Master Speaker Session: The Business Case for Zero Energy

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ULI Greenprint Center
• The Urban Land Institute (ULI) was founded in 1936 and now has more than 40,000 members worldwide

• The mission of ULI is to provide leadership in the responsible use of land and in creating and sustaining thriving communities

• ULI is active globally through 71 district and national councils

• 10 Centers and Initiatives focused on various RE topics

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Sustainability Landscape at ULI

ULI Greenprint Center

Provide resources to improve environmental performance

Center for Sustainability

Examine how communities can prepare for the effects of climate change

Urban Resilience

Building Healthy Places

Research and promote best practices that enable healthy placemaking
“By the industry, for the industry”

- Founded in 2009, Greenprint is a worldwide alliance of leading real estate owners and financial institutions committed to improving the environmental performance of buildings

- The mission is to lead the global real estate community toward value-enhancing carbon reduction strategies

- Greenprint is a member driven nonprofit with the goal of reducing greenhouse gas emissions by 50% by 2030

ULI Greenprint Members

- 2030 Districts Network
- CommonWealth Partners
- Granite
- Kilroy Realty Corporation
- Prologis
- Bentall Kennedy
- Deutsche Asset Management
- Grosvenor
- LaSalle Investment Management
- PGIM
- Berkshire Communities
- First Washington Realty, Inc.
- Heitman
- Miller Capital Advisors, Inc.
- BlackRock
- GID
- Hines
- Invesco
- The Net Group
- CalPERS
- GI Partners
- Jamieson
- Paramount Group, Inc.
- Scheidt Sierra
- Clarion Partners
- GLL
- Jones Lang LaSalle
- Parkway
- Tishman Speyer
Data & benchmarking
Knowledge Sharing
Tenant Engagement
City Networks
Strategic Partnerships

Environmental & Asset Data Capture
- Property characteristics
- Certifications & ratings
- Projects
- Energy, water, waste

Data Quality Review
- Variance checks
- Multi-stakeholder data entry & review
- GHG protocol calculation methodology
- Auditability

Reporting

Analysis & Benchmarking
- Data normalization
- Online dashboards
- Benchmark properties, funds, & portfolios
- Track progress toward goals
Real Results
Annual Performance – 2015 to 2016

This past year, Greenprint members achieved strong reductions and realized an annual utility cost savings of $36 million equal to over $500 million in property value creation.

Volume 8 Data Analysis and Benchmarking:
Annual Like for Like Performance – 2015 to 2016
Knowledge Sharing
Environmental Performance Market Drivers

Energy Efficiency in Tenant Spaces

- Over 50% of energy used in commercial office buildings is consumed by tenants
- Increasing market pressures for both tenants and landlords
- NRDC explored most effective way to improve tenant energy efficiency
- Energy Efficiency Improvement Act of 2015 mandates creation of a tenant space recognition program ("Tenant Spaces")
ULI’s Tenant Energy Optimization Program

A returns-driven 10-step process to embed energy efficiency decisions into the design and construction of tenant spaces

It generates an attractive return on investment (ROI)
Tenants using this process typically have experienced energy savings of 30% to 50% and payback periods under 3 to 5 years

It provides a competitive edge for all stakeholders
Enhanced ability to attract, retain, and motivate workers who are healthier, happier, and more productive

It is scalable and replicable
The process can provide energy and financial savings whether the tenant leases 2,500 or 250,000 square feet.

TenantEnergy.ULI.org

Thank You

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