Bradley Boulevard Environmentally Sensitive Area Sewer Rehabilitation Project - 30% Design

Project ID #: CIMH8207A26

Joy Hamilton, Project Outreach Manager
Cornelius Wright , Design Project Manager

November 10, 2026



Agenda

- Introduction to Project Team
- Project Overview
- Project Map
- Permit Coordination
- Tree Removal
- What to Expect During Design
- Community Engagement
- Important Contacts/Customer Assistance
- Questions

Project Contacts

Scan or visit wsscwater.com/projectmeetings for more information on Community Project Meetings



Cornelius Wright
Design Project Manager
240-736-0722
Cornelius.Wright@wsscwater.com

Brandon Stewart
Customer Advocate
301-642-1712
Brandon.Stewart@wsscwater.com

Emergency Services Center
Open 24/7
301-206-4002
EmergencyCallCenter@wsscwater.com

Design Stages

0% - 30% (Initial Design)

- Notify jurisdictions and municipalities
- Identify/notify civic associations and property owners
- Field reconnaissance such as survey and initial alignment
- Asset rehabilitation method approval
- Community outreach meeting

30% - 70% (Preliminary Design)

- Obtain field testing permits as applicable
- Conduct testing
- Submit permit applications to state and local agencies
- Obtain right of entry agreements from property owners if needed

70% - 100% (Final Design)

- Mail fact sheet letter with project overview to property owners
- Mail tree removal letters to impacted property owners
- Apply for final construction permits
- Finalize right of entry agreements and easements

Sewer Rehabilitation Program Overview

A sewer system ensures that wastewater from homes, businesses, and industries is collected and transported safely to a wastewater plant. Sewer infrastructure ages over time, leading to issues such as sewage backing up, overflowing, or contaminating the environment.

Several factors can influence the rate of deterioration beyond the installation date, including:

- ***Soil conditions and groundwater levels*** – Variations in soil composition, moisture, and acidity can accelerate corrosion or structural wear in certain areas.
- ***Operational stress*** – Sections experiencing higher flow volumes or pressure fluctuations may degrade faster.
- ***Environmental exposure*** – Proximity to tree roots, freeze-thaw cycles, and localized ground movement can also impact pipe integrity.

WSSC Water does analyze these patterns as part of our asset management program. The goal is to identify risk factors and incorporate lessons learned into future design and construction standards. This helps us improve long-term reliability and reduce the likelihood of premature deterioration.

Environmentally Sensitive Areas Overview

- Environmentally Sensitive Areas (ESAs) are landscape elements or places, that are vital to long-term maintenance of soil, water or other natural resources both on site and in the region.

- Examples of ESAs
  - Critical Areas (within 1,000 feet of rivers or bays)
  - Sensitive Species Habitat
  - Historic Properties
  - Parklands
  - Forests
  - Wetlands and Waterways



An exposed sewer pipe in a forest

Project Overview

Approximately **2.3 miles of sewer pipe** and house connections (main sewer line to property lines) and **75 manholes** to be rehabilitated
(*This information is subject to change as design is finalized*)

Sewer pipes and manholes will be rehabilitated using primarily trenchless methods

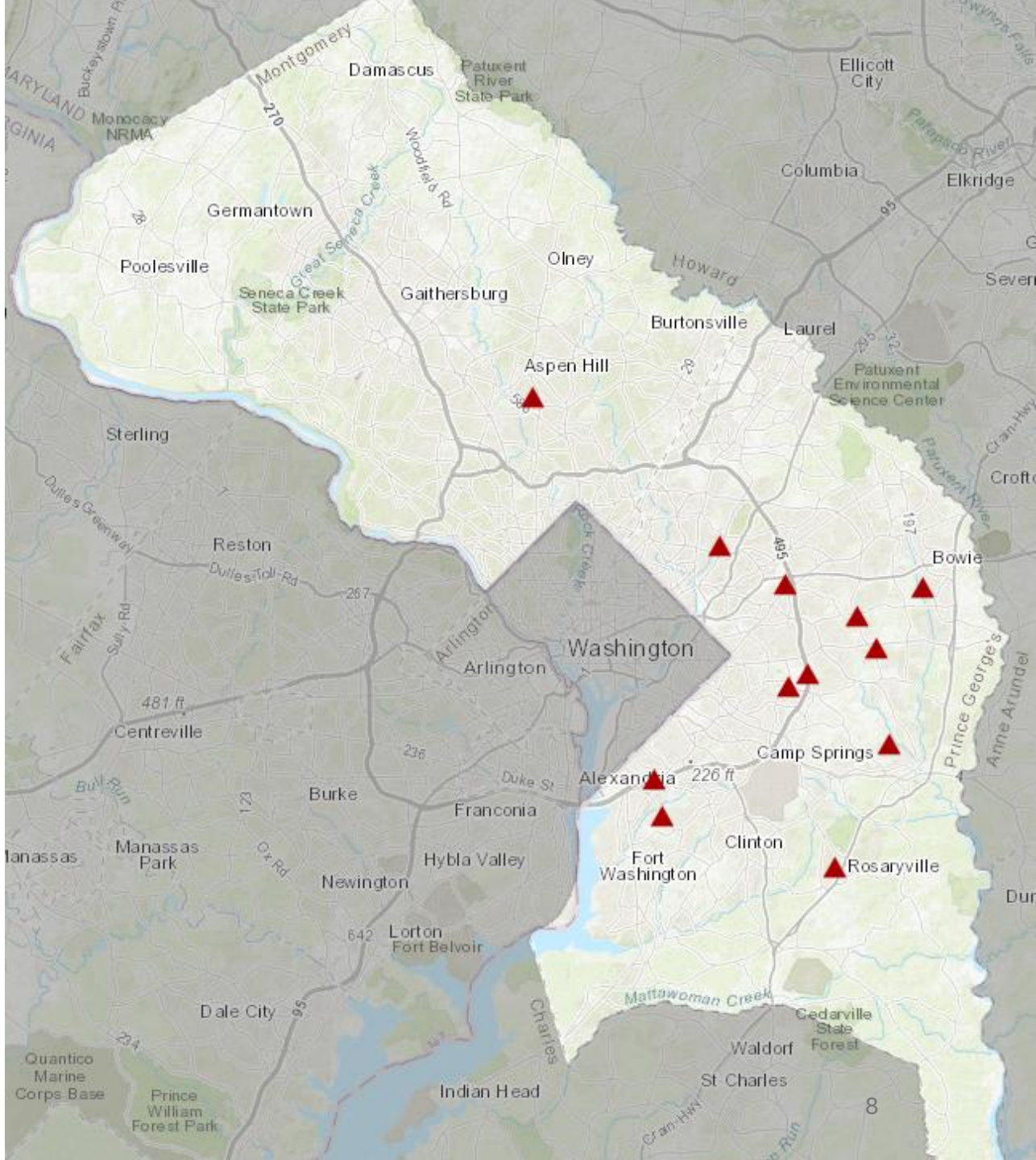
Completed projects will extend the life of sewer pipes by at least 50 years

Construction/In Your Neighborhood Map

We built a multi-layered, **highly detailed map** that provides real-time information about all the WSSC Water construction and repair projects in your neighborhood.

This tool allows you to type in any address and search to reveal markers showing where projects are taking place.

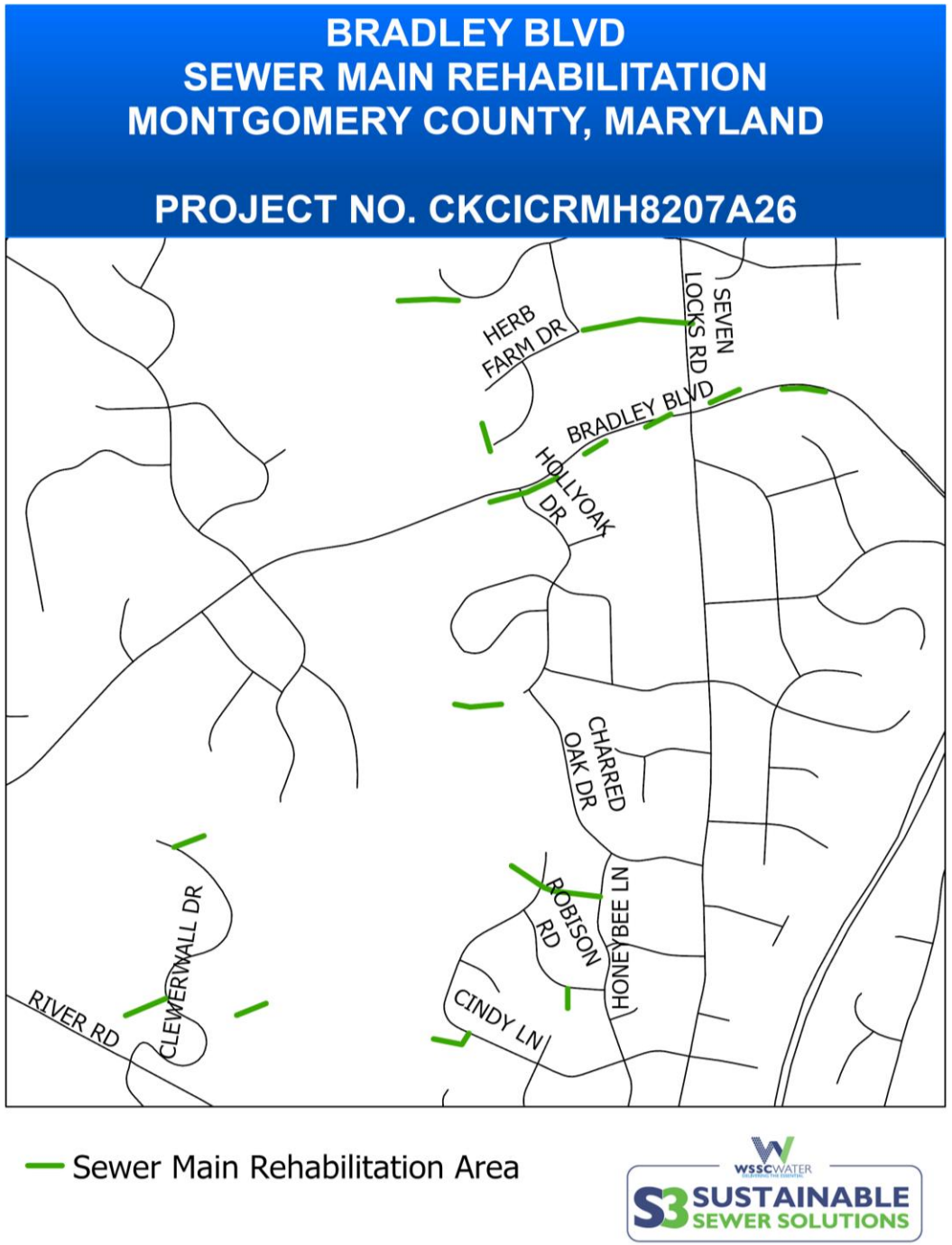
To learn about upcoming projects in your area, please visit our **In Your Neighborhood** interactive map at **gisportal.wsscwater.com/iyn/**



Project Map

Directly impacted streets

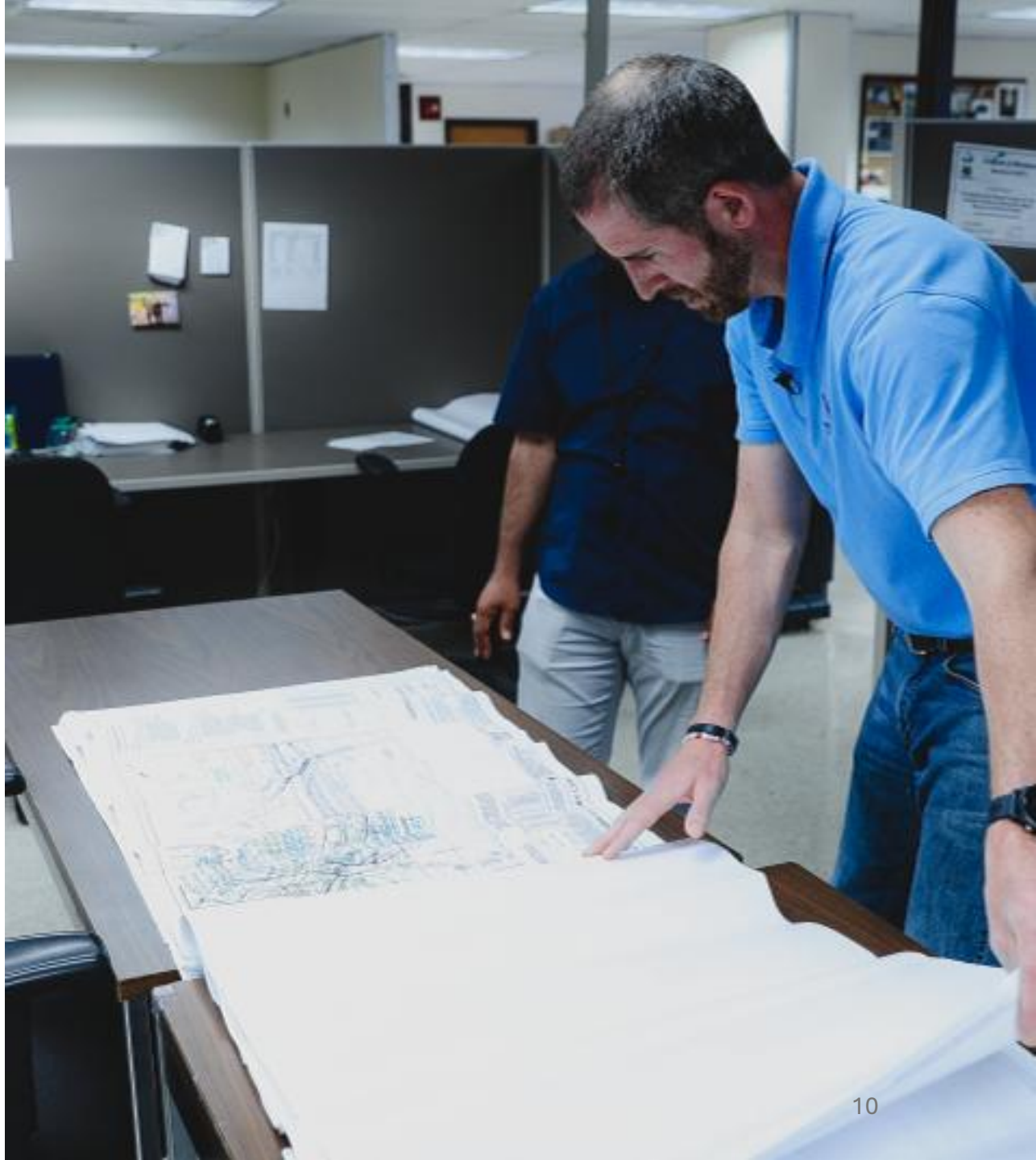
- Bradley Boulevard
- Charred Oak Drive
- Cindy Lane
- Clewerwall Drive
- Deepwell Drive
- Greentree Road
- Herb Farm Drive
- Hollyoak Drive
- Honeybee Lane
- Mc Donald Drive
- Robison Road
- Seven Locks Road
- Transue Drive
- Weathered Oak Court



Permit Agencies

WSSC Water will coordinate with the following state and local agencies for this project:

- Maryland Department of the Environment
- Maryland Historical Trust
- Maryland Department of Natural Resources
- Maryland Department of Transportation State Highway Administration
- Maryland-National Park and Planning
- Montgomery County Department of Permitting Services
- United States Army Corps of Engineers
- United States Fish and Wildlife Service
- National Park Service



Tree Removal, Pruning, and Protection

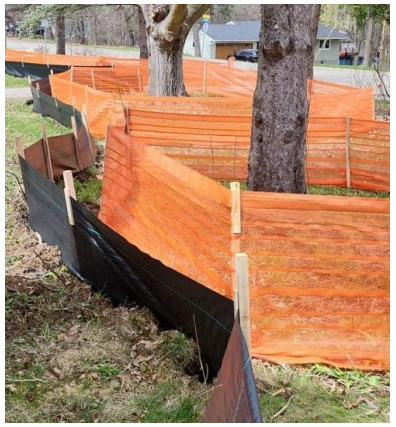
Prior to final decision to remove a tree, WSSC Water considers the following factors:

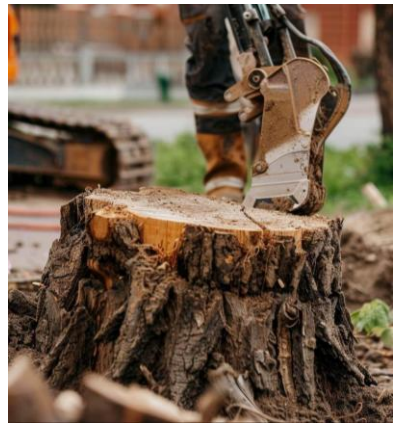
- Size, species, and structural condition
- Impact on WSSC Water assets
- Feasibility of relocating infrastructure or using trenchless methods

A WSSC Water Urban Forester performs this review.

Trees removed in public right-of-way are replanted after construction.









What to Expect During Design

Right-of-Entry Agreements will be obtained from the owners of impacted properties.

Tree removal letters (if applicable) delivered to owners of impacted properties during design.

Fact sheet letters providing residents with a general project overview will be mailed to all property owners in the vicinity of this project.



Estimated Design Schedule

This schedule is estimated and dependent on permit approval and weather.

June 2026

Design Start

October 2027

Anticipated **Design** Completion

Spring 2028

Estimated **Construction** Start

We Value Your Input!

WSSC Water values community feedback and engagement. We welcome the opportunity to hear from you and discuss this project and what it means to you during both the design and construction phases.

By understanding your concerns early in the process, we can consider them and, where possible, incorporate them into the project design.

Scan the QR code or visit https://wsscwater.jotform.com/form/we-value-your-input to access our **Design Outreach Engagement Survey** and share your feedback.

If you cannot respond directly to the form, the survey questions are listed on the next slide.

Design Outreach Engagement Survey

If you are unable to use the QR code on the previous slide, send your responses via email to **project-outreach@wsscwater.com**

Include the project name and ID number in the email subject line.

Neighborhood/Local Concerns

- Are there locations where traffic congestion tends to occur during certain times of day?
- Are there school bus routes, school walking routes, or heavily used pedestrian crossings we should consider?

Traffic Access/Safety

- Are there critical access needs for emergency vehicles, delivery trucks, or school transportation?
- Are there driveways, intersections, or cul-de-sacs where construction staging could create safety concerns?

Construction Impacts

- Are there sensitive locations such as daycare centers, assisted living facilities, or churches we should be aware of?

Outreach/Communication Preferences

- What is the best way for residents to receive project updates (email, text alerts, mailed notices, HOA newsletters)?
- Are there community listservs, civic associations, or neighborhood groups we should coordinate with?

Helping Our Neighbors:
Water Bill Assistance

wsscwater.com/**assistance**

Promise.

Sign up for an affordable, flexible and interest-free payment plan. **Customers with a past-due balance of $50 or more are eligible.**

Customer Assistance Program (CAP)

CAP assists approved residential customers by **waiving fixed fees,** providing **free annual leak investigations** and **much more**.

WATER FUND
Sharing the Essential

Eligible customers can access the Water Fund multiple times, **up to $500 per year.**

PipeER

Provides a loan **up to $10,000** to finance the repair, replacement or diagnostics of sewer or water on-property service line. The WSSC Federal Credit Union administers PipeER.

Contact Us

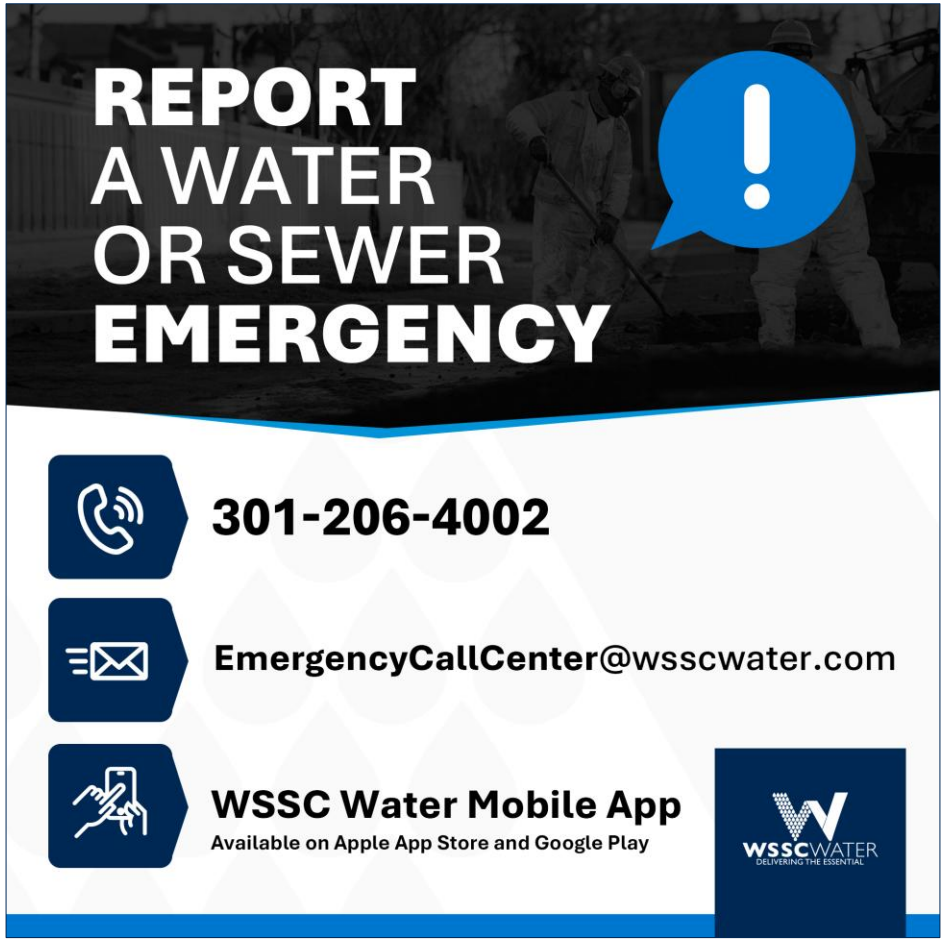
Monday – Friday, 8 a.m. – 6 p.m.

301-206-4001

customerservice@wsscwater.com



Customer Notification System (CNS)



Report Water/Sewer Emergency **(Open 24/7)**

Customer Advocate

The Customer Advocate provides a support interface between both commercial and residential customers, WSSC Water employees, public officials, county agencies, HOAs/civics and other key external stakeholders with the goal of providing exceptional customer service.

Advocates are responsible for educating WSSC Water's external customers on a variety of topics including financial assistance, water conservation and other important commission initiatives.

They also coordinate "on the scene" customer support during emergency events.

Montgomery County
(areas south of Randolph Road)



Brandon Stewart | 301-642-1712
Brandon.Stewart@wsscwater.com

Questions?

