

**INDUSTRIAL
RECYCLABLE
BYPRODUCT**



Environmental Sustainability. Practices for Growth.

Building a Better World

From existing properties to new developments, Weingarten has actively embraced various initiatives that support the future of environmentally friendly retail centers and industrial buildings. We recognize that environmental responsibility is both an obligation and an opportunity to benefit our tenants, our investors and our world.

Weingarten was ahead of the curve in the late '90s when we began using underground rainwater detention ponds to improve land utilization, recycling debris from development projects to reduce waste and incorporating practices that conserve precious resources. While we are proud of our past

performance, we are committed to our role as a corporate partner to the environment and within the communities we serve. As a member of the U.S. Green Building Council, Weingarten is constantly seeking ideas and innovations that can further improve the environmental performance of our properties. A few of the features that we routinely incorporate are described on the back.

WEINGARTEN REALTY





- **Nationwide recycling program** has saved 104,193 trees to date and recycled 59,850 tons of paper, glass, plastic, metal, and wood which saved 34,281 yards of landfill space.
- **Solar energy system program** was initiated in 2010 for installations on selected shopping center rooftops to power common areas. Tenants in Weingarten's neighborhood and community shopping centers can realize energy savings by opting to purchase power generated through the program at rates below average retail energy rates.
- **The ET Manager Irrigation Controllers** use current weather information to calculate soil evaporation and plant water loss to determine when and how long to run the irrigation water. The system is linked to a weather research station and receives hourly updates to current weather conditions. The result is deeper root systems, healthier landscape and significant water savings.
- **White (TPO) roofing systems** on new buildings and white reflective coatings on existing buildings save energy and reduce the "heat island effect" that can contribute to adverse impacts on both microclimate and human/wildlife habitat.
- **Open design concepts** that provide spaces with 90 percent daylight reduce the need for indoor lighting and save energy. Research has shown that visible views of the outdoor environment also enhance the shopping experience, increasing sales for merchants.
- **Underground rainwater detention systems** improve site utilization so development projects require less land. We have used underground detention since the late '90s and we continue to evaluate its use on all future shopping centers where detention is required.
- **Redevelopment recycling** reduces waste and conserves resources. We put large quantities of material from demolition activities at redevelopment projects to productive use. We also ask our contractors to recycle construction debris to reduce landfill usage where possible.
- **Xeriscape** requires less water than standard landscaping. We have combined xeriscape with drip irrigation systems to reduce water used for landscaping by as much as 50–75 percent in some of our centers.
- **T5 light fixtures** used in place of metal halide fixtures in our industrial warehouses save enough electricity to pay back the higher up-front cost in less than five years.
- **Timers, motion sensors and wireless controls** on common area lighting ensure that lighting is used only when needed.
- **Concrete rather than asphalt** parking areas, where feasible, to help minimize the effects that heat islands have on our climate.
- **Storm water** quantity and quality control systems manage storm water runoff and reduce adverse impacts on the local municipal water supply.