



THE  
GREEN  
CITIES  
COMPANY

# Salmon Safe Certification

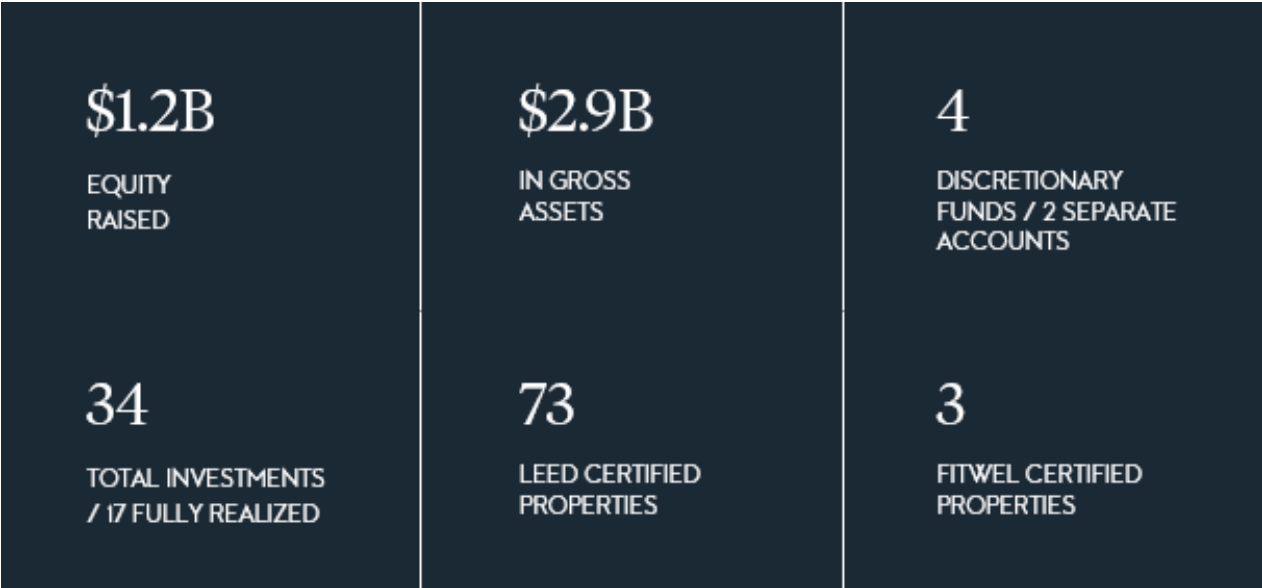
## 5MLK – Portland, OR

---



# Firm Overview

The Green Cities Company pursues market-driven opportunities with unique insight to align investment, environmental, and social value.



SIGNATORY  
SINCE 2017



REPORTING  
SINCE 2015



CERTIFIED  
SINCE 2016



CHAMPIONS  
IN 2019



SIGNATORY  
IN 2022

# Competitive Advantage - *Redefining Green*

The Green Cities Company embraces a broader Environmental, Social, and Governance (ESG) platform to drive value into our assets and positively impact communities and nature.

Our ESG focus, applied throughout the portfolio, is measured by our proprietary Green Cities Index, with five key pillars:

## THE GREEN CITIES INDEX



### ENVIRONMENTAL IMPACT

Focus on optimizing the energy, emissions, water, waste, and materials and furnishings used by our properties.



### CLIMATE CHANGE MITIGATION

Action-oriented look to the future, taking bold steps to reduce fossil fuel usage and reduce emissions of greenhouse gases.



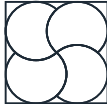
### RESILIENCE

Enhancing the preparedness of our properties and tenants to withstand and recover from challenges like climate risks, social unrest, and large-scale health threats.



### HEALTH AND WELLBEING

Commitment to safety, comfort, and physical and emotional wellness to improve the quality of life for our tenants.



### EQUITABLE COMMUNITIES

Engagement to create a positive, inclusive impact within our properties and on the neighborhoods where they reside, driving opportunity, justice, and anti-discrimination.

# 5MLK – Portland, OR

---



- 17-story mixed use building
- 220 apartment units, 120,000 square feet of office space, and 15,000 square feet of retail
- Located in Portland's Central Eastside near the Willamette River
- LEED Gold certified, WiredScore certified, Salmon Safe certified
- The property is also the first mixed-used property to receive Fitwel certification, with both the office and residential sections earning 1-Star
- Building design supports healthy indoor environments, access to healthy foods, access to the outdoors, and biophilic design
- Project was designed to use ~28% less energy than a typical building



# Biomimicry and Biophilic Design

---

5MLK's design reflects the cascading cliffs of this region of Oregon, with terraced balconies and connections to nature and water – both explicit and implicit – throughout the building.



# Nature Positive Design

---

This terracing also allows for exceptional management of stormwater at the building, protecting the local ecology, as certified through Salmon Safe.



Developing environmentally innovative projects that help restore our urban watersheds

## URBAN DEVELOPMENT CERTIFICATION REQUIREMENTS

Evaluate local site ecology to avoid negative impact, consider the watershed context, and preserve habitat

Integrate and restore habitats, providing for green over grey solutions

Manage stormwater at the source through building materials and design managing dispersion and infiltration

Protect habitat and water quality during construction with zero sediment discharge

Prioritize water conservation and water reclamation as well as use site appropriate vegetation and high-efficiency irrigation

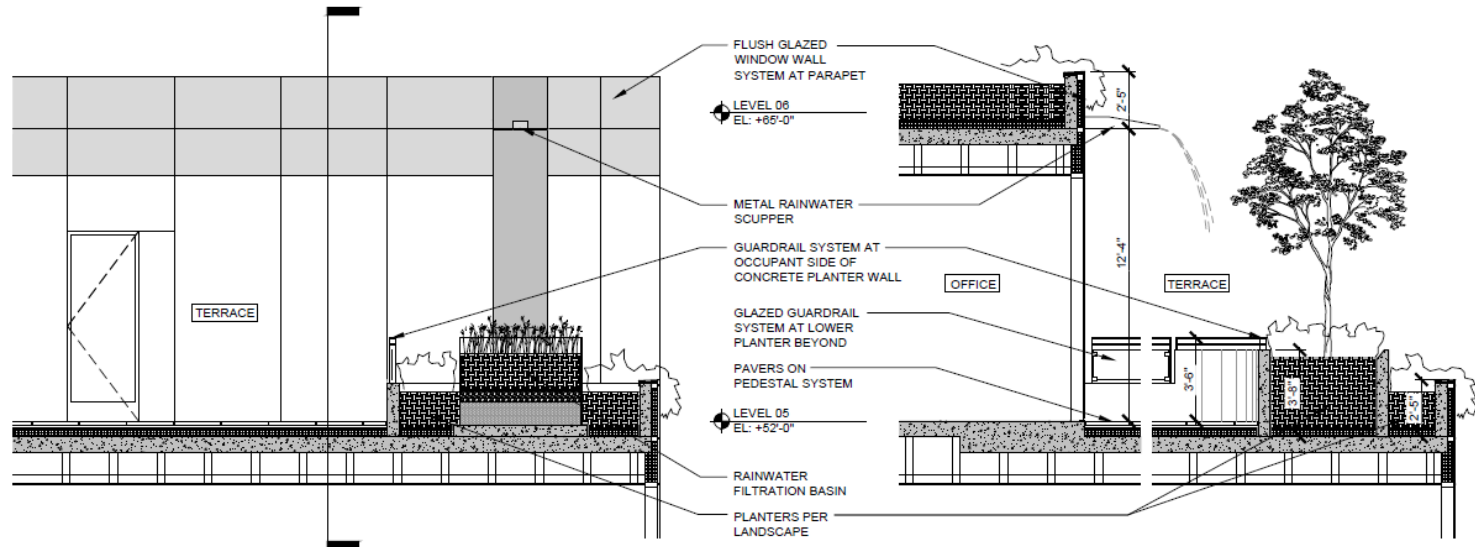
Maintain an ongoing commitment to the land and environmental protection post-construction

Create a learning landscape with sustainable strategies onsite

# Salmon Safe at 5MLK

## WATER

- Virtually 100% of stormwater from the site (excepting a small entryway canopy) is managed through green stormwater infrastructure - the first such urban Salmon Safe project to achieve this goal
- This approach restores the pre-development hydrology of the property
- Together with a green roof, drought-tolerant plantings include treatment of stormwater while mimicking Pacific Northwest landscapes
- Installed submeters for irrigation and domestic hot water systems in order to track water consumption and identify future ways to save water.



# Impact

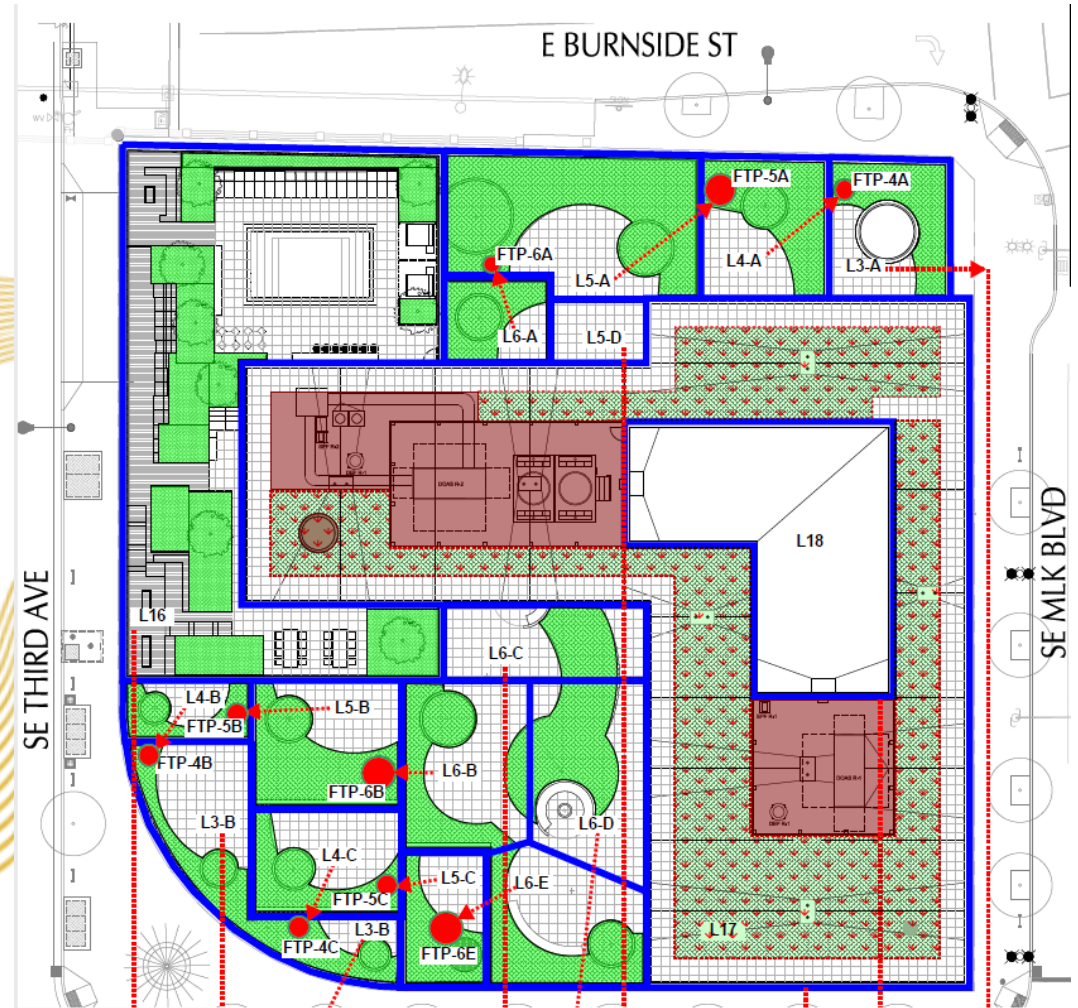
5MLK was designed to use 35% less water than a typical building

The building features water efficient fixtures, conserving water without impacting tenant experience

Irrigation demand is reduced by 75% through landscaping choices

Efficient drip irrigation system is tied to a weather sensor

Over 35% of the total site area is planted (difficult LEED credit requires 20%)







THE  
GREEN  
CITIES  
COMPANY