

## LA City Council Approves Long-Awaited Green Building Ordinance

After months of background research and countless hours of advocacy efforts by the broad local environmental community, the Los Angeles City Council has approved a significant ordinance mandating green building standards for a large component of the new structures planned in the city.

It would affect more than 150 large developments a year, requiring such measures as the use of recycled materials, low-irrigation landscaping, energy-efficient lighting, effective storm water management, and building projects with higher density.

"What a great way to celebrate Earth Day," said City Council President Eric Garcetti. He noted that tens of millions of square feet in city buildings will be going green in the near future. It is estimated that two-thirds of the buildings erected by 2050 will be affected by this ordinance.

The new ordinance, slated to take effect in November, is expected to reduce the city's planet-warming carbon emissions by more than 80,000 metric tons annually by 2012 -- the equivalent of taking 15,000 cars off the road. The ordinance will affect buildings 50,000 square feet and more, and require that they meet LEED® standards.

The City Council ordered staff to report back in six months to advise on whether the standards should be enhanced to include buildings of at least 25,000 square feet in size.

## LA Skyline Goes Green



Los Angeles is celebrated for its glitz and glamour - and now you can add "green" to its resume. Sustainable practices are the newest trend around Hollywood, and it is not only the celebrities who are promoting this cultural shift. Just take a look above the hillside into the skyline - a skyline that you can expect to grow vertically, and more green over the next few years. Much of the city's architectural landscape is morphing before our eyes and innovative builders are paving the green brick road across California by constructing within urban boundaries to reduce suburban sprawl.

The number of residential & mixed-use LEED buildings certified in California grew by 250% from 2006 to 2007; the total number of California mixed-use and residential buildings alone comprises over 56% of all LEED projects certified in 2007. "Green" has clearly become the hot new amenity for owners and developers, and the growing demand for it can be seen in 5 new LEED certified high-rise projects under construction in Los Angeles. Here are some of the projects you can expect to see develop over the next few years:

L.A. Live will host a mixed-use hotel and residential project located in the heart of the 26-acre sports and entertainment district. Spanning 54 stories and over 600,000 square feet, this new tower consists of 878 J.W. Marriot rooms, 123 Ritz-Carlton luxury hotel rooms, and 214 Ritz-Carlton condominium residences. All of the project's sophistication and high class appeal does not mean that there is no room for sustainability. L.A. Live is striking a balance of luxury and efficiency by seeking a Silver LEED certification. Among the LEED credits that this project is applying for are five innovation credits for a state-of-the-art Dolphin Cooling Tower water filtration system, a green education program, green housekeeping, and 100% underground parking.

Hollywood and Vine is under construction with two new LEED projects that promise to draw more than just tourists to this section of the Walk of Fame. The W Hotel & Residence Towers will help boost the current Hollywood renaissance with its luxury hotel accommodations, penthouse night club, Bliss Spa, and high-end restaurants. The 1600 North of Vine apartments will feature a historical façade near the former site

of the Brown Derby Restaurant and four residential towers that reach 8 to 12 stories in height. Though the projects are certified and owned separately, they share a common subterranean parking garage and both projects are within walking distance of mass transit, which will reduce vehicular traffic. Modern storm water design systems will significantly reduce the amount of water requiring energy intensive treatment, and low emitting materials reduce the amount of VOC's in habitable spaces. Clean energy sources such as wind and hydro-power will help to operate the building, and during the construction phase, more than 75% of all waste is diverted from landfills. The MTA portal has continued to stay open as coordination of work was arranged to have no impact on its operation.

In Century City, the magnificent 42-story Century Tower is a high-rise reflection of the Avenue of the Stars. The project features floor-to-ceiling windows, private elevators, wine storage, and fitness and spa facilities. Unique for its interior moment frame system, the Century Tower's structural mat foundation is comprised of 7,100 cubic yards of "green" concrete containing over 20% of recycled fly-ash. Seeking a LEED Certification, the project's 140 luxury condominium units are replete with green features, including the use of 90% natural day lighting and public open space that substantially exceeds the USGBC minimum.

The Concerto project consists of two 30-story residential towers housing 271 condominium units, and a 7-story building containing 77 condo units with ground floor retail space. This mixed-use project is registered for LEED Certification and features a 370,000 square foot concrete parking garage with a high fly-ash mix design that stretches 4 levels below grade and 2 levels above grade. With high-tech energy efficiency systems, the use of regional materials, superior indoor environmental quality, and a roof that reduces the heat island effect, the project will provide another green building for L.A.'s urban skyline.

These 5 LEED L.A. projects make-up millions of square feet and \$1 billion in construction value. By providing the best of luxury and conscious efforts to sustain our planet, this trend-setting city can become a standard for the rest of the world to literally and figuratively look up to.

By Megan White of Webcor Builders