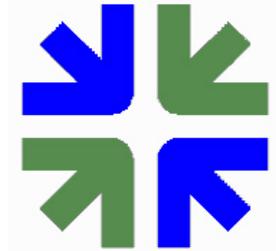




# Emeryville

Green Infrastructure and  
Successful Implementation



ABAG Fall General Assembly, October 13, 2011

# Emeryville

1.2 square miles

10,000 residents

20,000 employees

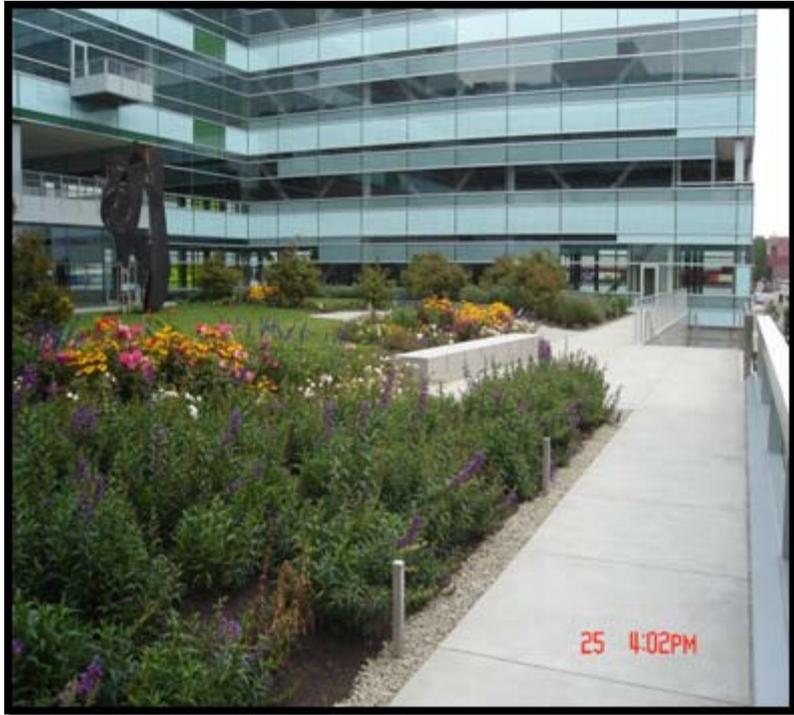


# How Emeryville moved to greener practices through development

- 1990s Brownfields, EPA
- 2003 EPA Grant to develop Stormwater Guidelines
- 2005 Required 100% of stormwater to be treated with vegetation
- 2011 This becomes a new standard for the entire region this December



# Stormwater Guidelines

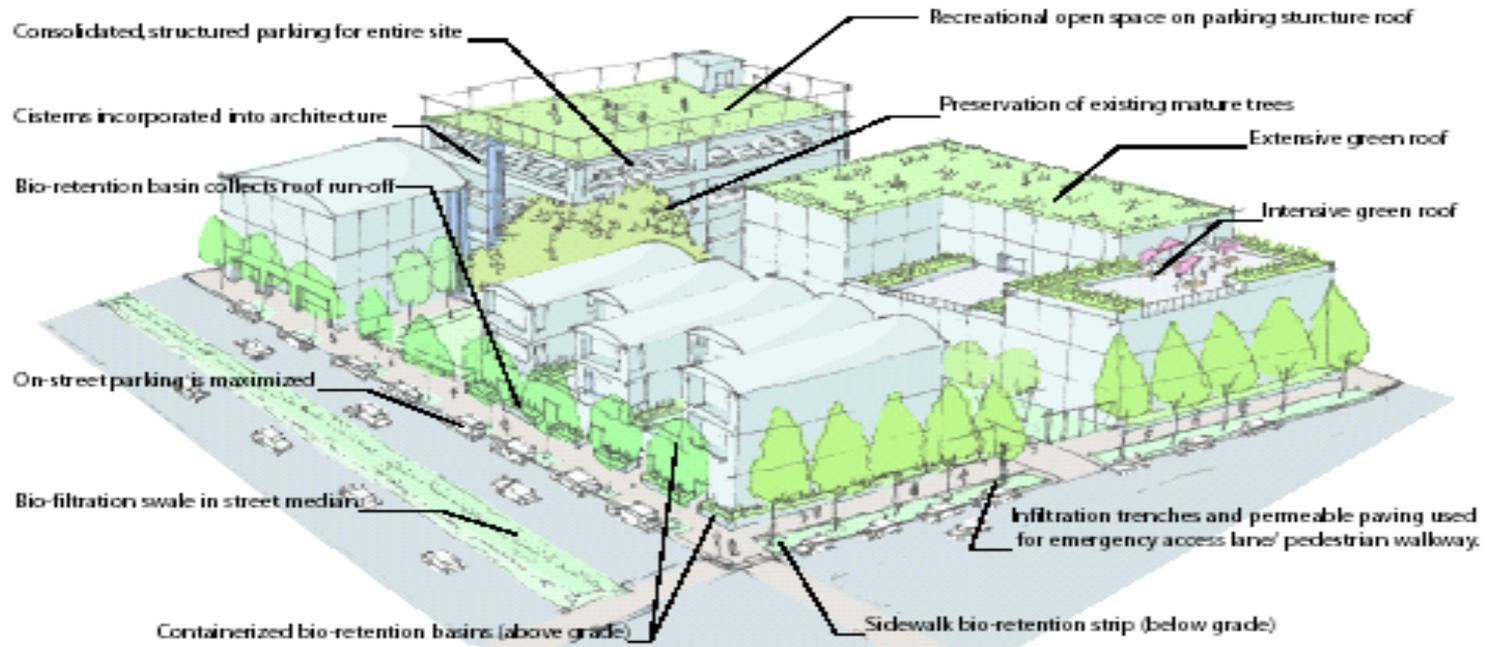


- Low Impact Development Design elements
  - Green roofs filter rain
  - More pervious area
  - Cluster buildings
  - Pervious paving
  - Bioswales or bio-treatment for run-off
  - Use planters if landscaping area is small
  - Street run-off treated with rain gardens
  - Mature trees with rootable soil volume
  - Bay Friendly Landscaping

# Stormwater Guidelines for Green, Dense Redevelopment

## Stormwater Quality Solutions for the City of Emeryville

November 2005



Prepared by: Community Design + Architecture with  
Nelson\Nygaard Consulting Associates  
Philip Williams Associates



# Green roofs in Emeryville



# Bioswales in Emeryville



# Examples of Installations

- First Residential Project: Glashaus
- First Commercial Project: Emery Station East
- First Bay Friendly Landscape: Bay Street Plaza
- National Holistic Institute
- West Elm Store
- Doyle Hollis Park
- Age Song
- Oakwalk



# Challenges

- High density
- Land intensive
- Smaller footprint
- Brownfields
- Water table



# Lessons Learned

- Address Low Impact Development (LID) elements before the design is completed
- City Staff is involved early on in plan reviews
- Checklist is satisfied before Planning Commission considers project
- Treatment of private run-off must be on-site, not in the public right of way





Thank You