



Scott
Edwards
Architecture

2024

Sustainability Action Plan



Viewfinder • Earth Advantage Multi-Family Platinum & AIA Oregon 2030 Merit Award Recipient

Design that shapes the
future we want to see.

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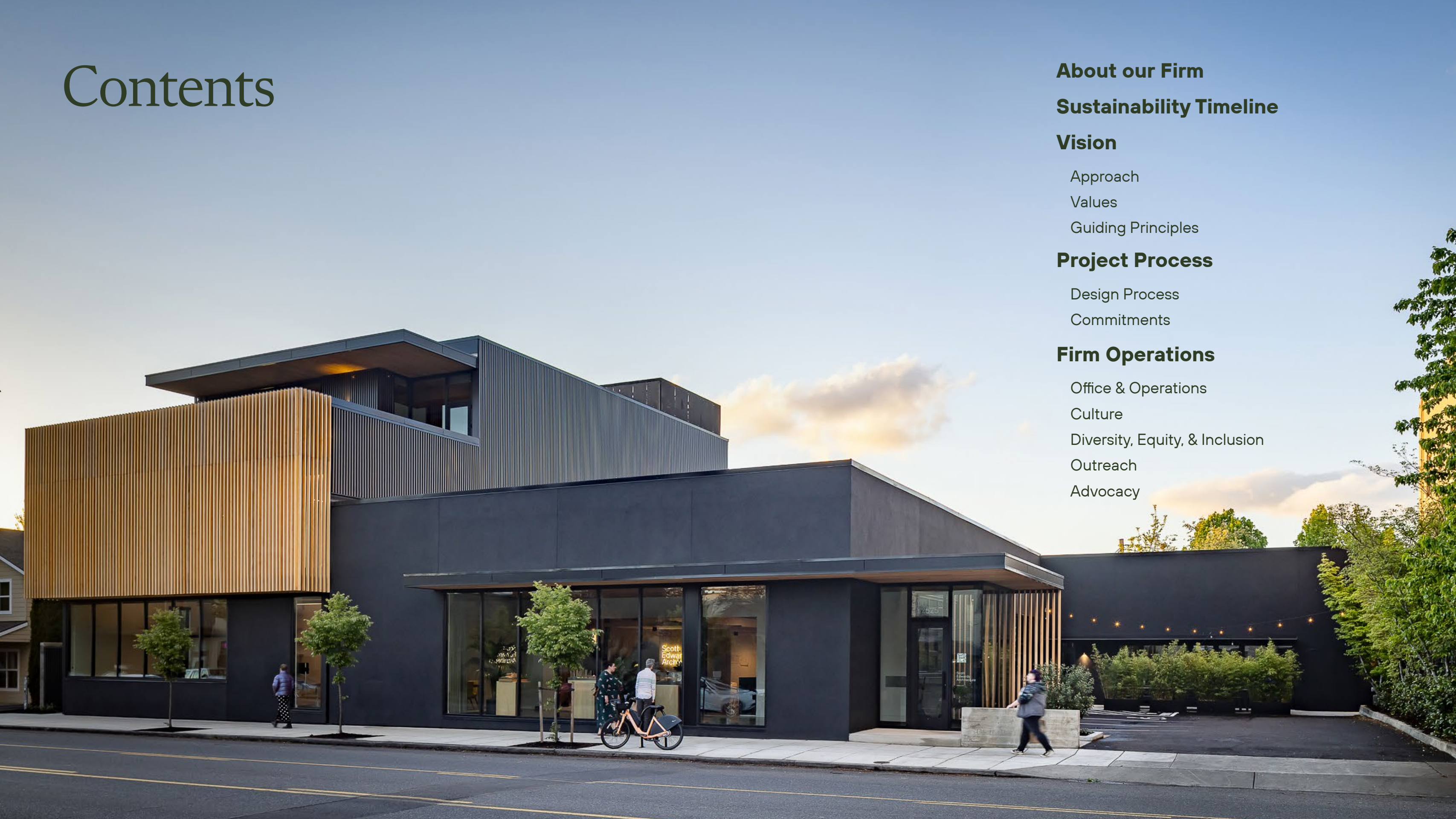
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People First. Design Forward.

Founded in 1998, Scott Edwards Architecture's guiding principle of putting **People First**—staff, clients, community—is central to the firm's vision as much today as it was at the beginning. We endeavor to foster a collaborative culture of well-rounded designers and to cultivate thinkers, problem-solvers, and innovators.

Design Forward means giving shape to change. It means looking ahead, around, and within for the best solutions. It means using our power as designers to visualize a world that is more harmoniously inhabited, shared, and enjoyed, and then build it.

Sustainability Timeline

SEA has over 20 of years experience meeting industry gold standards for sustainability including LEED certification. We led the way in certifying the first commercial tenant improvement through Passive House US in 2014.



Harkins House certified under Ten Shades of Green program (LEED Gold Equivalent)



Driftwood Library receives LEED Gold Certification



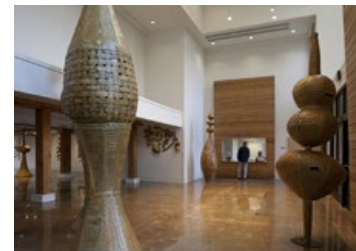
Juniper Gardens Affordable Housing receives four green program certifications including LEED Homes Platinum



Garlington Place receives Earth Advantage Multi-Family Platinum



Both The Mary Ann and Viewfinder receive Earth Advantage Multi-Family Platinum



Chehalem Cultural Center receives LEED Silver



Glasswood Commercial TI is the first Commercial Passive House Retrofit in the United States



Hacienda CDC HQ receives Earth Advantage Commercial Gold

Became a member of the International Living Futures Institute (ILFI)

Firm's first Path to Net Zero project, Mahonia Crossing, begins

30% of design staff hold sustainability credentials



Other Notable Sustainability Achievements

- Virginia Garcia Newberg Heath Center – received PGE's Renewable Development Fund Grant
- Rose Villa Senior Living – employs greywater harvesting system to reuse water onsite
- Chehalem Aquatic & Fitness Center – designed to perform 40% above energy code
- Viewfinder – received AIA Oregon's 2030 Merit Award



University Park Community Center is LEED Certified



Virginia Garcia Wellness Center Cornelius achieves LEED Silver



Pumpkin Ridge Residence is Passive House Certified and the firm's first Zero Energy Ready project



The Mary Ann featured as a case study for OHCS Multi-Family Energy Program, performs 32% better than code

SEA becomes a founding member of the U of O Institute for Health in the Built Environment

PCC Rock Creek CDC achieves Earth Advantage Gold

Signed on to the AIA 2030 Commitment

Hired a Sustainability Lead for the firm

Received JUST social justice label

Our vision is a future in which
design responds to people,
centers communities,
supports the surrounding environment,
and respects the planet.

Approach

Building a lasting positive legacy.

Buildings are currently responsible for roughly 40% of overall global greenhouse emissions, the main contributor to anthropogenic climate change. Within the next forty years, the gross square footage of the built environment is expected to double across the globe. Meanwhile, humans spend more than 90% of their lives indoors and the materials that make up these buildings greatly affect our health and productivity. Indoor air is, on average, two to five times more toxic than outdoor air.

Our firm ethos—people first and design forward—is about meeting these challenges. As architects and designers, we make smart design decisions that benefit the well-being of both building users and their surrounding communities. We leverage forward thinking design to positively address the environment and our changing climate.

Our approach is holistic and guided.

As well-rounded architects who have a strong eye for design and the technical understanding needed to create high quality buildings that perform, we focus on creating architecture that supports the health of its users and limits its impacts to the environment while making efficient use of resources through responsible material selection. By designing lasting, healthy buildings that are energy efficient, we increase return on investments, help control operational costs, and maximize positive outcomes for future generations.

SEA is committed to action.

SEA's Sustainability Action Plan documents our current firm-wide design approach, sustainable processes and practices, advocacy and outreach, and internal office operations. It serves as a resource for project teams and clients. It is a living document that will be updated every three years to reflect important changes in our industry and the evolution of our firm's understanding.



Guiding Principles

Sustainable People First.

Create inclusive spaces that are accessible and welcoming to all people, support occupant health and well-being, and promote sustainable and resilient communities.

Sustainable Design Forward.

Develop innovative design solutions committed to leaving a lasting positive legacy for people, communities, the environment, and the planet. Use strategic partnerships and the latest analysis tools to create forward-thinking design responses across the diversity of our work.

Meet & Lead

Apply a holistic and integrated sustainability approach to our work that is understanding of client values and goals. Listen, learn, and partner with clients to recommend sustainable solutions that guide projects toward a more regenerative future.

Considerate Resource Management

Carefully shepherd project site natural resources, water and energy resources used by our buildings, material resources impacting human and climate health, alongside client budgets. Manage resources thoughtfully to lead to lasting, healthy buildings that are energy efficient, high-impact, and offer the greatest value.

Transparency

Be accountable, relatable, and approachable in our sustainability efforts to build community and inspire collective action.

Project Process

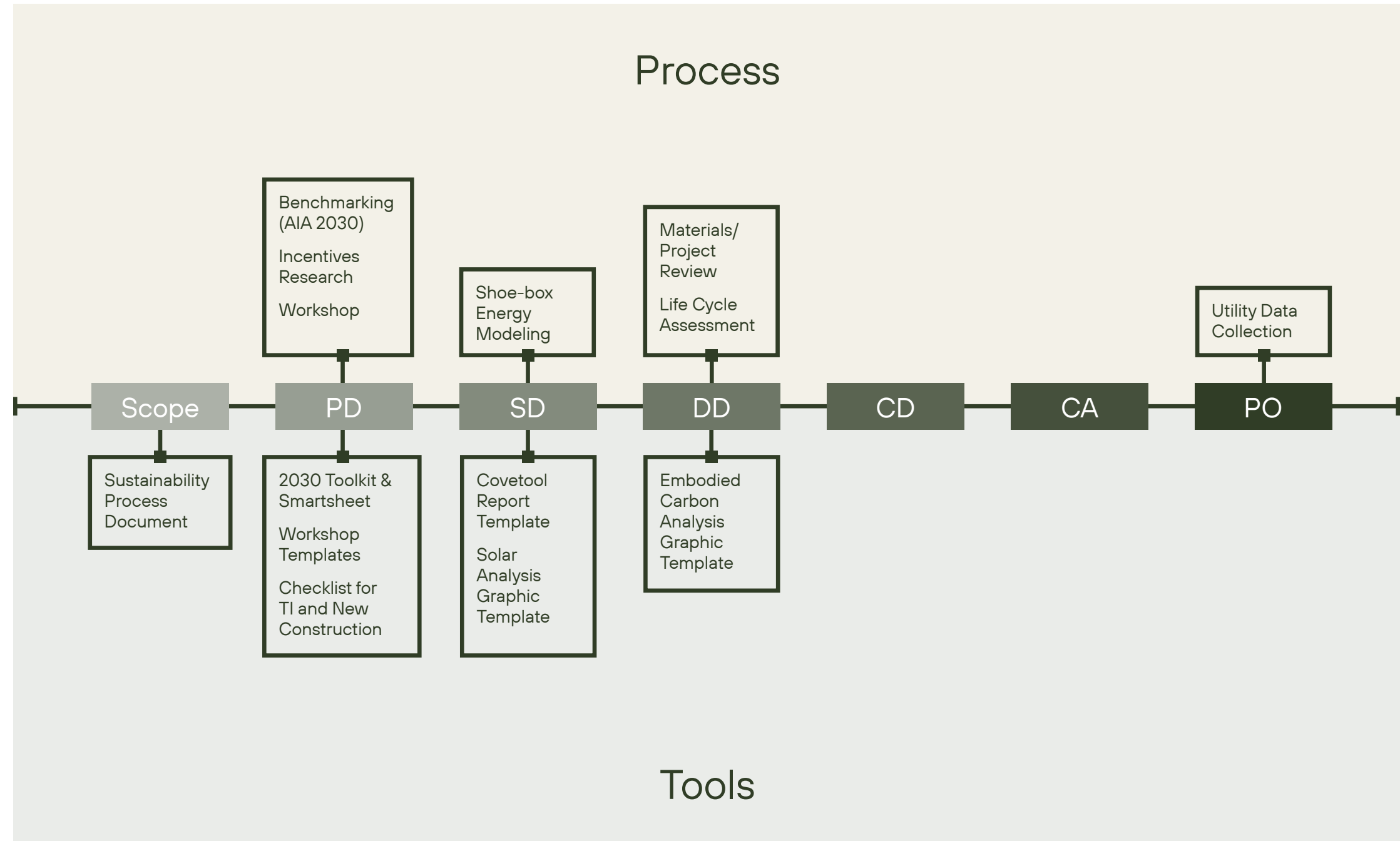
SEA's standard course of practice integrates sustainable design into every project.

Design Process

Our sustainability process is a consistent, accountable, and honest expression of our commitment as leaders to creating positive change.

Our process is collaborative and approachable. First, we listen to our client's needs, wants, and overall vision. From what we learn, we enlist the entirety of our design team and consulting engineers to craft a holistic and integrated sustainability approach. It begins with developing benchmarks and using these to set targets. Strategies for achieving goals are discussed, prioritized, and tracked throughout the design process to ensure successful implementation. We carefully research strategies, incentives, and life cycle costs so our clients have reasoned information for making sound decisions.

SEA's process is one of education, continual growth, and evolution. We collect post-occupancy data to better understand how our design efforts translate into actual performance, comfort, and savings for occupants. We commit to learning from these efforts and sharing the lessons with our industry, partners and clients to inspire collective action.



2024 Goals

1. Pilot formalized sustainability workflow on projects across our various markets.
2. Ensure that proposals include sustainability processes.

Long Term Goals

1. Build partnerships. Have consultants recommend us as experts.

Reduce Operational Energy

SEA is committed to limiting the operational emissions of our projects.

SEA is a signatory of the AIA 2030 Commitment, a pledge for architects to reduce operational emissions to net zero energy by 2030.

We are accountable to this commitment by:

- Benchmarking, tracking, and annually reporting energy use data for all our projects.
- Shoe-box modeling project energy use.
- Collecting post-occupancy utility data to measure actual performance.
- Creating firm-wide best practices, standards, and resources to support impactful energy reductions on our projects to meet goals.

SEA's 2022 statistics from our first year reporting data for AIA 2030 Commitment



18

States

134

Projects Logged

52

Projects Met 2030 Target

88%

Active Projects Logged

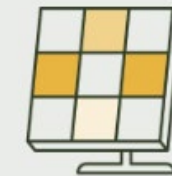
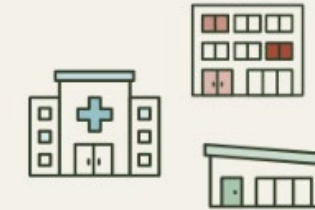


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Square Feet Logged

25

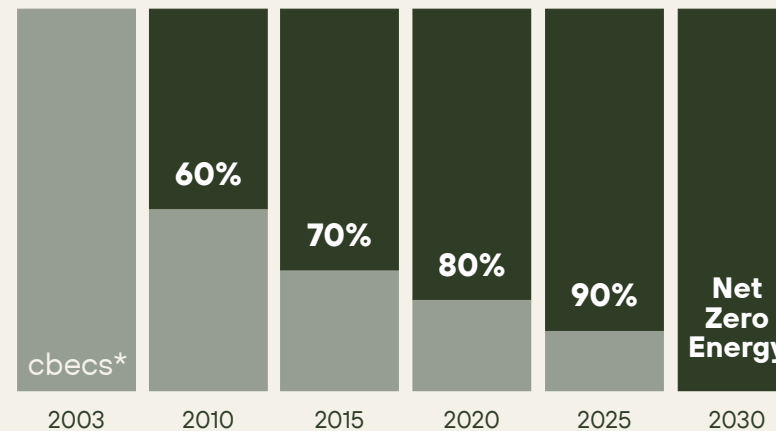
Building Use Types



18

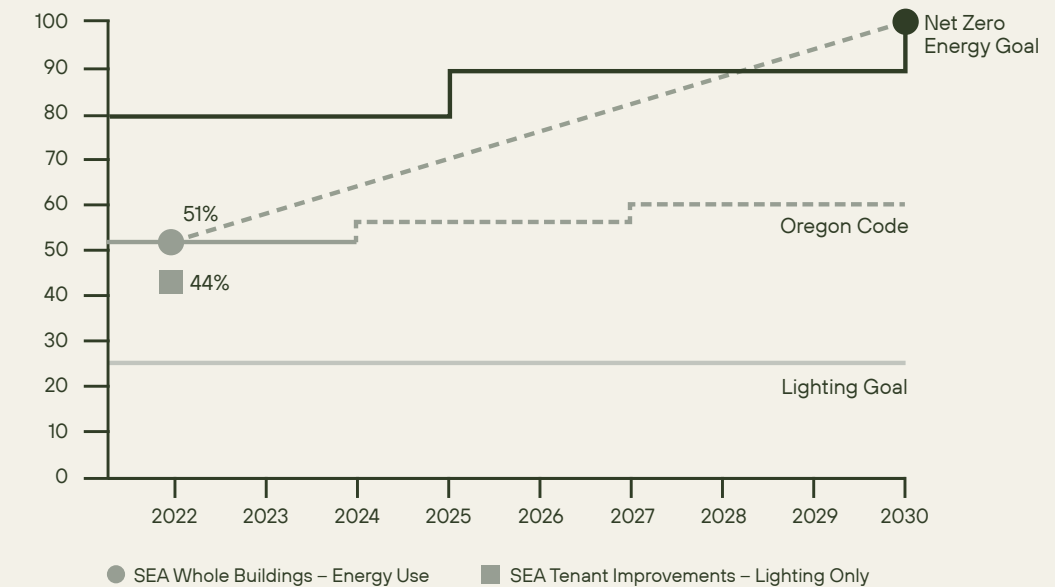
Projects with PV

2030 Challenge Energy Use Goals



*Commercial Building Energy Use Consumption Survey

SEA's Progress Toward Meeting 2030 Goals



2024 Goals

1. Advocate for onsite renewable energy.
2. Identify incentives, tax credits, grants and other alternative financing options for all qualifying projects.
3. Include 2030 Commitment statement within SEA proposal template language.
4. Integrate energy modeling for all new construction and major renovation projects.

Long Term Goals

1. Build office design culture that routinely employs passive design strategies on projects.

Reduce Embodied Carbon

SEA is committed to limiting the embodied emissions of our projects.

As a signatory of the AIA 2030 Commitment, SEA commits to reducing the embodied emissions of our projects with the goal of reaching carbon neutrality by 2050.

We are accountable to this commitment by:

- Benchmarking, tracking, and annually reporting the embodied emissions data for our projects.
- Developing a Whole Building Life Cycle Assessment (WBLCA) process for our firm.
- Creating firm-wide best practices, standards, and resources to support impactful emissions reductions on our projects to meet goals.



2024 Goals

1. Develop a process to track embodied carbon on projects.
2. Require Environmental Product Declarations (EPDs) on every project and include requirement in specifications.
3. Perform two Life Cycle Assessments (LCAs).

Long Term Goals

1. Hire structural consultants to run LCAs on different system options in early design.
2. Report embodied carbon to AIA 2030 database (DDx).
3. Create a tracking widget for teams to track operational and embodied emissions.

Responsible Material Selection

SEA is committed to selecting materials that are healthy for occupants, climate, and environment, support social health and equity, and promote circular economies.

We are accountable to this commitment by:

- An established firm best practice that calls for the materials we select to be low-VOC as certified by a third party and carry, at minimum, one transparency label.
- Implementing a vetting system for materials in our office's Interior Materials Library to ensure they meet high standards for human and environmental health.
- Developing additional standard practices to further align with the AIA Materials Pledge.



2024 Goals

1. Become a signatory of the AIA Materials Pledge.
2. Integrate office sustainable material goals and practices into Owner Project Requirements.

Long Term Goals

1. Create a system to track the percentage of sustainable materials on projects.
2. Implement material circularity practices on projects including disassembly and recycling.

Support Occupant Well-being

SEA is committed to creating healthy spaces that are inclusive for all, support the well-being of occupants, and promote resilient communities.

We are accountable to this commitment by:

- Our basic best practice calls for the materials we select to have, at minimum, one transparency label and low-VOC emissions as certified by a third party.
- Creating additional standards and best practices that further align with the AIA Materials Pledge human health and social health statements.



2024 Goals

1. Develop wellness metrics for use on all projects.
2. Require Health Product Declarations (HPDs) on every project and include requirement in specifications.

Long Term Goals

1. Develop a list of chemicals of concern to be eliminated from SEA projects.
2. Develop a list of redlist-free preferred materials.
3. Incorporate biophilic principles for all projects.

Firm Operations

*At SEA, we consider
sustainability a core principle
of how we do business.*

Office Operations

Scott Edwards Architecture is committed to equitable economic and community development, sustainable procurement, energy and waste reductions, and wellness practices in our office.

We are accountable to this commitment by:



Energy

- Software policies to automatically turn off computer monitors when not in use
- Energy Star certified computers
- Open/close operable windows policy based on building temperature



Water

- Filtered water stations and sparkling water tap available to eliminate need for bottled water



Resources

- Waste paper collection and upcycling into notepads
- Traditional recycling of plastics, glass, paper, aluminum, as well as electronics, light bulbs, batteries
- Participation in city composting and BottleDrop services
- Washable silverware and dishes
- Locally sourced and/or minority owned vendors used for events and catered lunches
- Office supplies ordered through local office supply company, with a preference for items that are labeled as 'Green', 'Recycled', and/or 'Minority Owned'.



Health

- Janitorial staff use only green cleaning products and are knowledgeable in best maintenance practices for countertops and floors
- Botanical disinfectant wipes
- Naturally derived, biodegradable, and hypoallergenic dish soap, hand soap, and dishwasher detergent
- Showers and lactation room



Transportation

- Flexible program for staff to work from home

2024 Goals

1. Create a "Green Team" to support office management.
2. Develop a Sustainable Purchasing Policy that includes JUST requirements.

Long Term Goals

1. Increase staff engagement in sustainable office practices.

Building Operations

The design of our company headquarters serves as a “living laboratory” for us to explore analysis tools, sustainability strategies, and actual building performance.

Our comfortable and efficient office environment includes:



Energy

- Efficient VRF mechanical system
- Programmable thermostat schedules set to regulate temperature during and after business hours.
- Occupancy sensors used to control lighting throughout the building.
- Energy Star-certified appliances
- LED lighting throughout building



Resources

- Adaptive re-use of existing building
- Locally sourced Cross Laminated Timber (CLT)
- Locally sourced Doug Fir desks
- Redlist-Free materials palette



Habitat

- Vegetated green roof
- Native plantings
- Dark Sky compliant exterior light fixtures
- Backyard Bird Habitat certification in progress



Water

- Water filtration system.
- Water Sense low-flow toilets and faucets
- Scheduled irrigation system that utilizes moisture sensors and is shut off during the wet season.



Transportation

- Indoor bike storage and bike repair station
- EV charging stations
- Walkscore of 92, or a “walker’s paradise” and 3rd most walkable zip code in Portland, OR

2024 Goals

1. Regularly test SEA HQ indoor air quality.

Long Term Goals

1. Purchase renewable energy.
2. Certify SEA HQ through Fitwel or WELL.

Office Culture

We understand that building a firm-wide culture that is grounded in the fundamentals of sustainable design is critical to our success in reaching our goals and meeting our commitments.

Our sustainability culture is led by a Sustainability Committee and Director that serve as our in-house resources and experts helping teams achieve high performance on their projects.

SEA supports and invests in our sustainability culture by:

- Regularly hosting sustainability-focused lunch and learns.
- Annually offering 2-hours paid time for all staff to attend energy modeling training sessions.
- Reimbursing exam fees for those pursuing credentials including LEED and WELL.
- Participating in industry events like Portland's Sustainable Building Week and the Mass Timber Conference.
- Supporting staff professional development by providing time (up to 12 hours per year) and compensation (up to \$150) for attending sustainability focused classes, workshops, tours, and related events.



Credentialed Staff

- 16 LEED AP
- 4 LEED GA
- 1 SEED
- 2 SBA
- 2 WELL AP
- 1 SHP

2024 Goals

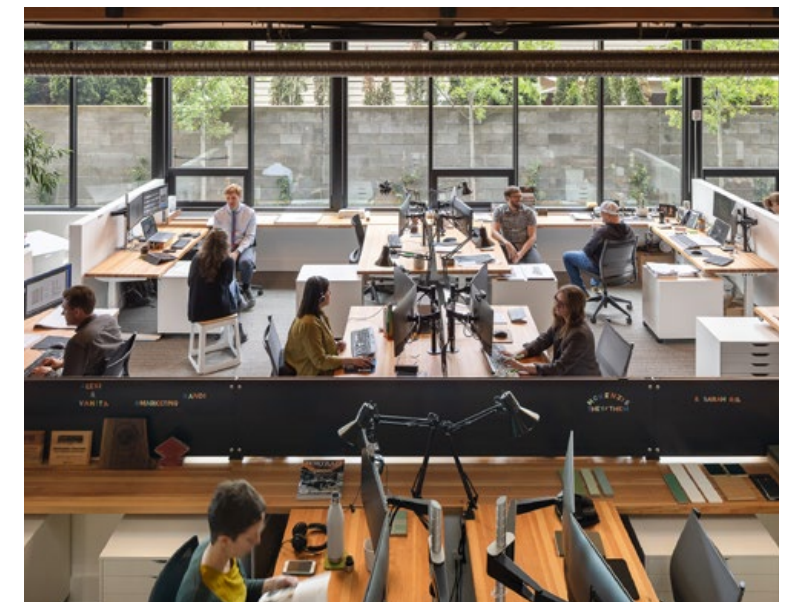
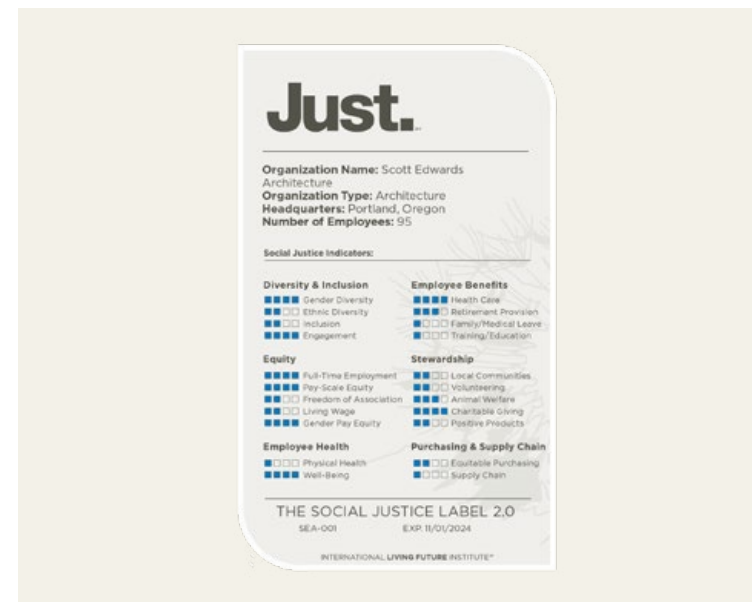
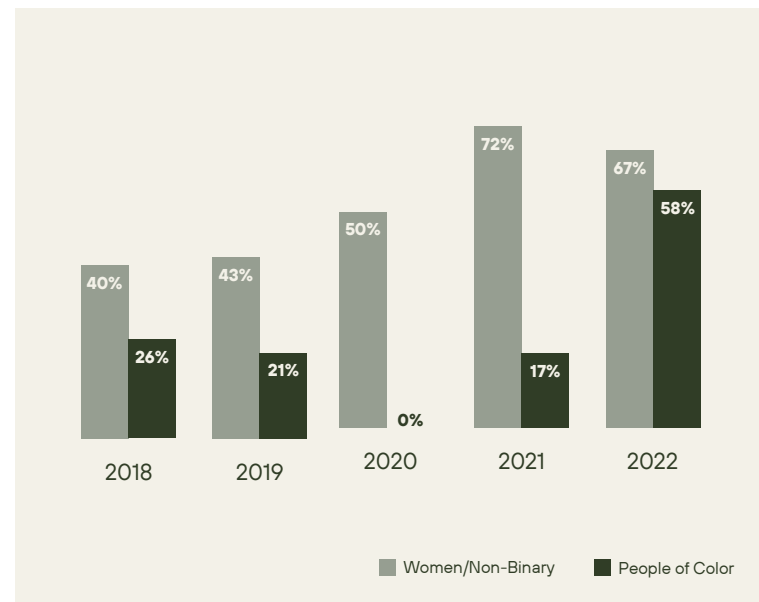
1. Host sustainability-focused staff meeting presentations, quarterly at minimum.

Long Term Goals

1. A staff of knowledgeable advocates that successfully implement SEA's commitments on their projects.
2. Strong sustainability project experience.
3. Leaders within our industry in a way that is appropriate to our firm in our prioritized areas.

Equity, Inclusion & Diversity

Our firm is committed to driving positive social change inside and outside our organization. This takes the form of staff advocacy, a healthy workplace, and providing opportunities for all.



In 2019, SEA established an internal JEDI (Justice, Equity, Diversity, and Inclusion) committee to drive positive change inside and outside our organization. An important result of the committee’s efforts has been a significant change in our hiring trends, with a greater percentage of female/non-binary people and people of color being hired each year.

In 2020, SEA launched the Kelly J. Edwards Architecture Scholarship to honor the firm’s late co-founder. The focus of the scholarship, in partnership with the ACE Mentorship program, is to support underrepresented students as they pursue architectural education. SEA is elated to have awarded scholarships to five women pursuing architecture degrees to date.

In 2022, SEA was issued a JUST label, a “nutrition label” for socially just and equitable organizations. The process to apply allowed us to have an immediate positive impact by restructuring some policies as they were evaluated. By identifying our strengths and weaknesses using these metrics, we have a clear direction for creating a more socially responsible firm in a thoughtful, measurable way.

SEA partnered with an EDI consultant in 2021 to assess and advance our firm. As part of the program, staff participated in a kick-off and assessment survey that helped guide the conversation. Firm leadership also took part in a series of skills-building workshops to become better EDI advocates and leaders. This work has aided SEA in building an organizational structure that supports employees of all social identities, and we are committed to continuing this work.

Outreach

We prioritize strategic partnerships with local public entities, non-profit organizations, and research institutions to fuel our work and reach high levels of design performance.



SEA is currently a member of Zero Coalition, an organization whose mission is to “decarbonize Oregon’s built environment through an equity-centered perspective.” Our involvement in Zero’s advocacy work and technical committee is aligned with our 2030 Commitment. SEA is enthusiastic to bring our voice to the larger community and work with other members to positively influence decarbonization policy at the state level.



INSTITUTE FOR HEALTH
IN THE BUILT ENVIRONMENT

SEA is proud to have been a consortium member of the University of Oregon’s Institute for Health in the Built Environment (IHBE). Partnering with IHBE on a research project that focused on the impacts of daylight on circadian rhythms, SEA used the study’s conclusions to successfully integrate more daylighting into the design of a senior living facility.



We frequently partner with Energy Trust of Oregon (ETO) to receive energy efficiency and renewable incentives for our projects. In 2023, SEA participated in ETO’s Net Zero Emerging Leaders Internship and members of our staff have served as presenters for Energy Trust Allies for Efficiency presentations.

Other Partners

Regional organizations, institutions, and companies provide staff educational opportunities and serve as resources for integrating sustainable strategies within our projects.



2024 Goals

1. Continue partnering with higher education institutions and industry groups engaged in sustainability research and public policy.
2. Encourage staff participation in Zero Coalition, the Carbon Leadership Forum, and AIA Committee on the Environment.

Long Term Goals

1. Create project case studies and sustainability white papers showcasing SEA project performance and R&D efforts. Share these on the company website and with external publications.
2. Present at industry conferences showcasing our expertise in sustainability.

Advocacy

We are committed to providing services that contribute positively to society and the communities we directly serve.

Since our founding, SEA has worked with over 90 non-profit organizations providing positive social impact. We have made a commitment as a firm that community-based work makes up at least one third of our revenue each year.

We have a passion for empowering others through architecture. More than 10% of staff provide mentorship and learning opportunities to local elementary and high school students through ACE Mentorship and Architecture Foundation of Oregon's Architects in Schools programs.

SEA strongly believes in giving back to our communities. We are committed to donating over 200 hours of service per year supporting local organizations and communities through employee volunteering. We regularly donate design services to local non-profits and our firm seeks out organizations supporting underrepresented communities for our annual charitable giving.



Resources

Metrics & Analysis

AIA Framework for Design Excellence

10 principles that support progress toward a zero-carbon, equitable, resilient and healthy built environment. The Framework includes best practices, resources, and project case studies.

AIA Guide: ROI of High Performance Design

A series of eight design guides with talking points for communicating the economic benefits of high performance design including reducing operational costs, up-front costs, increasing productivity and retaining talent.

WELL Impact Study

Research study demonstrating how companies that invest in health and well-being strategies can benefit from enhanced performance and increased financial returns.

EPIC Tool

An early design phase Life Cycle Analysis (LCA) tool for understanding the embodied energy of different materials and structural systems.

2030 Commitment & Energy Efficiency

2030 Challenge

Thought leadership and accessible graphics explaining carbon emissions and the built environment.

AIA 2030 Commitment

Key information about the 2030 Commitment along with links to AIA guides, continuing education, and the DDx.

2030 Palette

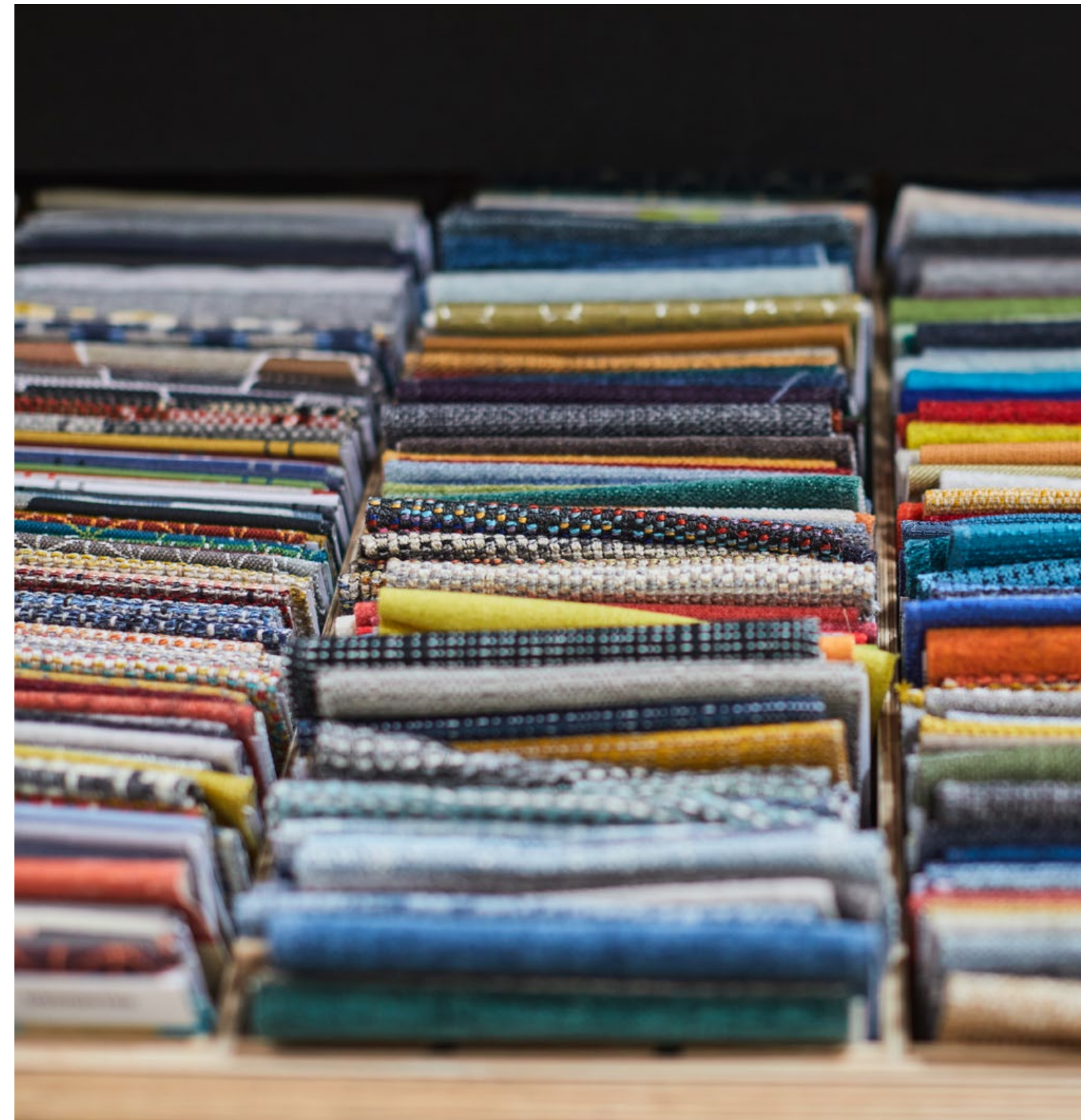
List of sustainable strategies for meeting 2030 along with resources for how to implement them in your project.

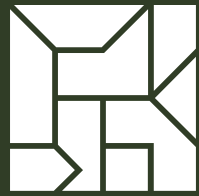
Zerotool

Tool to determine a project's baseline and target EUI for the 2030 Challenge.

Database of State Incentives for Renewables & Efficiency

Database searchable by zip code with renewable energy incentives offered in each state.





Scott
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People First.
Design Forward.

seallp.com/sustainability

Reduce Operational Energy

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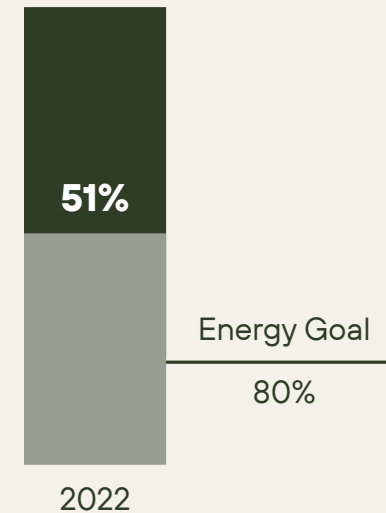
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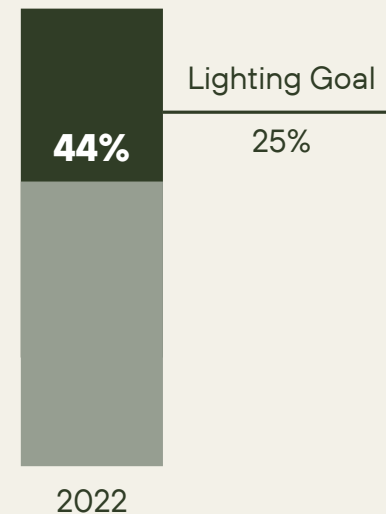
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SEA's Progress Toward 2030 Goals

Whole Buildings



Tenant



SEA's 2022 statistics from our first year reporting data for AIA 2030 Commitment

134

Projects Logged

52

Projects Met 2030 Target



18

States

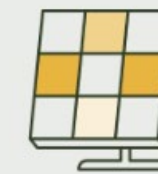
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Building Use Types



2,087,022

Square Feet Logged



18

Projects with PV

88%

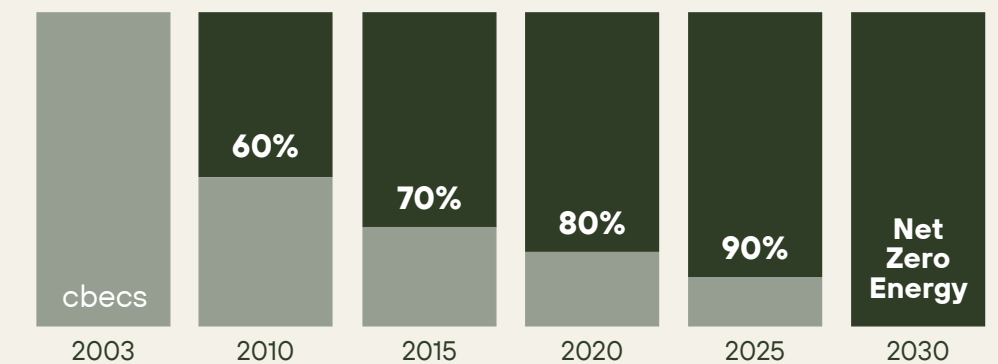
Active Projects Logged



18

Projects with Energy Models

2030 Challenge Fossil Fuel Energy Reduction Goals



2024 Goals

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Long Term Goals

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