Ann Kenshaw
Ted Gordon
3/9/00
3 pages

FACT SHEET

Drainage Complaint at Boystown
4801 Sargent Road, NE

STATEMENT OF ISSUE

The site of Boystown was previously owned and operated by Saint Gertrude School. In the mid-to-late 1970's drainage problems in the alley in the area of Saint Gertrude and the North Michigan Park Recreation Center was first reported. On January 6, 2000, Commissioner Dickey called the Watershed Protection Division (WPD) and requested representative(s) attend a "walk through" field meeting on January 7, to discuss drainage issues at the Michigan Park Recreation Center, the alley located south of Delafield Street, NE and the Saint Gertrude/Boystown site.

PARTIES INVOLVED

Constance Washington - Boystown
Raymond Dickey ANC-5A
Joseph L. Bowser- ANC-5A
Phillip J. Thomas - Department of Consumer and Regulatory Affairs (DCRA)
Rev. David Tursor, Jr. QCCA
Sabeoh O. Hopkins - Urban Integrated Environmental
Ethan P. Norman - 1269 Delafield Place, NE
Joseph Jackson, Sr. - 1253 Faraday Place, NE
Collin Burrell, Watershed Protection Division, Department of Health (WPD, DOH)
Norris Etienne - (WPD, DOH)
Kenneth Laden - Department of Public Works (DPW)

NATURE OF COMPLAINT

Historical Background
The issues are the high groundwater table and/or underground springs in the area of the Recreation Center, the alley located south of Delafield Street and the Boystown site. These issues have been ongoing since the mid-to-late 1970's and early 1980's.

In the early 1980's, the Boystown site was used as a metro landfill and it was during this period that additional drainage issues began to surface. Several of the issues have been solved with the installation of a drainage pipe across the site and installation of two inlets in the alley that terminated in Delafield Street. However, the issue of groundwater seepage had not been completely resolved and it has been an outstanding issue since the mid-to-late 1970's.

Field Meeting Summary
The meeting was opened with Commissioner Dickey and Ms. Washington showing the group plans with a proposed retaining wall and a concrete v-ditch to be installed at the eastern end of the

DZA
Case No. 16531
Exhibit No. 54
Board of Zoning Adjustment
District of Columbia
CASE NO.16531
EXHIBIT NO.54

alley to collect seepage from the slope adjacent to the alley, and direct it into the sewer line. Another concrete v-ditch is also proposed to collect overland stormwater runoff which is flowing onto the alley from the northwest portion of the Boystown site, and directs it into the existing inlet in the alley.

During the meeting, Commissioner Dickey reported that the D.C. Department of Recreation and Parks is proposing the construction of an addition to the existing Recreation Center in the near future. Ms. Washington indicated that at least four (4) new buildings will be constructed on the Boystown site. Commissioner Dickey and Ms. Washington were advised by Mr. Burrell to coordinate their efforts during construction to address the drainage issues in the design phase. Mr. Burrell also informed the group that WPD will review all plans submitted to D.C. Government during the permit processing phase, to ensure that all drainage, stormwater management and sediment control issues are adequately addressed.

At this time, Commissioner Dickey is coordinating efforts to address the groundwater seepage into the alley from the slope that boarders southeast side of the Boystown site. It was reported that groundwater impact several of the properties adjacent to the alley. The Commissioner reported that he met with Gary Burch from the Department of Public Works (DPW) on Monday, January 3, 2000 to discuss the resolution of these issues. It is our understanding that DPW intends to install a subsurface drain along the southeast side of the alley to collect seepage from the slope and discharge it into the sewer line. Mr. Burrell recommends that Boystown's engineers should coordinate their efforts with DPW.

Commissioner Dickey also reported that DPW is proposing to relocate the inlet in the alley (originally installed by the DPW) to collect the runoff that comes from the Boystown site. Currently, runoff from the Boystown site bypass the inlet and cause significant flooding problems in the vicinity.

The final stop on the "walk through" meeting was at the church located at the southwestern corner of the alley adjacent to the Boystown site. At this site, a heavy flow of groundwater was observed coming from the grounds of the church. In addition, there is a large crack in the rear wall of the church that extends from the middle of the wall to the ground. The Commissioner asked Phillip Thomas, (a Construction Inspector from DCRA) to contact the property owner and take appropriate action to correct the existing problems.

ANC 5A Meeting

On February 16, 2000, Collin Burrell attended an ANC 5A community meeting pursuant to the invitation of Commission Norma Broadnax, to discuss the Board of Zoning Adjustment (BZA) Application for the expansion of Boys Town of Washington, DC. Mr. Burrell gave a presentation on DOH/WPD role in the investigation and ultimate resolution of the outstanding drainage problem at the site. He emphasized that in addition to its investigation, DOH/WPD can only provide regulatory oversight (including plan review and inspection) for this project.

Kenneth Laden from DPW made a commitment to address the drainage issues on public space in that vicinity. In addition, Boys Town agreed to correct the drainage problems from their site. Finally, the commissioners voted to: recommend to BZA that no permit should be given for the expansion of Boys Town until all outstanding drainage problems are corrected.

PROBABLE CAUSES

A history of high groundwater table, underground springs and the presence of Christiana - Sunnyside association soils (generally found to be clayey and unstable) in the area, is the probable cause.

RECOMMENDATION

Commissioner Dickey should continue to coordinated efforts between government agencies and Boystown to correct the outstanding drainage issues.

Prepared by: Watershed Protection Division
1/24/00

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