

**Agilent – Palo Alto
CO-1**

Site Location:

395 Page Mill Road
Palo Alto, CA

Features:

- Detention basin with native vegetation along banks
- Parking lot vegetated swales
- Roof downspouts draining to landscaping
- Promotes alternative transportation by providing bike racks and lockers, an onsite bus stop, and carpool/vanpool parking
- Structured parking lot (2 levels with top level draining to rock filter bed).



The detention basin, known as “The Swale” by Agilent employees, provides stormwater collection and treatment for the parking areas, visual amenities for employees, and a visual buffer for the neighboring residential community.

Stormwater Benefits:

- Reduced impervious surface area
- Natural treatment of runoff
- Reduced volume and velocity of runoff
- Reduced transportation related pollutants
- Reduced directly-connected impervious area (DCIA)



The parking lot is graded to drain into vegetated swales, shown here, and the detention basin.



Storm drains from the parking lot enter the detention basin through drains like this one.



The detention basin has two outlets to protect against localized flooding and to ensure that the basin drains within 72 hours for vector control.



Bike racks and showers encourage employees to bike to work. Additional bike lockers and a bus stop are located at the Page Mill Road entrance.



Agilent encourages employees to carpool by providing designated car/van pool areas. Reducing vehicle trips traveled reduces the amount of pollutants such as hydrocarbons and brake pad dust released to the environment.



Runoff from this parking structure drains to the filter bed, described below. The two-story parking structure allows for roughly twice the number of vehicles for the same area of a typical surface parking lot, while allowing enough room on-site for the detention basin.



The runoff drains from the top of the parking structure to this rock filter bed for treatment and then to the storm drain system via the detention basin.



This rocky swale is used to slow and treat rooftop runoff before draining to the storm drain. A minimum two percent (2%) slope away from the building protects the building foundation from water damage.



Storm drains are clearly labeled with an educational “no dumping” message.



The detention basin collects water from the parking lot. The concrete edging protects the asphalt from water damage while the bumper stops help prevent cars from traveling over the vegetated swales.

**Agilent – Palo Alto
CO-1 (cont.)**

Lessons Learned:

- The irrigation heads originally installed for the retention basin caused some ponding for greater than 72 hours until they were modified to target areas requiring water. The local vector control agency brought mosquito fish for mosquito control while the irrigation challenge was being diagnosed and addressed.
- During the rainy cloudy days, the water in the parking lot catch basins may take longer than 72 hours to drain. Maintenance staff must periodically clean debris from catch basins.
- The detention basin has also served as a useful indicator for irrigation leaks for sprinklers within the parking lot biofilter landscaping. When maintenance staff sees ponded water in the detention basin during a dry spell, they investigate for potential leaks.
- The landscape service provider must carefully control the scheduling of irrigation system to prevent overwatering and water build up in the detention basin.
- Shredded bark was installed initially along the detention basin banks to hold the soils without clogging the system until vegetation became established.
- The site designer highly recommends checking after the first rain to make sure the entire system is working correctly. For the roof downspouts, the rainwater initially started pooling behind the header boards at the bottom of the roof downspouts. Notches cut in the header board ensure proper drainage away from building with a minimum 2% slope.
- Maintenance costs and effort are comparable to that for typical landscaping according to Agilent maintenance staff.

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**Pacific Shores Center
CO-2**



Site Location:

1500 Seaport Boulevard
Redwood City, CA

Features:

- Multi-purpose detention basin and playing fields
- Second detention basin with cobble bottom
- Parking lot vegetated swales
- 3 miles of paved trails that are an extension of the Bay Trail

Stormwater Benefits:

- Reduced amount of impervious surface area
- Natural treatment of runoff
- Reduced volume and velocity of runoff
- Reduced directly-connected impervious area (DCIA)



This athletic field also serves as a detention basin. The basin is designed to fill up to a four-foot depth and drain within eight (8) hours.

**Pacific Shores Center
CO-2 (cont.)**



Photograph taken from: <http://www.pacificshores.com/>

This photograph offers an aerial view of baseball fields and detention basin.



Photograph taken from: <http://www.pacificshores.com/>

The multi-story buildings allow for vast landscaping that helps reduce the amount of runoff from the site.



Photograph taken from: <http://www.pacificshores.com/>

Aerial view of Pacific Shores Center shows an ideal area to enjoy the Bay Trail.



Parking lot dividers are used as infiltration areas with vegetated swales and trees. Boulders are used to prevent automobile encroachment across the swale.



The parking lot is graded to drain to these vegetated swales, planted with vegetation and trees. The swales were excavated and backfilled with imported sandy loam soil to increase porosity, and constructed with perforated sub-drains. The concrete strip protects the asphalt from water damage. This image was taken prior to grass establishment.

**Pacific Shores Center
CO-2 (cont.)**



Photograph courtesy of Bill Southard (DES, Architects and Engineers)

Cobbles along this detention basin run for several hundred feet to prevent channeling during high runoff.



Photograph courtesy of Bill Southard (DES, Architects and Engineers)

This photo shows the vegetated swale after the native vegetation has grown in.

Lessons Learned:

- Trees planted with only two (2) stakes for support in sandy loam soil within the vegetated swales blew over during a windstorm prior to root establishment. Using three (3) stakes per tree are now recommended.

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**Yahoo! Inc.
CO-7**

Site Location:

701 First Avenue
Sunnyvale, CA

Features:

- Rocky swales
- Multi-story buildings reduce building footprint
- Access to the Bay Trail open space area including parking available for visitors
- Permeable walkways

Stormwater Benefits:

- Natural treatment of runoff
- Reduced impervious surface area
- Reduced directly-connected impervious area (DCIA)



This rocky swale has a storm drain for excess flows.



Rocky swale with curb cuts allows for infiltration to occur.



Rectangular stones are used to create a rocky swale.

Yahoo! Inc.
CO-7 (cont.)



Pervious walkways used to minimize impervious surfaces.



On-site parking is provided for visitors to the Bay Trail (located behind the Yahoo! Campus).



This walkway slopes toward landscaped vegetation; with multi-story buildings in background.



Pervious walkways used between concrete sidewalks.

**Yahoo! Inc.
CO-7 (cont.)**



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Site Contact:
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Curb cuts (see arrow) allow runoff to drain off parking lot into the vegetation.

**Juniper Networks
CO-8**

Site Location:

1194 N. Mathilda Avenue
Sunnyvale, CA

Features:

- Multi-story buildings reduce building footprint
- Rocky swales and trees in parking lot
- Rooftop runoff drains to landscaping
- Promotes alternative transportation
- Permeable pavement
- Located buildings to protect existing heritage tree

Stormwater Benefits:

- Reduced impervious surface area
- Reduced transportation-related pollutants
- Natural treatment of runoff
- Reduced volume and velocity of runoff
- Reduced directly-connected impervious area (DCIA)



Runoff from rooftop drains into landscaping reducing the directly-connected impervious area (DCIA).



This pathway made of pervious pavers allows infiltration through the sand filled crevices. Also, these benches are provided on pervious surfaces.



Parking lot runoff drains through curb cuts and then filters through the rocky swale. Trees provide visual amenities as well as reduce the volume and velocity of runoff.

**Juniper Networks
CO-8 (cont.)**



The convenience of the Light Rail Station across the street encourages employees to take public transportation to work.



Charging stations allow employees with electric vehicles, like the Sparrow pictured here, to charge-up while at work.



Plenty of carpool parking encourages employees to share rides to work.



Covered bike racks are provided for employees who prefer to ride their bicycles to work.

Juniper Networks CO-8 (cont.)



An existing oak tree was preserved in the development of this project.

Lessons Learned:

- During storms, ponding does occur in parking lots. This can be prevented through better design and construction of the rocky swales to ensure that the infiltration rate of the swale is fast enough to prevent ponding, or by adding a perforated drainage pipe for runoff overflow. It is also important that the site is graded properly to direct water toward the swale.

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Porter Drive CO-9

Site Location:

3150 Porter Drive
Palo Alto, CA

Features:

- Vegetated swale
- Native vegetation

Stormwater Benefits:

- Natural treatment of runoff
- Reduced volume of runoff
- Reduced velocity of runoff
- Reduced pesticide requirements
- Reduced directly-connected impervious area (DCIA)



Photograph courtesy of Joe Teresi (City of Palo Alto)

The bioswale, shown before landscaping had fully matured, was planted using native vegetation along the banks. Check dams extend the retention time, allowing for additional infiltration (see arrows).



Photograph courtesy of Joe Teresi (City of Palo Alto)

The same bioswale, after landscaping has become established, appears natural and aesthetically pleasing.

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Porter Drive CO-9 (cont.)

Site Location:

3170 Porter Drive
Palo Alto, CA

Features:

- Pervious pavement
- Vegetated swale

Stormwater Benefits:

- Natural treatment of runoff
- Reduced impervious surface area
- Reduced directly-connected impervious area (DCIA)



Photograph courtesy of Joe Teresi (City of Palo Alto)

The parking area, adjacent to heritage oak trees, is made of permeable pavement which decreases the amount of impervious surface area at the site.



Photograph courtesy of Joe Teresi (City of Palo Alto)

The edges of the vegetated swale are flush with the parking lot, so that runoff can drain into the swale.



Photograph courtesy of Joe Teresi (City of Palo Alto)

This is a close-up photograph of the permeable pavers in the parking stalls.

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**Porter Drive
CO-9 (cont.)**

Site Location:

3180 Porter Drive
Palo Alto, CA

Cost of Ecostone Pavement:

- \$9-15/s.f. for installation

Features:

- Unit pavers of Ecostone on sand
- Vegetated swale

Stormwater Benefits:

- Reduced impervious surface area



Photograph courtesy of Joe Teresi (City of Palo Alto)

This photo shows the construction of the permeable pavement in the parking area. The spaces between pavers are filled with sand instead of grouted, allowing infiltration through the pavement. The concrete border (see arrow) protects the asphalt from water damage.

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**Hillview
CO-10**

Site Location:

3300 Hillview
Palo Alto, CA

Features:

- Parking lot biofilters
- Commercial building courtyard with pervious pavement
- Courtyard also serves a buffer between multi-story building and the creek behind
- Section of parking lot drains to swale of native plants between courtyard and riparian area
- Buildings set back from riparian corridor

Stormwater Benefits:

- Reduced impervious surface area
- Natural treatment of runoff
- Reduced runoff velocity
- Setback from riparian corridor
- Reduced directly-connected impervious area (DCIA)



Pervious pathway placed through the courtyard allows easy access for visitors as well as drainage areas for stormwater. The creek runs behind the trees towards the back. Between the trees and the benches is a swale of native vegetation that treats water from the parking lot.



The parking lot design incorporates biofilters to filter and infiltrate runoff before entering the storm drain. Concrete edging protects the asphalt parking lot from water damage.

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Communications Hill/Helzer Ranch MF-1

Site Location:

3000 Narvaez Avenue
San Jose, CA

Features:

- Landscaped areas provide detention for floods and stormwater
- Downspouts disconnected
- Higher density housing

Stormwater Benefit:

- Reduced impervious surface area
- Reduced directly-connected impervious area (DCIA)
- Natural treatment of runoff
- Reduced velocity runoff



Photograph courtesy of Jenny Nusbaum (City of San Jose)

Rooftop runoff drains through downspouts to landscaping for treatment and infiltration.



Photograph courtesy of Jenny Nusbaum (City of San Jose)

This large grassy swale provides area for runoff to percolate into the soil, reduce downstream peak flows, and to receive treatment via settling and filtration.

**Communications Hill/Helzer Ranch
MF-1 (cont.)**



Photograph courtesy of Jenny Nusbaum (City of San Jose)

This outdoor space for the community to enjoy also acts as a detention basin for stormwater.



Photograph courtesy of Jenny Nusbaum (City of San Jose)

Infiltration is allowed to occur in this detention basin before entering the drainage system.

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Development Director

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**Ryland Mews
Transit-Oriented Development Corridor
MF-4**

Site Location:

4115 North 2nd Street
San Jose, CA

Features:

- High density housing near First Street Light Rail Line
- Located near downtown
- Disconnected downspouts drain to landscaping
- Multi-story buildings reduce the building footprint



Photograph courtesy of Jenny Nusbaum (City of San Jose)

Light Rail runs nearby, promoting the use of alternative transportation. Motor vehicles can be the sources of metals, oil, and grease which can be harmful to aquatic organisms and, in high enough quantities, can contaminate drinking water supplies. (BASMAA, 1999) Using alternate transportation can reduce the amount of these pollutants from entering waterways.

Stormwater Benefits:

- Reduced impervious surface area
- Reduced directly-connected impervious area (DCIA)
- Transportation-related pollution reduction



Photograph courtesy of Jenny Nusbaum (City of San Jose)

Open space surrounding high density housing allows residents to enjoy the outdoors (e.g., grass and trees) and also provides good drainage areas.

**Ryland Mews
Transit-Oriented Development Corridor
MF-4 (cont.)**



Photograph courtesy of Jenny Nusbaum (City of San Jose)

Rooftop runoff drains through downspouts to landscaping where it has the opportunity to be filtered by plant material and infiltrate into the soil. Disconnecting impervious surface area reduces the speed and amount of water which can result in benefits such as lower peak flows downstream and reduced flood and erosion potential.

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Blossom River Apartments MF-5

Site Location:

1000 Blossom River Way
San Jose, CA

Features:

- High density residential area
- Rocky swale

Stormwater Benefits:

- Reduced impervious surface
- Natural treatment of runoff
- Reduced velocity of runoff
- Reduced directly-connected impervious area (DCIA)



Photograph courtesy of Mike Campbell (RBF Consulting)



Photograph courtesy of Mike Campbell (RBF Consulting)

Runoff enters the rocky swale from the parking lot and is filtered before entering the storm drain.

Turf landscaping around the rocky swale provides an area for infiltration. Multi-story buildings reduce the building footprint.

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Le Mirador Senior Housing MF-6

Site Location:

1191 Coleman Road
San Jose, CA

Features:

- High density multi-story senior housing area
- Vegetative swale

Stormwater Benefits:

- Reduced impervious surface area
- Natural treatment of runoff
- Reduced velocity of runoff
- Reduced directly-connected impervious area (DCIA)

Before



Photograph courtesy of Mike Campbell (RBF Consulting)

This photo illustrates the swale when plant growth was hindered by the native clay soil. The parking lot is graded to drain to the swale.

After



Photograph courtesy of Mike Campbell (RBF Consulting)

The densely landscaped vegetative swale was made possible by replacing the native clay soil with sandy loam soil.

Lessons Learned:

- Over 2 feet of the native clay soil was replaced with sandy loam, which improved growth and infiltration.

Municipal Contact:

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The Crossings MU-1

Site Location:

2255 Showers Drive
Mountain View, CA

Features:

- High density (multi-story) housing with reduced building footprints integrated with commercial areas
- Located near mass transit including bus lines and CalTrain station
- Disconnected downspouts drain into landscaping
- Turf block fire lanes
- Landscaped center of driving circle

Stormwater Benefits:

- Transportation-related pollutant reduction
- Reduced impervious surface area
- Reduced velocity of runoff
- Reduced directly-connected impervious area (DCIA)
- Natural treatment of runoff



“The Crossings” is conveniently located across the street from the San Antonio CalTrain Rail Station.



Turf block fire lane provides access during emergencies. The bollards can be removed for emergency access.

**The Crossings
MU-1 (cont.)**



Multi-story housing reduces the building footprint and, thus, impervious surface area. Rooftop runoff drains into landscaping rather than directly to the storm drain system.



This rain gutter drains into landscaping reducing the amount of directly-connected impervious area (DCIA).



Drive around circle has a landscaped island, providing an area for infiltration.



The Crossings is located within walking distance to major commercial areas for groceries and other shopping needs, thereby reducing the need for auto use.

The Crossings MU-1 (cont.)



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Mixed use commercial businesses located within the Crossings encourage residents to walk to shops thereby reducing the reliance on motor vehicles.

Other Opportunities:

- To improve the site design from a stormwater quality perspective, the island could have been designed to accept runoff from the street through such features as concave landscaping with pavement protection, curb cuts, and grading the street to drain to the island.

**Santa Clara Valley Water District Headquarters
PA-1**

Site Location:

5700 Almaden Expressway
San Jose, CA

Features:

- Parking lot swales
- Rooftop downspouts drain to landscaping
- Multi-story building allows reduced building footprint

Stormwater Benefits:

- Reduced impervious surface area
- Reduced directly-connected impervious area (DCIA)
- Natural treatment of runoff



Photograph courtesy of Jenny Nusbaum (City of San Jose)

Rooftop runoff drains to landscaping, breaking up directly-connected impervious area (DCIA).

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Photograph courtesy of Jenny Nusbaum (City of San Jose)

Multi-story building allows room for ample landscaping onsite for rooftop drainage and aesthetics.



Photograph courtesy of Jenny Nusbaum (City of San Jose)

Vegetative swales within the parking lot collect drainage through curbside gaps. Concrete curb protects asphalt.

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Santa Clara Valley Water District
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**West Valley Branch Library
Green Building
PA-2**

Site Location:

1243 San Tomas Aquino Road
San Jose, CA

Features:

- Green building based on United States Green Building Council and Leadership in Energy and Environmental Design rating
- Decomposed granite used for pedestrian paved areas

Stormwater Benefits:

- Reduced impervious surface area
- Reduced directly-connected impervious area (DCIA)
- Natural treatment of runoff



Photograph courtesy of Jenny Nusbaum (City of San Jose)

Ample landscaping onsite allows for infiltration of rooftop drainage.



Photograph courtesy of Jenny Nusbaum (City of San Jose)

Rooftop runoff drains to downspouts that drain to landscaping reducing directly-connected impervious areas (DCIA).



Photograph courtesy of Jenny Nusbaum (City of San Jose)

Pedestrian walkway created with decomposed granite.

**Valley Branch Library
Green Building
PA-2 (cont.)**



Site and Municipal Contact:

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This artichoke fountain serves as an aesthetic drainage conduit for rooftop runoff to the storm drain system.

Other Opportunities:

- Instead of leading directly to the storm drain system, fountains could be designed to recirculate the water, or to drain to landscaping surrounding the fountain to disconnect impervious surface areas.

**Silver Creek Valley Road
PA-5**

Site Location:

Silver Creek Valley Road between
Hwy. 101 and Hellyer Avenue
San Jose, CA

Features:

- Vegetative swales
- Street trees

Stormwater Benefits:

- Natural treatment of runoff
- Reduced volume and velocity of runoff
- Reduced directly-connected impervious area (DCIA)



Photograph courtesy of Mike Campbell (RBF Consulting)

This parking lot has curb cuts in order for the water to drain from the parking lot into the vegetative swale.



Photograph courtesy of Mike Campbell (RBF Consulting)

The street serving this industrial campus area is graded to drain to the swale, providing adequate slope for proper drainage. The flush concrete curb protects the asphalt from water damage.



Photograph courtesy of Mike Campbell (RBF Consulting)

When swales are designed to include trees, locating the trees on the banks of the swale, as shown in this photograph, is recommended. Otherwise, the trees may become over-saturated, or their roots may create high areas at the bottom of the swale that could impact the swale's performance.

**Silver Creek Valley Road
PA-5 (cont.)**



Photograph courtesy of Mike Campbell (RBF Consulting)

This is another grassy swale with street trees. Trees that maintain their canopies during the wet months provide greater stormwater benefit than deciduous trees.

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**Sand Hill Road
PA-6**

Site Location:

Sand Hill Road
Palo Alto, CA

Features:

- Roadside bioswales
- Curb cuts

Stormwater Benefits:

- Natural treatment of runoff
- Reduced volume and velocity of runoff
- Reduced directly-connected impervious area (DCIA)

Construction Cost for Bioswale:*

- \$80/linear foot for 4,000 linear ft.
(\$320,000 total)



Photograph courtesy of Joe Teresi (City of Palo Alto)

Designed swale shown before landscaping has fully grown in.



Photograph courtesy of Joe Teresi (City of Palo Alto)

Curbside gaps allow runoff to drain off street into the swale.



Photograph courtesy of Joe Teresi (City of Palo Alto)

Vegetation has grown in on the swale. Swale is wide enough that mowing and regular maintenance is not difficult.

* The street borders Stanford University, which paid for the improvements.

Sand Hill Road PA-6 (cont.)



Photograph courtesy of Joe Teresi (City of Palo Alto)

Storm drain inlet shown up close in swale.

Lessons Learned:

- Make curb cuts wider.
- The roadside bioswale is most useful for stretches of road without driveways that would interrupt the swale.

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**Baylands Parking Lot
PA-7**

Site Location:

East end of Embarcadero Road
(Adjacent to PA Sailing Station)
Palo Alto, CA

Features:

- Bioswales
- Non-petroleum paving materials

Stormwater Benefits:

- Natural treatment of runoff
- Reduced directly-connected impervious area (DCIA)

Note:

- The bioswale was under construction at the time these photographs were taken (November 13, 2003).



The filtered runoff drains into this storm drain at the downstream end of the swale.



The bioswale surrounds the parking lot, providing runoff treatment before it drains to the storm drain.



Parking lot is graded so that runoff drains into the swale.

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