case study: Colonia San Martin
Sacramento, California
sound bites

- “low impact development does not have to cost more” – project owner
- “we started early and involved the entire team when we were laying out the site footprint” – project architect
- “we were able to nearly eliminate all site runoff during the 10-year storm” – project civil engineer
- “I love living here” – Colonia San Martin resident
- “Colonia is a model for others to follow” – Regional Water Board and Sacramento County
- “this project deserves our outstanding sustainable stormwater project award” – CASQA, 2009
Project objectives

• Address quantity and quality: reduce and treat runoff from dense (20 unit/ac) redevelopment project
• Involve the entire team in designing an integrated stormwater solution
• Create natural, sustainable amenities to foster community well-being
• Don’t break the bank (money was tight on this low-income housing project)
• Provide an infill development case study
**Before:**
Blight, vacant asphalt lot, 95% impervious

**After:**
Vibrant sustainable community, 60 units, 68% impervious
Why did it work?

Early and continued collaboration with the entire team to design an integrated, cost-effective stormwater solution for the site.
LID features

- **Collaborative** effort and **early** site planning
- **Minimal** (3%) directly connected impervious areas
  - Disconnected downspouts / pavement
  - Water efficient landscaping/drought tolerant plantings
  - Interceptor trees
- **Holistic** design and “**natural**” integration to route parking lot and roof runoff to landscaping