

C2E2 SPRC CHECKLIST

PROJECT NAME: 750 S. 23rd St - Melwood Site
COMMISSIONER
REVIEWING: Cindy Lewin

Overall Score

70%

Building Component	GBI or C2E2 Baseline (Meets)	Requirements to Meet CEP & Sustainability Goals (Exceeds)	750 S. 23rd St - Melwood Site (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	National Green Building Standard Silver - applicant states is equivalent to LEED Gold	NGBS also offers Gold and Emerald levels. Unlike LEED, it is solely for residential projects.	Meets
Zero Carbon*	Evaluate feasibility of Zero Carbon certification (ILFI)	Zero Carbon Certification (ILFI)--(GBI .7 FAR level)	Seeking Zero Energy Ready Home Certification		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.	None planned	Applicant states that reusing or recycling the demolition materials has been explored and is too costly	Falls short
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	Thermal envelope, efficient hot water, LED lighting with sensors, plans to meet DOE Zero Energy Ready Home	Difficult to compare to HERS and LEED as developer is using other certifications, but many energy-efficient features	Exceeds
AIRE GBI required narrative	Provide narrative on Energy Efficiency	Make available on SPRC website	Applicant presentation on SPRC website has limited availability but sustainability scorecard available		Exceeds
Energy Star Certification	Must meet Energy Star 75 within 4 years	Meet highest possible GBI standard (differs by FAR level)	Applicant stated at SPRC meeting that project will meet EnergyStar score of 75		Meets
Energy Benchmarking	Install energy meters or monitoring devices	Meet GBI Extra on Advanced Energy Metering	Ongoing third-party utility reporting will be maintained	More detail on benchmarking and reporting would be helpful	Meets
Electrification					100%
Building's Electrical Capacity	Electrical infrastructure allows for GBI baseline	Electrical infrastructure allows for 100% electrification	Project is all electric except for diesel back-up generator	Applicant should explore battery storage for back-up needs but back-up generator should not be needed often	Exceeds
Utilities Electrification	Electric water heating ready and narrative	Fully electric water heating (commercial and residential)	Water heating is fully electric		Exceeds
	Electric HVAC ready and narrative	Fully electric HVAC (commercial and residential)	HVAC is fully electric		Exceeds
	Electric cooking ready and narrative	Electric cooking; electric ready for restaurants.	All electric cooking, no restaurants in project		Exceeds
Electric Vehicle Infrastructure					50%
Electric Vehicle Charging	4% of parking spots have EV charging	10% of parking spots have EV charging	Applicant has applied for funding for 10% EV but if denied, will only meet 4%	This score could increase if funding is obtained	Meets
	15% of parking spots are EV-ready	50% of parking spots are EV-ready	No indication of EV-ready parking spaces over the planned 4% or 10% EV		Falls short
Electricity from Renewable Sources					33%

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Renewable Energy	2W/ft2 onsite solar or equivalent	On-site and/or off-site for 50% of annual load	None planned		Falls short
Battery Energy Storage*	Battery Energy Storage ready	Battery Energy Storage as backup generation	None planned		Falls short
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	47 trees to be removed, 63 to be planted. Tree canopy coverage of 22% falls slightly short of 25% GLUP goal. No invasives.		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	3900 sf of green roof, parking moved underground to make room for courtyard including bioretention planters		Exceeds
Bird-friendly Material	Must minimize bird strikes by meeting GBI criteria	GBI criteria plus ground floor bird-friendly material	No bird-friendly material planned		Falls short
Light Pollution Reduction	Meet light pollution reduction in GBI	Dark Sky-approved "Friendly Fixture" certification	No light pollution reduction planned	Recommend reconsideration given location by residential neighborhood	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.	All water fixtures are WaterSense labeled; no permanent irrigation installed because applicant selected native and regionally adapted plants that should not require it		Exceeds
Social Equity					100%
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	Wesley Housing is committed to serving a diverse group and its communities currently house over 3400 individuals of all ethnic backgrounds. Melwood is a nonprofit serving the disabled.	Applicant not participating in LEED so checklist not applicable. LEED focus on community would likely be met, not project team.	Exceeds

*C2E2 Baseline Requirements