

2024
Winner

Via
Sunnyvale, CA: Multifamily > Built in 2011 | 304,172 SF; 284 units



ESSEX

PROPERTY TRUST, INC.

About

Property management company:
Essex Property Trust, Inc.

Investor:
Essex Property Trust, Inc.

ESS
NYSE code

Headquarters
San Mateo, CA

4
property locations

1,749
employees

A team effort:

- ▶ While ESG has been a large part of Essex's strategy for many years (first ESG report in 2018), their ESG Committee identified the need to obtain green certifications in late 2022 and set an internal goal for 2023.
- ▶ Essex has set a greenhouse gas emissions reduction target for Scope 1 & 2 emissions for 35% by 2030, from a 2018 baseline year, as well as a 10% water reduction goal by 2030, from a 2021 baseline year.
- ▶ The sustainability team at Essex developed a robust checklist to help not only identify energy reduction opportunities but ensure they are part of capital expense conversations at their properties.

Sustainability practices implemented:

- ▶ The team at Via installed LED lighting and controls in their parking garage, representing a 30% reduction in electrical usage at the site.
- ▶ They also have EV charging available on site and are currently installing a 268kW rooftop solar system.



We rely heavily on our site teams to be the eyes and ears of everything we do on the Essex sustainability team. We can only control so much, so we view training and retention of key collaborators as a huge part of our success.

~ Ryan Yetzer, Senior Director of Sustainability & ESG, Essex Property Trust, Inc.

This case and the Jackson Control Sustainability Awards are made possible by Jackson Control. The IREM Foundation and IREM would like to thank Jackson Control for their support and valued partnership.

The Jackson Control Sustainability Awards recognizes exceptional performance among IREM Certified Sustainable Properties (CSP®). This award program highlights the teams of people behind sustainable building performance and encourages knowledge-sharing to help others on their sustainable property journeys. The IREM CSP certification is an attainable, affordable, and meaningful recognition program for existing industrial, office, medical office, multifamily, senior housing, retail, and self-storage (new in 2024). The program evaluates sustainability performance in five categories: energy, water, health, recycling, and purchasing.



Jackson Control Sustainability Awards 2024 Sustainability Leadership Winners

Visionary Impact Award

Physicians Realty Trust

- ▶ 3100 Lee Trevino Drive
- ▶ Carmel Medical Pavilion
- ▶ Fountain Hills Medical Campus

Sustainability Team Award

Hazard Center Office

Sustainability Innovation Award

Via

Resource Efficiency Winners

Carbon Reduction and Energy Conservation Award

Industrial – March Business Center Building 1
 Medical office – 3100 Lee Trevino Drive
 Multifamily – Summermill at Falls River
 Office – Hazard Center Office
 Retail – Stonewall Plaza
 Senior housing – Aston Gardens Pelican Pointe

Water Conservation Award

Industrial – 5415 Centerpoint Parkway
 Medical office – Carmel Medical Pavilion
 Multifamily – Lassiter at North Hills
 Office – Oakbrook Pointe
 Retail – Flemington Marketplace
 Senior housing – Atria Aquidneck Place

Top Performers

225 West Santa Clara	Atria Tarzana	Hayward C	The Lofts at 707 Tenth
250 Tradeport Road	Bay Center Offices	Indiana American 2	The Orchards
330 East Stateline Rd	Caddis Phoenix	La Plata Plaza	The Retreat
401 Teravista	Carmel Mountain - Bldg 3	Lakewood Plaza	Vadnais Heights MOB
501 Boylston St	Emblem at Christiana	Oberlin Court	Via
Atria Hacienda	Fountain Hills Medical Campus	The Arnold	
Atria Newport Plaza		The Beach Club Residences	

Special thanks to the following individuals who provided their expertise and time to the Jackson Control Sustainability Awards Selection Committee:

- ▶ Chip Crumpler, CPM®, Property Manager, Welltower, IREM Foundation Immediate Past President
- ▶ Greg Ericksen, CEO, Jackson Control
- ▶ Dee Headley, CPM®, Asset Services Director, Cushman & Wakefield, AMO®, IREM Foundation President
- ▶ Erin Hopkins, PhD, Associate Professor, Virginia Tech
- ▶ Russ Morningstar, National Systems Integration Leader, Jackson Control