

# LEED for Neighborhood Development



## **Doug Farr**

LEED-ND Core Committee Chair  
Farr Associates President and Founding  
Principal

## **Susan Mudd**

LEED-ND Core Committee Member  
CNU Board Member

## **Jennifer Henry**

LEED-ND Program Manager  
USGBC

## **Heather Smith**

Planning Director  
CNU



# Overview



# What is LEED-ND?

- A LEED rating system being developed through a partnership with
  - Natural Resources Defense Council (Smart Growth)
  - Congress for the New Urbanism



- A rating system that combines elements of smart growth, urbanism, and green building



# Why do we need LEED-ND?



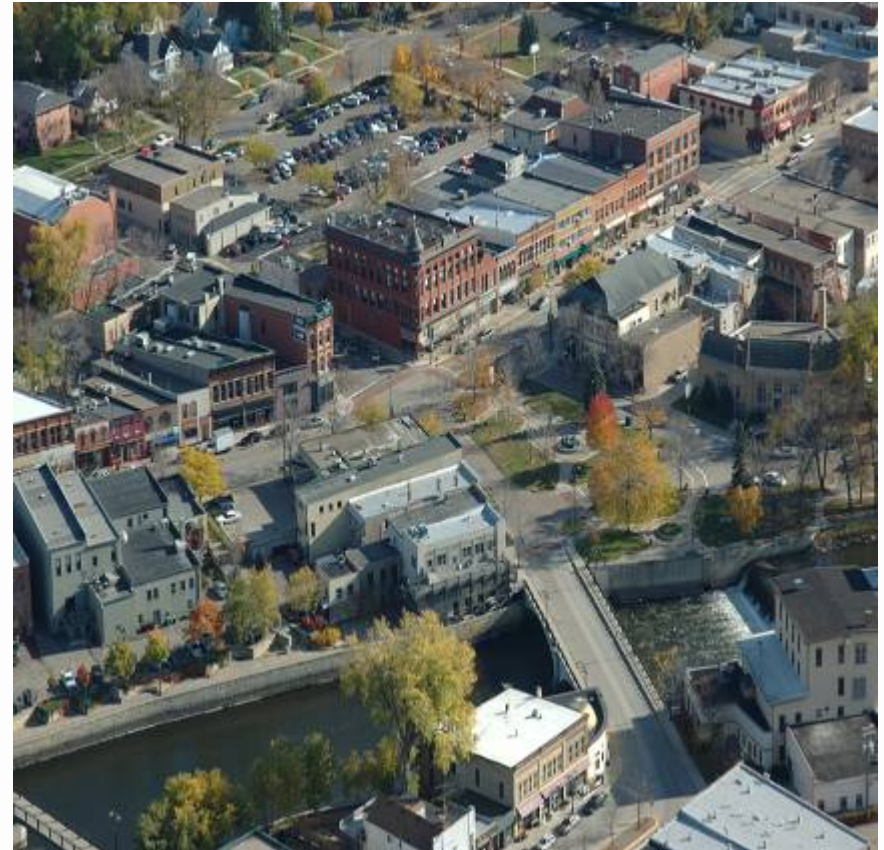
- Nationally, we are developing land twice as fast as population is growing
- Vehicle use in America has more than doubled since 1970 (offsetting all fuel economy gains)
- Most development does not happen one building at a time





# What is LEED-ND for?

- Whole, fractions, or multiple neighborhoods
- Small and large
- Infill and appropriate development of undeveloped land
- Residential, commercial, and mixed use



# Who is LEED-ND for?



- Primary market:  
Developers
- Just as important:  
Planners, public  
and private



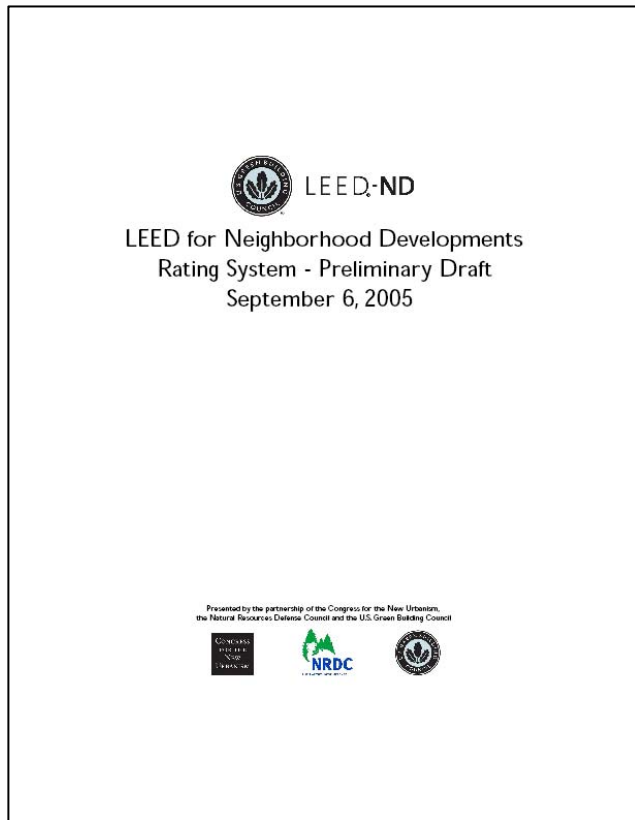
# What's the product?

- Standards in categories
- Some prerequisites
- Point system with credits for good attributes beyond the prerequisites
- Levels of certification depending on points earned

Green Facts	
John M. Langston High School Continuation & Langston-Brown Community Center Arlington, Virginia	
<hr/>	
LEED-NC rating out of	69
<b>Silver</b>	35
<hr/>	
Sustainable Site	8
Water Efficiency	3
Energy & Atmosphere	4
Materials & Resources	6
Indoor Environmental Quality	11
Innovation & Design	3
<hr/>	
USGBC LEED-NC rated Sept. 3, 2003.	



# What is the current status of LEED-ND?



- Preliminary (pre-pilot) draft posted last fall
- 45-day comment period for LEED-ND Corresponding Committee last fall
- Reviewing comments, revising the draft for use in a pilot program



# When will it be available?

- Begin pilot in at the end of 2006
- Pilot 2007
- Post-pilot revisions, public comment periods, ballot scheduled for 2007 & 2008



# New Categories....

Smart Location & Linkage



Neighborhood Pattern & Design



Green Construction & Technology



# (Older) List of Prerequisites and Credits



# Location Efficiency

(2 Prerequisites / 7 Credits / 28 Points / 25% of total points)

- Prerequisite: Transportation Efficiency
- Prerequisite: Water and Stormwater Infrastructure Efficiency
- Credit: Contaminated Brownfields Redevelopment
- Credit: High Cost Contaminated Brownfields Redevelopment
- Credit: Adjacent, Infill, or Redevelopment Site
- Credit: Reduced Automobile Dependence
- Credit: Contribution to Jobs-Housing Balance
- Credit: School Proximity
- Credit: Access to Public Space



# Environmental Preservation

(5 Prerequisites / 11 Credits / 13 Points / 11% of total points)

- Prerequisite: Imperiled Species and Ecological Communities
- Prerequisite: Parkland Preservation
- Prerequisite: Wetland & Water Body Protection
- Prerequisite: Farmland Preservation
- Prerequisite: Erosion & Sedimentation Control
- Credit: Support Off-Site Land Conservation
- Credit: Site Design for Habitat or Wetlands Conservation
- Credit: Restoration of Habitat or Wetlands
- Credit: Conservation Management of Habitat or Wetlands
- Credit: Steep Slope Preservation
- Credit: Minimize Site Disturbance During Construction
- Credit: Minimize Site Disturbance Through Site Design
- Credit: Maintain Stormwater Runoff Rates
- Credit: Reduce Stormwater Runoff Rates
- Credit: Stormwater Treatment
- Credit: Outdoor Hazardous Waste Pollution Prevention





# Compact, Complete, & Connected Neighborhoods

(3 Prereq / 22 Credits / 42 Points / 37% of total points)

- Prerequisite: Open Community
- Prerequisite: Compact Development
- Prerequisite: Diversity of Uses
- Credit: Compact Development
- Credit: Transit-Oriented Compactness
- Credit: Diversity of Uses
- Credit: Housing Diversity
- Credit: Affordable Rental Housing
- Credit: Affordable For-Sale Housing
- Credit: Reduced Parking Footprint
- Credit: Community Outreach and Involvement
- Credit: Block Perimeter
- Credit: Locating Buildings to Shape Walkable Streets
- Credit: Designing Buildings to Shape Walkable Streets
- Credit: Comprehensively Designed Walkable Streets
- Credit: Street Network
- Credit: Pedestrian Network
- Credit: Maximize Pedestrian Experience
- Credit: Superior Pedestrian Experience
- Credit: Applying Regional Precedents in Urbanism and Architecture
- Credit: Transit Subsidy
- Credit: Transit Amenities
- Credit: Access to Nearby Communities
- Credit: Adaptive Reuse of Historic Buildings



# Resource Efficiency

(0 Prerequisites / 17 Credits / 25 Points / 22% of total points)

- Credit: Certified Green Building
- Credit: Energy Efficiency in Buildings
- Credit: Water Efficiency in Buildings
- Credit: Heat Island Reduction
- Credit: Infrastructure Energy Efficiency
- Credit: On-Site Power Generation
- Credit: On-Site Renewable Energy Sources
- Credit: Efficient Irrigation
- Credit: Greywater & Stormwater Reuse
- Credit: Wastewater Management
- Credit: Reuse of Materials
- Credit: Recycled Content
- Credit: Regionally Provided Materials
- Credit: Construction Waste Management
- Credit: Comprehensive Waste Management
- Credit: Light Pollution Reduction
- Credit: Contaminant Reduction in Brownfields Remediation



# 3-Stage Certification Process



# 3-Stage Certification Process

- 1) Pre-Review of Proposed Plan  
*(pre-entitlement, gets you a letter)*
- 2) Certification of Plan  
*(post-entitlement, gets you a certificate)*
- 3) Certification of Completed Neighborhood Development  
*(post-construction, gets you a plaque)*



# Transit-Oriented Credits & Prerequisites





## Prerequisite: Smart Location

***Intent: Encourage development within and near existing communities or public transportation infrastructure. Reduce vehicle trips and miles traveled and support walking as a transportation choice.***



### Requirements-Option 2

- Locate the project near existing or planned adequate transit service so that at least 50% of dwelling units and business entrances within the project are within ¼ mile walk distance of bus or streetcar stops or within ½ mile walk distance of bus rapid transit stops, light or heavy passenger rail stations and ferry terminals.

(Options 1, 3, 4, 5: infill sites, sites that have shops and services in walking distance, sites in areas where VMT is below average)



## **Credit:** **Reduced Automobile Dependence**

***Intent: Encourage development in locations that exhibit superior performance in providing transportation choices or otherwise reducing motor vehicle use.***



## Requirements

- Locate project on a site with transit service, defined as 20 or more easily accessible transit rides per week day. The total number of rides available during weekdays is defined as the number of buses or streetcars stopping with a 1/4-mile walk distance of at least 50% of the project's dwellings and business entrances, and the number of bus rapid transit buses, light rail trains, heavy passenger rail, and ferries stopping within a 1/2-mile walk distance of at least 50% of the project's dwellings and business entrances.
- 2-7 points available total:  
Bottom range is 20-59 rides per day, top category is 500 or more rides per day.



# Credit:

## Transit Facilities

*Intent: Encourage transit use and reduce driving by creating safe and comfortable transit facilities.*



## Requirements

- Provide covered and at least partially enclosed shelters, adequate to buffer wind and rain, with at least 1 bench at each transit stop within the project boundaries.

AND

- Provide kiosks, bulletin boards, and/or signs devoted to providing local transit information as part of the project, including basic schedule and route information at each transit stop that borders or falls within the project.



# Other parts of the rating system can facilitate transit....

- Prerequisite and credits that promote density
- Credits that promote development in existing communities
- Credits that promote a reduced parking footprint



# To learn more...

- Visit the LEED-ND page of the USGBC website to download draft or join the corresponding committee:

[www.usgbc.org/leed/nd](http://www.usgbc.org/leed/nd)

- Questions can be sent to [leedinfo@usgbc.org](mailto:leedinfo@usgbc.org) or [nd@committees.usgbc.org](mailto:nd@committees.usgbc.org)

