


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.

1.3 million 
Gallons water
saved annually

65 tons 
Turf kept out of landfill
by sheet mulching

77 tons 
Greenhouse gas
emissions avoided



**LANDSCAPE
SUCCESS STORIES**

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In 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		Annual Savings
Before	After	Water: \$5,800
		Labor & materials: \$12,000
2.5 million gal/yr	1.2 million gal/yr	Plant debris reduction: 27 tons
		Fertilizer reduction: 1,100 lbs.

High Performance Highlights



Water Saving Plants



High Efficiency Irrigation



No Need to Mow



CA Native Plants



Bay-Friendly Maintenance



Sheet Mulch



Meets Bay-Friendly Basics

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