

# SUSTAINABILITY TOUR: WASTE EFFICIENCY

## Overall Waste diversion

We increased our total waste diversion percentage from 43% to 44.5%, from 2017.

## COMPOST

Approximately 48% of our portfolio has composting services.

## WASTE AUDITS

We conducted waste audits in 4.8 million square feet, or 36% of our portfolio. These audits indicated, among other findings, that buildings without composting services typically have significant contamination of organics in the recycling stream.

## POST SORTING

Three of our projects implemented post sorting services to further increase their recycling rates. This achieved the targeted 10% increase in the buildings' diversion rates. In 2019, we will extend post sorting further to other large buildings in our portfolio.



## WASTE BENCHMARKING

All of our waste data is benchmarked in the ENERGY STAR Portfolio Manager WasteTracker tool.

## TEXTILE RECYCLING

Three of our San Francisco properties have onsite collection for textile recycling. These properties have the population density and available collection space to take advantage of specific local textile recycling programs.

## TENANT TRAININGS

We do in-person tenant recycling and composting trainings throughout our portfolio. We see measurable decreases in recycling contamination and increases in overall diversion as a result of influencing tenant behavior around waste.

## E-WASTE

Many of our buildings conduct e-waste events to ensure safe and effective recycling of electronic waste.

## BOMA W2 CHALLENGE

We are participating in the BOMA W2 challenge across 84 assets, which requires us to report our water and waste data to BOMA quarterly.



2018 WASTE PERFORMANCE

		Absolute Measurement	
		2017 Weight (Tons)	2018 Weight (Tons)
Managed Assets	Total Weight of All Waste (tons)	5,174	5,257
	Total Diverted	51.1%	52.6%
	% Managed portfolio covered	98.8%	98.8%
Indirectly Managed	Total Weight of All Waste (tons)	2,918	2,900
	Total Diverted	30.5%	31.3%
	% Indirectly Managed portfolio covered	100.0%	100.0%

		Absolute Measurement	
		2017 Weight (Tons)	2018 Weight (Tons)
Life Science	Total Weight of All Waste (tons)	333	329
	Total Diverted	26.0%	30.4%
	% Life Science Portfolio Covered	89.8%	89.8%

Proportion of waste by disposal route (% of total by weight)

		Absolute Measurement	
		2017 Weight (Tons)	2018 Weight (Tons)
Whole Portfolio	Total Weight of All Waste (tons)	8,425	8,486
	Landfill	57.0%	55.5%
	Total Diverted	43.0%	44.5%
	Diverted - Recycling	22.6%	25.1%
	Diverted - Compost	16.9%	19.3%
	% Whole Portfolio Covered	97.83%	97.83%

<sup>a</sup> We utilize the EPA guidelines, via their WasteTracker tool, for the estimated weight of trash, recycling and composting bins. The EPA guidelines can be found here: <https://portfoliomanager.zendesk.com/hc/en-us/articles/225876328-What-are-the-volume-to-weightconversion-factors>



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## TRUE WASTE CASE STUDY

# 350 MISSION STREET

In December 2018, our 350 Mission Street property achieved TRUE Zero Waste Certification at the Gold level. 350 Mission Street, encompassing 455,340 square feet, is the largest single commercial property in the world to achieve TRUE Zero Waste certification and was also the first commercial building in San Francisco to do so. 350 Mission Street is additionally LEED Platinum, ENERGY STAR and Fitwel certified.

TRUE is a Zero Waste Certification system from USGBC that enables facilities to define, pursue and achieve zero waste goals, cut their carbon footprint and support public health. The waste diversion threshold for TRUE Zero Waste certification is 90% diversion, which is what 350 Mission Street was targeting. The project ultimately achieved a 91.9% diversion in addition to meeting other rigorous performance requirements. The project achieved this by diverting 610,000 pounds of waste in 2018, resulting in a reduction in greenhouse gas emissions of 24,000 pounds.

"We wanted to take a bold and meaningful stance on waste management to reaffirm our commitment to minimizing the environmental impacts of our buildings," says Maya Henderson, director of sustainability for KRC. "Undergoing the rigorous TRUE certification process also had the added benefit of helping to optimize building operations and cost savings."

Key strategies that enabled 350 Mission to achieve TRUE Zero Waste certification include:

- Investing in reusable pantry supplies and ordering in bulk
- Replacing individual desk bins with central waste collection with appropriate signage
- Developing ongoing education and awareness programs
- Implementing post-sorting services to further increase occupant diversion rates
- Procuring critical consulting services from All About Waste
- Onsite performance verification with representatives from the Green Building Certification Institute



350 MISSION STREET – SAN FRANCISCO, CA // LEED PLATINUM, ENERGY STAR, FITWEL, TRUE ZERO WASTE