



WESTFIELD
DEVELOPMENT
COMPANY, INC.

The World's Going Green ... Are you?

November 13, 2007

Don Slack

Executive Vice President

Westfield Development Company, Inc.





WESTFIELD
DEVELOPMENT
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- 22 Stories
- 500,000 SF
- LEED CS - Gold/UFAD
- Design/Construction Team
 - RNL Design
 - Swanson Rink Engineering
 - Mortenson Construction
 - Enermodal Engineering
- Delivery Fall 2009



1800 Larimer

1800

LINCOLN
STATION



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1800 Larimer Lobby

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17,000 SF Landscaped Terrace

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SUSTAINABLE SITE

- Adjacency to Transit
- 17,000 SF Landscaped Terrace
- 100 Year Flood Storm Detention and Water Quality Storage Tank

WATER EFFICIENCY

- 38% Water Consumption Savings
- Waterless Urinals
- Dual Flush Valve Water Closets

ENERGY AND ATMOSPHERE

- Energy Consumption Savings over traditional office buildings of 30%
- UFAD reduces chiller use up to 29%
- Measurement and Verification System
- Tenant Power is Submetered
- Green Power through Xcel's Windsource

MATERIALS AND RESOURCES

- 20% Recycled Content in C&S Materials
- 20% Locally Obtained Materials
- FSC Certified Wood Doors

INDOOR ENVIRONMENTAL QUALITY

- UFAD System provides for 38% more fresh air than traditional overhead system
- UFAD System allows for individual control of air flow through floor diffusers

INNOVATION AND DESIGN PROCESS

- Green Housekeeping
- 100% Covered Parking
- Double Term Contract for Green Power
- Restoring 77% of non-footprint site to native or adaptive vegetation

1800 Larimer LEED Highlights

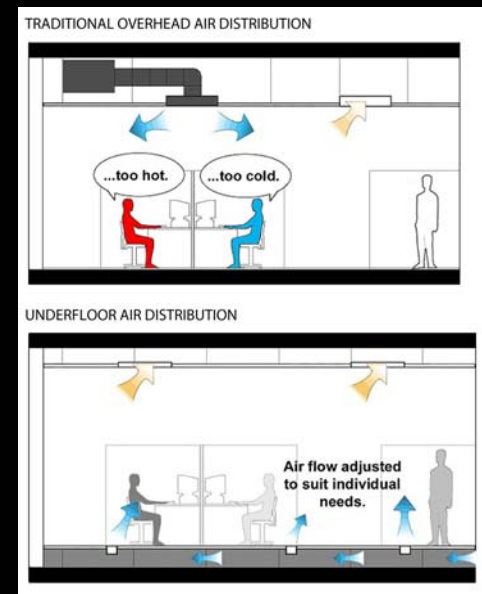
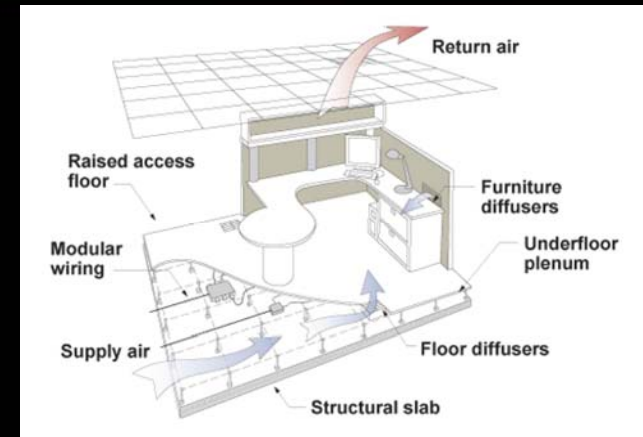




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Benefits

- Energy Savings over traditional systems
- Individual control over indoor air comfort
- Reduced Mechanical Tenant Finish Cost.
- Less churn cost
- Enhanced indoor air quality
- Increased productivity



Under Floor Air Distribution

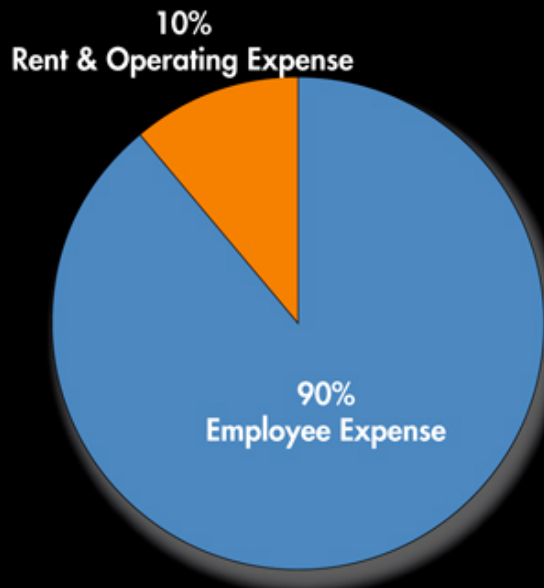
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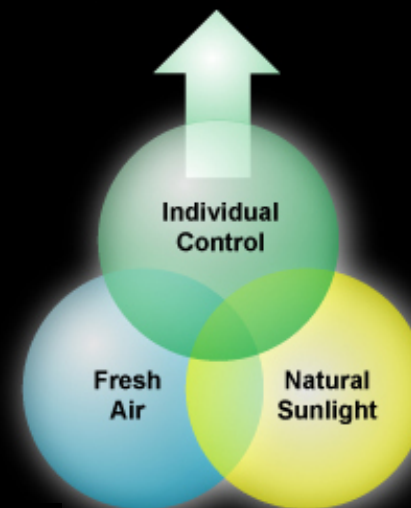


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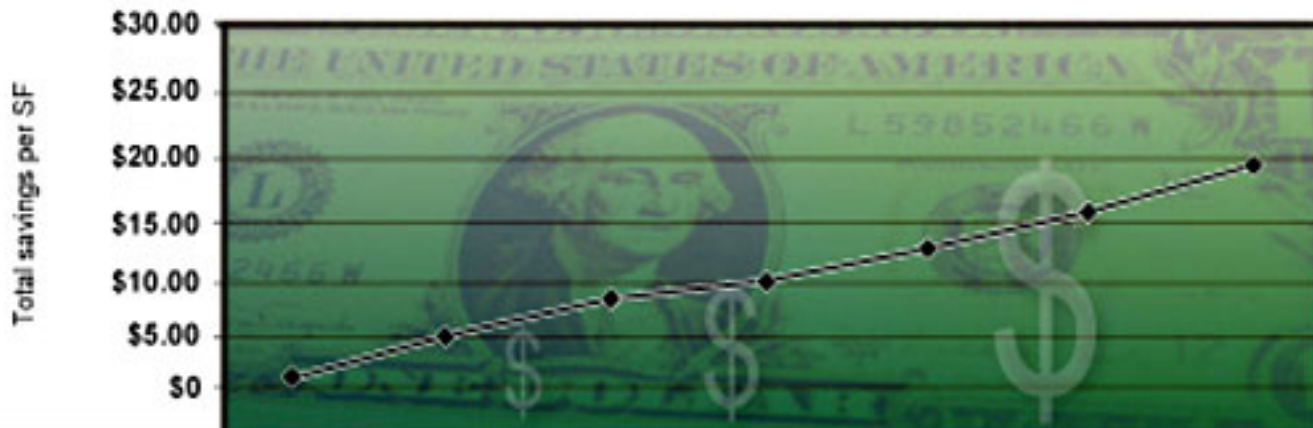
Assumption: 100,000 SF space with 1:250 SF employees at average salary/benefits of \$65,000



**INCREASED
PRODUCTIVITY**



Potential Green Building Savings



Sources:

"Greening the Building and the Bottom Line,"
Rocky Mountain Institute

"The Costs and Financial Benefits of Green Buildings," a report to
CA's Sustainable Building Taskforce





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Simply.... A Better Building

- Improved Indoor Environment
- Energy Use Reduction
- Water Use Reduction
- Intelligent Engineering Practices

A Clear Marketplace Advantage

- Occupant Satisfaction and Productivity
- Reduced occupancy cost

Investment Value

- Offers Competitive Advantage
- More and More tenants want green
- Higher Market Value



Why Build Green?

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- Use the energy model as a tool
- Be deliberate about the LEED points
- Keep the tenant's LEED needs in mind
- There will be trade-offs
- Productivity gains trump everything

Lessons Learned

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