

Join us, and become part of the growing global family that's remaking cities from the neighborhood up.

"These are the people who are going to implement solutions that change our cities and our lives."

- Nathan Gibson, SKANSKA

LEARN MORE AT: [ECODISTRICTS.ORG](https://ecodistricts.org)



EVOLVE WITH US.

From the neighborhood up.

JOIN US.

Our vision is to inspire every city to remake itself from the neighborhood up. We bring together city builders and entrepreneurs, policymakers and urban innovators to create vibrant neighborhoods and smart cities.



City Makers. Unite.



We recently changed our name from the Portland Sustainability Institute to EcoDistricts. With a new name comes an expanded effort to lead the EcoDistricts movement — a growing army of citizens and city makers from Bellingham to Boston and beyond.

Around the world, more people live in cities than ever before. How we live in cities is one of the great challenges of our time. Urban leaders of all stripes, from mayors to community activists, see EcoDistricts as the key to solving many of their challenges, and they are launching transformative projects. In response, we're creating a powerful convening, advocacy, technical assistance and research platform to inform and drive EcoDistrict acceleration - strategic in nature, collaborative in approach and practical in application. At EcoDistricts you'll find people, tools, services and training with a laser-like focus on helping cities and urban development practitioners create the neighborhoods of the future — resilient, vibrant, resource-efficient and humane.

Read on for information and stories from 2012, a year of literal transformation for EcoDistricts and one that saw an unprecedented groundswell of interest here, and everywhere.

Thank you for your support and your participation in the EcoDistricts movement. See you in the neighborhood.

A handwritten signature in black ink that reads "Rob Bennett".

Rob Bennett, Executive Director

PROJECTS

As writer and visionary Richard Florida says, cities are our greatest invention and the key social and economic organizing units of our time.

Of course, cities have to be designed in the right way to generate wealth, improve living standards, and enable the interactions necessary to drive creativity and productivity. With the right design and planning, cities can be engines of innovation full of talented and creative people who accelerate economic growth. And without the proper planning, they can't.

At the dawn of the 20th century, just 14 percent of people lived in cities. Today, cities hold more than half the world's population. By 2030, more than five billion people (six out of every 10 people) will live in cities and urban centers. The question of our time is: How do we create the cities we want – and need – to serve billions of people?

We believe that EcoDistricts are one of the few comprehensive tools available to citymakers for unlocking the full potential of cities. That's why we're launching Target Cities, a two-year immersion program for leading cities that wish to integrate our pioneering EcoDistricts Framework

into neighborhood development and revitalization projects.

The Framework provides a practical template to build support, drive projects and measure results through four action areas: 1) District Organization: organizational formation, building alliances, and setting goals; 2) District Assessment: creating a performance based neighborhood sustainability roadmap that addresses the eight EcoDistrict performance areas; 3) Project Development: launching catalytic district-scale sustainability projects, and 4) District Management: developing district governance to guide long-term project implementation.

The Target Cities program is designed to help cities innovate, to embed performance metrics into projects, and to apply sustainability to a range of neighborhoods, including low income communities that are often left out of sustainable development planning and development.

CAPITOL HILL ECODISTRICT, SEATTLE, WA



Since 1976, Capitol Hill Housing has served low- and moderate-income residents to improve the Capitol Hill neighborhood for all. Today, funded in part by a Bullitt Foundation grant, they're using our EcoDistrict Framework to set ambitious neighborhood-wide sustainability goals and bring together city agencies and neighborhood organizations to act on them. They view a new EcoDistrict as a once-in-a-generation opportunity to improve the neighborhood's vibrancy, well-being and ecological health, and serve as a catalyst for other communities wanting to innovate from the neighborhood up.

"EcoDistricts provide a path for realizing advanced sustainability through behavior change, building design, and infrastructure investments." – Christopher Persons CEO, Capitol Hill Housing

SEAHOLM ECODISTRICT, AUSTIN, TX



The City of Austin is partnering with us and applying our tools to benchmark and measure an eight-acre downtown mixed use development project. The city is using the EcoDistricts Framework to coordinate activity among major property developers and city agencies to measure neighborhood sustainability performance in an area that will include the repurposed and iconic Seaholm Power Plant, affordable and market-rate housing, retail, a hotel, a new central library, transit and new green space.

"We're applying the EcoDistrict Framework to guide decisions in a complex, rapidly-evolving neighborhood. Developers are excited about the EcoDistrict as a way to differentiate their product and attract and engage residents." – Lucia Athens, Chief Sustainability Officer, City of Austin

INNOVATION DISTRICT, BOSTON, MA



Boston's Innovation District, an emerging center of leading knowledge companies, retailers, manufacturers, and new urban residents, is poised to take sustainability to the neighborhood scale as Boston's pilot EcoDistrict. Overlooking the historic harbor, Fort Point Channel, downtown Boston, and Logan International Airport, the district contains the city's largest tracts of underdeveloped land. The City is encouraging high-efficiency district utility investment, coordinating community-wide action and setting ambitious sustainability goals. With our Framework, Boston's Innovation District can better plan and implement sustainable infrastructure investments and grow the next generation of businesses and residences.

"The Innovation District challenges us to take new approaches – to be more deliberate, more experimental and more sustainable. EcoDistricts offer us a new approach to pursuing urban sustainability at the neighborhood scale." – Thomas M. Menino, Mayor of Boston

PEOPLE



The EcoDistricts movement is a growing army of champions, leaders and practitioners in the U.S., and around the world.

The people behind these projects and many others meet at our annual EcoDistricts Incubator and EcoDistricts Summit to learn, share and collaborate. The Incubator is a three-day executive level training and capacity building program for municipal and community development leaders looking to develop EcoDistrict project(s) in their communities. The EcoDistricts Summit, now entering its fifth year, convenes over 450 people annually for three days of workshops, plenaries, training and dialogue. The Summit has built a reputation for inspirational speakers and dynamic programming. In all, our Incubator and Summit have served more than 2,000 of the world's leading urban planners, citymakers and policymakers over the last four years.



INCUBATOR >> ECODISTRICTS INCUBATOR

In 2012, 51 leaders from 10 North American cities gathered in Portland to participate in dynamic group work sessions with fellow urban development practitioners and industry experts. The goal: help cities move forward on their own EcoDistricts projects. Speakers included nationally regarded economist Joe Cortright, who has spent the last several years analyzing the economic benefits of cities that invest in sustainability (what he calls the green dividend) to Trent Berry of Compass Resource Management, who is helping cities and universities build low carbon district utility systems.

Looking ahead, we're excited to announce the 2013 Incubator class – a diverse group of 42 leading urban development and municipal policy makers from across the United States hailing from: Bend, OR; Burlington, VT; Cambridge, MA; Charleston, SC; Denver, CO; Oakland, CA; Orlando, FL; and San Diego, CA. Over three days in late May, each city team will create an individual EcoDistrict roadmap to be completed over the coming years.

SUMMIT >> ECODISTRICTS SUMMIT

Each year the EcoDistricts Summit convenes 450 municipal policymakers, developers, business leaders, planners, and community leaders – people with decision-making power – to share best practices and shape the growing EcoDistricts marketplace. More than 60 plenary sessions and panel discussions are carefully curated to introduce conference participants to cutting-edge projects and thought leadership in green buildings, smart infrastructure and community action.

In 2013, we're partnering with the City of Boston to bring the Summit to one of the world's great cities on the forefront of green city innovation. This is the first time the Summit will happen outside of our home city of Portland, marking a significant turning point for the organization and the EcoDistricts movement.

10 CITIES, 10 PROJECTS: 2012 INCUBATOR CITIES

Austin (former industrial lands are reborn as a downtown mixed-use neighborhood), Bellingham (a new waterfront neighborhood emerging at the site of an old mill), Boston (a new center is planned for advanced manufacturing, knowledge companies and housing), Charlotte (mixed-use neighborhood of small businesses and housing rising out of repurposed industrial buildings in the South End), Cleveland (a shrinking inner-city getting new investment, with a focus on urban agriculture and related enterprises),

Guadalajara (a railroad right of way became a civic park in order to spur revitalization), Mountain View (conversion of an office park into Google's low carbon corporate campus of the future), Philadelphia (the South of South Neighborhood seeing new growth near the city center), San Francisco (South of Market area poised for dense, low carbon growth and new transportation options), and University of British Columbia (new mixed-use neighborhood based on principles of regeneration and resiliency).

TOOLS



In 2012, the nation's EcoDistricts leaders from dozens of cities used our practical tools to turn vision into action.

Often, the hardest part of creating an EcoDistrict is getting organized. Our tools, which include research, consulting, training and the EcoDistricts Framework (to name a few), guide and support implementation across a diverse range of projects, from large-scale brownfield redevelopments to low-income neighborhood revitalization. Our tools help guide revitalization projects by creating the conditions for human development and business opportunity for the long term, distinguishing them from other sustainable development strategies and rating systems that focus primarily on master-planned development projects. They are specifically designed to help cities and urban development practitioners team up to be more successful, with an emphasis on process management, integrated project delivery and deep community collaboration. Consider what our tools are helping to create in these cities:

Portland's Lloyd EcoDistrict has reduced single occupant vehicle use by 20 percent (down to 41 percent) by investing in public transit, including streetcar, bicycle and pedestrian infrastructure. In 2012, they agreed to cut their overall energy use by 60 percent over the coming years. These strategies are helping the Lloyd EcoDistrict differentiate itself as an innovator among business districts while reducing greenhouse gas emissions, energy and transportation related costs.

San Francisco developed a citywide EcoDistrict policy framework and is launching its first EcoDistrict pilot in the South of Market Central Corridor area.

Washington, D.C.'s SW EcoDistrict, led by the National Capitol Planning Commission and federal government, has a goal of creating all of its own energy and managing all of its stormwater onsite, which will make it one of the greenest neighborhoods in the country.

In 2013-14 we will release our EcoDistrict Framework v.2, supported by a range of guidance documents to better support market transformation and innovation.

ECODISTRICTS FRAMEWORK

Our EcoDistricts Framework is designed specifically for neighborhoods that feature the full complexity of modern urban reality: multiple landowners, aging infrastructure and building stock, inadequate transit, limited housing options for low- to moderate-income citizens, and fragmented local leadership. They promote equity and an inclusive participation process that empower community stakeholders to influence how city planning, infrastructure investments and private development impact their neighborhoods.



The EcoDistricts Framework provides a way to institutionalize sustainability best practice, including: building alliances and governance for local pilots; creating a performance-based neighborhood sustainability roadmap to address the eight EcoDistrict Performance Areas; launching catalytic district-scale sustainability projects; and, forming district management to guide project implementation over time.

A FUTURE OF RESEARCH

Over the past three years, we've partnered with faculty and students from Portland State University, MIT, and the University of Oregon to engage in EcoDistrict planning and implementation.

There is a tremendous amount of energy building within academia to help to address some of the most pressing questions facing EcoDistrict market development. To respond to this growing interest, we're partnering with Portland State University to launching an EcoDistricts Research consortium, with the goal of expanding to a handful of affiliated universities and colleges over the coming year. Stay tuned!

2012 FINANCIALS

Statement of Financial Position

ASSETS

Cash and cash equivalents	\$118,705
Grants and contracts receivable	\$49,974
Prepaid expense	\$743
Equipment, less accumulated depreciation of \$1688	\$99
Total Assets	\$169,521

LIABILITIES + NET ASSETS

Liabilities

Accounts payable	\$8,906
Accrued payroll and related liabilities	\$6,801
Deferred revenue	\$15,000
Total Liabilities	\$28,942

Net Assets

Unrestricted	\$53,385
Temporarily restricted net assets	\$85,429
Total Net Assets	\$138,814

Total Net Assets **\$138,814**

Total Liabilities + Net Assets **\$169,521**

Statement of Activities

REVENUES + OTHER SUPPORT

Grants and contracts	\$195,000
Contributions	\$342,810
In-kind donations	\$7,020
Fees	\$63,001
Event income	\$93,812
Interest income	\$52
Miscellaneous income	\$350
Total Revenues + Other Support	\$702,045

EXPENSES

Program services

EcoDistricts	\$251,943
EcoDistricts Summit	\$139,051
EcoDistricts Institute	\$106,055
Training & Consulting	\$39,920
Other Programs	\$9,758
Total Program Services	\$546,727

Supporting services

Administration	\$76,535
Fundraising	\$62,289
Total Expenses	\$685,551

Change in Net Assets **\$6,494**

Net Assets, Beginning of Year \$122,320
Net Assets, End of Year **\$138,814**

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 Perkins + Will
 Gerding Edlen
 CH2M Hill
 Mithun
 Lane Powell
 Glumac
 Full Sail Brewing
 Hotel Modera

GOVERNMENT & HIGHER EDUCATION

Metro
 City of Portland
 Portland Development Commission
 Portland State University
 Institute for Sustainable Solutions
 Oregon Tech

NONPROFITS

Better Bricks
 Energy Trust of Oregon
 Enterprise Community Partners
 Living City Block
 Ecotrust
 Smart Grid Oregon
 Green Lents
 Cascadia Green Building Council
 Independence Gardens
 Mercy Corps NW
 Seattle 2030
 AIA Portland
 Growing Gateway
 Green Sports Alliance
 US Green Building Council

INDIVIDUALS

Tennise Thorton
 Erin Flynn
 James Winkler
 Jill Baum
 Darcy Winslow
 Lorrie Vogel

Brian Steelman (Por Que No)

Nick Barham
 Scott & Laura Lewis
 Erin Barnes
 Naomi Cole
 Christina Bascom
 Blue Tree Strategies
 Regina Davis
 Jean Fordyce
 William Lazar
 Criterion Planners
 Jeffrey Stuhr
 Jonathan Fink
 Bradley Malsin

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 Evan and Sara Williams Foundation
 Collins Foundation
 Urban Sustainability Directors Network (USDN)

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