

Exhibit 3

LEED Gold Certification: Sustainability Basis of Design documents for Office and Retail, Hotel, and Multi-Family Highrise

4th and Central Master Site LEED Gold Strategy

LEED v4 BD+C NC
Sustainability Basis of Design

February 13th, 2023

Prepared for:

Jeff Mindes, Construction/Development Director

1881 16th Street, Fifth Floor

Denver, CO 80202

720.946.4671

Prepared by:

Madison Perry, Associate Project Manager

Reviewed by:

Frank Schwamborn, Senior Project Manager

Verdical Group

525 S. Hewitt St.

Los Angeles, CA 90013

LEEDv4 BD+C NC Sustainability Basis of Design

Summary

Verdical Group conducted a preliminary LEED v4 BD+C NC (Leadership in Energy and Environmental version 4 Building Design and Construction – New Construction rating system) Sustainability Basis of Design for the 4th and Central project to determine whether the Project could achieve LEED Gold certification, which requires the Project to achieve at least 60 points. Project details are as follows for the entire site:

Site Area: 333,602 SF

Total Developed Floor Area = 2,318,534 SF

FAR = 6.95:1

Residential = 1521 Units = 1,731,849 SF

Office = 411,113 SF

Restaurant/Retail = 101,088 SF

Hospitality = 68 Rooms = 74,484 SF

Private open space = 163,325 sf

Public open space = 90,113 SF

Max bldg ht. = 497'

Parking spaces = 2,475

Short term bike = 146, long term bike = 596

The current version of Leadership in Energy and Environmental Design (LEED) certification raises the bar for sustainable building design setting a higher benchmark for building energy efficiency, water efficiency, material selection, and occupant well-being with a revised focus on human health.

The preliminary LEEDv4 certification assessment of the project is based on the review of the 4th and Central entitlement package published on February 13th, 2023. Due to the nature of overlap between LEEDv4 and CALGreen 2022 Mandatory requirements, certain prerequisites have been considered compliant for this assessment

The Project includes various uses, including office and retail, hotel, and multi-family. This report addresses all ten buildings using the LEED NB+C Rating system which is applicable to all buildings through the “LEED Master Site” approach.

The LEED rating system has four levels of certification. LEED certified, Silver, Gold, and Platinum. Certified is achieved after earning 40 points. Silver is achieved after earning 50 points. Gold is achieved after earning 60 points. Platinum is achieved after earning 80 points.

The Project’s goal to achieve a LEED Gold level of certification for newly constructed buildings can be achieved. Our preliminary assessment of the Project confirms that the Project could achieve LEED Gold level of certification with 60 ‘Yes’ points, in addition to an additional 50 ‘Maybe Yes’ points. The projected point breakdown in various credit categories is shown in Table 1.

Table 1: LEED Gold Point Breakdown

Credit Category	'Yes' Points	'Maybe Yes' Points
Integrative Process	1	0
Location & Transportation	15	1
Sustainable Sites	6	4
Water Efficiency	6	5
Energy & Atmosphere	10	23
Materials & Resources	5	8
Indoor Environmental Quality	7	9
Innovation & Design	6	0
Regional Priority	4	0
TOTAL	60	50

The breakdown of points to each credit for all the categories can be found with the attached LEED Scorecard outlining the Project’s path to achieving LEED Gold certification.

LEEDv4 vs LEEDv4.1

The current version of Leadership in Energy and Environmental Design (LEED) certification, version 4.1 (v4.1), is focused on setting a higher sustainability benchmark and providing pathways for buildings to have more flexible designs to meet their needs unique situations.

USGBC has allowed projects to replace certain v4 credits with their v4.1 counterparts without adopting the entire v4.1 framework to help projects gain points. There might be several opportunities to gain more points using this rule amendment.

Ultimately, the sustainability consultant should be aware of such opportunities to help the project achieve its target LEED level of certification.

Master Site Approach

USGBC’s LEED rating systems have a Master Site Program where buildings under a collective area and development can share documentation, exhibits, and points awarded towards site-related elements outside of an individual building’s footprint. The Master Site program does not award one LEED certificate, each building must still stand on its own. The program is a method to consolidate portions of the review. The Fourth and Central Project would be an excellent project to utilize this system to keep the documentation consistent and accurate across all ten buildings to ensure each building achieves its own individual LEED Gold certificate.

Disclosure: This document is not a design document and is not intended for construction. This document should be used by the design & construction team for guidance. The design and construction team is responsible for verifying the design parameters meet the owner’s requirements. This assessment demonstrates one strategy for achieving a LEED Gold Certification, there are several pathways to achieve gold. Ultimately the LEED consultant during the design phase will determine the best strategy to achieve LEED Gold. During the project's design phase, the project's sustainability leader should do their due diligence and examine alternative methods to meet gold certification to ensure the best method is achieved.