



Green Infrastructure & Stormwater Management CASE STUDY

Waltham Woods/Reservoir Woods

Location: Waltham, MA

Client: Leggatt Mc Call Properties

Design Firm(s): John G. Crowe Associates, Inc.

Landscape architect/Project contact: John G. Crowe, RLA, ASLA

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ASLA Chapter: Boston



Image: John G. Crowe Associates, Inc.

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 website.



Photo: John G. Crowe Associates, Inc.