

## LEED Narrative:

### LT Credit: Sensitive Land Protection (1 point):

The site has not been previously developed. The development footprint is on land that is not designated as any of the following:

*Prime Farmland, Floodplains, Habitat for Threatened or endangered species, Possibly extinct or critically imperiled, Not within 100 feet of a water body, Not within 50 feet of a wetland*

### LT Credit: Green Vehicles (1 Point):

5% or more of all parking spaces will be *preferred parking* for green vehicles. Signs will be clearly posted in front of the parking spots. *Electrical vehicle supply equipment (EVSE)* will be installed in over 2% of all parking spaces. (In addition to green vehicle preferred parking)

The EVSE will provide a level 2 charging capacity (208-240 volts) or greater, comply with the relevant regional or local standard for electrical connectors, and be networked or internet addressable and be capable of participating in demand-response program or time-of-use pricing to encourage off-peak charging.

### SS Credit: Site Assessment (1 Point):

- We will complete and document a site survey or assessment that includes the following information:
  - *Topography*
    - Contour mapping, unique topographic features, slope stability risks
  - *Hydrology*
    - Flood Hazard Areas, delineated wetlands, lakes, streams, shorelines, rainwater collection and reuse opportunities. TR-55 initial water storage capacity of the site
  - *Climate*
    - Solar exposure, heat island effect potential, seasonal sun angles, prevailing winds, monthly precipitation and temperature ranges
  - *Vegetation*
    - Primary vegetation types, greenfield area, significant tree mapping, threatened or endangered species, unique habitat, invasive plant species
  - *Soils*
    - Natural Resources Conservation Service soils delineation, U.S. Department of Agriculture prime farmland, healthy soils, previous development, disturbed soils
  - *Human use*
    - Views, adjacent transportation infrastructure, adjacent properties, construction materials with existing recycle or reuse potential
  - *Human health effects*
    - Proximity of vulnerable populations, adjacent physical activity opportunities, proximity to major sources of air pollution

**SS Credit: Open Space (1 Point):**

- We will provide outdoor space greater than or equal to 30% of the total site area.
  - A minimum of 25% of that outdoor space will be vegetated or have *overhead vegetated canopy*
- The outdoor space will be physically accessible and will have a pedestrian-oriented paving or turf area with physical site elements that accommodate outdoor social activity.

**SS Credit: Rainwater Management (3 Points):**

- We propose the construction of an onsite stormwater retention area that will be able to manage the on site runoff from the developed site for the 98th percentile of regional or local rainfall events.
  - We believe there is enough space on site, but the civil engineer would need to provide the design for this area

**SS Credit: Heat Island Reduction (2 Points):**

- We will meet the criterion on nonroof and roof areas to minimize effects of heat islands.
  - $(\text{area of nonroof measures}/0.5) + (\text{Area of high reflectance roof}/0.75) + (\text{Area of Vegetated roof})/0.75$  is greater than or equal to  $(\text{total site paving area} + \text{Total roof area})$

**SS Credit: Light Pollution Reduction (1 Point):**

- We will meet the uplight and trespass requirements for all exterior lighting on-site
  - The photometric characteristics of each luminaire when mounted in the same orientation and tilt as specified in the project design
  - The lighting zone of the project property will be classified as one zone under the lighting zones definitions provided in the Illuminating Engineering Society and International Dark Sky Association (IES/IDA) Model Lighting Ordinance (MLO) User Guide
- We will also meet the internally illuminated signage requirement.

**WE Credit: Outdoor Water Use Reduction (2 Points):**

- We will prove that the landscape does not require a permanent irrigation system beyond a maximum two-year establishment period.

**WE Credit: Indoor Water Use Reduction (6 Points):**

- We will further reduce fixture and fitting water use from the calculated WE prerequisite for Indoor Water Use to a 50% reduction.
- Using low flow toilets and fixtures, with zero water urinals.

**WE Credit: Water Metering (1 Point):**

- We will install permanent water meters for the following water subsystems:
  - *Indoor Plumbing Fixtures and Fittings*
  - *Domestic Hot Water*

**EA Credit: Optimize Energy Performance (4 Points):**

- We intend to achieve increasing levels of energy performance beyond the prerequisite standard to reduce environmental and economic harms associated with excessive energy use.
  - We will achieve this by running a whole-building energy simulations and will improve energy performance by at least 12%.

**EA Credit: Advanced Energy Metering (1 Point):**

- We will install advanced energy metering for the following:
  - All whole-building energy sources used by the building
  - Any individual energy end uses that represent 10% or more of the total annual consumption of the building

**MR Credit: Building Life-Cycle Impact Reduction (3 Points):**

- Using option 4, we will conduct a life-cycle assessment of the project's structure and enclosure that demonstrates a minimum of 10% reduction, compared with a baseline building, in at least three of the six categories listed below:
  - Global Warming Potential (greenhouse gases) (REQUIRED)
  - Depletion of the stratospheric ozone layer
  - Acidification of land and water sources
  - Eutrophication
  - Formation of tropospheric ozone
  - Depletion of nonrenewable energy resources

**MR Credit: Building Product Disclosure and Optimization--Environmental Product Declarations (1 Point):**

- We will use at least 20 different permanently installed products sourced from at least five different manufacturers that meet one of the following disclosure criteria:
  - Product-specific declaration
  - Environmental Product Declarations which conform to ISO 14025, 14040, 14044, and EN 15804 or ISO 21930 and have at least a cradle to gate scope
  - USGBC approved program -- Products that comply with other USGBC approved environmental product declaration frameworks

**MR Credit: Building Product Disclosure and Optimization--Sourcing of Raw Materials (1 Point):**

- We will use at least 20 different permanently installed products from at least five different manufacturers that have publicly released a report from their raw material suppliers which include raw material supplier extraction locations, a commitment to long-term ecologically responsible land use, a commitment to reducing environmental harms from extraction and/or manufacturing processes, and a commitment to meeting applicable standards or programs voluntarily that address responsible sourcing criteria.

**MR Credit: Construction and Demolition Waste Management (2 Points):**

- We will generate no more than 2.5 pounds of construction waste per square foot of the building's area.
- No more than 76,500 pounds of construction waste generated during construction of the building

**EQ Credit: Enhanced Indoor Air Quality Strategies (1 Point):**

- We intend to promote occupants' comfort, well-being, and productivity by improving indoor air quality by complying with the following requirements with respect to Enhanced IAQ Strategies:
  - Mechanically ventilated spaces:
    - Entryway systems
    - Interior cross-contamination prevention
    - Filtration

- Naturally Ventilated Spaces:
  - Entryway systems
  - Natural ventilation design calculations
- Mixed-mode Systems:
  - Entryway systems
  - Interior cross-contamination prevention
  - Filtration
  - Natural ventilation design calculations
  - Mixed-mode design calculations

**EQ Credit: Low-Emitting Materials (3 Points):**

- We intend to reduce concentrations of chemical contaminants that can damage air quality, human health, productivity, and the environment.
  - We will do so by achieving the threshold level of compliance with emissions and content standards for the following:
    - Interior Paints and coatings applied on site
      - At least 90%, by volume, for emissions; 100% for VOC content
    - Interior adhesives and sealants applied on site (including flooring adhesive)
      - At least 90%, by volume, for emissions; 100% for VOC content
    - Flooring
      - 100%
    - Composite Wood
      - 100% not covered by other categories
    - Ceilings, walls, thermal, and acoustic insulation
      - 100%

**EQ Credit: Construction Indoor Air Quality Management Plan (1 Point):**

- We intend to promote the well-being of construction workers and building occupants by minimizing indoor air quality problems associated with construction.
  - We will achieve this by developing and implementing an indoor air quality (IAQ) management plan for the construction and preoccupancy phases of the building. The plan will address the following:
    - During construction, meet or exceed all applicable recommended control measures of the Sheet Metal and Air Conditioning National Contractors Association (SMACNA) IAQ Guidelines for Occupied Building under Construction
    - Do not operate permanently installed air-handling equipment during construction unless filtration media with a minimum efficiency reporting value (MERV) of 8, as determined by ASHRAE 52.2.
    - Prohibit the use of tobacco products inside the building and within 25 feet of the building entrance during construction

**EQ Credit: Indoor Air Quality Assessment (2 Points):**

- We intend to establish better quality indoor air in the building after construction and during occupancy.
  - We will do this by conducting air testing
    - After construction ends and before occupancy, but under ventilation conditions typical for occupancy, conduct baseline IAQ testing using protocols consistent with ASTM methods.

**EQ Credit: Thermal Comfort (1 Point):**

- We intend to promote occupants' productivity, comfort, and well-being by providing quality thermal comfort
  - We will achieve this by designing heating, ventilation, and air conditioning (HVAC) systems and the building envelope to meet the requirements of ASHRAE Standard 55--2010, Thermal Comfort Conditions for Human Occupancy.

**EQ Credit: Interior Lighting (1 Point):**

- We intend to promote occupants' productivity, comfort, and well-being by providing high-quality lighting.
  - We will achieve this by providing individual lighting controls that enable occupants to adjust the lighting to suit their individual tasks and preferences in at least 90% of the individual occupant spaces.
    - The controls will allow for at least three lighting levels or scenes (on, off, midlevel), with midlevel being 30% to 70% of the maximum illumination level (not including daylight contributions).
  - In all shared multi occupant spaces, we will meet the following requirements:
    - Multizone control systems that enable occupants to adjust the lighting to meet group needs and preferences, with at least three lighting levels.
    - Switches or manual controls will be located in the same space as the controlled luminaires. A person operating the controls must have a direct line of sight to the controlled luminaires.