

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

