



## GREEN STREETS | GREEN JOBS | GREEN TOWNS INITIATIVE

The Green Streets, Green Jobs, Green Towns Partnership (G3) aims to stimulate the green jobs market and enable families to work where they live and play. Small to mid-sized communities can boost their local economies and protect water resources through the use of watershed planning, design and construction of stormwater best management practices.

### NEW EAST CROSSING GREEN STREET PROJECT - TOWN OF NORTHEAST, MD

New East Crossing bridges sustainable design and affordable housing.



New East Crossing is a project sponsored by Housing Initiative Partnership, Inc. (HIP) in partnership with The Ingerman Group. HIP is an innovative, green, nonprofit developer based in Prince George's County, MD, dedicated to revitalizing neighborhoods and removing blight. New East Crossing is a residential development of garden-style apartments that provides much needed high quality, affordable housing to families earning 30% to 60% of area median income.

In designing the storm water management plan, a variety of techniques were used including bioretention areas, enhanced wetlands, grass channels, native plantings, and under-developing the site.



Development in this community requires careful planning to minimize the impact of development on the Northeast River Watershed and Chesapeake Bay. The proposed development is less dense than allowed by zoning, minimizing the amount of the site that is developed. In addition, the community buildings and the residential apartments was built to meet Enterprise Green Community Standards and Energy Star 3.



18,900 ft<sup>2</sup> of bioretention cells



2,200 ft<sup>2</sup> of wetlands installed



158 trees



3,247 ft of grass channels



## PROJECT ELEMENTS

- **Micro-Bioretention** – Captures and treats runoff from discrete impervious areas by passing it through a filter bed mixture of sand, soil, and organic matter.
- **Enhanced Filters** – Uses a stone reservoir under a conventional filtering device to collect runoff, remove nutrients, and allow infiltration into the surrounding soil.
- **Swales** – Provide conveyance, water quality treatment, and flow attenuation of stormwater runoff.
- **Submerged Gravel Wetlands** – Is a small-scale filter using wetland plants in a rock media to provide water quality treatment.
- **Disconnection of Non-Rooftop Runoff** – Involves directing flow from impervious surfaces onto vegetated areas where it can soak into or filter over the ground.
- **Pave Drain System** – allows for a more natural (vertical) infiltration path, recharging local groundwater and reducing first flush pollutants.
- **Rain Barrels** – Collect and store rainwater from roofs that would otherwise be lost to runoff and diverted to storm drains and streams.

G3 Grant – Design:	\$17,690
G3 Grant - Construction:	\$61,700
Match Contribution:	\$1600
Status:	Completed



## SUSTAINABILITY & GROWTH: ADDITIONAL GREEN ACTIVITIES

The Housing Initiative Partnership, or HIP, has specialized and is expanding its work combining focus on low income housing with green initiatives. Many of its low income projects include green components.

In 2003, HIP in partnership with the City of Mount Rainier renovated a vacant, boarded up building in the National Historic District and turned it into a facility known as Artists' Housing. The building underwent a "green" renovation featuring a green roof, bioretention landscaping, tankless hot water heaters, and bathroom tiles made out of recycled windshields. The project has won numerous awards, including the Washington Business Journal's Best Real Estate Deals Award for Most Environmentally Sustainable Project in the DC area.

In addition, HIP has developed a green apartment building for low income artists in Hyattsville with similar green features.

HIP took lessons learned from the project in Northeast, Maryland, for use on a similar low income project in Cecilton, Maryland.



Artists' Housing Green Roof, Mount Rainier



Project Partners: Housing Initiative Partnership; McCrone, Inc; The Ingerman Group; Chesapeake Bay Trust; MD Department of the Environment; U.S. Environmental Protection Agency