

STAMFORD **SUSTAINABILITY** SCORECARD



for more information: www.stamford.gov/sustain

VERSION 4.0 – September 2022

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1. Stamford Sustainability Scorecard Overview

Why a Stamford Sustainability Scorecard?

Sustainability is a policy priority outlined in Chapter 7 of Stamford’s 2015 Master Plan with the goal to make Stamford the most sustainable, transit-friendly, walkable community in Connecticut and a national leader in sustainability. The Scorecard is one of the tools for the implementation of this policy. The Scorecard references a number of sustainability standards, put into a Stamford-specific framework.

What is the Stamford Sustainability Scorecard? (10/2020; 08/2022)

The Sustainability Scorecard is a City of Stamford Land Use Bureau program that recognizes and scores achievements and best practices in creating sustainable housing and commercial spaces. The Stamford Sustainability Scorecard is a requirement for all larger development projects in Stamford per Section 15.D of the Stamford Zoning Regulations. All new developments, redevelopments or conversions with 10 or more housing units, 10,000 sf or more in floor area or on lots where 20,000 sf or more in area are disturbed, or extensions or substantial alterations are subject to the Scorecard..

The goals of the Stamford Sustainability Scorecard are to encourage sustainable land use and development standards by:

- providing residents, employees, and consumers with building-level information related to sustainability; and providing the development community with guidelines on best practices;
- tracking sustainable aspects of buildings and development in Stamford;
- improving community awareness of sustainability and resiliency issues in the built environment; and
- improving the quality of life for all Stamford residents

How does it work? (10/2020; 08/2022)

The Scorecard is used during the Land Use Bureau Application review process to objectively measure a development’s sustainability features in the following categories:

- Building Health
- Energy Use
- Land Use
- Landscaping and Open Space
- Mobility
- Resiliency
- Urban Design
- Waste Management
- Water Use

Each Category has a number of Subcategories (“Elements”) for which points can be achieved.

Criteria which particularly impact building energy use are weighted more heavily in the scoring. Scores will be presented to the Zoning Board along with other project information as part of the application review process.

Projects that require certain Zoning Board approvals (such as Text Changes, Special Permits or Site & Architectural Plan Reviews) need to provide the Scorecard along with the required applications. The Scorecard will be completed by the applicant and reviewed by Land Use Bureau staff. Applicants are encouraged to review the criteria and submit documentation in order to receive full recognition of building attributes.

The Scorecard will be completed twice: The first time as part of an application for any approval by the Stamford Zoning Board, the ZBA or – for projects not requiring review by these two Boards – prior to issuance of a Building Permit. The second time when sign-off for a Certificate of Occupancy is requested. This is necessary in order to reflect any changes that might have occurred between design and completion of a project.

Grades and Scoring (10/2020; 08/2022)










Development projects will be graded based on their sustainability score from A+ – very sustainable to NR – less sustainable. The Grade is a function of the score.

Projects are awarded Grades based on the score they receive based on the following criteria:

<u>Grade</u>	<u>Overall Score</u>
A+	95 or more points
A	80-94 points
B	65-79 points
C	50-64 points
NR	less than 50 points

The grades will have to be posted conspicuously, visible from the street (see Appendix II for details).

The Scores are awarded in each category as follows (02/2022):

	Category	Maximum Score
	BH - Building Health	8 points
	EU - Energy Use	23 points
	LA - Landscaping & Open Space	11 points
	LU - Land Use	17 points
	MO – Mobility	29 points
	RE – Resiliency	11 points
	RM – Resource Management	9 points
	UD - Urban Design	11 points
	WU - Water Use	7 points
	Total	126 points

Alternative Paths to Compliance

In order to avoid duplication of efforts, developments can meet the Stamford Sustainable Scorecard requirements through alternative Paths to compliance in some of the categories of the Scorecard or the Scorecard as if they meet other sustainability standards such as LEED. Alternative Paths to Compliance for individual categories are listed under each category in Section 2 of this Manual.

Alternative Paths to Compliance for the Scorecard are as follows:

Stamford Sustainability Scorecard Rating		Alternative Path to Compliance
Points	Grade	LEED
95+	A+	LEED Platinum
80-94	A	LEED Gold
65-79	B	LEED Silver
50-64	C	LEED Certified
0-49	NR	

While actual certification for a standard other than the Scorecard is not required, appropriate documentation and certification by an accredited professional demonstrating the level of certification that could be achieved must be provided.



2. Scoring Criteria (10/2020; 08/2022)

The following chapters will describe the scoring criteria and provide guidance on how to achieve points for each element in a category.

2.1 Category: Building Health

(8= points total)

Elements

BH1 – Indoor Air Quality¹ (1 point)

Pollutants generated indoors can lead to a variety of symptoms and health conditions. Volatile organic compounds (VOCs), combustion byproducts and airborne particulate matter are known to trigger nausea, headaches, asthma, respiratory irritation and allergies. VOC levels can be five times higher indoors than outdoors.

Points: After construction ends and before occupancy, but under ventilation conditions typical for occupancy, conduct baseline indoor air quality testing for all occupied spaces and provide an indoor air quality report that shows that the following conditions have been met: formaldehyde levels less than 27 ppb and the total volatile organic compounds are less than 500 µg/m³; carbon monoxide less than 9 ppm; PM_{2.5} less than 15 µg/m³; PM₁₀ less than 50 µg/m³; ozone less than 51 ppb; and radon less than 0.148 Bq/L [4 pCi/L] in the lowest occupied level of the project. Provide test results from independent consultant.

BH2 – Low Emitting Materials² (1 point)

Indoor air quality can be degraded significantly by volatile organic compounds (VOCs) that off-gas from paints, finishes and other coatings, and also result from the use of cleaning products, air fresheners, personal care products and other materials brought into the building. VOCs include benzene (classified by the EPA as a known human carcinogen), formaldehyde and other chemical compounds, which at high concentrations can lead to irritation of the nose and pharynx, and have been associated with leukemia, childhood asthma and other respiratory disorders.

Points: Provide specifications in accordance with the following. Upon completion of the project, provide a Letter of Assurance, signed by the architect & contractor, that the specified materials were used.



Interior Paints and Coatings

The VOC limits of newly applied interior paints and coatings meet *one of the following requirements*:

- 100% of installed products meet California Air Resources Board (CARB) 2007, Suggested Control Measure (SCM) for Architectural Coatings, or South Coast Air Quality Management District (SCAQMD) Rule 1113, effective June 3, 2011 for VOC content.
- At minimum 90%, by volume, meet the California Department of Public Health (CDPH) Standard Method v1.1-2010 for VOC emissions.
- Applicable national VOC content regulations or conduct testing of VOC content in accordance with ASTM D2369-10; ISO 11890, part 1; ASTM D6886-03; or ISO 11890-2.

Interior Adhesives and Sealants

The VOC limits of newly applied interior adhesives and sealants meet *one of the following requirements*:

- 100% of installed products meet South Coast Air Quality Management District (SCAQMD) Rule 1168 for VOC content. Volatile organic compound (VOC) limits correspond to an effective date of July 1, 2005 and rule amendment date of January 7, 2005.
- At minimum 90%, by volume, meet the California Department of Public Health (CDPH) Standard Method v1.1-2010 for VOC emissions.
- Applicable national VOC content regulations or conduct testing of VOC content in accordance with ASTM D2369-10; ISO 11890, part 1; ASTM D6886-03; or ISO 11890-2.

Flooring

The VOC emissions of all newly installed interior flooring meet all limits set by the following, as applicable:

- California Department of Public Health (CDPH) Standard Method v1.1-2010.

Insulation

The VOC emissions of all newly installed interior thermal (excluding duct) and acoustic insulation meet all limits set by the following, as applicable:

- California Department of Public Health (CDPH) Standard Method v1.1-2010.

BH3 – Moisture Management (1 point)³

Exposure to damp and moldy environments may cause a variety of health effects, including nasal stuffiness, throat irritation, coughing or wheezing, eye irritation, and skin irritation. People with mold allergies may have more severe reactions. In some people, mold allergy is linked to asthma and exposure causes restricted breathing and other airway symptoms.

Points: Provide an HVAC systems and controls plan designed to limit space relative humidity to 60% or less during all load conditions, in regularly occupied areas.



BH4 – Daylighting (1 point)⁴

Daylighting is illumination in buildings from natural lights, via skylights or other means. It provides occupants with a connection between indoor spaces and outdoors, supporting human alertness and productivity. In addition, daylighting lessens the need for electric lighting and therefore saves energy. Excessive sunlight, however, can cause glare and unwanted visual contrast. This is not only important to consider throughout the course of the day, but also throughout the course of the year, such that occupants are able to enjoy the benefits of daylight exposure in all seasons. Therefore, it is necessary to find a balance between Spatial Daylight Autonomy (sDA), which measures the percentage of floor area that receives adequate sunlight, and Annual Sun Exposure (ASE), which measures the percentage of floor area that receives too much direct sunlight.

Points: Provide lighting simulations that demonstrate that the following conditions are expected:

- Spatial Daylight Autonomy (sDA300, 50%) is achieved for at least 55% of regularly occupied space. In other words, at least 55% of the space receives at least 300 lux [28 fc] of daylight for at least 50% of operating hours each year.
- Annual Sunlight Exposure (ASE1000, 250) is achieved for no more than 10% of regularly occupied space. In other words, no more than 10% of the area can receive more than 1,000 lux [93 fc] for 250 hours each year.

BH5 – Window Shading (1 point)⁵

Though bright light during the day is conducive to good health, uneven levels of brightness and glare in the visual field can cause visual fatigue and discomfort. Adequate window shading promotes a healthier living and working environment, while also reducing air conditioning costs.

Points: Provide specifications that show at least *one of the following* is present for all glazing less than 7 ft. above the floor in regularly occupied spaces (excluding lobbies):

- Interior window shading or blinds that are controllable by the occupants or set to automatically prevent glare.
- External shading systems that are set to prevent glare.
- Variable opacity glazing, such as electrochromic glass, which can reduce transmissivity by 90% or more.

BH6 – Operable Windows (1 point)⁶

Operable windows increase the supply of high-quality outdoor air and promote a connection to the outdoor environment by encouraging occupants to open windows when outdoor air quality is acceptable.



Points: Provide architectural plans that show that every regularly occupied space has operable windows that provide access to outdoor air and daylight.

BH7 – Active Design (1 point)⁷

The integration of interior pathways and stairs within the built environment can provide a convenient way to incorporate short periods of physical activity into the workday, thus reducing excessive sitting. Stair climbing is a low-impact, moderate-to-vigorous intensity physical activity that burns calories and has been associated with improved cardiorespiratory fitness and a lower risk of stroke. To encourage greater use, pathways and stairs should be aesthetically pleasing and easily accessible from high-traffic routes.

Points: 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 business 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 (e.g., welcome/reception desk), the edge of the main lobby, or edge of the main welcome area.
- Clearly visible from the main project entrance, main entry checkpoint (e.g., welcome/reception desk), 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 – Fitness Equipment (1 point)⁸

Convenient access to varied types of fitness equipment can improve exercise habits. Aerobic and muscle-strengthening activities each provide unique health benefits, including weight control, lower risk of cardiovascular disease, diabetes and cancer, better bone health, cardiorespiratory and muscular fitness, and improved cognitive function. Providing equipment that allows for a variety of exercise options can give occupants a wider range of health benefits.

Points: Provide architectural plans that show the inclusion an interior fitness space with the following, and accompanied by instructions for safe, age-appropriate use:

- 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 is provided:



2.1 Building Health

- Pull-up bar
- Suspension training equipment
- Resistance bands
- Free weights
- Kettle balls
- Inflatable exercise balls

To earn the point, use of the equipment must be free of additional charges.



2.2 Category: Energy Use

23 = points total

EU1 – Building Efficiency (up to 9 points)

ENERGY STAR® is a program of the U.S. Environmental Protection Agency (EPA). To be ENERGY STAR® rated, a building must have an energy performance that is among the top 25% of all buildings of its type.

Points: For proof of building efficiency, provide ENERGY STAR® building certification. The building will be designed to achieve an ENERGY STAR® score of 50+ for 3 points, 75+ points for 6 points, or 85+ for 9 points.

EU2 – Efficient Appliances (1 point)

ENERGY STAR® products are certified by an independent third-party to provide increased energy efficiency. To be ENERGY STAR® rated, a product must have energy performance among the top 25% of all products of its type.

Points: Provide proof of purchase that all appliances are ENERGY STAR® rated.

EU3 – Submetering (2 points)

In a multi-unit dwelling, it is not possible to monitor individual power usage without each unit having its own electricity meter or meters. “Submetering” encourages energy conservation when each unit or business is accountable for its own usage.

Points: For residential development, the building or mechanical plans must show the meters for each unit. For each commercial unit or floor, the building or mechanical plans must show the individual meters: at least one meter per floor, per 10,000 square feet, or per tenant.

EU4 – Cool Roofs (up to 2 points)

Reflective and shaded surfaces reduce the contribution to urban heat island warming. (From the EPA website) A high solar reflectance—or albedo—is the most important characteristic of a cool roof, as it helps to reflect sunlight and heat away from a building, reducing roof temperatures. A high thermal emittance (ability to release heat via radiation) also plays a role, particularly in climates that are warm and sunny. Together, these properties help roofs to absorb less heat and stay up to 50–60°F (28–33°C) cooler than conventional materials during peak summer weather. Shaded and landscaping also cool outdoor hardscape surfaces.

Points: Providing the site plan and building specifications, show any combination of the following totaling 50% (1 point,) or 90% (2 points) of exterior hardscape surfaces with:



- minimum Solar Reflectance Index (SRI) of 29
- shade from existing for planned landscaping
- shade from structures covered by solar panels
- 50% open-grid pavement system

Or, for 2 points, provide building specifications that show 75% or more of the rooftops have minimum Solar Reflectance Index (SRI) of 78 (for slopes less than or equal to 2:12) or 29 (for slopes greater than 2:12).

EU5 – Exterior Lighting (1 point)

Light escaping from building interiors or from exterior fixtures can attract birds, particularly during migration on foggy nights or when the cloud base is low. Strong beams of light can cause birds to circle in confusion and collide with structures, each other, or even the ground. To address this danger, reduce light pollution, and save energy, exterior lighting fixtures can be installed to cast light down instead of up.

Points: Provide a lighting plan with exterior lighting specifications that includes lighting controls (e.g. timers, photocells), and lighting details (e.g. LEDs, full cutoff lights fixtures). For 1 point, exterior lighting is full-cutoff or dark-sky compliant, and automatically turns off when natural light is sufficient.

EU6 – Interior Lighting (1 point)

Carefully designed lighting can reduce energy and maintenance costs. For instance, all non-emergency built-in luminaires can be automatically controlled with timers, occupancy sensors or other controls to turn off during after-hours periods.

Points: For 1 point, interior lighting is controlled to turn off during inactive or after-hours periods (For residential buildings: For common and amenity areas only).

EU7 – Renewable Energy Production OR Combined Heat and Power (up to 7 points) (08/2022)

Renewable energy comes from a resource that is replaced rapidly by a natural process. Most commonly we get renewable energy from sun and wind. Renewable energy is also derived from geothermal pumps, hydropower, tidal power, biofuels (ethanol, methanol), and hydrogen fuel.

Points: For 3 points, at least 10% of energy use must be supplied from a renewable energy source; for 5 points, at least 20%. Show the source(s) on the site and mechanical plans and provide specifications. 7 Points for 40% or more of energy use on site provided by on-site renewable energy.

A Combined Heat and Power (CHP) system simultaneously generates electricity and useful thermal energy (e.g. steam), from a single fuel. CHP technologies use the thermal energy that would otherwise be wasted by conventional power systems, and can achieve overall average efficiency levels of 75 percent or higher. Calculating the total system efficiency includes combining the CHP outputs (i.e.,



2.2 Energy Use

electricity and useful thermal output) and evaluating them based on the fuel consumed. CHP systems typically achieve total system efficiencies of 60 to 80 percent.

Points: For 3 points: provide mechanical plans and specifications proving 60% or more energy efficiency; for 5 points proving 75% or more energy efficiency; for 7 points: proving 85% or more energy efficiency.



2.3 Category: Land Use

17 = points total

LU1 – Brownfields (3 points)

Brownfields are former industrial or commercial sites where future use is affected by environmental contamination. The US Environmental Protection Agency estimates that there are more than 450,000 brownfields in the United States. Cleaning up and reinvesting in these properties increases local tax bases, facilitates job growth, utilizes existing infrastructure, takes pressures off of undeveloped land, and improves the environment.

Points: Provide a fully executed CT Department of Energy & Environmental Protection, Bureau of Water Protection and Land Reuse, Remediation Division *FINAL VERIFICATION Brownfield Remediation & Revitalization Program* form.

LU2 – Redevelopment (1 point)

Redevelopment is any new construction on a site that has pre-existing uses. As with redevelopment of brownfield sites, redevelopment utilizes existing infrastructure, takes pressures off of undeveloped land, and provides the opportunity to improve quality of life and the environment.

Points: Confirm that this is a redevelopment when applying to the Zoning Board for a permit, and again during plan review.

LU3 – Adaptive Reuse (2 points)

Adaptive reuse refers to the process of reusing an existing building for a purpose other than that which it was originally built or designed for. One of the main environmental benefits of reusing buildings is saving the energy consumed by all of the processes associated with new construction, including demolition, the acquisition of the natural resources for building materials, transport, and administrative functions.

Points: Confirm that this is a redevelopment when applying to the Zoning Board for a permit, and again during plan review.

LU4 – Historic Preservation (2 points)

Historic buildings are structures listed on the National or State Register of Historic Places or the City of Stamford Cultural Resource Inventory, either as an individual building or as a contributing building in a district.

Points: Review by the Historic Preservation Advisory Commission (HPAC), and confirmation via referral letter from the Commission that the structure is either listed or eligible.



LU5 – Mixed-Use (up to 4 points) (08/2022)

Mixed-use development combines residential, commercial, cultural, institutional, or entertainment uses – within a single building, or extending to an entire neighborhood. When done well, mixed-use developments promote improvements in home affordability; walkability to homes, workplaces, and amenities; and contribute to the formation of strong neighborhoods.

Points: For 2 points, 60% or more of the ground floor area on a Retail Street* or Commercial Street* is reserved for retail, dining or service uses. Show features on architectural plans.

For 2 points, the primary entrances are within ¼ mile walking distance of at least 3 neighborhood services, defined as uses allowed in the C-N Zone, like a bank, hardware store, café, barbershop, etc. Show entrances on architectural plans and provide a proximity survey including the distances to the neighborhood services.

*Retail Streets are defined in Appendix B, Footnote 13 of the City of Stamford Zoning Regulations. Commercial Streets are defined in Section 3.B., definition for “Street, Commercial” in the Zoning Regulations. “On a Retail Street” means the part of the building that is within 100 feet of such street.

LU6 – Transit-Supportive Density (up to 5 points) (08/2022)

The availability of convenient and affordable mass transit encourages surrounding development, while high density neighborhoods provide riders, enabling more frequent transit service. Increased density in station areas not only supports transit but also may accomplish other goals, including reducing urban sprawl, reducing congestion, increasing pedestrian activity, increasing economic development, realizing environmental benefits, and building sustainable communities.

Points:

Density	Points
Residential – Parking Category 3, 20+ Units Acre	2
Commercial – Parking Category 3, 0.5 FAR	2
Residential – Parking Category 2, 40+ Units Acre	3
Commercial – Parking Category 2, 1.5 FAR	3
Residential – Parking Category 1, 80+ Units Acre	5
Commercial – Parking Category 1, 3.0 FAR	5



2.4 Category: Landscaping & Open Space

11 = points total

LA1 – Green Roof (2 points)⁹

A green roof, or living roof, is a roof of a building that is partially or completely covered with vegetation and a growing medium, planted over a waterproofing membrane. It may also include additional layers such as a root barrier, and drainage and irrigation systems. Green roofs offset the “heat island” effect and reduce stormwater runoff. The term “heat island” describes urban and metropolitan areas that are hotter than nearby rural areas. The annual mean air temperature of a city can be 2-5°F warmer than its surroundings. In the evening, the difference can be as high as 22°F. Heat islands can affect communities by increasing summertime peak energy demand, air conditioning costs, air pollution and greenhouse gas emissions, heat-related illness and mortality, and water pollution.

Points: Provide architectural plans and specifications for a vegetated roof that covers 50% or more of the roof area.

Also qualifies for credit EU4 – cool roof

LA2 – Tree Preservation (1 point) (08/2022)

Trees are valuable assets that provide a spectrum of environmental benefits including removal of carbon dioxide and the release of oxygen, reducing the effects of climate change; forested watersheds absorb water from rain and runoff, filter it, and then refill underground aquifers that are used for drinking water; they lower surface and air temperatures by providing shade and releasing water vapor into the air through their leaves; a tree can either shade a home or protect it from winter winds, reducing energy costs by up to 20%; they provide vital habitat for a wide range of animals; reduce stormwater runoff; and the sight of them lifts the spirit.

Points: On sites with a building coverage of 50% or less provide an as-built landscaping plan showing the location of the mature trees and submit an arborist’s report that confirms the preservation post development of 80% of trees over 6” DBH (diameter at breast height), and all significant trees of 32” DBH or more for the area not covered by building.

LA3 – Tree Canopy (1 point)¹⁰ (08/2022)

Urban Tree Canopy (UTC) refers to the layer of tree leaves, branches, and stems that provide tree coverage of the ground when viewed from above. Improving a city’s UTC can have numerous benefits, including reducing summer peak temperatures and air pollution, enhancing property values, providing wildlife habitat, providing aesthetic benefits, and improving social ties among neighbors. A robust tree canopy can also attract businesses and residents.



Points: Provide an as-built landscaping plan that includes existing and projected tree cover. At maturity, the tree canopy will cover 50% or more of the surface not covered by buildings (at least 20% of the site). This element is particularly applicable to surface parking lots.

LA4 – Additional Landscaping (1 point)

As with green roofs and tree canopy cover, landscaping reduces the “heat island” effect, while improving aesthetics, and reducing stormwater runoff.

Points: Provide an as-built landscaping plan that includes landscaping with 25% greater area than what is required by the Zoning Regulations.

LA5 – Native Plants (2 points) (08/2022)

Native plants are those that occur naturally in a region in which they evolved. Without them and the insects that co-evolved with them, local birds cannot survive. For example, native oak trees support over 500 species of caterpillars, whereas ginkgoes, a commonly planted landscape tree from Asia, host only 5. Unfortunately, most of the landscaping plants available in nurseries are alien species from other countries. These exotic plants not only sever the food web, but many have become invasive pests, outcompeting native species and degrading habitat in remaining natural areas. Native plants are generally easier to grow and less expensive to maintain because they are well adapted to our climate and soil. They can help with water conservation, preserving habitat in urban areas, reduce maintenance costs for landscaping, and protect property values.

Points: Provide an as-built landscaping plan that includes a plant list that is 80% native by area.

LA6 – Join the Stamford Pollinator Pathway (1 point)¹¹ (08/2022)

For site meeting the requirements of LA5, register the property as part of the Stamford Pollinator Pathway (<https://www.pollinator-pathway.org/stamford>) and make a contribution of at least \$5,000 to one of the following organizations:

Points: Provide proof of registration for the Stamford Pollinator Pathway and proof of contribution of the money to one of the above referenced organizations.

LA7 – Organic Land Care (1 point)

Per the Northeast Organic Farming Association, or NOFA, organic land care is a sustainable ecological landscaping system that promotes and enhances biodiversity, biological cycles, and soil biological activity. “Organic” means landscaping with no synthetic pesticides of any kind (insecticides, herbicides, fungicides, etc.) and with no synthetic fertilizers or soil amendments. In Connecticut, these chemicals are carried by storm runoff into rivers and then into the Long Island Sound. These



chemicals also seep into the soil and can enter the water table. Lawns, playgrounds, and athletic fields are where children and pets play, and where they can be directly exposed to harmful chemicals, which have been linked to a large variety of health issues including cancers, birth defects, and developmental disorders.

Points: Submit a Landscape Maintenance Agreement, available on the City of Stamford Environmental Protection Board website: <https://stamfordct.seamlessdocs.com/f/LandscapeMaintenanceAgreement>, attaching an affidavit to manage the property according to NOFA Standards for Organic Land Care: http://www.organiclandcare.net/sites/default/files/nofa_organic_land_care_standards_6thedition_2017_opt.pdf

LA8 – New Publicly Accessible Amenity Space (2 points) (10/2020)

To be viable public open space, the area needs to be 5,000 square feet or greater, open to the public dawn to dusk, 7 days per week, or provide 5,000 square feet more accessible open space than required by Zoning.

Points: Submit an as-built survey depicting the public open space with area calculations, along with a copy of the recorded easement.



2.5 Category: Mobility¹²

29 = points total

According to the EPA, transportation is the largest contributor to greenhouse gas emissions in the United States. Cars, trucks, commercial aircraft, railroads, and shipping all contribute to transportation emissions. There can be no serious effort to counter global climate change without a comprehensive attack on the climate-warming emissions that come from cars. The 13 elements below are aimed at reducing vehicle miles traveled, with the added bonus of promoting walking and biking.

MO1 – Reduce Vehicle Travel¹³ (2 points)

Transportation Demand Management (TDM) is the general term used for a series of strategies to encourage people to more efficiently use all modes of the transportation system. Instead of relying on single-occupancy vehicles, TDM reduces inefficient car trips during peak travel hours with modes such as public transit, walking, ridesharing, telecommuting, carpool matching, transit subsidies, and bike sharing.

Points: Submit a Parking and Transportation Demand Management plan (PTDM) that reduces vehicle trips 20% from the base Institute of Transportation Engineers (ITE) estimate during the peak hours, as specified by the Land Use Bureau. The ITE produces a *Trip Generation Manual* that presents time-of-day tables for a wide range of land uses.

MO2 – Transit Score (up to 3 points)¹⁴ (08/2022)

Transit Score is provided by Walk Score, a private company that provides mobility evaluations for individual addresses online, among other services to any address in the United States. Scores range from – 1 (no transit) to 100 (very good transit options).

Points: Provide a screenshot of the Transit Score for the project address

Transit Score 50-69: 1 Point

Transit Score 70-89: 2 Points

Transit Score 90+ 3: Points

MO3 – Incentivize Transit Use – (up to 2 points)

Transit passes, like those administered by TransitChek or similar programs, promotes mass transportation like the use of the Metro North rail line. For example, a participating company manages enrollment in the program, and TransitChek loads pretax dollars from employee paychecks onto a TransitChek card that can be used at all MetroCard and ticket vending machines, and station windows that accept Visa debit cards.



Points: For 2 points, provide a copy of a fully executed lease agreement that the tenant provides free or discounted (>50%) transit passes to tenants/employees for 3 years from temporary or permanent Certificate of Occupancy. For 1 point, provide a copy of a fully executed lease agreement that includes the requirement that the tenant enroll in the TransitChek or similar program.

MO4 – Walk Score¹⁵ (up to 3 points) (08/2022)

Walk Score is a private company that provides walkability evaluations for individual addresses online, among other services. Its flagship product is public access walkability index that assigns a numerical walkability score to any address in the United States. Scores range from 1 (no walkability) to 100 (excellent walkability).

Points: Provide a screenshot of the Walk Score for the project address.

Walk Score 50-69: 1 Point

Walk Score 70-89: 2 Points

Walk Score 90+: 3 Points

MO5 – Bike Score (up to 3 points)¹⁶ (08/2022)

Bike Score is provided by Walk Score, a private company that provides mobility evaluations for individual addresses online, among other services, to any address in the United States. Scores range from – 1 (no bike amenities) to 100 (excellent bike amenities).

Points: Provide a screenshot of the Bike Score for the project address

Bike Score 50-69: 1 Point

Bike Score 70-89: 2 Points

Bike Score 90+ 3: Points

MO6 – Car Share (up to 2 points)

1 Point for participating in a car-sharing program, such as ZipCar, at the rate of at least 1 car per 100 dwelling units (residential) or 1 car per 100 parking spaces (commercial). 1 additional Point for a fleet of shared vehicles consisting of zero-emission vehicles.

Points: Provide contract with the car sharing provider, indicating a minimum three-year contract length from temporary or permanent Certificate of Occupancy.



MO7 – Shared Parking (3 points)

Shared parking is a tool through which adjacent property owners share their parking lots and reduce the number of parking spaces that each would provide on their individual properties. If adjacent land uses have different peak hours of parking demand, then they can share some of the same parking spaces.

Points: Submit a Parking Management Plan that includes a 10% reduction in total parking needs due to shared parking.

MO8 – Parking Availability (1 point)

Minimizing the number of parking spaces limits the available parking, restricting vehicle miles travelled. It also reduces impervious surface.

Points: Submit a Parking Management Plan which shows that provided parking is no more than 105% of minimum required by the Zoning Regulations, and an as-built survey. In Stamford, there is no maximum parking area. The 105% threshold provides a little bit of wiggle room between the minimum required and the amount provided.

MO9 – Unbundled Parking (1 point)

Parking fees incentivize households and employees to reduce vehicle ownership and to use more efficient transit instead. For residential buildings, this means renting parking spaces separately. For commercial or industrial buildings, this means daily or monthly parking fees to tenants or employees.

Points: Submit a Parking Management Plan that describes the terms of sale, renting, and/or fees for commercial and/or residential parking spaces.

MO10 – Electric Vehicles (1 point)

The use of electric vehicles results in a reduction of greenhouse gas emissions.

Points: Submit a Parking Management Plan that includes the number of electric vehicle parking spaces and chargers, showing that it exceeds the Zoning Regulations requirements by at least 50%, and architectural and engineering plans.

MO11 – Contributions to Road Infrastructure (1 point)

These are upgrades to existing infrastructure that offset traffic impacts due to increased development, increasing pedestrian safety.



2.5 Mobility

Points: Present a copy of the Zoning Permit that includes a condition of approval that requires the applicant to provide \$50,000 or more to city road infrastructure improvements, and a memo from the Transportation Bureau that describes and sanctions the proposed improvements.



2.6 Category: Resiliency

11 = points total

Rising seas in Long Island Sound will increase the intensity, duration, and frequency of high water levels associated with coastal storm flooding. Coastal flooding threatens natural ecosystems as well as commercial, civil, and residential infrastructure and assets.

RE1 – Floodplain (up to 3 points)

The “100-year floodplain” is a standard flooding reference. It is the region where there is a 1% chance of coastal or riverine flooding in a given year. The 500-year floodplain is the region where there is a 0.2%, or a 1-in-500 chance, of flooding in a given year.

Points: One point is available when the development is outside of the 100-year floodplain. Three points are available when the development is outside of the 500-year floodplain.

RE2 – Flood Resiliency (2 points)

For buildings in or near the floodplain, there are a variety of techniques for reducing vulnerability to flooding. The Stamford Zoning Regulations require that all new construction and substantial improvements within a special flood hazard area have a minimum elevation of one foot above the base flood elevation. Buildings that exceed this elevation are less prone to flooding. And buildings that elevate mechanical systems beyond the requirements are more resilient to flooding.

Points: Two points are available for buildings elevated at least two feet above the base flood elevation, and mechanical systems located on the roof or top floor of the development and/or are elevated at least two feet above the base flood elevation.

RE3 – Building Resiliency (3 points) (08/2022)

Buildings are more resilient to emergency situations when there are energy back-up systems.

Points: Provide mechanical plans and specifications showing that the structure will be equipped with back-up generators or renewable systems, such as solar panels, adequate to supporting all basic building functions for at least five days. Basic functions include:

- Lighting in all common areas
- Power for water and sewer pumps (where applicable) – hot water is not required
- At least two working outlets per dwelling unit – one two power a refrigerator/freezer and one additional outlet
- Space to accommodate all building residents that can be continuously heated/cooled between 65F and 75F – can be a common or amenity area.



RE4 – Sea Level Rise (2 points)

The City of Stamford has a 2085 sea level rise projection map, showing which coastal areas are likely to become inundated.

Points: Two points are available when the development is completely outside of the City of Stamford projected *Sea Level Rise Projections 2085* map for the building’s lifetime.

RE5 – Emergency Preparation and Continuation of Operations Plan¹⁷ (1 point)

Planning makes it possible to manage the entire life cycle of a potential crisis. The actions taken in the initial minutes of an emergency are critical. A prompt warning to employees to evacuate, shelter or lockdown can save lives. A call for help to public emergency services that provides full and accurate information will help the dispatcher send the right responders and equipment. An employee trained to administer first aid or perform CPR can be lifesaving. Action by employees with knowledge of building and process systems can help control a leak and minimize damage to the facility and the environment.

The first step when developing an emergency response plan is to conduct a risk assessment to identify potential emergency scenarios. An understanding of what can happen will enable managers to determine resource requirements and to develop plans and procedures to prepare a business or residence.

Points: For one point, provide a copy of a plan that includes evacuation routes and a “Continuation of Operations Plan.” FEMA provides guidelines on a variety of emergency plans: <https://www.fema.gov/plan>



2.7 Category: Resource Management

9 = points total

RM1 –Construction and Demolition Debris¹⁸ (up to 2 points)

Construction and demolition debris recycling saves energy, keeps landfills from overflowing, and preserves natural resources, with the added benefit of potential economic benefits for the building contractor. According to the Connecticut Department of Energy and Environmental Protection (CT DEEP), more than 325 million tons of recoverable construction and demolition (C&D) materials are generated in the United States annually, which includes:

- Metal – Metals such as steel, aluminum, and copper can be sent to local metal scrap yards where they can be reused
- Asphalt pavement – Recycling leftover asphalt produces massive energy savings and is usually crushed and recycled back into asphalt
- Wood – Clean and untreated wood can be re-milled, chipped or ground, to make lumber, engineered board, boiler fuel, or mulch
- Concrete – Concrete is one of the most commonly recycled construction materials and can be reused in many different ways, including as base material for roads and backfill material
- Glass – Certain types of glass from windows and tile can be recycled.
- Paper/Cardboard – Paper and cardboard can easily be recycled and repurposed
- Gypsum – Gypsum in drywall can be recycled and used in new drywall, cement manufacture, and agricultural products

Points: For one point, provide a manifest(s) from a permitted construction and demolition processing facility that documents that 50% of demolition waste by weight was recycled. For one point, provide the same, documenting that 50% of construction waste was recycled.

Note: Any portion of the 50% demolition waste can be reused on site for credit.

RM2 – Recycling¹⁹ (1 point)

The best way to minimize waste is to use fewer things in the first place. With regard to the things we have, they should be reused as much as possible before being recycled. But at the least, all waste eligible for recycling, should be. Why recycle? Besides the fact that it is Connecticut State law, there are many reasons including:

- Preserving natural resources;
- Reducing the use of fossil fuels, which are the source hydrocarbons used to make plastic;
- Reducing the energy used to make materials – for instance, producing new aluminum requires 95% more energy than recycling it;
- Reducing the number and volume of landfills;



- Protecting vulnerable populations from displacement by deforestation and other resource extractions;
- Reducing the carbon emissions and air pollutants associated with incinerating trash;
- Saving money – depending on the markets for materials, recycling is cheaper than waste collection and disposal and sometimes can be sold for profit; and
- Recycling creates jobs.

Following is a list of items mandated for recycling from the CT DEEP website²⁰:

- Boxboard
- Corrugated Cardboard
- Glass & Metal Food & Beverage Containers
- Grass Clippings (should be left on the lawn or, if necessary, composted)
- Lead Acid Battery or Motor Vehicle Batteries
- Leaves (must be composted)
- Magazines
- Newspaper
- Ni-Cd Rechargeable Batteries (from consumer products)
- Plastic Containers (HDPE #2)
- Plastic Containers (PET or PETE #1)
- Scrap Metal, including appliances
- Waste Oil (crankcase oil from internal combustion engines)
- White & Colored Office Paper (residences and businesses)

Points: Recycling is required by State of Connecticut law. Provide a trash management plan that describes a compliant recycling system that includes *additional* collection protocols e.g., for electronics and textiles.

RM3 – Organic Waste²¹ (up to 2 points)

Compost is made by gathering plant material such as leaves, grass clippings, and food scraps into a pile or bin and letting it decompose as a result of the action of aerobic bacteria, fungi, and other organisms. Food scraps are one of the largest components of trash sent to landfills and incinerators, where the resource is not only lost, but imposes problems. In a landfill, food scraps create methane, which is a potent greenhouse gas that traps CO₂ and contributes to global climate change. When sent to an incinerator, they reduce efficiency because they contain water and therefore don't burn well. Alternatively, composted food scraps reduce waste and produce a useful and valuable product that replenishes our nutrient cycle.

Aside from composting there are a variety of technologies available for processing organic waste. For instance, food waste dehydrators operate with electricity and are typically installed in commercial



settings where food waste can be separated from other waste and are located near the food preparation area. They shred food waste and use heat to evaporate moisture, producing a pulpy mass dry to the touch. Dried food waste is not compost or a compost product. If it was, it has been created using a biological process to reduce pathogens and decompose into a stable substance suitable for return to the food web. Dehydrated food waste might be accepted by a certified organic waste facility, if the system is set up to handle it. Otherwise, it can be disposed of as solid waste that is significantly reduced in weight and volume, therefore reducing hauling and disposal costs and space in landfills

Aerobic digesters have the capacity to process thousands of pounds of food waste on-site, breaking down food into liquid, which can then be discharged into the sewer system.

As advances continue in sizing anaerobic digesters that produce energy for smaller applications, the City of Stamford looks forward to seeing this technology included in larger scale development in the near future and adding it to the Sustainability Scorecard program. Anaerobic digesters can also process dehydrated food waste, so there is another potential food waste efficiency.

Points: Provide a Trash Management Plan. For one point, the plan includes a collection system for organic waste, to either be used on site or collected by a certified organic waste facility. For one point, provide plans and specifications for a food waste dehydrator or for an aerobic digester.

RM4 – Reusable Materials (1 point)

Buildings with food service facilities can reduce waste by using reusable dishes and flatware.

Points: Provide plans and specifications that include a dishwashing facility and collection station for used utensils sized to accommodate the building’s population capacity.

RM5 – Sustainable Building Materials²² (up to 3 points) (08/2022)

Locally, sustainably grown, biodegradable materials free of toxins have a big impact on the resource use and the health of building participants.

Points: At least 15% of the building materials (by value) meet the Materials and Resources Criteria of LEED v4.1 or later (1 point); 3 points for 30%



2.8 Category: Urban Design²³

11 = points total

Great streets are designed to provide a high-caliber experience for pedestrians and cyclists. An essential distinction of great streets is that the entire space is designed as an ensemble, from the travel lanes, trees, and sidewalks, to the buildings that line the roadway. The best streets invariably have buildings fronting them, with a particular height and massing that creates an appropriate sense of enclosure. Furthermore, urban buildings must front the street with frequent thresholds such as doors, windows, balconies, and porches to promote a lively streetscape.

UD1 –Block Size.²⁴ (1 point)

Good connections for pedestrians, cyclists, and vehicles in a neighborhood are facilitated by shorter blocks.

Points: One point is available when a public street or public pedestrian walkway is at no less than 400-foot intervals between buildings. Pedestrian through-block connections on private property pursuant to Section 6.C.2. of the Stamford Zoning Regulations are eligible to qualify.

UD2 –Minimal Visual Impact of Parking (up to 3 points) (02/2022)

Visible garages and parking lots deaden street life, which in turn discourages walking.

Points: For two points, provide plans and specifications that show that at least 80% of the garage is wrapped by other uses. For one point provide plans and specifications that show that surface parking is blocked from view by structures along the frontage of the main entrance.

UD3 – Building Orientation (1 points)

When the main entrance is located at the street level, it promotes pedestrian trips to nearby destinations and to transit.

Points: The principle functional entrance opens to the sidewalk adjacent to the public street.

UD4 – Building Façade (3 points) (02/2022)

To create visual interest and maintain the pedestrian scale, it is important that variety in the ground floor and street wall be maintained and enhanced to avoid long, monotonous facades. One way of doing this is to break up the façade up into smaller components.

Points: Provide plans and specifications that include building entrances that are no more than 100 feet apart, and the façade is visually broken up vertically and horizontally.



UD5 –Building Materials (2 point) (02/2022)

Unattractive or failing building façades deteriorate the pedestrian environment. High quality and contextual building materials are another component of an inviting street.

Points: One point is available when the project does not include “Exterior Insulation Finishing System” (EIFS), vinyl, or aluminum materials on the façade, because they have a history of poor longevity and quality.

UD6 –Proximity of Building to Street²⁵ (1 point)

The dominance of automobiles has been accompanied by changes in architecture and site planning that cause buildings to relate poorly to streets. Buildings have spread out rather than up, stepped back from the street. Important urban design qualities have been lost in the process, including accessibility, safety, visual enclosure, and human presence.

Points: The front façade is built to the minimum allowed setback boundary.

UD7 Building Certification deleted (02/2022)



2.9 Category: Water Use

7= points total

- **WU1 – Indoor Water Management²⁶ (up to 3 points)**

Even though Stamford regularly receives significant rainfall, the City still utilizes water from the Bridgeport area reservoirs to supplement the supplies from our three reservoirs, especially during times of high demand. As demand continues to rise, strategies to use less become increasingly important. Fortunately, there are many options for efficient fixtures. WaterSense is a U.S. Environmental Protection Agency (EPA) program designed to encourage water efficiency through the use of a special label on consumer products. The WaterSense label is given to toilets, sinks, showerheads, irrigation controllers and other products that are 20% or more water efficient than average products.

Another efficiency is achieved with the use of “greywater,” which is wastewater generated in households or office buildings that is free from fecal contamination. Sources of greywater include sinks, showers, washing machines, and dishwashers. Because it has fewer pathogens, greywater is easier to treat. The application of greywater reuse in urban water systems reduces the demand for fresh, clean water, while also reducing the amount of wastewater. Treated greywater has many uses, for example toilet flushing and irrigation.

Points: For one point, provide plans and specifications showing that all fixtures are WaterSense rated. For two points, provide plans and specifications that include the use of greywater for cooling towers and/or landscaping.

- **WU2 – Outdoor Water Management²⁷ (1 point)**

According to the EPA, residential outdoor water use in the U.S. accounts for more than 9 billion gallons used each day. The key to reducing irrigation water use is to combine efficient irrigation practices with efficient technologies. In addition to saving water, efficient irrigation reduces the amount of stormwater, and the associated garden fertilizers and herbicides, from draining into the municipal system.

Points: For one point, provide plans and specifications for efficient landscape irrigation systems, such as humidity sensors or drip irrigation, that are WaterSense rated.

- **WU3 – Stormwater Management (2 points)**

Impervious surfaces – materials or structures that prevent water from infiltrating, like asphalt – increase the amount and speed of stormwater runoff. They also replace soil and plants that absorb water and break down airborne and surface pollutants. Climate change and ongoing development result in increased stormwater volume, which drains directly into the Long Island Sound. It is becoming increasingly important, therefore, to reduce the runoff of rainwater or melted snow in order



to reduce flooding and the amount of stormwater and pollutants entering the municipal drainage system.

Points: One point is available for increasing the amount of stormwater retained on site by 20% or more than is required in Section 15.D. of the Zoning Regulations and the Stamford Drainage Manual. If the project requires a Stormwater Management Report, the report will serve as the necessary documentation.

For two points, provide a site plan that shows at least a 50% increase in pervious surface over what is required in the Zoning Regulations for new development. For redevelopment, two Points are available for reducing impervious surface by at least 25% compared to pre-development conditions.


3. References

3.1. General References

- [City of Stamford Zoning Regulations](#)
- [City of Stamford Drainage Manual](#)
- [City of Stamford Street Tree Planting Manual](#)


3.2. References to Specific Scoring Categories

2.1 Building Health



- ¹BH1 – Indoor air quality: <https://www.usgbc.org/node/2614245> and <https://standard.wellcertified.com/air/air-quality-standards>
- ² BH2 – Low emitting materials: <https://www.epa.gov/indoor-air-quality-iaq/volatile-organic-compounds-impact-indoor-air-quality>; <https://standard.wellcertified.com/air/air-quality-standards>; <https://www.usgbc.org/credits/schools-new-construction-healthcare/v4-draft/eqc2>.
- ³ BH3 – Moisture management: <https://www.mayoclinic.org/diseases-conditions/mold-allergy/symptoms-causes/syc-20351519>
- ⁴ BH4 – Daylighting: <https://standard.wellcertified.com/light/daylight-modeling>
- ⁵ BH5 – Window shading: <https://standard.wellcertified.com/light/solar-glare-control>
- ⁶ BH6 – Operable windows: <https://standard.wellcertified.com/air/operable-windows>
- ⁷ BH7 – Active design: [<https://standard.wellcertified.com/fitness/interior-fitness-circulation>
- ⁸ BH8 – Fitness Equipment: <https://standard.wellcertified.com/fitness/fitness-equipment>

2.3 Landscaping & Open Space



- ⁹ LA1 – Green roof: <https://www.usgbc.org/credits/ss7>; <https://www.epa.gov/heat-islands>
- ¹⁰ LA3 – Tree canopy: <https://www.nrs.fs.fed.us/urban/utc/>; <https://www.usgbc.org/credits/ss7>
- ¹¹ LA6 – Xeriscaping: <https://learn.eartheasy.com/guides/xeriscape/#droughtresistant>; <https://www.ctwater.com/media/1214/xeriscape-brochure.pdf>

2.5 Mobility



- ¹² Mobility <https://www.epa.gov/greenvehicles/fast-facts-transportation-greenhouse-gas-emissions>
- ¹³ M1 – Reduce vehicle travel: <https://www.portlandmaine.gov/2148/TDM-Parking>; <https://mobilitylab.org/about-us/what-is-tdm/>; <https://www.ite.org/pub/?id=B451CED5-0546-296D-A2E9-D5049CD90F69>.

3 References

¹⁴ MO2 – Transit Score: <https://www.walkscore.com/transit-score-methodology.shtml>

¹⁵ MO4 – Walk Score: <https://www.walkscore.com/methodology.shtml>

¹⁵ MO5 – Bike Score: <https://www.walkscore.com/bike-score-methodology.shtml>



2.6 Resiliency

¹⁷ R5 – Emergency preparation and continuation of operations plan: <https://www.fema.gov/plan>;
<https://www.ready.gov/business/implementation/emergency>.



2.7 Resource Management

¹⁸ RM1 –Construction and demolition debris: <https://www.ct.gov/deep/cwp/view.asp?a=2718&q=325406>.

¹⁹ RM2 – Recycling: <https://friendsoftheearth.uk/natural-resources/9-benefits-recycling>

²⁰ RM2 – Recycling: https://www.ct.gov/deep/cwp/view.asp?a=2714&q=324896&deepNav_GID=1645.

²¹ RM3 – Organic waste: <https://www.scarsdale.com/DocumentCenter/View/1142/Food-Scrap-Recycling-Guide-PDF?bidId;>

[https://apps.cce.csus.edu/sites/CalRecycle/zoneworks/docs/ZW_Sess I Organics Rasmussen Joe.pdf;](https://apps.cce.csus.edu/sites/CalRecycle/zoneworks/docs/ZW_Sess_I_Organics_Rasmussen_Joe.pdf)

[https://www.calrecycle.ca.gov/organics/food/commercial/dehydrators ;](https://www.calrecycle.ca.gov/organics/food/commercial/dehydrators)

[https://apps.cce.csus.edu/sites/CalRecycle/zoneworks/docs/ZW_Sess I Organics Rasmussen Joe.pdf](https://apps.cce.csus.edu/sites/CalRecycle/zoneworks/docs/ZW_Sess_I_Organics_Rasmussen_Joe.pdf)

²¹ RM5 Building Materials: [LEED v4.1 Building Products Calculator](#)



2.8 Urban Design

²³ Urban Design: <https://www.cnu.org/publicsquare/ten-steps-creating-complete-streets>

²⁴ UD1 – Block size: [https://www.nrdc.org/sites/default/files/citizens_guide LEED-ND.pdf](https://www.nrdc.org/sites/default/files/citizens_guide_LEED-ND.pdf)

²⁵ UD6 – Proximity: https://archive.epa.gov/greenbuilding/web/pdf/ptfd_primer.pdf



2.9 Water Use

²⁶ WU1 – Indoor water management: <https://www.epa.gov/watersense/watersense-label>;
<https://en.wikipedia.org/wiki/Greywater>.

²⁷ WU2 – Outdoor water management: <https://www.epa.gov/sites/production/files/2017-12/documents/ws-commercialbuildings-waterscore-irrigation-landscape-guide.pdf>.

VERSION 4

Project Name
Project Address

Category	Max Points	Points achieved
Building Health	8	0
Energy Use	23	0
Landscaping and Open Space	11	0
Land Use	17	0
Mobility	29	0
Resiliency	11	0
Resource Management	9	0
Urban Design	11	0
Water Use	7	0
TOTAL	126	0

Rating & Alternative Path to Compliance

95 or more Points	A+	LEED Platinum
80-94 Points	A	LEED Gold
65-79 Points	B	LEED Silver
50-64 Points	C	LEED Certified
0-49 Points	NR	

VERSION 4**BUILDING HEALTH**

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
Indoor air quality	BH1	After construction ends and before occupancy, conduct indoor air quality testing	Promotes a healthier living/work space	1	
Low emitting materials	BH2	Reduce concentrations of chemical contaminants from building interior paints and coatings, interior adhesives and sealants, flooring and insulation	Limits exposure to volatile organic compounds (VOCs), which are linked to many short- and long-term health problems	1	
Moisture management	BH3	Provide heating, ventilating and air conditioning systems and controls designed to limit relative humidity to 60% or less during all load conditions, both occupied and not occupied	Limits exposure to mold	1	
Daylighting	BH4	Provide adequate daylight through windows, skylights, and other means	Promotes a space and saves energy healthier living/working	1	
Window shading	BH5	Provide protection from excessive light exposure	Promotes a space and saves energy healthier living/working	1	
Operable windows	BH6	Each regularly occupied space has operable windows	Increases indoor air quality, access to natural light, and user comfort	1	
Active design	BH7	Integration of pathways and stairs within the built environment in projects with 2 to 4 floors	Promotes exercise and health	1	
Fitness equipment	BH8	Convenient and free access to fitness equipment	Promotes exercise and health	1	
TOTAL				8	0

Alternative Path to Compliance

VERSION 4

IWBI Well Platinum Rating - 10 Points

IWBI Well Gold Rating - 8 Points

IWBI Well Silver Rating - 6 Points

IWBI Well Bronze Rating - 4 Points

Alternative

VERSION 4**ENERGY USE**

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
Building efficiency	EU1	Energy Star rating of 50+ (3 points), 75+ (6 points) or 85+ (9 points)	Buildings committed to high-performance goals use	9	
Efficient appliances	EU2	All appliances are Energy Star rated	Reduce energy use	1	
Submetering	EU3	Residential: submetering by unit Commercial/mixed-use: submetering of space to maximum extent—at least one meter per floor, per 10,000 sf, or per tenant	Submeters encourage conservation by monitoring and allocating costs to end users	2	
Cool surfaces	EU4	Achieve threshold percentages of reflectance and/or shade (see “Overview” for details), or green roof	Reflective and shaded exterior surfaces reduce contribution to urban heat island warming	2	
Exterior lighting	EU5	Exterior lighting is full-cutoff or dark-sky compliant, and automatically turns off when natural light is sufficient	Reduces energy use and light pollution	1	
Interior lighting	EU6	Interior lighting turns off automatically when not in use (for residential buildings: in common or amenity areas only)	Reduces energy use	1	

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<p>Renewable energy production OR production OR combined heat and power</p>	<p>EU7</p>	<p>Building incorporates solar photovoltaic, solar thermal, micro-wind, or other renewable sources to meet at least 10% of the design energy load (3 points), 25% (5 points), or 40% plus (7 points); OR Project will use that captures waste heat for use power generation system</p>	<p>Off-sets demand for electricity from carbon-producing energy sources (coal, oil, etc.) or reduces energy use</p>	<p style="text-align: center;">7</p>	
<p>TOTAL</p>				<p style="text-align: center;">23</p>	<p style="text-align: center;">0</p>

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LAND USE

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
Brownfields	LU1	Redevelopment of brownfield site	Makes use of existing infrastructure, reduces development pressure on undeveloped lands and removes or safely encapsulates contamination	3	
Redevelopment	LU2	Redevelopment of previously developed sites	Makes use of existing infrastructure and reduces development pressure on undeveloped lands	1	
Adaptive reuse	LU3	Adaptive reuse of existing building	Saves resources	2	
Historic preservation	LU4	Historic preservation	Saves resources	2	
Mixed-use	LU5	60% or more of ground floor area on retail streets contain active uses at the street level (2 Points) Primary entrances with 1/4 mile of at least three neighborhood services (2 Points)	Mixes housing, work and services to reduce transportation needs and promotes constant activity at street level Services within walking distance reduce transportation needs	4	
Transit-supportive density	LU6	Residential: 50 or more dwelling units per acre Commercial/mixed use: FAR of 3.0 or greater Within 1/2 mile of Stamford Transportation Center: 60 or more dwelling units per acre or FAR of 0.8 or greater	Higher density neighborhoods will result in more riders; this enables more frequent transit service	5	
TOTAL				17	0

VERSION 4**LANDSCAPING & OPEN SPACE**

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
Green roof	LA1	Vegetated roof that covers 50% or more of the roof area (also qualifies for EU4 - cool roof)	Reduces the “heat island” effect and reduces stormwater runoff	2	
Tree preservation	LA2	Preservation of 80% or more of mature trees	Environmental benefits, reduces energy use, enhances property values	1	
Tree canopy	LA3	At maturity, tree canopy will cover 50% or more of undeveloped surface (at least 20% of the site)	Environmental benefits, reduces the “heat island” effect	1	
Additional landscaping	LA4	Landscaping that exceeds required Zoning Regulations by 25% or more	Reduces the “heat island” effect, reduces stormwater runoff	1	
Native plants	LA5	Landscaping that is 80% or more native and drought-resistant by area of plantings	Supports native habitats	2	
Join Stamford Pollinator Pathway	LA6	Add the parcel to the Stamford Pollinator Pathway	Supports native habitats	1	
Organic land care	LA7	Signed pledge to manage property according to NOFA Standards for organic land care	Environmental and health benefits	1	
New publicly accessible open space	LA8	Create publically available open space of 5,000 or more square feet; or exceed PAAS requirement by at least 25%	Increases public open space	2	
TOTAL				11	0

VERSION 4**MOBILITY**

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
Reduce single occupancy vehicle travel	M1	Submit Parking and Transportation Demand Management plan (PTDM) that reduces vehicle trips 20% from base ITE estimate	Reduces carbon emissions and pollutants by reducing travel to and from a site	2	
Transit Score	M2	Transit Score 50-69 1 Point Transit Score 70-89 2 Points Transit Score 90+ 3 Points	Reduces carbon emissions	3	
Incentivize transit use	M3	Participate in TransitChek or similar program	Reduces car dependency	2	
Walk Score	M4	Walk Score 50-69 1 Point Walk Score 70-89 2 Points Walk Score 90+ 3 Points	Reduces car dependency	3	
Bike Score	M5	Transit Score 50-69 1 Point Transit Score 70-89 2 Points Transit Score 90+ 3 Points	Reduces car dependency	3	
Car share	M6	On-site car-sharing program (such as ZipCar) at rate of at least 2 cars per 100 dwelling units (residential) or 2 car per 100 parking spaces (commercial) (2 points). Exclusive use of low or zero emission vehicles for car share (2 points)	Provides flexibility to transit users and zero-car households, minimizing business fleets	4	
Shared Parking	M7	At least 10% reduction in total parking needs due	Maximizes use of parking facilities	3	

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Parking availability	M8	Provided parking is no more than 105% of minimum required parking (1 point) OR approved parking reduction per Zoning (2 points)		2	
Unbundled parking fees	M9	Residential: parking spaces sold or rented separately from dwelling units Commercial: daily or monthly end-user parking	Encourages households to reduce vehicle ownership	2	
Electric vehicles	M10	Exceed zoning requirement for EV parking and charging by at least 50%	Encourages use of zero-emission electric vehicles	2	
Contributions to transportation infrastructure	M11	Development provides \$50,000 to City transportation infrastructure improvements 1 point \$100,000 - 2 points \$200,000 - 3 points		3	
TOTAL				29	0

VERSION 4**RESILIENCY**

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
Floodplain	R1	Development is outside of the 100-year floodplain (1 point) Development is outside of the 500-year floodplain (3 points)	Makes buildings more resilient to flooding	3	
Flood resiliency	R2	Structure(s) is elevated 2 feet above base flood elevation, and mechanical systems are on top floor and/or 2 feet above base elevation	Makes buildings more resilient to flooding	2	
Building resiliency	R3	Structure(s) is equipped with back-up generators or renewable systems, such as solar panels, for core building functions (light, heat, ventilation/cooling)	Promotes safety and preserves building functions	3	
Sea level rise	R4	Development is outside of the projected 2085 sea level rise areas	Reduces future flood risk	2	
Emergency plan	R5	Emergency preparation and continuation of operations plan	Promotes safety and preserves building functions	1	
TOTAL				11	0

VERSION 4**RESOURCE MANAGEMENT**

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
Construction and demolition debris	RM1	50% of demolition waste by weight was recycled (2 points) 50% of construction waste by weight was recycled (1point)	Preserves natural resources, saves energy, reduces greenhouse gas production, saves money, creates jobs	3	
Recycling	RM2	Compliant recycling system that includes collection of electronics and textiles	Preserves natural resources, saves energy, reduces greenhouse gas production, saves money, creates jobs	1	
Organic waste	RM3	Organic waste is collected separately, and composted either on- or off-site On-site food waste dehydrator or on-site aerobic digester	Reduces the waste stream and creates compost	1	
Reusable materials	RM4	Dishwashing facility and collection station for used utensils sized to accommodate the building's population capacity	Reduces solid waste	1	
Sustainable Building Materials	RM5	At least 15% of the building materials (by value) meet the Materials and Resources Criteria of LEED v4.1 or later (1 point); 3 points for 30%		3	
TOTAL				9	0

VERSION 4

ELEMENTS		ID	CRITERIA		
ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
Block size	UD1	Public street or public pedestrian walkway at no less than 400-foot intervals	Small blocks enable shorter walking distances between destinations and promote walking	1	
Minimal visual impact of parking	UD2	Garage wrapped by other uses at the pedestrian level for at least 80% of garage frontage Surface spaces are blocked from view by structures along frontage of main entrance	Visible parking lots deaden street life and discourage walking	3	
Building orientation	UD3	Principle functional entrance opens to sidewalk adjacent to public street	Main entrance at street promotes frequent pedestrian trips to nearby destinations and transit use	1	
Building façade	UD4	Building entrances are no more than 100 feet apart, and mass of building is broken up vertically and/or horizontally	Creates increased activity at the street and visual interest	3	
Building materials	UD5	No use of EIFS, vinyl, or aluminum in façade	High quality building materials improve the pedestrian environment	2	
Building proximity	UD6	Front façade built to minimum allowed setback line	Creates increased activity at the street and visual integrity	1	
TOTAL				11	0

VERSION 4**WATER USE**

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
Indoor water management	W1	All fixtures are EPA WaterSense rated (1 point) Development uses greywater for irrigation and/or cooling towers (2 points)	Reduces use of treated potable water	3	
Outdoor water management	W2	Landscape irrigation systems are EPA WaterSense rated	Reduces use of treated potable water	1	
Stormwater management	W3	Exceed requirements of Stamford Drainage Manual for stormwater retention by at least 20% and increase impervious surface by more than is required by zoning	Reduces amount of stormwater and associated pollutants draining into the municipal system	3	
TOTAL				7	0

Appendix I. Scorecard Plaque Posting Requirements

Per the Stamford Zoning Regulations, Section 15.F (Appendix III), each development that was reviewed under the Stamford Sustainability Scorecard must permanently and conspicuously display a Plaque showing the rating a development achieved.

The Ratings are as follows:

Rating	Overall Scorecard Score
A	90% or more of applicable points
B	80% to 89% of applicable points
C	70% to 79% of applicable points
NR	less than 70 points

The Plaque must meet the following requirements:

- The plaque must be no less than 12" x 12", printed in color on white ground on 0.80" gauge aluminum, and follow the design of Fig. II.1.
- At least one sign must be posted within 4 feet of all pedestrian entrances to a building (with the exception of service entrances), with the bottom of the sign at least 4 feet but no more than 6 feet from grade.
- The Plaque must show the icons for each of the 9 categories of the Stamford Sustainability Scorecard. The icon will be in green, as long as the development has received 75% of the available points in the respective category. Any category that falls short must be grayed out.
- The Rating must be printed in the following colors: A = green, B = blue, C = yellow with black outline, NR = black
- Must contain a link at the bottom referencing where more information about the development's rating is available.
- Must be displayed at the time a Certificate of Occupancy is issued for the development.



Fig. II.1 Stamford Sustainability Scorecard Plaque

Appendix I. Stamford Zoning Regulations 7/31/20 – Section 15.F

15. F. SUSTAINABLE BUILDING AND LAND USE PRACTICES – STAMFORD SUSTAINABILITY SCORECARD

15.F.1. Purpose

The purpose of this section is to encourage the efficient and careful use of natural and other resources and to limit the impact of development on the natural environment as much as possible. Sustainable land use and building practices help implementing Chapter 7 of the City of Stamford Master Plan, “A Sustainable Future”.

15.F.2. Applicability

No building or structure with ten or more dwelling units or 10,000 square feet or more in floor area shall be erected, reconstructed, structurally altered, enlarged, moved, or maintained, nor shall land on a parcel 20,000 sf in size or more be disturbed without the completion of the Stamford Sustainability Scorecard (the “Scorecard”), as defined in the “Stamford Sustainability Scorecard and Manual” (2020), as amended.

15.F.3. Review Standards

The Scorecard shall be submitted to the Land Use Bureau for review (the “Scorecard Review”):

- a. As part of a General Development Plan, Site and Architectural Plan, *Special Permit* application or any other approval sought from the City of Stamford Zoning.
- b. Prior to issuance of a Building Permit for projects not requiring a review pursuant to Section 15.F.3.a.
- c. Prior to issuance of a Certificate of Occupancy for all projects defined under Subsection 15.F.2.

As part of the Review, Land Use Bureau staff may request from applicant submission of specifications, certifications from qualified professionals or other documentation to verify the statements made by the applicant in the Scorecard.

The Scorecard Plaque as further defined in the “Stamford Sustainability Scorecard and Manual” (2020), as amended, shall be conspicuously posted near the main pedestrian access of each structure, building, development or site required to submit a Scorecard under Subsection 15.F.2 of this Section, pursuant to the requirements outlined in the “Stamford Sustainability Scorecard and Manual”, as amended, and within four weeks after issuance of the final Certificate of Occupancy. All Sustainability Scorecards, including additional documentation, shall be published on a City of Stamford webpage for public view and inspection.

July 31, 2020

15.F.4 Enforcement

Failure to obtain a Scorecard Review for a development under Subsection 15.F.2 or to display the Scorecard Plaque in accordance with the requirements of this Section and the “Stamford Sustainability Scorecard and Manual” (2020), as amended, shall be considered a Zoning Violation pursuant to Chapter 248 of the Stamford Code of Ordinances and enforced accordingly.