

TAKING OUR FUTURE SERIOUSLY

The Wilshire Center Business Improvement District (WCBID) of Los Angeles—a dense collection of high-rise office buildings, large hotels, regional shopping complexes, churches, entertainment centers, and diverse residential buildings—has pledged to reduce greenhouse gas emissions (specifically, CO₂) by 2 percent per year for the next 40 years. The vision is to achieve a total emissions reduction of 80 percent by 2050.

We must begin to take our environmental future seriously, by encouraging sustainability, energy alternatives, green urbanism, and architecture, and thereby addressing the growing impact of global warming. —Mike Hakim, WCBID Board Member.

The WCBID board approved a Cool District program last summer, with the goal of becoming a model for business improvement districts throughout North America. This commitment is formidable—a wide array of ordinary daily activities release large amounts of CO₂ into the atmosphere.

CHARRETTE #2

The problem of greenhouse gas emissions can seem overwhelming because it's interwoven into almost every aspect of how we live, work, and play. Buildings alone are responsible for 40 percent of greenhouse gas emissions.

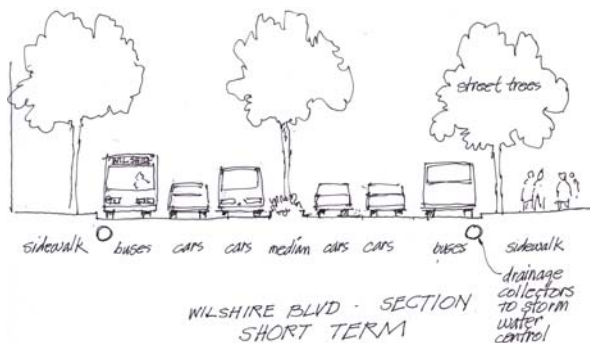
The second round of discussions (Charrette #2) held by the American Institute of Architects (AIA) Los Angeles Committee on the Environment (COTE) on 17 September engaged WCBID members, building owners, retrofitting experts, engineers, landscape designers, transportation experts, and representatives of Los Angeles Department of Water and Power (LADWP) in developing sustainable and economical solutions for reducing greenhouse gas emissions from local buildings.

This handout reports on these discussions and identifies concrete steps residential building owners, occupants, and community members can take to achieve meaningful CO₂ reduction. Areas addressed include the community's transportation and water infrastructure as well as individual commercial buildings

TRANSPORTATION INFRASTRUCTURE

The following measures apply sustainability principles (energy efficiency and conservation) to diverse aspects of WCBID's transportation infrastructure.

TRANSIT/TRAFFIC



SHORT-TERM

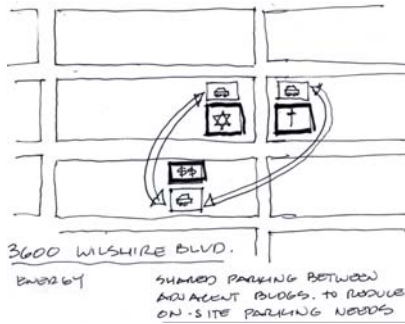
- *Over the short-term, increase parking near transit to attract riders.*
- *Establish a dedicated bus lane along Wilshire Boulevard. This is already being worked on. The lanes closest to the sidewalks will be reinforced as dedicated bus lines. Over the long-term it is suggested to make these lanes in the center of the road furthest from the pedestrians sidewalk (public way).*
- *Consider use of renewable energy sources at or adjacent to transit stations.*
- *Reduce parking and encourage telecommuting by offering incentives*
- *Reduce on-site parking by sharing space with adjacent buildings (ie church/temples)*
- *Rent parking lot for farmers' market/temporary uses and implement on-site composting*

MID-TERM

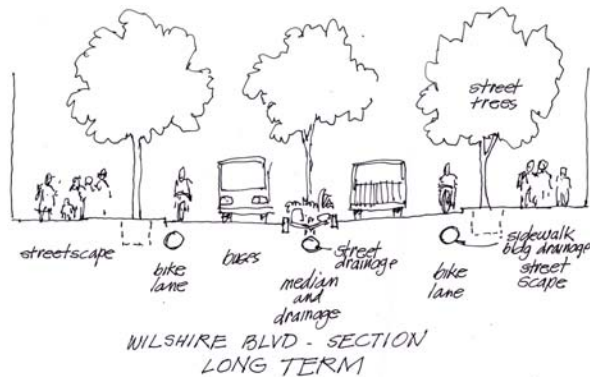
- *Expand the network of bicycle lanes connected to the city and county systems; increase availability of bicycle racks and lockers at transit stations.*
- *Employ traffic-calming road designs, including roundabouts on side streets and parking decks.*

LONG-TERM

- *Implement district heating/cooling plants (locate in (e) parking areas freed up by reductions in requirements)*
- *Investigate new technologies district-wide (ie hydrogen ,solar a/c, geothermal)*
- *Locate and exploit energy synergies (ie. church/temple vs. commercial uses)*



TRANSIT-ORIENTED DEVELOPMENT



LONG-TERM

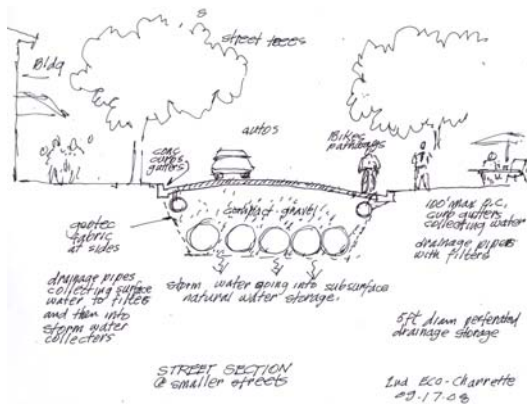
- *Dedicate Main Street to Bus only and bicycles with a median strip for a bio-swale.*
- *Decrease parking near transit to support transit-oriented development (TOD).*
- *Promote public/private partnerships to develop property and open space adjacent to transit stations.*
- *Limit water used for cleaning in transit stations.*
- *Integrate TOD with open space.*

WATER INFRASTRUCTURE

Water infrastructure measures focus on stormwater control and collection. Because the problems caused by stormwater are not well-understood, interpretive signage that explains green infrastructure is recommended.

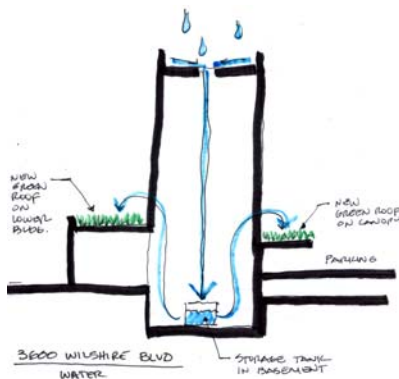
SHORT-TERM

- Establish native plants, including native street trees, in all public spaces.
- Replace plumbing fixtures with ultra-low or no water fixtures.
- Reduce water for cleaning use in stations.
- Add planters in un-used areas and islands in parking lots with trees for shade and to collect rainwater.



MID-TERM

- On Fourth Street, install permeable pavements and surface cisterns and decomposed granite (DG) to capture and infiltrate or reuse stormwater.
- In parks, plazas, and other open spaces, provide mechanisms for stormwater runoff collection. (Capture all un-captured runoff from areas that are too close to do it on-site)
- Design & build Green Screens around parking structure



LONG-TERM

- *Install bioswales in the Wilshire Boulevard median to filter water.*

ENERGY INFRASTRUCTURE

Energy infrastructure measures focus on local energy generation, distribution and use.

SHORT-TERM

- *Take advantage of the electric and gas utilities for rebate & incentive programs already in place.*

MID-TERM

- *Install PV arrays on roofs taking advantage of the City, State and Federal Rebates & Tax Credits.*

LONG-TERM

- *Implement District Heating and Cooling*

