

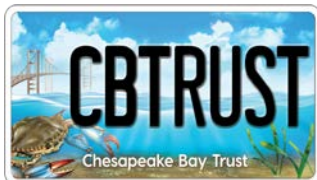


GREEN STREETS | GREEN JOBS | GREEN TOWNS INITIATIVE

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.



➔ 1 master plan created



CITY OF LANCASTER

Lancaster City Housing Authority (LCHA) Green Master Plan

The Lancaster City Housing Authority (LCHA) owns and operates a total of 98 properties within the City – four multi-family communities located in Southeast Lancaster and 94 single family homes scattered throughout the City. The four multi-family communities are Church Street Towers, which has 101 units for elderly and disabled tenants on 1.5 acres (this includes LCHA's offices); Susquehanna Court, encompassing 75 units on 5 acres; Franklin Terrace, which has 124 units spread out on 13 acres adjacent to the Conestoga River; and Farnum Street East, which has 129 units for elderly and disabled tenants on 1.5 acres. The Green Master Plan focused on the four large, multi-family units that encompass a total of 469 units on 21 acres.

The City of Lancaster partnered with the Lancaster City Housing Authority (LCHA), with the assistance of LandStudies, Inc, to prepare a Green Master Plan. LCHA partnered with the City to disseminate a brochure/survey to the community containing background information, explanation of goals, education of

potential improvements (rain gardens, native landscapes, porous pavers, tree canopy, etc.), a survey questionnaire, and an opportunities sketch plan. The feedback received from the community was then incorporated into the Green Master Plan itself, as well as the conceptual plans.

The Green Master Plan is to be used as a guide for improvements to the open space within these urban communities with six distinct goals in mind: improvement of water quality, reduction of flooding and standing water, reduction of maintenance, reducing the use of fertilizers and pesticides, increased tree canopy and plant diversity, and the introduction of native plant species. The Green Master Plan has also provided the Lancaster City Housing Authority with conceptual plans containing recommendations for green infrastructure and land management improvements, estimated stormwater fee and volume reductions for each BMP proposed, as well as typical costs associated with design, installation, and maintenance of such BMPs.

PROJECT ELEMENTS

- **Green master plan** – As a guide for improvements, the Green Master Plan outlined practical solutions and strategies such as rain gardens, tree planting, native meadows, no mow zones, and porous pavements, in addition to recommending several short-term priority strategies for each of the four communities
- **Rain gardens** – These features filter and reduce stormwater runoff, allowing it to infiltrate into the ground before it enters into the storm drain system
- **Tree planting** – Native trees and shrubs require less maintenance and absorb rainwater, hold soils in place, and provide food and habitat for birds, pollinators, and other wildlife.
- **Native plants** – Native plants offer numerous benefits. Because native plants are adapted to local environmental conditions, they require far less water. They provide vital habitats for birds, insects and other species of wildlife, prevent water run-off, and improve air quality.
- **Porous paving** – This alternative to traditional black top allows surface water to flow into the ground where the volume can be held, infiltrate into the lower soil or conveyed through a stormwater system. Porous paving is a good application for areas that require a hardscape surface and have no viable options for stormwater management.

Year Awarded: 2019
Award Amount: \$15,000
Match Amount: \$9,295

Project area before



Existing Landscape Does Not Promote Infiltration



Drainage Conflicting with Walkways



Part of the bilingual survey distributed to the community

SUSTAINABILITY & GROWTH

BMPs outlined in the Green Master Plan will inform the prioritization of project planning as LCHA strategically upgrades facilities – green infrastructure and energy conservation measures outlined in the plan can be incorporated into other capital improvement and building projects that LCHA will undertake in the next few years.

Although much of the LCHA Green Mater Plan is site specific to the identified communities, the report does provide insight into strategies that could be used within any urban community. Furthermore, once implemented, demonstration projects could be showcased to other communities of interest.

This project supported the local government by encouraging water quality and environmental stewardship by promoting the infiltration of stormwater runoff as part of a city-wide effort to manage urban stormwater and reduce combined sewer overflows. Furthermore, by promoting strategies such as green infrastructure, no-mow zones, increased tree canopy, and native plantings, this plan helps to support the City's vision of providing a more livable, sustainable, and safe community with clean rivers and streams.

Details from Master Plan



Project Partners: Chesapeake Bay Trust,
City of Lancaster, Lancaster City Housing
Authority, LandStudies Inc, U.S.
Environmental Protection Agency