

## The real-world comparison site:

Lakeville, Minnesota (Dakota County)  
SE of Cedar Ave & Dodd Blvd  
Vermillion River Watershed

### Development includes:

217.10 Acres  
Commercial, Single and Multi-Family  
Soils - B's, C's, and Isolated D's

## COMMON CONCERNS ABOUT LID:

Maintenance will bankrupt the city!  
It won't work on my soils!!

WHAT ABOUT FLOOD CONTROL?

It's too costly to construct!  
It can't work in higher density development!

To address these concerns, the  
Lakeville LID Project measured the  
following:

### Major Comparisons

- Stormwater quality
- Stormwater volume & rates
- Development costs
- Development yield
- 30-year maintenance costs

### Additional Comparisons

- Property values
- Quality of life
- Environmental benefits
- Meeting national & local models for development



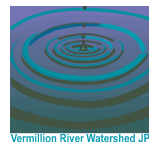
More detailed findings of this project can be found at:

[www.eorinc.com/resources](http://www.eorinc.com/resources)

Thanks to the following contributors & participants:



Minnehaha Creek Watershed District



## LOW IMPACT DEVELOPMENT A COMPARISON

*A case study comparison of costs,  
water quality and quantity benefits,  
and quality of life.*



*The Lakeville LID Project  
compares traditional & low-impact  
development designs using a real-  
world development site in Lakeville,  
Minnesota. It addresses common  
doubts, fears and questions about  
Low Impact Development (LID).*

**This side-by-side comparison of traditional and low impact development found the following benefits of LID:**

**Economic:**

- Increased lot yield
- Reduced development cost
- Reduced maintenance costs
- Enhanced marketability

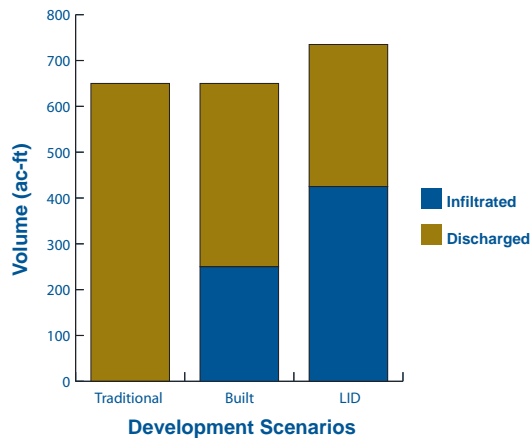
**Environmental:**

- Improved water quality
- Increased open space & natural areas
- Maximized land conservation

**Quality of life:**

- Health benefits - neighborhood walkability
- Energy savings - site & building integration
- Improved transportation options
- Safe, friendly neighborhood street network

**EXAMPLE OF PROJECT FINDINGS**



Annual stormwater volume for a normal rainfall year (26.6 inches)

**Traditional "Built" Development**



**Design Components**

- Uses traditional pipe and pond stormwater management
- Orients development around automobile use
- Isolates individual land uses

**LEGEND**

LAND USE	
	INSTITUTIONAL - CHURCH
	COMMERCIAL
	SINGLE FAMILY
	MULTI-FAMILY - MEDIUM DENSITY
	MULTI-FAMILY - HIGH DENSITY
LAND COVER	
	WETLANDS & MITIGATION
	INFILTRATION BASIN
	STORMWATER PONDS
	NATURAL AREAS
	PEDESTRIAN TRAILS
	LAWN AREAS

**Low Impact Development (LID)**



**Design Components**

- Bases stormwater management on site's pre-settlement hydrology
- Utilizes rain as a resource
- Creates a walkable & connected community
- Increases the quality and amount of open space