



Maryland
Green Registry
MEMBER

The Maryland Green Registry promotes and recognizes sustainable practices at organizations of all types and sizes. Members agree to share at least five environmental practices and one measurable result while striving to continually improve their environmental performance.

The Tower Companies



2000 Tower Oaks Blvd. 9th Floor
Rockville, MD 20852
301-692-1506
towercompanies.com/
Real Estate Owner/Manager
Member since April 2024

Management and Leadership



Environmental Team

The Tower Companies' Director of Sustainability position has existed for at least 15 years and is focused squarely on ensuring that our firm preserves natural resources and enhances the quality of life for those who live, work and play in our communities. The role encompasses energy management, benchmarking, capital project planning, IAQ monitoring, sustainable transportation (EV, bicycles, pedestrian experience), waste management, and water conservation. The team also includes a Sustainability Associate who assists with these tasks along with the engagement with a variety of internal and external stakeholders.



Aspirational or Long-Term Environmental Goals

The Tower Companies has signed onto the Urban Land Institute's [Net Zero Imperative](#), which seeks to zero out operational emissions by 2050. We have also signed on to the U.S. Department of Energy's [Better Climate Challenge](#) reduce our greenhouse gas emissions (scope 1 & 2) by at least 50% from a 2018 baseline by 2028. Tower Companies is roughly half of the way there (23%) as of 2022.

Waste



Composting

The Tower Companies has an innovative composting program available to all residential buildings that allows residents to compost all organic waste conveniently

within our multifamily buildings. In 2023, our residential portfolio composted 81,020 lbs. of food waste via Compost Crew, helping to support a circular economy and minimize food waste going to landfills.

Energy

Energy Efficiency

The Tower Companies has endeavored to continuously improve energy efficiency at our facilities through controls system management, proactive capital planning, and leveraging available incentives. Some recent examples include replacing or installing variable frequency drives to help reduce total energy usage for large pumps and fans in mechanical spaces at buildings in Rockville and Silver Spring, as well as a planned LED retrofit in the stairwell of our headquarters building in Rockville. Through our efforts over the years, we have realized substantial emissions reductions and energy savings while maintaining best-in-class amenities and offerings to our clients.

Renewable Energy

The Tower Companies has a substantial solar portfolio that we have built out over the last decade that is expected to produce approximately 900,000 kWh in 2024 in Maryland alone, and over 1M kWh of solar energy in 2024 across all properties in Maryland and the District of Columbia. On top of our solar production, we also procured over 25,000 MWh of renewable energy certificates and retired them in 2023 to help offset our operational emissions.

Green Building

LEED Certification

In 2004, Tower was the first U.S. company to achieve LEED® certification of a multi-family property and has gone on to achieve LEED® and Fitwel certification for 95 percent of their commercial office and multi-family portfolio, and ENERGY STAR® for 80-95% of the portfolio.

The Tower Companies has used LEED BD+C when constructing our properties known as Blair Towns, The Pearl, 2000 Tower Oaks Blvd, and 1101 Wootton Parkway, and last recertified our managed building portfolio under the Operations and Maintenance system in 2020 earning the below awards for our properties located in Maryland:

Building	LEED O+M 2020
The Pearl	Platinum
Blair East	Gold
Blair House	Platinum
Blair Plaza	Platinum
Blair Towns	Gold
2000 Tower Oaks	Gold
1101 Wootton Parkway	Gold

Environmental Certification Programs, Awards, and Other Activities

- Tower has been carbon neutral since 2010; publicly reporting our portfolio's carbon footprint to The Climate Registry and offsetting 100% of greenhouse gas emissions by supporting renewable energy projects in North America.*



Help build a greener, more sustainable Maryland through voluntary practices that reduce environmental impacts and save money.

Learn more at green.maryland.gov

