

greengenuity

**sustain
ability**

**live
ability**



regencycenters
> moving quality forward

greengenuity =

Regency Centers' innovative best practices program reduces environmental impacts and long-term operating costs of shopping centers.

We use the latest advances in green building design, construction, operations and maintenance to reduce the use of natural resources and increase efficiencies at our new developments and existing centers. Our program is flexible and responsive to community and retailer needs, as well as geographic factors.

benefits =

environmental

- > Conserves natural resources
- > Reduces solid waste
- > Improves air and water quality
- > Minimizes carbon footprint

health and community

- > Minimizes impact on municipal infrastructure
- > Demonstrates community commitment to sustainability
- > Provides green construction education through informative displays
- > Enhances occupant comfort and health

economic

- > Supports local/regional economic development
- > Decreases utilities use and lowers maintenance costs
- > Attracts eco-conscious customers and increases tax revenues

Typical greengenuity strategies include:

- 1 Energy efficient buildings**
reduces energy demand and greenhouse gas emissions
- 2 Water conservation**
reduces water use with "smart" irrigation equipment, drawing reclaimed water and high-efficiency plumbing fixtures
- 3 High efficiency outdoor lighting**
reduces energy use and light pollution
- 4 Innovative storm water management**
minimizes run-off and improves water quality
- 5 Sustainable building materials**
uses high recycled content, low toxicity and local/regional materials
- 6 Waste management and recycling**
reduces waste sent to local landfills and supports local recycling facilities
- 7 Alternative energy**
supplements conventional fuels with clean and renewable alternatives



actions =

90 million gallons of water expected to be saved per year

Smart Irrigation at 90 Shopping Centers
Following an initial pilot program, conventional timer irrigation controllers were replaced with "smart" controllers that use local weather data to automatically adjust the irrigation schedule. The controllers also adjust the water schedule based on individual landscape needs. Regency expects to save 90 million gallons of water per year and reduce CAM costs. The project will also minimize sewer overcharges, landscape replacement and maintenance costs that can result from over watering.

760 cubic yards of asbestos removed

Brownfield Redevelopment Red Bank Village, Cincinnati, Ohio
This project redeveloped a former Ford Motor Company facility built in the late 1930s into a showcase retail center. The new Red Bank Village is an in-fill location surrounded by some of Cincinnati's most prestigious neighborhoods, with average household incomes nearly 30% higher than the Cincinnati metro average.

Remediation of the site required the removal of:

- > 760 cubic yards of asbestos
- > 11,978 gallons of hazardous liquids, including 420 lbs of corrosive and paint-related liquid
- > 10 pounds of hazardous aerosols
- > 8 transformers

over 39% savings in total energy costs

In-Process LEED Certification Development, Jefferson Square, La Quinta, California

Energy Efficient Buildings: Roofing materials were selected for their high Solar Reflective Index values, minimizing the urban heat island effect and contributing to tenants' energy savings. In addition, building orientation, high performance glass and high efficiency HVAC units significantly reduce energy use, translating to over 39% savings in energy costs.

Storm Water Management: The project is designed to capture 100% of rainwater runoff from roofs and parking lots and percolate it into the ground using two retention basins and an underground retention system. This system maintains the local water table balance and eliminates demands on the municipal storm sewage infrastructure.

greengenuity = expertise

- > Over 50% of Regency's construction associates have received the LEED* Accredited Professional (AP) credential.
- > Regency currently has three LEED® certified centers – Deer Springs Town Center in North Las Vegas, NV; Jefferson Square in La Quinta, CA; and Lower Nazareth Commons in Lower Nazareth Township, PA. In addition, three in-process developments and 11 future projects are LEED® registered. Regency expects to exceed its goal to LEED® certify 20% of new developments started in 2008 and we are on target to achieve current goals of 40% for 2009 developments and 60% for 2010 projects.
- > Regency is an active leader in key industry sustainability associations. Our partners include:
 - > Member of U.S. Green Building Council (USGBC) & LEED Retail Committee
 - > International Council of Shopping Centers (ICSC) Environmental Subcommittee & Retail Green Program Committee
 - > Real Estate Roundtable Sustainability Policy Advisory Committee
 - > Participant in Department of Energy, Commercial Building Initiative & Retail Energy Alliance

more information

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* The Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ is a third-party certification program and the nationally accepted benchmark for the design, construction and operation of high performance green buildings. LEED gives building owners and operators the tools they need to have an immediate and measurable impact on their buildings' performance. LEED promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality. Source: U.S. Green Building Council.

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