



PECO Neighbor Sustainability Guide

PECO is committed to making a difference in the communities where our grocery-anchored shopping centers are located. We are committed to becoming industry leaders in energy efficiency, alternative power sources, sustainable design, water conservation and other initiatives that will help us preserve and protect the environment.

Neighbor Design & Construction



During our Neighbors' Tenant Improvement buildouts, there are a number of ways to implement sustainable building practices while decreasing electricity and water consumption that are incorporated into the Water Conservation, Waste Management and Recycling, Energy Management and Materials sections to follow. In short, by thinking through operating a sustainable business operation during the design phase — the benefits will be maximized during construction, grand opening and beyond.

Water Conservation



- Install low flow toilets and sinks in bathrooms to conserve water
- Install dual flush toilets & waterless urinals
- Install water efficient aerators in faucets
- Install & use foam soap dispensers
- Filter tap water to promote the use of reusable water bottles by employees
- Use native plants in exterior planting beds
- Inspect pipes for leaks/replace leaky fixtures
- Utilize cleaning materials that contain no toxic substances that are Green Seal certified

Waste Management & Recycling



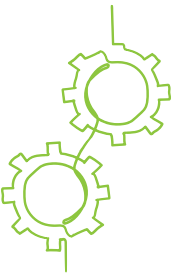
- Install construction recycling dumpsters to reduce waste during build out
- Recycle materials such as cardboard, paper products, metals, plastic and glass, as provided by local jurisdiction and/or waste service provider
- Recycle used fluorescent lamps
- Print on both sides of the paper and go paperless whenever possible
- Recycle old/used computer monitors, hard drives, cell phones & other electronics
- Discontinue the use of plastic bags and encourage shoppers to bring reusable bags
- For food operators, recycle waste oil

Energy Management



- Install LED lighting (replace any incandescent lamps)
- Install SEER value of 14 (or higher) for all new HVAC units
- Utilize smart or programmable thermostats to control heating/air conditioning
- Install occupancy sensors in all restrooms
- Reduce lighting and electricity usage where possible (through dimmers, timers, sensors, etc.)
- Ensure all exterior walls within the space are insulated to R-15 or higher
- Install tankless water heaters if possible
- Shade external windows where possible to minimize effects of outdoor conditions during cooling periods
- Install vestibules where appropriate to reduce internal temperature fluctuation
- Weatherstrip around windows & doors
- Reduce HVAC (temperature) requirements when closed to the public (through a controller or other smart programming feature)
- Keep vents closed in unoccupied areas to prevent heating and cooling of storage areas and closets
- Utilize Energy Star's free service to track and reduce utility usages [Benchmark Your Building Using ENERGY STAR® Portfolio Manager® | ENERGY STAR Buildings and Plants | ENERGY STAR](#)
- Unplug appliances when not in use
- HVAC maintenance and replacement of filters (at least quarterly)
- Monitor interior humidity levels
- Purchase renewable energy from your landlord or provider
- Insulate hot water pipes and tanks
- Perform regular maintenance on refrigeration equipment

Materials



- Utilize sustainable building materials — examples include:
 - Building materials that are locally sourced
 - Materials with recycled content
 - Low VOC paints & adhesives
 - Certified wood products such as those certified by Rainforest Alliance, Forest Stewardship Council, etc.
 - Mold resistant materials
 - Energy Star certified products & equipment
 - Materials/products certified by Greenseal, Safer Choice, etc.
- Utilize exterior lighting fixtures that are full cutoff compliant that meet International Dark Sky standards