SUSTAINABLE DEVELOPMENT POLICY

Development Strategy

CBL's current development strategy focuses on densification and redevelopment of existing properties and structures. While from time to time we may evaluate new project sites, we generally avoid acquiring sites for new greenfield development. Generally, any new ground-up development projects are focused on available land owned around existing properties, including infill development in urban markets where we may own properties. In the past, we have completed developments of previously contaminated (brownfield) sites following remediation and, if appropriate, may consider similar sites for future projects.

CBL is an active community member in the markets we serve. We engage with our communities when a project is contemplated and when appropriate, participate in community meetings to gather input and feedback.

Our Construction & Design Practices

CBL promotes our sustainable design and construction practices through a planned approach that assesses opportunities to impact each project's carbon footprint, material and product effectiveness, public health, environmental quality, water and waste management, green transportation, energy efficiency, and climate risk.

By initiating sustainable design decisions early in the project-development process, CBL incorporates potential green initiatives and other best practices deemed suitable for each construction project. In addition, the CBL Project Team is challenged throughout each project to weigh sustainable opportunities and determine how these might be incorporated. These upfront and ongoing efforts to identify and implement green initiatives establish the basis for CBL's sustainable construction and design practices. Our project teams, vendors, contractors, and partners are asked to follow the sustainable protocols and specifications outlined for each individual project.

1. Sustainable Design Considerations

New developments, redevelopments and renovations are evaluated during project team kick-off with the LEED new construction and core and shell checklist to determine what practices should be further evaluated and/or implemented.

a. Review and consideration of LEED BD+C: Retail Checklist items.
b. Evaluating potential renewable energy opportunities, such as roof-mounted solar panels, as part of the overall project design.
c. Reuse and/or repurposing of existing buildings and site structures instead of full demolition, where practical.
d. Implementing protocols to protect adjacent wildlife, biodiversity, habitats, and natural surroundings from adverse effects of construction activities.
e. Employing additional environmental protocols to address specific concerns, including:
    i. Evaluating existing properties and buildings through Property Conditions Assessments by building and site consultants.
    ii. Properly addressing wetlands utilizing civil and environmental resources.

iii. Identifying and mitigating Asbestos Containing Materials through environmental resources.
iv. Identifying mold growth, then implementing a plan of action to address moisture sources and removal of mold through engagement of environmental consultants and restoration contractors.

2. Material and Product Effectiveness

When sourcing materials for projects, CBL expects contractors to follow the architect specifications to source the building materials and products, which include:

a. Requiring the use of domestic materials whenever possible.
b. Encouraging regional sourcing of materials and manufacturing.
c. Considering construction materials with recycled content.
d. Requiring low VOC for products such as paint, carpet, adhesives, and sealants.
e. Consideration of climate and location when selecting roof membranes, and EIFS.
f. Utilizing proper insulating materials and building envelope detailing to lower future energy usage.

3. Water Management

CBL evaluates opportunities to utilize water management tools to promote water conservation in design and construction and may incorporate these elements into project specifications. These tools include:

a. Utilizing low-flow urinals and motion-sensor activated water faucets.
b. Specifying native landscaping to minimize the extents of irrigation needed.
c. Utilizing rain sensors and soil moisture meters to efficiently irrigate landscaping.
d. Considering sustainable stormwater management practices such as bioretention areas, rainwater capture, and permeable pavements.

4. Waste Management

CBL encourages and, where possible, requires, contractors to recycle resources on project sites. This is done through sustainable management of materials, to reduce and ultimately eliminate waste in construction. CBL and/or its contractor may commission a salvage analysis to evaluate the reuse potential of materials on site.

a. Consider modular dimensioning to control construction material waste.
b. Recycle construction materials when practical.
c. Incorporate locations for recycling into the layout of the project.
d. CBL may specify recycling requirements for certain materials including:
    i. Carpet (when recycling facilities are regionally available)
    ii. Fluorescent, Halogen, HID lamps (through a designated recycling resource)
    iii. Light Ballasts (through local recyclers)
    iv. Metal and Steel (through local recyclers)
    v. Furniture (through donations to civic and non-profit facilities)

5. Energy Efficiency

CBL evaluates opportunities to include renewable energy in the design of new construction and redevelopment projects including:

a. Implementation of an Energy Management System that efficiently monitors and controls lighting, heating, and air conditioning.
b. Replacing lighting fixtures and / or lamps with LED technology and other energy-efficient options. An added benefit of exterior LED lighting conversions is reduced light pollution.
c. Utilizing motion sensors, occupancy sensors, and light-level sensors for interior and exterior lighting.
d. Pursuing an Energy Star rating for all appliances and applicable office and computer systems.
e. Utilizing mechanical systems (chillers and boilers vs. individual package units) to maximize efficiency of energy consumption.
f. Downsizing HVAC equipment based on historical data that considers past usage and potential energy efficiencies.
g. Encouraging the use of fuel-efficient or battery-operated vehicles and equipment during construction.
h. Incorporating bicycle racks, public transportation access, and charging stations for electric vehicles.

6. Indoor Air Quality & Building Wellness

CBL ensures projects follow official approved guidelines for indoor environment quality, such as the American Society for Heating, Refrigerating, Air-Conditioning Engineers (ASHRAE) guidelines, during the design, construction, and occupancy phases of a project.

a. Prohibit smoke from tobacco, cannabis & electronic smoking inside the building and at least 25 feet from all entrances.
b. Meet all VOC emitting requirements.
c. Consider indoor air quality for construction workers and occupants and protect materials from moisture damage.
d. Conduct an assessment for better air quality after construction and during occupancy for human health.
e. Design thermal HVAC systems and building envelope to meet ASHRAE standards.
f. When possible, introduce daylight into the space.
g. When possible, provide occupants a view of outdoor nature or urban environment.