

## Green Streets in the City of Emeryville

SMCWPPP  
Annual C3 Workshop

June 11, 2014  
Peter Schultze-Allen, EOA



## Emeryville's Steps:

- Brownfields Success gets EPA Grant 2003
- Voluntary LID Guidelines Drafted 2004
- New Development LID Requirement 2005
- LID Ordinance adopted 2007
- New General Plan adopted with GS 2009
- Citywide Design Guidelines 2010
- New Pedestrian-Bicycle Plan 2012
- Bay-Friendly Green Streets in CIP Next



## Stormwater Guidelines for Green, Dense Redevelopment

Stormwater Quality Solutions for the City of Emeryville  
December 2005



Green Streets Elements

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



## The Stormwater Ordinance becomes an LID Ordinance

EMC: Title 6: Sanitation and Health  
Chapter 13: Stormwater Treatment Design, Management, and Discharge Control Program  
Article 3: Requirements for New Development

1. Creation of Stormwater Permit for New Development
  2. Modification of Planning Application Packet and Process
  3. 6-13.301. Site Design and Source Control Measures
- All works of grading, paving, construction, reconstruction, or rehabilitation that create or replace impervious surface shall incorporate:
- (a) Site planning that maximizes pervious surfaces and minimizes impervious surfaces; and
  - (b) Source control measures that prevent pollutant sources from contacting rainfall and stormwater, as specified by the City Engineer.



CITY OF EMERYVILLE | Adopted: October 13, 2009  
Amended: January 19, 2010  
September 23, 2010  
May 15, 2012  
April 2, 2013

## Emeryville General Plan

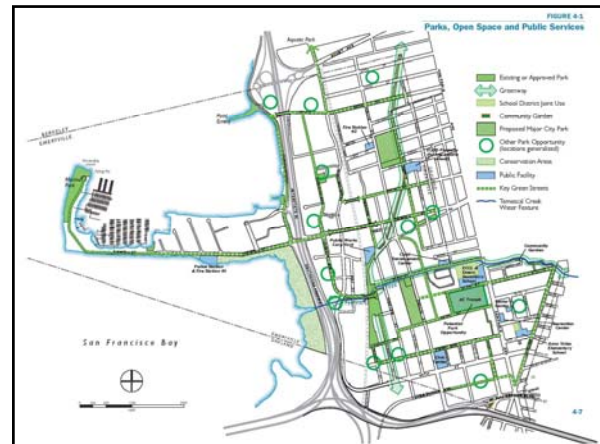
- Guiding Principle "Enhanced and Connected Open Space Network and Green Streets": Green Streets as "Primary Connections between major open space, activity centers and amenities within the City."
- Required development of streetscape standards & design guidelines that result in Complete, Green and Bay Friendly streets.
- Integrated Sustainable Streets Concepts into all the major planning documents of the City.



## GP – Elements

Green Streets are incorporated into the following Elements of the General Plan:

- Transportation
- Parks and Open Space
- Urban Design
- Sustainability



### 5.5 STREETSAPES AND BUILDING-TO-STREET INTERFACE

#### Streetscapes

##### Multi-Functionality

Streets are central to an area's identity, movement, and pedestrian experience. Regardless of the method of transportation used, visitors, residents and workers must travel on streets. The way these are treated physically has an impact on the perception of the area as a whole. Street design can incorporate a wide variety of elements, ranging from benches to paving to tree grates, or even signage. Many of these detailed elements can be grouped into larger categories such as pavement and sidewalk width, landscaping, stormwater management, parking, medians and sidewalk amenities. An effective street design includes enclosure and street wall, continuity, character, relationship between pedestrians and traffic, shade and light.

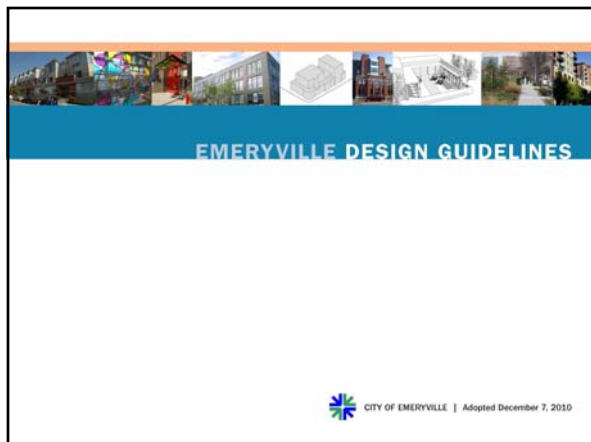
Many of Emeryville's streets already contain the basic elements of good design, and improvements such as those along Park Avenue, and San Pablo Avenue are providing a higher standard for clear, attractive streetscapes. As new development occurs throughout the city, there are several challenges and opportunities for street design:

- **Design for pedestrians.** Currently, walking in Emeryville can be a challenge—while there are

districts and the neighborhood centers will need wider sidewalks, well-defined crosswalks, and street design and traffic signalization that gives priority to pedestrians.

- **Unified planting palette to knit districts together.** Distinctive streetscapes with unified tree planting and landscaping promote continuity, distinction, and identity. This is especially critical for major streets that traverse the city. Currently, San Pablo Avenue acts as a key gateway and identifier for the City, with its distinct planting and streetscape design. Other key streets in the city would benefit from this—in particular, Hollis Street and 40th/Shellmound Streets; as well as those streets identified as Green Streets. In addition, landscaping will help to fulfill stormwater management goals. Implementing Bay-Friendly Landscaping practices, including planting native and drought-tolerant plants can help to manage stormwater runoff in wet months, while conserving water in dry months.

- **Multi-functionality.** With the increase in population and related traffic, many streets will need to be designed to do more than just handle traffic flow. They must provide for increased on-street parking in the residential areas and neighborhood centers, ensure smooth transit flow, allow safe and convenient pedestrian routes and small public plazas, and accommodate bicycle facilities on selected streets (see Chapter 3: Transportation). Moreover,



## Streetscape Goals

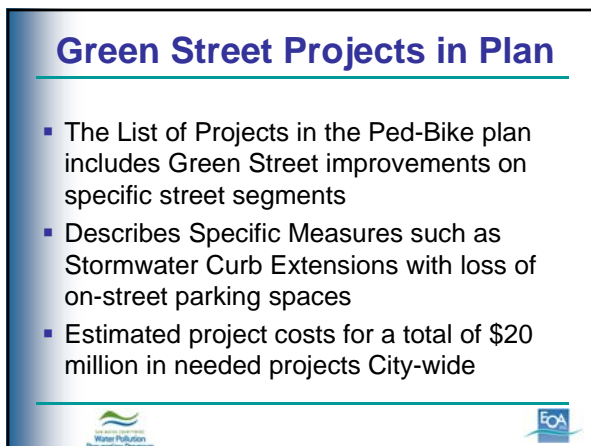
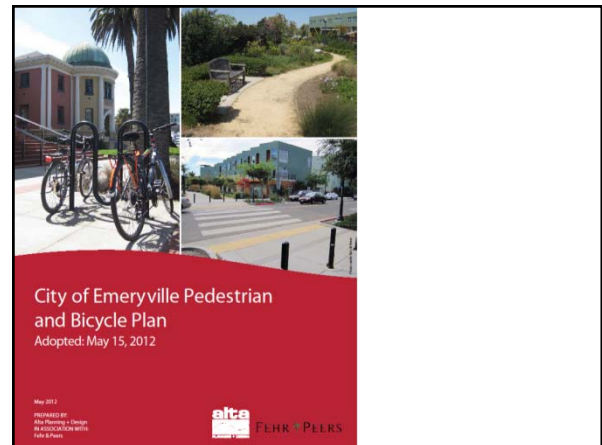
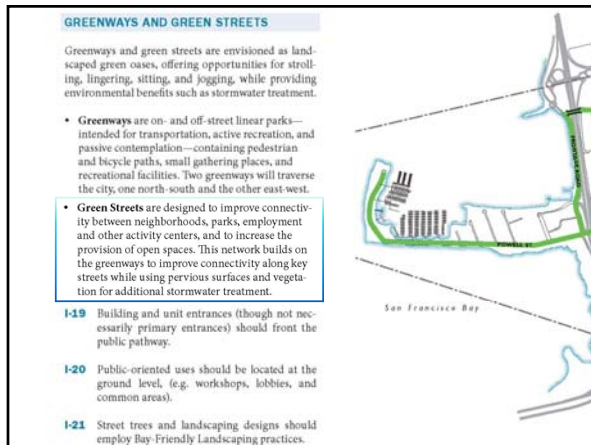
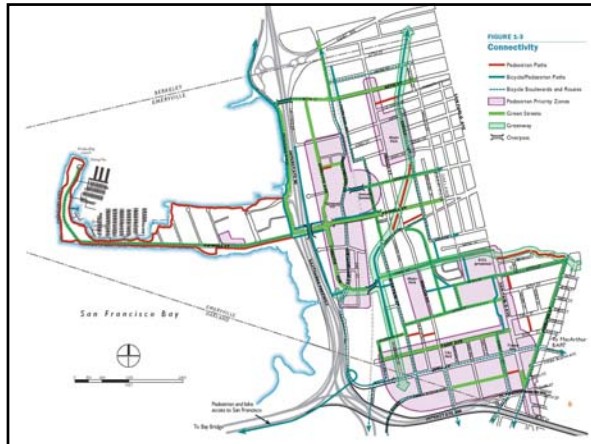
- Multi-functional and Safe for All Users
- Beautify City & Provide High Quality of Life
- Open Space and Habitat
- Manage Stormwater (quality and flooding)
- Bay Friendly Landscaped
- Connectivity: Complete/Green Street Network
- Conserve Water
- Street Tree Rootable Soil Volume Minimums



## Building Off the General Plan

- Moving to more specific requirements using the principles, goals and actions called for in the General Plan
- Setting the stage for the Pedestrian and Bicycle Plan









## Project Implementation

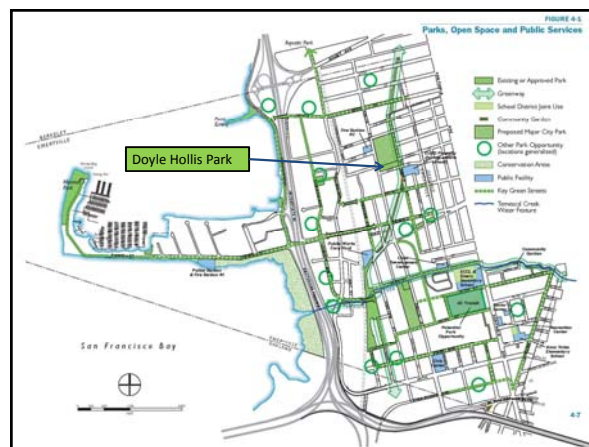
The various plans are implemented when:

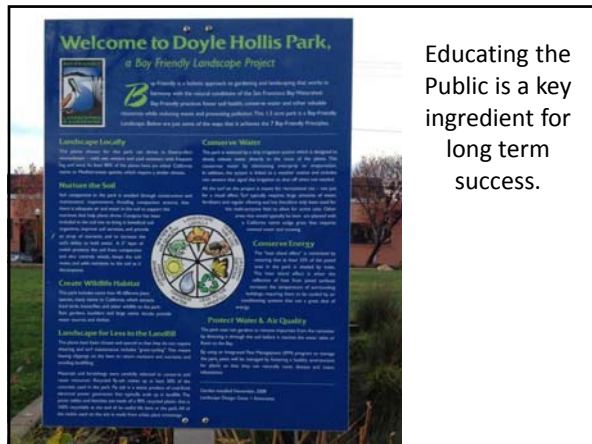
- a. Municipal projects are identified for inclusion in the Capital Improvement Project (CIP) list
- b. Private Project planning and building permit applications are reviewed for compliance with City plans, codes, ordinances, resolutions or policies



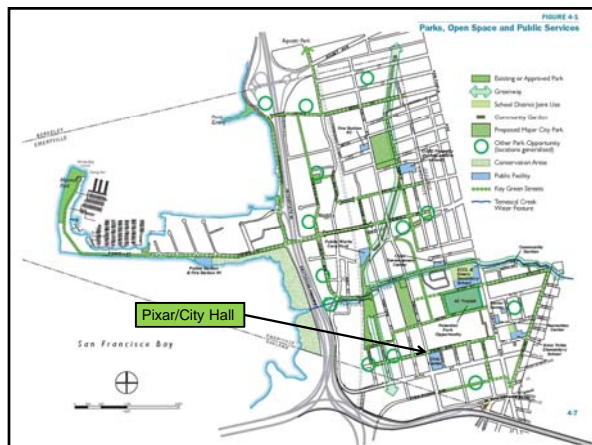
## Green Street Projects

- Doyle Hollis Park - Bioretention Areas
- Pixar/City Hall - Stormwater Curb Extension
- Adeline Street - Stormwater Curb Extensions
- Powell Street Flooding – Bioretention Areas
- San Pablo Stormwater Spine - Mini-Rain Park
- Emery Unified School District – Bioretention

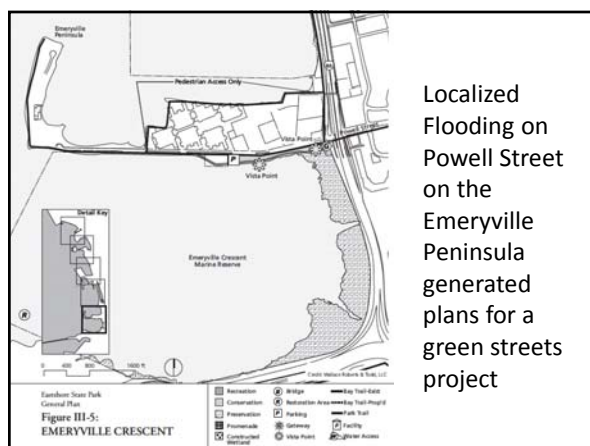
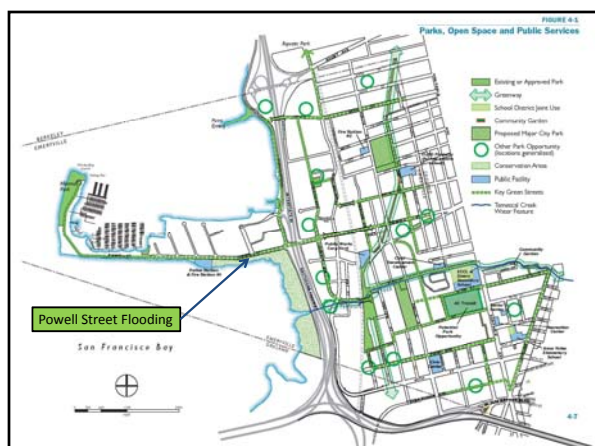
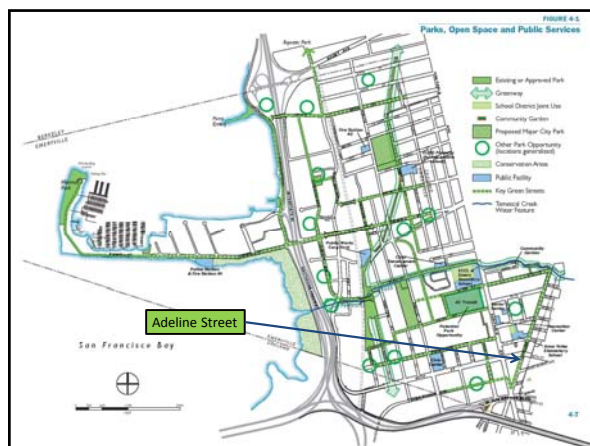


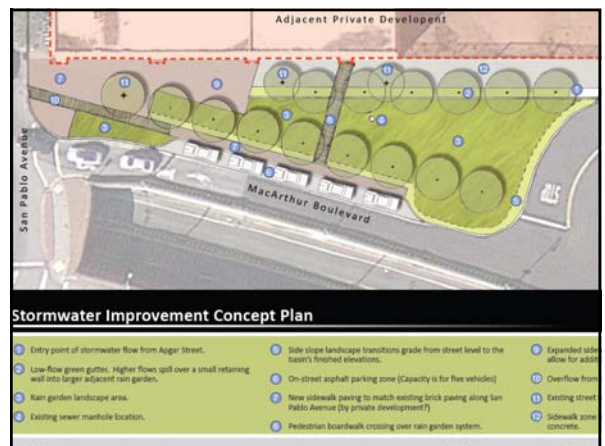
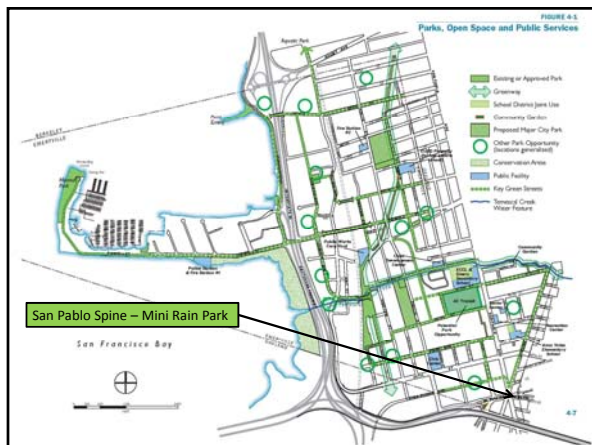


Educating the Public is a key ingredient for long term success.

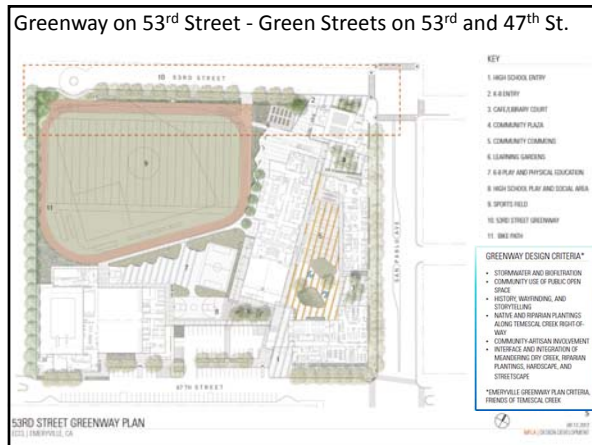
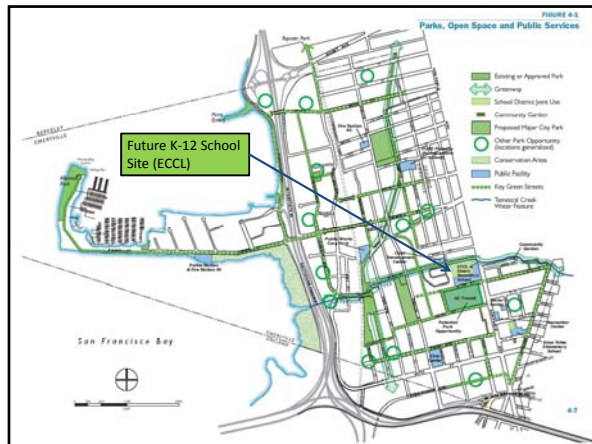












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Water Pollution  
Prevention Program

EOA