

C2E2 SPRC CHECKLIST

PROJECT NAME: Townhomes (Land Bay S)
COMMISSIONER REVIEWING: Riverhouse
 Joseph Trivette

Overall Score
57%

Building Component	GBI or C2E2 Baseline (Meets)	Requirements to Meet CEP & Sustainability Goals (Exceeds)	Townhomes (Land Bay S) Riverhouse (Evaluation)	Recommendation / Comments	Assessment
Green Building Certification and Carbon Reduction					67%
Certification	Commercial: LEED Gold Multi-family: Earthcraft also permissible	Commercial: LEED Platinum Multi-Family: Earthcraft also permissible	Will meet LEED v4.1 Gold	Recommend Applicant meet LEED Platinum or 5.0 Gold.	Meets
Zero Carbon*	Evaluate feasibility of Zero Carbon certification (ILFI)	Zero Carbon Certification (ILFI)--(GBI .7 FAR level)	Applicant committed to exploring feasibility.		Meets
Building materials	Meet the criteria that would earn the project at least two (2) points for LEED version 4.1 MR credit Building Life Cycle Impact Reduction.	Score at least ten (10) overall for LEED version 4.1 Materials and Resources.	Will target 50% waste reduction.	Requirement does not track one-for-one with the commercial requirements. Recommend the Applicant be more ambitious with waste reduction effort (e.g., 75%+).	Meets
Energy Efficiency					83%
Energy Optimization	Commercial: Min. 10% (20%) improvement LEED v 4.1 (v 4) Multi-Family: HERS Index of 65 also permissible	Commercial: Min. 20% improvement from LEED v4.1 Multi-family: HERS Index of 50 also permissible	Will meet HERS index below 60.		Meets
AIRE GBI required narrative	Provide narrative on Energy Efficiency	Make available on SPRC website	Applicant presentation contains limited information on sustainability but the SPRC website contains consolidated sustainability documents.	Applicant should dedicate more time during SPRC meetings and presentations discussing sustainability aspects.	Exceeds
Energy Star Certification	Must meet Energy Star 75 within 4 years	Meet highest possible GBI standard (differs by FAR level)	Will meet HERS index below 60.	Does not track one-for-one with commercial requirements.	Meets
Energy Benchmarking	Install energy meters or monitoring devices	Meet GBI Extra on Advanced Energy Metering	Will include unit submetering and advanced utility tracking.		Exceeds
Electrification					58%
Building's Electrical Capacity	Electrical infrastructure allows for GBI baseline	Electrical infrastructure allows for 100% electrification			Meets
Utilities Electrification	Electric water heating ready and narrative	Fully electric water heating (commercial and residential)			Exceeds
	Electric HVAC ready and narrative	Fully electric HVAC (commercial and residential)			Falls short
	Electric cooking ready and narrative	Electric cooking; electric ready for restaurants.	Applicant does not commit to all-electric cooking.	Recommend the Applicant utilize all-electric cooking.	Falls short
Electric Vehicle Infrastructure					33%
Electric Vehicle Charging	4% of parking spots have EV charging	10% of parking spots have EV charging	Applicant does not commit to EV charging.	Highly urge the Applicant to incorporate EV chargers into the plan.	Falls short
	15% of parking spots are EV-ready	50% of parking spots are EV-ready	While the Applicant stated the development will be EV-ready, they did not commit to a target.	Highly urge the Applicant to incorporate EV-ready infrastructure into the plan.	Falls short
Electricity from Renewable Sources					33%
Renewable Energy	2W/ft2 onsite solar or equivalent	On-site and/or off-site for 50% of annual load	Applicant did not commit to renewable energy.		Falls short

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Battery Energy Storage*	Battery Energy Storage ready	Battery Energy Storage as backup generation	Applicant did not commit to battery energy storage.		Falls short *
Environmental Sustainability					53%
Biophilia / Open Space	Provide narrative addressing listed issues	Create a sense of natural environment, habitats. Keep mature trees, tree canopy, native plants, etc			Meets
Storm Water Management	Meet Virginia building code	Seek use of pervious materials; offset storm water with green roof, bio-retention or manufactured treatment device			Meets
Bird-friendly Material	Must minimize bird strikes by meeting GBI criteria	GBI criteria plus ground floor bird-friendly material	Applicant does not commit to GBI criteria for this building.		Falls short
Light Pollution Reduction	Meet light pollution reduction in GBI	Dark Sky-approved "Friendly Fixture" certification	Applicant does not commit to light pollution reduction for this building.		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 commits to WaterSense and low flow fixtures		Meets
Social Equity					67%
Diversity, Equity and Inclusion	1. One company on development team with DEI program 2. LEED Social Equity Checklist completed	1. Development team presents and discusses LEED Social Equity Checklist to SPRC and AIRE 2. Develop project specific DEI plan			Meets

**C2E2 Baseline Requirements*