

# **DOWNTOWN**

## **DESIGN GUIDE**

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### **CITY OF LOS ANGELES**



# **Chapter 2:**

# **Sustainable Design**

To promote a more livable Downtown, projects must address sustainability at multiple levels. The design of the street, buildings, and landscape must work in tandem to achieve the most effective results. Subsequent sections of the Design Guide address sustainability at all those levels. This section provides an overview of the intent of the Design Guide with respect to sustainability.

## A. NEIGHBORHOOD DESIGN

1. Support walkability through sensitive design of the site, building and streetscape.
2. Since all of Downtown is within walking distance of transit, design all projects as transit-oriented developments (TODs) that encourage residents, tenants and visitors to use transit.
3. Orient projects to provide convenient access to the nearest transit options (Metro rail or bus, DASH) wherever possible.

## B. STREET AND ALLEY DESIGN

1. Design sidewalks, including street trees, parkways, tree wells and paving, to collect stormwater runoff, thereby contributing to sustainable Green Streets and enhancing the value of the project.
2. Design alleys and paseos to collect stormwater where feasible.

## C. SITE AND LANDSCAPE DESIGN

1. Incorporate on-site landscape elements that reduces energy use and enhance livability.
2. Consider providing a green roof to reduce solar gain (which contributes to the urban heat island effect) and to reduce the quantity of water entering the storm drain system.

## D. BUILDING DESIGN

1. All projects are required to comply with the City's Green Building Ordinance. In addition, projects that have an Owner Participation Agreement with CRA/LA are required to achieve LEED™ Silver certification.
2. Projects that include a hotel should participate in the California Green Lodging Program.
3. Wherever possible, existing structures should be re-used and integrated into new projects to retain the architectural fabric of Downtown.
4. Projects that preserve and rehabilitate historic structures must comply with the Secretary of the Interior's Standards for Rehabilitation.



LEED™ certified mixed use development in Downtown.



Traugott Terrace in Seattle was the first LEED™ certified affordable housing project in the United States.



Example of a green roof.