

**USGBC has four levels of LEED:**



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## Commercial LEED Registered Projects

Total Currently Registered

33,265\*

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<sup>a</sup>As of February 2012.

## Commercial LEED Certified Projects

(Cumulative)

11,961\*

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\*As of February 2012.

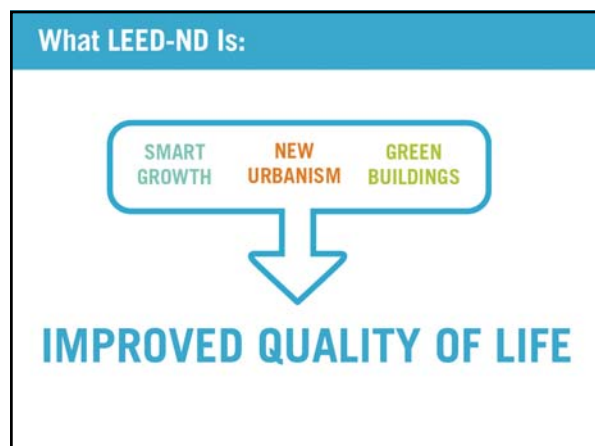
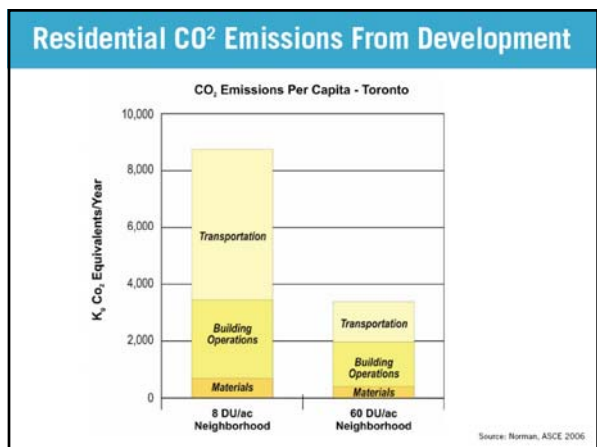
### Square Footage of Commercial LEED Certified Projects (Cumulative)

**2 billion\***

© U.S. Green Building Council, 2011

\*As of February 2012







## The Differences

### How is it different from other LEED rating systems?

- Primary focus on location and land use
- Looks beyond individual buildings
- Different credit categories

## What LEED-ND Is: Smart Growth

Smart Growth is well-planned development that protects open space and farmland, revitalizes communities, keeps housing affordable and provides more transportation choices.



Slide information from Smart Growth America

## What LEED-ND Is: Smart Growth

### Smart Growth is...

more transportation choices  
and less traffic

vibrant cities, suburbs and towns

wider variety of housing choices

well-planned growth that improves  
the quality of life

### Smart Growth is NOT...

against cars and roads

anti-suburban

against growth

about telling people where or  
how to live

Slide information from Smart Growth America

## What LEED-ND Is: New Urbanism

### Principles of the New Urbanism

- Compact, walkable neighborhoods
- Mixed-use urban form
- Highly connected street networks
- Sufficient density
- Building design that emphasizes human-scale
- Range of housing to serve diverse populations
- Regional planning

## How is LEED-ND Different?

- Primary focus on location and land use
- Looks beyond individual buildings
- Different credit categories
- Multiple certification stages

## The Benefits: Triple Bottom Line

**HEALTHIER** communities   **CLEANER** environment   **STRONGER** economy



**The Benefits of  
LEED-ND**

## The Benefits: The Economy

"56% of respondents **prefer smart growth neighborhoods** over neighborhoods that require more driving between home, work, and recreation"

"77% **look for** neighborhoods with abundant sidewalks and **pedestrian-friendly features**"



Source: Consumer Preference Survey, NAR 2011

## LEED-ND – History (Abridged)

- Concept in 2002 - Initiated in 2004
- Full Draft completed in 2005
- Pilot version of LEED-ND launched in February 2007
  - First Comment Period (1.17.08 – 1.5.09)
    - 5,000+ comments
  - Second Comment Period (5.1.09 – 6.14.09)
    - 1,400+ comments

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## LEED-ND launched in 2009

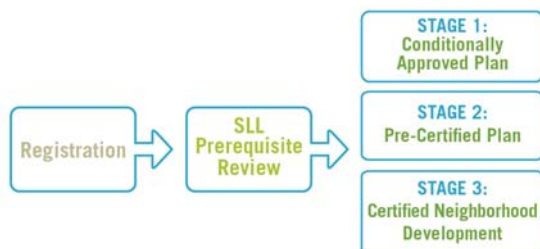
- Rating System approved – 2009
- 106 LEED-ND certified projects (as of 4.25.12)
- USGBC is now pursuing designation of LEED-ND as an ANSI standard
- Comment period now open for LEED 2012

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## Eligible Projects

- Residential, commercial, mixed-use
- Whole, portions of, or multiple neighborhoods
- New or re-development
- Appropriate sites in urban, suburban, and village areas

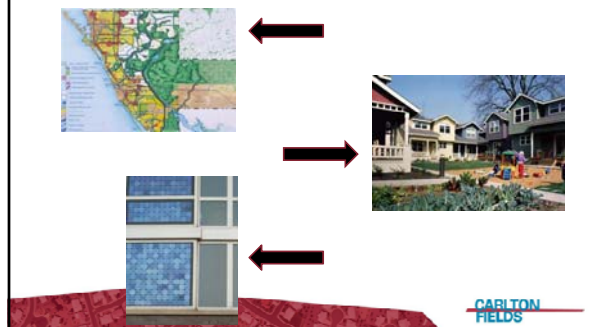
## Certification Process



## LEED-ND as Policy Tool Guidance for Local/State Govts

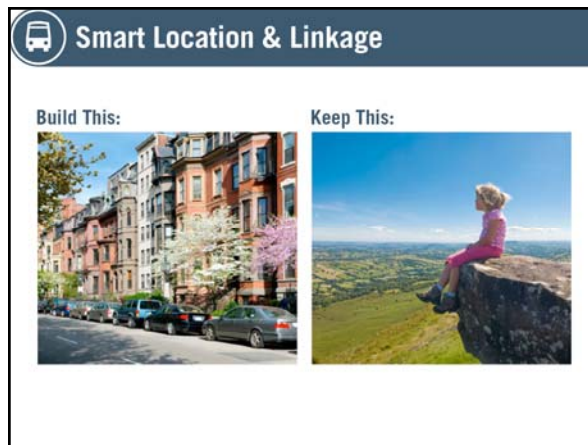
- |  |  |
|--|--|
| ✓ Use as basis for financial incentives for projects.    | ✗ Expect it to replace comp plans, zoning, or planning itself. |
| ✓ Use as a basis for structural incentives for projects. | ✗ Expect it to replace environmental regulations.              |
| ✓ Evaluate your own zoning, regs, and master plans.      | ✗ Expect to be able to certify your town, city, or comp plan.  |
| ✓ Be familiar with the rating system.                    |  |

## LEED-ND Categories



## Credit Categories

LEED® for Neighborhood Development	
<b>Total Possible Points**</b>	<b>110*</b>
Smart Location & Linkage	27
Neighborhood Pattern & Design	44
Green Infrastructure & Buildings	29
* Out of a possible 100 points + 10 bonus points	
** Certified 40+ points, Silver 50+ points, Gold 60+ points, Platinum 80+ points	
Innovation & Design Process	6
Regional Priority Credit	4



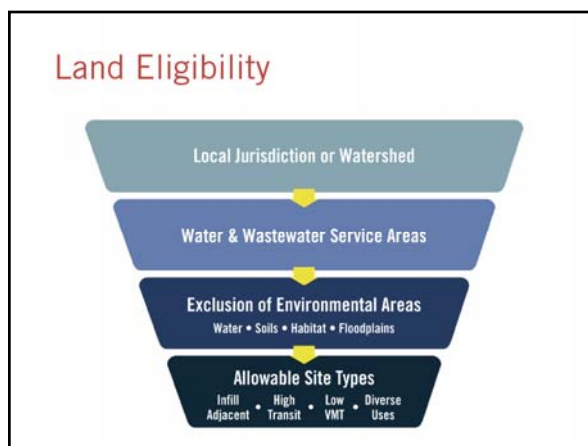
**Smart Location & Linkage**

**Measure Location**

- Proximity to existing development
- Proximity to goods and services
- Proximity to existing infrastructure

**Enhance Location**

- Preserve sensitive lands
- Locate jobs near housing
- Provide bicycle amenities



#### **SLL Prerequisite 4: Agricultural Land Conservation**

- Intent: To preserve irreplaceable agricultural resources by protecting prime and unique soils on farmland and forestland from development
- Option 5: **If development footprint affects land** with prime soils, unique soils, or soils of state significance... mitigate the loss through the purchase of easements providing permanent protection from development on land with comparable soils in accordance with the ratios based on densities per acre of *buildable land* as listed in Tables 1 and 2.

#### **SLL Credit 6: Steep Slope Protection (1 point)**

- Intent: To minimize erosion to protect habitat and reduce stress on natural water systems by preserving steep slopes in a natural, vegetated state
- Option 2 - Previously Developed Sites with Slopes over 15% - Protect steep slopes areas in perpetuity through covenants, easements, deed restrictions, etc.
- Option 3 – Sites Other than Previously Developed Sites with Slopes over 15%



#### **SLL Credit 7: Site Design for Habitat or Wetland/Water Body Conservation (1 point)**

- Intent: To conserve native plants, wildlife habitat, wetlands and water bodies.
- Option 2 – Sites with Significant Habitat
  - or portions of the site within an appropriate buffer around the habitat.
  - Protect significant habitat and its identified buffers from development in perpetuity by donating or selling the land, or a on the land, to an accredited land trust or relevant public agency (a deed covenant is not sufficient to meet this requirement).

#### **SLL Credit 7: Site Design for Habitat or Wetland and Water Body Conservation (1 point)**

- Option 3 – Sites with Wetlands and Water Bodies
  - Do not disturb wetlands, water bodies, and their buffers, and them from development by donating or selling the land, or a on the land, to an accredited land trust or relevant public agency (a deed covenant is not sufficient to meet this requirement).
  - Identify and commit to ongoing management activities, along with parties responsible for management and funding available, so that habitat is maintained in pre-project condition, or better, for a minimum period of three years after the project is built out.

#### **SLL Credit 8: Restoration of Habitat or Wetlands and Water Bodies (1 Point)**

- Intent: To restore native plants, wildlife habitat, wetlands, and water bodies that have been harmed by previous human activities.
- Using only native plants, restore predevelopment native ecological communities, or pre development water bodies or wetlands, on the project site in an area equal to or greater than 10% of the development footprint.
- such areas from development by donating or selling the land, or a on the land, to an accredited land trust or relevant public agency (a deed covenant is not sufficient to meet this requirement).
- Identify and commit to ongoing management activities, along with parties responsible for management and funding available, so that restored areas are maintained for a minimum period of three years after the project is built out or the restoration is completed, whichever is later.




**Neighborhood Pattern & Design**



 **Neighborhood Pattern & Design**

**Compact, Complete, Connected**

- People connected to place and to each other
- Shared public spaces
- Nearby goods and services




 **Neighborhood Pattern & Design**

**Green Neighborhoods Have Great Variety**

- Historic buildings
- Housing in many types and prices
- Farmer's markets and community gardens
- Neighborhood schools
- Civic spaces
- Community participation in design


**NPD Prerequisite 2:  
Compact Development**

- Intent: **To c** , Promote livability, walkability, and transportation efficiency including reduced vehicle miles traveled (VMT). Leverage and support transit investments. Reduce public health risks by encouraging daily physical activity associated with walking and bicycling.
- **Buildable land** – Density calculations include all planned and existing buildings within the *project boundary*, excluding those portions of parking structures devoted exclusively to parking.
  - The land is residential residential and non-by




**NPD Credit 1:  
Walkable Streets (1 - 12 Points)**

- Intent: **To** including reduced vehicle miles traveled. by providing safe, appealing, and comfortable street environments that support public health by reducing pedestrian injuries and encouraging daily physical activity.
- **Ground-Level Use & Parking**
  - h. Any retail, service, or trade (un-shuttered) this must be stipulated



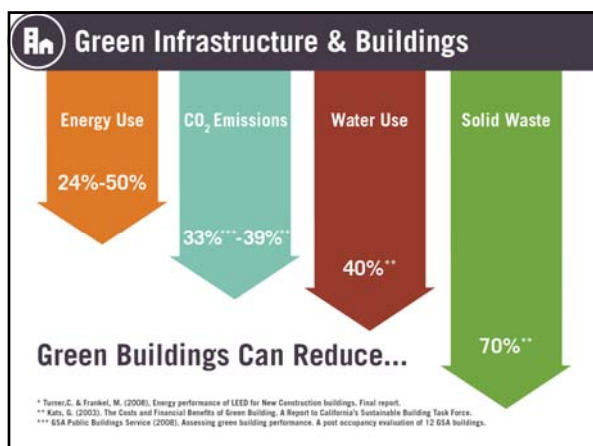
**NPD Credit 13:  
Local Food Production (1 Point)**

- Intent: **To p** improve nutrition through increased access to fresh produce, support preservation of small farms producing a wide variety of crops, reduce the negative environmental impacts of large-scale industrialized agriculture, and support local economic development that increases the economic value and production of farmlands and community gardens.
- which state that the including greenhouses, any portion of residential front, rear, or side yards; or on balconies, patios or rooftops. Greenhouses, but not gardens, may be prohibited in front yard areas that face the street




**Green Infrastructure & Building**





**Green Infrastructure & Building Categories**

- Site
- Water
- Energy
- Materials
- Building
- Infrastructure

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**GIB Credit 7: Minimized Site Disturbance In Design and Construction (1 Point)**

- Intent: To preserve existing non invasive trees, native plants and pervious surfaces.
- Option 2 – Undeveloped Portion of Project Left Undisturbed. Depending on the density of the project, do not develop or disturb a portion of the land that has not been previously developed on the site, exclusive of any land preserved by codified law or a prerequisite of LEED for Neighborhood Development; or exempt areas designated as non-buildable in land-use comprehensive plans and the \_\_\_\_\_ or other binding documents that will be \_\_\_\_\_.

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**GIB Credit 7: Minimized Site Disturbance In Design and Construction (1 Point)**

- Develop a plan, in consultation with and approved by an ISA Certified Arborist, for the health of the trees,... If an ISA Certified Arborist has determined that the health of the trees to be preserved is threatened by invasive vegetation, develop a plan for invasive vegetation reduction to the maximum extent possible.

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**GIB Credit 17: Light Pollution Reduction (1 Point)**

- Intent: To \_\_\_\_\_ from project sites, reduce sky-glow to increase night sky access, improve nighttime visibility through glare reduction, and reduce adverse impacts on wildlife environments.
- \_\_\_\_\_ to require continued adherence to these standards:
  - In private areas of residential construction, provide for at least 50% of the luminaries to have fixture-integrated lighting controls that use motion sensors to reduce light levels by at least 50% when no activity has been detected for 15 minutes.
  - In all shared areas, have automatic controls capable of turning off exterior lighting when sufficient daylight is available and when the lighting is not required during nighttime hours, and shall meet the total exterior lighting power allowance requirements of Table xxx.


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## Innovation & Design Process

Going above and beyond

IDP Credit 1: Innovation and Exemplary Performance  
• 1-5 points

IDP Credit 2: LEED Accredited Professional  
• 1 point



## Regional Priority Credit

Meeting Local Needs

RPC Credit 1: Regional Priority • 1-4 points

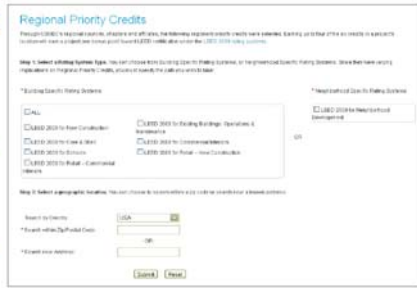
[www.usgbc.org/LEED](http://www.usgbc.org/LEED)

↓

"LEED Resources"

↓

"Regional Priority Credit Database"




**LEED FOR NEIGHBORHOOD DEVELOPMENT**

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

## Questions?

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