

Takoma Park Eastern Avenue Water and Sewer Main Replacement

Project Status: 75% Design

Last Updated: February 5, 2016

WSSC proposes to relocate all water mains to the public road Right-of-Way on Little Eastern Avenue. The design team is working to finalize the sewer alignment for the homes along Eastern Avenue, between Walnut Ave and 2nd Avenue.

April 2015 Alignment Vote

In April 2015, homeowners at 6601 through 6713 Eastern Avenue participated in a vote for either a backyard gravity sewer alignment or front yard sewer alignment with grinder pumps. Homeowners at 6601 through 6617 Eastern Avenue indicated a preference for grinder pumps. Homeowners at 6621 through 6705 Eastern Avenue indicated a preference for the backyard alignment. Homeowners at 6711 and 6713 Eastern Avenue indicated a preference for grinder pumps.

At the time of vote, WSSC had not identified a feasible backyard alignment solution for homeowners at addresses 6717 through 6761 Eastern Avenue. Homeowners at these addresses were presented only the front yard sewer alignment requiring new grinder pump installation, and these homeowners did not participate in the voting process. The proposed alignment after the April 2015 vote is shown below.



Identification of a Backyard Alignment for All Properties

After further investigation, the project design team has identified a backyard solution that will serve homes at 6717 through 6761 Eastern Avenue. An overview of a proposed backyard gravity alignment for all affected homes is shown below.



In the proposed backyard alignment solution, the gravity sewer mains for addresses 6703 through 6761 Eastern Avenue drain towards 1st Avenue.



Note that a backyard alignment for all properties will require that the easements at addresses 6713 and 6717 Eastern Avenue extend deeper into the properties than the easements on neighboring properties. This alignment avoids installing a new sewer main across the existing gully at the rear of these properties.

All homeowners with grinder pumps presented as the solution for their home in April 2015 will now have the opportunity to vote for either a front yard alignment or the backyard alignment solution shown in this update.

WSSC's Stance on Grinder Pump Maintenance

WSSC will not permanently own any grinder pump systems that are installed under this water and sewer main rehabilitation contract. Under this project's construction, homeowners will receive a 10-year parts and service warranty from Freemire & Associates for any grinder pump systems installed. At the expiration of the warranty, all maintenance of the grinder pump system will be the sole responsibility of the homeowner.

Status of Easement Appraisals

During the April 2015 vote, homeowners at 6621 through 6705 Eastern Avenue expressed preference for a backyard gravity sewer. The easement documents for these homes have been developed, and appraisals will begin in mid-January. The appraisal process typically takes 30 to 45 days. Homeowners will be contacted by WSSC's Land Unit with a market-value price offer for a 20-foot easement on their properties.

Upcoming Public Workshop

The next public workshop is scheduled for Saturday, February 20, 2016. The workshop will be in the Auditorium of the Takoma Park Community Center from 9AM to 12PM. The backup date in the case of a snow cancellation is February 27. The workshop will be a final opportunity for homeowners to have questions answered regarding grinder pumps and both the roadway and backyard sewer alignments.

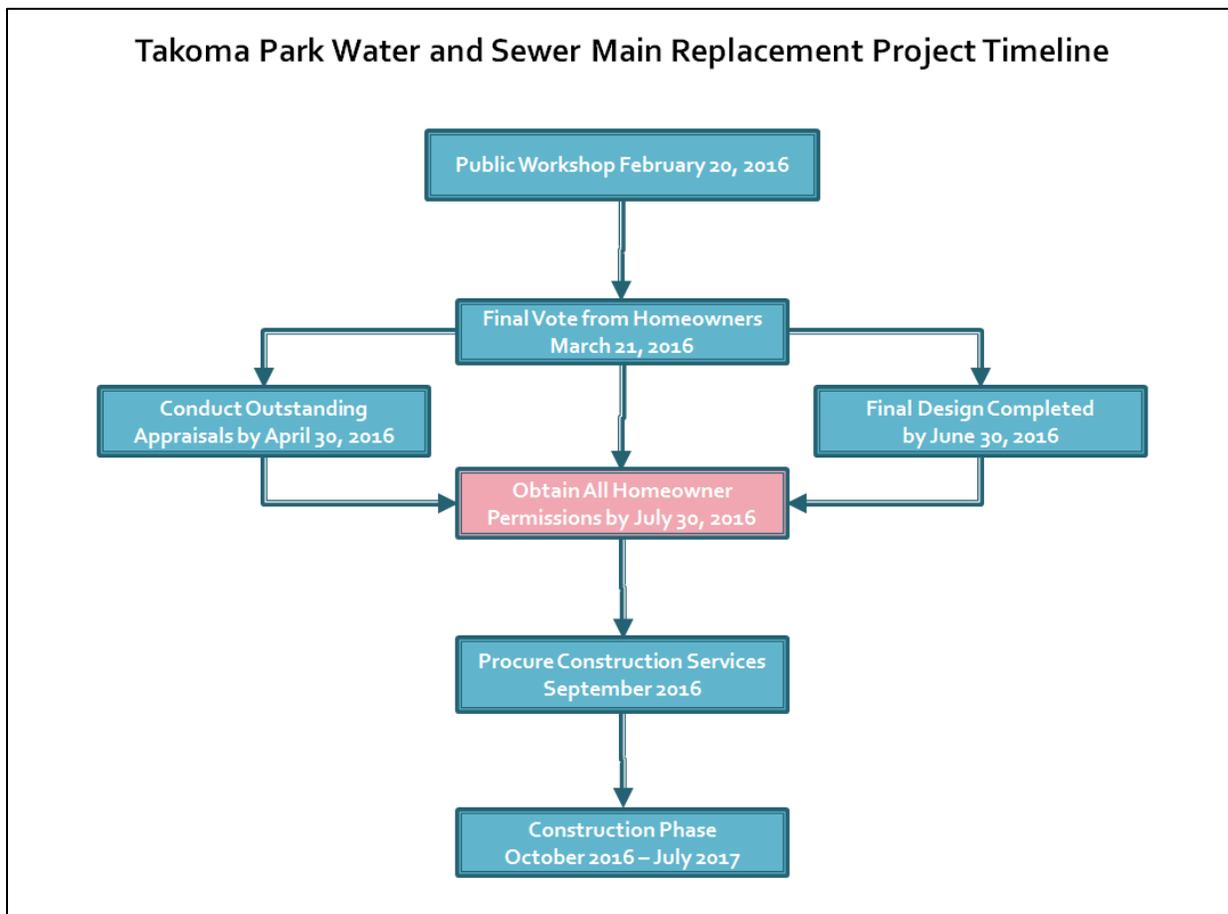
The workshop will have the following format: in the first hour, the design team will present placards of both the roadway and backyard alignment solutions for the entire north section of the project. Homeowners will have time to view the displays and have questions answered directly by WSSC staff, the design engineer, and the grinder pump manufacturer. During the next half hour, project manager Crystal Wheaden will deliver a presentation explaining project updates since the March 2015 public workshop. The rest of the workshop time will be dedicated to addressing remaining questions from homeowners.

Within 30 days after the workshop date, homeowners with proposed grinder pumps will have the opportunity to complete their final vote for an alignment solution. Following this vote, the design team will finalize the design plans and permissions documents. If a sewer block of homeowners wishes to continue with the roadway alignment solution (including a grinder pump system), there must be a unanimous vote by the entire sewer block for this option. If there is not a unanimous vote amongst a sewer block, WSSC will move forward with a backyard alignment solution for that sewer block. Easement appraisals will be conducted for all homes with a recommended backyard alignment.

As a reminder, all affected homeowners receiving grinder pump systems must sign a Right-of-Entry agreement for WSSC's contractor to install the pumps, tanks, and any necessary electrical upgrades. All homeowners on a backyard alignment must grant WSSC a 20-foot easement in order for WSSC to retain maintenance access.

Project Timeline

WSSC anticipates completing all design plans in June 2016. Below is a projected schedule for project design, bidding, and construction phases. Please note that the construction start date of the project is dependent on the date when all permissions (easements and Right-of-Entry documents) are granted by the affected homeowners. This milestone is the critical path and is shown in red in the flow chart below.



Project contact information, background information, and status updates can be found on the project webpage at <http://www.wsscwater.com/eastern>.