



CLEAN WATER IS GOOD FOR BUSINESS ★ CASE STUDY

Hugo Neu at Kearny Point, Kearny NJ

A Green Infrastructure Redevelopment Model for 21st-Century Resilience & Sustainability

HUGO NEU



KEARNY POINT

Kearny Point in Kearny, NJ, is a 130-acre site on a peninsula straddling the Hackensack and Passaic Rivers and graced with breathtaking, panoramic views of the NYC skyline. Once a world-renowned federal ship-building facility and an American military and industrial powerhouse, the site nearly became another unsustainable, carbon-intense, warehouse district offering limited job creation and local economic development. Thanks to parent company **Hugo Neu's** mission of fostering a healthier environment while accelerating equitable, sustainable, green growth and improved quality of life for present and future generations, the outcome is positively transformative. This Smart Growth-awarded, state-of-the-art campus is becoming a bold regional and national model for the adaptation and rebirth of sites as the future of sustainable, watershed-driven development and revitalization.

Kearny Point's commitment to delivering high-quality services enabling fair and equitable sustainable growth has attracted more than 200 businesses employing more than 1200 people. It is creating healthy, linked prosperity for its whole community: tenants, employees, visitors, suppliers, surrounding towns and watershed stakeholders.

Kearny Point's adaptive redesign integrates natural and engineered green infrastructure and renewable energy for environmental improvements to water, land and air.

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Using green stormwater infrastructure to reduce pollution and flooding

With the increasing rate and severity of storms and heavy rainfall driven by climate change, flooding, stormwater and related pollution — including pathogens from combined sewer overflows (CSOs) — are growing problems for businesses, especially those in coastal communities and towns like those in the Lower Passaic and Hackensack watersheds surrounding Kearny Point. Kearny Point addresses these and other wet weather-related problems by incorporating a mix of green stormwater infrastructure (GSI) best practices. One is the demolition of 28 acres of impermeable surfaces and their conversion to permeable surfaces for the capture, treatment and infiltration of large volumes of water. Other existing and planned



Kearny Point GSI practices include blue/green roofs; rain garden/bioretention systems; bioswales; constructed wetlands; permeable pavement; and manufactured treatment devices for water capture, storage, treatment, filtration and/or reuse.

Studies estimate that Kearny Point's current integrated green infrastructure practices and technologies are reducing stormwater runoff to the Hackensack River by over 60 million gallons annually through removal of impervious asphalt and use of engineered bioswales. Water quality improvements also include AbTech Industries' Smart Sponge advanced filtration polymer media, a cutting-edge storm-water treatment technology that uses a variety of targeted treatments ("sponges") to remove a wide range of harmful pollutants including hydrocarbons, sediment,



KEARNY POINT

Sustainable & Green Development Approaches

nutrients, toxicants and pathogens. Through a recent performance study at Kearny Point, this treatment alone is estimated to purify over 16 million gallons per year of storm sewer flows from surrounding areas before they reach the Hackensack River. Overall, the combined best practices to-date utilized in the phased transformation of Kearny Point improve protection to the Hackensack River by treating well over 70 million gallons per year — equivalent to over 200 acres of treatment — with additional GSI plans in the works.

Aligning with its sustainable vision, Kearny Point’s Shipyard redevelopment plan will also comprise 15 acres of new, publicly-accessible parks and open green spaces. Asphalt surfaces will be replaced with locally-propagated, beneficial plants, and soil amendments like biochar will be added to

foster healthier soil and provide additional treatment and filtration of stormwater. The plan also includes creation of a “Living Shoreline” along the one-mile Hackensack Riverfront, restoring native intertidal vegetation, and introducing organic materials and oyster huts to prevent erosion, clean the water and support estuary wildlife. The restored shoreline will also create a wetland buffer through a series of marshes to better protect against storm surge. In addition, site planning has addressed sea-level rise by selective waterfront “retreat” of existing structures, along with wet flood-proofing basements and importing 1M cubic yards of fill to raise elevations four feet above FEMA Base Flood Elevation. ★

For more information on Kearny Point, please contact dlikeckhoff@hugoneu.com

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