

Sweet Hours Way Stream Stabilization Feasibility Assessment

May 20th, 2026

Amherst House (7251 Eden Brook Drive, Columbia, MD 21046)



STORMWATER MANAGEMENT DIVISION

BUREAU OF ENVIRONMENTAL SERVICES

9801 BROKEN LAND PARKWAY, COLUMBIA, MD 21046

Agenda

Background

Overview of Project

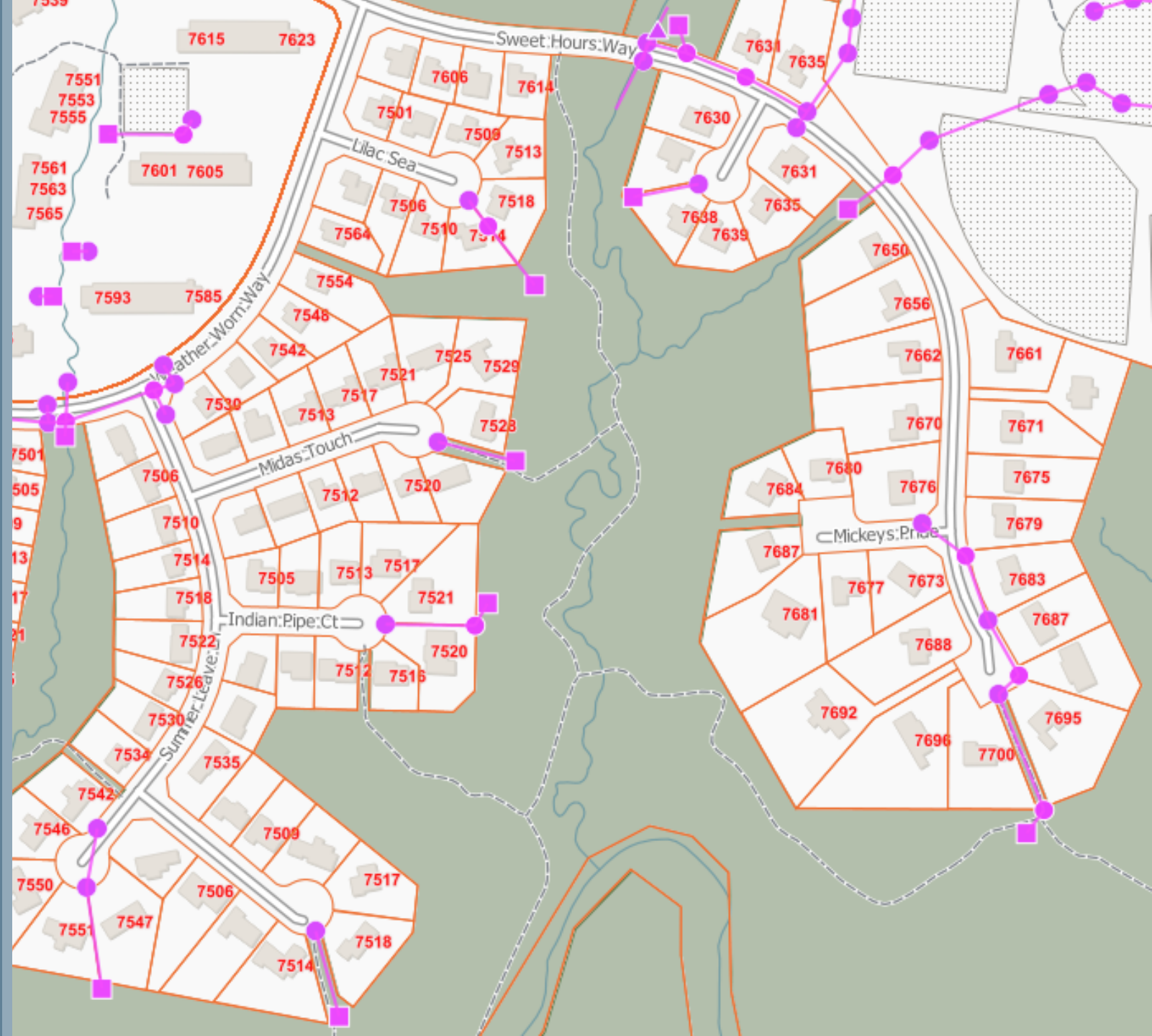
Existing Conditions

Project Goals

Proposed Concepts

Questions / Comments

Sweet Hours Way Stream Stabilization Feasibility Assessment

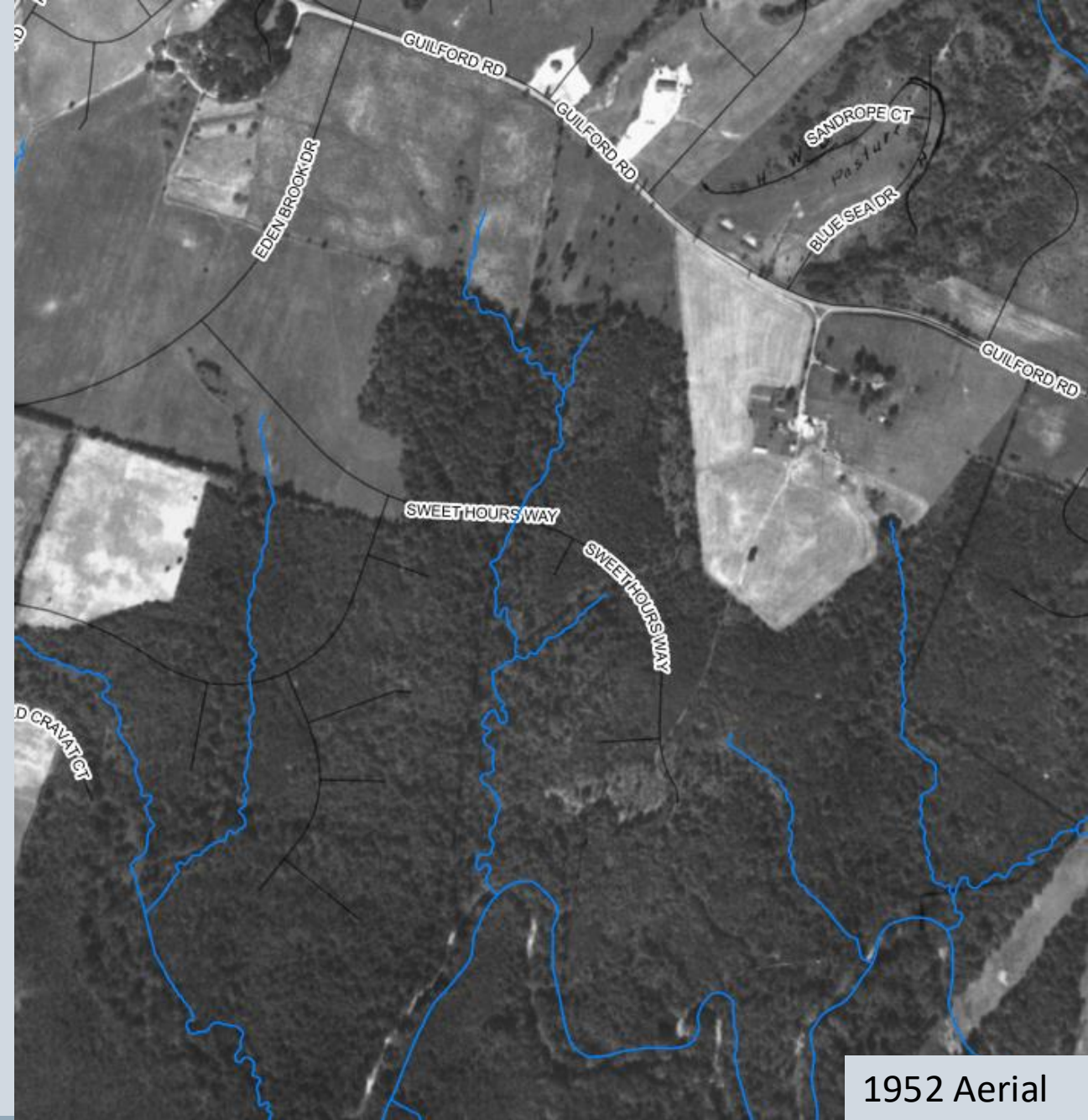


Project Goals

- Identify stream stability concerns within the site and explore opportunities to stabilize the channel in support of the following objectives:
 - Protect infrastructure
 - Minimize tree and natural resource impacts
 - Consider techniques that appear natural and blend into the landscape
 - Be responsive to resident complaints
 - Provide ecological and water quality benefits
 - Promote long-term in-channel stability
 - Present most cost-effective long-term solutions

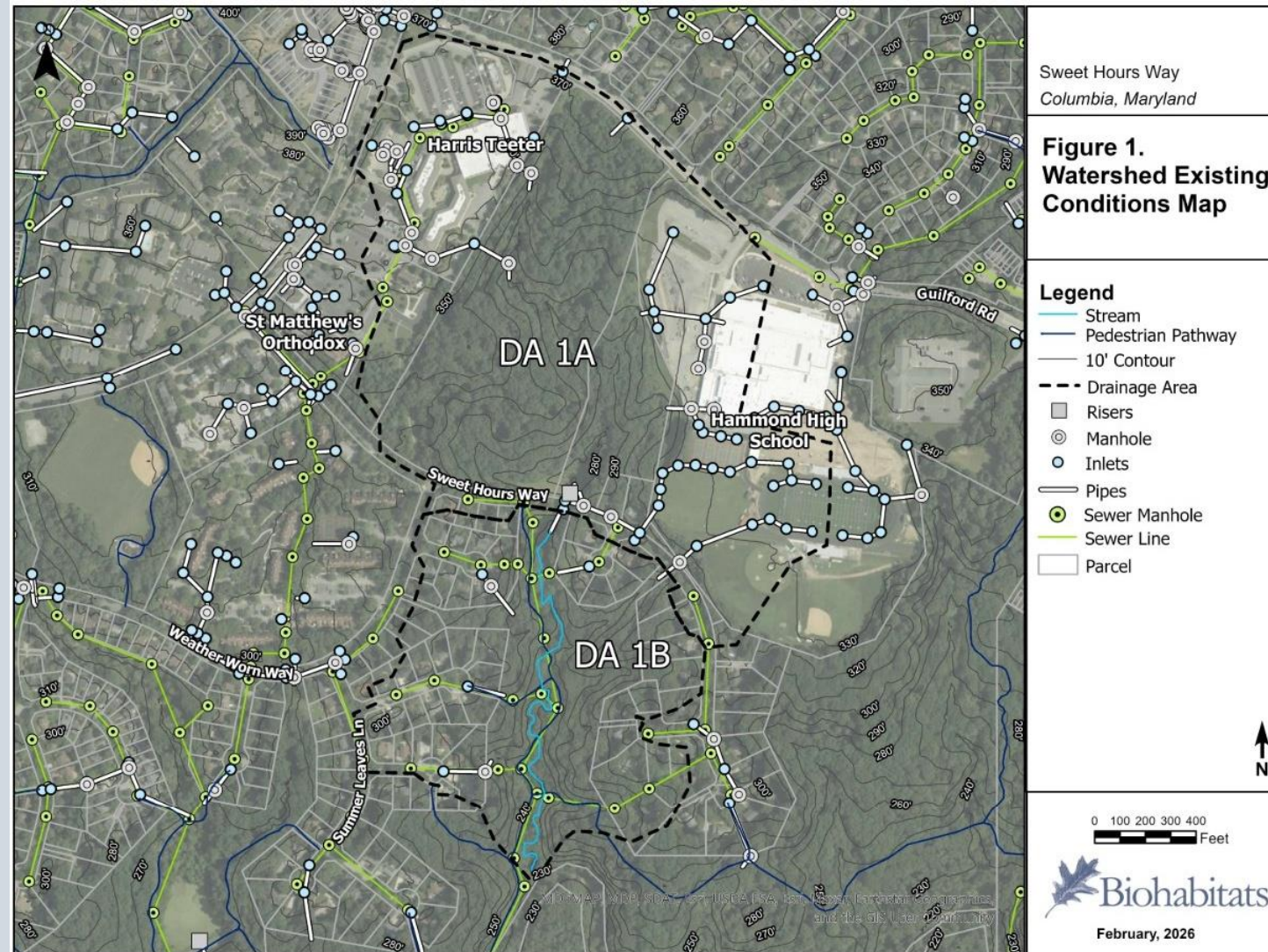
Existing Conditions

- 1952 Stream corridor predominately forested with headwaters in agricultural land use
- Mid-1970s Hammond High School constructed
- Mid-1980s Village Center was constructed followed by residential development
- Forested stream corridor was largely conserved

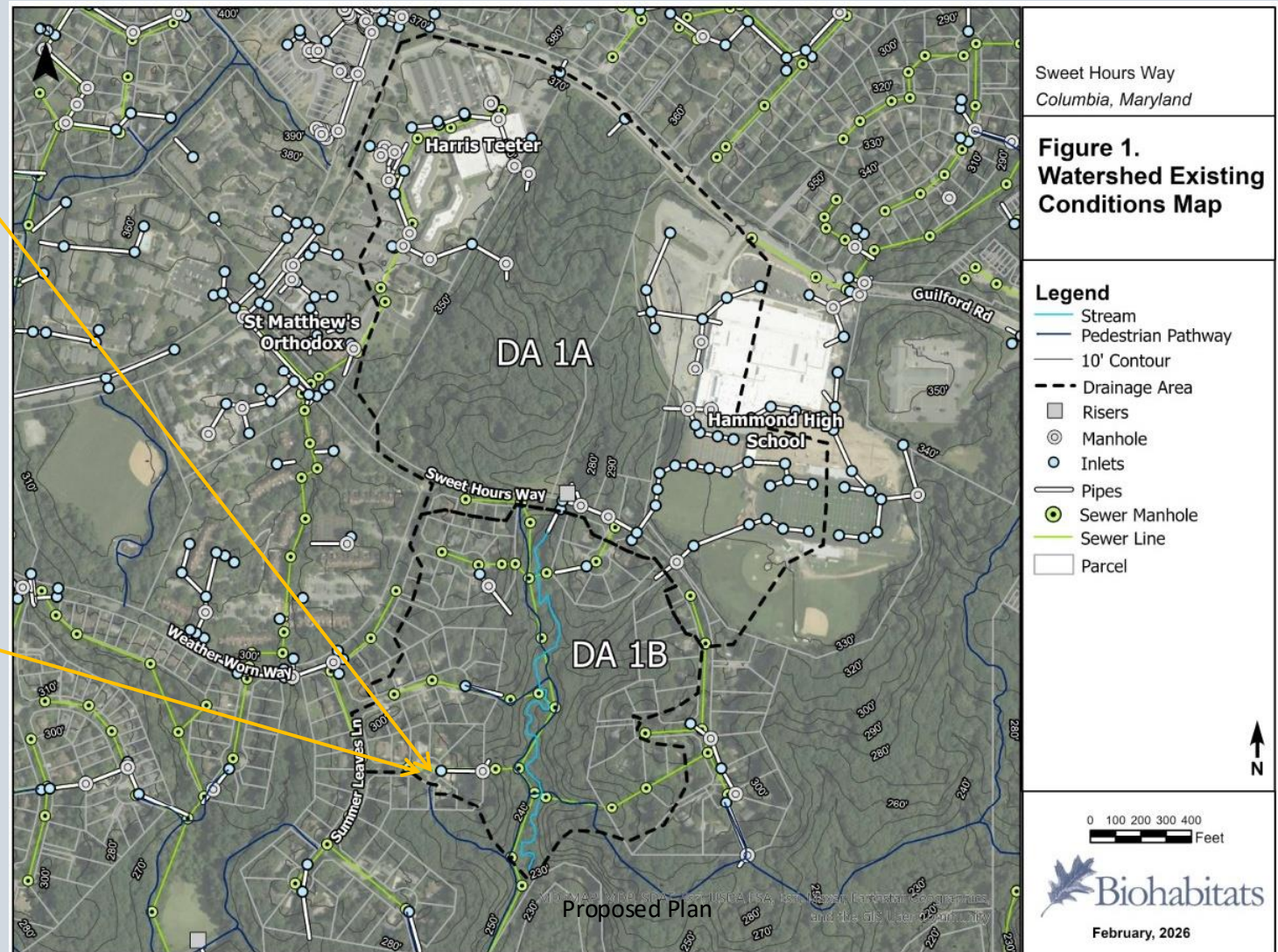


Existing Conditions

- Drainage area is 95.3 acres with 23% impervious cover
 - DA 1A – upstream of Sweet Hours Way
 - 64.5 acres
 - 27% impervious
 - Includes village center and Hammond HS
 - DA 1B - downstream of Sweet Hours Way
 - 30.8 acres
 - 14% impervious
 - Mostly residential
- Project is on Columbia Association Open Space

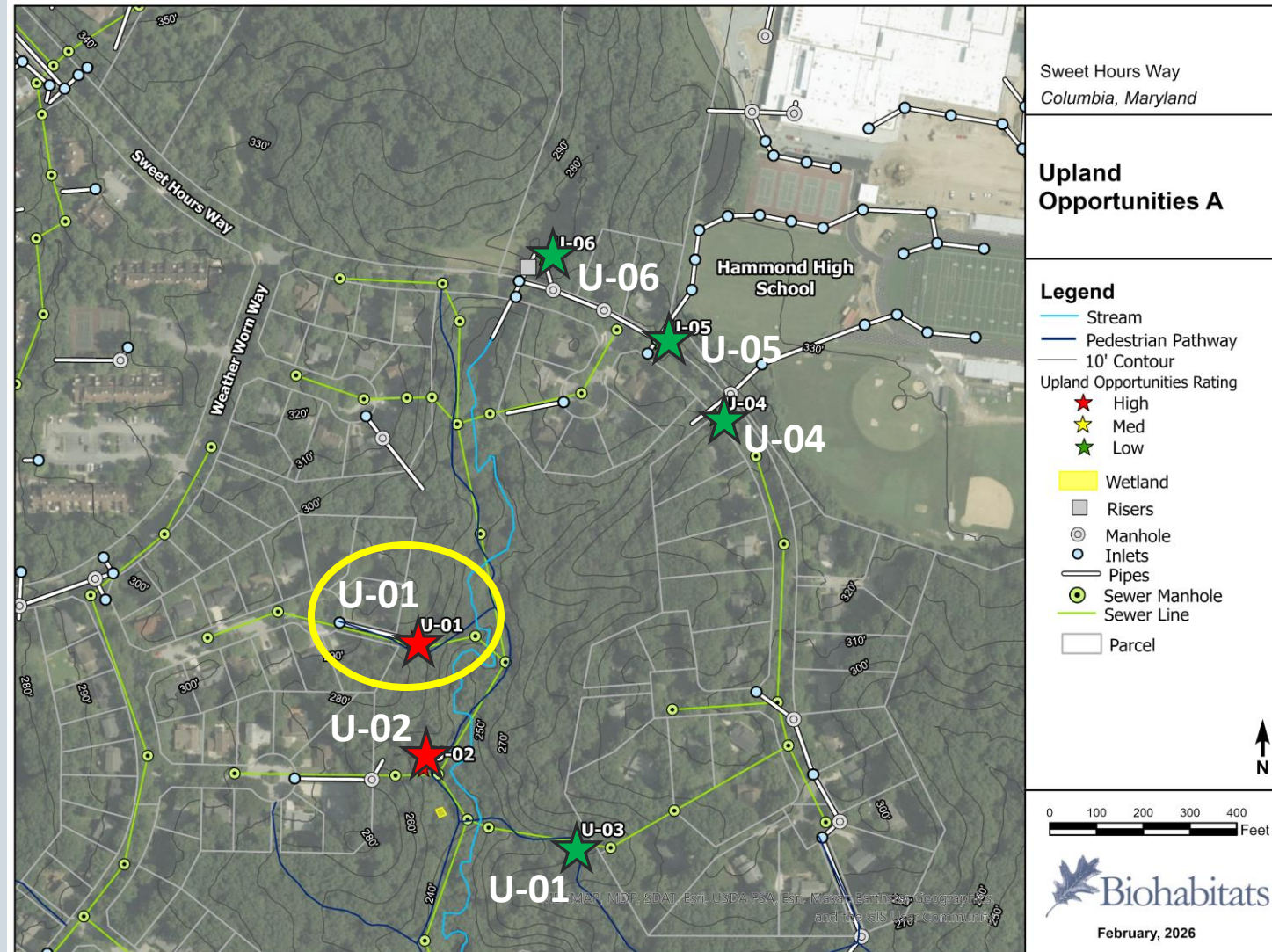


Existing Conditions- Upland Retrofit Recon



Upland Opportunity

- Stars represent the opportunities evaluated – Curb cuts, outfall stabilization, etc.
- One area of concern was identified for repair due to severity of erosion and impact to the path
 - Midas Court outfall (U-01)

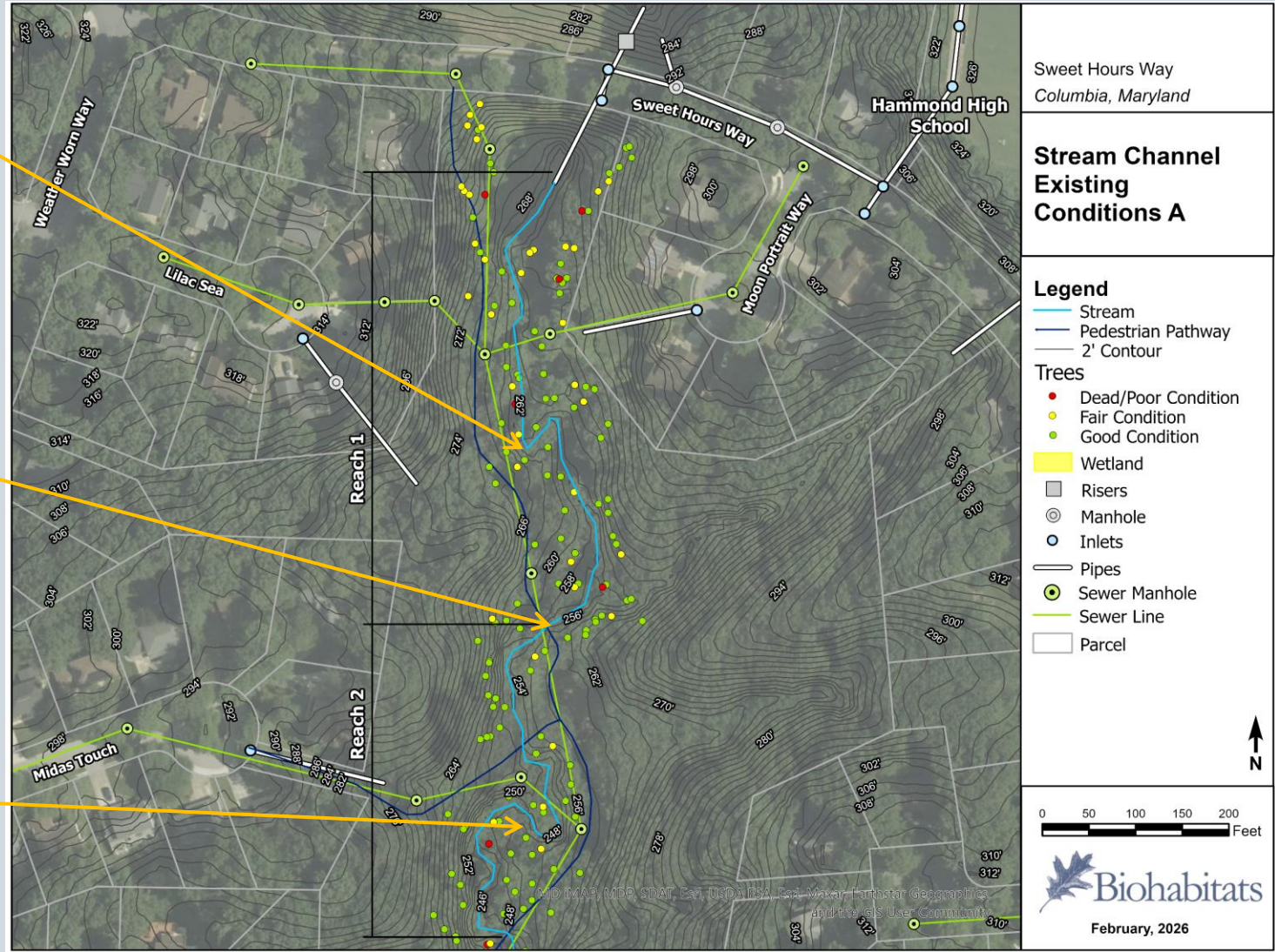


Upland Concerns – U-01



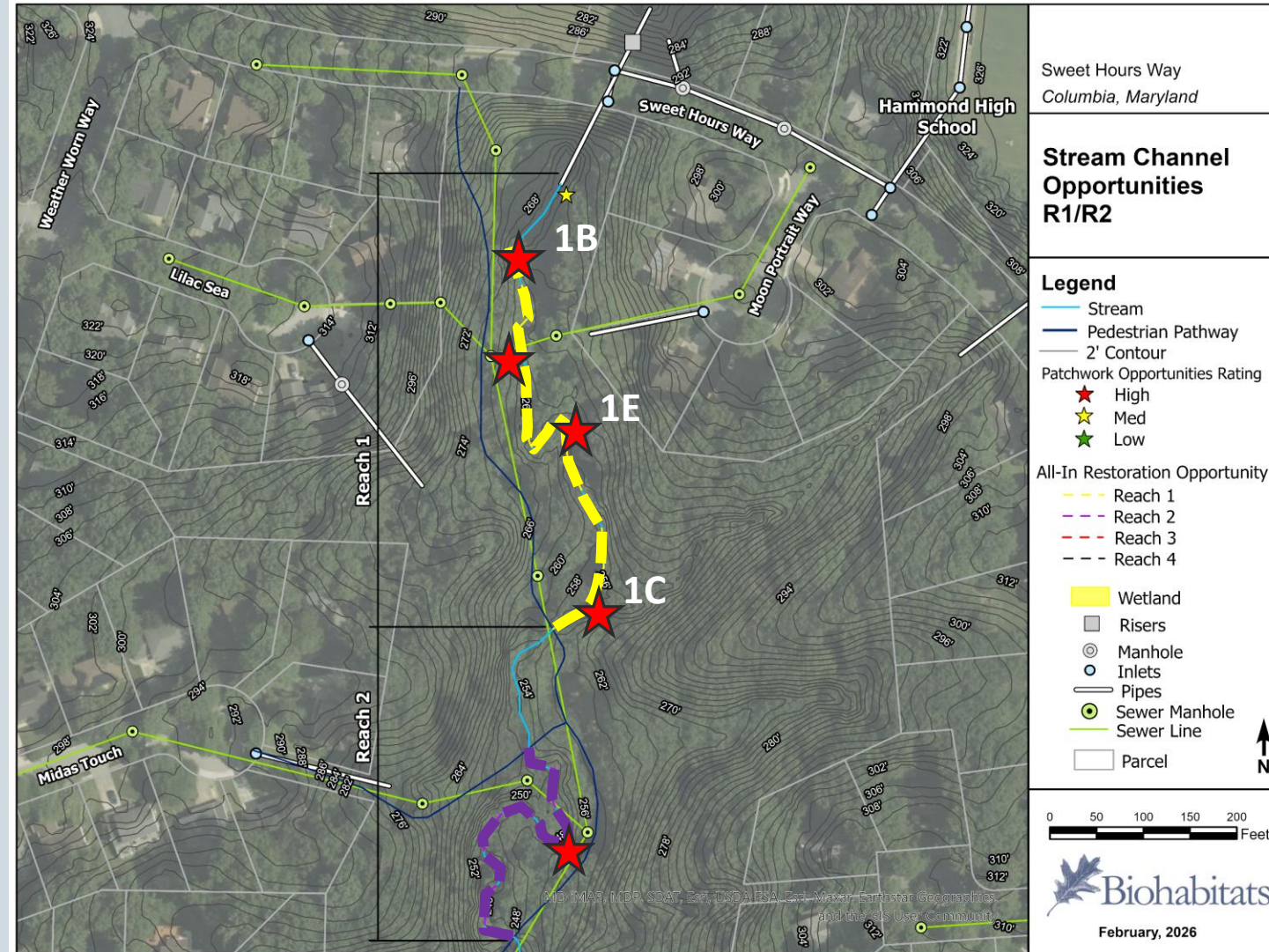
- Unstable outfall
- Clogged trail culvert
- Unstable stream bank

Existing Conditions – Reach 1 & 2



Reach 1 & 2 Concerns

- Six areas of concern were evaluated for spot repairs - indicated by red stars
- Two reach scale opportunities were presented for consideration (indicated by dashed lines)
- Spot repairs 1B and 1C were identified as priorities due to the risk to the path and associated infrastructure
- Spot repair 1E is also being evaluated for a minor repair due to the severity of erosion



Reach 1 & 2 Spot Repairs – 1B, 1C, & 1D



Area of Concern 1B

- Photo taken from trail
- Severe bank erosion



Area of Concern 1C

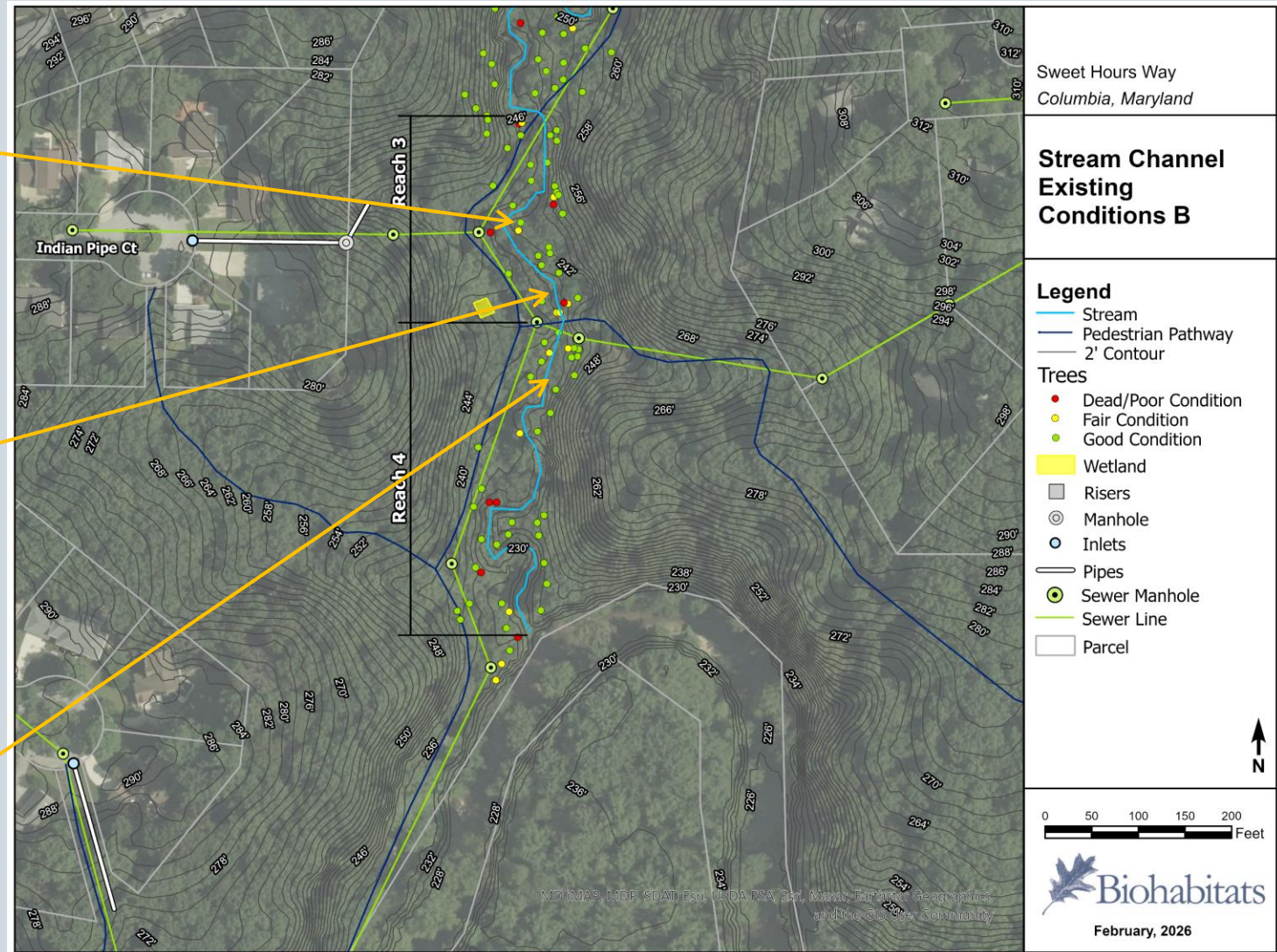
- Photo facing downstream
- Severely undercut left bank (foreground)
- Severely eroded right bank at bridge (background)



Area of Concern 1E

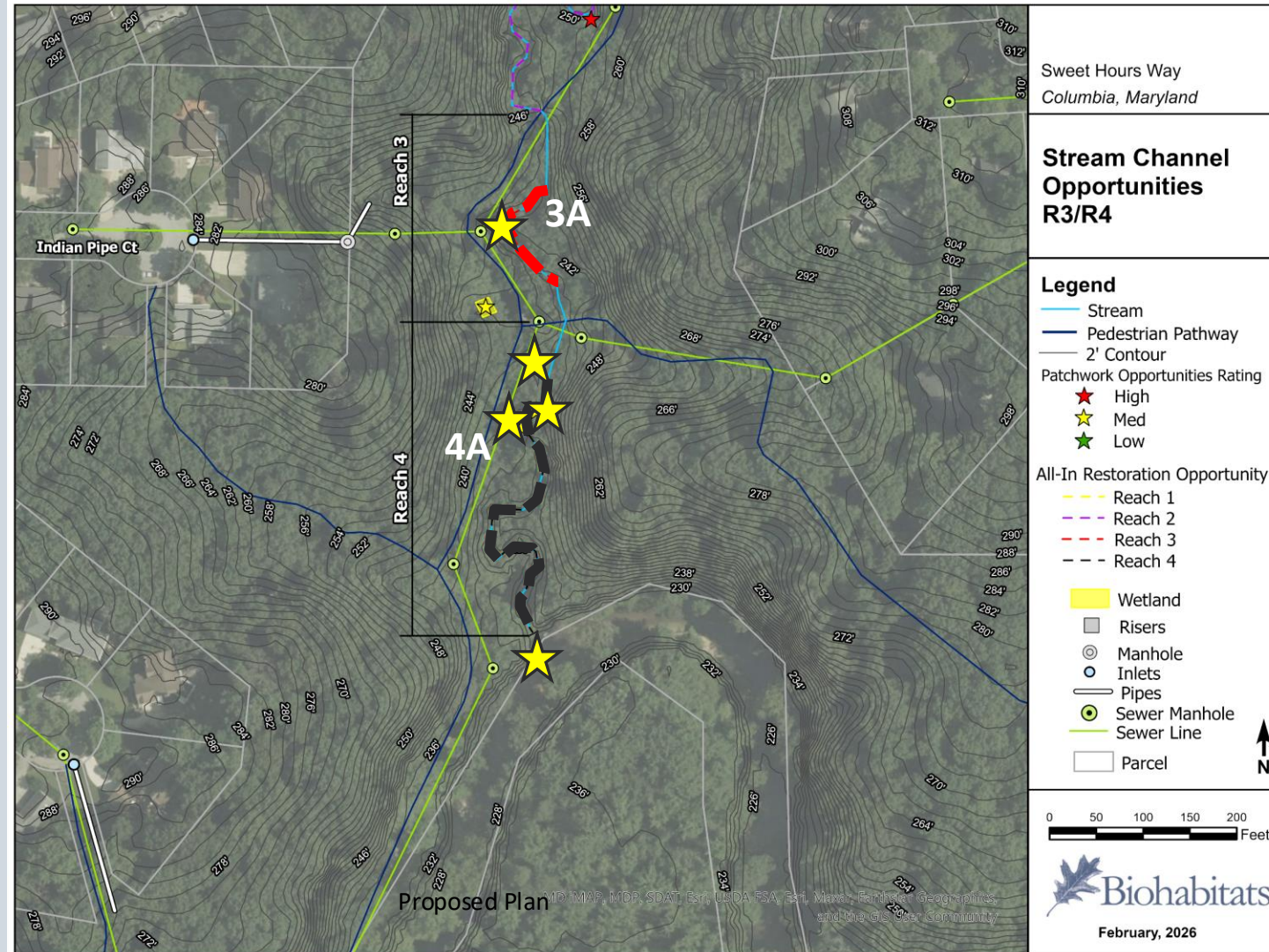
- Facing downstream
- Tortuous meander sequence with severe erosion
- As this progresses the meander may cut off and causing tree loss and further instability upstream

Existing Conditions - Reach 3 & 4



Reaches 3 & 4 Concerns

- 4 areas of concern were evaluated for spot repairs - indicated by stars
- Two reach scale opportunities (indicated by dashed lines) were evaluated
- Spot repairs for 3A and 4A were identified as priorities for minor repairs due to the risk to the path and associated infrastructure



Reach 3 & 4 Spot Repairs – 3A & 4A



Area of Concern 3A

- Tree undercut and rotating into channel with potential to cause debris jam.
- Bank failure adjacent to the trail



Area of Concern 4A

- Tree is undercut and rotating into channel creating a flow constriction and at risk of causing a debris jam
- Tree can be coppiced with roots left to protect bank

Next Steps

1. We will accept feedback until Friday, June 26, 2026
2. Determine which project(s) to advance
3. Initiate site surveys and conceptual designs - Summer/Fall 2026
4. Hold a pre-application meeting with regulatory agencies – late 2026
5. Present concepts/alternatives to public – Winter 2026/2027
6. Initiate final design – Spring 2027
7. Apply for permits – Summer/Fall 2027
8. Project implementation Winter/Spring 2028.

Questions?

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