



Green Infrastructure & Stormwater Management CASE STUDY

Pacheco Plaza

Location: Ignacio Blvd., Novato, CA

Client: The Walter Kieckhefer company

Design Firm(s): Carlile Macy

Landscape architect/Project contact: Bill Rinehart, ASLA

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ASLA Chapter: Northern California

Project Specifications

Project Description: Landscape based biofiltration planters treat roof and parking lot runoff.

Project Type:

Commercial

A retrofit of an existing property

Design features: Bioretention facility, rain garden, bioswale, downspout removal, porous pavers, and curb cuts.

This project was designed to meet the following specific requirements or mandates:

State statute, local ordinance

Impervious area managed: greater than 5 acres

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

The regulatory environment and regulator was indifferent to the project.

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

Cost & Jobs Analysis

Estimated Cost of Stormwater Project: \$50,000-\$100,000 (Public funding: Not available)

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: No affect

Cost impact of conserving green/open space for stormwater management over traditional site design/site development approaches (grey infrastructure)? Did not influence costs. existing landscape areas converted to stormwater treatment BMP's

Number of jobs created: none

Job hours devoted to project:

Planning and Design: 80

Construction: 80

Annual Maintenance: 40

Other: 10 custom product manufacture

Performance Measures

Stormwater reduction performance analysis:

First 1" of rainfall within the watershed is treated.

Community & economic benefits that have resulted from the project: The BMP's satisfied the requirements that allowed improvements to be made to this existing shopping center, creating economic and aesthetic benefit, also created some community awareness of treatment requirements and methods.

Project Recognition

CLCA