



Avenel Community Meeting

December 4, 2023

Agenda

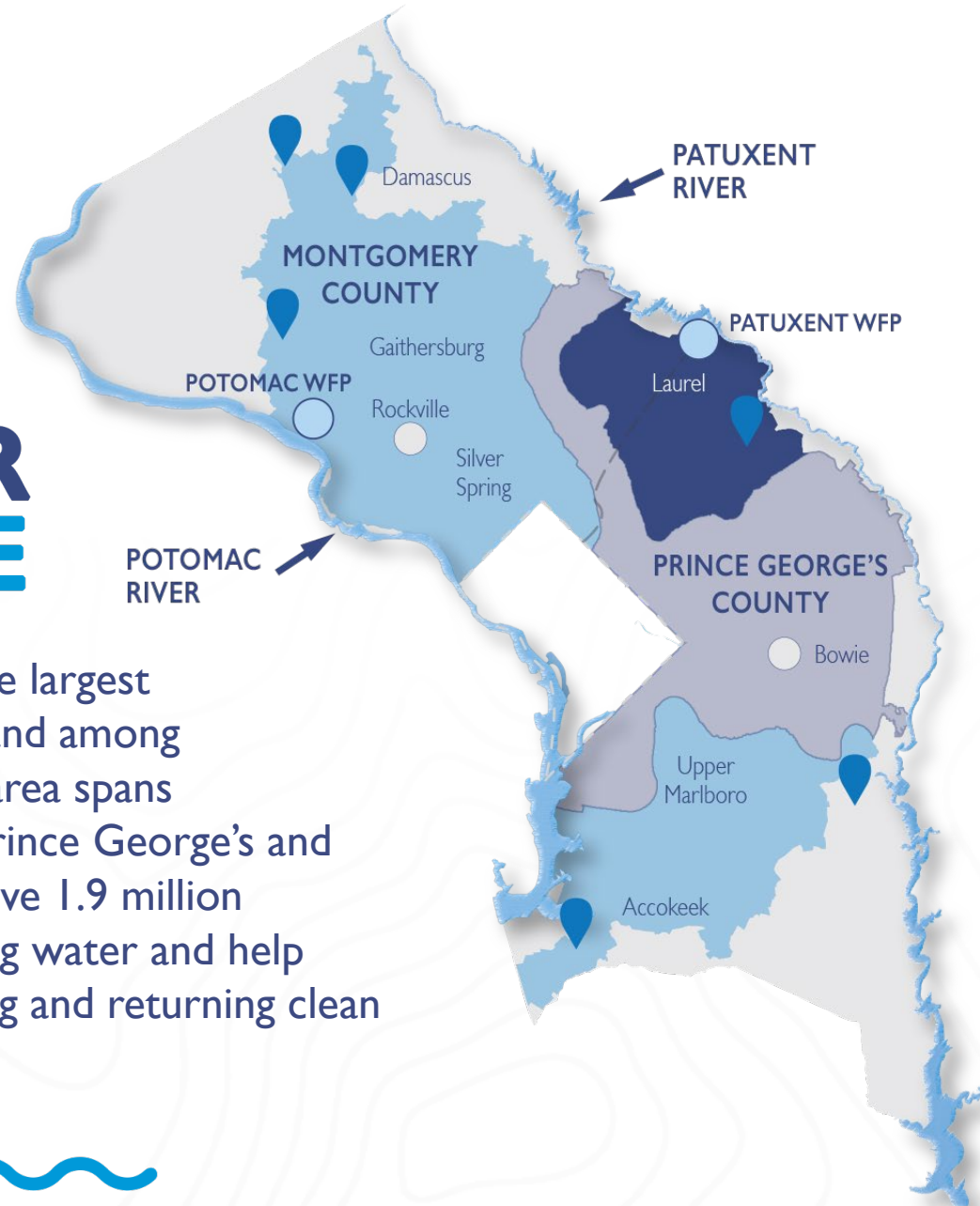
- Welcome and Introductions
- Avenel Property History
- Current Uses and Future Plans
- Community Input and Listening Session
- Next Steps and Wrap-Up

105 years & counting
No drinking water
quality violations...ever!



WSSC WATER AT A GLANCE

Established in 1918, WSSC Water is the largest water/wastewater utility in Maryland and among the largest in the nation. Our service area spans approximately 1,000 square miles in Prince George's and Montgomery counties. We proudly serve 1.9 million residents with safe and reliable drinking water and help protect the Chesapeake Bay by treating and returning clean water back to Maryland waterways.



SERVICE AREAS




- Potomac Water
- Patuxent Water
- Blended Water
- Not Served by WSSC Water
- Water Filtration Plant
- Water Resource Recovery Facility

Avenel Property History

- WSSC Water bought 395 acres from Rock Run developer for \$11 million in 1988 to construct an Advanced Wastewater Treatment (AWT) Plant
- WSSC Water conveyed 225 acres to PGA/TPC at Avenel for \$10 for golf course development. (Additionally, WSSC Water-owned land used for driving range, access roads and subsequent widening, and use of fields for professional tournament parking)
- WSSC's 170 acres - Advanced Wastewater Treatment Plant
 - 50 acres in center for AWT
 - 75 acres - primary buffer
 - 44 acres - secondary buffer
- TPC golf course and WSSC Water-owned land to create a buffer between the plant and community



Legend:

-  WSSC Water property
-  Other property boundaries (not WSSC Water property)
-  Avenel Swim and Tennis Club

Avenel Property Current Uses

Current Uses on WSSC Water Property:

- Public ballfields/recreational areas, at no cost to the community
- Environmentally protected land, which was swapped with land used for Avenel Swim and Tennis Club
- Avenel HOA landscaping storage, at no cost to the community
- TPC driving range/access roads/land to support the PGA golf tournament
- Monopole provided to cellular carriers
- Equestrian center and trails

Equestrian Center

- WSSC Water has supported the operation of the Avenel Equestrian Center for 31 years, from 1992 until the present, without any public or private support
- Equestrian Center Lease Status:
 - Executed in 1999 (prior agreement executed in 1992)
 - Expired in 2009
 - Hold over tenancy from 2009 to Dec. 1, 2023
 - WSSC Water granted a license to tenant to remain on the property until June 1, 2024, without charge

Equestrian Center

- Barn structure is exhibiting the kind of deterioration expected from an aging facility
- WSSC Water recently expended approximately \$100,000 for an emergency stabilization repair to ensure temporary safety of the barn
- Safety concerns for individuals and animals led to the need to terminate the hold over tenancy for the barn
- Although 60-day notice was required, provided 180-day notice
- Also allowing tenant to remain on site for an additional 180 days at no charge to remove personal belongings

Avenel Barn Safety Issues



Both pictures
show the wall
of the barn
is leaning



Avenel Barn Safety Issues



Wall not affixed
to foundation



Structural gaps

Avenel Barn Safety Issues



Wood rot



Barn exterior



Next Steps

- All current uses on the property will remain the same and will remain open to the public with the exception of the barn
- Will be undertaking a more thorough structural analysis of the barn in the coming months
- Future community meeting to discuss results of the structural assessment



Questions?

Follow up Questions

Communications@wsscwater.com

