

SDHC Landscape Planning: Final Designs

Monday, December 16th, 2019

2:00 pm & 4:00 pm

Belden Community Room



SAN DIEGO
HOUSING
COMMISSION

UC San Diego

Today's Agenda

1. Prior Meeting Follow Up

2. Design Objectives Overview

3. What We've Achieved

- Property inventory
- Low Impact Development Types
- Community Garden Survey
- Concepts for signs

Prior Meeting Follow Up: August 2019 Community Meetings

Provided concerns and comments to Property Management

Any reported work performed as necessary

Please direct any concerns to your Property Manager

Design Objectives

Conserve water

Create cool, easy-to-maintain and safe spaces for residents

Provide opportunities for community gardening, where desired

Capture water

Create habitat value where not in conflict with residents' needs

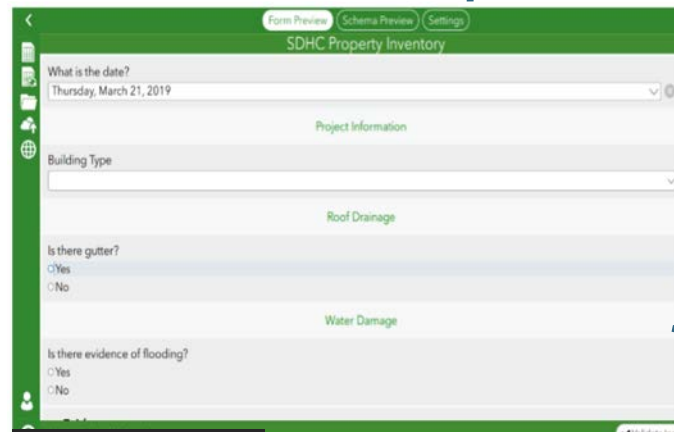
Reduce stormwater runoff

Prevent flooding & erosion, especially where it affects residents

What We've Achieved:

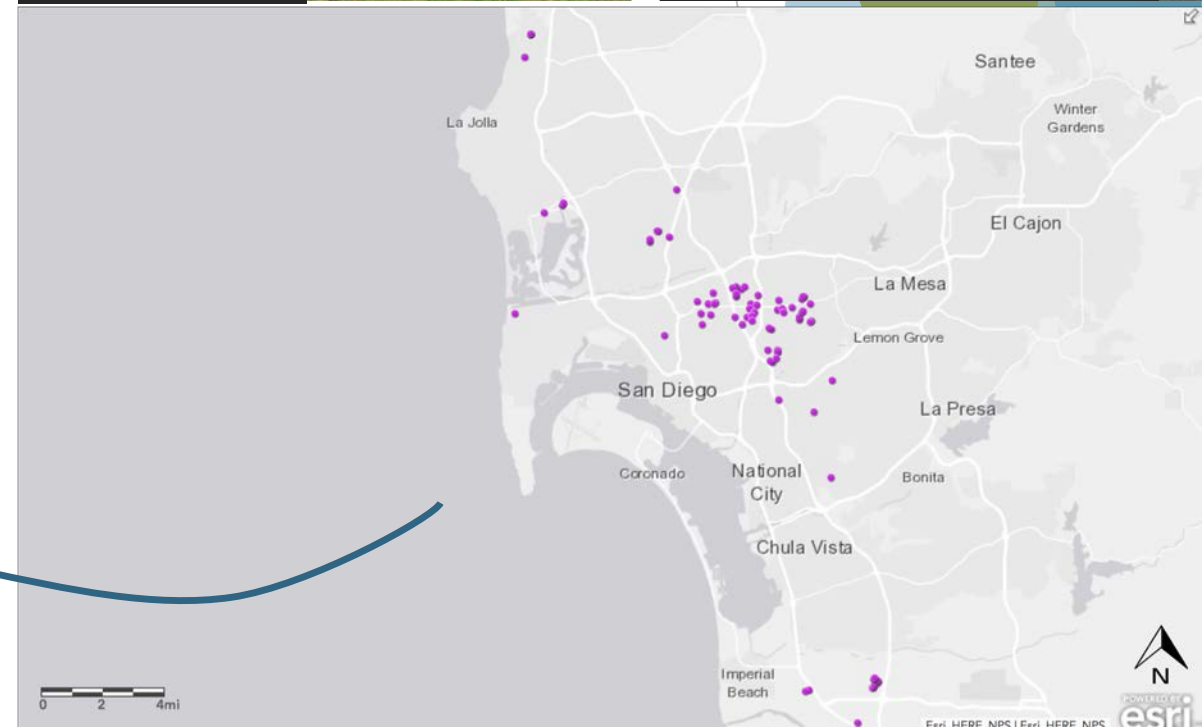
Property Inventory & Typology

- GIS mapping and qualitative inventory of landscape and water-related conditions on all SDHC properties
- Enables rapid assessment of opportunities and budgeting by landscape & property type



The screenshot shows a web application titled "SDHC Property Inventory". It includes a date field set to "Thursday, March 21, 2019", a "Project Information" section with a "Building Type" dropdown, a "Roof Drainage" section with a radio button for "Is there gutter?" (set to "No"), and a "Water Damage" section with a radio button for "Is there evidence of flooding?" (set to "No"). A "Validate Input" button is at the bottom right.

Survey 123

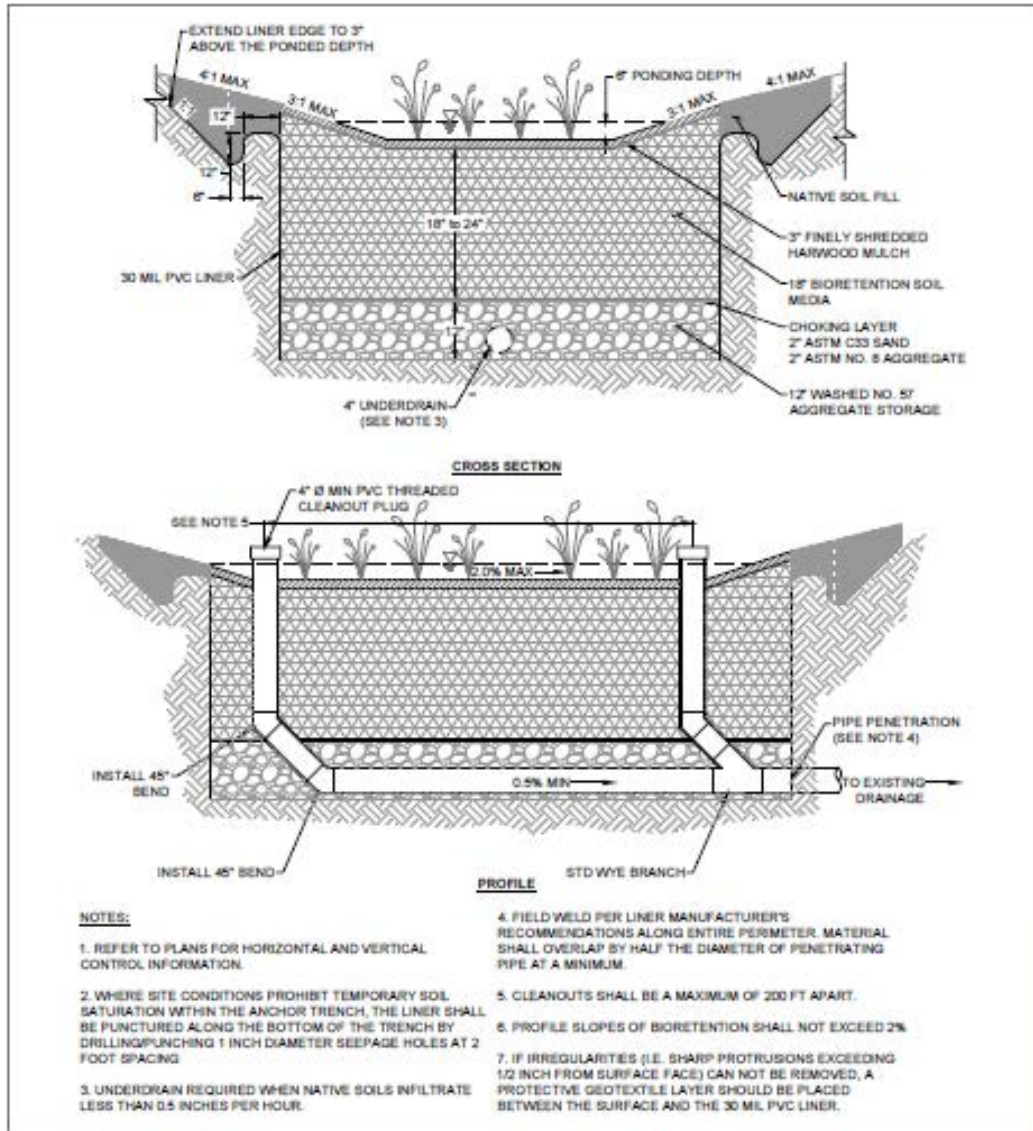


What We've Achieved:

Low Impact Development Types

- ❑ Bioretention basins or rain gardens
- ❑ Bioswales and filter strips
- ❑ Terrace or weep gardens
- ❑ Cisterns to store rainwater
- ❑ Permeable surfaces

Bioretention basins or rain gardens



TYPICAL MAINTENANCE PROCEDURES

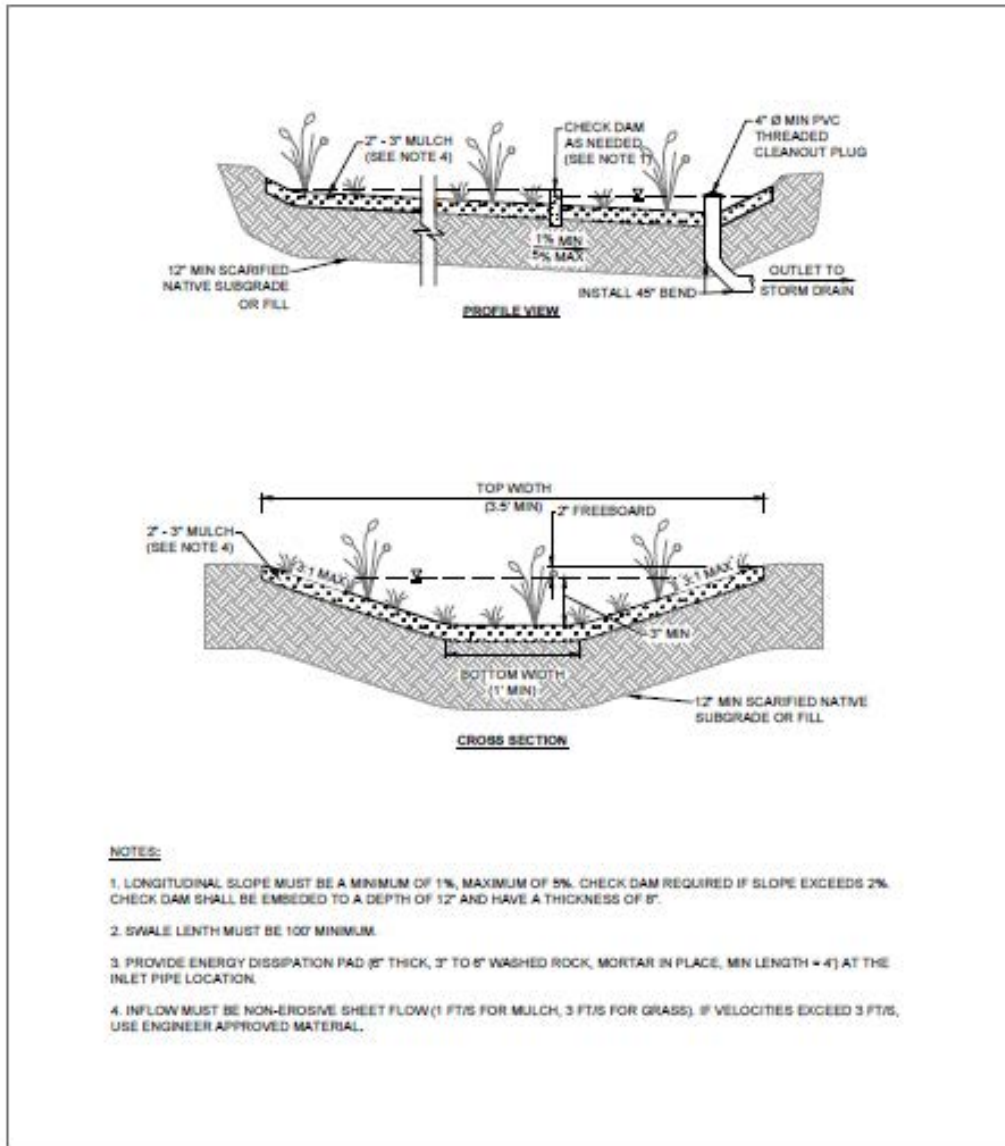
TASK	FREQUENCY	NOTES
Inlet and Outlet Inspection and Cleaning	After each rain event	Remove any sediment accumulation impeding flows.
Trash and Leaf Litter Removal	Weekly or biweekly	Keep facility surface clean to promote infiltration and aesthetics.
Pruning, Replacement of Dead Plants, Weeding	Two times per year	Maintain per landscape material instruction.
Mowing	Two times per month	Only needed for turf systems.
Mulch Refreshment	Once per every two years	Remove decomposed fraction and top off with 3 inches of fresh mulch.



TYPICAL SOLUTION

CONSTRUCTION DETAIL

Bioswales and filter strips



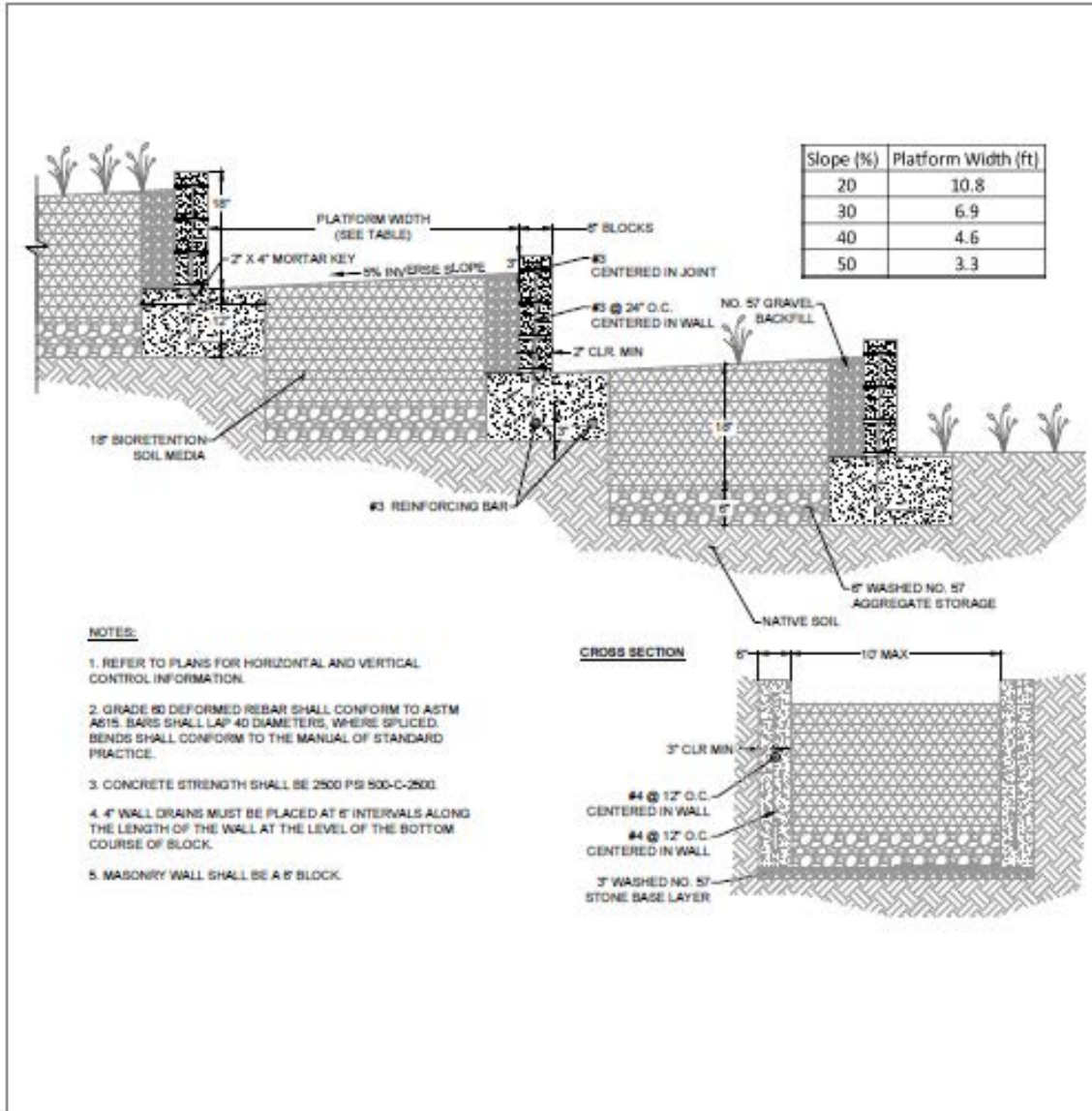
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TYPICAL SOLUTION
CONSTRUCTION DETAIL



Terraces or weep gardens

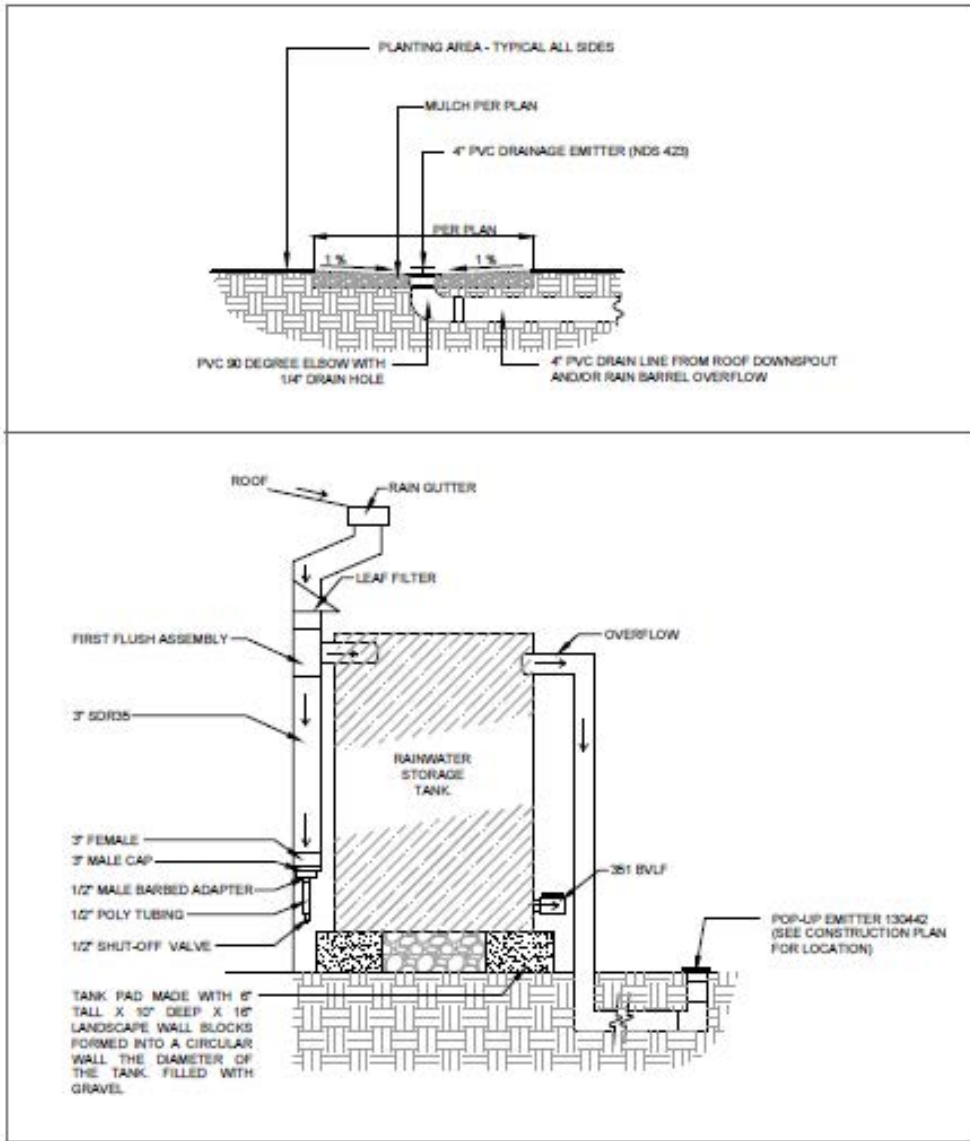


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TYPICAL SOLUTION
CONSTRUCTION DETAIL

Cisterns to store rainwater



TYPICAL MAINTENANCE PROCEDURES		
TASK	FREQUENCY	NOTES
Gutter and Rooftop Inspection	Two times per year	Clean gutters and roof of accumulated debris.
Inlet Screen Cleaning	After each rain event	Inspect the inlet screen and clear of debris.
Structure Inspection	One time per year	Check pipes, valves, and tank for leaks. Check cistern stability and foundation for settling.

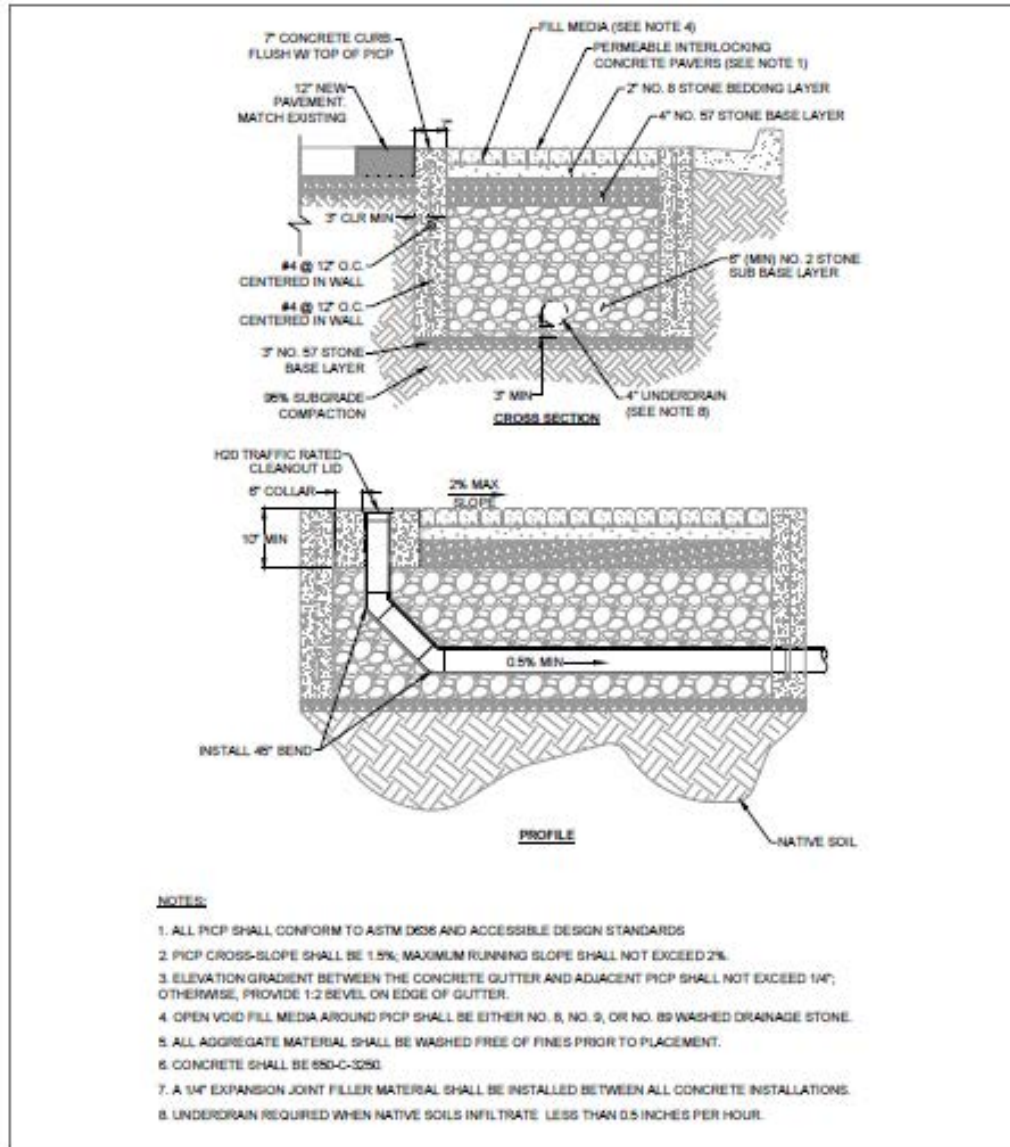


TYPICAL SOLUTION

CONSTRUCTION DETAIL



Permeable Surfaces



TYPICAL MAINTENANCE PROCEDURES

TASK	FREQUENCY	NOTES
Trash and Leaf Litter Removal	Weekly or biweekly	Keep facility surface clean to promote infiltration and aesthetics.
Preventative Vacuum/Regenerative Air Sweeping	Two times per year	Use a vacuum sweeper or Shop-vac to clean voids of pavement. More frequent cleanings might be needed if ponded water is observed on pavement.
Replace Fill Materials	As Needed	Replace joint spacing filler when void becomes apparent or after vacuum sweeping.



TYPICAL SOLUTION

CONSTRUCTION DETAIL

What We've Achieved:

Design Plans

SHRUBS, GRASSES, SUCCULENTS AND VINES

LATIN NAME	COMMON NAME	MATURE SIZE	BLOOM SEASON	EXPOSURE	WATER
<i>Westringia fruticosa</i>	Coast Rosemary	4' h x 6' w	Sun-Yearound	Full sun	
<i>Simmondsia chinensis</i>	Joboba	8' h x 8' w	Spring	Full sun	
<i>Tagetes lammonii</i>	Desert Marigold	4' h x 4' w	Fall	Full sun-Part shade	
<i>Tecoma x. 'Orange Jubilee'</i>	Orange Bells	12' h x 8' w	Spring-Fall	Full sun	
GRASSES					
<i>Buchloe dactyloides</i>	Bull Buffalo Grass	3" x Spreading	Spring	Full sun-Part shade	
<i>Chondropetalum tectorum</i>	Small Cape Rush	2' h x 3' w	Summer-Fall	Full sun-Part shade	
<i>Festuca californica</i>	California Fescue	1' h x 2' w	Summer	Full sun-Part shade	
<i>Festuca glauca</i>	Blue Fescue	1' h x 2' w	Summer	Full sun	
<i>Muhlenbergia lindheimeri</i>	Lindheimer's Muhly	4' h x 5' w	Summer-Fall	Full reflected	
<i>Nassella tenuissima</i>	Mexican Feather Grass	2' h x 2' w	N/A	Full sun	
SUCCULENTS / CACTUS					
<i>Agave americana</i>	Century Plant	10' h x 10' w	N/A	Full reflected	
<i>Agave 'Blue Flame'</i>	Blue Flame Agave	3' h x 3' w	N/A	Full sun-Part shade	
<i>Agave geminiflora</i>	Twin Flowered Agave	3' h x 3' w	N/A	Full reflected	
<i>Asclepias subulata</i>	Desert Milkweed	4' h x 4' w	Spring-Fall	Full sun	
<i>Aloe 'Blue Elf'</i>	Blue Elf Aloe	3' h x 3' w	Winter-Spring	Part sun	
<i>Aloe vera</i>	Medicinal Aloe	2' h x 2' w	Spring-Summer	Full sun-Part shade	
<i>Dasyliion longissimum</i>	Mexican Grass Tree	10' h x 6' w	N/A	Full sun	
<i>Dasyliion wheeleri</i>	Desert Spoon	5' h x 5' w	N/A	Full sun	
<i>Hesperaloe 'Brakelights'</i>	Red Yucca "Brakelights"	3' h x 3' w	Spring-Summer	Full sun	

What We've Achieved:

Community Garden Survey

- Paper survey with online option.
- 143 responses
- With the use of **SuAVE**, responses analyzed by property type, interest in gardens and other specific garden information.
- Using **SuAVE**, we were able to view specific properties' and residents' responses which indicate:
 - Strong interest in and support for **individual gardens/plots**.
 - **Vegetable, fruit & herb** growing showed strongest interest.
 - Resident interest in **contributing to gardens**.

La Jolla

San Diego

Coronado

National City

Chula Vista

Imperial Beach

Lemon Grove

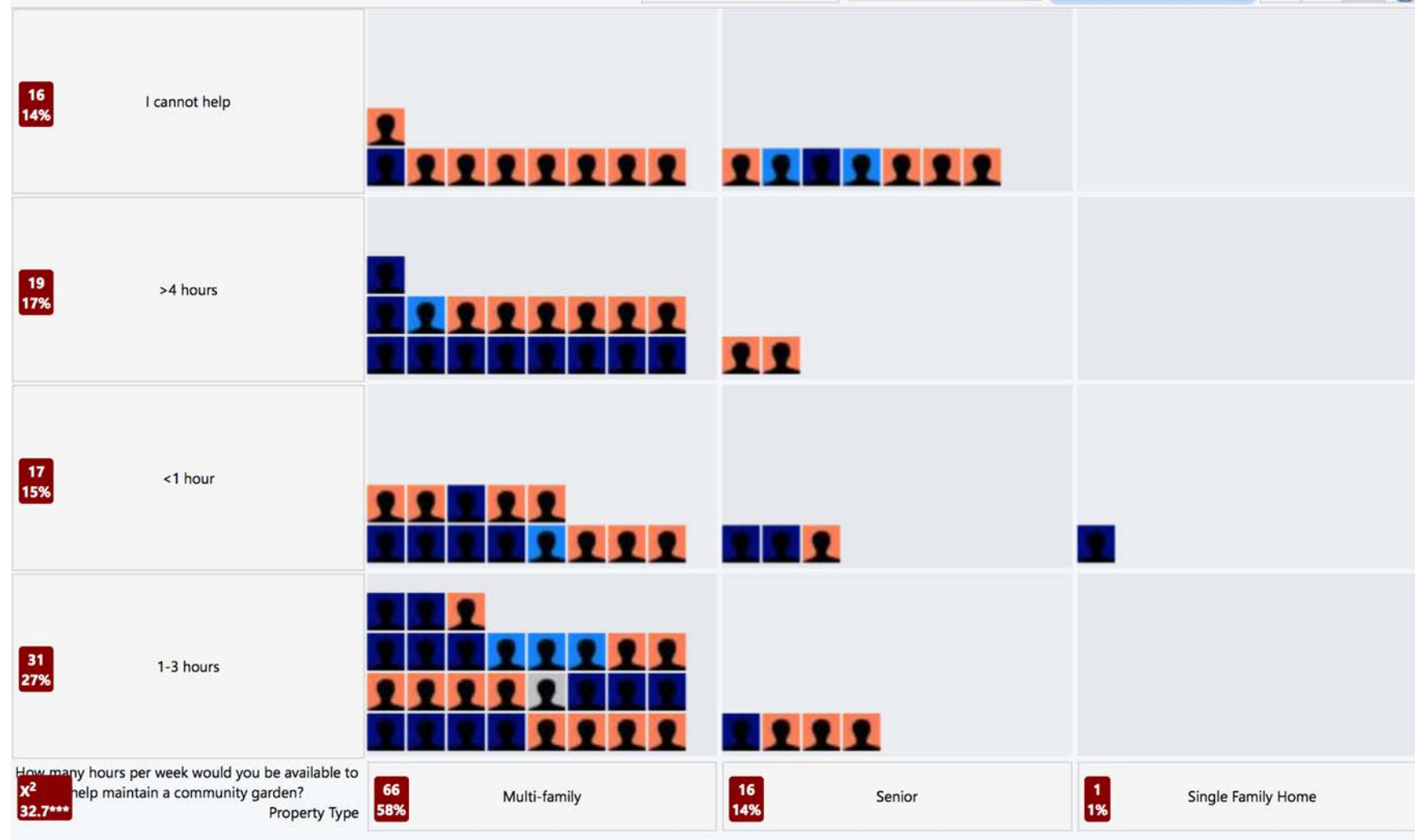
La Presa

Bonita



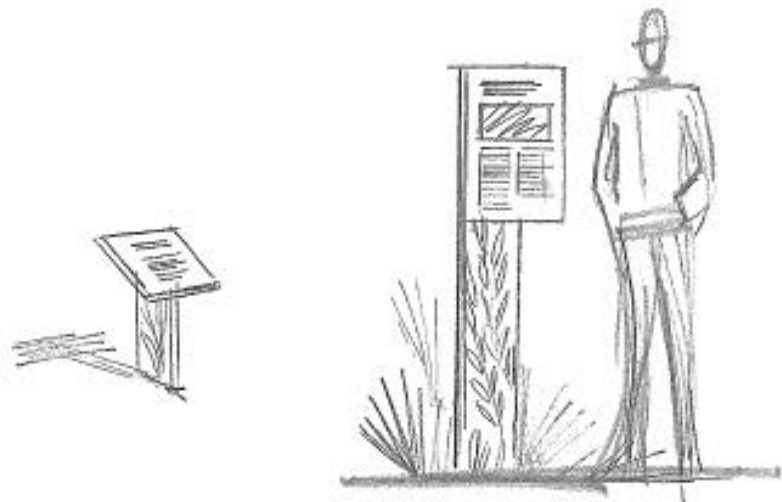
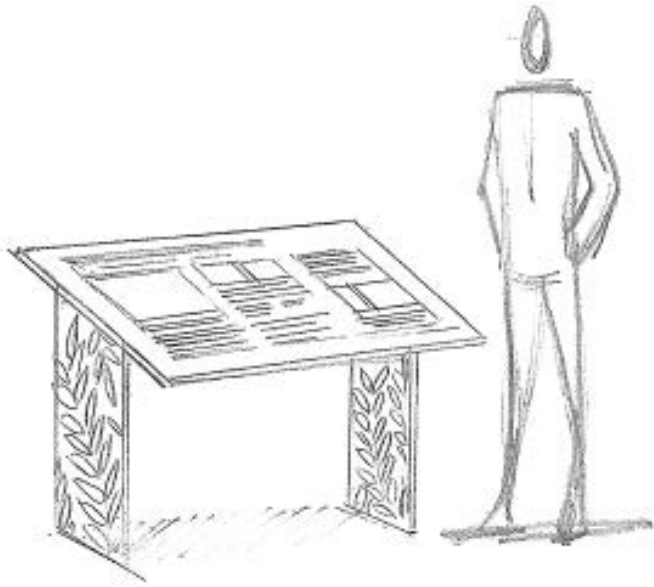
Interest in Plant Types & Volunteering

- Residents showed most interest in **edible gardening**, 62% wanting **vegetables**, followed by **fruits** (51%) and **herbs & spices** (47%).
- Interest in **volunteering** was highest among **multi-family housing**, followed by **senior housing**. Out of 83 respondents, 67 would be willing to help, ranging from **<1 to +4 hours** a week.



What We've Achieved:

Concepts for Signs



WATER



WIND



EARTH



ROOTS



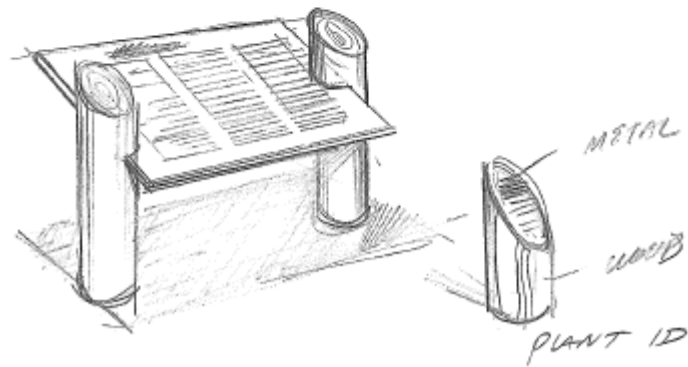
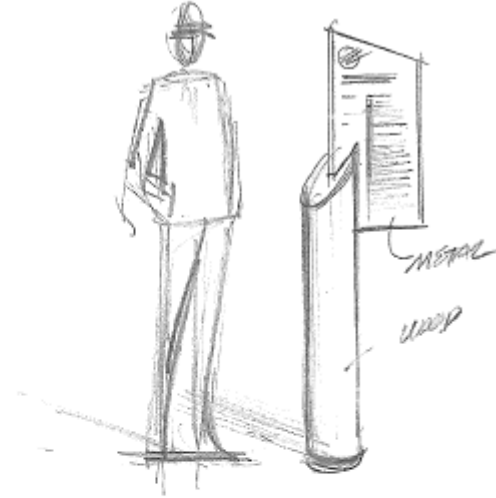
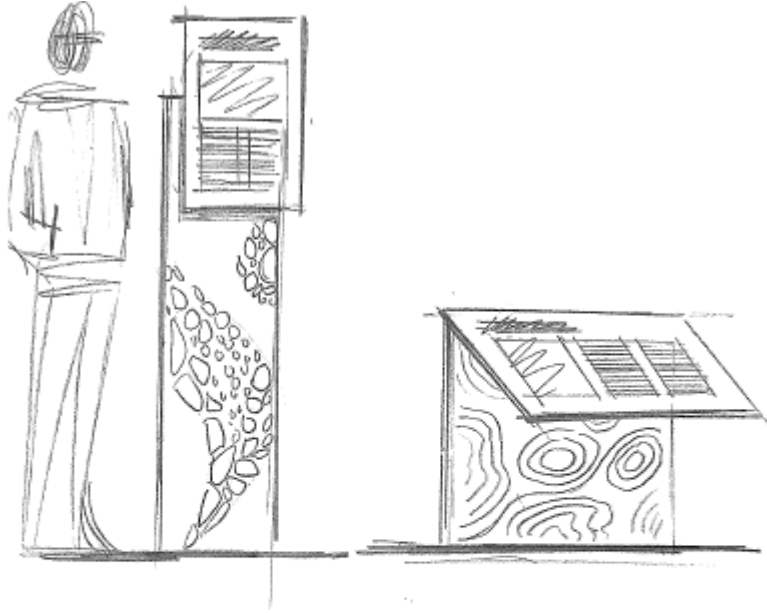
PLANTS



WATER RINGS

What We've Achieved:

Concepts for Signs





▶ Questions & Discussion

THANK YOU

Please send your comments and feedback to us:

landscaping@sdhc.org