Sustainable Living

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

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

“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