

# LEED FOR NEIGHBORHOOD DEVELOPMENT

# Sprawl



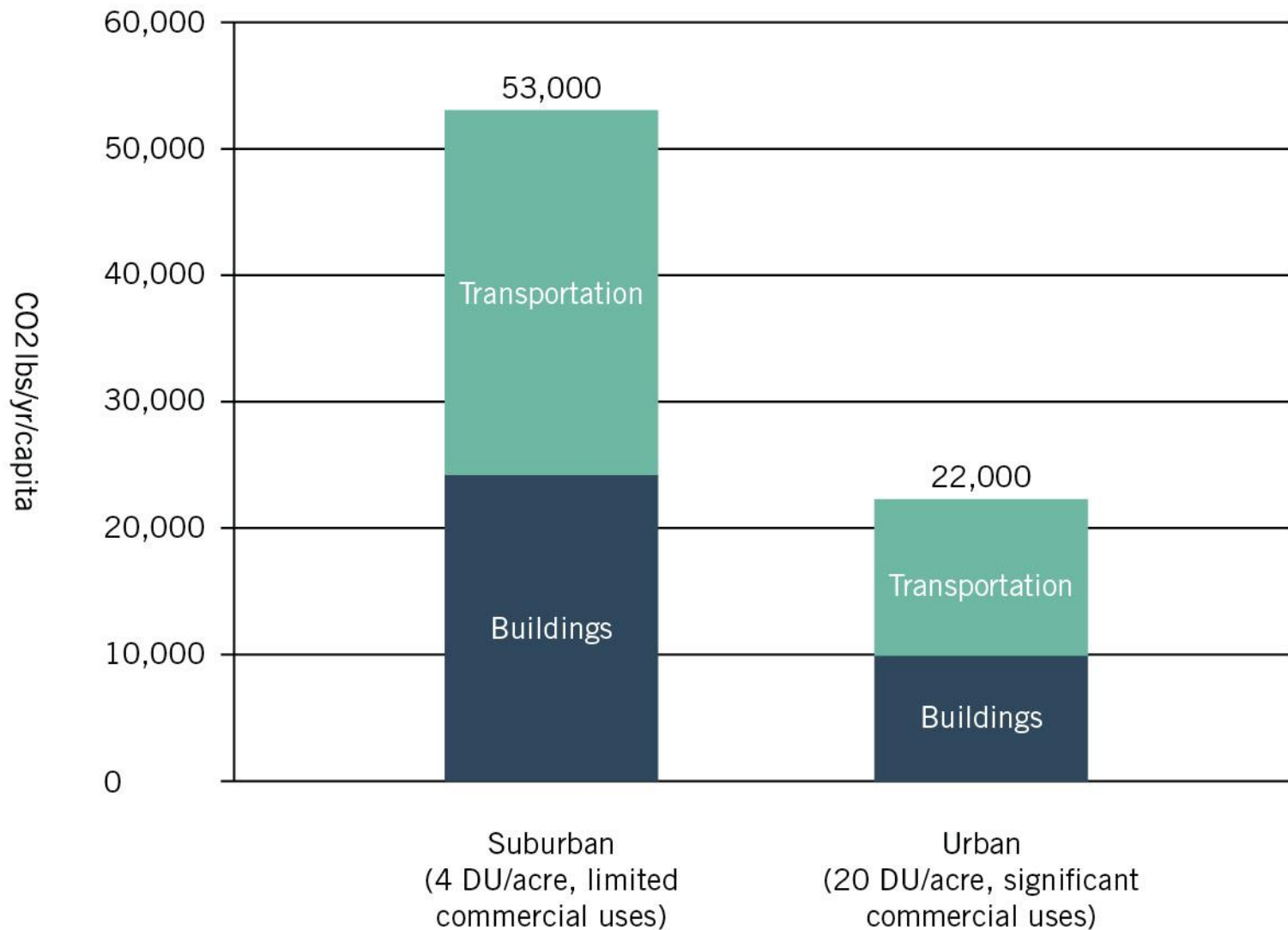


# CO<sub>2</sub> Consumption Comparison



**CHINA**

# Residential CO<sub>2</sub> Emissions From Development



# The Way It Is



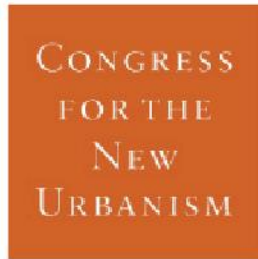
Columbia Pike in Arlington, VA



# The Way It Could Be



# A Collaborative Program



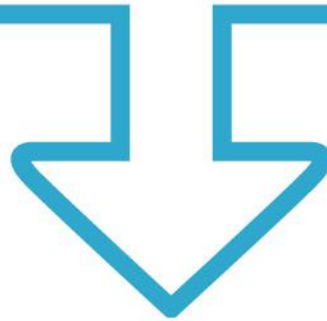
**LEED FOR  
NEIGHBORHOOD  
DEVELOPMENT**

# What LEED-ND Is:

SMART  
GROWTH

NEW  
URBANISM

GREEN  
BUILDINGS



**IMPROVED QUALITY OF LIFE**



# 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.



# 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**



# What LEED-ND Is: New Urbanism



Source: Federal Realty Investment Trust



# 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**

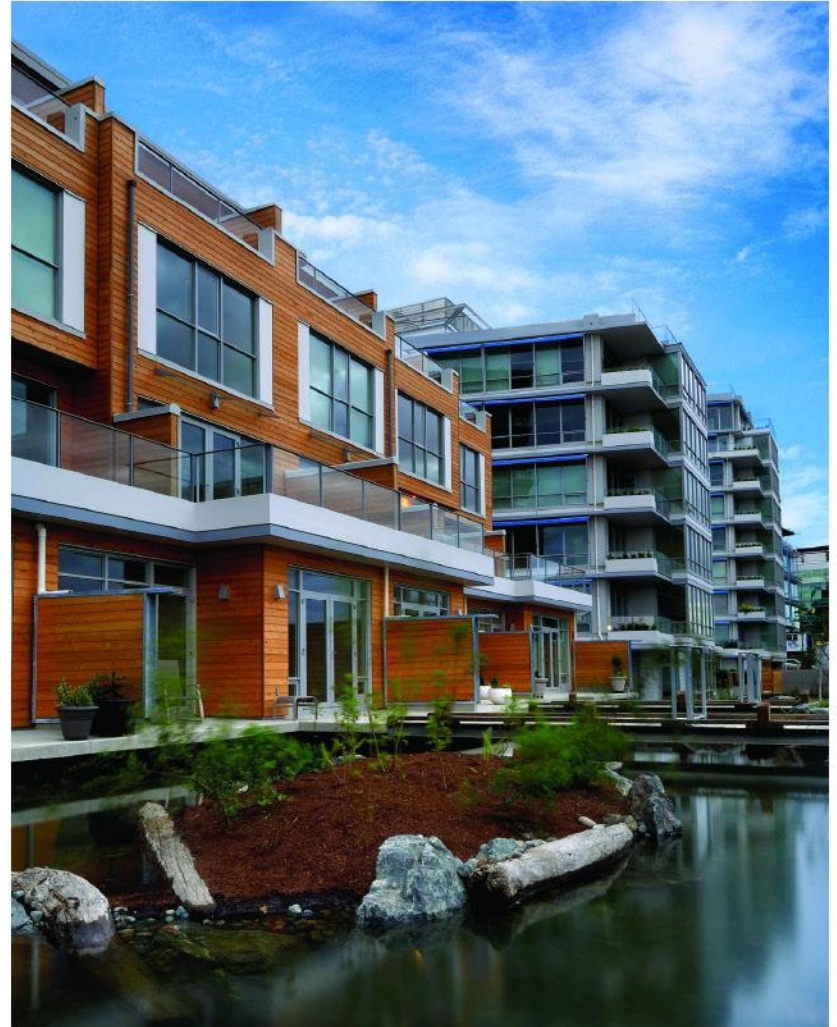
# What LEED-ND Is: Green Building & Infrastructure



Dockside Green Photo Credit: Enrico Dagostini & Vince Klassen



Wentworth Commons Photo Credit: Anthony May Photography



Dockside Green Photo Credit: Enrico Dagostini & Vince Klassen

# 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

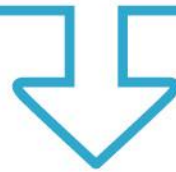


# The Benefits

**HEALTHIER**  
communities  
and happier  
citizens

**CLEANER**  
environment

**MORE**  
robust  
economy



**The Benefits of  
LEED-ND**

# The Benefits: Health & Community





# The Benefits: The Economy





# The Benefits: The Environment





# Who Should Care?

CITIZENS REAL ESTATE DEVELOPERS CITIZENS REAL  
POLICY MAKERS COMMUNITY PLANNERS POLICY  
INVESTORS BUILDING PROFESSIONALS INVESTORS  
URBAN DESIGNERS COMMUNITY LEADERS URBAN  
ALS PUBLIC HEALTH OFFICIALS PUBLIC HEALTH OFFICIAL  
PARENTS ENVIRONMENTALISTS PARENTS ENV  
ARCHITECTS BUILDING PROFESSIONALS ARCHITE  
COMMUNITY LEADERS URBAN DESIGNERS COMMU  
CITIZENS REAL ESTATE DEVELOPERS CITIZENS REAL  
BUILDING PROFESSIONALS COMMUNITY PLANN  
ALS PUBLIC HEALTH OFFICIALS PUBLIC HEALTH OFFICIAL

# Credit Categories

## **LEED®** for Neighborhood Development

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**Total Possible Points\*\*      110\***

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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

**Build This:**



**Keep This:**





# 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





# 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**



# Green Infrastructure & Buildings

Energy Use

24%-50%

CO<sub>2</sub> Emissions

33%\*\*\* -39%\*\*

Water Use

40%\*\*

Solid Waste

70%\*\*

## Green Buildings Can Reduce...

\* Turner, C. & Frankel, M. (2008), Energy performance of LEED for New Construction buildings. Final report.

\*\* Kats, G. (2003). The Costs and Financial Benefits of Green Building. A Report to California's Sustainable Building Task Force.

\*\*\* GSA Public Buildings Service (2008). Assessing green building performance. A post occupancy evaluation of 12 GSA buildings.



# Green Infrastructure & Buildings

## Green Infrastructure as Neighborhood Amenities





# Evolution of LEED-ND

**2004**

Begin development  
of rating system with  
a core committee

**2007**

Pilot Program  
Launches

**2008**

Revisions to  
rating system  
Public comment  
periods begin

**2009**

Public comment  
periods end  
Full post-pilot  
rating system  
ballot

# Project Profile: Twinbrook Station

Twinbrook Station  
Rockville, MD

26 acres

Certified Plan, Stage 2

Gold, 66 points

Greyfield

## LEED® for Neighborhood Development Pilot

<b>Total Possible Points**</b>	<b>106*</b>
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 Smart Location & Linkage	20
 Neighborhood Pattern & Design	30
 Green Construction & Technology	10

\* Out of a possible 100 points + 6 bonus points

\*\* Certified 40+ points, Silver 50+ points,  
Gold 60+ points, Platinum 80+ points

 Innovation & Design Process	6
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# Twinbrook Station: Transit-Focused Living

## SPECS

1,595 multi-family residential units

325,000 sf of office space

225,000 sf of street front retail

80% of buildings seeking LEED certification

1,028 daily transit trips

30% reduction in water usage (projected)





# Twinbrook Station: Transit Focused Living

## PROJECT DETAILS

Transforms 26 acres of parking lots into transit-oriented development

Joint development with Washington Metropolitan Area Transit Authority (WMATA)

All buildings within ¼ mile of transit

Wide sidewalks, slow street speeds, and active retail frontage are pedestrian-friendly



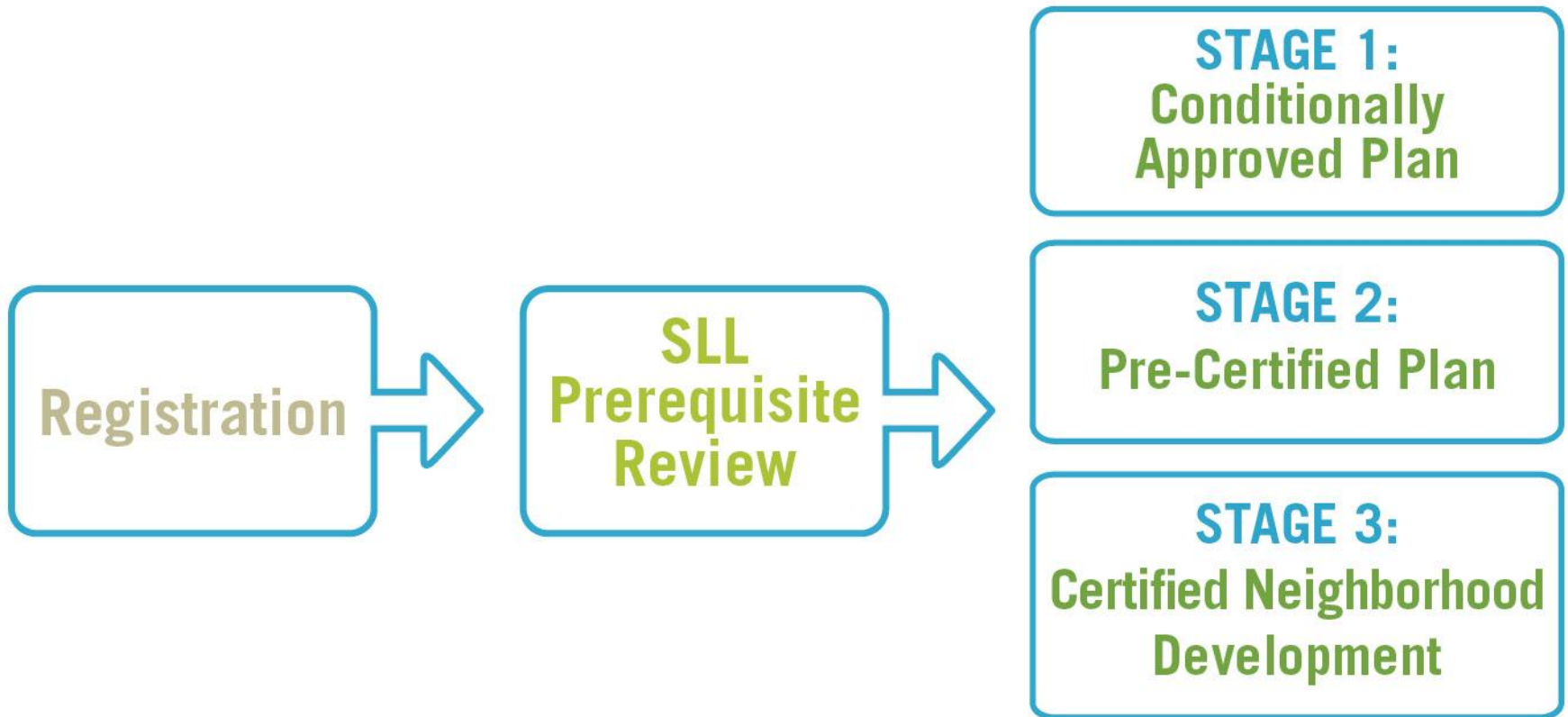
Twinbrook Station, Fishers Lane - Courtesy of JBG Companies

# 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



# Education and Accreditation

## Available Now

- **Introductory webinar series**
- **200 level workshop**

## In Development

- **300-level workshop in development**
- **LEED-ND Accredited Professional coming in 2010**

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



Use as basis for financial incentives for projects.



Use as a basis for structural incentives for projects.



Evaluate your own zoning, regs, and master plans.



Be familiar with the rating system.



Expect it to replace comp plans, zoning, or planning itself.



Expect it to replace environmental regulations.



Expect to be able to certify your town, city, or comp plan.





# LEED FOR NEIGHBORHOOD DEVELOPMENT

Learn More

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