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# Sustainable Development

LPC Venture 1 and LPC Venture 2/2A

**National Policies and Guidance**

**2025 - 2026**

# Strategies for Development Projects



Strategies	Focus Areas	Incorporated Development Strategies
<b>Land Use and Biodiversity</b>	<ul style="list-style-type: none"> <li>• Green Spaces</li> <li>• Protect habitat</li> <li>• Increase density</li> </ul>	<ul style="list-style-type: none"> <li>• Dedicated green spaces, featuring native planting and terraced landscapes</li> <li>• Preserve open space</li> <li>• Develop a conservation management plan on-site</li> <li>• Integrates greenery into aspects of the building</li> </ul>
<b>Building Safety</b>	<ul style="list-style-type: none"> <li>• WHSE Framework</li> <li>• WHSE General Contractor and Subcontractor Requirements</li> <li>• Third-Party Safety Consultant</li> </ul>	<ul style="list-style-type: none"> <li>• All developments are held to the same standards and comply with Occupational Safety and Health Administration (OSHA) standards, state and local health and safety codes and regulations, and the U.S. Environmental Protection Agency (EPA).</li> <li>• LPC Workplace Health, Safety and Environmental framework qualifications and requirements are in-place for all development projects.</li> <li>• HSE Preconstruction and Onboarding of General Contractors and Subcontractors to new development projects.</li> <li>• Ongoing third-party safety audits are conducted throughout development in-progress.</li> </ul>
<b>Climate/climate change adaptation</b>	<ul style="list-style-type: none"> <li>• Decarbonization plan</li> <li>• Net Zero emissions by 2050</li> </ul>	<ul style="list-style-type: none"> <li>• Develop projects to LEED design and construction standards</li> <li>• Reduce energy and water usage</li> <li>• Reduce environmental footprint by incorporating materials with reduced embodied carbon</li> </ul>
<b>Energy Consumption / Efficiency</b>	<ul style="list-style-type: none"> <li>• Address the building envelope</li> <li>• Install high performance mechanical systems</li> <li>• High-efficiency infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>• Insulate walls and roof</li> <li>• Install high-performance glazing to minimize heat gain or loss</li> <li>• Properly weatherize building</li> <li>• Use ENERGY STAR appliances</li> <li>• Reduce plug load demands</li> <li>• Efficient LED Lighting internally and externally</li> <li>• Identify and prioritize energy efficiency opportunities</li> <li>• Ensure building systems control system, building automation system performance</li> <li>• Commissioning and retro commissioning conducted</li> </ul>

# Strategies for Development Projects (continued)



Strategies	Focus Areas	Incorporated Development Strategies
<b>Green Building Certifications</b>	<ul style="list-style-type: none"> <li>• U.S. EPA ENERGY STAR</li> <li>• United States Green Building Council – LEED Certification</li> </ul>	<ul style="list-style-type: none"> <li>• Pursue ENERGY STAR</li> <li>• LEED Certification for all assets</li> </ul>
<b>Health and Wellbeing / Occupant Health</b>	<ul style="list-style-type: none"> <li>• ASHRAE guidelines</li> <li>• Taking building design considerations for occupant health</li> <li>• Occupant experience</li> </ul>	<ul style="list-style-type: none"> <li>• Indoor air quality management plan</li> <li>• Manage Mold &amp; Moisture</li> <li>• Business Continuity Plans and Preparedness Training</li> </ul>
<b>Indoor environmental quality</b>	<ul style="list-style-type: none"> <li>• Air Quality</li> </ul>	<ul style="list-style-type: none"> <li>• Low Volatile Organic Compound (VOC) paints, sealants, adhesives and carpets</li> <li>• For new construction or renovations – follow a construction indoor air quality management plan</li> <li>• Test for radon and other on-site contaminants</li> <li>• Air filters with MERV 8 or higher</li> <li>• Prevent mold by protecting all materials from moisture exposure</li> <li>• Conduct regular flush-outs</li> <li>• Ensure adequate ventilation</li> <li>• Monitor outdoor airflow and carbon dioxide</li> <li>• Prohibit smoking, enforcing no-smoking near building, any entrances or operable windows</li> <li>• A biophilic design with green space to improves air quality throughout building</li> </ul>
<b>Life-cycle assessments / embodied carbon</b>	<ul style="list-style-type: none"> <li>• Whole building life cycle assessment (LCA)</li> <li>• Embodied Carbon Intake</li> </ul>	<ul style="list-style-type: none"> <li>• Conduct whole building life cycle assessment (LCA) to encourages developments to make early design decisions to reduce environmental impact. LCA allows architects and other building professionals to understand the energy use and other environmental impacts associated with all life cycle phases of the building: raw material procurement, manufacturing, construction, operation and decommissioning.</li> <li>• Seek to incorporate responsible material sourcing and embodied carbon</li> </ul>

# Strategies for Development Projects (continued)



Strategies	Focus Areas	Incorporated Development Strategies
<b>Location and transportation</b>	<ul style="list-style-type: none"> <li>• Walk</li> <li>• Bike</li> <li>• Public Transportation</li> </ul>	<ul style="list-style-type: none"> <li>• Encourage connectivity to transportation</li> <li>• Bicycle paths</li> <li>• Select assets near transportation network</li> <li>• Install secure bike racks and showers</li> <li>• Designate preferred spaces for carpool vehicles</li> <li>• Provide EV Charging stations</li> </ul>
<b>Material Sourcing</b>	<ul style="list-style-type: none"> <li>• Air Quality</li> </ul>	<ul style="list-style-type: none"> <li>• Select low-emitting materials</li> <li>• Obtain products with third-party certifications such as Forest Stewardship Council, Green Seal and ENERGY STAR</li> <li>• Specify sustainable cleaning products that meet Green Seal and Ecologo to protect indoor environmental quality and reduce environmental damage.</li> <li>• Environmentally Preferred Products (EPP) as they are less harmful to the environment than their standard counterparts.</li> <li>• Recycled content including products containing recycled content are made from materials that would otherwise be discarded.</li> <li>• Non-toxic products which will not cause adverse health effects, either immediately or over the long-term.</li> <li>• Energy efficient products such as ENERGY STAR Certified</li> </ul>
<b>Net Zero / Decarbonization Plan</b>	<ul style="list-style-type: none"> <li>• Energy Efficiency</li> <li>• Net Zero GHG</li> </ul>	<ul style="list-style-type: none"> <li>• Targeted net zero reduction</li> <li>• Submetering Technology</li> <li>• Reduce Natural Gas use in all buildings and move towards 100% electric heating</li> <li>• Adding on-site EV Charging Stations</li> <li>• High performance façades reduce heat gain, increases efficiency to boost thermal comfort</li> </ul>

# Strategies for Development Projects (continued)



Strategies	Focus Areas	Incorporated Development Strategies
<b>Pollution Prevention</b>	<ul style="list-style-type: none"> <li>Reduce pollution, airborne dust</li> <li>Control soil erosion</li> </ul>	<ul style="list-style-type: none"> <li>Create and implement an erosion and sedimentation control plan for all construction activities associated with the project. The plan must conform to the erosion and sedimentation requirements of the 2012 U.S. Environmental Protection Agency (EPA) Construction General Permit (CGP)</li> <li>Reduce pollution from construction activities by controlling soil erosion, waterway sedimentation, and airborne dust.</li> </ul>
<b>Renewable Energy</b>	<ul style="list-style-type: none"> <li>Generate on-site or off-site renewable energy</li> </ul>	<ul style="list-style-type: none"> <li>Install photovoltaic cells</li> <li>Install solar hot water heaters</li> <li>Buy green power or renewable energy certificates to reduce environmental impact</li> <li>Promote renewable energy generation through off-site purchases</li> </ul>
<b>Resilience to catastrophe</b>	<ul style="list-style-type: none"> <li>Avoid coastal zones inundated by sea level rise</li> <li>Incorporate wind design measures per the Minimum Design Loads for Buildings</li> </ul>	<ul style="list-style-type: none"> <li>Design and construct buildings that can resist, with minimal damage, reasonably expected natural disasters and weather events (i.e. flooding, hurricanes/high winds, tornadoes, earthquakes, tsunamis, drought, wildfires, landslides, extreme heat, and winter storms).</li> <li>Reduce the project's landscape water requirement by at least fifty percent (50%).</li> <li>Provide high-reflectivity paving materials, such as light concrete or white aggregate.</li> <li>Orient buildings and massing to self-shade in summer and extreme heat conditions.</li> <li>Design systems for ties to renewable energy sources/district energy solutions, reference: <a href="https://www.green-e.org/programs/energy/documents">https://www.green-e.org/programs/energy/documents</a></li> </ul>

# Strategies for Development Projects (continued)



Strategies	Focus Areas	Incorporated Development Strategies
<b>Site Selection and Land Use</b>	<ul style="list-style-type: none"> <li>Encourage construction in environmentally preferable locations and avoid development of sensitive lands</li> </ul>	<p>Site Selection Criteria considered include:</p> <ul style="list-style-type: none"> <li>Select a lot such that at least 75% of the land within ½ mile (800 meters) from the project boundary is previously developed land.</li> <li>Close proximity to major transportation hub.</li> <li>Connect to multi-modal transit networks.</li> <li>Locate projects within existing developed areas.</li> <li>Protect, restore, and conserve aquatic ecosystems.</li> <li>Protect, restore, and conserve farmland.</li> <li>Protect, restore, and conserve floodplain functions.</li> <li>Protect, restore, and conserve habitats for native, threatened and endangered species.</li> <li>Protect, restore, and conserve historical and heritage sites.</li> <li>Redevelop brownfield sites.</li> </ul>
<b>Sustainable Procurement</b>	<ul style="list-style-type: none"> <li>Locally sourced materials</li> <li>Specify green materials and equipment</li> </ul>	<ul style="list-style-type: none"> <li>Use local materials not only reduces the environmental harms associated with transportation</li> <li>Outline the goals, thresholds and procedures for procurement of ongoing consumables and durable goods.</li> <li>Give preference to rapidly renewable materials, regional materials, salvaged materials and those with recycled content.</li> </ul>
<b>Waste Management</b>	<ul style="list-style-type: none"> <li>Waste Management</li> </ul>	<ul style="list-style-type: none"> <li>Targeted construction waste diversion waste</li> <li>Establish baseline performance for the facility and identify opportunities for increased recycling, education and waste diversion</li> <li>Maintain recycling program, provide occupants with easily accessible collectors for recyclables.</li> <li>On-site composting program to turn landscaping into mulch.</li> <li>Institute an annual durable goods drive where e-waste recycled</li> </ul>

# Strategies for Development Projects (continued)



Strategies	Focus Areas	Incorporated Development Strategies
<b>Water Consumption</b>	<ul style="list-style-type: none"> <li>Indoor and outdoor water usage reduction</li> </ul>	<ul style="list-style-type: none"> <li>Low flow restroom fixtures</li> <li>Select EPA WaterSense and ENERGY STAR products</li> <li>Install new flush valves or flow restrictors</li> <li>Choose locally adapted plants that require less water</li> <li>Use drought-tolerant plantings have extremely low water needs</li> <li>High efficiency / dry fixtures</li> <li>Commissioning of water systems</li> <li>Drip/smart irrigation</li> <li>Leak detection system</li> </ul>
<b>Performance Management</b>	<ul style="list-style-type: none"> <li>Preventative maintenance</li> <li>Staff Training</li> <li>Incentives for occupants and tenants</li> </ul>	<ul style="list-style-type: none"> <li>Empower management to maintain and improve the performance of buildings</li> <li>Develop a robust preventative maintenance program to keep the building in optimal condition</li> <li>Involve occupants in energy efficiency strategies</li> <li>Submeter readings</li> <li>Encourage energy conservation</li> </ul>
<b>Reduce Heat Island Effect</b>	<ul style="list-style-type: none"> <li>Reflective roof surfaces</li> </ul>	<ul style="list-style-type: none"> <li>Light colored or white roofs installed to absorb less heat</li> <li>Use street trees, shrubs and landscaping to reduce heat island effects and provide shade</li> </ul>
<b>Stormwater management</b>	<ul style="list-style-type: none"> <li>Control stormwater</li> <li>Redirect stormwater</li> </ul>	<ul style="list-style-type: none"> <li>Install dry ponds, rain gardens, bioswales</li> <li>Mulch that both builds soils and holds moisture</li> </ul>
<b>Occupant comfort and control</b>	<ul style="list-style-type: none"> <li>Acoustic design</li> </ul>	<ul style="list-style-type: none"> <li>Give occupants temperature and ventilation control</li> <li>Include appropriate acoustic design. Use soft surfaces and other strategies to ensure that sound levels remain comfortable for the activity level of the space.</li> <li>Conduct occupant surveys</li> <li>To save energy, sensors may be included to inform the HVAC system to shut down if a window is open</li> <li>Though signage or meetings, educate occupants about the importance of recycling and reducing waste</li> </ul>

# Development Project Considerations

## Site Selection Criteria



### Site Details for Consideration

- Connection to multi-modal transit networks
- Locate projects within existing developed areas

### Waste

- Manage waste by diverting construction and demolition materials from disposal
- Manage waste by diverting reusable vegetation, rocks, and soil from disposal

### Pollution Control

- Minimize light pollution to the surrounding community
- Minimize noise pollution to the surrounding community

### Environmental Assessment

- Perform environmental site assessment

### Air Quality

- Protect air quality during construction

### Protection Measures

- Protect and restore habitat and soils disturbed during construction and/or during previous development
- Protect, restore and conserve surface water and aquatic ecosystems by controlling and retaining construction pollutants
- Protect, restore, and conserve farmland
- Protect, restore, and conserve floodplain functions
- Protect, restore, and conserve habitats for native, threatened and endangered species
- Protect, restore, and conserve historical and heritage sites
- Redevelop brownfield sites

## Site design and construction requirements

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Manage waste by diverting construction and demolition from disposal

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Manage waste by diverting reusable vegetation, rocks, and soil from disposal

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Minimize light pollution to the surrounding community

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Minimize noise pollution to the surrounding community

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Protect air quality during construction

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Protect and restore habitat and soils disturbed during construction and/or during previous development

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Protect surface water and aquatic ecosystems controlling and retaining construction pollutants

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# Material Selection Requirements

## Environmental and Health Product Declarations

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Material Preferences include but not limited to:

- Locally extracted or recovered materials
- Low embodied carbon materials
- Low-emitting VOC materials
- Materials that can be easily recycled
- Materials that disclose environmental impacts
- Materials that disclose potential health hazards
- Rapidly renewable materials and recycled content materials
- “Red List” or prohibited materials or ingredients that should not be used on the basis of their human and/or environmental impacts
- Third-party certified wood-based materials and products
  - Forest Stewardship Council \*FSC
  - US EPA National Recycling Strategy
  - ISO 14044
  - ISO 14025
  - ISO 21930
  - GreenScreen for Safety Chemicals
  - US EPA

# Development Minimum Energy Efficiency Requirements

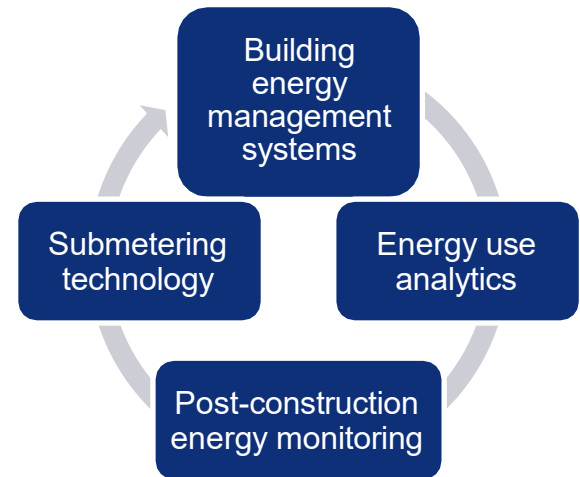
## Planning and Design

- Development and implementation of a commissioning plan
- Integrative design process
- To exceed relevant energy codes or standards
- Maximum energy use intensity post-occupancy

## Energy Efficiency Measures may include:

- ✓ Air Conditioning
- ✓ Commissioning
- ✓ Energy modeling
- ✓ High-efficiency equipment and appliances
- ✓ Lighting
- ✓ Occupant controls
- ✓ Passive design
- ✓ Space heating
- ✓ Ventilation
- ✓ Water heating

## Operational Energy Efficiency Monitoring Measures



# Development Water Conservation Requirements

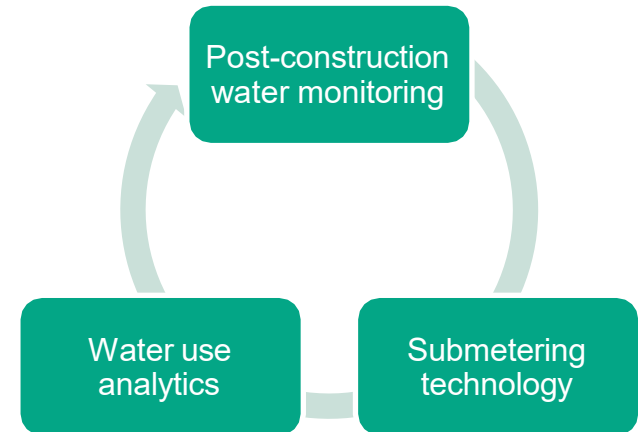
## Planning and Design

- Development and implementation of a commissioning plan
- Integrative design for water conservation
- Requirements for indoor water efficiency
- Requirements for outdoor water efficiency
- Requirements for process water efficiency
- Requirements for water supply
- Requirements for minimum water use intensity post-occupancy

## Energy Efficiency Measures may include:

- ✓ Commissioning of water systems
- ✓ Drip / smart irrigation
- ✓ Drought tolerant /low-water landscaping
- ✓ High-efficiency / dry fixtures
- ✓ Leak detection system
- ✓ Occupancy sensors

## Operational Energy Efficiency Monitoring Measures



# Planning and Design - Commissioning Plan



## Conducted by Third-Party

### Commissioning Process Scope to include:

Complete the following commissioning (Cx) process activities for mechanical, electrical, plumbing, and renewable energy systems and assemblies, in accordance with ASHRAE Guideline 0-2005 and ASHRAE Guideline 1.1–2007 for HVAC&R Systems, as they relate to energy, water, indoor environmental quality, and durability. Requirements for exterior enclosures are limited to inclusion in the owner’s project requirements (OPR) and basis of design (BOD), as well as the review of the OPR, BOD and project design. NIBS Guideline 3-2012 for Exterior Enclosures provides additional guidance.

The commissioning authority (CxA) must do the following:

- Review the OPR, BOD, and project design.
- Develop and implement a Cx plan.
- Confirm incorporation of Cx requirements into the construction documents.
- Develop construction checklists.
- Develop a system test procedure.
- Verify system test execution.
- Maintain an issues and benefits log throughout the Cx process.
- Prepare a final Cx process report.
- Document all findings and recommendations and report directly to the owner throughout the process.

### Current Facilities Requirements and Operations and Maintenance Plan

- Prepare and maintain a current facilities requirements and operations and maintenance plan that contains the information necessary to operate the building efficiently. The plan must include the following: a sequence of operations for the building;
- the building occupancy schedule;
- equipment run-time schedules;
- setpoints for all HVAC equipment;
- set lighting levels throughout the building;
- minimum outside air requirements;
- any changes in schedules or setpoints for different seasons, days of the week, and times of day;
- a systems narrative describing the mechanical and electrical systems and equipment;
- a preventive maintenance plan for building equipment described in the systems narrative; and
- a commissioning program that includes periodic commissioning requirements, ongoing commissioning tasks, and continuous tasks for critical facilities.

The review of the exterior enclosure design may be performed by third-party who is not directly responsible for design of the building envelope.

# Community Engagement Program



A thorough community engagement plan is in place, with appropriate outreach activities for each stage of the project, with the purpose of keeping the community informed of project status and proactively identifying and resolving any issues/concerns. LPC ensures that community health and wellness are considered throughout the development process, as well as that an emergency/resilience plan is in place, including disaster relief. In addition, we share best practices and case studies relating to ESG and providing detailed ESG report and case studies (educational materials) on how we collaborate with the community. Furthermore, LPC informs local municipalities about the tenants who will occupy the area and the employment creation in the local communities. LPC teams work on local outreach to ensure that regional teams undertake extensive community research and deliver network activities. LPC believes in giving back to the areas in which we operate, thus we continue to give back to local/regional/national charities and community organizations.

## Features

- Community Health and Wellbeing
- Effective communication and process to address community concerns
- Employment creation in local communities
- Enhancement programs for public spaces
- ESG education programs including case studies and best practices
- Research and network activities
- Resilience, including assistance or support in case of disaster
- Supporting charities and community groups

# Community Impact Monitoring

We regularly engage community stakeholders for each development project. Including providing key analysis of project data (traffic, etc), ongoing communication throughout the project, ensure there is community monitoring planning in-place, work to develop and implement a risk mitigation plan, ensure any nuisance and or disruption risks are identified and mitigated, identify and communicate with all stakeholders and impacted groups and ensure that management practices are in-place that ensure accountability for performance goals and issues identified during community monitoring.

## Features

- Analysis and interpretation of monitoring data
- Development and implementation of a communication plan
- Development and implementation of a community monitoring plan
- Development and implementation of a risk mitigation plan
- Identification of nuisance and/or disruption risks
- Identification of stakeholders and impacted groups
- Management practices to ensure accountability for performance goals and issues identified during community monitoring