



Circularity + Health

Circularity

Typical Approach



Demolition

Landfill

Recycling

Extraction

Processing

Manufacturing

Transportation

Construction

Operation

1

2

3

4

5

6

7

8

9

Deconstruction

Onsite &
Offsite Reuse

Better
Recycling

Industrial
Decarbonization

Bio-Material
Innovation

Net Zero
Manufacturing

Clean Freight

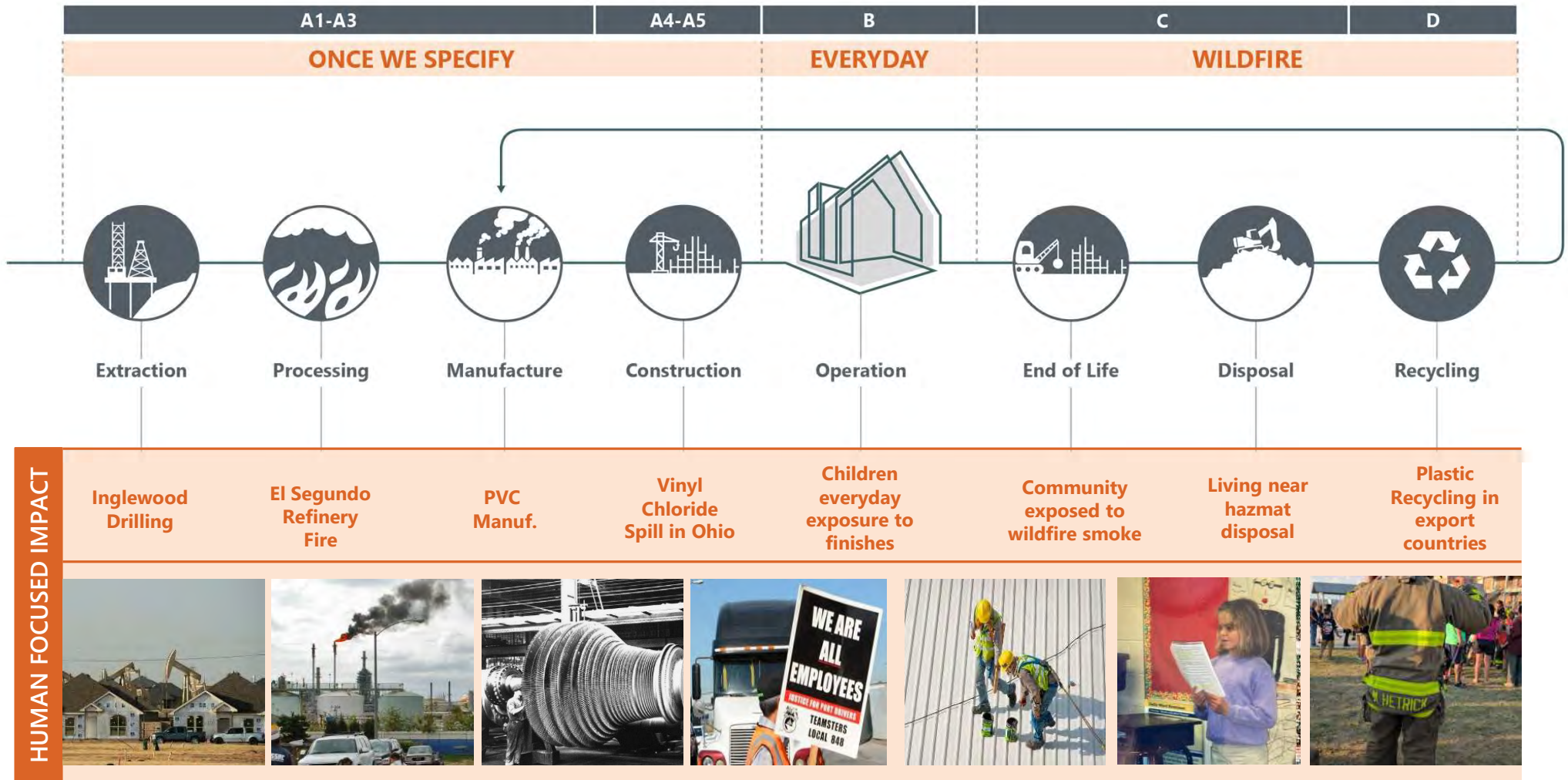
Zero Emission
Construction

Deconstruction

Circular Approach



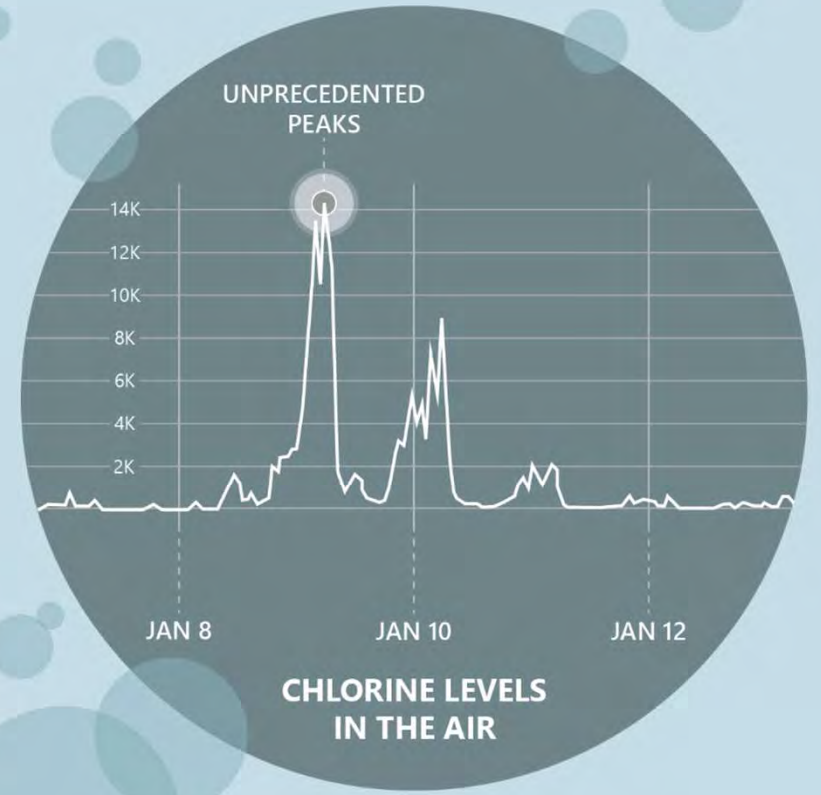
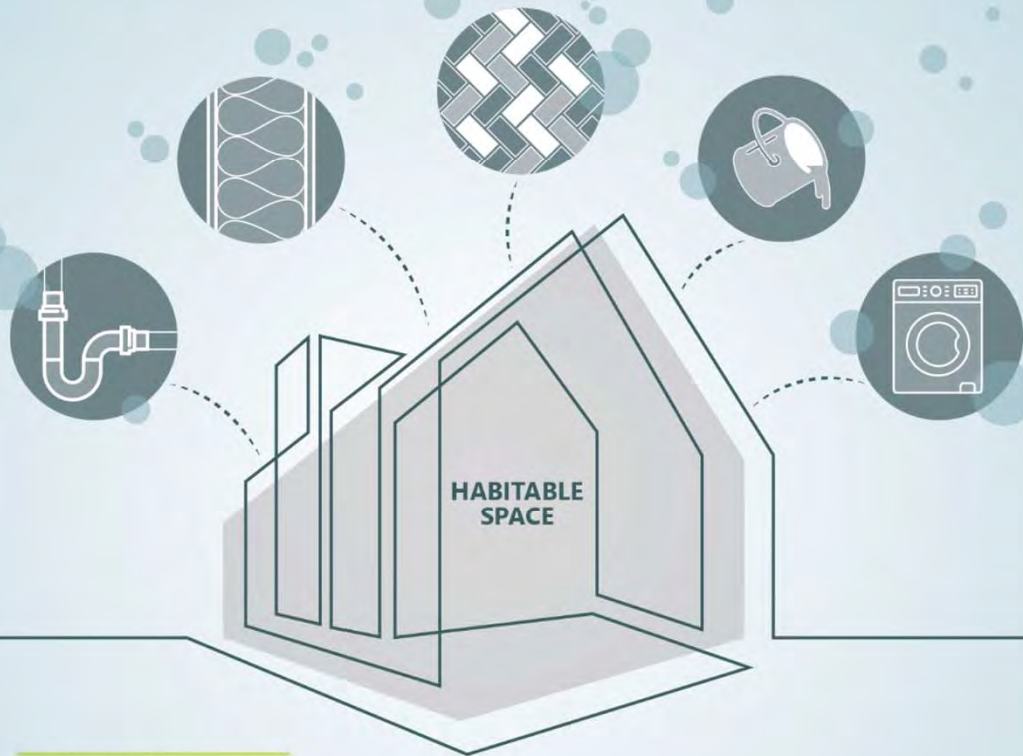
Non-Circular Materials | Human-Focused Stories



WEST LA FIRES | January 2025

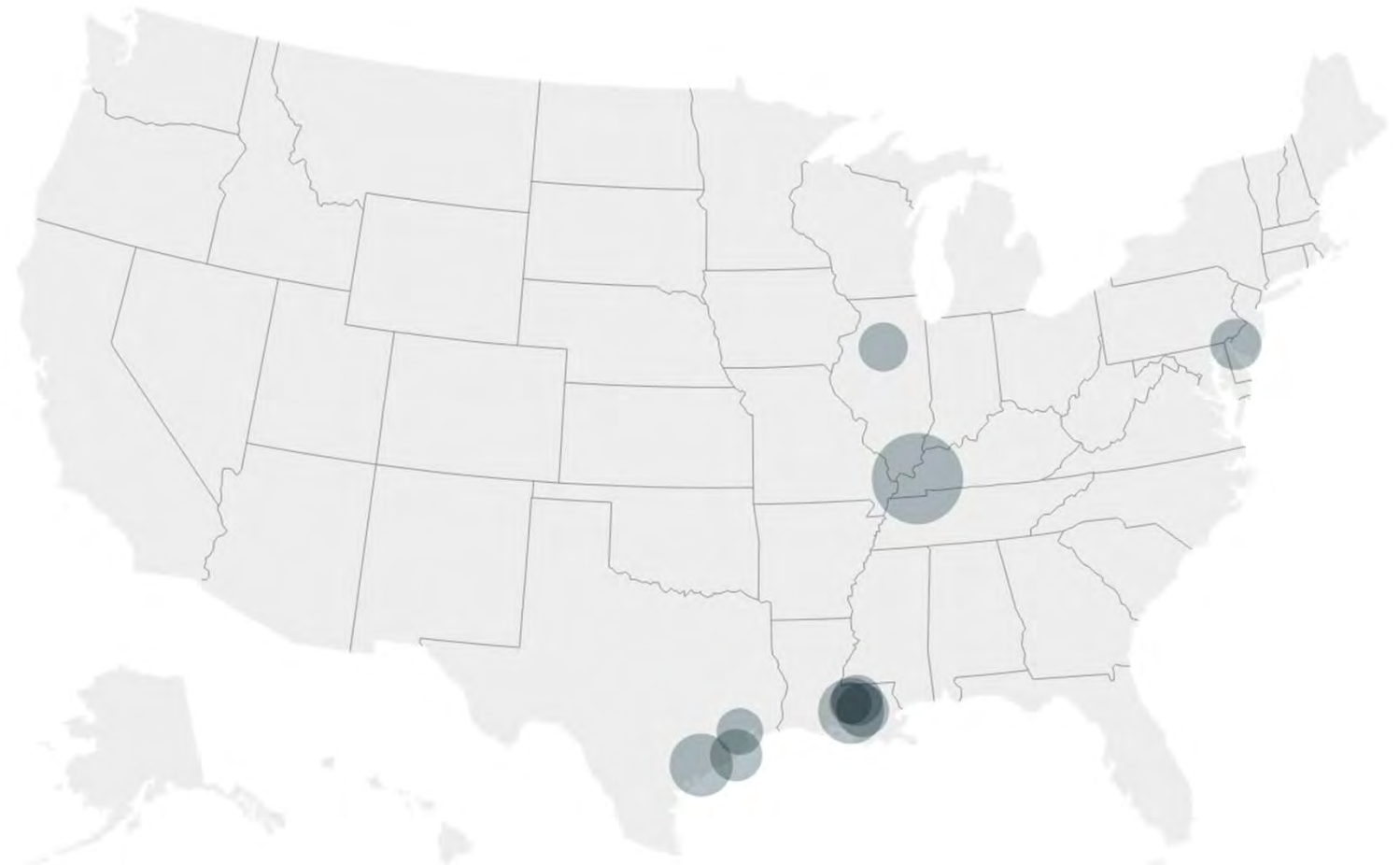


CHLORINE | in our Buildings and in our Air



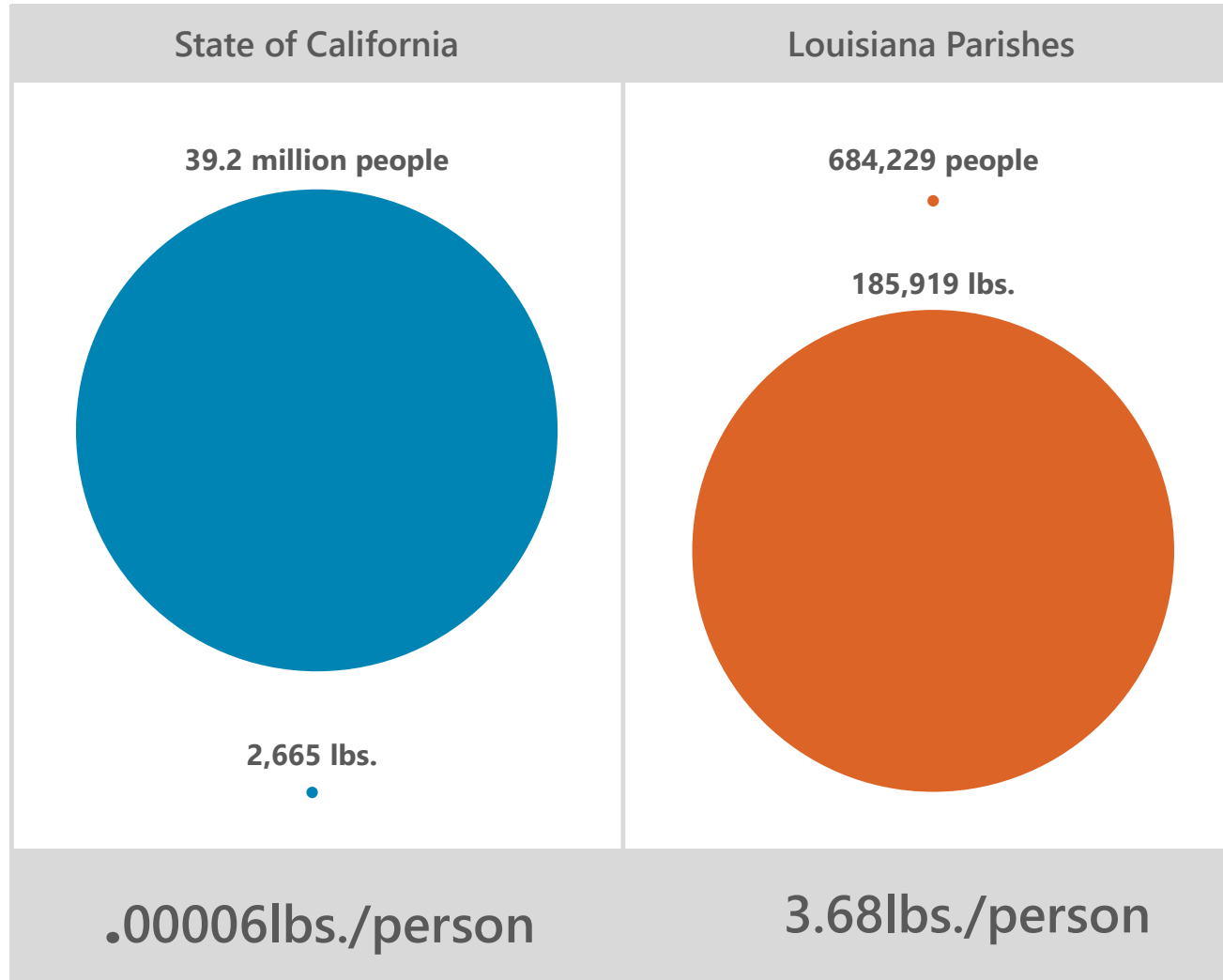
UNDERSTANDING THE IMPACT | Toxic Release Inventory

Manufacturer Location	Chlorine Emissions (lbs.)
Marshall County, KY	63,280
Calhoun County, TX	28,982
Ascension Parish, LA	19,978
Brazoria County, TX	19,268
Iberville Parish, LA	31,921
Salem County, NJ	18,424
East BR Parish, LA	18,362
Marshall County, IL	16,778
Harris County, TX	14,908
West BR Parish, LA	11,993



CONCENTRATED IMPACT

Louisiana Parishes release almost 40x the entire state of California and 61,000 times more per person.



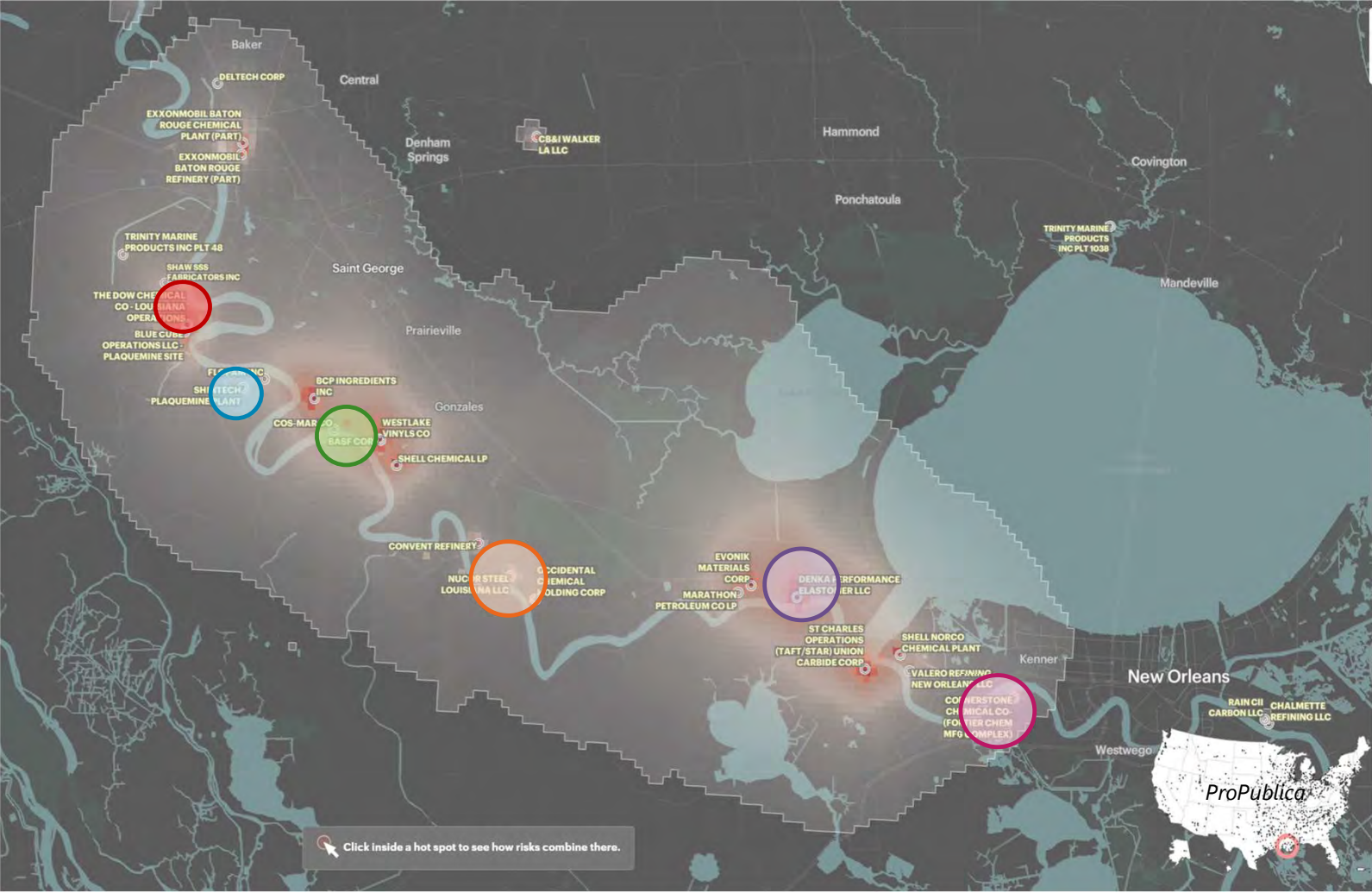
ST. JAMES PARISH | April 2025



FIND YOUR REASON | Louisiana Catholic Health Conference





WHERE THERE'S SMOKE, THERE'S FIRE



- Paint
- PVC
- Insulation
- Steel
- Chloroprene
- Waterproofing

ECOLOGICAL DETERMINANTS OF HEALTH

	Louisiana Parishes	Los Angeles
	516.3 cancer cases per 100,000 people	369.1 cancer cases per 100,000 people
	12.73% premature birth	9% premature birth

SUPPLY CHAIN TRANSFORMATION = PLANETARY BOUNDARIES

Louisiana Parishes



Novel Entities

64.8M lbs. releases

2.5x more than all of CA



Climate Change

60M MTCO₂e

70% of Los Angeles County emissions

It's not just sustainability-driven, its value-unlocking

OCT 17, 2025 1:54 PM PT

One Unexpected Climate Benefit of Trump's Tariffs

SQUARE FEET

Colleges Snap Up Unused Office Space in a Slumping Market

As companies with hybrid work forces reduce square footage, universities see an opportunity to buy buildings at bargain prices.

Over 75% Of Trader Joe's New 2025 Store Openings Are In Repurposed Real Estate

Trader Joe's is relying on the repurpose and adaptive reuse of vacant buildings for much of its new store growth

New York Passes Housing Package Focused on New Development and Adaptive Reuse

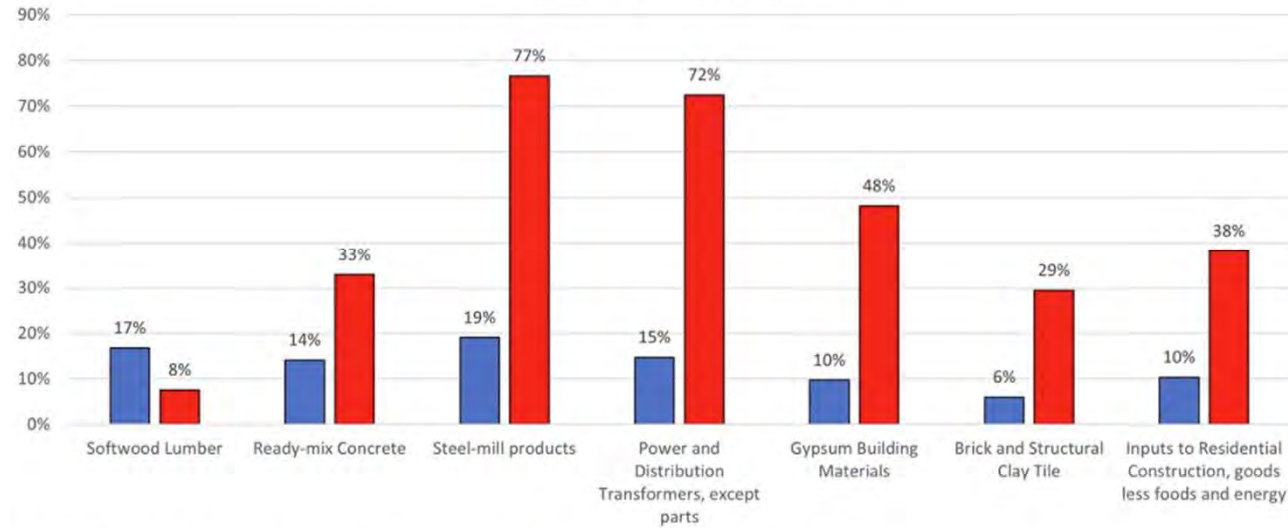
The FY 2025 budget includes a new tax incentive, funding for affordable housing on state land, and support for adaptive reuse and ADUs.

1 Minute Read
April 23, 2024, 5:00 AM PDT
By Diana Ionescu @aworkoffiction

BURO HAPPOLD

Costs of Building Materials Have Surged Since the Pandemic

Four-year Price Percentage Change

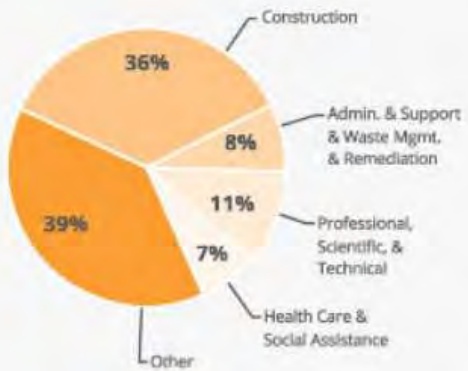


Source: U.S. Bureau of Labor Statistics; Producer Price Index

■ Feb 2016-2020 ■ Feb 2020 - 2024

Job Creation + Community Benefits

Jobs by Industry



Key Impacts

596 Jobs (Direct) Added to the local economy as a direct result of the design and construction of E1 and E2

689 Jobs (Indirect) Further jobs supported in the local economy indirectly (i.e. through supply chain and induced spending)

\$57.7M Additional earnings generated directly through the design and construction of E1 and E2

Commitments

25% of all entry level jobs filled with workers from the City of Atlanta

38% participation goal for minority / female / small business enterprises

\$28M toward vocational training programs

LIVING WAGE Living wage guaranteed for all those working on the project including first and second tier contractors*

*save specific exceptions for unskilled positions with a minimum hourly wage of \$12





Luxury Retail Case Study

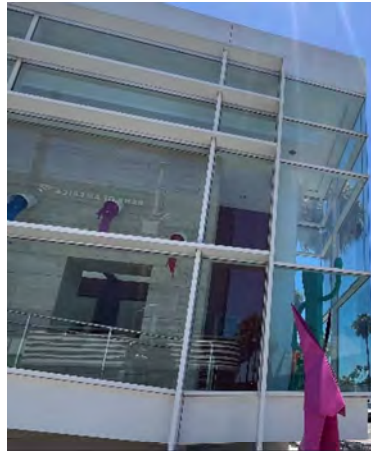
Methodology – Circularity Site Visit

- 1 hour site visit: tour sites with PM to understand project context, document material viability, building history.
- Exclude hazardous materials. Look for opportunities that products can be reutilized.
- Identify high-value products
- Brainstorm ideas for incorporation into project and beyond
- *This is not: a hazmat report, quantity take off, decon pre-meeting, expensive*

High Impact Material Focus:



Concrete – Recycle onsite by Project



Glass – Pozzolan Concrete



Façade Panels - Recycle by Others



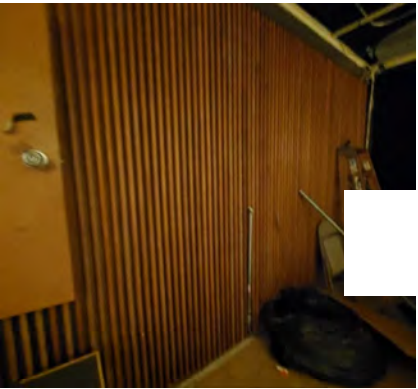
Steel- Reuse for Rooftop Garden



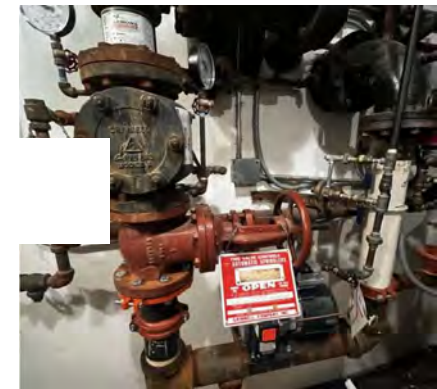
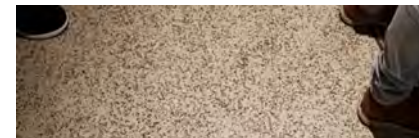
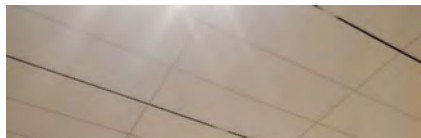
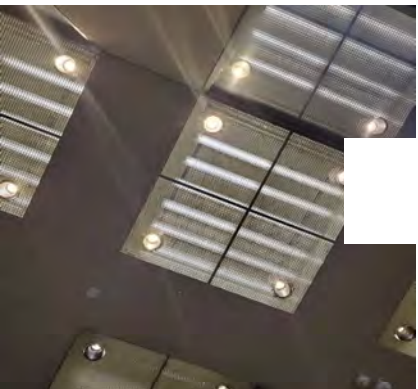
Brick- Onsite Statement Wall



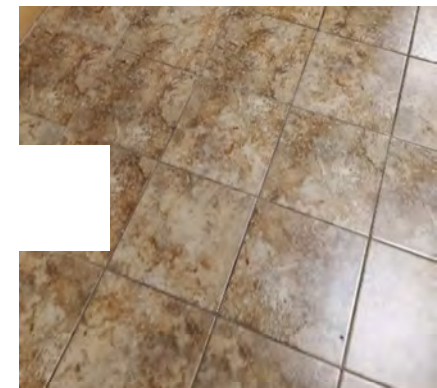
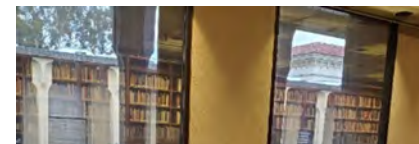
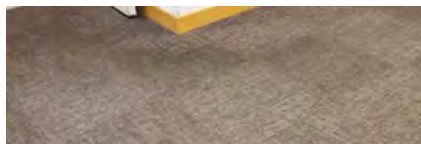
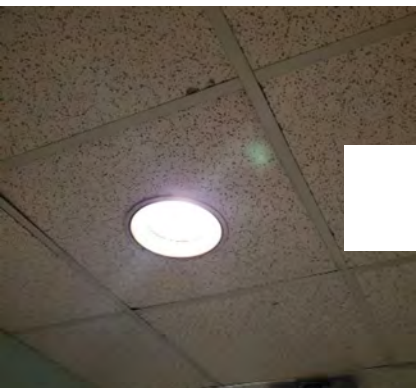
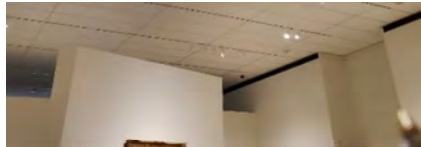
Travertine- Reuse by Others



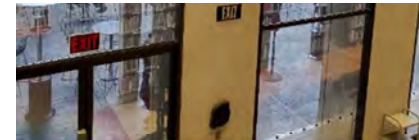
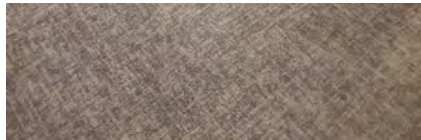
Highest Reuse Potential



Donation & Market Value



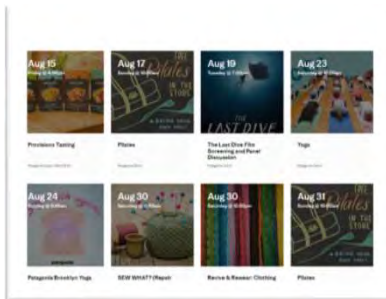
Takeback Programs + Diversion



Circular Economy Beyond the Building

Work with **local groups** such as the Rodeo Drive Committee to more meaningfully address issues such as sustainability

Host workshops for **customers** to learn about craft & services



Patagonia stores offer extensive free programming in-store



Local artists engagement with projects such as rooftop music series or a rolling art installation opportunity



Partner with **local non-profits** to use the space as a space for meetings, programming, or events

Identify opportunities to extend **company foundation** artists and exhibits



*The Times Square Alliance launched a concert series that celebrates the **neighborhood***

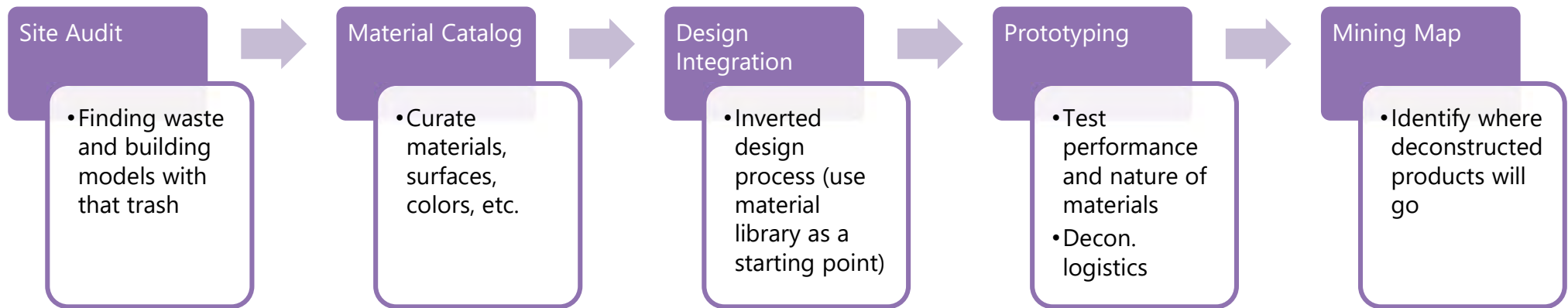
Goals and Targets

- What stories do we want to tell?
 - For the community:
 - \$XXXX of salvaged goods
 - For a legacy:
 - Developed X pilot projects to help catalyze the circular economy in Los Angeles
 - For the environmental:
 - 2,000 mtCO₂e (equivalent to taking nearly 500 cars off the road) avoided by salvaging the structural steel in Parking Lot 10
 - XXXX tons of waste kept out of landfill



Los Angeles General Hospital

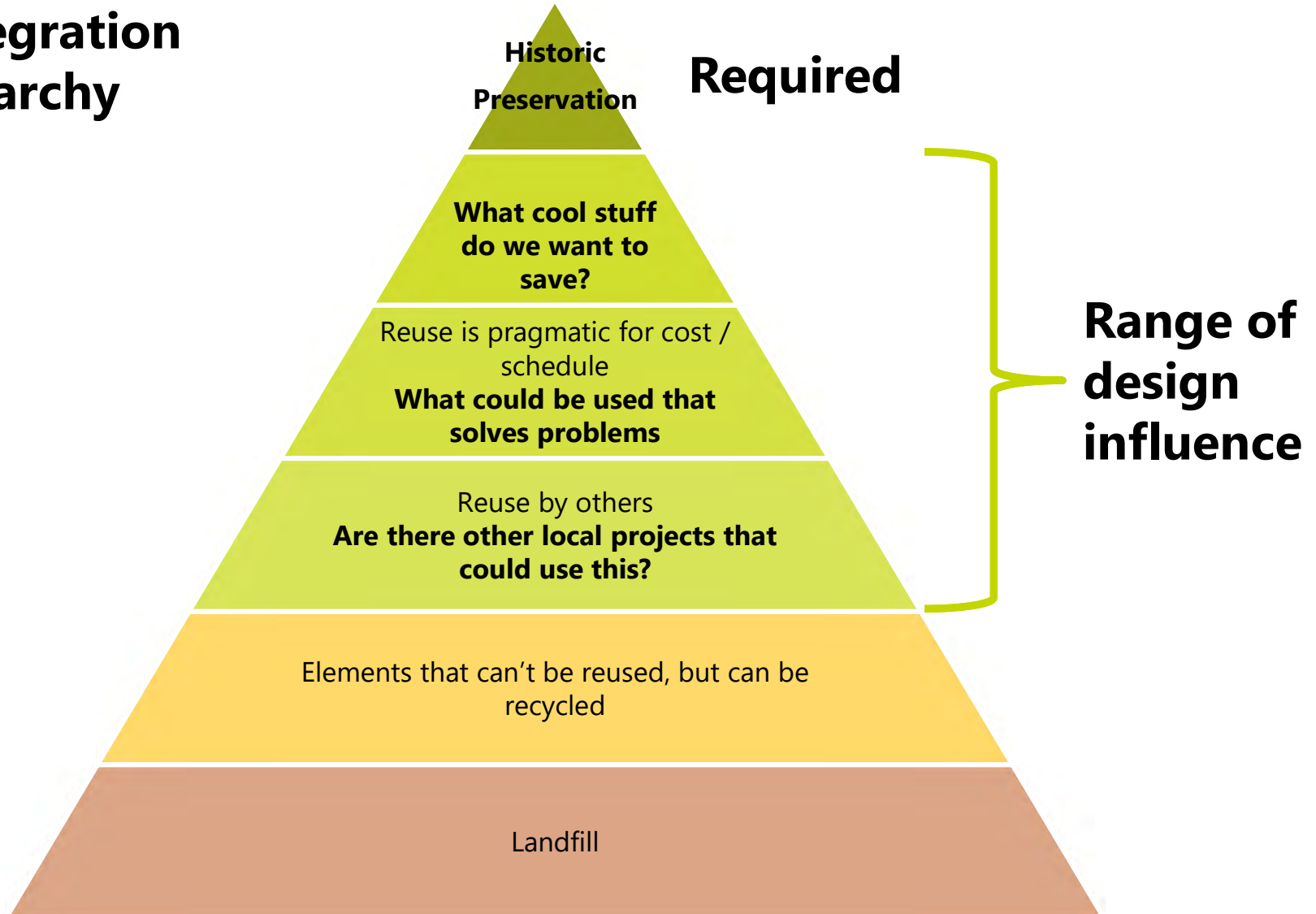
Reuse Process



Site Audit (July 18-24)



Design Integration Reuse Hierarchy



Terrazzo

Wall Panels



*Required for historic preservation in some locations

Bathroom Dividers



Nurses Station



Terrazzo Potential Use

Terrazzo



Flooring



Mosaic Backsplash

Landscaping



Mulch

Concrete Aggregate

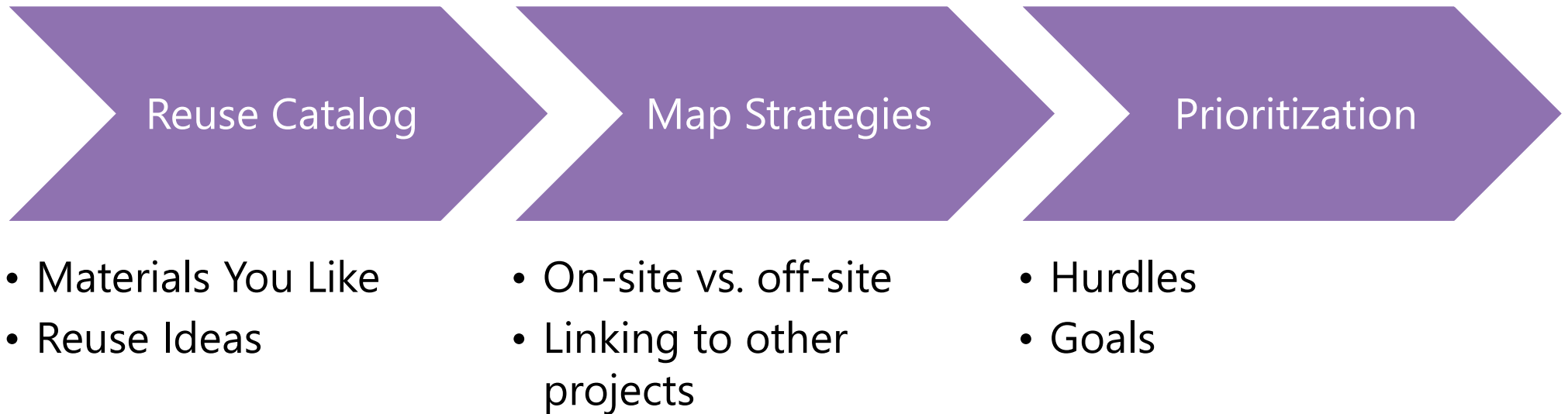


Paving



Concrete

Workshop Overview





Reuse



Elsewhere

At General Hospital

Recycle



Sinks

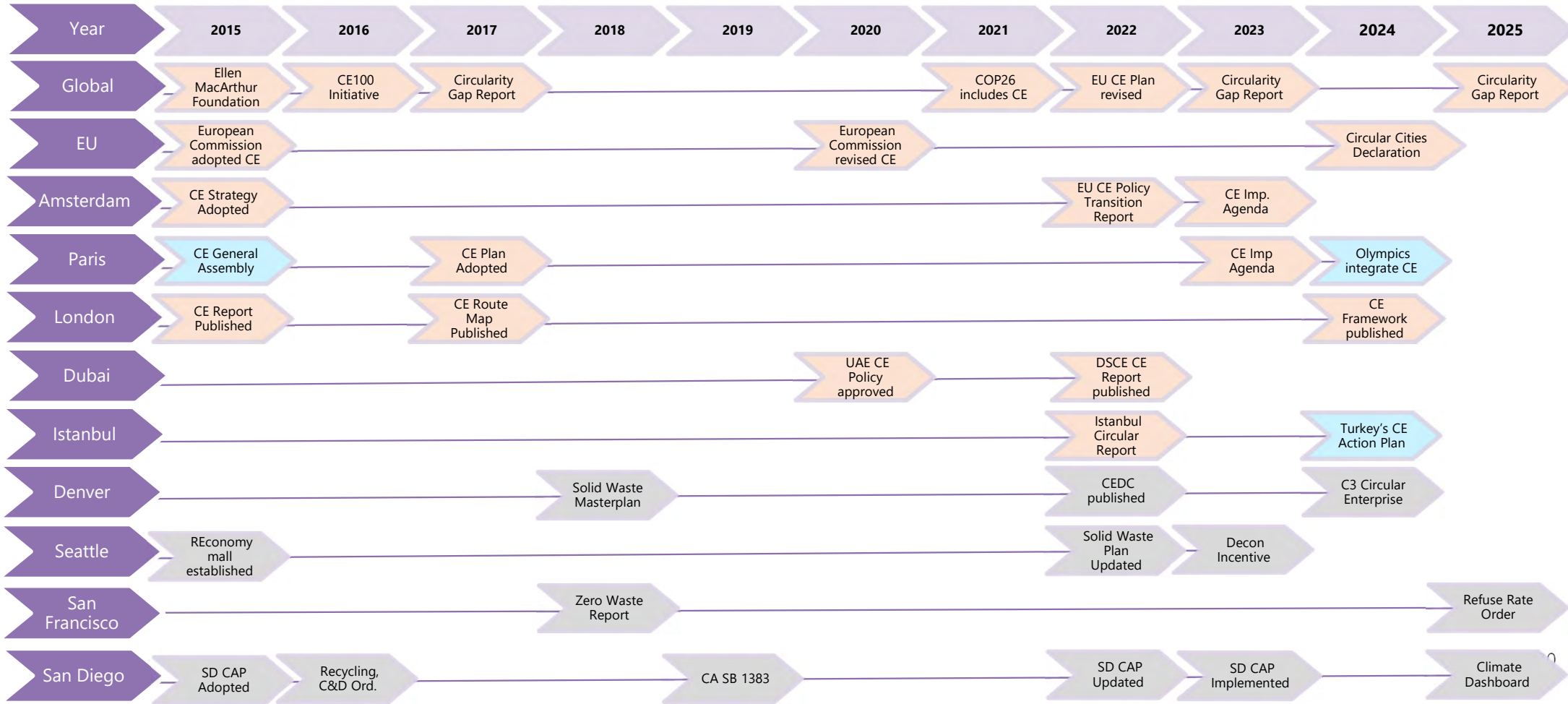
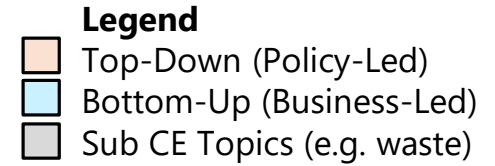


BURO HAPFOLD

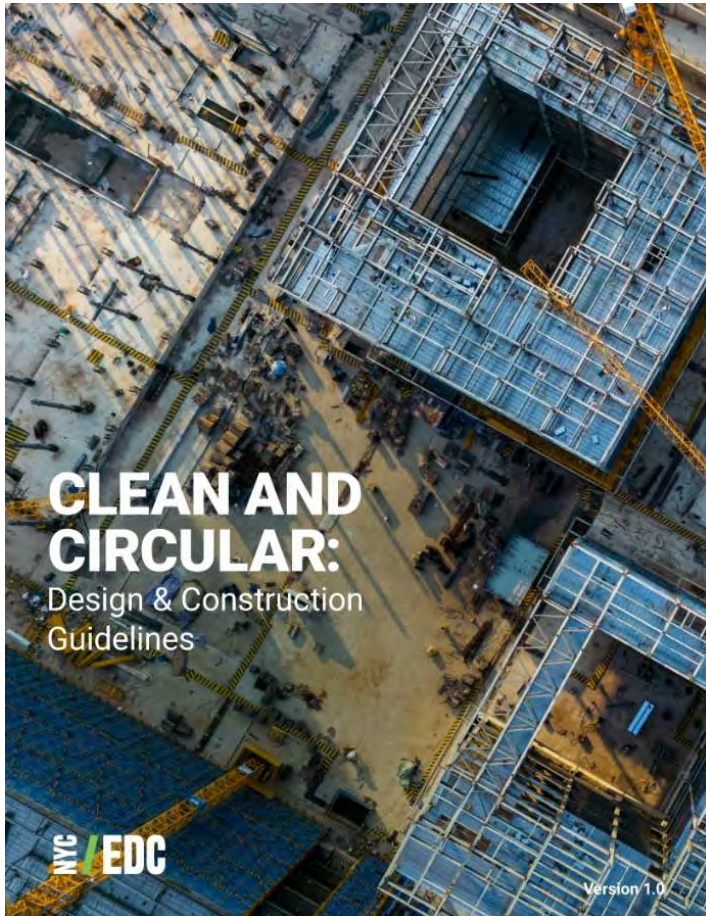


Circular Policy

Circular Economy Plans in Action



Construction Specific



- **Public Sector**

- NYC EDC Circular Design and Construction Guidelines

- **Private Sector**

- Community impact
- Sustainability goals

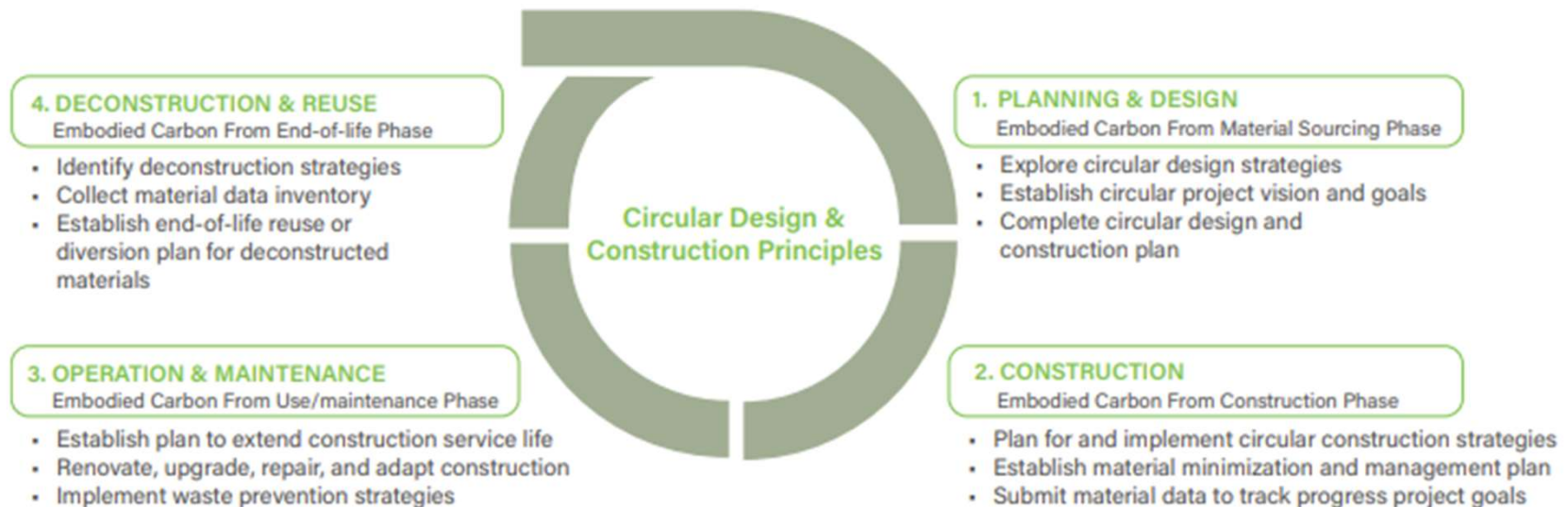
- **Policy**

- Deconstruction Mandates (Portland, OR, Palo Alto, CA, San Antonio, TX, Boulder, CO, Vancouver, Canada... more in the works!)

Existing Example: Clean and Circular Design and Construction Guidelines



- **Goal 1:** Reduce C&D waste by 75%
- **Goal 2:** Reuse and/or recycle minimum of 95% of discarded concrete and soil
- **Goal 3:** Ensure at least 25% of all materials used on project are low-carbon



Existing Example: Clean and Circular Design and Construction Guidelines

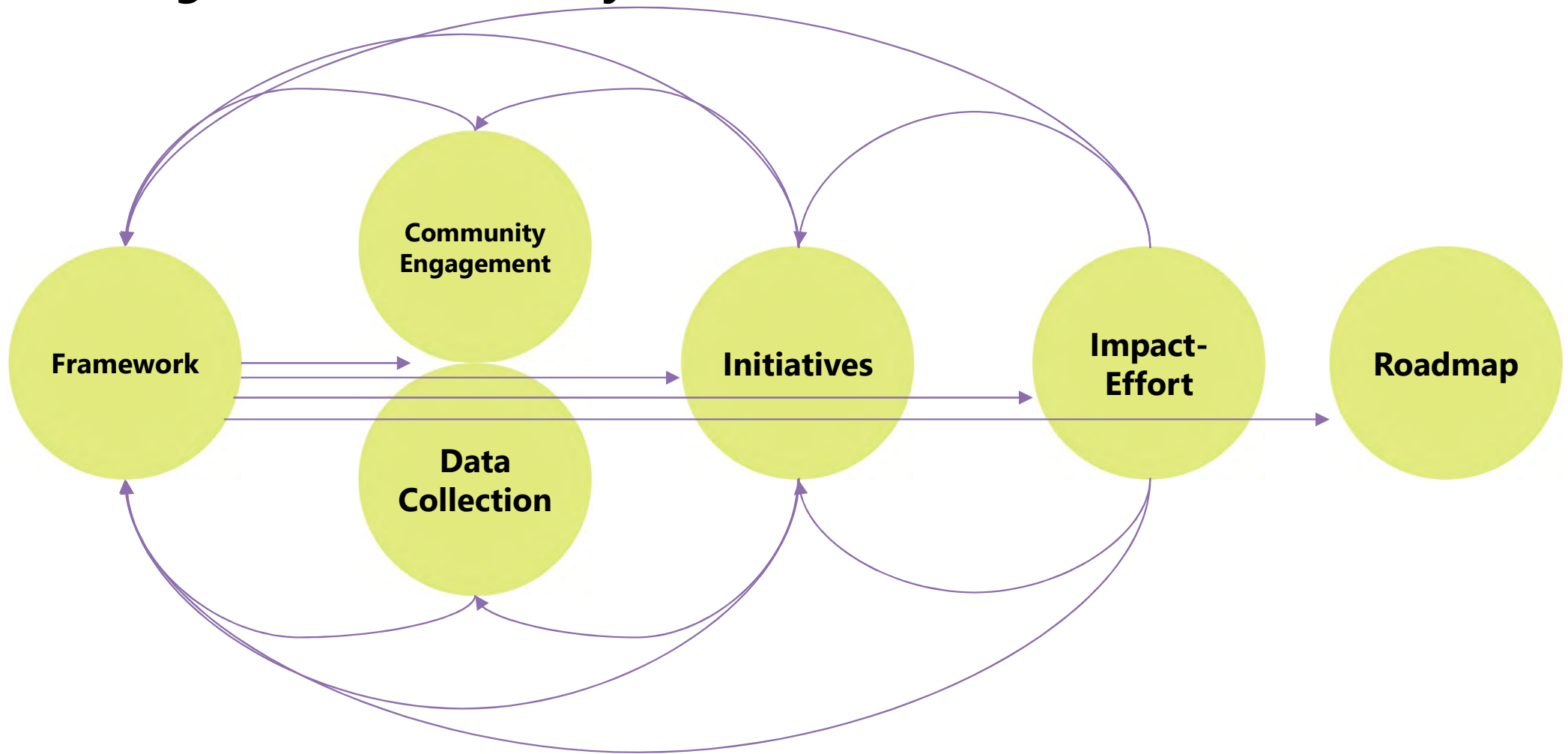


Circular Tasks Embedded into Project Workflow

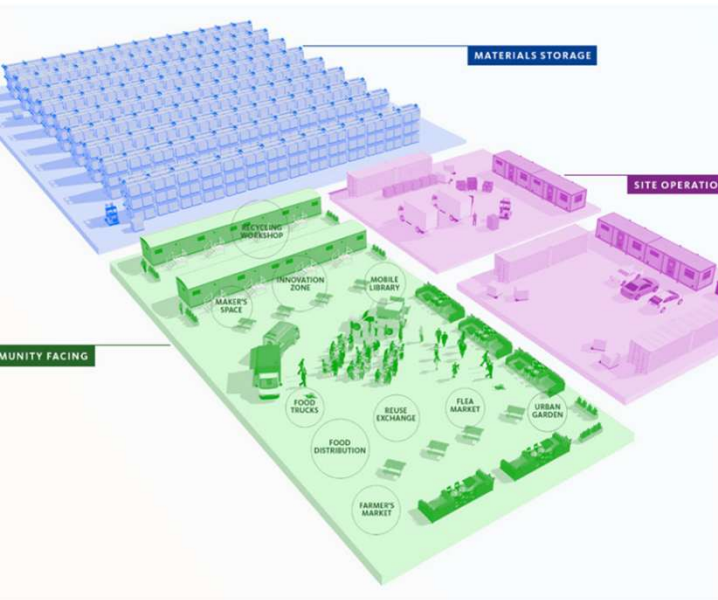
Conceptual Design	Schematic Design	Preliminary Design	Final Design	Construction Procurement	Construction Administration
<ul style="list-style-type: none"> Assess reusing existing asset components Evaluate opportunity for deconstruction or renovation over demolition Conduct a Sustainability Workshop to make early decisions on materials reuse and re-purposing 	<ul style="list-style-type: none"> Set an Embodied Carbon Target for the project Conduct a Circularity Audit Conduct a Circular Design and Construction Workshop to finalize strategies and establish a Circular Design and Construction Plan Evaluate opportunity for deconstruction or renovation over demolition 	<ul style="list-style-type: none"> Assess Circularity Audit; determine which materials can be re-purposed and reused on the project Identify low-carbon material alternatives that will help meet project emissions targets Evaluate availability of identified material palette Conduct Life Cycle Analysis (LCA) Develop data collection methodology via Material Management & Waste Minimization Tracker 	<ul style="list-style-type: none"> Specify material that will be salvaged; coordinate logistics and storage Incorporate Circular Design and Construction Plan into procurement documents 	<ul style="list-style-type: none"> Confirm alignment on goals, objectives, and design strategies across project stakeholders Evaluate and update data collection methodology via Material Management & Waste Minimization Tracker Contractors demonstrate goal and plan achievement in proposal and bid documents 	<ul style="list-style-type: none"> Obtain all Environmental Product Declarations (EPDs) from material manufacturers If needed, revise the CDCP for the construction phase, including the Materials Management Plan Consider as-built LCA, or update from design LCA Submit final CDCP and Materials Management Plan with documented efforts, benchmarked targets, and data inventory

● Circular Decision Points with NYCEDC

San Diego Circular Economy Plan



SD: Engagement Options & Types



- **Advocates & Influencers**
- Policy makers, storage, funding, industry groups, CBOs

- **Potential CE Participant**
- Manufacturers, work force development, community members

- **Existing CE Participant**
- Deconstruction contractors, appraisers, resalers, refurbishers

Circular Economy Grass Roots

- Reclaim NYC
- Glass Recycling NYC – The Durst Organization
- USGBC-California Circularity Committee

CA Circularity



The California Circularity Committee advances a resilient future by building a circular economy and fostering collaboration through education and resources.

[LEARN MORE →](#)