



L U M A

S O U T H

GREEN BUILDING HANDBOOK

RETAIL GREEN BUILDING HANDBOOK

A green building makes environmental and economic sense.



L U M A
S O U T H

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213.622.5400

OUR COMMITMENT

The South Group is committed to responsible development in building design and construction. We have targeted a LEED™ (Leadership in Energy and Environmental Design) Certified or Silver rating from the U.S. Green Building Council for Luma, placing it among the first LEED certified residential buildings in downtown Los Angeles. The entire South development is pursuing LEED certification.

From the architect and contractor to the mechanical and electrical engineers, the project team diligently pursued an integrated design process to make Luma a model for mixed-use urban design. Along with providing a pleasant environment for residents and retail tenants, one of The South Group's goals is for Luma to be a model for environmentally responsible residential living.

Our goal is to educate you about the building's green elements and the building programs that are offered in keeping with the project's green building philosophy. This handbook summarizes the environmental design elements of Luma including a detailed outline of the measures implemented that contribute to achieving LEED certification. We encourage you to consider pursuing LEED for Commercial Interiors for your retail improvement as well. This is discussed in further detail in the following pages.

We sincerely hope you will be inspired by the many benefits that are enjoyed by choosing energy and resource-efficient alternatives and encourage you to pursue LEED certification for the design and construction of your new retail space.

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Why is it Important?

- Buildings consume 40% of all material and energy flows
- Buildings and their construction consume 54% of all U.S. energy either directly or indirectly
- Buildings account for 35% of the CO₂ emissions in the U.S.

Green building practices provide the framework and tools to build in an efficient, healthy, and ecologically responsible manner.

WHAT IS A GREEN BUILDING?

- Considers the true costs of building and site impacts on the local, regional, and global environment through life-cycle costing and assessment
- Uses natural resources efficiently, maximizes the use of local materials, and eliminates waste
- Reduces building ecological footprints allowing ecosystems to function more naturally
- Optimizes climatic conditions through site orientation and design
- Uses energy-efficiency systems and materials
- Integrates natural daylight and ventilation and improves indoor air quality
- Plans for future flexibility, expansion, and building demolition
- Reduces, reuses, and recycles materials in all phases of construction and deconstruction
- Minimizes the use of mined rare metals and persistent synthetic compounds
- Conserves and reuses water and treats stormwater runoff on-site
- Encourages a transit-, bicycle-, and pedestrian-oriented project
- Includes advanced telecommunications technology allowing greater electronic access and reducing the need to travel
- Improves acoustics and reduces noise levels



HERE IS WHAT WE HAVE DONE AT LUMA

ENERGY EFFICIENCY

Luma was designed to reduce energy use by up to 15% over national standards through:

- High performance glazing to reduce solar heat gain
- Increased wall insulation throughout the building
- High-efficiency water source heat pumps in units
- High-efficiency domestic hot water system
- High-efficiency lighting systems
- Programmable thermostats for all regularly occupied spaces
- Energy Star® appliances wherever possible
- Building commissioning to verify and ensure that the entire building is designed, constructed, and calibrated to operate as intended

RESOURCE EFFICIENCY

- Interior recycling and sorting facilities for both residents and retail tenants
- Recycled over 75% of construction waste materials
- Preference given to materials that contain recycled content and that are manufactured locally
- Preference given to materials that are extracted locally, which reduces the embodied energy associated with transportation

WATER EFFICIENCY

Luma was designed to reduce water usage over a base building by 30% through:

- Low-flow/ultra low-flow kitchen and bath fixtures
- Dual flush toilets

As you can see,

a great deal of time and effort has been spent by the project team in evaluating and incorporating as many environmentally responsible features as possible into the overall design of Luma.



We want to engage you, the retail tenant, to follow the same basic environmentally responsible guidelines for the construction of your tenant improvement by sharing with you the green building features of the residential spaces. By complementing these features, you have the ability to earn a LEED for Commercial Interiors (LEED-CI) designation for your space and you help us maintain an exemplary level of indoor air quality and resource efficiency in the building. We can each do our part to ensure Luma is a healthy place to live and work.

INDOOR AIR QUALITY

- Operable windows allow for natural ventilation
- Specified low-toxicity building materials and finishes to prevent persistent off-gassing
- Walk-off mats at main entries help prevent contaminants from entering the building
- Followed specific guidelines to contain dust and prevent contamination during construction
- Safer, environmentally-responsible janitorial services and a building-wide green cleaning program for residents

ENVIRONMENTAL RESPONSIBILITY

- Mixed-use, transit-supportive project: several bus lines, light rail, and subway in close proximity to the building
- Bicycle parking available for residential and retail tenants
- Flexcar vehicle located one block away with free one-year memberships for residents
- Environmentally-appropriate landscaping with drought-tolerant and native species
- A 50% reduction in potable water used for irrigation over baseline conditions
- No ozone depleting refrigerants used in building cooling system
- Compliance with dark sky requirements reduce light pollution from the site

WHY GREEN YOUR RETAIL SPACE?

Greening your space has many direct and indirect benefits. Green building benefits your company's bottom line. An investment in ozone-friendly, energy-efficient equipment helps save money on utility bills and operating costs long-term and reduces the amount of CO₂ emissions related to your business operations. Daylighting and non-toxic materials and finishes ensure healthy, pleasant spaces which are more comfortable for employees and more inviting for clients. This can result in higher employee productivity, better employee retention, and has been shown to contribute to higher retail sales.

Also, environmental stewardship reflects positively on your company's reputation in the community. Remember, how you choose to build out your space and what you use in doing so does have an impact. Detailed green building suggestions and resources are outlined on the following pages to get you started!

INTRODUCTION TO LEED

It would be a great complement for our retail tenants to pursue LEED for Commercial Interiors certification. LEED-CI is a nationally-recognized standard for certifying high-performance green interiors that are healthy, productive places to work, are less costly to operate and maintain, and reduce environmental footprint. Projects achieve a Certified, Silver, Gold, or Platinum level of certification based upon total points earned. Points are awarded based on various criteria that fall in five basic categories – sites, water efficiency, energy efficiency, materials and resources, and indoor air quality. Credit can also be earned for greatly exceeding minimum thresholds for certain points or for innovative strategies. Leasing your space at Luma, which will be a LEED-certified building, already helps achieve several LEED credits.

To learn more about LEED for Commercial Interiors guidelines and to register with the U.S. Green Building Council, please visit: www.usgbc.org or contact Renée Worme, Sustainability Manager, Gerding Edlen Development, at: 503.299.6000, or: renee.worme@gerdingedlen.com.

There are many new and innovative techniques available that help us achieve energy savings in our buildings and help us create healthy working environments. The focus for the Luma retail tenant should be promoting resource efficiency during construction, installing water and energy-efficient systems, selecting low-impact furnishings and finish materials, and improving indoor air quality.

The next section summarizes strategies that contribute to a successful LEED-CI submittal and a green interior space. We also encourage you to familiarize yourself with the resources for greening your space that are given in the sidebars of the following pages.

Resources for Greening Your Space

LEED for Commercial Interiors

www.usgbc.org

City of Los Angeles, SustainLA

A joint City project encompassing the environmental programs of many different City departments and agencies

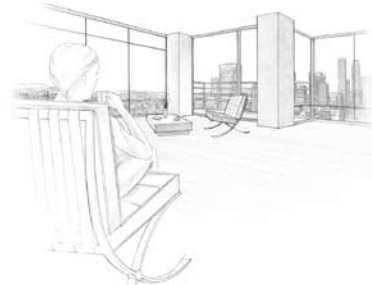
www.sustainla.org

California Integrated Wastewater Management Board Green Building Design & Construction

www.ciwmb.ca.gov/GreenBuilding

City of Los Angeles, Department of Public Works, Bureau of Sanitation

www.lacity.org/san
213.473.7878



Resources for Construction Recycling

California Integrated Waste Management Board
Construction and demolition debris recycling
916.341.6500
www.ciwmb.ca.gov/ConDemo/
email:
condemo@ciwmb.ca.gov

County of Los Angeles,
Department of Public Works
Construction and demolition debris recycling and reuse program
888.CLEAN LA
<http://ladpw.org/epd/CD>

SUGGESTIONS FOR TENANT IMPROVEMENTS

CONSTRUCTION ACTIVITIES

In keeping with actions taken during construction of the base building, we encourage both you and your contractor to minimize the impacts of your construction activities. We recommend implementing an aggressive Construction Waste Management Plan.

This plan should clearly outline all anticipated construction materials to be used in the project that are to be recycled, how the materials will be recycled, and how all recycled materials are documented by the waste hauler.

Some strategies to consider:

- Work with the building/property manager to identify a good location to collect recyclable source-separated debris on-site
- Alternatively, ask the contractor to use a facility that will accept, sort, and recycle commingled waste to avoid the space requirements of multiple containers
- Ask your contractor to recycle any tear-out materials that can be salvaged or recycled
- Have suppliers take back wood palettes, cardboard packaging, shrink-wrap plastic, and Styrofoam
- Ask your contractor to arrange for recycling with the hauler, find out where the hauler takes materials for recycling, and arrange to get copies of the load tickets to confirm delivery
- Establish a 90% minimum overall recycling rate as a project goal



INDOOR AIR QUALITY DURING CONSTRUCTION AND BEYOND

Implement a Construction Indoor Air Quality Plan (see SMACNA reference in sidebar) to protect the health and comfort of both the workers and future occupants.

Suggested strategies include:

- Fully isolate dust producing activities from the rest of the space
- Seal off the return grilles so that dust and pollutants are not trapped in during construction
- Where there is an open ceiling plenum, turn off the HVAC during construction when there will be dust and odors
- Install temporary air filters (minimum MERV 8) during construction on any individual units that may be running during construction
- Have the ducts vacuumed out after construction is complete and replace filters with new MERV 13 filters
- Phase the installation of materials so that items such as carpets do not act as sinks for any off-gassing materials
- Lay down temporary walk-off mats to catch dust, mud, and debris from workers' shoes as they enter the workspace or building. If your space has outside entries, provide permanent walk-off mats or grilles at each entrance. Plan for regular maintenance and cleaning of these surfaces. This can also be coordinated with the building's management company.

Resources for IAQ Management

Sheet Metal and Air Conditioning National Contractors Association (SMACNA) *IAQ Guidelines for Occupied Buildings Under Construction*, 1995
www.smacna.org/bookstore

Construction IAQ Management Provides a checklist based on the SMACNA guideline above. "Job-site Strategies for Ensuring a Healthy Building," *Environmental Building News*, Vol. 11, No. 5, May 2002.



Resources for Water Conservation

U.S. Department of Energy, FEMP

Energy-Efficient Products:
Faucets

www.eere.energy.gov/femp/procurement/eep_faucets.cfm

Energy-Efficient Products:
Urinals

www.eere.energy.gov/femp/procurement/eep_urinals.cfm

Dual Flush Toilets

Sterling by Kohler

www.sterlingplumbing.com

Caroma

www.caromausa.com

Resources for Energy Conservation

Southern California Gas

Savings by Design Program

www.socalgas.com

Los Angeles Department

of Water and Power

www.ladwp.com

California Public

Utilities Commission

www.cpuc.ca.gov

Energy Star®

www.energystar.gov

Energy Efficiency
& Renewable Energy

www.eere.energy.gov

WATER CONSERVATION

- Install low-flow/ultra low-flow fixtures, fittings and equipment such as toilets, urinals, and faucets that exceed current code requirements, which are:
 - Water closets, 1.6 gallons/flush
 - Urinals, 1.0 gallons/flush
 - Showerheads, 2.5 gallons/minute
 - Faucets, 2.5 gallons/minute
 - Replacement aerators, 2.5 gallons/minute
 - Metering faucets, 0.25 gallons/cycle
- Use flow fixtures as low as 1.5 gpm, and dual-flush toilets with flush settings of 0.8 and 1.6 to contribute greatly to overall water savings
- Include fixtures, fittings, and equipment modifications in plans and specifications
- Install devices such as aerators or automatic controls on faucets

ENERGY CONSERVATION

Have an energy model prepared to show the energy use of your space built to code standards versus as-built conditions taking into consideration regulated loads under ASHRAE 90.1-2004.

HVAC systems. All Luma retail tenants are provided with the same high-efficiency water source heat pumps used in the building's residences.

- If you are making any additions to existing HVAC&R systems, phase out any equipment using CFCs and we strongly encourage not using HCFCs, or Halons, which are known to adversely effect the earth's ozone layer
- Design your space so that employees can control the temperature and amount of light within their work area with an underfloor air distribution system and task lighting, as examples
- Install CO₂ sensors and set the controls on your supply air vent dampers to adjust the addition of fresh outside air to the space as needed (ask your owner's representative how to tie into the main building's DDC System)
- Monitor for thermal comfort and provide controls to adjust to fluctuations in humidity levels

- Consider purchasing green power or green tags from your utility provider or another green tag provider

Lighting. A poor lighting design and inefficient fixtures waste energy and increase the loads on cooling systems. In addition, glare and reflections from poor workspace lighting can lead to eye strain, fatigue, reduced productivity, and increased errors in visual tasks. Advances in ballast, lamp, luminaires, and control technology make it possible to obtain higher quality lighting with significant reductions in electricity usage.

- Design to reduce the lighting power density by at least 15% below the ASHRAE/IESNA Standard 90.1-2004
- Develop a lighting design based on your space layout that makes optimal use of natural and artificial lighting for ambient, task, and accent lighting needs
- Use light shelves to bounce light into interior spaces
- Select high quality, energy efficient fixtures considering aesthetics and the visual comfort of occupants
- Use T-5 fluorescent tubes rather than T-8 to get maximum efficiency with fewer fixtures
- Consider using lighting controls such as dimming ballasts and occupancy sensors
- Use variations in lighting to highlight surfaces and define or delineate spaces having different uses such as circulation zones, work areas, and meeting spaces
- Select a pleasant color temperature of lamps – e.g., 4100 degrees Kelvin or above with a Color Rendering Index (CRI) of 80 or more
- For all exterior building signage and lighting, conform to national IESNA standards (see reference in sidebar) to reduce light pollution by shielding fixtures so that there is no uplighting or light trespass

Resources to Purchase Green Power or Green Tags

Renewable Choice Energy
www.renewablechoice.com

3 Phases Energy
www.3phases.com

Bonneville Environmental Foundation
www.b-e-f.org

Resources for Light Conservation

Illuminating Engineering Society of North America
 Guidelines to minimize the negative effects of light pollution on the natural habitat
www.iesna.org

Energy Design Resources
 Energy efficient lighting design tools and resources
www.energydesignresources.com/category/lighting

Resources for Low-VOC Paint

American Formulating & Manufacturing (AFM)

Safecoat Enamels

Low-odor, zero-VOC paints with no formaldehyde, ammonia, crystalline silica, or ethylene glycol

800.239.0321

www.afmsafecoat.com

Kelly-Moore

Manufacturers of low and zero-VOC paints

800.874.4436

www.kellymoore.com

Sinan Company

Manufactures all-natural interior paints, primarily plant-based materials

530.753.3104

www.sinanco.com

Fraze Paint - EnviroKote

Interior low-odor, low-VOC paints

800.477.9991

www.frazeepaint.com

Spectra-tone Paint Company

Gold Label Premium Enviro interior zero-VOC paints

800.272.4687

www.spectra-tone.com

Sherwin-Williams

Manufactures Harmony, a zero-VOC, low-odor, solvent-free paint

503.760.8233

Appliances and office equipment. When purchasing new office equipment, including appliances such as refrigerators and dishwashers, ask for models that have earned the Energy Star® label to ensure that you are getting high quality and highly-efficient appliances. Energy Star appliances are cost competitive and save money to operate.

MATERIAL SELECTION

Make a commitment to use materials that minimize negative impacts to the local and global environment and create a healthier workplace.

Interior paints and wood finishes. Many companies now manufacture solvent-free latex paints in a variety of colors and surfaces (flat or semi-gloss).

- Use paints and primers that meet the emission and chemical component requirements according to Green Seal Standard GS-11:
 - Non-flat sheen: 150 g/l VOC max
 - Flat sheen: 50 g/l VOC max

Exterior paints. Some low-VOC and highly durable exterior paint options now exist. Try Sherwin-Williams' line of exterior primers and topcoats.

Adhesives and sealants off-gas quickly and the volatile chemicals may redeposit in carpet, fabrics, or unpainted drywall.

- Use low-toxicity adhesives for installation of all building materials including ceramic tile, linoleum, vinyl flooring, carpet base, wall coverings, and counter tops
- Specify only adhesives that meet the VOC limits of the South Coast Air Quality Management District, Rule #1168 (www.aqmd.gov):
 - Carpet pad installation: 150 g/l VOC max
 - Wood flooring installation: 150 g/l VOC max
 - Ceramic tile installation: 130 g/l VOC max
 - Drywall and panel installation: 200 g/l VOC max
 - Cove base installation: 150 g/l VOC max
- Use low toxicity, water-based siliconized acrylic caulk (painter's caulk) for interior moisture and air sealing and low-toxicity mastic for sealing HVAC ductwork

Resources for Adhesives and Sealants

John Latta Associates
Solvent-free waterproofing
and other sealant materials
800.444.8877

Titebond
Solvent-free, nonflammable
construction adhesive
Franklin International,
800.877.4583
www.titebond.com

Speed Grip
100% VOC-free, chemically
reactive construction adhesive
Geocel Corporation,
Elkhart, IN
800.348.7615
www.geocelusa.com

Timber-Tek UV Wood Finishes
Manufactures a line of natural
stains, sealants, and urethanes
503.232.1705
888.888.6095
www.timberprocoatings.com



Resources for Carpet

Carpet and Rug Institute

Database of products meeting the CRI IAQ Green Label standards
www.carpet-rug.com

Environmentally

Responsible Carpet Choices

www.metrokc.gov/procure/green/carpet.htm

Green Seal Report

on Carpet

www.greenseal.org/resources/CGR_carpet.pdf

Green Guard

www.greenguard.org

Resources for Flooring

American Bamboo

Society

www.americanbamboo.org

Forest Stewardship Council

Locate a supplier of FSC-certified wood products
www.fscus.org

Forbo Flooring

Marmoleum™ dealer

www.forboflooringna.com

Carpet and carpet pad. Many indoor air quality complaints have been traced back to chemicals that can off-gas from new carpet systems or biological pollutants. Low-toxicity commercial grade carpet systems and cleaning regimens are available from several manufacturers.

- Specify carpet with the Carpet Research Institute's (CRI) Green Label, Green Label Plus, or choose natural fibers such as wool carpet

Finish flooring. Consider low-VOC or rapidly renewable alternatives to vinyl composition flooring.

- Consider a natural linoleum, such as Marmoleum™, which is made from natural materials including ground cork, limestone, pigment, and linseed oil and does not off-gas any petroleum-based harmful or irritating chemicals
- Use vinyl tile flooring which does not contain the plasticizers or softening chemicals found in sheet vinyl
- Specify Forest Stewardship Council (FSC) certified hardwoods for flooring (be sure to look for no added urea-formaldehyde)
- Use bamboo flooring – bamboo is a beautiful, durable, and rapidly renewable material with a harvest cycle of less than 10 years

Furniture and furniture fabrics may be a source of irritating chemicals from pre-finished fabrics or cushioning. Low-toxicity options are available. Reuse existing furniture to the greatest extent possible.

Built-in cabinets and shelving. Alternatives to formaldehyde-based resins exist and new products are constantly appearing on the market.

- Use indoor composite wood products that contain no added urea-formaldehyde. Formaldehyde can cause eye, nose, and throat irritation and difficulty breathing in some people
- Specify wheatboard, formaldehyde-free MDF (Medium Density Fiberboard), or hardwood plywood for cabinets, storage systems, and shelving. Wheatboard is a sustainable particle-board made from annually renewable wheat straw and formaldehyde-free resin

Recycled content and locally-sourced materials.

Local materials have less embodied energy and reusing materials and selecting materials with recycled content requires fewer virgin materials. Many products made today, from steel to drywall to carpet, contain post-consumer and/or post-industrial material.

- Specify and give preference in bidding to subcontractors that use materials with high amounts of recycled content
- Reduce the embodied energy of materials used in your build-out by sourcing locally, cutting down on the energy used in transportation
- Use other environmentally-friendly materials including bamboo, linoleum, and wood from forests that practice sustainable forestry management – specify wood with the FSC designation

Resources for Green Furnishings

Herman Miller Inc.
888.443.4357
www.hermanmiller.com

Haworth, Inc.
616.393.3000
www.haworth.com

Steelcase, Inc.
800.333.9939
www.steelcase.com

Knoll
877.615.6655
www.knoll.com

Jules Seltzer Associates
Dealer of Herman Miller
and Knoll Furniture
8833 Beverly Blvd.
Los Angeles, CA 90048
310.274.7243
www.juleseltzer.com



RESOURCES FOR GREEN FINISH PRODUCTS

Pacific Crest Cabinets

Eco-friendly cabinet manufacturer. Find a dealer in you area
www.pacificcrestcabinets.com

Eco Timber

FSC, reclaimed, and bamboo flooring
 415.258.8454
www.ecotimber.com

FIBEROCK

Brand Gypsum Fiber Underlayment, manufactured by U.S. Gypsum Co.
 800.874.4968
www.usg.com

Meditate Corporation

Formaldehyde-free MDF
 800.676.3339

SkyBlend

Particleboard Panel, Particleboard using phenol formaldehyde resins
 Roseburg
 Forest Products
 541.679.3311

AllGreen® MDF

The first fiberboard made from 100% waste wood.
 CanFibre Group Ltd.
 Toronto, ON
 Canada
 416.681.9990

Purebond™

Formaldehyde-free hardwood plywood
 For veneer-cores
 Columbia Forest Products
 800.237.2428

Greenline

Forefront Designs
 1075 Shelley St.
 Springfield, OR 97447
 800.245.0075
www.forefrontdesigns.com

CanFibre Group Ltd.

Toronto, ON Canada
 416.681.9990

Watson Furniture Group

26246 Twelve Trees Ln.
 NW Poulsbo, WA
 98370
 800.426.1202
www.watsonfurniture.com

EcoBUZZ Workstations

Baltix Furniture, Inc.
 216 Daniels St.
 Long Lake, MN 55356
www.baltix.com

Evolve Office Systems

Global Contract Furniture
 1350 Flint Rd.
 Downsview, ON
 M3J2J7, Canada
www.globalcontract.com



GREEN BUILDING PROGRAMS

We are excited to offer you several important programs in keeping with the green building philosophy that was a key component of the construction process.

GREEN CLEANING PRODUCTS PROGRAM

Environmentally responsible cleaning is the use of products and/or processes that reduce or eliminate any negative impact of cleaning on human health and to the environment. A partnership has been formed with Coastwide Laboratories, a leading manufacturer of people- and planet-friendly cleaning products, for the provision of environmentally friendly cleaning supplies and products for residents and tenants at Luma.

We would therefore like to offer you (or your janitorial service) a free six-month supply of environmentally friendly cleaners. Once you are open for business, a representative will contact you to review your particular cleaning needs and arrange for distribution of the trial products to you. Information on where to purchase the products following the six-month trial period will also be provided.

The initial quantity of products provided should last up to 6 months, depending on your particular cleaning needs. Dilution ratios on these two products range from 1/2 ounce per gallon to 4 ounces per gallon of cold water depending on soil loads, yielding from 32 to 256 gallons of ready-to-use cleaner.

The cleaners are most effective if they are allowed to maintain contact with the soiled surface for a few moments before you scrub or wipe. For light duty cleaning, spray or pour cleaner directly on a wiping cloth. This prevents cleaner from being inhaled and gives better control near delicate surfaces.

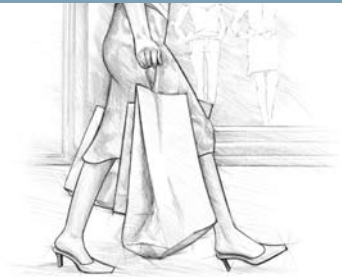
Also, keep in mind that dusting with lint-free damp or micro-fiber cloths, folded like a handkerchief to expose multiple sides for absorbing dust, will prevent stirring dust particles into the air where people can inhale the particles.

By using these products, you will help maintain a healthy working environment for yourself and your fellow employees.

Resources for Green Cleaning

Coastwide Laboratories
Leading manufacturer of people- and planet-friendly cleaning products in the Northwest
800.775.3289
www.coastwidelabs.com

Eco2000 / KC Products
Replacement for hazardous, caustic, and noxious ammonia- and butyl-based cleaners,
www.kcproductsinc.com



Resources for Recycling

City of Los Angeles, Bureau of Sanitation/Recycling

Find information on recyclable items
213.473.7878

www.lacity.org/san/solid_resources/special

Resources for Transportation

Metro

800.COMMUTE

www.mta.net

DASH

www.ladottransit.com/dash

Commuter Express

www.ladottransit.com/comexp

Flexcar

213.482.FLEX

www.flexcar.com

BUILDING RECYCLING PROGRAM

Recycling is an essential component of our building operation program. Retail tenants may contract with the building's recycling hauler for recycling services - paper, magazines, cardboard, glass, tin, and plastics can all be recycled. We hope that you will join us in this effort.

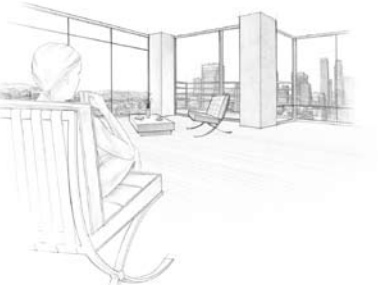
TRANSPORTATION OPPORTUNITIES

Luma is located at the confluence of numerous bus lines, several light rail lines and subway routes. Take advantage of the various transit options available to get around town.

Consider subsidizing transit passes through MTA for your employees to encourage the use of alternative transportation. Employees can plan trips, check fares, or even purchase tickets at Metro's website listed in the sidebar. DASH and Commuter Express routes and schedules are also available online.

Bike parking for your employees is available near the retail entrances. To further encourage your employees to cycle to work, install a shower and changing area in your build-out.

Flexcar has placed a car-sharing vehicle across the street from Luma, and has several other vehicles in the downtown Los Angeles area. To sign up to use Flexcar, contact them directly or visit them online. See the sidebar for contact information.



Thank you for taking the time to read about the energy- and resource-efficient elements of Luma. We appreciate your commitment to choosing similar materials and systems to ensure overall building performance when building out your space. We encourage you to participate in the environmentally-responsible programs we have implemented. We hope this Green Building Handbook assists you with creative ways to green your new space and that you will consider pursuing a LEED-CI designation for your build-out.

Each step we each take in creating healthy, green spaces in which to live and work helps preserve precious natural resources and has an enormous impact on the ecological well-being of our neighborhood, our community, and our world.



THE SOUTH GROUP

www.exploresouthgroup.com



