A Letter from our Executive Director

I am pleased to present the 2019 Annual Report for the San Antonio 2030 District as we move forward in our mission to rapidly transform the built environment from the major contributor of greenhouse gas (GHG) emissions to a central part of the solution to the climate and energy crises. Although this report covers data collected in 2019, at the time of publication, it is now 2020, and the world is facing unprecedented challenges due to the COVID-19 pandemic. In spite of stay-at-home orders profoundly affecting business and travel, the world has achieved only an estimated 8% reduction in GHG emissions this year. Bold action is needed to meet our GHG emissions reduction goals while accomplishing a triple bottom line underscoring successful businesses, well-managed natural resources, and human health.

The real estate industry faces special challenges in the wake of the pandemic, including a massive shift to telecommuting, social distancing protocols, and increased emphasis on indoor air quality. In the face of these challenges, San Antonio 2030 District members are finding ways to save money and resources through energy efficiency, water savings, low-impact development, and transportation emissions reduction strategies.

Thanks to contributions from members like you, the district hired data analytics consulting firm, Morton Gestalt, to provide personalized benchmarking assistance to our members who need help getting started with benchmarking in Energy Star® Portfolio Manager. Morton Gestalt is also developing individual building progress reports that will provide participating members with a snapshot of their building performance as it compares to their peers, and catalyze action towards improved building performance. The demo report will be unveiled at our Winter 2020 membership meeting.

New opportunities are on the horizon. The city of San Antonio is developing a proposed benchmarking ordinance for large commercial buildings. CPS Energy recently announced a Request for Proposals (RFP) that is expected to triple the utility’s solar energy capacity. Widescale investment in renewable energy and electric vehicle infrastructure is expected within the next decade, and stakeholders of the San Antonio 2030 District are at the forefront of this transformation as the world shifts toward a net-zero-emissions energy economy.

Elizabeth Kertesz
Executive Director
About the San Antonio 2030 District

The San Antonio 2030 District is a voluntary initiative intended to transform San Antonio’s urban core by supporting building owners and occupants in their efforts to reduce greenhouse gas (GHG) emissions by improving building performance. By making a no-nonsense business case for efficient operations, the district is driving innovation through peer-to-peer mentorship, education, and data analysis. The district model includes a collaborative environment where building owners, community organizations, and industry professionals come together to share best practices. San Antonio 2030 District members commit to the goals of the Architecture 2030 Challenge for Planning and demonstrate progress towards these goals by benchmarking and sharing annual building performance data, which is aggregated to summarize the whole district’s progress toward the goals. Individual property level information is kept confidential. For more information about the San Antonio 2030 District, please visit www.2030districts.org/sanantonio.
The 2030 Districts Network

2030 Districts are public-private partnerships in designated urban areas across North America with members that are committed to reducing energy use, water use, and transportation emissions. The 2030 Districts are organized to bring building owners and property managers together with local governments, businesses, and community stakeholders to provide a business model for sustainability through collaboration, leveraged financing, and shared resources.

With districts in twenty-two large cities, over 463 million square feet of commercial building space, and over 1,000 member organizations, the 2030 Districts model is continuing to grow. Together the districts benchmark, develop, implement best practices, create innovative strategies, establish metrics, and measure progress towards the goals of the Architecture 2030 Challenge for Planning.

The 2030 Districts Network helps newly forming districts and coordinates existing district resources and collaborations in cities access the United States. The 2030 Districts Network objective is for 2030 District national collaborators and partners to have equal access to the support and resources needed to achieve the 2030 Challenge for Planning.
2019 – A Year in Review

On February 13, 2019, the San Antonio 2030 District achieved status as a section 501(c)3 non-profit organization, and became self-funded through membership fees and sponsorships. The newly elected Board of Governors conducted a strategic planning workshop and established committees and working groups to execute the action plan, including a new Data Analytics committee chaired by Anna Morton with Morton Gestalt. The Data Analytics committee played a central role in collecting and reporting the data in the 2018 Annual Report for the District (published in 2019).

General membership meetings in 2019 included hard-hat tours of:

- Credit Human new headquarters (district member building).
- Soto Building (designed by district member Lake|Flato architects).
- CPS Energy headquarters (district member building).

In addition, San Antonio Museum of Art and the San Antonio 2030 District co-hosted a special event for local museum facility operators focused on benchmarking energy performance in museums.

At the end of 2019, the San Antonio 2030 District included:

- 48 member organizations.
- 117 committed properties.
- 11.8 million square feet of committed real estate.

New members who joined the district in 2019 included UTSA, the Witte Museum, and VIA Metropolitan Transit, collectively bringing 31 new buildings and 1.2 MSF of committed space into the district.
Member properties located within the district boundary commit to sharing benchmarking data with the San Antonio 2030 District using Energy Star® Portfolio Manager, a free online resource provided through the Environmental Protection Agency (EPA). To encourage increased participation in data collection efforts, in 2019 the district began providing enhanced benchmarking assistance for members, and has been meeting with local utilities to encourage streamlined meter data reporting.

69 member buildings shared performance data with the San Antonio 2030 District in Portfolio Manager in 2019, totaling 5,779,916 MSF. This represents 56% of member buildings, and 49% of the gross floor area committed to the district’s goals. The 19 buildings that were added to the 2019 dataset were provided with complimentary benchmarking assistance as a benefit of membership in the San Antonio 2030 District.

As indicated in the graph below, there is still a need to help new members to get started with benchmarking their data, and the district will continue to prioritize increasing benchmarking participation as we move forward.

19 additional member buildings began sharing data in 2019 with assistance from Morton Gestalt. There is still a need to help new members start benchmarking.
Energy Progress

The existing buildings participating in the San Antonio 2030 District are striving for an aggregated 50% reduction in energy consumption by 2030. The performance metric is the energy use intensity (EUI) of the building. Energy Star® Portfolio Manager uses the Commercial Building Energy Consumption Survey (CBECS) as a baseline against which current EUIs are measured. The information entered into Portfolio Manager is weather normalized and is compared to other similar buildings in the region. This allows participating property owners to see how their building’s performance compares to other similar buildings, and track their own improvement over the years for their building. The data also feeds into the aggregate district performance analysis, which is reported annually.

2019 aggregate district EUI was 28.7% lower than CBECS baseline, representing a cumulative energy cost savings of approximately $2.2M.

In 2019, the district’s Data Analytics Committee developed a prototype individual-building progress report template. In future reporting years, these individual-building progress reports will be prepared for each participating member building on an annual basis so that property owners and facility managers can make use of their building data to inform the decision-making process. The reports will highlight trends, draw performance comparisons to similar buildings within the district, and connect decision makers with resources, incentives, rebates, and guidance to implement an action plan to improve building performance.

Prototype for Individual building progress reports.
Stormwater Progress

In addition to leadership in energy, water, and transportation, our members are committed to responsibly managing stormwater by implementing low-impact development (LID) strategies known as best management practices (BMPs). By constructing stormwater BMPs on their property, members are able to reduce stormwater runoff, mitigate the urban heat island effect, and offset carbon dioxide emissions by adding green space to the urban environment. Focusing on the dense urban downtown core is critical, because this is where increased stormwater runoff carries pollutants directly to the San Antonio River. Stormwater runoff is the most significant contributor to water quality degradation in the San Antonio River Watershed, and is expected to increase as a consequence of climate change and other factors. The San Antonio 2030 District established metrics for onsite stormwater management in 2017. Ultimate targets align with the City of San Antonio’s Unified Development Code (UDC) credit and incentives as well as the San Antonio River Authority’s Watershed Wise Rebate requirements, while recognizing not all buildings will be undergoing major retrofits. Participation is tracked using a tiered point system. The district will track the total number of points for all participating properties within the boundary, with a goal of achieving at least 30 total points by 2030. In accordance with this point tracking system, __ points have been earned as of the end of 2019, which corresponds to the capture and treatment of more than six million gallons of stormwater runoff annually.

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<tr>
<th>Stormwater management goal progress – end of 2019</th>
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<tr>
<td><strong>Retrofit projects</strong></td>
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= 18 total points earned as of 2019 (for both retrofit and new construction projects)

**Water Metrics Technical Working Group (TWG)**

Working with San Antonio Water System (SAWS) staff, the San Antonio 2030 District Water Metrics TWG developed a baseline for water use in 2019. The baseline varies per building based on factors such as occupancy and use type, and has been calculated using the results of local and regional water use studies conducted from 2009-2012. Now that the water baseline is established, the district intends to begin reporting progress towards water use goals beginning in 2020. To prepare for streamlined data reporting, the Water Metrics TWG and Data Analytics committee updated the district’s system for identifying and tracking member properties.

Representatives from the San Antonio 2030 District Water Metrics TWG also attended One Water Summit 2019 hosted by the US Water Alliance in Austin, Texas to participate in peer-to-peer exchange and engage in discussion on water policy and stewardship.

**Transportation Emissions Technical Working Group (TWG)**

The San Antonio 2030 District Transportation Emissions TWG convened in 2019 and identified three potential pathways to develop the transportation emissions baseline for the district. These pathways include a volunteer-based approach, an intern-based approach, and a fully-funded researcher-based approach to metrics development, and are tiered based on the expectation that options requiring more research and funding will yield better data. The district plans to implement the volunteer-based approach to report transportation data beginning in 2020, and will continue to explore funding opportunities to support more advanced pathways requiring additional studies and research.
Thank You to our Sponsors

The generous support of our members and sponsors has made the district's success possible. By supporting the district financially, our sponsors demonstrate that they see value in the role that the San Antonio 2030 District fulfills in contributing to the economic development, health, sustainability, and resiliency of the city.

Platinum sponsor - multiple years
San Antonio River Authority

Platinum sponsor 2019-2020
The State of Texas

Silver sponsor - multiple years
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Venue sponsor - multiple years
AIA San Antonio

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