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354 South Spring Street / Suite 800
Los Angeles / California 90013-1258

T 213 977 1600 / F 213 977 1665
www.crala.org

CRA File No. 5208

Council District: 1-15

Contact Person: Donald Spivack
(213) 977-1682

Honorable Council of the City of Los Angeles
John Ferraro Council Chamber
200 N. Spring Street
Room 340, City Hall
Los Angeles, CA. 90012

Attention: Alan Alietti, Office of the City Clerk

COUNCIL TRANSMITTAL:

Transmitted herewith, is a Board Memorandum adopted by the Agency Board on January 17, 2007, for City Council review and approval in accordance with the "Community Redevelopment Agency Oversight Ordinance" entitled:

VARIOUS ACTIONS RELATED TO:

CRA Healthy Neighborhoods Policy

RECOMMENDATION

That City Council approve(s) recommendation(s) on the attached Board Memorandum.

ENVIRONMENTAL REVIEW

The recommended action does not constitute a "project" as defined by the California Environmental Quality Act "CEQA")

FISCAL IMPACT STATEMENT

There is no fiscal impact to the City's General Fund, as a result of this action.

Cecilia V. Estolano, Chief Executive Officer

cc: Alan Alietti, Office of the City Clerk (Original & 3 Copies on 3-hole punch)
Lisa Johnson Smith, Nancy Duong, Office of the CAO
Paul Smith, Ivania Sobalvarro, Office of the CLA
Helmi Hisserich, Office of the Mayor
Noreen Vincent, Office of the City Attorney

HOUSING, COMMUNITY &
ECONOMIC DEVELOPMENT

JAN 23 2008

THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CA

MEMORANDUM

14 AD6029

DATE: JANUARY 17, 2008

TO: CRA/LA BOARD OF COMMISSIONERS

FROM: CECILIA V. ESTOLANO, CHIEF EXECUTIVE OFFICER

RESPONSIBLE
PARTIES: DONALD R. SPIVACK, DEPUTY CHIEF OF OPERATIONS AND POLICY
NICHOLAS SAPONARA, ASSISTANT PROJECT MANAGER
JASON NEVILLE, ASSISTANT PLANNER

SUBJECT: ADOPTION OF PROPOSED CRA/LA HEALTHY NEIGHBORHOODS POLICY
ALL REGIONS (CD #1-#15)

RECOMMENDATIONS

That the CRA/LA Board of Commissioners, subject to City Council approval:

1. Adopt the proposed CRA/LA Healthy Neighborhoods Policy; and
2. Authorize the Chief Executive Officer or designee to identify and contract with an approved sustainability consultant, for a period of two years at a cost not to exceed \$300,000, to implement a 'Sustainability Consultation Program' under which the CRA/LA would fund, at no cost, a one-time "green consultation" for new construction or major rehabilitation projects. The consultation would be mandatory for all projects with CRA/LA financial assistance of \$250,000 or greater and/or for projects at or above 50,000 square feet or 50 residential units that require CRA/LA discretionary approval. Participation will be voluntary for all other projects including by-right developments in CRA/LA Project Areas.

SUMMARY

The CRA/LA Healthy Neighborhoods Policy ("Policy") is the basis for promoting sustainable practices within CRA/LA offices in addition to sustainable neighborhood development in CRA/LA project areas (see Attachment A).

An inter-disciplinary staff team prepared the Policy over the past twelve months, in close coordination with staff of the City of Los Angeles as well as professionals in the field and representative stakeholders. Since July 2007, staff has revised the Policy based on a comprehensive two-month audit of CRA/LA practices/procedures and a thorough analysis of specific building projects in CRA/LA project areas. This 'Sustainability Audit' (see Attachment B) provides background on current levels of water/energy monitoring; recycling facilities; employee commute data; CRA/LA fleet specifications; lease details and expiration dates; and procurement policies. It also provides in-depth case studies of three existing CRA/LA-assisted buildings and one Design for Development to help determine which additional costs or

techniques would have been necessary to achieve LEED thresholds. The analysis indicates that the incremental cost to achieve the LEED Silver level is approximately 2–3 % of construction costs plus approximately \$30,000 - \$50,000 for consultant costs per project.

This Policy articulates broad CRA/LA goals with regard to energy/water consumption; carbon emissions; recycling; materials and waste reduction; urban design; transportation and environmental health. Policies and procedures for implementation will be contained in a series of forthcoming technical manuals that address project area planning, site specific requirements, programs intended to advance internal practices, and strategies for effective outreach and education to be incorporated into CRA/LA Administrative Procedures; drafts of these manuals will be made available as they are completed for Board and public review prior to their implementation. Specific thresholds and other requirements, as they are established, will be brought back to the Board of Commissioners to consider, as needed, in the form of amendments to the basic Policy.

Although the Sustainability Audit recommends several CRA/LA actions beyond the approval of this Policy, this Policy implements two actions: the creation of a CRA/LA Green Team to steer and implement ongoing sustainability efforts; in addition, the Policy Review Committee recommended implementing a 'Sustainability Consultation Program' under which the CRA/LA would fund, at no cost, a one-time "green consultation" for new construction or major rehabilitation projects within CRA/LA Project Areas. The consultation would be mandatory for all projects with CRA/LA financial assistance of \$250,000 or greater and/or for projects at or above 50,000 square feet or 50 residential units that require CRA/LA discretionary approval. Participation will be voluntary for all other projects including by-right developments in CRA/LA Project Areas. The purpose of the consultation is to identify and integrate sustainable design features and best practices for building construction and operation, as well as assist in market transformation towards sustainability by educating the development community.

RE

Initial action

SOURCE OF FUNDS

Individual project area Tax Increment

PROGRAM AND BUDGET IMPACT

The costs for the consultant, estimated at \$150,000 per year for a period of two years, would be funded from the redevelopment project area in which a project is located. Each consultation is estimated at about \$3,000. Funds are available within the individual project area budgets under budget line item "Development Opportunities." Staff time to implement the recommended action, including providing green building training to designated staff, is covered as part of normal CRA/LA overhead.

ENVIRONMENTAL REVIEW

The proposed action does not constitute a "project" as defined by the California Environmental Quality Act. Individual development projects will be subject to environmental review at the time of application.

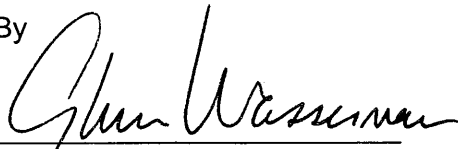
BACKGROUND

The State Legislature has found and declared that the provision of an environment for the social, economic, and psychological growth and well-being of all citizens is a fundamental purpose of the Community Redevelopment Law and that the provision of appropriate continuing land use and construction policies in blighted areas constitutes a governmental function of state concern in the interest of the health, safety and welfare of the people of the State and of the communities in which the areas exist.

Los Angeles Mayor Antonio Villaraigosa has stated a goal of making the City of Los Angeles environmentally sustainable, with intended outcomes that include the improvement of public health, increased green space and increased environmental stewardship by the City and its residents. By Executive Directive No. 10, City Departments, in cooperation with entities including the CRA/LA, have been directed to "create and adopt a Statement of Sustainable Building Policies to guide the private sector's decision-making processes for planning, construction and renovation of buildings in the City," and "adopt a Departmental Sustainability Plan" covering principles including sustainable design, energy and atmosphere, materials and resources, water efficiency, landscaping and transportation resources" by January 18, 2008 and April 18, 2008, respectively (see Attachment C). This Policy is a fulfillment of all of the aforementioned mandates.

Cecilia V. Estolano
Chief Executive Officer

By



Glen F. Wasserman
Chief Operating Officer

There is no conflict of interest known to me that exists with regard to any CRA/LA officer or employee concerning this action.

Attachment A—Healthy Neighborhoods Policy (Draft)
Attachment B—Sustainability Audit (Draft)
Attachment C—Mayor's Directive No. 10

**THE COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF LOS ANGELES**

HEALTHY NEIGHBORHOODS POLICY

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DRAFT

Section 1.0 INTRODUCTION

The Community Redevelopment Agency of the City of Los Angeles, California ("CRA/LA") is committed to ensuring that its own practices and redevelopment efforts build healthy communities that can physically, economically, ecologically, and socially sustain themselves without sacrificing the needs of future generations. In implementing its mandate to improve economically and physically blighted communities in the City of Los Angeles, CRA/LA acknowledges it is not only possible but *necessary* to redevelop these communities with close attention to improving their overall health—through sustainable building practices, well-designed neighborhoods and districts, access to healthful foods and ample recreational facilities. As we attract new growth and investment in our project areas, we must ensure that our efforts are informed by a commitment to sustainable development.

The Healthy Neighborhoods Policy ("the Policy") is a statement of commitment that affirms sustainability and environmental stewardship as core principles of the CRA/LA. It provides guidance to staff, developers, residents, property/business owners and other stakeholders on what sustainability involves and how it can be implemented to the benefit of those stakeholders, the CRA/LA's redevelopment project areas and the City. It establishes sustainable goals and principles for CRA/LA project areas and individual buildings within those areas, outlines performance objectives to guide the CRA/LA's own internal operations, ensures consistency with City standards, procedures and practices and provides for the establishment of outreach and education programs within redevelopment project areas. In addition, it establishes a 'Sustainability Consultation Program' to foster green building in CRA/LA project areas.

The Policy has been prepared by an inter-disciplinary staff team, in close coordination with staff of the City of Los Angeles and Global Green USA consultants. Implementation plans will be contained in a series of technical manuals to be incorporated into administrative procedures within 180 days of the adoption of this Policy; drafts of these manuals will be made available as they are completed for Board and public review prior to their implementation. Specific thresholds requirements such as LEED certification will be brought back to the Board of Commissioners to consider, as needed, in the form of amendments to the basic Policy.

Section 2.0 LEGISLATIVE BASIS AND MAYORAL MANDATE

The State Legislature has found and declared that the provision of an environment for the social, economic, and psychological growth and well-being of all citizens is a fundamental purpose of the Community Redevelopment Law¹ and that the provision of appropriate continuing land use and construction policies in blighted areas constitutes a governmental function of state concern in the interest of the health, safety and welfare of the people of the State and of the communities in which the areas exist.²

Los Angeles Mayor Antonio Villaraigosa has stated a goal of making the City of Los Angeles environmentally sustainable, with intended outcomes that include the improvement of public health, increased green space and increased environmental stewardship by the City and its residents.³ By Executive Directive No. 10, City Departments, in cooperation with entities

¹ California Health and Safety Code Section 33071.

² California Health and Safety Code Section 33037(c).

³ City of Los Angeles Fiscal Year 2006-2007 Budget Summary.

including the CRA/LA, have been directed to “create and adopt a Statement of Sustainable Building Policies to guide the private sector’s decision-making processes for planning, construction and renovation of buildings in the City,” and “adopt a Departmental Sustainability Plan” covering principles including sustainable design, energy and atmosphere, materials and resources, water efficiency, landscaping and transportation resources.⁴ This Policy is a fulfillment of all of the aforementioned mandates.

Section 3.0 PURPOSE

As an entity established pursuant to the Law, CRA/LA is responsible for carrying out the Legislature’s intent to develop and implement, utilizing the powers provided under the Law and the authorizations provided in adopted redevelopment plans, appropriate land use, design, development, redevelopment and construction policies, programs and projects in blighted areas in the interest of the health, safety and welfare of the people, and to carry out the goals specifically established in each adopted redevelopment plan. The purpose of an Agency-wide Healthy Neighborhoods Policy is to eliminate and prevent the spread of blight; improve the overall quality of life and foster long-term sustainability in redevelopment project areas; demonstrate the CRA/LA’s commitment to environmental, economic, and social stewardship; contribute to the City’s goals of protecting, conserving, and enhancing the region’s environmental resources; provide healthy work and home environments for residents, employees, and other stakeholders; and yield cost savings to taxpayers through reduced operating costs and reduced consumption of non-renewable resources.

Through this Healthy Neighborhoods Policy, CRA/LA intends to be an agent for promoting ecological and environmental sustainability in our redevelopment project areas within the City of Los Angeles. This Policy will enable the implementation—within our own Agency practices and in redevelopment efforts—of sustainable programs and initiatives related to energy, materials, waste reduction, urban design, urban nature, transportation, environmental health and water consumption.

CRA/LA shall evaluate and determine its participation in future development on the basis of supporting sustainable development and promoting healthy neighborhoods, with criteria including such factors as support of transit, pedestrian and bicycle use; infill and brownfield redevelopment; solar access and power generation; on-site storm water mitigation capacity; open space creation and native vegetation; habitat restoration and access to healthy foods. By implementing this Policy, CRA/LA aims to realize clean, safe, healthy and efficient neighborhoods for all project area stakeholders.

Section 4.0 GOALS AND ACHIEVEMENT MECHANISMS

The CRA/LA’s Healthy Neighborhoods programs and initiatives shall address Project Area Planning and Development, Individual Project Design and Development, Internal Agency Practices, and Education and Outreach. The following identifies goals and achievement mechanisms for each:

⁴ Executive Directive No. 10, July 18, 2007.

Section 4.1 Project Area Planning and Development

Promote sustainable development in long-range project area planning to:

1. Encourage transportation options and transit-oriented development
2. Encourage alternative mobility modes including walking, biking, carsharing, and telecommuting
3. Promote mixed-use neighborhoods that support the functions of daily life
4. Encourage affordable and workforce housing near jobs
5. Create open space and recreation opportunities
6. Maximize use of green space to meet multiple goals, including water quality and storm water management
7. Ensure adequate tree canopy and healthy urban forests
8. Minimize local ecological degradation through efficient siting
9. Foster green business and workforce development
10. Ensure access to healthy foods and other consumer products

To achieve these project area goals, staff shall develop and implement plans and programs through the following mechanisms:

- Five-Year Implementation Plans
- Design for Development guidelines
- Annual budgets and work programs
- Policies for housing and community benefits
- Requests for Qualifications (RFQs) and Requests for Proposals (RFPs) for project area wide initiatives
- Federal, State, and local grants and other funding opportunities
- Coordination with local and regional entities

Section 4.2 Individual Project Design and Development

Enhance proposed rehabilitation and new construction projects (both public and private) through the use of sustainable building practices to:

1. Reduce emission of greenhouse gases
2. Increase use of clean, renewable, or alternative energy
3. Increase energy efficiency
4. Increase use of recycled and locally-sourced materials
5. Increase efficiency in water, wastewater and storm water systems
6. Increase efficiency of construction methods
7. Reduce demolition and construction-induced pollution and waste material generation
8. Improve indoor air quality and the health of occupants
9. Reduce building operating costs through increased operation and maintenance efficiency
10. Reduce public infrastructure costs related to development

To achieve individual project-based goals, staff shall develop and implement plans and programs including standards and regulations (such as LEED Certification) that will be implemented through the following mechanisms:

- Selection criteria to evaluate Requests for Qualifications (RFQs) and Requests for Proposals (RFPs) for individual projects
- Standards and requirements in Owner Participation Agreements (OPAs), Permit and entitlement approvals
- Design review
- Monitoring, reporting, and enforcement mechanisms
- Incentives that assist in market transformation

Section 4.3 Internal Agency Practices

The CRA/LA is committed to achieving the highest standards of environmental responsibility in its internal practices with the expressed intent to:

1. Reduce energy and water consumption in its own offices
2. Become a waste free organization by recycling 100% of recyclable content
3. Maximize use of alternative transportation
4. Require environmentally responsible procurement and purchasing of vehicles, equipment, furniture and supplies
5. Encourage best employee practices and a culture of sustainability through education and awareness
6. Ensure sustainable construction and renovation of CRA/LA office space
7. Promote employee health and productivity

To help meet the CRA/LA's goals for sustainable internal practices, the following programs, policies, and procedures shall be established:

- Comprehensive recycling program
- Standards for sustainable procurement, purchasing and contracting
- Criteria for locating, leasing, constructing, and renovating CRA/LA offices
- Checklist of sustainable 'wish-list' for future lease negotiation of CRA/LA office space
- Campaign to train and educate staff on best practices

Section 4.4 Education and Outreach

To complement an emphasis on more sustainable community building, on going multidisciplinary education and training is needed for all those who play a role in forming sustainable communities and all those who occupy them. This includes people in the fields of land planning, design and construction, finance, and building operations and maintenance as well as residents, business operators, developers, visitors and other stakeholders within redevelopment project areas.

In addition to general education and outreach, prior to the enacting CRA/LA's sustainable standards and requirements, staff will initiate public outreach with necessary stakeholders to communicate and receive feedback on the program, including the requirements, processes, and associated incentives. This will help clarify the intentions, refine the implementation plan, and ensure a more fluid transition.

Section 5.0 SUSTAINABILITY CONSULTATION PROGRAM

To foster green building in all CRA/LA Project Areas and to support the Los Angeles Green Building Program, the CRA/LA will provide, at no cost, a one-time sustainable design consultation with an approved green building consultant.

The intent is twofold: 1) to identify opportunities for integrating sustainable design features and best practices for building construction and operation as early in the process as possible, and 2) to help promote market transformation towards sustainability by educating the development community. Developers would not be required to change their designs to meet any particular standards as a part of this program, but rather engage in a collaborative dialogue to identify no- or low-cost opportunities for creating environmentally responsible buildings and communities.

This 'Sustainability Consultation Program' seeks to assist developers and architects in meeting the requirements set forth in the Los Angeles Green Building Program and/or any commitments to sustainability included as a part of an agreement with or conditional approval by the CRA/LA.

The program will be implemented as follows:

- Required of all new construction and major rehabilitation projects that receive financial assistance of \$250,000 or more from the CRA/LA
- Required of new construction and major rehabilitation projects that require CRA/LA Board's discretionary approval and meet or exceed the 50,000 square feet or 50 residential unit threshold established by the citywide green building ordinance
- Voluntary for all other projects including by-right developments

In coordination with the launch of the Los Angeles Green Building Program, the CRA/LA 'Sustainability Consultation Program' will be effective July 1, 2008 and will apply to projects subject to CRA/LA Board action after that date.

Section 6.0 POLICY IMPLEMENTATION

Specific standards and procedures for implementation will be contained in a series of technical manuals that address policies for project area planning, project specific requirements, programs intended to advance internal practices, and strategies for effective outreach and education.

Section 6.1 Formation of CRA/LA Green Team

The programs and initiatives described within shall be administered by a formalized CRA/LA Green Team that will steer and implement the CRA/LA's Healthy Neighborhoods Policy.

Adequate representation from departmental and regional staff will ensure the effectiveness of such efforts.

The Green Team will be responsible for the following:

- Coordinate with Departments to advance the Los Angeles Green Building Program (anticipated adoption early 2008) and maximize green building in project areas
- Guide the creation and implementation of technical standards and requirements for sustainable development in project area and individual buildings, internal agency practices, and education and outreach programs as set forth in the Healthy Neighborhoods Policy
- Liaise with and manage outside sustainability consultants
- Create performance benchmarks, monitor sustainable accomplishments and present annual report to management, the Board, and the Mayor's Office per Mayoral Executive Directive No. 10



ATTACHMENT B

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INTRODUCTION

With concrete riverbeds, traffic-clogged freeways, high rates of respiratory ailments, park-starved neighborhoods, and an acute affordable housing crisis, the City of Los Angeles has sadly become the archetype of contemporary urban inequality. In Los Angeles, the inter-relatedness of economic, ecological and social deterioration is especially pronounced: low-income residents and people of color are more likely to live in polluted areas, in neighborhoods with far less green space, and with less access to healthy foods.

But like many other great cities of the world, Los Angeles is responding to these crises by forging a path toward healthier neighborhoods characterized by affordable housing opportunities in proximity to transit and jobs, access to ample green spaces and healthy foods, while simultaneously reducing the high levels of pollution emitted by vehicles, buildings and people.

Because we operate in areas of Los Angeles with the most blighted economic and physical conditions, and with the tools of redevelopment at our disposal, the Community Redevelopment Agency of Los Angeles (CRA/LA) is in a special and powerful position to enact policies, programs, and projects that directly remedy these inequalities by creating economically and ecologically sustainable neighborhoods.

The purpose of an Agency-wide Healthy Neighborhoods Policy is to foster long-term social, economic, and environmental sustainability in project area development activities office operations, establish green building as the standard practice in CRA/LA project areas; and celebrate sustainability as a core value to the communities in which CRA/LA works. CRA/LA's project areas should be places where local residents and area stakeholders have the knowledge and opportunities to build and occupy healthy neighborhoods that have a maximum impact on the well-being of the occupants and a minimal impact on the environment.

As we attract new growth and investment in our project areas we must ensure that our efforts are informed by a commitment to sustainable development. Elegant density, transit-oriented development, superior design, energy-efficient buildings, investments in storm water capture and reuse, water-efficient landscaping, and the creation of pocket parks and community gardens are all components of CRA/LA's comprehensive approach to enhancing the livability and healthfulness of our neighborhoods. Even as we accommodate more residents and grow more jobs, CRA/LA will be doing its part to ensure that Los Angeles is the greenest big city in America.

Mandate

The State Legislature has found and declared that the provision of an environment for the social, economic, and psychological growth and well-being of all citizens is a fundamental purpose of the Community Redevelopment Law¹ and that the provision of appropriate land use and construction policies in blighted areas constitutes a governmental function of state concern in the interest of the health, safety, and welfare of the people of the State and of the communities in which the areas exist.²

More recently and specifically, Los Angeles Mayor Antonio Villaraigosa has stated a goal of making the City of Los Angeles environmentally sustainable, with intended outcomes that include the improvement of public health, increased green space and increased environmental stewardship by the City and its residents.³ By Executive Directive No. 10, City Departments, in cooperation with entities including the CRA/LA have been directed to "create and adopt a Statement of Sustainable Building Policies to guide the private sector's decision-making processes for planning, construction and renovation of buildings in the City." This mayoral direction covers principles including sustainable design, energy and atmosphere, materials and resources, water efficiency, landscaping and transportation resources.⁴

¹ California Health and Safety Code Section 33071.

² California Health and Safety Code Section 33037(c).

³ City of Los Angeles Fiscal Year 2006-2007 Budget Summary.

⁴ Executive Directive No. 10, July 18, 2007.

EXECUTIVE SUMMARY

This Sustainability Audit is the first step towards the development of a comprehensive Healthy Neighborhoods Policy. It is organized into two primary sections: the *Internal Audit of Agency Practices* and the *Case Studies of CRA/LA-Assisted Projects*.

Internal Audit of Agency Practices

The *Internal Audit of Agency Practices* thoroughly reviews the CRA/LA's own internal practices and procedures: recycling, availability of bike racks, fuel efficiency of Agency's vehicle fleet, energy monitoring, water conservation, and more—throughout Agency offices. Also reviewed are the leases from each of the offices to get a better sense of *how* and *when* the Agency can negotiate for certain building improvements with our landlords. The internal audit led to a set of immediately implementable recommendations to improve the sustainability of the Agency's own operations.

Case Studies of CRA/LA Assisted Projects

Our team worked in partnership with Global Green USA, an environmental consultant that specializes in advising local governments in the establishment green building programs. In partnership with the CRA/LA, Global Green USA thoroughly reviewed the design and development of three already-completed projects in CRA project areas to assess the degree of sustainable design integration as constructed, using Leadership in Energy and Environmental Design (LEED) standards as a benchmark. These three projects represent various development products and are located in three different project areas in order to capture any regional or typological differences.

Through design and preliminary cost analyses, the case studies reveal some trends and opportunities to enhance green building in projects such as the ones evaluated. In addition, the 1st & Mission Design for Development (Adelante Eastside) was evaluated relative to LEED Neighborhood Development standards to assess how design guidelines can advance broad based sustainable principles at a community scale.

Action Plan for Healthy Neighborhoods Policy

The forthcoming Los Angeles Green Building Program provides important context for the Healthy Neighborhoods Policy. While the program prescribes sustainable standards for buildings, our policy will be broader and promote sustainability standards for whole neighborhoods and communities. The Agency's Healthy Neighborhood Policy can serve as a complement to the Los Angeles Green Building Program, providing a suitable context vis-à-vis redevelopment project areas where green buildings can take root.

In the process of completing this sustainability audit, our team developed seven recommendations for a series of 'next steps' that include:

- Sustainable practices/programs that can be immediately implemented at little or no cost
- Medium- and longer-term efforts to transition CRA/LA into an agency that is leading in the City of Los Angeles' efforts to create the most sustainable city possible
- Draft Text for the CRA/LA's Healthy Neighborhoods Policy (Attachment B)

Each of the recommendations includes preliminary implementation assessments including anticipated funding/staffing implications and projected timeline for completion. While there are many measures identified within this report that can be implemented right away, there are some that require expertise and study beyond the scope of this two-month investigation. We have scoped the outstanding work sufficiently to provide guidance and informed recommendations for these longer-term next steps.

REGULATORY CONTEXT

Status of Los Angeles Green Building Program

In an effort to reduce the negative environmental impacts of building construction, building demolition, and building maintenance, and to comply with the California Global Warming Solutions Act of 2006 (AB 32), the City of Los Angeles is developing a Green Building Program. The program will consist of a Standard of Sustainability and a Standard of Sustainable Excellence, both administered by an interdepartmental Green Building Team. The program is expected to be adopted by the Los Angeles City Council in January 2008 with voluntary participation beginning by February 2008 and mandatory conformance by July 2008.

The Standard of Sustainability will consist of two parts. Part I contains a series of proposed changes to current codes and the adoption of new codes in city departments such as the Department of City Planning, the Department of Building and Safety, the Department of Water and Power, and the Department of Public Works. These code changes will remove obstacles and create new opportunities for sustainable and energy efficient buildings, increase water efficiency in buildings, and greater recycling of building materials.

Part II of the Standard of Sustainability will build upon Part I to dramatically increase the number of green buildings in Los Angeles and uses the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) certification program as a benchmark. As LEED continues to attract broad acceptance as the most compressive green building program, it continues to evolve to meet various market and building industry needs.

The Standard of Sustainability requires that any new building projects in the City of Los Angeles that encompass more than 50,000 square feet, or any new residential building projects that contain more than 50 units, must meet the intent of the LEED at the "Certified" level. Those projects that wish to voluntarily exceed the minimum Standard of Sustainability (LEED Silver or higher) will be eligible for priority and expedited services from all City Departments (Water and Power, Building and Safety, City Planning, and Public Works).

Immediately after the Green Building Program is passed by the City Council, a Green Building Team will be formed to begin implementing the program. The Green Building Team will coordinate policies between departments, review the requirements and incentives in the program, supply technical assistance to city departments, and conduct public outreach and education regarding green building. The Green Building Team will be chaired by the Mayor's Office and made up of staff from over a dozen city departments, including the CRA/LA.

California's Title 24

The State of California's building code mandates energy-efficiency standards for all buildings. Known as Title 24, this set of standards is updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. The newest updates to this language will take place in 2008, continuing the state's nation-leading energy-efficiency standards.

Part I of the LA Green Building Program will change the City's building code to require all projects to exceed Title 24 by at least 5 percent. Thus, the city code will index municipal energy standards to the state standards.

Green Initiatives in Neighboring Municipalities

Los Angeles is one of many Southern Californian cities enacting comprehensive sustainability plans. Some have taken aggressive steps toward comprehensive sustainability; some have focused primarily on 'green' building by adopting LEED standards; others have developed their own unique green building program or only required LEED for public buildings. In order to understand the context of both the Los Angeles Green Building Program and the proposed CRA/LA Healthy Neighborhoods Policy, a summary is provided of the steps other cities in Los Angeles County are taking to create and sustain healthy living communities.

1. Santa Monica, CA

- Converted 81% of the municipal fleet to alternative fuel
- Virginia Avenue Park became the first LEED certified park in the United States (LEED Silver)
- Water treatment improvements saved 24 million gallons of drinking water
- The 'Sustainable City' plan goals include:
 - Reducing overall water use by 20% by 2010
 - Obtaining 25% of all electricity use from renewable sources.
 - The plan specifies that 100% of all buildings greater than 10,000 square feet constructed by 2010 shall be at least LEED certified, with 20% of those LEED Silver, 10% LEED Gold, and 2% LEED Platinum. In addition, 50% of all new buildings less than 10,000 square feet constructed in 2010 shall achieve LEED certification

2. Long Beach, CA

- Requires LEED Certified as a minimum for new construction and additions to existing buildings whenever the total square feet exceeds 7,500 square feet; widely expected to soon require LEED Silver as a minimum

3. San Diego, CA

- Adopted LEED Silver certification as the baseline for all new city-owned facilities and renovation projects over 5,000 square feet.
- Offering expedited permitting processes and construction incentives to the private sector for buildings that meet certain requirements, such as a minimum percentage of renewable energy

4. Pasadena, CA

- Requires private/public buildings be designed, rehabilitated, and constructed to LEED standards
- LEED-related consulting services are provided at no cost to the applicants
- Provides green building incentives to developers: LEED Certified, \$15,000; LEED Silver, \$20,000; LEED Gold, \$25,000; and LEED Platinum, \$30,000
- Offers \$1,000 rebate for each affordable housing unit provided in a green building
- Green City Action Plan (2006) sets sustainability goals that include
 - Reducing the City's electricity load by 10% by 2013
 - Ensuring open space within ½ kilometer of all residents by 2015
 - Ensuring that 20% of all city facilities serve locally grown and organic food by 2013.

5. West Hollywood, CA

- Requires all new and renovated residential building projects with 3 residential units or more and all commercial projects to meet extensive green building design and construction standards
- Created the Green Building Point System that has a maximum of 160 total points available, with all projects required to achieve at least 60 points. Projects that achieve 90 points are eligible for 1 incentive of their choice
- All public buildings must meet LEED Certified standards

INTERNAL AUDIT OF AGENCY PRACTICES

Auditing Process

In order to establish credible, well-informed policies for internal practices and procedures as a part of the Healthy Neighborhoods Policy, a thorough assessment of the Agency's current practices was required. Over the course of two months, a comprehensive audit examined the environmental footprint, procurement policies, and behavioral practices of the Agency and its staff. Sustainable criteria representing four "pillars of sustainability" including *Energy and Atmosphere*, *Water Conservation*, *Materials & Resources*, and *Indoor Environmental Quality* served as a framework for analysis.

The team examined both Agency wide issues ranging from employee transit behaviors and recycling to the procurement of equipment, furniture, and supplies. In addition, each of the Agency's individual offices was examined using the aforementioned sustainable criteria to provide a snapshot of the current state of the Agency's physical space and to begin to identify areas of opportunity for improvement. The ability to monitor and benchmark performance relative to each category was also examined.

Findings

The *Sustainability Matrix* is the mechanism by which the audit findings and the feasibility of achieving recommended measures for both individual offices and Agency wide initiatives were logged and codified. The *Sustainability Matrix* is followed by a more detailed annotation that summarizes the current practices, preliminary recommendations, and potential implications (due to cost, staff time, feasibility, etc.) of advancing a more sustainable approach for each of the initiatives.

While the matrix and annotation provide information on specific findings and recommendations, many general insights into the Agency's current internal practices and procedures began to emerge.

- There are no mechanisms currently in place to benchmark and measure Agency performance of energy and water consumption, waster generation, and indoor air quality;
- Environmentally responsible procurement of vehicles, electronic equipment, and office furniture and supplies is variable;
- No formal policies exist for sustainably constructing or renovating Agency offices;
- The Agency has substantial leverage and ability to negotiate comprehensive measures in central office—but may have only limited leverage in site offices where the Agency is not a primary tenant;
- There is a pent up demand amongst many staff members for sustainable programs such as recycling;
- Conflicts between best practices for efficiency and current policies exist (i.e.: turning off computers at night and IT's current back-up procedures)
- Despite many commonsensical and easily manageable sustainable efforts, some initiatives require advanced technological expertise that may necessitate outside consultation;
- Staff compliance with sustainable internal practices such energy conservation will require effective communication, education and outreach, and a strong mandate from management;
- Access to internal information, timely response to inquiries, and willing cooperation were difficulties encountered by the audit team and is suggestive of a systemic challenge.

1.0 ENERGY & ATMOSPHERE

A. BEST PRACTICES - Reduce Energy Consumption

1.1 Submetering / Monitor Usage

Current Practices: There are no systems currently in place to monitor energy usage.

Recommendation: Consider installation of submeters where feasible to allow for the measurement and benchmarking of energy usage. Greatest potential impact and most likely achievable in Central Office except where Agency is single occupant.

Implications: Estimated cost: \$1500 per submeter. Central Office will require two per floor. Requires negotiation with landlord and review of office schematics by engineer to determine exact number of submeters required.

1.2 Motion Sensor Light Controls

Current Practices: Varies by office (see matrix).

Recommendation: Install occupancy sensors where feasible, including conference rooms, offices, bathrooms, and kitchens.

Implications: Requires outreach and negotiation with landlords but deemed reasonably achievable.

1.3 Energy Efficient Illumination

Current Practices: Difficult to assess and varies by office (see matrix). Central Office reported to have most efficient light bulbs possible without replacing the ballasts.

Recommendation: Upgrade all lighting fixtures to high-efficiency bulbs.

Implications: Requires outreach to landlords. Minor upfront costs in instances where Agency is responsible for maintenance and non-standard improvements (see lease summaries).

1.4 Maximize Daylighting

Current Practices: Varies by office (see matrix).

Recommendation: Encourage spatial partitioning and employee behaviors that maximize daylight and reduce use of artificial light.

Implications: Requires staff education and consideration when space planning.

1.5 Monitor and Control Temperature

Current Practices: Varies by office (see matrix).

Recommendation: Where feasible, provide for occupant/zone temperature control to reduce excessive energy usage.

Implications: Requires outreach and negotiations with landlord. May only be achievable when coupled with larger HVAC system upgrade.

1.6 High Grade Window Tint

- Current Practices:* Varies by office (see matrix).
- Recommendation:* Install window film to reduce heat build up and improve building insulation.
- Implications:* General cost estimates about \$8,000-\$10,000 per floor of building with wrap-around windows (such as Central Office). Requires negotiation with landlord.

1.7 Nightly Computer, Equipment & Light Shut Down

- Current Practices:* No comprehensive policy in place to encourage/mandate evening shutdown of computers, equipment, and lighting. IT nightly back-up procedures currently require computers to remain on.
- Recommendation:* Direct all staff to shutdown computers, equipment, and lighting nightly and instruct IT to devise alternative back-up procedures.
- Implications:* Requires internal coordination and inter-departmental agreement.

1.8 Efficient HVAC Systems & Equipment

- Current Practices:* Varies by office (see matrix). Central Office HVAC system is reportedly energy-inefficient and provides inferior air quality.
- Recommendation:* Request comprehensive assessment of HVAC equipment and office air quality and demand upgrades as necessary (Central Office).
- Implications:* Requires outreach and negotiations with landlord as there may be significant capital cost associated with such an overall.

1.9 Encourage Public Transit/Rideshare

- Current Practices:* Agency provides incentives to promote use of public transit and ridesharing. Internal audit reveals moderate success with program with roughly half of Agency employees reportedly using transport means other than single-occupancy vehicles.
- Recommendation:* Continue to encourage the use of public transit/rideshare with transportation subsidies.
- Implications:* Continued labor negotiations relative to MOUs between Agency and unions.

1.10 Provide Bicycle Racks/Storage

- Current Practices:* Varies by office (see matrix).
- Recommendation:* Provide bicycle rack/storage at Central Office (and elsewhere if feasible) to encourage alternative modes of transit.
- Implications:* Upfront cost for bicycle rack, outreach and negotiation with landlords and/or parking management to secure adequate space.

1.11 Purchase Offset Credits

- Current Practices:* No policy in place relative to offsetting Agency's environmental footprint.

Recommendation: Consider purchasing offset credits in association with Agency activities such as airline travel. Credits help offset the environmental impacts by funding renewable energy sources, like wind and solar power, elsewhere on the grid.

Implications: Cost implications are commensurate with degree of voluntary participation. Purchasing offset credits in association with air travel, for example, might increase the cost by \$10-\$45 depending on distance.

1.12 Sustainable Criteria for Build-Out/Renovation of CRA Offices

Current Practices: No formal criteria in place when leasing, constructing tenant improvements or performing major renovations of Agency office space.

Recommendation: Mandate that energy-efficiency and sustainability become key criteria for future Agency office space leasing/build-out/renovation. Consider reference to LEED-Commercial Interiors standards and criteria.

Implications: Potential cost implications due to premiums in tenant improvement/construction costs or rental rates.

B. AGENCY PROCUREMENT - Furniture, Equipment, & Supplies

1.13 Energy Efficient Computers, Equipment & Appliances

Current Practices: We were unable to confirm if there are any criteria for the purchase of energy efficient computers, equipment and appliances. It should be noted that it is common practices for staff to have individual appliances in their office such as microwaves, coffee machines and refrigerators.

Recommendation: Establish policies that require energy efficiency when procuring computers, equipment, and appliance such as conformance with Energy Star standards and EPEAT (Electronic Product Environment Assessment Tool). Agency should provide adequate access to communal appliances.

Implications: No major implications for sustainable procurement. Cost and space factors associated with providing adequate communal appliances.

1.14 Energy Efficient Vehicular Fleet

Current Practices: Of the Agency's 20-vehicle fleet (not including property maintenance), 25% are energy efficient hybrid vehicles while 35% are more than 15 years old. Requests for information on Agency's current vehicle procurement processes were unanswered.

Recommendation: Evaluate vehicle usage to determine if fleet size can be reduced. Immediately phase out sub-standard vehicles and require all future vehicle procurement to meet a minimum fuel-efficiency standard.

Implications: Potential long term cost savings for efficient and/or reduced fleet.

2.0 WATER CONSERVATION

A. BEST PRACTICES - *Reduce Water Consumption*

2.1 Submetering / Monitor Usage

- Current Practices:* There are no systems currently in place to monitor water usage.
- Recommendation:* Submetering is not possible for water. In offices in which CRA is not the only tenant, CRA Facilities Manager recommends that we monitor water usage as prorated share of total building usage.
- Implications:* May involve discussion with landlord for access to buildings' water bills/usage.

2.2 Automatic Faucets

- Current Practices:* Varies by office (see matrix).
- Recommendation:* Where Agency is a major tenant/has dedicated facilities, petition for automatic faucets and fixtures. Difficult to negotiate where Agency is not dominant tenant.
- Implications:* Requires outreach and negotiation with landlords.

2.3 Low-Flush/Dual-Flush Toilets, Waterless Urinals

- Current Practices:* Varies by office (see matrix).
- Recommendation:* Where Agency is a major tenant/has dedicated facilities, petition for low-flush/dual-flush toilets and waterless urinals. Difficult to negotiate where Agency is not dominant tenant.
- Implications:* Requires outreach and negotiation with landlords.

2.4 Sustainable Criteria for Build-Out/Renovation of CRA Offices

- Current Practices:* No formal criteria in place when leasing, constructing tenant improvements or performing major renovations of Agency office space.
- Recommendation:* Mandate that water-conservation and sustainability become key criteria for future Agency office space leasing/build-out/renovation. Consider reference to LEED-Commercial Interiors standards and criteria.
- Implications:* Potential cost implications due to premiums in tenant improvement/construction costs or rental rates.

3.0 MATERIALS & RESOURCES

A. BEST PRACTICES – *Reduce Waste and Encourage Recycling*

3.1 Measure and Benchmark Waste Stream

Current Practices: There are no systems currently in place to monitor Agency waste stream.

Recommendation: Implement process to measure waste stream, such as the quantity of containers picked up for recycling.

Implications: Requires further research and logistical coordination by staff.

3.2 Recycle Paper, Glass, Plastic and Aluminum

Current Practices: Agency wide recycling is inconsistent and inadequate.

Recommendation: Immediately implement a comprehensive plan to accommodate and encourage maximum recycling of paper, glass, plastic, and aluminum.

Implications: Requires staff education, adequate space allocation, and increase in scheduled city pick-ups. Regional offices' ability to comply requires case-by-case examination and additional logistical considerations.

3.3 Recycle Toner Cartridges

Current Practices: Office Depot currently picks up empty toner cartridges; it is believed regional offices send empty cartridges downtown for pick-up.

Recommendation: Institute a stricter policy for toner cartridge changing and recycling and consider including a log of the date and page count to monitor usage.

Implications: Requires coordination with IT department.

3.4 Recycle Computer and Electronic Equipment

Current Practices: Obsolete equipment is cycled through the city and finally donated to third parties.

Recommendation: Formalize the system for discarding/recycling obsolete equipment.

Implications: Requires IT coordination.

3.5 Encourage Double-Sided Printing

Current Practices: Double-sided printing is rarely practiced, even where printers allow it.

Recommendation: Encourage staff to print double-sided whenever possible. Consider requiring all Agency documents, reports, Board memos, etc. be printed double-sided.

Implications: Requires inter-departmental agreement and logistical coordination.

3.6 Sustainable Criteria for Build-Out/Renovation of CRA Offices

- Current Practices:* No formal criteria in place for material specifications when leasing, constructing tenant improvements or performing major renovations of Agency office space.
- Recommendation:* Prescribe criteria for material-conservation and sustainability for future Agency office space leasing/build-out/renovation. Consider reference to LEED-Commercial Interiors standards and criteria
- Implications:* Potential cost implications due to premiums in tenant improvement/construction costs or rental rates.

B. AGENCY PROCUREMENT - Furniture, Equipment, & Supplies

3.7 Double-Sided Printers (Related to 3.5 - Encourage Double-Sided Printing)

- Current Practices:* Of the Agency's 110 printers, only 26 (24%) have double-sided printing capabilities.
- Recommendation:* Strive for 100% double-sided printing capability; require IT to set double-sided printing as a default.
- Implications:* IT expects to phase out all single-sided printers by October 2008

3.8 Supplies with High Recycled Content

- Current Practices:* No formal criteria requiring recycled-material when procuring furniture, equipment and supplies except paper (made with 30% recycled content).
- Recommendation:* Encourage the procurement of furniture, equipment, and supplies with high-recycled content.
- Implications:* Potentially marginal cost premiums.

4.0 INDOOR ENVIRONMENTAL QUALITY

A. BEST PRACTICES - *Maximize Indoor Air Quality*

4.1 Measure and Benchmark IEQ

Current Practices: There are no systems currently in place to monitor indoor air quality.

Recommendation: Consider options for measuring indoor air quality, the rate at which air is recycled, etc. in order to determine necessary upgrades to HVAC systems (Central Office).

Implications: Requires negotiation with landlord and potential costs associated with commissioning. Political sensitivity may be a factor from a risk management perspective.

4.2 Controllability of Lighting, Temperature, Ventilation (Related to 1.5 – Monitor & Control Temp.)

Current Practices: Varies by office (see matrix).

Recommendation: Where feasible, provide for occupant or zone control of lighting/temperature/ventilation to improve indoor environmental quality, work comfort and productivity.

Implications: Requires negotiation with landlord. May only be achievable when coupled with larger HVAC system upgrade.

4.3 Maximize Daylight and Views (Related to 1.4 – Maximize Daylighting)

Current Practices: Varies by office (see matrix).

Recommendation: Encourage a connection between indoor spaces and the outdoors through the introduction of daylight and views into the regularly occupied areas of the building.

Implications: Requires consideration when space planning.

4.4 Sustainable Criteria for Build-Out/Renovation of CRA Office

Current Practices: No formal criteria in place for indoor environmental quality when leasing, constructing tenant improvements or performing major renovations of Agency office space.

Recommendation: Mandate that indoor environmental quality and sustainability become key criteria for future Agency office space leasing/build-out/renovation. Consider reference to LEED-Commercial Interiors standards and criteria.

Implications: Departmental coordination and associated cost implications due to premiums in tenant improvement/construction costs or rental rates.

Lease Analysis

The vast majority of Agency offices are located in leased space. The advancement of many of the sustainable initiatives for internal practices must be performed within the limitations of the Agency's lease obligations. Accordingly, a review of all of the Agency's leases was undertaken. Key terms such as the next opportunity for renegotiation and relevant clauses on tenant improvements and utilities were summarized for each office.

The Agency's leverage in negotiating with landlords will vary in each circumstance. However, it is anticipated that the greatest opportunities exist at the Central Office where the Agency is the primary tenant. Advancing a comprehensive sustainable policy within the main office is particularly important given the concentration of staff, amount of space occupied, and the unique leverage the Agency has with the landlord of the property.

- 1. Central Office** **354 S. Spring Street | Los Angeles, CA 90013**
Lease Term & Expiration: The original term of the lease is 10 years. The lease expires on **June 30, 2009** with renewal options for two successive 5-year periods.
Square Footage: 64,941 SF
Relevant Clauses: Alterations to the property may be done with the consent of the landlord, and without consent when alterations meet certain specifications as outlined.
Facilities: Shared lobby space, dedicated bathroom facilities.

- 2. Reseda** **18305 Sherman Way | Reseda, CA 91335**
Lease Term & Expiration: The original term of the lease was one year and expired on **April 30, 2004**; however, there are two extension options provided for in the lease. The first is for an additional one year, and the second is a three-year extension option.
Square Footage: 865 SF
Relevant Clauses: Alterations, improvements, additions must be approved by the landlord; landlord reserves the right to make utility additions for the benefit of the tenant; all reasonable HVAC and water services are supplied by landlord - the services exclusively supplied to tenant are paid by tenant; no excess usage of utilities.
Facilities: Dedicated bathroom facilities are located within the office.

- 3. Canoga Park** **21500 Wyandotte Street | Canoga Park, CA 91303**
Lease Term & Expiration: The original term of the lease is for two years and expires on **November 1, 2007**. The Agency is currently negotiating a six-month extension on the original lease term and has plans to relocate thereafter.
Square Footage: Unknown
Relevant Clauses: Tenant must give notice of any alterations or improvements but these cannot become an integral part of the building. Landlord can make improvements per tenant request but at tenant cost. Landlord liable for all costs associated with the roof and drainage system; everything else is the tenant's responsibility.
Facilities: Bathroom facilities are shared with other tenants.

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4. **North Hollywood** **5200 Lankershim Boulevard | North Hollywood, CA 91601**
- Lease Term & Expiration:* The original term of the lease is for five years and expires on **March 31, 2010**, yet provides for an option to renew the lease for an additional five years.
- Square Footage:* 3,583 SF
- Relevant Clauses:* Landlord has no obligation to repair, replace or maintain nonstandard improvements such as custom lighting, special HVAC or plumbing systems, and electric panels. Tenant waives the right to make repairs at the landlord's expense. Tenant may make alterations, but in some instance may need prior approval from the landlord.
- Facilities:* Bathroom facilities are shared with other tenants.
-
5. **Hollywood** **6255 Sunset Boulevard | Hollywood, CA 90028**
- Lease Term & Expiration:* The original term of the lease is for seven years and expires on **March 31, 2011**, but the lease provides for an option to renew for an additional five years.
- Square Footage:* 3,888 SF
- Relevant Clauses:* Capital improvements expected to reduce normal operating costs (i.e., utilities) may be considered operating costs - lessee pays for all such improvements. The lease contains standard HVAC, electricity and excess electricity clauses. Additionally, the landlord may change/update/create more capacity for existing utilities at the expense of the tenant. All alterations are constructed and maintained at the tenant's risk and expense.
- Facilities:* Bathroom facilities are shared with other tenants.
-
6. **Wilshire** **3055 Wilshire Boulevard | Los Angeles, CA 90010**
- Lease Term & Expiration:* The original term of the lease is for five years and expires on **October 31, 2010**. The lease provides for one five-year extension option.
- Square Footage:* 4,251 SF
- Relevant Clauses:* Landlord furnishes utilities, including AC, heating, water, elevator, and electricity. Landlord is responsible for maintaining the building.
- Facilities:* Bathroom facilities are shared with other tenants.
-
7. **Eastside** **1916 East First Street | Los Angeles, CA 90033**
- Lease Term & Expiration:* The original term of the lease is for three years and expires on **November 30, 2010**. The lease provides for two one-year extension options.
- Square Footage:* 3,690 SF
- Relevant Clauses:* Landlord furnishes utilities, reasonable utility expenditures are paid by tenant and are in excess of base rent. Only non-structural improvements of less than \$10,000 can be made by tenant without landlord consent.
- Facilities:* Agency is only tenant and therefore has dedicated bathroom facilities.

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- 8. Crenshaw** **4401 Crenshaw Boulevard | Los Angeles, CA 90043**
- Lease Term & Expiration:* The original term of the lease is for five years and expires on **September 27, 2009**, but the lease provides for an option to renew for an additional five years.
- Square Footage:* 8,284 SF
- Relevant Clauses:* The owner may have an obligation to pay for specified mandatory capital expenditures; however, it is the tenant's obligation to pay for voluntary capital expenditures. Utilities are not separately metered; the lessee can alter the utilities, but must pay and provide bond or lien to the lessor. Lessor can put in separate meters at the lessee's expense.
- Facilities:* Dedicated bathroom facilities are located within the office.
-
- 9. Watts** **10221 South Compton Avenue | Los Angeles, CA 90002**
- Lease Term & Expiration:* Agency owns the land and the building is on a ground lease. The lease term is for 50 years and will expire on **August 5, 2046**.
- Square Footage:* 29,939 SF (Building)
- Relevant Clauses:* Lessee agrees to assume full responsibility for the maintenance of the improvements without expense to Lessor (CRA). Repairs and replacements are to be performed in a decent, safe, sanitary and healthy condition. The Agency can replace the fixtures and other appliances in the building and the lessee must maintain the appliances with the same level of equivalence
- Facilities:* Bathroom facilities are shared with other tenants.
-
- 10. LA Harbor** **638 South Beacon Street | San Pedro, CA 90731**
- Lease Term & Expiration:* There is no lease as the City owns the property.
- Square Footage:* Approximately 2000 SF in two separate office suites.
- Relevant Clauses:* N/A
- Facilities:* Bathroom facilities are shared with other tenants.
-
- 11. Central Maintenance** **1119 W. 25th Street | Los Angeles, CA 90007**
- Lease Term & Expiration:* The original term of the lease is five years and expires on **March 22, 2011**, but the lease provides for an option to renew for an additional five years.
- Square Footage:* 10,350 SF
- Relevant Clauses:* The lease is classified as a net lease, meaning the tenant pays all reasonable expenses associated with the use, operation, management and occupancy. Also, the tenant must repair, keep in good order and condition all heating, plumbing air conditioning, and electrical. Alterations are done at the expense of tenant with the approval of landlord. Moreover, the tenant pays all the utilities.
- Facilities:* Unknown.

CRA/LA CASE STUDIES

Process

Walker Wells of Global Green contacted the architects for three projects recently funded by the CRA to discuss the degree to which green building was included in the design of each project. The meetings were conducted by telephone in September 2007. Following an initial discussion of the project, the credits in the LEED rating system were addressed on a point-by-point basis. A summary of these conversations is provided below. An estimate LEED score was also generated by Walker Wells based on the conversation and his knowledge of the LEED system on other similar projects. It should be noted that the LEED basic components of the LEED certification process – basic commissioning and preparation of the documentation – typically have a cost of \$75,000 - \$125,000 per project.

CASE STUDY I – Hart Village

<i>Product Type:</i>	Residential
<i>Project Area:</i>	Reseda / Canoga Park West Valley Region
<i>Developer:</i>	Hart Village LP, Los Angeles Community Design Center
<i>Architect:</i>	LA Community Design Center
<i>Residential Units:</i>	46 Units (100% Affordable)
<i>Development Cost:</i>	\$20.4 million
<i>Agency Investment:</i>	\$2.85 million
<i>Completion:</i>	2007



Summary

Based on a conversation with the project architect for the Los Angeles Community Design Center, Tim Kohut, Hart Village includes a good number of green building strategies and materials, due to the green building requirements in the California Tax Credit Allocation Committee criteria. These criteria are used to determine which projects statewide are allocated the valuable 9% federal low-income housing tax credit. Competition for these credits is fierce, as the equity generated by the tax credit is a core component of most affordable housing project's financing. As a result, housing developers that apply for the tax credit feel compelled to gain full points in the TCAC scoring. Eight points are available for green building in the scoring section used to award credits (the points), plus an option to increase the amount of the allocation by 4% for projects that incorporate three additional green components and another option to increase the allocation by 5% for projects that include onsite energy generation (the boosts).

Mr. Kohut stated that LACDC typically claims all the green building points as well as the items needed to earn both boosts. For Hart Village, this meant designing the project to take full advantage of natural ventilation, exceeding state Title 24 energy code performance by at least 15%, selecting energy efficient lighting, specifying water efficient bathroom and kitchen faucets, using low-VOC paints and adhesives, and installing CRI Green Label carpet. The project also includes an approximately 40 kilowatt (kW) photovoltaic (PV) system that serves the common areas of the building.

ATTACHMENT B

Mr. Kohut clarified that the initial focus at LACDC is to design the project to be naturally ventilated if at all possible, due to the substantial savings that can be gained in both capital costs (purchase and installation of air conditioning equipment, wiring, and piping) and operations (electricity for the compressors and pumps). This is accomplished by providing single-loaded corridor buildings, open floor plans, well-placed windows, ceiling fans, and if air conditioning is installed, an economizer function on the cooling equipment (an economizing delivers outside air through a fan when the temperature and humidity are acceptable, rather than using the compressor as the default). Thermal comfort modeling is typically conducted in order to maximize the effectiveness of the passive design strategies. Only after the passive strategies are fully incorporated does the focus shift toward exceeding Title 24 through the building envelope and mechanical equipment. After the highest cost-effective level of energy efficiency is met, PV panels are sized to offset a significant amount of the remaining electricity demand. Mr. Kohut also stated that using low-toxic, low-VOC materials is standard for the organization.

In terms of the US Green Building Council's Leadership in Energy and Environmental Design (LEED) rating system, he explained that LACDC has used LEED as a guide in the past and that he and other members of the architectural staff are familiar with the standard. However, they do not go through the LEED Certification process for their projects from the following reasons: the TCAC points and boost are the most important source of revenue for most of the organization's projects so these criteria take precedent; the costs of LEED certification are seen as prohibitive (this is based on LEED for New Construction he expressed less familiarity with LEED for Homes), the value of LEED certification is not clear to the organization in terms of accelerating the approval process or gaining more favorable treatment from neighborhood groups or decisions making bodies. LACDC also typically requires the recycling of construction and demolition waste.

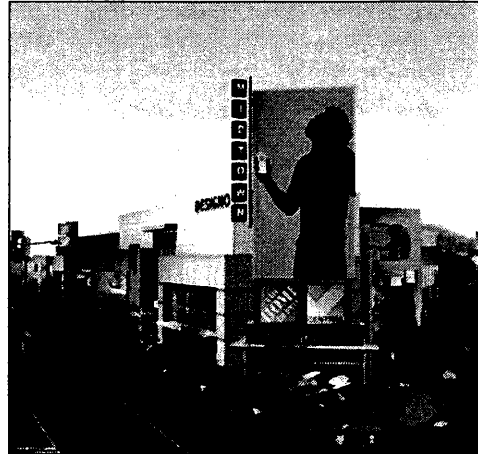
Given the approach taken by LACDC, the project would earn LEED points for location, urban heat island mitigation (through a cool roof and underground parking), low water landscaping, low-water indoor fixtures, low-toxic materials, and on-site energy generation. However the project would not be able to incorporate higher-end finish materials (recycled-content or renewable) because the budget is constrained and the rents in affordable housing are constrained so there is no ability to gain higher rental rates as a means of recovering the upfront cost. Furthermore, the project would not be able to meet the basic commissioning requirement of LEED for New Construction (LEED NC), as this effort is not part of LACDC's typical scope of work in either design or construction, due to cost. He mentioned that LEED for Homes might offer a more viable approach to testing and verification.

The estimated LEED score for Hart Village is 24 credits, close to the (26 point) Certified level, assuming that the commissioning prerequisite can be met. Low-cost options for gaining the needed 2 additional points are to establish a construction period air quality management plan and to specify high-efficiency toilets in the dwelling units.

In closing, Mr. Kohut stated that if the CRA does decide to adopt a green building standard it should be in alignment with TCAC and whatever standard is ultimately adopted by the Los Angeles City Council for all private sector projects.

CASE STUDY II – Midtown Crossing (Phase I)

Product Type: Retail
Project Area: Mid-City Corridors
 Hollywood & Central Region
Developer: CIM Group
Architect: Perkowitz & Ruth
Square Feet: 15,000 sf
Completion: 2007

**Summary**

Walker Wells spoke with Brad Williams of Perkins and Ruth, the Long Beach-based architectural firm responsible for the project and retail and transit station components of the project. Mr. Williams stated that the project did not intentionally include any green building features or attempt to achieve a rating per LEED or any other rating program. This is because there was not a request from the client related to green building, either from the client's internal interest or as the result of a requirement from the city. Mr. Williams explained that P+R has LEED APs on staff and has completed LEED Certified building for other clients. He also explained that the firm, as internal practice, is conscious of energy use and, when possible, establishes a site planning and massing strategy that takes advantage of the passive heating and natural ventilation. P+R also makes it a priority to design an energy efficient building envelope. Decisions regarding the efficiency of mechanical equipment or the type of finish materials (low-VOC, recycled-content, or renewable) are driven by the requests of the client. P+R has developed some internal specifications to emphasize the use of green products when there is no increase in costs or reduction in performance or aesthetics. Examples include paint, carpet, and ceiling tiles.

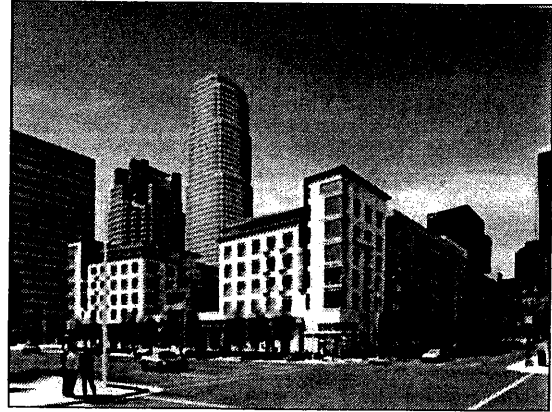
Similar to the Market Lofts, Mid-Town Crossing would be able to earn LEED points based on the project location, providing underground parking, stormwater quality, and low-water landscaping. This project would also fail to meet the basic building commissioning prerequisite.

Also similar to the Market Lofts, the main opportunities for increasing the LEED score at no to very low additional cost are through specifying flyash in the concrete, installation of high efficiency urinals and toilets, using low-VOC paints, adhesives, and carpets, improving energy efficiency to at least 10% better than Title 24 standards, and requiring construction waste recycling. Higher cost items include photovoltaic panels, recycled-content, renewable, or FSC certified finish materials, and additional design time to maximize thermal comfort and the effectiveness of the mechanical system.

The estimated LEED score for the project, based on the current design is 9 points. Of the 38 points identified as "maybe" 17-19 could be achieved at low additional cost to enable the project to reach the certified level. The remaining points needed to achieve the Silver level (33 points) are expected to add 2-3 % to the projects construction costs and add approximately \$30,000 - \$50,000 to the consultant costs.

Mr. Williams stated that if the project had been required to meet a specified level of LEED, P+R has the capacity to meet this requirement and welcomes such projects.

<i>Product Type:</i>	Mixed-Use
<i>Project Area:</i>	Central Business District Downtown Region
<i>Developer:</i>	CIM Group, Lee Group
<i>Architect:</i>	KTGY Group, Inc.
<i>Units/Square Feet:</i>	267 Units; 56,000 sf of retail
<i>Development Cost:</i>	\$110 MM
<i>Agency Investment:</i>	\$12 MM
<i>Completion:</i>	2007



David Lacey of KTGy, the Irvine-based architectural firm responsible for the residential component of the project stated that the project did not intentionally incorporate any green features as it was not a specific requirement for the project and the owner did not request that a green certification be achieved. Mr. Lacey also stated that KTGy's standard specifications do not incorporate green materials or systems, but that green items are added when requested by the client.

No or very-low cost opportunities to improve the LEED score include: specifying flyash in concrete (1 or 2 recycled content materials credits); specifying high efficiency toilets, urinals, and faucets (1 or 2 water efficiency credits); use of low-VOC paints and adhesives (2 indoor air quality credits) and specifying formaldehyde-free cabinet materials (to earn 1 indoor environmental quality point); specifying HCFC-free refrigerant for the air conditioning equipment, and requiring construction waste recycling (1 or 2 credits). Slightly higher cost options include improving energy efficiency to at least 10% better than Title 24 (2 energy and atmosphere credits *Note: earning 2 points in this category is a prerequisite as of 7/07*), and additional design time to analyze thermal comfort and improve the effectiveness of the mechanical system. Higher-cost options include solar photovoltaic panels, flooring and other finish materials from renewable or local sources, and energy efficiency that would result in exceeding the code by 15% or more.

Mr. Lacey stated that if the project had been required to meet a specified level of LEED KTGy has the staff and technical capacity needed to design to the LEED standard and the firm is actively working to obtain more LEED projects from their existing client base.

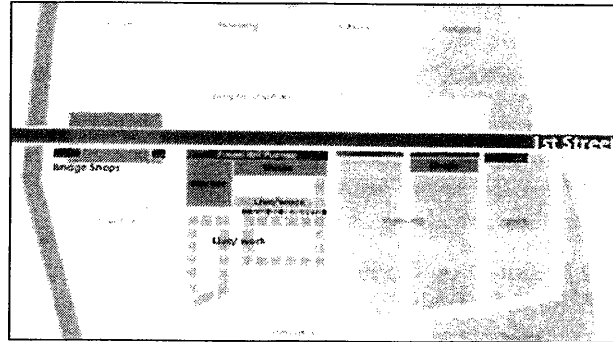
CASE STUDY IV – 1st & Mission Design for Development

Product Type: Neighborhood Development Guidelines

Project Area: Adelante Eastside
Eastside Region

Developer: CRA/LA

Completion: August 2006



Summary

Because the Healthy Neighborhoods policy is meant to promote sustainable communities—not merely sustainable buildings—we wanted to evaluate the potential of using the LEED-Neighborhood Development (LEED-ND) standard as a possible tool of promoting sustainable neighborhoods within CRA/LA project areas. Additionally, because the LEED-ND program is in a pilot stage, testing its relevance in CRA/LA project areas can help refine this emerging product so that it becomes a relevant standard for infill development.

The 1st & Mission Design for Development (DfD) is a comprehensive set of design guidelines for an approximately 5 acre development area bounded by 1st Street / Utah / 2nd Street / Mission Rd in the Adelante Eastside project area⁵. Because it defines a specific geographic area and establishes extensive urban design guidelines, it represents a comparable standard of ‘neighborhood design’ that the LEED-ND product is meant to measure. CRA/LA staff compared the specific guidelines in 1st & Mission DfD to the draft point system to ascertain how many points the 1st/Mission DfD would attain as written, and to identify which changes/additions could increase the level of LEED-ND attainment (see Attachment A).

As currently written, the 1st & Mission DfD would automatically qualify for approximately 40 points (out of a total of 114). There are two primary reasons for this high level of default achievement. First is that, because LEED ND was designed for greenfield development in peripheral urban areas, our site gets substantial points simply for being in an already-developed area (e.g. not built on a farm, close to existing sewer infrastructure, close to transit, etc.). The other is that many of the guidelines reflect goals of LEED ND—such as requiring that building facades have minimal blank space, that adequate sidewalks are provided, and that the design process must incorporate local historical contexts—is already an explicit (or implicit) requirement of the DfD.

Many provisions in the guidelines could be re-written to expressly state certain LEED requirements without changing their intent, which would add about another 5 points.

An additional 11-13 credits would likely be attained, but it was hard to measure without having any specific projects underway in the DfD area. For instance, up to 2 LEED-ND points can be attained if a portion of rental units is priced below AMI and maintained for minimum of 15 years with 20% of total rental units priced up to 50% of AMI or 40% of total rental units priced up to 80% of AMI. While this is not explicitly stated in the DfD, this is likely to be the case, given the location within a CRA project area.

In all, we would expect that this set of guidelines, as written with some slight changes that do not alter its content, would generate between 43-70 points for a potential LEED-ND attainment of Certified or Silver. There is significant potential for LEED-ND to become a standardized index of sustainable urban design in CRA/LA project areas.

⁵ The 1st & Mission DfD is a working draft as has not been approved by the CRA Board

RECOMMENDED NEXT STEPS

RECOMMENDATION 1: Approve a Comprehensive and Flexible Healthy Neighborhoods Policy

In accordance with the Mayoral Directive for the adoption of a "Statement of Sustainable Building Policies for the Private Sector" by January 18, 2008, bring before the Board a comprehensive Healthy Neighborhoods Policy that articulates the goals and achievement mechanisms necessary to ensure long-term social, economic, and environmental sustainability in CRA/LA Project Areas and Agency operations.

The Healthy Neighborhoods Policy should be complemented with technical manuals that provide guidance to staff for the effective implementation and successful achievement of the goals and targets outlined in the policy. These addenda can be approved administratively (yet reported to the Board) to allow for continued refinement in keeping with evolution of the green building industry and the needs and priorities of the Agency.

The addenda to the Healthy Neighborhoods Policy should be completed in advance of the anticipated July 2008 implementation of the Los Angeles Green Building Program.

Implementation

<i>Cost:</i>	No cost directly associated with Healthy Neighborhoods Policy adoption
<i>Staff Requirements:</i>	Requires Management, Policy Committee Review
<i>Timeline:</i>	<u>Immediate</u> – adopt Policy by January 18, 2008 Technical manuals prepared within 180 of policy adoption

RECOMMENDATION 2: Make Permanent Staff Commitment to Green Practices

Formalize and provide the necessary resources to support an Agency "Green Team" with adequate departmental and regional representation including the Agency's representative to the City of Los Angeles Interdepartmental Sustainability Team and/or designated sustainability liaison to the Mayor's Sustainability Practices Cabinet.

This "Green Team" should hold monthly meetings and serve as a steering and advisory committee for the Agency's strategic sustainability plan. Two or three staff members should be identified to lead Green Team projects/subcommittees and incorporate assignments into work objectives. The team-at-large will be responsible for the following:

- Provide departmental coordination with the city family and the LA Green Building Program
- Oversee the implementation of the Healthy Neighborhood Policy by drafting technical standards for internal agency practices, sustainable development in project areas and individual buildings, including design and permitting review processes, monitoring and reporting project compliance with green commitments, and quantifying incentive programs to support market transformation
- Liaise with and manage outside sustainability consultants (related to Recommendations 5 & 6).
- Create performance benchmarks, monitor sustainable accomplishments and present Annual Sustainability Report to Mayor's office (including Management and Board) per Mayoral Directive

Implementation

<i>Cost:</i>	Costs related to sustainable training and LEED Accreditation for 2-3 staff \$1,110 - \$1,650 (@ \$350 per LEED AP Test + \$200 for training materials)
<i>Staff Requirements:</i>	Identify staff and approve related work objective
<i>Timeline:</i>	<u>Immediate</u> - staff assignments to Green Team complete by January 2008 LEED Accreditation for staff by March 2008

RECOMMENDATION 3: Create Consistency and Accountability Measures for Current Green Building Development Agreements

In advance of the launch of the Los Angeles Green Building Program and implementation of the Agency's Healthy Neighborhoods Policy, provide staff directive on preferred language and accountability procedures to raise the effectiveness of development agreements.

The audit of the Agency's current sustainability initiatives revealed that the application and enforcement of green building efforts varies significantly between project areas and individual development agreements. The Agency should immediately create consistency and accountability by:

- Require enforceable language in development agreements to ensure that sustainability goals are met.
- Implement accountability procedures such as requiring developers to submit a LEED checklist signed by a LEED Accredited Professional demonstrating the specific measures the building and construction is committed to achieving. This document would serve as a "LEED notarization" and be required for any development agreement or discretionary actions.
- Include sustainability (vis-à-vis LEED standards) as part of community benefits package

Implementation

<i>Cost:</i>	None
<i>Staff Requirements:</i>	Minimal staff time needed to draft directive
<i>Timeline:</i>	<u>Immediate</u>

RECOMMENDATION 4: Take Leadership on Sustainable Internal Practices

Based on the findings and recommendations of the Sustainability Audit Report (included within), create and issue a thorough internal practices directive to staff in advance of the April 18, 2008 deadline for the Mayoral Directive to review current departmental practices and adopt an internal sustainability plan.

The sustainable internal practices directive will address internal CRA/LA policies, procedures, and programs to ensure best practices and the achievement of the highest standards of environmental responsibility. In particular, the directive will strive to achieve:

- Energy and water conservation and waste reduction
- Best employee practices and outreach/education plans
- Sustainable contracting, procurement and purchasing
- Criteria for locating, negotiating, constructing, and renovating Agency office space
- Effective communication/outreach to staff to support and enforce best practices

The matrix of internal practices provided in this document identifies dozens of 'reasonably attainable' practices that can and should be quickly implemented.

Implementation

<i>Cost:</i>	Varies - refer to internal practices recommendations included within
<i>Staff Requirements:</i>	Assistance in drafting staff directive and coordinating with vendors and CRA/LA Departments
<i>Timeline:</i>	<u>Near-term</u> - Directive from CEO issued by April 2008

RECOMMENDATION 5: Foster Green Building in all Project Areas

To help facilitate the Los Angeles Green Building Program and to advance sustainable urban development in Project Areas, require a one-time 'Green Consultation' with an approved sustainability consultant for all new construction projects that come before the Board for one year.

We can begin fostering green building in our project areas through a pilot program offering at no cost, a one-time 'Green Consultation' for any new construction (or major rehabilitation project) projects in CRA/LA project areas.

- Required of projects with discretionary action or financial assistance
- Voluntary for by-right developments in CRA/LA project areas

This meeting will take place as early in the development as possible to ensure integration of sustainable materials and techniques. The consultant will advise developer on how many LEED points the project would attain 'as is' and explain what additional sustainable opportunities are available to help meet various LEED thresholds. Developers would not be required to change their designs to meet any particular standards as a part of this program; however, we are confident such consultations will greatly increase the use sustainable materials and techniques, due to the opportunities for significant construction and operational costs savings associated with green buildings.

According to our review, 47 projects came before the Agency's Board in the first 10 months of 2007. Global Green estimates that a site plan review and 3-hour consultation meeting with a green building consultant would cost about \$3,000. So if we were to have the same number of projects comes before the Board next year, with the same percentage of projects being already captured by the Los Angeles Green Building Program, it would cost the CRA approximately \$150,000 to finance the Green Consultant Pilot Program for one year.⁶

With this pilot program in place, we will help to foster market transformation towards sustainable building practices by actively educating the development community and creating industry-wide appreciation for green building which will make it easier and easier for developers to build green in the future. Additionally, by offering no cost LEED consultation, we will make CRA/LA project areas more competitive by offering them an advantage if they are going to be required to meet LEED under the City's new Green Building Program.

Implementation

<i>Cost:</i>	\$150,000 (approximate)
<i>Staff Requirements:</i>	Technical Services: Prepare initial Request for Qualifications Project Managers and Project Planners: arrange and attend meeting between developers and consultants
<i>Timeline:</i>	<u>Long-term</u> Request for Qualifications issued by January 2008 Program launched by July 2008 along with LA Green Building Program

⁶ The costs could be reduced by constraining the projects that are eligible for the program. For instance, we could lower the program costs by only offering it to the first 10-20 projects that come before the board; requiring it only for projects with 10 units / 10,000 SF of space; or reducing the duration of the program to 6 months from 12 months.

RECOMMENDATION 6: **Codify New Green Standards for Project Area Policies and Green Building Requirements**

With new citywide green building standards forthcoming that will capture many projects coming before the Board, CRA/LA should craft a fuller set of technical standards to guide sustainable urban development in all Project Areas and expand the effectiveness of the Los Angeles Green Building Program by promoting sustainability in projects not captured by the city program.

These standards will cover building materials/construction and sustainable urban design standards to promote walkable communities, increased green space, water/energy efficiency, increased health of building occupants/neighborhood residents, reduction of carbon emissions, and access to sustainable transportation. This level of technical detail requires additional technical expertise and therefore it is recommend that the Agency hire a professional green building consultant to draft technical language of new CRA 'Green Standards' which will be submitted as an addenda to the approved Healthy Neighborhoods Policy.

The technical standards will include LEED threshold requirements, including design and permit review, monitoring and compliance mechanisms, and incentive programs.

Implementation

<i>Cost:</i>	TBD
<i>Staff Requirements:</i>	Assignment of one staff member to liaise with consultant
<i>Timeline:</i>	<u>Long-term</u> - Consultant hired between January 2008 and March 2008 (depending on RFQ requirement) Technical Standards developed and implemented by July 2008

RECOMMENDATION 7: **Engage Community with a Bold Demonstration Project**

As a part of our commitment to providing leadership within the city for sustainable development, the Agency should engage the community with a bold demonstration project to coincide with the launching of our healthy neighborhoods policy.

Staff attended a recent seminar on green roofing strategies to understand costs, benefits and techniques of greening the Agency's Central Office roof. The modular green roof blocks would not require any structural changes to the building and would not affect existing runoff. It would be as simple as laying down small panels on the roof, and watering it about once a month. Further discussions would be needed with Jamison Properties, but evidence that shows the savings on energy costs and extended life of roof—coupled with CRA's upcoming lease re-negotiation—would help demonstrate the mutual benefit of greening our Central Office's roof.

We envision the roof greening—the first of any department in the city—as an outstanding publicity event for the CRA and one that would bring citywide attention to our leadership on sustainability in Los Angeles.

Implementation

<i>Cost:</i>	\$10,000 to \$80,000 depending on roof coverage [Cost includes Green Roof Paks, Plants, Drain Core/Root Barrier, Delivery and supervision of project by LEED-Accredited staff from Green Roof Blocks Co.]
<i>Staff Requirements:</i>	Negotiate agreement with Landlord Spend a Saturday with the CRA family installing the Green Roof Paks
<i>Timeline:</i>	<u>Long-term</u> – To be co-launched with LA Green Building Program (July 2008) Less than three weeks once funding and permissions are in place



LEED for New Construction v2.2 Registered Project Checklist

LEED Point Estimate Prepared by Walker Wells LEED AP, Global Green USA

Project Name: Hart Village

Project Address:

Yes ? No

6	6	2	Sustainable Sites	14 Points
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Y		Prereq 1	Construction Activity Pollution Prevention	Required
1		Credit 1	Site Selection	1
1		Credit 2	Development Density & Community Connectivity	1
1	1	Credit 3	Brownfield Redevelopment	1
1		Credit 4.1	Alternative Transportation, Public Transportation Access	1
1	1	Credit 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms	1
1	1	Credit 4.3	Alternative Transportation, Low-Emitting & Fuel-Efficient Vehicles	1
1		Credit 4.4	Alternative Transportation, Parking Capacity	1
1	1	Credit 5.1	Site Development, Protect or Restore Habitat	1
1	1	Credit 5.2	Site Development, Maximize Open Space	1
1	1	Credit 6.1	Stormwater Design, Quantity Control	1
1		Credit 6.2	Stormwater Design, Quality Control	1
1		Credit 7.1	Heat Island Effect, Non-Roof	1
1	1	Credit 7.2	Heat Island Effect, Roof	1
1	1	Credit 8	Light Pollution Reduction	1

Yes ? No

2	1	2	Water Efficiency	5 Points
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1			Credit 1.1	Water Efficient Landscaping, Reduce by 50%	1
1		1	Credit 1.2	Water Efficient Landscaping, No Potable Use or No Irrigation	1
1		1	Credit 2	Innovative Wastewater Technologies	1
1			Credit 3.1	Water Use Reduction, 20% Reduction	1
1	1		Credit 3.2	Water Use Reduction, 30% Reduction	1

4	5	1	Energy & Atmosphere	17 Points
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N	Prereq 1	Fundamental Commissioning of the Building Energy Systems	Required
Y	Prereq 2	Minimum Energy Performance	Required
Y	Prereq 3	Fundamental Refrigerant Management	Required

***Note for EAc1:** All LEED for New Construction projects registered after June 26th, 2007 are required to achieve at least two (2) points under EAc1.

2	2	Credit 1	Optimize Energy Performance	1 to 10
			☐ 10.5% New Buildings or 3.5% Existing Building Renovations	1
			☒ 14% New Buildings or 7% Existing Building Renovations	2
			☐ 17.5% New Buildings or 10.5% Existing Building Renovations	3
			☐ 21% New Buildings or 14% Existing Building Renovations	4
			☐ 24.5% New Buildings or 17.5% Existing Building Renovations	5
			☐ 28% New Buildings or 21% Existing Building Renovations	6
			☐ 31.5% New Buildings or 24.5% Existing Building Renovations	7
			☐ 35% New Buildings or 28% Existing Building Renovations	8
			☐ 38.5% New Buildings or 31.5% Existing Building Renovations	9
			☐ 42% New Buildings or 35% Existing Building Renovations	10
2	1	Credit 2	On-Site Renewable Energy	1 to 3
			☐ 2.5% Renewable Energy	1
			☒ 7.5% Renewable Energy	2

1	Credit 3	Enhanced Commissioning	1
1	Credit 4	Enhanced Refrigerant Management	1
1	Credit 5	Measurement & Verification	1
1	Credit 6	Green Power	1

continued...

Yes ? No

3	5	5	Materials & Resources	13 Points
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Y	Prereq 1	Storage & Collection of Recyclables	Required
1	Credit 1.1	Building Reuse, Maintain 75% of Existing Walls, Floors & Roof	1
1	Credit 1.2	Building Reuse, Maintain 100% of Existing Walls, Floors & Roof	1
1	Credit 1.3	Building Reuse, Maintain 50% of Interior Non-Structural Elements	1
1	Credit 2.1	Construction Waste Management, Divert 50% from Disposal	1
1	Credit 2.2	Construction Waste Management, Divert 75% from Disposal	1
1	Credit 3.1	Materials Reuse, 5%	1
1	Credit 3.2	Materials Reuse, 10%	1
1	Credit 4.1	Recycled Content, 10% (post-consumer + ½ pre-consumer)	1
1	Credit 4.2	Recycled Content, 20% (post-consumer + ½ pre-consumer)	1
1	Credit 5.1	Regional Materials, 10% Extracted, Processed & Manufactured Region	1
1	Credit 5.2	Regional Materials, 20% Extracted, Processed & Manufactured Region	1
1	Credit 6	Rapidly Renewable Materials	1
1	Credit 7	Certified Wood	1

Yes ? No

8	6	1	Indoor Environmental Quality	15 Points
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Y	Prereq 1	Minimum IAQ Performance	Required
Y	Prereq 2	Environmental Tobacco Smoke (ETS) Control	Required
1	Credit 1	Outdoor Air Delivery Monitoring	1
1	Credit 2	Increased Ventilation	1
1	Credit 3.1	Construction IAQ Management Plan, During Construction	1
1	Credit 3.2	Construction IAQ Management Plan, Before Occupancy	1
1	Credit 4.1	Low-Emitting Materials, Adhesives & Sealants	1
1	Credit 4.2	Low-Emitting Materials, Paints & Coatings	1
1	Credit 4.3	Low-Emitting Materials, Carpet Systems	1
1	Credit 4.4	Low-Emitting Materials, Composite Wood & Agrifiber Products	1
1	Credit 5	Indoor Chemical & Pollutant Source Control	1
1	Credit 6.1	Controllability of Systems, Lighting	1
1	Credit 6.2	Controllability of Systems, Thermal Comfort	1
1	Credit 7.1	Thermal Comfort, Design	1
1	Credit 7.2	Thermal Comfort, Verification	1
1	Credit 8.1	Daylight & Views, Daylight 75% of Spaces	1
1	Credit 8.2	Daylight & Views, Views for 90% of Spaces	1

Yes ? No

1	1	Innovation & Design Process	5 Points
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1	Credit 1.1	Innovation in Design: Educational Display	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 2	LEED® Accredited Professional	1

Yes ? No

24	24	10	Project Totals (pre-certification estimates)	69 Points
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Certified: 26-32 points, **Silver:** 33-38 points, **Gold:** 39-51 points, **Platinum:** 52-69 po



LEED for New Construction v2.2 Registered Project Checklist

LEED Point Estimate Prepared by Walker Wells LEED AP, Global Green USA

Project Name: Market Lofts

Project Address:

Yes ? No

7 5 2 Sustainable Sites 14 Points

Y	Prereq 1	Construction Activity Pollution Prevention	Required
1	Credit 1	Site Selection	1
1	Credit 2	Development Density & Community Connectivity	1
1	Credit 3	Brownfield Redevelopment	1
1	Credit 4.1	Alternative Transportation, Public Transportation Access	1
1	Credit 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms	1
1	Credit 4.3	Alternative Transportation, Low-Emitting & Fuel-Efficient Vehicles	1
1	Credit 4.4	Alternative Transportation, Parking Capacity	1
1	Credit 5.1	Site Development, Protect or Restore Habitat	1
1	Credit 5.2	Site Development, Maximize Open Space	1
1	Credit 6.1	Stormwater Design, Quantity Control	1
1	Credit 6.2	Stormwater Design, Quality Control	1
1	Credit 7.1	Heat Island Effect, Non-Roof	1
1	Credit 7.2	Heat Island Effect, Roof	1
1	Credit 8	Light Pollution Reduction	1

Yes ? No

1 2 2 Water Efficiency 5 Points

1	Credit 1.1	Water Efficient Landscaping, Reduce by 50%	1
1	Credit 1.2	Water Efficient Landscaping, No Potable Use or No Irrigation	1
1	Credit 2	Innovative Wastewater Technologies	1
1	Credit 3.1	Water Use Reduction, 20% Reduction	1
1	Credit 3.2	Water Use Reduction, 30% Reduction	1

7 Energy & Atmosphere 17 Points

N	Prereq 1	Fundamental Commissioning of the Building Energy Systems	Required
Y	Prereq 2	Minimum Energy Performance	Required
Y	Prereq 3	Fundamental Refrigerant Management	Required

*Note for EAc1: All LEED for New Construction projects registered after June 26th, 2007 are required to achieve at least two (2) points under EAc1.

2	Credit 1	Optimize Energy Performance	1 to 10
		10.5% New Buildings or 3.5% Existing Building Renovations	1
		14% New Buildings or 7% Existing Building Renovations	2
		17.5% New Buildings or 10.5% Existing Building Renovations	3
		21% New Buildings or 14% Existing Building Renovations	4
		24.5% New Buildings or 17.5% Existing Building Renovations	5
		28% New Buildings or 21% Existing Building Renovations	6
		31.5% New Buildings or 24.5% Existing Building Renovations	7
		35% New Buildings or 28% Existing Building Renovations	8
		38.5% New Buildings or 31.5% Existing Building Renovations	9
		42% New Buildings or 35% Existing Building Renovations	10
1	Credit 2	On-Site Renewable Energy	1 to 3
		2.5% Renewable Energy	1
		7.5% Renewable Energy	2

☐	☒	☐	Credit 3	Enhanced Commissioning	1
☐	☒	☐	Credit 4	Enhanced Refrigerant Management	1
☐	☒	☐	Credit 5	Measurement & Verification	1
☐	☒	☐	Credit 6	Green Power	1

continued...

Yes ? No

1	7	5	Materials & Resources	13 Points
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Y			Prereq 1	Storage & Collection of Recyclables	Required
☐	☐	☒	Credit 1.1	Building Reuse, Maintain 75% of Existing Walls, Floors & Roof	1
☐	☐	☒	Credit 1.2	Building Reuse, Maintain 100% of Existing Walls, Floors & Roof	1
☐	☐	☒	Credit 1.3	Building Reuse, Maintain 50% of Interior Non-Structural Elements	1
☐	☒	☐	Credit 2.1	Construction Waste Management, Divert 50% from Disposal	1
☐	☒	☐	Credit 2.2	Construction Waste Management, Divert 75% from Disposal	1
☐	☐	☒	Credit 3.1	Materials Reuse, 5%	1
☐	☐	☒	Credit 3.2	Materials Reuse, 10%	1
☐	☒	☐	Credit 4.1	Recycled Content, 10% (post-consumer + ½ pre-consumer)	1
☐	☒	☐	Credit 4.2	Recycled Content, 20% (post-consumer + ½ pre-consumer)	1
☒	☐	☐	Credit 5.1	Regional Materials, 10% Extracted, Processed & Manufactured Region	1
☐	☒	☐	Credit 5.2	Regional Materials, 20% Extracted, Processed & Manufactured Region	1
☐	☐	☒	Credit 6	Rapidly Renewable Materials	1
☐	☒	☐	Credit 7	Certified Wood	1

Yes ? No

1	5		Indoor Environmental Quality	15 Points
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Y			Prereq 1	Minimum IAQ Performance	Required
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	Required
☐	☒	☐	Credit 1	Outdoor Air Delivery Monitoring	1
☐	☒	☐	Credit 2	Increased Ventilation	1
☐	☒	☐	Credit 3.1	Construction IAQ Management Plan, During Construction	1
☐	☒	☐	Credit 3.2	Construction IAQ Management Plan, Before Occupancy	1
☐	☒	☐	Credit 4.1	Low-Emitting Materials, Adhesives & Sealants	1
☐	☒	☐	Credit 4.2	Low-Emitting Materials, Paints & Coatings	1
☐	☒	☐	Credit 4.3	Low-Emitting Materials, Carpet Systems	1
☐	☒	☐	Credit 4.4	Low-Emitting Materials, Composite Wood & Agrifiber Products	1
☐	☒	☐	Credit 5	Indoor Chemical & Pollutant Source Control	1
☐	☒	☐	Credit 6.1	Controllability of Systems, Lighting	1
☐	☒	☐	Credit 6.2	Controllability of Systems, Thermal Comfort	1
☐	☒	☐	Credit 7.1	Thermal Comfort, Design	1
☐	☒	☐	Credit 7.2	Thermal Comfort, Verification	1
☐	☒	☐	Credit 8.1	Daylight & Views, Daylight 75% of Spaces	1
☐	☒	☐	Credit 8.2	Daylight & Views, Views for 90% of Spaces	1

Yes ? No

1	1		Innovation & Design Process	5 Points
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☐	☒	☐	Credit 1.1	Innovation in Design: Educational Display	1
☐	☐	☐	Credit 1.2	Innovation in Design: Provide Specific Title	1
☐	☐	☐	Credit 1.3	Innovation in Design: Provide Specific Title	1
☐	☐	☐	Credit 1.4	Innovation in Design: Provide Specific Title	1
☒	☐	☐	Credit 2	LEED® Accredited Professional	1

Yes ? No

10	37	9	Project Totals (pre-certification estimates)	69 Points
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Certified: 26-32 points, Silver: 33-38 points, Gold: 39-51 points, Platinum: 52-69 po



LEED for New Construction v2.2 Registered Project Checklist

LEED Point Estimate Prepared by Walker Wells LEED AP, Global Green USA

Project Name: Midtown Crossing

Project Address:

Yes ? No

6 6 2

Sustainable Sites

14 Points

Y			Prereq 1	Construction Activity Pollution Prevention	Required
1			Credit 1	Site Selection	1
1			Credit 2	Development Density & Community Connectivity	1
	1		Credit 3	Brownfield Redevelopment	1
1			Credit 4.1	Alternative Transportation, Public Transportation Access	1
	1		Credit 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms	1
	1		Credit 4.3	Alternative Transportation, Low-Emitting & Fuel-Efficient Vehicles	1
1			Credit 4.4	Alternative Transportation, Parking Capacity	1
		1	Credit 5.1	Site Development, Protect or Restore Habitat	1
		1	Credit 5.2	Site Development, Maximize Open Space	1
	1		Credit 6.1	Stormwater Design, Quantity Control	1
1			Credit 6.2	Stormwater Design, Quality Control	1
1			Credit 7.1	Heat Island Effect, Non-Roof	1
	1		Credit 7.2	Heat Island Effect, Roof	1
	1		Credit 8	Light Pollution Reduction	1

Yes ? No

1 2 2

Water Efficiency

5 Points

1			Credit 1.1	Water Efficient Landscaping, Reduce by 50%	1
		1	Credit 1.2	Water Efficient Landscaping, No Potable Use or No Irrigation	1
		1	Credit 2	Innovative Wastewater Technologies	1
	1		Credit 3.1	Water Use Reduction, 20% Reduction	1
	1		Credit 3.2	Water Use Reduction, 30% Reduction	1

7

Energy & Atmosphere

17 Points

N			Prereq 1	Fundamental Commissioning of the Building Energy Systems	Required
Y			Prereq 2	Minimum Energy Performance	Required
Y			Prereq 3	Fundamental Refrigerant Management	Required

*Note for EAc1: All LEED for New Construction projects registered after June 26th, 2007 are required to achieve at least two (2) points under EAc1.

2

Credit 1	Optimize Energy Performance	1 to 10
	10.5% New Buildings or 3.5% Existing Building Renovations	1
	14% New Buildings or 7% Existing Building Renovations	2
	17.5% New Buildings or 10.5% Existing Building Renovations	3
	21% New Buildings or 14% Existing Building Renovations	4
	24.5% New Buildings or 17.5% Existing Building Renovations	5
	28% New Buildings or 21% Existing Building Renovations	6
	31.5% New Buildings or 24.5% Existing Building Renovations	7
	35% New Buildings or 28% Existing Building Renovations	8
	38.5% New Buildings or 31.5% Existing Building Renovations	9
	42% New Buildings or 35% Existing Building Renovations	10
Credit 2	On-Site Renewable Energy	1 to 3
	2.5% Renewable Energy	1
	7.5% Renewable Energy	2

☐	☒	☐	Credit 3	Enhanced Commissioning	1
☐	☒	☐	Credit 4	Enhanced Refrigerant Management	1
☐	☒	☐	Credit 5	Measurement & Verification	1
☐	☒	☐	Credit 6	Green Power	1

continued...

Yes ? No

1	7	5	Materials & Resources	13 Points
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Y			Prereq 1	Storage & Collection of Recyclables	Required
☐	☐	☒	Credit 1.1	Building Reuse, Maintain 75% of Existing Walls, Floors & Roof	1
☐	☐	☒	Credit 1.2	Building Reuse, Maintain 100% of Existing Walls, Floors & Roof	1
☐	☐	☒	Credit 1.3	Building Reuse, Maintain 50% of Interior Non-Structural Elements	1
☐	☒	☐	Credit 2.1	Construction Waste Management, Divert 50% from Disposal	1
☐	☒	☐	Credit 2.2	Construction Waste Management, Divert 75% from Disposal	1
☐	☐	☒	Credit 3.1	Materials Reuse, 5%	1
☐	☐	☒	Credit 3.2	Materials Reuse, 10%	1
☐	☒	☐	Credit 4.1	Recycled Content, 10% (post-consumer + ½ pre-consumer)	1
☐	☒	☐	Credit 4.2	Recycled Content, 20% (post-consumer + ½ pre-consumer)	1
☒	☐	☐	Credit 5.1	Regional Materials, 10% Extracted, Processed & Manufactured Region	1
☐	☒	☐	Credit 5.2	Regional Materials, 20% Extracted, Processed & Manufactured Region	1
☐	☒	☐	Credit 6	Rapidly Renewable Materials	1
☐	☒	☐	Credit 7	Certified Wood	1

Yes ? No

1	15		Indoor Environmental Quality	15 Points
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Y			Prereq 1	Minimum IAQ Performance	Required
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	Required
☐	☒	☐	Credit 1	Outdoor Air Delivery Monitoring	1
☐	☒	☐	Credit 2	Increased Ventilation	1
☐	☒	☐	Credit 3.1	Construction IAQ Management Plan, During Construction	1
☐	☒	☐	Credit 3.2	Construction IAQ Management Plan, Before Occupancy	1
☐	☒	☐	Credit 4.1	Low-Emitting Materials, Adhesives & Sealants	1
☐	☒	☐	Credit 4.2	Low-Emitting Materials, Paints & Coatings	1
☐	☒	☐	Credit 4.3	Low-Emitting Materials, Carpet Systems	1
☐	☒	☐	Credit 4.4	Low-Emitting Materials, Composite Wood & Agrifiber Products	1
☐	☒	☐	Credit 5	Indoor Chemical & Pollutant Source Control	1
☐	☒	☐	Credit 6.1	Controllability of Systems, Lighting	1
☐	☒	☐	Credit 6.2	Controllability of Systems, Thermal Comfort	1
☐	☒	☐	Credit 7.1	Thermal Comfort, Design	1
☐	☒	☐	Credit 7.2	Thermal Comfort, Verification	1
☐	☒	☐	Credit 8.1	Daylight & Views, Daylight 75% of Spaces	1
☐	☒	☐	Credit 8.2	Daylight & Views, Views for 90% of Spaces	1

Yes ? No

1	1		Innovation & Design Process	5 Points
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☐	☒	☐	Credit 1.1	Innovation in Design: Educational Display	1
☐	☐	☐	Credit 1.2	Innovation in Design: Provide Specific Title	1
☐	☐	☐	Credit 1.3	Innovation in Design: Provide Specific Title	1
☐	☐	☐	Credit 1.4	Innovation in Design: Provide Specific Title	1
☒	☐	☐	Credit 2	LEED® Accredited Professional	1

Yes ? No

9	38	9	Project Totals (pre-certification estimates)	69 Points
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Certified: 26-32 points, **Silver:** 33-38 points, **Gold:** 39-51 points, **Platinum:** 52-69 po

Analysis of LEED ND Credits for 1st & Mission DFD Area

CRA/Global Green 'Healthy Neighborhoods' Project

After comparing the "1st and Mission Design for Development Guidelines" with the list of credits required by the pilot LEED ND program, it appears that the existing guidelines would already generate a 'Certified' level of LEED ND. With a few simple changes to the guidelines—changes that would elaborate and/or refine existing language—the project could attain LEED Silver. And if certain additional language was inserted (none of which would appear to contradict the existing guidelines), the area could attain LEED Gold. The sheet below lists the qualifying credits, along with references to the existing text (or to locations within the text where additions would be necessary. The bottom line is that the guidelines, as currently written, would ensure a LEED ND certification, and with certain modest changes the threshold could be increased to LEED Silver or even Gold level.

(X = Prerequisite)

Attained Automatically	27 to 52
Unknown But Likely	11 to 13
Simple to achieve	5
Not Applicable	
Total	43-70

Certified: 46 – 56 points

Silver: 57 – 67 points

Gold: 68 – 90 points

Platinum: 91 – 114 points

	Credit	Point(s)	Notes	Specific Language Cited/Needed
Location Efficiency	Transportation Efficiency	X	Entirely within Pico/Aliso station walk area	
	Water and Stormwater Efficiency	X	Developed upon existing water/stormwater infrastructure	
	Contaminated Brownfields Redevelopment	4	On brownfield?	
	High Cost Brownfield Redevelopment	1	On 'more complicated or challenging' brownfield?	
	Adjacent, Infill or Previously Developed Site	3 to 10	Site is an infill redevelopments	
	Reduced Automobile Dependence	2 to 6	Located in areas with 'outstanding transit service'	
	Contribution to Jobs-Housing Balance	4	More detailed analysis needed; but seems to meet these credits' threshold of being located in or adjacent to an area with	
	School Proximity	1	LAUSD HS #1 located adjacent to DFD area	
	Access to Public Spaces	2	Pecan Playground located within 1/2 mile	
Environmental Preservation	Imperiled Species and Ecological Communities	X	Site is on previously developed land	
	Parkland Preservation	X	Site is not parkland that would be developed	
	Wetland and Water Body Conservation	X	Site is on previously developed land	
	Erosion and Sedimentation Control	X	Projects would need to design a sediment and erosion control plan, specific to the entire project	Design a sediment and erosion control plan, specific to the entire project, which conforms to U.S. EPA Document No. EPA 832/R-92-005 (September 1992), Storm Water Management for construction Activities, Chapter 3, or to local erosion and sedimentation control standards and codes, whichever are more stringent. (this may be done in DFD or mandated for each
	Farmland Preservation	X	Site would not be developed on 'soils of state significance'	
	Support Off-Site Land Conservation	2	Project must agree to acquire fee title to off-site parcels (at least 50% of the project area) and agree to hold land in perpetuity	
	Site Design for Habitat or Wetland Construction	1	Must use native species for all exterior vegetation	Add language in Section 2.1 .5 to require all trees/planiting be native; also in Section 2.3.3
	Restoration of Habitat or Wetlands	1	Restore native habitat, using only native species, to an area equal to at least 10% of the development footprint and protect such habitat from development in perpetuity (see LEED ND for	
	Conservation Management of Habitat or Wetlands	1	Must create 10-year plan to conserve habitat or wetlands	
	Steep Slope Preservation	1	Must plant native vegetation on certain portions of sloped areas	
	Minimize Site Disturbance During Construction	1	Site is 100% previously developed and for which the zone of construction impact is 100% previously developed.	
	Minimize Site Disturbance Through Site Design	1	Site is previously developed	
	Maintain Stormwater Runoff Rates	1	Post-development runoff rates must be equal to pre-development runoff rates	Use of permeable paving materials (as mentioned in 2.3.7) should be required, not suggested, with a goal of reducing runoff by 25%
	Reduce Stormwater Runoff Rates	2	Post-development runoff rates must 25% less than pre-development runoff rates	
	Stormwater Treatment	2	Implement a stormwater management plan that captures and treats the stormwater runoff from 90% of the average annual rainfall	implement a stormwater management plan that captures and treats the stormwater runoff from 90% of the average annual rainfall (see note, below) using acceptable best management practices (BMPs) that are capable of removing

	Compact, Complete, & Connected Neighborhoods			Specific Language Cited/Needed
	Credit	Point(s)	Notes	
	Open Community	X	All streets, sidewalks, and public spaces built must be directly available for general public use and not enclosed within a fenced enclave.	Add this language explicitly in 2.3
	Compact Development	X	Residential components must have an average density of seven or more dwelling units per acre of buildable land available for residential use; commercial components must have an average intensity of a Floor to Area Ratio (FAR) of 0.50 or greater.	Standard C2 zoning has FAR of 1:5 and RAS3 and RAS4 have FAR of 3.1
	Diversity of Uses	X	Site is smaller than 7 acres	
	Compact Development	1 to 5	Non-residential intensity measured as FAR must be between 0.75 ≥ 2.5 and higher.	Standard C2 zoning has FAR of 1:5 and RAS3 and RAS4 have FAR of 3.1
	Transit-Oriented Compactness	1	The average residential density/nonresidential intensity of the project within 800 feet of a transit stop must have a minimum of 2X the average density/intensity of the full project, or of the area within ¼ mile of the transit stop, whichever area is larger.	entire site within 800 ft of station
	Diversity of Uses	1 to 3	Residential component must be located within 1/2 mile of 2-7 examples of everyday non-residential use categories, accessible by pedestrians without having to cross major streets.	
	Housing Diversity	4	Residential development must include a variety of housing sizes/types so the total variety of housing within the project or within ¼ mile of the project achieve at least 0.5 on the Simpson Diversity Index.	
	Affordable Rental Housing	1 to 2	Portion of rental units must be priced below AIM and maintained for min. of 15 years: 20% of total rental units priced up to 50% of AIM or 40% of total rental units priced up to 80% of AIM.	[assuming that project meets the 20% CRA affordable housing standard]
	Affordable For-Sale Housing	1 to 2	Portion of for-sale housing must be affordable to households at or slightly above AIM: Min. of 10% of for-sale housing priced for households up to 100% of AIM, or min. of 20% of for-sale housing is priced for households up to 120% AIM.	
	Reduced Parking Footprint	2	No more than 1 row of parallel, angled, or perpendicular parking spaces can be built to separate the front of buildings from the street, and/or no more than 20% of project land can be used for	need to add this language; DfD already has elaborate parking requirements that do not conflict with this credit
	Community Outreach and Involvement	1	Public input must be solicited/incorporated during the various phases of the project; regular communication must be established between the developer and the public.	Reference public input required as a part of regular CAC/PAC meetings, and/or input from public as part of DfD process
	Block Perimeter	1 to 4	The average block perimeter bounded by the sidewalk/or equivalent must be limited to 800 ft. to 1800 ft. in order to promote connectivity.	would need to create mid-block paseo on block bounded by 1st/Mission/Andersen/Azuza
	Locating Buildings to Shape Walkable Streets	1	Project must encourage pedestrian-oriented streets such that each building: has a front façade facing a public space, min. of 80% of front façade are no more than 25 ft. from the property line, min. of 50% are no more than 18 ft. from the property line; AND majority are contiguous to the sidewalk.	Similar language exists in 2.6.4 and 2.3— would need to explicitly state this credit requirement
	Designing Building Access to Shape Walkable Streets	1	Principal entry to the building must face a public space; entrances must be located an average of every 75 ft. along commercial streets, and have at least 1 entry facing public space in non-residential buildings. Each building must have a front	this language is consistent with existing guidelines in Section 2.3 but specific language would need to be written
	Designing Buildings to Shape Walkable Streets	1	façade that faces a public space; 33% of ground-level interior spaces facing public space must have transparent glass; no blank walls longer than 50 ft. can be constructed along sidewalks (exempting public art); AND stipulate that owners will keep ground level spaces unobstructed at night.	Similar language in 2.5.1.2— would need to explicitly state this credit requirement; ALSO: similar language in 2.5.1.4.b, but would need to increase % from 30 to 33 and require this throughout DfD area, not just along 1st street

	Credit	Point(s)	Notes	Specific Language Cited/Needed
Compact, Complete, & Connected Neighborhoods (2)	Comprehensively Designed Walkable Streets	2	Buildings must be located, accessed and designed to shape walkable streets.	
	Street Network	1	Include a pedestrian or bicycle through-connection in a majority of any new cul-de-sacs unless topographical conditions prohibit them.	Language exists in 2.1.3.5
	Pedestrian Network	1	Must provide continuous sidewalks or equivalent provisions (woonerfts, footpaths); new sidewalks must be at least 4 ft. wide.	implied but not explicitly stated; no reason to think that this would not automatically apply
	Maximize Pedestrian Experience	1	Design/construct all streets within the project for a max. of 25 mph for primarily commercial streets; plant trees between vehicle travel way and sidewalk at min. of 40 ft. intervals; residential ground-floor units must be elevated a min. of 24"	
	Superior Pedestrian Experience	1 to 2	Commercial/mixed-use projects must design and build a min. of 50% of total number of office buildings to include ground floor retail, which are directly accessible by sidewalks along public space; trees or other structures must provide shade to half the	Language exists in 2.1.1
	Applying Regional Precedents in Urbanism and Architecture	1	Design process must include the local/regional historical patterns of neighborhood development and building design by utilizing (e.g.) historical preservation organizations.	existing language in 2.5.2.1
	Transit Subsidy	3	Must publicize and provide subsidized transit passes for residents & employees located within project, OR provide transit services to major transit facilities/destinations with service no less frequent than 5 rides/day at peak periods. Maintain minimum of one year	
	Transit Amenities	1	Provide covered/partially enclosed shelters with at least 1 bench at each transit stop within project area, OR provide kiosks or signage devoted to providing transit information.	There will be waiting areas at Pico-Aliso station and wayfinding info as described in 2.8.3
	Access to Nearby Communities	1	Project built on existing streets. Project must have at least 1 through-street every 1/6 mile.	
	Adaptive Reuse of Historic Buildings	1 to 2	Projects must reuse one or more buildings that have been designated as "historic" or a "contributing building," AND rehabilitate it to meet standards that are confirmed by local rules.	
Resource Efficiency	Certified Green Building	1 to 5	Use appropriate LEED standards to achieve green building	2.9 Requires all ne building to be LEED
	Energy Efficiency in Buildings	1 to 3	At the minimum meet the ASHRAE/IESNA or Energy Star standards; can exceed by 10% or 20%	Language exists in 2.9.4.8
	Water Efficiency in Buildings	1 to 2	Must use at least 20% less water than baseline set forth in Energy Policy Act of 1992 or 30% less	
	Heat Island Reduction	1	material, building underground parking garages, or Energy Star compliant roofing	Existing language in 2.2.1 and 2.3.7
	Infrastructure Energy Efficiency	1	Reduce air, water, and land pollution by 15% or a more stringent code	
	On-Site Power Generation	1	Increase on-site power generation to meet at least 5% of	
	On-Site Renewable Energy Sources	1	Use of solar, wind, geothermal, low-impact hydroelectric, and biomass to supply at least 5% of the total energy by all	
	Efficient Irrigation	1	Reduce potable water consumption by 50%	
	Greywater & Stormwater Reuse	2	Must use systems to capture and reuse at least 50% of greywater and stormwater	
	Wastewater Management	1	Must use systems to reprocess at least 50% of organic wastes to reduce wastewater pollution	
	Reuse of Materials	1	Reuse salvaged, refurbished, or old materials for infrastructure construction	
	Recycled Content	1	Use of recycled content (post-consumer and post-industrial) in common and public infrastructure construction	
	Regionally Provided Materials	1	20% of materials used must be from within 500 miles of the project	
	Construction Waste Management	1	Reduce landfill waste and promote recycling and reuse	
	Comprehensive Waste Management	1	Requires drop-off points for hazardous waste, collection stations for recycling materials, a compost station for food	
	Light Pollution Reduction	1	Use of lower lighting levels without compromising safety	Existing language in 2.9.4.6
	Contaminant Reduction in Brownfields Remediation	1	Use methods that reduce contaminants and toxic substances on the site	



ANTONIO R. VILLARAIGOSA
MAYOR

EXECUTIVE DIRECTIVE NO. 10

Issue Date: July 18, 2007

Subject: Sustainable Practices in the City of Los Angeles

As the City of Los Angeles continues to grow, it is incumbent upon us to ensure that we do so in an environmentally sustainable manner. My vision for our City is to transform Los Angeles into the cleanest and greenest big city in the country. The way the City conducts its day-to-day operations, develops policies and procedures, and engages all Angelenos will demonstrate to the world that the City of Los Angeles is a global city where environmental sustainability and economic prosperity can co-exist. We can lead in advancing environmental stewardship practices, including energy and water efficiency and procurement practices, by implementing an aggressive green building program, and by promoting creative technology and dedicating resources to innovation.

Adoption of a Statement of Sustainable Building Policies for Buildings in the City

Long-term sustainability cannot be achieved without significant changes to the way that buildings are currently designed and constructed. By holding its own buildings and its departments to high standards for green building, the City is striving to be a role model for good "green" behavior, promoting understanding of green building among its own staff, and providing visible examples of how cost-effective green development can be done.

To assist the private sector in achieving advances in green building, I direct the **Environmental Affairs Department, City Planning Department, Department of Building and Safety, General Services Department and Bureau of Engineering**, in cooperation with the **Housing Department, Fire Department, Department of Recreation and Parks, Department of Water and Power, Port of Los Angeles, Los Angeles World Airports (LAWA), and the Community Redevelopment Agency of Los Angeles (CRA/LA) and Housing Authority of the City of Los Angeles (HACLA)**, to create and adopt a **Statement of Sustainable Building Policies** to guide the private sector's decision-making processes for planning, construction and renovation of buildings in the City. These principles, at minimum, shall cover the areas of sustainable design, energy and atmosphere, materials and resources, water



efficiency, landscaping and transportation resources, and be consistent with current tenets in local and national building codes.

This Statement of Sustainable Building Policies shall be submitted to the Office of the Mayor within 6 months from the issuance date of this Directive.

Review of Current Departmental Practices

Sustainable practices and technologies are continuously changing due to advances in the private business sector and academia. The City's practices must keep up with these advances, and evolve with best practices and cutting edge technologies being developed now and in the future. To that end, **General Managers and Directors of all City Departments and offices and all Boards and Commissions of City government – including proprietary departments – shall assess the status of their internal policies, procedures, programs and initiatives to identify those areas that could be made more sustainable and encourage more environmentally-friendly behavior and practices.** General Managers shall report back to the Office of the Mayor, with a copy to the Environmental Affairs Department, within 9 months from the issuance date of this Directive. The above-entitled Statement of Sustainable Building Policies may be used as a guide in developing the Department's assessment.

Adoption of Departmental Sustainable Plans

Leadership in environmental sustainability starts with visionary internal city policies and practices. Therefore, I am directing **General Managers and Directors of all City Departments and offices and all Boards and Commissions of City government – including proprietary departments – to create and adopt Departmental Sustainability Plans to guide their respective functions, practices and policies,** which should include all the policies, procedures, programs, and initiatives needed to increase their respective internal environmental efficiencies, incorporating the elements described below. This plan, at minimum, shall cover the areas of sustainable design, energy and atmosphere, materials and resources, water efficiency, landscaping and transportation resources.

- Reduce energy and water use in all City facilities and operations to the maximum extent feasible;
- Procure environmentally preferable products whenever possible, consistent with the City Charter and other legally-prescribed purchasing requirements, where criteria have been established by governmental or other widely recognized authorities, such as the Environmental Protection Agency Recycled Materials Advisory Notice Purchasing Guidelines;
- Incorporate sustainable policies and goals into contracting opportunities wherever possible;

- Implement programs to assist the City in meeting or exceeding the goal of 70 percent waste diversion by 2015;
- Use non-toxic products whenever possible for operations and maintenance activities;
- Limit air pollutants from daily activities, including vehicle emissions;
- Provide periodic training to staff on environmental policies, practices and programs; and
- Integrate sustainable policies into all public outreach and operational interaction.

General Managers shall report back to the Office of the Mayor, with a copy to the Environmental Affairs Department, within 9 months from the issuance date of this Directive. The above-entitled Statement of Sustainable Building Policies may be used as a guide in developing the Department's Sustainable Plan.

Designation of Departmental Sustainability Liaisons

Sustainable practices cut across departmental and agency functions. To assist in the coordination of efforts throughout the City family, I **direct all General Managers and Directors of all City Departments and offices and all Boards and Commissions of City government – including proprietary departments – to designate a staff member to act as liaison to a Mayor's Sustainability Practices Cabinet, to meet monthly and to be co-chaired by the Deputy Mayor for Energy and the Environment and the Environmental Affairs Department.** That individual must have the authority and responsibility to effectively coordinate the department or agency's programmatic work with the Cabinet, and to assist and monitor departmental or agency compliance with this Directive. The duties of the Sustainability Liaison shall include:

- Attending the meetings of the Sustainable Practices Cabinet;
- Reviewing departmental internal policies and programs;
- Developing and administering the Sustainable Plan of the respective department, agency or bureau including specific best management practices;
- Coordinating and sharing best practices with other Sustainability Liaisons;
- Reporting on progress being made by the respective department, agency, or bureau on sustainability goals; and,
- Creating the Annual Sustainability Report.

Each department, office, or commission shall provide to the Deputy Mayor for Energy and Environment and the Environmental Affairs Department the name, position title and contact information for their respective Sustainability Liaison by no later than August 16, 2007. A new Sustainability Liaison shall be designated within 30 days of a vacancy.

Annual Departmental Sustainability Report

I direct all General Managers and Directors of all City Departments and offices and all Boards and commissions of City government – including proprietary departments – to submit for my review an annual Sustainability Report, which will detail their respective efforts and achievements in the previous fiscal year in reaching sustainability goals and adopting best management practices. This report shall be submitted annually to the Mayor's Office, with a copy to the Environmental Affairs Department, by June 30th of each year.

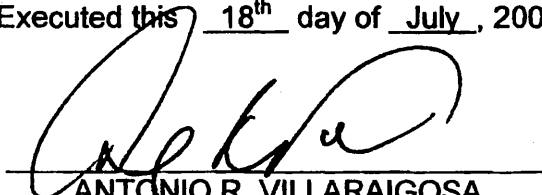
Summary of Required Actions

Pursuant to this Executive Directive, the following instructions shall be implemented:

1. **Adopt a Statement of Sustainable Building Policies to assist the private sector – within six months of issuance of this Directive**
Environmental Affairs Department, City Planning Department, Department of Building and Safety, General Services Department and Bureau of Engineering, in cooperation with the Housing Department, Fire Department, Department of Recreation and Parks, Department of Water and Power, Port of Los Angeles, Los Angeles World Airports (LAWA), and the Community Redevelopment Agency (CRA/LA) and Housing Authority of the City of Los Angeles (HACLA), shall create and adopt a Statement of Sustainable Building Policies for buildings in the City and shall report back to the Office of the Mayor within six months.
2. **Review Current Practices – within nine months of issuance of this Directive**
All General Managers and Directors of all City Departments and offices and all Boards and commissions of City government – including proprietary departments – shall review their existing internal policies, procedures, programs and initiatives to identify those areas that could be made more sustainable, and shall report back to the Office of the Mayor, with a copy to the Environmental Affairs Department, within nine months.
3. **Adopt a Sustainability Plan – within nine months of issuance of this Directive**
All General Managers and Directors of all City Departments and offices and all Boards and commissions of City government – including proprietary departments – shall create and adopt a Departmental Sustainability Plan, and shall report back to the Office of the Mayor, with a copy to the Environmental Affairs Department, within nine months with details confirming their compliance with this Directive.

4. Designate a Sustainability Liaison – by August 16, 2007
All General Managers and Directors of all City Departments and offices and all Boards and commissions of City government – including proprietary departments – shall designate a liaison to the Mayor's Sustainable Practices Cabinet, by August 16, 2007.
5. Submit Annual Sustainability Reports – by June 30th of each year
All General Managers and Directors of all City Departments and offices and all Boards and commissions of City government – including proprietary departments – shall submit an annual Sustainability Report to the Mayor, with a copy to the Environmental Affairs Department, by June 30th of each year.

Executed this 18th day of July, 2007



ANTONIO R. VILLARAIGOSA
Mayor

HEALTHY NEIGHBORHOODS POLICY PROPOSED TIMELINE

CITY INITIATIVES

January 18, 2008

Mayor's Deadline to Adopt
Statement of Sustainable Building
Practices for Private Sector

April 18, 2008

Mayor's Deadline to Adopt
Sustainability Plan for
Departmental (Internal) Practices

June 30, 2008

Submit Annual
Sustainability Report
to Mayor's Office

July 2008

LA Green Building
Requirements
Become Mandatory

2007 | 2008

OCT

NOV

DEC

JAN

FEB

MAR

APR

MAY

JUN

JUL

AUG

SEP

CRA / LA INITIATIVES

Recommendation 1

Present Healthy
Neighborhoods Policy to
Board Policy Committee

Recommendation 3

Provide Interim Measures
to Enforce Developers'
Commitments to Green
Buildings

Recommendation 2

Formalize CRA/LA 'Green
Team' to Implement Policy
Goals and Objectives

Recommendation 4

Issue Directive on
Sustainable Internal
Agency Practices

Recommendation 5

Begin 12-month 'Green
Consulting' Pilot
Program

Recommendation 6

Complete Technical
Standards to Implement
Healthy Neighborhoods
Policy

Recommendation 7

Launch Demonstration
Project (ie: Green Roof)