
9 • Public Facilities

Timely provision of public facilities and services creates not only a foundation for existing neighborhoods and employment centers, but also a framework that shapes a community's future development. Excellent public facilities and services attract and retain residents and businesses and can serve as partial catalysts for an area's economic growth. The strategic provision of public facilities and services involves interconnected considerations: projected growth rates, land use policies, current facility capacity, the presence of existing infrastructure, and funding constraints. Public facilities and services form a vital component of livable communities, and prudent investment in capital assets will ensure the availability of high-quality facilities and services that are easily accessible and meet the demands of all area residents.

Public facilities and services within the plan area should serve existing and future demand based on population and employment projections (see Chapters 3 and 11). Moreover, they should help facilitate implementation of the 2002 General Plan's goals and policies for Developing Tier communities. The ongoing provision of these facilities and services must work in conjunction with existing capacity in other plan areas and future development plans not only for the plan area, but for surrounding communities. As such, facilities and services within the plan area can be seen as pieces of a broader network that ties Prince George's County communities together. Efficient service delivery and high-quality, cost-effective facilities will improve the existing quality of life within the Glenn Dale–Seabrook–Lanham area and help promote sustainable, orderly growth for the future.

KEY FINDINGS

- The Prince George's County Police District II is extensive and the district station lies outside the plan area.
- Many public schools in the plan area are in fair physical condition.
- There are no libraries in the plan area.

MAJOR CHALLENGES

- Schools in surrounding communities are overcrowded and unequipped to handle the burden of additional students from the plan area.
- School improvements need to be adequately funded.
- The plan area is approaching buildout, and few large, available parcels of land exist for future public facilities/services.

EXISTING CONDITIONS

Related Plans

2002 General Plan

The 2002 *Prince George's County Approved General Plan* encourages the strategic and efficient provision of public facilities and services to reinforce existing development patterns and shape future growth. The plan establishes standards for different community services, including fire and rescue, police, schools, libraries, water and sewer, and parks. Although the plan emphasizes priority funding for facilities and services within the Developed Tier, its policies impact all communities. The plan's broad infrastructure policies include:

- "Provide public facilities in the locations needed to serve existing and future county residents and businesses."
- "Efficiently provide needed public facilities."
- "Utilize the provision of public facilities to strengthen county economic development priorities."
- "Use this General Plan as a policy guide for determining where and how to locate future public facilities."¹

These countywide policies underlie the area-specific goals and policies contained within this sector plan update. Additionally, calculations used to determine existing capacity and future need are based on the General Plan and other county guidelines. Specific recommendations will help facilitate implementation of the General Plan's policies within the Glenn Dale–Seabrook–Lanham plan area.

1 2002 *Prince George's County Approved General Plan*

2008 Approved Public Safety Facilities Master Plan

The Prince George’s County *Approved Public Safety Facilities Master Plan (March 2008)* amends the 2002 General Plan’s public facilities policies, providing guidance for the location and development of new public safety facilities and facility upgrades within each county plan area. The Public Safety Facilities Master Plan makes specific recommendations and sets forth county standards for public safety units, including number of personnel, response times, and so on. Public Safety Facilities Master Plan recommendations for the Glenn Dale–Seabrook–Lanham area have been incorporated into this 2009 sector plan update.

Public Safety

Police Services

The Glenn Dale–Seabrook–Lanham plan area lies within the Prince George’s County Police Department District II service area. Headquartered on US 301 near Bowie, this police service area covers 134 square miles and serves over 172,000 residents, stretching from Upper Marlboro in the south to Greenbelt and the Beltsville Agricultural Research Center in the north. The plan area lies in the northernmost portion of this police district, some ten miles away from district headquarters. The 2008 Approved Public Safety Facilities Master Plan recommends that the Prince George’s County Police Department should strive to achieve a staffing level of 1,800 officers in the future.

In 2008, the average response time for all Prince George’s County police units was 8.5 minutes for priority calls (homicide, bodily injury) and 10.9 minutes for nonpriority calls. The county response time standards are 10 minutes or under for priority calls and 25 minutes or under for nonpriority calls. Given the plan area’s distance from the Bowie headquarters, response times may exceed the county averages. The length of time necessary to respond to police calls has led to a public perception that parts of the plan area are unsafe and that additional police facilities are needed to serve the area population.

Fire and Emergency Medical Services

Fire and emergency services for the plan area are provided by the Prince George’s County Fire/EMS Department. The 2008 Approved Public Safety Facilities Master Plan recommends Developing Tier fire and emergency service facilities be located within a five- to seven-minute travel time from all residences in the area. Two fire/EMS stations are located within the plan area: West Lanham Hills Company 48 on Good Luck Road, and Glenn Dale Company 18 on the eastern side of

Glenn Dale Boulevard (see Table 37). Staff members include career employees and volunteer firefighters.

In 2007, the two fire/EMS stations serving the Glenn Dale–Seabrook–Lanham plan area responded to 4,473 EMS service calls and 1,791 fire service calls. The West Lanham Hills station handles more calls than the Glenn Dale station, due in part to its location in a more populous area.

The 2008 Public Safety Facilities Master Plan recommended renovations for the West Lanham Hills station. These facility improvements have been programmed in the FY 2010–FY 2015 Capital Improvement Program as a long-term priority item.

	<i>Company 18</i>	<i>Company 48</i>
<i>Name</i>	Glenn Dale	West Lanham Hills
<i>Location</i>	11900 Glenn Dale Boulevard, Glenn Dale	8501 Good Luck Road, Lanham
<i>Equipment</i>	2 engines, 1 ambulance, 1 medic, 1 rescue engine, 1 rescue squad	2 engines, 1 ambulance, 1 mini-pumper
<i>2008 Public Safety Facilities Master Plan Recommendation</i>	None	Proposed renovations identified as long-term CIP item

Source: M-NCPPC

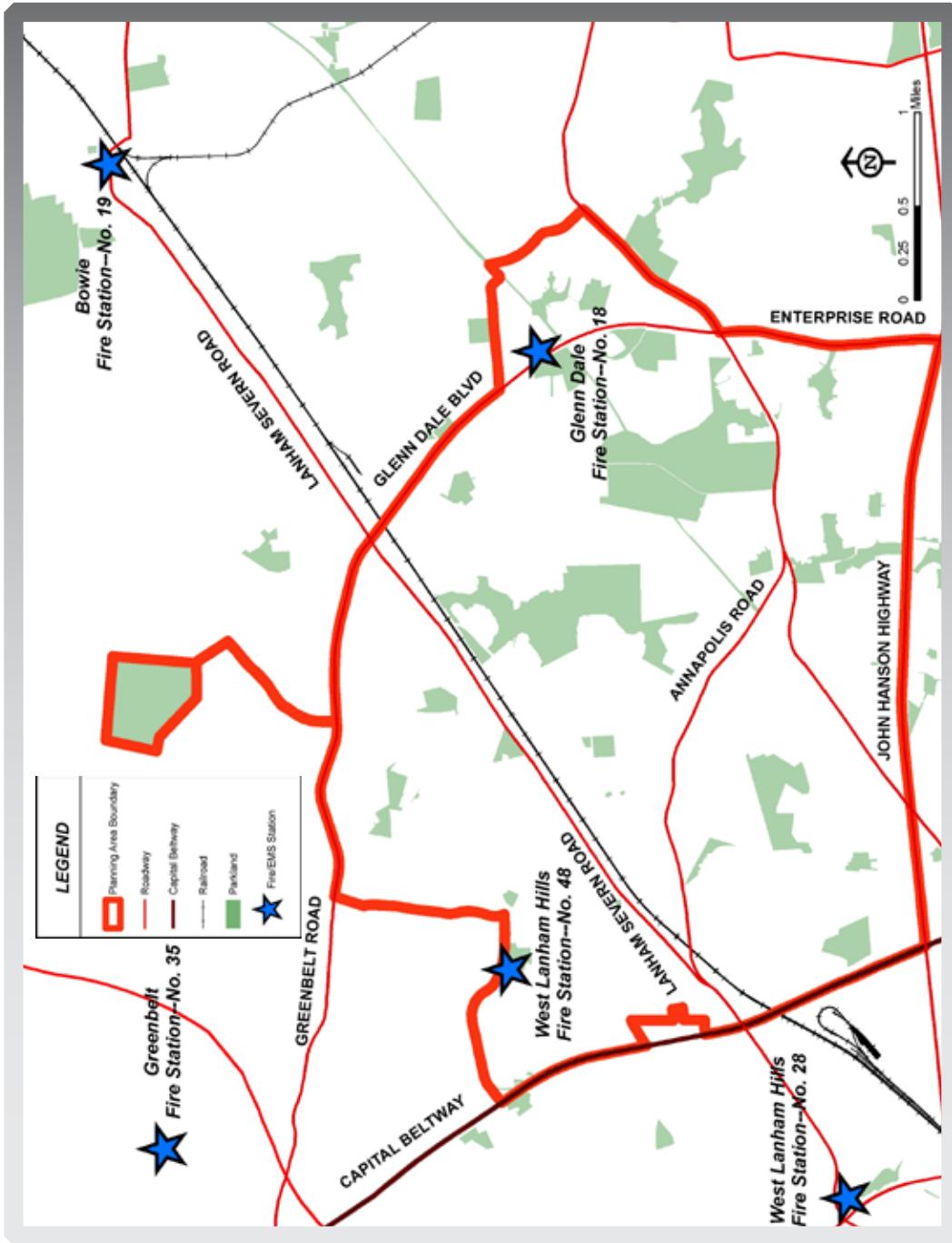
Public Schools

Public School Facilities

The Prince George’s County Public Schools System (PGCPS) operates and maintains all public schools in the Glenn Dale–Seabrook–Lanham plan area. These schools include 11 elementary schools, 2 middle schools, and 3 high schools (see Table 38). In addition, a French immersion school, a Montessori magnet school, and a science education center lie within the plan area.

Current and Projected Enrollment

School overcrowding was a major public facilities issue in the 1993 Glenn Dale–Seabrook–Lanham and vicinity master plan. Although capacity was sufficient in 1993, the plan recognized that future area growth would tax existing facilities. Recommendations were made for two new schools within the plan area: (1) on the Forest-Ricker tract at 10111 Greenbelt Road, and (2) near the intersection of Annapolis Road (MD 450) and Glenn Dale Road. Neither school was constructed, and



Map 25: Plan Area Fire/EMS Stations

Table 38.
Public School Facilities Serving the Plan Area

<i>Name</i>	<i>Location</i>	<i>Within Plan Area?</i>	<i>Building Size (square feet)</i>	<i>Acreage</i>
Elementary Schools				
Ardmore	9301 Ardwick Ardmore Road, Springdale	No	54,047	9.1
Carrollton	8300 Quintana Street, New Carrollton	No	45,842	9.8
Catherine T. Reed	9501 Greenbelt Road, Lanham	Yes	113,778	10.4
Gaywood	6701 97 th Avenue, Seabrook	Yes	42,416	8.3
Glenn Dale	6700 Glenn Dale Road, Glenn Dale	Yes	44,644	11.2
High Bridge	7011 High Bridge Road, Bowie	No	66,279	9.9
James McHenry	8909 McHenry Lane, Lanham	Yes	53,162	13.2
Magnolia	8400 Nightingale Drive, Lanham	Yes	54,506	10.0
Robert Frost	6419 85 th Avenue, New Carrollton	No	48,852	6.6
Seabrook I	6001 Seabrook Road, Seabrook	Yes	39,704	6.0
Woodmore	12500 Woodmore Road, Mitchellville	No	56,101	21.0
Middle Schools				
Samuel Ogle	4111 Chelmont Lane, Bowie	No	133,631	9.4
Thomas Johnson	5401 Barker Place, Lanham	Yes	133,631	13.7
High Schools				
Belair Annex of Bowie High School	3021 Belair Drive, Bowie	No	102,351	29.5
Bowie	15200 Annapolis Road, Bowie	No	283,091	29.5

<i>Name</i>	<i>Location</i>	<i>Within Plan Area?</i>	<i>Building Size (square feet)</i>	<i>Acreage</i>
Charles Herbert Flowers	10001 Ardwick Ardmore Road, Springdale	No	332,500	39.1
DuVal	9880 Good Luck Road, Lanham	Yes	281,281	33.6
Other School Facilities				
Howard B. Owens Science Center	9601 Greenbelt Road, Lanham	Yes	NA	NA
Robert Goddard French Immersion and Montessori School	9850 Good Luck Road, Seabrook	Yes	NA	NA
Source: Prince George's County Educational Facilities Master Plan (2008), Form 101.1				

the area's rapid growth during the 1990s has resulted in school overcrowding in the plan area.

During the 2008-2009 school year, Gaywood Elementary School, at 139.1 percent capacity, was the most overcrowded school in the plan area, followed by Carrollton Elementary and Charles Herbert Flowers High School at 122 percent each. Deficits in 2008 available seats in the plan area are as follows:

- *Elementary schools:* 379 seats
- *Middle schools:* 202 seats²
- *High schools:* 189 seats

Details on individual school capacity can be found in Tables 39 through 41. Tables are divided by school level (elementary school, middle school, and high school).

School overcrowding is a major concern for the Glenn Dale–Seabrook–Lanham plan area. Current enrollment exceeds 95 percent of capacity at 16 of the 18 schools that serve the plan area, and at no school levels do available seats exist. This is especially pronounced at the elementary school level. There are two projects in the county's 2010–2015 Capital Improvement Program that may alleviate some of the overcrowding in plan area schools for the short term: (1) the proposed Fairwood Elementary School in Mitchellville, and (2) the proposed second Bowie high school.

Population and dwelling unit projections for the Glenn Dale–Seabrook–Lanham plan area suggest that school overcrowding will continue in the long

2 Includes Robert Goddard French Immersion and Montessori School figures.



**Table 39.
Elementary School Capacity, 2008–2009**

<i>Name</i>	<i>2008 Enrollment</i>	<i>2008 State- Rated Capacity</i>	<i>Percent of Capacity</i>	<i>2008 Available Seats</i>
Ardmore Elementary School	513	501	102.4	(12)
Carrollton Elementary School	729	597	122.1	(132)
Catherine T. Reed Elementary School	453	447	101.3	(6)
Gaywood Elementary School	512	368	139.1	(144)
Glenn Dale Elementary School	542	506	107.1	(36)
High Bridge Elementary School	448	417	107.4	31
James McHenry Elementary School	654	595	109.9	(59)
Magnolia Elementary School	451	456	98.9	5
Robert Frost Elementary School	287	260	110.4	(27)
Seabrook Elementary School	394	387	101.8	7
Woodmore Elementary School	514	584	88.0	70
SECTOR PLAN AREA TOTAL	5,497	5,108	107.6	(379)

Source: Prince George's County Public Schools

**Table 40.
Middle School Capacity, -2008-2009**

<i>Name</i>	<i>2008—2009 -Enrollment</i>	<i>2008 State- Rated Capacity</i>	<i>Percent of Capacity</i>	<i>2008 - Available Seats</i>
Samuel Ogle Middle School	954	850	112.2	(104)
Thomas Johnson Middle School	905	930	97.3	25
Robert Goddard French Immersion and Montessori School	1,114	991	112.4	(123)
SECTOR PLAN AREA TOTAL	2,973	2,771	107.3	(202)

Source: Prince George's County Public Schools

Table 41.
High School Capacity, 2008–2009

<i>Name</i>	<i>2008—2009 Enrollment</i>	<i>2008 State- Rated Capacity</i>	<i>Percent of Capacity</i>	<i>2008 Available Seats</i>
Bowie High School*	2,965	2,734	108.4	(231)
Charles Herbert Flowers High School	2,673	2,200	121.5	(473)
DuVal High School	1,739	2,254	77.2	515
SECTOR PLAN AREA TOTAL	7,377	7,188	102.6	(189)
*Bowie High School enrollment numbers include 9th-grade students housed at the Belair Annex				
Source: Prince George's County Public Schools				

term. At buildout, the plan area would experience a total growth of 10,153 single-family and 1,942 multifamily dwelling units, which would generate 1,932 new elementary school students, 1,444 middle school students, and 1,633 high school students. Additional school facilities will have to be constructed in the long term to accommodate the student population generated by this new development.

School Facility Conditions

Overcrowding is not the only major issue facing plan area school facilities. Many of these schools are aging and in need of repairs or renovations in order to meet contemporary classroom needs. In 2007 and again in 2008, PGCPS hired Parsons/3DI to conduct a detailed facility analysis and report on needed improvements in schools constructed after 1993. Criteria by which the schools were analyzed include facility age and the cost of renovation versus replacement.

The 2008 facility analysis measured schools based on a facilities condition index (FCI), which divides the current cost of repairs by the replacement value. Schools whose FCI is between zero and 40 percent are deemed in “good” condition; schools with an FCI between 40 and 75 percent are considered “fair,” and schools with an FCI greater than 75 percent are rated “poor.” Of the 18 school facilities serving the Glenn Dale–Seabrook–Lanham plan area, one was found to be in good condition and one was found to be in poor condition. Fifteen schools were rated in fair condition; Flowers High School was constructed in 2000 and not measured in this study. Table 42 provides detailed results for each school.

One facility, the Howard B. Owens Science Center, received a poor rating and should be renovated or replaced. The highest-rated school (i.e., in good condition) in the Parsons evaluation was DuVal High School, which underwent partial renovations in 1999, 2005, and 2007.

	<i>Dwelling Unit Type</i>		
	<i>Single-Family</i>	<i>Multifamily</i>	<i>TOTAL STUDENTS</i>
Projected Number of Units at Buildout	10,153	1,942	--
Elementary School Multiplier	0.164	0.137	--
Total Elementary Students from Housing Type	1,665	266	1,931
Middle School Multiplier	0.130	0.064	--
Total Middle-School Students from Housing Type	1,320	124	1,444
High School Multiplier	0.144	0.088	--
Total High School Students from Housing Type	1,462	171	1,633

Source: M-NCPPC

Library System

The Prince George's County Memorial Library System operates a network of 18 libraries spread across the county. The Glenn Dale–Seabrook–Lanham plan area does not contain any of these branch libraries; the nearest public libraries are located in New Carrollton, Greenbelt, and Bowie. The New Carrollton and Bowie regional libraries and the Greenbelt branch library are envisioned to serve the buildout population of their respective communities. The New Carrollton and Greenbelt branches will eventually serve General Plan-designated metropolitan centers, while Bowie serves the northern portion of the second-largest city in the

**Table 43.
School Facility Conditions in 2008 Parsons/3DI Study**

<i>Name</i>	<i>2008 Facilities Condition Index (FCI)</i>	<i>2008 Facility Rating</i>
Elementary Schools		
Ardmore Elementary School	45.07%	Fair
Carrollton Elementary School	48.46%	Fair
Catherine T. Reed Elementary School	63.29%	Fair
Gaywood Elementary School	66.98%	Fair
Glenn Dale Elementary School	49.65%	Fair
High Bridge Elementary School	63.13%	Fair
James McHenry Elementary School	57.65%	Fair
Magnolia Elementary School	61.62%	Fair
Robert Frost Elementary School	64.96%	Fair
Seabrook Elementary School	47.96%	Fair
Woodmore Elementary School	56.44%	Fair
Middle Schools		
Samuel Ogle Middle School	61.15%	Fair
Thomas Johnson Middle School	66.57%	Fair
High Schools		
Bowie High School, Belair Annex	68.77%	Fair
Bowie High School	49.83%	Fair
Charles Herbert Flowers High School	Not Rated	Not Rated
DuVal High School	37.04%	Good
Other School Facilities		
Howard B. Owens Science Center	76.04%	Poor
Robert Goddard French Immersion and Montessori School	69.80%	Fair
Source: Prince George's County Public Schools; Parsons 3DI, 2008		

state of Maryland. A library in Glenn Dale may alleviate pressure on these three libraries and allow them to better serve the population of the communities they were intended to serve.

The 1993 master plan recommended constructing a branch library within the plan area at the Eastgate Shopping Center or in the southwestern corner of the Annapolis Road (MD 450) and Greenbelt Road (MD 193) intersection.

Current library standards call for new branch libraries to be constructed in areas with a population of 40,000 to 80,000 residents where there are no libraries within three miles or less than ten minutes driving time. This plan forecasts a 2030 population of 33,406. Nearly the entire sector plan area is within three miles driving distance of an existing branch library, though traffic conditions may warrant a trip exceeding ten minutes. The Prince George's County 2010-2015 Capital Improvement Program contains a recommendation for a branch library in Glenn Dale (CIP Item #HL719413).

Water and Sewer Service

Generally, the Glenn Dale–Seabrook–Lanham plan area is serviced with public water and sewer and is designated as a Category 3 Community Service. This category comprises all developed land (platted or built) on public water and sewer, and undeveloped land with a valid preliminary plan approved for public water and sewer. There are a few individual properties in the plan area that are in Category 4 Community System Adequate for Development Planning or Category 5 Future Community Service. Category 4 includes virtually all properties eligible inside the sewer envelope for which a subdivision is required, while a Category 5 designation is typically for properties that are inside the sewer envelope that should not be developed until water and sewer lines are available to serve the proposed development.

Capital Improvement Plan

Required by state law, the Prince George's County Capital Improvement Plan (CIP) is a six-year plan created to guide the county's response to facility and infrastructure needs. M-NCPPC departments and county agencies and departments assess needs based on planning studies and programs and submit these needs to the County Executive's office. Priority lists are developed, along with a capital funding budget for implementation of the first year's projects.

The current proposed CIP extends from FY 2010 to FY 2015. Table 44 identifies all items in the Glenn Dale–Seabrook–Lanham plan area included in this CIP.

RECOMMENDATIONS

GOAL: Improve the response time and visibility of public safety agencies.

POLICY 1:

- Improve response times by establishing a new police district.

Table 44. Plan Area Improvements Identified in FY 2010–FY 2015 Capital Improvement Plan	
<i>Facility Improvement</i>	<i>Address</i>
Board of Education/Schools	
Classroom at DuVal High School	9880 Good Luck Road
M-NCPPC Park Development	
Glenn Dale Hospital Site	5200 Glenn Dale Road
Lincoln Vista Neighborhood Park	Ridge Street
Thomas Seabrook Neighborhood Park	9530 Worrell Avenue
Good Luck Community Center Park	8601 Good Luck Road
Gaywood Neighborhood Park	98 th Avenue and Lanham-Severn Road (MD 564)
Marietta Manor	5700 Bell Station Road
Glenn Dale Community Center Park	11901 Glenn Dale Boulevard (MD 193)
Folly Branch Stream Valley Park	Annapolis Road (MD 450) in Glenn Dale
Glenn Dale Estates Neighborhood Park	Glenn Dale Road
Daisy Lane Neighborhood Park	1220 Daisy Lane
Police Services	
District VIII Station	11900 Glenn Dale Boulevard
Fire Services	
Renovation of West Lanham Hills Fire/EMS Station #48	8501 Good Luck Road
Source: Prince George’s County Proposed Capital Budget and Program, FY 2010–FY 2015	

STRATEGY:

Construct a new 25,000-square-foot police district station.

This action will create a new area of focus for PGPD operations and reduce the geographic area that patrol officers in the PLAN area have to cover. Creating District VIII may significantly reduce response times in the sector plan area.

POLICY 2:

- Construct state-of-the-art district stations to serve as bases of operations for the Prince George’s County Police Department (PGPD).

STRATEGY:

Construct the PGPD District VIII Station adjacent to the Glenn Dale Fire/EMS Station at 11900 Glenn Dale Boulevard.

Constructing a LEED-certified district station for the new District VIII will provide a centralized, state-of-the-art base for PGPD operations in the sector plan area. Colocating the facility with the existing fire/EMS station will maximize use of the county-owned property at 11900 Glenn Dale Boulevard.

This strategy reaffirms previous recommendations for this station featured in the 1993 Glenn Dale-Seabrook-Lanham and vicinity approved master plan, the 2006 approved master plan for Bowie and vicinity, the 2006 approved sector plan for the East Glenn Dale area, and the 2008 approved Public Safety Facilities Master Plan. This project is recommended for construction after 2021 in the 2008 approved Public Safety Facilities Master Plan but is funded for construction in 2014 in the Prince George’s County 2010–2015 Capital Improvement Program.

GOAL: Provide the residents of the sector plan area and surrounding communities with neighborhood schools that are not overcrowded, feature cutting-edge technological and instructional opportunities.

POLICY 1:

- Construct previously recommended public school facilities outside the sector plan area to temporarily relieve overcrowding within the sector plan area.

STRATEGIES:

Construct the Fairwood Elementary School (CIP item #AA779773) at 13250 Fairwood Parkway to alleviate enrollment pressure on Lanham area schools.

Construct the second Bowie high school (CIP item #AA771923) at 3101 Mitchellville Road as recommended in the 2006 approved master plan for Bowie

and vicinity and the 2007 East Glenn Dale approved sector plan to alleviate enrollment pressure on area high schools.

POLICY 2:

- Construct previously recommended public school facilities inside the sector plan area to relieve overcrowding.

STRATEGY:

Construct a K-8 school at the former Forest-Ricker tract at 10111 Greenbelt Road (currently owned by the county), as recommended in the 1993 approved master plan for Glenn Dale-Seabrook-Lanham and vicinity.

This facility will allow more students in the sector plan area to attend school in their own community.

POLICY 3:

- Renovate or replace school facilities rated poor by the 2008 Parsons/3DI study.

STRATEGY:

Renovate or replace the Howard B. Owens Science Center at 9601 Greenbelt Road with a modern, state-of-the-art facility.

POLICY 4:

- Construct schools on existing Board of Education-owned properties west of the study area to mitigate enrollment pressure from the west and north on sector plan area schools.

STRATEGY:

Construct one to two K-8 schools on the Mandan Road properties in Planning Area 67.

These facilities will accommodate forecasted growth in Subregion 2, alleviate enrollment pressure from the west and north on sector plan area schools, and replace outdated facilities in or near Planning Area 67.

POLICY 5:

- Obtain a site within Planning Area 70 for a future K-8 school that will serve the sector plan area.

GOAL: Expand the library system to better serve residents in the planning area.

POLICY:

- Identify a location within the sector plan area for a future branch library.

STRATEGY:

Construct a new branch library at the Glenn Dale Community Center (11901 Glenn Dale Boulevard).

Glenn Dale–Seabrook–Lanham area residents do not have convenient access to the New Carrollton, Greenbelt, and Bowie public libraries. These branch libraries are located within driving distance of the planning area. A new branch library will provide not only print and other informational resources, but additional public meeting space and cultural programs for the planning area community.

A new branch library should be constructed on the Glenn Dale Community Center site adjacent to the existing public recreational building. This recommended site differs from that in the 1993 master plan, primarily due to resource efficiencies that can be achieved by collocating the new library adjacent to an existing recreation center. This location will allow the public to take advantage of two community facilities simultaneously, as traffic at one facility should increase use of the other.

GOAL: Encourage resource-efficient facilities and activities.

POLICY:

- Seek opportunities to colocate new public facilities with existing facilities.

STRATEGIES:

Colocate new public facilities with existing public facilities, where feasible.

County policy articulated in the 2002 General Plan and the 2008 Public Safety Facilities Master Plan strongly encourages collocation of compatible public facilities to achieve capital and operational efficiencies. When siting new public facilities in the plan area, the availability of M-NCPPC and/or county-owned property should factor into locational decisions. Colocation will help the county and M-NCPPC reduce the need for acquisition expenditures and also will benefit the community by creating groupings of complementary public facilities and services that may be accessed during a single trip.

Continue to require the construction of LEED-certified public facilities.

In 2007, the County Executive issued an executive order as part of the county's Green Building Initiative. This order established a set of goals aimed at reducing energy consumption through green building techniques, including a requirement

that all new county-constructed buildings achieve a LEED-silver rating (see Chapter 6 and Appedix _ for additional explanation of LEED and LEED standards). All public facilities constructed within the plan area, including schools, should be built to this standard, with energy-conserving features that reduce operational costs and provide environmental benefits.

Consider water conservation measures in all public facilities.

Many jurisdictions are considering new resource conservation strategies aimed at promoting efficiency and reducing operating costs. Water conservation can be achieved in both new and existing public facilities through installation of water-saving devices in plumbing equipment, use of drought-resistant landscaping, and reuse strategies. Collected wastewater may be used for other public purposes, such as the irrigation of recreational fields, medians, and public rights-of-way.

Require pervious paving or other alternative paving methods on all new occasional-use parking and emergency access areas.

Another resource conservation technique used by many government entities is the use of permeable paving or other similar systems on occasional-use parking areas and emergency access routes. Unlike asphalt or concrete, this type of paving allows stormwater to pass through porous material and seep into the ground. Benefits include decreased runoff (which contains pollutants from automotive fluids) into area waterways and groundwater recharge. Pervious paving also can reduce the need for retention ponds or other on-site stormwater management devices.