Practicing Heat Resilience in a Hot Market: Lessons from Developers

ULI NASHVILLE BUILDING HEALTHY PLACES ACTION COUNCIL

DECEMBER 1, 2022 – PROGRAM TO BEGIN AT NOON
This event possible thanks to a grant from THE KRESGE FOUNDATION
Speakers:

Erin Hatcher, Vice President Sustainability, AMLI Residential

Kimberly Pexton, Vice President Sustainability, JBG Smith
ULI Nashville: Practicing Heat Resilience in a Hot Market: Lessons from Developers
• Developer, manager, and long-term owner of apartment communities.

• Owned by PRIME Property Fund, a core, commingled institutional real estate fund managed by Morgan Stanley.

• Located in eight U.S. markets.
Early Sustainability Commitments to ESG

U.S. Green Building Council
LEED Silver

Impact

Environmental

Social

Governance
ESG Drivers

- Investors
- Residents
- Employees
Building for climate resilience

**Development**

- Regional transition risk and physical risk evaluated at land purchase. Examples:
  - Building performance requirements (transition risk)
  - Known climate risks (physical risks)
- LEED Silver minimum.
- Energy Modeling, early and often, integrated into design process.
- Heat resilience specifically focuses on windows: ratio and window values.

Integrating resilience discussions into our existing processes.
Building for climate resilience

Governance

• ESG Steering Committee
• ESG Development Policies

Acquisitions

• Due diligence includes:
  • Building envelope & mechanical systems. CAPEX budget may need to be allocated to address concerns.
What’s next?

• Improve communication and reporting:
  • Portfolio building performance rankings.
  • Pilot projects.

• More education for internal teams.

• Integrating resilience tools into our processes.

• Internal standards for specific building features or an energy performance metric.
JBG SMITH is dedicated to building sustainable, vibrant communities.
PLACEMAKING & DEVELOPMENT

WE'RE MAKING MAJOR INVESTMENTS TO FURTHER IMPROVE & CONNECT NATIONAL LANDING.

PEDESTRIAN BRIDGE TO REAGAN NATIONAL AIRPORT

NEW METRO STATIONS

ABUNDANT RESIDENTIAL

ACCESSIBLE OFFICE SPACE

MULTI-MODAL TRANSIT HUB

VIBRANT RETAIL & DINING
EVERYTHING INTELLIGENTLY, SEAMLESSLY, & SECURELY CONNECTED IN REAL TIME.

Ubiquitous indoor/outdoor enterprise-grade wireless

Wireless broadband (5G) and private cellular networks (CBRS)

Municipal & Public safety sensor networks to manage street & pedestrian traffic

Augmented reality via mobile devices & wearables

Seamless, touchless retail throughout urban platform

Autonomous deliveries via AI-enabled robotics with access to ubiquitous safety sensor network
IT WILL SERVE AS THE DIGITAL FOUNDATION FOR INNOVATION, ALLOWING US TO IMPROVE OPERATION EFFICIENCY & CREATE A DIFFERENTIATED CONSUMER EXPERIENCE.
Our horizontal development focuses on green space.

Remove 586,600 SF of concrete

Sequester 313 MT CO2e annually

Regenerate biodiversity
Our horizontal development focuses on heat island effect. 10 degrees cooler one year later!
Our new developments focus on window to wall ratio.
Our existing assets focus on windows.

Increase in performance of glazing resulted in a reduction in EUI of 3 kBTU/SF

[EXTERNAL EMAIL]
Thanks Jerry, can you share with us the instrument you are using for the readings?

On Feb 8, 2021, at 9:28 AM, Orr, Jerry <JORR@hitt-gc.com> wrote:

Good morning Eddie & Kim. I stopped by the 2 mock-up locations last week to take a look at the glass and get a BTU reading comparing glass we coated vs. glass we didn’t coat.
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