



The Miller Hull Partnership, LLP

An aerial photograph of a city at sunset. The sky is a mix of orange, pink, and light blue. In the foreground, there are several large, modern buildings with flat roofs and some greenery. In the middle ground, a large body of water is visible, with a long bridge crossing it. In the background, a city skyline is visible, including a prominent tower. The overall scene is a mix of urban development and natural elements.

MISSION ZERO
IS AN INITIATIVE
TARGETING THE
ELIMINATION OF
GREENHOUSE GAS
EMISSIONS INCURRED
BY THE PROJECTS WE
DESIGN.

Emission Zero is an initiative targeting the elimination of greenhouse gas emissions incurred by the buildings we design.

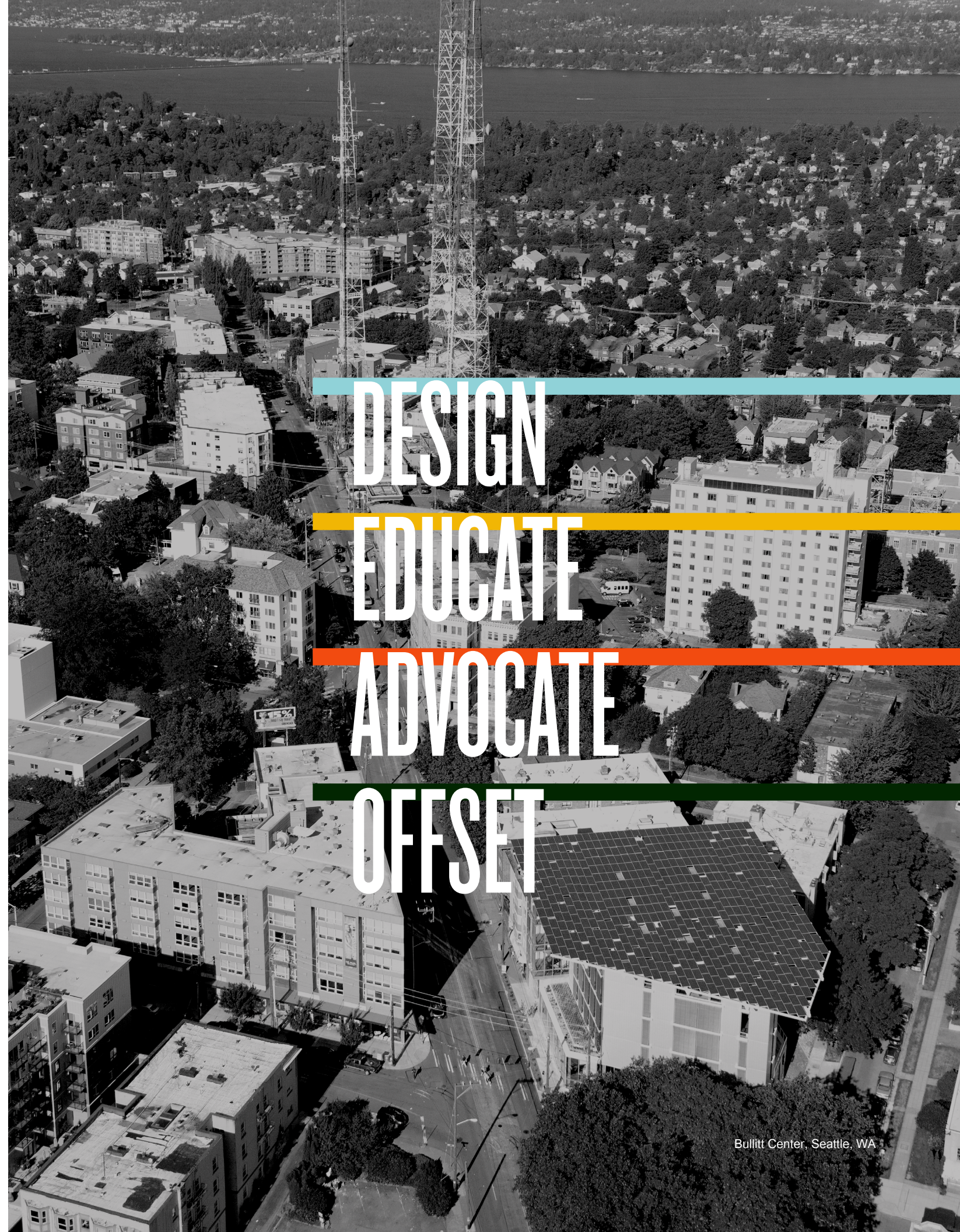
Since 1977, Miller Hull has been at the forefront of ecological design. Striving to become responsible stewards of the environment is a core value that has continued to drive our work and operations. Today, our commitment to environmental stewardship in architecture is linked to our commitment to climate action.

As of 2021, we know that the building industry is responsible for nearly 40 percent of global greenhouse gas emissions¹. Although we continue to work toward reducing our climate impact through goal setting and design, it is clear that we need to do more, and improve at a faster rate, in order to mitigate the worst effects caused by climate change.

Despite our ongoing efforts, we realize that Miller Hull has not yet done enough to reduce greenhouse gas emissions incurred by the buildings we design, and therefore, our work is part of the problem. It is time for us to take responsibility for our contribution to the environment and do everything in our power to support the health, safety and welfare of our planet.

Emission Zero is an initiative that combines our actions to reduce climate impact through **Design**, our ongoing efforts to **Educate** and **Advocate** and our commitment to **Offset** the greenhouse gas emissions released up to the point of occupancy for all of our built projects. This document outlines the scope of the initiative to reinforce accountability in every aspect of our business.

¹ United Nations Environment Programme. "2020 Global Status Report for Buildings and Construction: Towards a Zero-Emissions, Efficient and Resilient Buildings and Construction Sector." Nairobi, 2020.



DESIGN

EDUCATE

ADVOCATE

OFFSET



DESIGN

As designers, it is our job to strongly encourage design decisions that positively impact the environment at every opportunity from the beginning of each project.

Every building project is realized through a collaboration between multiple stakeholders. This can cause the building industry to become paralyzed into inaction because of the complexity of assigning responsibility for greenhouse gas emissions incurred by projects—but the urgency of the climate crisis leaves no time to assign blame. We must draw down greenhouse gas emissions, together.

Decarbonize Building Operations

Approximately three-quarters of global building-related greenhouse gas emissions are a result of operating buildings that rely on fossil fuels to supply inhabitants with energy¹. Today, Miller Hull works to design all-electric, high performance buildings in all of our work, to avoid emissions incurred by on-site combustion of fossil fuels and allow our buildings to benefit from a fully-renewable electric grid. Beyond electrification, we seek out integration of on-site renewable electricity generation to meet energy goals. An original signatory of the AIA 2030 Commitment, Miller Hull continues to work towards energy efficiency goals set out by the Architecture 2030 Challenge, as well as report our progress annually through the AIA Design Data Exchange.


Decarbonize Building Construction

By opening day for every building, greenhouse gas emissions have already been released into the atmosphere during extraction, manufacturing, transport, and installation of building materials. In contrast to operational emissions which accumulate every year, upfront embodied emissions represent a significant, one-time investment. Between now and 2050, embodied emissions will account for almost half of the total climate impact incurred by the new buildings we are designing today².

Starting in 2020, whole building life cycle assessment has become a standard part of the design process at Miller Hull, used to evaluate our projects on par with energy modeling. Through applying software tools like Tally and EC3 to inform decision-making, we are expanding life cycle assessment literacy among every designer at our studio. The incorporation of life cycle assessment into design drives us to advocate for building renovation and rehabilitation, as well as the use of sustainably-sourced carbon-sequestering materials.

¹ United Nations Environment Programme. "2020 Global Status Report for Buildings and Construction: Towards a Zero-Emissions, Efficient and Resilient Buildings and Construction Sector." Nairobi, 2020.

² Strain, Larry. "Time Value of Carbon: When You Save Matters, What You Build Matters, What You Don't Build Matters More." Carbon Leadership Forum, May 10, 2017.



EDUCATE

Miller Hull is sharing the knowledge we continually gain with as many people as we can, in as many ways as we can, in order to communicate the importance of prioritizing climate action.

This includes our clients, industry peers and partners, as well as students and the public. For many, it is giving them the information to balance their conviction to protect the environment with the complex and contradictory priorities faced by every project.

Gap Analysis

Starting in 2020, Miller Hull performs a Gap Analysis as early as possible on every project to communicate a range of environmental performance scenarios to our clients and demonstrate how their project can be improved to a regenerative design standard. This process provides a path toward regenerative design for clients to follow, or simply shows what it would take to incrementally turn the environmental performance dial further. Among other environmental indicators, the Gap Analysis tool communicates greenhouse gas emission scenarios which take into account operational and embodied impacts of our designs over time. Our goal is to help show a clear and accessible path of what is possible, making decisions easier for clients to maintain their convictions and hold their commitments to their communities—be it constituents, students, stakeholders, or the public.

Speaking & Outreach

Miller Hull actively participates in numerous professional conferences and speaking events around the country from International Living Future Institute (ILFI) to Society for College and University Planning (SCUP) to the Design Build Institute of America (DBIA). We continue to work with nonprofits, environmental organizations, and policy makers to provide the building industry's perspective on a range of sustainability topics. Understanding the urgency of climate action, we are committed to share the knowledge we gain in pursuit of climate-smart design with our colleagues in the building industry, and within the communities we impact with our design.

Educating future generations is just as critical to our planet's success as educating our peers in the building sector. Miller Hull participates in numerous outreach efforts annually to help inform and promote the impact and potential of design. Every year, we visit and host elementary-aged students in our offices, mentor high school students through the ACE Mentor Program, introduce architecture to BIPOC high school students through our Open Studio program, teach at the university level, and much, much more.



ADVOCATE

It is our job to advocate for legislation that reflects the world in which we want to design buildings. We campaign locally and nationally for equitable systemic and structural policy change to decarbonize the electric grid and restrict the continued use of fossil fuels.

Voluntary incentive programs backed by local governments are an important step toward achieving zero-carbon buildings, but represent only a limited portion of the entire building sector. Miller Hull is fortunate to operate our studios in states with progressive decarbonization goals, but we know this is not yet typical across the United States. We believe that stringent, science-based federal, state, and local mandates are an effective avenue to establish a level playing field for everyone in the building industry.

Peer Industry Engagement

Miller Hull staff connect with building industry peers in a variety of ways—including trainings, code development, and issue consultancy. We help fund studies and causes that are important to meeting climate goals and we speak out against efforts that would harm them. We are committed to advocating for equitable climate action through collaboration and supported volunteer efforts. We are active in various channels including, but not limited to, our national, state, and local AIA chapters, the US Green Building Council, ILFI, Shift Zero, the BuildingGreen Peer Networks, and the Carbon Leadership Forum.

Governmental Engagement

At every possible opportunity, Miller Hull supports, campaigns and advocates for equitable changes at any level of government that enforces stringent greenhouse gas emission requirements, including codes, carbon pricing and any other climate-related laws in the context of design and construction. Miller Hull staff continually advocate for climate justice through public testimony, state law rulemaking, and legislative advocacy.



Miller Hull is committed to quantifying the upfront embodied carbon of every project we finish through construction, and purchasing third-party certified carbon offsets equivalent to one-third of every project's impact upon project completion.

Designing, educating, and advocating for climate action are valuable activities that represent best practices in our field—however, it is not enough. Buildings' share of global greenhouse gas emissions is not decreasing fast enough to maximize our chance to avert the worst effects of climate change, and as an industry, we are not on track. This is why Miller Hull has added the critical action of Offset to our Emission Zero initiative.

Beyond accounting for direct sources of emissions that we own, or the impact of the energy we purchase, Miller Hull is committed to quantifying the emissions within our supply chain that we can influence—primarily, the upfront embodied carbon of the buildings we design¹. We recognize emissions that we cannot avoid or mitigate by design must be sequestered to stabilize the global climate.

Offsetting Our Operational Emissions

Since 2006, Miller Hull has made an annual purchase of carbon offsets equivalent to our operational emissions through the Bonneville Environmental Foundation, which supports the development of new renewable energy sources. We will continue to account for our direct operational emissions and offset them.

Offsetting Our Downstream Emissions

Starting in 2021, we began our commitment to purchasing Green-E certified carbon offsets upon each of our project's construction completion. Using whole building life cycle assessment, we calculate the upfront embodied carbon emissions for every project we design to determine the amount of carbon offsets to purchase. We are committing to the equivalent of at least one-third of upfront embodied carbon emissions which reflects our portion of the project, with the owner and contractor accounting for the other two thirds.

With this, we invite our clients and the contractors we work with, along with our design team consultants to join us in this effort to offset 100% of the upfront embodied carbon emissions of every project we build together, creating a sustainable future for us all.

¹ Greenhouse Gas Protocol: Corporate Value Chain (Scope 3) Accounting and Reporting Standard : Supplement to the GHG Protocol Corporate Accounting and Reporting Standard. Washington, DC; [Geneva, Switzerland: World Resources Institute ; World Business Council for Sustainable Development, 2011.

Worldwide, our industry is poised to build the equivalent of one New York City every month until 2060. We all must take action to invest in a climate-smart future.

As Miller Hull starts the next chapter of our environmental stewardship to create real, fundamental change, we invite all those responsible for the future of the built environment to join our commitment to action: **design, educate, advocate,** and **offset.**

For the good of our planet, ourselves, and our children's future, we hope you will join us.

**FOR THE GOOD
OF OUR PLANET,
OURSELVES AND
OUR CHILDREN'S
FUTURE.**

WE HOPE YOU WILL JOIN US.



The Miller Hull Partnership, LLP

Seattle

Polson Building
71 Columbia - Sixth Floor
Seattle, WA 98104
T: 206.682.6837

San Diego

Point Loma Marina
4980 North Harbor Drive - Suite 100
San Diego, CA 92106
T: 619.220.0984
www.millerhull.com