



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

MCPB  
Item #  
1  
2/06/03

January 29, 2003

**MEMORANDUM**

TO: Montgomery County Planning Board

VIA: Jeff Zyontz, Chief  
County-wide Planning Division

Mike Riley, Acting Chief *MR*  
Park Development and Design

FROM: Carol Martin, Senior Environmental Planner

PROJECT: Rock Creek Relief Sewer from Parklawn Cemetery Entrance to Mahan Road; Rock Creek Stream Valley Park (SVP), Units 4, 5 and 6, and including Winding Creek Local Park

REVIEW TYPE: Mandatory Referral No. 02003-WSSC-1

APPLICANT: Washington Suburban Sanitary Commission

APPLYING FOR: Project Approval

COMMUNITY-BASED PLANNING TEAM: Georgia Avenue

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**STAFF RECOMMENDATION: APPROVAL WITH COMMENTS TO WSSC**

The following are Mandatory Referral conditions for the proposed project:

1. Compliance with the conditions of the M-NCPPC Park Construction Permit.
2. Reconstruction of facilities in Winding Creek Local Park when sewer line installation is complete in accordance with a renovation plan for the park that is developed by MNCPPC in conjunction with the community.

3. Existing 8-foot wide, hard-surface hiker-biker trail to remain open at all times during construction. Any detours must be 8-foot wide, hard surface. Appropriate safety measures and proper signage is required where hiker-biker trail is impacted, especially in Winding Creek Local Park.

The following are Department of Park and Planning conditions for the proposed project which will be incorporated into the Park Construction Permit.

1. WSSC's responsibility to reconstruct Winding Creek Local park including but not limited to:
  - ◆ renovate two athletic fields to Park and Planning specifications, including drainage improvements which may be accomplished by "crowning" and resodding playing fields, rather than seed and mulch, to reduce the time fields are unavailable for use
  - ◆ construct a new playground to Park and Planning specifications
  - ◆ construct a new basketball court to Park and Planning specifications
  - ◆ repair and overlay existing asphalt parking lot
  - ◆ repair and overlay any damaged hiker-biker trail sections
2. WSSC will be required to pay a permit fee to MNCPPC for disturbance to park property. The preliminary estimate for the permit fee exceeds \$100,000.00. The calculation of the fee is based on a 1996 MOU between MNCPPC and WSSC. WSSC requested a waiver of the permit fee based on the magnitude of their probable costs related to reconstruction and restoration of impacted park facilities. Staff rejected a waiver of the fee because the charge of the fee is consistent with the MOU between the agencies.

This is not an all-inclusive list of park permit conditions and may be expanded at the time of issuance of park construction permit.

**PREVIOUS BOARD ACTION:** None

### **PROJECT DESCRIPTION**

The WSSC project would consist of installation of 6,600 feet of 42" trunk sewer main within the floodplain and stream valley buffer of lower Rock Creek and parallel to existing 42" and 24" sewer mains between the Parklawn Cemetery access road and Mahan Road. The project boundaries are approximately 3,000 feet south of the Veirs Mill Road crossing of Rock Creek to approximately 1,200 feet north of the Rock Creek Wastewater Storage Facility. Included in the scope of this project is the removal of sections of exposed sewer pipes with restoration of the stream and stream banks in these areas. The extent of this project lies entirely within M-NCPPC parkland.

One active recreation park will be impacted by this project. Winding Creek Local Park and the recreation facilities it contains will be impacted by this project. This park is proposed to be closed for a 24-month period beginning in the summer of 2003.

### **STAFF ANALYSIS**

**Park and Planning Staff support this project.** The project would provide relief to the sewer mains serving the Rock Creek basin, which need was determined as an outcome of WSSC's *Rock Creek Wastewater Facility Plan* (1999). The risk of overflow is predicted based on the growth within this basin, which has been approved by the Montgomery County Council. The proposed relief sewer has been designed to accommodate the "build-out" conditions for the Rock Creek basin.

Environmental Planning and Park Planning and Resource Analysis staff along with County's Department of Environmental Protection-Water Resources (DEP) staff have been involved in the project from the concept stage as part of the Policy Review Group (PRG) looking at proposed alternatives, participating in the decision-making for selection of the new 42" trunk sewer option, and attending the public meeting of April 25, 2002 and other meeting with concerned citizens.

## **Park Impacts**

WSSC is required to obtain and comply with the conditions of an M-NCPPC Park Construction Permit. Park management personnel, the Parks' arborist and Parks' aquatic ecologist have been fully involved in the project along with MC DEP staff who are coordinating stream restoration efforts with the proposed disturbance. As part of the Park Permit, applicant will provide plans for tree save, tree protection, and tree removal measures for trees within the project limits-of-disturbance (LOD) for review by Parks' arborist and Environmental Planning staff. Winding Creek Local Park (LP) and Rock Creek Stream Valley Park, Units 4, 5, and 6 will be impacted by the project.

Park impacts will be addressed as outlined above and through the park permitting process.

Mandatory Referral condition #3 requires that the hiker-biker trail be maintained in a useable condition through Winding Creek Local Park throughout the proposed 24-month project duration which is projected to start June 2003. Access to and use of this trail must be maintained on a day-to-day basis and for special events such as the marathon circuit run in November through lower Rock Creek Park. Winding Creek LP is a heavily-used urban park and the disruption and impacts to the fields and parking lots represent a substantial loss for the community use during this construction. At the conclusion of the sewer construction and disturbance in Winding Creek LP, WSSC will be required to reconstruct the facilities, including redesign of the soccer fields to address drainage problems, playgrounds, basketball courts, hiker-biker trail, and parking, in compliance with M-NCPPC standard and particular specifications provided as a part of the Parks' Construction Permit.

## **Environmental Impacts**

The full extent of the project lies within a forested, environmentally sensitive stream valley buffer and floodplain with various areas of wetlands having been identified. Mitigation for these impacts will be required through the park permit, and typically include reforestation at 2:1 and wetland restoration.

## **Forest Conservation**

Authority for Forest Conservation Law compliance for projects undertaken by WSSC is the purview of the State of Maryland Department of Natural Resources (DNR). Reforestation requirements will be met in compliance with DNR's requirements. Park reforestation requirements may be fully offset by DNR's requirements.

## **BACKGROUND**

The project area is covered by the North Bethesda-Garrett Park Master Plan approved 1992, the Aspen Hill Master Plan of 1994 and the Kensington-Wheaton Master Plan dated 1989.

## **COMMUNITY OUTREACH**

WSSC sponsored the public outreach for this project. A public meeting was held April 25, 2002 and several additional meetings were conducted with interested individuals. Additional public meetings may be held as a part of the park review.

## **SUMMARY**

Staff believes that this is an important project to deal with the expected, increased sewage flows within the Rock Creek Basin. **Staff recommends that the Planning Board approve this project with the aforementioned conditions.**

Attachment: Master Plan Comments  
Location Maps



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
Office of the Chairman, Montgomery County Planning Board

MEMORANDUM

Date: January 3, 2003  
To: Carol Martin, Senior Planner, Environmental Planning  
Via: John Carter, Chief, Community-Based Planning Division *KC*  
Khalid Afzal, Team Leader, Georgia Avenue Team *KA* *LO*  
From: Kristin O'Connor, Planner, Bethesda/North Bethesda Team  
Subject: Staff Comments on Mandatory Referral No. 02003-WSSC-1; Rock  
Creek Relief Sewer from Parklawn Cemetery Entrance to Mahan  
Road; Rock Creek Stream Valley Park (SVP), Units 4, 5 and 6, and  
including Winding Creek Local Park  
Master Plan: 1992 North Bethesda-Garrett Park Master Plan; 1994 Aspen Hill  
Master Plan; and 1989 Kensington-Wheaton Master Plan

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The proposed project is located in three master plan areas: the 1992 North Bethesda-Garrett Park Master Plan; the 1994 Aspen Hill Master Plan; and the 1989 Master Plan for the Communities of Kensington and Wheaton. The 1992 North Bethesda-Garrett Park and the 1994 Aspen Hill Master Plans directly endorse the Washington Suburban Sanitary Commission (WSSC) facility improvements in the Rock Creek basin. Based on WSSC's *Rock Creek Transmission Relief Facility Plan*, the Aspen Hill Plan (1994) notes that the "Rock Creek trunk sewer will require about 10,000 feet of relief sewer between the storage facility and Veirs Mill Road." Each Plan comments that WSSC was preparing a facility plan to address the adequacy of the existing water distribution system to serve the area beyond the year 2000.

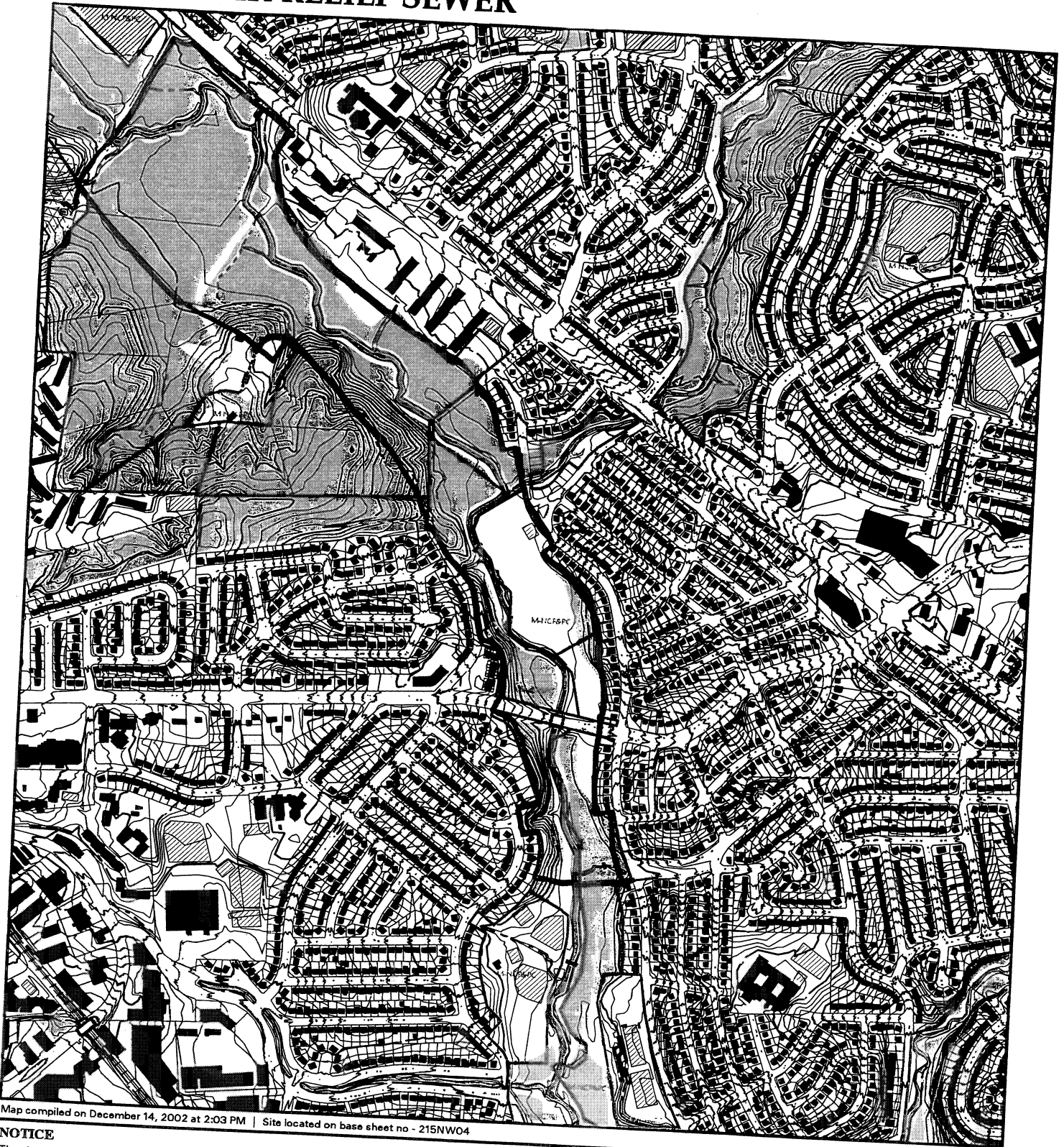
In 1999, WSSC drafted the *Rock Creek Wastewater Facility Plan*. This facility plan determined the need to provide relief to the sewer mains serving the Rock Creek basin. The Master Plans support any major improvements to the sewerage system in the basin area. The Aspen Hill Plan precisely acknowledges that:

"as the sewerage system ages, it is apparent that major improvements during the plan's life will increasingly be required. It is essential that long-range interagency planning occur to assure coordination of major infrastructure improvements to minimize overall public and private costs".

Based on the guidance in the relevant master plans, Community-Based Planning staff support the Rock Creek Relief Sewer project (Mandatory Referral No. 02003-WSSC-1).

E:\Staff Reports 2002\Rock Creek WSSC Sewer Project.doc

VICINITY MAP FOR  
**ROCK CREEK RELIEF SEWER**



Map compiled on December 14, 2002 at 2:03 PM | Site located on base sheet no - 215NW04

**NOTICE**

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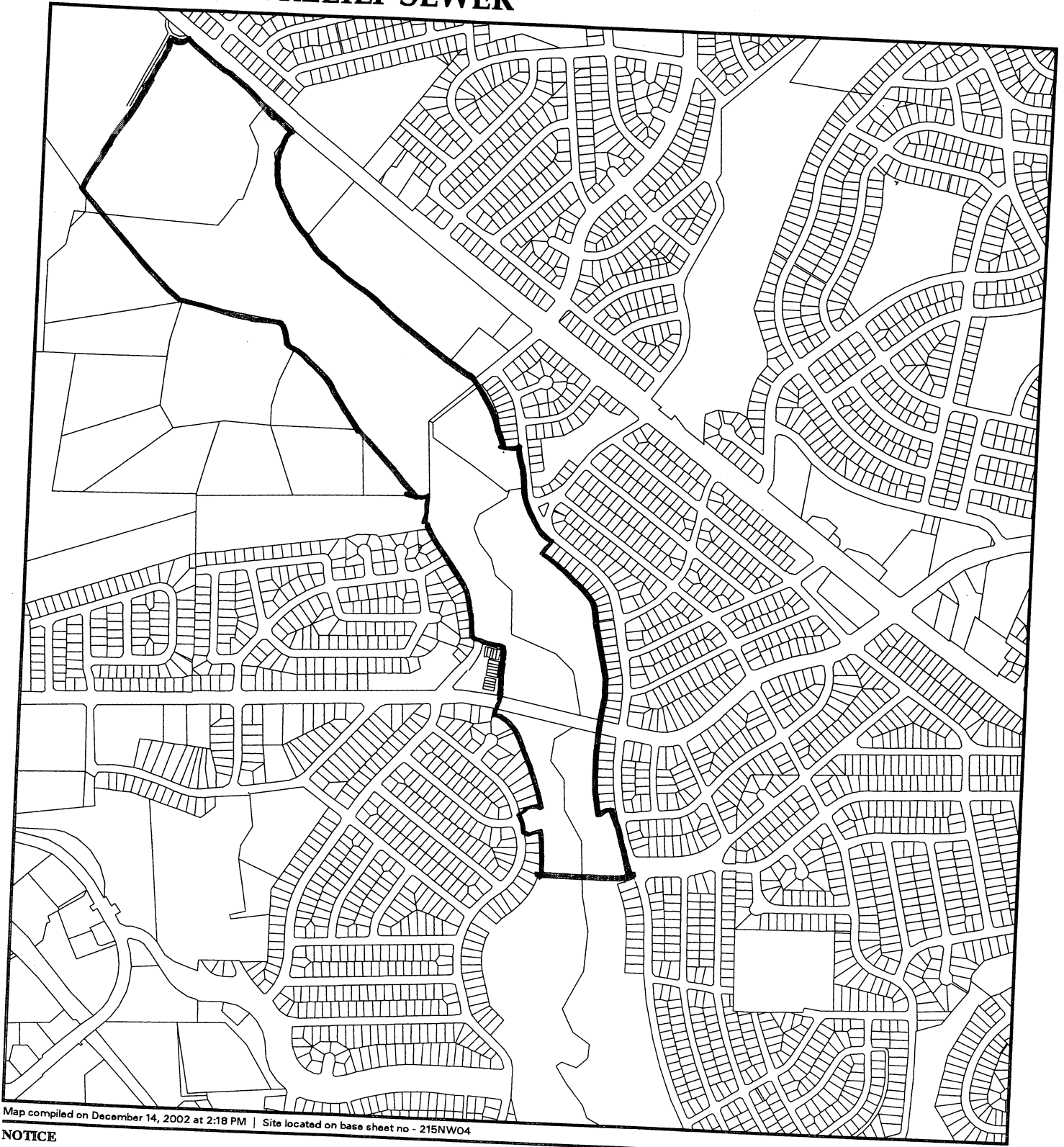
Key Map



Research & Technology Center  
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VICINITY MAP FOR  
**ROCK CREEK RELIEF SEWER**



Map compiled on December 14, 2002 at 2:18 PM | Site located on base sheet no - 215NW04

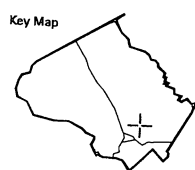
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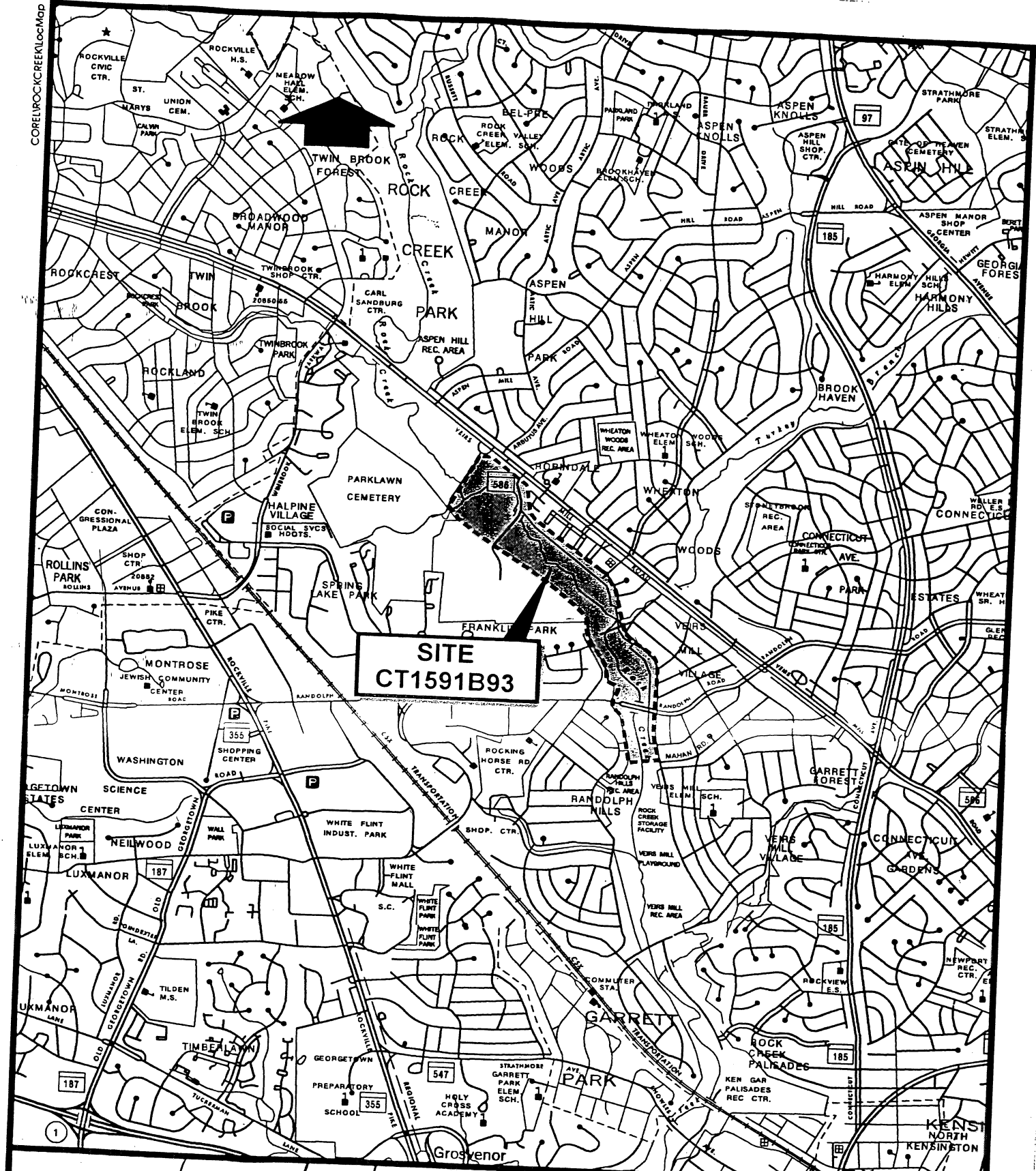
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Key Map

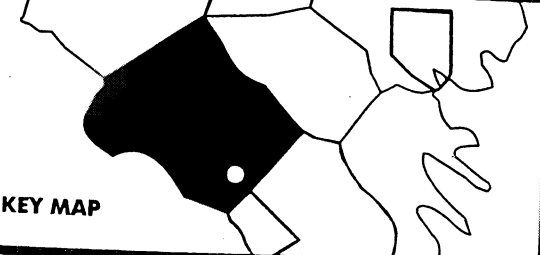


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**SITE  
CT1591B93**



**KEY MAP**

**Rock Creek Relief/Replacement Sewer**  
 Contract No. CT1591B93  
 Design Criteria Report

# LOCATION MAP

DATE 2500 0 2500 FIGURE  
 Dec., 2001 SCALE IN FEET 1