



US Army Corps
of Engineers

**ANACOSTIA WATERSHED RESTORATION
MONTGOMERY COUNTY, MARYLAND
CONTINUING AUTHORITIES PROGRAM SECTION 206
AQUATIC ECOSYSTEM RESTORATION FEASIBILITY STUDY**

**DRAFT INTEGRATED FEASIBILITY REPORT AND
ENVIRONMENTAL ASSESSMENT**

APPENDIX F: REAL ESTATE PLAN



MARCH 2025



U.S. Army Corps of Engineers
Baltimore District

**ANACOSTIA WATERSHED RESTORATION
MONTGOMERY COUNTY, MARYLAND
CONTINUING AUTHORITIES PROGRAM SECTION 206
AQUATIC ECOSYSTEM RESTORATION FEASIBILITY
STUDY**

**APPENDIX F
DRAFT FINAL REAL ESTATE PLAN**

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**MARCH 2025
REAL ESTATE PLAN**

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Exhibits and Attachments

- Exhibit A - Bel Pre Creek Real Estate Map
- Exhibit B - Lamberton Creek Real Estate Map
- Exhibit C - Non-Federal Sponsor Capability Assessment – MCDEP

1. Statement of Purpose

a. Purpose – This Real Estate Plan (REP) is provided in support of the Anacostia Watershed Restoration, Montgomery County, Maryland, CAP 206 Aquatic Ecosystem Restoration Study (the “Study”) and is an appendix to the Study’s Integrated Feasibility Report and Environmental Assessment (the “main report”). The purpose of this report to describe the Lands, Easements, and Rights-of-Way, Relocations, and Disposal Areas (LERRD) requirements for the construction, operation, and maintenance of the Study’s Recommended Plan, also known as Alternative 2a. This REP summarizes the required Land, Easements, Rights-of-Way, Relocations, and Disposals (LERRDs), costs to acquire the LER, real estate acquisition schedule, facility and utility relocations that may be necessary to facilitate construction, and other pertinent real estate information pertaining to the Recommended Plan’s LERRD requirements.

This REP is the first prepared for the Study and prepared at a design level of approximately 5-10%. The LERRD requirements and costs presented herein are preliminary in nature. The acres to be acquired are estimates based only on existing, readily available Geographic Information System (GIS) data. Even after the Study is approved and the project is authorized, the LERRD requirements presented herein are subject to change with plan optimization during the design and implementation phase when final plans, specifications, and detailed drawings are prepared.

b. Study Authorization – The authority for this project is Section 206 of the Water Resources Act of 1996 (Public Law 104-303), as amended. Under this authority, the USACE is authorized to plan, design, and construct small aquatic ecosystem restoration projects. See the main report, Section 1.3, for additional information.

c. Non-Federal Sponsor – The non-Federal sponsor (NFS) for the feasibility study is the Montgomery County Department of Environmental Protection (MCDEP). A Feasibility Cost Share Agreement was signed on September 30, 2020. As of January 4, 2024, the design and implementation and construction phases of the Recommended Plan will be cosponsored between the MCDEP and the Maryland-National Capital Park and Planning Commission (M-NCPPC). MCDEP will be responsible for all real estate, O&M and construction responsibilities for the project. The M-NCPPC is responsible for providing owned lands for project construction and O&M needs. MCDEP and M-NCPPC have both agreed to provide Letters of Intent. The future Project Partnership Agreement (PPA) between USACE and the non-federal sponsor(s) will require the non-federal sponsor(s) to perform or ensure the performance of the Recommended Plan’s LERRD requirements as outlined in this real estate plan. Construction will be cost shared at a 65% (Federal) and 35% (non-Federal).

Since M-NCPPC will not be handling any of the real estate responsibilities, a final NFS assessment is only needed from MCDEP. See Exhibit C, Assessment of Non-Federal Sponsor Acquisition Capabilities, for additional information.

2. Real Estate Requirements

a. Recommended Plan – The Recommended Plan consists of restoring 2.5 miles of stream habitat in Bel Pre Creek (Figure 1) extending from Bel Pre Neighborhood Park to 100 feet upstream of the confluence with the Northwest Branch of the Anacostia River and restoring 0.7 miles of Lambertson Creek (Figure 2) from the outfall at Yeatman Terrace to 1,000 feet upstream of the confluence with the Northwest Branch of the Anacostia River. The Recommended Plan captures 85 percent of aquatic habitat restoration improvement in the Anacostia Watershed. The design approach for this project consists of raising the stream bed using a series of grade control structures that include a mixture of riffle grade control structures, j-hooks with riffle aprons, cross vanes with riffle aprons and a series of riffle pool habitat, a sequence of shallow, fast-moving sections of stream (riffles) and deeper pools that are naturally found in streams and rivers. Typical In-Stream Structures are shown in Figure 3. Structure placement will be finalized upon completion of a field survey in the design phase.

b. Required Lands, Easements, and Rights-of-Way – Since the purpose of this project is ecosystem restoration, the minimum real property interest required by regulation is fee simple. However, since the measures being constructed for the Recommended Plan will be constructed within the existing streambed/streambank and adjacent floodplain where development is prohibited, a standard perpetual Channel Improvement Easement is recommended. This lesser interest, a perpetual easement, will be sufficient for project construction, and allow required ongoing operation and maintenance, which will be minimal. For those properties not already owned in fee simple by the M-NCPPC, the MCDEP is not interested in increasing the public fee ownership footprint, taking those areas out of the tax base; and does not want to be responsible for maintaining small tracts of property scattered within the watershed. In addition, for the landowner, it is often advantageous to be able to retain fee ownership for certain lot size requirements to meet zoning development regulations. Standard Temporary Work Area Easements will be acquired for access and staging areas. Standard Road Easements will be acquired for ingress, egress and regress. The non-federal sponsor(s) will be responsible for acquisition of all the required real estate interests for the Recommended Plan. The summary of the LER required for the Recommended Plan is provided below in Table 1.

Grading, in-stream structures and native species plantings will be used to provide streambed and streambank grade control. Project construction, operation and maintenance will be within the existing streambed/streambank and floodplain. Staging areas and site access which may be required during Project construction will be identified as Project design is further developed.

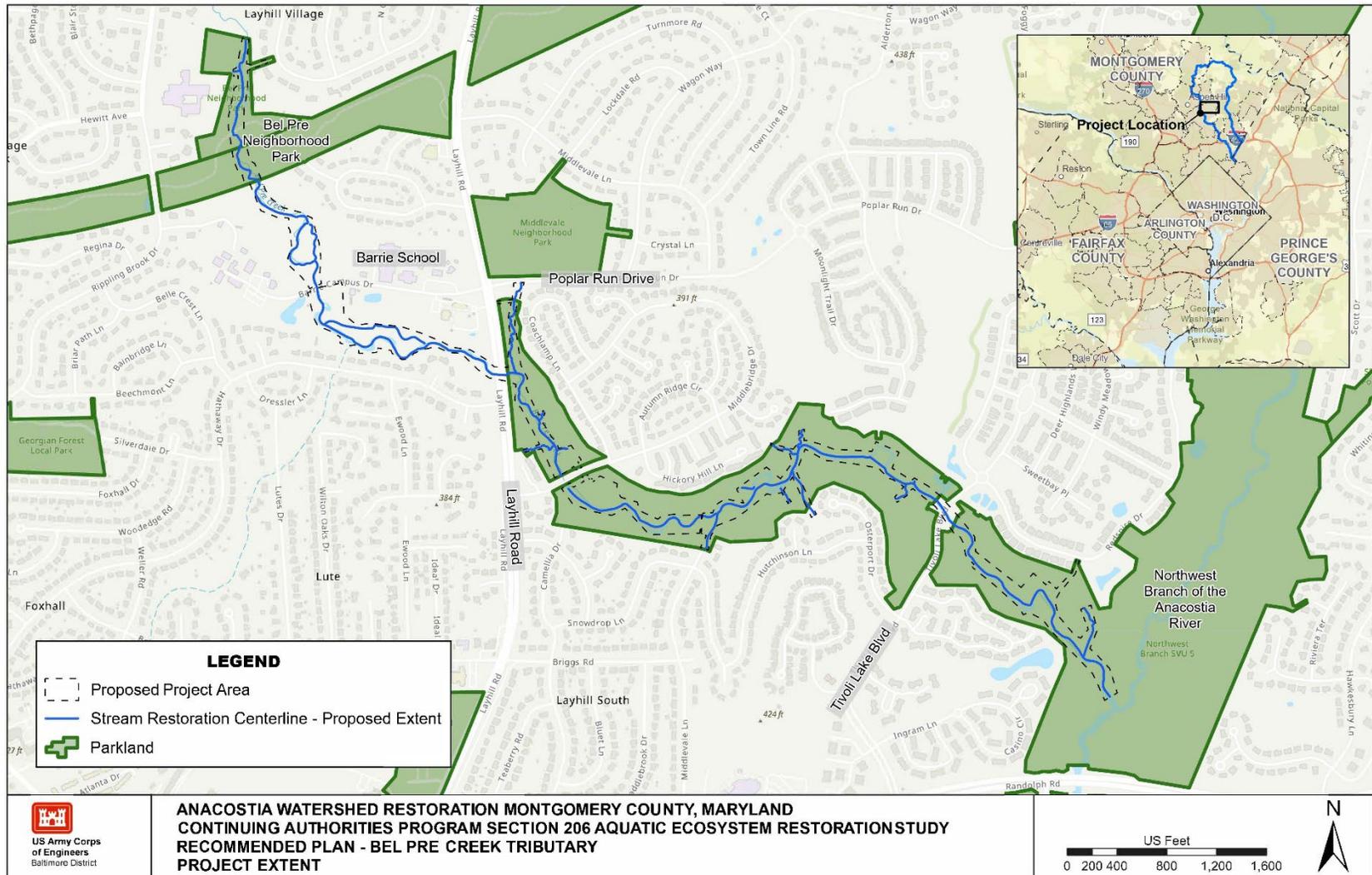


Figure 1: Bel Pre Creek Restoration Extent

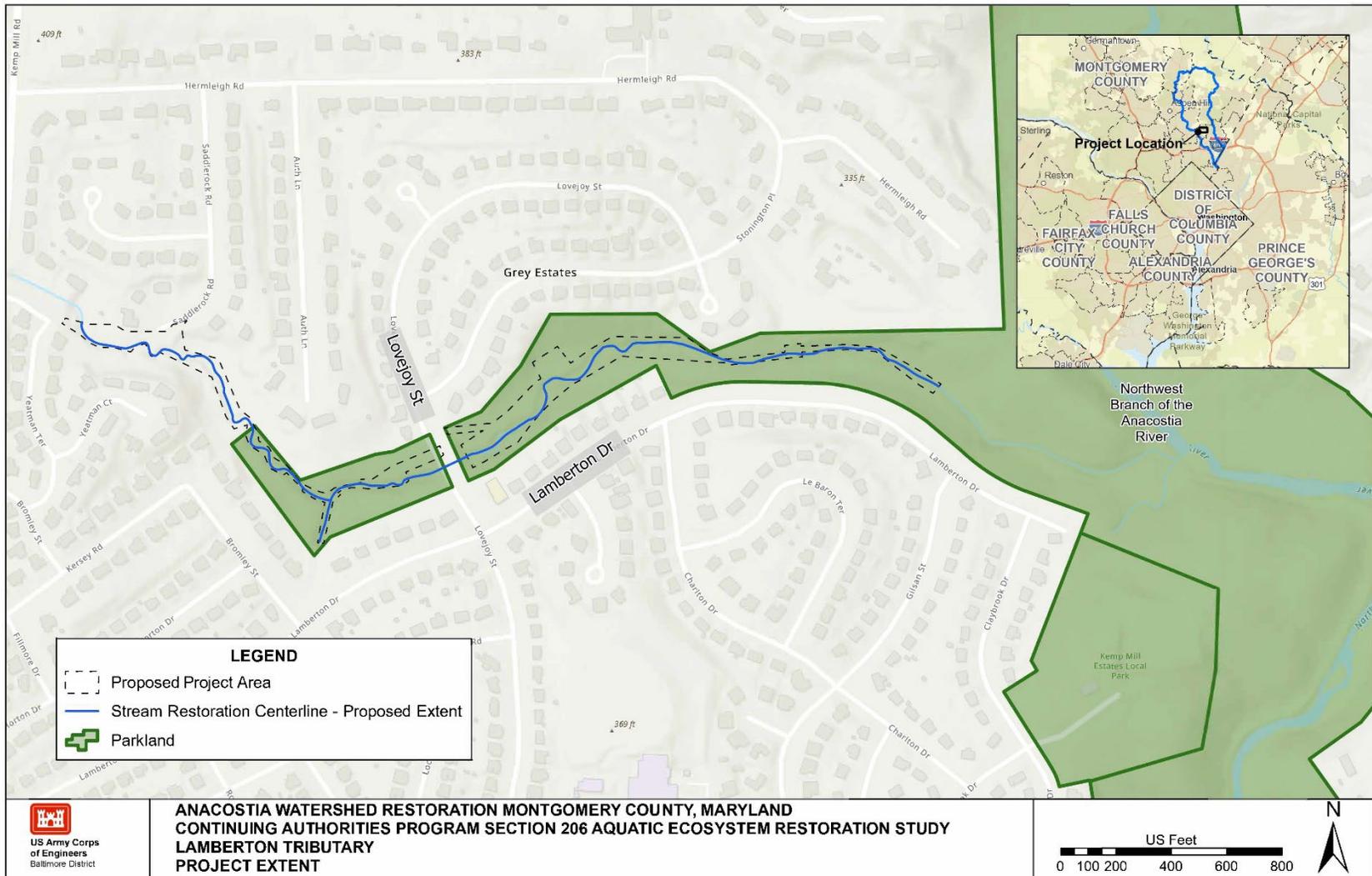
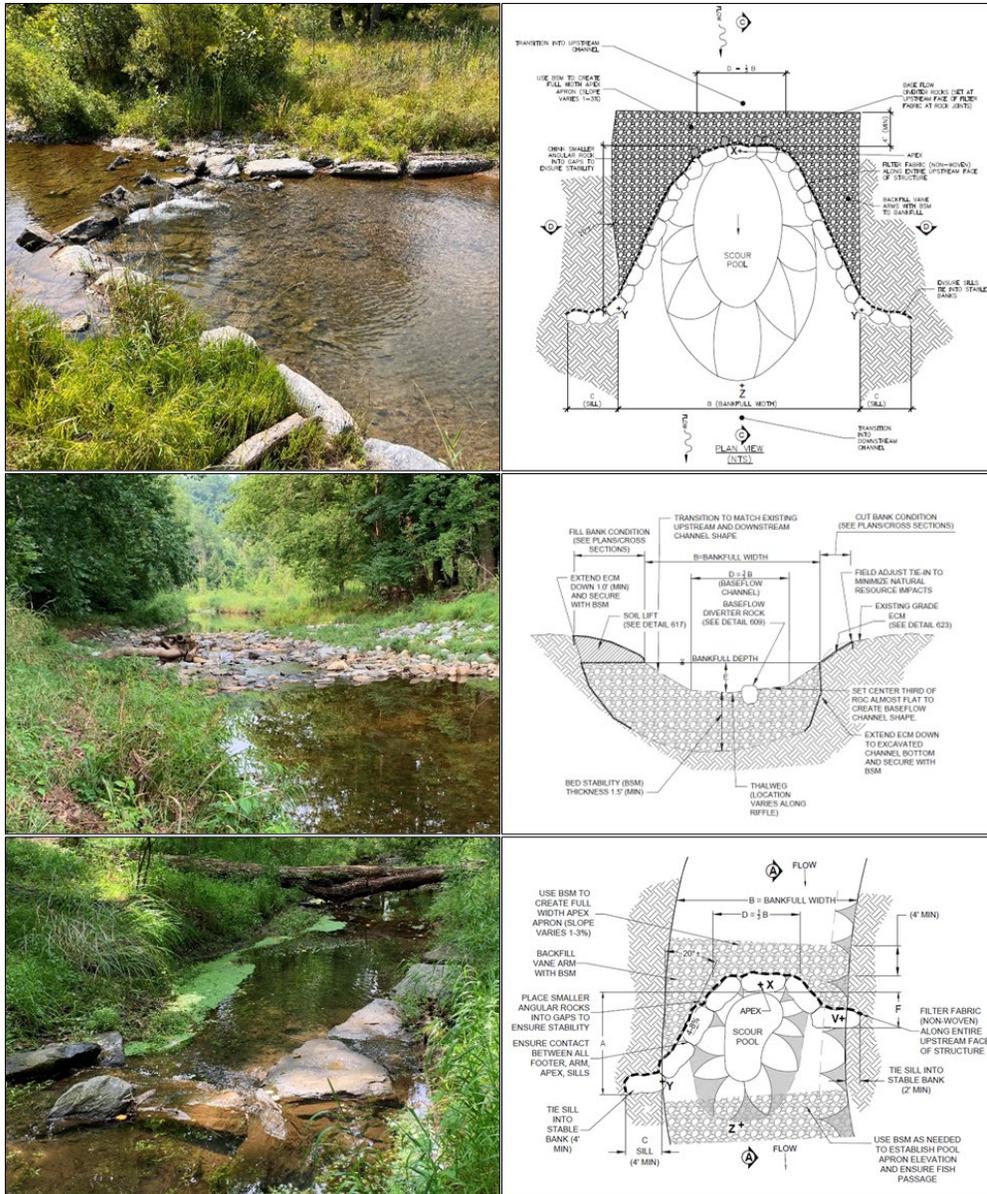


Figure 2: Lamberton Creek Restoration Extent



Cross-vane (top), typical detail shown with apron; riffle grade control (center); J-hook vane detail (bottom). Source: MCDEP and Montgomery Parks

Figure 3: Typical Details for In-Stream Structures

Table 1: LER required for the Recommended Plan

Segment / Creek Area	Estate Type	Purpose	Acres (+/-)	Ownership Type			
				Cosponsor (M-NCPPC)	Private	Public	Total
3 / Bel Pre	TWAE ¹	Staging	0.559893	1			1
	TWAE ¹	Access	1.809623	5			5
	SCIE ²	O&M	31.729161	15	17	2	34
5 / Lamberton	SCIE ²	O&M	4.571596	2	2	2	6
	SRE	O&M	0.041171			1	1

¹Temporary Work Area Easement

²Standard Channel Improvement Easement

³Standard Road Easement

c. Land Value Estimate – In accordance with USACE Real Estate Policy Guidance Letter No. 31, CEMP-CR, 11 Jan 2019, subject: Real Estate Policy Guidance Letter No. 31-Real Estate Support to Civil Works Planning (hereinafter referred to as “PGL 31”), a preliminary land value/cost estimate was completed for the TSP and Recommended Plan since the value of real estate (land, improvements, and severance damages) was not expected to exceed fifteen percent (15%) of the total Recommended Plan project cost.

The cost estimate (referred to in this report as a Planning Value Estimate) represents a preliminary estimate of the fair market value for the real estate required for the Recommended Plan. It also serves to identify the estimated compensation amount paid to landowners for the purchase of the required real estate interests. A cost estimate is not a full appraisal. To establish a more accurate estimate for the value of the required real estate, a full land appraisal based on surveyed easement boundaries based on the Recommended Plan’s final design plans is required. Additionally, the cost estimate does not include the incidental costs (e.g., appraisals, surveys, title, attorney fees, etc.) that would be incurred to facilitate and complete the acquisition of real estate. The cost estimate is incorporated into the 01-Lands & Damages cost as provided in the Baseline Cost Estimate for Real Estate (BCERE) (see Section 11).

The cost estimate was completed by a licensed, in-house USACE staff appraiser who concluded, as of November 2024, that the market value for the required easements is approximately \$276,281¹. Table 2 below provides a summary of the estimated market value of the easements required by area and estate type.

¹ Includes 15% incremental costs

Table 2: LER Cost Estimate Summary

Segment / Creek	Estate Type	Estimated Land Value
3 / Bel Pre	TWAE	\$3,290
3 / Bel Pre	SCIE	\$239,955
5 / Lamberton	SCIE	\$34,530
5 / Lamberton	SRE	\$310
Total LER Value w/Incremental Cost		\$278,085 ¹

¹rounded

Table 3: Cost Estimate Risk Factors

<u>Risk Factors noted by Appraiser</u>
Potential uneconomic remnants
Unknowns consistent with limited parcel by parcel analysis
Unforeseen aspects due to inaccessibility
Cost/value increases from potential development pressures and/or zoning changes
Negotiation latitude above estimated market value
Potential for excessive condemnation costs/awards
Potential for unknown natural resources or minerals
Potential changes in the project footprint real estate impact
Potential for unknown environmental issues

3. Real Estate Owned by the Non-Federal Sponsor

None of the required lands needed for the project are owned by the MCDEP. The M-CNPPC owns fee title to a majority of the land needed for the temporary and perpetual easement areas needed for the project. M-CNPPC owns approximately 27.252 acres of the total of approximated 38.712 acres that are needed.

It is anticipated that M-CNPPC will provide their land for the project as a donation; however, they are eligible to receive credit for the appraised value of the lands they provide, if requested. The fee simple estate owned by M-CNPPC is sufficient for the project and the lands are available for the project with no apparent conflict to existing state programs or other state land use needs. The M-CNPPC will make the lands available for the project through a Park Construction Permit. The MCDEP will submit plans for the permit, and it will be reviewed as the design is advanced. If design submissions are made and comments addressed along the way, the timing of the approval should align with the finalization of the plans. An approved Park Construction Permit will serve as the documentation allowing for construction to begin. M-CNPPC

will make their lands available for project construction through an Authorization for Entry for Construction to USACE. MCDEP will provide to USACE an Authorization for Entry for Construction for those private lands needed for project construction.

Since the purpose of this Project is ecosystem restoration, the minimum real property interest required by regulation is fee simple. However, since this Project will be constructed within the existing streambank and adjacent floodplain where development is prohibited, a standard perpetual Channel Improvement Easement is recommended. This lesser interest, a perpetual easement, will be sufficient for Project construction, and allow required ongoing operation and maintenance, which will be minimal.

Project access for construction, operation and maintenance in the streambed and adjacent floodplain will require the standard estates shown below:

TEMPORARY WORK AREA EASEMENT - A temporary easement and right-of-way in, on, over and across (the land described in Schedule A) (Tract Nos. ____), for a period not to exceed one (1) year, beginning with date possession of the land is granted to the United States, for use by the United States, its representatives, agents, and contractors as a work area, including the right to move, store and remove equipment and supplies, and erect and remove temporary structures on the land and to perform any other work necessary and incident to the construction of the Anacostia Watershed Restoration Project, Montgomery County, Maryland, Section 206 Project, together with the right to trim, cut, fell and remove there from all trees, underbrush, obstructions, and any other vegetation, structures, or obstacles within the limits of the right-of-way; reserving, however, to the landowners, their heirs and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however to existing easements for public roads and highways, public utilities, railroads and pipelines.

CHANNEL IMPROVEMENT EASEMENT - A perpetual and assignable right and easement to construct, operate, and maintain channel improvement works on, over and across (the land described in Schedule A) (Tract Nos. _____, _____ and _____) for the purposes as authorized by the Act of Congress approved _____, including the right to clear, cut, fell, remove and dispose of any and all timber, trees, underbrush, buildings, improvements and/or other obstructions therefrom; to excavate: dredge, cut away, and remove any or all of said land and to place thereon dredge or spoil material; and for such other purposes as may be required in connection with said work of improvement; reserving, however, to the owners, their heirs and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

ROAD EASEMENT - A (perpetual [exclusive] [non-exclusive]and assignable) easement and right-of-way in, on, over and across (the land described in Schedule A) (Tract Nos.

_____, _____ and _____) for the location, construction, operation, maintenance, alteration replacement of (a) road(s) and appurtenances thereto; together with the right to trim, cut, fell and remove therefrom all trees, underbrush, obstructions and other vegetation, structures, or obstacles within the limits of the right-of-way; (reserving, however, to the owners, their heirs and assigns, the right to cross over or under the right-of-way as access to their adjoining land at the locations indicated in Schedule B); 10 subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines.

Table 4: Co-NFS Owned Real Estate

<u>Segment / Creek Area</u>	<u>Estate</u>	<u>Acreage</u>	<u>Ownership</u>
3 / Bel Pre	TWAE	2.369516	M-NCPPC
	SCIE	21.489445	M-NCPPC
5 / Lamberton	SCIE	3.392886	M-NCPPC

4. Non-Standard Estates

There are no non-standard estates proposed for use for this project. Should the use of non-standard estates be required, coordination with HQ would be initiated.

5. Existing Federal Projects

There are no existing Federal projects that lie fully or partially within the LER required for the project.

6. Federally Owned Land

There are no federally owned lands included within the LER required for the project.

7. Federal Navigation Servitude

Navigational servitude is not applicable to this Project.

8. Real Estate Mapping

Preliminary mapping of the locations and impacted properties of the 2 study segments/creeks is attached as Exhibits A and B.

9. Induced Flooding

Flooding will not be induced by the construction or the operation and maintenance of the project.

10. Baseline Cost Estimate for Real Estate

The following table is the estimated financial costs attributed to the Recommended Plan’s LERRD requirements:

Table 5: Recommended Plan BCERE

Project Cost Category	Federal	Non-Federal	Contg	Total
Total 01-LERRD	\$0	\$1,075,985	\$215,197	\$1,291,182
Total 02-Relocations (Utility/Facility)	\$0	\$0	\$0	\$0
Total 30-PED	\$511,500	\$0	\$102,300	\$613,800
Total Project BCERE	\$511,500	\$1,075,985	\$317,497	\$1,904,982

The BCERE accounts for the cost to acquire the LER and incidental costs attributed to the acquisition of the LER, which include expenses such as obtaining title search documents, appraisals, land surveys, landowner meetings, etc. It also includes the administrative cost to review and approve the non-federal sponsor’s claim documents for its request for crediting of their LERRD expenses.

11. Uniform Relocation Assistance (Public Law 91-646)

No residential or commercial relocations are anticipated to be required for the proposed Project.

12. Minerals and Timber Activity

There are no known present or anticipated mining and drilling activity in the vicinity of the Project that may affect construction, operation or maintenance of the project.

13. Non-Federal Sponsor Capability Assessment

MCDEP and the M-NCPPC are the non-Federal cosponsors. Only the MCDEP will be responsible for acquisition of the required real estate interests. MCDEP has the necessary experience and resources to acquire the real estate interests required for the Project in accordance with PL 91-646 (the 'Uniform Act'). The Real Estate acquisition capability assessment for the MCDEP is included as Exhibit C.

MCDEP possesses the professional capability to acquire real estate and has sufficient general and legal authority to do so. The Sponsor has been identified as highly capable of performing or ensuring the performance of its real estate responsibilities.

14. Land Use Zoning

There is no anticipated application or enactment of zoning ordinances in lieu of, or to facilitate, the Recommended Plan.

15. Real Estate Acquisition Schedule

At this preliminary stage, a general acquisition time-requirement for the NFS is estimated to be approximately 24 to 33 months. A detailed schedule will be developed with the NFS as Project design and real estate requirements are established.

MCDEP as the Non-Federal Co-Sponsor will officially initiate real estate acquisition activities after final execution of the Project Partnership Agreement (PPA). The following estimated acquisition schedule indicates the length of time required for each step in the standard acquisition process. As there is currently no finalized PPA signing date, the following is a generic, worst-case scenario real estate timeline.

Table 6: Real Estate Acquisition Schedule

Milestone	Forecasted Dates
PPA Execution	30 Sept 2025
Notice to Proceed with Acquisition to Sponsor	27 May 2027
Sponsor's Authorization for Entry for Construction	27 Dec 2028
USACE's Certification of Real Estate	3 Jan 2029
USACE's Solicitation for Construction Contracts	15 Apr 2029
USACE's Award of Construction Contracts	13 June 2029

16. Facility and Utility Relocations

Although there are public water and sewer lines within the immediate project area, the concept designs have been modified to avert any potential conflicts. The Project Delivery Team have designed the project components as to not necessitate any utility/facility relocations.

17. Environmental Contamination

Although both project segments are within a one-mile radius of a National Pollutant Discharge Elimination System (NPDES) water discharger, hazardous waste Resource Conservation and Recovery Act (RCRA) facility, and an air emission facility, neither are located in a commercially active or industrially developed area. No known HTRW impacts are anticipated concerning the real estate acquisition.

18. Project Public Support

Both MCDEP and M-NCPPC support the project, as it directly supports the habitat goals of the Anacostia River Watershed Restoration Plan and the habitat goals of the Chesapeake Bay Protection and Restoration Executive Order 13508. Montgomery County, MCDEP, M-NCPPC and Montgomery County Parks are working on efforts within the watershed to include improvements to water quality and stormwater flow through the use of Best Management Practices, retrofits, stream restoration, and capital improvements.

Generally, stream erosion and degradation are readily noticeable, and there is general support for the restoration and preservation of natural habitat. A public notice has not been finalized and distributed to the public.

19. Non-Federal Sponsor Risk Notification

Real estate acquisitions required in conjunction with this Project appear to be fairly low risk since the Project will be located within the existing streambed/streambank and floodplain where development is prohibited.

The non-Federal Sponsor will be notified in writing regarding risks associated with the acquisition of lands and interests before a Project Partnership Agreement is completed once the Recommended Plan is approved.

20. Other Pertinent Information

The M-NCPPC owns over 75 percent of the property required for this project but are unwilling to provide easements over the land. M-NCPPC have agreed to be a non-Federal cosponsor in lieu of granting easements over the land they own. It is anticipated M-NCPPC and MCDEP will coordinate a separate agreement that allows the MCDEP to gain access for construction and O&M activities for the life of the project, as was done on a similar project in the Anacostia Watershed in Prince Georges County, Maryland.

PREPARER:

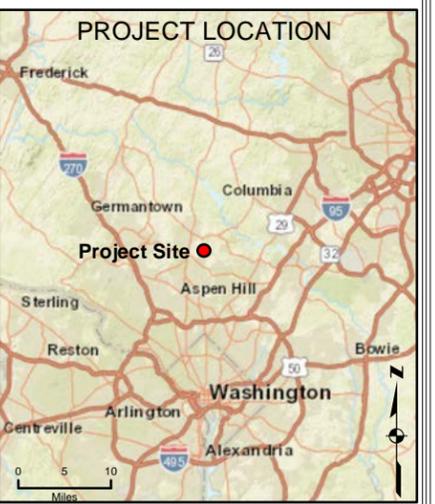
CHERYL L. JANISZEWSKI
Realty Specialist

DISTRICT CHIEF OF REAL ESTATE:

STANLEY H. GRAHAM
Chief, Real Estate

Exhibit A

Bel Pre Creek Real Estate Map



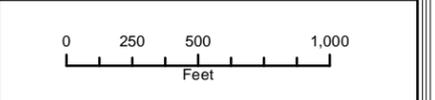
REAL ESTATE PROJECT PLANNING MAP

Anacostia Watershed Restoration Bel Pre

Montgomery County, MD
Continuing Authorities Program
Section 206 Feasibility Study

- Legend**
- M-NCPPC Perp. Channel Improvement Estate
 - Private Owners Perp. Channel Improvement Easement
 - M-NCPPC TWAE Access/Staging
 - Perpetual Road Access (Public R.O.W.)

REVISION HISTORY		
DATE	REVISION	BY
2-18-25	Easement revised to Channel Improv'm't	SLM
3-28-25	M-NCPPC Estate Text Change	RTS



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BALTIMORE DISTRICT
REAL ESTATE DIVISION
BALTIMORE, MARYLAND

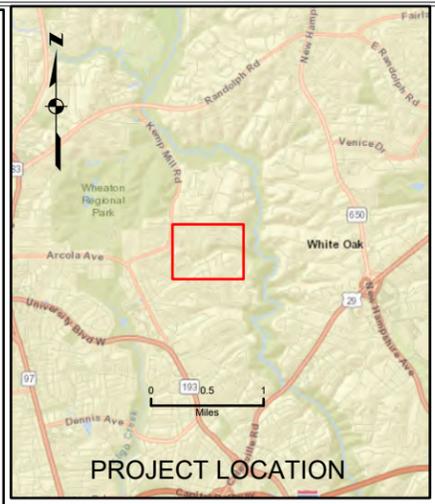
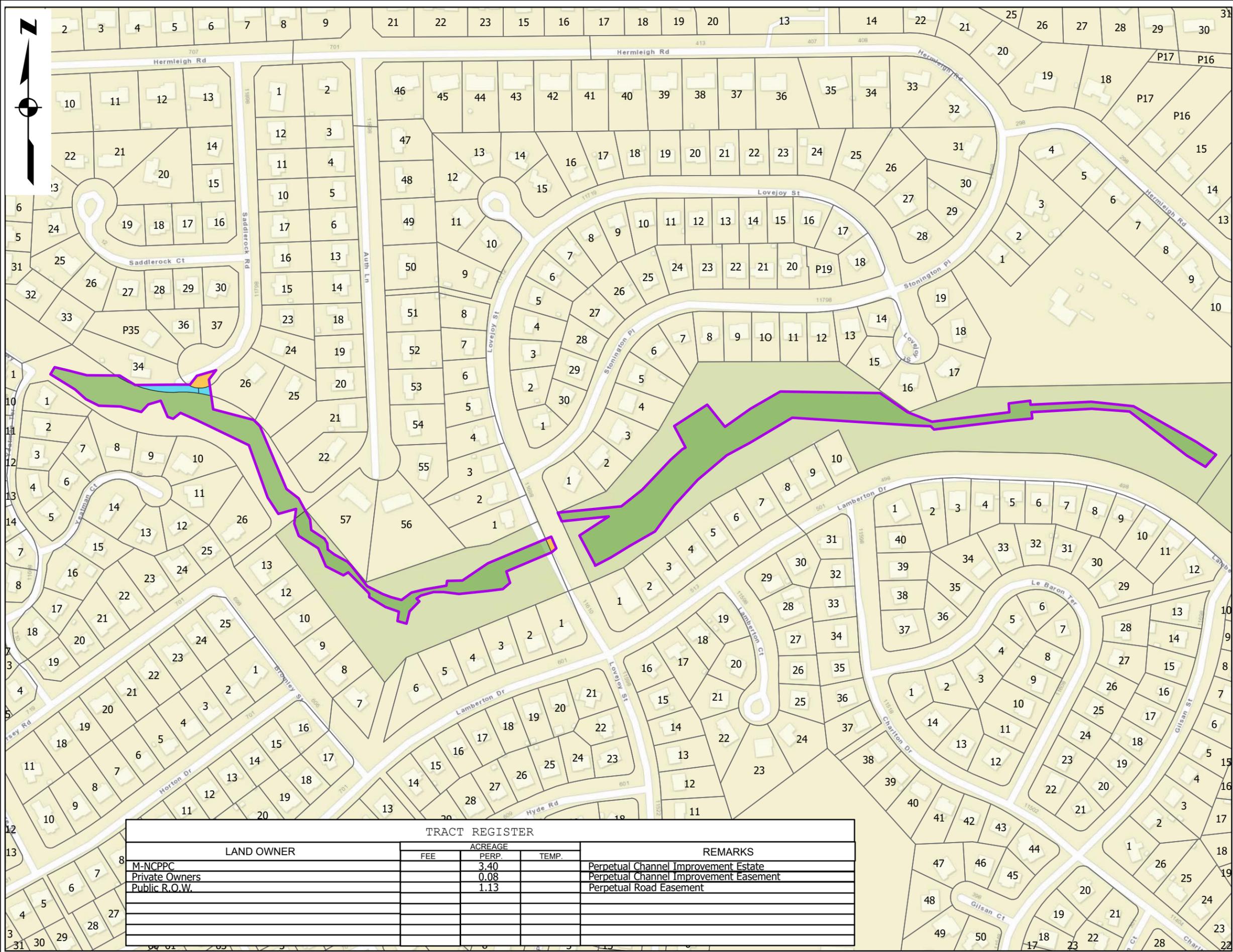
Project File:
 MoCoCAP206_LOD_2023_BelPre.mxd
 Created By: SLM
 Date: 14 March 2023
 Scale: AS SHOWN

PLATE: **R-1**

TRACT REGISTER			
LAND OWNER	FEE	ACREAGE	REMARKS
M-NCPPC	193	19.45	Perpetual Channel Improvement Estate
Private Owners	8.73	8.73	Perpetual Channel Improvement Easement
M-NCPPC	2	2	Temporary Work Area Estate for Access and Staging
Public R.O.W.	198192	1107.26	Perpetual Road Access
204	187	145.146	P37
203	182179	135.140	18.38
181177	90	139.151	8.19
217176	94	126.115	7.65

Exhibit B

Lamberton Creek Real Estate Map



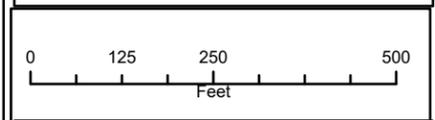
REAL ESTATE PROJECT PLANNING MAP

Anacostia Watershed Restoration

**Montgomery County, MD
Continuing Authorities Program
Section 206 Feasibility Study
Lamberton Reach**

- Legend**
- Perpetual Road Easem't
 - M-NCPPC Perp Channel Improvement Estate
 - Perp Channel Improvement Easem't - Private
 - Project Extent

REVISION HISTORY		
DATE	REVISION	BY
2-10-25	Easement revised to Channel Improvement	SLM
3-28-25	M-NCPPC Estate Text Changed	RTS



**U.S. ARMY CORPS OF ENGINEERS
BALTIMORE DISTRICT
REAL ESTATE DIVISION
BALTIMORE, MARYLAND**

PROJECT FILE:
MoCoCAP206Lamberton_Pro.mxd
CREATED BY: SLM
DATE: 10 July 2024
SCALE: AS SHOWN
PLATE: **R-1**

TRACT REGISTER				
LAND OWNER	ACREAGE			REMARKS
	FEE	PERP.	TEMP.	
M-NCPPC		3.40		Perpetual Channel Improvement Estate
Private Owners		0.08		Perpetual Channel Improvement Easement
Public R.O.W.		1.13		Perpetual Road Easement

Exhibit C

**Non-Federal Sponsor Real Estate Acquisition
Capability Assessment Form**

ASSESSMENT OF NON-FEDERAL SPONSOR'S
REAL ESTATE ACQUISITION CAPABILITY

Anacostia Watershed, Montgomery County, Section 206

Non-Federal Sponsor: Montgomery County, Maryland

I. Legal Authority:

- a. Does the Sponsor have legal authority to acquire and hold title to real property for project purposes? **Yes.** [Md. Local Government Code Ann. § 10-312\(b\)\(1\).](#)
- b. Does the Sponsor have the power of eminent domain for this project? **Yes.** [Md. Local Government Code Ann. § 10-312\(b\)\(1\).](#) Sponsor does not prefer to use eminent domain to condemn for ecosystem restoration easements.
- c. Does the Sponsor have "quick-take" authority for this project? **Yes.** [Montgomery County Code § 49-46.](#)
- d. Are any of the lands/interests in land required for the project located outside the Sponsor's political boundary? **No.**
- e. Are any of the lands/interests in land required for the project owned by an entity whose property the Sponsor cannot condemn? **No.**

II. Human Resource Requirements

- a. Will the Sponsor's in-house staff require training to become familiar with the real estate requirements of Federal projects including Public Law 91- 646, as amended? **No.** [The Montgomery County Department of Environmental Protection \("MCDEP"\) has previously worked on Federal projects to acquire required real estate.](#)
- b. If the answer to II.a. is "yes," has a reasonable plan been developed to provide such training? **n/a**
- c. Does the Sponsor's in-house staff have sufficient real estate acquisition experience to meet its responsibilities for the project? **Yes.** [MCDEP has previously worked on Federal projects to acquire required real estate.](#)
- d. Is the Sponsor's projected in-house staffing level sufficient considering its other workload, if any, and the project schedule? **Yes,** [MCDEP has sufficient staffing.](#)
- e. Can the Sponsor obtain contractor support, if required, in a timely fashion? **Yes.** [Montgomery County, Maryland \(the "County"\) has consultants that can do the work.](#)

f. Will the Sponsor likely request USACE assistance in acquiring real estate? **No.**

III. Other Project Variables

a. Will the Sponsor's staff be located within reasonable proximity to the project site? **Yes.**

b. Has the Sponsor approved the project/real estate schedule/milestones? **Yes.**

IV. Overall Assessment

a. Has the Sponsor performed satisfactorily on other USACE projects? **Yes.**

b. With regard to this project, the Sponsor is anticipated to be: **highly capable.**

V. Coordination

a. Has this assessment been coordinated with the Sponsor? **Yes. This assessment was prepared in conjunction with the NFS.**

b. Does the Sponsor concur with this assessment? **Yes.**

Amy Stevens Digitally signed by Amy Stevens
Date: 2024.04.16 11:22:13
-04'00'

Amy Stevens
Acting Chief, Watershed Restoration
Section
Montgomery County Department of
Environmental Protection

GRAHAM.STANLEY Digitally signed by
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Date: 2024.04.22 13:48:38 -04'00'

Stanley H. Graham
Chief, Real Estate
Baltimore District