



# What Makes It Green?

## Shinsei Gardens: LEED-Platinum

**No single feature makes a property "green."** Building green is a commitment to environmental stewardship. It incorporates a variety of sustainable practices and features. Mostly, it is working collaboratively with all development partners and funders to build the greenest buildings possible. The benefits to residents and the community:

- Reduce construction waste going into the landfill
- Use durable, people and pet-friendly materials
- Provide long-term healthy indoor air quality
- Reduce greenhouse gases

## Shinsei Gardens At-A-Glance

**NEW CONSTRUCTION:** Rental apartments, completed 2009, built on the former Alameda Naval Air Station, exceeds Title 24 by 29%

**39 UNITS:** For low-income families with a preference for homeless veterans

**UNIVERSAL DESIGN:** Throughout entire property

**PLANNING & DESIGN (SITE):** High density, urban infill development, walkable, bikeable, good access to public transit

**BAY-FRIENDLY LANDSCAPING PRACTICES:** Drought-tolerant landscaping, bioswales, high efficiency irrigation



**FINISHES & FURNISHINGS:** Low-VOC interior paints, wood coatings, adhesives, environmentally preferable flooring, linoleum, recycled-content carpet

**SYSTEMS:** Renewable energy generation (54kW photovoltaic system), hydronic radiant heating, healthy indoor air systems (EnergyStar fans and non-HCFC air conditioning in common areas), water-saving plumbing fixtures



**STRUCTURE:** 50% recycled fly ash or slag in concrete, 80% or more of lumber delivered pre-cut from suppliers

**OPERATIONS & MAINTENANCE:** Educational signage on green features, educational manuals for residents and green operations and maintenance manuals for maintenance staff

**CONSTRUCTION WASTE REDUCTION:** Over 90% construction waste diverted from landfills

**QUALITY OF LIFE AND COMMUNITY BENEFITS:** Affordability, accessibility, proximity to transportation and numerous amenities

*"We are very pleased with our longstanding partnership with RCD. Developments like Breakers at Bayport, Shinsei Gardens and The Park Alameda show what a successful public/private partnership can accomplish to provide much needed, and sustainable, affordable housing to the community."* **DEBBIE POTTER**, Housing Development & Programs Manager, City of Alameda Housing Authority