

FREQUENTLY ASKED QUESTIONS

Oxford Crossing

BACKGROUND

Why is this work required?

Montgomery County holds a Municipal Separate Storm Sewer System Permit (“MS4 Permit”) issued by the Maryland Department of the Environment under authority delegated from the U.S. Environmental Protection Agency which imposes several water quality improvement requirements and goals on the County. This project will support the County’s efforts to achieve water quality requirements by addressing failing stormwater infrastructure, providing resilience to flooding and improving water quality in local waterways and the Chesapeake Bay.

- The existing stormwater management facility serving the Oxford Crossing community has various deficiencies including rusting metal risers; decaying and eroding outlet pipes; no trash rack to catch floating debris; sediment accumulation at the facility’s outfall which blocks water flow and decreases outfall capacity; and no direct maintenance access to the facility. The proposed work will address these deficiencies.
- The project will also provide increased stormwater storage volume to help reduce instances of flooding during storm events, improving community resilience.
- The existing facility does not treat or in any way address water quality. The proposed Submerged Gravel Stormwater Management System (SGSMS) will trap sediment, nutrients, and other pollutants, thereby improving water quality.

What is a Submerged Gravel Stormwater Management System (SGSMS)?

SGSMSs are features that mimic natural hydrological and ecological processes to capture and treat stormwater runoff, filtering sediment and pollutants through a combination of wetland plants and rock media. These systems reduce runoff trapping and storing stormwater and by introducing surface water flows into the subsurface via the rock media. Pollutant removal is achieved by biological uptake from algae and bacteria within the filter media and plant materials at the surface.

Who is GreenVest and what is their role in this project?

GreenVest is a Maryland-based small business with over 30 years’ experience in the development of nature-based solutions designed to manage stormwater runoff more sustainably. Montgomery County has contracted with GreenVest on several active projects in the County to address failing infrastructure and to help the County achieve its water quality requirements. GreenVest acts as the Developer and Project Manager for these projects with support from a highly experienced, skilled and capable team of engineers and construction specialists. These firms, many of which are based in Montgomery County, have extensive experience with this type of work and understand how to reduce impacts to the communities they work in.

How will the community be updated about the project?

- Public meetings are planned to inform the community. The first of these meetings will occur in June 2023.
- Community members will have the opportunity to review project plans at various stages prior to construction and will be invited to walk the site with the GreenVest team before and after construction.
- Regular updates will be posted on the project website (www.GreenOxfordCrossing.com), where residents can also sign up to receive email updates and/or text alerts.
- Mailings, emails and text alerts will be sent in advance of public meetings.
- Residents can also contact the project team via email (info@GreenOxfordCrossing.com) or by phone/text at 240-839-4770.

Will my property be accessed before or during construction for any reason?

- GreenVest and its team will need to access the site to complete preliminary investigations of existing conditions, topographic survey, and geotechnical drilling required to complete the design of the feature. No access to the interior of homes is required.
- GreenVest is in direct coordination with community management staff in the neighborhood to coordinate required assessment activities.
- Staff accessing the site will wear high visibility clothing and carry letters describing their role in the project and providing contact information for further information as needed.
- All construction and excavation will be contained within the existing pond footprint.

TECHNICAL INFORMATION

Will the project reduce flooding?

- In addition to providing water quality treatment, upgrades will allow for increased capacity to store stormwater during heavy rain and storm events to reduce flooding downstream of the SGSMS. There will not be increases to flooding in the area of the SGSMS.

What will the site look like at completion?

- Wildflowers and other native plants will be planted and will provide a visually appealing aesthetic. Flowering plants will attract and serve as habitat for pollinator species, improving plant growth and biodiversity in the region by facilitating a key step in plant reproduction processes. No non-native or invasive plant material will be used.
- Images of similar work post-construction and at full maturity are available on the project website (www.GreenOxfordCrossing.com).

Will any tree removal be necessary?

- Tree removal will be limited to a small street tree and several evergreens along Connecticut Avenue to provide construction access to the site. Any trees removed will be replaced post-construction with community input on tree selection.

Will the SGSMS result in standing water and mosquitoes?

- Standing water will only be present after large storm events and will subside within 24 hours. This will not provide a suitable habitat for mosquito larvae.

CONSTRUCTION

When will construction begin and end?

Construction is currently scheduled to begin in January 2025 and will last approximately five to six months. Most excavation and truck traffic will occur within an 8-10-week window in the middle of construction.

Where will construction access and staging occur?

Temporary construction access, staging, and parking will occur along Connecticut Avenue.

Once construction is complete, GreenVest will work to relocate the existing maintenance access feature from where it currently exists within the Oxford Crossing community to Connecticut Avenue.

Will traffic be impacted by construction?

Construction access and parking along Connecticut Avenue will cause limited, if any traffic impacts for OCCA residents. Traffic control will be designed per County standards and will be reviewed by County agencies before approval.

Will there be dust, vibration or noise related to construction?

- All project work will follow strict soil erosion and sediment control requirements set by both the State and the County to minimize dust during construction.
- Techniques such as wetting throughout the day, street sweeping dust screens, and stabilized construction entrance will be utilized to minimize dust and dirt during construction.
- There will be some noise disruption during construction. In addition to compliance with standards set forth in the Montgomery County DEP's **Noise Control Law**, GreenVest will use noise mitigation techniques to minimize impacts to adjacent property owners. Night work is not anticipated.
- Most of the excavation work will occur below foundation elevations, which will make vibration unlikely for adjacent residents. However, it is possible that homeowners within 50 feet of the project could feel minimal vibration during excavation.

AFTER CONSTRUCTION

Who will be responsible for maintenance of the SGSMS?

- GreenVest provides a 1-year guarantee on the completed project which includes providing any required maintenance. After this time and into the future Montgomery County will be responsible for maintenance, including:
 - Removal of sediment accumulation and debris, if necessary, after major storms.
 - Semi-annual removal of sediment, invasive plant species and replanting in any poorly established areas.
 - Removal of accumulated vegetation and replanting, if necessary, every 2-3 years.

Will long term ownership of the property be impacted?

- The Oxford Crossing Condominium Association, Inc. will continue to own the facility. Montgomery County or GreenVest will not own the property.
- A perpetual easement will be established to allow the County to inspect and maintain the SGSMS.



CONTACT US!

Email: info@GreenOxfordCrossing.com
Call or text: 240-839-4770

For additional project information and to sign up for email and text alerts, visit GreenOxfordCrossing.com.

If you would like this information in another language or format, or if you require the services of an interpreter, please contact Hilary Guzzone at Hilary@GreenOxfordCrossing.com.

