The Brickyard

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Location

Los Angeles, California

Certification level

Gold

Percent of Overall Diversion Achieved

90.84%
Facility Size
425,632 sq ft
Type of Operation
Multi-tenant building
Project Overview

The Brickyard, located at 12105 Water Front Drive in Los Angeles, California, is a 425,632-square-foot multi-tenant campus that includes office spaces, restaurants, a yoga studio, a university facility, and a daycare center. Managed by Tishman Speyer, the property is home to tenants such as Meta, Bright Horizons Day Care, Blue Bottle Coffee, Homestate Restaurant, Loyola Marymount University (LMU), Gunderson, and Sweat Yoga. The campus aligns with Tishman Speyer's corporate zero waste policies and all applicable state and local recycling and composting regulations.

Through close collaboration between the property management and engineering teams—and with consulting support from All About Waste—the Brickyard successfully achieved TRUE Gold certification while also maintaining LEED Gold status. Innovative strategies across the site have allowed the Brickyard to divert more than 90% of its waste from landfill. The property conducts ongoing right-sizing assessments and bin monitoring exercises to optimize service levels and infrastructure, recently replacing a landfill compactor with a compost compactor to expand organics diversion. Tenants actively participate in the site's food waste reduction and composting programs, donating surplus food and maintaining separate compost bins in their spaces. Additional efforts include xeriscaping, which minimizes landscape waste and irrigation needs, and a closed-loop partnership with Brightview and Agromin, where landscape waste is composted and returned as mulch for reuse on-site.

Employee and tenant engagement is a defining strength of the Brickyard's zero waste culture. The management team regularly hosts Earth Week events, waste sorting training, and community initiatives such as Heal the Bay beach cleanups. Creative waste reduction projects—like an upcycled aluminum can mural—help raise awareness of material reuse and

sustainability. These efforts have led to a 90.84% diversion rate and an emissions reduction of 211.48 $MTCO_2e$, equivalent to removing 46 passenger vehicles from the road each year. Collectively, these achievements demonstrate how the Brickyard's integrated approach to waste management benefits both the local community and the environment, advancing a more circular and resilient operations model for multi-tenant campuses. "At Tishman Speyer, we're committed to creating a sustainable future through net-zero carbon and zero-waste operations. The Brickyard in Los Angeles embodies this vision as the city's first and largest commercial building to earn TRUE Gold Zero Waste Certification, a milestone that demonstrates how intentional design and management can deliver both environmental responsibility and operational excellence."

- Jonathan Flaherty, Global Head - Sustainability and Building Technology Innovation,

Tishman Speyer

Photo credit: Tishman Speyer

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