



City of Takoma Park, Maryland
TAKOMA JUNCTION PLAN
Stormwater Permit Process and
Tree Removal & Tree Protection Permit
April 9, 2021

UPDATE

NDC must submit the Site Plan Review and Final Stormwater Plan once the final building design has been approved by the Montgomery Planning Board. For the future submissions, the city will review the documentation to confirm the level of treatment provided as well as require NDC to perform a system analysis of the capacity of the existing downstream stormwater infrastructure to determine the impact of receiving the stormwater generated by the project.

Based on the Site Plan submitted to Montgomery Planning, NDC confirms that the Takoma Junction project has been developed to comply with the Environmental Site Design (ESD) requirements per the Maryland Department of the Environment. The ESD volume shall be met by three green roof facilities and one bioretention facility. Based on the existing and proposed site impervious areas, a minimum ESD volume of 2,953 cubic feet is required to be treated on-site. The total ESD volume that will be provided is 3,403 cubic feet, which will exceed the City's requirement by 13%.

Process for Stormwater Permit

The City issues stormwater permits for construction projects in Takoma Park. All institutional, commercial or industrial construction projects require a stormwater permit, regardless of the size of the project. (For residential construction, the project must be 5,000 square feet or more of disturbance projects.) The process includes 3 steps – Concept Plan, Site Development and Final. NDC submitted a Concept Plan in May 2018 and received Concept Approval from the City in June, 2018. Once the building plan is finalized, NDC will apply for the next levels of stormwater review and permitting.

The requirements for stormwater management are specified by City Code and State of Maryland requirements outlined in Maryland Stormwater Design Manual:
https://mde.maryland.gov/programs/water/StormwaterManagementProgram/Pages/stormwater_design.aspx The application review and approval are overseen by the City's Engineer.

Based on the Concept Plan submittal, the Takoma Junction site currently includes just under 30,000 square feet impervious area (.67 acres) on the .97-acre lot. Existing impervious surface covers 69% of that lot. The lot currently has no stormwater management controls and all run-off from the site flows uncontrolled to the surrounding area. For most of the paved parking lot, the run-off flows to Carroll Avenue and then to the east along the gutter of Carroll Avenue to Sycamore Avenue, then follows the slope down Columbia Avenue. For the wooded rear of the

lot, the run-off flows over the surface to Columbia Avenue. There are several stormwater inlets at the corner of Poplar Ave and Columbia Avenue that capture some of that run-off, the rest flows over the street southward and into other inlets along Poplar Avenue.

The Concept Plan showed a proposed total impervious area of 37,227 square feet for the project – an increase of just under 8,000 square feet from the current amount of impervious area.

The stormwater management requirements for the site will require treatment of 50% of the run-off from the existing impervious area and treatment of 100% of run-off from the new impervious area added over the existing impervious area for the one-year storm. Based on the building footprint included in the Concept Plan application, the base treatment requirements for the proposed site is 2,490 Cubic Feet of run-off. The Concept Plan proposed treatment for 3,300 Cubic Feet - or 32.5% more than the amount of treatment base required.

The proposed stormwater management plan included a green roof and a bioretention facility in the rear of the site. These facilities would be connected through underground stormwater pipes to the existing stormwater system under Columbia Avenue.

Additional general information about the City's stormwater requirements were posted in 2019 on the City's Takoma Junction webpage, linked here
- <https://documents.takomaparkmd.gov/initiatives/project-directory/Takoma-Junction/Fact-Sheet-Stormwater-Mgmt-20190329.pdf>

Process for Tree Removal & Tree Protection Permit

While the County does have tree replanting and protection requirements for development projects, the City maintains separate requirements related to tree removal and protection.

Based on the initial NDC site survey, the Takoma Junction lot has a total of 91 trees. The initial development proposal reviewed in April, 2019, showed the intent to preserve 59 trees and the removal of 32 trees. Of those 32 trees proposed for removal 7 were in poor condition (including 3 undesirable species), 7 in fair condition (including 3 undesirable species) and 18 in good condition (including 5 undesirable species). Based on April, 2019 review by the city's arborist, the replanting requirement was estimated to be 42 – 1½ inch caliper trees.

Once the final site plan is determined, NDC will formally apply for the tree removal and Tree Protection Plan permits. The City's arborist will review the applications and assess the final number of tree replants as well as the conditions for tree protection. Because the lot is city owned, there is no process for a public comment period or appeal of the issuance of the tree permits. City Code requires that actions on City property follow the same requirements as private property owners for tree replanting and tree protection.