

FROM COMMITMENT TO REALITY

The WCBID is working with a consultant to quantify the amount of GHG emissions the district is currently producing. Once a baseline is established, the ideas generated by the group can be looked at more analytically to determine the percentage reduction various ideas will impact the district. But you can still take effective action today, on your own, or in partnership with WCBID or the City of Los Angeles.

- *Negotiate a district-wide discount on energy efficient materials and equipment. These materials would include lighting, window film, LEDS, HVAC systems, PV and wind systems.*
- *Negotiate a district-wide efficiency rebates/financing with LADWP, Gas Co. and CRA*
- *Work with the City of Los Angeles to identify, execute, and fund innovative demonstration projects to determine feasibility and effectiveness in reducing CO2 release, such as on-site wind power generation, geothermal applications, solar thermal, shared utilities and optimized diversity, HVAC upgrade and downsizing strategies, and electrical upgrade and downsizing strategies.*
- *Leverage energy- and environment-related City programs and services, such as recycling, transit, and water supply.*

To find out how you can participate in this exciting venture, further information and details; please visit the WCBID website at: wilshirecenter.com/cooldistrict and the AIA/LA COTE website at aialosangeles.org or contact gary@wilshirecenter.com.

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WILSHIRE CENTER COOL DISTRICT



A COOL COMMITMENT

The Wilshire Center Business Improvement District (WCBID) is a dense collection of high-rise office buildings, large hotels, regional shopping complexes, churches, entertainment centers, and diverse residential buildings. The WCBID has pledged, through the Cool District Program, to reduce greenhouse gas (GHG) emissions by 2 percent per year until an 80% reduction below the 2008 baseline is met. As many of our daily activities involve the creation of GHG emissions, this commitment is formidable. For example:

- *A single delivered mega-kilowatt-hour (MWh) of electricity represents 1304 lbs of released CO2.*
- *1000 gallons of drinking water represents 16.6 lbs of released CO2.*
- *1000 miles driven in a standard gasoline-burning motor vehicle represents 1333 lbs of released CO2.*

Reducing greenhouse gas (GHG) emissions requires, in short, reducing energy and water consumption, vehicle miles and waste disposal. This handout presents an array of strategies and measures developed by industry leaders and members of the American Institute of Architects (AIA) Los Angeles Committee on the Environment (COTE).



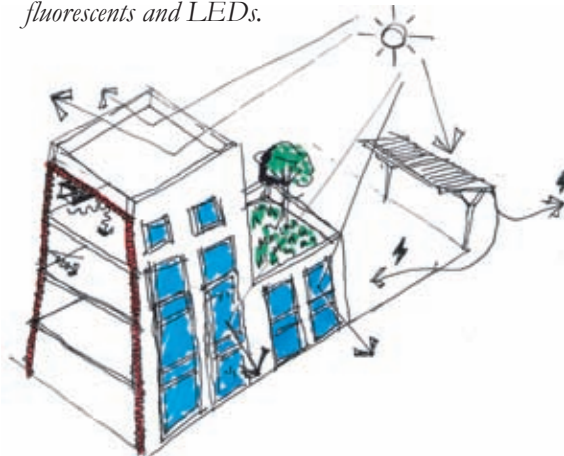
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BUILDING SOLUTIONS

The buildings where we live and work are the single largest contributors (39%) to US greenhouse gas emissions. Reducing these building-related emissions requires a combination of energy efficiency, conservation and alternative energy generation approaches. AIA COTE identified a number of measured how these can be done, which are listed below.



- Provide training/ demonstrations for residents and community members in sustainable behaviors, such as recycling, conserving water, and exploiting readily available alternative technologies.
- Utilize existing rooftops, south sides of buildings, and parking lots for photovoltaic and wind-turbine systems.
- Improve building lighting by replacing T-12s with T-8s, and replacing incandescent bulbs with compact fluorescents and LEDs.



- Retrofit existing buildings with energy-saving technologies such as better insulation, window films, and cool roofs.
- Plant trees inside buildings to capture and sequester carbon before it gets outside, creating an indoor bioreactor.
- Modify landscaping with drought-tolerant planting and install high-efficiency irrigation systems.
- Install systems to locally collect, store, and use stormwater (i.e., graywater systems).

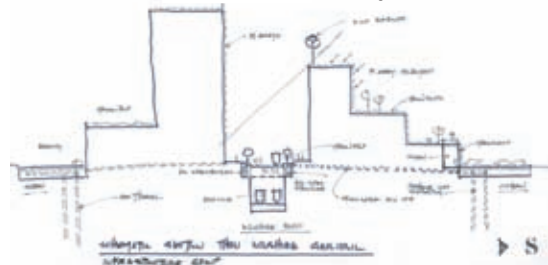
INFRASTRUCTURE & OPEN SPACE SOLUTIONS

Evaluate the buildings as a collective and strategize where benefits can be gained by sharing resources.

- Establish special Cool Zone overlay with the City to test GHG reduction strategies (reduce parking allocation, dedication of 50% of N-S streets as green streets with 1-way traffic, stormwater gardens, reconfigure streets with curb projections and green bus stops to filter water.



- Conduct audits to explore synergies between each business and building's needs and waste products.
- Use the metro tunnel as a conduit for shared resources.



- Convert asphalt parking lots to open spaces seeded with native grasses, drought tolerant plants or food producing trees.



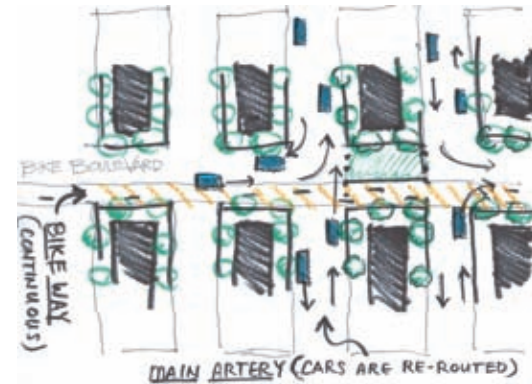
- Build vertical parking structures to free surface lots for parks. Use permeable surfaces to reduce water run-off.



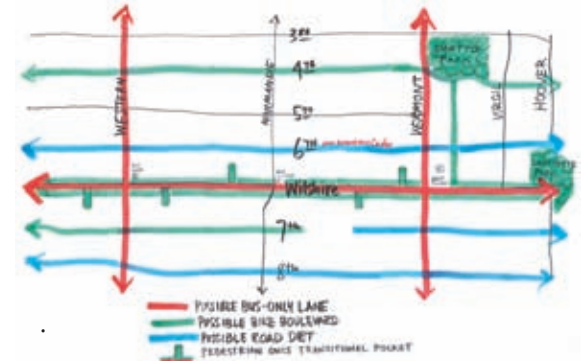
TRANSPORTATION SOLUTIONS

Changes in how we get where we're going can have a huge impact greenhouse gas emissions. Reducing the number of motor vehicle trips is key with methods listed below:

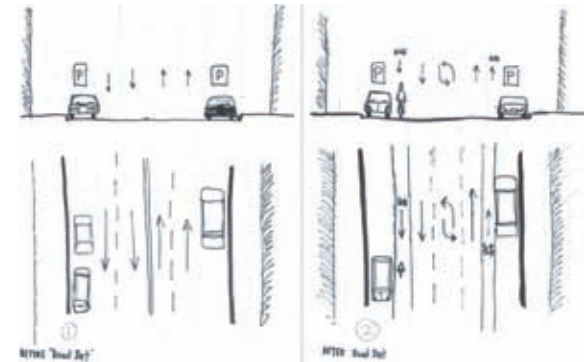
- Establish a district wide transportation management association to create literature, signage, and programs promote telecommuting, carpooling, bicycling, and public transit use.
- Add bike racks and showers/lockers to commercial buildings to support bicyclists.



Limit motor vehicle traffic on some streets (6th Street, 7th Street, 8th Street) by creating bicycle lanes. This will increase bicycle travel, improve the retail environment, and make for more walkable neighborhoods



Increase bus and minibus routes and create bus-only lanes on Wilshire, Western, and Vermont.



Establish a bike sharing program.



Re-allocate federal funds from motor vehicle transportation to public, pedestrian and bicycle transportation.