“This year has been both exciting and challenging for Stamford 2030 as we rolled out new programs for our members and began the benchmarking process. Thank you to all of our members and supporters who helped us to grow the District this year.

We kicked off by initiating new opportunities aimed at enhancing the performance of our member buildings. These programs introduced benchmarking techniques, energy efficiency financing options, and electric vehicle technology. As the District and its members prepare to meet our 2030 goals, much effort was focused this year on the benchmarking of energy use. The results of that effort are made clear later on in this report.

Not only have we grown by 16 members this year, but the larger community’s response has been extraordinarily supportive and encouraging. It was especially remarkable to see such a large turnout at our inaugural Change Maker event this fall and a free GPRO certification program in December. The success of these programs has made them both integral parts of our 2016 event lineup.

Next year, we intend to focus on further developing our resiliency strategy, determining the remaining baselines and making sure that each building owner has an opportunity to participate and advance toward their individual sustainability goals. The support of our donors, sponsors, partners and members has started us down a truly exciting path. I invite you to continue this journey with us – getting the latest updates through our newsletter and checking out our strides on social media in the year ahead.”

Megan Saunders, Executive Director
2030 Districts are public-private partnerships forming throughout America to meet specific energy, water and vehicle emission reduction targets.

Founded in 2014, as a joint effort between Connecticut Fund for the Environment and the Business Council of Fairfield County, the Stamford 2030 District is a partnership of building owners, service professionals, and community stakeholders led by the private-sector. As the sixth city nationwide - and the first in New England - to join Architecture 2030, Stamford 2030’s mission is to dramatically reduce greenhouse gas emissions and water usage in the commercial sector by changing the way buildings and developments are planned, designed, and constructed. Using a combination of market-friendly regulations and business community engagement, Stamford 2030 joins a national network that offers continuity, longevity, and stability, free of changing state administrations and priorities.

2030 Districts are public-private partnerships forming throughout North America to meet specific energy, water and vehicle emission reduction targets set forth by Architecture 2030 in the 2030 Challenge for Planning and Buildings. Individual districts have defined boundaries which often include the heart of each city’s commercial sector. 2030 Districts offer local building owners, property managers, and developers the tools to achieve reduced energy, water, and transportation (CO2) emissions. By increasing the number of high efficiency buildings, these cities have an opportunity to lower their footprint and leverage a growing economy as we transition into the post-carbon era.

Currently there are 12 established Districts in Seattle, Cleveland, Pittsburgh, Denver, Los Angeles, Stamford, San Francisco, San Antonio, Dallas, Toronto, Albuquerque, and Grand Rapids. These Districts are comprised of over 240 million square feet. Many new 2030 Districts are emerging as well, including Ann Arbor, Detroit, Ithaca, Portland and New York City.

The Stamford 2030 District has redefined the goals of the city’s downtown in an effort to become an example for New England and the nation when it comes to efficient resource use and building performance. As a coastal city, **Stamford 2030 plans to especially become a leader in resiliency**, which is a unique focus among the current 2030 Districts. What makes Stamford 2030 District different from other benchmarking and green building efforts is its communal approach. Benchmarking data retrieved from all member buildings is released strictly at the district level. This allows all buildings to participate and seek new opportunities to create high efficiency buildings without the pressure of disclosing their individual performance data. Sharing best practices and providing unique opportunities allows building owners to learn from one another and assist in achieving national goals at a local level. With new growth expected in Stamford, as its current building stock ages, we have to move forward in acknowledging that a clean building sector is essential for a thriving economy.

9.6 Million sq. ft.

of Stamford buildings have joined the challenge since the District formed in 2014.
District Membership

The Stamford 2030 District provides opportunities and resources to members through unique partnerships. We work with building owners to assist with the benchmarking process and identify improvement strategies. Our partnerships with professional organizations in the green building industry provide members with exclusive services and companies with opportunities to gain recognition and identify local demand. Community members provide necessary local connections and ground support for our innovative movement. Together we build the foundation for a business district focused on exceeding standards and set the stage for a more resilient Stamford.

“What I’m really excited about, where Stamford has shown innovation and creativity, is marrying the business community, the nonprofit community, and the social service community.”

-Commissioner Robert Klee

CT DEEP

For Building Owners, Managers and Developers

- Utilize special financing programs
- Improve competitive positioning
- Receive comparative analysis reports
- Access exclusive incentives, discounts & programs

For Professional Members

- Bring the cutting edge of building performance to your customers
- Interact with market-leading clientele
- Get recognized
- Connect to new ideas, education & opportunities for your customers

For Community Members

- Extend your organization’s influence
- Connect with building owners/operators & like-minded organizations
- Expand your outreach
- Gain access to new thought leadership
District Goals and Progress

Architecture 2030’s Challenge for Planning sets the reduction targets for new and existing buildings for all of the Districts, including Stamford 2030. The final goals for existing buildings in 2030 Districts include a 50% reduction in energy and water usage as well as transportation emissions by the year 2030. The goals for new construction are more demanding, including immediate reductions of 50% for water usage and transportation emissions and an eventual 100% energy use reduction by the year 2030.

In order to measure the Stamford 2030 District’s progress against these goals we must first determine baselines for each reduction category - energy, water and transportation emissions. Currently there is only a nationally established baseline for energy use. The baselines for water and transportation must be developed based on the availability of District-specific data. Stamford 2030’s unique goal of advancing the resiliency of buildings in the District also requires an original approach and baseline methodology.

Understanding the challenge of benchmarking and tracking data for four distinct metrics led the Stamford 2030 District team to focus efforts on primarily benchmarking energy usage this first year. Approximately 67% of committed buildings in the District are currently benchmarking their energy usage with Portfolio Manager and sharing the data.

The Stamford 2030 District has achieved success in 2015 with current member buildings. The creation of new energy use baselines, collection of utility data from dozens of buildings and analysis of the estimated energy reductions are not the only accomplishments from this past year, however. The District has also hosted a number of programs and events specific to our focus areas in order to offer opportunities to members striving to meet the 2030 goals.
The District as a whole is performing 6.2% better than the baseline and Stamford 2030 District member buildings are performing 23.9% better.

The 2030 Districts focus on reaching a 50% energy use reduction goal for existing buildings and net zero for new buildings by 2030. The 2015 target for existing buildings is a 10% energy reduction and 60% reduction for new construction.

2030 District goals and targets are measured using site Energy Use Intensity (EUI) which is the number of kBtus used per square foot over the course of a year. Generally, more efficient buildings have a lower EUI. Each building’s actual EUI is compared to a baseline developed from a national database of comparable buildings (CBECS 2003) in EPA’s Energy Star Portfolio Manager.

Buildings participating in the Stamford 2030 District are committed to benchmarking their building’s energy usage. Stamford 2030 assists with building a profile for each property which includes specific information about building usage, operational characteristics and square footage using the free online Portfolio Manager platform. The platform then generates an actual EUI for each property using utility data and an EUI baseline based on profile information and a comparison of similar buildings from the national database (adjusted for the regional climate).

After analyzing the collected energy data, we found that Stamford 2030 District members are collectively operating 23.9% better than the baseline – equal to an energy reduction of 23.9%. This incredible achievement shows the potential of the District as membership continues to grow in the coming years.

This reduction of 105,060,397 kBtu is the equivalent of 4,470 cars off the road.

The aggregated District energy consumption (1,589,123,610 kBtu) was divided by the total square footage of the commercial and multifamily properties in the district (19,210,048 sf). The resulting EUI is 82.7 which is a 6.2% reduction from the 88.2 EUI baseline.

Since our focus is on developing a high efficiency District in downtown Stamford, growth in membership is crucial. Currently 23.1% of the total square footage in the District boundary is performing 23.9% better than the national median. The 2030 goal is for 100% of the square footage in the District boundary to be performing collectively 50% better than the baseline. To continuously measure this collective energy usage requires a District-wide baseline, including all 619 existing buildings in the District boundary. This baseline was created using city tax data and the national database of comparative buildings in Portfolio Manager. A baseline of 1,694,184,007 kBtu (88.2 EUI) was identified to represent the aggregated annual energy use of all 619 buildings in the District.

To determine the progress and outlook of the District, the 22 reporting buildings in the Stamford 2030 District were considered alongside the 597 uncommitted buildings. Buildings not reporting energy use data are assumed to be performing at the national median. Including actual (for the 22 District member buildings) or assumed energy usage (for the 597 non-committed buildings) for all commercial or multifamily buildings downtown, the District-wide energy consumption is 6.2% lower than the identified energy baseline of 1,694,184,007 kBtu. This is just below our 10% reduction target for 2015 and shows that the high performance of the 22 member buildings has increased efficiency in the entire downtown District by 6.2% and reduced energy demand by 105,060,397 kBtu. With member buildings performing at such high rates, it is clear that member growth is the path to an all-around high performing District.
Highlighted Building Types
Offices make up 40% of the District’s square footage and multifamily properties make up 26%.

This makes it extremely important to monitor the performance of these buildings as we work to create a high performance District over the next 15 years.

Energy Performance of Reporting Office Buildings
Percent Reduction from National Median

64% of the 11 reporting offices are performing at or above the 10% energy reduction target for 2015.

Energy Performance of Reporting Multifamily Buildings
Percent Reduction from National Median

63% of the eight reporting multifamily buildings are performing at or above the 10% energy reduction target for 2015.
Other District Goals...

While the energy baseline determined is based on clear national standards, there are no such standards to benchmark water usage, transportation emissions and resiliency. This will be Stamford 2030’s next challenge going into 2016. As the District moves to determine appropriate metrics and create baselines for these new categories we reflect on the many programs and partnerships that were created this year to begin addressing these issues.

Water

Stamford 2030 has taken steps to begin the benchmarking process for water usage. Currently 64% of reporting buildings in the District are already tracking and collecting water usage data in Portfolio Manager. Stamford 2030 has also been working with organizations such as Aquarion Water Company and Clean Water Action to help determine appropriate metrics and best practices to meet our water usage goals.

Transportation

Transportation baselines are primarily based on locally available data or through surveying methods. Stamford 2030 has met with many organizations that may be able to assist us with this part of our benchmarking process including WestCog, City of Stamford, and CTRides.

Resiliency

Resiliency is a focus unique to Stamford among the 2030 Districts. As a coastal city it is especially important for the community to look at key issues like flooding, storm-water, and emergency preparedness. Stamford 2030 is currently working with CIRCA, C2ES and other organizations to determine what other meaningful actions will make Stamford a more resilient city.

“Really enjoyed the GPRO program. I can use some of the knowledge I gained right away at my facility.”

-GPRO Class Participant

GPRO Training: The Urban Green GPRO training certification program was held at no cost for 22 facility and property managers focusing on efficient infrastructure and operation practices in commercial buildings.

Clean Water Action Award: Executive Director, Megan Saunders, was awarded Connecticut Clean Water Action’s 2015 Revitalization Award for leadership in green development.

Ride and Drive Event: The District held a public event with Sustainable America to highlight electric vehicle technology from numerous local dealers.

CTRides: Marsha Aarons of CTRides spoke to 2030 members about transportation options and services available through the state funded program.

Disaster Resilience Scorecard: Stamford 2030 partnered with the City of Stamford to complete a preliminary review of the UNISDR Disaster Resilience scorecard through IBM and AECOM to assess the vulnerability of Stamford to storms.

GC3 Webinar: Executive Director, Megan Saunders, was the first presenter for the Governor’s Council on Climate Change’s Exploring Climate Solutions Webinar Series to discuss Stamford 2030’s goals and resiliency focus.

ESF-17 Meeting: District members attended an ESF-17 meeting focused on crucial utilities and infrastructure. Speakers from Eversource and ConnDOT discussed how they plan to quickly recover after winter storms.
C-PACE Workshop
A workshop was held with CT Green Bank to discuss how the Commercial Property Assessed Clean Energy program can provide financing for the faith community and non-profits.

‘Ride and Drive’ Event
Sustainable America and Connecticut Fund for the Environment assisted in hosting a ‘Ride and Drive’ event to showcase electric and hybrid vehicle technology.

Recieved $150,000 Grant
Stamford 2030 District was awarded $75,000 from Partners for Places and a matching grant from the Emily Hall Tremaine Foundation.

UNISDR Disaster Resilience Scorecard
As a part of Stamford 2030’s resiliency strategy, a review of the City’s vulnerability to storms was conducted with a team from IBM and AECOM using the UNISDR Disaster Resilience Scorecard Preliminary Review.
Stamford 2030 was officially launched on October 9, 2014 with 23 founding members.

Over the course of the next year we increased membership and buildings committed to the 2030 goals, created an organizational committee, held several meetings for our members to share best practices, and hosted our inaugural awards event.

**GPRO Training**
Stamford 2030 partnered with the Connecticut Green Building Council to put on a free training and certification program for 22 facility and property managers. Participants were also instructed on how to use EPA Portfolio Manager to benchmark their buildings.

**Network Summit 2015**
The 2015 Network Summit was held this year in Cleveland with representatives from all established 2030 Districts.

**New Associate**
A second full time employee, Emily Gordon, was hired to sustain the District’s work and assist in the benchmarking process.

**GC3 Webinar**
The Governor’s Council on Climate Change began their Exploring Climate Solutions Webinar Series with a presentation about Stamford 2030 and the 2030 District network.

**CWA Revitalization Award**
Clean Water Action of Connecticut awarded Megan Saunders, Executive Director of Stamford 2030, their 2015 Revitalization Award.

**Inaugural Change Makers Awards Reception**
Stamford 2030’s first awards reception was held at the Starwood Hotels and Resorts Worldwide Headquarters on October 21st. Stamford 2030 presented four awards for the categories of Energy, Water, Transportation, and Innovation. Awardees included: The Landis Group (400 Atlantic Street), The Mill River Park Collaborative (Mill River Park), J.M. Wright Technical School (Living Wall Project), City of Stamford and People Friendly Stamford (Sharrow Network), and Nine West Broad Property, LLC (9 West Broad Street). Approximately 95 members of the district and community were in attendance and the founder of the first 2030 District, Brian Geller, was the keynote speaker for the evening.
District Members

American Institute of Architects, CT Chapter
Aquarion Water Company
Bartlett Arboretum & Gardens
CBRE
Charter Oak Communities
Connecticut Fund for the Environment
Connecticut Green Bank
CT Green Building Council
CT Sustainable Business Council
Deloitte
Diamond Properties
Downtown Stamford Special Services District
Eversource Energy
Fairfield University
First County Bank
Institute for Sustainable Energy at ECSU
Interfaith Council of Southwestern CT
Jonathan Rose Companies
Jones Lang LaSalle

Founding Members listed in bold

McKenney Mechanical
NAIOP Connecticut & Suburban New York
New Neighborhoods, Inc.
Perkins Eastman
Progressive Solutions, Inc.
Purdue Pharma
Reckson, Division of SL Green Realty Corp.
RFR
Soundwaters, Inc.
Stamford Museum and Nature Center
Starwood Hotels and Resorts Worldwide
Steven Winter Associates, Inc.
Sustainable America
The Ashforth Company
The Business Council of Fairfield County
The City of Stamford
The Ferguson Library
The Landis Group
Unitarian Universalist Congregation
Vidaris, Inc.

Steering Committee

Hank Ashforth (Co-Chair), Executive Vice President, The Ashforth Company
Andrea Pinabell (Co-Chair), Vice President of Sustainability, Global Citizenship, Starwood Hotels & Resorts Worldwide, Inc.
Caroline Vary (Vice Chair), Managing Director, Connecticut Office, Jonathan Rose Companies
Thomas Madden, Director of Economic Development, City of Stamford
Donald S. Strait, President, Connecticut Fund for the Environment
Joseph McGee, Vice President, Public Policy and Programs, The Business Council of Fairfield County

Stamford 2030 District Steering Committee Members (from left to right): Megan Saunders, Donald Strait, Andrea Pinabell, Hank Ashforth, Thomas Madden, Caroline Vary, Joseph McGee