

# SAN ANTONIO 2030 DISTRICT ANNUAL REPORT

SAN ANTONIO  
**2030**  
DISTRICT<sup>®</sup>





## About the San Antonio 2030 District

The San Antonio 2030 District is a private-sector-led initiative intended to transform San Antonio's urban core by supporting building owners and occupants in their efforts to reduce waste and increase building performance. By making a no-nonsense business case for efficient operations, the district is driving innovation through collaboration, leveraged financing, and shared resources. The district model includes a non-competitive collaborative environment where building owners, community organizations, and industry professionals come together to share best practices, and drive innovation in San Antonio's built environment.

The San Antonio 2030 District is a strategic initiative of the South-central Partnership for Energy Efficiency as a Resource (SPEER), a 501 (c) (3) non-profit organization. SPEER is providing fiscal sponsorship and technical assistance to ensure that the San Antonio 2030 District has the support and resources it needs to successfully meet its targets.

## About SPEER

SPEER is a regional energy efficiency organization (REEO), which is dedicated to increasing and accelerating the adoption of energy efficient products, technologies, and services in Texas and Oklahoma. SPEER's work focuses on finding the best market-based approaches to increase energy efficiency and overcoming persistent market barriers. As a REEO, SPEER looks to advance the understanding and adoption of energy efficiency as a low-cost energy resource, through education, outreach, and collaboration. SPEER designs, implements, coordinates, and supports regional projects to promote high energy performance and clean distributed energy in the built environment. For more information about SPEER, please visit [www.eepartnership.org](http://www.eepartnership.org).



## The San Antonio 2030 District Progress Report

High performance buildings have proven to increase business and property profitability, reduce environmental impacts, and improve building occupant health and safety – all while enhancing real estate asset values. This annual district progress report summarizes the San Antonio 2030 District's 2016 progress toward attaining building performance goals pursued by district participants. This report includes:

- Overview of the San Antonio 2030 District property characteristics;
- Energy use reductions for the District; and
- Updates on other San Antonio 2030 District efforts or upcoming initiatives.

## Special Recognition for our Sponsors and Funders:

The Meadows Foundation

San Antonio River Authority

Trane Heating and Cooling



## The 2030 District Model

The San Antonio 2030 District is part of a national network of city districts called the “2030 Districts Network”. The 2030 Districts Network was conceptualized in 2002 by Ed Mazria of Architecture 2030. Recognizing that the built environment was a major user of energy and producer of emissions, Architecture 2030 developed goals intended for use by the architecture, engineering, and planning community globally, and provided guidelines for applying them to existing and new buildings. The complete set of goals was titled the “2030 Challenge” and was adopted by the U.S. Conference of Mayors and the American Institute of Architects in 2006.

2030 Districts adapt the built environment goals by locally focusing on reducing energy and water use and transportation emissions within a relatively small geographic area: a city's central business district. The first district started in Seattle in 2011; San Antonio's District was chartered in 2015. Currently the seventeen established district cities report over 316 million square feet properties participating in these districts across North America.

The multi-purpose vision of the 2030 Districts Network is to encourage new cities to join the 2030 District model, support peer exchange across districts, store and share data, and create national partnerships and relationships.

## Established Districts

Over the last five years, the network has grown to seventeen cities in the nation, large and small. The Network is currently only in North America.



## 2016 San Antonio 2030 District Summary

2016 was a growth year for the San Antonio 2030 District, which was first established in 2015. Compared with other cities, San Antonio has a predominance of small businesses and smaller buildings. The property owners and managers of the San Antonio 2030 District are working diligently toward achieving the aggregate goals of the district. At the end of 2016, those participating in the program were:

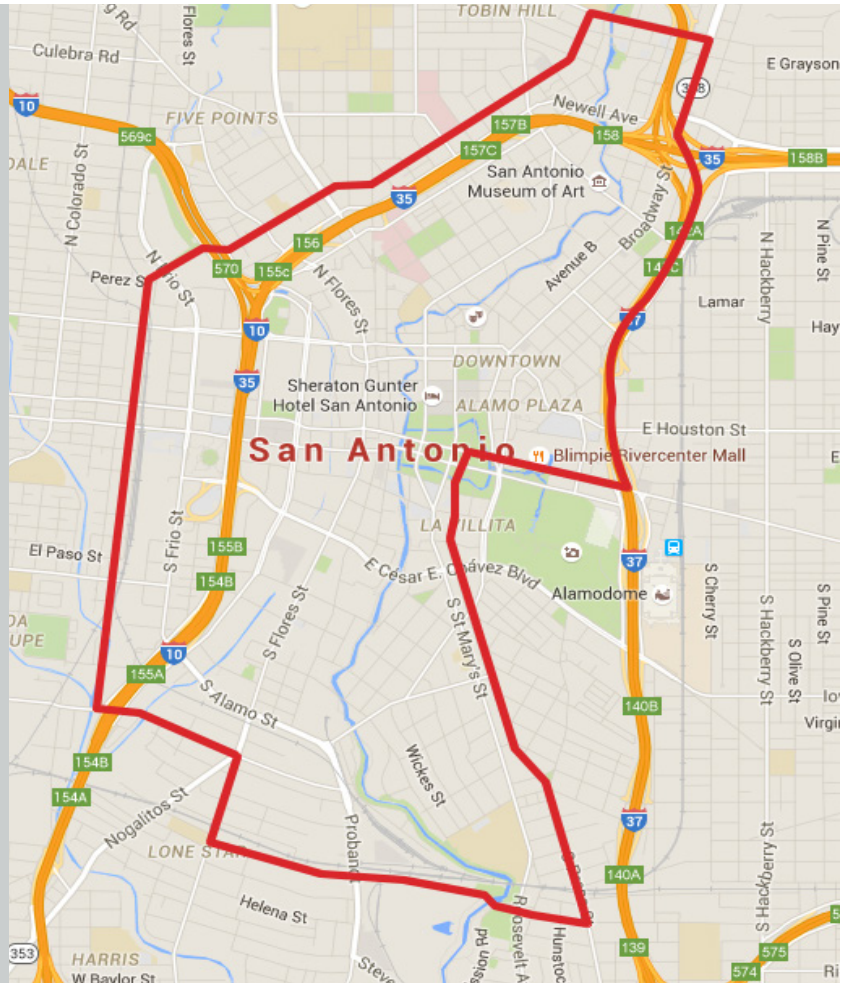
- 23 building members representing 60 committed properties
- **5.8 Million square feet of Commercial Real Estate**

The San Antonio 2030 District was supported within the SA Tomorrow - Comprehensive Master Plan and Sustainability Plan. Goals for these districts were initially envisioned by the national 2030 Districts Network and will continue to be assessed and reviewed to engage the community in measurable and achievable reductions in energy and water use, transportation emissions, and to reduce the local stormwater runoff in both existing and new buildings.

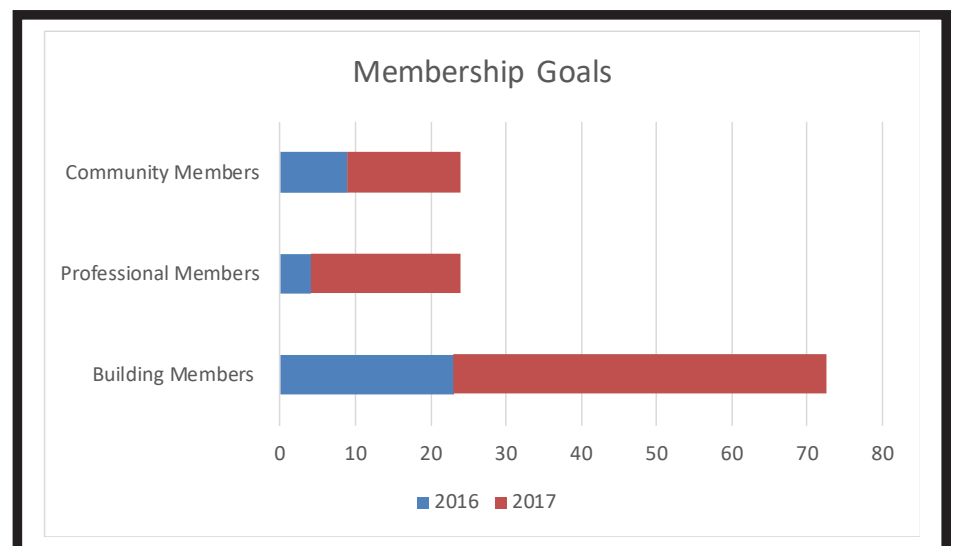


## The San Antonio 2030 District Boundaries

The district is centered in the downtown area of San Antonio, approximately 3 square miles, with boundaries established by the District Leadership Advisory Council.

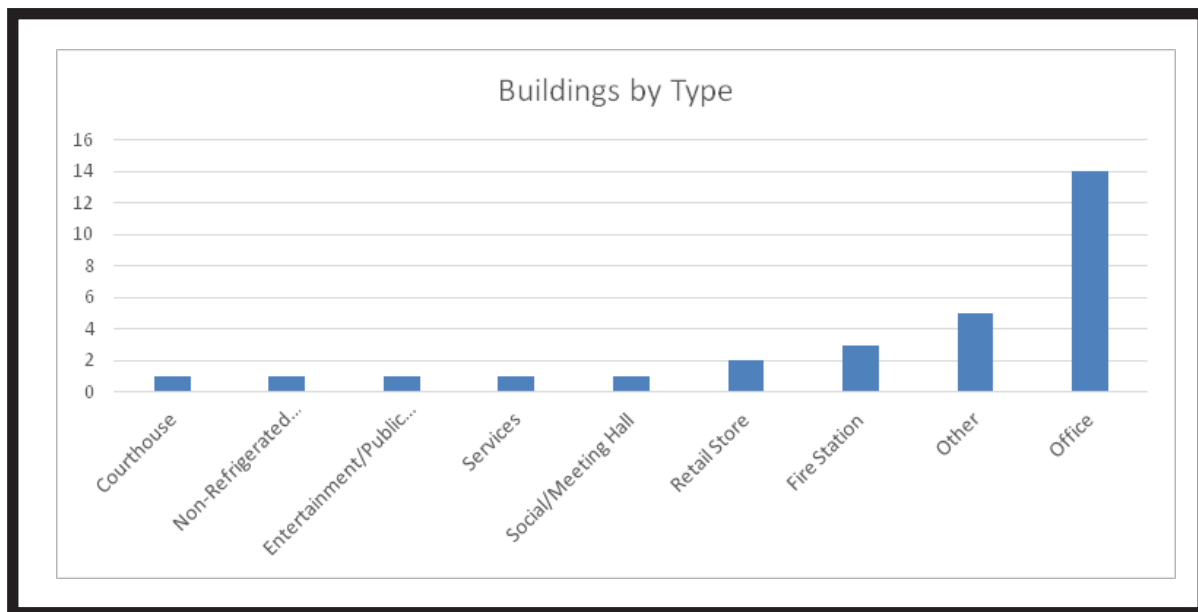


The San Antonio 2030 District has set ambitious targets for additional growth in 2017, including fundraising and member recruitment to become a locally sustainable initiative. The district will continue to highlight the many financial, educational and environmental benefits to joining and participating in the San Antonio 2030 District.



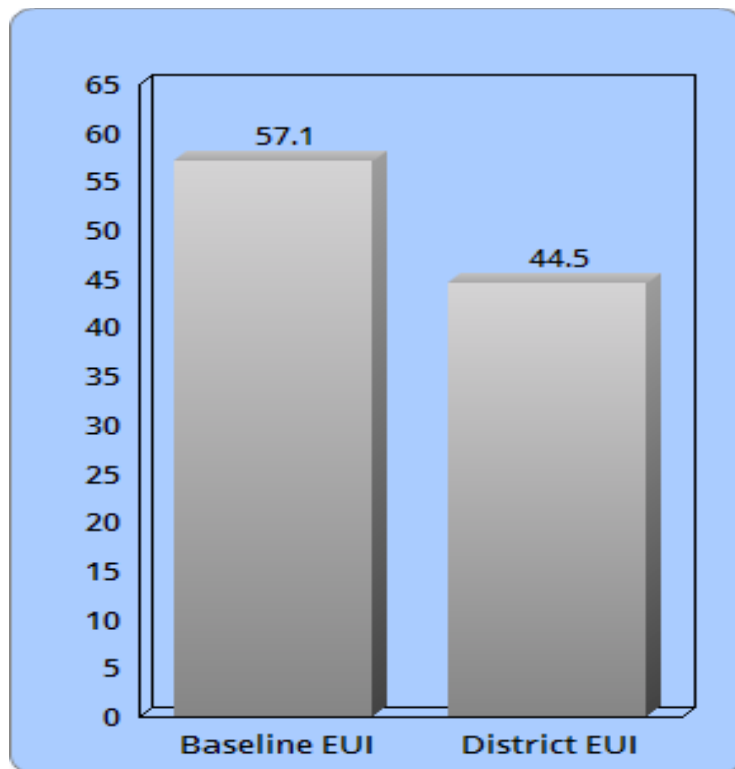
## The San Antonio 2030 District Performance Measures

San Antonio 2030 District building owners and managers commit to contribute to aggregate energy, water, transportation emission, and storm water reduction goals of the 2030 District Network. Additionally, they also commit to benchmarking and sharing their annual building performance information, which is aggregated to provide a summary of the district's progress towards goals. Individual property level information is kept confidential.



The San Antonio 2030 District, as with all cities, is made up of multiple building use types, and each type has a unique energy and water use baseline. The building type is critical when evaluating and comparing between buildings and measuring progress. Some buildings may have higher energy use or water use based on the business it houses, schedules, maintenance, occupancy rates, plug loads, and many other factors. It is important to understand this fact and the building types committed to the district when reviewing and evaluating the data. In addition, there is a small number of buildings reporting at this time, which will change as the membership grows.





**District Energy Reduction is 22%**

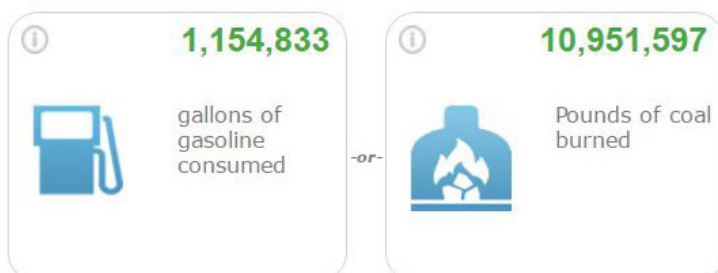
## Energy Reduction = Carbon Impact

The 22% energy (kWh) saved by district members has reduced 10,263 metric tons of CO<sub>2</sub>.

### Greenhouse gas emissions from



### CO<sub>2</sub> emissions from



## Energy Performance

Existing buildings participating in the San Antonio 2030 District are committed to a 50% reduction in energy consumption by the year 2030. The performance metric is the energy use intensity (EUI) of the building, using the Environmental Protection Agency's Energy Star® Portfolio Manager. Portfolio Manager uses the 2003 Commercial Building Energy Consumption Survey (CBECS) as the baseline against which current EUI scores are measured.

San Antonio 2030 District building members are responsible for entering and maintaining monthly energy use data using Portfolio Manager. This information is weather normalized in Portfolio Manager and compared to other similar buildings in the region. This data not only allows the property owner to see how they compare individually to other buildings, but also to track their individual improvements over the years for that building. This data feeds into the aggregate District performance analysis, which will be reported annually.

For the 2016 performance year, 44 properties have shared their annual energy consumption, but only 29 of these properties provided complete data for the 2016 calendar year. The aggregate district reported reduction includes these 29 properties representing 3.9 million square feet.



## Additional Goals of the District

The 2030 District Network is working to establish a baseline for measuring water consumption and transportation emissions reductions. SPEER is working with local experts to define these baselines for the 2030 Districts they support in the region.

In addition, in partnership with the San Antonio River Authority, this district plans to develop a measurable and achievable goal for the district to contribute to reducing stormwater runoff.

## Value of the San Antonio 2030 District for Members

2030 Districts serve a unique purpose within the commercial building sector. They are a collaborative network providing building owners and property managers with access to resources and assistance that support energy and water efficiency projects, which translate to better performance of their buildings, money saved, and investment in the local economy. Members appreciate the opportunity for cross-sector discussion and targeted information about products, services, funding opportunities, and development news that is brought to the group by local stakeholders.

San Antonio is additionally challenged with being evaluated as near non-attainment with the Clean Air Act for its air emissions. The community is collectively looking for ways to impact these emissions, because a healthy city encourages local developers and businesses to come to San Antonio. More efficient buildings make a vibrant and attractive downtown.

The San Antonio 2030 District recognizes quantifiable benefits for the individual property developers, building owners, and facility managers to invest in reducing waste:

- Demonstrated financial savings;
- Improved occupant comfort and health, which increases productivity;
- Increased property values with a measurable return on investment;
- Reduction in waste and an increase in building performance;
- Shared collaboration with other members at meetings, events and educational opportunities.

The district also highlights its members both internally for their successes and externally to the community as leaders and innovators.





## Educational Activities

District activities are scheduled monthly to provide education, resources, and motivation to invest in change. Member Forums feature interactive member-to-member discussions exploring complex local issues related to energy and water use, benchmarking, and case studies highlighting member building efficiency and conservation projects, including financial analysis of return on investment. Educational events combine networking opportunities with access to information about cutting edge technologies, products, and services to help property owners and managers improve building performance. Building tours of participating properties help build the local presence and awareness of the San Antonio 2030 District, driving new member recruitment while highlighting the unique building stock of the district's membership.



## Leadership Advisory Council

The 2016 Leadership Advisory Council provided critical input and connections for development of the district. In addition to setting the peer example for participation in the district, the council members recommended program topics and approved interim benchmarks for district performance. Most importantly, the council members aided in recruiting their peers to the district and informed the community about the benefits of the district.

- Heather Gayle Holdridge  
(Chair),  
Lake|FlatoArchitects
- Steve Graham,  
San Antonio River Authority
- Michelle Garza,  
San Antonio River Authority
- Laurence Seiterle,  
Zurich International  
Properties
- Vanessa LaCoss Hurd,  
DoSeum
- Beth Keel,  
San Antonio Housing  
Authority
- Alain Rivard,  
Merrick & Company
- Dan Harrington,  
Merrick & Company
- Brian Keller,  
Cleary Zimmermann  
Engineers
- Linda Deatrick,  
Greener Cities
- Anita Ledbetter,  
Build San Antonio Green
- Torrey Carleton,  
AIA San Antonio
- Hazem Rashed-Ali,  
The University of Texas at San  
Antonio
- Troy Dorman,  
Tetra Tech
- Aaron Stein,  
City of San Antonio
- Golda Obinzu, City of San  
Antonio
- Nic Jones, Alamo Area Council  
of Governments
- Kris Zebrowski, Cushman &  
Wakefield

## San Antonio 2030 District Members

### Building Members

Alamo Architects  
Alterninvest  
AREA Real Estate  
Bexar County  
Briscoe Western Art Museum  
City of San Antonio  
Cleary Zimmermann  
General Services Administration (GSA)  
Lake|FlatoArchitects  
LPA, Inc.  
MWM & Associates  
Overland Partners

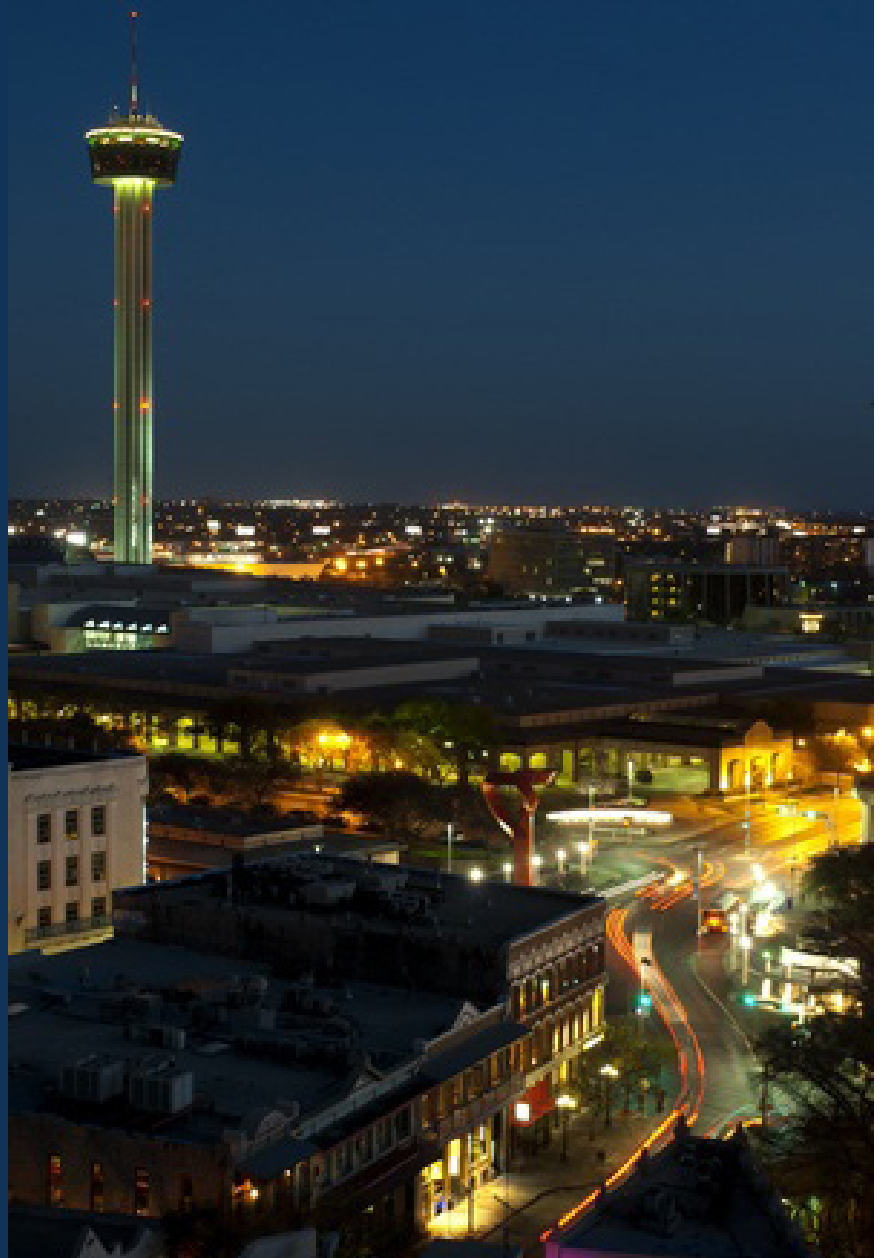
Peloton Commercial Real Estate  
San Antonio Housing Authority  
San Antonio Museum of Art  
San Antonio River Authority  
The Brooklynite  
The Doseum  
The Historic Pearl Brewery  
The Lifschutz Companies  
Tobin Center for the Performing Arts  
USAA Real Estate Company  
Weston Properties, LC  
Zurich International Properties

## Professional Members

EIS Lighting  
Lackey de Carvajal CX  
Leaptran  
Nissan North America  
Performance Services, Inc  
Trane

## Community Members

AIA San Antonio  
Alamo Area Council of Governments  
Association of Energy Engineers  
Build San Antonio Green  
CPS Energy  
Sierra Club  
Texas PACE Authority  
University of Texas at San Antonio  
USGBC – Texas Chapter





# JOIN US !

[www.2030districts.org/sanantonio](http://www.2030districts.org/sanantonio)

SAN ANTONIO  
2030 DISTRICT<sup>®</sup>

The logo for San Antonio 2030 District is centered within a white rectangular area. It features the text "SAN ANTONIO" in a black, sans-serif font at the top. Below this is the year "2030" in a large, bold font, where the zeros are stylized to contain icons of the Alamo and the Texas State Capitol. The word "DISTRICT" is written in a green, sans-serif font below the year. A registered trademark symbol (®) is located to the upper right of the word "DISTRICT".