

during those months. This could potentially mean that the work could take place in August and September, disrupting the Community Pool during its open season.

This access route has its disadvantages from a social and potentially economic standpoint in that the roads the construction vehicles and equipment would have to drive through to reach the Viton Park Community Pool are very narrow and through highly residential areas. A similar access route, that would have required less travel distance through these roads, was originally assessed back in 2012 and discounted due to this issue.

In regards to private property disturbance this path is mostly through the woods and there should only be slight disturbance to the residents whose backyards are near the stream rehabilitation work in this project. The stream rehabilitation will be present regardless of the access route option chosen. The parking lot at the start of this access route would be used as the construction equipment staging area, which could potentially disrupt Community member's usage of the pool, depending upon the time of the rehabilitation work. Somerset Park has the most impact in this access route as the route travels through the park, which is where the sewer and stream rehabilitation work is located.

Figure 1: Viton Park Community Pool – Forest Conservation Area



ACCESS ROUTE – OPTION B

Access Route “Option B” is through the Somerset House condominium community. Access through the dog park adjacent to the Parc Somerset condominium building traversing north into the woods approximately 500 feet. This access route is the closest distance to access the rehabilitation work in Somerset Park. Somerset House is private property with no WSSC right of ways; therefore an agreement would need to be reached with the ground management company and the three condominium complexes that make up Somerset House. An initial meeting was held with the property management manager as well as the Parc Somerset manager and several concerns were given from them in the meeting, such as; loss of use of their only dog park, construction equipment disrupting the residents, noise disturbance, aesthetic issues from construction fencing, etc. Somerset House has approximately 400 units with residents that are very active in their community. The managers of Somerset House have requested more time to create a comprehensive list of concerns for the project so only general concerns are currently listed. An updated list of concerns from Somerset House should be available in a month.

A logistical issue with this access route is the access from Wisconsin Ave to the dog park behind Parc Somerset. Somerset House is a gated community and the two entrance options are the main guard building off of Wisconsin Ave which is a long distance from the dog park to drive large construction equipment through the

complex. The other entrance is an electronic gate for residents. This access is closer to the dog park but the electronic gate would most likely need to be removed for the larger equipment to access from this entrance.

Figure 2: Dog Park next to Parc Somerset



ACCESS ROUTE - OPTION C

Access Route "Option C" is off the southbound lane of Wisconsin Avenue, just South of Dorset Avenue, traversing southwest approximately 1,000 feet. This access route is extremely similar to the original proposed access route O'Brien & Gere designed in 2012. This route enters off of Wisconsin Ave after the Town of Somerset sign and landscaping and between two Montgomery County trees onto Town of Somerset empty wooded lots leading to Somerset Park. The original route in 2012 clipped the landscaping around the Town of Somerset sign. There is a nearby area in Somerset Park that could be used as a staging area that would not require the removal of many trees and would also be partly concealed from Town of Somerset residents. This entrance is very close to the start of the stream and sewer rehabilitation work that is to take place in Somerset Park. Access off of Wisconsin Ave would involve extensive traffic control but the option does not encroach on the narrow roads in the Town of Somerset and the construction staging area would be away from residents very close to the rehabilitation work.

Figure 3: Corner of Dorset Ave and Wisconsin Ave.



RECOMMENDATION

O'Brien & Gere believes that of these three options Option C is the best option for this sewer rehabilitation and stream restoration work. From an Environmental standpoint Options B and C are very similar in terms of necessary tree clearing. Option A requires more clearing than the other options. Option A also has the Forest Conservation Area, which should not be an interference with the other access route options.

While Options B and C have very similar impacts environmentally it is the social and economic aspects that make Option C the better choice over Option B. From a social and economic standpoint Option B is not the best option. Access for Option B is through the private property at Somerset House, which has approximately 400 units. The Town of Somerset has approximately 400 homes, though only a few of those are near this work. Option B would require extensive negotiation with Somerset House. Somerset House management may also deny WSSC access for this route, they have been informed of this project but have not given O'Brien & Gere an answer as to whether they are willing to work with WSSC. Access off of Wisconsin Ave in Option C avoids the direct disturbance of Somerset House and minimizes the disturbance to the residents in the Town of Somerset.

Access via Option C is very similar to the current design set by O'Brien & Gere and would best serve WSSC as the design drawings would not require extensive re-design.

In comparing Options A, B and C from a social, economic and environmental standpoint O'Brien & Gere believes Option C is best option for this rehabilitation work.