Sustainable Development

Innovation Village
Pomona, CA

Darden Restaurant Headquarters
Orlando, FL

Denver Union Station Transportation Center
Denver, CO

Energy Center II
Houston, TX

Trammell Crow Company
As a leader in commercial real estate development, Trammell Crow Company is committed to the continued expansion of its expertise in environmental sustainability, to making sustainability an integral part of our business and brand, and to assuring that our clients and financial partners have access to TCC’s best practices in sustainable planning, design and construction for each project.

Trammell Crow Company’s national, local and line of business leaders are long-tenured development experts building on a 65-year legacy of success. We are experienced in a broad range of product types and have capital relationships built on performance and trust. The Company is at the forefront of building sustainability practices and LEED® development.

As of June 30, 2013, Trammell Crow Company had over $4.7 billion of projects in process and $1.7 billion in its pipeline.

Trammell Crow Company, founded in Dallas, Texas in 1948, is one of the nation’s oldest and most prolific developers of and investors in commercial real estate. The Company has developed or acquired nearly 2,600 buildings valued at nearly $60 billion and over 540 million square feet.

Trammell Crow Company currently has nearly 19 million square feet of projects throughout the United States under development or in the pipeline that are LEED® certified, seeking LEED certification, or have sustainable elements.

As a knowledge leader in how the design and use of commercial buildings impacts the environment.

As an industry leader, it is our responsibility to make our clients aware of the benefits gained through intelligent building design and construction practices and of the options available to them.

As a trusted business partner, we can leverage our best practices in sustainable design and development to increase profit margins while conserving resources.

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Trammell Crow Company is committed to:

ENVIRONMENTAL RESPONSIBILITY
- Respect and preserve the environment
- Conserve energy, water and non-renewable natural resources
- Create healthy indoor environments

ECONOMIC PERFORMANCE
- Limit the development burden imposed upon the land
- Develop and promote sustainable buildings and practices
- Contribute to the social, economic and physical benefits of our clients, business partners, building users and communities through attention to the environmental impact of our projects

Trammell Crow Company believes green buildings make more efficient use of various resources, including energy, water and materials, while reducing the impacts on human health and the environment. Choosing the best approach to achieving these efficiencies (such as optimal site selection, design, construction, operation, maintenance and removal) will help create value for our clients.

The Shops at Dakota Crossing > Washington, DC > Pursuing LEED Silver

ENVIRONMENTAL BENEFITS:
- Enhance and protect ecosystems and biodiversity
- Improve air and water quality
- Reduce solid waste
- Conserve natural resources

ECONOMIC BENEFITS:
- Reduce operating costs
- Enhance asset value and profits
- Optimize life-cycle economic performance

EMPLOYERS/OCCUPANTS:
- Increased employee productivity; fewer sick days reported
- Improved employee satisfaction, supporting corporate and individual values

HEALTH AND COMMUNITY BENEFITS:
- Improve thermal and acoustic environments
- Enhance occupant comfort and health
- Minimize strain on local infrastructure
- Contribute to overall quality of life
<table>
<thead>
<tr>
<th>Project Name</th>
<th>SF</th>
<th>Type</th>
<th>City, State</th>
<th>LEED® Certification Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pizza Hut</td>
<td>178,000</td>
<td>Office</td>
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<td>Denver Union Station</td>
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<td>Tampa, FL</td>
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<td>Redmond River Park</td>
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<td>MARI at Redmond</td>
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</tbody>
</table>

*As of Q4 2013, projects may be pursuing or may have achieved pre-certification or certification.
- Class A Office, 844,763 SF
- Redeveloped an urban site with existing infrastructure and amenities
- Four-acre park to aid in reducing solar heat islands
- Rainwater basins separate oil and debris to improve the quality of water
- High-performance metallic allowing in light, not heat
- Daylight integration lessens the need for lighting, reducing energy usage and improving the workplace environment
- Solar shading reduces heat gain inside the building, reducing cooling loads
- Create bike racks and showers promote the reduction of traffic
- Transportation Demand Management System optimizes ride sharing, carpooling and use of mass transit

- Co2-based, demand controlled ventilation system is utilized to control the amount of outside air brought into the building.
- Green roofs as well as covered, landscaped parking and highly reflective paving materials lead to reduced heat island effects.
- Energy savings are expected to be 30% and water savings are expected to be 40% compared to similar previous generation buildings
- Designed to Earn the ENERGY STAR by the U.S. EPA

**AVENUE OF THE STARS**
Los Angeles, CA
2011 Silver

**HESS TOWER**
Houston, TX
LEED Platinum

**Avenue of the Stars**
Los Angeles, CA
LEED Silver

**Mixed Use, 316 residential units and 60,600 SF retail/office**
Installation of double pane windows, efficient cooling systems and Energy Star appliances
Green Roofs reduce the heat island effect and capture stormwater to be reused for irrigation
Features bike paths, public spaces and access to public transportation
3-star rating from ENERGY STAR and commended by the Texas Commission on Environmental Quality for the transformation of a former chemical site into Austin's first vibrant transit oriented village

**AVENUE OF THE STARS**
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LEED Silver

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**MIDTOWN COMMONS**
Austin, TX
Audit Energy Star – 2-star
- Class A, Industrial, 575,420 SF
- Use of reduced-flow fixtures will reduce water use by 40%
- Landscape is designed to feature native vegetation with efficient irrigation systems.
- High-efficiency T-5 lighting, R-19 roof insulation and low-e insulated windows are incorporated to reduce overall energy consumption
- Pollutant sources were eliminated during and after construction by using low VOC products
- 95% of on-site generated construction waste was diverted from landfills

- Class A Office, 467,500 SF
- Storm water management system utilizes bio-swale systems to promote rain water absorption and filtration prior to entering retention ponds
- Efficient irrigation systems, expansive open spaces and preservation of 3.3 acres of cypress wetlands
- High-efficiency HVAC system with energy recovery units, task-ambient lighting, high performance glazing and a high albedo roof are incorporated to reduce overall energy consumption
- A “p” shaped open plan and three story, sky-light “Main Street” atrium to maximize natural daylight
- More than 90% of all construction waste was recycled
SUSTAINABILITY EXPERIENCE

CASCADIA STATION  
PORTLAND, OR  
LEED GOLD

PARKING AT OREGON  
LEED Gold

OREGON RESEARCH INSTITUTE  
PARKING, LEED Gold

CASCADIA STATION  
PARKING, LEED Gold

BLOOMCAT  
LEED Gold

BLOOMCAT  
PARKING, LEED Gold

CASCADIA STATION  
PARKING, LEED Gold

CASCADIA STATION  
PARKING, LEED Gold

CASCADIA STATION  
PARKING, LEED Gold

MOUNTAIN CREEK DISTRIBUTION CENTER  
PARKING, LEED Gold Certification

i-215 LOGISTICS CENTER  
MORENO VALLEY, CA  
PARKING, LEED Silver

MAX AT KIERLAND  
PARKING, LEED Gold

ROANOKE  
PARKING, LEED Gold

SOLDIERS  
PARKING, LEED Gold

ALPH L. CARR JUDICIAL CENTER  
PARKING, LEED Gold

PATRIOTS PLAZA I & II  
PARKING, LEED Gold

SUSTAINABILITY EXPERIENCE

BLOOMCAT  
LEED Gold

CASCADIA STATION  
PARKING, LEED Gold

CASCADIA STATION  
PARKING, LEED Gold

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PARKING, LEED Gold

PATRIOTS PLAZA I & II  
PARKING, LEED Gold

SUSTAINABILITY EXPERIENCE
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