



CITY COUNCIL WORK SESSION AGENDA
Work Session - WSSC Standpipe Rehabilitation Project

This meeting will be held in-person and virtual.
25 Crescent Road
Greenbelt, MD 20770

OR

Virtual Participation
Zoom Webinar Attendees:

Please submit your request in writing via email to questions@greenbeltmd.gov

[https://us02web.zoom.us/j/85254771668?](https://us02web.zoom.us/j/85254771668?pwd=YW5lYmgwOU9TK2JQZzJVSUcrR1hndz09)

[pwd=YW5lYmgwOU9TK2JQZzJVSUcrR1hndz09](https://us02web.zoom.us/j/85254771668?pwd=YW5lYmgwOU9TK2JQZzJVSUcrR1hndz09)

Dial-in: 301 715 8592

Webinar ID: 852 5477 1668

Passcode: 403437

Monday, May 20, 2024
7:30 PM

WSSC Standpipe Rehabilitation - Work Session Packet

Work Session - WSSC Standpipe Rehabilitation Project

Suggested Action:

Agenda

- Introductions - 15 minutes (7:30 - 7:45 pm)
- Council Discussion - 60 minutes (7:45 - 8:45 pm)
 - Presentation - WSSC Standpipe Rehabilitation Project
- Questions and Answers - 15 minutes (8:45 - 9:00 pm)
- Other Items - 30 minutes (9:00 - 9:30 pm)
 - Informational Items

[Final_City_Council_Greenbelt_Staff_Rec_Memo_WSSC_Standpipe_5-14-2024.pdf](#)

[WSSC_Presentation_Greenbelt_Standpipe_Rehabilitation_Advisory_Planning_Board_Meeting_5.15.2024.pdf](#)

City Council Work Session Agenda Item Report

Meeting Date: May 20, 2024

Submitted by: Shaniya Lashley-Mullen

Submitting Department: Administration

Item Type: Work Session Item

Agenda Section: WSSC Standpipe Rehabilitation - Work Session Packet

Subject:

Work Session - WSSC Standpipe Rehabilitation Project

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Attachments:

[Final_City Council_Greenbelt Staff Rec Memo_WSSC Standpipe_5-14-2024.pdf](#)

[WSSC Presentation_Greenbelt Standpipe Rehabilitation_Advisory Planning Board](#)

[Meeting_5.15.2024.pdf](#)



To: Greenbelt City Council

From: Ryan Sigworth, AICP, Community Planner

VIA: Terri Hruby, AICP, Director of Planning and Community Development

Date: May 20, 2024

RE: Plan Review - WSSC Standpipe Rehabilitation, 211 Ridge Road

I. General Information and Background

The Washington Suburban Sanitary Commission (WSSC) is rehabilitating the standpipe facility located on property owned by the City of Greenbelt at 211 Ridge Road. As preparation for this rehabilitation project has approached, WSSC purchased the adjacent detached single-family home located at 241 Lastner Lane with the intention of razing the house to improve access and available space for the standpipe facility and its associated appurtenances.

The property owned by the City of Greenbelt comprises approximately 0.38 acres while the WSSC property is approximately 0.27 acres. The project will sandblast and refinish the exterior and interior of the existing standpipe, remove and replace numerous portions of the underground piping system that connects to the standpipe, raze the existing house, replace existing paving while extending a second vehicular connection to Lastner Lane, and replace/expand exterior fencing.

The 0.65-acre RSF-65 zoned site is located in the southwest corner of the intersection of Ridge Road and Lastner Lane. Under the Prince George's County Zoning Ordinance, WSSC and The City of Greenbelt are exempt from the requirements of the Zoning Ordinance and the Subdivision Regulations. However, WSSC and the City of Greenbelt are subject to the requirements of the Prince George's County Landscape Manual. This property is currently

developed with a WSSC standpipe facility, associated buildings to support the operations of the standpipe and connected cellular telephone antennas, and an existing detached single-family structure.



In the future, a Mandatory Referral for this project will be submitted to M-NCPPC for review and comment by all reviewing agencies and stakeholders, including the City of Greenbelt. This review is being conducted in order to identify any shortcomings in the plans prior to submittal of a Mandatory Referral.

II. Proposed Development & Analysis

The primary change associated with this project is the razing of the existing detached single-family structure at 241 Lastner Lane and the discontinuation of the residential land use on the property to expand the footprint of the standpipe facility. This property is, and will continue to be, a separate property from the adjacent City owned property the standpipe sits on at 211 Ridge Road.

The exterior and interior of the standpipe will be sandblasted and refinished. In addition, new piping, valves, vaults, and a water connection will be installed, and a second driveway access will be constructed where the previous house was located. The new water connection will tap into the existing waterline on Lastner Lane. Overgrown vegetation and some trees will be removed to allow for construction and demolition. Overall, these plans focus on the engineering and construction of the project, not how the expanded facility and change in land use on the newly added property will fit into the existing residential neighborhood and/or mitigate any temporary or permanent negative impacts.

While this project is exempt from the requirements of the Prince George's County Zoning Ordinance and Subdivision Regulations, it is subject to the Prince George's Landscape Manual. However, the plans do not address any of the buffering and screening requirements in the Landscape Manual. Furthermore, the planting of new trees is inadequate to screen the facility from the street and property across Lastner Lane, especially on the previously residential property.

Although light fixtures are shown in the plan details, it is unclear if there is exterior lighting. No photometric plan is provided to determine the lighting levels on surrounding residential properties.

WSSC intends to add a second vehicular access to Lastner Lane in the same location as the existing residential driveway. The residential driveway approach is inappropriate for use for commercial purposes, and the plans indicate no design for a commercial driveway approach nor reuse of the existing driveway approach.

During construction activities, the plans provide no information on temporary containment of particulates during sandblasting to maintain surrounding air quality or noise.

Finally, all work in the public right-of-way will require a permit from the City of Greenbelt.

III. Conclusion

The Advisory Planning Board and Staff understand the need to rehabilitate and maintain the standpipe facility. However, the plans appear to focus on the details of the rehabilitation project itself and not how the removal of the existing residential structure and changes to the property will be compatible with the existing neighborhood. The expectation of City staff is that WSSC will revise the plans to include additional plan sheets which focus on compatibility with surrounding properties as well as meet the requirements of the Prince George's Landscape Manual. City staff also expects WSSC to address these comments as part of a future Mandatory Referral application. Staff will have the opportunity to review the revised plans and submit written comments to M-NCPPC during the Mandatory Referral process, if necessary.

The Advisory Planning Board, as well as City staff, recommend providing WSSC with the

following comments:

- Provide a photometric plan for exterior lighting to show the light levels occurring on neighboring property, quantity of each fixture model, and locations especially for fixtures A and B noted on Sheet E-13. Given the surrounding residential properties, light levels need to be evaluated for compatibility.
- Provide details on mitigation efforts to protect air quality, address lead paint remediation, and safety to the public during exterior sandblasting, including draping or any type of temporary enclosure over the tank during this operation.
- Provide plans to indicate how the access drive onto Lastner Lane will tie in to the existing Greenbelt owned roadway. What radius is being proposed? Material? Thickness? Fire access? Commercial approach with appropriate radius? A right-of-way permit from the City of Greenbelt for any and all work within the public right-of-way is required.
- Revise the plan set to show the public right-of-way.
- Provide a separate plan sheet for tree removal, new tree planting, and landscaping rather than having it on the Yard Piping Plan on Sheet C-04. Please include tree species, tree quantity, and size to be planted.
- Revise the plans to indicate tree protection fencing to be utilized during construction activities.
- Confirm there are no off-site tree impacts to the Critical Root Zone located on adjacent property in the southwest corner of the WSSC site.
- The Limits of Disturbance (LOD) appear to be located on private property. Please revise so the LOD is located within the subject property.
- Consideration should be given to ornate fencing and additional landscaping along Lastner Lane frontage.
- Why the need for access off Lastner Lane to standpipe property?
- Provide an outline of the public notification process.
- Demonstrate compliance with the Prince George's County Landscape Manual, especially Buffering Incompatible Uses in Section 4.7 and Screening Requirements in Section 4.4. (WSSC is exempt from zoning but not from the County's Landscape Manual).
- Provide the status of a mandatory referral application to M-NCPPC for this project.
- The owner of the Lot 46, 114 Julian Court is incorrect. Please revise with correct ownership.

The Advisory Planning Board voted on 5/15/24 to include the following additional comments:

- WSSC should provide a landscape plan to be reviewed by the City Horticulturist.
- Ensure that maintenance of the landscaping and pollination garden shown during the presentation, or equivalent landscaping feature, be provided in perpetuity.
- The Advisory Planning Board endorses the light green paint scheme with the banner along the top. The banner with trees should be further refined but the concept is welcomed. The Advisory Planning Board would like to have the Greenbelt logo added to the standpipe.



Greenbelt Standpipe Rehabilitation Advisory Planning Board Meeting

Project #: BS5724A14

May 15, 2024

Agenda

- Introduction to Project Team
- WSSC Water Overview
- Project Map
- Existing Conditions
- Project Overview
- Project Scope
- Estimated Project Schedule
- What to Expect During Construction
- Questions

106 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.



162,000,000 GALLONS OF
WATER PER DAY
DELIVERED TO **1.9 MILLION** RESIDENTS

3 RESERVOIRS

2 WATER FILTRATION
PLANTS

60 WATER
TANKS

55 PUMPING
STATIONS

6 WATER RESOURCE
RECOVERY FACILITIES

1,630 EMPLOYEES

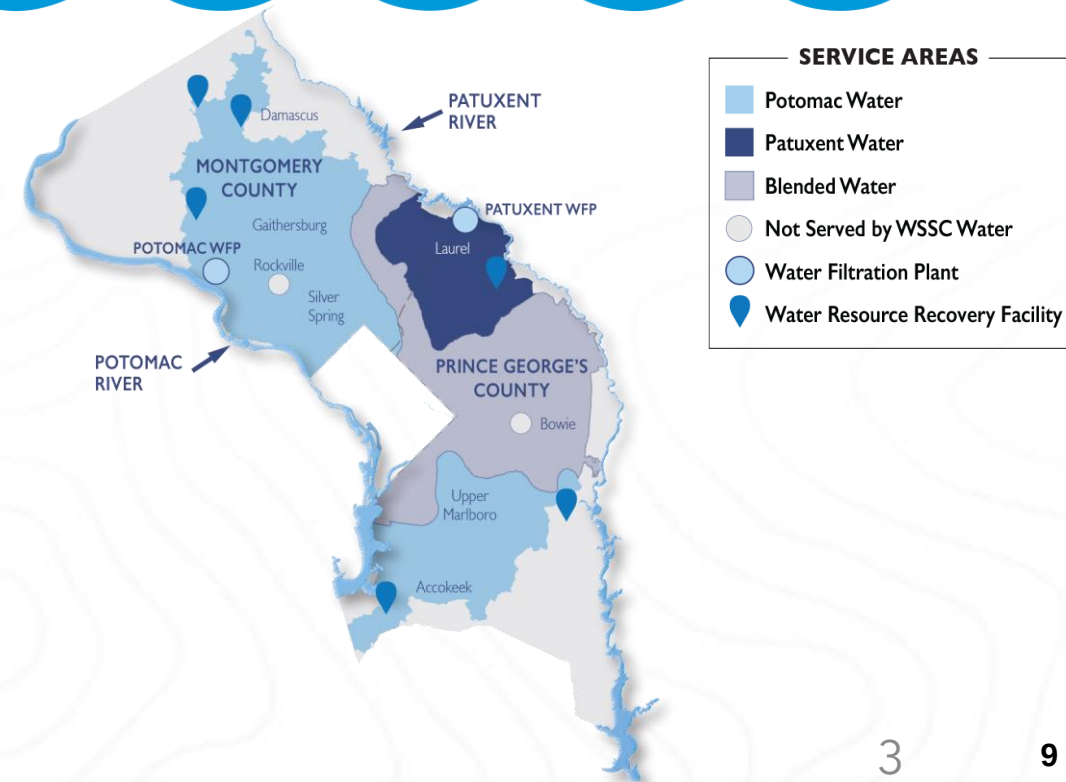
Our drinking water
system spans
5,800+ miles

Our wastewater
system spans
5,600+ miles

500,000 WATER QUALITY
TESTS PER YEAR

504,800 METERS IN
OUR SYSTEM

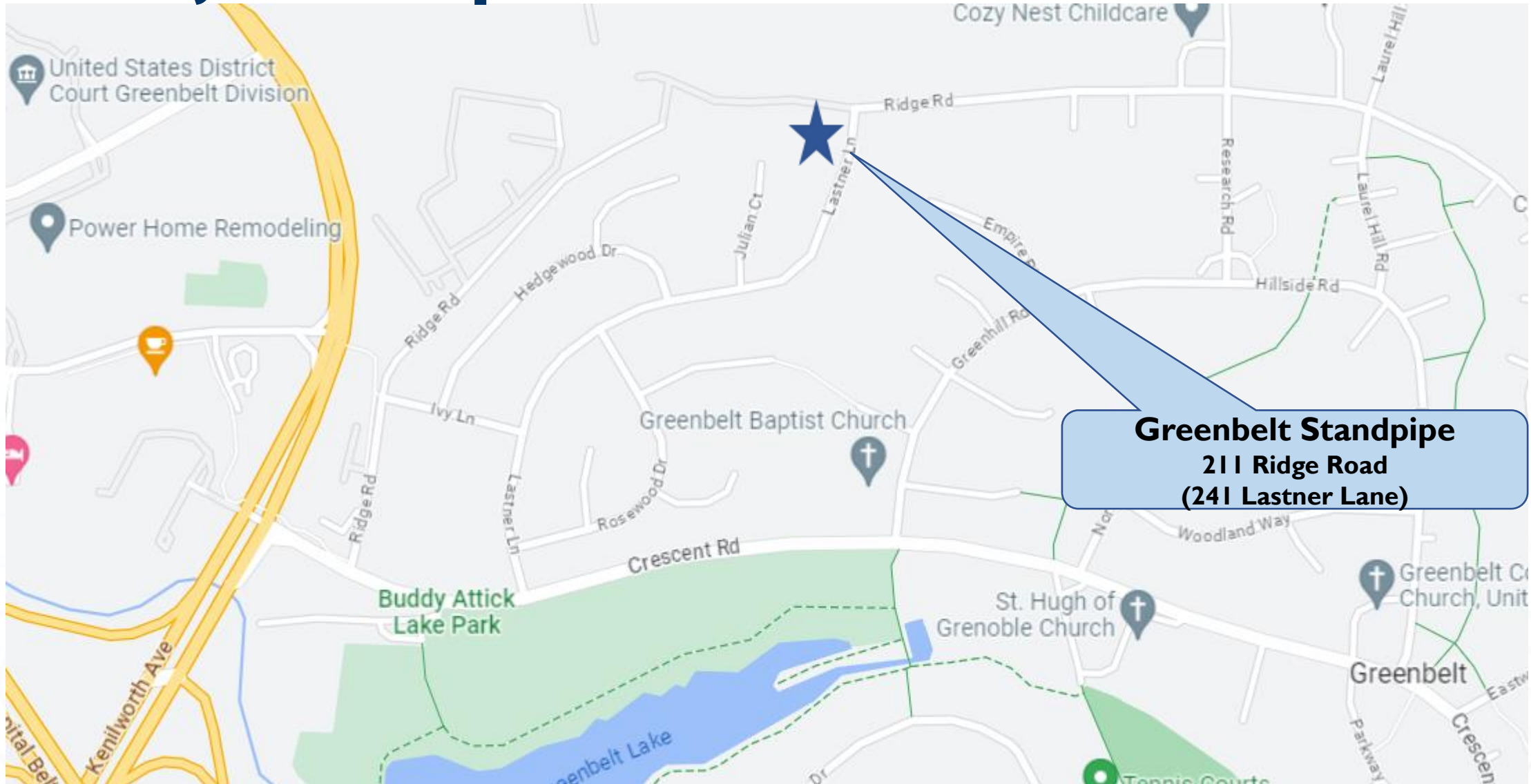
2.25 MILLION METER READS
PER YEAR



Project Team

- Christopher DeHerde, Project Manager
(301) 206-8560, Christopher.DeHerde@wsscwater.com
- Monica Marquina, Government Affairs Manager
(301) 206-8228, Monica.Marquina@wsscwater.com
- David Wilkins, Customer Advocate
(301) 206-4371, David.Wilkins@wsscwater.com
- Wayne Anderson, Section Manager, Telecommunications Systems
(301) 206-7140, Wayne.Anderson@wsscwater.com
- Thomas Johnson, Project Outreach Manager
(301) 206-8542, Thomas.Johnson@wsscwater.com
- Arcadis, Engineering Design Consultants
- TBD, Construction Contractor

Project Map



Existing Conditions

- 2-Million-Gallon Standpipe
 - 69-ft Diameter
 - ~83-ft Tall
- Constructed 1936, approximately 30 years before subdivision
- Current lot owned by the City of Greenbelt
- WSSC acquired the adjacent lot (241 Lastner Lane)
 - Better access
 - More space to work and yard piping
- Existing Site access drive off Ridge Road
- Three existing structures

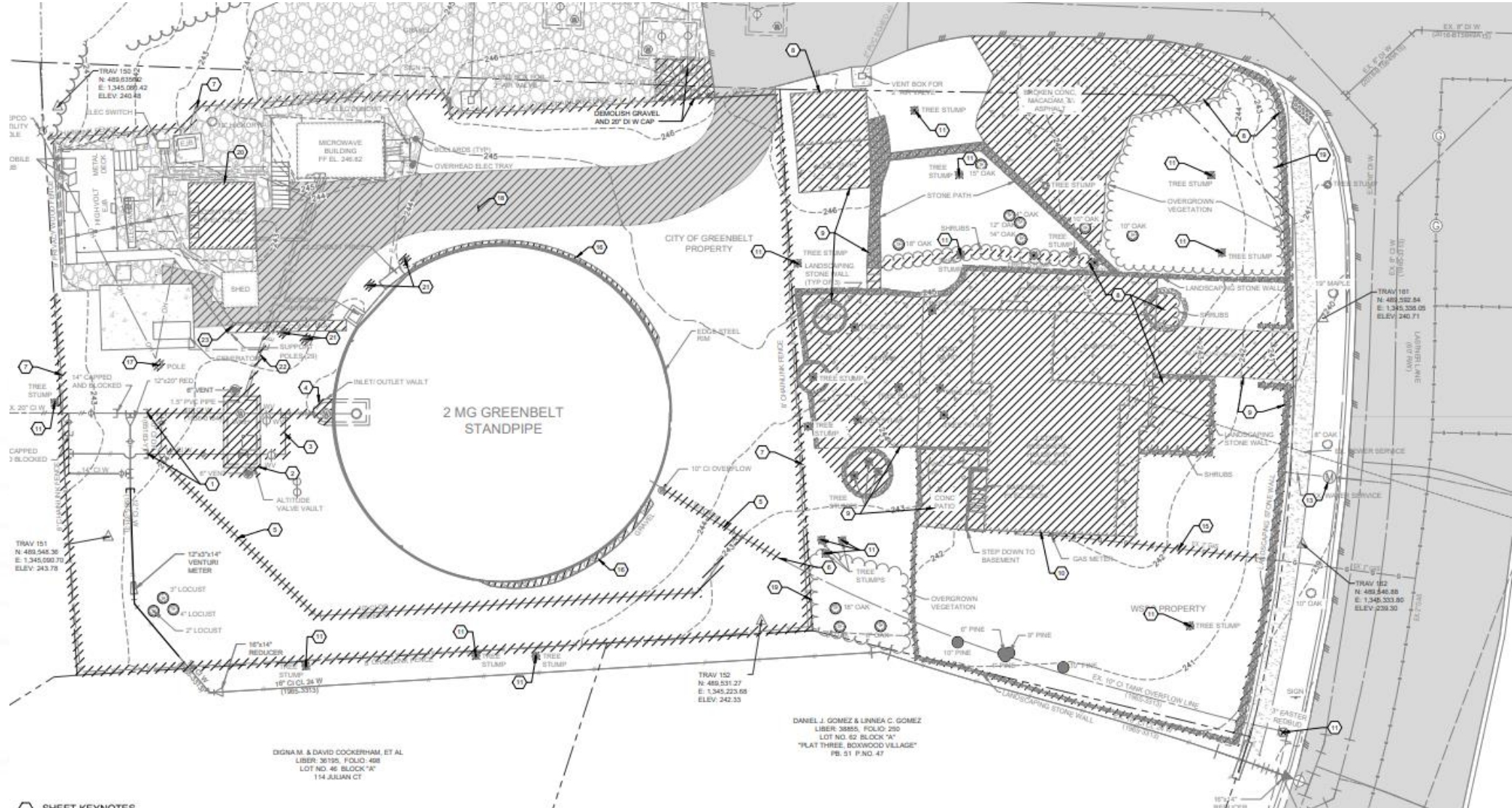


Existing Dwelling

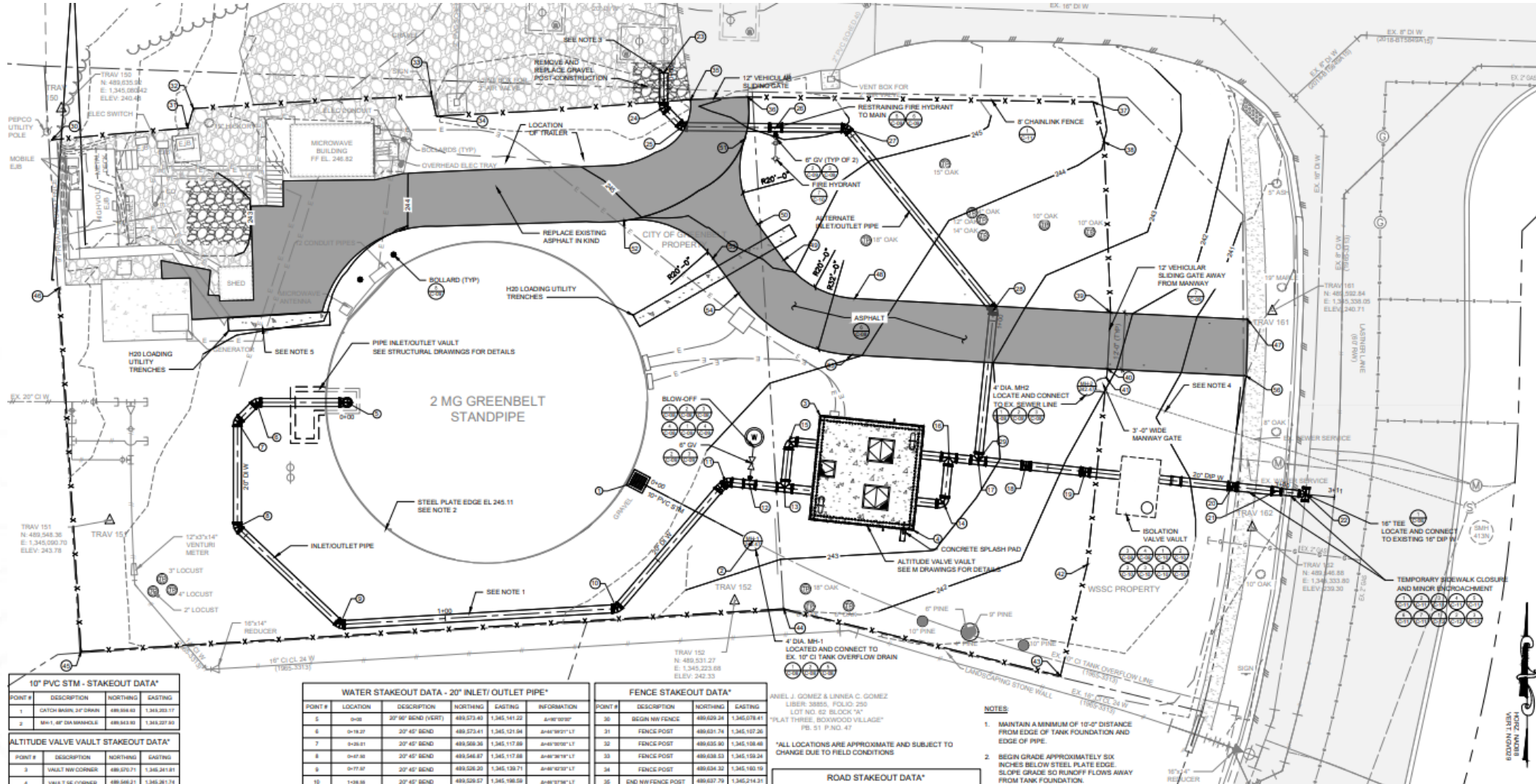
- Met with Community Forklift
 - Only salvageable items few doors and handrails
- House has been abandoned for some time
 - Rodents
 - Roof leaks
 - Vandalism
- Fire Department using the house for training



Demolition Plan



Project Overview



WSSC WATER
DELIVERING THE ESSENTIAL



TREES			
QUANTITY	DESCRIPTION	SIZE	SPACING
5	ARBORVITAE 'GREEN GIANT' - THUJA STANDISHI X PUGATA	1.75" TO 2" CALIPER	MIN. 10' O.C.
8	AMERICAN HOLLY (INCLUDING (2) MALE) - ILEX OPACA	1.25" TO 1.75" CALIPER	MIN. 10' O.C.
7	*SOUTHERN MAGNOLIA - MAGNOLIA GRANDIFLORA 'LITTLE GEM'	1.75" TO 2" CALIPER	MIN. 10' O.C.
6	FRINGE TREE - CHIONANTHUS VIRGINICUS	1.25" TO 1.75" CALIPER	MIN. 10' O.C.
6	REDLEAF - CERCIS CANADENSIS	1.25" TO 1.75" CALIPER	MIN. 10' O.C.
3	RIVER BIRCH (MULTI-STEM) - BETULA NIGRA	1.75" TO 2" CUM. CALIPER	MIN. 10' O.C.
3	*SERVICEBERRY (MULTI-STEM) - AMELANCHIER ARBOREA	1.25" TO 1.75" CUM. CALIPER	MIN. 10' O.C.
38	TOTAL		
SHRUBS			
QUANTITY	DESCRIPTION	SIZE	SPACING
5	*RHODODENDRON - RHODODENDRON 'PURPLE DANDY MAN'	1' to 2' HEIGHT	MIN. 4' TO 6' O.C.
5	RED CHOKEBERRY - ARONIA ARBUTIFOLIA	1' to 2' HEIGHT	MIN. 4' TO 6' O.C.
5	BLACK HUCKLEBERRY - GAYLUSSACIA BACCATA	1' to 2' HEIGHT	MIN. 4' TO 6' O.C.
5	COMMON WITCH-HAZEL - HAMAMELIS VIRGINIANA	1' to 2' HEIGHT	MIN. 4' TO 6' O.C.
5	SPICEBUSH - LINDERA BENZOIN	1' to 2' HEIGHT	MIN. 4' TO 6' O.C.
5	ARROWWOOD VIBURNUM - VIBURNUM DENTATUM	1' to 2' HEIGHT	MIN. 4' TO 6' O.C.
30	TOTAL		
POLLINATOR GARDEN			
QUANTITY	DESCRIPTION	SIZE	SPACING
14	BUTTERFLY WEED - ASCLEPIAS TUBEROSA	4" to 6" DIA. POTS	MIN. 18" O.C.
12	WILD BERGAMOT - MONARDA FISTULOSA	4" to 6" DIA. POTS	MIN. 18" O.C.
8	FALSE BLUE INDIGO - BAPTISMA AUSTRALIS	4" to 6" DIA. POTS	MIN. 18" O.C.
6	BLACK-EYED SUSAN - RUDEBECKIA HIRTA	4" to 6" DIA. POTS	MIN. 18" O.C.
6	SUMMER SWEET - CLETHRA ALNFOLIA	4" to 6" DIA. POTS	MIN. 18" O.C.
6	JOE PYE WEED - EUTROCHUM FISTULOSUM	4" to 6" DIA. POTS	MIN. 18" O.C.
62	TOTAL		

*DENOTES VARIETY / CULTIVAR / SPECIES SUBSTITUTIONS ACCEPTABLE WITH WSSC APPROVAL

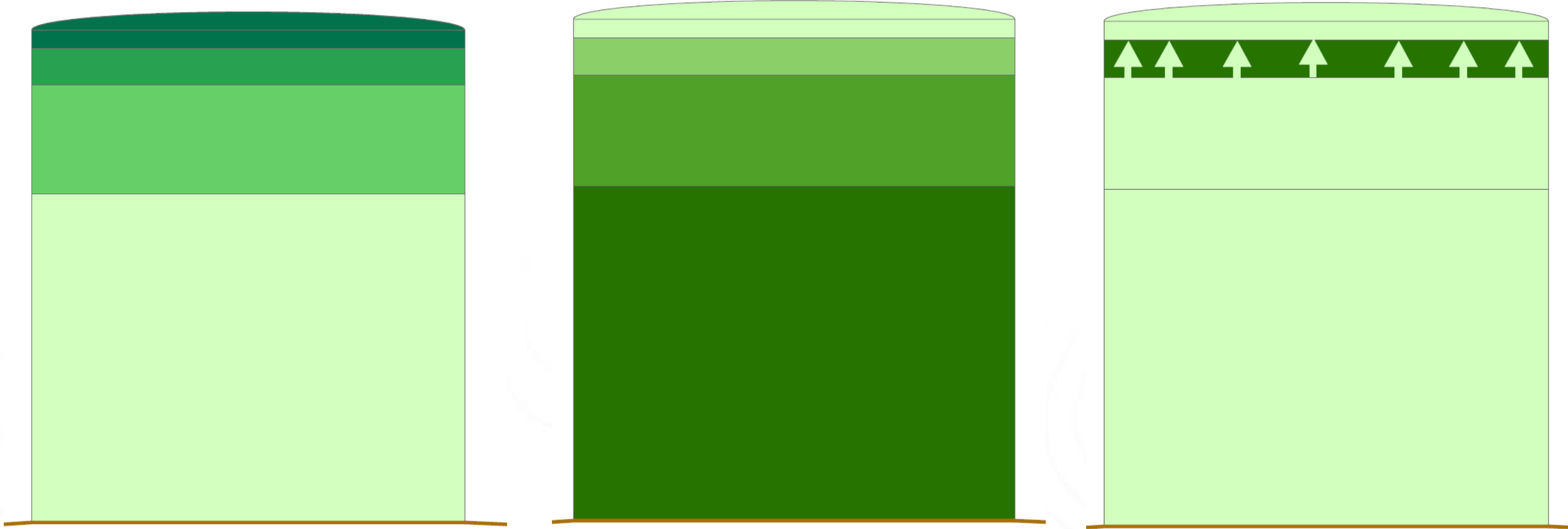


Project Scope

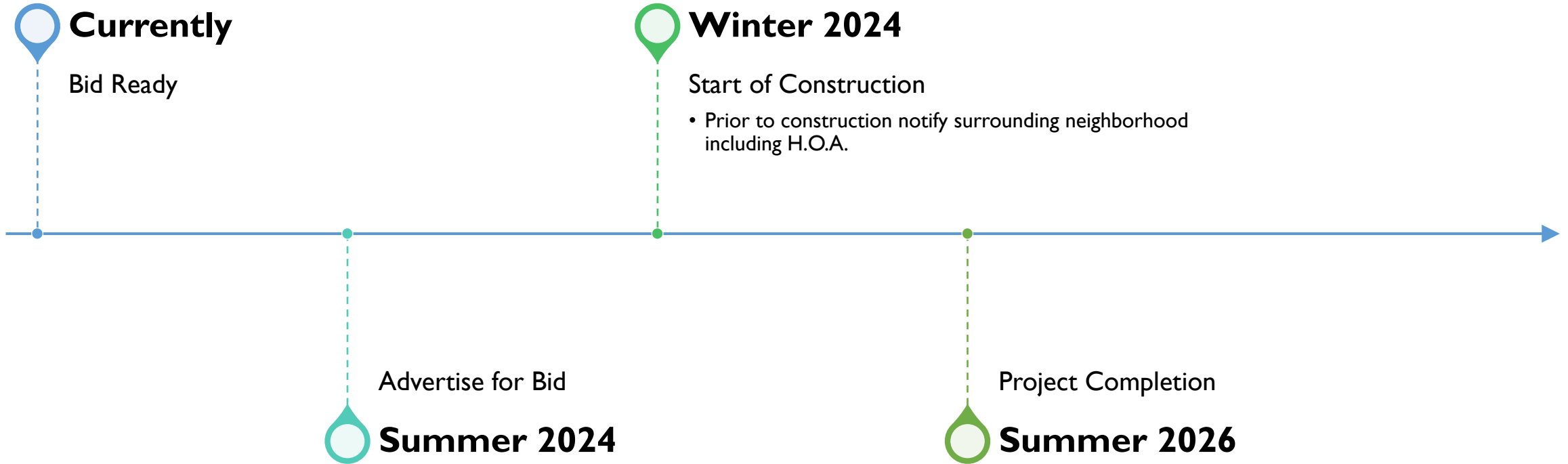
- Site Work
 - Demolish house on newly acquired lot
 - New access drive
 - New perimeter fencing
 - New yard piping and altitude valve vault
- Structural Improvements
 - Improved water quality
 - Structural steel upgrades
 - Foundation repairs
 - OSHA upgrades to railings and ladders
- Coating
 - Abrasive blasting
 - Epoxy based coating
 - Protects against corrosion



Painting Schemes



Estimated Project Schedule



What to Except During Construction

- Construction Hour
 - Per City of Greenbelt noise restrictions
 - WSSC Water contractor will provide a noise suppression plan
- Soil and Sediment Control
 - Silt Fence
 - Stabilized construction entrance
- Demolition (241 Lastner Lane)
 - Existing dwelling/shed
 - Retaining wall
- Material Deliveries
 - Outside of school pick-up/drop-off
- **NO** impacts to customers water service (outages or pressure)

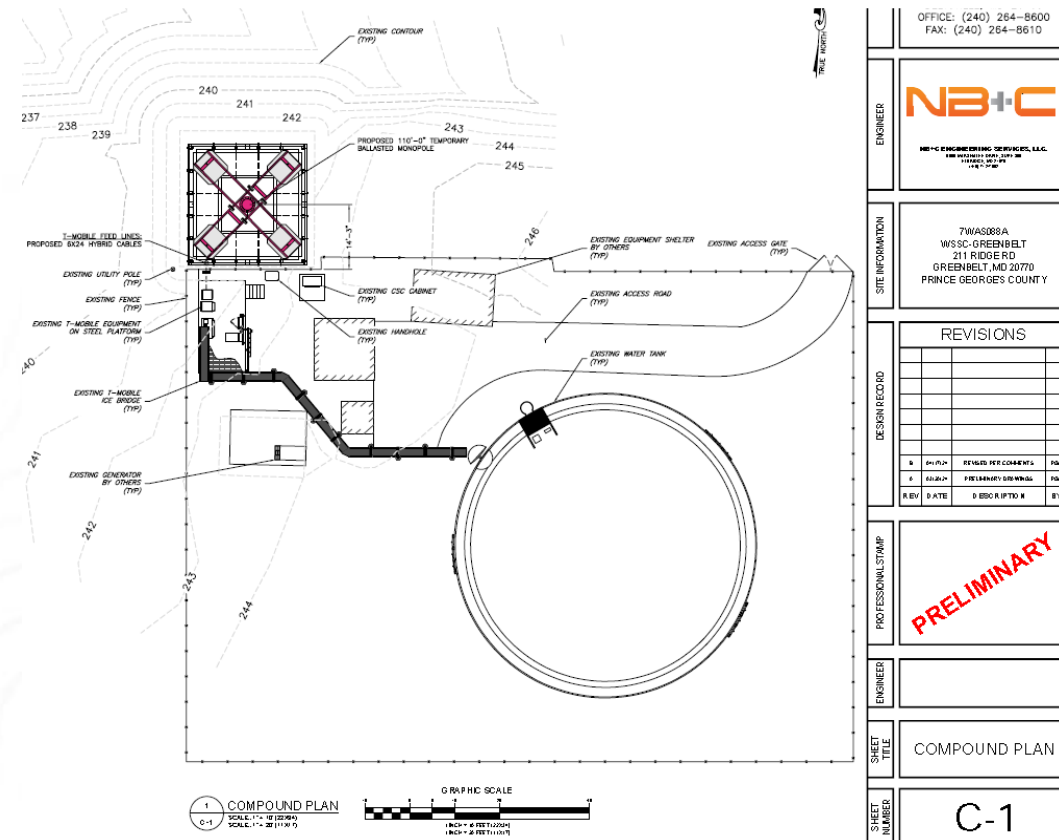
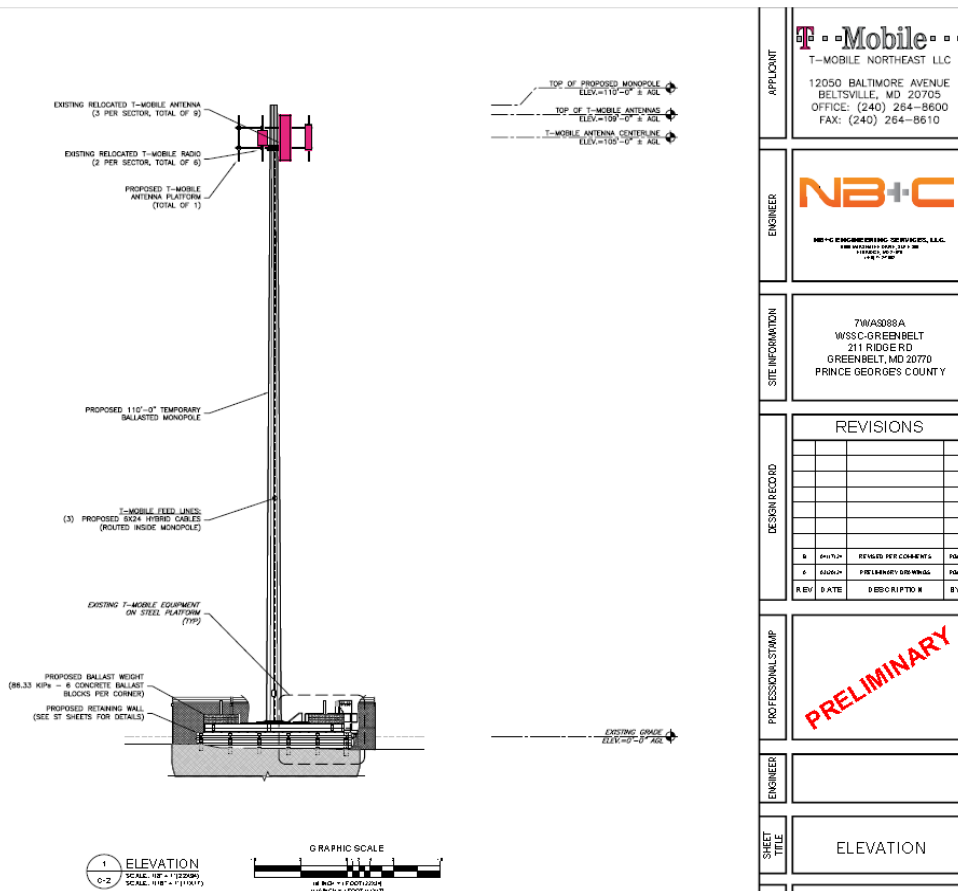


Telecommunications Plan

- WSSC Telecommunications will remain in service on the Tank. Two Antennas will be rep
- Greenbelt PD and Public works has removed the City's legacy radio equipment from legacy Communications building.
- T-MOBILE NORTHEAST LLC, proposed 110' 0" Temporary Ballasted Monopole Adjacent to the current facility as show in the next slide. T-Mobile has presented this proposed Tower directly to the Greenbelt City Staff for review and approvals.

Telecommunications Plan cont.

- T-Mobile is proposing to install a temporary 110' 0" ballasted monopole to support the cellular communications antennas and elevated equipment during the tank rehabilitation project adjacent to the current the facility.



Contact WSSC Water



- **Customer Service** | Monday-Friday, 8:00 a.m. to 6:00 p.m.

Phone: 301.206.4001 | 1.800.634.8400

Email: customerservice@wsscwater.com

- **24-Hour Emergency Call Center**

Water Emergency, Sewer Emergency or Discolored Water

Phone: 301.206.4002 | Email: emergencycallcenter@wsscwater.com

Report a Problem: wsscwater.com/customer-service/report-problem

Discolored Water: wsscwater.com/discoloredwater

- **File a Claim**

Phone: 301.206.7095

Online: wsscwater.com/claims

- **WSSC Water Financial Assistance Programs**

Online: <https://www.wsscwater.com/assistance>

- **Customer Notification System Sign-Up**

Online: www.wsscwater.com/cns, email and/or text alerts on work in your neighborhood



HELPING OUR NEIGHBORS: WATER BILL ASSISTANCE

The logo for the Promise program, featuring the word "Promise." in a multi-colored, sans-serif font.

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 plumbing inspections for water leaks, and much more.



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

The PipeER+ logo, featuring the word "PipeER" in blue and orange, with a blue plus sign and a small white "s" inside a blue square to the right.

Provides a loan of up to \$5,000 to finance the replacement of a leaking residential water service line. PipeER is administered by the WSSC Federal Credit Union.



Questions?

