



**April 1, 2026**

**Mr. Walid Halboni**

Washington Suburban Sanitary Commission  
14501 Sweitzer Lane  
Laurel, Maryland 20707

**Subject:** Capitol View Sewer Rehabilitation Project  
Mandatory Referral No. MR2025025

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**Dear Mr. Halboni,**

The Montgomery County Planning Department reviewed Mandatory Referral No. MR2025025 for the proposed Capitol View Sewer Rehabilitation Project and determined that it qualifies for administrative review. Staff recommends approval of this application, subject to the following recommendations:

1. Prior to commencement of the Project, hold a public meeting with the community surrounding the project area to share details, including the project timeline, and answer questions.
2. Construction plans must be submitted to the Maryland-National Capital Park and Planning Commission (M-NCPPC) Department of Parks for review as part of the Park Construction Permit process to ensure that all work is performed in accordance with M-NCPPC standard details, specifications, and policies. No work on parkland may occur until an approved Park Construction Permit is issued for the project.
3. Montgomery Parks tree mitigation will be fulfilled by on-site planting of a diverse tree, shrub, and herbaceous palette approved by Montgomery Parks.
4. Abide by the following time-of-year restrictions:
  - a. no work may occur within Use I streams between March 1 and June 15; and
  - b. no tree clearing may occur from April 1 through September 30.
5. Minimize impacts to pedestrians from the temporary closure of any neighborhood walking paths.
6. The Applicant must replace trees and shrubs with approved species as shown on the Landscaping Plan.
7. Upon completion of construction, the Applicant must reopen all temporary access paths and restore them to their former condition.
8. Before conducting any land disturbing activities in an M-NCPPC Easement, WSSC must identify to M-NCPPC's Forest Conservation Inspector ("Inspector") the Easement it needs

to enter and the proposed Limits of Disturbance (“LOD”) on an annotated aerial photo; and describe to the Inspector how WSSC proposes to minimize its impact to the Easement, including any necessary tree protection.

9. Upon request by the Inspector, a representative from WSSC will meet with the Inspector on-site to confirm the LOD as identified on the aerial photo and determine whether the impacts can be further minimized, including changes to the LOD.
10. WSSC must mitigate for the areas within the LOD in an Easement consistent with M-NCPPC’s Park standards. WSSC, as a public agency, is not required to provide any financial security for Project work subject to this Mandatory Referral.
11. All planting in an affected Easement must occur within the first planting season after WSSC completes work in the Easement.
12. WSSC must notify the Inspector when it will perform mitigation planting. The Inspector must formally accept the planting and will require deer protection fencing and invasive species management (where needed).
13. Once the Inspector accepts the plantings, a two-year maintenance period begins. Throughout the two-year maintenance period, WSSC is responsible for maintaining the trees.
14. At the end of the two-year maintenance period, the Inspector will inspect the plantings and release WSSC from its maintenance obligations if the plantings meet the following survival requirement: 75% survival for 1-inch trees planted at 200 per acre and 100% for 2-inch trees planted at 100 per acre. If the survival rate is below these requirements, WSSC must replant the area to meet these survival requirements. The replanting will then satisfy WSSC’s obligations, and WSSC will be released from its maintenance obligations.
15. Once all maintenance obligations are completed by WSSC, the Inspector will sign the originally submitted aerial photo and indicate that all work has been completed and WSSC has satisfied its mitigation and maintenance obligations.

## SITE DESCRIPTION

As shown in Figure 1, the WSSC project area (“Project Area”) is generally located between I-495 and Loma Street in the Forest Glen neighborhood of Silver Spring. A neighborhood of detached residential dwellings in the R-60 zone generally surrounds the Project Area to the north, east, and west. To the south, the Project Area is bordered by I-495, multi-unit buildings in the R-20 and R-30 zones, and commercial development in the NR, CRT, and EOF zones.

The Project Area is located along WSSC water easements, Maryland-National Capital Park and Planning Commission (M-NCPPC) property, Board of Education property (Flora M. Singer Elementary School), and private property. Environmental features in the Project Area include forest, wetlands, and streams.

M-NCPPC is the primary property owner within the Project Area, and the proposed sewer rehabilitation work occurs on three Montgomery County Park units: Rock Creek Stream Valley Unit 2 (SVU2), McKenney Hills Neighborhood Park, and Capitol View Open Space Park. These park units are

not contiguous but are separated by other public and private lands; however, the sewer system proposed for maintenance bisects all three park units. The Forest Glen Creek flows through all three park units and is contiguous with Rock Creek downstream of the Project location. Forest Glen Creek is designated as Use Class I stream which means the stream is classified as a nontidal stream. An unnamed tributary to the Forest Glen Creek is also located on the Capitol View Open Space Park unit. Figures 2 and 3 show representative conditions of the Forest Glen Creek in the upstream and downstream portions, respectively.

The only park unit that contains recreational amenities is the McKenney Hills Neighborhood Park. This park contains paved walking paths, tennis courts, a basketball court, a playground, and open grass areas. The Rock Creek SVU2 and Capitol View Open Space Park units exist to preserve aquatic and terrestrial natural resources. All three park units are generally well forested with mixed hardwood forest.

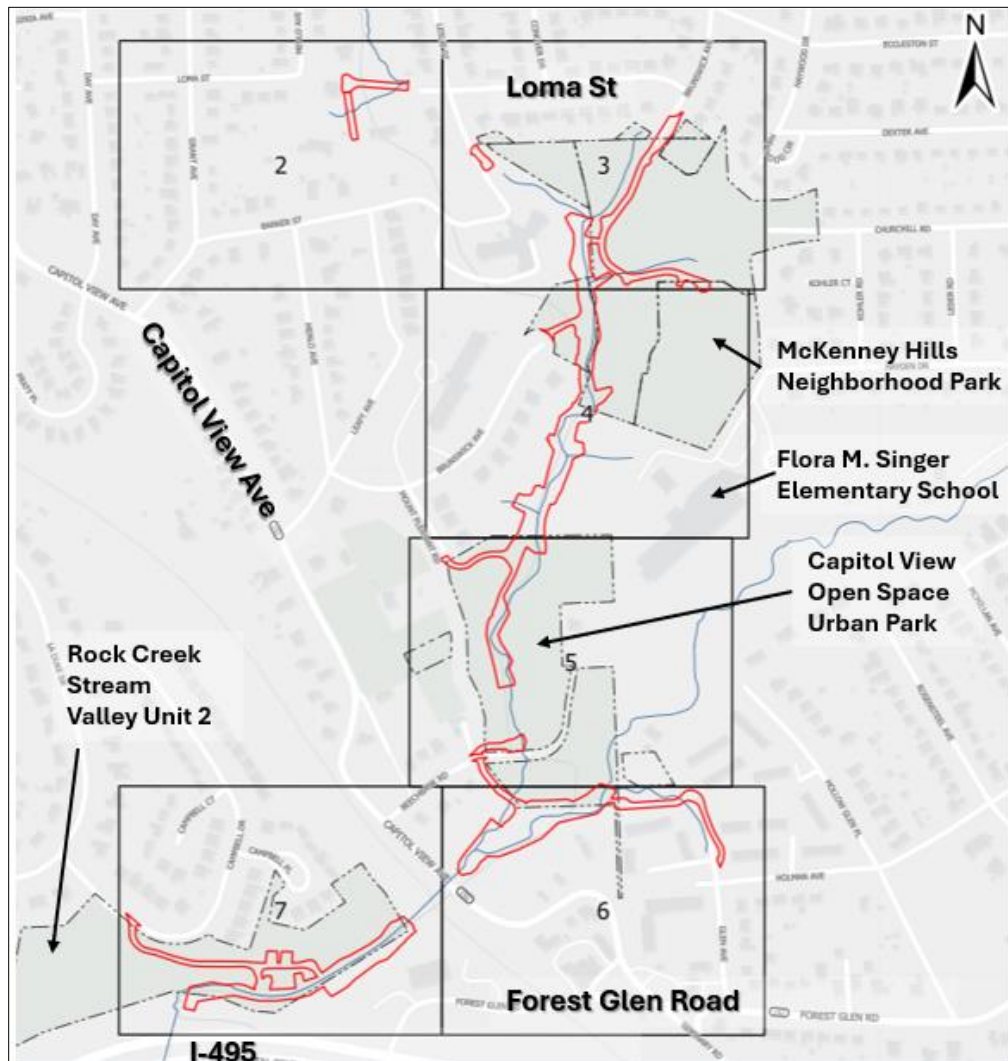


Figure 1: Vicinity Map, Project Area Outlined in Red



*Figure 2: Upstream Forest Glen Creek*



*Figure 3: Downstream Forest Glen Creek*



- 3) Perform pre-rehab cleaning and Closed-Circuit Television (CCTV) for all project phase sewer lines.
- 4) Replace exposed sewer pipe before stream restoration activities begin.
- 5) Install all Cured-In-Place-Pipe (CIPP) liners as shown on Pitch Circle Diameter (PCD) tracking sheets and construction drawings.
- 6) Perform post-rehab CCTV for all project phase sewer lines.
- 7) Rehabilitate all project phase manholes according to designs listed in the PCD tracking sheet and construction drawings.
- 8) After stream restoration and sewer rehabilitation activities are complete, remove all temporary infrastructure used during construction.

The Project is designed to comply with the WSSC and Montgomery Parks environmentally sensitive area stream stabilization guidance.



*Figure 5: An exposed pipe, one of the at-risk WSSC sewer assets that will be addressed with Project*



*Figure 6: Exposed pipe and manhole, examples of at-risk WSSC sewer assets that will be addressed with Project*

## TRANSPORTATION

The Application is a sewer rehabilitation project within Forest Glen that is generally located north of the intersection of Capitol View Avenue, Forest Glen Road, and Seminary Road. There is no specific vehicular access associated with the Project; however, the applicant has proposed to temporarily convert existing footpaths into access points for construction vehicles. These conversions will temporarily limit internal pedestrian circulation on the Subject Property. In addition, the Applicant has proposed to mitigate traffic on public roadways through a traffic control plan. There is no proposed impact to pedestrian and bicycle facilities within the public right-of-way during construction, and the Project will not change pedestrian and bicycle circulation routes post-construction.

## PARKLAND

### *Parkland Impacts*

The majority of the proposed sewer rehabilitation work occurs on Montgomery County parkland which has resulted in extensive coordination between WSSC and Montgomery Parks (“Parks”) Staff through the Concept Review and Park Construction Permit Review processes. The impacts to parkland will consist of impacts from the construction access, tree removal, in-stream sewer infrastructure repair, and stream stabilization. Parks and WSSC have completed dozens of similar projects and will be implementing familiar strategies to avoid, minimize, and mitigate for the proposed impacts. These strategies include extensive field reconnaissance to appropriately locate access routes to avoid impacting the most sensitive resources and trees, utilizing appropriate ground protection measures to limit soil compaction from construction equipment, and implementing stream rehabilitation in conjunction with the exposed asset repair.

Construction access routes will utilize existing corridors from previous utility work where possible. Additionally, a portion of the paved trail within McKenney Hills Neighborhood Park will be used for access from Brunswick Avenue. All construction access will meet Park standards for ground protection using approved construction details and will be regularly inspected to ensure compliance. Access routes will be restored to existing conditions after the completion of the work. The portion of the paved trail on the west side of McKenney Hills Neighborhood Park will be closed during construction; however, the access points to the park from the east will remain open and unaffected.

The LOD will be approximately 2.8 acres total on parkland; Rock Creek SVU 2 - 0.95 acres, McKenney Hills Neighborhood Park - 0.97 acres, and Capitol View Open Space Park - 0.86 acres. There are approximately 84 trees proposed for removal on parkland to facilitate equipment access, structure repair, and stream rehabilitation. Tree removals have been reviewed extensively, and design alterations have been made to ensure the least amount of impact on the overall forest composition. An extensive planting plan is required to plant over 500 trees to mitigate for removals based on Park’s tree replacement guidance. In addition, native shrubs, live stakes, and herbaceous seeds will be planted to restore all impacted areas on parkland.

Stream rehabilitation on parkland will occur along the Forest Glen Creek and the unnamed tributary consisting of 1,750 linear feet of stream work related to the repair and stabilization of at-risk sewer pipes and manholes. The stream rehabilitation work was designed with extensive input from Montgomery Parks Staff and will utilize existing approved stream construction details to protect the sewer infrastructure and restore natural stream functions.

### *Park Construction Permit*

WSSC will be required to obtain a Park Construction Permit from Montgomery Parks prior to commencement of any construction activities on parkland. Plans submitted for Park Construction

Permit review must include existing topography, utilities, and identify and locate all trees (with size and species) larger than 6-inch DBH and greater within 100 feet of the proposed LOD on park property. During Park Construction Permit Review, Parks Staff will work with WSSC to minimize impacts to parkland to the greatest extent possible and avoid all critical resources identified. WSSC will continue to coordinate with M-NCPPC on the design and construction of the required in-stream structures to ensure that a stable stream setting is provided. Montgomery Parks tree mitigation will be fulfilled through the on-site planting of a diverse tree, shrub, and herbaceous palette approved by Montgomery Parks.

#### *Right-of-Way*

No right-of-way or easements will be granted in relation to this project.

#### ENVIRONMENT

Portions of the Project Area's LOD intersects with three existing Conservation Easements. There is one Category I Forest Conservation Easement, established on March 29, 2011, with the associated McKenny Hills Elementary School Forest Conservation Plan No. MR2010720. The remaining conservation easements were created prior to the passage of Chapter 22A – Montgomery County Forest Conservation Law and cover areas of WSSC easement. The Conservation Easement established on January 17, 1990, was created during the approval of Preliminary Plan No. 119880810, to protect existing specimen tree cover. The final conservation easement that intersects with this Project was established on February 5, 1986, and was created for the protection of the Left Fork tributary to Rock Creek. While impacts to Conservation Easements and associated trees, forest, and stream buffers are the propriety with any proposed disturbance, in this case the areas being disturbed cannot be moved due to the location of the existing sewer line that is being rehabilitated. All impacts to the mentioned Conservation Easements will be temporary, and this Project will limit and mitigate any impacts through minimization of the proposed impacts and replanting in disturbed areas. The proposed rehabilitation of the sewer line is a necessary and positive environmental improvement.

#### HISTORIC PRESERVATION

Portions of the Project Area intersect with the Montgomery County Master Plan for Historic Preservation-listed Capitol View Historic District. Pursuant to Chapter 24A of the Montgomery County Code, the Applicants applied for a Historic Area Work Permit for the Project, including for tree removal and grading, which was reviewed and approved by the Historic Preservation Commission at its November 12, 2025, meeting.

A portion of the Project Area is also under a Maryland Historic Trust Historic Easement. The Project description notes that the Maryland Historic Trust reviewed the Project proposal and found no historic properties would be impacted by the Project.

## ANALYSIS

Mandatory Referral review is guided by the Montgomery Planning *Mandatory Referral Review Uniform Standards* (December 2022), and the authority granted through the Maryland Land Use Article, Section 20-301, et seq. As set forth in Sections 20-301 and -302, the Montgomery County Planning Board has jurisdiction over mandatory referral projects presented by Montgomery County government, municipal corporation or special taxing district, and Montgomery County Board of Education/Montgomery County Public Schools, for (i) acquiring or selling land; (ii) locating, constructing or authorizing a road, park, public way or ground, public building or structure, or publicly owned or privately owned public utility; or (iii) changing the use of or widening, narrowing, extending, relocating, vacating or abandoning any of the previously mentioned facilities. The Planning Board, or its Staff pursuant to the adopted Uniform Guidelines, must review such projects and transmit comments on the proposed location, character, grade and extent of the activity.

As described in the Uniform Standards, review of the Mandatory Referral Application considers all relevant land use and planning aspects of the proposal including, but not limited to, the following:

- 1. *whether the proposal is consistent with the County’s General Plan, functional plans such as the master plan of highways, environmental guidelines, the approved and adopted area master plan or sector plan, and other public plans, guidance documents, or programs for the area;***

*Thrive Montgomery 2050*, the County’s General Plan (“Plan”), is a long-range planning guide for the development and growth of the community. The Project aligns with the broad vision and recommendations in the General Plan and will further the public interest.

One key area of the Plan focuses on ensuring that infrastructure, which includes roads, water supply and sewer systems, schools, etc., will keep pace with new development and existing assets will be upgraded or remain in a state of good repair.

The Project is also strongly aligned with the General Plan’s objective to maintain and bolster its competitive edge in offering Complete Communities with strong and sufficient infrastructure to attract private developers and workers. Additional priorities of the Plan include supporting sustainable growth and agricultural preservation. Local jurisdictions are required to map and adopt specified growth tier designations to limit the proliferation of onsite sewage disposal systems and protect and conserve agricultural and other open space land. This Project is consistent with plans to maintain public infrastructure as part of the Complete Communities concept, relieve pressure from areas in the County designated for preservation, and provide a sewage disposal system that helps protect public safety and health.

The General Plan also prioritizes supporting community infrastructural needs. Infrastructure facilities are required to serve a community's development and operational needs. Infrastructure includes roads, water supply and sewer systems, schools, health care facilities, libraries, parks and recreation, and other public provided services. This Project is a public sewer improvement project that will repair and maintain an existing, critical infrastructure system to support existing and future residents.

The Project spans three master plan areas, the 1996 *Forest Glen Sector Plan*, the 1982 *Capitol View and Vicinity Plan*, and the 1990 *Master Plan for Kensington Wheaton* ("Master Plans"). Land use goals in all three Master Plans emphasize protection of existing residential neighborhoods. The Project supports the surrounding residential neighborhoods by making improvements to aging sewer infrastructure so it can continue to serve the community.

The Master Plans also have similar environmental goals to protect and preserve sensitive environmental areas and improve stream water quality. Stream restoration work will restore natural stream functions, providing additional environmental benefits to Parkland and the surrounding neighborhood.

**2. *whether the proposal is consistent with the intent and the requirements of the zone in which it is located;***

The Project generally impacts property located within the R-60 zone. The intent of the R-60 zone is to provide designated areas of the County for residential uses with a minimum lot size of 6,000 square feet. The predominant use is residential in a detached house. There are no additional use requirements for the Project. The proposed Project is consistent with the intent of the zone because it will maintain the existing pattern of single-family detached homes in the vicinity, improve surrounding sewer conditions, and improve the stream quality through targeted stabilization.

**3. *whether the nature of the proposed site and development, including but not limited to its size, shape, scale, height, arrangement, design of structure(s), massing, setback(s), site layout, and location(s) of parking is compatible with the surrounding neighborhood and properties;***

Impacts to the neighborhood will be limited to creation of temporary access paths and temporary closure of certain walking paths within Parks in the Project Area needed to complete the sewer infrastructure work and stream restoration. The Project does not include the installation of buildings or other above ground structures. Therefore, the Project will not impact the aesthetics or existing character of the surrounding neighborhood or individual properties.

**4. *whether the locations of buildings and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient;***

There are no buildings or permanent structures, or improvements to roadways proposed with this Project. Temporary measures proposed for pedestrian and vehicular circulation primarily impact ingress and egress for construction activities and are not permanent. Therefore, the Project will have adequate, safe and efficient alternative routes for the general public during the construction period as well as temporary routes for the proposed work.

No new open spaces or landscaping is proposed. However, the Project will include temporary access paths that will be replanted with a mix of trees and shrubs. Vegetation has been selected to include species in existence prior to construction. Landscape planting material quantities and minimum diameter at breast height (DBH) replacement equivalencies to mitigate the tree loss on parkland have been reviewed and approved by M-NCPPC Parks Staff.

#### TRANSPORTATION VEHICULAR ACCESS

The Applicant has proposed converting some existing footpaths into temporary access paths for construction vehicles. The Applicant will mitigate traffic on public roadways through a traffic control plan that will be reviewed and approved as part of the Department of Permitting Services Permit review process.

#### LOCAL AREA TRANSPORTATION REVIEW

The Project is not adding density or trips because no new buildings or use changes are proposed. Therefore, the Project is not subject to the Local Area Transportation Review (LATR).

#### PEDESTRIAN AND BICYCLE FACILITIES

The Subject Application proposes to temporarily convert internal pedestrian footpaths into vehicle access points. Parkland visitors can expect their ability to circulate the Subject Property will be limited for the duration of the rehabilitation project. The Applicant has not proposed any modification to pedestrian or bicycle facilities within the public right-of-way and access to the internal pathways will be restored without modification at the completion of the project.

#### PUBLIC TRANSIT SERVICE

No impacts are proposed to existing transit services within the vicinity of the Project.

#### PARKING

No impacts are proposed to existing public or private parking areas. No new parking areas are proposed.

- 5. *whether the proposal has an approved NRI/FSD and a preliminary SWM Concept Plan, and meets the requirements of the Forest Conservation Law (Chapter 22A of the County Code). Forest Conservation Plan, if applicable, must be approved by the Planning Board, either before or at the time of the Board's mandatory referral review and action on the project. Unlike the mandatory referral review by the Board, the conditions of the Forest Conservation Plan are binding on all county projects and require a Resolution of Approval.***

#### FOREST CONSERVATION

The Project satisfies all applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A and complies with the Montgomery County Planning Department's Environmental Guidelines. The Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) was approved by the Maryland Department of Natural Resources (MD DNR) on November 3, 2023. Based on the review by Planning Staff, FCP Exemption No. 42025221E was approved on December 8, 2025. The Project is exempt from Article II of the Montgomery County Code, Chapter 22A (Forest Conservation Law), per Section 22A- 5(f) for a governmental project reviewed for forest conservation purposes by MD DNR under the Code of Maryland Regulations.

#### STORMWATER MANAGEMENT

The Maryland Department of Energy (MDE) has delegated authority to WSSC for erosion and sediment control and stormwater management requirements. This Project does not propose any new impervious surfaces and therefore does not require a stormwater management concept plan.

#### SUSTAINABILITY

The Project supports sustainability by investing in existing sewer infrastructure which reduces pressure to expand in areas that lack sufficient infrastructure. Other alternatives that were explored for the Project included clear cutting trees and mass overbank excavation. These

approaches were ultimately not pursued and instead the proposed scope of work prioritizes the least amount of environmental disturbance to implement the project.

- 6. whether a Preliminary or a Final Water Quality Plan has been reviewed by the Planning Board if the project is located in a Special Protection Area. In addition, for a Water Quality Plan for a project on public property, the Board must determine if the plan meets any additional applicable standards for Special Protection areas, including the standards of Article V. WATER QUALITY REVIEW IN SPECIAL PROTECTION AREAS, of the County Code (pursuant to Section 19-65(d)(4));**

This consideration is not applicable as the Proposal is not located in a special protection area or subject to a Water Quality Plan.

- 7. whether or not the site would be needed for park use if the proposal is for disposition of a surplus school or other publicly-owned property.**

This consideration is not applicable as the Proposal is not for disposition.

- 8. whether alternatives or mitigation measures have been considered for the project if the proposal is inconsistent with the General Plan or other plans and policies for the area, or has discernible negative impacts on the surrounding neighborhood, the transportation network, the environment, historic resources (including burial sites) or other resources.**

As previously outlined under the plan conformance section, the proposed Project is in conformance with the County's General Plan and other plans and policies for the area. Except for landscaping replacement of temporary access areas, there are no mitigation requirements.

The Applicant applied for a Historic Area Work Permit for the Project, which was reviewed and approved by the Montgomery County Historic Preservation Commission at its November 12, 2025, meeting. The Project was also reviewed by the Maryland Historical Trust and there are no known historical properties impacted by this Project.

The Project is required to explore the presence of rare, threatened, or endangered (RTE) species. The U.S. Fish and Wildlife Services (USFWS) determined that the project study area may impact two (2) species: proposed as endangered species, the Tricolored Bat (*Perimyotis subflavus*) and proposed threatened species, the Monarch Butterfly (*Danaus plexippus*). The Northern Long-Eared Bat (*Myotis septentrionalis*), a federally endangered species, has habitat within the Project Area. The Project is not likely to adversely affect the Northern Long-eared Bat because WSSC has agreed to implement the time-of-year restriction for the Northern

Long-Eared Bat, as no tree clearing will occur from April 1 through September 30. It was further studied and determined that the proposed rehabilitation project is not likely to jeopardize the proposed endangered Tricolored Bat (*Perimyotis subflavus*) because implementing the time-of-year restriction for the northern long-eared bat also provides habitat protection for the tricolored bat. The USFWS assessment concluded that the proposed Project is not likely to jeopardize the continued existence of the proposed threatened Monarch Butterfly (*Danaus plexippus*).

During review of the Application, a few neighbors contacted Planning Staff with questions about the Project. Neighbors generally inquired about the following: 1) construction timing and duration, 2) temporary access paths and trail closures, 3) tree removal, 4) construction impacts to area roads and paths, and 5) impacts to specific properties. Staff worked with the Applicant team to address questions and neighbor's concerns (Attachment C). The Applicant team also indicated to Staff that a public meeting will be held before Project commencement to provide additional information about the Project and to answer community questions.

The Planning Department appreciates the opportunity to comment on this project and looks forward to collaborating with WSSC on future projects. If you have any questions, please do not hesitate to contact Emily Tettelbaum at 301-495-4569 or [emily.tettelbaum@montgomeryplanning.org](mailto:emily.tettelbaum@montgomeryplanning.org).

Sincerely,



**Jason K. Sartori**

Planning Director

Attachments

*Attachment A: Mandatory Referral Plan*

*Attachment B: Forest Conservation Exemption*

*Attachment C: Community Correspondence*



# ATTACHMENT B



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



2425 Reedie Drive  
Floor 14  
Wheaton, MD 20902



MontgomeryPlanning.org

December 8, 2025

Capitol View Sewer Rehab Project  
attn: Walid Halboni  
Washington Suburban Sanitary Commission  
14501 Sweitzer Lane  
Wheaton, Maryland 20902

Dear Mr. Halboni,

Based on the review by staff of the Montgomery County Planning Department, the exemption request for Capitol View Sewer Rehab Project, #42025221E, is confirmed. The project is exempt from Article II of the Montgomery County Code, Chapter 22A (Forest Conservation Law), per Section 22A- 5(f) for a governmental project reviewed for forest conservation purposes by the State Department of Natural Resources under the Code of Maryland Regulations.

Sincerely,

A handwritten signature in black ink, appearing to read "Amy Lindsey", written over a circular stamp or seal.

Amy Lindsey

Regulatory Supervisor, Environment and Climate Division

[amy.lindsey@montgomeryplanning.org](mailto:amy.lindsey@montgomeryplanning.org)

CC: Straughan Environmental  
Alessandra Ward [award@straughanenvironmental.com](mailto:award@straughanenvironmental.com)  
Amanda Gould [agould@straughanenvironmentla.com](mailto:agould@straughanenvironmentla.com)

# ATTACHMENT C

**From:** [Dr Jinor](#)  
**To:** [Tettelbaum, Emily](#)  
**Subject:** Re: Capitol View Sewer Rehab Project  
**Date:** Thursday, March 19, 2026 8:13:05 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Thanks for your time

Janny Jinor, LCSW, KAP, BC-TMH, PhD  
Specialist in distance and tele-mental health  
3434 Kildaire Farm Rd, Suite 711, Cary NC, 27518  
**LCSW** - North Carolina  
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On Thu, Mar 19, 2026 at 5:16 PM Tettelbaum, Emily  
<[Emily.Tettelbaum@montgomeryplanning.org](mailto:Emily.Tettelbaum@montgomeryplanning.org)> wrote:

Good afternoon Ms. Jinor,

Please find attached the Capitol View WSSC sewer rehab plan sheets that show the stream restoration work on the property located at 9715 Capitol View Avenue. As I mentioned during our call, keep a lookout for a postcard from WSSC with details about a community meeting to discuss the project. Information about the County Department of Environmental Protection and technical assistance they can provide about erosion control is available [here](#). I hope this information is helpful.

Best Regards,

Emily



## Emily Tettelbaum

Planner IV, East County Planning Division

Montgomery County Planning Department

2425 Reddie Drive, Floor 14, Wheaton, MD 20902

[emily.tettelbaum@montgomeryplanning.org](mailto:emily.tettelbaum@montgomeryplanning.org)

o: 301-495-4569



**From:** [Patricia C](#)  
**To:** [Amanda Gould](#)  
**Cc:** [Tettelbaum, Emily](#); [Walid Halboni](#); [Andrews, Evan](#); [Beam, Alex](#); [Joe Arrowsmith](#); [James Wade](#); [Rochelle Cohen](#)  
**Subject:** Re: Capitol View Sewer Rehab Project Plans  
**Date:** Wednesday, March 18, 2026 12:42:32 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

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Hi Amanda,

Thank you so much for pulling this together, we really appreciate the thorough responses and the time it took to coordinate everything.

We'll review and follow up if any additional questions come up, but this is very helpful!

Thanks again,  
Patricia

On Tue, Mar 17, 2026 at 4:27 PM Tettelbaum, Emily <[Emily.Tettelbaum@montgomeryplanning.org](mailto:Emily.Tettelbaum@montgomeryplanning.org)> wrote:

Thank you!



**Emily Tettelbaum**

Planner IV, East County Planning Division  
Montgomery County Planning Department  
2425 Reedie Drive, Floor 14, Wheaton, MD 20902  
[emily.tettelbaum@montgomeryplanning.org](mailto:emily.tettelbaum@montgomeryplanning.org)  
o: 301-495-4569



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**From:** Amanda Gould <[agould@straughanenvironmental.com](mailto:agould@straughanenvironmental.com)>  
**Sent:** Tuesday, March 17, 2026 1:58 PM  
**To:** Patricia C <[pcastellon@gmail.com](mailto:pcastellon@gmail.com)>; Tettelbaum, Emily <[Emily.Tettelbaum@montgomeryplanning.org](mailto:Emily.Tettelbaum@montgomeryplanning.org)>  
**Cc:** Walid Halboni <[Walid.Halboni@wsscwater.com](mailto:Walid.Halboni@wsscwater.com)>; Andrews, Evan <[evan.andrews@mbakerintl.com](mailto:evan.andrews@mbakerintl.com)>; Beam, Alex <[alex.beam@mbakerintl.com](mailto:alex.beam@mbakerintl.com)>; Joe Arrowsmith <[jarrowsmith@straughanenvironmental.com](mailto:jarrowsmith@straughanenvironmental.com)>; James Wade <[jwade@StraughanEnvironmental.com](mailto:jwade@StraughanEnvironmental.com)>; Rochelle Cohen <[cohenrochelle@hotmail.com](mailto:cohenrochelle@hotmail.com)>  
**Subject:** Re: Capitol View Sewer Rehab Project Plans

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Hi Patricia and Emily,

Thank you for your patience in receiving these responses. Attached, you will find our answers to all ten of your questions.

Please feel free to reach out if you have any further questions or need additional clarification.

Happy St. Patrick's Day!

Thanks!

Amanda

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**AMANDA GOULD**

*Environmental Scientist*



9175 Guilford Road, Suite 100 | Columbia, MD 21046

**DIRECT:** (301) 362-9200 | **MOBILE:** (410) 370-8303

[Website](#) | [LinkedIn](#) | [Instagram](#) | [vCard](#)

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**From:** Patricia C <[pcastellon@gmail.com](mailto:pcastellon@gmail.com)>

**Sent:** Tuesday, March 17, 2026 10:10 AM

**To:** Tettelbaum, Emily <[Emily.Tettelbaum@montgomeryplanning.org](mailto:Emily.Tettelbaum@montgomeryplanning.org)>; Amanda Gould <[agould@straughanenvironmental.com](mailto:agould@straughanenvironmental.com)>

**Cc:** Walid Halboni <[Walid.Halboni@wsscwater.com](mailto:Walid.Halboni@wsscwater.com)>; Andrews, Evan <[evan.andrews@mbakerintl.com](mailto:evan.andrews@mbakerintl.com)>; Beam, Alex <[alex.beam@mbakerintl.com](mailto:alex.beam@mbakerintl.com)>; Joe Arrowsmith <[jarrowsmith@straughanenvironmental.com](mailto:jarrowsmith@straughanenvironmental.com)>; James Wade <[jwade@StraughanEnvironmental.com](mailto:jwade@StraughanEnvironmental.com)>; Rochelle Cohen <[cohenrochelle@hotmail.com](mailto:cohenrochelle@hotmail.com)>

**Subject:** Re: Capitol View Sewer Rehab Project Plans

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Hi Emily and Amanda,

Thank you both for helping coordinate responses to our community's questions, we really appreciate it. We'll keep an eye out for the follow-up and for the postcard with details about the virtual meeting.

Thanks again,

Patricia Castellon

On Fri, Mar 13, 2026 at 3:14 PM Tettelbaum, Emily <[Emily.Tettelbaum@montgomeryplanning.org](mailto:Emily.Tettelbaum@montgomeryplanning.org)> wrote:

Thanks so much and I am glad to learn that WSSC will host a community meeting soon!



**Emily Tettelbaum**

Planner IV, East County Planning Division

Montgomery County Planning Department

2425 Reedie Drive, Floor 14, Wheaton, MD 20902

[emily.tettelbaum@montgomeryplanning.org](mailto:emily.tettelbaum@montgomeryplanning.org)

o: 301-495-4569



**From:** Amanda Gould <[agould@straughanenvironmental.com](mailto:agould@straughanenvironmental.com)>

**Sent:** Wednesday, March 11, 2026 4:33 PM

**To:** Tettelbaum, Emily <[Emily.Tettelbaum@montgomeryplanning.org](mailto:Emily.Tettelbaum@montgomeryplanning.org)>

**Cc:** Patricia C <[pcastellon@gmail.com](mailto:pcastellon@gmail.com)>; Walid Halboni <[Walid.Halboni@wsscwater.com](mailto:Walid.Halboni@wsscwater.com)>; Andrews, Evan <[evan.andrews@mbakerintl.com](mailto:evan.andrews@mbakerintl.com)>; Beam, Alex <[alex.beam@mbakerintl.com](mailto:alex.beam@mbakerintl.com)>; Joe Arrowsmith <[jarrowsmith@straughanenvironmental.com](mailto:jarrowsmith@straughanenvironmental.com)>; James Wade <[jjwade@StraughanEnvironmental.com](mailto:jjwade@StraughanEnvironmental.com)>

**Subject:** Re: Capitol View Sewer Rehab Project Plans

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

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Hi Emily and Patricia,

Thank you for bringing these questions to our attention. I will coordinate with WSSC Water to ensure all 10 of your questions are thoroughly reviewed and answered. I will follow up with you as soon as that information is available.

Regarding your recommendation for a community meeting, WSSC Water plans to host a virtual community meeting closer to the start of construction. In the coming weeks, they will mail a Postcard to nearby residents with additional details, including the meeting date and instructions on how to join the session virtually.

Please feel free to reach out if you have any additional questions in the meantime.

Thanks!

Amanda

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## AMANDA GOULD

*Environmental Scientist*

9175 Guilford Road, Suite 100 | Columbia, MD 21046

**DIRECT:** (301) 362-9200 | **MOBILE:** (410) 370-8303

[Website](#) | [LinkedIn](#) | [Instagram](#) | [vCard](#)

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**From:** Tettelbaum, Emily <[Emily.Tettelbaum@montgomeryplanning.org](mailto:Emily.Tettelbaum@montgomeryplanning.org)>

**Sent:** Tuesday, March 10, 2026 10:06 AM

**To:** Amanda Gould <[agould@straughanenvironmental.com](mailto:agould@straughanenvironmental.com)>

**Cc:** Patricia C <[pcastellon@gmail.com](mailto:pcastellon@gmail.com)>; Walid Halboni <[Walid.Halboni@wsscwater.com](mailto:Walid.Halboni@wsscwater.com)>; Andrews, Evan <[evan.andrews@mbakerintl.com](mailto:evan.andrews@mbakerintl.com)>; Beam, Alex <[alex.beam@mbakerintl.com](mailto:alex.beam@mbakerintl.com)>; Joe Arrowsmith <[jarrowsmith@straughanenvironmental.com](mailto:jarrowsmith@straughanenvironmental.com)>; James Wade <[jjwade@StraughanEnvironmental.com](mailto:jjwade@StraughanEnvironmental.com)>

**Subject:** RE: Capitol View Sewer Rehab Project Plans

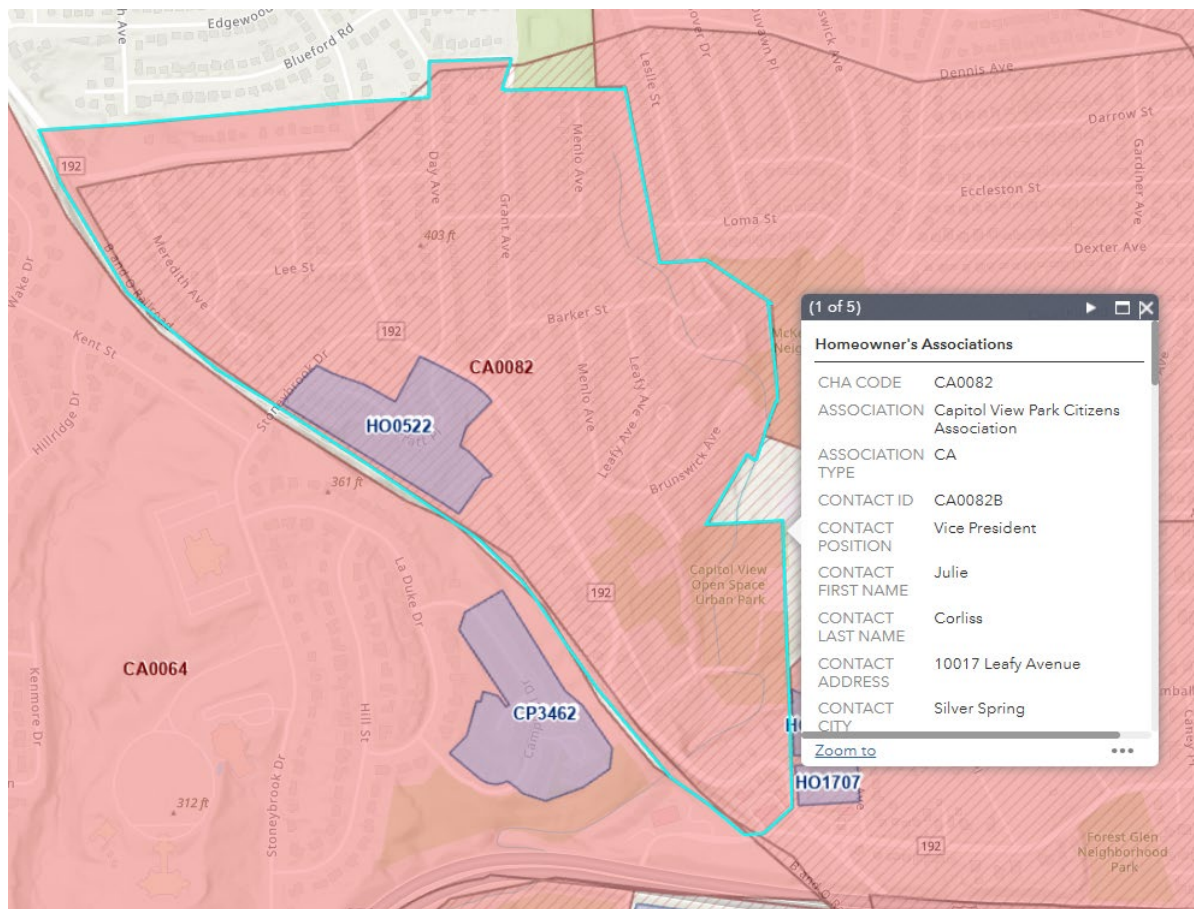
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Amanda,

I am forwarding some additional questions below from Patricia Castellon, cc'ed on this email, who is a representative of the Capitol View Park Citizens Association. A map that shows the geography of the Capitol View Park Citizens Association is included below. The Planning Department strongly recommends that the WSSC team hold a community meeting to inform neighbors about this project and to answer questions prior to commencement of the sewer rehabilitation project.

Thank you!

Emily



### Emily Tettelbaum

Planner IV, East County Planning Division

Montgomery County Planning Department

2425 Reedie Drive, Floor 14, Wheaton, MD 20902

[emily.tettelbaum@montgomeryplanning.org](mailto:emily.tettelbaum@montgomeryplanning.org)

o: 301-495-4569



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**From:** Patricia C <[pcastellon@gmail.com](mailto:pcastellon@gmail.com)>  
**Sent:** Saturday, March 7, 2026 1:46 PM  
**To:** Tettelbaum, Emily <[Emily.Tettelbaum@montgomeryplanning.org](mailto:Emily.Tettelbaum@montgomeryplanning.org)>  
**Subject:** Re: Capitol View Sewer Rehab Project Plans

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Hi Emily,

Thanks for your note and for looking into the questions I previously sent, I appreciate you working on getting those answers.

Some neighbors have been asking similar questions, and we have put together the list below for the civic association newsletter. If possible, it would be great to include brief responses so residents have a clearer understanding of the project.

If you are able to share answers, it would be helpful to receive them by the end of next week so we can include them in the newsletter and help reduce the number of individual inquiries.

If that timeline is not possible, could you instead confirm a date for a community meeting with WSSC in the near term? Since the project will begin this spring, residents would appreciate an opportunity to learn more about the scope and timeline before work starts.

Thanks again for your help.

Best,

Patricia

FAQ:

1. What is the purpose of the Capitol View Sewer Rehab Project?
2. 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?

3. What is the timeframe for the work to be conducted in CVP?

4. What hours of the day will the work be conducted?

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

6. How will the work affect traffic and parking in CVP?

7. The "Mandatory Referral Review" document states that sidewalks and pathways will not be impacted, however, we understand that the pathway at the end of Brunswick Ave leading to McKenny Hills Neighborhood Park, along with the pedestrian bridge, will be closed for the duration of the two year project. This path is an important connection for CVP residents to the park, the hiking trail network in the forested park, the Forest Glen Metro station, and the community pool (Glenwood Pool). Is there a plan to address this major concern or a way to keep the path open for most of the project?

8. How many trees will be removed and how many will be planted?

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

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

## 1. 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 the Silver Spring area of Montgomery County, Maryland. 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.

## 2. 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.

### 3. 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**.

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

Active construction work is expected to occur **between 08:00 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.

### 5. 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.

### 6. 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**—identified as **16-TCP-MR2025025**—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 a 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.

7. The "Mandatory Referral Review" document states that sidewalks and pathways will not be impacted, however, we understand that the pathway at the end of Brunswick Ave leading to McKenny Hills Neighborhood Park, along with the pedestrian bridge, will be closed for the duration of the two year project. This path is an important connection for CVP residents to the park, the hiking trail network in the forested park, the Forest Glen Metro station, and the community pool (Glenwood Pool). Is there a plan to address this major concern or a way to keep the path open for most of the project?

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 **USACE, 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 understanding, and we remain committed to communicating openly as the project progresses. If it would be helpful to discuss these constraints further, we would be happy to coordinate.

As noted in the project's **Mandatory Referral Review**,

"Some footpaths will be converted to access paths during construction and will not be open to the public for safety. Closure of these paths is required to limit environmental impact."

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

#### 8. 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 **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**.

#### 9. 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.

## 10. 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.**

**From:** [Patricia C](#)  
**To:** [Tettelbaum, Emily](#)  
**Subject:** Re: Capitol View Sewer Rehab Project Plans  
**Date:** Saturday, March 7, 2026 1:46:27 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Hi Emily,

Thanks for your note and for looking into the questions I previously sent, I appreciate you working on getting those answers.

Some neighbors have been asking similar questions, and we have put together the list below for the civic association newsletter. If possible, it would be great to include brief responses so residents have a clearer understanding of the project.

If you are able to share answers, it would be helpful to receive them by the end of next week so we can include them in the newsletter and help reduce the number of individual inquiries.

If that timeline is not possible, could you instead confirm a date for a community meeting with WSSC in the near term? Since the project will begin this spring, residents would appreciate an opportunity to learn more about the scope and timeline before work starts.

Thanks again for your help.

Best,  
Patricia

FAQ:

1. What is the purpose of the Capitol View Sewer Rehab Project?
2. 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?
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8. How many trees will be removed and how many will be planted?
9. What steps will be taken to protect water quality in the stream as the sewer work is conducted nearby?
10. Is there anything else that residents should know about this project?

On Wed, Mar 4, 2026 at 5:39 PM Tettelbaum, Emily <[Emily.Tettelbaum@montgomeryplanning.org](mailto:Emily.Tettelbaum@montgomeryplanning.org)> wrote:

Hi Patricia,

I am still waiting on answers to most of your questions, but I did find out that the work is slated to begin this spring and continue for about 2 years. I am planning to recommend that WSSC hold a community meeting to better inform residents about the project and answer questions directly.

Best,  
Emily



**Emily Tettelbaum**

Planner IV, East County Planning Division  
Montgomery County Planning Department  
2425 Reedie Drive, Floor 14, Wheaton, MD 20902  
[emily.tettelbaum@montgomeryplanning.org](mailto:emily.tettelbaum@montgomeryplanning.org)  
o: 301-495-4569



**From:** Patricia C <[pcastellon@gmail.com](mailto:pcastellon@gmail.com)>  
**Sent:** Thursday, February 26, 2026 11:58 AM  
**To:** Tettelbaum, Emily <[Emily.Tettelbaum@montgomeryplanning.org](mailto:Emily.Tettelbaum@montgomeryplanning.org)>  
**Subject:** Re: Capitol View Sewer Rehab Project Plans

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Hi Emily,

Thanks so much for the update and for digging into these questions. I'm glad the GIS issue was caught and that additional notices will be going out. Also, thanks for uploading the Forest Conservation Plan and the explanation about the tree size threshold. I'll take a look at the documents and pass them along to our neighborhood civic association.

I'll keep an eye out for what you hear back from the WSSC team, especially regarding the schedule.

Thanks again,

Patricia

On Fri, Feb 20, 2026 at 4:44 PM Tettelbaum, Emily <[Emily.Tettelbaum@montgomeryplanning.org](mailto:Emily.Tettelbaum@montgomeryplanning.org)> wrote:

Hi Ms. Castellon,

Thanks for putting your questions in writing- this is really helpful. I was able to answer a couple of them - see below in green font. I will send the rest of them to the WSSC project team and hopefully I will receive a response. I still have not heard anything from them about the project schedule.

Best Regards,

Emily



**Emily Tettelbaum**

Planner IV, East County Planning Division  
Montgomery County Planning Department  
2425 Reedie Drive, Floor 14, Wheaton, MD 20902  
[emily.tettelbaum@montgomeryplanning.org](mailto:emily.tettelbaum@montgomeryplanning.org)  
o: 301-495-4569



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**From:** Patricia C <[pcastellon@gmail.com](mailto:pcastellon@gmail.com)>  
**Sent:** Friday, February 20, 2026 2:07 PM  
**To:** Tettelbaum, Emily <[Emily.Tettelbaum@montgomeryplanning.org](mailto:Emily.Tettelbaum@montgomeryplanning.org)>  
**Subject:** Re: Capitol View Sewer Rehab Project Plans

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Hi Emily,

Thanks again for taking my call yesterday. I'm putting the questions we discussed in writing so we can keep better track of them. I also realized after we spoke that I forgot to mention one important point regarding pedestrian access to the Metro, which I've included below.

I have the following questions regarding the Capitol View Sewer Rehab Project:

1. When is the work expected to begin?
2. How long is the project anticipated to take from start to completion?
3. Is WSSC Water aware that 10201 Menlo Ave has a newly built house on the lot, completed around 2023? Their enlarged plans appear to show this as an empty lot, and no structure is reflected in the proposed sewer work drawings.

- Have the owners of this home been notified about the major sewer work proposed in their backyard?

Thanks to your inquiry, we realized that the geography of this project was mapped incorrectly in our GIS software since the project does not follow property lines. As a result, a few property owners, including the owner of 10201 Menlo, did not receive our notice postcard. We will fix this and send out additional notices next week. That said, the owner of 10201 Menlo Ave signed a WSSC right-of-entry agreement last year so presumably they are aware of the project. I copied a screen shot of the agreement that WSSC submitted to us as part of the required owner authorization for the project below.

4. The pedestrian walkway at the end of Brunswick Ave, along with the small pedestrian bridge inside McKenny Hills Neighborhood Park, are proposed to be closed during construction. This path and bridge are a critical connection for residents to access:
  - The community pool
  - The park, tennis/basketball courts, and playground

- The hiking trail network
- Forest Glen Metro station

Most importantly, this is the only safe pedestrian access point to Forest Glen Metro. Capitol View Ave does not have sidewalks, and there is no direct bus route to the Metro. This is an especially important point for our community.

Could you please clarify the following:

- a. For how long is the path and bridge expected to be closed?
  - b. Can the work be phased in a way that minimizes the total duration of the closure?
  - c. If an extended closure is unavoidable, is there any plan to coordinate with the county or MCDOT to provide temporary public transportation options for affected residents, such as a Ride On Flex zone serving the area?
5. Will any portion of Capitol View be closed as part of this work? One section of the proposed alignment appears to come very close (ie. near 9723 Capitol View Ave) so clarification would be appreciated.
  6. Assuming some trees within McKenny Hills Neighborhood Park will be impacted by this work, can you provide information on the scope of anticipated tree removal or disturbance, and any plans for mitigation or replanting?

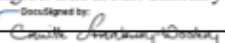
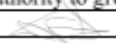
The Forest Conservation Plan is now available on our [website](#). Look for the Document Type "Submitted Forest Conservation Plan" with the file names 16-DNR... Please note that the state/county Forest Conservation law only requires the plans to show impacts to trees greater than a certain size; I think the minimum size is 24" diameter at breast height but I would need to double check to be certain. Supplemental plantings are shown on the landscape and lighting plan.

Many thanks again for your time and help. Have a great weekend!

Best,

Patricia Castellon

**WASHINGTON SUBURBAN SANITARY COMMISSION  
TEMPORARY RIGHT OF ENTRY AGREEMENT**

WSSC Work Order Number:		Date: , 2024
A Right of Entry is hereby granted to the Washington Suburban Sanitary Commission, its employees, agents, contractors, and subcontractors, to enter upon the real property of:		
Owner (print): C & A LIVING TRUST		
Co-Owner (print): SMITH CLINTON WARD III TRUSTEE, ET AL		
Property ID (address, Map ID): 10201 MENLO AVE, 213NW03		
Subdivision/City/Town/County: SILVER SPRING, MONTGOMERY COUNTY		
Maryland	Zip Code: 20910-0000	Telephone Number: ( )
<p>This TEMPORARY RIGHT OF ENTRY AGREEMENT ("Agreement"), entered into and effective this <b>15</b> day of <b>September 2025</b> is by and between the Washington Suburban Sanitary Commission (the "WSSC"), a bi-county agency of the State of Maryland and <b>Clinton Smith</b> (the "Owner").</p> <p style="text-align: center;"><b>RECITALS</b></p> <p>This Agreement is for the purpose of authorizing WSSC, its employees, agents, contractors and subcontractors, access through the property described above (hereinafter referred to as the "Property") owned and/or managed by Owner, to construct, repair, rehabilitate or maintain WSSC's water supply and sewerage system. The parties acknowledge that this Agreement will remain in full force and effect until the repair, rehabilitation, or maintenance is complete, which is not to exceed <b>365</b> days, beginning with the date of commencement of construction activities at or in close proximity to the Property. WSSC will notify Owner prior to initiation of construction activities on the Property.</p> <p>NOW, THEREFORE, in consideration of the mutual promises herein stated, the sufficiency of which is hereby acknowledged, the parties agree as follows:</p> <ol style="list-style-type: none"> <li>1. Upon execution hereof, WSSC, its employees, agents, and contractors are granted a temporary right for ingress, egress, occupancy, access and entry into, upon, and over the Property for the purposes of constructing, repairing, maintaining or rehabilitating WSSC's water supply and sewer system, including but not limited to, the transit of vehicles and equipment, the removal of certain structures on the Property, and the storage of tools and equipment necessary for the project. Unless extended by the parties, this Agreement will terminate once the days stated in the aforementioned "Recitals" have expired.</li> <li>2. Any tools, equipment or other materials used in the construction, repair, maintenance or rehabilitation by WSSC its employees, agents, successors, contractors, and subcontractors will remain the property of WSSC its employees, agents, successors, contractors, and subcontractors.</li> <li>3. WSSC agrees to indemnify and hold harmless Owner and its officials, agents, and employees from all loss and damage (i) to the Property, and (ii) to all other persons, including third parties, caused by the negligent acts, undertakings, errors, or omissions of WSSC, its employees, agents, and contractors, with respect to the construction, repair, maintenance or rehabilitation of the water and sewer systems or in furtherance thereof. WSSC's liability under this paragraph is subject to the statutory limit and pre-lawsuit notice requirements set forth in the Local Government Tort Claims Act, § 5-301, et seq, of the Courts and Judicial Proceedings Article of the Annotated Code of Maryland, as amended from time to time.</li> <li>4. Following use of the Property for this Temporary Right of Entry, WSSC agrees to restore the Property to substantially the same condition as of the date of this Temporary Right of Entry.</li> <li>5. This Temporary Right of Entry may not be amended, altered, or modified except in writing executed by all of the parties hereto.</li> <li>6. This Temporary Right of Entry shall be governed by and interpreted in accordance with the laws of the State of Maryland.</li> </ol>		
Washington Suburban Sanitary Commission		Property Owner(s) (by signing this document, Owner warrants that he/she has authority to give consent)
Signature: 		Owners Signature: 
Title: Acting Chief Engineer		Print: Clinton Smith
Date: Oct 27, 2025   2:50 PM EDT		Date: 9/15/25

On Thu, Feb 19, 2026 at 9:41 AM Tettelbaum, Emily <[Emily.Tettelbaum@montgomeryplanning.org](mailto:Emily.Tettelbaum@montgomeryplanning.org)> wrote:

Hello Ms. Castellon,

Thank you for reaching out about this project. You can view the Mandatory Referral Plans at the link below.

<https://www.mcatlas.org/daic8/daiclinks.html?apno=MR2025025&projname=Capitol+View+Sewer+Rehab+Project>

Let me know if you have any further questions.

Best Regards,

Emily



**Emily Tettelbaum**

Planner IV, East County Planning Division  
Montgomery County Planning Department  
2425 Reedie Drive, Floor 14, Wheaton, MD 20902  
[emily.tettelbaum@montgomeryplanning.org](mailto:emily.tettelbaum@montgomeryplanning.org)  
o: 301-495-4569



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**From:** Patricia C <[pcastellon@gmail.com](mailto:pcastellon@gmail.com)>  
**Sent:** Wednesday, February 18, 2026 7:36 PM  
**To:** Tettelbaum, Emily <[Emily.Tettelbaum@montgomeryplanning.org](mailto:Emily.Tettelbaum@montgomeryplanning.org)>  
**Subject:** Capitol View Sewer Rehab Project Plans

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Hi Emily,

I received a postcard in the mail regarding WSSC Water's Capitol View Sewer Rehab Project. I would like to request access to the proposed plans for the work.

Thank you,

Patricia Castellon

**From:** [Amanda Gould](#)  
**To:** [Tettelbaum, Emily](#)  
**Cc:** [Walid Halboni](#); [Andrews, Evan](#); [Beam, Alex](#); [Joe Arrowsmith](#); [James Wade](#)  
**Subject:** Re: Referral notice MR2025025  
**Date:** Thursday, March 5, 2026 4:54:43 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Hi Emily,

Please see our responses in **red** provided in your email below.

I'd also like to expand a little on the community members question #4, regarding closure of the trail during construction:

Thank you for bringing the community's concerns regarding the temporary trail closure to our attention. We understand that closing the M<sup>N</sup>CPPC 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<sup>N</sup>CPPC 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 USACE, MDE, and M<sup>N</sup>CPPC 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 understanding, and we remain committed to

communicating openly as the project progresses. If it would be helpful to discuss these constraints further, we would be happy to coordinate.

Let me know if you have any additional questions!

Thanks,

Amanda



**AMANDA GOULD**

*Environmental Scientist*

9175 Guilford Road, Suite 100 | Columbia, MD 21046

**DIRECT:** (301) 362-9200 | **MOBILE:** (410) 370-8303

[Website](#) | [LinkedIn](#) | [Instagram](#) | [vCard](#)

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**From:** Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>

**Sent:** Friday, February 20, 2026 4:54 PM

**To:** Amanda Gould <agould@straughanenvironmental.com>

**Cc:** Andrews, Evan <evan.andrews@mbakerintl.com>; Joe Arrowsmith <jarrowsmith@straughanenvironmental.com>; Beam, Alex <alex.beam@mbakerintl.com>

**Subject:** RE: Referral notice MR2025025

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks for your help, Amanda. I received a few questions from a resident that I'm hoping you, or somebody on the project team, can answer below. I've already sent her the answers in green font. Also passing along the attached email that I received; I've already sent this to Doug from Parks so hopefully he can respond.

1. When is the work expected to begin? - **Spring 2026**
2. How long is the project anticipated to take from start to completion? - **About 2 years**
3. Is WSSC Water aware that 10201 Menlo Ave has a newly built house on the lot, completed around 2023? Their enlarged plans appear to show this as an empty lot, and no structure is reflected in the proposed sewer work drawings. - **Correct, the design team is aware that a house has been built on this parcel. We have also received a temporary right-of-entry agreement from the owners of this parcel.**

- Have the owners of this home been notified about the major sewer work proposed in their backyard?

Thanks to your inquiry, we realized that the geography of this project was mapped incorrectly in our GIS software since the project does not follow property lines. As a result, a few property owners, including the owner of 10201 Menlo, did not receive our notice postcard. We will fix this and send out additional notices next week. That said, the owner of 10201 Menlo Ave signed a WSSC right-of-entry agreement last year so presumably they are aware of the project. I copied a screen shot of the agreement that WSSC submitted to us as part of the required owner authorization for the project below.

4. The pedestrian walkway at the end of Brunswick Ave, along with the small pedestrian bridge inside McKenny Hills Neighborhood Park, are proposed to be closed during construction. This path and bridge are a critical connection for residents to access:

- The community pool
- The park, tennis/basketball courts, and playground
- The hiking trail network
- Forest Glen Metro station

Most importantly, this is the only safe pedestrian access point to Forest Glen Metro. Capitol View Ave does not have sidewalks, and there is no direct bus route to the Metro. This is an especially important point for our community.

Could you please clarify the following:

- a. For how long is the path and bridge expected to be closed? - **About 1 year, see email above for more details.**
  - b. Can the work be phased in a way that minimizes the total duration of the closure? - **Yes, the project can sequence construction to only impact the trail for half of the expected construction timeframe - 1 year out of a total 2 year construction timeframe. See email above for more details.**
  - c. If an extended closure is unavoidable, is there any plan to coordinate with the county or MCDOT to provide temporary public transportation options for affected residents, such as a Ride On Flex zone serving the area? - **There are currently no plans to provide temporary transportation options resulting from the closure of the trail. See email above for more details.**
5. Will any portion of Capitol View be closed as part of this work? One section of the proposed alignment appears to come very close (ie. near 9723 Capitol View Ave) so clarification would be appreciated. - **Capitol View Ave will not be closed, at least one lane of traffic will be able to pass during construction.**
  6. Assuming some trees within McKenny Hills Neighborhood Park will be impacted by this work, can you provide information on the scope of anticipated tree removal or

disturbance, and any plans for mitigation or replanting? - There are 3 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 84 trees removed from all 3 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.

The Forest Conservation Plan is now available on our [website](#). Look for the Document Type "Submitted Forest Conservation Plan" with the file names 16-DNR... Please note that the state/county Forest Conservation law only requires the plans to show impacts to trees greater than a certain size; I think the minimum size is 24" diameter at breast height but I would need to double check to be certain. Supplemental plantings are shown on the landscape and lighting plan.



### Emily Tettelbaum

Planner IV, East County Planning Division  
Montgomery County Planning Department  
2425 Reedie Drive, Floor 14, Wheaton, MD 20902  
[emily.tettelbaum@montgomeryplanning.org](mailto:emily.tettelbaum@montgomeryplanning.org)  
o: 301-495-4569



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**From:** Amanda Gould <agould@straughanenvironmental.com>  
**Sent:** Thursday, February 19, 2026 1:00 PM  
**To:** Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>  
**Cc:** Andrews, Evan <evan.andrews@mbakerintl.com>; Joe Arrowsmith <jarrowsmith@straughanenvironmental.com>; Beam, Alex <alex.beam@mbakerintl.com>  
**Subject:** Re: Referral notice MR2025025

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Hi Emily,

I will reach out to the design team and see if I can retrieve a project schedule, and/or get this resident in touch with the appropriate person to discuss project timeline.

Thanks!  
Amanda

**AMANDA GOULD**

*Environmental Scientist*

9175 Guilford Road, Suite 100 | Columbia, MD 21046

**DIRECT:** (301) 362-9200 | **MOBILE:** (410) 370-8303

[Website](#) | [LinkedIn](#) | [Instagram](#) | [vCard](#)

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**From:** Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>

**Sent:** Thursday, February 19, 2026 11:17 AM

**To:** Amanda Gould <agould@straughanenvironmental.com>

**Subject:** FW: Referral notice MR2025025

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Amanda,

I am reviewing the Capitol View Sewer Rehab Mandatory Referral. I do not recall seeing any information about the project timeline in the application materials. Could you let me know if there is something I missed, or let me know who this resident can contact to discuss the timeline?

Thanks!

Emily

Emily Tettelbaum  
Planner IV, East County Planning Division  
Montgomery County Planning Department  
2425 Reddie Drive, Floor 14, Wheaton, MD 20902  
emily.tettelbaum@montgomeryplanning.org  
o: 301-495-4569

-----Original Message-----

From: SUSAN E SHOAF <susanshoaf@me.com>

Sent: Wednesday, February 18, 2026 8:28 PM

To: Tettelbaum, Emily <Emily.Tettelbaum@montgomeryplanning.org>

Subject: Referral notice MR2025025

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hello Ms Tettelbaum,

I went to the website and there was no obvious link to this project for "Capitol View Sewer Rehab". The search engine returned no results for the project name or the Referral Notice ID.

Is there a link to this project? And does this link contain a potential timeline?

I would like to see the plans and the proposed timeline.

Regards,

Susan Shoaf

9817 Mount Pleasant Rd

Silver Spring, 20910

**From:** [SUSAN E SHOAF](#)  
**To:** [Tettelbaum, Emily](#)  
**Subject:** Re: Referral notice MR2025025  
**Date:** Thursday, March 5, 2026 11:58:51 AM

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**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Dear Emily,  
Thank you for your response.  
It is very much appreciated.

Regards,  
Susan Shoaf  
Sent from my iPhone

On Feb 20, 2026, at 10:27 AM, Tettelbaum, Emily  
<[Emily.Tettelbaum@montgomeryplanning.org](mailto:Emily.Tettelbaum@montgomeryplanning.org)> wrote:

Good morning Ms. Shoaf,

It appears that this access route is within Capitol View Urban Park, so I am forwarding your email to Doug Stephens from the Parks Department who may have some insights the WSSC proposal. Thanks for the very helpful graphics and photograph.

Best Regards,  
Emily

<image001.png>

**Emily Tettelbaum**

Planner IV, East County Planning Division  
Montgomery County Planning Department  
2425 Reedie Drive, Floor 14, Wheaton, MD 20902  
[emily.tettelbaum@montgomeryplanning.org](mailto:emily.tettelbaum@montgomeryplanning.org)  
o: 301-495-4569

<image002.png>

<image003.png>

<image004.png>

<image005.png>

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**From:** SUSAN E SHOAF <[susanshoaf@mac.com](mailto:susanshoaf@mac.com)>  
**Sent:** Thursday, February 19, 2026 8:57 PM  
**To:** Tettelbaum, Emily <[Emily.Tettelbaum@montgomeryplanning.org](mailto:Emily.Tettelbaum@montgomeryplanning.org)>  
**Subject:** Re: Referral notice MR2025025

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Dear Emily,

Who do I need to talk to about the proposed access extending off of Mount Pleasant Rd?

When originally contacted by WSSC about the proposed access, directly off the end of the road, I responded that the proposal was not feasible (including a guard rail and several trees that are now across the end of the road and not noted on the map) and that another route of access had already been used.

I see from the current plans that the planned route was not changed.

When emergency work on the same sewer line was needed 1.5 years ago, an alternative route was established. The trees were cleared and a path suitable for heavy machinery was created.

Please see the attached screenshot from file 16-DNR-MR2025025-FCP-005.pdf. I have overlaid where the previous access was created.

The picture of the "road" is taken from creek level looking uphill.

I have other pictures of the work area if you would like to see them.

I would really appreciate your help in trying to get an update plan in place.

Regards,

Susan Shoaf Barton

<image006.png>

<image007.jpg>

On Feb 19, 2026, at 11:07 AM, Tettelbaum, Emily  
<[Emily.Tettelbaum@montgomeryplanning.org](mailto:Emily.Tettelbaum@montgomeryplanning.org)> wrote:

Good morning Ms. Shoaf,

Thank you for reaching out about this project. You can view the Mandatory Referral Plans at the link below. I have not seen any information about the timeline in the application materials, but I will reach out to the project team to find out who you can contact to discuss the project schedule.

<https://www.mcatlas.org/daic8/daiclinks.html?apno=MR2025025&proiname=Capitol+View+Sewer+Rehab+Project>

Best Regards,  
Emily

Emily Tettelbaum  
Planner IV, East County Planning Division  
Montgomery County Planning Department  
2425 Reddie Drive, Floor 14, Wheaton, MD 20902  
[emily.tettelbaum@montgomeryplanning.org](mailto:emily.tettelbaum@montgomeryplanning.org)  
o: 301-495-4569

-----Original Message-----

From: SUSAN E SHOAF <[susanshoaf@me.com](mailto:susanshoaf@me.com)>  
Sent: Wednesday, February 18, 2026 8:28 PM  
To: Tettelbaum, Emily <[Emily.Tettelbaum@montgomeryplanning.org](mailto:Emily.Tettelbaum@montgomeryplanning.org)>  
Subject: Referral notice MR2025025

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hello Ms Tettelbaum,

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I would like to see the plans and the proposed timeline.

Regards,

Susan Shoaf

9817 Mount Pleasant Rd  
Silver Spring, 20910