LEED for Neighborhood Development
USGBC

STEWARD
this market
transformation

OFFER
expertise

EDUCATE
the industry
and the public

FORUM
for industry
dialog

PROVIDE
tools
What is the LEED System?

Leadership in Energy and Environmental Design

A leading-edge system for certifying the greenest performing buildings and neighborhoods in the world

Green Facts
John M. Langston High School Continuation & Langston-Brown Community Center Arlington, Virginia

<table>
<thead>
<tr>
<th>LEED-NC rating out of</th>
<th>69</th>
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<tbody>
<tr>
<td>Silver</td>
<td>35</td>
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| Sustainable Site     | 8   |
| Water Efficiency     | 3   |
| Energy & Atmosphere  | 4   |
| Materials & Resources| 6   |
| Indoor Environmental Quality | 11 |
| Innovation & Design  | 2   |

Categories of LEED Ratings

LEED for New Construction
LEED for Commercial Interiors
LEED for Existing Buildings
LEED for Core & Shell
LEED for Homes
LEED for Neighborhood Development
LEED for Schools

NEW PROGRAMS
Healthcare Laboratories
Retail
Multi-building Campuses
Multi-family Residential
LEED For Neighborhood Development is a partnership of:

NRDC

U.S. GREEN BUILDING COUNCIL

CONGRESS FOR THE NEW URBANISM
LEED for Neighborhood Development is a rating system that combines elements of smart growth, urbanism, and green building into the first national standard for neighborhood design.
Why do we need LEED for Neighborhood Development?

- 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
There are three categories of prerequisites and credits in the rating system.

1. Smart Location and Linkage
2. Neighborhood Pattern and Design
3. Green Construction and Technology
LEED for Neighborhood Development Pilot Program

- Nearly 240 projects from 39 states and 6 countries
- Projects range from 0.17 acres to over 12,000 acres
- Pilot projects total over 66,800 acres
- Infill and appropriate development of undeveloped land
- Whole, multiple, or fractions of a neighborhood
Frequency of Evocative Code Words in Pilot Names

- Village: 25
- Center: 15
- Park: 10
- Green: 9
- Place: 8
- Waterfront: 7
- Station: 6
- Metro: 5
- Crossing: 4
- Commons: 3
- Landing: 2
Development Timeline for Rating System

2007: Pilot Program launches
2008: Revisions to rating system
       Public comment periods held
2009: Full post-pilot rating system ballot and launch
How can LEED for Neighborhood Development be used as a policy tool? Ideas we’ve heard already…

– Use it as a way to analyze whether zoning and comp plans are “friendly” to more sustainable projects

– Give incentives for projects that commit to certification (e.g. density bonuses, tax credits, expedited permitting, lower impact fees)

– Encourage certification in order to help with other goals, such as promoting infill or TOD

– Align it with Transferable Development Rights (TDRs) programs to increase use of these programs

– Condition the sale of publicly-owned land or publicly-funded projects on certification
Real Estate’s Latest Movement

Build Green, Make Green

The Greening of America’s Campus

It’s Easy Being Green
In conclusion…

- Keep it up; transit *is* green
- Demand green of all kinds; they’re already expecting you to
- Don’t let these places go to waste; if you don’t TO the Ds, who will?
Q & A

(for more details see www.ugbc.org/leed/nd)