

THE RIVER OAKS CENTER Paso Robles, CA



CLIENT

Estrella Associates, Inc.

SERVICES PROVIDED

Civil Engineering
Landscape Architecture
Surveying

SIZE

5.6 acres

AWARDS

2010 ASCE Overall Project of the Year

2010 ASCE Outstanding Sustainability Project of the Year

2010 ASCE Honorable Mention, Outstanding Private Sector Project

River Oaks is a 200-acre master planned community featuring distinct residential neighborhoods, an elementary school, golf course and the River Oaks Center for commercial/retail services, all woven together in a pedestrian-friendly development. The River Oaks Center is a 50,000-square-foot development designed to serve the commercial and service needs of residents of River Oaks while implementing environmentally responsible site design and building techniques on 5.6 acres.

Wallace Group was engaged as a part of a design team to provide surveying, civil engineering design, and landscape architecture, to make River Oaks Center the first LEED® (Leadership in Energy and Environmental Design) pre-certified commercial development in San Luis Obispo County. Currently in the construction phase, unique design features of this project include the use of pervious concrete, infiltration trenches, water efficient irrigation, drought tolerant and native plant species, artificial turf, mulch, and alternative transportation facilities. The outdoor experience is further enhanced with shade trees and a variety of outdoor patios. Pedestrians are also made welcome with enhanced crossings connecting to existing pedestrian trails and easy access to neighboring residents.

To achieve improvements in storm water quality and to reduce the peak flows of the storm water runoff, the area of the parking stalls are paved with pervious concrete over a gravel reservoir, instead of a traditional impervious surface. In combination with the connected infiltration trenches, the site has the capacity to detain and treat storm water by storing the excess runoff and allowing it to infiltrate into the ground. This approach prevents pollutants from reaching the Salinas River which is directly downstream of the River Oaks development. Wallace Group worked directly with the Contractor and concrete suppliers to design an appropriate mix design for the pervious concrete that meets performance specifications for structural strength, durability, storage capacity, infiltration rate, and aesthetic appearance.

To achieve 70 percent reduction in landscape water use, the plants selected were drought tolerant and a thick layer of wood mulch was specified. The irrigation design utilized a "smart" controller that acquires current ET (evapotranspiration) data from a nearby weather station and adjusts valve run-times accordingly. The irrigation system was also designed using bubblers at the base of each plant, effectively eliminating overspray and wind drift.

The River Oaks Center is a Gold Pre-Certified LEED commercial development.



Site Plan



WALLACE GROUP®