

C2E2 SPRC CHECKLIST

PROJECT NAME: One Rosslyn
COMMISSIONER REVIEWING: Liliana Diaz and Jamie Kern

Overall Score
56%

Building Component	(Meets)	Sustainability Goals	One Rosslyn (Evaluation)	Recommendation / Comments	Assessment
Green Building Certification and Carbon Reduction					
56%					
Certification	Commercial: LEED Gold Multi-family: Earthcraft also permissible	Commercial: LEED Platinum Multi-Family: Earthcraft also permissible	Project is not applying for GBIP, thus required to adopt 4 Silver; Energy Performance Improvement (20% over LEED v4 requirements); 10 years of energy reporting. According to Scorecard and Developer's reply, the project is to be certified under LEED v4 at the Gold level. It is pursuing LEED v4 when LEED v5 is already released; energy modeling uses outdated assumptions and inaccurate utility rates	Using outdated LEED version and flawed energy modeling; recommend LEEDv5 and accurate climate data. Also, need to make LEED Gold 4.0 a site condition to ensure compliance.	Meets
Zero Carbon*	Evaluate feasibility of Zero Carbon certification (ILFI)	Zero Carbon Certification (ILFI)--(GBI .7 FAR level)	Not pursuing ILFI. No meaningful zero carbon assessment; 25-year GHG emissions show 44,500 tons CO2eq with unclear calculation methodology	Recommend transparent GHG analysis using accurate future climate projections	Falls short
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.	Meeting minimum LEED MR credit requirements; concrete focus as required for baseline points.	Standard LEED compliance approach; limited innovation in materials	Meets
Energy Efficiency					
67%					
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	Committed to ≥20% energy cost savings over ASHRAE 90.1 2010 baseline. However, energy modeling uses 92°F design conditions when Arlington has already hit 98°F in 2023; based on average weather instead of climate change projections	Energy model appears inadequate for future climate conditions; recommend climate-adjusted modeling. Meets 20% but since the checklist was created, GBIP has been updated to 24%.	Meets
AIRE GBI required narrative	Provide narrative on Energy Efficiency	Make available on SPRC website	Not provided as Project is not applying for GBIP		Exceeds
Energy Star Certification	Must meet Energy Star 75 within 4 years	Meet highest possible GBI standard (differs by FAR level)	Energy modeling shows project seeking Energy Star meeting 80+< score. However, choosing less efficient electric storage water heaters over tankless options despite cost and efficiency benefits	While their energy modeling may show 80, they have not committed to even a minimum Energy Star score, so do not meet this standard unless they commit to this as a site condition . Further, recommend modern tankless systems for 95%+energy savings.	Falls short
Energy Benchmarking	Install energy meters or monitoring devices	Meet GBI Extra on Advanced Energy Metering	Standard metering planned: Developer is proposing third-party metering points in switchgear for comprehensive monitoring; separate gas meters for each tower and retail. However, energy modeling excludes EV charging loads	EV charging energy not included in energy projections; incomplete energy accounting	Meets
Electrification					
50%					
Building's Electrical Capacity	Electrical infrastructure allows for GBI baseline	Electrical infrastructure allows for 100% electrification	Mixed system design: Electric Heat Pump primary for DOAS; gas backup only due to electrical load limitations and cost considerations. Claims of insufficient electrical capacity for full electrification appear unsupported.	Technical review suggests full electrification maybe feasible; recommend electrical capacity study	Falls short
	Electric water heating ready and narrative	Fully electric water heating (commercial and residential)	Fully electric domestic hot water throughout project. However, electric water heating using inefficient storage tanks instead of modern tankless technology	Choosing outdated technology over more efficient electric options	Exceeds

Utilities Electrification	Electric HVAC ready and narrative	Fully electric HVAC (commercial and residential)	Electric Heat Pump primary heating; gas furnace backup for load management and performance thresholds. Gas backup heating retained for cost and performance reasons. Unclear percentage of annual operation; alternatives not fully evaluated	Not fully electric; retaining fossil fuel dependency. Percentage of gas backup operation unclear; cost comparison with electric alternatives not provided	Falls short
	Electric cooking ready and narrative	Electric cooking; electric ready for restaurants.	Most appliances electric; NE tower (65 units) gas ranges due to market demand. Gas ranges in NE tower based on unsupported "market conditions" claim; no survey data provided; ignores safety and health benefits of induction cooking appliances	"Market conditions" claim contradicts Arlington's electrification goals and health evidence	Falls short
Electric Vehicle Infrastructure					67%
Electric Vehicle Charging	4% of parking spots have EV charging	10% of parking spots have EV charging	Meets baseline: 4% of parking spaces with EV charging stations. However, commitment to 4% EV charging is low considering Virginia already exceeded 10% EV registrations in 2023; future-proofing inadequate	Designing for past market conditions rather than current/future demand	Meets
	15% of parking spots are EV-ready	50% of parking spots are EV-ready	infrastructure. Developer's claim of "tremendous	appliance loads; claim of energy	Meets
Electricity from Renewable Sources					33%
Renewable Energy	2W/ft ² onsite solar or equivalent	On-site and/or off-site for 50% of annual load	No onsite renewable development. Developer states: Limited roof area (<0.5% offset) due to IFC setbacks, equipment spacing, and maintenance requirements; not considering Green Power Community Challenge services	No meaningful renewable energy strategy despite available options	Falls short
Battery Energy Storage*	Battery Energy Storage ready	generation		storage and grid integration	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	Standard biophilic elements; biophilic design inspired by Potomac River hydrology; native plant species list provided including 19 specific varieties; missing advanced daylighting options (lighttubes, skylights, fiber optics)	Consider enhanced daylighting strategies beyond basic windows	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	Basic green roof compliance; no advanced stormwater innovations	Standard approach with limited innovation	Meets
Bird-friendly Material	Must minimize bird strikes by meeting GBI criteria	GBI criteria plus ground floor bird-friendly material	Basic lighting controls only	Minimal bird-friendly design	Falls short
Light Pollution Reduction	Meet light pollution reduction in GBI	Dark Sky-approved "Friendly Fixture" certification	Basic light pollution compliance: Full cut-off fixtures; timeclock and photosensor controls	No dark sky certification or advanced lighting design	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.	Water Sense fixtures, Energy Star appliances, water efficiency irrigation (drip, sensors, moisture controllers) targeting 30-35% reduction. However, using inefficient storage water heaters instead of tankless options	Missed opportunity for 95%+ water heating energy savings with tankless systems	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	Standard LEED Social Equity requirements to be met. However, gas appliances create indoor air quality issues disproportionately affecting vulnerable populations	Gas cooking creates NO2 exposure linked to childhood developmental issues; equity implications	Meets

*C2E2 Baseline Requirements