

Appendix E



Environmental Sustainability Program for New Hall and Event Center

ENVIRONMENTAL SUSTAINABILITY PROGRAM
FOR THE CONVENTION AND EVENT CENTER
PROJECT

Environmental Sustainability Program

for the Convention and Event Center Project

The Applicants shall extend existing sustainability programs at the Project Site to include both the New Hall and the Event Center. In so doing, the Proposed Project would incorporate sustainability as one of its key design and operational criteria. Summary descriptions of how these sustainability programs would be incorporated into the various Project components are described below.

I. New Hall Sustainability Program

The Convention Center will include the New Hall in its management plan to continuously create programs to lessen the facility's environmental impact. Highlights of their programs to date include:

- In 2008, the Convention Center became the first U.S. convention center of its age and size, and the first City of Los Angeles Building to achieve the national distinction of being certified in Leadership for Energy and Environmental Design for existing buildings (LEED-EB) from the United States Green Building Council (USGBC). The Convention Center is certified at the LEED Gold Level.
- The Convention Center's food services operates with a 100% environmental-friendly approach including the use of service ware products that can either biodegrade or can be composted, a food waste diversion program, and serving a sustainable menu such as 100% free range organic grass fed beef and sustainable seafood.
- The Convention Center has many energy efficiency and renewable energy programs. Most notably the Convention Center is considered the largest solar energy-generating convention center in North America, with an electrical capacity of 450,000 kilowatt-hours per year and is enrolled in the Los Angeles Department of Water and Power's Green Power Program at a level of 30% of the facilities consumption as the baseline year of February 2008.

II. New Hall Sustainable Design Features

The New Hall would be designed with the intent of achieving a LEED Gold certification. In so doing the New Hall would meet all aspects of the City of Los Angeles Green Building Code. To that end, the New Hall would implement sustainability measures, including but not limited to the following:

(a) Sustainable Sites

The Project Site is located on a previously developed urban site in Downtown Los Angeles with substantial existing infrastructure in place. This site location provides convenient pedestrian access to the Metro Rail Blue Line Pico Station and the Metro Rail Red Line 7th/Metro Center Station. The Project Site is also well served by bus service. The Urban Heat Island, on both roof and non-roof surfaces, would be reduced by the use of compliant materials with a high solar reflectance index (SRI).

(b) Water Efficiency

- The New Hall would reduce water use by 33 percent in comparison to the estimated baseline.¹

Low flow toilets and waterless or low flow urinal fixtures would be used throughout the New Hall. Drought tolerant plants and efficient irrigation systems would be used throughout the development. The New Hall would also conserve water through a stormwater management plan aimed at reducing storm water run-off through onsite infiltration and capturing and treating rainfall. Specific Best Management Practices (BMPs) to be implemented as part of this plan include, but not be limited to, the following:

- Promote evapotranspiration and infiltration by increasing the overall footprint of landscaped areas and promoting the use of native and/or drought tolerant plants. The Proposed Project Site would slightly increase the overall amount of pervious surface;
- Provide storm drain system stenciling and signage to discourage illegal dumping;
- Design material storage areas and loading docks within structures or enclosures to prevent leaks or spills of pollutants from entering the storm drain system;
- Provide evidence of ongoing BMP maintenance as part of a legal agreement with the City of Los Angeles. Recorded covenant and agreements for BMP maintenance are part of standard building permit approval processing; and
- Design post-construction structural or treatment control BMPs to either treat or infiltrate stormwater runoff. Stormwater treatment facilities and systems would be designed to meet the requirements of the SUSMP manual.
 - Volumetric Treatment Control BMPs would be designed to capture the volume of runoff from a 0.75-inch storm event, prior to discharging to the public storm drain system.
 - Flow based Treatment Control BMPs would be designed to the same standards as the volume-based control BMPs. The flow of runoff produced from the storm event shall be equal to or at least 0.2 inch per hour.
 - Treatment devices shall be sized and designed to meet the above requirements outlined in the SUSMP manual.

The New Hall would also comply with the Low Impact Development (LID) standards, which are intended to promote the use of natural infiltration systems, evapotranspiration, and the reuse of stormwater.

¹ Water baseline is calculated according to the maximum allowable water use per plumbing fixture and fittings as required by the California Building Standards Code as cited in 2010 Los Angeles Green Building Code.

(c) Energy and Atmosphere

The New Hall would comply with the required measures of the 2010 Los Angeles Green Building Code and implement additional efficiency measures to achieve greater than a 20 percent reduction in energy consumption relative to the estimated baseline². Demand control ventilation would be utilized in HVAC systems, refrigerants in heating, ventilation and air conditioning equipment would have low GHG emission rates.

(d) Materials and Resources

- A minimum of 20 percent of all building materials and products for development would consist of recycled content or would be manufactured regionally while a minimum of 5 percent of all building materials and products for development would be rapidly renewable.
- A combined minimum of 75 percent of construction waste and/or debris will be diverted from landfill storage for both the demolition and new construction phases.

The New Hall will divert at least 50 percent of its solid waste during operation.

The design materials and resource selection for the New Hall would be made to minimize environmental impacts. The construction of the New Hall would include a Construction Waste Management (CWM) plan to achieve the waste diversion percentages noted above. The New Hall construction would also require a minimum of 20 percent recycled content thereby reducing impacts from the extraction and processing of virgin materials. To support local industry and reduce environmental impacts associated with the transport of materials, a minimum of 20 percent of the overall construction materials would be extracted, processed or manufactured within a 500-mile radius of the Project Site.

(e) Indoor Environmental Quality

The New Hall would be designed, constructed and operated to optimize indoor air quality and minimize indoor air contaminants. An indoor air quality management plan would be prepared prior to construction. The design for the New Hall would specify interior finish materials such as adhesives, sealants, paints, flooring and composite wood products with low emission rates of volatile organic compounds (VOCs) and to reduce the generation of indoor air contaminants that are odorous, irritating, and/or harmful to the comfort and well being of the construction work force and building occupants. The HVAC system would be designed to optimize exterior and interior air flow to ensure healthy indoor air quality. Prior to occupancy, the ventilation system shall be operated to remove a large portion of VOCs from the interior of the buildings generated during construction and installation of building materials. Potential adverse effects from this operation would be addressed by the indoor air quality management plan. Such measures may include, but not be limited to, conducting this process during favorable meteorological conditions for pollutant dispersion and would be discontinued during second-stage smog alerts.

² The Event Center and New Hall have both registered for LEED v.3 (LEED NC 2009) and will calculate energy baselines with ASHRAE 2007.

III. Event Center Sustainability Program

AEG is committed to making the Event Center one of the most environmentally responsible stadiums in the world.

AEG's commitment to the environment is woven into the way the company operates through AEG 1EARTH, AEG's environmental program that measures and quantifies the impact of AEG's operations, identifies goals to guide company decision-making, and provides tools to improve environmental performance. A summary of the AEG 1EARTH program is attached as Appendix 1.

The Event Center will be in the unique position to benefit from the AEG 1EARTH initiatives that AEG has already undertaken at its other facilities. While AEG's commitment is global, the investments AEG has made locally at the L.A. LIVE complex contribute to the sustainability of the communities in Southern California:

- Achieving LEED-New Construction Silver Certification of The JW Marriot Hotel L.A. LIVE and The Ritz-Carlton Hotel and Residences;
- Installing over 3000 solar panels on the roofs of STAPLES Center and Nokia Theatre L.A. LIVE. The 512 kW photovoltaic (PV) solar system provides as much greenhouse gas emission reduction benefits as planting 170 acres of mature trees; and
- Becoming the first arena in the United States to achieve ISO-14001 Certification for an Environmental Management System at STAPLES Center.

As part of AEG 1EARTH, the Event Center will:

(a) Adhere to AEG 1EARTH Environmental Policy:

AEG's corporate environmental policy, as signed by its President and CEO, Tim Leiweke, commits AEG to the following principles:

- Continual improvement and review of environmental performance in business operations;
- Compliance with all environmental regulations and policies;
- Integration of best management practices into our operations using pollution prevention and environmental sustainability strategies as core objectives; and
- Responsiveness to the environmental concerns and priorities of the company's stakeholders, clients, guests and employees.

(b) Measure environmental performance through AEG Ecometrics:

AEG Ecometrics is AEG's environmental performance tracking system that collects over 30 data points on resources consumed and wastes generated from all AEG owned and managed facilities. Information is collected monthly and normalized by total attendance to account for growth and benchmark AEG's performance over time and across the variety of building types within the AEG portfolio.

(c) Implement an Environmental Management System (EMS):

An Environmental Management System is a written program that describes an organization's environmental best practices and sets goals for things they can improve. It is a self-defined framework for an organization to link environmental goals to its core objectives and integrate environmental responsibilities into staff training and job responsibilities.

(d) Incorporate sustainable design features and operating practices to help meet AEG's 2020 Environmental Goals:

AEG has joined the Clinton Global Initiative and made a Commitment to Action to monitor environmental results and report back on progress and ensure that the Event Center will be one of the most environmentally responsible stadiums in the world.

IV. Event Center Sustainable Design Features

The Event Center would be designed with the intent of achieving a LEED certification. In so doing the Event Center would meet all aspects of the City of Los Angeles Green Building Code. The LEED rating system is broken down into five main categories of environmental sustainability. These categories are Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, and Indoor Environmental Quality. The Event Center will also focus on Sustainable Purchasing, Transportation and Awareness and Education. Summary descriptions of how these sustainability measures would be incorporated into the Event Center are described below.

(a) Sustainable Sites

The Project Site is located on a previously developed urban site in Downtown Los Angeles with substantial existing infrastructure in place. This site location provides convenient pedestrian access to the Metro Rail Blue Line Pico Station and the Metro Rail Red Line 7th / Metro Center Station. The site is also well served by bus service.

(b) Water Efficiency

- Water use reduction by 35 percent of estimated baseline.³

The Event Center will conserve water by installing the best available technology for water fixtures and equipment and educating our employees on water efficiency through an Environmental Management System. Water conservation measures at the Event Center include the use of artificial turf for the field surface. The Event Center would also conserve water through a storm water management plan aimed at reducing storm water run-off through onsite infiltration and capturing and treating rainfall. This plan would include the BMPs listed above for the New Hall. The Event Center would also comply with the LID standards, which are intended to promote the use of natural infiltration systems, evapotranspiration, and the reuse of stormwater.

³ Water baseline calculated according to the maximum allowable water use per plumbing fixture and fittings as required by the California Building Standards Code as cited in 2010 Los Angeles Green Building Code

(c) Energy and Atmosphere

- Energy performance improved by greater than 14 percent of the estimated baseline.⁴

The Event Center will optimize energy performance through the installation of best available technology for HVAC, lighting, and all major electrical appliances and control systems; and through educating employees on energy efficiency through an Environmental Management system. Carbon Neutrality will be achieved first through on-site and local projects then through the purchase of carbon offsets that support local economic development while ensuring positive environmental and social impacts.

(d) Materials and Resources

- 50 percent solid waste diverted during construction.
- 50 percent solid waste diverted during operation.

The Event Center will expand upon L.A. LIVE and STAPLES Center's existing waste and recycling program to continually improve the diversion of waste from landfill through robust recycling, the donation of durable goods, and implementing a front of house composting program that includes sourcing biodegradable concessions packaging.

(e) Indoor Environmental Quality

The design for the Event Center would specify interior finish materials such as adhesives, sealants, paints, flooring and composite wood products with low emission rates of volatile organic compounds (VOCs) and to reduce the generation of indoor air contaminants that are odorous, irritating, and/or harmful to the comfort and well being of the construction work force and building occupants.

(f) Transportation

- 100 percent Carbon Neutral for greenhouse gas emissions from private automobile trips to stadium.
- Best in NFL in terms of vehicle trip ratio (i.e., the total annual number of private automobiles arriving at the Event Center to total annual number of spectators).

As part of SB 292, the Event Center must achieve and maintain carbon neutrality by reducing to zero the net emissions of greenhouse gases from private automobile trips to and from Spectator Events at the Event Center. This objective would be realized via the following program:

1. Implementation of the Event Center's Transportation Management Plan;
2. Investment in local community projects that reduce greenhouse gas emissions; and
3. Purchase of carbon offsets. When feasible, offset purchases would be prioritized by proximity to the Project Site, with greatest preference given to projects within the

⁴ The Event Center and The New Hall have both registered for LEED v.3 (LEED NC 2009) and will calculate energy baselines with ASHRAE 2007

jurisdictional boundaries of the South Coast Air Quality Management District, then California, and then finally nationally.

In addition, the Proposed Project must achieve and maintain a vehicle trip ratio (defined as the total annual number of private automobiles arriving at the Event Center for Spectator Events divided by the total number of spectators at the events) that is no more than 90 percent of the trip ratio at any other stadium serving a team in the National Football League. This would reduce traffic congestion, further improve air quality, and reduce greenhouse gas emissions.

(g) Sustainable Purchasing

- 10 percent of all building materials will be rapidly renewable, recycled content or manufactured regionally; and
- 90 percent of on-going consumable paper, janitorial and lighting products will be purchased in conformance with AEG's Environmentally Preferable Procurement Policy, which establishes priorities for the purchase of products based on health and environmental considerations.

The Event Center will implement AEG's Environmentally Preferable Procurement Policy to ensure that the health and environmental impacts of products are taken into consideration and weighed appropriately against cost. Emphasis will be placed on HVAC, lighting, janitorial, and paper products, as well as sourcing local and recycled-content materials. A summary of AEG's Environmentally Preferable Procurement Policy is attached as Appendix 2.

(h) Awareness and Education

- Environmental messaging to fans during events and to employees; and
- Host to environmental outreach events.

The Event Center will host public and industry environmental events that promote dialogue and collaboration on innovative environmental solutions. In addition, the Event Center will feature educational environmental signage and messaging via the event scoreboard.

V. Parking Garages Sustainability Program

The two larger, more efficient parking garages that will be constructed west of L.A. Live Way to replace the existing Bond Street surface parking lot and the existing Cherry Street Garage, as well as the parking that is currently located beneath the existing West Hall, will feature energy efficient lighting. In addition, the Event Center Applicant shall provide up to 12 electric vehicle charging stations in addition to Code requirements (i.e., provide electric vehicle supply wiring equal to five percent of the total number of parking spaces) and 250 bicycle spaces in one or more of the on-site parking garages to facilitate and encourage the use of electric vehicles and provide priority parking locations for hybrid and electric vehicles, and to facilitate and encourage the use of these vehicles and electric cars. The L.A. Live Way Garage will also include a solar array system with a peak capacity of approximately between 375 kW and 475 kW output to the electrical system.



Appendix 1

AEG 1EARTH Overview

AEG's commitment to the environment is woven into the way the company operates through the AEG 1EARTH program. AEG 1EARTH measures and quantifies the impact of AEG's operations, identifies goals to guide company decision making and tools to improve environmental performance.

THE AEG 1EARTH MISSION:

To have our business decisions reflect our understanding that we are all part of 1EARTH, we must balance economic performance with environmental health and community well-being. We reduce and recycle waste, conserve energy and water, and educate our guests and employees on environmental stewardship.

As part of AEG 1EARTH AEG is committed to:

- Adhere to the AEG 1EARTH Environmental Policy
- Implement projects to help meet AEG's 2020 Environmental Vision Goals which include conserving energy, water and reducing waste
- Measure environmental performance through the AEG Ecometrics tracking system which collects data on consumption of natural resources and waste generated
- Educate employees and guests on environmental stewardship

Environmental Partners

The path towards sustainability requires unprecedented partnerships. AEG is proud to partner with the following organizations:

The Climate Registry
Heal the Bay
Habitat for Humanity
Julie's Bicycle
Green Sports Alliance
Green Music Group
Long Beach Conservation Corps
Los Angeles Conservation Corps
Los Angeles Neighborhood Land Trust
People for Parks
Natural Resources Defense Council
Rock the Earth

Responsible Purchasing Network
U.S. EPA
U.S. Green Building Council
World Wildlife Fund

Environmental Highlights

Over the years, we have implemented numerous projects helping to save energy, water, and reduce waste. Here are recent accomplishments through 2012:

- Installed over 826,000 kWh of on-site solar panels at Acer Arena, Stockholm Globe Arenas (Hovet building), STAPLES Center and Nokia Theatre L.A. LIVE.
- STAPLES Center and Home Depot Center are the first arena and stadium in the United States to achieve ISO-14001 Certification
- Purchased over 13,652,040 kWh in renewable energy credits at O2 World, Rose Garden and Ogden Theatre
- The O2 composted 100 percent of all food waste and 70 percent of all glass. And turned 100 percent of waste cooking oil into biodiesel.
- Rainwater capture system installed at O2 World Hamburg supplying all water to flush toilets and urinals.
- Installed the United States' 5th largest vegetated roof at Target Center.



Appendix 2

Environmentally Preferable Procurement (EPP) Policy

As part of AEG 1EARTH, AEG has developed an Environmentally Preferable Procurement (EPP) Policy to address the environmental impacts of the full life-cycle of the products and services used by the company. The purpose of the EPP is to achieve the following objectives and goals:

Objectives

- To REDUCE our waste and impact on the environment and human health
- To USE environmentally friendly products and services wherever possible
- To MINIMIZE risks of compliance issues and avoidable liabilities

Goal

- 50 percent of all dollars spent in the following four 'high-impact' categories to be spent on environmentally preferable products:
 - 1) Heating, Ventilation and Air Conditioning (HVAC)
 - 2) Lighting
 - 3) Paper
 - 4) Janitorial Supplies

This EPP policy is primarily guided by the requirements set out by the U.S. Federal Green Preference Procurement (GPP) Program, the Environmental Protection Agency (EPA) as well as industry-leading certifications and standards. In compliance with AEG 1EARTH, this EPP will be subject to continual improvement and review. AEG's EPP policy includes:

- Environmental Attributes and Definitions
- General Guidance for Material Selection
- Specifications for High-Impact Categories
- Specifications for Other Significant Procurement Categories

Below is a list of the environmentally preferable attributes, specifications and standards for the four designated 'high impact' products and services.

Heating, Ventilation and Air-Conditioning Products

Preferable attributes and specifications:

- Designed in accordance with ASHRAE 62.1-2007 Standards for Outdoor Air
- Ventilation and ASHRAE 55-1992 Standards for Thermal Environmental Conditions for Human Occupancy
- Designed in accordance with all state and local building codes and standards
- Meet ENERGY STAR specifications for energy efficiency or have earned the ENERGY STAR designation
- FEMP-designated or meet minimum recommended levels under SEER and/or EER
- Contain no CFC-based refrigerants or at least be capable of retrofitting

Accepted standards and certifications:

- ENERGY STAR
- Federal Energy Management Program (FEMP)
- Seasonal Energy Efficiency Rating (SEER); Energy Efficiency Rating (EER)
- American Society of Heating, Refrigerating and Air-Conditioning (ASHRAE)

Lighting Products and Services

Preferable attributes and specifications:

- Must contain the lowest amount of mercury per rated hour
- All ballasts must be electronic
- Must not contain persistent, bioaccumulative and toxic chemicals (PBTs, including mercury and lead) unless there is no feasible alternative
- Vendors shall provide services for the disposal and recycling of lamps as well as employee education on the proper management of and recycling options for all mercury-containing lighting equipment, preferably at no additional cost

Accepted standards and certifications:

- ENERGY STAR
- Federal Energy Management Program (FEMP)
- EPA Toxicity Characteristic Leaching Procedure (TCLP)
- National Electric Code (NEC/NFPA 70)

- National Electrical Manufacturers Association (NEMA)
- Occupational Safety and Health Administration (OSHA)

Paper Products

Preferable attributes and specifications:

- All paper products shall consist of at least 30 percent recycled post-consumer content
- All white paper products must be chlorine-free certified

Accepted standards and certifications:

- Forest Stewardship Council (FSC)
- Chlorine-Free Products Association (CFPA)
- Green Seal (GS)

Janitorial Products and Services

Preferable attributes and specifications:

- Biobased materials and/or chemicals
- Minimal presence of exposure to potentially harmful chemicals
- Use of renewable resources
- No Volatile Organic Compounds (VOC)
- No ozone depleting substances
- Biodegradable
- Non-toxic
- Low flammability

Accepted standards and certifications:

- Green Seal (GS) Certification
- Environmental Choice (EcoLogo) Program Certification
- U.S. EPA Design for the Environment (DfE) recognition
- South Coast Air Quality Management District