

PROJECT NAME: 4420 Fairfax Drive (The Spire)		C2E2 SPRC CHECKLIST			
		Overall Score			
COMMISSIONER REVIEWING: Joseph Trivette		50%			
The Climate Change, Energy and Environment Commission (C2E2) has prepared this checklist to evaluate development projects participating in the SPRC process on a consistent basis. C2E2 uses this checklist regardless of whether the projects have opted to participate in the County's Green Building Incentive Program (GBIP); as a result, the criteria differ from the GBIP but often tie to other recognized standards in the field of sustainability, such as LEED and Energy Star. Our goal is to determine whether a project aligns with the County's goal for carbon neutrality by 2050 along with other established County goals for stormwater management, tree canopy coverage and biophilia, and more. We are available to discuss the checklist and can be reached through the contact listed on the C2E2 website.					
Building Component	C2E2 Baseline (Minimum Criteria) (Meets)	Requirements to Achieve Best Practices in Sustainable Construction (Exceeds)	Evaluation	Recommendation / Comments	Assessment
Green Building Certification and Carbon Reduction - 15 weight					33
Certification	Commercial: LEED 4.1 Gold Multi-family: Earthcraft also permissible	Commercial: LEED 4.1 Platinum, 5.0 when phased in Multi-Family: PHIUS Zero, LFI Zero Carbon also permissible		Design targets LEED v4 Multifamily Midrise (MFMR).	Falls short
Waste diversion	At least 75% construction waste diversion	At least 85% construction waste diversion		Applicant stated they intend to pursue a waste diversion target and it "typically" is around 50-75% diversion but did not commit at this time.	Falls short
Building materials	Meet the LEED v5.0 prerequisite for embodied carbon by quantifying and documenting emissions of structural, enclosure, and hardscape materials during construction	Achieve the LEED v5.0 "Reduce Embodied Carbon" credit by implementing strategies that result in at least a 20% reduction in embodied carbon compared to a baseline building		Applicant states is not eligible for this prerequisite.	Falls short
Energy Efficiency - 15 weight					56
Energy Optimization	For commercial buildings, demonstrate a minimum 10% improvement in energy performance over the LEED v4.1 baseline standards. For multi-family residential buildings, achieve a Home Energy Rating System (HERS) Index of 65.	For commercial buildings, demonstrate a minimum 20% improvement in energy performance over the LEED v4.1 baseline standards. For multi-family residential buildings, achieve a HERS Index of 50.		Applicant conveys that LEED v4.1 is not compatible with MFMR but that it will achieve at least 20% modeled energy cost savings over the applicable LEED baseline.	Falls short
ENERGY STAR Certification	Must meet ENERGY STAR Portfolio Manager score of at least 75 within 4 years	Must meet ENERGY STAR Portfolio Manager score of 85 within four years		The energy model projects a 76 ENERGY STAR score.	Meets
Energy Benchmarking	Install energy meters or monitoring devices capable of tracking monthly electric and gas consumption for the entire building or arrange for comparable data through utility billing, and report data through ENERGY STAR Portfolio Manager.	Meet "meets" criteria plus the criteria that would earn the project at least 1 point for LEED version 4.1 EA credit for Advanced Energy Metering.		Meets Advance Utility Tracking credits for LEED.	Meets
Electrification and Renewable Energy - 35 weight					47
Building's Electrical Capacity	100% electrification except fossil fuel allowed for emergency back-up power	Building meets 100% electrification including emergency back-up power (i.e. battery storage)		Proposed design utilizes gas components for HVAC system.	Falls short
Renewable Energy	2W/1T2 onsite solar or equivalent	On site energy, or equivalent (geothermal), but not RECs		Applicant is not planning for onsite generation or renewable energy procurement.	Falls short
Utilities Electrification	Water heating fully electric	Water heating fully electric through use of high performance hot water system		All electric domestic water heating -- estimating approximately 0.92-0.93 UEF.	Meets
	Fully electric HVAC	Fully electric HVAC through use of heat pumps or other high efficiency technology		While the applicant has moved toward an electric heat pump based system, the DOAS will have gas components.	Falls short
	Fully electric cooking except for retail restaurants	Fully electric cooking including retail restaurants		All unit appliances will be electric, per documentation.	Meets
Electric Vehicle Infrastructure - 10 weight					67
Electric Vehicle Charging	4% of parking spots have EV charging	10% of parking spots have EV charging		Applicant committed to 4% EV charging. The applicant could not provide the level of charging capability.	Meets
	15% of parking spots are EV-ready	50% of parking spots are EV-ready		Applicant committed to 15% EV-charging ready spots.	Meets
Environmental Sustainability - 25 weight					53
Biophilia / Open Space	Use of native or regionally adapted plants only, be within 3% of tree canopy goal for site	Create a sense of natural environment, habitats, native or regionally adapted plants. Keep mature trees, exceed tree canopy goals for site		Applicant commits to the use of only native or regionally adapted plants.	Meets
Stormwater Management	Stormwater retention and/or detention measures confining post-development peak flow from a 10-year 24-hour storm within the County stormwater conveyance system, to avoid local flooding	Use of green infrastructure (e.g., green roof) to enhance stormwater retention/detention and to enhance other environmental and energy objectives beyond "Meets" standard			Falls short
Bird-friendly Material	Must minimize bird strikes by using bird-friendly materials between 8 and 36 feet above grade or achieving Bird Collision Threat Rating of 15 or less.	Use ground floor bird-friendly material and bird-friendly material above 36 feet if rooftop trees or other circumstances make it likely for birds to be present		Bird glass on level 2 and 3.	Meets
Light Pollution Reduction	90% of project fixtures qualify for Dark Sky-approved "Friendly Fixture" certification, except for emergency lighting or as required by code	95% of project fixtures qualify for Dark Sky-approved "Friendly Fixture" certification, except for emergency lighting or as required by code		Applicant intends to select "exterior fixture that are shielded, connected to photocells or timers, and/or are Dark Sky-approved" but has not yet committed.	Falls short
Water Use	WaterSense label for all toilets, bathroom faucets, and showerheads installed in residential and hotel units	In addition to Meets, must not use potable water for irrigation.		Applicant committed to WaterSense labels.	Meets
Environmental Justice - up to 5 bonus points					#DIV/0!
Environmental Justice		Up to 5 bonus points may be awarded based on environmental justice commitments specific to the project - not every project will have an opportunity to earn these points		N/A	