

Blueprint Intergovernmental Agency Technical Coordinating Committee Meeting Minutes

Date: February 12, 2024
To: Technical Coordinating Committee
From: Autumn Calder, Blueprint Director
Subject: Minutes to the TCC April 24, 2023 meeting

Committee Members present:

Ken Morris	Ben Pingree
Wayne Tedder	Brent Pell
Artie White	Bill Adams
Autumn Calder	Nawfal Ezzagaghi
Chris Muehlemann	
Jodie Cahoon	

**substitute*

The TCC is a non-voting committee serving to provide professional advice and technical expertise on Blueprint Intergovernmental Agency projects.

I. AGENDA MODIFICATIONS

There were no agenda modifications.

II. CONSENT

There were no objections to the presented Consent items or staff recommendations.

III. GENERAL BUSINESS/PRESENTATIONS

Agenda Item #2: Review of the Orange-Meridian Placemaking Stormwater Improvement Concepts

Blueprint Director Autumn Calder gave a brief background on the Orange-Meridian Placemaking Project and then explained that this meeting is primarily about the stormwater improvements for the East Drainage Ditch. She asked the TCC for feedback on which concept is preferred between Concepts 1 and 2. She then introduced Mark Llewellyn from HALFF to give the presentation on the stormwater modeling that has occurred.

Mark discussed the East Drainage Ditch hydrologic and hydraulic analysis which covers 326 acres of the approximate 4,000 acre watershed. He then went over Concepts 1 and 2, with and without the Adams Street culvert expansion, and also an analysis that examined expanding the Adams Street culvert opening without other improvements in the East Drainage Ditch. Overall, he said that Concepts 1 and 2 have minimal reduction on the floodplain and that the Adams Street culvert expansion is needed to have the

greatest reduction on the floodplain. Autumn briefly went over the pros and cons of the two concepts and said that Blueprint recommends Concept 1 due to the opportunity to reduce the floodplain on the parcels purchased by Blueprint when combined with the Adams Street improvements. Director of CRTPA, Greg Slay then asked how many acres were purchased. Blueprint Right-of-Way Manager, Derrick Brown replied that it was approximately five acres.

Blueprint Design & Construction Manager, Dan Scheer said that by just re-mapping to the existing conditions a lot of properties will come out of the floodplain. Director of County Environmental Services, Nawfal Ezzagaghi asked Blueprint Attorney, Susan Dawson the following question: Is there a criteria or rule where one priority is taken over the other one as it relates to the two concepts? Concept #1 provides the benefit for redevelopment whereas Concept #2 provides the benefit of taking infrastructure out of the floodplain. Susan responded that this is something to consider. Director of PLACE, Ben Pingree then said that when Blueprint has completed the East Ditch improvements and if there is remaining unused property, there are certain restrictions for how Blueprint can divest in that. He then said that Blueprint policy is to check in with the city and the county to see if the remainder could be used for affordable housing.

Assistant City Manager, Wayne Tedder said that because much of the area is likely to be classified as 'altered floodplain, that there's a lot of flexibility to have redevelopment in the area and he supports going with Concept 1.

Mark then continued the presentation going over the FEMA permitting approach. He gave two options: Option #1: submit map revision to FEMA to update the Flood Insurance Rate Map for the study area (Letter of Map Revision (LOMR)), and Option #2: submit map revision to FEMA to update the Flood Insurance Rate Map for the entire watershed (Physical Map Revision (PMR)). Autumn then reiterated that the Blueprint project is for 326 acres of the 4,000 total acres in the watershed. Mark said 'ballpark' that it will cost \$100,000-150,000 for the study area alone, and it will cost approximately \$400,000 for the entire 4,000 acres.

Ben then said that he sees three action items for the TCC:

1. Recommend Concept 1 or Concept 2
2. Recommend staying within the parameters of the 326-acre study or partner and go bigger to do a study of the macro area
3. Consider the culvert expansion on Adams Street

Nawfal said that if we're not improving Adams Street, what are we doing? Mark replied that the challenge to Adams Street is that there is a potential for a rise downstream, but it has not been modeled for the full extent of the 4,000 acre watershed. Autumn then said that the Blueprint improvements to the East Ditch need to ensure that they won't increase flooding downstream. Dan said that there could be a huge floodplain benefit if we partner on the PMR and go bigger.

Ben asked how many people will be put inside the floodplain following the PMR process and will there be a monetary impact on those property owners?

Mark said one of the options is that you can update the maps with a LOMAR of the entire basin. Then do a no-rise for the Blueprint project improvements. This can happen concurrently while the city is working on Adams Street.

As it relates to Concept 2, Nawfal said it can benefit the county more by picking up the trash long before it gets to Lake Henrietta by providing an in-line stormwater storage facility. Ben then added that Concept 2 will create a more beautified area than Concept 1. He said Concept 2 would do the following: stormwater treatment, activated space, and provide a “Coal Chute Pond feel” to it, but would remove the opportunity to redevelop the property purchased for the project.

Wayne stated that if we don’t expect any changes for 10-15 years on Adams Street, we should just clean it up now and create an amenity in the area. City Stormwater Manager, Jodie Cahoon said a pond concept will collect trash, so you need a trash device to capture it. He said that downstream, the City already has a project to collect trash prior entering the community water resources, which is much more opportune than collecting trash at the proposed project site. Jodie said that the Adams Street culvert expansion probably puts zero additional properties in the floodplain. He then said that the floodplain benefits upstream are considerable especially outside the project area. Ben then asked Jodie if we do the updated study without the Adams Street culvert expansion being done yet, do you have the same confidence that no additional property shows up on the updated FEMA map? Jodie replied yes.

Autumn asked about community outreach to inform homeowners about the floodplain study. Jodie replied that there is a required notification and a process to inform homeowners with a FEMA map update.

Dan said a re-map will have to be done twice, the LOMAR for the Blueprint project and then after the Adams Street culvert expansion project is completed in order to realize the full impact of the PMR. Nawfal suggested to make sure to present the benefits to the public in 10, 15, 20, and 25-year events.

Ben then summarized the following items discussed:

- We agree on the increase the box culverts from two to four at Adams Street is a benefit although that’s likely not happening at this juncture.
- Blueprint should look at an updated LOMAR/Stormwater study for 4,000 acre watershed.
- Concept 1 or 2? Wayne said Concept 1 is the choice with a push for the Adams Street culvert expansion project.

Ben said Blueprint has a good track record at activating spaces around facilities that resemble Concept 2.

Autumn said that now that we own the surrounding property, we can make that ditch more attractive instead of being forced into a small space along Town Center.

Wayne reiterated that we need to improve the Blueprint project area first, then work on Adams Street thereafter. He said that this would give us flexibility to redevelop and give

the public the advantage to pursue redevelopment of Monroe Street. Autumn concluded that the TCC recommendation was to go with an aesthetic Concept 1 and do a FEMA map update for the entire 4,000 acres watershed.

Dan said that as it relates to the expanded model, he asked if we will partner with the city and/or county or is it just Blueprint? Ben said we can reconnect afterwards on welcoming partnerships. Jodie replied that he would have to run it up the Assistant City Manager level, but it needs to be talked about. Dan then asked if we're leveraging on designing the Adams Street culvert expansion project at this time or looking at it at a later date? Wayne replied that he and Jodie will talk about that, but he sees the benefit of doing it.

Agenda Item #2: Presentation on the Northeast Park

Blueprint Project Manager, Eric Mason gave a brief presentation on the updates on the Northeast Park project. Eric said that the project covers 50 acres and will be located southwest of Roberts and Montford Schools. The project team recently completed the Facility Needs Assessment as well as community outreach. He presented the programmatic plan for the park which outlined the park amenities including walking paths, playground, picnic areas, sport courts, restroom/community room/concessions, multiuse baseball/softball fields, and multiuse field for soccer, lacrosse, football, etc.

1. CITIZENS TO BE HEARD

There were no citizens to be heard.

2. ADJOURN

The meeting adjourned by consensus at 2 pm.

Next meeting is set for August 28, 2023 at 1 pm.