

GENERAL INFORMATION CRITERIA

TWENTY NINTH STREET



MACERICH® THE PLACE TO SHOP

ADDENDUM LOG

August, 2009
Criteria Manual Series updated via current template

October, 2009
Additions to Mall Required Contractors list (gi11) per A. Pratt

December, 2009
Contact Directory revised/TC contact info updated

February, 2011
Trash/Dumpster contact info updated

October, 2011
Required Contractor information updated (Chait)

December, 2011
Required Contractor information removed-referenced to new Required Contractor List (separate document)

January, 2013
Required Contractor information updated

April, 2013
Additions to Mall Required Contractors list (gi11) per M. Chait

January, 2014
Updated Mall Operations and Required Contractors contact info per TC (gi10, gi11)

April, 2014
Updated Mall Required Contractors (gi11)

July, 2015
For Data Services information contact (gi10)

February, 2016
Data Service contractor Granite Grid contact info updated

April, 2017
Communications Services information note added (gi11)
Added Low Voltage contact information (gi11)

June, 2017
Updated Layout

April, 2014
Updated Mall Required Contractors (gi11)

July, 2015
For Data Services information contact (gi10)

February, 2016
Data Service contractor Granite Grid contact info updated

April, 2017
Communications Services information note added (gi11)
Added Low Voltage contact information (gi11)

February, 2018
City contractor information updated (gi10)

March, 2019
TC contact info updated

March, 2020
Required Contractor info updated (gi11)

TWENTY NINTH STREET

PLEASE VISIT
WWW.MACERICH.COM

TO VIEW
PLAN SUBMITTAL & APPROVAL
PROCEDURES
and CONTRACTOR RULES &
REGULATIONS

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MISSION STATEMENT

The retail environment is primarily influenced by two factors: 1) Overall setting (Mall common areas); and 2) Individual components (Tenant storefronts). Both affect the perception of Twenty Ninth Street as a prime retail establishment.

Generally, storefront design styles are the provenance of the Tenant. The Landlord provides input towards the full development of the design concept, promotes compatibility with adjacent Tenants and common areas and insures compliance with design criteria.

Criteria applicable to specific areas in the Mall specify certain requirements such as the extent of vertical and horizontal projections, the use of three-dimensional form and proper material use. These criteria are intended to provide a basis for all storefronts to present merchandise in an exciting, promotional fashion.

All areas exposed to public view are subject to a thorough design review and approval process by the Landlord. Tenants must address storefront and interior design, materials, colors, signage and lighting. Additionally, specific architectural criteria, applicable to various locations in the Mall, must be met.

These criteria act as a guide for the design of all work by Tenants in conjunction with the provisions of the Tenant's lease with the Landlord. Furthermore, these criteria are subject to revision by the Landlord and the Landlord's interpretation of these criteria is final and governing. All Tenants should refer to the Technical Criteria for electrical, mechanical, plumbing and life safety information.

Tenants are encouraged to express their own unique design statement within the parameters of the design criteria as outlined in this manual. The design criteria calls for a three-dimensional storefront that carries into the store sales area and is expressive of the merchandise sold.

National and regional "standard" storefront concepts are respected to the extent that they meet the design criteria. However, Tenants should be aware that some concept modifications might be necessary to comply with the Center criteria. The same is true for proposed designs that are overly similar to a neighboring Tenant's storefront design. We wish to make the Mall as diverse and interesting as possible and enable each Tenant to make a singular statement with their design.

Three-dimensional opportunities afforded by the following criteria to emphasize creative and dynamic forms and designs. Storefront elements shall de-emphasize linear or boxy forms by the use of recesses, angles, curves, gables and material changes in both vertical and horizontal views.



TWENTY NINTH STREET



VICINITY MAP

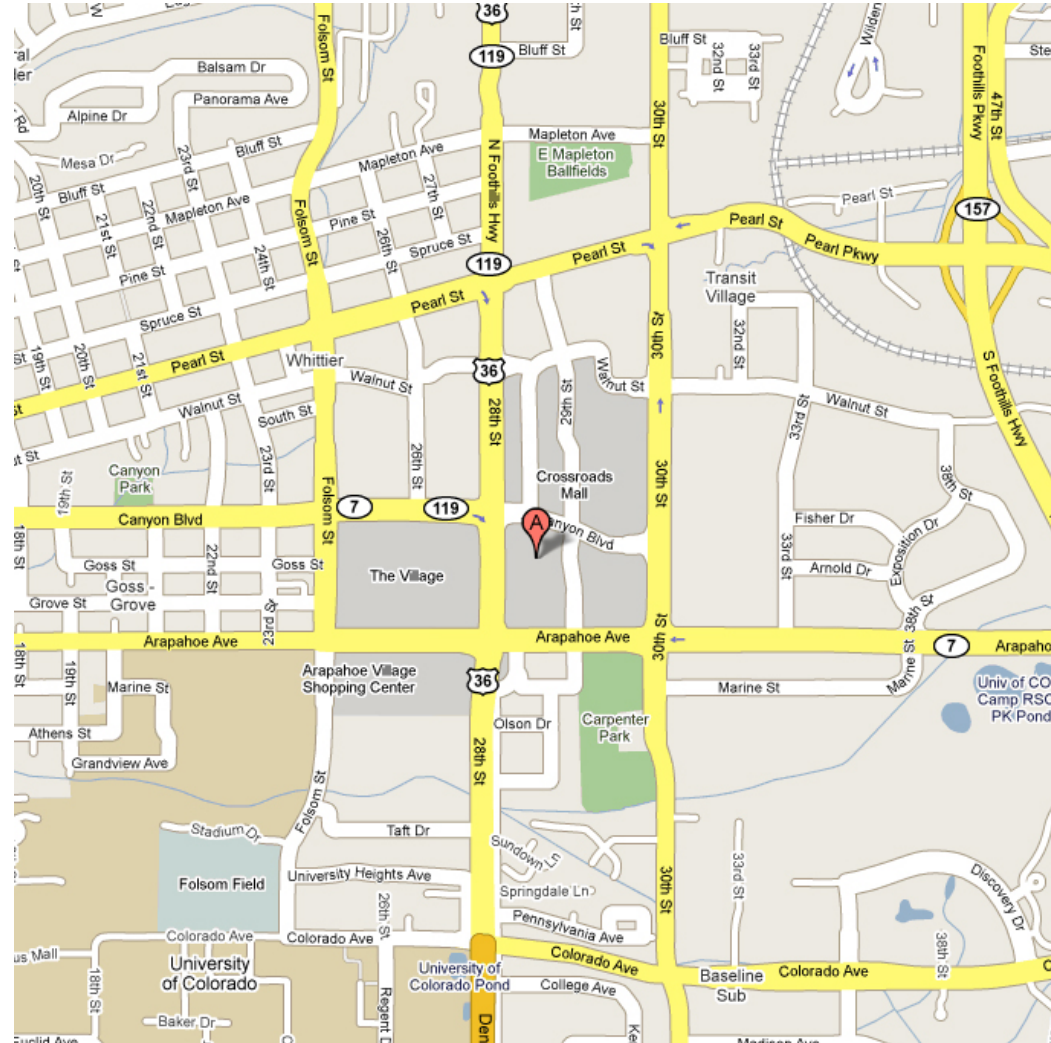
TWENTY NINTH STREET

Mall Address:

1600 28th Street
Boulder, CO 80301
(303) 444-0722 Phone

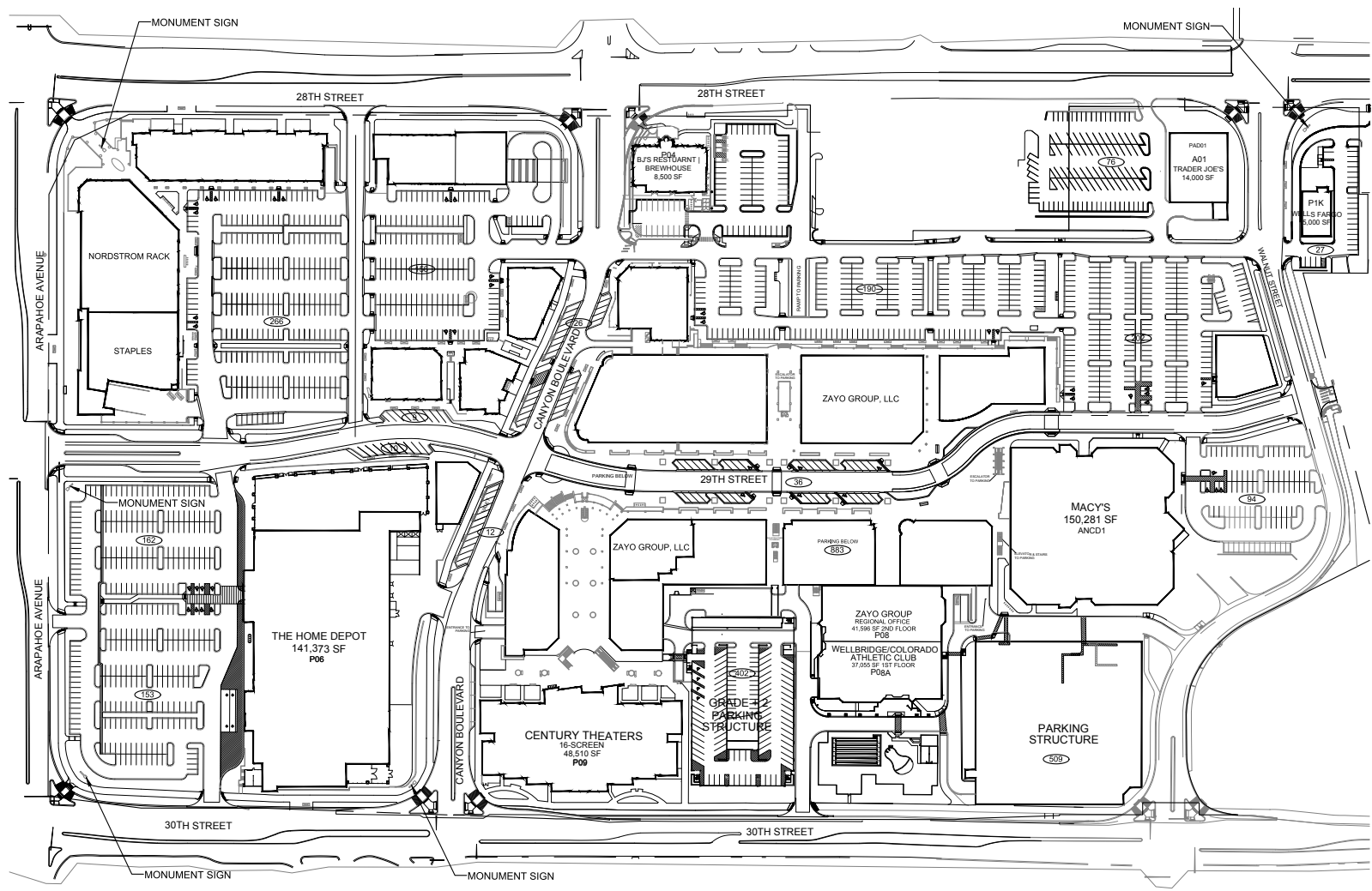
Mall Hours:

Monday - Saturday: 10:00 AM to 9:00 PM
Sunday: 11:00 AM to 6:00 PM



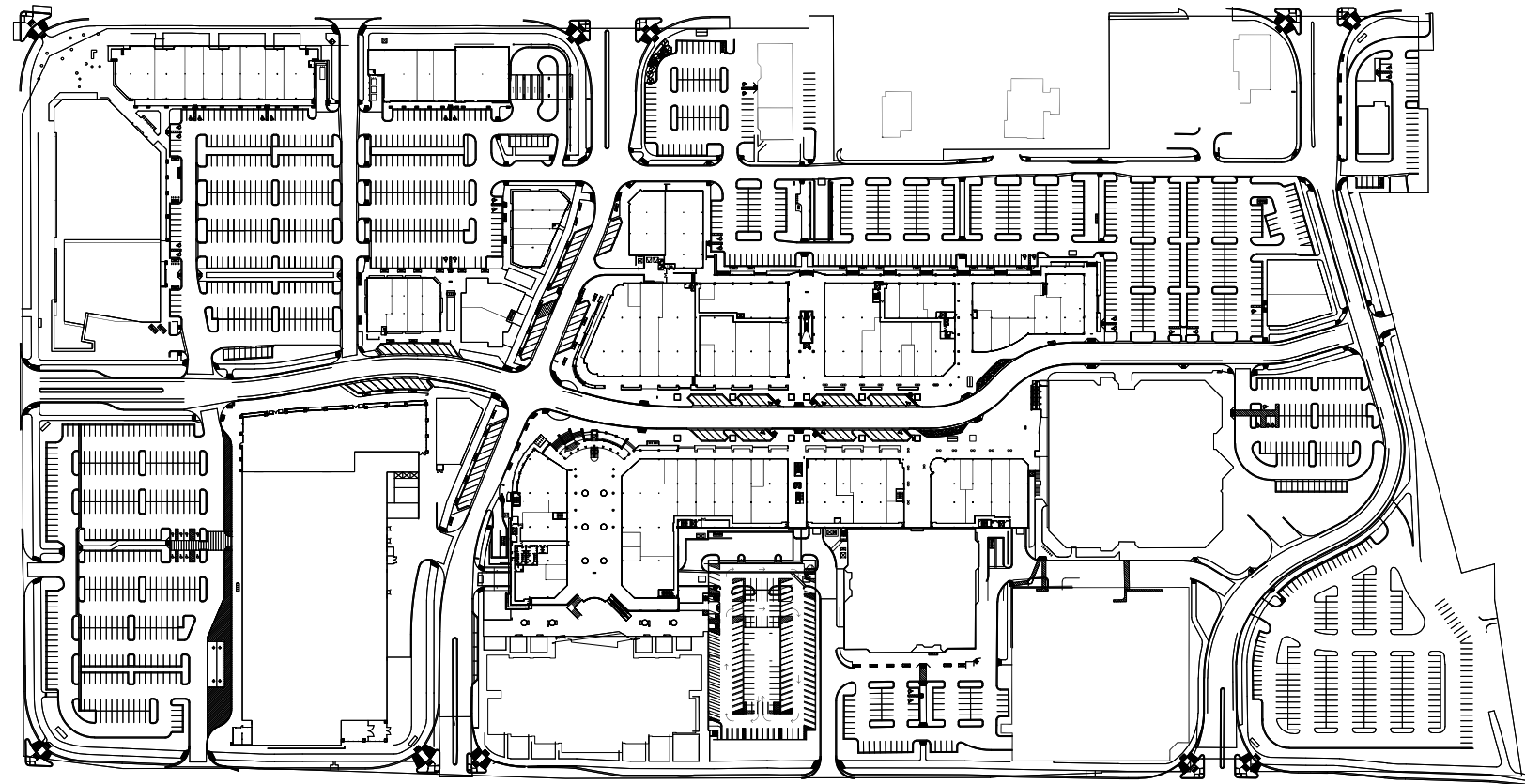
SITE PLAN

TWENTY NINTH STREET



LEASE PLAN

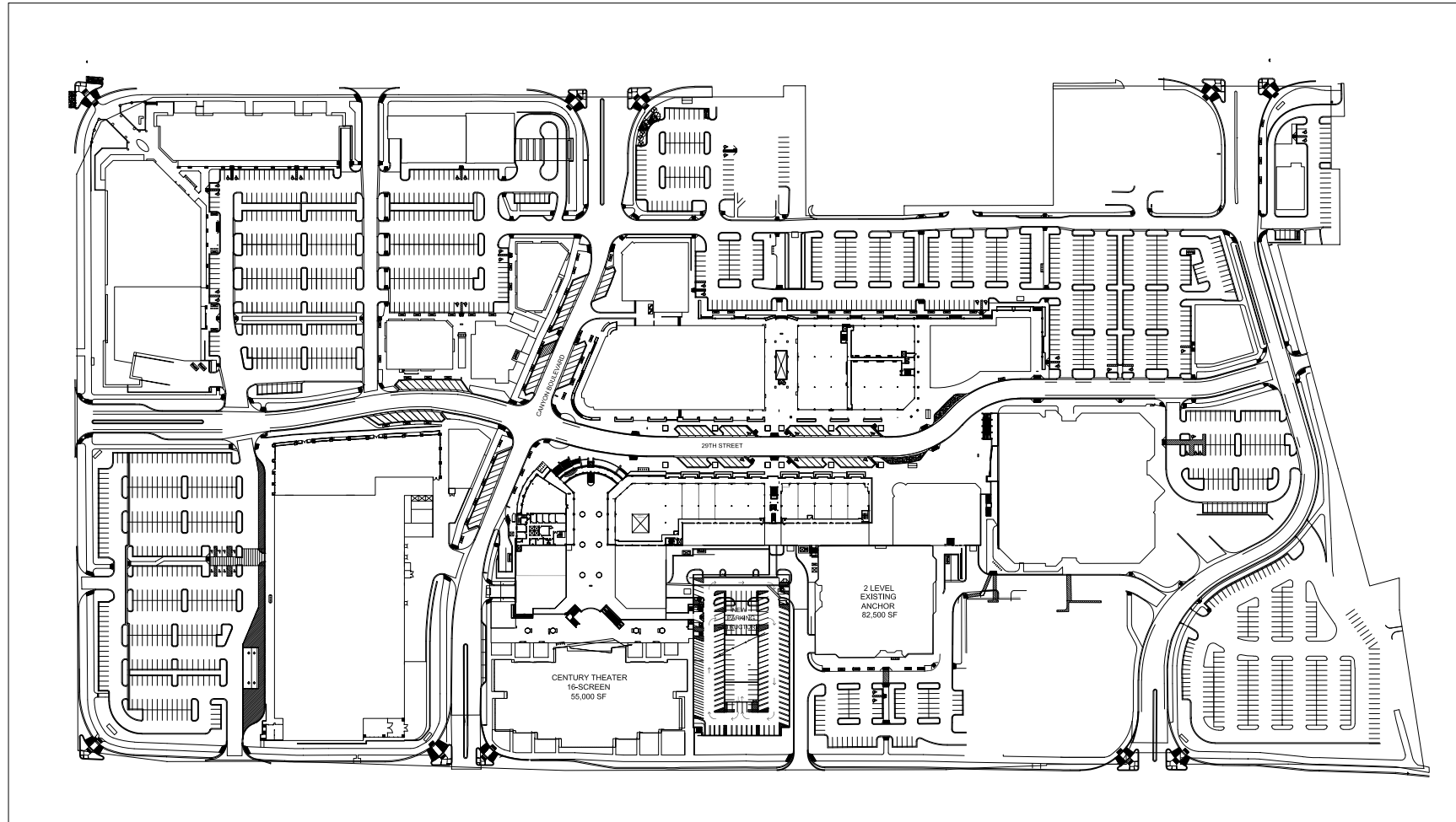
TWENTY NINTH STREET



LOWER LEVEL

LEASE PLAN

TWENTY NINTH STREET



UPPER LEVEL

CENTER VIEWS

TWENTY NINTH STREET



CONTACT DIRECTORY

TWENTY NINTH STREET

Landlord/Owner:

The Macerich Company
401 Wilshire Blvd., Suite 700
Santa Monica, CA 90401
(310) 394-6000 Phone

Tenant Coordinator:

Kris Vesely, Senior Manager,
Tenant Coordination
Macerich
11411 North Tatum Blvd
Phoenix, AZ 85028
(602) 953-6708 Phone
(602) 953-8315 Fax
kris.vesely@macerich.com

LOCAL UTILITY AGENCIES:

Electric

(Electrical contractor must be used for LL required electrical connections)
Please call Mall Management
(303) 444-0722 Phone

Gas

Xcel Energy
(303) 481-4700 Phone

Water

City of Boulder
1777 Broadway, 1st Floor
Boulder, CO 80302
(303) 441-3260 Phone
www.bouldercolorado.gov/water

ENVIRONMENTAL HEALTH:

Boulder County Public Health
Business Sustainability Team
(303) 441-1300 Phone
Sustainability Office
(720) 564-2720 Phone
3450 N. Broadway
Boulder, CO 80304
(303) 441-1564 Phone

FIRE DEPARTMENT:

City of Boulder Fire Department
David Lowrey, Chief Fire Marshal
LoweryD@bouldercolorado.gov
3065 Center Green Drive,
Boulder CO 80301
(303) 441-4356 Phone
(303) 441-4350 Fax

Fire Inspections & Plan Reviews
(303) 441-4179 Phone
<https://bouldercolorado.gov/fire-rescue/division-of-fire-safety>
Email fire system permit applications
(application form, fire sprinkler, fire alarm,
kitchen hood fire suppression systems, special
hazard systems, retrofit backflow preventers)
to:
boulderfireplans@bouldercolorado.gov

BUILDING AND SAFETY:

City of Boulder
Planning and Development Services
Project Specialists
1739 Broadway, 3rd Floor
Boulder, CO 80302
(303) 441-1880 Phone
plandevelop@bouldercolorado.gov

BUSINESS LICENSING:

City of Boulder Business Licensing
1777 Broadway, 1st Floor
Boulder, CO 80302
(303) 441-3050 Phone
www.bouldercolorado.gov/finance/business-licensing-form

City of Boulder Energy Conversation Code
Christin Whitco, Energy Code Coordinator
1739 Broadway, 3rd Floor
Boulder CO 80302
(720) 564-2342 Phone
WhitcoC@bouldercolorado.gov

MALL REQUIRED CONTRACTORS

TWENTY NINTH STREET

NOTE:
Landlord reserves the right to require the Tenant to use certain contractors for specific types of construction. This list will be updated from time to time. Please verify your contractors with the Operations Manager during the pre-construction meeting.

FIRE SPRINKLERS
Freedom Fire
(303) 827-2060
andrewt@freedomfirepro.com

FIRE ALARM
Fire Alarm Services
Jennifer Allen
(303) 466-8800
jennifera@fasonline.cc

HEATING & AIR CONDITIONING
Green Building Technologies
Joe Newell
(303) 640-4340 Office
(303) 944-0101 Cell
jnewell@gbt.us.com

ELECTRICAL
Required for all connections in the malls
electrical rooms
Team Electric
Nate Rons
(303) 698-2110
nrons@teamelectric.net

ROOFING
B & M Roofing
John Weber
(303) 443-5843 Phone

TRASH / DUMPSTER
Construction
Email: ana.osorio@macerich.com or
boyd.hamilton@macerich.com
Ongoing: Keter Services.

COMMUNICATIONS/DATA
Ed Aznavorian
Granite Services
(617) 745-5165 Office
eaznavorian@granitenet.com
(844) 735-5472 Customer Service
(855) 478-4743 Repair Line
Please refer to the Technical Criteria Manual,
Page t6 for Communications Services
information.

LOW VOLTAGE
Matt Olem
Granite Services
(617) 837-4644 Office
MOlem@granitenet.com

EMS
Innovative Controls
Nick Toulatos
nickt@innovativecontrols.com
(888) 436-1051 Office
(801) 436-1051 Cell

Green Building Technologies
Joe Newell
(303) 640-4340
Must follow the technical criteria for the mall.

ENGINEERS OF RECORD:

STRUCTURAL ENGINEER
Monroe & Newell Engineers
1701 Wynkoop Street, Suite 200
Denver, CO 80202
(303) 623-4927 Phone

MECHANICAL/PLUMBING ENGINEER
ABS Consultants
1123 Auriaria Parkway, #400
Denver, CO 80204
(303) 623-6200 Phone

ELECTRICAL ENGINEER
Sparling/Candela
720 Olive Way, Suite 1400
Seattle, WA 98101
(800) 667-0610 Phone

ARCHITECT (BASE BUILDING)
SEM Architects
677 S. Colorado Blvd., Suite 200
Denver, CO 80246
(303) 220-8900 Phone

BUILDING CODE INFORMATION

TWENTY NINTH STREET

NOTE:

It is the sole responsibility of the Tenant's Architect, Engineer(s) and Contractor(s) to comply with all applicable federal, state, local codes and ordinances for their occupancy type.

BUILDING TYPE:

Two level regional shopping center of approximately 829,397 square feet of Gross Leasable Area.

OCCUPANCY TYPE: Mercantile

CLASSIFICATION:

Covered center building type II-B construction, mercantile, with business, storage and fully sprinklered.

BUILDING CODE INFORMATION:

The following is a general reference list of applicable codes. It is the sole responsibility of the Tenant's Architect, Engineer(s) and Contractor(s) to comply with all applicable federal, state, local codes and ordinances for their occupancy type.

APPLICABLE CODES:

Currently adopted edition of the Uniform Building Code as amended and adopted by the City of Boulder.

NOTE:

Prior to the commencement of construction, building and other permits shall be obtained by Tenant and posted in a prominent place within the premises. All Tenant improvements must comply with governing building codes in effect at the time the application for the building permit is submitted. The Tenant is required to determine the jurisdiction and comply with all applicable code requirements. The Tenant shall secure their own building permits. All Tenants involved in food sales or service shall submit plans for review and approval by the local health department.

SUSTAINABLE “GREEN BUILDINGS”

TWENTY NINTH STREET

A Commitment To The Environment

Environmental Mission Statement

We are committed to planning, designing, constructing and operating Twenty Ninth Street in an environmentally sound manner. We will implement green-building strategies and technologies wherever practical to minimize the environmental impact of the development as a reflection of Boulder’s own ethics and values.

– Twenty Ninth Street

Boulder, Colorado - A Unique Opportunity

As the developer of Twenty Ninth Street, Westcor and The Macerich Company are proud to be a part of the Boulder community. The time and effort put into this project by the City of Boulder, the community itself and the development team has been extraordinary. It has been a rewarding collaborative effort.

In this spirit of collaboration, it has been critical from the outset that Twenty Ninth Street adopts the values of this special community and special place in every way. So when the City of Boulder and local community members requested that we make Twenty Ninth Street an environmentally sustainable project, we accepted the challenge. “Green-building,” as it is commonly referenced, has been an option for quite some time, but only recently has it started to gain real momentum in the development community. At Twenty Ninth Street, we firmly believe that green-building will become the norm in the very near future. In this light, Twenty Ninth Street is committed to being a leader in this important arena.

We expect and will strongly encourage the same forward-thinking from Twenty Ninth Street retailers. Not only is it the right thing to do, but green-building also 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 we all can be proud of – something that will be fully embraced by the Boulder Community. Green-building will be a significant part of creating this special environment.

Through the practice and implementation of green-building strategies and technologies, Twenty Ninth Street 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 Twenty Ninth Street’s design.

SUSTAINABLE “GREEN BUILDINGS”

TWENTY NINTH STREET

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A Framework For Sustainable “Green Buildings”

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.

A Framework For Green-Building: LEED™ (Leadership In Energy & Environmental Design)

Early on in the project, the Twenty Ninth Street development team looked to adopt a framework by which 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.

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.

The LEED framework has proven to be an invaluable tool as it has kept us focused and given us a plan of attack.

Green-Building Partners

ENSAR Group

In addition to establishing LEED as a framework, we brought in consultants from ENSAR Group. Since 1977 ENSAR Group has contributed to the energy efficiency, daylighting and environmental quality of hundreds of projects throughout the world, spanning many diverse climates and most building types.

SUSTAINABLE “GREEN BUILDINGS”

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Located in Boulder CO, the ENSAR team is comprised of skilled architects, engineers, lighting and interior designers, and energy analysts who are committed to effective, efficient, and innovative design solutions. Through an integrated, cross-discipline approach, our specialists work together to combine beauty with practicality, meld amenity with economics, while honoring the needs of both present and future generations.

ENSAR has been instrumental in navigating us through this process and pushing us in the sustainable design of the project.

City of Boulder

Elizabeth Vasatka, the City of Boulder’s Environmental Planner, is a tremendous resource for the city and the development community. She has been and will be a tremendous help in the development process and operation of the new Twenty Ninth Street.

Encouraging “Green Buildings”

Green-Building Accomplishments At Twenty Ninth Street

While the development team continues to evaluate and identify opportunities, there have many green-building strategies and technologies already incorporated into Twenty Ninth Street. In making the decision(s) to implement or not implement certain strategies and technologies, the team uses the lens of “greatest practical efficiency.” That means a use that is technically and financially feasible.

High Expectations

As mentioned in the foreword, Twenty Ninth Street and the Boulder community have high expectations for the project. As developer, we are holding this project to the highest standards because that is what the community has asked for and because it is the right thing to do.

As our partner, we challenge you to raise the bar.

In the spirit of raising that bar, the Twenty Ninth Street tenant criteria contains requirements that may not have existed in previous criteria manuals you have received from Westcor, Macerich, or other real estate companies. 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. While we have listed those items that are required, we are also providing you with other green-building strategies and technologies that are optional.

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.” In order to help you evaluate and identify the green-building opportunities, we included some useful documents in the appendix and provided links to valuable information on the internet.

SUSTAINABLE “GREEN BUILDINGS”

TWENTY NINTH STREET

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Helpful Resources:

LEED™ – 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.

Twenty Ninth Street – Green Accomplishments & Commitments

This lists the accomplishments/commitments that we’ve already implemented across the project.

www.usgbc.com

United States Green Building Council website – here you can find resources dedicated to green-building and LEED.

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 GreenBiz.com.

Sustainable “Green Buildings” Design Elements & Principles

Thanks to the forward-thinking of the City of Boulder, the Ensar Group, and the entire development team, Twenty Ninth Street will be built with the environment strongly in mind. To help guide our thinking, we leveraged the Boulder Valley Comprehensive Plan (specifically Section 1.03 and 4.0 addressing Principles of Sustainability and Environment) and the LEED™ Core & Shell guidelines.

Principles Of Sustainability

(Section 1.03 – Boulder Valley Comprehensive Plan):

- A. Renewable resources should not be used faster than they are recharged or replenished by the environment.
- B. Non-renewable resources should be used with the greatest practical efficiency, and some of those should be used to develop renewable replacements. “Greatest practical efficiency” means a use that is technically and financially feasible.
- C. Waste should not be dumped into nature any faster than nature can absorb it.
- D. The economy is a subsystem of the environment and depends upon the environment both as a source of raw material inputs and as a sink for waste outputs.

SUSTAINABLE “GREEN BUILDINGS”

TWENTY NINTH STREET

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LEED™ (Areas of Focus):

1. Sustainable Sites
2. Water Efficiency
3. Energy & Atmosphere
4. Materials & Resources
5. Indoor Environmental Quality

In evaluating sustainable design options, the team looked at the functional, technical, and financial feasibility of each. This falls evaluation approach is consistent with the “greatest practical efficiency” defined in BVCP – Section 1.03. Based on those evaluation criteria, a knowledgeable decision was made as to what sustainable strategies and technologies should and could be included at Twenty Ninth Street. It should be noted that options are continuously being evaluated.

As a commitment to sustainable design, Twenty Ninth Street will implement the following green-building strategies and technologies. They have been grouped by LEED™ area of focus (as indicated above). Along with the strategies and technologies, the impact of each strategy and technology is further defined.

Implemented Strategies

Sustainable Sites

1. As a redevelopment project, Twenty Ninth Street will reduce the total automobile parking spaces across the site by 11% (as compared to the old Crossroads Mall site). **Impact – This equates to 422 fewer spaces or the equivalent of nearly 150,000 square feet. That is 150,000 square feet now being dedicated to further densification of the site, increased landscaping, and open space.**
2. More than 50% of the site’s parking will be placed in parking structures. More than 40% of the site’s parking will be covered.
Impact – This helps to reduce the surface parking by approximately 645,000 square feet (or nearly 15 acres). This not only increases the density of the site, but more importantly it drastically reduces the heat islands to minimize impact on microclimate and human and wild-life habitat.
3. Bicycle storage will be provided by the developer in convenient and user-friendly locations. No fewer than 200 spaces will be located throughout Twenty Ninth Street.
4. At least one (1) changing room and two (2) showers will be provided for mall employees (not including tenant employees). Tenants will be encouraged to incorporate this amenity into their spaces as well.

SUSTAINABLE “GREEN BUILDINGS”

TWENTY NINTH STREET

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5. Thirty-five (35) automobile parking spaces will be provided/designated for alternative fuel vehicles (e.g., hybrid), as well as nine (9) car/van pool visitors. In addition, four (4) electric car recharging stations will be provided. Operations will analyze usage of these preferred spaces and may decrease the quantity if they are not fully utilized.
6. The site plan provides convenient and functional access to public transportation. Public transportation access can be found at the corner of 28th Street & Arapahoe, as well as along 29th Street in the heart of the project.
Impact – This will help to encourage alternative modes of transportation, reducing pollution and land development impacts from automobile use.
7. In operation, Twenty Ninth Street will use low phosphorous fertilizer in landscaping areas.
Impact – This helps to minimize the amount of harmful chemicals introduced to the environment and improves the quality of water runoff that reaches the stormwater system and nearby creeks.
8. Two storm interceptors will be placed on the site.
Impact – These storm interceptors provide stormwater treatment designed to remove suspended solids prior to entering the stormwater system. These systems should be able to remove at least 80% of the average annual post-development total suspended solids.
9. High emissivity roofing material will be used throughout the project – also known as “cool roofs.” see appendix for Benefits of Cool Roofing
10. At least 50% of pedestrian areas and storefront will have vegetated areas and/or covered walkways.
11. At least 30% of area immediately adjacent to the building perimeters will have vegetated areas and/or covered walkways.
12. A brick paver system is being used throughout the plaza area and 29th Street north of Canyon. In addition, pavers will be used in landscape areas where pedestrian crossings may occur.
Impact – This reduces heat islands to minimize impact on microclimate and human and wildlife habitat.
13. The project entails the redevelopment of an urban, infill site.
Impact – This helps to protect green-fields and preserve habitat and natural resources by channeling development to urban areas with existing infrastructure.

SUSTAINABLE “GREEN BUILDINGS”

TWENTY NINTH STREET

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14. Tenants will be given design and construction guidelines.
Impact – Tenant design and construction guidelines will provide tenants with a descriptive tool that both educates and helps them implement sustainable design and construction features in their tenant improvement build-out.

Implemented Strategies (Continued)

Water Efficiency

15. High-efficiency drip irrigation systems are being implemented throughout the project’s landscaping.
16. Drought-tolerant and native plant species will be planted throughout the project’s landscaping.
Impact – This will help the project use upwards of 50% less potable water for irrigation purposes.
17. Waterless urinals will be installed in common area bathrooms. Tenants will be required to install waterless urinals wherever a urinal is installed.
18. Operation sensors on sinks and toilets will be installed in common area bathrooms. Tenants will be required to install operation sensors on sinks and toilets.

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 mechanics that can breakdown.

Energy & Atmosphere

19. Design the core and shell building to comply with ASHRAE/IESNA Standard 90.1-1999.
Impact – Establish the minimum level of energy efficiency for the core and shell base building and systems.
20. Install continuous metering equipment for the on-going accountability and optimization of building energy and water consumption performance over time.
21. Automatic occupancy lighting controls will be installed in spaces not regularly occupied. Tenants will be required to install these devices as well.
22. Non-emergency lighting will be run on a programmable timer that turns lighting off during non-business hours (providing manual override capabilities).
Impact – In an effort to achieve increasing levels of energy performance above the prerequisite standard to reduce environmental impacts associated with excessive energy use.

SUSTAINABLE “GREEN BUILDINGS”

TWENTY NINTH STREET

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23. New high-efficiency heating & cooling technology will be installed.
24. Low-E glass will be used throughout the project. Tenants will be required to use low-E glass in their store build-outs.
25. The caulking and sealing of all penetrations will exceed ASHRAE 90.1-99 code.
Impact – Helps to achieve increasing levels of energy performance above the prerequisite standard to reduce environmental impacts associated with excessive energy use.
26. The project will meet or provide lower light levels and uniformity ratios than those recommended by the IESNA RP-33-99. We will design exterior lighting to comply with USGBC SS c8 to comply with dark sky guidelines.
27. The project will submit point to point photometric analysis of lighting design up to property line, including site and building mounted fixtures.
28. No unshielded floodlights will be specified or installed.
Impact – Eliminate light trespass from the building and site, improve night sky access and reduce development impact on nocturnal environments.

29. HVAC, refrigeration, and fire suppression systems will not contain HCFCs or Halons.
30. Building orientation is north-south.
Impact – This will enable tenants to take full advantage of the sun’s light and energy if desired.

Implemented Strategies (Continued)

Materials & Resources

31. Two (2) existing buildings (totaling approximately 230,000 square feet) and one (1) parking garage will be reused in the redevelopment.
Impact – This will extend the life cycle of existing building stock, conserve resources, retain cultural resources, reduce waste and reduce environmental impacts of new buildings as they relate to materials manufacturing and transport.
32. We will use materials with recycled content such that the sum of post consumer plus one half of the post industrial content constitutes at least 5% of the total value of the materials in the project.
Impact – Increase demand for building products that incorporate recycled content materials,

SUSTAINABLE “GREEN BUILDINGS”

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therefore reducing impacts resulting from extraction and processing of new virgin materials.

33. Paralam wood beams will be used where practical throughout the project.

Impact – Made from scrap wood, using paralam product will help reduce the project’s impact on our forestry system.

34. Use a minimum of 20% of building materials and products that are manufactured regionally within a radius of 500 miles.

35. Where practical, concrete material will include recycled content material and the concrete will be manufactured within 500 miles of the project. Where practical, concrete material will include recycled content material and the concrete will be manufactured within 500 miles of the project site.

36. Steel used in new construction will contain recycled content material and be manufactured and/or sourced within 500 miles of the project site.

Impact – This increase demand for building materials and products that are manufactured within the region, thereby supporting the regional economy and reducing the environmental impacts resulting from transportation. In addition, it reduces the impacts resulting from extraction and processing of new virgin materials.

37. Durable and low maintenance weather skin will be installed on buildings. In addition, a weatherization membrane will be installed.

Impact – This reduces the need for replacement and use of resources.

38. The project will use materials with recycled content where practical. Tenants will be encouraged to do the same in store build-outs.

Impact – Increasing the demand for building products that incorporate recycled content materials will reduce the impacts resulting from extraction and processing of new virgin materials.

39. Areas within the shopping center will be designated for separation, collection and storage of recyclable items.

Impact – This will facilitate the reduction of waste generated by building occupants that is hauled to and disposed of in landfills.

40. Where practical, the project will use building materials and products that are extracted, harvested, or recovered within 500 miles of the project site. Tenants will be encouraged to do the same in store build-outs.

SUSTAINABLE “GREEN BUILDINGS”

TWENTY NINTH STREET

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Impact – Increasing the demand for building materials and products that are extracted and manufactured within the region supports the regional economy and will reduce the environmental impacts resulting from transportation.

- 41. 80% of the inert building materials from the deconstructed Crossroads Mall will be diverted from land fills.
- 42. A construction waste management plan will be developed and implemented quantifying material diversion.
- 43. We will recycle and/or salvage at least 50% of the construction waste.

Impact – Divert construction, demolition and land clearing debris from landfill disposal. Redirect recyclable recovered resources back to the manufacturing process. Redirect reusable materials to appropriate sites. In just one example, 2,000 tons (400,000 pounds) of steel will be recycled. In another, concrete and asphalt will be ground-up and used for south end fill requirement.

- 44. We will use FSC certified wood for at least 50% of the supports and concrete formwork.

Impact – Encourage environmentally responsible forest management.

Implemented Strategies (Continued)

Indoor Environmental Quality

- 45. Develop and implement an Indoor Air Quality (IAQ) Management Plan for the construction and pre-occupancy phases of the building.
Prevent indoor air quality problems resulting from the construction/renovation process in order to help sustain the comfort and well-being of construction workers and building occupants.
- 46. Low-emitting materials will be used and encouraged with Tenants.
- 47. Meet the minimum requirements of voluntary consensus standard ASHRAE 62-1999, Ventilation for Acceptable Indoor Air Quality, and approved Addenda using the Ventilation Rate Procedure.
- 48. The VOC limit of adhesives and sealants used will be lower than the current VOC content limits of South Coast Air Quality Management District (SCAQMD) Rule #1168, AND all sealants used as fillers must meet or exceed the requirements of the Bay Area Air Quality Management District Regulation 8, Ruling 51.

SUSTAINABLE “GREEN BUILDINGS”

TWENTY NINTH STREET

CONTINUED

49. VOC emissions from paints must not exceed the VOC and chemical component limits of Green Seal requirements.
50. Zero exposure of non-smokers to Environmental Tobacco Smoke.
Impact – Reduce the quantity of indoor air contaminants that are odorous, potentially irritating and/or harmful to the comfort and well-being of installers and occupants.

This Sustainable Design Plan is being provided to the City of Boulder for informational purposes only, and to demonstrate how Westcor intends to comply with Condition No. 10 of the Notice of Disposition of LUR2004-00007 (the “Environmental Conditions”).

The green-building strategies and technologies set forth in this Sustainable Design Plan for implementation by Westcor may be modified, amended or updated by Westcor from time to time, and Westcor shall deliver any such amended, modified or updated materials to the City of Boulder.

Notwithstanding the foregoing, in no event shall the green-building strategies and technologies implemented at Twenty Ninth Street be less than those required by the Environmental Conditions.

GLOSSARY

COMMON AREA

Any and all areas within the Mall, which are not leasable to a Tenant including public areas, service corridors, etc.

DEMISING WALLS

Common wall between individual Tenant spaces. The wall shall extend from the floor slab to the underside of the roof deck (This does not apply in every case). The demising walls are to maintain a one (1) or two (2) hour fire rating dependent upon the Tenant use and the governing codes.

DESIGN CONTROL AREA “DCA”/DISPLAY AREA

The DCA (Design Control Area) is all areas within the neutral frame and lease lines and areas designated for Tenant’s storefront and sign locations. The DCA is measured from the leaseline or pop out/projected storefront, to a specific distance beyond the innermost point of closure “POC” of the premises and extends the full width and height of the Tenant’s premises. The Tenant is responsible for the design, construction and all costs for work within the DCA. This area has been defined more explicitly in the Architectural Design portion of the Tenant Criteria.

HAZARDOUS MATERIALS

Any substance that by virtue of its composition or capabilities, is likely to be harmful, injurious or lethal. For example: asbestos, flammables, PCB’s, radioactive materials, paints, cleaning supplies, etc.

LEASE LINE

Line establishing the limit of the leasable space. The Premises with all the Floor Area (GLA) provided in the Lease, including the pop out zone. Dimensions of the Tenant premises are determined in the following manner:

- A. Between Tenants: center line of demising wall.
- B. At exterior wall: to outside face of exterior wall.
- C. At corridor(s), stairwells, etc.: to corridor or stairwell side of wall.
- D. At service or equipment rooms: to service or equipment room side of wall.
- E. Neutral pier(s) are NOT subtracted from floor area.
- F. No deduction to the GLA shall be made for any ducts, shafts, conduits, columns or the like within the lease space unless such items exceed one percent (1%) of the GLA in which case the premises shall be subject to a remeasure at the Tenant’s sole cost.

LEASE OUTLINE DIAGRAM “LOD”

At the Landlord’s sole discretion, a Lease Outline Diagram (LOD) may be provided. The LOD shall show the legal extent of the Tenant premises as defined the Tenant Lease and shall include the “Pop out” Zone areas noted in these criteria. The Landlord makes no warranty as to the accuracy of anything shown or represented on the LOD and such information whether shown or not is the responsibility of the Tenant to field verify.

NEUTRAL PIERS/NEUTRAL STRIP

A uniform frame separating the Tenant’s storefront, which may or may not be provided by the Landlord.

POINT OF CLOSURE “POC”

A real or imaginary demarcation such as the center line of the Glass or any Entry Door(s) in their fully closed position.

RECESSED STOREFRONT

Any portion of the storefront located behind the lease line, the area between the lease line, the point of closure (POC) and the storefront shall be considered part of the design control area.

SERVICE CORRIDORS

A part of the common area used primarily for deliveries, employee entrance and fire exits for the Tenant space and generally not used by the public.

CONDITION OF PREMISES

TWENTY NINTH STREET

Upon the Delivery Date, Tenant shall accept delivery of the premises in an “As Is” condition and “With All Faults” and Landlord shall have no obligation to improve, remodel, alter or otherwise modify or prepare the premises for Tenant’s occupancy except to the extent otherwise expressly stated in the Lease Documents. Tenant hereby represents each of the following:

1. Tenant or its authorized representative has inspected the premises and has made all inquiries, tests and studies that it deems necessary in connection with its leasing of the premises.
2. Tenant is relying solely on Tenant’s own inspection, inquiries, tests and studies conducted in connection with and Tenant’s own judgment with respect to, the condition of the premises and Tenant’s leasing thereof.
3. Tenant is leasing the premises without any representations or warranties, express, implied or statutory by Landlord, Landlord’s agents, brokers, finders, consultants, counsel, employees, officers, directors, shareholders, partners, trustees or beneficiaries.
4. The Work to be completed by Landlord, “Landlord’s Work” under the Tenant Lease shall be limited to that described in the foregoing sections.
5. All other items of work not provided for herein, to be completed by Landlord, shall be provided by the Tenant at Tenant’s expense and is herein referred to as “Tenant’s Work”.

FIELD CONDITIONS

TWENTY NINTH STREET

1. Tenant is required to inspect, verify and coordinate all field conditions pertaining to the premises from the time prior to the start of its store design work and the commencement of its construction. Any adjustments to the work arising from field conditions not apparent on drawings and other building documents shall receive written approval of Landlord prior to start of construction.
2. Immediately following the installation by Landlord of metal stud framing defining the premises, the Tenant shall verify the accuracy of said installation and shall immediately advise Landlord of any discrepancies. Failure to so notify Landlord shall be deemed as acceptance by Tenant of said installation and layout.
3. Landlord shall have the right to locate, both vertically and horizontally, utility lines, air ducts, flues, drains, clean outs, sprinkler mains and valves, and such other equipment including access panels for same, within the premises.
4. Landlord's right to locate equipment within the premises shall include the equipment required by other Tenants. Landlord shall also have the right to locate mechanical and other equipment on the roof over the premises.

“Tenant’s Work” means all work of improvement to be undertaken upon the Premises (excluding Landlord’s Work, if any), including, without limitation, all related documents, permits, licenses, fees and costs, all of which shall be at the sole cost and expense of Tenant. Tenant’s Work shall include, without limitation, the purchase, installation and performance of the following:

1. Engaging the services of a licensed architect (“Tenant’s Architect”) to prepare the Preliminary Documents, Construction Documents and the As-Built Documents.
2. Preparation of originals and copies of the Preliminary Documents, Construction Documents and As-Built Documents.
3. Fees for plan review by Landlord and local governmental authorities.
4. Such other improvements as Landlord shall require per the Lease to bring the Premises into first-class condition based upon Landlord’s reasonable standards of appearance, materials, specifications, design criteria and Landlord Approved Final Plans for the Center, as well as that part of the Center in which the Premises are located.

GENERAL

Landlord's Work Defined. "Landlord's Work" means the work, if any, which Landlord is expressly obligated to undertake in accordance with the Lease. Landlord shall have no obligation to improve, remodel, alter or otherwise modify or prepare the Premises for Tenant's occupancy.

CENTER

Landlord or its predecessor-in-interest has constructed the Center, and the Building and other improvements upon the Center (exclusive of improvements constructed by or on behalf of each present and prior Occupant of the Center). Tenant has inspected the Center, the Building, the utilities, the types, quantities and qualities of the Utilities and the other systems and Tenant has found the same to be suitable, sufficient and in acceptable condition for the purpose of Tenant conducting the Permitted Use upon the Premises. Landlord shall have no obligation to undertake any work or furnish any additional materials upon any part of the Center or provide any additional utilities or other systems for the benefit of the Premises.

For the purpose of all Tenant Criteria Manuals, all references to Preliminary/Construction "Plans" are considered the same as Preliminary/Construction "Documents".