



## 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.



## Capitol Heights Master Plan

To prepare a Green Street Master Plan to inspire small but widespread changes in the way in which streets are viewed.

The Town of Capitol Heights has long struggled with how to best provide community services, fix roads and revitalize areas within the community. They also are home to Watts Branch, a tributary of the Anacostia River, which has been mostly converted from a natural stream into concrete channels. Recognizing the need for change, the town produced its Capitol Heights Community Sustainability Plan in 2011, to focus revitalization efforts on transforming the area into a sustainable community.

widths, pavement resurfacing, bike lanes, plantings and more. Implementation of the Chamber Avenue/Capitol Heights Boulevard green street retrofit project will not only serve to meet the sustainable transportation and redevelopment priorities of the Town's Community Sustainability Plan, but will implement retrofit and trash reduction projects as identified in the 2010 Anacostia River Watershed Protection Plan and Trash Total Maximum Daily Load.



5 planning workshops



5,500 sq ft of rain garden



50 native plants



20 trees



3 publications



As a result of the Green Street Master Plan, community input was solicited on the types of green infrastructure projects that would be the most useful, and the commercially-oriented Chamber Avenue and Capitol Heights Boulevard was ultimately selected for a green street retrofit design. Its original configuration contained no stormwater treatment or flood control measures, and there was little urban tree canopy.



The redevelopment plan spans 0.3 miles and includes basic design elements such as reduced lane



# PROJECT ELEMENTS

- **Streetside bioretention cells /stormwater planters**– These features filter and reduce stormwater runoff, allowing it to infiltrate into the ground, before it enters into the storm drain system. Curb cuts allow water to enter from the street during rain events.
- **Sidewalk trees/Tree boxes**– Native trees reduce urban heat island effect, reduce stormwater runoff, improve air quality, and increase property values
- **Conservation landscaping** – Native plants, which require less maintenance, capture rainwater and hold soils in place.
- **Increased Urban Tree Canopy**– In urban areas a single tree can intercept from 500 to 4,000 gallons per year. Even young, small trees help, capturing 50 gallons per year. Trees not only treat stormwater, they provide a host of other benefits, including energy cost reduction in both summer (shade) and winter (proper placement can result in the reduction of energy use by 20-50%), aesthetics, property value enhancement, business traffic enhancement, and health benefits.
- **Workshops**– For the proper audience, workshops bring people together and encourage dialogue and networking.

G3 Grant: \$30,000  
 Match Contribution: \$13,662  
 Status: Planning Complete;  
 Construction Pending



Preliminary green street design



Existing channelized Watts Branch



Project Partners: Town of Capitol Heights, U.S. Environmental Protection Agency, Chesapeake Bay Trust, Maryland Department of Natural Resources, Low Impact Development Center

# SUSTAINABILITY & GROWTH: ADDITIONAL GREEN ACTIVITIES

Since the plan’s establishment, the Town has continued to move forward on its redevelopment efforts. In 2013, the Town successfully applied for a \$45,000 Maryland Bikeways Program grant to focus on refining the design’s bikeways concept and received \$75,000 in Community Legacy Program funds from the Maryland Department of Housing and Community Development for the roadway’s final design and construction. In 2014, the Town successfully secured \$900,000 in final design and construction funds from Maryland’s Chesapeake and Atlantic Coastal Bays Trust Fund.

In an effort to holistically evaluate the area, the Town has also used state funding to purchase several lots along the roadway and directly across from the Capitol Heights Metro. This area is currently the site of several dilapidated buildings and a concrete channel stream, and the Town is actively soliciting real estate development firm proposals to prepare a comprehensive, transit oriented development (TOD) master plan for the area. A \$40,000 Technical Assistance Grant recently awarded by the National Fish and Wildlife Foundation will help pay for a concept design for turning the 2.3 acre area into a sustainable development.



For additional information: visit [www.epa.gov](http://www.epa.gov) and [www.cbtrust.org](http://www.cbtrust.org).