Green Infrastructure & Stormwater Management CASE STUDY

Gateway Business Center

Location: Irwindale, CA
Client: Southern California Edison
Design Firm(s): Site Design Studio
Landscape architect/Project contact: Mike Sullivan, ASLA
Email: msullivan@sitedesign-studio.com
ASLA Chapter: Southern California

Project Specifications

Project Description: Gateway Business Center is a 25-acre, 1980's industrial business park, opportune for renovation, renewal, and biophilic design. A tight grouping of tilt-up buildings is situated at the San Gabriel foothills, adjacent to countless quarries. The client, an energy utility, sought to transform this space into an educational center for sustainable practices, as well as a working complex for its R&D groups. The limited space presented several challenges and opportunities to showcase sustainable landscape design.

Project Type:
Commercial
A retrofit of an existing property

Design features: Rain garden, bioswale, green roof, cistern, porous pavers, curb cuts, and solar canopy.

This project was designed to meet the following specific requirements or mandates:
Developer/client preference

Impervious area managed: 1 acre to 5 acres

Amount of existing green space/open space conserved or preserved for managing stormwater on site: 5,000 sq/ft to 1 acre

The regulatory environment and regulator was supportive of the project.

Did the client request that other factors be considered, such as energy savings, usable green space, or property value enhancements? Yes, usable green space and outdoor

people places are very important to this project so employees could walk and relax on lunch breaks, etc.

Cost & Jobs Analysis

Estimated Cost of Stormwater Project: $500,000-$1,000,000 (Public funding: None)

Was a green vs. grey cost analysis performed? No

Cost impact of conserving green/open space to the overall costs of the site design/development project: Increased cost, since conserving or preservisting existing green space and increasing green space was the goal of the project.

Cost impact of conserving green/open space for stormwater management over traditional site design/site development approaches (grey infrastructure)? Significantly increased. Increasing green space also took its toll on the amount of parking.

Number of jobs created: Not available

Job hours devoted to project:

Planning and Design: 600
Construction: 300
Annual Maintenance: Not available

Performance Measures

Stormwater reduction performance analysis:
90% of stormwater is retained on site.

Community & economic benefits that have resulted from the project: The community has benefited from this project because it sets a new standard for any other development or renovation of land around the project, increasing property value and the aesthetic appeal of the City of Irwindale.

Project Recognition

2010 Water Conservation Award, California legislature assembly certificate of recognition, Certificate of Congressional Recognition, State of California Senate Certificate of Recognition

Additional Information

Links to images: If interested we can forward project images to email address upon request.