

# Photo Tour and Review

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## Low Impact Development Sites

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# Sites from East to West

Site	Municipality	Project Type
Streets of Brentwood	Brentwood	Shopping Mall
JC Penney	Antioch	Big-Box Retail
Fire Protection Bureau	Pittsburg	Office (in construction)
Industrial Condos	Concord	Hillside Industrial
Highlands Place	Pacheco (Uninc.)	Hillside Residential
Ava Lane	Pleasant Hill	Residential Subdivision
Palos Verdes Mall	Walnut Creek	Commercial Hillside Bioretention
1255 S. California	Walnut Creek	Urban with Pervious Pavement and Bioretention
San Pablo Ave Rain Gardens	El Cerrito	Green Streets
Cordonices Creek at 6th	Berkeley/Albany	Green Streets



# Street We can't let you take pictures of Wood

We can't let you take pictures of



# Streets of Brentwood



# Streets of Brentwood



**Drainage engineer  
Unclear on the concept**



# Streets of Brentwood



Use of utility easement  
Curbless pavement edge  
Graded for sheet flow



# Streets of Brentwood



**Curbless pavement edge**  
**Pedestrian path**  
**Integrated with bioretention**



# Streets of Brentwood



Attractive integration into parking lot landscaping





# JC Penney



# JC Penney



**Simple, low-cost design**  
**Curbless pavement edge**  
**Large bioretention area**



# JC Penney



**Using narrow median  
Note “bridge”  
Operates despite irrigation failure**



# JC Penney



**Curbed and curbless edges**  
**Use of dogbone area**  
**Trees**



# Fire Protection Bureau



Construction of perimeter walls



# Fire Protection Bureau



# Fire Protection Bureau



# Industrial Condos



**Step-down bioretention areas  
in setback on steep street**





# Industrial Condos



**Trench drain  
Piped inlet from roof  
Operating despite no maintenance?**



# Highlands Place



Bioretention at bottom of slope fronting Pacheco Blvd.



# Highlands Place



# Highlands Place



# Ava Lane



**Best in Show**



# Ava Lane



Play area



# Ava Lane



**Tomato plants**



# Ava Lane





# Ava Lane



# Palos Verdes Mall



**Conventional paving  
and drainage**



# Palos Verdes Mall



**Bioretention below**



# Palos Verdes Mall



Looking down



# Palos Verdes Mall



**Rock check dams**



# 1255 S. California



**Unit pavers**



# 1255 S. California



**Unit pavers**



# 1255 S. California



**LID Showcase**





# 1255 S. California



**Superfluous drain**



# 1255 S. California



**Superfluous drain**



# 1255 S. California



**Roof drainage**



# 1255 S. California



**Bioretention set into plaza**



# San Pablo Avenue



Landscape amenity



# San Pablo Avenue



**Significant cross-slope from building frontage to curb  
Inlet grates cross landing strip**



# San Pablo Avenue



**Drop from sidewalk elevation  
to top of soil layer**



# San Pablo Avenue



**Dip in curb profile**  
**Cleanable inlet**





# 6<sup>th</sup> St. at Cordonices Creek



**Bioretention in curb extension  
Inlet orthogonal to flow line**



# 6<sup>th</sup> St. at Cordonices Creek



**Bioretention in curb extension  
Inlet orthogonal to flow line**



# 6<sup>th</sup> St. at Cordonices Creek



**No curb on sidewalk side**



# 6<sup>th</sup> St. at Cordonices Creek



**Vertical relationship of sidewalk, side curb, drain inlet, and top of soil layer**



# Discussion

