

Stormwater Requirements for Takoma Junction development site May 2018

This is a site that must meet the State and City requirements as a redevelopment project. It is considered a redevelopment project because more than 40% of the site is developed (impervious cover). As such, City Code requires that the project must reduce the impervious area within the limit of disturbance by at least 50%, provide water quality treatment for at least 50 % of the impervious area or use a combination of the two that achieves treatment of 50% of the run-off. For the area that is not currently impervious, (ie the existing wooded portion that will be included in building), the project must provide water quality treatment for 100% of the run-off from that area. The water quality treatment is for the equivalent of a one-year storm or 2.6 inches of rainfall. The project is not required to address stormwater quantity control, also known as recharge volume (infiltration) or channel protection (for erosion control).

State requirements are substantive and the City rarely issues waivers. The City would not issue a waiver for this site.

It should be noted that SHA has resisted allowing permeable pavement within State Highway right of way, especially in areas without stormwater infrastructure. There are no stormwater inlets on Carroll Avenue near the site.

Some have asked if a higher level of stormwater control can be requested of NDC. Our Code allows for the City to request additional treatment, beyond the 1 year storm, for sites that have a history of flooding or the downstream stormwater infrastructure is unable to manage the stormwater from the site. This site does not have a history of flooding and the downstream infrastructure is not a limiting factor, so a request to increase treatment beyond the State and City requirements might be challenged as exceeding the City's authority. Given the slope on the property it is not likely easy to provide more treatment on the site without undermining the stability of the slope. Additional treatment would most likely have to be provided via an off-site location.

The process for stormwater approval requires a stormwater concept plan at the beginning of the County development review process and, a later time near the end of the site plan approval process, submission of an application for a final stormwater permit.