

"Understanding/Overcoming Hurdles to Implementing Better Site Designs" Dialogues and Workshop

A joint SCBWMI-LUS/SCVURPPP effort

Fall-Winter 2003/04

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Santa Clara Valley *Urban Runoff*

Pollution Prevention Program

How these dialogues came to be

- “Development Policies Comparison Project” (SCVURPPP, April 2003)
 - Compared municipal development rules to standard set of water-quality questions
 - Noticed potential conflicts
 - Available at www.SCVURPPP.org

How these dialogues came to be

- SCVURPPP Permit Provision C.3.j
 - Review of site design standards
 - Stakeholder involvement
 - Implementation of proposed revisions
- Result: Joint SCVURPPP/LUS Effort
 - 4 Dialogues – Understanding Hurdles
 - 1 Workshop – Overcoming Hurdles

Goals of the dialogues

- To better understand underlying issues to potential conflicts that may hinder the implementation of water-quality friendly site designs
 - Secure Experts from different fields
 - Obtain Stakeholder Input and Insight
 - Understand the Basis to the conflict
 - Brainstorm Potential Solutions
- *Our job is to provide tools of understanding and, where appropriate, innovative ideas; not necessarily the answers.*

October 8, 2003: “Addressing Fire Department & Public Safety Concerns”

- Martin Van Raesfeld,
City of Santa Clara Fire Department
- Thomas Kronemeyer,
Community Design + Architecture
- Samantha Swan,
Valley Transportation Authority
- Gladwyn d'Souza,
Walk San Jose
- Crisand Giles,
Homebuilders Association of Northern California

October 8, 2003:

“Addressing Fire Department & Public Safety Concerns”

- Street Width and Cul-de-sac Access & Safety Issues
 - Fire, Bus, and Delivery Access Issues
 - Bicycle and Pedestrian Issues
 - Maintenance of Landscaped Cul-de-sacs
- Permeable Pavements and Load Concerns
 - Load Requirements: 70,000 lb
 - Clogging
 - Liability
- Source Controls for Trash and Recycling Areas
 - Covers & Fire Sprinkler Requirements
(sprinklers needed if within 5' of a combustible structure)
 - Disposal Company Vehicle Access

October 29, 2003:

“Strips, Swales, Sod and Stormwater –
Drainage to Landscaping”

- Darren Greenwood,
City of Livermore
- Bill Southard and Chris Boyle,
DES Architects and Engineers
- Rick Austin,
Santa Clara Valley Water District
- Phil Erickson,
Community Design + Architecture
- Crisand Giles,
Homebuilders Association of Northern California

October 29, 2003:

“Strips, Swales, Sod and Stormwater – Drainage to Landscaping”

- Stormwater Drainage from Roads/Parking Lots, Sidewalks to Swales, Park Strips, Biofilters
 - Maintenance: mowing, watering, removal of debris
 - Soil contamination concerns
 - Design concerns: utility locations; driveway crossings, homeowner modifications/ liability; vegetation selection
- Disconnecting Roof Downspouts
 - Building Foundation Protection: 2% slope away

November 12, 2003:

“Understanding What May Bungle the Building of Better Buildings”

- Pat Stone,
City of Menlo Park
- Paul Kephart,
Rana Creek Habitat Restoration
- Jonathon Bailey,
Stevens, Ferrone & Bailey Engineering Company
- Crisand Giles,
Homebuilders Association of Northern California

November 12, 2003:

“Understanding What May Bungle the Building of Better Buildings”

- Disconnecting Roof Downspouts from Storm Drains
 - Clay Soils: Dry wells work well for high permeable soils
 - Cisterns have been widely used; maintenance: Vector control issues
 - 90% of projects with water damage: due to overwatering
- Reducing the Building Footprint
 - Mixed-use projects: parking a concern
 - Tall buildings: privacy concerns

November 12, 2003: “... Building Better Buildings”

- Green Roofs
 - 70% of rainfall can be captured; stormwater is naturally filtered
 - Reduce noise and air pollution, increase energy efficiency
 - Proper design and maintenance are crucial
- Using Benign Building Materials
- Impervious Surface Reduction Incentive Programs

December 10, 2003:
"Better Parking Designs – What's the Stall"
& "Assessing the Accessibility of Sidewalks
and Pathways"

- Jonel Jackson, *First Horizon Home Loans*
- Cynthia Waddell
International Center for Disability Resources on the Internet
- Dave Dockter, *City of Palo Alto*
- Jenny Nusbaum, *City of San Jose*
- Crisand Giles,
Homebuilders Association of Northern California

December 10, 2003: Part 1

“Better Parking Designs – What’s the Stall”

- Reducing Parking Ratios & Parking Footprint
 - San Jose parking requirements ordinance
 - Angled parking, multi-story parking
 - Alternative transportation
- Using Structured Soils to Better Incorporate Trees in Parking Areas and Planting Strips
 - Stone lattice – compacted 95%;
 - Re-direct roots, protect sidewalks
 - Reduce maintenance costs

December 10, 2003: Part 2 "Assessing the Accessibility of Sidewalks and Pathways"

- Sidewalks, Walkways and ADA Requirements
 - State Title 24 requirements are stricter than ADA requirements
 - Disabled parking and walkways must be on a "stable, slip resistant surface"

Evaluation Summary

Dialogues

October 8: Public Safety Concerns (50 Attendees)

Very useful: 5 Useful: 11 Not useful: 0

October 29: Drainage to landscaping (44 Attendees)

Very useful: 5 Useful: 2 Not useful: 0

November 12: Buildings (37 Attendees)

Very useful: 7 Useful: 7 Not Useful: 0

December 10: Parking and Accessibility (45 Attendees)

Very useful: 6 Useful: 8 Not useful: 0

Dialogue Results Summary Table

- **Site Design Goal**
- **Potential Conflict**
- **Underlying Issues**
- **Potential Solutions**
- **Notes/Comments**

“Overcoming Hurdles to Using Better Site Designs” Workshop

(January 29, 2004: 105 attendees)

- The Village Homes Experience: First-hand Knowledge that Better Site Designs Can Work
Judy Corbett, Design and Landscaping Town Planners
- Implementing Better Site Designs at Residential Infill Sites
Ed Boscacci, Brian Kangas Foulk Engineer
- Lesson's From the Front Line, A Municipal Perspective
Darren Greenwood, City of Livermore
- Structured Soils for Improved Landscaping: Examples from the City of Palo Alto
Dave Dockter, Managing Arborist, City of Palo Alto

“Overcoming Hurdles to Using Better Site Designs” Workshop

- Video: Public Safety Solutions to Incorporating Skinny Streets—
The Tualatin Valley Fire & Rescue Experience
- News and Notes on Low Impact Development – a Regional Board Perspective
Jan O’Hara, Regional Water Quality Control Board
- Fording Into a Sea of Green...Roofs, That Is—
First Hand Experience at the Ford Motor Plant
Jerry Amber, Ford Motor Company, Retired
- Starting at the Source—Experiences with Commercial and Redevelopment Sites
Tom Richman, Catalyst

Items to be added to SCVURPPP website

- Site Design Dialogues Results Table
- Individual Meeting Summaries & Evaluations
- Speaker Handouts
- Speaker Presentations
- SCVURPPP “Developments Protecting Water Quality – Site Design Examples Guidebook”

www.SCVURPPP.org