#### **Setting the Stage**

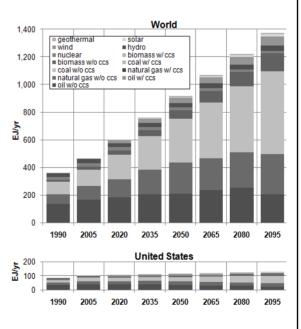
Marilyn A. Brown
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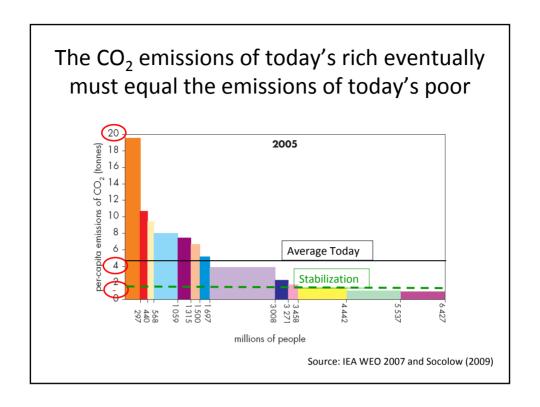


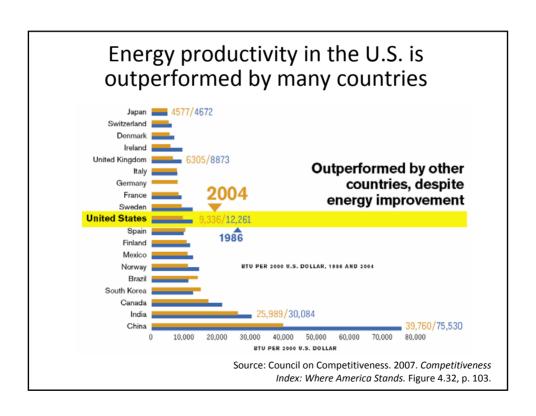
ACEEE 30<sup>th</sup> Anniversary Symposium: Inventing the Future for a Low-Energy Building Stock March 7, 2011 – Washington, DC

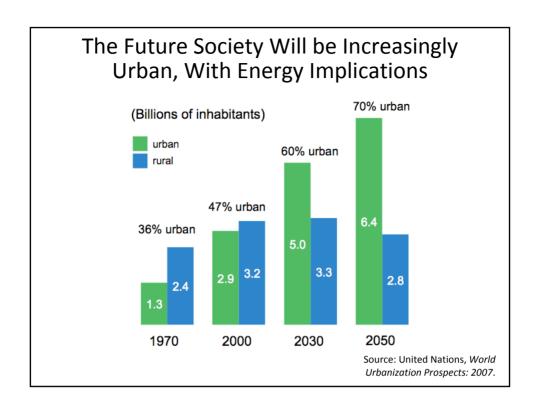
Energy Use Today and in the Future: the 25% "Rule" No Longer Works

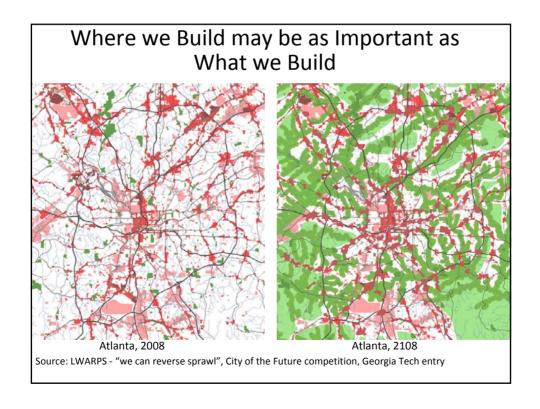
Redrawn from data published in L. Clarke, et al., 2009. CO2 Emissions Mitigation and Technological Advance: An updated Analysis of Advanced Technology Scenarios. (Richland, Washington, Pacific Northwest National Laboratory), PNNL-18075, January.











#### Atlantic Steel becomes Atlantic Station



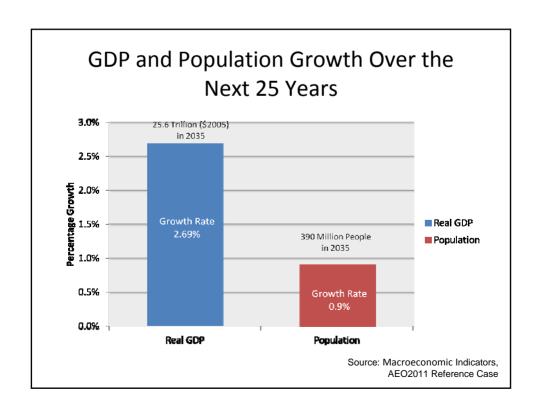
#### 1997

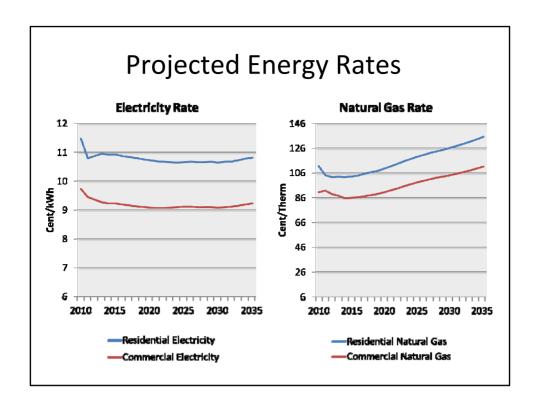
- 138 acre brownfield site in Midtown
- Jacoby redevelopment plan
- Atlanta Clean Air Act nonconformity
- Moratorium on Federal highway spending
- Converted plan to GIS database
- Comparative analysis by EPA
- Project XL exception for 17<sup>th</sup> Street bridge



#### Today

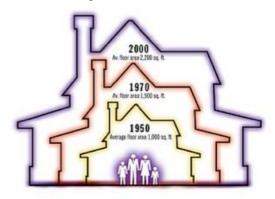
- Mixed Use Development
- 30,000 employees,10,000 residents
- 12 acres of public space
- Less traffic and air pollution
- Cleaned up brownfield site
- Improved tax base





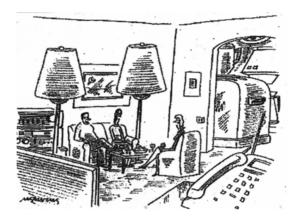
# The Impact of Affluence and Cheap Energy

Growth in the Average Home Size in the U.S. Over Time

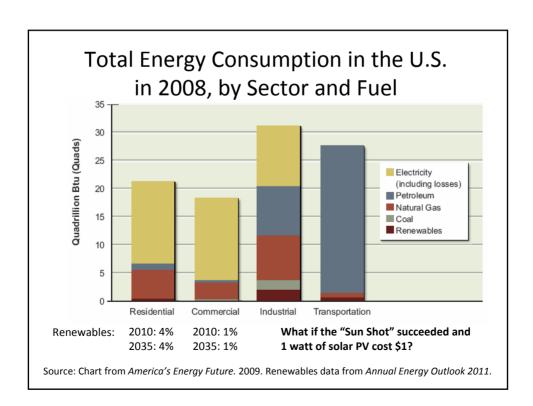


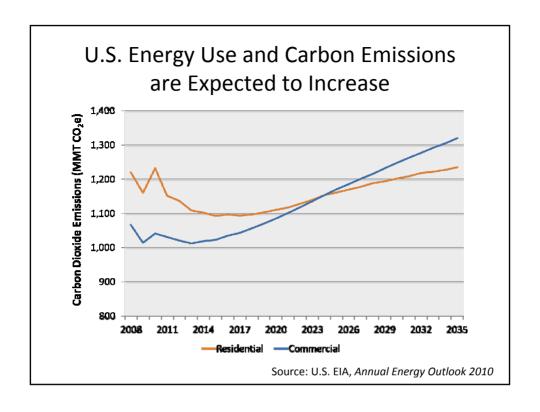
Source: U.S. Census Bureau, National Association of Home Builders

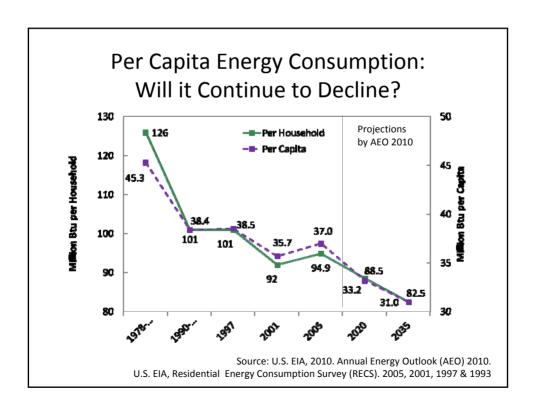
### The Impact of Affluence and Cheap Energy

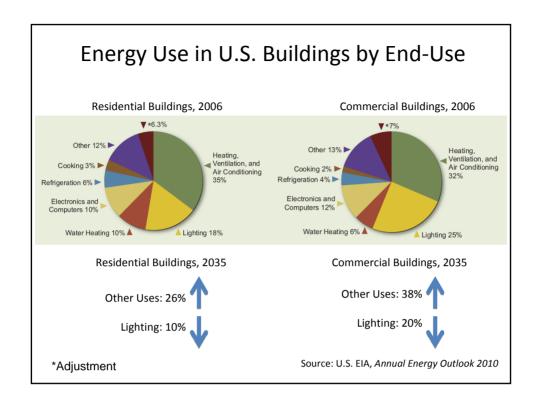


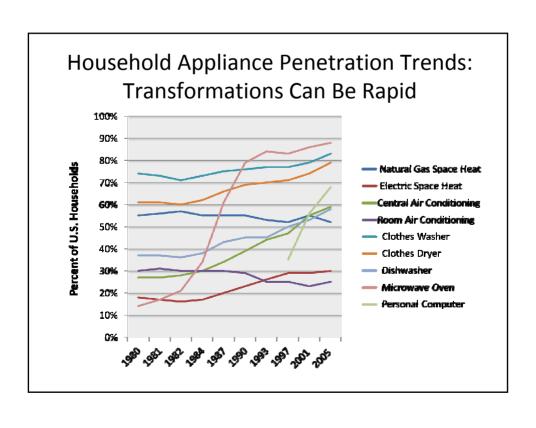
"You know how it is, first you buy the big screen TV, and then nothing seems to match."

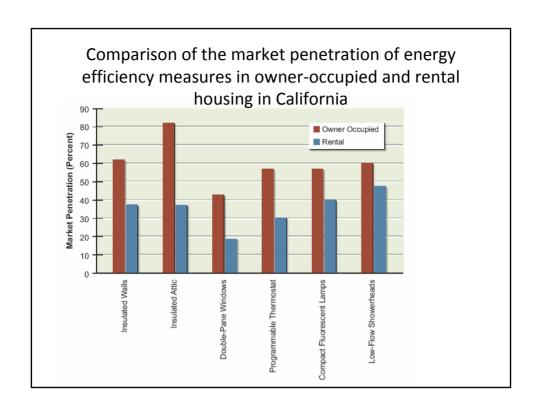


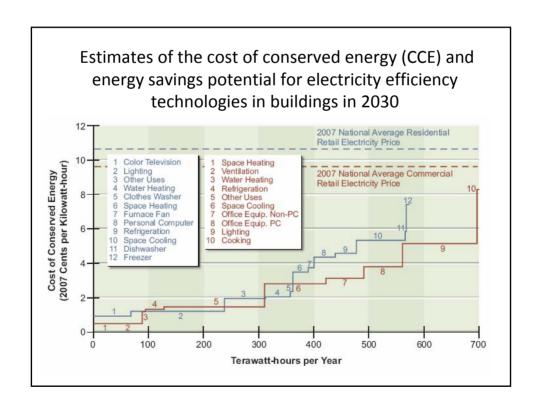


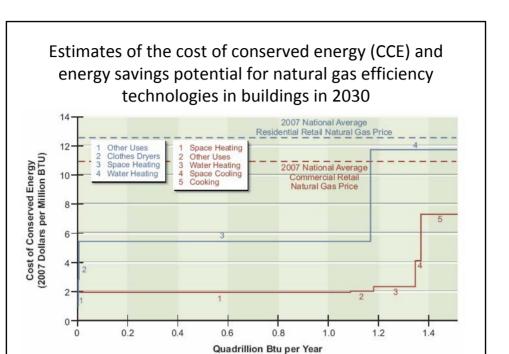












# The Behavioral Wedge

"Household Actions Can Provide a Behavioral Wedge to Rapidly Reduce U.S. Carbon Emissions"

Dietz, T., G. T. Gardner, J. Gilligan, P. C. Stern, and M. P. Vandenbergh. 2009. *Proceedings of the National Academy of Sciences*. http://www.pnas.org/content/106/44/18452.



17 types of household actions can reduce energy consumption with available technology, low cost, and without appreciable lifestyle changes.

# Higher Electricity Prices will Enable the Behavioral Wedge

- Pending EPA regulations on air (SO<sub>2</sub>, No<sub>x</sub>, mercury, etc.), water, and coal ash on or around 2015:
  - ✓ May require retrofit, retirement or replacement of substantial portion of existing coal fleet in short period of time;
  - ✓ Some estimate potential for near-term retirement of 50 GW or more of coal capacity;
  - ✓ Regulations could impact reliability in some regions; and
  - ✓ Some estimates of capital costs exceed \$100B.



Source: J. Edward Cichanowicz. 2011. "The Trouble with Being Coal," *Public Power* January-February, PublicPowerMedia.org

# **Grounds for Optimism**

- Carbon emissions have just begun to be priced and local air pollution will see stronger regulations – these "market signals" will spur innovation and "lean" energy decisions.
- Most of the 2050 physical plant is not yet built with growth comes opportunity.
- Our current energy system could be made much more efficient

   creating jobs and reducing imports.