

C2E2 SPRC CHECKLIST					
PROJECT NAME: 1401 Wilson Blvd					
COMMISSIONER REVIEWING: Scott Brideau					
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.					
Overall Score					
61%					
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					56%
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		Targeting LEED Gold under v4. Scorecard provided.	Meets
Waste diversion	At least 75% construction waste diversion	At least 85% construction waste diversion		Stated goal for at least 75% diversion.	Meets
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		Not applicable. Submitting under LEED v4.	Falls short
Energy Efficiency - 15 weight					89%
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.		Design aimed for minimum 20% . No indication they are using the HERS index.	Exceeds
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		Stated goal of 75 or better.	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.		LEED scorecard shows additional point for Energy and Water metering.	Exceeds
Electrification and Renewable Energy - 35 weight					40%
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)		Cannot eliminate gas for grocery tenant. Are currently evaluating electric source for mechanical.	Falls short
Renewable Energy	2W/ft2 onsite solar or equivalent	On site energy, or equivalent (geothermal), but not RECs		N/A	Falls short
Utilities Electrification	Water heating fully electric	Water heating fully electric through use of high performance hot water system		Design team evaluating, but currently outside of project budget parameters.	Falls short
	Fully electric HVAC	Fully electric HVAC through use of heat pumps or other high efficiency technology		Except grocery/retail spaces.	Meets
	Fully electric cooking except for retail restaurants	Fully electric cooking including retail restaurants			Falls short
Electric Vehicle Infrastructure - 10 weight					83%
Electric Vehicle Charging	4% of parking spots have EV charging	10% of parking spots have EV charging		Project will deliver with 5% of spaces EV.	Exceeds
	15% of parking spots are EV-ready	50% of parking spots are EV-ready		Design has capacity to provide up to 20% EV spaces as tenant demand grows.	Meets
Environmental Sustainability - 25					67%
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		While this new plan loses a previously offered park area, it creates the 18th St corridor connection using a variety of open plaza spaces, generously landscaped with native and adaptive plants. Several spaces will conform to ARL Board's 2017 Monarch Pledge.	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		Design uses green roof , bio-retention areas and storage vaults to exceed min requirements. 10-yr. storm event: SWM Runoff (volume) reduction of 3.6%, and Runoff (rate) of 2.6%.	Exceeds
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			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			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.			Meets
Environmental Justice - up to 5 bonus points					33%
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		No stated commitments that fit this category.	Falls short