

# Today's Speakers



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Lizzie Adams

VP Real Estate, Asset  
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**Goldman Sachs**

# ULI Greenprint – By the Industry, For the Industry

Worldwide alliance of **leading real estate owners and financial institutions** committed to improving the **environmental performance** of buildings

Member-driven initiative with the **goal** to reduce carbon emissions **50% by 2030** and achieve **net zero carbon operations by 2050**

**45+ companies** span 12,000+ properties totaling 220 million square meters across **30 countries** representing **>\$1.3T in AUM**



Share best practices and promote the business case for green buildings with the broader ULI membership



# State of Green

What happened in sustainability from 2019 to 2020?

Carbon emissions

-12.4%

Energy use

-12.5%

Water use

-8.1%

Landfill waste

-11.7%

ESG projects

14,000

Building certifications

1600

Members committed to net zero

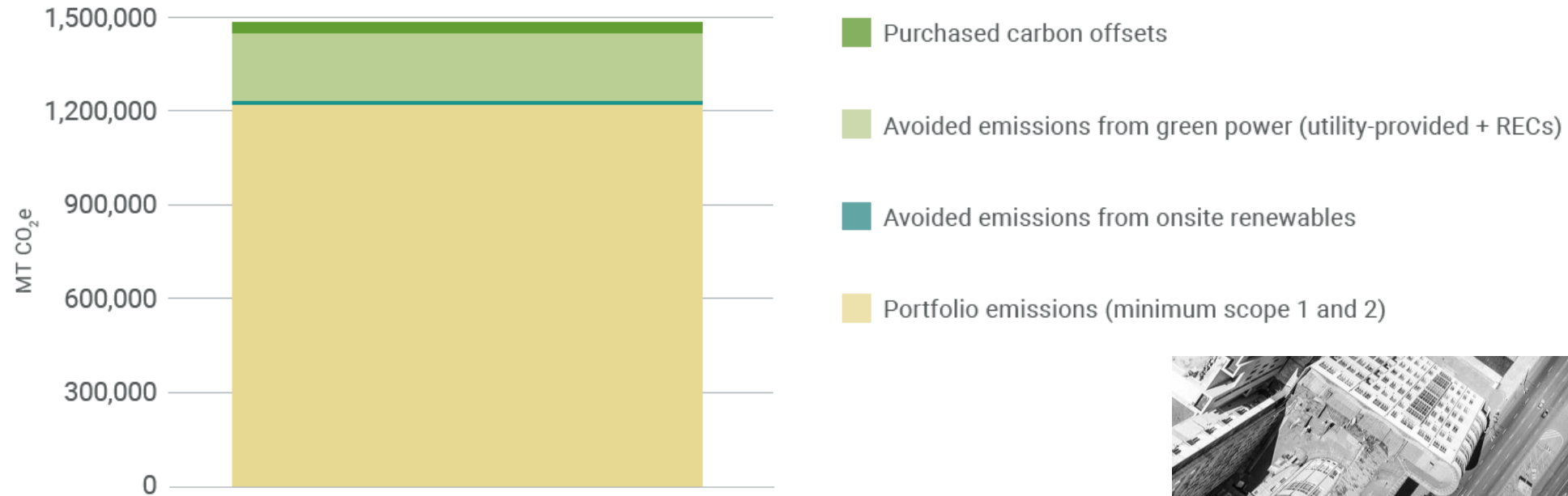
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# Real Estate's Journey to Zero Carbon

2020 GREENPRINT REPORTED CARBON EMISSIONS  
EMITTED AND AVOIDED







THE  
GREEN  
CITIES  
COMPANY

# ULI State of Green 2021

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# Redefining Green

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The Green Cities Company has driven innovation in real estate investment management for over a decade through the confluence of environmental, social, and investment value.

Our ESG platform drives value into our assets and positively impacts communities.

## THE GREEN CITIES INDEX

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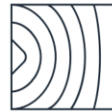
### ENVIRONMENTAL IMPACT

Focus on optimizing the energy, emissions, water, waste, and materials and furnishings used by our properties.



### CLIMATE CHANGE MITIGATION

Action-oriented look to the future, taking bold steps to reduce fossil fuel usage and reduce emissions of greenhouse gases.



### RESILIENCE

Enhancing the preparedness of our properties and tenants to withstand and recover from challenges like climate risks, social unrest, and large-scale health threats.



### HEALTH AND WELLBEING

Commitment to safety, comfort, and physical and emotional wellness to improve the quality of life for our tenants.



### EQUITABLE COMMUNITIES

Engagement to create a positive, inclusive impact within our properties and on the neighborhoods where they reside, driving opportunity, justice, and anti-discrimination.



# Bower

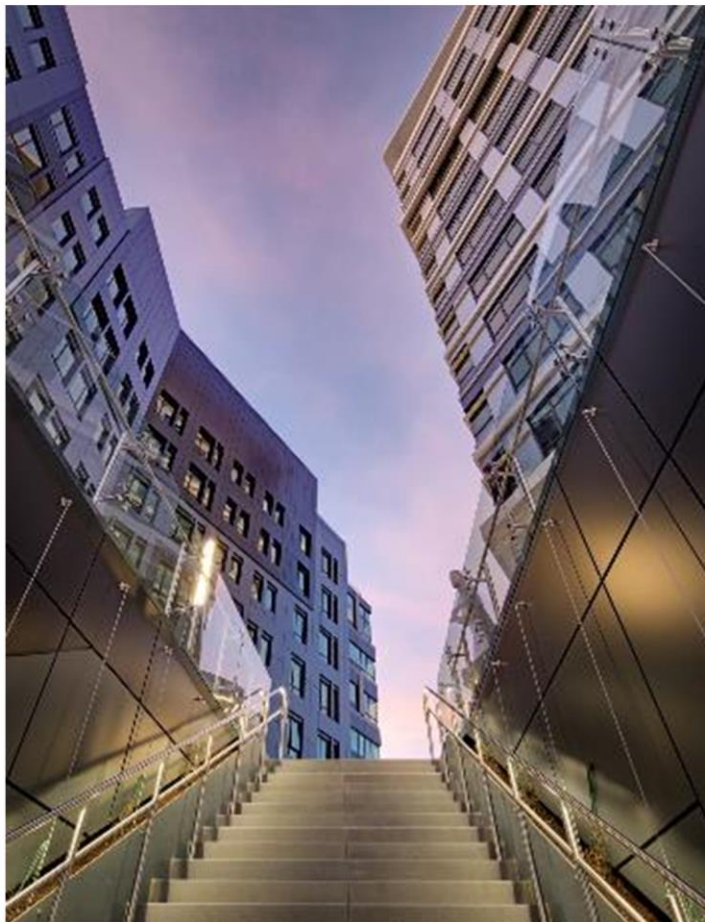
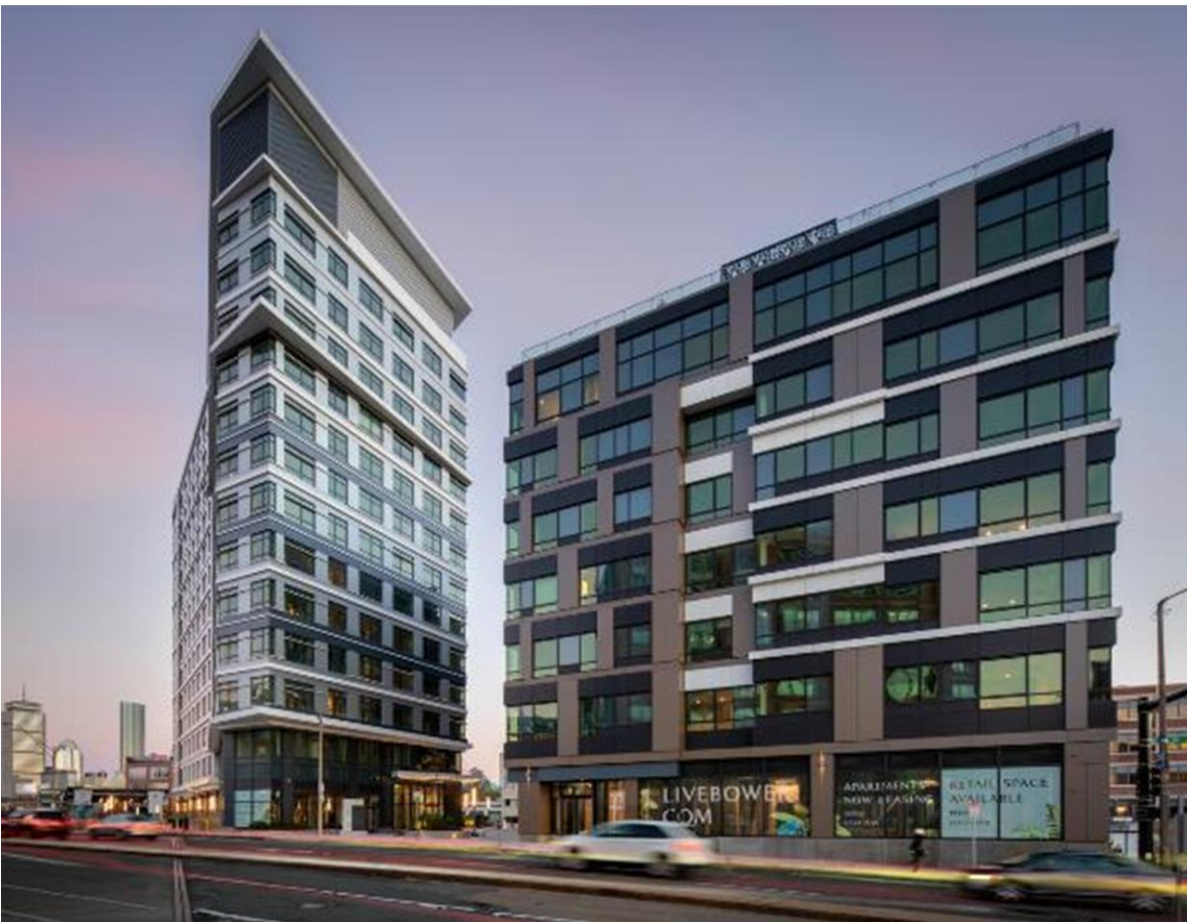
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## HEALTHY BUILDINGS

- COVID has upended how we look at the business case for healthy buildings
- Commercial office: healthy buildings outperform by 4.4% - 7.7% (MIT, The financial impact of healthy buildings, 2020)
- LEED-certified properties traded on average over 21% higher per sf (Cushman & Wakefield, Green is Good, 2021)









# Bower

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## BIOPHILIC DESIGN

- Nature-inspired
- Positive physiological responses that improve physical and mental health



# Bower

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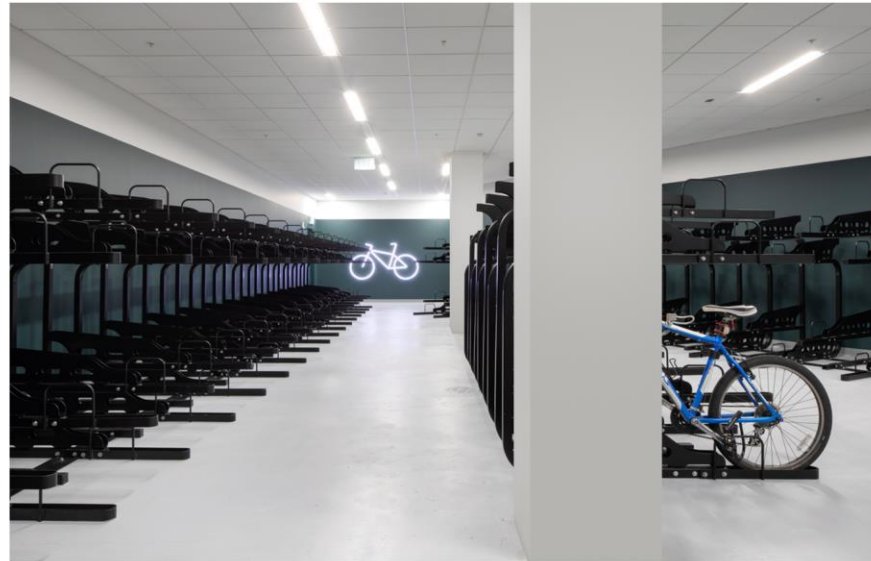




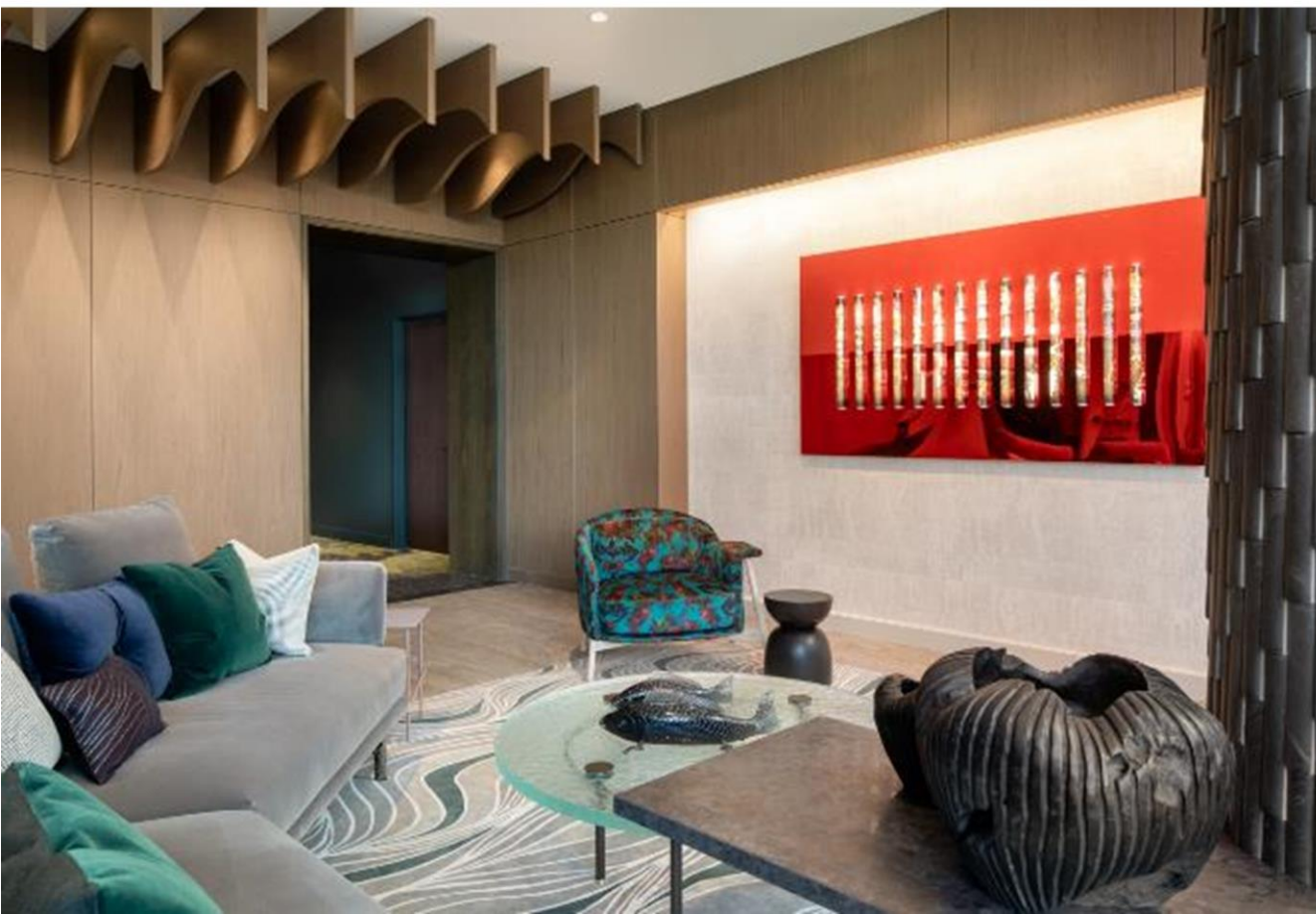
# Bower

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- Bower is two-star Fitwel certified
- Fitwel Viral Response certification: in process









# 110 North Wacker

Sustainable Stewardship at 110 N. Wacker Drive

*Howard Hughes.*

# The Howard Hughes Corporation

FROM WALL STREET  
TO WAIKIKI

- Highly diverse portfolio
- Master planned communities, mixed-use, retail, commercial and residential developments
- Long-term mindset



**Ward Village**  
HAWAII



**Summerlin**  
LAS VEGAS



**Bridgeland**  
TEXAS



**The Woodlands**  
TEXAS



**Riverwalk**  
NEW ORLEANS

**110 N. Wacker**  
CHICAGO



**Downtown Columbia**  
MARYLAND



**Seaport District**  
NEW YORK





*Howard Hughes.*

RIVERSIDE  
  
INVESTMENT & DEVELOPMENT





*Howard Hughes.*



RIVERSIDE  
  
INVESTMENT & DEVELOPMENT



# 110 North Wacker

Sustainable Stewardship at 110 N. Wacker Drive



ULI Fall Meeting:  
Student Tour

*Howard Hughes.*





## LOGISTICS FACILITY

# 40,000 SQM

With a clear height of 12.2m including 1,000 sqm offices and 3,500 sqm mezzanine space

## LOGISTICS HOT SPOT

# Prologis Park Eindhoven

Key logistic hot spot in the South of the Netherlands

## FORMER WASTE DUMP

# Brownfield

Complex soil conditions & challenging environmental aspects due to contamination



# Our Ambition



*Our futureproofing targets were to design a building without local emissions (no gas-connection), net zero-carbon output (by generating more energy than its own energy consumption) and with a people-centric design making it a healthy and pleasant working space, set in an ecological environment rich for recreation and biodiversity.*



Prologis Park Eindhoven DC4

# Project Highlights

- Innovative Full-Electric solution for heating and cooling
- 2.9 MW PV system
- Circular Interior Design
- People centric design – WELL standard
- BREEAM Outstanding certified
- Ecology & biodiversity – NL Green label



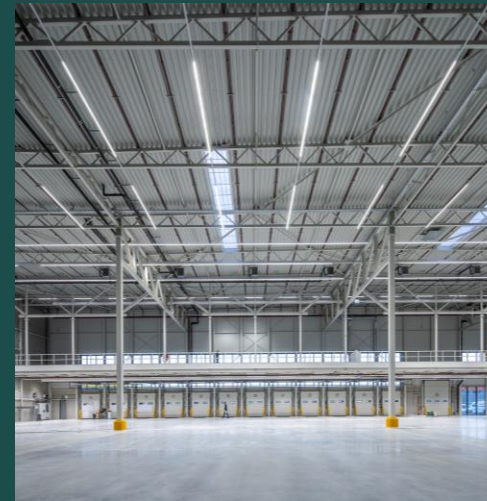


# Features



## Full-electric

Full-electric heating and cooling systems, rooftop solar system and BIPV in canopy and bicycle shed making the building a net energy producer



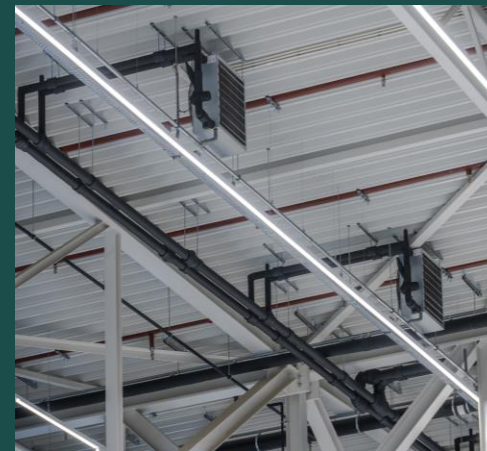
## Circular Design

Circular, WELL and Breeam toolbox for sustainable design principles and material selection.



## Healthy environment

Ventilation system with woven fabric tube to distribute fresh, filtered and pre-conditioned air. Windows and skylights for daylight.



## Heatpump

Energy efficient heatpump system for heating and cooling.



Prologis Park Eindhoven DC4

Ahead of what's next





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# Building Optimization with Goldman Sachs Asset Management

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**PRIORITIZING BUILDING OPTIMIZATION AND ENERGY EFFICIENCY**

September 15 2021



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895 Dove  
Newport Beach



# 895 Dove, Newport Beach CA

107,500 ft<sup>2</sup> Office Building





# 895 Dove, Newport Beach CA

107,500 ft<sup>2</sup> Office Building

## Impact Metrics:

- \$53,000 annual savings from 436 MWh electricity reduction
- 121 tons avoided carbon emissions
- 23% YoC

## Measures Implemented:

- Airside economizer repairs
- Compressor efficiency restoration through chemical treatment
- Advanced HVAC controls, including:
  - VAV box set point adjustments
  - Duct static pressure control improvements
  - Weather-based hot water system lockout



# 2

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2001 Broadway  
Oakland

# 2001 Broadway, Oakland CA

59,000 ft<sup>2</sup> Office Building





# 2001 Broadway, Oakland CA

59,000 ft<sup>2</sup> Office Building

## Impact Metrics:

- \$19,000 annual savings from 79 MWh electricity reduction
- 42 tons avoided carbon emissions
- 10% YoC

## Measures Implemented:

- LED retrofits
- Optimal start controls
- Isolation of unoccupied zones

# 3

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## Portfolio Application



# Portfolio Application

Translating energy efficiency from the building scale to the portfolio scale

## Process

- Establish a program where you regularly communicate with site teams – sharing information across the portfolio and collecting information
- This is where you share the most common and impactful energy efficiency measures, such as LED retrofits, optimal start or economizer repairs, that all site teams should investigate

## Partners

- Find reliable and diverse partners (and/or software products)
- They will help you investigate more customized solutions and complex measures, such as isolating unoccupied zones or sensor repairs

## Genba

- Genba means “actual place”, as in the actual place where value is created
- Go and learn what’s hard, where disconnects exist, and what’s succeeding

# Q&A

**Renee Loveland**  
**Philip Gallegos**  
**Arthur van Kooij**  
**Lizzie Adams**

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