

# SANTA MONICA PLACE

395 Santa Monica Place, Santa Monica, CA 90401

## ENVIRONMENTAL MISSION STATEMENT

Macerich is committed to planning, designing, constructing and operating Santa Monica Place in an environmentally sound manner. We will implement green-building strategies and technologies wherever practical to minimize the environmental impact of the development on the Santa Monica community.

As the developer of Santa Monica Place, Macerich is proud to be part of the Santa Monica community. It has been critical from the outset that Santa Monica Place adopts the values of this special place in every way. Santa Monica Place is committed to being a leader in green-building strategies.

We expect and will strongly encourage the same forward-thinking from Santa Monica Place retailers. Not only is it the right thing to do, but green-building will pay huge dividends in acceptance and loyalty in a community that understands and values environmental sustainability.

As developer and retailer, we are partners in creating something special - something that will be fully embraced by Santa Monica. Green-building will be a significant part of creating this special environment.

Through the practice and implementation of green-building strategies and technologies, Santa Monica Place can and will mitigate the project's environmental impact. The project is already off to a fantastic start and we need your help and commitment in carrying the environmental torch to the finish line. The following pages detail the green-building technologies we have included in the Santa Monica Place design.

Thank you in advance for your collaborative efforts.



Palm Plaza  
conceptual rendering



TENANT DESIGN CRITERIA  
Section e Environmental Criteria  
Updated: October 2010





## FRAMEWORK FOR 'GREEN BUILDING'

### What is green-building?

While there is no single definition of green-building, the fundamental principles can be adhered to through design and construction practices that significantly reduce or eliminate the negative impact of buildings on the environment and occupants in the following areas:

- Sustainable site planning
- Safeguarding water and water efficiency
- Energy efficiency and renewable energy
- Conservation of materials and resources
- Indoor environmental quality

The design, construction, and maintenance of buildings has a tremendous impact on our environment and our natural resources. There are more than 76 million residential buildings and nearly 5 million commercial buildings in the U.S. today. These buildings together use one third of all the energy consumed in the U.S., and two-thirds of all electricity. By the year 2010, another 38 million buildings are expected to be constructed. The challenge will be to build them smarter, so they use a minimum of nonrenewable energy, produce a minimum of pollution, and cost a minimum of energy dollars, while increasing the comfort, health, and safety of the people who live, work, and shop in them. The onus is on us, the developers and retailers, to make this a priority.

### LEED (Leadership in Energy & Environmental Design)

Early on in the project, the Santa Monica Place development team looked to adopt a framework to tackle the green-building goals of the project. The most established framework and the one we have chosen to guide our efforts is the United States Green Building Council's LEED program.

LEED provides a complete framework for assessing building performance and meeting sustainability goals. Based on well-founded scientific standards, LEED emphasizes state of the art strategies for sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality. LEED recognizes achievements and promotes expertise in green building through a comprehensive system offering project certification, professional accreditation, training and practical resources.

### High Expectations

Macerich is holding this project to the highest standards of green-building design. As our partner, we challenge you to raise the bar.

In the spirit of raising the bar, the Santa Monica Place Tenant Criteria contains requirements as well as recommendations. While we have listed those items that are required, we are also providing you with other green-building strategies and technologies that are optional. This was done, in part, to help you identify opportunities for green-building strategies and technologies in the build out of your stores, but mostly because it helps strengthen the project's commitment to the environment.

It is our hope that you will strongly consider implementing as many green building and LEED strategies/technologies that you can with the "greatest practical efficiency."

### Helpful Resources

#### LEED-CI for Commercial Interiors

If LEED certification is the goal for your Tenant space, this document provides the necessary framework.

#### Green strategy/technology checklist

Created by Tenant coordination, this checklist summarizes the opportunities Tenants have to show their "green" commitment.

#### [www.usgbc.org](http://www.usgbc.org)

United States Green Building Council website providing resources dedicated to green-building and LEED.

#### [www.greenerbuildings.com](http://www.greenerbuildings.com)

Information and resources on the full spectrum of environmental issues related to buildings and facilities. GreenerBuildings.com is a partnership between the U.S. Green Building Council and the National Environmental Education & Training Foundation's Green Biz.com

## CENTER GREEN DESIGN

### Green-building Accomplishments

While the development team continues to evaluate and identify opportunities, there have been many green-building strategies and technologies already incorporated into Santa Monica Place. As we decide to implement certain strategies and technologies, the team uses the lens of "greatest practical efficiency." That means a use that is technically and financially feasible.

We are seeking certification under LEED-CS for Core and Shell, v2.0.

Green-building strategies employed at Santa Monica Place include:

Santa Monica Place is a green site – We expect to earn LEED points for site selection (our site won't destroy protected habitat or prime farmland), for development density and community connectivity, for access to public transportation, and for reuse of an existing structure. We hope to earn points for providing preferred parking to energy-efficient, low-emitting vehicles and for providing appropriate parking capacity.

Our landscape and roof membrane has been chosen to reduce the heat island effect, and the landscape has been designed to reduce water consumption by 50%. We use less water inside as well: A 40% reduction in interior water consumption should earn another three LEED points, including a point in the Innovation in Design category.

Our air-conditioning systems were designed to be energy efficient and non-polluting, and our building design will minimize solar heat gain and radiant heat transmission. We expect to win LEED points for optimal energy performance and for 'enhanced commissioning' of the HVAC systems, and for increased ventilation.

We will purchase power from renewable energy suppliers, and will supplement that power with rooftop photovoltaic panels.

We've chosen recycled materials and FSC-certified wood in order to reduce the environmental impact of our building materials, and our indoor paints, adhesives, carpets, and plywood are free of formaldehyde and other odorous, irritant chemicals.

Finally, our construction process has been managed to reduce construction waste and pollution. We've managed indoor air quality during construction, 75% of our construction waste will be recycled, and we've planned our construction process to account for construction related erosion and pollutant runoff.

Together, these and other green initiatives are expected to earn Santa Monica Place a LEED Silver rating.

9 Sustainable Sites			7 Materials and Resources		
Y	P1	Construction Activity Pollution Prevention	Y	P1	Storage & Collection of Recyclables
1	C1	Site Selection	1	C1.1	Building Reuse: Maintain 25% of Existing Walls, Floors & Roof
1	C2	Development Density & Community Connectivity	1	C1.2	Building Reuse: Maintain 50% of Existing Walls, Floors & Roof
1	C4.1	Alternative Transp: Public Transportation Access	1	C1.3	Building Reuse: Maintain 75% of Interior Non-Struct. Elements
1	C4.3	Alternative Transp: Low-Emitting & Fuel Eff. Vehicles (Option 1)	1	C2.1	Construction Waste Management: Divert 50% from Disposal
1	C4.4	Alternative Transportation: Parking Capacity (Option 1)	1	C2.2	Construction Waste Management: Divert 75% from Disposal
1	C6.2	Storm water Design: Quality Control	1	C4.1	Recycled Content: 10% (post consumer+ ½ pre-consumer)
1	C7.1	Heat Island Effect: Non Roof (Option 2)	1	C6	Certified Wood
1	C7.2	Heat Island Effect: Roof	<b>8 Indoor Environmental Quality</b>		
1	C9	Tenant Design and Construction Guidelines	Y	P1	Minimum IAQ Performance
<b>3 Water Efficiency</b>			Y	P2	Environmental Tobacco Smoke Control
1	C1.1	Water Efficient Landscaping: Reduce by 50%	1	C1	Outdoor Air Delivery Monitoring
1	C3.1	Water Use Reduction: 20% Reduction	1	C2	Increased Ventilation
1	C3.2	Water Use Reduction: 30% Reduction	1	C3	Const. IAQ Management Plan: During Construction
<b>5 Energy and Atmosphere</b>			1	C4.1	Low-Emitting Materials: Adhesives & Sealants
Y	P1	Fund. Commissioning of Building Energy Systems	1	C4.2	Low-Emitting Materials: Paints & Coatings
Y	P2	Minimum Energy Performance	1	C4.3	Low-Emitting Materials: Carpet Systems
Y	P3	Fundamental Refrigerant Management	1	C4.4	Low-Emitting Materials: Composite Wood & Agrifiber products
2	C1	Optimize Energy Performance	1	C5	Indoor Chemical & Pollutant Source Control
1	C2	On-Site Renewable Energy	<b>4 Innovation &amp; Design Process</b>		
1	C3	Enhanced Commissioning	1	C1.1	Innovation in Design: 95% Certified Wood
1	C6	Green Power	1	C1.2	Innovation in Design: 95% recycled waste
			1	C1.4	Innovation in Design: Greater than 40% water reduction
			1	C2	LEED Accredited Professional
<b>36 Totals</b> (pre-certification estimates)					

summary of core and shell LEED credits



## SAMPLE GREEN DESIGN

The following is a summary of how a hypothetical Santa Monica Place retailer might expect to earn LEED points for its green finish-out. If the tenant were to win all of these points, it would earn a LEED Gold certificate.

Reference: LEED-CI v2.0, 2005

### Sustainable Sites

6 points

Because Santa Monica Place is LEED certified, we start with three points. We'll also get points for development density, public transportation access, and parking.

### Water Efficiency

2 points

By installing waterless urinals, low-flow water closets, and operation sensors and low-flow faucets at lavatories, the tenant reduces water consumption by 30%, earning two points.

### Energy & Atmosphere

8 points

Our hypothetical tenant earns eight points by managing lighting power, HVAC performance, using Energy-Star rated equipment, measuring energy usage, and buying energy from sustainable sources.

### Materials & Resources

5 points

Careful management of the construction process and selection of recycled, regionally manufactured, and certified materials.

### Indoor Environmental Quality

9 points

Credits for low-VOC paints, glues, carpet, and plywood. We also earn credits for lighting controls, thermal comfort, and daylighting, which are part of good retail design, green or not.

### Innovation and Design Process

3 points

One point for having a LEED-accredited professional on the design team, and two for exemplary performance, in water efficiency and certified wood.

Total 33 points, which puts this tenant in the LEED Gold range.

7 Sustainable Sites			14 Materials and Resources		
3	C1	LEED Certified Building	P1	Y	Recycled Content: 10% (post consumer+ ½ pre-consumer)
1	C2	Development Density & Community Connectivity	1	C2.1	Construction Waste Management: Divert 50% from Disposal
1	C3.1	Accessible Public Transportation	1	C2.2	Construction Waste Management: Divert 75% from Disposal
1	C3.3	Alternative Transportation: Parking Availability	1	C4.1	Recycled Content: 10% (post consumer+ ½ pre-consumer)
<b>2 Water Efficiency</b>			1	C5.1	Regional Materials: 20% Manufactured Regionally
1	C3.1	Water Use Reduction: 20% Reduction	1	C7	Certified Wood
1	C3.2	Water Use Reduction: 30% Reduction	<b>17 Indoor Environmental Quality</b>		
<b>12 Energy and Atmosphere</b>			Y	P1	Minimum IAQ Performance
Y	P1	Fund. Commissioning of Building Energy Systems	Y	P2	Environmental Tobacco Smoke Control
Y	P2	Minimum Energy Performance	1	C2	Increased Ventilation
Y	P3	CFC Reduction	1	C3	Const. IAQ Management Plan: During Construction
2	C1.1	Lighting Power	1	C4.1	Low-Emitting Materials: Adhesives & Sealants
1	C1.2	Lighting Controls	1	C4.2	Low-Emitting Materials: Paints & Coatings
1	C1.3	HVAC	1	C4.3	Low-Emitting Materials: Carpet Systems
1	C1.4	Energy Star Equipment	1	C4.4	Low-Emitting Materials: Composite Wood products
1	C2	Enhanced Commissioning	1	C6.1	Controllability of Systems, Lighting
1	C3	Energy Measurement Accountability	1	C7.1	Thermal Comfort, Compliance
1	C4	Green Power	1	C8.1	Daylight 75% of Spaces
			<b>5 Innovation &amp; Design Process</b>		
			1	C1.1	Innovation in Design: 95% Certified Wood
			1	C1.2	Innovation in Design: Greater than 40% water reduction
			1	C2	LEED Accredited Professional
<b>33</b>	<b>Totals (pre-certification estimates)</b>				

summary of hypothetical tenant LEED credits

## REQUIREMENTS & RECOMMENDATIONS FOR THE TENANT

### LEED CRITERIA REQUIREMENTS

#### Water Efficiency

1. The Tenant is required to install waterless urinals in tenant restrooms where urinals are used.
2. Low flow water closets using 1.1 gallons per flush or less will be installed in all common area restrooms.
3. Operation sensors and low flow faucets using 1.0 GPM or less will be installed on all lavatories.

Impact - Each waterless urinal can save approximately 7,800 gallons of water per year over traditional flush urinals. While waterless urinals can save valuable water resources, they also require less cleaning time and have no flushing machinery that can break down.

#### Energy & Atmosphere

1. Restaurants will use HVAC&R refrigeration with no CFC-based refrigerants.

Impact: reduces ozone depletion and reduces the accumulation of greenhouse gases that contribute to Global Warming.

2. Automatic occupancy sensing lighting controls will be installed in all spaces not regularly occupied such as storage rooms and restrooms.
3. Exterior glazing units for both storefronts and doors must have a solar heat gain coefficient (SHGC) of not more than 0.27 and a U-value of not more than 0.79. Tinting or films applied after the glass is installed is prohibited. Landlord suggests a 1" thick insulated, low-E storefront system to meet these criteria. Prior to installation Tenant will be required to submit documentation from the glass manufacturer for each type of storefront glass used demonstrating that it meets these criteria.
4. Exterior wall insulation with an R-value of 19 or

greater shall be provided and installed by Tenant.

5. HAV refrigerant shall meet zero-ozone-depletion standards, e.g. R-410a sold by Honeywell under the trademark AZ-20.
6. HVAC energy efficiency:
  - a. Tenants on First and Second Levels shall provide their own split system air conditioning. Systems shall be heat pumps or cooling only, 3-phase powered with a minimum efficiency of 11.5 EER cooling and 8.0 HSPF heating.
  - b. Tenants at the Third Level have the option to install systems as described above for First and Second Level tenants or may provide package rooftop air conditioning heat pumps, package units or cooling-only units with a minimum cooling efficiency of 11.0 EER.

Impact: reduces lighting and energy costs while reducing heat loads in the tenant space.

#### Materials & Resources

1. Provide an easily accessible dedicated area that serves the tenant space for the collection and storage of materials for recycling including (at a minimum) paper, corrugated cardboard, glass plastics and metals.
2. Tenants and Tenant's contractors, vendors, suppliers...etc. must use the recycling facilities located on the Property. General contractors will be assessed a fee for the use of Landlord-provided recycling facilities during the Tenant's construction. Contact the Landlord's designated tenant coordinator for pricing and placement of such facilities. Once the Mall is open and operating, Tenants should meet with the property/operations manager to understand the program further.

Impact: facilitates the reduction of waste generated by building occupants that is hauled to and disposed of in landfills thus reducing land, water and air pollution impacts.

#### Indoor Environmental Quality

1. Minimum outside air quantities shall exceed the minimum rate required by ASHRAE standard 62.1-2004 or the applicable local governing code, whichever is more stringent, by at least 30%. Provide airflow monitoring and setpoint alarm.
2. During finish-out construction, Tenants must implement the following methods for maintaining indoor air quality (IAQ):
  - a. During construction, meet or exceed the Sheet Metal and Air Conditioning Contractors' National Association's IAQ Guidelines for Occupied Buildings Under Construction, 1995, chapter 3.
  - b. Protect absorptive materials (stored-on-site and installed) from moisture damage.
  - c. If air handlers are used during construction, filtration media with a Minimum Efficiency Reporting Value (MERV) of 8 or more must be installed at each return air grille, per ASHRAE 52.2.
  - d. Replace all filtration media immediately prior to occupancy.
3. Adhesives (including carpet adhesives), sealants, and sealant primers used in the interior of the space shall meet the South Coast Air Quality Management District (SCAQMD) Rule #1168.
4. Aerosol adhesives used in the interior shall meet Green Seal Standard GC-36.
5. Interior paints and coatings applied on-site must meet the following standards:
  - a. Topcoat paints: Green Seal Standard GS-11, Paints
  - b. Paints on ferrous substrates: Green Seal Standard GS-03, Anti-Corrosive Paints
  - c. All other architectural coatings, primers, and undercoats: SCAQMD Rule 1113.
6. Carpet and carpet pad shall meet the following





standards:

- a. Carept: Carpet and Rug Institute - Green Label Plus
- b. Carpet Pad: Carpet and Rug Institute - Green Label
- 7. Composite wood, composite agrifiber products, and laminate adhesives shall contain no added urea-formaldehyde resins.

Impact: reduces the quantity of indoor air contaminants that are odorous, potentially irritating and/or harmful to the comfort and wellbeing of installers and occupants.

materials, use a minimum of 50% that are certified in accordance with the Forest Stewardship Council's Principles and Criteria.

Impact: increases the demand for building products that incorporate recycled content materials, therefore reducing impacts resulting from extraction and processing of virgin materials; supports the regional economy and reduces the environmental impacts resulting from transportation; reduces the use and depletion of finite raw materials and long-cycle renewable materials; and encourages environmentally responsible forest management.

## LEED CRITERIA RECOMMENDATIONS

### Energy & Atmosphere

- 1. The tenant is encouraged to have 70% ENERGY STAR compliance equipment and appliances (excluding HVAC, lighting and building envelope products).

Impact: achieves increasing levels of energy conservation beyond the prerequisite standard to reduce environmental impacts associated with excessive energy use.

### Materials & Resources

- 1. Use materials, including furniture and furnishings, with recycled content such that the sum of post-consumer recycled content plus 1/2 of the preconsumer content constitutes as least 20% of the total value of the materials in the project.
- 2. Use a minimum of 20% of the combined value of construction and furniture materials and products that are manufactured regionally within a radius of 500 miles.
- 3. Use rapidly renewable construction, materials and products, man made from plants that are typically harvested within a 10-year or shorter cycle.
- 4. When using new wood-based products and

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