



GERDING EDLEN LIVABLE PLACE INDEX™



Gerding Edlen provides measurable outcomes to the environment and to local communities both on a portfolio-wide and property by property basis through Gerding Edlen's Livable Place Index. Our Livable Place Index is a proprietary methodology for quantifying environmental and community impacts based on a triple bottom line approach – People, Planet, Prosperity.



PEOPLE

Sustainable, inviting spaces are ones where 20-minute living can become a reality. The concept of 20-minute living refers to properties with a rich variety of services and amenities for people to enjoy within a 20-minute walk, bike ride or transit ride. We track the livability and 20-minute living opportunities our buildings provide our residents through Walk Score.



PLANET

We measure the environmental impacts of our properties through key performance indicators - energy, carbon, water and waste. We track energy, carbon and water by comparing actual operational data (or using modeled performance data) to performance for a code-compliant building. Waste data is tracked from monthly reports provided by the waste hauler for each property, where available.



PROSPERITY

Our projects become opportunities to bring profound and lasting economic benefits to local and regional communities. The key economic performance indicators we track include total jobs created, union construction jobs and overall fiscal impacts. During building operations, we track local, minority and women-owned vendors and affordable housing.

[More details on the methodology for the Livable Place Index can be found on the following page.](#)

LIVABLE PLACE INDEX™

Gerding Edlen's Livable Place Index™ is a proprietary methodology for quantifying environmental and community impacts based on a triple bottom line approach – People, Planet, Prosperity. The **People** data is based on Walk Score. **Planet** data represents savings calculations for key performance indicators – energy, carbon, water and waste. All energy, carbon and water savings calculations are performed and/or verified by an independent specialist in energy engineering. There can be no assurance that estimated returns or projections can be realized or that actual returns or results will not be inferior than those estimated herein. For buildings under construction at the time of the report or in operation for less than one year, energy savings data is derived by comparing the as-designed building to a standard building (the “baseline”) per the energy model associated with the building’s LEED certification. For buildings in operation for at least one year, actual energy use is compared year over year to the baseline from the original energy model. For existing commercial and multifamily properties, actual energy use is compared to the performance of median buildings of similar type and in similar climate zones from Energy Star Portfolio Manager. Carbon emissions are calculated based on the actual or modeled therms and kilowatt hours associated with the building’s modeled and baseline energy use. Calculations are based on the carbon emission values associated with electricity generation in various utility markets across the country published by the Environmental Protection Agency (EPA). For newly-constructed properties, water data is taken from the water calculations associated with the building’s LEED certification. For existing commercial properties, the baseline is based on the median annual water use for a similar in similar climate zones as provided by Energy Star Portfolio Manager. For multifamily properties which do not have an established baseline for water use, a baseline is derived from the average of baseline water use for similar buildings in GEGC’s portfolio. Waste refers to all municipal waste generated at the property during operations. Waste reductions reflect the amount of municipal waste that is recycled and composted. Data is provided by the waste hauler for each property. **Prosperity** data includes jobs created and fiscal impacts, which are derived from an economic development program, IMPLAN. The results are provided by an independent consultant and are based on the most recent available statewide economic data. Gerding Edlen is not responsible for the accuracy of any third party information provided in this report. Information shown herein is valid as of April 2017.