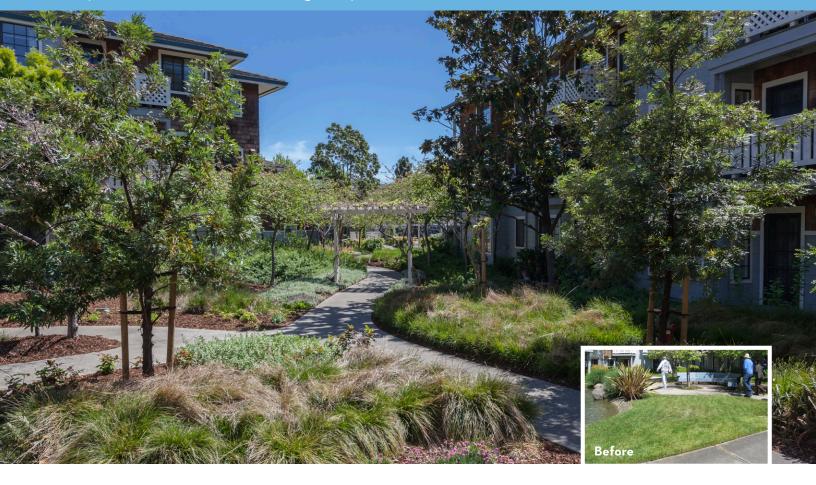
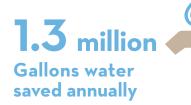
# City of Alameda Housing Authority Emphasizes Sustainability and Savings Independence Plaza Senior Housing Complex, Alameda, CA



Labor- and water-intensive turf and lagoons were replaced with a no-mow landscape featuring California native plants.



65 tons 10 Turf kept out of landfill by sheet mulching







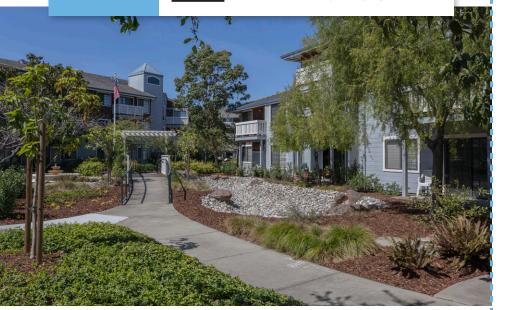
n 2012, the Housing Authority of the City of Alameda overhauled the landscaping at Independence Plaza, an attractive 186-unit affordable housing complex for seniors. The community consists of a series of low-rise apartment buildings clustered around shady courtyards and connected by a network of curving paths. The renovation was driven by complementary goals: beautifying the property and addressing high water and maintenance costs. Two large ponds with fountains that required frequent, expensive repairs were replaced with rock-lined swales evoking dry river beds. The pond liners remain in place to control weeds, with holes punched through them to allow rainwater to seep into the soil. Three-quarters of an acre of water-thirsty lawn was covered with sheet mulch (layers of cardboard, compost and mulch) to create a beautiful, low water landscape. The new design features an abundance of California native species, including Western Redbud, California Elderberry, Manzanita, Wild Lilac, Berkeley sedge, and California Grape. StopWaste provided the Housing Authority with a sustainable landscaping grant and technical assistance.

# **Bay-Friendly Rated Landscape Score**

90 (60 points min.)



The Bay-Friendly Rated Landscapes program recognizes excellence in high performance landscape design, construction and maintenance in the San Francisco Bay Area. Learn more: www.bayfriendly.org



## **Project Type:** Affordable Housing for Seniors

Location: 703 Atlantic Avenue, Alameda, CA • Size: 5.5 acres • Project completed: 2012 • Property owner/manager: Housing Authority of the City of Alameda • Landscape architect: Gates & Associates • Landscape contractor: Bay Construction Co. • Bay-Friendly Rater: Suzanne Schrift, MIG • Photos: Emily Hagopian • Success Story published: 5/2015

# "Bay-Friendly design & maintenance helps keep our operating costs in check."

-Rod Roche

Housing Authority of the City of Alameda

#### Water Use

After

1.2 million

**Before** 



2.5 million gal/yr

### Annual Savings

**Water:** \$5.800

Labor & materials: \$12.000

Plant debris reduction:

Fertilizer reduction: 1.100 lbs.

#### **High Performance Highlights**



Water Saving Plants



High Efficency Irrigation



No Need to Mow



**CA Native Plants** 



Bay-Friendly Maintenance



Sheet Mulch



Meets Bay-Friendly Basics



StopWaste is a public agency responsible for reducing waste in Alameda County. Find resources for creating healthy soils and landscapes at StopWaste.org/landscape