

Neighborhood Pattern & Design

NPD Credit 5: Affordable For-Sale Housing

1 to 2 Points

Intent

To enable citizens from a wide range of economic levels and age groups to live within a community.

Requirements

Include a proportion of for-sale housing affordable to households at or slightly above the **area median income** such that:

OPTION 1

At least 10% of for-sale housing is priced for households up to 80% of the area median income (1 point);

OR

OPTION 2

At least 20% of for-sale housing is priced for households up to 120% of the area median income (1 point);

OR

OPTION 3

At least 10% of for-sale housing is priced for households up to 80% of the area median income and an additional 10% of for-sale housing is priced for households at up to 120% of the area median income (2 points).

Submittals

During the pilot program, project teams are encouraged to suggest replacement documentation that may be easier to access or produce than the items listed below, but still clearly verifies that the requirements have been met. The certification reviewers will evaluate the adequacy of the potential replacement documentation on a case-by-case basis.

- Provide the LEED submittal template, signed by the responsible party, declaring that the requirements have been met, and the following:

For STAGE 1 Submissions (Pre-review)

Submitting for Stage 1 is optional. If it is skipped, these items will be required at Stage 2.

- Confirmation of current HUD data regarding the area median income and the resulting maximum housing sale price(s).
- A table showing the number of affordable and market rate housing units, the sale prices of any affordable units, and a calculation of the percentage of for-sale units that are priced within the specified range.

For STAGE 2 Submissions (Certification of Approved Plan)

Stage 2 must be completed. If a project is already built, Stage 2 and 3 documentation may be submitted simultaneously.

Case 2A: No change since Stage 1

If the project submitted at Stage 1, and project conditions remain unchanged with respect to credit requirements, no additional documentation is required. Indicate "No change since Stage 1" on project checklist.

Case 2B: Change since Stage 1

If the project submitted at Stage 1, and project conditions have changed with respect to credit requirements:

- Submit updated versions of the relevant documentation required at Stage 1.

Case 2C: Did not submit at Stage 1

- Submit the documentation required at Stage 1.

For STAGE 3 Submissions (Certification of Completed Neighborhood Development)

Stage 3 must be completed. If a project is already built, Stage 2 and 3 documentation may be submitted simultaneously.

Case 3A: No change since Stage 2

If project conditions remain unchanged with respect to credit requirements, indicate "No change since Stage 2" on project checklist.

Case 3B: Change since Stage 2

If project conditions have changed with respect to credit requirements:

- Submit updated versions of the relevant documentation submitted at Stage 2.

Neighborhood Pattern & Design

NPD Credit 6: Reduced Parking Footprint

2 Points

Intent

Design parking to increase the pedestrian orientation of projects and to minimize the adverse environmental effects of parking facilities.

Requirements

For any non-residential buildings and multifamily residential buildings that are part of the project, locate all off-street surface parking lots at the side or rear of buildings, leaving building frontages and streetscapes free of surface parking lots;

AND

Use no more than 20% of the total **development footprint** area for surface parking facilities, with no individual surface parking lot larger than 2 acres. For the purposes of this credit, surface parking facilities include ground-level garages unless they are under or over space intended for human occupancy. Underground or multi-story parking facilities can be used to provide additional capacity, and on-street parking spaces are exempt from this limitation;

AND

For any non-residential buildings and multifamily residential buildings that are part of the **project**, provide bicycle and/or carpool parking spaces equivalent to 10% of the total automobile parking for each non-residential and multifamily building on the site. Signage indicating carpool parking spots should be provided, and bicycle parking should be within 200 yards of the entrance to the building that it services. The 10% carpool/bicycle space requirement can be met with any combination of bicycle and carpool parking.

Submittals

During the pilot program, project teams are encouraged to suggest replacement documentation that may be easier to access or produce than the items listed below, but still clearly verifies that the requirements have been met. The certification reviewers will evaluate the adequacy of the potential replacement documentation on a case-by-case basis.

- Provide the LEED submittal template, signed by the responsible party, declaring that the requirements have been met, and the following:

For STAGE 1 Submissions (Pre-review)

Submitting for Stage 1 is optional. If it is skipped, these items will be required at Stage 2.

- A site plan indicating the location of all surface, underground, or multi-story parking facilities, including relevant carpool and bicycle spaces and carpool signage. For bicycle spaces provided for non-residential buildings, indicate the distance between the spaces and the entrance of the building they serve.
- The percentage of total development footprint that is used for surface parking facilities.
- The size of each individual parking lot that is part of the project.
- For any non-residential or multifamily residential buildings, submit the number of conventional automobile parking spaces, carpool spaces, and bicycle parking spaces that will be provided.
- Confirm that signage will be provided for any carpool spaces.

For STAGE 2 Submissions (Certification of Approved Plan)

Stage 2 must be completed. If a project is already built, Stage 2 and 3 documentation may be submitted simultaneously.

Case 2A: No change since Stage 1

If the project submitted at Stage 1, and project conditions remain unchanged with respect to credit requirements, no additional documentation is required. Indicate "No change since Stage 1" on project checklist.

Case 2B: Change since Stage 1

If the project submitted at Stage 1, and project conditions have changed with respect to credit requirements:

- Submit updated versions of the relevant documentation required at Stage 1.

Case 2C: Did not submit at Stage 1

- Submit the documentation required at Stage 1.

For STAGE 3 Submissions (Certification of Completed Neighborhood Development)

Stage 3 must be completed. If a project is already built, Stage 2 and 3 documentation may be submitted simultaneously.

Case 3A: No change since Stage 2

If project conditions remain unchanged with respect to credit requirements, indicate "No change since Stage 2" on project checklist.

Case 3B: Change since Stage 2

If project conditions have changed with respect to credit requirements:

- Submit updated versions of the relevant documentation submitted at Stage 2.

Neighborhood Pattern & Design

NPD Credit 7: Walkable Streets

4 to 8 Points

Intent

Provide appealing and comfortable pedestrian street environments in order to promote pedestrian activity. Promote public health through increased physical activity.

Requirements

Design and build the **project** such that all of the following are achieved (4 points):

- a. A principal **functional entry** of each building has a front façade that faces a public space such as a street, square, park, paseo, or plaza.
- b. A minimum of 30% of all street frontages located *within* the project, if any, are planned for development that complies with the minimum building-height-to-street-width proportions of 1:3; and where building sites are planned along streets *bordering* the project, a minimum of 15% of the total street frontage of such sites contains (or is dedicated to) development that will produce a building-height-to-street-width proportion of 1:3. Street frontages are to be measured in linear feet.
- c. Continuous sidewalks or equivalent provisions for walking are provided along both sides of all streets within the **project**. New sidewalks must be at least 4 feet wide. Equivalent provisions for walking include *woonerfs* and footpaths.
- d. All streets along exclusively residential blocks within the **project**, whether new or existing, are designed for a maximum speed of 20 mph.
- e. All streets along non-residential or mixed use blocks within the project, whether new or existing, are designed for a maximum speed of 25 mph.

If the above measures are achieved, the project may earn additional points as follows: 1 point for designing and building the project such that any three measures on the list below are accomplished (up to 4 additional points):

- f. The front façades of at least 80% of all buildings are no more than 25 feet from front property line.
- g. The front facades of at least 50% of all buildings are no more than 18 feet from the front property line.
- h. The front facades of at least 50% of mixed-use and non-residential buildings are contiguous to the sidewalk.
- i. Functional building entries occur every 75 feet, on average, along non-residential or mixed use blocks.
- j. All ground-level non-residential interior spaces that face a public space have transparent glass on at least 33% of the ground-level façade.
- k. No blank (without doors or windows) walls longer than 50 feet occur along sidewalks. Walls with public art installations such as murals may be exempted.
- l. Any ground-level storefront windows must be kept open and visible (unshuttered) at night, and this must be stipulated to future owners in **CC&Rs** or other binding documents.

- m. On-street parking is provided on 70% of both sides of all new streets. The percentage of on-street parking shall be measured by comparing the length of street designated for parking to the total length of the curb around the perimeter of each block, including curb cuts, driveways, and intersection radii.
- n. Street trees occur between the vehicle travel way and sidewalk at intervals of no greater than 40 feet;
- o. At least 50% of ground-floor dwelling units have an elevated finished floor no less than 24 inches above the sidewalk grade.
- p. In non-residential or mixed use projects, 50% or more of the total number of office buildings include ground floor retail; and all businesses and/or other community services on the ground floor are accessible directly from sidewalks along a public space such as a street, square, or plaza.
- q. Trees or other structures provide shade within five years of project occupancy over at least half the length of sidewalks included within or contiguous to the project. The estimated crown diameter (the width of the shade if the sun is directly above the tree) is used to calculate the shaded area.

Submittals

During the pilot program, project teams are encouraged to suggest replacement documentation that may be easier to access or produce than the items listed below, but still clearly verifies that the requirements have been met. The certification reviewers will evaluate the adequacy of the potential replacement documentation on a case-by-case basis.

- Provide the LEED submittal template, signed by the responsible party, declaring that the requirements have been met, and the following:

For STAGE 1 Submissions (Pre-review)

Submitting for Stage 1 is optional. If it is skipped, these items will be required at Stage 2.

- To achieve the base 4 points, submit a site plan or plans indicating the following:
 - (a) the principal functional entries of all buildings and any streets or other public spaces.
 - (b) any street frontages planned for development with a minimum building height- to-street-width proportion of 1:3.
 - (c) the location and width of sidewalks or equivalent provisions for walking.
 - (d/e) the location of residential and non-residential uses, and the speed for which each street within the project will be designed.
- To achieve the base 4 points, submit the following additional documentation:
 - (b) a calculation showing the percentage of street frontage within the project that will meet the minimum building height-to-street-width proportion of 1:3; and the same percentage for street frontage on the borders of the project.
- To achieve additional points, submit a site plan or plans indicating the following (as appropriate to the measures attempted):

- (f/g) the distance between the front façades of buildings and the front property lines.
 - (h) the location of any mixed-use or non-residential buildings and the distance between their front façades and the sidewalk.
 - (i) the location of functional entries along non-residential or mixed use blocks.
 - (j) the location of all ground-level non-residential uses along public spaces, the length of the use that will border the public space (in linear feet), and which of them will have transparent glass on the ground-level façade.
 - (k) the location and length of any blank walls along sidewalks.
 - (l) the location of any ground-level storefront windows that will be kept open and visible (unshuttered) at night.
 - (m) the location and length of any on-street parking.
 - (n) the location of any street trees and the distance between them.
 - (o) the location of any ground-floor dwelling units, and which of them will have an elevated finished floor.
 - (p) the location of any office buildings, which of them will have ground floor retail, and the location of entries to any ground-level business or community service from sidewalks or other public spaces.
 - (q) the location and length of sidewalks, and the location and length of shade that will be generated by trees or other structures.
- To achieve additional points, submit the following additional documentation (as appropriate to the measures attempted):
- (f) a calculation showing the percentage of building front façades that will be no more than 25 feet from the front property line.
 - (g) a calculation showing the percentage of building front façades that will be no more than 18 feet from the front property line.
 - (h) a calculation showing the percentage of mixed-use and non-residential building front façades that will be contiguous to the sidewalk.
 - (i) a calculation showing the average of the distances between functional building entries along non-residential or mixed-use blocks.
 - (j) a calculation showing the percentage of ground-level non-residential interior spaces that will face a public space that will have transparent glass on the ground-level façade.
 - (l) a copy of, or a written commitment to create, any necessary CC&Rs, development agreements, or other binding documents that will ensure that ground-level storefront windows are kept open and visible (unshuttered) at night.
 - (m) a calculation showing the percentage of street length that will have on-street parking.

- (o) a calculation showing the percentage of ground-floor dwelling units that will have an elevated finished floor.
- (p) a calculation showing the percentage of office buildings that will have ground floor retail.
- (q) a calculation showing the percentage of sidewalks that will be shaded.

For STAGE 2 Submissions (Certification of Approved Plan)

Stage 2 must be completed. If a project is already built, Stage 2 and 3 documentation may be submitted simultaneously.

Case 2A: No change since Stage 1

If the project submitted at Stage 1, and project conditions remain unchanged with respect to credit requirements, no additional documentation is required. Indicate "No change since Stage 1" on project checklist.

Case 2B: Change since Stage 1

If the project submitted at Stage 1, and project conditions have changed with respect to credit requirements:

- Submit updated versions of the relevant documentation required at Stage 1.

Case 2C: Did not submit at Stage 1

- Submit the documentation required at Stage 1.

For STAGE 3 Submissions (Certification of Completed Neighborhood Development)

Stage 3 must be completed. If a project is already built, Stage 2 and 3 documentation may be submitted simultaneously.

Case 3A: No change since Stage 2

If project conditions remain unchanged with respect to credit requirements, indicate "No change since Stage 2" on project checklist, and submit the following additional post-construction documentation:

- For projects attempting the measure described in (1), if a written commitment to create the required agreements was submitted previously, submit a copy of the actual agreement(s).

Case 3B: Change since Stage 2

If project conditions have changed with respect to credit requirements:

- Submit updated versions of the relevant documentation submitted at Stage 2 and the additional item(s) listed above in Case 3A.

Neighborhood Pattern & Design

NPD Credit 8: Street Network

1 to 2 Points

Intent

Encourage the design of projects that incorporate high levels of internal connectivity and the location of projects in existing communities in order to conserve land, promote multimodal transportation and promote public health through increased physical activity.

Requirements

If new cul-de-sacs are created as part of the **project**, include a pedestrian or bicycle through-connection in at least 50% of any new cul-de-sacs. If topographical conditions prohibit such connections, these are not included in the calculation.

AND meet the requirements under one of the following Options:

OPTION 1 – FOR PROJECTS SMALLER THAN 7 ACRES

Locate the project such that the **street grid density** within a ¼ mile radius from the center of the project falls within one of the ranges listed in the table below, OR design the project such that the project's street grid density falls within one of the ranges listed in the table below.

OR

OPTION 2 – FOR PROJECTS 7 ACRES OR LARGER

Design the project such that the project's average street grid density falls within one of the ranges listed in the table below.

Street grid density (centerline miles/sq.mi.)	Points Earned
20 – 29	1
>30	2

Submittals

During the pilot program, project teams are encouraged to suggest replacement documentation that may be easier to access or produce than the items listed below, but still clearly verifies that the requirements have been met. The certification reviewers will evaluate the adequacy of the potential replacement documentation on a case-by-case basis.

- Provide the LEED submittal template, signed by the responsible party, declaring that the requirements have been met, and the following:

For STAGE 1 Submissions (Pre-review)

Submitting for Stage 1 is optional. If it is skipped, these items will be required at Stage 2.

All Options

- A site plan indicating the location of any cul-de-sacs and pedestrian or bicycle through-connections.

Option 1

- A site plan and map of the vicinity showing the street grid density of the area within a ¼ mile radius of the center of the project site.
- A calculation of the street grid density within a ¼ mile radius of the center of the project site.

Option 2

- A site plan showing the street grid density of the project site.
- A calculation of the street grid density of the project site.

For STAGE 2 Submissions (Certification of Approved Plan)

Stage 2 must be completed. If a project is already built, Stage 2 and 3 documentation may be submitted simultaneously.

Case 2A: No change since Stage 1

If the project submitted at Stage 1, and project conditions remain unchanged with respect to credit requirements, no additional documentation is required. Indicate "No change since Stage 1" on project checklist.

Case 2B: Change since Stage 1

If the project submitted at Stage 1, and project conditions have changed with respect to credit requirements:

- Submit updated versions of the relevant documentation required at Stage 1.

Case 2C: Did not submit at Stage 1

- Submit the documentation required at Stage 1.

For STAGE 3 Submissions (Certification of Completed Neighborhood Development)

Stage 3 must be completed. If a project is already built, Stage 2 and 3 documentation may be submitted simultaneously.

Case 3A: No change since Stage 2

If project conditions remain unchanged with respect to credit requirements, indicate "No change since Stage 2" on project checklist.

Case 3B: Change since Stage 2

If project conditions have changed with respect to prerequisite requirements:

- Submit updated versions of the relevant documentation submitted at Stage 2.

Neighborhood Pattern & Design

NPD Credit 9: Transit Facilities

1 Point

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 one bench at each transit stop within the **project boundaries**. Shelters shall be illuminated to five average maintained footcandles (light levels may be reduced after hours). Existing external lighting can contribute to this level, but any new lighting shall meet light pollution requirements in GCT Credit 20, and designed to not directly illuminate any windows of residential properties.

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**.

Submittals

During the pilot program, project teams are encouraged to suggest replacement documentation that may be easier to access or produce than the items listed below, but still clearly verifies that the requirements have been met. The certification reviewers will evaluate the adequacy of the potential replacement documentation on a case-by-case basis.

- Provide the LEED submittal template, signed by the responsible party, declaring that the requirements have been met, and the following:

For STAGE 1 Submissions (Pre-review)

Submitting for Stage 1 is optional. If it is skipped, these items will be required at Stage 2.

- A site plan showing the location of any transit stops within the project boundaries and any kiosks, bulletin boards, or signs with local transit information that will be provided as part of the project.
- A brief narrative listing the facilities for each transit stop that will be provided, including shelters, benches, and the mechanism for achieving the minimum light levels.
- A brief narrative describing the transit information that will be posted at kiosks, bulletin boards, or signs.

For STAGE 2 Submissions (Certification of Approved Plan)

Stage 2 must be completed. If a project is already built, Stage 2 and 3 documentation may be submitted simultaneously.

Case 2A: No change since Stage 1

If the project submitted at Stage 1, and project conditions remain unchanged with respect to credit requirements, no additional documentation is required. Indicate "No change since Stage 1" on project checklist.

Case 2B: Change since Stage 1

If the project submitted at Stage 1, and project conditions have changed with respect to credit requirements:

- Submit updated versions of the relevant documentation required at Stage 1.

Case 2C: Did not submit at Stage 1

- Submit the documentation required at Stage 1.

For STAGE 3 Submissions (Certification of Completed Neighborhood Development)

Stage 3 must be completed. If a project is already built, Stage 2 and 3 documentation may be submitted simultaneously.

Case 3A: No change since Stage 2

If project conditions remain unchanged with respect to credit requirements, indicate "No change since Stage 2" on project checklist.

Case 3B: Change since Stage 2

If project conditions have changed with respect to credit requirements:

- Submit updated versions of the relevant documentation submitted at Stage 2.

Neighborhood Pattern & Design

NPD Credit 10: Transportation Demand Management

2 Points

Intent

Reduce energy consumption and pollution from motor vehicles by encouraging use of public transit.

Requirements

OPTION 1

Create and implement a comprehensive transportation demand management (TDM) program for the **project** aimed at reducing **weekday peak period** trips by at least 20% compared to the forecasted trip generation for the project without the TDM strategies; and fund for a minimum of two years following **buildout** of the project (1 point);

OR

OPTION 2

Provide transit passes valid for at least one year, subsidized to be half of regular price or cheaper, to each resident and employee locating within the project during the first three years of project occupancy (or longer). Publicize the fact that subsidized transit passes are available to the eligible residents and employees (1 point);

OR

OPTION 3

Provide transit service (with vans, shuttles, buses) to rail, ferry, or other major transit facilities and/or another major destination such as a retail or employment center, with service no less frequent than five rides per weekday peak period. The service must begin when the project is 20% occupied or sooner, and must be guaranteed for at least two years beyond project buildout (1 point).

No more than 2 points can be earned under this credit.

Submittals

During the pilot program, project teams are encouraged to suggest replacement documentation that may be easier to access or produce than the items listed below, but still clearly verifies that the requirements have been met. The certification reviewers will evaluate the adequacy of the potential replacement documentation on a case-by-case basis.

- Provide the LEED submittal template, signed by the responsible party, declaring that the requirements have been met, and the following:

For STAGE 1 Submissions (Pre-review)

Submitting for Stage 1 is optional. If it is skipped, these items will be required at Stage 2.

Option 1

- A narrative describing the TDM program, including the strategies used, the estimated resulting trip reduction percentage, and the estimated cost of the program for two years following buildout of the project.
- A written commitment to fund the TDM program for two years following buildout of the project if the project is built.

Option 2

- A narrative describing the type of transit available, the mechanism for publicizing and distributing subsidized transit passes, the regular and subsidized prices of passes, and the estimated number of new residents and employees that will receive subsidized transit passes.
- A written commitment to provide a legally binding guarantee that passes will be provided to meet the requirements, if the project is built.

Option 3

- A map of the vicinity indicating the routes of new transit service that will be provided as part of the project.
- A description of the type of transit, and a schedule of service to be provided by as part of the project.
- A timeline of estimated project occupancy as compared with the estimated start date of transit service provided as part of the project.
- A written commitment to provide a legally binding guarantee that such service will be provided for at least two years beyond project buildout, if the project is built.

For STAGE 2 Submissions (Certification of Approved Plan)

Stage 2 must be completed. If a project is already built, Stage 2 and 3 documentation may be submitted simultaneously.

Case 2A: No change since Stage 1

If the project submitted at Stage 1, and project conditions remain unchanged with respect to credit requirements, no additional documentation is required. Indicate "No change since Stage 1" on project checklist.

Case 2B: Change since Stage 1

If the project submitted at Stage 1, and project conditions have changed with respect to credit requirements:

- Submit updated versions of the relevant documentation required at Stage 1.

Case 2C: Did not submit at Stage 1

- Submit the documentation required at Stage 1.

For STAGE 3 Submissions (Certification of Completed Neighborhood Development)

Stage 3 must be completed. If a project is already built, Stage 2 and 3 documentation may be submitted simultaneously.

Case 3A: No change since Stage 2

If project conditions remain unchanged with respect to credit requirements, indicate “No change since Stage 2” on project checklist, and submit the following additional post-construction documentation:

- For Options 2 or 3, if a copy of the legally binding guarantee has not yet been submitted, submit a copy of this guarantee.

Case 3B: Change since Stage 2

If project conditions have changed with respect to credit requirements:

- Submit updated versions of the relevant documentation submitted at Stage 2 and the additional item(s) listed above in Case 3A.

Neighborhood Pattern & Design

NPD Credit 11: Access to Surrounding Vicinity

1 Point

Intent

Provide direct and safe connections, for pedestrians and bicyclists as well as drivers, to local destinations and neighborhood centers. Promote public health by facilitating walking and bicycling.

Requirements

Design and build **projects** such that there is at least one through-street at the **project boundary** every 800 feet, or at existing abutting street intervals, whichever distance is smaller. This does not apply to connections that cannot physically be made; e.g. **wetlands**, rivers, railroads, extreme topography, natural gas lines, pipeline easements, highways, expressways and other limited-access roads.

Submittals

During the pilot program, project teams are encouraged to suggest replacement documentation that may be easier to access or produce than the items listed below, but still clearly verifies that the requirements have been met. The certification reviewers will evaluate the adequacy of the potential replacement documentation on a case-by-case basis.

- Provide the LEED submittal template, signed by the responsible party, declaring that the requirements have been met, and the following:

For STAGE 1 Submissions (Pre-review)

Submitting for Stage 1 is optional. If it is skipped, these items will be required at Stage 2.

- A site and/or vicinity map showing the project boundary, existing abutting street intervals, the through-streets at the project boundary, and the distances between through-streets.

For STAGE 2 Submissions (Certification of Approved Plan)

Stage 2 must be completed. If a project is already built, Stage 2 and 3 documentation may be submitted simultaneously.

Case 2A: No change since Stage 1

If the project submitted at Stage 1, and project conditions remain unchanged with respect to credit requirements, no additional documentation is required. Indicate "No change since Stage 1" on project checklist.

Case 2B: Change since Stage 1

If the project submitted at Stage 1, and project conditions have changed with respect to credit requirements:

- Submit updated versions of the relevant documentation required at Stage 1.

Case 2C: Did not submit at Stage 1

- Submit the documentation required at Stage 1.

For STAGE 3 Submissions (Certification of Completed Neighborhood Development)

Stage 3 must be completed. If a project is already built, Stage 2 and 3 documentation may be submitted simultaneously.

Case 3A: No change since Stage 2

If project conditions remain unchanged with respect to credit requirements, indicate “No change since Stage 2” on project checklist.

Case 3B: Change since Stage 2

If project conditions have changed with respect to credit requirements:

- Submit updated versions of the relevant documentation submitted at Stage 2.

Neighborhood Pattern & Design

NPD Credit 12: Access to Public Spaces

1 Point

Intent

To provide a variety of open spaces close to work and home to encourage walking, physical activity and time spent outdoors.

Requirements

Locate and/or design **project** so that a park, green plaza or square at least 1/6 acre in area, and at least 150' in width, lies within 1/6 mile **walk distance** of the 90% of the dwelling units and business entrances in the project. Parks less than 1 acre must also have a proportion no narrower than 1 unit of width to 4 units of length;

AND

For projects larger than 7 acres only, locate and/or design the project so that taken together all of the parks in the project shall average at least 1/2 acre in size.

Submittals

During the pilot program, project teams are encouraged to suggest replacement documentation that may be easier to access or produce than the items listed below, but still clearly verifies that the requirements have been met. The certification reviewers will evaluate the adequacy of the potential replacement documentation on a case-by-case basis.

- Provide the LEED submittal template, signed by the responsible party, declaring that the requirements have been met, and the following:

For STAGE 1 Submissions (Pre-review)

Submitting for Stage 1 is optional. If it is skipped, these items will be required at Stage 2.

- A site and/or vicinity map showing 1) the location of all residential units and non-residential building entrances; 2) the location, size, and proportions of all relevant parks; and 3) the walking routes between the project's buildings and relevant parks.
- A table of walk distances between each dwelling unit or non-residential building entrance and the closest relevant public space, and a calculation of the percentage of dwelling units and non-residential building entrances that lie within the specified distance.
- For projects larger than 7 acres, submit a calculation of the average size of parks (in acres) in the project.

For STAGE 2 Submissions (Certification of Approved Plan)

Stage 2 must be completed. If a project is already built, Stage 2 and 3 documentation may be submitted simultaneously.

Case 2A: No change since Stage 1

If the project submitted at Stage 1, and project conditions remain unchanged with respect to credit requirements, no additional documentation is required. Indicate "No change since Stage 1" on project checklist.

Case 2B: Change since Stage 1

If the project submitted at Stage 1, and project conditions have changed with respect to credit requirements:

- Submit updated versions of the relevant documentation required at Stage 1.

Case 2C: Did not submit at Stage 1

- Submit the documentation required at Stage 1.

For STAGE 3 Submissions (Certification of Completed Neighborhood Development)

Stage 3 must be completed. If a project is already built, Stage 2 and 3 documentation may be submitted simultaneously.

Case 3A: No change since Stage 2

If project conditions remain unchanged with respect to credit requirements, indicate "No change since Stage 2" on project checklist.

Case 3B: Change since Stage 2

If project conditions have changed with respect to credit requirements:

- Submit updated versions of the relevant documentation submitted at Stage 2.

Neighborhood Pattern & Design

NPD Credit 13: Access to Active Spaces

1 Point

Intent

To provide a variety of open spaces close to work and home to encourage walking, physical activity and time spent outdoors.

Requirements

OPTION 1

Locate and/or design the **project** so that an active open space facility (e.g., general playfields, soccer, baseball, basketball and other sports fields) of at least 1 acre lies within ½ mile **walk distance** of 90% of the dwelling units and business entrances in the project;

OR

OPTION 2

Locate and/or design the project so that at least 50% of dwelling units and business entrances are located within ¼ mile walk distance of a multi-use trail or Class I bikeway of at least 3 miles in length;

OR

OPTION 3

Locate and/or design the project so that at least 90% of all dwelling units and business entrances in the project are located within ¼ mile walk distance of a public recreation center or gym with outdoor facilities or a park with active recreational facilities.

Submittals

During the pilot program, project teams are encouraged to suggest replacement documentation that may be easier to access or produce than the items listed below, but still clearly verifies that the requirements have been met. The certification reviewers will evaluate the adequacy of the potential replacement documentation on a case-by-case basis.

- Provide the LEED submittal template, signed by the responsible party, declaring that the requirements have been met, and the following:

For STAGE 1 Submissions (Pre-review)

Submitting for Stage 1 is optional. If it is skipped, these items will be required at Stage 2.

Option 1

- A site and/or vicinity map showing 1) the location of all residential units and non-residential building entrances; 2) the location and size of all relevant active open space facilities; and 3) the walking routes between the project's buildings and relevant facilities.
- A table of walk distances between each dwelling unit or non-residential building entrance and the closest relevant active open space facility, and a calculation of the percentage of dwelling units and non-residential building entrances that lie within the specified distance.

Option 2

- A site and/or vicinity map showing 1) the location of all buildings; 2) the location and length of the relevant trail; and 3) the walking routes between the project's buildings and relevant trail.
- A table of walk distances between each building and the closest relevant trail, and a calculation of the percentage of building that lie within the specified distance.

Option 3

- A site and/or vicinity map showing 1) the location of all residential units and non-residential building entrances; 2) the location of all relevant recreation centers and gyms with outdoor facilities, and parks with active recreational facilities; and 3) the walking routes between the project's buildings and relevant recreation centers, gyms, and parks.
- A table of walk distances between each dwelling unit or non-residential building entrance and the closest relevant recreation center, gym, or park, and a calculation of the percentage of dwelling units and non-residential building entrances that lie within the specified distance.

For STAGE 2 Submissions (Certification of Approved Plan)

Stage 2 must be completed. If a project is already built, Stage 2 and 3 documentation may be submitted simultaneously.

Case 2A: No change since Stage 1

If the project submitted at Stage 1, and project conditions remain unchanged with respect to credit requirements, no additional documentation is required. Indicate "No change since Stage 1" on project checklist.

Case 2B: Change since Stage 1

If the project submitted at Stage 1, and project conditions have changed with respect to credit requirements:

- Submit updated versions of the relevant documentation required at Stage 1.

Case 2C: Did not submit at Stage 1

- Submit the documentation required at Stage 1.

For STAGE 3 Submissions (Certification of Completed Neighborhood Development)

Stage 3 must be completed. If a project is already built, Stage 2 and 3 documentation may be submitted simultaneously.

Case 3A: No change since Stage 2

If project conditions remain unchanged with respect to credit requirements, indicate “No change since Stage 2” on project checklist.

Case 3B: Change since Stage 2

If project conditions have changed with respect to credit requirements:

- Submit updated versions of the relevant documentation submitted at Stage 2.

Neighborhood Pattern & Design

NPD Credit 14: Universal Accessibility

1 Point

Intent

Enable the widest spectrum of people, regardless of age or ability, to more easily participate in their community life by increasing the proportion of areas that are usable by people of diverse abilities.

Requirements

For **projects** with residential components:

For each residential unit type developed, design 20% (and not less than one) of each type to comply with the accessible design provisions of the Fair Housing Amendments Act (FHAA) and Section 504 of the Rehabilitation Act (Rehabilitation Act), as applicable. Separate residential unit types include: single-family, duplex, triplex, multi-unit row or townhouses, and mixed-use buildings that include residential units. (Compliance for multi-family buildings of four or more units is already a regulatory requirement.). All paths of travel between residential units and other buildings within the project shall comply with the accessible design provisions of the FHAA and Rehabilitation Act, as applicable;

AND

For projects with common-use or recreational facilities constructed as part of the project:

- For any residential areas, apply the accessible design provisions of the FHAA and the Rehabilitation Act to facilities and rights-of-way; and
- For any non-residential areas, apply the accessible design provisions of the American Disabilities Act (ADA) to facilities and rights-of-way.

Projects that include only non-residential components and public right-of-ways will not be able to achieve this credit, since they are already required by law to comply with applicable accessibility regulations. However, if non-residential projects include any common-use or recreational facilities not covered by accessibility regulations, they will be able to achieve the credit.

Regarding residential accessibility design provisions, an accessible entrance can be located at the front, side or back of the residential unit, which may sometimes be determined by the topography of the site.

Submittals

During the pilot program, project teams are encouraged to suggest replacement documentation that may be easier to access or produce than the items listed below, but still clearly verifies that the requirements have been met. The certification reviewers will evaluate the adequacy of the potential replacement documentation on a case-by-case basis.

- Provide the LEED submittal template, signed by the responsible party, declaring that the requirements have been met, and the following:

For STAGE 1 Submissions (Pre-review)

Submitting for Stage 1 is optional. If it is skipped, these items will be required at Stage 2.

- A brief narrative identifying the universal design or universal accessibility features of the project, and identifying any applicable provisions of the FHAA, Rehabilitation Act, and the ADA.
- For projects with residential components, submit a site plan indicating the location of any units and paths of travel that comply with the applicable provisions of the FHAA and the Rehabilitation Act, and a calculation showing the percentage of each type of residential unit that complies with the applicable provisions.
- For projects with common-use or recreational facilities constructed as part of the project, submit a site plan indicating the location of these facilities, including rights-of-way in residential areas.

For STAGE 2 Submissions (Certification of Approved Plan)

Stage 2 must be completed. If a project is already built, Stage 2 and 3 documentation may be submitted simultaneously.

Case 2A: No change since Stage 1

If the project submitted at Stage 1, and project conditions remain unchanged with respect to credit requirements, no additional documentation is required. Indicate "No change since Stage 1" on project checklist.

Case 2B: Change since Stage 1

If the project submitted at Stage 1, and project conditions have changed with respect to credit requirements:

- Submit updated versions of the relevant documentation required at Stage 1.

Case 2C: Did not submit at Stage 1

- Submit the documentation required at Stage 1.

For STAGE 3 Submissions (Certification of Completed Neighborhood Development)

Stage 3 must be completed. If a project is already built, Stage 2 and 3 documentation may be submitted simultaneously.

Case 3A: No change since Stage 2

If project conditions remain unchanged with respect to credit requirements, indicate "No change since Stage 2" on project checklist, and submit the following additional post-construction documentation:

- For projects with residential components, submit a list of street addresses for any residential units that comply with the applicable provisions of the FHAA and the Rehabilitation Act

Case 3B: Change since Stage 2

If project conditions have changed with respect to credit requirements:

- Submit updated versions of the relevant documentation submitted at Stage 2 and the additional item(s) listed above in Case 3A.

Neighborhood Pattern & Design

NPD Credit 15: Community Outreach and Involvement

1 Point

Intent

To encourage community participation in the project design and planning and involve the people who live in a community in deciding how it should be improved or how it should change over time.

Requirements

Meet with immediate neighbors and local public officials to solicit input on the proposed **project** during the pre-conceptual design phase,

AND

Host an open community meeting during conceptual design phase to solicit input on the proposed project,

AND

Modify the project design as a direct result of community input, or if modifications are not made, explain why community input did not generate design improvements,

AND

Work directly with community associations and/or other social networks of the community to advertise public meetings and generate comments on project design,

AND

Establish ongoing means for communication between the developer and the community throughout the design, construction, and in cases where the developer maintains control of part or the entire project, post-construction.

Submittals

During the pilot program, project teams are encouraged to suggest replacement documentation that may be easier to access or produce than the items listed below, but still clearly verifies that the requirements have been met. The certification reviewers will evaluate the adequacy of the potential replacement documentation on a case-by-case basis.

- Provide the LEED submittal template, signed by the responsible party, declaring that the requirements have been met, and the following:

For STAGE 1 Submissions (Pre-review)

Submitting for Stage 1 is optional. If it is skipped, these items will be required at Stage 2.

- For projects that have not yet undertaken community outreach and involvement but intend to, submit a written commitment to meet the requirements of the credit and a brief description as to how and when the activities are expected to take place.
- For projects that have already undertaken community outreach and involvement, submit the following:
 - 1) some documentation that at least one public meeting was held (examples could include meeting fliers, agenda, minutes, invitation letters, photographs of the meeting, copies of meeting sign-in sheets);
 - 2) a brief narrative and/or illustration demonstrating how community input influenced changes to the design or an explanation of why changes were not made;
 - 3) at least one letter of support from a community association and/or social network stating that the project team worked directly to engage with the association or network to advertise and generate comments on the project;
 - 4) a brief narrative describing the ongoing means of communication between developers and community during design, construction, and in cases where the developer maintains control of part or the entire project, after construction.

For STAGE 2 Submissions (Certification of Approved Plan)

Stage 2 must be completed. If a project is already built, Stage 2 and 3 documentation may be submitted simultaneously.

Case 2A: No change since Stage 1

If the project submitted at Stage 1, and project conditions remain unchanged with respect to credit requirements, no additional documentation is required. Indicate "No change since Stage 1" on project checklist.

Case 2B: Change since Stage 1

If the project submitted at Stage 1, and project conditions have changed with respect to credit requirements:

- Submit updated versions of the relevant documentation required at Stage 1.

Case 2C: Did not submit at Stage 1

- Submit the documentation required at Stage 1.

For STAGE 3 Submissions (Certification of Completed Neighborhood Development)

Stage 3 must be completed. If a project is already built, Stage 2 and 3 documentation may be submitted simultaneously.

Case 3A: No change since Stage 2

If project conditions remain unchanged with respect to credit requirements, indicate "No change since Stage 2" on project checklist, and submit the following additional post-construction documentation:

- If community outreach and involvement efforts had not taken place at the time of previous stages of certification, submit documentation of these efforts.

Case 3B: Change since Stage 2

If project conditions have changed with respect to credit requirements:

- Submit updated versions of the relevant documentation submitted at Stage 2 and the additional item(s) listed above in Case 3A.

Neighborhood Pattern & Design

NPD Credit 16: Local Food Production

1 Point

Intent

Promote community-based and local food production to minimize the environmental impacts from transporting food long distances and increase direct access to fresh foods.

Requirements

Establish **CC&Rs** or other forms of deed restrictions that do not prohibit areas for growing produce, including greenhouses, on any portion or area of residential front yards, rear yards, side yards, balconies, patios or rooftops. Greenhouses, but not gardens, may be prohibited in front yard areas that face the street.

AND

Meet the requirements under one of the following Options:

OPTION 1 – NEIGHBORHOOD FARMS AND GARDENS

Dedicate permanent and viable growing space and/or related facilities (such as greenhouses) within the **project** at the square footage areas specified below. Provide fencing, watering systems, soil and/or garden bed enhancements (such as raised beds), secure storage space for garden tools, solar access, and pedestrian access for these spaces. Ensure that the spaces are owned and managed by an entity that can include occupants of the project in its decision-making, such as a community group, a homeowners association, or a public body.

Project density (dwelling unit/acre)	Required growing space (sq ft per dwelling unit)
7 to 14	200
> 14 and ≤ 22	100
> 22 and ≤ 28	80
> 28 and ≤ 35	70
> 35	60

OR

OPTION 2 – COMMUNITY SUPPORTED AGRICULTURE

Purchase shares in a **Community Supported Agriculture (CSA)** program located within 150 miles of the project site for at least 80% of the households within the project for two years. Shares must be delivered to within ¼ mile of the project on a regular schedule, which shall not be less than twice per month at least four months of the year.

OR

OPTION 3 – PROXIMITY TO FARMERS' MARKET

Locate and/or design project such that the center is within ¼ mile of an established farmer's market (that has been operating for at least two years), with at least three producer vendors, and that operates at least once a week for at least 5 months of the year.

Submittals

During the pilot program, project teams are encouraged to suggest replacement documentation that may be easier to access or produce than the items listed below, but still clearly verifies that the requirements have been met. The certification reviewers will evaluate the adequacy of the potential replacement documentation on a case-by-case basis.

- Provide the LEED submittal template, signed by the responsible party, declaring that the requirements have been met, and the following:

For STAGE 1 Submissions (Pre-review)

Submitting for Stage 1 is optional. If it is skipped, these items will be required at Stage 2.

All Options

- A copy of, or a written commitment to create, any necessary CC&Rs, development agreements, deed restrictions, or other binding documents that will establish that areas for growing produce are not prohibited as specified.

Option 1

- A site plan showing the location and size of dedicated space for growing and/or related facilities.
- A calculation showing the required growing space based on density.
- A written commitment to provide the items specified if the project is built.
- A brief narrative explaining what entity will serve to own and manage the growing spaces and facilities.

Option 2

- Identification of available CSA programs that can deliver to within ¼ mile of the project site according to the specified schedule, and an estimated cost for purchasing shares for 80% of the project's households for two years.
- A written commitment to purchase shares for 80% of the project's households for two years, if the project is built.

Option 3

- A map showing the location of the relevant farmers' market in relation to the project.

- A brief narrative describing the number of producer vendors and the market's schedule of operation.

For STAGE 2 Submissions (Certification of Approved Plan)

Stage 2 must be completed. If a project is already built, Stage 2 and 3 documentation may be submitted simultaneously.

Case 2A: No change since Stage 1

If the project submitted at Stage 1, and project conditions remain unchanged with respect to credit requirements, no additional documentation is required. Indicate "No change since Stage 1" on project checklist.

Case 2B: Change since Stage 1

If the project submitted at Stage 1, and project conditions have changed with respect to credit requirements:

- Submit updated versions of the relevant documentation required at Stage 1.

Case 2C: Did not submit at Stage 1

- Submit the documentation required at Stage 1.

For STAGE 3 Submissions (Certification of Completed Neighborhood Development)

Stage 3 must be completed. If a project is already built, Stage 2 and 3 documentation may be submitted simultaneously.

Case 3A: No change since Stage 2

If project conditions remain unchanged with respect to credit requirements, indicate "No change since Stage 2" on project checklist, and submit the following additional post-construction documentation:

- If a written commitment to create the required agreements regarding the allowance of growing spaces and facilities was submitted previously, submit a copy of the actual agreement(s).
- For Option 1, if a written commitment to provide the items specified was submitted previously, submit confirmation that the items were provided.
- For Option 2, if a written commitment to purchase shares for 80% of the project's households for two years, submit confirmation that the shares were purchased.

Case 3B: Change since Stage 2

If project conditions have changed with respect to credit requirements:

- Submit updated versions of the relevant documentation submitted at Stage 2 and the additional item(s) listed above in Case 3A.

Green Construction & Technology

GCT Prerequisite 1: Construction Activity Pollution Prevention Required

Intent

Reduce pollution from construction activities by controlling soil erosion, waterway sedimentation and airborne dust generation.

Requirements

Create and implement an Erosion and Sedimentation Control (ESC) Plan for all construction activities associated with the **project**. The ESC Plan shall list the Best Management Practices (BMPs) employed and describe how the BMPs accomplish the following objectives:

- Prevent loss of soil during construction by stormwater runoff and/or wind erosion, including protecting topsoil by stockpiling for reuse.
- Prevent sedimentation of any impacted stormwater conveyance systems or receiving streams.
- Prevent polluting the air with dust and particulate matter.

The BMPs shall be selected from the 2003 EPA Construction General Permit (CGP) OR local erosion and sedimentation control standards and codes, whichever is more stringent.

Note: Many projects are already mandated to comply with the CGP. These requirements are intended to integrate consideration of these measures into site planning and to ensure that all projects seeking LEED certification implement these measures, regardless of size.

Additional Notes

Information on the CGP is available at: <http://cfpub.epa.gov/npdes/stormwater/cgp.cfm>.

Submittals

During the pilot program, project teams are encouraged to suggest replacement documentation that may be easier to access or produce than the items listed below, but still clearly verifies that the requirements have been met. The certification reviewers will evaluate the adequacy of the potential replacement documentation on a case-by-case basis.

- Provide the LEED submittal template, signed by the responsible party, declaring that the requirements have been met, and the following:

For STAGE 1 Submissions (Pre-review)

Submitting for Stage 1 is optional. If it is skipped, these items will be required at Stage 2.

- A site plan indicating where erosion and sedimentation control will be necessary during construction.
- A written commitment that an ESC plan will be created and implemented if the project is built, or confirmation that local code requires the same provisions.

For STAGE 2 Submissions (Certification of Approved Plan)

Stage 2 must be completed. If a project is already built, Stage 2 and 3 documentation may be submitted simultaneously.

Case 2A: No change since Stage 1

If the project submitted at Stage 1, and project conditions remain unchanged with respect to prerequisite requirements, indicate "No change since Stage 1" on project checklist, and submit the following additional documentation:

- A summary of the ESC Plan, including a list of BMPs that will be used and confirmation of whether they were selected from the EPA CGP or local standards and codes.

Case 2B: Change since Stage 1

If the project submitted at Stage 1, and project conditions have changed with respect to prerequisite requirements:

- Submit updated versions of the relevant documentation required at Stage 1 and the additional item(s) listed above in Case 2A.

Case 2C: Did not submit at Stage 1

- Submit the documentation required at Stage 1 and the additional item(s) listed above in Case 2A.

For STAGE 3 Submissions (Certification of Completed Neighborhood Development)

Stage 3 must be completed. If a project is already built, Stage 2 and 3 documentation may be submitted simultaneously.

Case 3A: No change since Stage 2

If project conditions remain unchanged with respect to prerequisite requirements, indicate "No change since Stage 2" on project checklist, and submit the following additional post-construction documentation:

- Copies of photographs or drawings to document the erosion and sedimentation control measures implemented on the site, or a representative sample thereof.
- A brief narrative describing the erosion and sedimentation control measures implemented on the project.

Case 3B: Change since Stage 2

If project conditions have changed with respect to credit requirements:

- Submit updated versions of the relevant documentation submitted at Stage 2 and the additional item(s) listed above in Case 3A.

Green Construction & Technology

GCT Credit 1: LEED Certified Green Buildings

1 to 3 Points

Intent

Encourage the design and construction of buildings to utilize green building practices.

Requirements

OPTION 1 – FOR PROJECTS WITH 5 OR FEWER HABITABLE BUILDINGS

Design, construct, or retrofit one building as part of the project to be certified under one of the following LEED building rating systems: LEED for New Construction, LEED for Existing Buildings, LEED for Homes, LEED for Core & Shell, LEED for Schools, or any Application Guides of these rating systems (1 point). Additional points (no more than 3 total) may be earned for each additional certified building that is part of the project;

OR

OPTION 2 – FOR PROJECTS WITH 6 OR MORE HABITABLE BUILDINGS

Design, construct, or retrofit a percentage of the square footage of buildings that are part of the project to be certified under one of the LEED building rating programs listed above. Points are available as follows:

Percent of square footage of project's buildings LEED certified	Points
20% to 30%	1
> 30% to 40%	2
> 40%	3

Submittals

During the pilot program, project teams are encouraged to suggest replacement documentation that may be easier to access or produce than the items listed below, but still clearly verifies that the requirements have been met. The certification reviewers will evaluate the adequacy of the potential replacement documentation on a case-by-case basis.

- Provide the LEED submittal template, signed by the responsible party, declaring that the requirements have been met, and the following:

For STAGE 1 Submissions (Pre-review)

Submitting for Stage 1 is optional. If it is skipped, these items will be required at Stage 2.

- A written commitment to certify the relevant buildings under a LEED building rating system if the project is built.

Option 2

- A calculation showing the percentage of square footage that will be LEED certified.

For STAGE 2 Submissions (Certification of Approved Plan)

Stage 2 must be completed. If a project is already built, Stage 2 and 3 documentation may be submitted simultaneously.

Case 2A: No change since Stage 1

If the project submitted at Stage 1, and project conditions remain unchanged with respect to credit requirements, indicate "No change since Stage 1" on project checklist, and submit the following additional documentation:

- Confirmation that the relevant buildings have been registered under a LEED building rating system. (If buildings are submitting for Design Review, the results of this review may be submitted, but are not required.)

Case 2B: Change since Stage 1

If the project submitted at Stage 1, and project conditions have changed with respect to prerequisite requirements:

- Submit updated versions of the relevant documentation required at Stage 1 and the additional item(s) listed above in Case 2A.

Case 2C: Did not submit at Stage 1

- Submit the documentation required at Stage 1 and the additional item(s) listed above in Case 2A.

For STAGE 3 Submissions (Certification of Completed Neighborhood Development)

Stage 3 must be completed. If a project is already built, Stage 2 and 3 documentation may be submitted simultaneously.

Case 3A: No change since Stage 2

If project conditions remain unchanged with respect to credit requirements, indicate "No change since Stage 2" on project checklist, and submit the following additional post-construction documentation:

- Confirmation that the relevant buildings have been certified under a LEED building rating system.

Case 3B: Change since Stage 2

If project conditions have changed with respect to credit requirements:

- Submit updated versions of the relevant documentation submitted at Stage 2 and the additional item(s) listed above in Case 3A.

Green Construction & Technology

GCT Credit 2: Energy Efficiency in Buildings

1 to 3 Points

Intent

Encourage the design and construction of energy efficient buildings to reduce air, water, and land pollution and environmental impacts from energy production and consumption.

Requirements

1 POINT CAN BE EARNED AS FOLLOWS:

Design and construct at least 90% of all buildings in the **project** such that they meet one of the following requirements according to the appropriate category:

Category 1: For non-residential buildings and residential buildings over 3 stories:

WHOLE BUILDING ENERGY SIMULATION

Demonstrate a minimum 10% improvement in the proposed building performance rating compared to the baseline building performance rating per ASHRAE/ IESNA Standard 90.1-2004 (without addenda) by a whole building project simulation using the Building performance Rating Method in Appendix G of the Standard. Appendix G requires that this energy analysis include ALL of the energy costs within and associated with the building project. To achieve this point, the proposed design:

- must comply with the mandatory provisions (Sections 5.4, 6.4, 7.4, 8.4, 9.4 and 10.4) in Standard 90.1-2004 (without addenda);
- must include all the energy costs within and associated with the building project; and
- must be compared against a baseline building that complies with Appendix G to Standard 90.1-2004 (without addenda). The default process energy cost is 25% of the total energy cost for the baseline building. For buildings where the process energy cost is less than 25% of the baseline building energy cost, the LEED submittal must include supporting documentation substantiating that process energy inputs are appropriate.

For the purposes of this analysis, process energy is considered to include, but is not limited to, office and general miscellaneous equipment, computers, elevators and escalators, kitchen cooking and refrigeration, laundry washing and drying, lighting exempt from the lighting power allowance (e.g. lighting integral to medical equipment) and other (e.g. waterfall pumps). Regulated (non-process) energy includes lighting (such as for the interior, parking garage, surface parking, façade, or building grounds, except as noted above), HVAC (such as for space heating, space cooling, fans, pumps, toilet exhaust, parking garage ventilation, kitchen hood exhaust, etc.), and service water heating for domestic or space heating purposes.

For this credit, process loads shall be identical for both the baseline building performance rating and for the proposed building performance rating. However, project teams may follow the Exceptional Calculation Method (ASHRAE 90.1-2004 G2.5) to document measures that reduce process loads. Documentation of process load energy savings shall include a list of the assumptions made for both the base and proposed design, and theoretical or empirical information supporting these assumptions.

OR

PRESCRIPTIVE COMPLIANCE PATH A

Comply with the prescriptive measures of the ASHRAE Advanced Energy Design Guide for Small Office Buildings or the ASHRAE Advanced Energy Design Guide for Small Retail Buildings, as appropriate to building type. The following restrictions apply:

- Buildings must be under 20,000 square feet.
- Buildings must be office or retail occupancy.
- Project teams must fully comply with all applicable criteria as established in the Advanced Energy Design Guide for the climate zone in which the building is located.

OR

PRESCRIPTIVE COMPLIANCE PATH B

Comply with the Basic Criteria and Prescriptive Measures of the Advanced Buildings Benchmark™ Version 1.1 with the exception of the following sections: 1.7 Monitoring and Trend-logging, 1.11 Indoor Air Quality, and 1.14 networked Computer Monitor Control. The following restrictions apply:

- Project teams must fully comply with all applicable criteria as established in Advanced Buildings Benchmark for the climate zone in which the building is located.

Category 2: For residential buildings 3 stories or fewer:

Qualify as an ENERGY STAR Home by either a performance path (through a **HERS Index** rating) or a prescriptive path (Builder Option Package or BOP).

2 POINTS CAN BE EARNED AS FOLLOWS:

Design and construct at least 90% of all buildings in the project such that they meet one of the following requirements according to the appropriate category:

Category 1: For non-residential buildings and residential buildings over 3 stories:

WHOLE BUILDING ENERGY SIMULATION

Demonstrate a minimum 15% improvement in the proposed building performance rating compared to the baseline described above in WHOLE BUILDING ENERGY SIMULATION of Category 1.

OR

PRESCRIPTIVE COMPLIANCE PATH A

Comply with the prescriptive measures of the ASHRAE Advanced Energy Design Guide for Small Office Buildings or the ASHRAE Advanced Energy Design Guide for Small Retail Buildings, as described above in PRESCRIPTIVE COMPLIANCE PATH A of Category 1.

Category 2: For residential buildings 3 stories or fewer:

Qualify as an ENERGY STAR Home by either a performance path (through a HERS Index rating) or a prescriptive path (Builder Option Package or BOP).

3 POINTS CAN BE EARNED AS FOLLOWS:

Design and construct at least 90% of all buildings in the project such that they meet one of the following requirements according to the appropriate category:

Category 1: For non-residential buildings and residential buildings over 3 stories:

WHOLE BUILDING ENERGY SIMULATION

Demonstrate a minimum 20% improvement in the proposed building performance rating compared to the baseline described above in WHOLE BUILDING ENERGY SIMULATION of Category 1.

OR

PRESCRIPTIVE COMPLIANCE PATH A

Comply with the prescriptive measures of the ASHRAE Advanced Energy Design Guide for Small Office Buildings or the ASHRAE Advanced Energy Design Guide for Small Retail Buildings, as described above in PRESCRIPTIVE COMPLIANCE PATH A of Category 1.

Category 2: For residential buildings 3 stories or fewer:

Exceed the ENERGY STAR for Homes requirements by achieving a minimum **HERS Index** of at least 80 for IECC Climate Zones 1-5 (generally the southern United States), or at least 75 for IECC Climate Zones 6-8 (generally the northern United States).

Submittals

During the pilot program, project teams are encouraged to suggest replacement documentation that may be easier to access or produce than the items listed below, but still clearly verifies that the requirements have been met. The certification reviewers will evaluate the adequacy of the potential replacement documentation on a case-by-case basis.

- Provide the LEED submittal template, signed by the responsible party, declaring that the requirements have been met, and the following:

For STAGE 1 Submissions (Pre-review)

Submitting for Stage 1 is optional. If it is skipped, these items will be required at Stage 2.

- A written commitment to meet the requirements of the credit as appropriate to the number of points attempted if the project is built; including a table listing each building and what compliance path is planned for the building, and a calculation showing the percentage of buildings that will be meeting the relevant requirements.

For STAGE 2 Submissions (Certification of Approved Plan)

Stage 2 must be completed. If a project is already built, Stage 2 and 3 documentation may be submitted simultaneously.

Case 2A: No change since Stage 1

If the project submitted at Stage 1, and project conditions remain unchanged with respect to credit requirements, indicate "No change since Stage 1" on project checklist, and submit the following additional documentation:

- For Category 1 buildings, submit a statement of the project team's capacity and/or qualifications to design and construct the relevant buildings according to the compliance path chosen, and/or a description of the services that will be contracted to do so.
- For Category 2 buildings, submit the name of the HERS provider to be used or a brief narrative explaining how the project team will ensure that homebuilders will have the necessary capacity and/or qualifications to meet the requirements.

Case 2B: Change since Stage 1

If the project submitted at Stage 1, and project conditions have changed with respect to prerequisite requirements:

- Submit updated versions of the relevant documentation required at Stage 1 and the additional item(s) listed above in Case 2A.

Case 2C: Did not submit at Stage 1

- Submit the documentation required at Stage 1 and the additional item(s) listed above in Case 2A.

For STAGE 3 Submissions (Certification of Completed Neighborhood Development)

Stage 3 must be completed. If a project is already built, Stage 2 and 3 documentation may be submitted simultaneously.

Case 3A: No change since Stage 2

If project conditions remain unchanged with respect to credit requirements, indicate "No change since Stage 2" on project checklist, and submit the following additional post-construction documentation:

- For Category 1 buildings using WHOLE BUILDING ENERGY SIMULATION, submit confirmation that, for a representative sample of buildings, whole building energy simulation was completed and the specified percentage of improvement in

energy performance was achieved. (The LEED submittal template may provide additional calculations that are too lengthy to repeat here.)

- For Category 1 buildings using PRESCRIPTIVE COMPLIANCE PATH A, submit confirmation that, for a representative sample of buildings, the prescriptive measures of the appropriate ASHRAE Advanced Energy Design Guide were met. (The LEED submittal template may provide additional calculations that are too lengthy to repeat here.)
- For Category 1 buildings using PRESCRIPTIVE COMPLIANCE PATH B, submit confirmation that, for a representative sample of buildings, the prescriptive measures of the Advanced Buildings Benchmark™ were met. (The LEED submittal template may provide additional calculations that are too lengthy to repeat here.)
- For Category 2 buildings attempting 1 or 2 points, submit the ENERGY STAR for Homes certificate.
- For Category 2 buildings attempting 3 points, submit the HERS performance test results.

Case 3B: Change since Stage 2

If project conditions have changed with respect to credit requirements:

- Submit updated versions of the relevant documentation submitted at Stage 2 and the additional item(s) listed above in Case 3A.

Green Construction & Technology

GCT Credit 3: Reduced Water Use

1 to 3 Points

Intent

Minimize water use in buildings and for landscape irrigation to reduce the impact to natural water resources and reduce the burden on municipal water supply and wastewater systems.

Requirements

OPTION 1 – INDOOR (1 to 2 points)

Design and construct at least 90% of all buildings in the **project** such that they meet one of the following requirements according to the appropriate category (1 point):

Category 1: For non-residential buildings and residential buildings over 3 stories:

Employ strategies that in aggregate use 20% less water than the water use baseline calculated for the building (not including irrigation) after meeting the Energy Policy Act of 1992 fixture performance requirements. Calculations are based on estimated occupant usage and shall include only the following fixtures (as applicable to the building): water closets, urinals, lavatory faucets, showers, and kitchen faucets.

Category 2: For residential buildings 3 stories or fewer:

Comply with 2 out of 3 of the following requirements:

- The average flow rate for all lavatory faucets must be ≤ 2.0 GPM.
- The average flow rate for all shower heads must be ≤ 2.0 GPM.
- The average flow rate for all toilets, including dual-flush toilets, must be ≤ 1.3 GPF.

2 POINTS CAN BE EARNED AS FOLLOWS:

Design and construct at least 90% of all buildings in the project such that they meet one of the following requirements according to the appropriate category:

Category 1: For non-residential buildings and residential buildings over 3 stories:

Employ strategies that in aggregate use 30% less water than the water use baseline calculated for the building (not including irrigation) after meeting the Energy Policy Act of 1992 fixture performance requirements. Calculations are based on estimated occupant usage and shall include only the following fixtures (as applicable to the building): water closets, urinals, lavatory faucets, showers, and kitchen faucets.

Category 2: For residential buildings 3 stories or fewer:

Comply with all of the following requirements:

- The average flow rate for all lavatory faucets must be ≤ 2.0 GPM.
- The average flow rate for all shower heads must be ≤ 2.0 GPM.
- The average flow rate for all toilets, including dual-flush toilets, must be ≤ 1.3 GPF.

OR

OPTION 2 – OUTDOOR (1 point)

For irrigation, use only captured rainwater, recycled wastewater, recycled **graywater**, or water treated and conveyed by a public agency specifically for non-potable uses.

OR

Install landscaping that does not require permanent irrigation systems. Temporary irrigation systems used for plant establishment are allowed only if removed within one year of installation.

A point from Option 2 may be earned independently, or be added to those earned under Options 1, for a maximum of 3 points.

Submittals

During the pilot program, project teams are encouraged to suggest replacement documentation that may be easier to access or produce than the items listed below, but still clearly verifies that the requirements have been met. The certification reviewers will evaluate the adequacy of the potential replacement documentation on a case-by-case basis.

- Provide the LEED submittal template, signed by the responsible party, declaring that the requirements have been met, and the following:

For STAGE 1 Submissions (Pre-review)

Submitting for Stage 1 is optional. If it is skipped, these items will be required at Stage 2.

Option 1

- An estimate of baseline indoor water use based on the type and number of buildings in the project.
- A written commitment to employ indoor water use reduction strategies to meet the requirements of the credit as appropriate to the number of points attempted if the project is built.

Option 2

- A site plan indicating areas of outdoor water use.
- A written commitment to employ outdoor water use reduction strategies to meet the requirements of the credit, including a list of strategies planned.

For STAGE 2 Submissions (Certification of Approved Plan)

Stage 2 must be completed. If a project is already built, Stage 2 and 3 documentation may be submitted simultaneously.

Case 2A: No change since Stage 1

If the project submitted at Stage 1, and project conditions remain unchanged with respect to credit requirements, indicate "No change since Stage 1" on project checklist.

Case 2B: Change since Stage 1

If the project submitted at Stage 1, and project conditions have changed with respect to prerequisite requirements:

- Submit updated versions of the relevant documentation required at Stage 1.

Case 2C: Did not submit at Stage 1

- Submit the documentation required at Stage 1.

For STAGE 3 Submissions (Certification of Completed Neighborhood Development)

Stage 3 must be completed. If a project is already built, Stage 2 and 3 documentation may be submitted simultaneously.

Case 3A: No change since Stage 2

If project conditions remain unchanged with respect to credit requirements, indicate "No change since Stage 2" on project checklist, and submit the following additional post-construction documentation:

Option 1

- For Category 1 buildings, submit: 1) a narrative describing the strategies that were used in the buildings to reduce water use; 2) a table showing each building's water use compared to the baseline fixture performance requirements of the Energy Policy Act of 1992; and 3) a calculation of the aggregate percentage of reduced water use for each building.
- For Category 2 buildings, submit a table showing the fixtures that were incorporated into each building that meet the flow rate specifications.

Option 2

- The total non-potable water supply in gallons available for irrigation purposes.
- A brief narrative describing the landscaping and irrigation design strategies employed by the project.

Case 3B: Change since Stage 2

If project conditions have changed with respect to credit requirements:

- Submit updated versions of the relevant documentation submitted at Stage 2 and the additional item(s) listed above in Case 3A.

Green Construction & Technology

GCT Credit 4: Building Reuse and Adaptive Reuse

1 to 2 Points

Intent

Extend the life cycle of existing building stock, conserve resources, reduce waste, and reduce environmental impacts of new buildings as they relate to materials manufacturing and transport.

Requirements

Incorporate into the **project** the reuse of one building that maintains at least 50% (based on surface area) of the existing building structure (including structural floor and roof decking) and envelope (including exterior skin and framing, and excluding window assemblies and non-structural roofing material). Hazardous materials that are remediated as a part of the project scope shall be excluded from the calculation of the percentage maintained (1 point).

For projects reusing portions of two or more existing buildings, 1 additional point can be earned by incorporating into the project the reuse that achieves the greater of the following:

- 50% of 1 existing building plus an equivalent amount reused among one or more buildings (based on surface area, as defined above); or
- 20% of the existing building stock (based on surface area, as defined above)

Submittals

During the pilot program, project teams are encouraged to suggest replacement documentation that may be easier to access or produce than the items listed below, but still clearly verifies that the requirements have been met. The certification reviewers will evaluate the adequacy of the potential replacement documentation on a case-by-case basis.

- Provide the LEED submittal template, signed by the responsible party, declaring that the requirements have been met, and the following:

For STAGE 1 Submissions (Pre-review)

Submitting for Stage 1 is optional. If it is skipped, these items will be required at Stage 2.

- A written commitment to maintain the percentage of building structure(s) to meet the requirements of the credit as appropriate to the number of points attempted if the project is built.
- For projects attempting to earn 2 points, confirmation of which compliance path the project will use and calculations demonstrating that it is the greater of the two.

For STAGE 2 Submissions (Certification of Approved Plan)

Stage 2 must be completed. If a project is already built, Stage 2 and 3 documentation may be submitted simultaneously.

Case 2A: No change since Stage 1

If the project submitted at Stage 1, and project conditions remain unchanged with respect to credit requirements, indicate "No change since Stage 1" on project checklist.

Case 2B: Change since Stage 1

If the project submitted at Stage 1, and project conditions have changed with respect to prerequisite requirements:

- Submit updated versions of the relevant documentation required at Stage 1.

Case 2C: Did not submit at Stage 1

- Submit the documentation required at Stage 1.

For STAGE 3 Submissions (Certification of Completed Neighborhood Development)

Stage 3 must be completed. If a project is already built, Stage 2 and 3 documentation may be submitted simultaneously.

Case 3A: No change since Stage 2

If project conditions remain unchanged with respect to credit requirements, indicate "No change since Stage 2" on project checklist, and submit the following additional post-construction documentation:

- A table of the existing and reused areas in square feet of each structural/envelope element, and a calculation of the percentage of existing buildings reused.

Case 3B: Change since Stage 2

If project conditions have changed with respect to credit requirements:

- Submit updated versions of the relevant documentation submitted at Stage 2 and the additional item(s) listed above in Case 3A.

Green Construction & Technology

GCT Credit 5: Reuse of Historic Buildings

1 Point

Intent

Encourage use of historic buildings in a manner that preserves their historic materials and character.

Requirements

Incorporate into the **project** one or more buildings that have been:

- designated, listed, or identified by a local government as a historic or contributing structure in a locally designated historic district pursuant to a local preservation ordinance;
- OR
- designated, listed, or identified as a historic or contributing structure in a historic district under a state historic register or on the National Register of Historic Places;

AND

Rehabilitate the building(s) in accordance with local or federal standards for rehabilitation, and:

- obtain confirmation from the municipality, and/or the local historic preservation commission that the plan(s) for rehabilitation meet the local standards for an historic rehabilitation,
- OR
- obtain confirmation from a State Historic Preservation Office or the National Park Service that the rehabilitation satisfies the Secretary of the Interior's "Standards for Rehabilitation."

Submittals

During the pilot program, project teams are encouraged to suggest replacement documentation that may be easier to access or produce than the items listed below, but still clearly verifies that the requirements have been met. The certification reviewers will evaluate the adequacy of the potential replacement documentation on a case-by-case basis.

- Provide the LEED submittal template, signed by the responsible party, declaring that the requirements have been met, and the following:

For STAGE 1 Submissions (Pre-review)

Submitting for Stage 1 is optional. If it is skipped, these items will be required at Stage 2.

- A document from the local government, the State Historic Preservation Officer, or the National Park Service stating the name and address of the property, its historic designation or status, and the date of designation. Other acceptable documents include a

copy of the notice in the *Federal Register* or a verifiable copy of the web page of a state or national register that demonstrates the designation.

- A written commitment to incorporate and rehabilitate at least one historic building to meet the requirements of the credit if the project is built.

For STAGE 2 Submissions (Certification of Approved Plan)

Stage 2 must be completed. If a project is already built, Stage 2 and 3 documentation may be submitted simultaneously.

Case 2A: No change since Stage 1

If the project submitted at Stage 1, and project conditions remain unchanged with respect to credit requirements, indicate "No change since Stage 1" on project checklist.

Case 2B: Change since Stage 1

If the project submitted at Stage 1, and project conditions have changed with respect to prerequisite requirements:

- Submit updated versions of the relevant documentation required at Stage 1.

Case 2C: Did not submit at Stage 1

- Submit the documentation required at Stage 1.

For STAGE 3 Submissions (Certification of Completed Neighborhood Development)

Stage 3 must be completed. If a project is already built, Stage 2 and 3 documentation may be submitted simultaneously.

Case 3A: No change since Stage 2

If project conditions remain unchanged with respect to credit requirements, indicate "No change since Stage 2" on project checklist, and submit the following additional post-construction documentation:

- A document from the municipality, and/or the local historic preservation commission stating that the building(s) has complied with local requirements for a historic rehabilitation, including the name and address of the property or properties, and the date compliance was determined, or a document from the State Historic Preservation officer or the National Park Service, stating that the building(s) has complied with the Secretary of the Interior's "Standards for Rehabilitation," including the name and address of the certified property or properties and the date compliance was determined.

Case 3B: Change since Stage 2

If project conditions have changed with respect to credit requirements:

- Submit updated versions of the relevant documentation submitted at Stage 2 and the additional item(s) listed above in Case 3A.

Green Construction & Technology

GCT Credit 6: Minimize Site Disturbance Through Site Design

1 Point

Intent

Preserve existing tree canopy, native vegetation and pervious surfaces while encouraging high density, smart growth communities.

Requirements

OPTION 1

Locate the **development footprint** on areas that are 100% **previously developed** and for which the zone of construction impact is 100% previously developed;

OR

OPTION 2

Depending on the density of the **project**, do not develop or disturb a proportion of the land that has not been previously developed on the site, exclusive of any land excluded from development by law or required to be preserved as a prerequisite of LEED for Neighborhood Development, and stipulate in **CC&Rs** or other binding development documents that the undisturbed area will be protected from development in perpetuity. Densities and minimum percentages are as follows (mixed use projects should use the lowest applicable density or calculate a weighted average per the methodology in NPD Credit 1: Compact Development):

Residential Density (DU/acre)	Non-Residential Density (FAR)	Minimum percentage of previously undeveloped site area to leave undisturbed
< 15	< .50	20%
15-21	.50 – 1.00	15%
> 21	> 1.0	10%

Submittals

During the pilot program, project teams are encouraged to suggest replacement documentation that may be easier to access or produce than the items listed below, but still clearly verifies that the requirements have been met. The certification reviewers will evaluate the adequacy of the potential replacement documentation on a case-by-case basis.

- Provide the LEED submittal template, signed by the responsible party, declaring that the requirements have been met, and the following:

For STAGE 1 Submissions (Pre-review)

Submitting for Stage 1 is optional. If it is skipped, these items will be required at Stage 2.

All Options

- A site plan indicating the location of any areas that are previously developed, the development footprint of the project, and the zone of construction impact.

Option 2

- A calculation showing the residential and/or non-residential density of the project.
- A calculation of the percentage of the previously undeveloped areas that will be left undisturbed.
- A copy of, or a written commitment to create, any necessary CC&Rs, development agreements, or other binding documents that will protect the undisturbed area according to the relevant credit requirements if the project is built.

For STAGE 2 Submissions (Certification of Approved Plan)

Stage 2 must be completed. If a project is already built, Stage 2 and 3 documentation may be submitted simultaneously.

Case 2A: No change since Stage 1

If the project submitted at Stage 1, and project conditions remain unchanged with respect to credit requirements, indicate "No change since Stage 1" on project checklist.

Case 2B: Change since Stage 1

If the project submitted at Stage 1, and project conditions have changed with respect to prerequisite requirements:

- Submit updated versions of the relevant documentation required at Stage 1.

Case 2C: Did not submit at Stage 1

- Submit the documentation required at Stage 1.

For STAGE 3 Submissions (Certification of Completed Neighborhood Development)

Stage 3 must be completed. If a project is already built, Stage 2 and 3 documentation may be submitted simultaneously.

Case 3A: No change since Stage 2

If project conditions remain unchanged with respect to credit requirements, indicate "No change since Stage 2" on project checklist, and submit the following additional post-construction documentation:

- For Option 2, if a written commitment to create the required agreements was submitted previously, submit a copy of the actual agreement(s).

Case 3B: Change since Stage 2

If project conditions have changed with respect to credit requirements:

- Submit updated versions of the relevant documentation submitted at Stage 2 and the additional item(s) listed above in Case 3A.

Green Construction & Technology

GCT Credit 7: Minimize Site Disturbance During Construction

1 Point

Intent

Conserve existing natural areas and protect trees to provide habitat and promote biodiversity.

Requirements

OPTION 1

Locate the **development footprint** on areas that are 100% **previously developed** and for which the zone of construction impact is 100% previously developed;

OR

OPTION 2

For portions of the site that are not previously developed: identify limits of disturbance through the creation of construction impact zones; and limit all site disturbance to 40 feet beyond the building perimeter; 10 feet beyond surface walkways, patios, surface parking and utilities less than 12 inches in diameter; 15 feet beyond primary roadway curbs and main utility branch trenches; and 25 feet beyond constructed areas with permeable surfaces (such as pervious paving areas, stormwater detention facilities and playing fields) that require additional staging areas in order to limit compaction in the constructed area.

OR

OPTION 3 – AVAILABLE FOR SITES WITH TREES ONLY

Survey the site to identify:

- trees in good or excellent condition as determined by a certified arborist,
- any Heritage or Champion trees of special importance to the community as defined by a jurisdictional City, County or State Forester because of their age, size, type, historical association or horticultural value,
- the caliper of all trees at 4'6" above ground (diameter at breast height or D.B.H.), and
- any invasive species of tree present on the site, and whether those species threaten the health of other trees to be preserved on the site, as determined by a certified arborist.

Preserve the following on the site that are also identified as in good or excellent condition:

- all Heritage or Champion Trees identified,
- a minimum of 75% of all non-invasive trees (including the above) over 18" in caliper (D.B.H.), and
- a minimum of 25% of all non-invasive trees (including the above) that are over 12" in caliper (D.B.H.) if deciduous, and 6" in caliper (D.B.H.) if conifer.

Develop a plan, in consultation with and approved by a certified arborist, for the health of the trees, including fertilization and pruning, and construction tree protection plans and specifications which are to include protection fencing located at the drip line of each tree, and specifying that if trenching or other disturbance is necessary within the drip line, this work must be done by hand. If a certified arborist has determined that the health of the trees to be preserved is threatened by invasive vegetation, develop a plan for invasive vegetation removal and restoration.

Stipulate in **CC&Rs** or other binding development documents that the preserved trees will be protected from development in perpetuity.

Submittals

During the pilot program, project teams are encouraged to suggest replacement documentation that may be easier to access or produce than the items listed below, but still clearly verifies that the requirements have been met. The certification reviewers will evaluate the adequacy of the potential replacement documentation on a case-by-case basis.

- Provide the LEED submittal template, signed by the responsible party, declaring that the requirements have been met, and the following:

For STAGE 1 Submissions (Pre-review)

Submitting for Stage 1 is optional. If it is skipped, these items will be required at Stage 2.

Options 1 and 2

- A site plan indicating the location of any areas that are previously developed, the development footprint of the project, and the zone of construction impact.

Option 3

- A site plan showing the locations of existing trees, and indicating which will be preserved.
- A summary of the survey conducted, highlighting the type and quantity of trees found, any Heritage or Champion trees, any trees with a caliper greater than 18", and any invasive tree species present on the site.
- A list or summary of the trees to be preserved.
- A calculation of the percentage of non-invasive trees with a caliper greater than 12" or 6" (as appropriate to type) that will be preserved.
- A copy or summary of the maintenance plan developed in consultation with a certified arborist.
- A copy of, or a written commitment to create, any necessary CC&Rs, development agreements, or other binding documents that will protect the preserved trees according to the relevant credit requirements if the project is built.

For STAGE 2 Submissions (Certification of Approved Plan)

Stage 2 must be completed. If a project is already built, Stage 2 and 3 documentation may be submitted simultaneously.

Case 2A: No change since Stage 1

If the project submitted at Stage 1, and project conditions remain unchanged with respect to credit requirements, indicate "No change since Stage 1" on project checklist.

Case 2B: Change since Stage 1

If the project submitted at Stage 1, and project conditions have changed with respect to prerequisite requirements:

- Submit updated versions of the relevant documentation required at Stage 1.

Case 2C: Did not submit at Stage 1

- Submit the documentation required at Stage 1.

For STAGE 3 Submissions (Certification of Completed Neighborhood Development)

Stage 3 must be completed. If a project is already built, Stage 2 and 3 documentation may be submitted simultaneously.

Case 3A: No change since Stage 2

If project conditions remain unchanged with respect to credit requirements, indicate "No change since Stage 2" on project checklist, and submit the following additional post-construction documentation:

- For Option 3, if a written commitment to create the required agreements was submitted previously, submit a copy of the actual agreement(s).

Case 3B: Change since Stage 2

If project conditions have changed with respect to credit requirements:

- Submit updated versions of the relevant documentation submitted at Stage 2 and the additional item(s) listed above in Case 3A.

Green Construction & Technology

GCT Credit 8: Contaminant Reduction in Brownfields Remediation

1 Point

Intent

Encourage **brownfields** cleanup methods that reduce contaminant volume or toxicity and thereby minimize long-term remediation or monitoring burdens.

Requirements

Earn SLL Credit 1: Contaminated Brownfields Redevelopment;

AND

Use cleanup method(s) for 100% of the remediation that treat, reduce or eliminate the volume or toxicity of contaminated material found on the site.

Cleanup methods which include only capping or translocation of contaminated material to an off-site location will not achieve this credit.

Submittals

During the pilot program, project teams are encouraged to suggest replacement documentation that may be easier to access or produce than the items listed below, but still clearly verifies that the requirements have been met. The certification reviewers will evaluate the adequacy of the potential replacement documentation on a case-by-case basis.

- Provide the LEED submittal template, signed by the responsible party, declaring that the requirements have been met, and the following:

For STAGE 1 Submissions (Pre-review)

Submitting for Stage 1 is optional. If it is skipped, these items will be required at Stage 2.

- A site plan indicating the areas of contamination.
- A written commitment to meet the requirements of the credit if the project is built, and a brief narrative describing the types of contamination and the cleanup methods to be used.

For STAGE 2 Submissions (Certification of Approved Plan)

Stage 2 must be completed. If a project is already built, Stage 2 and 3 documentation may be submitted simultaneously.

Case 2A: No change since Stage 1

If the project submitted at Stage 1, and project conditions remain unchanged with respect to credit requirements, indicate "No change since Stage 1" on project checklist, and submit the following additional documentation:

Case 2B: Change since Stage 1

If the project submitted at Stage 1, and project conditions have changed with respect to prerequisite requirements:

- Submit updated versions of the relevant documentation required at Stage 1.

Case 2C: Did not submit at Stage 1

- Submit the documentation required at Stage 1.

For STAGE 3 Submissions (Certification of Completed Neighborhood Development)

Stage 3 must be completed. If a project is already built, Stage 2 and 3 documentation may be submitted simultaneously.

Case 3A: No change since Stage 2

If project conditions remain unchanged with respect to credit requirements, indicate "No change since Stage 2" on project checklist, and submit the following additional post-construction documentation:

- A brief narrative and/or technical drawings demonstrating the cleanup methods used.

Case 3B: Change since Stage 2

If project conditions have changed with respect to credit requirements:

- Submit updated versions of the relevant documentation submitted at Stage 2 and the additional item(s) listed above in Case 3A.

Green Construction & Technology

GCT Credit 9: Stormwater Management

1 to 5 Points

JUNE 2007 VERSION

Note: Projects can use this version or the February 2007 version found in Appendix B.

Intent

Reduce adverse impacts on water resources by mimicking the natural hydrology of the region on the project site, including groundwater recharge. Reduce pollutant loadings from stormwater discharges, reduce peak flow rates to minimize stream channel erosion, and maintain or restore chemical, physical, and biological integrity of downstream waterways.

Requirements

OPTION 1 – FOR PREVIOUSLY DEVELOPED SITES

Implement a comprehensive stormwater management plan for the **project** that infiltrates, re-uses, or evapotranspires the below-specified amount of rainfall from the project's **development footprint** and other areas that have been graded so as to be effectively impervious.

Points achievable	Arid Watersheds (less than 20" of rain/year)	Semi-arid Watersheds (between 20"-40" rain/year)	Humid Watersheds (at least 40" rain/year)
1 point	0.15"	0.225"	0.3"
2 points	0.3"	0.45"	0.6"
3 points	0.45"	0.675"	0.9"
4 points	0.6"	0.9"	1.2"
5 points	0.75"	1.125"	1.5"

OPTION 2 – FOR ALL OTHER SITES

Implement a comprehensive stormwater management plan for the project that infiltrates, re-uses, or evapotranspires the below-specified amount of rainfall from the project's **development footprint** and other areas that have been graded so as to be effectively impervious.

Points achievable	Arid Watersheds (less than 20" of rain/year)	Semi-arid Watersheds (between 20"-40" rain/year)	Humid Watersheds (at least 40" rain/year)
1 point	0.3"	0.45"	0.6"
2 points	0.6"	0.9"	1.2"
3 points	0.9"	1.35"	1.8"

4 points	1.2"	1.8"	2.4"
5 points	1.5"	2.25"	3.0"

- Notes: a) The stormwater management plan should identify practices to be employed, such as permeable pavements, rainwater harvesting systems or green roofs.
b) For the purposes of the calculations in this credit, the development footprint will include typically impervious surfaces included in the definition of "development footprint," such as roofs and pavements, even though the surfaces may be made pervious as part of the stormwater management plan.

Submittals

During the pilot program, project teams are encouraged to suggest replacement documentation that may be easier to access or produce than the items listed below, but still clearly verifies that the requirements have been met. The certification reviewers will evaluate the adequacy of the potential replacement documentation on a case-by-case basis.

- Provide the LEED submittal template, signed by the responsible party, declaring that the requirements have been met, and the following:

For STAGE 1 Submissions (Pre-review)

Submitting for Stage 1 is optional. If it is skipped, these items will be required at Stage 2.

All Options

- A site plan indicating the project's development footprint, and the location of any planned stormwater management technologies or BMPs.
- A written commitment to develop and implement a comprehensive stormwater management plan to meet the requirements if the project is built.
- Confirmation of type of watershed.

Option 1

- A site plan indicating previously developed areas (this can be done as part of the site plan listed above).

For STAGE 2 Submissions (Certification of Approved Plan)

Stage 2 must be completed. If a project is already built, Stage 2 and 3 documentation may be submitted simultaneously.

Case 2A: No change since Stage 1

If the project submitted at Stage 1, and project conditions remain unchanged with respect to credit requirements, indicate "No change since Stage 1" on project checklist, and submit the following additional documentation:

All Options

- A summary of the stormwater management plan, highlighting the technologies or BMPs used on the site.

- A statement of the project team's capacity and/or qualifications to implement the plan, and/or a description of the services that will be contracted to do so.

Case 2B: Change since Stage 1

If the project submitted at Stage 1, and project conditions have changed with respect to prerequisite requirements:

- Submit updated versions of the relevant documentation required at Stage 1 and the additional item(s) listed above in Case 2A.

Case 2C: Did not submit at Stage 1

- Submit the documentation required at Stage 1 and the additional item(s) listed above in Case 2A.

For STAGE 3 Submissions (Certification of Completed Neighborhood Development)

Stage 3 must be completed. If a project is already built, Stage 2 and 3 documentation may be submitted simultaneously.

Case 3A: No change since Stage 2

If project conditions remain unchanged with respect to credit requirements, indicate "No change since Stage 2" on project checklist, and submit the following additional post-construction documentation:

- A calculation of either 90% of the average annual rainfall or 1" of rainfall that occurs on the project's development footprint and other effectively impervious areas.
- A calculation of the percentage of the development footprint for which runoff will be infiltrated, re-used, or evapotranspired.

Case 3B: Change since Stage 2

If project conditions have changed with respect to credit requirements:

- Submit updated versions of the relevant documentation submitted at Stage 2 and the additional item(s) listed above in Case 3A.

Green Construction & Technology

GCT Credit 10: Heat Island Reduction

1 Point

Intent

Reduce heat islands to minimize impact on microclimate and human and wildlife habitat.

Requirements

OPTION 1 – NON-ROOF

Provide any combination of the following strategies for 50% of the non-roof impervious site landscape (including roads, sidewalks, courtyards, parking lots, and driveways):

- Shade (within five years of occupancy)
- Paving materials with a Solar Reflectance Index (SRI) of at least 29
- Open grid pavement system

OR

Place a minimum of 50% of off-street parking spaces under cover (defined as underground, under deck, under roof, or under a building). Any roof used to shade or cover parking must have an SRI of at least 29;

OR

OPTION 2 – ROOF

Use roofing materials that have a Solar Reflectance Index (SRI) equal to or greater than the values in the table below for a minimum of 75% of the roof surface of all buildings within the **project**; or install a “green” (vegetated) roof for at least 50% of the roof area of all buildings within the project. Combinations of SRI compliant and vegetated roof can be used provided that they collectively cover 75% of the roof area of all buildings.

Roof Type	Slope	SRI
Low-Sloped Roof	$\leq 2:12$	78
Steep-Sloped Roof	$\geq 2:12$	29

Additional Notes

Shaded areas for the purposes of this credit will include areas shaded by trees, other landscape features, but not awnings, buildings, or other structural features.

Submittals

During the pilot program, project teams are encouraged to suggest replacement documentation that may be easier to access or produce than the items listed below, but still clearly verifies that the requirements have been met. The certification reviewers will evaluate the adequacy of the potential replacement documentation on a case-by-case basis.

- Provide the LEED submittal template, signed by the responsible party, declaring that the requirements have been met, and the following:

For STAGE 1 Submissions (Pre-review)

Submitting for Stage 1 is optional. If it is skipped, these items will be required at Stage 2.

Option 1

- A site plan indicating the location of any non-roof areas that will be employing the heat island reduction technologies or strategies listed in the requirements.
- A written commitment to employ sufficient non-roof heat island reduction strategies to meet the requirements, if the project is built.

Option 2

- A site plan indicating the location of any green roofs or roof areas that will have an SRI greater than or equal to those specified in the requirements.
- A written commitment to include a sufficient percentage of green roofs, or roofs with the specified SRI value to meet the requirements, if the project is built.

For STAGE 2 Submissions (Certification of Approved Plan)

Stage 2 must be completed. If a project is already built, Stage 2 and 3 documentation may be submitted simultaneously.

Case 2A: No change since Stage 1

If the project submitted at Stage 1, and project conditions remain unchanged with respect to credit requirements, indicate "No change since Stage 1" on project checklist, and submit the following additional documentation:

Option 1

- A table of strategies to be used and area covered by each, and a calculation of the percentage of non-roof impervious site landscape that will employ heat island reduction strategies.

Option 2

- A table of roof types to be used and roof area covered for each, and a calculation of the percentage of roof area that will be green roofs or roofs with the specified SRI value.

Case 2B: Change since Stage 1

If the project submitted at Stage 1, and project conditions have changed with respect to prerequisite requirements:

- Submit updated versions of the relevant documentation required at Stage 1 and the additional item(s) listed above in Case 2A.

Case 2C: Did not submit at Stage 1

- Submit the documentation required at Stage 1 and the additional item(s) listed above in Case 2A.

For STAGE 3 Submissions (Certification of Completed Neighborhood Development)

Stage 3 must be completed. If a project is already built, Stage 2 and 3 documentation may be submitted simultaneously.

Case 3A: No change since Stage 2

If project conditions remain unchanged with respect to credit requirements, indicate “No change since Stage 2” on project checklist.

Case 3B: Change since Stage 2

If project conditions have changed with respect to credit requirements:

- Submit updated versions of the relevant documentation submitted at Stage 2.