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

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

<table>
<thead>
<tr>
<th>Water Use</th>
<th>Annual Savings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Before</td>
<td>After</td>
</tr>
<tr>
<td>2.5 million gal/yr</td>
<td>1.2 million gal/yr</td>
</tr>
</tbody>
</table>

Water: $5,800
Labor & materials: $12,000
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

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