

# Bay Benefits From New "Green" Building

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By: CBF Staff

## Philip Merrill Environmental Center inspires CBF donor Russell Katz to build "green"

"CBF's Philip Merrill Environmental Center was inspirational," said Russell Katz in describing his motivation to build "green." From a family of CBF supporters and an accomplished architect, Katz's latest project, [Elevation 314](#), is a state of the art "green" building.

"It's affordable green living," Katz said of the 52-unit apartment building. Developed for \$105 per square foot, the new building demonstrates that green architecture is feasible for commercial ventures and produces high-quality living spaces that can be rented at very competitive rates.

"Elevation 314 is at the cutting edge of "green" building and smart growth," said Lee Epstein, director of the CBF's Lands Program. "With its residential apartments and shops under the same roof and right across the street from the Takoma Metro Station, the building will help reduce the pressures on the area's roads, save fuel, contribute to clean air, and preserve open land."

The courtyard at the heart of the building provides one of Elevation 314's most powerful environmental features--the District's first storm water management system that incorporates a "green" roof. Rain water from the on-grade parking area and the building's roof drains to the courtyard which is both the roof to the underground garage and on-grade. The beautifully landscaped courtyard is planted with trees and shrubs to hold, filter, and gradually release water to the city's stormwater system.

"'Green' roofs offer an excellent opportunity to reduce the impacts of stormwater pollution," said Epstein. "Indeed, CBF is just beginning a project this year that will help to promote green roofs in the District of Columbia."

Stormwater is the source of about 15-20% of pollution to the Bay. A stormwater management system, such as Elevation 314's "green" roof, helps to control pollution. Without it, stormwaters pick up pollutants such as nitrogen that settle on roofs, parking lots, and other impervious surfaces and sweep it into storm drains, then to local streams and ultimately into the

Chesapeake Bay. When stormwater is not managed properly, it can overwhelm city storm systems and sewage treatment plants, forcing untreated sewage into Bay waters.

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