

Thursday, May 23, 2024

Stormwater Management (SWM) Walk #1

Looking at SWM along and near the Three Oaks Drive section of the Sligo Creek watershed with consideration of the areas above Three Oaks and along other streets that run downhill to Sligo Creek.

Three Oaks/Seven Oaks Study Walk **Thursday, May 23, 2024, 5:30 – 7:30.**
5:30: Meet at the rain garden next to 9201 Three Oaks Drive
at the entrance to Three Oaks Association.

Pam: To begin, we will do an overview of our DEP (Dept of Environmental Protection) programs, and we can take some Q/A of a general nature. We can then proceed with the field walk from 9201 up to the Seven Oaks Park, looking at the several Three Oaks focused projects. If there's time, we will also walk to 406 Hamilton for a sample raingarden discussion.

Participants

- Pam Rowe (Montgomery County DEP)
- SOECA &/or FOSC: Christine Dunathan, Betsy Mendelsohn, Mike Gurwitz, Chris Reynolds, Elaine Lamirande, Edward Murtagh, Anne Avorce, Kit Gage
- Three Oaks Association (3OA): Carol Boquist, Karin Johnson, Andrea Calle, Katherine Payne, Marion Harrell

Goal of this and future study walks: To see what's been done, what is being planned, and what might be tackled in the future in the nearby Sligo Creek watershed (on both sides of the creek in the vicinity of the hills running down near Seven Oaks Park).

This walk #1 can be followed up with a specific SOECA field walk (Seven Oaks Evanswood Citizens Association: <https://www.soeca.org/>). We can also do a Sligo-Branview walk (<https://sligobranview.wordpress.com/about/>).

Pam is working on a map of the existing projects and sites that are mentioned.
This walk's focus:

1. One focus: Pam: "...maintenance of the current projects and the issues around Seven Oaks Park, including the county and drainage projects at Three Oaks."
2. Second focus: Chris Reynolds (SOECA president): He has a rain garden at 406 Hamilton Street above Seven Oaks Park and would welcome having an assessment plus advice on how to keep it going.
3. In the future: We can use SEOCA and Sligo/Branview list serves and set up a second or additional study walks that can include other nearby owners or interested residents.

4. Next steps: Pam: After the Three Oaks/Seven Oaks study walk takes place, "...then we can work on addressing the other stormwater challenge areas that could lead to potential projects". Possible target spots include:
 - a. Parking areas on Three Oaks Dr (outside the townhome community on MCDOT right-of-way) and the water run-off from Manchester Circle (3 Oaks property).
 - b. Nearby single-family homeowner maintenance issues.
 - c. Pam: "[Additional candidates] would be good to explore, timed with the next round of watershed restoration grant applications [in August] – I would like to pull Ryan Zerbe in on that, our grant coordinator. "

5. In the future: Other hilly streets feeding into the creek: Including streets that slope down to the Creek from the south, like along Ellsworth and Dale Drive.
 1. Pam: "Perhaps with suggestions in hand, we could also do a field study walk at some point. Sounds good, also paired with the next round of grants which will be in August."

6. What is DEP's interest in SWM on private residential property vs. projects on the MCDOT rights-of-way and/or parkland.
 - a. Pam: "The potential projects definitely vary, and there are a number of program areas involved. I think the starting point is a series of field studies and in the next couple of months is the best timeframe to start to get prepared. I will also bring this up as part of our discussions on packaging the next round of implementation projects for our stormwater permit...."
 - b. "...My primary focus is on helping with private residential properties, and helping residents problem solve maintenance issues associated with stormwater projects and problems, but I realize there is a lot of overlap, particularly when it comes to [owner] lot drainage and road runoff."

Other Potential Stormwater Challenges

Once the Three Oaks/Seven Oaks study walk research takes place, Pam wrote that "then we can work on addressing the other stormwater challenge areas that could lead to potential projects."

Pamela Rowe

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Additional notes and comments:

PAM: I checked with Ryan Zerbe (DEP). Parkside Plaza (on Manchester Road—one contact is Terry Anderson) has a CBT/DEP grant funded for implementation – I'll get more info on the plans before we meet. They had a prior grant for design, and the current grant funds installation – great news! I believe it involves removing some parking spaces and installing bioretention [to manage flow off their large parking surface].

Chris Reynolds (SOECA): Look at what we can do to improve runoff and maintenance of existing water-retention projects. It has been awesome to see so many going in around Three Oaks and Seven Oaks Park. Any advice on maintenance and improvement is *extremely* welcome!

Karin Johnson (Three Oaks): Note the erosion and stormwater runoff alongside 9229 Three Oaks, on the end of the lower cul-de-sac block. It appears to come from way up, through the bamboo, and alongside the Parkside pool, which abuts our property behind this block. Is it from runoff from the wooded area adjacent to the Parkside pool? The HOA has dug a trench to redirect the water downward, with the goal to ensure that the water is well distributed as it hits the conservation landscaping area in front of 0229.

Homeowners facing Providence (across from the 9229 Three Oaks townhouse) have said that they have problems with flooding in their backyard. Anecdotally the water flows down from the houses near the top of Providence and Highland View, and cascades from one backyard to another.

We might assess the concrete deck around the Parkside swimming pool for SWM. For example, during heavy rains, nearby owners have seen water dripping over the cement and down to the area behind their homes. In other cases, if Parkside overfills the pool then the water drains down the hill into backyards.