

# LEED-CI ANALYSIS

June 2015

## 520 WHITE PLAINS ROAD TARRYTOWN, NY



To learn more please visit the sustainability section of our website:  
[www.slgreen.com](http://www.slgreen.com) or contact Jay Black, SL Green's director of  
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Prepared for Reckson,  
A division SL Green Realty Corp. by



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## LEED CI 2009 Background

The LEED for Commercial Interiors (LEED-CI) 2009 program provides a set of criteria for certifying tenant and interior projects. Unlike the whole-building approach set forth in the LEED-NC program, LEED-CI places emphasis on green office and retail environments that are healthy and productive spaces for employees and occupants alike. LEED for Commercial Interiors gives the power to make sustainable choices to tenants and designers, who do not always have control over whole building operations. Achieving LEED certification for a commercial interior space distinguishes the tenant as a socially responsible company dedicated to sustainability.

The overall intent of LEED-CI is to assist in the creation of high performance, energy efficient, healthful, durable, affordable, and environmentally sound interior environments that reduce operation and maintenance costs. Similarly, prerequisites and credits under the LEED-CI program are comparable to other LEED programs, focusing on reduced water use, efficient energy and system performance, sustainable and low-volatile organic compound (low-VOC) materials, and enhanced indoor air quality.

The LEED certification system is a point based system comprised of different “green” measures spread over six (6) categories of sustainability:

1. Sustainable Sites (SS)
2. Water Efficiency (WE)
3. Energy & Atmosphere (EA)
4. Materials & Resources (MR)
5. Indoor Environmental Quality (EQ)
6. Innovation in Operations (IO)

A CI space can accrue points by implementing a number of these credits where the higher number of points earned, the higher level of certification is obtained such that:

- **Certified:** 40-49 credits
- **Silver:** 50-59 credits
- **Gold:** 60-79 credits
- **Platinum:** 80-110 credits

While achieving a LEED-CI certified space may in large part be the result of tenant motivated sustainability measures, the selection of the correct base building and the sustainability characteristics of the building itself can greatly aid a project in achieving a LEED-CI certification.

**LEED-CI Certification at 520 White Plains Road**

For a space pursuing LEED-CI certification, characteristics of the base building itself can attribute a multitude of points towards certification. 520 White Plains Road provides base building characteristics and has implemented sustainable measures that may contribute up to 19 points towards a tenant space pursuing LEED-CI certification. This potentially provides any space beginning the certification process with almost half of the total 40 points required for basic certification. With additional sustainable design and material considerations, as well as additional tracking during construction and adherence to the Construction Rules and Regulations for the building, it should be very feasible for tenants to build-out their space to achieve a LEED certification.

The following is a detailed description of the credits and characteristics at 520 White Plains Road that may contribute to a tenant’s pursuit of LEED-CI certification. 520 White Plains Road provides a tenant project with 19 potential points, which is broken out as follows under the LEED credit categories:

Sustainable Sites	10 pts
Materials & Resources	3 pts
Indoor Environmental Quality	4 pts
Innovation in Design	1 pt
Regional Priority	1 pt

***TOTAL: 19 pts***

## SUSTAINABLE SITES (SS)

The selection of a building that addresses sustainability in both its site and development are of fundamental importance in the build-out of a sustainable CI space. This category under the LEED program addresses building landscape, hardscape, and exterior building issues. The following outlines sustainable characteristics as they apply to LEED-CI credits that 520 White Plains Road may contribute to a CI build-out within the building:

### **Path 5. Heat Island Effect Roof – 1pt**

Roofing on this building has a solar reflectance index (SRI) that meets LEED's minimum value requirements. This also helps to mitigate the heat island effect and would earn 1 LEED point.

### **Path 12. Other Quantifiable Environmental Performance – Green Cleaning – 1pt**

520 White Plains Road is associated with a cleaning/supply company that offers Green Cleaning. This is a quantifiable action that is beneficial to the environment and would earn 1 LEED point.

### **SSc2: Development Density and Community Connectivity – 6 pts**

To channel development to urban areas with existing infrastructure, protect greenfields and preserve habitat and natural resources, the LEED-CI program encourages tenants to choose a space located with ½ a mile of at least 10 service locations and 1 densely populated residential area. 520 White Plains Road is conveniently located in the middle of Tarrytown, NY – an area that provides many different basic services and a nearby residential complex. Please see the Appendix for a map showing the Community Connectivity.

### **SSc3.3: Parking Availability, 2 pts**

As part of the SS credits encouraging alternative modes of transportation, a project can gain points by providing preferred parking for carpools and vanpools for 5% of tenant occupants and to not exceed the minimum number of parking required by local zoning regulations. 520 White Plains Road provides a total number of 272 parking spaces, as outlined by management. Zoning regulations in the Village Code of Tarrytown (§305-63-D-1) calls for office buildings to provide 2 spaces for each separate office, sublet office or suite of offices of a given tenancy, plus 1 space per employee, but not less than 1 space for each 300 square feet of gross floor area. The amount allocated by the building qualifies the tenant space for this credit under the LEED-CI program. LEED advocates this practice as a means to lessen the need for paved parking area and to encourage carpooling. Management at 520 White Plains Road can work with tenants to reserve preferred parking for carpools and vanpools and encourage employees to consider options other than single-occupancy vehicles.

## MATERIALS & RESOURCES (MR)

### **MRc1.1: Tenant Space – Long-Term Commitment - 1 pt**

In an effort to conserve resources, reduce waste, and reduce environmental impacts of tenancy as they relate to materials, manufacturing, and transport, the LEED program rewards tenants for signing a long-term lease. By arranging a lease term of a minimum of 10 years, tenants may gain 1 point towards their LEED certification.

**MRC2: Construction Waste Management - 1-2 pts**

Building Management has in place construction rules and regulations that outline a waste diversion plan and waste diversion rates required during construction. By adhering to the construction waste management plan and utilizing the sample tracking documentation provided by the building, the tenant space may achieve 1 or 2 points for diverting 50% or 75%, respectively, of waste from the landfill.

**INDOOR ENVIRONMENTAL QUALITY (IEQ)**

**IEQp2: Environmental Tobacco Smoke (ETS) Control**

The no smoking policy at the building complies with the requirements set forth in the prerequisite of the LEED-CI 2009 program. Smoking is prohibited in the building and 25' from entrances, outdoor air intakes, and operable windows.

**IEQc3.1: Construction Indoor Air Quality Management Plan, 1 pt**

Building Management has in place a construction rules and regulations outlining the required construction indoor air quality plan to be followed for tenant build-outs. The indoor air quality plan provided is aligned with LEED-CI credit requirements and may allow the project to earn 1 point towards certification.

**IEQc4.1: Low-Emitting Materials – Adhesives and Sealants, 1 pt**

Building Management has in place construction rules and regulations outlining the required use of low emitting adhesives and sealants. The construction rules and regulations outline VOC limits for each type of adhesive and sealant, all of which comply with LEED-CI credit requirements.

**IEQc4.2: Low-Emitting Materials – Paints & Coatings, 1 pt**

Building Management has in place construction rules and regulations outlining the required use of low emitting paints and coatings that comply with LEED-CI credit requirements.

**IEQc4.4: Low-Emitting Materials – Composite Wood & Agrifiber Products, 1 pt**

Building Management has in place construction rules and regulations outlining the required use of composite wood and agrifiber products with no added urea-formaldehyde resins. Adherence to this rule may gain the project 1 point under the LEED-CI program.

**INNOVATION IN DESIGN (ID)**

**IDc2: LEED Accredited Professional, 1 pt**

This credit is awarded to projects that have a LEED Accredited Professional as part of the project team. The Reckson team has a number of LEED Accredited Professionals on staff that will allow the project to earn this credit.

**REGIONAL PRIORITY (RP)**

**RPc1: Regional Priority**

This category with the LEED program provides additional points for what the USGBC has identified as a sustainable issue with regional priority. Based on the project zip code (10591), 520 White Plains Road may earn an additional point for SSc2: Community Connectivity.

## **APPENDIX**

- **520 White Plains Road Base Building Existing Credits Checklist**
- **520 White Plains Road – SSc2: Community Connectivity Map**



# LEED 2009 for Commercial Interiors

## 520 White Plains Road

**Project Name:** CI Base Building Analysis  
**Project Address:** 520 White Plains Road  
 Tarrytown, NY 10591

Yes	?	No			
10	2	9	<b>SUSTAINABLE SITES</b>		<b>21 Points</b>
2	2	1	Credit 1	<b>Site Selection</b>	<b>1 to 5</b>
				<input checked="" type="checkbox"/> <b>Option 1: Select a LEED Certified Building</b>	5
			OR	<b>Option 2: Locate in a Building That Meets:</b>	Up to 5
				<input checked="" type="checkbox"/> Path 1: Brownfield Redevelopment	1
				<input checked="" type="checkbox"/> Path 2: Stormwater Design - Quantity Control	1
				<input checked="" type="checkbox"/> Path 3: Stormwater Design - Quality Control	1
				<input checked="" type="checkbox"/> Path 4: Heat Island Effect - Nonroof	1
				<input checked="" type="checkbox"/> Path 5: Heat-Island Effect - Roof	1
				<input checked="" type="checkbox"/> Path 6: Light Pollution Reduction	1
				<input checked="" type="checkbox"/> Path 7: Water Efficient Landscaping - Reduce by 50%	2
				<input checked="" type="checkbox"/> Path 8: Water Efficient Landscaping - No Potable Water Use or Irrigation	2
				<input checked="" type="checkbox"/> Path 9: Innovative Wastewater Technologies	2
				<input checked="" type="checkbox"/> Path 10: Water Use Reduction: 30% Reduction	1
				<input checked="" type="checkbox"/> Path 11: On-site Renewable Energy	2
				<input checked="" type="checkbox"/> Path 12: Other Quantifiable Environmental Performance - Green Cleaning	1
6			Credit 2	<b>Development Density and Community Connectivity</b>	<b>6</b>
		6	Credit 3.1	<b>Alternative Transportation - Public Transportation Access</b>	<b>6</b>
		2	Credit 3.2	<b>Alternative Transportation - Bicycle Storage and Changing Rooms</b>	<b>2</b>
2			Credit 3.3	<b>Alternative Transportation - Parking Availability</b>	<b>2</b>

Yes	?	No			
0	0	11	<b>WATER EFFICIENCY</b>		<b>11 Points</b>
N			Prereq 1	<b>Water Use Reduction</b>	<b>Required</b>
		11	Credit 1	<b>Water Use Reduction</b>	<b>6 to 11</b>
				<input checked="" type="checkbox"/> 30% Reduction	6
				<input checked="" type="checkbox"/> 35% Reduction	8
				<input checked="" type="checkbox"/> 40% Reduction	11

Yes	?	No			
0	37	0	<b>ENERGY &amp; ATMOSPHERE</b>		<b>37 Points</b>
			Prereq 1	<b>Fundamental Commissioning of Building Energy Systems</b>	<b>Required</b>
			Prereq 2	<b>Minimum Energy Performance</b>	<b>Required</b>
			Prereq 3	<b>Fundamental Refrigerant Management</b>	<b>Required</b>
	5		Credit 1.1	<b>Optimize Energy Performance - Lighting Power</b>	<b>1 to 5</b>
				<input checked="" type="checkbox"/> 15% Reduction	1
				<input checked="" type="checkbox"/> 20% Reduction	2
				<input checked="" type="checkbox"/> 25% Reduction	3
				<input checked="" type="checkbox"/> 30% Reduction	4
				<input checked="" type="checkbox"/> 35% Reduction	5
	3		Credit 1.2	<b>Optimize Energy Performance - Lighting Controls</b>	<b>1 to 3</b>
				<input checked="" type="checkbox"/> Daylight Controls for Daylit Areas	1
				<input checked="" type="checkbox"/> Daylight Controls for 50% of the Lighting Load	1
				<input checked="" type="checkbox"/> Occupancy Sensors for 75% of the Connected Lighting Load	1



<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10	Credit 1.3	<b>Optimize Energy Performance - HVAC</b>	<b>5 to 10</b>
<input checked="" type="checkbox"/>					Equipment Efficiency	5
<input checked="" type="checkbox"/>					Zoning Controls	5
					OR	
<input checked="" type="checkbox"/>					Reduce Design Energy Cost and 15% Improvement	5
<input checked="" type="checkbox"/>					Reduce Design Energy Cost and 30% Improvement	10
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4	Credit 1.4	<b>Optimize Energy Performance - Equipment and Appliances</b>	<b>1 to 4</b>
<input checked="" type="checkbox"/>					70% ENERGY STAR	1
<input checked="" type="checkbox"/>					77% ENERGY STAR	2
<input checked="" type="checkbox"/>					84% ENERGY STAR	3
<input checked="" type="checkbox"/>					90% ENERGY STAR	4
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5	Credit 2	<b>Enhanced Commissioning</b>	<b>5</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5	Credit 3	<b>Measurement and Verification</b>	<b>2 to 5</b>
<input checked="" type="checkbox"/>					Install Sub-Metering Equipment	2
<input checked="" type="checkbox"/>					Tenant Pays for Energy	3
					OR	
<input checked="" type="checkbox"/>					Metering, Measurement and Payment Accountability	5
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5	Credit 4	<b>Green Power</b>	<b>5</b>

Yes	?	No				<b>MATERIALS &amp; RESOURCES</b>	<b>14 Points</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3	7	4		
						Prereq 1	<b>Storage and Collection of Recyclables</b> Required
<input checked="" type="checkbox"/>			1			Credit 1.1	<b>Tenant Space - Long-Term Commitment</b> 1
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			2	Credit 1.2	<b>Building Reuse - Maintain Interior Nonstructural Components</b> 1 to 2
<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/> 40% Reuse 1
<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/> 60% Reuse 2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2			Credit 2	<b>Construction Waste Management</b> 1 to 2
<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/> Divert 50% from Disposal 1
<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/> Divert 75% from Disposal 2
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			2	Credit 3.1	<b>Materials Reuse</b> 1 to 2
<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/> 5% Reuse 1
<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/> 10% Reuse 2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1			Credit 3.2	<b>Materials Reuse - Furniture and Furnishings</b> 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2			Credit 4	<b>Recycled Content</b> 1 to 2
<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/> 10% of Content 1
<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/> 20% of Content 2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2			Credit 5	<b>Regional Materials</b> 1 to 2
<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/> 20% of Materials Manufactured 1
<input checked="" type="checkbox"/>							<input checked="" type="checkbox"/> 20% of Materials Manufactured and 10% Extracted 2
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1			Credit 6	<b>Rapidly Renewable Materials</b> 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1			Credit 7	<b>Certified Wood</b> 1

Yes	?	No				<b>INDOOR ENVIRONMENTAL QUALITY</b>	<b>17 Points</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4	11	2		
						Prereq 1	<b>Minimum Indoor Air Quality Performance</b> Required
<input checked="" type="checkbox"/>			Y			Prereq 2	<b>Environmental Tobacco Smoke (ETS) Control</b> Required
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			1	Credit 1	<b>Outdoor Air Delivery Monitoring</b> 1
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			1	Credit 2	<b>Increased Ventilation</b> 1
<input checked="" type="checkbox"/>			1			Credit 3.1	<b>Construction Indoor Air Quality Management Plan - During Construction</b> 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		1		Credit 3.2	<b>Construction Indoor Air Quality Management Plan - Before Occupancy</b> 1
<input checked="" type="checkbox"/>			1			Credit 4.1	<b>Low-Emitting Materials - Adhesives and Sealants</b> 1
<input checked="" type="checkbox"/>			1			Credit 4.2	<b>Low-Emitting Materials - Paints and Coatings</b> 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		1		Credit 4.3	<b>Low-Emitting Materials - Flooring Systems</b> 1
<input checked="" type="checkbox"/>			1			Credit 4.4	<b>Low-Emitting Materials - Composite Wood and Agrifiber Products</b> 1

1	1		Credit 4.5	Low-Emitting Materials - Systems Furniture and Seating	1
1	1		Credit 5	Indoor Chemical and Pollutant Source Control	1
1	1		Credit 6.1	Controllability of Systems - Lighting	1
1	1		Credit 6.2	Controllability of Systems - Thermal Comfort	1
1	1		Credit 7.1	Thermal Comfort - Design	1
1	1		Credit 7.2	Thermal Comfort - Verification	1
2	2		Credit 8.1	Daylight and Views - Daylight	1 to 2
				<input checked="" type="checkbox"/> 75% of Spaces	1
				<input checked="" type="checkbox"/> 90% of Spaces	2
1	1		Credit 8.2	Daylight and Views - Views for Seated Spaces	1

Yes	?	No	<b>1</b>	<b>5</b>	<b>0</b>	<b>INNOVATION IN DESIGN</b>	<b>6 Points</b>
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1	5		Credit 1	Innovation in Design	1 to 5
				<input checked="" type="checkbox"/> Innovation or Exemplary Performance	1
				<input checked="" type="checkbox"/> Innovation or Exemplary Performance	1
				<input checked="" type="checkbox"/> Innovation or Exemplary Performance	1
				<input checked="" type="checkbox"/> Green Education	1
				<input checked="" type="checkbox"/> Innovation	1
1			Credit 2	LEED® Accredited Professional	1

Yes	?	No	<b>1</b>	<b>3</b>	<b>0</b>	<b>REGIONAL PRIORITY</b>	<b>4 Points</b>
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Zip Code 10591 IEQc6.1/IEQc7.1/MRc3.1(10%)/SSc1-Option2-Path2/SSc2/WEc1(40%)

1	3		Credit 1	Regional Priority	1 to 4
				<input checked="" type="checkbox"/> IEQc6.1	1
				<input checked="" type="checkbox"/> IEQc7.1	1
				<input checked="" type="checkbox"/> MRc3.1	1
				<input checked="" type="checkbox"/> SSc2	1

Yes	?	No	<b>19</b>	<b>65</b>	<b>26</b>	<b>110</b>	
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Certified: 40-49 points Silver: 50-59 points Gold: 60-79 points Platinum: 80+ points

SSc2: Community Connectivity Map, 520 White Plains Road

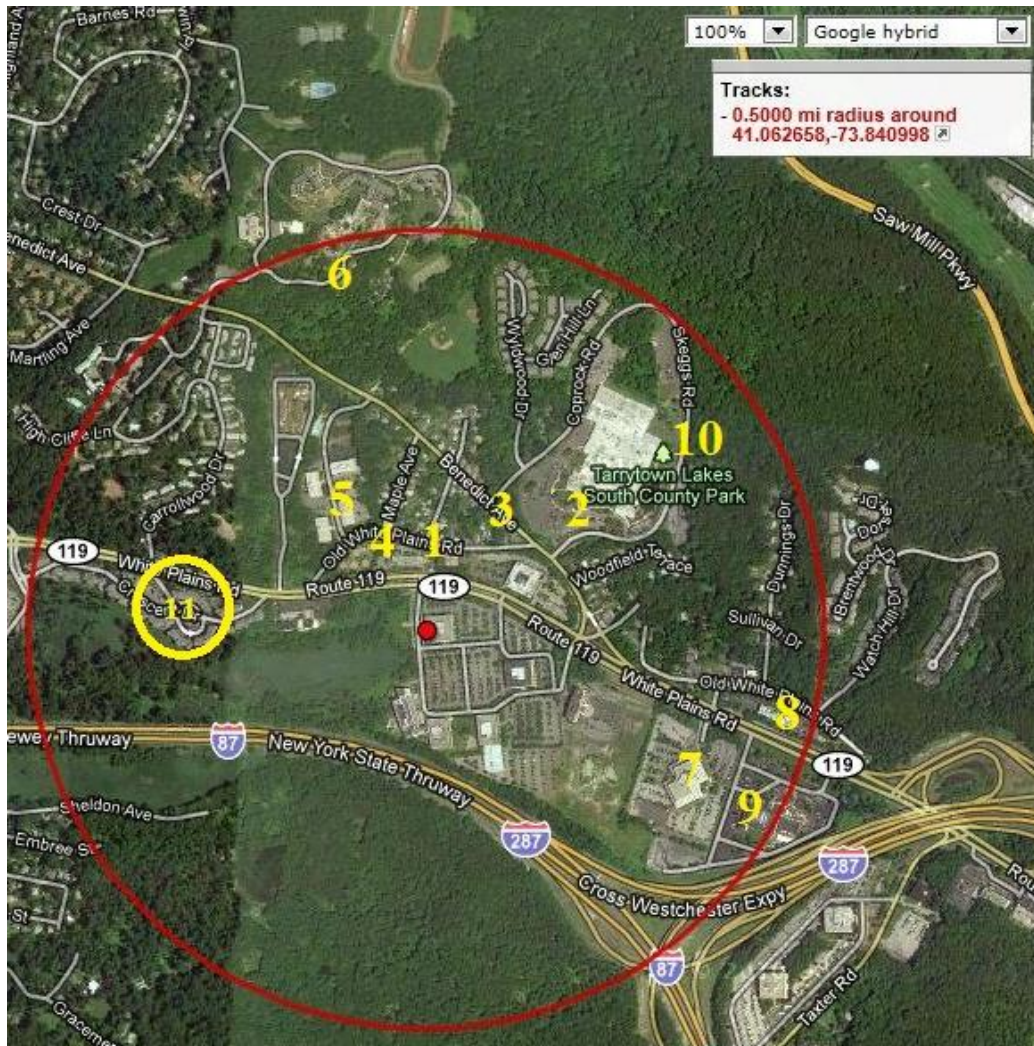


Figure 1 - An illustration of 10 basic services and a residential area within half a mile of the project location.

1. Bank – Bank of America - 505 White Plains Road, Tarrytown, NY
2. Library – Bayer Library - 511 Benedict Avenue, Tarrytown, NY
3. Daycare – Pooh & Friends Daycare - 492 Benedict Avenue, Tarrytown, NY
4. Restaurant # 1 – Take Away Café - Ste 110, 200 White Plains Road, Tarrytown, NY
5. Restaurant # 2 – Carmele Café - 520 White Plains Road, Tarrytown, NY
6. School – Hackley School - 293 Benedict Avenue, Tarrytown, NY
7. Medical Office – Siemens Healthcare Diagnostics - 511 Benedict Avenue, Tarrytown, NY
8. Grocery – FMC Market - 660 White Plains Road, Tarrytown, NY
9. Beauty Salon – Eva of Sweden - 670 White Plains Road, Tarrytown, NY
10. Park – Tarrytown Lakes South County Park – Tarrytown, NY
11. Residential Area with 10 units per acre – Talleyrand Crescent Luxury Apartments, 1202 Crescent Drive, Tarrytown, NY



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