

VISION FOR WATERGATE LANDSCAPING

Watergate owners, renters and staff consider the landscaping one of the prime assets of the community. In the coming 5 years we will be making some major changes to our landscaping because of necessary upgrades to our sewer, storm drain and irrigation systems. We want to retain as much of our mature landscaping as possible while at the same time using the opportunity to remove, renovate and replace components that have been problematic over the years. To guide us in making decisions about upcoming changes, we want to follow these guidelines:

1. Use Bay Friendly Landscaping: As much as possible, use Bay-Friendly landscaping principles as articulated by the Bay-Friendly Landscaping and Gardening Coalition (<http://bayfriendlycoalition.org>), which began as a program of Alameda County Waste Management Authority to reduce the amount of green waste going to the landfill. These are the principles, with modifications specific to Watergate:
 - **Landscape Locally**; recognizes that built landscapes are a part of the larger ecosystem of the San Francisco Bay watershed and that they can contribute to it's health if designed and maintained using sustainable practices. This principle is particularly important for Watergate because we are right on the edge of the bay.
 - **Landscape for Less to the Landfill**; means that we should reduce waste by choosing the right plants, avoiding invasive plant species, using recycled and salvaged products in the landscape and by composting, mulching and grasscycling plant debris.
 - **Nurture the Soil**; soils are living ecosystems and when landscape practices allow the soil food web to thrive it can filter pollution, store water, provide plant nutrients, and help plants resist pests naturally.
 - **Conserve Water**; means using a holistic approach of creating drought resistant soils with compost and mulch, selecting plants naturally adapted to summer-dry climates, using storm water, and recycled water in the landscape as much as possible and using efficient irrigation systems that include self adjusting, weather-based controllers.
 - **Conserve Energy**; by reducing the need for mowing and shearing, by shading buildings and paved areas, using efficient outdoor lighting, and buying local landscape products.
 - **Protect Water & Air Quality**; through maximizing permeable surfaces and minimizing storm water runoff, using integrated pest management, minimizing the use of synthetic pesticides and avoiding overuse of fertilizers, reducing fossil fuel consumption, and planting trees to remove CO₂ and absorb air pollutants.
 - **Create Wildlife Habitat**; recognizes that biodiversity is crucial to the health of natural ecosystems and that by using native plants and increasing the diversity of plant palettes, our built landscape can provide food, water and shelter for birds, butterflies, and beneficial insects. At the same time we want to pay attention to eliminating habitat for rats and other problematic wildlife.

2. Upgrade deck and courtyard plantings from the original plan: Because most decks and courtyards have not been changed from their original planting plan, trees have outgrown their containers, many plants, especially trees, have gotten too old and large for the space,

and the irrigation has often not been adequate for maintaining healthy plants. As we remove dead and dying plants, we will replace with plants and small trees more appropriate to the spaces. We will refurbish the soil, planting beds and containers and upgrade the irrigation as needed.

3. Use the following criteria in updating and/or redoing landscaping:
 - a. Balance foundation plantings with foreground plantings so that smaller plants are in the foreground and larger ones in the background. Many foundation plants have overgrown their space, are not thriving because of poor lighting conditions, are creating conflicts or obstructing views from walkways, or are smaller than the foreground plantings in front of them. New plantings will attempt to remedy these conflicts.
 - b. Use plant material that is as non-allergenic as possible.
 - c. Pay attention to seasonal changes by grouping plants to maximize color, shape and beauty throughout the year.
 - d. Locate new trees and other landscaping so as to protect views and to soften the outside look of the buildings as much as possible. New plantings should be far enough away from buildings to allow for easy access for maintenance, and should be done to eliminate conflicts with sewer lines, storm drain lines and irrigation lines. Per Board of Directors resolution approved 11/16/15, maintain or increase the total Watergate tree inventory when trees have to be removed. When replacing trees, use the largest appropriate and affordable box sizes possible, with Board approval.
 - e. Create more landscaping “theme” areas, which are unique outdoor environments. Current examples are our greenbelt, which is a shaded, serene habitat; and our Powell Street frontage, which is a Bay-Friendly, diverse and inviting habitat welcoming all to Watergate. As it will likely be impacted less than other areas by the upcoming construction work, the lagoon area might be a first choice for a new theme area. The theme could be a Bay-Friendly, natural habitat mimicking what bay-edge habitats originally were.
 - f. Reduce or eliminate plantings, such as lawns, that consume high amounts of water, energy and staff time. Since turf grass is the single largest landscape feature in our complex, and the biggest user of water, it should receive priority in the renovation process and should be reduced or eliminated where it is not actively used.

In conclusion, we want to work with landscape designers and contractors who adhere to Bay-Friendly principles and understand our criteria as we move forward with the construction project and the changes it brings to our landscaping.

APPROVED BY WATERGATE BOARD OF DIRECTORS, 4/18/16