Welcome to the Seattle 2030 District’s 2015 Annual Report!

I am delighted to share with you the many accomplishments of our members and our organization since the release of our first annual report in 2013. These include developing a Green Stormwater Initiative, launching Electrify Seattle and the 2030 Districts Marketplace, joining forces with the Urban Land Institute to use their Greenprint tracking software, releasing our first strategic plan – A Vision for 2030, recognizing leadership at our annual Vision Awards galas, and making significant progress toward meeting the 2030 Challenge goals.

I have been thrilled to lead the Seattle 2030 District since June 2015. Brian Geller and the staff did an amazing job of bringing the organization through the start-up phase. We are now poised to make even more of a difference in shaping Seattle’s future so that it assures clean air and water, carbon-free buildings and commuting, and development that contributes to affordability.

While I’m proud of all that we have achieved since our founding in 2011, we still have much to do to reach our ambitious goals for 2030 and over the next fourteen years. We are counting on our current members to continue their efforts to construct and operate their buildings consistent with the 2030 Challenge goals. We also need to recruit new members to join them. We are striving to create a market and policy environment that promotes these actions. We work closely with like-minded partners to reap the benefits of targeted, coordinated engagement.

With the support of our members and our generous funders and sponsors, we will build on the successes shared in this report and advance toward our vision of Seattle as a model for livability and sustainability in 2030 and beyond.

Susan Wickwire, Executive Director

A SUCCESS IN PROGRESS!

The Seattle 2030 District is creating a high-performance building district in downtown Seattle and surrounding neighborhoods to mitigate climate change, water pollution, and other environmental impacts from building construction and operations. Our 116 members include property developers, owners and managers as well as professional stakeholders, community groups and the City of Seattle and King County. The committed floor space is over 45 million square feet or 46 percent of the downtown core and surrounding neighborhoods.

We are developing strategies to help our members achieve goals to substantially reduce water, energy use, and transportation emissions by the year 2030 as well as manage polluted stormwater run-off into Elliott Bay and Lake Union. The 2030 District succeeded in hitting the 2015 milestones for energy performance and transportation but fell short in meeting the potable water/stormwater goal.

We seek to maximize benefits by encouraging district-wide cooperation and projects that have cross-cutting goals, such as green roofs that have stormwater, energy, and cost-saving advantages. We also have an important role to play in sharing experiences and advice with the eleven other established 2030 Districts across North America.

In 2016, we are working to integrate sustainable building practices into affordability, working with Bellwether Housing, Capitol Hill Housing, Plymouth Housing Group and the Pike Place Market. We have focused on boosting their ability to invest in building efficiency improvements that result in lower utility bills for residents. We also look for ways to unleash the modernization of the aging building stock through policy advocacy, owner and tenant support and private financing.

This year also finds us rolling out the use of the Urban Land Institute’s Greenprint software platform to track member building performance and offering members access to the new 2030 Districts Marketplace where they can get discounts on cutting-edge products and services. We will also do more work with tenants to demand deeper sustainability in their buildings.

We want to make Seattle and the Puget Sound region a better place to live and work for generations to come. By providing simple and effective solutions to climate and pollution challenges we can reshape our city and model sustainability for others.
2015 MILESTONES

A HIGH-PERFORMANCE BUILDING DISTRICT

TOTAL DISTRICT SQ FT
100,289,566

COMMITTED SQ FT
46,439,394

46% COMMITTED SQ FT

DISTRICT PROGRESS

ENERGY  WATER  CO2 FROM TRANSPORTATION

REDUCTION

10%  10%  20%  20%  35%  35%  50%  50%

TODAY  2015  2020  2025  2030

THAT’S THE EQUIVALENT OF...

222 MILLION ROTATIONS of the Space Needle could be powered by the Energy Savings achieved

(243,197,649 KWH)

920,154 HOMES could be provided with water for one day with the water savings achieved

(73, 612,349 GAL/YR)

3 MILLION TIMES THE WEIGHT OF THE SEAHAWKS is equivalent to the reduction in CO2

(23,492,096 TONS)

OUR CITY, OUR DISTRICT, OUR IMPACT

Actions at the local level will be critical to the United States’ ability to meet its climate change commitments under the Paris Agreement. We are committed to doing our part to reduce carbon emissions through our energy, water, and transportation strategies and market-based solutions such as private financing, bulk purchasing and public sector policy. Our work supports the City of Seattle’s 2013 Climate Action Plan, King County’s 2015 Strategic Climate Action Plan, and other local priorities.

The City of Seattle is fortunate to be growing and is expected to add 70,000 housing units and 115,000 jobs by 2035. This growth is putting significant stress on the aging transportation infrastructure and the availability of low-income housing. We are motivated to ensure new office and multifamily buildings are high-performing and to increase the efficiency of existing buildings that help promote affordability.

We are striving to take a “district approach” to achieve reductions at scale through cooperation on actions such as stormwater mitigation, highly-efficient heat recovery, and district energy that can reduce the demand for energy and water resources.

At the national and international levels, we are contributing to the creation of a formal 2030 Districts Network which will create collaborative opportunities beyond the twelve established and five emerging Districts in North America.
UPDATE

We are wrapping up the initial implementation of a Smart Buildings/High Performance Building Pilot (HPBP). The program has promoted energy efficiency in large commercial buildings by linking together existing systems, including sensors, controls, and HVAC subsystems. This connectivity allows managers to control infrastructure more effectively and to identify faults before they become breakdowns. This real-time information has equipped managers with a powerful new toolset to analyze data and optimize building performance.

The Smart Buildings/HPBP Project is running in 4 buildings – the Sheraton Hotel, UW Brotman Building and Building E and the Boeing Thompson site – and is achieving a 9.15% reduction in energy on average. Since December 2013, the participating facilities have saved 2,889,000+ kWh of electricity and 117,300+ therms of natural gas, resulting in almost $300,000 in energy cost savings. This is equivalent to:

- 2,600+ tons CO2e avoided
- 294,000+ gallons of gasoline combusted
- 6,000+ barrels of oil burned

And carbon sequestered by:

- 67,000+ tree seedlings grown for 10 years
- 93,000,000+ sq ft. of mature forest in 1 year

By the year 2030 the projected savings are 25,000,000 kBtu and $1,000,000.

SMART BUILDINGS INITIATIVE

FUTURE

Building on the experience of the Smart Buildings/HPBP Program, we are working to develop a first-of-its-kind, comprehensive resource that will guide members' consideration of energy efficiency/smart buildings opportunities in light of their business needs, building characteristics, available building data, stakeholder dynamics, and operator experience. We will also be launching a proactive engagement campaign to promote the resource and concepts presented so they can put them into action in their buildings.

GREEN STORMWATER INITIATIVE

UPDATE

We launched a new Green Stormwater Initiative in 2014 with changes to the water management goal in order to address stormwater pollution and the new paradigm of stormwater as a resource. Achievement of the stormwater component is focused on Green Stormwater Infrastructure (GSI), a set of tools, such as green roofs and cisterns, that slow the discharge, improve water quality, and reuse stormwater where possible.

We are tackling stormwater management with education, one-on-one member support, collaboration and public policy work. Education includes workshops to share success stories on stormwater management such as the green roof and cistern installation at Vulcan’s EMP Administration Building that led to $70,000 cost savings. To encourage our members to use GSI, we are doing one-on-one introductions to our program and tools, such as the Stormwater Calculator and Stormwater Game. These tools help visualize how GSI can be incorporated into a building and site.

If members are successful in achieving the 50% management goal, they would manage 228 million gallons of stormwater by the year 2030. This would meet 76% of the City’s interim target needs for their 2020 goal. GSI provides multiple benefits beyond stormwater management, including increased energy savings, roof life, worker productivity, property amenities, air quality, and reduced water use, combined sewer overflows, and flooding.

FUTURE

We will continue to hold events to highlight projects where members are using GSI resourcefully. We are also working on collaboration between members to push GSI projects forward or initiate projects that may involve multiple buildings. For example, we are advancing a proposal for rainwater harvesting and laundry reuse at the Sheraton Hotel with Herrera Environmental Consultants.

We are also working with King County and Seattle Center to move a GSI project from study to implementation on Center grounds. We are looking at other multi-building GSI opportunities and are exploring options with public and private partners to remove policy barriers to GSI and looking for opportunities to expand GSI, for example in public spaces.

OUR STRATEGIC PRIORITIES

TODAY AND TOMORROW

We focus on facilitating innovative, pragmatic and economically viable measures that reduce environmental impacts, increase resilience to current and future challenges, lower operating costs, and improve property values.
PUBLIC POLICY & ADVOCACY

UPDATE
Recognizing that a favorable business and regulatory environment will help members achieve the 2030 Challenge goals, the Seattle 2030 District made advocating for market-based solutions and positive public policies a priority in the 2015 Strategic Plan.

Seattle 2030 District created a set of guiding principles related to its agenda on energy efficiency, water management and reductions in CO2 emissions from transportation. We are working to extend and expand the City of Seattle’s Living Building Pilot program to provide incentives for meeting the 2030 Challenge goals for major renovations of existing buildings. The benefits include increasing the viability of deep green retrofits, modernizing Seattle’s aging building stock with upgrades to ADA, seismic, and fire-life-safety standards, promoting affordability and maintaining the historic character of Seattle.

Consistent with our emphasis on reducing carbon emissions and stormwater pollutants generated from vehicle travel, we have supported clean, multimodal transportation options that improve economic activity while reducing congestion, pollution, and emissions. These were embodied in our endorsement of the City's Move Seattle Levy, which was approved by voters in November of 2015, and King County’s Proposition 1, which passed in 2014.

FUTURE
In addition to advancing and seeking amendments to the Living Building Pilot program, we are supporting the City's Drive Clean Seattle initiative, which was announced by Mayor Murray in March 2016. Shared priorities include expanding the network of EV charging stations and making them more affordable through incentives. It also focuses on boosting the electrification of public transit. We are also advocating for an expanded pay-for-performance incentive program at Seattle City Light. We will be pressing Seattle Public Utilities to improve members' ability to measure and track their water consumption, and collaborating with the City and County to improve private sector implementation of green stormwater measures.

SMALL BUILDINGS INITIATIVE

UPDATE
Our Small Buildings Initiative is wrapping up its implementation of a grant from the U.S. Department of Energy (USDOE) which targeted commercial buildings under 50,000 sq. ft. Of the 25 projects required of the participating 2030 District member cities, Seattle will have completed 13 of those, ranging from retail, to food and beverage establishments to a parking garage. These projects account for some 565,000 annual kWh and nearly $42,000 of savings for these smaller businesses and buildings.

FUTURE
We are pursuing funding to build upon the work completed under the USDOE grant. It is our hope that we will be able to target building spaces and tenants up to 100,000 sq. ft., which will expand the breadth of the Small Buildings Initiative. This will allow for the inclusion of more measures and significant energy savings for our membership and enable us to reach new segments of building owners and tenants, particularly in the International District and Capitol Hill. It will also better position us to support our members' efforts to comply with the City of Seattle’s building tune-up ordinance.

ELECTRIFY SEATTLE

UPDATE
As we work to create a network of electric vehicle (EV) charging stations under this initiative, we have facilitated the installation of 127 stations in the Seattle 2030 District, including 60 stations at 1521 2nd Ave, which is among the largest residential installations on the West Coast.

We have held several Ride-and-Drive events featuring all-electric cars, such as the Tesla Model S, BMW i3, Kia Soul EV and Nissan Leaf. We are also supporting electrification of public transit, as exemplified through our endorsement of the 2015 Move Seattle Levy and 2014 King County Proposition 1.

FUTURE
We are working with members to host EV Ride and Drives at their buildings for employees or tenants so they can learn more about the benefits of owning an electric car. We are promoting garage assessments so that members can see what the best EV charging strategy is for their tenants and where the stations should be installed. We will work to support the City's new Drive Clean Seattle initiative and are evaluating Sound Transit's ST3 Draft Plan ahead of a November 2016 vote by the region.
HOW WE HELP

CONVENE
- Bring together leaders at roundtable meetings, product demonstrations, educational sessions and other events
- Pool resources on projects to help building and property owner collaborate on solutions

DEMONSTRATE
- Test out new technologies and approaches to aid members in improving building performance
- Serve as a model for collaboration and progress across multiple building types within a geographic area

ADVOCATE
- Present a united position on policy issues that affect the operating environment

EDUCATE
- Facilitate information and networking sessions oriented to peers in Seattle
- Gain access to regulators and government program staff to engage on policy matters

FACILITATE
- Identify barriers and work with others to make changes in the operating environment (market, political, environmental, financial, etc.)

CELEBRATE
- Awards programs for exemplary buildings, owners, developers, and stakeholders to build upon our successes

WHAT WE WORK TOWARDS

ENERGY
Increase Seattle's capacity for future growth and development by advancing energy efficiency in the built environment.

WATER
Conserve Seattle's potable water resources and protect Puget Sound through effective management of polluted runoff.

TRANSPORTATION
Promote efficient, affordable, and low-carbon transportation options.

EXISTING BUILDINGS
- 50% by 2030
- 50% now

NEW CONSTRUCTION
- 70% now
- 50% now

CARBON NEUTRAL BY 2030

ENERGY
- 50% by 2030

WATER
- 50% by 2030

TRANSPORTATION
- 50% by 2030

70% now

CARBON NEUTRAL BY 2030

WHAT WE WORK TOWARDS
The Seattle 2030 District awarded the 1521 2nd Ave Building in downtown the 2015 Visionary Award for Transportation for installing a network of 60 EV chargers split between two garages – which is among the largest residential installations on the West Coast. The condo board and the residents worked out an innovative cooperative agreement that shares the cost of the VECA charging stations among individual owners. Electricity to power the chargers was made available through recent energy efficiency upgrades to the building adding to the project’s value as a model to others. The charging network will be fully active by the end of 2016.

**FAST FACT:**

THE BUILDING BOASTS 60 ELECTRIC VEHICLE CHARGERS SPLIT BETWEEN TWO GARAGES.
WINNER OF VISIONARY AWARD IN LEADERSHIP

The Seattle 2030 District awarded Vulcan Real Estate their 2015 Visionary Award for Leadership for their innovative Stack House project, comprised of two new apartment buildings and the renovation of the 109 year-old landmark Supply Laundry Building. This fusion of old and new provides sustainably designed office, mixed-income housing and retail space alongside the city’s first urban stormwater filtering swales, all while achieving LEED for Homes Platinum certification. The project utilized innovative measures such as one of the first reverse cycle chiller installations in the City to heat domestic hot water and rainwater harvesting for irrigation. The latest data indicates the larger of the two apartment buildings is performing at a 20 EUI. Optimizing building performance and innovative green design help position this full-block development as a national model for success.

FAST FACT:
88% OF POTABLE WATER AND 77% OF STORMWATER WILL BE MANAGED, EQUALING 415,800 GALLONS OF WATER

WINNER OF VISIONARY AWARD IN WATER

The Seattle 2030 District awarded the 2015 Visionary Award for Water to the Seattle Academy of Arts and Sciences for its STREAM Building on Capitol Hill. Designed by the Miller Hull Partnership and built by GLY Construction, this new 5-story building has been combined with an existing facility and features a green roof and a 12,000 gallon cistern and uses photovoltaic panels, radiant heat floors and a passive cooling system. The calculated water savings in this project are impressive. In the first year, 88% of potable water and 77% of stormwater will be managed, equaling 415,800 gallons of water. The STREAM Building is on track to receive LEED Gold Certification.

FAST FACT:
88% OF POTABLE WATER AND 77% OF STORMWATER WILL BE MANAGED, EQUALING 415,800 GALLONS OF WATER


STRATEGIC PARTNERSHIPS: Accenture - Cascadia Consulting - Capitol Hill Ecodistrict - Commute Seattle - Davis Wright Tremaine, LLP - Emerald Cities - Lawrence Berkeley National Laboratory - Microsoft - Smart Buildings Center - Urban Land Institute Greenprint Center for Building Performance


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