Green Infrastructure & Stormwater Management
CASE STUDY

Waltham Woods/Reservoir Woods

Location: Waltham, MA
Client: Leggatt Mc Call Properties
Landscape architect/Project contact: John G. Crowe, RLA, ASLA
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ASLA Chapter: Boston

Project Specifications

Project Description: Location of a Phase 1, 720,000 sq/ft office park development in the watershed of a public water supply. The office park is now fully developed, and, with Phase 2, totals approximately 1.2 million sq/ft of development.

Project Type:
Commercial
Part of a new development

Design features: Bioretention facility, wet ponds, level spreaders, boicells, filter strips, wetland planting, and wildflower meadows.

This project was designed to meet the following specific requirements or mandates:
State statute, local ordinance, developer/client preference - project exceeded all local/ state regulations

**Impervious area managed:** greater than 5 acres

**Amount of existing green space/open space conserved or preserved for managing stormwater on site:** greater than 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? Property value enhancements.

**Cost & Jobs Analysis**

**Estimated Cost of Stormwater Project:** $1,000,000-$5,000,000 (Public funding: 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:** Except for an extremely complex permitting process, the site design/development cost was average for this size of project.

**Cost impact of conserving green/open space for stormwater management over traditional site design/site development approaches (grey infrastructure)?** Did not influence costs.

**Number of jobs created:** Not estimated, but Ph. 1 + 2 parks approx. 4,000 spaces

**Job hours devoted to project:**
- Planning and Design: Not estimated
- Construction: Not estimated
- Annual Maintenance: Not estimated

**Performance Measures**

**Stormwater reduction performance analysis:**
100% of 2-year storm for developed areas was retained on site. Project performance exceeded expectations.

**Community & economic benefits that have resulted from the project:** NAIOP, a national real estate organization, has quoted this project as being the premier Class A Platinum office
park along the Route 128 Corridor, which is the major corridor for office/commercial development in the Metropolitan Boston area.

**Additional Information**

**Links to images:** See Waltham Woods/Reservoir Woods at the [www.jcrowe.com](http://www.jcrowe.com) website.

![Photo: John G. Crowe Associates, Inc.](image-url)