The Business Case for Sustainability

Sustainable Planning Resource Innovation Group

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The Power of Presence

Making your bottom line rise through greening up your business

Mutually beneficial collaboration for local businesses

(c)SPRIG 2012
sustainability

The 3 E’s

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working definitions

- “Meeting the needs of the present without compromising the ability of future generations to meet their own needs.”

OR

- “Maximizing the quality of the built environment while minimizing or eliminating the negative impacts to the natural environment.”

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Triple Bottom Line Accounting

- **Traditional bottom line accounting:**
  - Sales – Expenses = Profits

- **Triple bottom Line accounting:**
  - more descriptive than traditional
  - broader accounting framework reflects social/environmental performance as well as financial performance
  - life cycle cost analysis
  - life cycle assessment

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LCCA: evaluate total environmental cost of acquiring, installing, owning, operating and disposing of building or building system.

LCA: captures the total environmental impact of a product from its birth to beyond its death.

- 4 Stages:
  - defining its goal and scope
  - life cycle inventory
  - impact assessment
  - interpretation

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Resilient Strategies

Triple Bottom Line Balanced Scorecard

Financial Perspective
What does success look like to owners, investors, or lenders?

Customer Perspective
How do we create value for our targeted customers and address the needs of other significant stakeholders?

Process Perspective
To satisfy our investors, customers and other stakeholders, in which activities must we excel?

Organizational Perspective
What employee skills and values, tools, and infrastructure are required to support our business model?

Financial Sustainability
Create long term financial sustainability reflected in share value

Reduce Operating Costs
Lower costs for materials, energy, waste disposal & risk management

Reduce Risks
Better understanding of environmental/social impacts and improved stakeholder relationships

Increase Revenues
New sources of revenue based on positive branding and consumer experience

Enhance Community Relationships
Stronger relationships with NGO’s and the communities we impact

Improve Government Relationships
More pro-active communication with lawmakers & regulators

Increase Customer Value & Sales
Appeal to emerging shifts in consumer values, generating increased sales

Increase Brand Marketing
Pro-actively communicate our values and value to customers

Increase Innovation
Improve Eco-Efficiency of new products and processes

Reduce Product Life Cycle Impacts
Reduce waste and pollution in sourcing, manufacturing, distribution, use and disposal

Improve Stakeholder Partnering
Build strong two-way relationships with all constituencies that we impact

Match Information Technologies to Strategy
Enhance capability to measure sustainability impacts

Continuously Enhance Human Capital
Employee complement, knowledge and aptitudes

Reinforce Sustainability Culture
Management and employee values, attitudes and decision-making practices
Environment: Taking Cues from Community

- What is your place within the greater environment?

- What is the impact of your business on the environment?

- Is your business providing a product or service needed in the surrounding community?

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Economy

- What cues from the surrounding business district do you use to attract potential customers/clients?

- How can you show your sustainability ethics and also quietly save the planet in the process?

- Keeping it local

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Social Equity

- Who are you serving/attracting to your business?
- Who are you excluding from your business?
- Who/what is impacted by how you do business?

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What Draws People?

Long term viability of businesses depends on business district identity and sense of place.

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power of presence
Enticing customers to enter your business is the first step.

Which business will attract more people?
Connected Image-Storefronts

- connects your business to the larger community
- establishes the visual relationship between the interior of a shop and the sidewalk, and
- presents the character of a business

(c)SPRIG 2012
Storefronts are transformed over time
Connected Image-Storefronts

- framed by the building façade and structure,...,
- its design is crucial to successful advertising and merchandising,
- storefronts activate and unify the street and should be visually integrated with the building itself
- maintained streetscape projects pride of ownership

(c)SPRIG 2012

Source: in part from Portland Main Street Design Handbook
Streetscape
Alberta Street, Portland

(c)SPRIG 2012
The proper design and effective use of the built environment can lead to a reduction in the fear and incidence of crime, and improvement of the quality of life.

(c)SPRIG 2012
CPTED

Is based upon 4 elements:

- Natural surveillance
- Natural access control
- Territorial reinforcement
- Maintenance

(c)SPRIG 2012
Provide a good visual connection between residential and/or commercial units and public environments such as streets, common areas, parks, sidewalks, parking areas and alleys.

- Eyes on the Street!

- Create activities for extended hours - restaurants, mixed-use buildings

(c)SPRIG 2012
Natural Surveillance, cont.

- Place activities such as customer check-out, to allow for easy viewing of parking, streets and common areas

- Install rear windows to face rear parking areas for increased visibility

- Allow window signs to cover no more than 15% of windows

- Use interior shelving and displays no higher than five feet, even lower in front windows

(c)SPRG 2012
power of presence

(c)SPRING 2012
Natural Access Control

- Employs elements like doors, shrubs, fences, and gates to deny admission to a crime target

- Create a perception among offenders that there is a risk in selecting the target

- Locate common areas as centrally as possible or near major circulation paths

- Avoid remote locations for common areas

(c)SPRIG 2012
Employs such design elements as sidewalks, landscaping, and porches to help distinguish between public and private areas.

- Helps users exhibit signs of “ownership” that send “hands off” messages to would-be offenders.
Territorial Reinforcement, cont.

- Low walls, landscape and paving patterns to clearly define the space around a unit entry
- belonging to (and the responsibility of) the occupants of the unit
power of presence
Territorial Reinforcement, cont.

- Design graffiti discouraging surfaces

- Install attractive displays in windows of vacant stores to avoid creating an abandoned image

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Green Walls

(c) SPRIG 2012
A panel of succulents can be used as a free-standing screen or be attached to a wall as a piece of art.

Green walls can defeat graffiti.

Note: the planter that distances vandals from the wall.
Textures

(c)SPRIG 2012
the mural claims the blank wall’s canvas space
the textured metal distorts graffiti images
the windows are all transparent

- the planters and awning claim sidewalk territory
- the patio walls delineate ownership of space

(power of presence)
Maintenance

- Deterioration and blight indicate less concern and control by the intended users of a site and indicate a greater tolerance of disorder

- Remove faded posters, broken signs, and other displays that are beyond their useful lives

- Keep plantings in good condition

- Remove graffiti immediately

- Sweep sidewalk and remove litter and debris

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American with Disabilities Act

The 3rd “E” of Sustainability

“Disability is an equal opportunity condition”

“Right to travel the sidewalks and street-scapes”

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Your Customers

- 18% of the U.S. population has a disability
- ...and are living more independently
- 71.5 million baby boomers will be over age 65 by 2030
- repeat customers

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ADA: Five Titles

- **Title I - Employment (15 + employees)**
- **Title II - Public Services**
- **Title III – Public Accommodations**
- **Title IV - Telecommunications**
- **Title V - Miscellaneous Provisions**

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ADA Title III: Public Accommodations

- Private businesses that provide goods or services to the public
- Facility alteration or new construction
- In accordance with Standards for Accessible Design
- Enforced by the U.S. Department of Justice
- Physical barriers must be removed when it is “readily achievable” to do so
“Readily Achievable”

- Easily accomplished without much difficulty or expense
- Based on the size and resources of the business
- On-going obligation

(c)SPRIG 2012
Priorities for Barrier Removal

1. Outside access
2. Goods and services
3. Restrooms
4. Remove any remaining barriers

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Source: U.S. Small Business Administration
Tax Credits and Deductions

- **Tax Credit**
  - small businesses (Section 44 of IRS Code)
  - revenues < $1 million/30 or fewer FTE
  - 50% of expenditures up to $10,250

- **Tax Deduction**
  - all businesses (Section 190 of IRS Code)
  - maximum deduction of $15,000 per year

(c)SPRING 2012
power of presence

Americans with Disabilities Act

ADA Guide for Small Businesses


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What To Do About Bikes !!!

(c)SPRIG 2012
Bicycle Culture

(c)SPRIG 2012
Bike Parking

The Right Way and Wrong Way

(c)SPRIG 2012
Bicycle Measures: Parking

- Position parking at one or both ends of a block
- Enhance site distances for pedestrians
- Clear obstructions along sidewalks

(c)SPRING 2012
Courtesy of Others

(c)SPRIG 2012
Four Legged Visitors

(c)SPRIG 2012
Accessibility Barriers

(c)SPRIG 2012
Fear of Dogs

(power of presence)

(c)SPRING 2012
Encourage Responsibility

- My Dog's Not Spoiled
  I'm Just Well Trained.

- Old Dog
  Young Dog
  Several Stupid Dogs
  Please Drive Slowly

- Attention Dog Guardians
  Please pick up after your dogs.
  Thank you.

- Attention Dogs
  Grrrr, bark, woof.
  Good dog.

(c)SPRIG 2012
Equitable Streetscape

http://www.ada.gov

(c)SPRIG 2012
Giving your customers an experience

What would a customer expect the experience to be in each of these businesses?

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Interior Design

- **What is your desired effect?**
- **How do you achieve?**
  - sustainable & recycled materials in interior construction & décor
  - wall & ceiling colors
  - lighting (natural & artificial)

  - indoor environmental quality (thermal, air, odors, fragrances)
  - sound/music/noise level
  - visual displays

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Identify Characteristics of your goods:

- are they made with sustainable materials?
- are your goods made locally?
- are they fair trade or supporting artisans directly?
- are the goods used or sold recyclable?

LET YOUR CUSTOMERS KNOW HOW YOU PRACTICE SUSTAINABILITY

BUT, DON’T “GREENWASH”!

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Lighting Lingo

- **Lumens** = light output (the higher the number, the more light)
- **Lumens per watt** \((\text{lm/W})\) = efficiency (the higher the number, the more efficient the product)
- **Watts** = energy required to light the product (the lower the wattage=less energy used)

- **Correlated Color Temperature (CCT)** = light color
  - Cool colors have higher Kelvin temperatures \((3600–5500 \text{ K})\)
  - Warm colors have lower color temperatures \((2700–3000 \text{ K})\)
    - cool white light is better for visual tasks
    - warm white light is better for living spaces
    - color temperatures of **2700 to 3600 K** is recommended for most indoor and task lighting

- **Color Rendering Index (CRI)** measures the effect of the lamp’s light spectrum on the color appearance of objects. (the higher the number, the truer the appearance of light on objects)
  - incandescent lighting is 100 on the CRI
Exterior Lighting

- Illuminates the businesses
- Creates an evening ambiance, and
- Discourages crime
- Creates a feeling of security for the passerby and is an important factor in a commercial setting

(c)SPRIG 2012
Energy Efficient Lighting-Interior

- Daylight produces more comfortable, effective light retail environments > increased sales (15-20% more)
- Energy saved by dimming or switching off electric lights in response to daylight can be quantified (kWh/$)
- Electric lighting supplements daylight when it is cloudy and provides all lighting needs at night
- Automated dimming based on daylight availability will save the most energy and create a smooth transition that is imperceptible to shoppers

(c)SPRIG 2012
Energy Efficient Lighting- Interior

A Better Lighting Approach: Layers of Light

- **Create layers of retail light with ambient, accent, and task lighting**

- **Ambient** lighting > enough light for general circulation without over-powering the products

- **Accent** lighting to focus on products and signage

- **Task** lighting > local to specific tasks that require higher light levels such as check-out counters or self-illuminated refrigeration cases
Making your bottom line rise through greening up your business

The Business Case for Sustainability

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Retail Buildings

On Average, US Buildings Account for:*

- Total Energy Use
- Portion of Energy Use - Electricity Consumption
- Greenhouse Gas Emissions
- Raw Materials Use
- Waste Output (136 million tons annually)
- Potable Water Consumption

* Environmental Protection Agency

(c) SPRIG 2012
Energy in Buildings

- Energy is fundamental for buildings and their occupants to function
- Energy is used or managed by building enclosure, lighting, heating, and cooling systems
- Sustainable building: Energy efficiency and renewable source of energy

(c)SPRIG 2012
Renewable Sources of Energy

(c) SPRIG 2012
Running a more energy-efficient business is all about where to begin...

Identifying the most beneficial areas to make building and equipment upgrades

Finding ways to change how you use energy

Start with self-guided walk-through to document information about your building and how you use energy
Insulation

- Building’s energy conservation begins with an efficient enclosure

- Do you have insulation in your attic, ceiling, walls?

- Proper insulation is an essential part of the energy-efficiency formula:
  - keeps heat in, in the winter and out, in the summer
  - decreases outside noise
  - creates a more comfortable environment for employees and customers

(c)SPRIG 2012
Windows

Upgrade windows and doors

Low –E (emissivity) coating windows

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Heating, Ventilation, Air Conditioning

- Heating and cooling may use as much as one-third of the energy consumed in the building

- HVAC system is responsible for making up the difference
  - in heat gain or loss
  - solar heat gain through windows
  - occupant/equipment heat production
  - thermal losses due to air ventilation

- HVAC system can be downsized

(c)SPRIG 2012
What can you do?

- Set thermostat at 78° for cooling in summer and 65-68° for heating in winter
- Install locking covers on your thermostat to prevent employees from changing the temperature
- Close registers in unoccupied areas
- Maintain systems-vacuum grills on heating/cooling units, check for air leaks
- Replace older systems with energy-efficient ones

(c)SPRIG 2012
Water Conservation

- Fresh water is a scarce resource - even in Oregon
- Over 95% of earth’s water is not suitable for drinking
- Water conservation pays back in 3 ways:

  Water, Sewage & Heat

Water sustainability means:

- fix leaks
- install low-flow fixtures
- use broom to sweep off sidewalk instead of hose
- run full load dishwasher or washing machine
- use rainwater or gray water for toilet flushing and irrigation (where allowed by code)
- landscape with native and drought tolerant plants

(c)SPRIG 2012
<table>
<thead>
<tr>
<th>Equipment</th>
<th>Savings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Refrigerators</td>
<td>15% more energy efficient</td>
</tr>
<tr>
<td>Dishwashers</td>
<td>30% more energy efficient</td>
</tr>
<tr>
<td></td>
<td>50% more water efficient</td>
</tr>
<tr>
<td>Washing Machines</td>
<td>50% more energy efficient</td>
</tr>
<tr>
<td></td>
<td>50% more water efficient</td>
</tr>
<tr>
<td>Computers</td>
<td>20% more energy efficient</td>
</tr>
<tr>
<td>Imaging Equipment</td>
<td>40% more energy efficient</td>
</tr>
</tbody>
</table>

Source: US Environmental Protection Agency
Solar Energy

- Free, available on-site, reliable, protected from fuel price fluctuation
- NW receives more than enough sunlight to meet its annual power needs
- Solar power generation is one of the most rapidly growing renewable resources of electricity
- Oregon – first state to adopt solar energy code that simplifies permitting and specifies requirements for solar system installation

(c)SPRIG 2012
Solar Electric and Solar Water Heating

(c) SPRIG 2012
Tax Credits and Incentives

- **Business Energy Tax Credit (BETC)** ([http://www.oregon.gov](http://www.oregon.gov))

- **Federal Tax credits and accelerated depreciation**
  - 30% of eligible project cost plus 5-year accelerated depreciation

- **Cash incentives**
  - based on system size and electric utility

- **Feed-in-tariff – solar incentive option (2009)**
  - electric utility pays the owner of a solar electric system a fixed premium rate for every renewable kw-h generated over a period of time

*Source: Oregon Solar Electric Guide*
Sustainability in Lighting

- Take advantage of natural light
- Turn off lights when you do not need them
- Remove unnecessary fixtures
- Replace incandescent light lamps with compact fluorescent lamps
- Retrofit T12 lights to T8 lights with electronic ballast
- Retrofit incandescent or fluorescent exit signs with LED exit signs
- Keep bulbs and fixtures clean - dirty fixtures reduce light intensity by 25%

(c)SPRIG 2012
Least Energy Efficient

40% of lighting energy goes to commercial lighting

Incandescent

“Heat that produces light”

- appealing, warm, attractive, cheap to purchase
- A-lamp down-lights
- efficacy is poor <30 lumens/watt
- Color is excellent 2700-3100 lumens/watt

(c)SPRIG 2012
More Energy Efficient

Compact Fluorescent
CFL down-lights
- variety of colors (CRI)
- mercury is a negative (hazardous waste disposal)

Fluorescents
- super T-8 bulb is most efficient, T-5 is standard
- up to 100 lumens/watt
- starting: warm up instant or rapid
- restarting instant
- good to excellent color, choose color temp and CRI 80-90
- lamp life long 42K hours
- dimming expensive but dims well with color quality shift
- cost: $.10 (non-dimming) to $1 (dimming) per million lumen hours

(c)SPRIG 2012
More Energy Efficient

**Halogen**
- appealing, crisp warm 2800-3100 K
- dimmable
- longer life
- produces heat
- slightly more energy efficient than fluorescent

**Low voltage halogen**
- compact
- bright
- long life
- color temp is 2900-3100 K
- focal, accent and display light sources
Most Energy Efficient

**Light Emitting Diode (LED)**

- CRI>80
- Current products - 15-60 lumens/watt
- Dimming okay - not like incandescent
- Reasonable amount of light output
- 50 Lumens per watt/2900K
- Efficacy: highly variable, no standards
- Expensive, but costs going down
- Some heat is produced, negatively effecting the life of bulb - need to ventilate

(c)SPRIG 2012
Cost per Lumen Hour

- incandescent $7.42
- fluorescent T-8 $1.19
- CFL plug in $2.07
- CFL screw in $2.33
- CFL dimming $2.51
- LED downlight $9.87

Costs are coming down as production technology improves.

- ceramic metal halide (outdoor lighting) $10.82

**INCANDESCENTS**: wattages for 100 watt bulbs are required to drop by about 30%. Meaning; a former 100 watt bulb will use only 72 watts, yet emit a comparable amount of light.

The law will be phased in over the next several years affecting 75 watt bulbs in **2013**, then 60 watt and 40 watt bulbs in **2014**.

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Retail Operations

- Where are you spending money on transportation (FUEL)?
  - employees - (incent) carpooling, public transport
  - products & materials – buy local, reduce miles
  - vendors - sourcing to selling (align shipments)

- Packaging Costs – what are the materials used?
  - eliminate styrofoam
  - eliminate plastic bags
  - use recyclable plastic, paper
  - eliminate aluminum cans
  - reuse shipping cartons and boxes*
  - downside garbage can - “zero-waste”

  *Reuse can save 3-4 times more energy than recycling it and it may save your retail business 5-10 times more money on the bottom line.

* Source - Voluntary Interindustry Commerce Solutions (VICS)
Qualities of Green Materials

- Made from materials that do not harm the environment during extraction or harvesting
- Are green, because of what isn’t in them (i.e. toxics, excessive material, etc.)
- Reduce environmental impacts during construction, renovation, or demolition
- Reduce environmental impacts of building operation (durability, multi-purpose use, require less cleaning or maintenance, etc.)
- Reduce the overall carbon footprint of the building, because they have low embodied energy or improve the thermal performance of the building
- Contribute to a safe, healthy indoor environment

(c)SPRIG 2012
Freight Delivery

“NO IDLE ZONE”

What if all delivery vehicles were required to turn off their engines during delivery?
Create a Waste Management Plan

(1) Perform a waste audit – understand your waste
(2) Focus on eliminating use of any products that are not environmentally proven
(3) Cleaning products: Mix your own versus buying single use
   - reuse supplies, paper wrap…
   - china, silverware
   - recycle all paper, plastic, aluminum, batteries, light bulbs, electronics
   - composting – can you apply it?
“Solid Waste Policy” in Oregon

Waste Management Hierarchy:

- Prevent waste, then
- Reuse, then
- Recycle, then
- Compost, then
- Recover energy, then
- Landfill
A Common Question: To Box or To Bag?

(c)SPRIG 2012
**Packaging Study: Materials Evaluated**

**Void Fill (for boxes):**
- Polystyrene loose fill *
- Corn starch loose fill
- Molded paper loose fill
  Inflated “air pillows”*
- Newsprint dunnage *
- Kraft dunnage *
- Shredded office paper
- Shredded boxes

**Shipping Bags:**
- Unpadded all-kraft mailer *
- Unpadded all-poly mailer *
- Kraft mailer with old newsprint padding *
- Kraft mailer with poly bubble padding *
- Poly mailer with poly bubble padding *

*Different levels of post-consumer content was also evaluated*

(c)SPRIG 2012

*Source – Department of Environmental Quality (DEQ)*
National Cleaning Chemicals Standards*

Now able to ship user safe concentrated green chemicals, where before we shipped pre-mixed non-green chemicals. Thus we were able to reducing costs and ship less water. (weight)

Stainless Steel Cleaner:

- No aerosol propellant
- 100% biodegradable

(c)SPRIG 2012

*Case study at a local retail chain
National Restroom Supply Standards*

Hand Towels

Innovative UCTAD Technology, designed with our exclusive, trademarked ABSORBENCY POCKETS® feature.

SCOTT® SCOTTFOLD® Towels 01970, made with our UCTAD Technology, improve absorbency and dispensability rates which are the key to our optimum performance. This combined with our Balanced Fiber approach — which includes recycled fibers, new fibers as well as high yield fibers — ensures superior performing, environmentally sound products.

Absorbency

SCOTT® SCOTTFOLD® Towels 01970, made with our UCTAD Technology, absorb more water, faster than conventional heavy wet press towels. The end result is less towels and less waste.

Dispensability

Tabbing, tearing, multiple dispensing and fall-out can lead to waste and a messy restroom. Except when you choose to use SCOTT® SCOTTFOLD® Towels 01970. That’s because they are designed to reduce tabbing, tearing and multiple dispensing, even when loaded upside down.

SCOTT® SCOTTFOLD® Towels improve absorbency and dispensability rates which are the key to our optimum performance. This combined with our Balanced Fiber approach — which includes recycled fibers, new fibers as well as high yield fibers — ensures superior performing, environmentally sound products.

<table>
<thead>
<tr>
<th>Code</th>
<th>Color</th>
<th>Ply</th>
<th>Size</th>
<th>Quantity/Case</th>
<th>Packs/Case</th>
<th>Quantity/CASE</th>
</tr>
</thead>
<tbody>
<tr>
<td>01970</td>
<td>White</td>
<td>1</td>
<td>9.4&quot; x 12.4&quot;</td>
<td>175 towels</td>
<td>20 packs</td>
<td>3,500 towels</td>
</tr>
</tbody>
</table>

Meets U.S. EPA standards for minimum 40% post-consumer waste content (Common process used by the competition)

*Case study at a local retail chain

(c)SPRIG 2012

Toilet Tissue

When it comes to Source Reduction, Kimberly-Clark Professional is leading the charge.

Source reduction is at the top of the EPA’s hierarchy of waste reduction techniques because it reduces all impacts of the material life cycle including the supply chain, use, recycling and waste disposal.

Take a good look at the difference.

Compare the waste produced by just one case of traditional cored bathroom tissue to distinctive SCOTT® Coreless Bathroom Tissue 04007 from Kimberly-Clark Professional. SCOTT® Coreless Bathroom Tissue 04007 has 54.6% less packaging waste vs. traditional cored bathroom tissue (80 rolls/case).

When you use Kimberly-Clark Professional products, the savings add up while the waste doesn’t.

Saves more than 1 TON of waste material from the landfill (based on every 1,000 cases used of SCOTT® Coreless Standard Roll Bathroom Tissue 04007)

SCOTT® Coreless Bathroom Tissue

<table>
<thead>
<tr>
<th>Code</th>
<th>Color</th>
<th>Ply</th>
<th>Size</th>
<th>Quantity/Roll</th>
<th>Rolls/CASE</th>
<th>Quantity/CASE</th>
</tr>
</thead>
<tbody>
<tr>
<td>04007</td>
<td>White</td>
<td>1</td>
<td>4.0&quot; x 4.4&quot;</td>
<td>1,000 shts.</td>
<td>36 rolls</td>
<td>36,000 shts.</td>
</tr>
</tbody>
</table>

Saves more than 1 TON of waste material from the landfill (based on every 1,000 cases used of SCOTT® Coreless Standard Roll Bathroom Tissue 04007)

Note: 45% post consumer recycled waste content (U.S. EPA standard is minimum 20%)

(c)SPRIG 2012
Standardized Restroom Supplies

Leverage your collective buying power and ensure sustainable products are being used.

Indoor Air Quality

*Case study at a local retail chain
Mutually beneficial collaboration for local businesses

The Business Case for Sustainability

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Provide consistent and easy-to-understand product sustainability information

- provide product and supply chain transparency information
- on-site recycling stations
- buy-back programs or trade-in options
- Forest Stewardship Council, Marine Stewardship Council, Energy Star, help to clarify the mix of product messages

(c)SPRIG 2012
GET THE SUSTAINABILITY MESSAGE OUT TO YOUR CUSTOMERS

Provide consistent and easy-to-understand product sustainability information.
Alberta Street Merchants

- Explore options for bulk buying with other merchants
- Negotiate with vendors as a group
  - paper goods
  - waste disposal, including grease
  - glassware for restaurants
  - candles
  - light-bulbs
  - advertising
  - janitorial services

(c)SPRIG 2012
Water Heating - 2 or three stores share a heater
- Each store has a sub-meter to determine their share of the monthly cost
- Landscape maintenance
- etc...

Management of shopping malls seek to minimize costs by instituting collaborative use of infrastructure

Think of Alberta Street as a mall (shudder the thought), however, significant savings can be achieved by taking a holistic approach.
O.K. So you hate the mall analogy

Think of Alberta Street instead as an Eco-District:

An environmentally friendly, economically diverse, community oriented shopping, dining, living, and working district.

Alberta Street, where people gather to share their resources and pass their time together in a very sustainable way.

(c)SPRIG 2012
Thank you
P. Elise Scolnick; AICP, CSBA, Planner, former Alberta Street business owner, Main Street Design Committee member

Carol Bellows; Associate ASLA, CSBA, LEED GA, Landscape Designer

John Wiebke; AICP, CSBA, LEED GA

Aleksandra Levkovsky; MSCE, CSBA, LEED GA

Leah Britton; PMP, CSBA, SCA, LEED GA, Master Recycler, Sustainability Change Agent, VICS

Absent: Norman Gollub; CSBA, LEED GA, International Economic Development Council member

(c)SPRIG 2012
We can provide the following services:

- Energy audits
- Stormwater solutions
- Indoor environmental quality consulting
- Architectural and urban planning services
- Landscape design services, vertical landscaping
- Interior design services
- Sustainable business practices advising
- Green contracting services
- Waste stream analysis
- Goods sourcing
- Green marketing

CONTACT US!  503-789-8068
Web site coming soon!  www.sprigllc.com