

MEETING MINUTES

DATE: 8/23/2023

PROJECT: Stormwater Management and Climate Resilience Study

JOB NO.: 405.006

SUBJECT: Area of Concern Site Walk Meeting

Initial Discussion:

- Before examining the areas of concern, the town leaders expressed a desire for stormwater management solutions that “think big” and incorporate green and hard infrastructure.
- A separate meeting will be held to discuss review and scoring of the ideas in a matrix format.
- The town would like the co-benefits discussed in the narrative. Items like traffic calming, etc.

First Stop – : Area of Concern #11 4405 Saul Road

- Problem: Stormwater flows from neighbor’s property (4304 Glenridge Rd.) into the owner’s backyard, causing water damage to his shed. The owner installed plywood on his fence to try to divert the stormwater.
- Solutions discussed:
 - Install drywells.
 - Install rain gardens on both sides.
 - Install a filter diaphragm on both properties.

Second Stop – : Area of Concern #8: 4013 Glenrose Road

- Problem: Backyard turns into a running creek during rain events and takes a long time to drain. The problem stems in part from the addition of impervious surfaces in the form of pools and steep grade changes leading to the backyard.
- There are large cypress trees with knees that are in the area and should be protected.
- Solutions discussed:
 - This space is part of a larger problem that extends to multiple properties (4029, 4025, 4021, 4017 Glenrose Street and 4032, 4028, 4024, 4020, 4016, and 4012



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- Franklin Street). There is potential to make these lots part of a larger treatment train that extends through all the properties in the form of a bioswale.
- Remove the existing, invasive bamboo species and replace it with treatment facilities planted with native vegetation.
- Construct a closed storm drain system and connect to Connecticut Ave.

Third Stop – : Area of Concern #6: St, 4001 Everett St, 4005 Everett St, 4009 Everett St

- Problem:
 - 4001 Everett St. Inlet conveys stormwater from adjacent property into backyard, causing ponding and flooding issues near the inlet
 - 4005 Everett St. stormwater floods backyard from uphill property.
 - 4009 Everett St. Stormwater floods yard from uphill neighbor.
- Solutions discussed:
 - 4001 Everett St. Replace pipe and inlet with hard infrastructure that can handle larger rain events. Plant a rain garden around the inlet to deal with flooding.
 - 4005 Everett St. Owner installed a raingarden along the rear of her property, which deals with most of the runoff from adjacent property. Solutions include extending the raingarden and/or implementing a stone reservoir.
 - Potential for a “systemic solution”: Traveling uphill (west) from 4005 Everett St., the team discovered a channel/swale that directs water from 4017 Everett St. to the downstream properties (including 4005 Everett St.). Potential exists to transform this area into a grass swale or bioswale and make it part of a larger treatment train that benefits properties 4009, 4005, and 4001 Everett St. A mix of hard infrastructure and LID infrastructure appears to be the solution.

Fourth Stop – : Area of Concern #7: 4004 Everett St to 4016 Everett St.

Problem:

- 4004 Everett St. has a problem with backyard flooding from uphill neighbor.
- 4008 Everett St. has flooding problem from upstream properties
- 4016 Everett St. has a problem with flooding which turn a portion of his backyard into a “moat”. The property owner has 5 existing drywells, but they are not sufficient to solve the problem. Some water comes over wall from 4025 Franklin
- Solutions discussed:
 - 4004 Everett St. There is limited potential for property damage so this lot was listed as low priority for treatment
 - 4016 Everett St. can benefit from a raingarden but the owner finds this solution unappealing because of maintenance concerns.

Fifth Stop – : Area of Concern #2 10105 Summit and 4101 Dresden

- Problem:
 - 10105 Summit: Owner was absent. Observed roof leaders piped from back yard to front.
 - 4112 Dresden Street: An inlet hidden by vegetation but not identified by survey causes flooding. This caused flooding at times and standing water which can pool up over the sidewalk on Summit.
- Solution:
 - 10105 Summit Ave: Install a raingarden. To solve the problem of the basement flooding, install a concrete “curb” around the entrance of stairs to prevent sheet flow down the basement. Install a sidewalk along the basement entrance and pitch the cross slope to shed water away from the house. A swale starting from the rear of the garage terminating in a rain garden may also mitigate the issue.
 - 4112 Dresden: possible rain garden around existing inlet or increase inlet size and connect to public storm drain.

Sixth Stop – : Area of Concern #16 4112 Dresden

- Problem:
 - 10105 Summit: Owner was absent. Observed roof leaders piped from back yard to front.
 - 4112 Dresden Street: An inlet hidden by vegetation but not identified by survey causes flooding. This caused flooding at times and standing water which can pool up over the sidewalk on Summit.
- Solution:
 - 10105 Summit Ave: Install a raingarden. To solve the problem of the basement flooding, install a concrete “curb” around the entrance of stairs to prevent sheet flow down the basement. Install a sidewalk along the basement entrance and pitch the cross slope to shed water away from the house. A swale starting from the rear of the garage terminating in a rain garden may also mitigate the issue.
 - 4112 Dresden: possible rain garden around existing inlet or increase inlet size and connect to public storm drain.

Sixth Stop – : Area of Concern #3 4217 Dresden Street



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- Problem: Flooding from the athletic courts of two adjacent backyard neighbors causes backyard flooding.
- Solutions discussed:
 - LID alone is not enough to solve the issue. A mix of hard infrastructure (pipes and inlets) and LID (raingarden, bioswale) may solve the problem. Treating the adjacent properties will further mitigate the problem but will require them to solve a problem that is not theirs.

Seventh Step – : Area of Concern #5 3804 Dresden St, 3819 Everett St, and 3803 Everett St.

Problem: Property owners reported flooding problems in their backyard.

Solution: Upon closer inspection, it was not apparent what the problems were. There were no observable flooding or erosion issues. Whatever flooding occurred for 3803 Everret St, it was restricted to Kensington Cabin Local Park.

Next Steps:

- Rate Ideas from this walk.
- Explore concepts for solving stormwater management issues at areas of concern.
- Prepare for public meeting on Sept 20th

ATTENDEES

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