

ENVIRONMENT

Saving water, controlling runoff, and letting nature take its course are key steps to a sustainable landscape.

Water Conservation: The project saves water by using drought-tolerant plants, drip irrigation and smart water timers that regulate irrigation according to the weather. The new landscape is expected to save as much as 50 percent in water usage.

Reduced Energy Use: As much as 19 percent of the state’s electricity use is spent in the transport and pumping of water. Because the project uses half the water it once did, it also saves 50 percent of the electricity once used to deliver water to the site for irrigation.

Reduced Maintenance: Because we eliminated turf from the project, maintenance crews will no longer use mowers or other power tools. Other reductions in routine care will lead to a 40 to 60 percent reduction in overall maintenance costs.

Reduced Carbon Footprint: The site will have cut its carbon footprint in half, due to enhanced carbon sequestration in the soil, and reductions in electricity and gasoline use associated with using less water and eliminating power tools.

Enhanced Habitat: The site will provide habitat to urban wildlife, primarily birds.

On-Site Composting: Clippings and trimmings from routine maintenance will be composted on site and used to replenish the soil. This reduces the amount of waste going into landfills, and eliminates the fuel consumption and pollution associated with the transport of materials back and forth from the site.

Elimination of urban runoff: Percolation trenches, bioswales, catch basins and underground ChamberMaxx detention chambers capture water runoff and allow it to percolate into local water systems as nature intended. The capture of runoff onsite prevents pollutants such as fertilizers, pesticides, silt and bacteria from animal feces from flowing into watershed habitats and the ocean. Heavy rainfall in December 2010 showed that these systems worked as designed, with no water running off site, despite more than six inches of rain falling over a three-day period.



Catch basins, now underground, line the perimeter of the property to ensure that water does not run off site. Bioswales, percolation trenches and five detention chambers provide primary protection against