

**Subject:** Fw: Fw: Academy Park  
**Sent:** 3/2/2026, 1:46:35 PM  
**From:** Nancy Mcgregor<nancy.mcgregor@gahanna.gov>  
**To:** Council  
**Attachments:** [2026 Flood Plain Waiver of Storm Water Regulations , Academy Park.docx](#)

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All,

I am sending the email thread below for your information. The request that Jim is making is for a geological/environmental engineering firm to evaluate not just the Academy Park project but the effect on the downstream properties on Ridenour Rd and Camrose Ct that are perched on the cliff above the Big Walnut. The 1960's massive fill in the flood plain south of Academy Park complicates the situation pushing flood waters against the cliff. This new project at Academy Park adds to the danger of erosion of that cliff area.

The engineer has evaluated the effects on the improvements on Academy Park but has not looked at the whole picture that includes the downstream corridor. If the fill had not been placed years ago, the stream corridor would be wide and the threat to the cliff not as great.

One of the first emails contains a word document that Jim authored on the history of the Camrose erosion. I attached it again to this email for easier access.

I will make comments at the meeting tonight.

Thanks so much,  
Nancy

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**From:** Nancy Mcgregor <[Nancy.Mcgregor@gahanna.gov](mailto:Nancy.Mcgregor@gahanna.gov)>  
**Sent:** Wednesday, February 25, 2026 11:43 PM  
**To:** Holly Boyer <[holly.boyer@gahanna.gov](mailto:holly.boyer@gahanna.gov)>  
**Cc:** Laurie Jadwin <[laurie.jadwin@gahanna.gov](mailto:laurie.jadwin@gahanna.gov)>; Kevin Schultz <[kevin.schultz@gahanna.gov](mailto:kevin.schultz@gahanna.gov)>; Stephania Ferrell <[Stephania.Bernard-Ferrell@gahanna.gov](mailto:Stephania.Bernard-Ferrell@gahanna.gov)>  
**Subject:** Fw: Fw: Academy Park

Hi Holly,  
Below is Jim's response to your email. He said that he would be glad to walk the area with you or any staff to show you his concern if you would be interested. You would need boots of course. 😊

Thanks for the information.  
Nancy

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**From:** jim mcgregor <[jim.mcgregor99@gmail.com](mailto:jim.mcgregor99@gmail.com)>  
**Sent:** Wednesday, February 25, 2026 4:33 PM  
**To:** Nancy Mcgregor <[Nancy.Mcgregor@gahanna.gov](mailto:Nancy.Mcgregor@gahanna.gov)>  
**Subject:** Re: Fw: Academy Park

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Nancy,

Please convey my thanks to the engineer for her response. The response does not take into account the extreme threat to life and property posed by any increase in storm volume. The Big

Walnut Creek once had a wide corridor which dissipated the erosive energy of the stream. Because of the huge amount of fill, the creek is confined to a narrow corridor. The cut bank of the stream is a cliff composed of soft clay/shale material, extremely subject to erosion. On top of that cliff, 16 homes are perched. The homes are located on Camrose Court and Ridenour Road. This precarious situation is extremely dangerous and should not be dismissed with sterile computations. The City should always be searching for ways to better and further protect those homes from catastrophe and the city should never consider proposals that increase the danger to those residents. Thank you for pursuing this matter.

Jim

On Tue, Feb 24, 2026 at 10:12 PM Nancy Mcgregor <[Nancy.Mcgregor@gahanna.gov](mailto:Nancy.Mcgregor@gahanna.gov)> wrote:

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**From:** Holly Boyer <[holly.boyer@gahanna.gov](mailto:holly.boyer@gahanna.gov)>

**Sent:** Tuesday, February 24, 2026 12:37 PM

**To:** Nancy Mcgregor <[Nancy.Mcgregor@gahanna.gov](mailto:Nancy.Mcgregor@gahanna.gov)>; Stephania Ferrell <[Stephania.Bernard-Ferrell@gahanna.gov](mailto:Stephania.Bernard-Ferrell@gahanna.gov)>

**Cc:** Laurie Jadwin <[laurie.jadwin@gahanna.gov](mailto:laurie.jadwin@gahanna.gov)>; Kevin Schultz <[kevin.schultz@gahanna.gov](mailto:kevin.schultz@gahanna.gov)>

**Subject:** RE: Academy Park

Good morning Ms. McGregor,

Thank you for sharing the information attached and noted below regarding the site's history. I am interested in where the lime slurry was stored, as I could not locate this area on the aerial images. If possible, could you please show me its location on a map?

In Table 7 on PDF page 6 of the waiver request, the pre-construction and post-construction values show that for some storm frequencies the calculated runoff is slightly over, and for others slightly under, with differences of around 1%. Because the typical margin of error for hydraulic modeling is 4–6%, this indicates there is essentially no functional change in how stormwater leaves the site. The project does, however, add new water-quality treatment to improve water leaving the site.

The Academy Park team is requesting approval for a waiver because the site cannot meet the stricter critical storm requirement due to technical limitations. The groundwater table is very high because of the site's proximity to the river, which prevents construction of a deeper stormwater pond. A deeper pond would also not be appropriate adjacent to a playground.

Regarding stormwater timing, the smaller site drainage area reaches its peak flow earlier than the larger watershed. Allowing the site's flow to pass through before the watershed peak reduces the risk of localized flooding and erosion because the stream still has available capacity. If the watershed were already at peak when the site peaked, the river would have less ability to accept flows, which could raise water levels along the banks. Releasing flows earlier helps reduce the watershed peak and limits erosive forces.

In my professional opinion, the proposed design maintains the site's hydraulic function in accordance with current standards, which is the intent of the regulations. For that reason, the Engineering Department had no objections to bringing this waiver request forward for consideration by the Planning Commission and ultimately City Council.

I hope these explanations are helpful, and I am happy to discuss anything further. Please feel free to reach out with additional questions.

We respectfully request approval of this waiver, as the project cannot move forward without it.

Sincerely,

Holly A. Boyer, PE  
Senior Utility Engineer  
City of Gahanna  
200 S. Hamilton Rd.  
Gahanna, Ohio 43230  
614.342.4058 (Desk)

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**From:** Nancy McGregor <[Nancy.Mcgregor@gahanna.gov](mailto:Nancy.Mcgregor@gahanna.gov)>  
**Sent:** Tuesday, February 24, 2026 11:28 AM  
**To:** Stephania Ferrell <[Stephania.Bernard-Ferrell@gahanna.gov](mailto:Stephania.Bernard-Ferrell@gahanna.gov)>  
**Cc:** Laurie Jadwin <[laurie.jadwin@gahanna.gov](mailto:laurie.jadwin@gahanna.gov)>; Holly Boyer <[holly.boyer@gahanna.gov](mailto:holly.boyer@gahanna.gov)>  
**Subject:** Academy Park

Good morning,

I apologize for not having all these questions for last night's meeting. My husband read the agenda yesterday morning and came up with some questions. Attached are his comments and some history of the area. His concerns are about the downstream effects of the small increase in runoff. The cliff behind the houses on the north side of Camrose Ct was at one time threatening the yards and homes at the top of the cliff. One resident had lost more than 10 due to collapse of the land above the cutbank. The city was able to stem the erosion but that was more than 30 years ago. His concerns are that increasing the flow will further erode the cutbank.

I also had a question, not being an engineer, about peak flow. The storm water from the park might be discharged before the flow from Hoover Dam is released but it might not. My question is, is this really of any benefit. Also was wondering if the wet/swampy area at the south end of the athletic area and on the east side of the path will figure into any storm water treatment.

Thanks for any help you can give us.

Nancy McGregor  
Jim McGregor  
[jim.mcgregor99@gmail.com](mailto:jim.mcgregor99@gmail.com)