

Los Angeles Green Building Program

how did it happen?

what does it do?

what does it mean?

where is it leading?...

Global Green USA

- **Environmental Non-Profit**
- **Based in Santa Monica**
- **Capacity Includes:**
 - Design Charrettes
 - Workshops
 - Program Development
 - Education and Training
 - Outreach and Policy
- **City/County Partners:**
 - City of Los Angeles
 - LA County
 - West Hollywood
 - Irvine
 - Pasadena
 - Long Beach
 - San Francisco



How Did it Happen?

“...to lead the nation in fighting global warming.”

- Mayor's Green LA Action Plan

Eight Focus Groups (March-May)

**Stakeholder Workshop #1 (6/19/07):
150+ attendees**

**Stakeholder Workshop #2 (10/05/07):
150+ attendees**

Weekly internal staff coordination

Planning Commission (11/07)

City Council Committee (2/08)

City Council Approval (4/22/08)

**200+
Companies and
Organizations**



What does it do?

GREEN TEAM

Public Outreach

Staff Training

Code Review

Oversight of Standards

Annual Report Card

STANDARD OF SUSTAINABILITY

Intent of LEED at Certified level

Non-residential: 50,000 sq. ft.

High-rise Residential: 50,000 sq. ft.

Low-rise Residential: 50 units

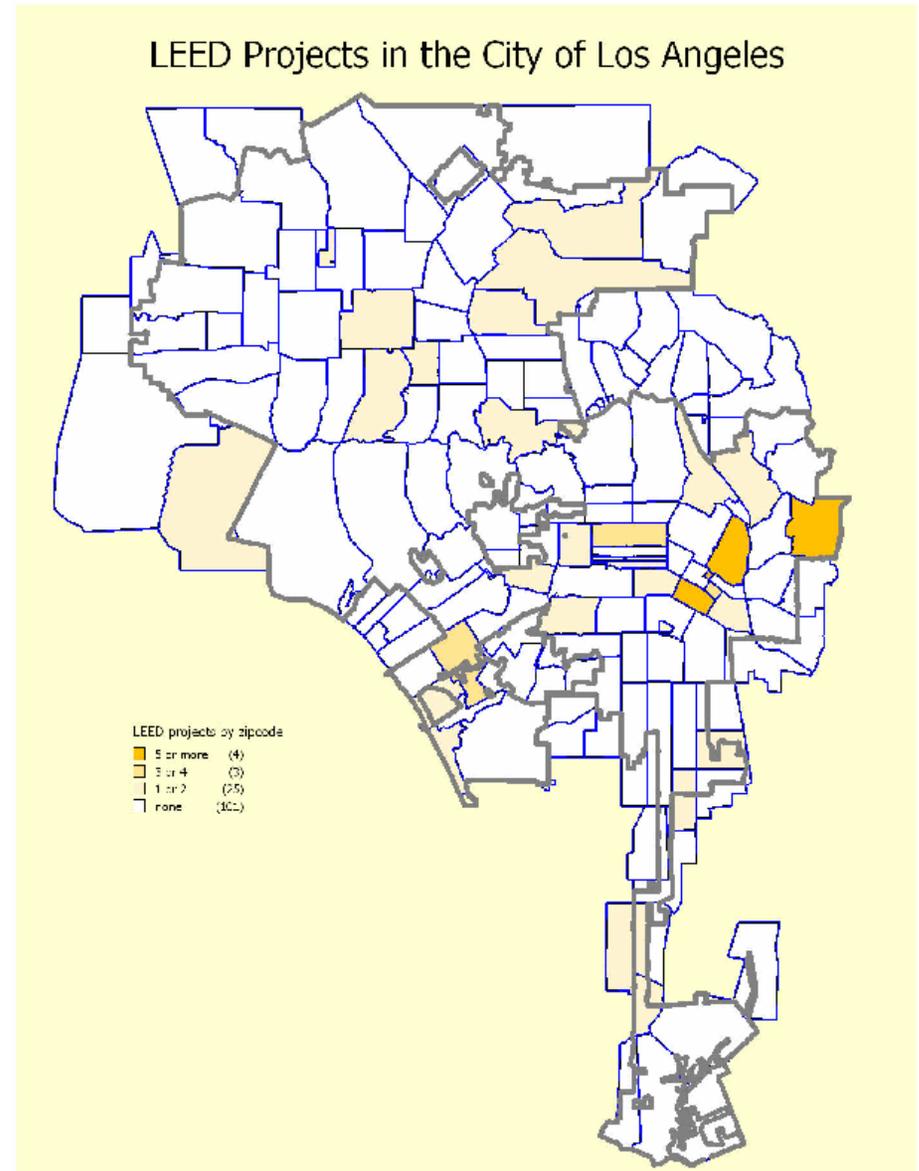
STANDARD FOR SUSTAINABLE EXCELLENCE

LEED Silver: Priority Processing □

Planning, Building and Safety, Public
Works, DWP, CRA

Why LEED?

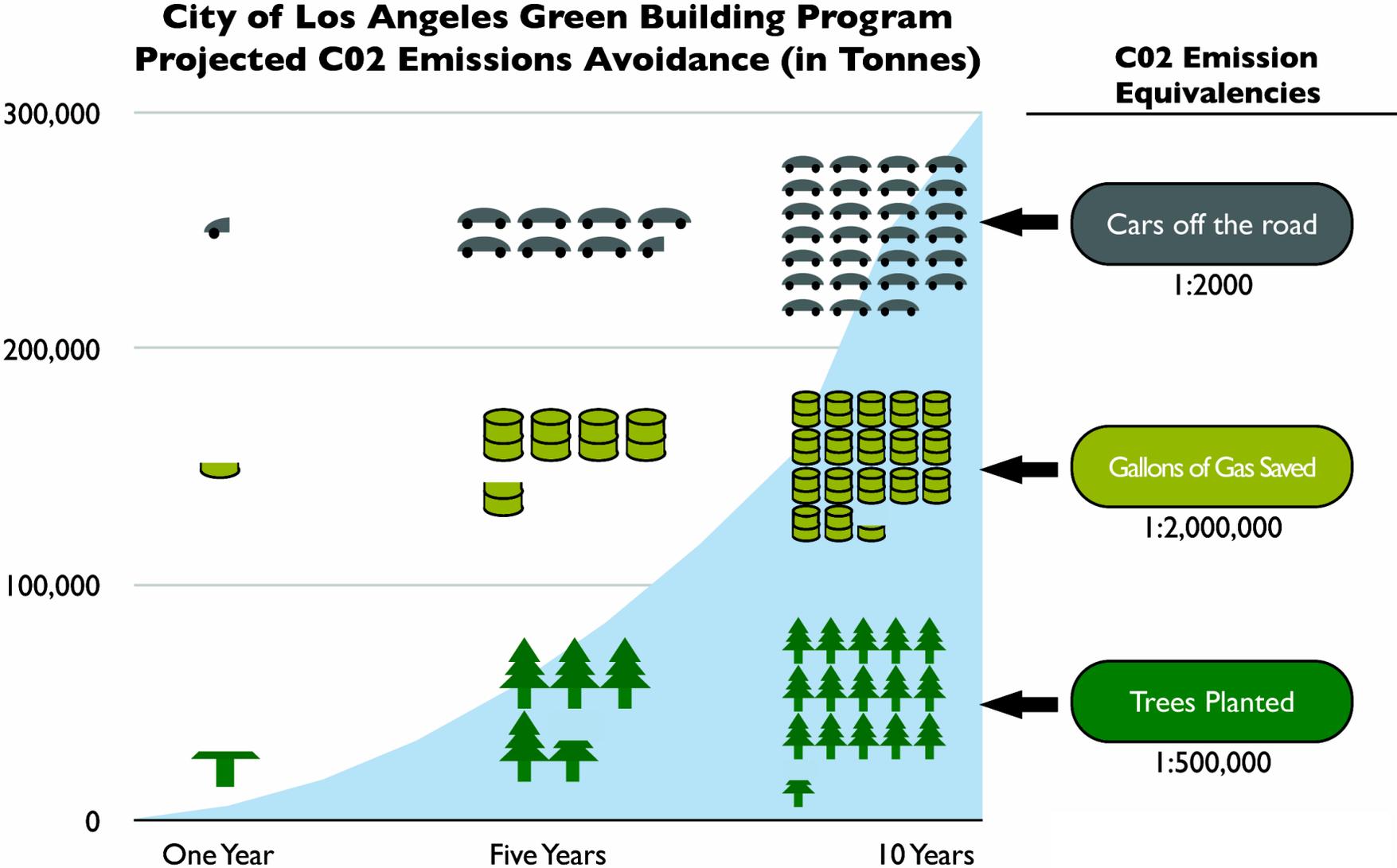
- City is currently using the standard successfully on nearly 50 projects.
- Applies to multiple building types
- Broad expertise & awareness on LEED. Criteria and standards already formulated and tested.
- Used by other So. CA cities (Pasadena, Long Beach, Santa Monica) and Community College District
- Outreach identified that consistency in defining “green” among jurisdictions is important



Why the intent of LEED?

- Concern regarding increased costs due to certification fees
- Maintain local control of development approvals
- Certification usually occurs after C of O
- Place responsibility for meeting green criteria on designer and developer
- Audit provides oversight and credibility without requiring full review for every project

What does it mean?



- *To amplify the benefits of green strategies, buildings must be linked to their neighborhoods through infrastructure, land use policies and operations agreements.*

Green Urbanism

- Apply Green Building principles, process, and technologies at neighborhood and city scales
- Increase environmental benefits through linkages between buildings, infrastructure, and natural systems.
- Focus on retrofit of existing urban areas
- Start with catalytic projects



CASP

CORNFIELD SARROYO SECO
SPECIFIC PLAN

LEED for Neighborhood Development



1. Smart Location and Linkages

2. Neighborhood Pattern and Design

3. Green Construction and Technology



LEED for Neighborhood Development Pilot Project Checklist

Project Name: Cornfields/Arroyo Seco Specific Plan
Primary Contact: Claire Bohn

Instructions: In the Points Earned column, enter "Yes," "No," or "Maybe" for prerequisites and the expected number of points earned for credits. For prerequisites with more than one compliance path, enter the compliance path option # in column 2, in the row under the prerequisite's name.

29 Smart Location & Linkage 30 Points Possible

Points	Prerequisite	Credit	Description	Points
Yes	Phase 1	Smart Location	Option #: 1	Required
Yes	Phase 2	Proximity to Water and Wastewater Infrastructure	Option #: 1	Required
Yes	Phase 3	Impaired Species and Ecological Communities	Option #: 1	Required
Yes	Phase 4	Wetland and Water Body Conservation	Option #: 2	Required
Yes	Phase 5	Farmland Conservation	Option #: 2	Required
Yes	Phase 6	Floodplain Avoidance	Option #: 2	Required
2	Credit 1	Brownfield Redevelopment		2
1	Credit 2	High Priority Brownfields Redevelopment		1
10	Credit 3	Preferred Location		10
8	Credit 4	Reduced Automobile Dependence		8
1	Credit 5	Bicycle Network		1
3	Credit 6	Housing and Jobs Proximity		3
1	Credit 7	School Proximity		1
1	Credit 8	Steep Slope Protection		1
1	Credit 9	Site Design for Habitat or Wetlands Conservation		1
1	Credit 10	Restoration of Habitat or Wetlands		1
1	Credit 11	Conservation Management of Habitat or Wetlands		1

30 Neighborhood Pattern & Design 30 Points Possible

Points	Prerequisite	Credit	Description	Points
Yes	Phase 1	Open Community		Required
Yes	Phase 2	Compact Development		Required
7	Phase 1	Compact Development		7
4	Credit 1	Diversity of Uses		4
3	Credit 2	Diversity of Housing Types		3
2	Credit 3	Affordable Rental Housing		2
2	Credit 4	Affordable For-Sale Housing		2
2	Credit 5	Reduced Parking Footprint		2
8	Credit 6	Walkable Streets		8
2	Credit 7	Street Network		2
1	Credit 8	Transit Facilities		1
2	Credit 9	Transportation Demand Management		2
1	Credit 10	Access to Surrounding Vicinity		1
1	Credit 11	Access to Public Spaces		1
1	Credit 12	Access to Active Public Spaces		1
1	Credit 13	Universal Accessibility		1
1	Credit 14	Community Outreach and Involvement		1
1	Credit 15	Local Food Production		1

28 Green Construction 31 Points Possible

Points	Prerequisite	Credit	Description	Points
Yes	Phase 1	Construction Activity Pollution Prevention		Required
3	Credit 1	LEED Certified Green Buildings		3
3	Credit 2	Energy Efficiency in Buildings		3
3	Credit 3	Reduced Water Use		3
2	Credit 4	Building Reuse and Adaptive Reuse		2
1	Credit 5	Reuse of Historic Buildings		1
1	Credit 6	Minimize Site Disturbance through Site Design		1
1	Credit 7	Minimize Site Disturbance during Construction		1
1	Credit 8	Contaminant Reduction in Brownfields Remediation		1
5	Credit 9	Stormwater Management		5
1	Credit 10	Heat Island Reduction		1
1	Credit 11	Solar Orientation		1
1	Credit 12	On-Site Energy Generation		1
1	Credit 13	On-Site Renewable Energy Sources		1
1	Credit 14	District Heating & Cooling		1
1	Credit 15	Infrastructure Energy Efficiency		1
1	Credit 16	Wastewater Management		1
1	Credit 17	Recycled Content for Infrastructure		1
1	Credit 18	Construction Waste Management		1
1	Credit 19	Comprehensive Waste Management		1
1	Credit 20	Light Pollution Reduction		1

Innovation & Design Process 6 Points

Points	Credit	Description	Points
1	Credit 1.1	Innovation in Design: Provide Specific Title	1
1	Credit 1.2	Innovation in Design: Provide Specific Title	1
1	Credit 1.3	Innovation in Design: Provide Specific Title	1
1	Credit 1.4	Innovation in Design: Provide Specific Title	1
1	Credit 1.5	Innovation in Design: Provide Specific Title	1
1	Credit 2	LEED Accredited Professional	1

95 Project Totals (pre-certification estimates) 106 Points
 Certified: 40-49 points, Silver: 50-59 points, Gold: 60-75 points, Platinum: 80-105 points



Quest™ and a
certification
are needed to see the picture.

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