

2/7/2014

To: Mayor Kleinschmidt
City Council Members

Cc: Town Manager Roger Stancil; Mike Taylor and storm-water staff, Alan Rimer

From: Martha and David Dill
917 Emory Drive

Although we have attended many meetings, a fully-developed Ephesus/Fordham plan for managing stormwater has not yet been presented to the public. Indeed, at the January 22 Council meeting, the project slideshow indicated that only a “draft proposal” for stormwater would be due on January 31.

Our concern is that primary consideration in the Ephesus/Fordham plan is being given to managing floodwater run-off in the new zone with limited concern for flooding in the downstream area south of Willow Drive.

That area receives floodwater from Bolin, Booker, and Little creeks; it is the floodway by which run-off from University Mall and Eastgate exits Chapel Hill. The area experiences significant flooding any time it rains, and obviously, severe flooding in storms such as we had twice last summer.

The Kimley-Horn Study on Flood Mitigation offers four options. It is not clear which options the Council and staff are intending to use, nor is it clear what protections the choices will provide outside the new Ephesus/Fordham zone. If, for example, retention ponds will be built, are they of sufficient size? Will even larger culverts for draining new buildings and parking lots just funnel more run-off downstream more quickly?

Charles Billings of Freehold Land Surveys, who has surveyed houses in our neighborhood for many years, recently informed us that the building of University Mall increased flood waters in our area by up to 4 feet. This could but must not happen again.

We ask for clear analyses and specific proposals for the protection of existing downstream residents from additional flooding.

Therefore, please consider before the Council vote in March:

1. Storm-water infrastructure to protect the Fordham-Ephesus zone may exacerbate flooding downstream. Any proposed changes must analyze what will happen outside the new zone.
2. Significant storm-water infrastructure must be built BEFORE the new road and new buildings are constructed. Once the new buildings are in place, changes and improvements are difficult, costly, and often impossible.
3. Steps to mitigate present as well as future flow by clearing away fallen trees and creating more defined channels for Bolin, Booker, and Little Creeks so flood waters will move more rapidly and easily to Jordan Lake should be examined.