

Net Zero 3.0 : Boulder Commons

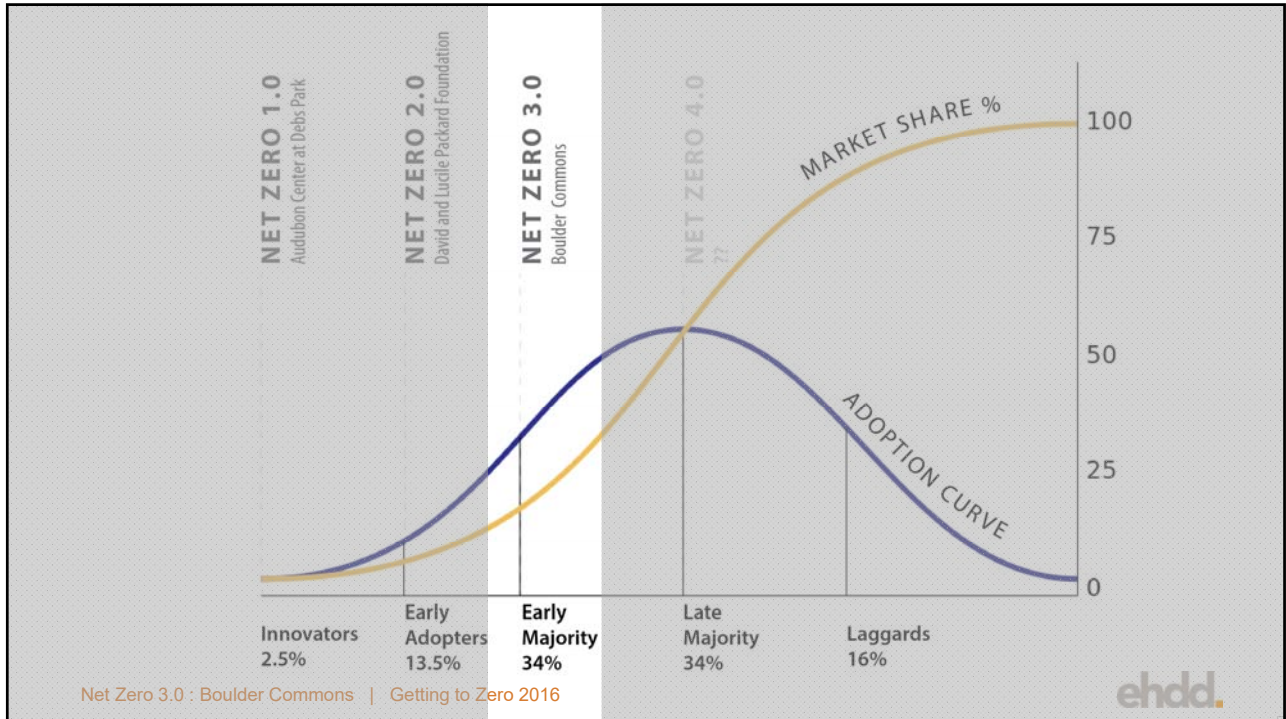


Risks and Rewards in the ZNE Marketplace

Getting to Zero 2016 | Denver, CO | October 13, 2016

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Contributing Factors

Lessons learned from Innovators and Early Adopters

Strengthened energy codes (esp. Title 24) have raised the baseline

- Improved insulation
- Air barriers required
- Improved glazing
- Reduced lighting power density
- Advanced lighting controls with LEDs
- Occupancy sensors at workstations
- Many mechanical strategies no longer optional

Low Photovoltaic (PV) Prices + Power Purchase Agreements

\$8.50/watt in 2008 vs. \$3.50/watt today

Leveraging leasing structures & “soft” factors

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Boulder Commons

Mixed-use retail and office building

Boulder, Colorado

98,000 square feet

Opening 2017

pEUI = 23.7 kBtu/sf

596 kW PV array (26 kBtu/sf equivalent)



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