

MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:

July 23, 2007

CALL TO PODIUM:

Erica Shingara, Environmental Services Director

RESPONSIBLE STAFF:

Erica Shingara, Environmental Services Director

AGENDA ITEM:

(please check one)

<input type="checkbox"/>	Presentation
<input type="checkbox"/>	Proclamation/Certificate
<input type="checkbox"/>	Appointment
<input type="checkbox"/>	Public Hearing
<input type="checkbox"/>	Historic District
<input type="checkbox"/>	Consent Item
<input type="checkbox"/>	Ordinance
<input checked="" type="checkbox"/>	Resolution
<input type="checkbox"/>	Policy Discussion
<input type="checkbox"/>	Work Session Discussion Item
<input type="checkbox"/>	Other:

PUBLIC HEARING HISTORY:

(Please complete this section if agenda item is a public hearing)

Introduced	
Advertised	
Hearing Date	
Record Held Open	
Policy Discussion	

TITLE:

Resolution of the Mayor and City Council Approving a Waiver of the Environmental Standards for Development Regulation to Permit, at a Maximum, 0.45 acres of Disturbance Within the Stream Valley Buffer and 7.21 acres of Redevelopment within the Dam Breach Limit at the Fairfield Broadstone Property

SUPPORTING BACKGROUND:

As part of Schematic Development Plan SDP-06-004, known as Fairfield at West Deer Park, the applicant, Fairfield Broadstone LP, is redeveloping the 349 unit Broadstone Apartment Complex located on 14.157 acres of land at the intersection of MD 355 and West Deer Park Road. The applicant will replace these existing structures with 53 rear entry town homes, 28 stacked town homes (commonly referred to as 2 over 2 units) and 334 multi-family units, for a total of 415 units, including associated infrastructure.

The Mayor and Council approved SDP-06-004 on July 9, 2007 with the condition that the applicant obtain approval of an environmental waiver from the Mayor and City Council, as required by the *Environmental Standards for Development Regulation*. Fairfield Broadstone is requesting an environmental waiver for the following:

- 0.45 acres of disturbance within the stream valley buffer; and
- 7.21 acres of redevelopment within the dam breach limit.

The existing apartment complex was constructed prior to the adoption of the City's environmental regulations and it does not conform to current standards. The site currently lacks stormwater management and contains 8,230 square feet of imperviousness (e.g., surface parking and apartment buildings) within the Muddy Branch stream buffer, and 25 apartment units (approximately 32,795 square feet of building) within the dam breach limit of the City's pond at Bohrer Park at Summit Hall Farm.

The proposed plan seeks a waiver of Section 25, Stream Valley Protection, in order to remove the buildings and impervious area from the buffer, install an underground stormwater management structure to treat the proposed development's runoff, and fine grade and reforest the remaining stream buffer. In effect, the buffer will be converted to open space.

Please see continuation sheet.

DESIRED OUTCOME:

Vote on Resolution.

MAYOR & COUNCIL AGENDA COVER SHEET

Cover Sheet
Continued, Page 2

The applicant is also seeking a waiver of Section 29, Danger Reach, to redevelop units within the dam break flood (danger reach) of a City pond. It is the City's general policy to prohibit dwelling units within the area that may be inundated in the event that a dam breaches; however, the *Environmental Standards for Development Regulation* allows waivers when failure to grant a waiver would result in unnecessary or undue hardship to the applicant and when granting the waiver will not result in increased flood heights, additional threats to public safety, extraordinary public expenses, or the creation of nuisances.

The pond, located near MD 355 at Bohrer Park at Summit Hall Farm, northwest of the subject property, is owned by the City and is currently classified as a high hazard facility due to the downstream proximity of existing structures, such as the existing Broadstone apartment complex. Due to the hazard classification, the City currently implements special measures to ensure public safety. The City retrofitted this pond in the 1990s to conform to high hazard standards and to adjust the design so that the largest storm event (Potential Maximum Flood or PMF) will not overtop the embankment. Maryland Department of the Environment conducts annual inspections of this structure and requires the City to annually update an "Emergency Action Plan" (EAP) that includes names and addresses of residents living in the danger reach and evacuation plans. Furthermore, the City exceeds the State requirements by contracting a private certified engineer to perform an additional annual inspection and report. This pond will continue to maintain its high hazard classification regardless of the proposed redevelopment.

The applicant completed a danger reach study, approved by the Maryland Department of the Environment Dam Safety Division (Exhibit 2E), illustrating that the redevelopment will not result in increased flood heights and additional threats to public safety. As seen in the attached waiver exhibits (Exhibits 2C and 2D), while there is an increase in the square footage of buildings and impervious area located within the dam breach in the proposed project, the actual number of units is reduced from 25 to 18, and the potential severity of flooding will also decrease. The applicant took extensive efforts to mitigate flooding impacts by modifying the dam embankment, redesigning the parking structure, and redesigning the multifamily units to increase the finished floor elevation. MDE has recommended that the City complete a new "Emergency Action Plan (EAP)" upon the completion of the redevelopment.

As part of the project's onsite mitigation plan, the applicant will: 1) reforest the stream valley buffer and place 1.27 acres in a forest conservation easement for permanent protection; 2) conduct the necessary improvements to the dam to decrease the likelihood and the severity of a dam breach; and 3) develop a Construction, Demolition, and Landclearing (CDL) Waste Management Plan which shall divert waste disposed at a landfill, through reuse, recycling, composting, or salvage methods, such materials as asphalt, concrete, unit appliances, metals, green waste (trees, stumps, land clearing debris), and other demolition and construction materials.

The proposal meets the waiver criteria outlined in Section 38 of the *Environmental Standards for Development Regulation* and the draft resolution includes six conditions.

MAYOR & COUNCIL AGENDA COVER SHEET

Cover Sheet
Continued, Page 3

Attachments:

Exhibit 1: Resolution

Exhibit 2: Environmental Waiver Application

- A. Letter from Michael Goodman, VIKA Incorporated, dated July 16, 2007, concerning the Fairfield West Deer Park Environmental Waiver Application
- B. Environmental Waiver Application
- C. Fairfield at West Deer Park Environmental Waiver Exhibit (existing conditions)
- D. Fairfield at West Deer Park Environmental Waiver Exhibit (proposed conditions)
- E. Correspondence from Cas Taherian, Maryland Department of the Environment Dam Safety Division, dated June 4, 2007, regarding the redevelopment of downstream Summit Hall Dam.

RESOLUTION NO. _____

RESOLUTION OF THE MAYOR AND CITY COUNCIL APPROVING A WAIVER OF THE ENVIRONMENTAL STANDARDS FOR DEVELOPMENT REGULATION TO PERMIT, AT A MAXIMUM, 0.45 ACRES OF DISTURBANCE WITHIN THE STREAM VALLEY BUFFER AND 7.21 ACRES OF REDEVELOPMENT WITHIN THE DAM BREACH LIMIT AT THE FAIRFIELD BROADSTONE PROPERTY

WHEREAS, the *Environmental Standards for Development Regulation* was adopted by the Mayor and City Council on November 19, 2001, providing the Mayor and City Council the authority to grant a waiver; and

WHEREAS, a condition of approval of SDP-06-004 (Fairfield Broadstone Property) is for the applicant to obtain approval of an environmental waiver from the Mayor and City Council for intrusions into the stream buffer, as required by the *Environmental Standards for Development Regulation*; and

WHEREAS, the Maryland Department of the Environment Dam Safety Division has reviewed and approved the Danger Reach Study for the proposed redevelopment downstream of the Summit Hall dam on June 4, 2007; and

WHEREAS, staff has reviewed the proposed waiver and determined that this circumstance warrants a waiver because failure to grant a waiver would result in unnecessary or undue hardship to the applicant and granting the waiver will not result in increased flood heights, additional threats to public safety, extraordinary public expenses, or the creation of nuisances:

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Gaithersburg, that the request for a waiver of the *Environmental Standards for Development Regulation* to permit, at a maximum, 0.45 acres of disturbance within the stream valley buffer and 7.21 acres of redevelopment within the dam breach limits at the Fairfield Broadstone Property, is hereby approved subject to the following conditions:

1. At final site plan approval, the finished floor elevations of the multifamily structures shall not be lower than the elevations demarcated on the Danger Reach Study approved by the Maryland Department of the Environment on June 4, 2007;
2. The applicant will delineate the stream valley buffer and danger reach areas (with reference elevations at critical locations) on the record plat to ensure that the public is informed as to the existence of a dam and its potential to fail or breach;
3. The owner will assist the City in developing an Emergency Action Plan (EAP) prior to the issuance of occupancy permits and completing annual updates of the EAP;
4. The owner is required to notify residents of the existence of a dam and its potential to fail or breach prior to sale or leasing;

5. As part of the project's onsite mitigation plan, the applicant will reforest the stream valley buffer and place approximately 1.27 acres in a forest conservation easement for permanent protection, conduct the necessary improvements to the Summit Hall dam to decrease the likelihood of a dam breach event and the severity of a dam breach, and develop a Construction, Demolition, and Landclearing (CDL) Waste Management Plan which shall divert waste disposed at a landfill through reuse, recycling, composting, or salvage methods such materials as asphalt, concrete, unit appliances, metals, green waste (trees, stumps, land clearing debris), and other demolition and construction materials; and
6. Storage or deposition of equipment, trucks, materials, waste, or debris within the stream buffer is prohibited.

ADOPTED by the Mayor and City Council this 23rd day of July, 2007.

SIDNEY A. KATZ, MAYOR and
President of the Council

THIS IS TO CERTIFY that the foregoing
Resolution was adopted by the City Council
in a public meeting assembled on the 23rd day
of July, 2007.

David B. Humpton, City Manager



July 16, 2007

Mr. Eli Golfer
Environmental Division
City of Gaithersburg
31 South Summit Avenue
Gaithersburg, MD 20877

**Re: *Fairfield West Deer Park
Environmental Waiver Application
SDP No. 06-004
VIKA Project No. 1352A***

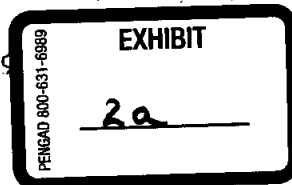
Dear Mr. Golfer:

The applicant, Fairfield Broadstone, LP, is requesting a waiver to do work in the established stream valley buffer and the existing and proposed dam breach limits. The overall site is currently developed with garden style apartments, parking, concrete pool decking, and paved parking areas within the existing dam breach and stream valley buffer limits, as depicted on the Environmental Waiver Exhibit, attached with this application. The applicant is proposing to replace these existing structures with 53 rear entry town homes, 28 stacked town homes (commonly referred to as 2 over 2 units) and 334 multi-family units, for a total of 415 units, including associated infrastructure.

The work within the stream valley buffer will disturb approximately 19,500 square feet of disturbance, including demolition and associated fine grading. The work will remove 8,230 square feet of impervious area from the existing apartment development, including buildings, sidewalk and pavement and then installation of below-grade SWM and storm drain for the proposed development.

The work within the dam breach limits will include demolition of the existing residential units, and associated existing on-site infrastructure. The demolition will remove 87,818 square feet of impervious area. In addition, the work will include re-development of the site to build proposed residential units, and install associated site infrastructure. The re-development will alter the dam breach limits as depicted in the Environmental Waiver Exhibits. The disturbed area in the proposed dam breach limits will be 314,146 square feet, and the impervious area will be 215,771 square feet. The existing off-site properties that are currently within the limits will remain within the limits. Approximately twenty-five existing apartment units would currently be flooded by a breach event. Approximately eighteen proposed units would be flooded by a breach event. Therefore, the number of units directly flooded by a breach event would be reduced.

The proposed re-development within this buffer area does not impact any State or Federal controlled environmental areas, therefore no such permits are required. The existing and proposed limits of the dam breach have been approved by MDE (see attached letter dated



Re: *Fairfield West Deer Park
Environmental Waiver Application
SDP No. 06-004
VIKA Project No. 1352A
Page 2 of 2*

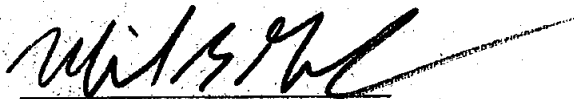
June 4, 2007). All known required permits for the proposed waiver are under the jurisdiction of the City of Gaithersburg.

The applicant feels that the granting of this waiver will allow the project to proceed and provide a desirable housing type not currently available in this part of the City. In addition, granting this waiver will increase the vegetative/forested stream valley buffer.

Granting the waiver request for the dam breach limits will result in variations to the dam breach flood heights. The proposed development will include a significant amount of fill along the toe of the existing embankment. Therefore, the height of the dam will be reduced on the downstream side. This reduction in height will result in a decrease of the likelihood of a dam breach event. In addition, the severity of downstream flooding will be potentially reduced. To be conservative, the dam breach study provided to MDE did not decrease the flows in the proposed conditions. Threats to public safety will be minimized by the reduction of flooded units, and the Emergency Action Plan (EAP) required by the Maryland Department of the Environment. If deemed necessary by MDE, the EAP will be implemented, and residents will be notified to take appropriate action. All future residents within the dam breach limits will be notified of the EAP by the applicant, or the applicant's successors, prior to moving in. Based on the design plans, the City of Gaithersburg has constructed this embankment to conform to high hazard standards since there is existing development downstream of the pond. The largest storm event (Potential Maximum Flood or PMF) will not overtop the embankment. Since the embankment is constructed to high hazard standards MDE performs regular inspections of the embankment and outfall. No additional extraordinary public expenses or nuisances will be created by granting this waiver.

Granting the waiver request for the stream valley buffer will not result in increased flood heights, threats to public safety, extraordinary public expenses or the creation of nuisances. Since the proposed development and units are much further from the existing stream, they are further from the floodplain and dam breach limits than the existing development. They will not be impacted by a theoretical breach of the pond immediately upstream on Bohrer Park.

Sincerely,
VIKA, Inc.

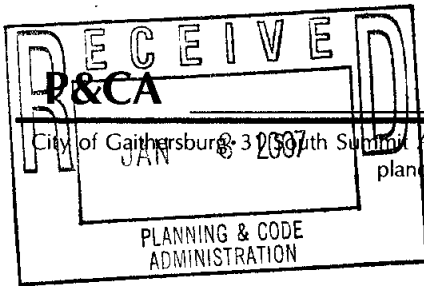


Michael B. Goodman, P.E.
Associate

MBG/kc

Enclosures





ENVIRONMENTAL STANDARDS WAIVER APPLICATION

In accordance with the Environmental Standards for Development Regulation
(Regulation No. 01-01)

All information requested in this application must be answered completely.

Application No.	<u>PI-V070001</u>
Fee	<u>\$1000.00</u>
Date Filed	<u>1/8/2007</u>
P&CA Review Date	_____
DPW&E Review Date	_____
PC Review Date	_____
PC Action	_____
M&CC Review Date	_____
M&CC Decision	_____
Decision Date	_____

PROJECT NAME Fairfield West Deer Park

LOCATION 2 West Deer Park Road, Gaithersburg, Maryland

PARCEL NUMBER N939, N888, N943, N994 PROPERTY TAX ID 09-00842770 (N939), 09-00842883 (N888), 09-00842600 (N943), 09-00842894 (N994) ZONE CD

MARYLAND SUBWATERSHED #: Muddy Branch Great Seneca Other _____

02140202 # 0214208 # _____

TRIBUTARY: Muddy Branch Long Draught Branch Whetstone Run Other _____

APPLICANT Fairfield Broadstone, LP, c/o Miller, Miller & Canby TELEPHONE 301.762.5212

ADDRESS 200-B Monroe Street, Rockville, Maryland 20850

CONTACT PERSON Jody Kline TELEPHONE 301.762.5212

OWNER Fairfield Broadstone, LP, c/o Miller, Miller & Canby TELEPHONE 301.762.5251

ADDRESS 200-B Monroe Street, Rockville, Maryland 20850

NATURE OF WAIVER REQUEST

The size of the site: 14.16 acres The size of the area impacted by the waiver: ??? (LOD area?)

Environmentally sensitive areas impacted by the waiver:

- | | | |
|--|--|---|
| <input type="checkbox"/> streams/floodplains | <input type="checkbox"/> wetlands | <input type="checkbox"/> rare/threatened/endangered/watchlist species |
| <input type="checkbox"/> headwaters | <input type="checkbox"/> wetland buffers | <input type="checkbox"/> critical habitat |
| <input checked="" type="checkbox"/> stream buffers | <input type="checkbox"/> forest | <input type="checkbox"/> erodible/unsuitable soils |
| <input type="checkbox"/> cultural resources | <input type="checkbox"/> specimen trees | <input type="checkbox"/> other _____ |

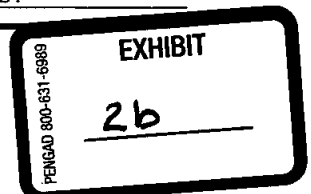
The current level of stream quality (according to the most recent stream assessment): small intermittent degraded stream channel

Briefly describe the nature of the waiver: removal of parking, buildings and adding SWM, SD for proposed development (removing all impervious area).

Identify any potential hazards and/or downstream impacts: None.

Describe the current and proposed land use of the area impacted by the waiver: Current impervious from apts and related impervious is 8,230 sf - proposed development removes all impervious.

continued on reverse side



SUBMISSION REQUIREMENTS

An application for an environmental waiver must be submitted to the City Council for review prior to site plan approval. If staff concur that a waiver would cause a minor impact, the applicant may submit a letter to the City Council requesting that the Council delegate the authority to the Planning Commission to review and grant the waiver during the site plan review process.

A written statement describing the waiver request.

Address all waiver criteria identified in Section 38 of the Environmental Standards for Development Regulation (see below).

A description of all proposed mitigation and compensation measures, including type, size, location and description of the benefits associated with the proposed enhancements.

All appropriate plans, e.g., NRI/FSD, site plan, etc.

Tree (3) copies of full size plans folded to 8½" x 11" and one (1) reduced copy that fits on 8½" x 11"

Supporting documentation, e.g., photographs, elevations, environmental studies, etc.

Fees (see fee schedule).

WAIVER CRITERIA

According to Section 38 of the Environmental Standards for Development Regulation, waivers will only be granted upon:

Completion of required approvals, rulings, permits, or waivers from all appropriate State and Federal findings agencies.

A showing of good and sufficient cause and meeting the criteria outlined in Article III of the regulation, including:

Reasonable alternatives are not available.

Encroachment/disturbance is minimized.

Existing sensitive areas have been avoided.

The proposed use is consistent with the preferred use of the buffer.

The plan design provides full or partial compensation for the loss of buffer function from the disturbance.

? There is measurable improvement in the effectiveness of the SWM system if it is placed in the buffer.

? Excessive grading would be caused by using an uphill SWM location.

? Severely degraded conditions exist within the buffer area that could not be improved if the SWM facility is outside the buffer area.

N/A Man-made structures (e.g., farm ponds) exist in the buffer that can be converted to SWM use without excessive disturbance.

A determination that failure to grant a waiver would result in unnecessary or undue hardship to the applicant.

A determination that the granting of the waiver will not result in increased flood heights, additional threats to public safety, extraordinary public expenses, or the creation of nuisances.

A determination that there are no conflicts with existing local and State laws or ordinances.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Signature: _____


Mike Goodman, agent for Fairfield Broadstone, LP

Date: January 5, 2007

ENVIRONMENTAL STANDARDS WAIVER APPLICATION

In accordance with the Environmental Standards for Development Regulation
(Regulation No. 01-01)

All information requested in this application must be answered completely.

Application No.	_____
Fee	_____
Date Filed	_____
P&CA Review Date	_____
DPW&E Review Date	_____
PC Review Date	_____
PC Action	_____
M&CC Review Date	_____
M&CC Decision	_____
Decision Date	_____

PROJECT NAME Fairfield West Deer Park

LOCATION 2 West Deer Park Road, Gaithersburg, Maryland

PARCEL NUMBER N939, N888, N943, N994 PROPERTY TAX ID 09-00842770 (N939), 09-00842883 (N888), 09-00842600 (N943), 09-00842894 (N994) ZONE CD

MARYLAND SUBWATERSHED #: Muddy Branch Great Seneca Other _____
02140202 # 0214208 # _____

TRIBUTARY: Muddy Branch Long Draught Branch Whetstone Run Other _____

APPLICANT Fairfield Broadstone, LP, c/o Miller, Miller & Canby TELEPHONE 301.762.5212

ADDRESS 200-B Monroe Street, Rockville, Maryland 20850

CONTACT PERSON Jody Kline TELEPHONE 301.762.5212

OWNER Fairfield Broadstone, LP, c/o Miller, Miller & Canby TELEPHONE 301.762.5251

ADDRESS 200-B Monroe Street, Rockville, Maryland 20850

NATURE OF WAIVER REQUEST

The size of the site: 14.16 acres The size of the area impacted by the waiver: ??? (LOD area?)

Environmentally sensitive areas impacted by the waiver:

- | | | |
|--|--|---|
| <input type="checkbox"/> streams/floodplains | <input type="checkbox"/> wetlands | <input type="checkbox"/> rare/threatened/endangered/watchlist species |
| <input type="checkbox"/> headwaters | <input type="checkbox"/> wetland buffers | <input type="checkbox"/> critical habitat |
| <input type="checkbox"/> stream buffers | <input type="checkbox"/> forest | <input type="checkbox"/> erodible/unsuitable soils |
| <input type="checkbox"/> cultural resources | <input type="checkbox"/> specimen trees | <input checked="" type="checkbox"/> other <u>Dam Breach</u> |

The current level of stream quality (according to the most recent stream assessment): N/A

Briefly describe the nature of the waiver: Redevelopment of existing units & infrastructure.

Identify any potential hazards and/or downstream impacts: Existing & Proposed development is located within Dam Breach limits.

Describe the current and proposed land use of the area impacted by the waiver: Existing & Proposed residential units & infrastructure are within the Dam Breach limits.

SUBMISSION REQUIREMENTS

An application for an environmental waiver must be submitted to the City Council for review prior to site plan approval. If staff concur that a waiver would cause a minor impact, the applicant may submit a letter to the City Council requesting that the Council delegate the authority to the Planning Commission to review and grant the waiver during the site plan review process.

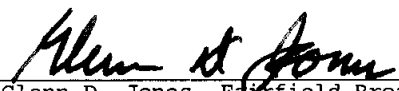
- A written statement describing the waiver request.**
Address all waiver criteria identified in Section 38 of the Environmental Standards for Development Regulation (see below).
- A description of all proposed mitigation and compensation measures,** including type, size, location and description of the benefits associated with the proposed enhancements.
- All appropriate plans,** e.g., NRI/FSD, site plan, etc.
Tree (3) copies of full size plans folded to 8½" x 11" and one (1) reduced copy that fits on 8½" x 11"
- Supporting documentation,** e.g., photographs, elevations, environmental studies, etc.
- Fees** (see fee schedule).

WAIVER CRITERIA

According to Section 38 of the Environmental Standards for Development Regulation, waivers will only be granted upon:

- Completion of required approvals, rulings, permits, or waivers from all appropriate State and Federal findings agencies.
- A showing of good and sufficient cause and meeting the criteria outlined in Article III of the regulation, including:
 - Reasonable alternatives are not available.
 - Encroachment/disturbance is minimized.
 - Existing sensitive areas have been avoided.
 - The proposed use is consistent with the preferred use of the buffer.
 - N/A The plan design provides full or partial compensation for the loss of buffer function from the disturbance.
 - N/A There is measurable improvement in the effectiveness of the SWM system if it is placed in the buffer.
 - N/A Excessive grading would be caused by using an uphill SWM location.
 - N/A Severely degraded conditions exist within the buffer area that could not be improved if the SWM facility is outside the buffer area.
 - N/A Man-made structures (e.g., farm ponds) exist in the buffer that can be converted to SWM use without excessive disturbance.
- A determination that failure to grant a waiver would result in unnecessary or undue hardship to the applicant.
- A determination that the granting of the waiver will not result in increased flood heights, additional threats to public safety, extraordinary public expenses, or the creation of nuisances.
- A determination that there are no conflicts with existing local and State laws or ordinances.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Signature: 
Glenn D. Jones, Fairfield Broadstone, LP

Date: May 15, 2007

MARYLAND DEPARTMENT OF THE ENVIRONMENT
1800 Washington Boulevard • Baltimore MD 21230
MDE 410-537-3000 • 1-800-633-6101

Martin O'Malley
Governor

Shari T. Wilson
Secretary

Anthony G. Brown
Lieutenant Governor

Robert M. Summers, Ph.D.
Deputy Secretary

Mr. James Arnoult, P.E.
City of Gaithersburg
Public Works and Engineering
31 South Summit Avenue
Gaithersburg, MD 20877

June 4, 2007

Ref: Redevelopment of downstream Summit Hall Dam (#350).

Dear Mr. Arnoult:

The Maryland Department of the Environment Dam Safety Division (MDE) has completed its review of the engineering study (Hydrology, Hydraulics, and Dam Break Analyses) submitted by *VIKA Inc.* on April 25, 2007, for the redevelopment of the residential area downstream of the Summit Hall high hazard dam.

The engineering study by *VIKA Inc.* involved many changes and after prolonged technical discussions and meetings between the engineers, developers, you and your staff, MDE has accepted the engineering plans and calculations (Danger Reach Study) submitted to us. Therefore, the danger reach and the building plans submitted to us on April 25, 2007 should be utilized when redeveloping the residential area downstream of the Summit Hall dam in Gaithersburg, Maryland.

Since the City of Gaithersburg is the owner of the dam, a new 'Emergency Action Plan (EAP)' needs to be developed by you after the redevelopment of the downstream area of Summit Hall dam has been completed. This would entail including the names and addresses of the residents living in the redeveloped areas along with the new 'danger reach' and 'evacuation maps'. MDE has recently adopted a new EAP format for both 'significant' and 'high' hazard dams and would like it to be used henceforth.

Thank you for your assistance in this project. Please let me know if you have any questions or need further assistance.

Sincerely,



Cas Taherian, Chief
Dam Safety Division

Cc: Mike Goodman, P.E., *VIKA Inc.*
Visty P. Dalal, Dam Safety Division, MDE