

(v4.1 combined with Renewable Energy)

PenPlace

July 1, 2021

84 5 17 2 Total Project Score				Possible Po	oints 110
Y ? ? N		Certified: 40 to	49 points	Silver: 50 to 59 points Gold: 60 to 79 points Platinum: 80 to	o 110 points
1 Integrative Process	Possible Points 1	6 1 3 1	Materia	als and Resources Possible Po	oints 13
1 c1 Integrative Process (v4.1)	1	Y	Prereq	Storage and Collection of Recyclables	Req'
		Y	Prereq	Construction and Demolition Waste Management Planning	Req'
5 1 Location and Transportation	Possible Points 16	2 1	c1	Building Life-Cycle Impact Reduction (v4.1)	5
		1 1	c2	Building Product Disclosure and Optimization - EPDs (v4.1)	2
n/a c1 LEED for Neighborhood Development Location	16	1 1	c3	Building Product Disclosure and Optimization - Sourcing of Raw Materials ((v4.1) 2
1 c2 Sensitive Land Protection	1	1 1	c4	Building Product Disclosure and Optimization - Material Ingredients (v4.1)	2
1 1 c3 High Priority Site	2	2	c5	Construction and Demolition Waste Management (v4.1)	2
5 c4 Surrounding Density & Diverse Uses	5	<u> </u>			
5 c5 Access to Quality Transit	5	7 2 7	Indoor	Environmental Quality Possible Po	ints 16
1 c6 Bicycle Facilities (v4.1)	1				
1 c7 Reduced parking footprint (v4.1)	1	Y	Prereq	Minimum Indoor Air Quality Performance	Req'o
1 c8 Electric Vehicles (v4.1)	1	Y	Prereq	Environmental Tobacco Smoke Control	Req'
		2	c1	Enhanced Indoor Air Quality Strategies (v4.1)	2
3 1 Sustainable Sites	Possible Points 10	2 1	c2	Low-Emitting Materials (v4.1)	3
		1	c3	Construction Indoor Air Quality Management Plan	1
Y Prereq Construction Activity Pollution Prevention	Req'd	2	c4	Indoor Air Quality Assessment (v4.1)	2
1 c1 Site Assessment	1	1	c5	Thermal Comfort	1
1 c2 Protect or Restore Habitat (v4.1)	2	1 1	c6	Interior Lighting (v4.1)	2
1 c3 Open Space (v4.1)	1	1 2	c7	Daylight (v4.1)	3
3 c4 Rainwater Management (v4.1)	3	1	C8	Quality Views (v4.1)	1
2 c5 Heat Island Reduction	2		c9	Acoustic Performance (v4.1)	1
1 c6 Light Pollution Reduction	1				
11 Water Efficiency	Possible Points 11	6	Innova	tion Possible Po	oints 6
Water Efficiency		1	c1.1	Exemplary Performance: IPc1 Integrative Process	1
Y Prereq Outdoor Water Use Reduction	Req'd		c1.2	Pilot credit: Biophilic Design -or- Procurement of Low Carbon Materials (TB	D) 1
Y Prereq Indoor Water Use Reduction	Req'd		c1.3	Exemplary Performance: Renewable Energy -or- Rainwater Management	-, 1
Y Prereq Building Level Water Metering	Req'd		c1.4	Innovation: Vertical Movement / Active Occupants -or- Walkable Project Si	te 1
2 c1 Outdoor Water Use Reduction	2		c1.5	Innovation: Wastewater treatment and Reuse -or- Green Bldg Education (
6 c2 Indoor Water Use Reduction	6		c1.5	LEED Accredited Professional	· / 1
	8 2				Ĭ
2 c3 Optimize Process Water Use (v4.1) 1 c4 Water Metering	2	4	Region	nal Priority Possible Po	ints 4
			Region		
2 6 Energy and Atmosphere	Possible Points 33	1	c1	Rainwater management (3 pts)	1
		1	c2	Access to quality transit (4 pts)	1
Y Prereq Fundamental Commissioning and Verification	Req'd	1	c3	Reduced parking footprint (1 pt)	1
Y Prereq Minimum Energy Performance - 5% better than AS	SHRAE 90.1-2010 Req'd	1	c4	Green vehicles (1 pt)	1
Y Prereq Building Level Energy Metering	Req'd	1	c5	Optimize energy performance (10 pts)	1
Y Prereq Fundamental Refrigerant Management	Req'd	1	c6	Site development - protect or restore habitat (2 pts)	1
6 c1 Enhanced Commissioning (v4.1)	6	Y: YES - PU	RSUING: C	redit anticipated	
12 1 5 c2 Optimize Energy Performance	18	?: PURSUE	D: Credit is o	currently a maybe point but more likely and pursued for Platinum	
1 c3 Advanced Energy metering	1	?: ALTERNA	ATE: Credit I	ess likely but still has potential to pursue	
1 1 c4 Grid Harmonization (v4.1)	2	N: NO - NO	F PURSUIN	G: Credit not applicable or not pursued	
5 c5 Renewable Energy (v4.1)	3				
1 c6 Enhanced Refrigerant Management	1				
n/a c7 Green Power and Carbon Offsets	2				
(v4.4 combined with Denewahle Frank)					

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 84
 5
 17
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 40-49 Certified, 50-59 Silver, 60-79 Gold, 80+ Platinum

LEEDv4 BD+C:NC (Group)

July 2, 2021

(Yes) Pursuing Maybe (Likely) Maybe (Less Likely) No (N/A or not pursued)	Credit Name	MAX PT VALUE	DD Status Notes (Arlington County submission, updated 7/2/21)
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1				IP	c1	Integrative Process (v4.1)	1	Project team has continued a robust integrated design process covering energy, water, wellness, and other areas, including many detailed studies, weekly sustainability coordination calls, & periodic sustainability reviews.
			n/a	LT	c1	LEED for Neighborhood Development Location		Not applicable; Project is not located in a LEED ND location.
1				LT	c2	Sensitive Land Protection	1	Previously developed site.
1		1		LT	c3	High Priority Site	2	DDA confirmed for 1 point. Further investigation needed to confirm brownfield status for potential additional point.
5				LT	c4	Surrounding Density & Diverse Uses	5	High density location will achieve all points.
5				LT	c5	Access to Quality Transit	5	Multiple proximal metro stations with access to blue & yellow lines, plus multiple bus lines and stops anticipated to achieve all points.
1				LT	c6	Bicycle Facilities (v4.1)	1	An at-grade bicycle center is designed to accommodate hundreds of bike storage spaces, showers, and lockers to meet or exceed the credit requirements.
1				LT	c7	Reduced parking footprint (v4.1)	1	The total number of parking spaces will meet the required percent reduction.
1				LT	c8	Electric Vehicles (v4.1)	1	EV charging stations will meet client requirements, which exceed LEEDv4.1 requirements of EVSE in 5% of parking spaces.
Y				SS	р1	Construction Activity Pollution Prevention		Prerequisite. SWPPP in development.
1				SS	c1	Site Assessment	1	Site assessments have been completed with appropriate design response.
1			1	SS	c2	Protect or Restore Habitat (v4.1)	2	Native landscaping is planned to exceed the 15% threshold (1 point).
1				SS	c3	<u>Open Space (v4.1)</u>	1	Native vegetation, pedestrian walkways, and site amenities will exceed the 30% threshold, including 25% vegetated open space area.
3				SS	c4	Rainwater Management (v4.1)	3	A combination of rainwater collection, LID measures, and green infrastruction will manage >98th percentile storm events on-site.
2				SS	c5	Heat Island Reduction	2	Large amount of site vegetation along with low SR/SRI paving and roofing material specifications will achieve required weighted calculation threshold.
1				SS	c6	Light Pollution Reduction	1	Project will meet the Arlington County requirement and ensure remaining LEED requirements are included in lighting design.
Y				WE	р1	Outdoor Water Use Reduction		Prerequisite. See WEc1 for details.
Y				WE	p2	Indoor Water Use Reduction		Prerequisite. See WEc2 for details.
Y				WE	р3	Building Level Water Metering		Prerequisite. All buildings will have whole building water meters.
2				WE	c1	Outdoor Water Use Reduction	2	Native plantings and efficient irrigations systems, combined with alternative water source supply are planned to achieve 100% reduction in peak irrigation demand.
6				WE	c2	Indoor Water Use Reduction	6	Low-flow fixtures combined with alternative water source supply are targeting a 50% reduction in potable water use for indoor fixtures.
2				WE	c3	Optimize Process Water Use (v4.1)	2	A potable water analysis will be done to optimize cooling tower cycles and non-potable water is planned for some percentage of make up demand.
1				WE	c4	Water Metering	1	Specific water subsystems to meter have not yet been finalized but target including at least two sub-systems.
Y				EA	р1	Fundamental Commissioning and Verification		Prerequisite. Scope is confirmed.
Y				EA	p2	Minimum Energy Performance - 5% better than ASHRAE 90.1-2010		Prerequisite. See EAc2 for details.
Y				EA	р3	Building Level Energy Metering		Prerequisite. All buildings will have whole building energy meters.
Y				EA	p4	Fundamental Refrigerant Management		Prerequisite. Refrigerants will be specified to meet requirement.
6				EA	c1	Enhanced Commissioning (v4.1)	6	Cx scope planned to include enhanced, MBCx, and envelope Cx services.
12	1	5		EA	c2	Optimize Energy Performance	18	Energy analysis is tracking the design's development, we are confident in exceeding the 30% savings target. Proposed energy savings are the result of demand reduction strategies and high-efficiency mechanical systems. Improved thermal envelope, reduced interior lighting, and reduced domestic hot water fixture flow drive down demand, while the site is serviced by a high-efficiency chilled water central plant coupled with thermal storage and water-side economizer. We are currently considering the use of heat pumps for Domestic hot water heating.
1				EA	c3	Advanced Energy metering	1	Metering design is planned to include required criteria.
	1	1		EA	c4	Grid Harmonization (v4.1)	2	Project team has planned to implement options for demand response readiness (1-2 points). No local demand response programs were identified for participation (2 points).
5				EA	c5	Renewable Energy (v4.1)	3	Project team plans to achieve through off-site renewable energy purchase.
1				EA	c6	Enhanced Refrigerant Management	1	Credit is planned for pursuit but detailed calculations and kitchen equipment designs are required to confirm compliance and will be completed later in the design process.
			n/a	EA	c7	Green Power and Carbon Offsets	2	Not applicable. See EAc5 Renewable Energy (LEEDv4.1 combines both).
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Y				MR	р1	Storage and Collection of Recyclables		Prerequisite. Sufficient storage will be included in design.
Y				MR	p2	Construction and Demolition Waste Management Planning		Prerequisite. Specifications will require contractor compliance.
2	1			MR	c1	Building Life-Cycle Impact Reduction (v4.1)	4	Initial feasibility study showed possible compliance. Initial whole building life cycle assessment process is underway. Final reduction % will not be known until the construction phase.
1		1		MR	c2	Building Product Disclosure and Optimization - EPDs (v4.1)	2	Specifications planned to include EPD requirements.
		1	1	MR	c3	Building Product Disclosure and Optimization - Sourcing of Raw Materials (v4.1)	2	Credit is under consideration but may not be appropriate based on previous project experience and large scale and complexity of this project.
1		1		MR	c4	Building Product Disclosure and Optimization - Material Ingredients (v4.1)	2	Specifications planned to include Material Ingredient requirements.
2				MR	c5	Construction and Demolition Waste Management (v4.1)	2	Prerequisite. Specifications will require contractor compliance. Tracking of waste diversion is underway with demolition activities on site.
Υ				EQ	р1	Minimum Indoor Air Quality Performance		Prerequisite. Will design to ASHRAE 62.1-2010 requirements.
Υ				EQ	p2	Environmental Tobacco Smoke Control		Prerequisite. No smoking requirements will be implemented.
2				EQ	c1	Enhanced Indoor Air Quality Strategies (v4.1)	2	The design team has identified six strategies planned for implementation using the v4.1 path (2 pts): Strategy 2. Interior Cross-Contamination Prevention; Strategy 3. Filtration of Outdoor Air; Strategy 4. Filtration of Recirculated Air; Strategy 5 & 6. Increased Ventilation 15% & 30%; Strategy 9. Carbon Dioxide Monitoring
2	1			EQ	c2	Low-Emitting Materials (v4.1)	3	Specifications are planned to include low-emitting requirements for at least three product categories, yet to be finalized.
1				EQ	c3	Construction Indoor Air Quality Management Plan	1	Specifications are planned to include construction IAQ requirements and will require contractor compliance.
		2		EQ	c4	Indoor Air Quality Assessment (v4.1)	2	The project team is assessing options for flush-out or air testing but may not be appropriate.
		1		EQ	c5	Thermal Comfort	1	Initial design team feedback indicates that some aspects of the requirements may not be appropriate.
1		1		EQ	c6	Interior Lighting (v4.1)	2	The design team is exploring options for implementation. One point is planned and a second point is being evaluated. Specific measures have not yet been finalized due to influence by interiors later in design.
	1	2		EQ	c7	Daylight (v4.1)	3	Daylight modeling and evaluations are ongoing to refine envelope and space planning design but results are not yet finalized.
1				EQ	c8	Quality Views (v4.1)	1	Detailed calculations will be completed later in design and are needed to confirm compliance, but the point is anticipated.
		1		EQ	c9	Acoustic Performance (v4.1)	1	Confirmation with acoustic consultants is necessary to evaluate compliance and this coordination will happen later in design.
1				IN	С	Exemplary Performance: IPc1 Integrative Process	1	The robust integrative design process is likely to make the project eligible for an exemplary performance point.
1				IN	С	Pilot credit: Biophilic Design -or- Procurement of Low Carbon Materials (TBD)	1	Multiple pilot credits are feasible. Specific pilot credit TBD.
1				IN	С	Exemplary Performance: Renewable Energy -or- Rainwater Management (TBD)	1	Additional Innovation points highly feasible based on initial design discussions. Specific innovation strategy TBD.
1				IN	С	Innovation: Vertical Movement / Active Occupants -or- Walkable Project Site (TBD)	1	Additional Innovation points highly feasible based on initial design discussions. Specific innovation strategy TBD.
1				IN	с	Innovation: Wastewater treatment and Reuse -or- Green Bldg Education (TBD)	2	Additional Innovation points highly feasible based on initial design discussions. Specific innovation strategy TBD.
1				IN	с	LEED Accredited Professional	1	Confirmed. Multiple principal team members are BD+C LEED APs.
1				RP	с	Rainwater management (3 pts)	1	See above related credit assessment notes.
1				RP	С	Access to quality transit (4 pts)	1	See above related credit assessment notes.
1				RP	С	Reduced parking footprint (1 pt)	1	See above related credit assessment notes.
1				RP	С	Green vehicles (1 pt)	1	See above related credit assessment notes.
1				RP	С	Optimize energy performance (10 pts)	1	See above related credit assessment notes.
		1		RP	С	Site development - protect or restore habitat (2 pts)	1	See above related credit assessment notes.

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Arlington County 2020 Green Building Incentive Policy: 0.55 FAR

July 2, 2021



Green Building Incentive Requirement

BP = Baseline Prerequisite MC = Minimum Criteria for 0.55 FAR XL = Extra List Items

Baseline Prerequisites

DD Status Notes (Arlington County submission, updated 7/1/21)

Y	BP	1	ENERGY STAR appliances and fixtures	ENERGY STAR labeled appliances and fixtures will be specified and/or procured by the Owner.				
Y	BP	2	WaterSense Plumbing Fixtures	n/a - there are no residential or hotel units as a part of this development; This is a LEEDv4 prerequisite; Specifications will include WaterSense label requirement for applicable fixtures.				
Y	BP	3	Refrigerant Leakage	Cx will provide oversight of the on-site refrigerant charging process.				
Y	ВР	4	Equity, Diversity, and Inclusion program	Development team meets the requirements.				
Y	ВР	5	Energy Benchmarking	All buildings will have whole building energy meters that are capable of providing benchmarking data.				
Y	ВР	6	Air Sealing of Ventilation Supply and Exhaust	Specifications will include duct sealing requirements and ENERGY STAR MFHR exhaust testing.				
Y	ВР	7	Electric Vehicle Charging Infrastructure	Planned EV charging stations exceed requirements installed EV charging stations for 4% of parking spaces and EV charging infrastructure for at least 15% of parking spaces.				
Y	ВР	8	Human Interaction with Nature (Biophilia)	The project has prioritized a connection to nature from the beginning and held a biophilic design workshop, established a biophilc design framework following industry best practices, and have future sessions planned.				
Y	ВР	9	Bird-friendly Materials	The exterior envelope for each building is currently designed to achieve a maximum total building Bird Collision Threat Rating (BCTR) of 15 or less on a weighted average.				
Y	BP	10	Renewable Energy	Project team plans to achieve 5 points for the LEEDv4.1 credit through Tier 2 off-site renewable energy purchase.				
Y	BP	11	Light Pollution Reduction	Project will meet the Arlington County requirement and ensure remaining LEED requirements are included in lighting design.				

Minimum Criteria for 0.55 FAR

Y		МС	1	Green Building Certification	The project is planned to achieve LEEDv4 BD+C:NC Platinum certification using the group approach.
Y		МС	2	Energy Optimization (25% savings, LEEDv4)	Energy analysis is tracking the design's development, we are confident in exceeding the 30% savings target beyond ASHRAE 90.1-2010 (LEEDv4).
Y		MC	3	Post-Occupancy Building Performance and Certification	The project team has held preliminary discussions with the County regarding the compliance path for this requirement and is currently preparing a proposed approach that will be submitted for review.
Y		МС	4	Baseline Prerequisites	See "BP" section above - all will be achieved
Y		МС	5	Extra List Items	See "XL" section below - at least six will be achieved, incl. Additional Energy Opt. & Renewable Energy + Storage
Y		МС	6	Carbon Offsets	Carbon offsets meeting the policy criteria are planned to cover the total embodied carbon emissions.

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 Extra List: 0.55 FAR: ≥6 items required

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 Envelope Commissioning and Air Leakage Test (whole

Y			XL	1	Envelope Commissioning and Air Leakage Test (whole building)	Building Envelope Commissioning and air barrier pressure testing will be provided.
Y			XL	2	Renewable Energy	Project team plans to achieve through off-site renewable energy purchase.
Y			XL	3	Additional Energy Optimization (30% savings, LEEDv4)	Required for 0.55 FAR; See MC #2 above.
Y			XL	4	Renewable Energy plus Storage	Required for 0.55 FAR; Project team plans to achieve through off-site renewable energy purchase and on-site thermal energy storage. Reference comment DES GB-14 from the County from May 2021 on the project 4.1 submission: "The memo provided by the design team dated April 29, 2021 outlining an alternative compliance path for Renewable Energy plus Storage, Extra List Option is acceptable from staff's perspective. Please note that because this deviates from the specific requirements in the green building policy, discussion will have to be included in the staff report for County Board approval."
	Μ		XL	5	Electric Vehicle Charging Infrastructure	Additional EV charging for 10% of parking spaces and infrastructure for 50% is under consideration.
Y			XL	6	Advanced Energy Metering	Metering design is planned to include required criteria.
	Μ		XL	7	Building or Building Materials Reuse	Initial feasibility study showed possible compliance for LEEDv4.1 credit of 2-3 points using Option 4, Whole Building Life Cycle Assessment. Initial calculation is underway. Final result will come in the construction phase.
	Μ		XL	8	Grid Harmonization	Project team has planned to implement options for demand response readiness (1-2 points). Full alignment with Grid Harmonization credit requirements is under evaluation.
		N	XL	9	Grid Optimal	Currently not planned for pursuit.
	Μ		XL	10	Social equity within the operations and maintenance staff	Criteria will be evaluated by owner operations team later in design.

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