case study: Colonia San Martin Sacramento, California



sound bites

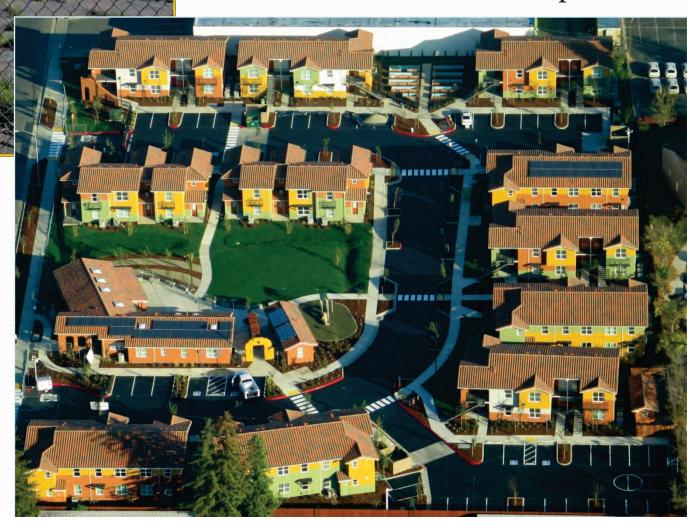
- "low impact development does not have to cost more" project owner
- "we started early and involved the entire team when we were laying out the site footprint" project architect
- "we were able to nearly eliminate all site runoff during the 10-year storm" project civil engineer
- "I love living here" 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 lowincome housing project)
- Provide an infill development case study

After: Vibrant sustainable community, 60 units, 68% impervious

Before: Blight, vacant asphalt lot, 95% 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

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



