



**MEETING OF
UNIVERSITY PARK MAYOR AND COMMON
COUNCIL**

**UNIVERSITY PARK ELEMENTARY SCHOOL
4315 UNDERWOOD STREET**

**7:30 PM
April 2, 2015
SPECIAL SESSION
MINUTES**

1. CALL TO ORDER: *Mayor Lenford Carey* at 7:30 p.m.

Present: Mr. Thompson, Mr. Gekas, Mr. Hess, Ms. Verrill, Ms. Sorensen,
Mr. Cron, Mr. Alvarez
Absent: None
Excused: None

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF THE AGENDA as modified

Moved by: Mr. Hess **Seconded by:** Mr. Gekas
Yea: 7 **Nay:** 0 **Abstain:** 0

4. PRESENTATIONS

**A. Mr. Brad Frome, Deputy Chief of Staff for the County Executive's Office
and Rey de Guzman, Chief of Site Road Plan Review Division for the
Department of Permitting, Inspections and Enforcement**

Mr. Frome and Mr. de Guzman talked about the Cafritz Project and stormwater management related to a seven acre portion on the property located in the southwest corner of the site. A presentation was given on their plans to control the water flow into Wells Run. It was determined that holding the water in an underground storage system on the Cafritz property and releasing it slowly during large rainstorms would make little difference in peak flows along Wells Run at the Route 1 bridge.

Questions and Comments

- How much can Wells Run handle? As we know now, it does flood because of University Town Center and the Prince George's Plaza area. Who's to say that regardless how this is handled, it doesn't create a bigger blockage where Cafritz water meets Wells Run and backs up? There are defects in the culverts that already exist on Wells Run through Riverdale Park. Are those going to be taken care of? It needs to be widened. We need to get the road blocks out of there so the water flows better.

This water is going to enter Wells Run. The question is, when does it enter Wells Run. The last thing you want is to have this water entering Wells Run when the flows in Wells Run are already at or near peak..

- We currently have problems with hundred year floods that happen more often than every hundred years, so we're still going to have problems. So the development is certainly not going to help us.

The bulk of this site drains into Wells Run already, or did before it was developed.

- The State does not require mitigation for a hundred year storm event? Could you clarify that?

Counties have a lot of discretion as to the standards they set for water quantity control. Prince George's County applies a higher standard than anywhere else in the State, which is, if you've got downstream flooding, you mandate a hundred years of control on site. So that's a standard that we apply. That doesn't have anything to do with the State.

- Was the underground storage in the original Detailed Site Plan approved The Planning Board or was that some type of conceptual plan?

What was originally approved was that you have to control a hundred years off site. The Detailed Site Plan (DSP) doesn't itself touch stormwater. Stormwater runs concurrent with the DSP. Their plan right now is approved with an underground storage tank. What we have now is an amendment to their approved stormwater plan at the technical level to remove the underground storage tank that's part of what has been approved.

B. Brian Devila, Public Sector Division Manager from Charles P. Johnson And Associates

Mr. Devila gave a presentation on his evaluation of the stormwater issue on the Cafritz property and Wells Run.

Mr. Devila stated that he was in agreement with the study that was prepared and has found that this development has no impact on flooding issues along Wells Run upstream or downstream of Rt. 1.

Questions and Comments

- The peak without underground stormwater is going to happen, based on your scale, how many minutes before the peak with underground storage?

I think it is about twelve minutes.

- You're not saying there will be no difference in the amount of water going downstream? So it shouldn't have any impact on upstream.

It's basically no difference. There is no impact on upstream.

- The Rt. 1 bridge, has got to be replaced sooner than later. Let's say we replace the bridge, can this bridge be built so that there is no resistance, no culvert, you have a steel bridge where you have a free flow of water, would that have any impact at all?

It's a lot easier to just say, okay, let's replace the bridge and let more water come out. The impact of that would be on the downstream side. In the County, you cannot just replace the bridge because you have to go and analyze the downstream impact of making the bridge a little bit bigger. Once you make the bridge a little bit bigger, it will create a downstream impact because you are releasing the water fast. It increases the water service elevation downstream of the bridge. This will not solve the problem of the flooding.

- To mitigate flooding in University Park, the best place to deal with that is 9 Pond?

Most definitely.

- Do we have any analysis of the capacity of 9 Pond and whether 9 Pond would be sufficient to encompass this goal?

Basically they have determined it will work but the issue is more environmental because it is a wet land and it creates a lot of environmental impact

- The impact of the Cafritz drainage, the seven acres, that is coming in on the East side of Rt. 1, does that come into the volume or pressure that would exacerbate the flooding on the West side of Rt. 1 which is the University Park side?

No, it will not have any impact on the West side of Rt. 1.

- Who gets to make this decision?

From the feds to the state, from the state to the county gives control over permitting with water called, The National Pollution Discharge Elimination System, which is monitored on how much water goes into the tributaries that eventually goes into the Federal waterways.

- Where does the water from Wells Run feed into? Are there towns downstream from us who experience the same kind of flooding?

This is a very wet area. We all know DC is a wet area in general. This project and how they conducted it in general is going to lead to no more water going into Wells Run than had been. Having an underground storage tank or not is not going to have a difference in the water in Wells Run either.

- The whole thing here changes on how much water and how fast it is coming from the 9 Pond area. When the calculations were made were you talking about the way it is developed now or the way it is going to be developed?

The studies they use to build these numbers is existing conditions. So the water at Wells Run is based on what is happening now.

- You seem to be making an assumption that all waters are going to be falling on the same place at the same time at the same rate but all storms are a little different. So having that place to retain water for a certain period of time may actually be an advantage in some storms.

Since this is a less than one square mile drainage area, the standard practice is just to assume that and it's a pretty good assumption. It's based on scientific studies that this is the proper way to model this particular drainage area.

- In reference to 9 Pond and if it is able to hold enough water back, if you have a development at Prince George's Plaza or if you are trying to reduce the amount of water coming off the existing development there, is the work sufficient to make a difference downstream in University Park and Riverdale?

The short answer is yes, based on the studies that have been done before.

A study was done in 2011 and the report is available on the town website.

- Why can't you build a box to collect rainwater and slowly allow it to either drain or leach into the ground and in case of a hundred year floor come out the top of the box and go directly into Wells Run?

The environmental site design is exactly what you describe.

- What percentage of the rainfall on the parking lot goes into those swales, 100%, 50%?

The parking lot is permeable pavement.

- Are there any storm drains on that parking lot?

No, it's permeable pavement. Permeable pavement means there are holes in the asphalt so the water goes right through it and into the ground.

The owner of Whole Foods will have to maintain the surface. Every three years the county inspectors will inspect the surface and if it is not in conformance to the standards there will be a fine.

- How do we protect our homes in case of an incident of flooding? This money that's in front of us right now, let's make it count for the community that could be impacted by flooding that can happen instead of saying this Cafritz piece won't have an impact at all.

You are probably experiencing flooding issues on your property and you have been for quite some time.

- The type 2 model for the rainfall, it does somewhat say that basically we are going to treat rainfall across the United States more or less the same unless you are in type 1 or type 3 environment. To what extent have you done any sensitivity analysis on it?

Type 2 is the standard that is applied to this region. Type 2 is the one that produces the highest peak, so this is the worst case scenario for the area.

- The study for 9 Pond identified a drainage area for Wells Run that's dramatically different than the drainage area that's in this study. Why is the upstream drainage area so dramatically different?

It has more accurate information now than before.

- If the bridge collapses, who pays to fix it?

State Highway is responsible for that bridge. They will have to analyze the downstream and upstream impact of the bridge.

Meeting adjourned at 10:00 p.m. by consensus.