

T. Saunders

Carolyn - For CC

mtg this evening

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CITY OF GAINESVILLE

Inter-Office Communication

TO: Wayne Bowers
City Manager

DATE: March 22, 2002

FROM: Teresa Scott
Public Works Director

SUBJECT: Walnut Creek

Pursuant to direction from the February 25, 2002 City Commission meeting, my staff and I have met with the City Attorney and Community Development offices. I have met with several citizens from the Glen Springs Preservation Group to receive input about their concerns on the proposed stormwater management system for Walnut Creek. I have also reviewed the stormwater management plan prepared by Jerome Kelley, P.E. of Kelley Engineering. This report is based on my review of all these sources of information.

The consultant Jerome Kelley, P.E. has certified that the stormwater management system for Walnut Creek has been designed to meet City of Gainesville criteria. Mr. Kelley utilized geotechnical data obtained from Geogengineering & Testing, Inc. a geotechnical engineering firm licensed for such work. The stormwater management system is designed based on three basic objectives from City's criteria: 1) provide treatment volume of first 1" of runoff from drainage area; 2) ensure post development discharge from site does not exceed pre-developed peak from the critical duration storm event; and 3) recover treatment volume within 72 hours after the storm event. The proposed design meets or exceeds all three of these objectives through a retention system that retains the runoff from the entire 100 year critical duration storm event with no discharge except through percolation.

Rick Melzer, P.E. the City's Development Review Engineer has been the primary review engineer of the roadway construction and stormwater management plans for Walnut Creek. He and I have met with the consultant several times over the past year in regards to the design plans. The consultant has been very responsive at addressing issues and has designed a stormwater management and roadway system that maximizes tree preservation. In an attempt to satisfy concerns from adjacent neighbors, the consultant has included emergency overflow devices to ensure that if there are back to back storm events that exceed the design capacity of the ponds any overflow will discharge through a controlled means rather than risk water flowing to the west across the back of adjacent properties. This controlled emergency overflow is not required to meet the stormwater management design criteria.

In regards to the status of the Water Management District permit, a Written Notice of Intended District Decision was issued for the Walnut Creek permit on August 15, 2001. A Petition for Administrative Hearing was filed September 7, 2001. The final hearing was held on January 3

and 4, 2002 after two requests for continuance by the petitioners were denied. The Recommended Order was issued on February 14, 2002. The recommendation was that St. Johns River Water Management District grants the Environmental Resource Permit for Walnut Creek. The Water Management District had scheduled this matter for action at their March Board meeting; however the petitioners filed a motion to delay that action. The District has now rescheduled this matter for their April Board meeting.

The Public Works Department is ready to approve the construction plans for Walnut Creek.

You also asked me to evaluate whether the City should purchase a parcel of land (approximately 3.66 acres) located along Glen Springs Creek, south of Glen Springs Road as identified on the attached survey. The property is bisected by the creek and also contains some wetland areas that are not completely defined. There is a house, underground fuel tank and several sheds located on the property as well. Based on a conceptual review of the topography and soil conditions, there is a potential to utilize a portion of the property for stormwater management purposes. Without a topographical survey it is difficult to determine the volume of stormwater runoff that could be collected, conveyed to and subsequently treated on this property. Due to the magnitude of stormwater management projects that the Public Works Department has underway currently, this potential project is not a high priority from a city wide master plan perspective. Therefore, I would not recommend utilizing stormwater utility funds for property acquisition at this time.

Attachment

Copies: Marion Radson, City Attorney
✓ Tom Saunders, Community Development Director
Ralph Hilliard, Planning Manager
Rick Melzer, P.E., Civil Engineer II