

## Major Sewer Rehabilitation Project Coming to Capitol View Park

Capitol View Park residents recently received a postcard from the Montgomery County Planning Department about a project to fix sewer lines and manholes in our community. The CVPCA reached out to learn more about the project.

Thank you to Emily Tettelbaum, Planner IV, East County Planning Division, Montgomery County Planning Department for helping us coordinate with WSSC, and Walid Halboni, Project Manager, WSSC Water, Sewer Infrastructure Section, Pipeline Design Division, for providing the following thorough responses to our questions.

### Q. What is the purpose of the Capitol View Sewer Rehab Project?

The purpose of the Capitol View ESA Sewer Rehabilitation Project is to **protect, repair, and stabilize aging sewer infrastructure** within WSSC Water easements, M-NCPPC lands, and private properties in Silver Spring. The project focuses on:

#### 1. Rehabilitating deteriorating sewer infrastructure

The project includes the repair of **1.03 miles of sanitary sewer pipeline** and **30 manholes**, addressing infrastructure that has degraded over time and is now in need of critical maintenance.

#### 2. Preventing sewer damage caused by stream erosion

Approximately **2,600 linear feet of stream stabilization** will be completed to protect **17 at-risk sewer assets**, including:

- **9 sites** threatened by lateral (bank) erosion
- **8 sites** where sewer pipes cross streams and are either exposed or shallow and at risk of failure

These stabilization measures follow **WSSC Water and Montgomery Parks environmentally sensitive stream stabilization standards** to ensure long-term asset protection.

**Q. Will any work take place on the properties of Capitol View Park (CVP) residents? Will residents whose properties may be directly affected receive notice beyond the postcard that was mailed?**

Yes, construction activities will occur on approximately 22 private properties. All property owners whose properties will be directly affected have been notified, either through a **Temporary Right-of-Entry (ROE) request** or through a mailed notice indicating that WSSC Water will access an existing WSSC Water Easement located on their property. All property owners who received a Temporary Right-of-Entry request have granted WSSC Water permission to enter their property in accordance with the terms outlined in the agreement.

Property owners adjacent to the project site who are **not directly impacted** by construction have received a mailed notification summarizing the planned work for this project area. Additionally, WSSC Water will host a **virtual public meeting** prior to the start of construction to address any further questions or concerns from the community regarding the sewer rehabilitation project. Details about the virtual meeting—including the date, time, and access information—will be provided in a postcard mailing in the coming weeks. Information about the virtual meeting will also be posted here:

[www.wsscwater.com/projectmeetings](http://www.wsscwater.com/projectmeetings)

#### **Q. What is the timeframe for the work to be conducted in CVP?**

Construction is expected to span approximately **two years**, beginning in **Spring 2026** and continuing through **Spring 2028**.

#### **Q. What hours of the day will the work be conducted?**

Active construction work is expected to occur **between 8:00 a.m. and 5:00 p.m. on weekdays**. However, **bypass sewer pumping will operate continuously, 24 hours per day**, to ensure that the surrounding community's sewer service remains fully functional and to prevent any service interruptions or disruptions.

#### **Q. Will our water supply be turned off? If applicable, how much notice will we receive and how long do you expect disruptions to last?**

Water supply shutoffs are **not included** as part of this project.

#### **Q. How will the work affect traffic and parking in CVP?**

During construction, residents should expect **increased activity from heavy equipment and dump trucks** traveling through local roads. The project will require **right-lane closures, shoulder closures, and work within cul-de-sacs**, which may temporarily affect both traffic flow and on-street parking. Comprehensive **traffic control plans** (the file identified as 16-TCP-MR2025025 within these [project plans](#)), will be implemented throughout the project area, and **flaggers will be present as needed** to maintain safe and continuous traffic movement.

In addition, the project will affect **three M-NCPPC Parks**, including **McKenny Hills Neighborhood Park**, which **do not have dedicated parking lots**. As a result, **parking restrictions will be minimal**, and impacts will be limited primarily to **traffic circulation in and around the park areas**, rather than direct parking displacement.

**Q. While the WSSC Mandatory Referral application documents state that sidewalks and pathways will not be affected, it appears that the pathway at the end of Brunswick Ave., leading to McKenny Hills Neighborhood Park, along with the pedestrian bridge, will be closed during the project. Are there any viable alternatives to this closure?**

WSSC Water understands that closing the M-NCPPC trail during construction will have an impact on nearby residents and regular trail users, and we want to provide additional context on **why this closure is necessary** for the project to proceed safely and responsibly.

Over the past three years, our team has coordinated extensively with the M-NCPPC Parks Department to develop an access path and Limits of Disturbance (LOD) that **minimize tree impacts, forest disturbance, and stream impacts** to the greatest extent possible. This has included multiple on-site field meetings with Parks Department staff, where we reviewed the alignment tree by tree and adjusted the LOD numerous times specifically to avoid unnecessary tree removals and stream impacts. The result of this collaborative effort is a design that **preserves a significant number of mature trees** that would otherwise have been removed.

Because the project is located in a steep, narrow stream valley, there are **extremely limited options for safe construction access**. The existing trail corridor is the **only viable route** into the project area that does not introduce substantial new impacts to trees, slopes, and the surrounding ecosystem. Using the trail alignment as part of the access path allows us to **concentrate disturbance in an already-impacted footprint** rather than clearing new areas of forest. Any alternative access route would result in far greater ecological disturbance and significantly higher tree loss.

It's also important to note that all major stakeholders—including the **U.S. Army Corp of Engineers (USACE), Maryland Department of the Environment (MDE), and M-NCPPC Parks**—have participated throughout the design process and have agreed that the **current access configuration is the least impactful and most environmentally responsible approach.**

We recognize that a trail closure is not ideal for community members who rely on the path. To reduce this burden as much as possible, the construction sequence is being planned so that the **trail will only be closed for approximately one year—about half of the two-year construction duration.** We will continue to look for ways to shorten that window if opportunities arise.

We appreciate the community's patience and will continue providing updates as the project progresses.

#### **Q. How many trees will be removed and how many will be planted?**

There are three M-NCPPC Parks that will be affected during this project: McKenney Hills Neighborhood Park, Rock Creek SVU 2, and Capitol View Open Space. There will be a total of **approximately 84 trees removed from all three Parks during construction.** Through coordination with M-NCPPC Parks, mitigation efforts will include **replanting 590 trees at 1.5" caliper and 17 trees at 2" caliper on M-NCPPC property.**

#### **Q. What steps will be taken to protect water quality in the stream as the sewer work is conducted nearby?**

A comprehensive set of design, construction, and environmental protection measures will be implemented to ensure water quality is protected throughout the project. These measures include:

##### **1. Environmentally Sensitive Stream Design**

The stream stabilization design intentionally maintains the **existing stream alignment and planform** to reduce disturbance and avoid unnecessary reshaping. Exposed sewer pipes will be **buried beneath riffle grade controls**, using WSSC Water's standard utility protection details, which stabilizes the channel and prevents future scour. The stream will be **raised approximately 18 inches** over the sewer crossings to reduce channel entrenchment and improve floodplain access, which helps slow flows and reduce sediment transport. Where bends create risk, **j-hook vanes** and **imbricated riprap walls** are used to keep flow directed toward the channel center and protect the streambank.

These stabilization methods reduce erosion, sediment release, and channel degradation during and after construction.

## **2. Strict Environmental Control Measures**

During all in-stream work, contractors must maintain a **pump-around system** that diverts clean water around the active work zone, while any sediment-laden water is sent through approved filtering devices before reentering the stream. Construction areas will be **stabilized at the end of each workday**, and crews may only complete the amount of work that can be fully stabilized before stopping. No in-stream construction is permitted **March 1 through June 15** to protect sensitive aquatic life during spawning season. The contractor must remain within approved **Limits of Disturbance (LOD)**, protect trees, avoid storing materials in the floodplain, and immediately repair any disturbed sediment-control practices.

## **3. Sequenced Construction to Minimize Impacts**

All sewer pipes that are exposed within the stream will be **repaired before** stream stabilization begins to limit disturbance times. For each phase of stabilization, work proceeds **upstream to downstream**, ensuring that completed structures form stable outfalls that prevent downstream sedimentation. No material will be stored in the **100-year floodplain**, and all access paths, crossings, and staging areas are installed only after pre-construction meetings and inspections to ensure proper protection measures are in place.

## **4. Daily Water Quality Protections**

At the end of each day, crews must establish a **stable, erosion-resistant connection** between completed work and the natural streambed to prevent overnight erosion. Disturbed soils are stabilized daily with seed, erosion control matting, or other approved methods so that no bare soil is left exposed.

## **5. Final Stabilization and Planting**

Each stabilization phase concludes with **native landscaping, permanent seeding, and planting**, which improves long-term bank stability, reduces sedimentation, and enhances habitat. After approval from inspectors, temporary access routes, sediment controls, and fencing are removed and disturbed areas are stabilized to prevent future runoff.

**Q. Is there anything else that residents should know about this project?**

Yes. In addition to repairing aging sewer infrastructure and greatly reducing the risk of sewer breaks or sewage leaks into the stream, this project will also **improve the health and stability of the neighborhood stream itself.**

Before construction, the stream showed widespread erosion, unstable banks, poor floodplain connection, exposed sewer pipes, invasive vegetation, and limited habitat—conditions classified largely as “Not Functioning” in the pre-stabilization assessment.

After stabilization, the stream will transition to a more stable and resilient system, with improved bank stability, enhanced floodplain connection, restored habitat diversity, and protective structures that reduce erosion risk and keep sewer assets safely buried. These improvements help ensure cleaner water, healthier habitat, and long-term protection of both the environment and nearby infrastructure.

Overall, residents will benefit not only from safer, modernized sewer service, but also from **a healthier, more stable stream that is far better equipped to support the surrounding ecosystem.**