BRIARWOOD SEARS REDEVELOPMENT SUSTAINABILITY PLAN

The sustainability plan below provides an overview of anticipated sustainability features at the Briarwood Sears Redevelopment project, which includes the introduction of a new proposed large format retailer and a new proposed gourmet grocer (together on Site ‘A’) and the development of a new proposed multi-family residential building on Site 'B’.

REDEVELOPMENT SITE A (RETAIL + GROCER)

The key sustainability strategies being considered for Site ‘A’ are outlined below:

- **SITE**
  The site is designed to provide more landscape areas than exist within the development. The increase in landscape area will reduce the stormwater runoff from the site. Pedestrian and bicycle connectivity will be incorporated into the site with covered bicycle racks and sidewalk connections to both Eisenhower and State streets. The development will be designed to provide access to quality public transit. Electronic vehicle (EV) charging stations will be provided to encourage EV usage. Alternative modes of transportation will help reduce emissions.

- **STORMWATER MANAGEMENT**
  Mechanical filters will be installed on the storm sewer existing on-site to treat the runoff and reduce the suspended solids that may otherwise end up downstream. The site has been evaluated by the county water resources and G2 consulting service. Existing soil conditions do not allow water infiltration.

- **WASTE MANAGEMENT**
  A construction and demolition waste management plan will be implemented during construction. The plan will address waste recycling, salvage, and reuse goals. The plan will achieve at least 90% landfill diversion of all waste materials. The plan shall be provided as the project comes closer to entitlement.

REDEVELOPMENT SITE B (RESIDENTIAL)

The key sustainability strategies being considered for Site ‘B’ are outlined below:

- **SITE**
  The change from large expansive parking lot to an active, landscaped residential building will improve the overall disposition of the site. The development prioritizes the opportunity to create additional green spaces, surpassing the existing landscape within the site. This expansion of greenery is expected to curtail stormwater runoff from the site. In terms of accessibility, the site will integrate pedestrian and bicycle pathways and sidewalks connecting to both Eisenhower and State streets. Furthermore, the development will be thoughtfully planned to ensure convenient access to reliable public transportation. To promote the use of electronic vehicles (EVs), the site will feature dedicated EV charging stations thereby encouraging

environmentally friendly transportation options. Embracing alternative modes for commuting will play a pivotal role to reduce emissions. Also, the development team will consider creative ways to promote use of the bus system over driving.

- **STORMWATER MANAGEMENT**
  Mechanical filters will be installed on the storm sewer existing on-site to treat the runoff and reduce the suspended solids that may otherwise end up downstream. The site has been evaluated by the county water resources and G2 consulting service. Existing soil conditions do not allow water infiltration.

- **WASTE MANAGEMENT**
  A construction and demolition waste management plan will be implemented during construction. The plan will address waste recycling, salvage, and reuse goals. The plan will achieve at least 90% landfill diversion of all waste materials. The plan shall be provided as the project comes closer to entitlement. Further, a comprehensive waste management program to reduce both operational waste, encourage recycling and composting, and divert waste from landfill will be implemented.

- **CLEAN ENERGY**
  To understand the feasibility and potential sizing of onsite solar and geothermal systems, the development team (including our MEP engineer, sustainability consultant and specialized consultants) is conducting in-depth examinations of the energy requirements for the project and assessing production capabilities of clean energy systems. We anticipate sharing the results of this analysis and are eager to engage in discussions with the City and DTE regarding this matter.

- **ELECTRIC BUILDING**
  The multi-family residential building apartments and amenity spaces will benefit from all-electric heating, cooling appliances and domestic hot water. We are investing in HVAC systems that are more efficient than what typically is delivered in the market.

- **HIGH EFFICIENCY APPLIANCES + LIGHTING**
  The multi-family project and its dwelling units will feature high-efficiency lighting.

- **MATERIAL SELECTION + LIFE CYCLE ASSESSMENT (LCA)**
  The material and product selection for this project will focus on products with material ingredient transparency, low or no VOC, high recycled content, locally sourced when available, and meaningful embodied carbon reduction. Our sustainability consultant has been engaged to produce a total life-cycle assessment for the project. The project will aspire to be a Low Carbon building with focus on Whole Life Carbon: operational and embodied. Strategies that reduce embodied carbon and other greenhouse gas emissions associated with building materials (structure, enclosure, and interior materials) will be considered.