



Green Infrastructure & Stormwater Management CASE STUDY

Tampa Bay Office Waterscape - IBM

Location: Tampa, FL

Client: The Landmarks Group

Design Firm(s): Florida Land Design & Engineering, Inc.

Landscape architect/Project contact: Ed Czynscon, ASLA

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ASLA Chapter: Georgia



Photo: Ed Czynscon

Project Specifications

Project Description: Tampa Bay Office Park Waterscape is an environmental planning and landscape design project that demonstrates landscape architectural principles in a stormwater management and wetland reclamation in a highly visible office park setting. The design objective was to create a prestigious urban office development through preservation and

restoration of wetlands, while creating a unique waterscape that functions as a natural drainage and wildlife habitat.

Project Type:

Commercial

Part of a new development

Design features: Bioretention facility, porous pavers, and curb cuts.

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

State statute, county ordinance, local ordinance, developer/client preference

Impervious area managed: 5,000 sq/ft to 1 acre

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

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? The developer wanted to also create a wildlife habitat area.

Cost & Jobs Analysis

Estimated Cost of Stormwater Project: \$500,000-\$1,000,000 (Public funding: None, no public funds were used)

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: Significantly reduced the construction costs and the operations / maintenance costs.

Cost impact of conserving green/open space for stormwater management over

traditional site design/site development approaches (grey infrastructure)? Significantly reduced costs (10% or greater savings).

Number of jobs created: 15

Job hours devoted to project:

Planning and Design: 2,000

Construction: 20,000

Annual Maintenance: 800

Performance Measures

Stormwater reduction performance analysis:

Unknown

Community & economic benefits that have resulted from the project: The project which, was completed in 1988, was ahead of it's time in using advanced stormwater management techniques. The project was successful in leasing out both buildings earlier then expected. Also, because of the award recieved at the White House, the project received much notoriety and the FDER (now FDEP) used it as a model.

Project Recognition

ASLA Florida Chapter Award of Excellence; APA Award of Excellence; FDEP Award; AAN National Landscape Award presented @ The White House

Additional Information

Links to images: <http://www.flickr.com/photos/51414508@N05/4907752575/>
<http://www.flickr.com/photos/51414508@N05/4908347444/>