

C2E2 SPRC CHECKLIST

PROJECT NAME: 1900 S. Eads St -- Crystal Houses 7 & 8 (42 townhouses)
COMMISSIONER:
REVIEWING: Cindy Lewin

Overall Score

74%

Building Component	GBI or C2E2 Baseline (Meets)	Requirements to Meet CEP & Sustainability Goals (Exceeds)	1900 S. Eads St -- Crystal Houses 7 & 8 (42 townhouses) (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	Earthcraft Gold	Earthcraft offers a platinum certification that the applicant is not seeking	Meets
Zero Carbon*	Evaluate feasibility of Zero Carbon certification (ILFI)	Zero Carbon Certification (ILFI)--(GBI .7 FAR level)		Applicant has evaluated and concluded not feasible	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.		Earthcraft Gold requires similar sourcing requirements to LEED, which the applicant will meet	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		HERS index of 62 as part of Earthcraft Gold	Meets
AIRE GBI required narrative	Provide narrative on Energy Efficiency	Make available on SPRC website		Narrative provided to C2E2	Meets
Energy Star Certification	Must meet Energy Star 75 within 4 years	Meet highest possible GBI standard (differs by FAR level)		Energy Star compliance is done on a unit-by-unit basis so not applicable here	
Energy Benchmarking	Install energy meters or monitoring devices	Meet GBI Extra on Advanced Energy Metering		Townhomes individually metered	Meets
Electrification					100%
Building's Electrical Capacity	Electrical infrastructure allows for GBI baseline	Electrical infrastructure allows for 100% electrification		Property is all electric- will not be served by gas lines	Exceeds
Utilities Electrification	Electric water heating ready and narrative	Fully electric water heating (commercial and residential)		Fully electric	Exceeds
	Electric HVAC ready and narrative	Fully electric HVAC (commercial and residential)		Fully electric HVAC. Project also includes electric fireplaces in each unit.	Exceeds
	Electric cooking ready and narrative	Electric cooking; electric ready for restaurants.		All electric cooking, no restaurants in project	Exceeds
Electric Vehicle Infrastructure					83%
Electric Vehicle Charging	4% of parking spots have EV charging	10% of parking spots have EV charging		Every parking place is EV-ready for individual homeowners to determine what tech they want	Meets
	15% of parking spots are EV-ready	50% of parking spots are EV-ready		100% EV-ready parking; two spaces for each unit (although likely at least one will be used for storage).	Exceeds
Electricity from Renewable Sources					67%
Renewable Energy	2W/ft2 onsite solar or equivalent	On-site and/or off-site for 50% of annual load		Wired for solar paneling; individual homeowner decides and accesses the tax credit.	Meets
Battery Energy Storage*	Battery Energy Storage ready	Battery Energy Storage as backup generation		Individual homeowners decide on solar and backup	
Environmental Sustainability					67%
Biophilia / Open Space	Provide narrative addressing listed issues	Create a sense of natural environment, habitats. Keep mature trees, tree canopy, native plants, etc	Higher requirement because of removal of large trees, slightly exceeded 17.6% req	19.2% tree canopy, other small greenery likely to be provided by individual owners	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		Roof terraces on each townhouse make green roofs infeasible	Meets
Bird-friendly Material	Must minimize bird strikes by meeting GBI criteria	GBI criteria plus ground floor bird-friendly material		Low building height combined with screens that reduce reflections, plus blinds and shades likely will be added by homeowners	Meets
Light Pollution Reduction	Meet light pollution reduction in GBI	Dark Sky-approved "Friendly Fixture" certification		No current rooftop lighting planned	
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.		WaterSense fixtures required per Earthcraft Gold. No indication that potable water will not be used, particularly by individual homeowners	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		Developer has DEI program	Meets

*C2E2 Baseline Requirements