

COMMUNITY FACILITIES, PARKS, AND ENVIRONMENTAL RESOURCES

The community facilities, parks, and environmental resources identified in the Takoma Park Master Plan are essential elements of community life and identity, which provide valuable services and programs.

INTRODUCTION TO THE THEME

The location, condition, and accessibility of public facilities contribute to the quality of life and provide a tangible measure of a community's character. Frequent shared use of public facilities in a neighborhood fosters a sense of belonging and commitment, provides places for community interaction, and lessens the fragmentation of urban and suburban life. The Community Facilities and Parks theme is illustrated on Map 16.

Much of the appeal of these neighborhoods is derived from their proximity to natural resources, particularly the nearby stream valley parks and forested areas. Takoma Park contains two major stream valley parks and is also served by local and neighborhood parks and community facilities. The City of Takoma Park also owns a number of properties as part of their open space system.

COMMUNITY FACILITIES

Takoma Park has a full complement of community facilities - a municipal building, fire station, library, several schools, parks, a recreation center, two colleges, and a hospital. Takoma Park also has a number of social service organizations and religious institutions, which provide services to the surrounding community. (See Map 17.)

The City of Takoma Park Municipal Building is aging and in need of replacement. The Takoma Park City Library is small, but very well used. The City has considered construction of a new community center at a central location in the City. Park, woods, play courts, and play field space in the area between Maple Avenue and Piney Branch Road are very well used for recreation and various outdoor functions. Potentially, the City and community could create a plan for both the civic center of Takoma Park and the large adjacent park area.

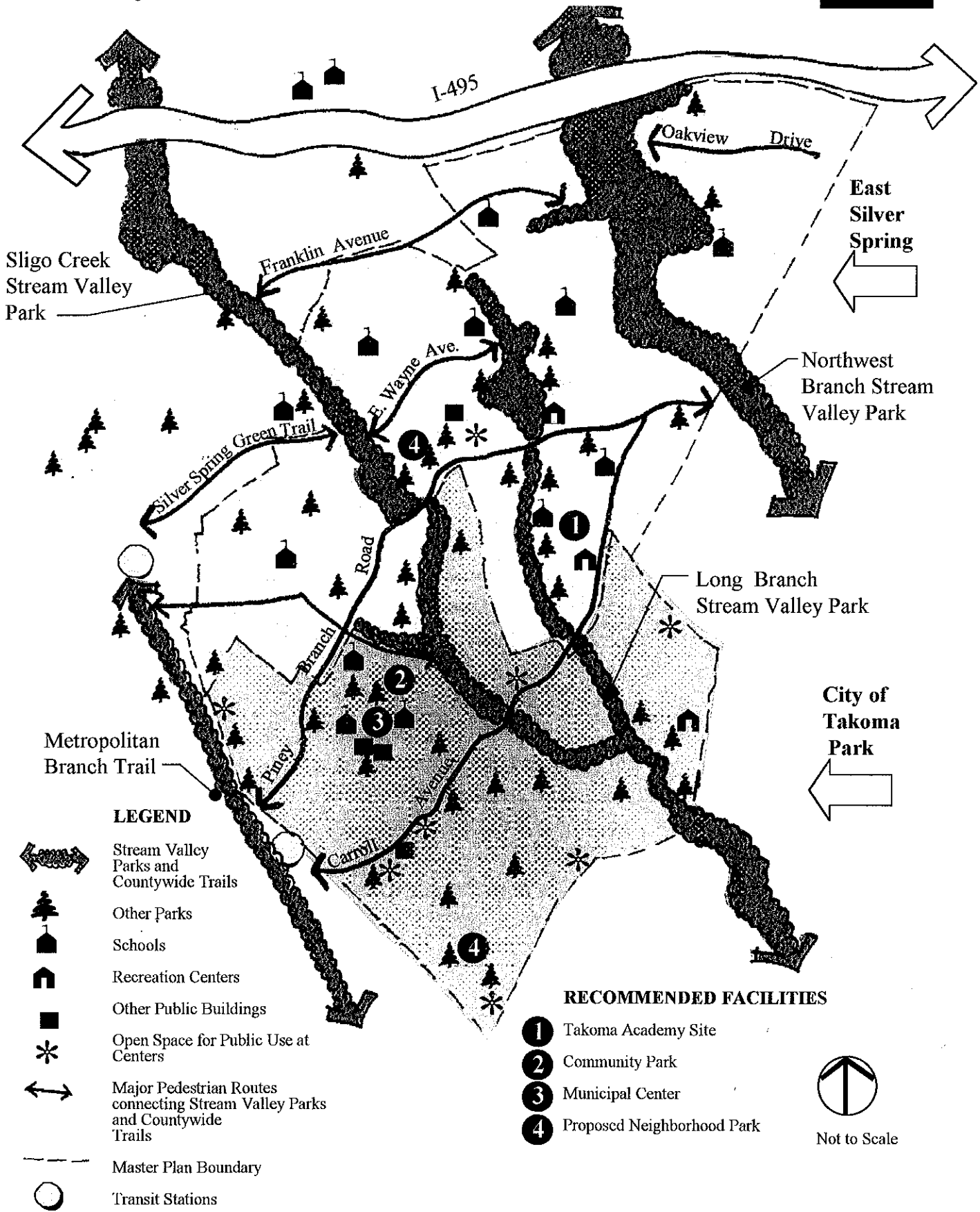
The need for more recreation facilities and sites for social service providers is discussed elsewhere in this Plan. Because the area is mostly developed, there are limited opportunities to provide additional facilities. However, the Takoma Academy and other nearby Adventist institutions may move, thus providing an opportunity for the public to acquire a major site and structures for community use.

The Park, Recreation and Open Space (PROS) Master Plan, which identified active recreation needs for the overall Silver Spring and Takoma Park area, shows a recreation facility deficiency in the number of ballfields and basketball courts. Recreation facilities to meet PROS needs can be provided at both park and school sites. By the year 2010, in the Silver Spring/ Takoma Park area there will be a deficiency of 13 ballfields and 11 basketball courts.

PROS active recreation needs are calculated for the entire Silver Spring/Takoma Park area. Each individual master plan area contributes to the overall demand for recreation. Solutions for the facility shortage include finding large enough open areas in the down-County region that can accommodate ballfields and identifying neighborhoods suitable for basketball courts.

Community Facilities and Parks

Map 16



LEGEND

- Stream Valley Parks and Countywide Trails
- Other Parks
- Schools
- Recreation Centers
- Other Public Buildings
- Open Space for Public Use at Centers
- Major Pedestrian Routes connecting Stream Valley Parks and Countywide Trails
- Master Plan Boundary
- Transit Stations

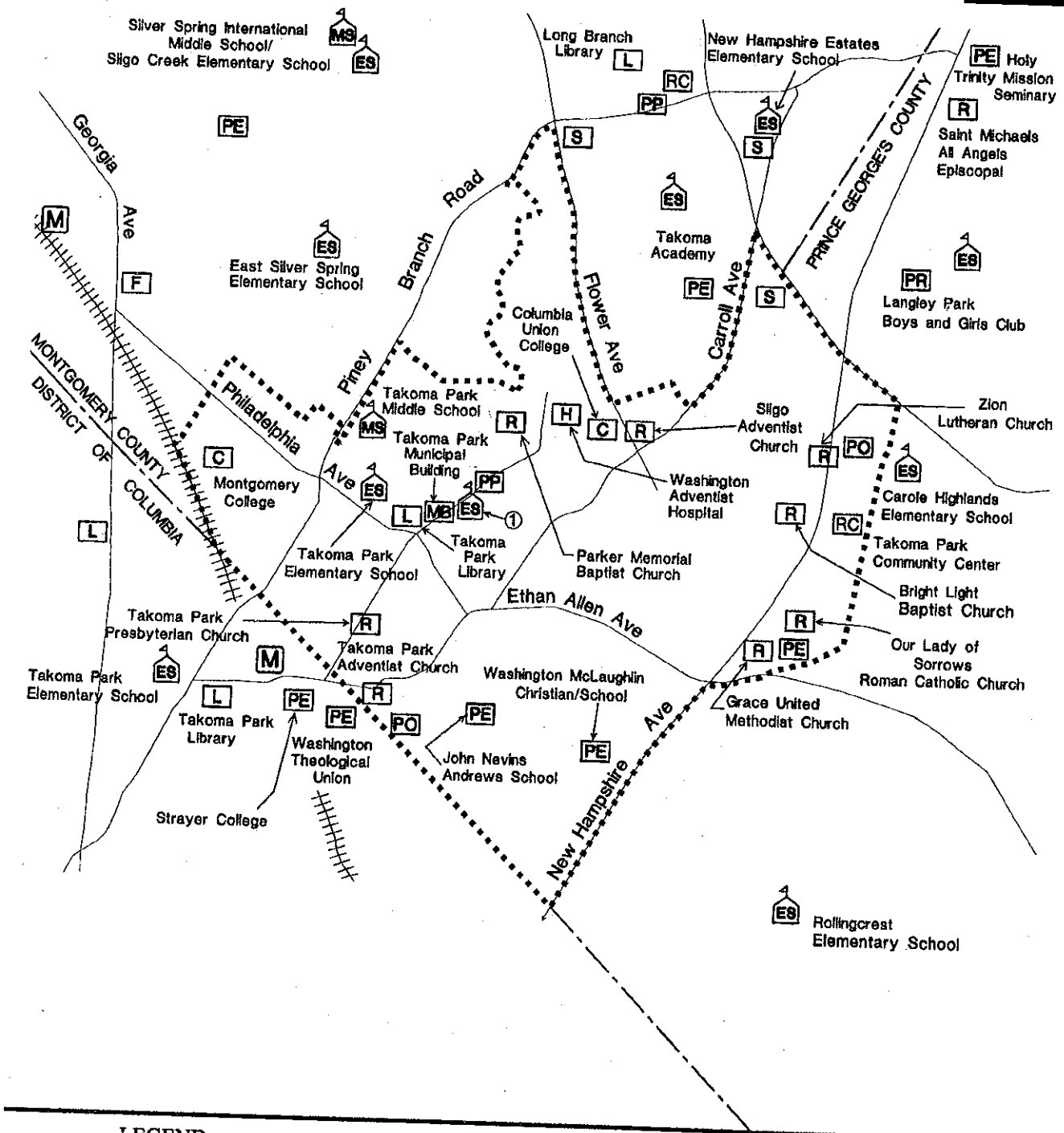
RECOMMENDED FACILITIES

- 1** Takoma Academy Site
- 2** Community Park
- 3** Municipal Center
- 4** Proposed Neighborhood Park



Not to Scale

Existing Community Facilities



LEGEND

- County Line
- Master Plan Boundary
- PP Public Pool
- RC Recreation Center
- F Fire & Rescue Station
- ES Elementary School
- L Library
- PE Private Educational
- R Religious Institution
- M Metro Station
- PR Private Recreation
- H Hospital
- PO Post Office
- C College
- MS Middle School
- MB Municipal Building
- S Social Service Organization
- ① Piney Branch Elementary School
- ++++ Railroad

Not To Scale



Recommendations

- **Support the public purchase of the Takoma Academy, the Sligo Takoma Adventist Elementary School, and the Takoma Potomac Adventist Book and Health Food Store if these properties become available. All of these properties are in East Silver Spring. Place a high priority on M-NCPPC park use of outdoor areas to meet a significant need for ballfields in the Silver Spring/Takoma Park area.**

Possible use of either school for County recreation or social service functions should also be considered, including use of the auditorium and chapel in the Academy building. It is also possible that other Adventist programs associated with Washington Adventist Hospital or Columbia Union College would need to use some part of these properties.

- **Renovate and maintain existing facilities and provide new ones with recreation programs for a wide range of ages, backgrounds, and interests.**
- **Support rebuilding of the City of Takoma Park Municipal Building and the Takoma Park Library as part of a Municipal Center combined with a Community Park and a Maple Avenue civic main street.** A new city community center may also be incorporated into a Municipal Center area. The Municipal Center concept is discussed more in the Master Plan chapter on Commercial and Institutional Centers. Maple Avenue streetscaping is discussed in the Neighborhood-Friendly Circulation chapter.
- **Support reconstruction of the Takoma Park Fire Station in Takoma Junction.**

The site plan and design of the facility should be sensitive to the historic character of the area. Development of the project will be reviewed by the Montgomery County Planning Board as a mandatory referral and by the Montgomery County Historic Preservation Commission as an Historic Area Work Permit.

- **Provide community facilities at appropriate locations to meet the human service, recreational, security, educational, and other needs of the diverse community.** Organizations such as CASA of Maryland, the Spanish Catholic Center, and the Takoma/East Silver Spring (TESS) Center are important to the health of the area. Other services may be needed to serve the diverse population of the area.

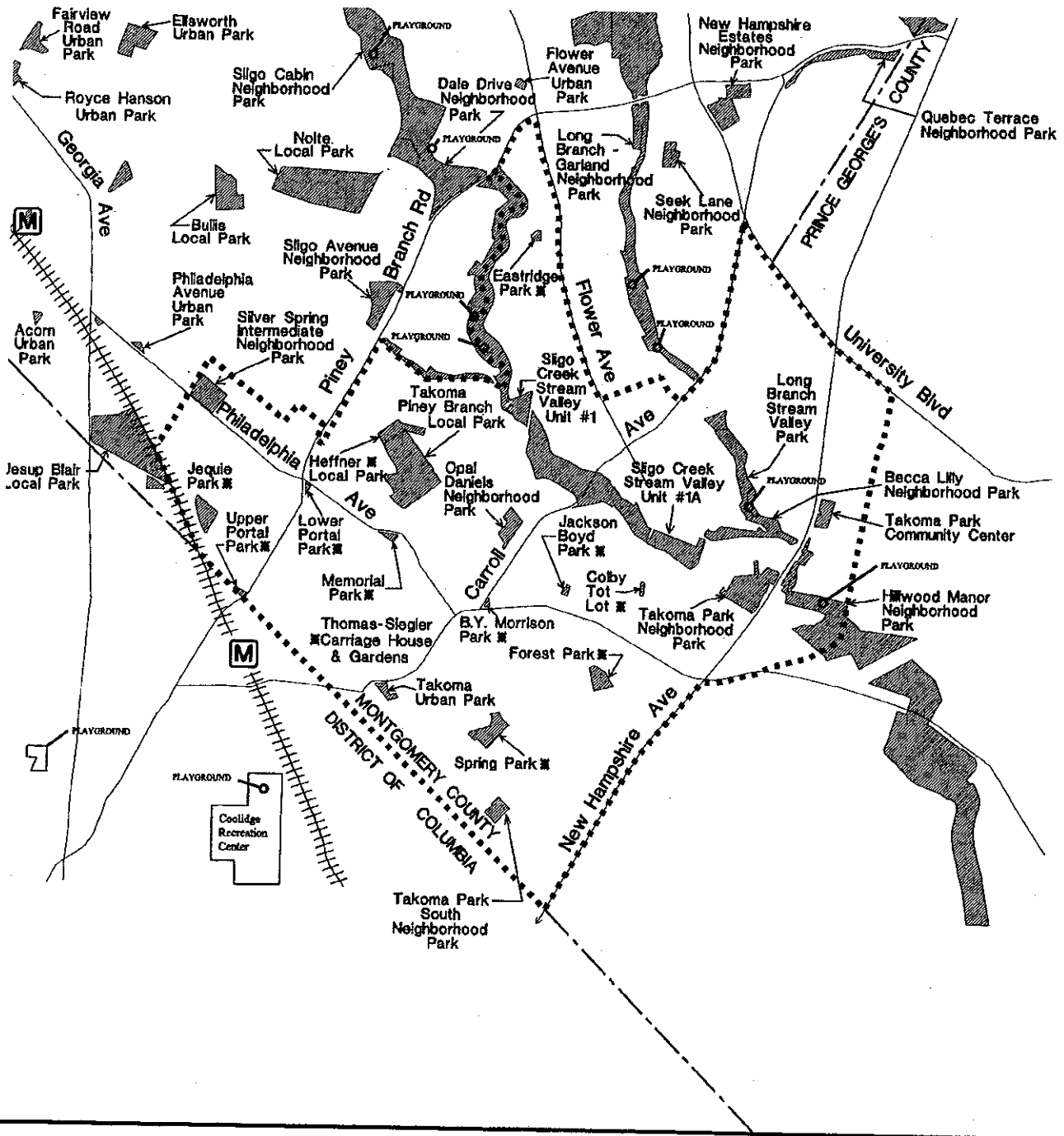
PARKS AND OPEN SPACE

The Maryland-National Capital Park and Planning Commission was formed in 1927; it was given the power to acquire land for parks, parkways, and other purposes. The down-County area was the first to receive the benefits of these funds in the form of the Stream Valley Park system. Examples of the early Stream Valley Parks include Rock Creek, Sligo Creek, and the Northwest Branch.

The Stream Valley Park system provides an open space system for the down-County area, which focuses on preserving the fragile natural environment. However, the Stream Valley Park system is not intended to meet active recreation needs. Therefore, park and open space recommendations contained in this Master Plan focus on how to meet future active recreation needs by maximizing the use of existing local and neighborhood parks and identifying potential future park opportunities. Existing parks are shown on Map 18.

There are currently 122.4 acres of parkland in Takoma Park, as shown on Table 5. The largest open space components are the Long Branch and Sligo Creek Stream Valley Parks. Due to the built-out nature of the Takoma Park area, few opportunities are available to add significant facilities to the existing parks.

Existing Parkland



LEGEND

- County Line
- Master Plan Boundary
- ▨ Parks
- ✦ City Of Takoma Park's Parks
- Ⓜ Metro Station

+++++ Railroad

Not To Scale



Table 5

PARK ACREAGE

| Parks | Acres | Owner |
|---------------------------------|-------|-------------|
| Local Parks | 17.4 | M-NCPPC |
| Neighborhood Parks | 14.3 | M-NCPPC |
| Urban Park and Community Center | 2.7 | M-NCPPC |
| Stream Valley Parks | 76.4 | M-NCPPC |
| Municipal parks | 11.7 | Takoma Park |
| Total Acres | 122.4 | |

Opportunities to satisfy active recreation needs could come from any of the down-County master plan areas. One example would be if the Takoma Academy in Silver Spring were purchased for park use, the property could help fill ballfield needs in the Takoma Park and East Silver Spring area. Other new facilities located in or near the area could serve the Silver Spring/Takoma Park Planning Area. Recreation facility needs for the area could be met at New Hampshire Estates Neighborhood Park, North Four Corners Park, Montgomery Hills Junior High School, and the new Montgomery Blair High School.

The Community Facilities and Parks concept, Map 16, identifies Open Space for Public Use at Centers. Commercial and institutional centers benefit the public by providing outdoor places for relaxing and gathering. Open space for public use may be provided in a variety of ways, such as plazas, mini-parks, or informal eating areas. Existing public spaces are found in Takoma Old Town and Takoma Junction, as well as at the Municipal Center and the two college campuses. The Master Plan envisions additional public spaces as redevelopment occurs in commercial centers along New Hampshire Avenue.

Stream Valley Parks

The Long Branch Stream Valley Park, South of Carroll Avenue, is in continuous public ownership, providing the opportunity to complete a continuous trail from the Long Branch Stream Valley Park to the Sligo Stream Valley Park trail system.

Recommendations

- **Acquire additional properties as needed to enhance public use of Long Branch Stream Valley Park.**
- **Provide interpretive trails in the stream valley parks to enhance community identity and pride, and to encourage use and enjoyment of these resources.** Consider focusing on a variety of themes such as Native American heritage, ecology, geology, environmental protection, and the history of development of the area.

Existing Parks

The built-out nature of the area provides few opportunities to significantly increase the number or size of existing park holdings.

Recommendations

- **Purchase parcels adjacent to existing parks, as properties become available, to help meet the recreation needs identified in the PROS Plan and to expand existing green space.**
- **Examine all parks in the Master Plan area to provide improvements consistent with Crime Prevention Through Environmental Design (CPTED) principles.** Many of the older parks in the Takoma Park should be assessed to ensure public safety.
- **Encourage adjacent communities to adopt parks in their neighborhoods to assist with maintenance and patrolling.**
- **Renovation of Silver Spring Intermediate Park should consider adding facilities needed and desired by the community.**

The playground is scheduled for renovation in 1999. The parking lot should remain open to provide off-street parking for park patrons. The basketball court gets heavy use and should be retained.

- **Reclassify both the Takoma Park South Neighborhood Park and the Takoma Park Neighborhood Park into Neighborhood Conservation Areas to preclude future development for active recreation use.** Consider name changes for both parks to better reflect neighborhood identity.

Takoma Park South Neighborhood Park is recommended for development in the 1980 master plan. The perimeter of this site is wooded and has a very steep slope. Basketball courts and ballfields probably could not be provided at this site. Development of the site would be limited to the interior, raising security concerns associated with reduced visibility from the street.

Takoma Park Neighborhood Park is currently an undeveloped park site adjacent to the Sligo Creek Stream Valley Park. This site has steep heavily wooded slopes that make development of active recreation facilities problematic. The site's flattest portion is also the least accessible and visible, presenting a neighborhood access and security concern.

- **Develop property on Orchard Avenue for playground, basketball court, and neighborhood gathering space in the Pinecrest area of Takoma Park.** The Pinecrest area is the furthest removed from the majority of the area's open space. The property on the corner of Orchard Avenue and Sligo Mill Road is visible from the three streets, has few residential neighbors, and could accommodate both a basketball court and a playground.

Future Parks

Recommendations

- **Purchase the Takoma Academy site for M-NCPPC park use, if available, to help meet active recreation facility needs identified in the PROS Plan. Also, recreation demand trends should be examined to determine which facilities might be provided.**

This property reflects one of the few opportunities to add significantly to the number of ballfields in the down-County area. The property currently has ballfields of marginal condition and questionable placement. A more efficient layout could provide quality ballfields and possibly add basketball courts. The ballfields could be placed in a new park classification called "Recreation Park Complex." The site is adjacent to the Long Branch Stream Valley Park.

- **Consider converting closed schools and other public facility sites as they become available to parks as a means to meet active recreation needs identified in the PROS Plan.**
- **Consider meeting neighborhood recreation needs by use of the M-NCPPC park property at the corner of Maple Avenue and Sligo Creek Parkway.**

The high density communities along Maple Avenue would benefit from additional park facilities. The property on Maple Avenue is currently used for informal field activities and is located near woods and a stream. Further evaluation is needed to determine if a more formal facility, such as a small playground and sitting area, could be added to the site.

City Parks

The City of Takoma Park developed an Open Space Plan in 1994 to provide recommendations for future open space acquisition, and to accept voluntary conservation easements. The Plan was amended in 1999 to incorporate open space recommendations for newly unified areas.

Recommendations

- **Evaluate parcels that become available and that are next to existing public open space on a case-by-case basis for acquisition by the City.**
- **Support City purchase of the Sligo Mill Townes property as Open Space.**
- **Consider acquisition of the WSSC property at Cockerille and Circle Avenues as an addition to the City open space system.**

ENVIRONMENTAL RESOURCES

Environmental resources are important indicators of overall quality of life. Residents and employees in urban areas desire pleasant, cool, green surroundings with adequate open space to lessen the impacts of noise, wind, temperature, and glare. Redevelopment within the commercial and residential zones in Takoma Park will provide an opportunity to improve the aesthetics and quality of the natural environment for the many residents and workers in this planning area.

Concentrating growth in urbanized areas reduces regional and County-wide environmental impacts. Local environments have often been adversely affected by past activities. Takoma Park was developed prior to current standards for landscaping, green space, forest conservation, and stormwater management. Today, there are limited sites with development/redevelopment potential in Takoma Park and the infill that may occur will cause little additional adverse environmental impact. Indeed, as redevelopment does occur, enhanced landscaping and green spaces, larger green areas around new residential development, and managed stormwater runoff to neighborhood streams will create positive environmental, aesthetic, and even economic benefits over time.

Details about existing environmental policies and programs of the State, County, and City are included in Appendix E, which is incorporated by reference in this text.

Air Quality

Air quality problems respect no boundaries, so most air quality policies are implemented at the federal, state, and regional level. Nevertheless, it is important for Montgomery County and the City to do their part in supplementing that strategy by focusing on local initiatives that can reduce vehicle emissions. The Washington metropolitan region is currently classified as a “serious” non-attainment area with regard to federal standards for ground-level ozone, a pollutant for which the U.S. Environmental Protection Agency (EPA) recently tightened standards to protect public health. Even though considerable progress has been made toward reducing emissions that create ground-level ozone, new EPA ambient air quality standards encourage further reductions in vehicle emissions and require many states, including Maryland, to implement their own reduction programs. New standards also have been set for fine particulate matter, another pollutant that results from vehicle and stationary emissions.

While air quality is generally a regional problem, local air pollution nuisances can occur when incompatible uses are located together or when site design does not consider micro-environmental issues. For instance, public gathering places and building air intakes should be protected from garage, restaurant, or other commercial exhaust fumes. A new County air quality ordinance is being developed to address the issue of facility emissions that affect neighboring uses. Early prevention and management of air pollution through site design can help prevent these conflicts from arising, reducing the need for costly retrofits.

Recommendations

- **Encourage the use of alternatives to automobile transportation to reduce air pollution.** The recommendations in this Plan to enhance pedestrian access, bikeways, and connections to transit stops support transportation and design goals that encourage non-auto trips, which will contribute to improved air quality in the region.
- **Support expanded regional and local programs to reduce air pollution emissions.** Local programs that need more support include expanding efforts to replace gasoline- or diesel-powered government vehicles with alternatively fueled vehicles, establishing “Commuter Express Stores” at major employment centers, and strengthening the County “Fare-Share” transit discount program. County and City programs should also build on the regional “ENDZONE Partners” program to increase public awareness about reducing use of automobiles, gas-powered lawn equipment, and other pollution sources during air pollution alerts.
- **Design new development and redevelopment to prevent conditions that may create local air pollution nuisances.**

Noise

Noise prevention and control is an abiding concern for the quality of life in any community. The Takoma Park area contains several noise sources with significant impact, including large amounts of stop-and-go traffic on several major highways and several commercial areas, and adjoining commuter, freight, and Metrorail lines. Stationary noise sources can also become nuisances on a site-specific basis.

Effective noise control helps ensure the extended sustainability of a community as a desirable place to live, work, and conduct business. The public sector has the responsibility to design roads, streetscapes and public areas to minimize noise nuisances. For example, noise sources should be located away from public gathering places. The private sector should plan and design development using the standards of the 1997 County Noise Control Ordinance as a minimum guideline.

Recommendation

- **Design new development and redevelopment to prevent conditions that may create local noise pollution nuisances.**

Community Water and Sewer

The Takoma Park master plan area is served by community water and sewer. Sewer service is provided by a trunk line adjacent to Sligo Creek. The Sligo Creek trunk sewer has recently been upgraded by the Washington Suburban Sanitary Commission (WSSC) throughout Takoma Park and should not require more repairs or upgrades in the foreseeable future. Many of the local sewers in the planning area are from the first half of the 20th century and some may be in need of repair or replacement, especially in the oldest service areas closest to the D.C./County line. WSSC will address any necessary repairs as part of their regular maintenance programs.

Given the developed nature of Takoma Park, redevelopment is not expected to significantly impact the capacity of the trunk lines or local sewers. The water supply system is adequate to meet the demand of all anticipated development, as well.

Trees and Forest Conservation

Trees and forest play an important role in urban communities such as Takoma Park, providing shade, urban heat reduction, aesthetic beauty, wildlife habitat, improved air quality, recreation benefits, and the potential for reduced energy costs for homeowners. Takoma Park has an abundance of mature trees along roads, on private property, and in public parks. Maintaining this existing healthy tree stock is important to the character of the Takoma Park community.

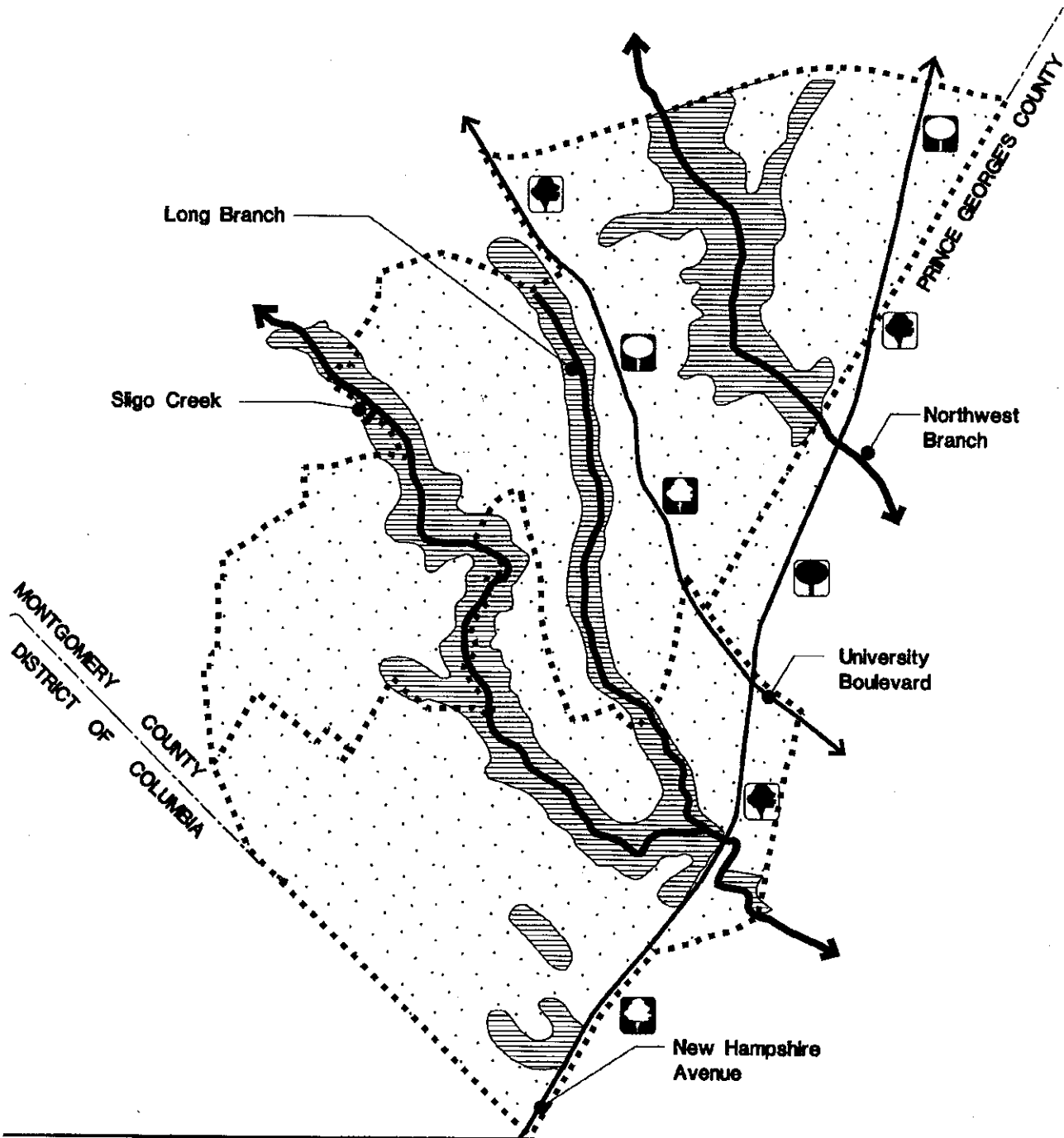
Two regulatory programs aid in the conservation and replanting of trees and forest within the Master Plan area. The City of Takoma Park Trees and Vegetation Ordinance is designed to protect existing trees, require replacement planting, and encourage the planting of new trees. The County Forest Conservation Law is designed to protect existing forest and requires the planting of new forest and trees when protection thresholds are not met.

Many street trees planted in the early 20th century are reaching the end of their life span, creating a need for continued support of the City's tree maintenance and planting programs. The narrow rights-of-way, utility easements, and dense development pattern in Takoma Park often make it difficult to find space for new or replacement street trees.



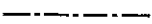




Application of urban forestry principles to landscaping projects, on a voluntary basis, can improve the diversity, health, and aesthetics of the urban ecosystem. Prior to development, this area of the County contained upland forest areas with ribbons of riparian forest along the floodplains of the major streams: Northwest Branch, Sligo Creek, and Long Branch. Today, the stream valley parks contain most of the true forest remaining in the area and serve as the backbone of the "urban ecosystem." The urban ecosystem consists of native and alien species of trees, shrubs and groundcover scattered among the pavement and buildings that make up the urban ring communities, and the animal species (including many natives) that rely on those plants. The Urban Forestry Concept is shown on Map 19.

Urban forestry concepts should be applied both inside and outside the parks to improve the quality of the urban ecosystem. The condition of the natural ecosystems on park land can be improved through careful stewardship of the land outside the parks. Urban forestry principles reinforce existing park policies to reduce alien invasive plants, plant only native species in reforestation efforts, and recreate pockets of true forest within the stream valley parks.

The urban forestry concept is not designed to recreate forest as it existed prior to development, but to create pockets of native trees and understory vegetation within the urban ring to better support the remaining natural ecosystem and create a healthy urban ecosystem. Different kinds of native plant species are appropriate depending on whether a site is located in upland or riparian (near-stream) areas. The benefits of applying urban forestry principles include increased resiliency of the urban ecosystem, more diversified habitat to provide food and shelter to native wildlife (both resident and migratory), minimized yard maintenance through natural landscaping, and reduced encroachment of alien and invasive species on remaining forest and park land.



LEGEND

- | | | | |
|---|---------------------------|---|---------|
|  | Master Plan Boundary |  | Streams |
|  | County Line |  | Roads |
|  | Streamside Area | | |
|  | Upland Area | | |
|  | Diversity of street trees | | |



Not To Scale

For street tree systems, especially along urban boulevards, a diversity of species is desirable. Even though the use of native species is not always possible in the harsh roadside environment, planting diverse tree species promotes ecosystem health and reduces disease and tree loss. In addition to street trees, naturalized landscape areas along the Green Streets that connect the stream valley parks and the County-wide trails can also contribute to an enhanced urban ecosystem.

Urban forestry concepts should be applied voluntarily by property owners when making landscaping decisions. This urban forestry concept also provides guidance for Planning Board review of public and private landscaping projects as one objective to be balanced with others. However, this concept does not contradict or expand upon forest conservation, park maintenance, or any other existing regulatory programs. Applying urban forestry principles within the Urban Ring complements existing City and County forest and tree preservation programs.

Recommendations

- **Enhance the natural environment in Takoma Park by creating new green spaces, continuing street tree maintenance and planting programs, and identifying locations for improved street tree planting.**

Priority areas for additional street trees and landscaping should be identified by M-NCPPC with the help of the County Department of Public Works and Transportation, the City of Takoma Park Department of Public Works, and other appropriate agencies.

- **Encourage the application of urban forestry principles to landscaping projects to improve the diversity, health, and aesthetics of the urban ecosystem and better support the remaining natural ecosystem of the stream valley parks. Key principles include:**
 1. Using native plant species for landscape projects.
 2. Planting a mixture of overstory trees and understory trees and shrubs.
 3. Controlling existing alien invasive species and reduce their further use.

Environmental Standards for Building Design

Two environmental programs affect the design of redevelopment in Takoma Park. The first is a new County solid waste law that mandates recycling and waste reduction programs for all employers. The City of Takoma Park already mandates recycling for multi-family and single-family residences. To meet these mandates and to help meet the County-wide recycling goal of 50 percent by the year 2000, new development should provide adequate on-site facilities for storage and pickup of recyclable materials at commercial and multi-family residential buildings.

The second set of programs covers energy conservation. The City of Takoma Park participates in several programs to incorporate energy efficiency into the design of City buildings and to promote energy efficient retrofits of business and residential buildings. The County's Energy Wi\$e program is designed to educate businesses and the public about the pollution prevention benefits of increased energy efficiency. The County also encourages all new construction and building retrofits to follow the County's model energy efficient design standards. An extra benefit may accrue for enhanced interior noise mitigation, as well.

Recommendation

- **Incorporate recycling and energy efficiency programs and standards in the design of new development and, where possible, into renovations.**

Water Quality/Stormwater Management

This Master Plan area lies entirely within the Sligo Creek watershed, a tributary of the Anacostia River. Many streams that drain the area have been placed underground in a storm drain network that empties into small tributary streams that feed Sligo Creek. Most of the headwaters and small tributaries of Long Branch, the largest tributary of Sligo Creek, are similarly piped. Since most of Takoma Park was developed prior to the adoption of stormwater management requirements, these tributary streams are highly degraded with poor water quality and limited biological diversity, according to the County-wide Stream Protection Strategy (CSPS). The CSPS identifies the Lower Sligo Creek and Long Branch subwatersheds as Watershed Restoration Areas, with Long Branch classified as a priority watershed for future studies and project funding.

The mainstem of Sligo Creek has good habitat quality and improving biological conditions, largely due to extensive watershed improvements implemented over the past decade as part of interjurisdictional efforts to improve the Anacostia watershed. Regional stormwater management facilities now control storm flows off the heavily developed headwaters of the watershed, and instream habitat improvements and fish restocking have occurred throughout the mainstem.

Long Branch has marginal habitat quality with sediment deposition, deep channel cutting, and actively eroding banks. Interagency efforts to improve the Long Branch are in initial planning stages. The Lower Long Branch Stream Valley Park Stream Restoration and Feasibility Study, November 1998, identifies projects that can contribute to the preservation of eroding parkland and stabilization of stream banks. Given the small size of the public lands surrounding Long Branch, it may be difficult to identify sites for substantive stormwater runoff control, such as implemented on Sligo Creek.

Another tributary to Sligo Creek that drains part of the District of Columbia and the Pinecrest neighborhood is known as the Takoma Branch. Most of the streams in the Takoma Park part of this subwatershed are located in underground storm drains. Some developed areas in these former stream valleys report a history of occasional flooding. The small stretches of stream exposed to daylight have been adversely affected by the older development pattern in the area that has isolated these stretches from the free-flowing mainstem and degraded instream habitat and biological diversity. Stormwater management retrofits and instream restoration opportunities may arise as development or redevelopment of nearby properties occurs.

Even though significant additional improvement of stream quality in and near the planning area is unlikely, stormwater management measures applied during redevelopment provide some opportunity to reduce pollutants and storm flows to Long Branch and the newly-restored Sligo Creek watershed. These limited but effective stormwater management opportunities are one critical element of a cooperative strategy to develop comprehensive regional watershed solutions with the help of citizens, developers, and public agencies.

Compliance with current stormwater management regulations can be expensive and technically difficult to achieve in areas with small lot sizes and high levels of existing imperviousness, conditions that are found in the commercial portions of this planning area. To address this difficulty, this Plan identifies several innovative options for stormwater management that can improve water quality without discouraging development, and can reduce development costs compared to traditional stormwater management structures or required waiver fees. These options can also enhance the aesthetic quality of Takoma Park. During redevelopment, the Silver Spring/Takoma Park planning area is an ideal location to implement and test innovative stormwater management policies and techniques. This Plan suggests that the City's Department of Public Works and the County's Departments of Permitting Services and Environmental Protection consider working together to promote these alternatives for stormwater management.

Recommendations

The first three recommendations reflect current County policy for stormwater management. The remaining recommendations are innovative stormwater management options.

- **Continue to provide on-site stormwater treatment with effective technologies, where feasible.**
- **Promote comprehensive regional solutions to support further off-site watershed restoration activities in Sligo Creek and Long Branch using stormwater quantity waiver fees from appropriate developing sites under County jurisdiction.** For sites where stormwater flow control is infeasible or inappropriate, County waiver revenues can provide funding support for public watershed restoration and renovation projects, and provide an important offset for the effects of past uncontrolled development.
- **Explore opportunities for joint watershed management planning to provide stormwater management and instream habitat projects among the City, County, and M-NCPPC.** Multiple funding sources should be examined for these projects, including state and federal grant programs.
- **Explore opportunities to create linear stormwater pond/wetlands within urban open space or along greenways.** Stormwater treatment for multiple small parcels can be consolidated in linear ponds or wetlands located in urban parks and public open space. A related option is to ‘daylight’ urban streams by converting a stream channel that had been enclosed in a storm drain to a more natural open channel. These water features can be attractively landscaped and can serve as a focal point that links the natural environment in Sligo Creek Park to the built environment in central Takoma Park.
- **Promote areas designed to increase infiltration within required open or green space.** Green space required in urban development often ends up paved. Instead, these areas could be designed to increase the infiltration of rainfall wherever possible. Acceptable techniques might include alternative pavers, soil amendments and conditioning, small bioretention areas, rooftop gardens, disconnection of impervious cover, or other landscaping techniques that increase infiltration or enhance natural hydrology.
- **Improve permeability of surface parking areas with green space that increases infiltration.** Commercial areas often have surface parking lots that generate large amounts of stormwater runoff. Techniques that increase infiltration within the parking lots, such as bioretention areas and disconnection of impervious cover, can reduce the dependence on structural solutions.
- **Expand voluntary business pollution prevention programs within the industrial and commercial zones.** Continue to develop existing voluntary pollution prevention programs in the City and County.