

**Certification Goal: C Rating**

**A Rating:** 90% or more of applicable points; **B Rating:** 80 - 89%; **C Rating:** 70 - 79%; **NR:** Less than 70%

**KEY: Pursuit of Likely/Less Likely credits still to be confirmed**  
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Stamford Sustainability Scorecard				
Available	Yes	Likely	Less Likely	No
95	50	16	20	9

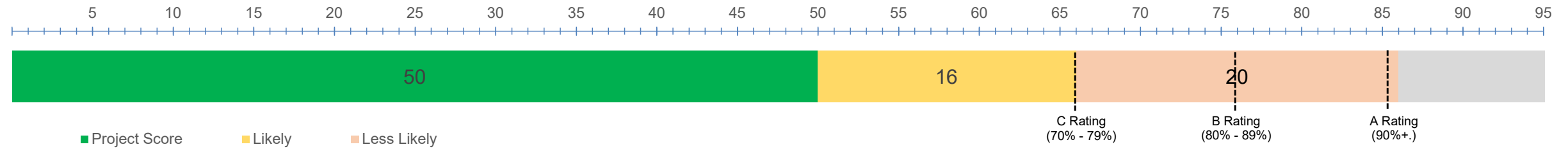
**Total Project Score**

**BH - Building Health**

8	6	1	1	0
1		1		
1	1			
1	1			
1	1			
1	1			
1	1			

TOTALS	PTS	D/C	CREDIT NAME	PROJECT PHASE (DESIGN/CONSTRUCTION)	RESP	COST (\$)
BH1	1	D	Indoor Air Quality*	CONSTRUCTION	MEP / Ownership	Y
BH2	1	D	Low Emitting Materials*	DESIGN	HLW Design	N
BH3	1	D	Moisture Management*	DESIGN	MEP	N
BH4	1	D	Daylighting*	DESIGN	HLW Sustainability	N
BH5	1	D	Window Shading*	DESIGN	HLW Design	Y
BH6	1	D	Operable Windows*	DESIGN	HLW Design	N

REQUIREMENTS
Before occupancy but after construction, conduct an indoor air quality test for all occupied spaces and provide an indoor air quality report that shows the criteria needed to earn this point.
Materials used in the building must meet the following requirements: <b>-Interior Paints &amp; Coatings:</b> 100% of products must comply with CARB 2007 or SCAQMD Rule 1113 & 90% (by volume) of products must comply with CPDH v1.1-2010. <b>-Interior Adhesives &amp; Sealants:</b> 100% of products must comply with CARB 2007 or SCAQMD Rule 1168 & 90% (by volume) of products must comply with CPDH v1.1-2010. <b>-Flooring:</b> 100% of products must comply with CPDH v1.1-2010. <b>-Insulation:</b> 100% of products must comply with CPDH v1.1-2010.
Provide an HVAC systems and controls plan designed to limit space relative humidity to 60% or less during all load conditions, both occupied and unoccupied.
Provide lighting simulations that demonstrate that the following conditions are expected: -Spatial Daylight Autonomy is achieved for at least 55% of regularly occupied spaces. -Annual Sunlight Exposure is achieved for no more than 10% of regularly occupied space.
For all glazing less than 7 ft above the floor in regularly occupied spaces, ensure one of the following is present: <b>-interior window shading or blinds are controllable by occupants or set to automatically prevent glare</b> -external shading systems are set to prevent glare -variable opacity glazing, such as electrochromic glass, reduces transmissivity by at least 90%.
Every regularly occupied space has operable windows that provide access to outdoor air and daylight.



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Available	Yes	Likely	Less Likely	No
1			1	
1	1			

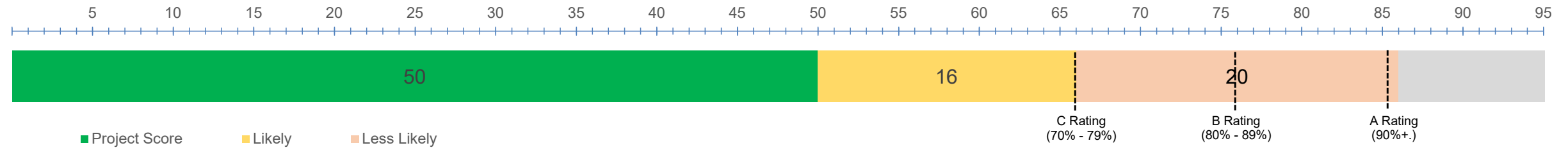
Code	PTS	D	CREDIT NAME	DESIGN	RESP	COST (\$)	REQUIREMENTS
BH7	1	D	Active Design*	DESIGN	HLW Design	N	In projects of 2 to 4 floors, provide floor plans that show that at least one common staircase meets the following requirements: -stairs are accessible to regular building occupants during all regular building hours -throughout the space, signage is present to encourage stair use (at least one sign per elevator bank) -located within 25 ft of the main project entrance, main entry checkpoint (welcome desk), the edge of the main lobby, or edge of the main welcome area -clearly visible from the main project entrance, main entry checkpoint, the edge of the main lobby, or edge of the main welcome area, or are located visually before any elevators present upon entering from the main entrance -stair width set at a minimum of 56 in between handrails, or the maximum width allowable by local code.
BH8	1	D	Fitness Equipment*	DESIGN	HLW Design	N	The project includes an interior fitness space that includes instructions for safe, age-appropriate use as well as the following: -some combination of cardiorespiratory exercise equipment in an interior fitness space, in a quantity that would allow use by at least 1% of regular building occupants. -some combination of muscle-strengthening exercise equipment in an interior fitness space, in a quantity that would allow use by at least 1% of regular building occupants. -at least some combination of the following: pull-up bar, suspension training equipment, resistance bands, free weights, kettle balls, inflatable exercise balls The equipment must be free of additional charges.

**EU - Energy Use**

TOTALS	PTS	D	CREDIT NAME	DESIGN	RESP	COST (\$)
23	9	9	2	3		

TOTALS	PTS	D	CREDIT NAME	DESIGN	RESP	COST (\$)
7	4	3	Building Efficiency*	DESIGN	Ownership / HLW Design	Y
2	2		Submetering*	DESIGN	MEP	N

REQUIREMENTS
The project must be ENERGY STAR certified (3 points for a score of 50+ or 6 points for a score 75+) The project must use all ENERGY STAR appliances (1 point).
The project must include meters for each tenant unit.



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Available	Yes	Likely	Less Likely	No
2	2			
1	1			
1		1		
2		2		
5		3	2	
3				3

EU	PTS	DESIGN	CREDIT NAME	DESIGN	RESP	Y/N
EU3	2	D	Cool Roofs*	DESIGN	HLW Design	Y
EU4	1	D	Exterior Lighting*	DESIGN	Lighting Consultant	N
EU5	1	D	Interior Lighting*	DESIGN	MEP	Y
EU6	2	D	Solar Ready Design*	DESIGN	HLW Design	N
EU7	5	D	Renewable Energy Production*	CONSTRUCTION	HLW Design	Y
EU8	3	D	Combined Heat and Power*	DESIGN	MEP	Y

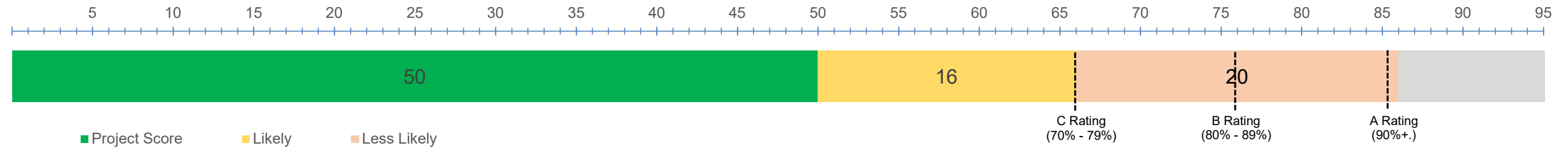
The project must have 50% (1 point) or 90% (2 points) of exterior hardscapes with any combination of the following: -SRI of 29 or higher -shade from existing for planned landscaping -shade from structures covered by solar panels -50% open-grid pavement system OR <b>75% of more of the rooftops have SRI of 78 (low slope) or 29 (steep slopes) (2 points).</b>
Exterior lighting is full-cutoff or dark-sky compliant, and automatically turns off when natural light is sufficient.
Interior lighting is controlled to turn off during inactive or after-hours periods.
75% of more of the building has one axis within plus or minus 15 degrees of geographical east-west and the east-west length is at least as long as the north-south length, with 50% of the roof unobstructed.
At least 10% (3 points), 20% (4 points) or 40% (5 points) of the energy use is supplied from a renewable energy source on site.
The project proves 75% of more energy efficiency.

**LU - Land Use**

10	8	0	2	0
3	3			
1	1			
N/A				
N/A				

TOTALS	PTS	DESIGN	CREDIT NAME	DESIGN	RESP	COST (\$)
LU1	3	D	Brownfields	DESIGN	HLW Design	N
LU2	1	D	Redevelopment	DESIGN	Ownership	N
LU3	2	D	Adaptive Reuse			
LU4	2	D	Historical Preservation			

REQUIREMENTS
Perform brownfield remediation.
The project is a redevelopment (new construction on a site that has pre-existing uses).
The project is reusing an existing building for a purpose other than which it was originally designed for.
The project includes an historic building.



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Available	Yes	Likely	Less Likely	No
4	2		2	
2	2			

Code	PTS	Req	CREDIT NAME	DESIGN	RESP	COST (\$)
LU5	4	D	Mixed Use	DESIGN	HLW Sustainability	N
LU6	2	D	Transit Supportive Density	DESIGN	HLW Sustainability	N

REQUIREMENTS
60% or more of the ground floor area on a retail street is reserved for retail, dining or service uses (2 points). Primary entrances are within 0.25 miles of at least 3 neighborhood services as defined in the CN Zone (2 points)
The project has 60+ units per acre and a FAR of 3.0.

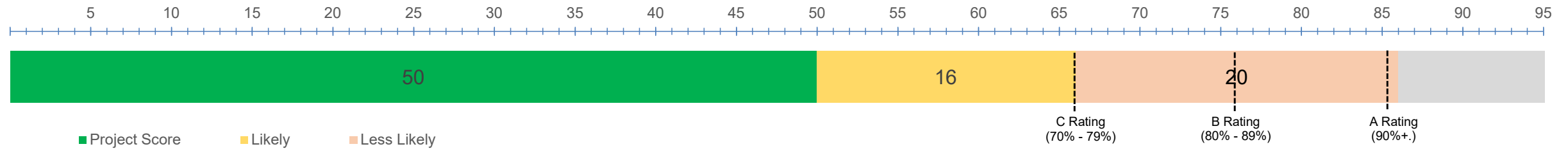
**LA - Landscaping & Open Space**

Available	Yes	Likely	Less Likely	No
9	3	3	3	0
2			2	
N/A				
1			1	
1		1		
1	1			
1	1			
1	1			
2		2		

TOTALS	PTS	Req	CREDIT NAME	DESIGN	RESP	COST (\$)
LA1	2	D	Green Roof*	DESIGN	HLW Design / Ownership	Y
LA2	1	D	Tree Preservation			
LA3	1	D	Tree Canopy*	DESIGN	Landscape architect	N
LA4	1	D	Additional Landscaping*	DESIGN	Landscape architect	N
LA5	1	D	Native Plants*	DESIGN	Landscape architect	Y
LA6	1	D	Xeriscaping*	DESIGN	Landscape architect	Y
LA7	1	D	Organic Land Care*	CONSTRUCTION	Ownership / operations	N
LA8	2	D	New Publicly Accessibly Amenity Space	DESIGN	HLW Design / Ownership	N

REQUIREMENTS
A vegetated roof covers 50% or more of the roof area.
The project is preserving 80% of trees over 6" diameter at breast height, and 100% of trees 32" DBH.
The project requires that the tree canopy (at maturity) will cover at least 50% of the surface covered by buildings, which must be at least 10% of the lot area.
The project includes landscaping with a 25% greater area than what is required by Zoning Regulations.
80% (by area of plantings) must be native.
80% (by area of plantings) must include native and drought-resistant plants (must also be 10% of the lot area). The project must also include drip irrigation and humidity sensors.
The project manages the property according to NOFA Standards for Organic Land Care.
The project provides public open space that is at least 5,000 SF open to the public from dawn to dusk 7 days a week (or provide 5,000 SF more accessible open space than required by Zoning)

**MO - Mobility**



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Available	Yes	Likely	Less Likely	No
14	8	0	6	0
N/A				
3	3			
3			3	
N/A				
2			2	
N/A				
1	1			
1	1			
1	1			
1	1			
1			1	
1	1			

TOTALS	PTS		CREDIT NAME	RESP	COST (\$)
MO1	2	D	Reduce Vehicle Travel		
MO2	3	D	Transit Proximity	DESIGN	HLW Sustainability N
MO3	3	D	Shared Parking*	DESIGN	Ownership N
MO4	2	D	Incentivize Transit Use		
MO5	2	D	Car Share*	CONSTRUCTION	Ownership Y
MO6	2	D	Shuttles or Support for Transit*	CONSTRUCTION	Ownership Y
MO7	1	D	Bicycle Facilities*	DESIGN	HLW Design N
MO8	1	D	Parking Availability*	DESIGN	HLW Design N
MO9	1	D	Electric Vehicles*	CONSTRUCTION	HLW Design N
MO10	1	D	Unbundled Parking*	CONSTRUCTION	Ownership Y
MO11	1	D	Contributions to Road Infrastructure*	CONSTRUCTION	Ownership Y \$50,000
MO12	1	D	Walk Score	DESIGN	HLW Sustainability N

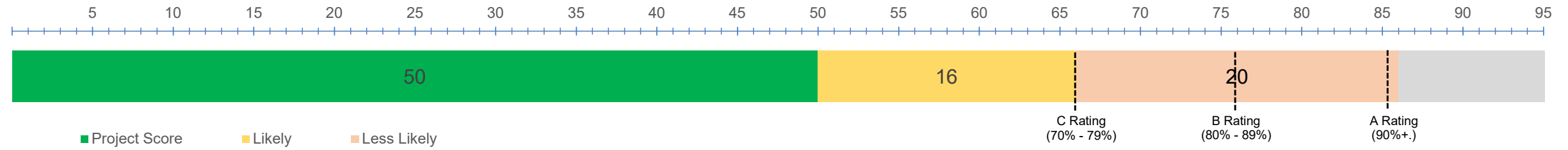
REQUIREMENTS
Project must reduce vehicle trips 20% from the base ITE estimate during peak hours.
Project site must be within 1/2 mile of Stamford Transportation center (2 pts) and the primary entrance must be within 800 ft of an existing bus line (1 pt).
Project must demonstrate a 10% reduction in parking needs due to shared parking.
Tenant must provide free or discounted (>50%) transit passes to tenants/employees for 3 years from Certificate of Occupancy.
Participate in a carshare program (Zipcar) at the rate of 1 car per 100 dwelling units (1 point); fleet of shared vehicles consisting of zero emission vehicles (1 point).
Provide contract with a shuttle service for 3 years from Certificate of Occupancy (1 point); shuttle is zero emission vehicles or shared with other developments (1 point).
The number of bike parking, racks and lockers exceeds Zoning Regulations by at least 50%.
Parking is no more than 105% of minimum required by the Zoning Regulations.
The number of electric vehicle parking spaces and chargers must exceed Zoning Regulations by at least 50%.
Project must provide daily or monthly parking fees to tenants or employees and allow for residents of residential components to rent parking spaces separately.
Requires the applicant to provide \$50,000 or more to city road infrastructure improvements.
Project must receive a Walkscore of 75 or more.

**RE - Resiliency**

10	5	0	2	3
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TOTALS	PTS		CREDIT NAME	RESP	COST (\$)
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REQUIREMENTS
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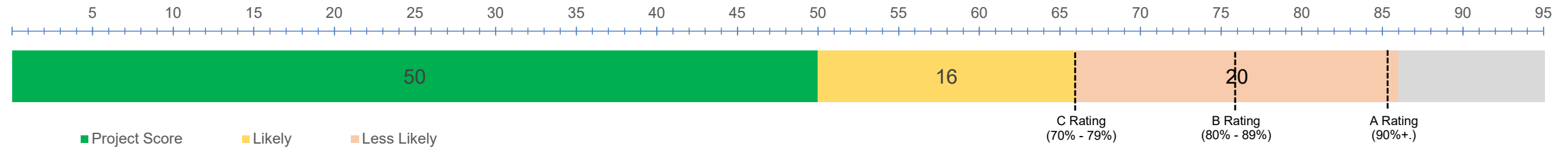
Stamford Sustainability Scorecard				
Available	Yes	Likely	Less Likely	No
3				3
2	2			
2	2			
2			2	
1	1			

RE	PTS	D	CREDIT NAME	DESIGN	RESP	COST (\$)	REQUIREMENTS
RE1	3	D	Floodplain	DESIGN	HLW	N	The project is outside of the 100-year floodplain (1 point) or 500-year floodplain (3 points).
RE2	2	D	Flood Resiliency	DESIGN	MEP / HLW Design	Y	The building is elevated at least 2 ft above the base flood elevation. Mechanical systems located on the roof or top floor are elevated at least two feet above base flood elevation.
RE3	2	D	Building Resiliency*	DESIGN	MEP	Y	Structure is equipped with back-up generators or renewable systems, such as solar panels, adequate to supporting all basic functions (light, HVAC)
RE4	2	D	Sea Level Rise	DESIGN	HLW Design	N	Development is outside of the City of Stamford projected Sea Level Rise Projections 2085 map for the building's lifetime.
RE5	1	D	Emergency Preparation & Continuation of Operations Plan*	CONSTRUCTION	Ownership / Operations	N	Create an Emergency Preparation Plan that includes evacuation routes and a "Continuation of Operations Plan".

**UD - Urban Design**

9	5	1	0	3
N/A				
2	1	1		
1	1			
1	1			
1	1			
1	1			

TOTALS	PTS	D	CREDIT NAME	DESIGN	RESP	COST (\$)	REQUIREMENTS
UD1	1	D	Block Size				A public street or public pedestrian walkway is at no less than 400 ft intervals between buildings.
UD2	2	D	Minimum Visual Impact of Parking*	DESIGN	HLW Design	N	At least 80% of the garage is wrapped by other uses (1 point). Surface parking is blocked from view by structures along the frontage of the main entrance (1 point).
UD3	1	D	Building Orientation*	DESIGN	HLW Design	N	The principle functional entrance opens to the sidewalks adjacent to the public street.
UD4	1	D	Building Façade*	DESIGN	HLW Design	N	The building entrances are no more than 100 ft apart, and the façade is visually broken up vertically and horizontally.
UD5	1	D	Building Materials*	DESIGN	HLW Design	Y	The project does not include "Exterior Insulation Finishing Systems", vinyl, or aluminum materials on the façade, because they have a history of poor longevity and quality.
UD6	1	D	Proximity of Building to Street*	DESIGN	HLW Design	N	The front façade is built to the minimum allowed setback boundary.



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Available	Yes	Likely	Less Likely	No
3				3

UD#	PTS	D	CREDIT NAME	DESIGN	HLW Sustainability	Y	REQUIREMENTS
UD7	3	D	<b>Building Certification</b>	<b>DESIGN</b>	HLW Sustainability	Y	The project is pursuing LEED certification.

**WM - Waste Management**

5	2	2	1	0
2	1		1	
1	1			
2		2		
N/A				

TOTALS	PTS		CREDIT NAME	RESP	COST (\$)	
WM1	2	C	<b>Construction &amp; Demolition Debris*</b>	CONSTRUCTION	Ownership / Operations	Y
WM2	1	C	<b>Recycling*</b>	CONSTRUCTION	Ownership / Operations	N
WM3	2	C	<b>Organic Waste*</b>	CONSTRUCTION	Ownership / Operations	Y
WM4	1	C	<b>Reusable Materials</b>			

REQUIREMENTS
The project is recycling 50% of demolition waste (by weight) (1 point). The project is recycling 50% of construction waste (1 point).
The project implements a compliant recycling system that includes additional collection protocols e.g., for electronics and textiles
The project includes a collection system for organic waste, to either be used on site or collected by a certified organic waste hauler (1 point). The project implements a food waste dehydrator or an aerobic digester (1 point)
The project includes a dishwashing facility and collection station for used utensils sized to accommodate the building's population capacity.

**WU - Water Use**

7	4	0	3	0
3	1		2	
1	1			
2	1		1	
1	1			

TOTALS	PTS		CREDIT NAME	RESP	COST (\$)	
WU1	3	D	<b>Indoor Water Management*</b>	DESIGN	MEP	Y
WU2	1	D	<b>Outdoor Water Management*</b>	DESIGN	MEP / Landscape Architect	Y
WU3	2	D	<b>Stormwater Management*</b>	DESIGN	MEP / Landscape Architect	N
WU4	1	D	<b>Stormwater Retention*</b>	DESIGN	MEP / Landscape Architect	Y

REQUIREMENTS
The project includes all WaterSense rated fixtures (1 point). The project uses greywater for cooling tower and/or landscaping (2 points).
The project uses efficient landscape irrigation systems such as humidity sensors or drip irrigation that are WaterSense rated.
The site has at least a 50% increase in pervious surface over what is required by Zoning Regulations (1 point). The site reduced impervious surfaces by at least 25% compared to pre-development conditions (1 point).
The amount of stormwater retained on site in increased by at least 10% compared to the Zoning Regulations.