LEED ND
(and it’s application to Urban Design, Code Writing, and other work)

Today’s Discussion

• Welcome and Applicability
• LEED ND 101
• Local Project Description
• Workshop [applying/testing credits for Case Study]
• Report Back
• Wrap up

Today’s Speakers

• Derek AICP, LEED GA – Senior Planner with Parametris.
• Kelley MA, Environmental Policy – Oregon Advocacy & Outreach Manager, Cascadia Green Building Council. Formerly with Friends of the Columbia Gorge and the Wilderness Society in Washington DC. Acknowledged as one of the “35 innovators under 35” by 1000 Friends of Oregon.
• Robin - AICP, LEED AP+ND – Urban Planner with Ecology & Environment. Focus is assisting development projects with LEED certification, land use review, and sustainable design. …also provides project assistance to NEPA analyses, emergency planning projects, and renewable energy projects throughout the Pacific Northwest.
• Mary - Licensed Architect and Project Manager with Housing Authority of Clackamas County (HACC). The founding Executive Director of the Portland Community Land Trust, now known as Proud Ground.

Who cares about LEED specifics?

Feds: US Army, EPA, GSA
State: Washington State funded projects over 5,000 sq. ft. to achieve LEED Silver certification.
In Oregon, BETC for commercial developments earning Silver or Gold LEED certification.
AND the OR Housing and Community Services Fund requires LEED or Earth Advantage
Local: Portland (as an example)
Green Bldg Policy (as amended) new facilities Gold, and EBOM Silver

For what assignments could you use LEED ND metrics?

Plan performance: Connectivity, Access to Public Spaces,
Design: Water Efficient Landscaping, Light Pollution Reduction

Today’s Workshop:
Smart Location and Linkage,
Neighborhood Pattern and Design,
Green Infrastructure and Buildings.
The Problem

Residential CO² Emissions From Development

The Way It Is

The Way It Could Be

What LEED-ND Is: A Collaborative Program

What LEED-ND Is:

LEED FOR NEIGHBORHOOD DEVELOPMENT

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 NOT...
  - 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
  - against cars and roads
  - anti-suburban
  - against growth
  - about telling people where or how to live

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

The Benefits: Triple Bottom Line

- HEALTHIER communities
- CLEANER environment
- STRONGER economy

The Benefits of LEED-ND
The Benefits: **Health & Community**

- **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, May 2011

The Benefits: **The Economy**

The Benefits: **The Environment**

Credit Categories

**LEED® for Neighborhood Development**

- Total Possible Points: 110
  - Smart Location & Linkage: 27
  - Neighborhood Pattern & Design: 46
  - Smart Transportation & Buildings: 27

*Out of a possible 100 points + 10 bonus points

**Certified 45+ points, Silver 55+ points, Gold 65+ points, Platinum 85+ points

[Credit Categories Table]

**Smart Location & Linkage**

**Build This:**

[Image of urban planning example]

**Keep This:**

[Image of rural planning example]
**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

**Green Infrastructure & Buildings**

Green Neighborhoods Have Great Variety
- Housing in many types and prices
- Farmers' markets and community gardens
- Neighborhood schools
- Civic spaces
- Community participation in design

Green Buildings Can Reduce...

- Energy Use: 24%-50%
- CO₂ Emissions: 33%-39%
- Water Use: 40%
- Solid Waste: 70%

**Green Infrastructure as Neighborhood Amenities**

- Roof Top Terrace
- Children’s Garden
- Tree Orchard
- Townhouse Rear Yards
- Street Plantings
- Green Roofs
- Vegetable Garden

**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

Design courtesy of Batten Architects/Innovative Methodology Landscapes
Regional Priority Credit

Meeting Local Needs

RPC Credit 1: Regional Priority • 1-4 points

www.usgbc.org/LEED

LEED Resources

Regional Priority Credit Database

Considerations

Single or multiple uses

Various location types

Project Profile: Twinbrook Station

Twinbrook Station
Rockville, MD
26 acres
Certified Plan, Stage 2
Gold, 58 points
Greyfield

LEED® for Neighborhood Development Pilot
Total Possible Points** 150

Innovative Location & Setting 30
Neighborhood Pattern & Design 30
Green Infrastructure & Stormwater 10
Transportation Access & Connectivity 20
Smart Growth Development 20
Innovative Green® Points 10

Twinbrook Station: Transit-Focused Living

SPECs
1,590 multi-family residential units
325,000 sf of office space
225,000 sf of street front retail
80% of buildings seeking LEED certification
1,003 daily transit trips
30% reduction in auto usage (projected)

Considerations

New or re-development

Whole, fraction, multiple neighborhoods

Representative Types of Projects

- Urban infill
- Suburban retrofit
- Small community
- Brownfield redevelopment
- Transit oriented development
- Development on adjacent land
### LEED ND Projects in OR and WA

- Eliot Tower, Portland OR, Silver (Pilot project)
- Helensview, Portland OR, Gold (Pilot project)
- Ladd Tower, Portland OR, Gold (Pilot project)
- South Lake Union Urban Center, Seattle WA,

- Clackamas Heights, Clackamas County, OR
- Hoyt Yards, Portland, OR
- Meadow Ridge Park, Bellingham WA
- Thornton Place ND, Seattle WA
- Washougal Blocks, Washougal WA
- The Waterfront District, Bellingham WA

### Urban Infill

![Urban Infill Image]

### Brownfield Redevelopment

![Brownfield Redevelopment Image]

### Transit Oriented Development

![Transit Oriented Development Image]

### Suburban retrofit

![Suburban retrofit Image]

### New development on adjacent land

![New development on adjacent land Image]
**Who Can Use LEED ND?**

<table>
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<tr>
<th>Category</th>
<th>Examples</th>
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<td>Planners and developers of new construction</td>
<td>Helensview, Clackamas Heights, Hoyt Yards, South Lake Union, Urban Center, Washougal Blocks</td>
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<tr>
<td>Policy makers seeking to evaluate and prioritize projects</td>
<td>Resources: A Local Government Guide to LEED for Neighborhood Development (USGBC), Cool Planning: A Handbook on Local Strategies to Slow Climate Change (DLCD), Loring Park Neighborhood, Minneapolis</td>
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<tr>
<td>Facility Managers of hospitals, government or university campuses</td>
<td>Examples: Port of Bellingham Washington (LEED ND Pilot Project)</td>
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<td>Citizens seeking to evaluate new projects</td>
<td>A Citizen’s Guide to LEED for Neighborhood Development (USGBC, NRDC and the Congress for New Urbanism)</td>
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**Workshop Process**

- Separate into three groups, and allocate resources appropriately,
  - Designers / LEED pro’s / Others
- Follow the instructions provided by your facilitator,
- Complete the Exercises,
- Report back.

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**Small Community**

**Certification Process**

1. **Registration**
2. **SLL Prerequisite Review**
3. **STAGE 1: Conditionally Approved Plan**
4. **STAGE 2: Pre-Certified Plan**
5. **STAGE 3: Certified Neighborhood Development**

www.gbcio.org/leedndl
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<td>• Cr 1: Preferred Locations 10</td>
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<td>• Cr 13: Local Food Production 1</td>
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<td><strong>Green Infrastructure and Buildings</strong></td>
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<td>• Pr 1: Certified Green Building</td>
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<td>• Cr 7: Minimal Site Disturbance in Design and Construction 1</td>
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<td>• Cr 8: Stormwater Management 4</td>
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<td>• Cr 10: Solar Orientation 1</td>
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