



**FOR NEIGHBORHOOD DEVELOPMENT**





## **LEED for Neighborhood Development (LEED ND)**

was engineered to inspire and help create better, more sustainable, well-connected neighborhoods. It looks beyond the scale of buildings to consider entire communities. Projects pursuing LEED ND can be 100% commercial, 100% residential, or any mixture of the two.



An aerial photograph of a dense urban neighborhood, likely in a city like New York or Chicago. The image shows a grid of streets with numerous multi-story buildings, mostly brick or concrete, in various colors including red, brown, and white. There are many trees interspersed among the buildings, and several cars are visible on the streets. The lighting suggests it might be late afternoon or early morning, with some buildings casting long shadows. The text "Why LEED ND?" is overlaid in the center of the image.

Why LEED ND?





Reduce contribution to global climate change



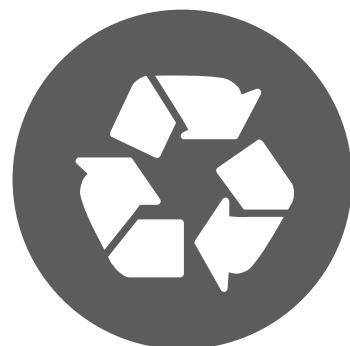
Enhance individual human health



Protect and restore water resources



Protect and enhance biodiversity and ecosystem services



Promote sustainable and regenerative material cycles



Build a green economy



Enhance community quality of life



# LEED ND Eligibility

- Located in a permanent location on existing land
- Use reasonable LEED boundaries
- Contain at least two buildings and be no larger than 1500 acres (607 hectares)
- Meet all LEED ND prerequisites
- Earn a minimum of 40 points





# REPRESENTATIVE TYPES OF PROJECTS



- Urban infill
- Suburban retrofit
- Small community
- Brownfield redevelopment
- Greenfield development adjacent to existing development





# LEED ND IN THREE STAGES



## STAGE 1

Conditionally Approved Plan

*Letter of Support*



## STAGE 2

Certified Plan

*Certificate*



## STAGE 3

Certified Project

*LEED Plaque*



# LEED for Neighborhood Development as a Policy Tool: Guidance for Local/State Govts

## Don't

- Expect it to replace comp plans, zoning, or planning itself.
- Expect it to replace environmental regulations.
- Expect to be able to certify your town, city, or comp plan.

## Do

- Consider using it as the basis for financial incentives for projects.
- Consider using it as the basis for structural incentives for projects.
- Consider using it as an evaluative screen for your own zoning, regs, and master plans.
- Be familiar with the rating system, and carefully consider how it might work best for your needs.



# Examples of LEED for Neighborhood Development as a policy tool

## Illinois

- Governor signed the “The Green Neighborhood Grant Act,” creating state-level incentives for LEED for Neighborhood Development.
- This Act directs the Department of Commerce and Economic Opportunity to fund up to 1.5% of total development costs for up to three applicable projects per year, funds permitting, 2007

## Rhode Island

- LEED-ND and the Sustainable SITES Initiative (SITES) as applicable standards for the sustainable development of real public property beyond physical buildings of public agencies, 2009

## Sarasota County, Florida

- County approved a Green Development Incentive Resolution that provides fast-track permitting for residential and commercial green developments. Incentives apply to projects pursuing LEED for Neighborhood Developments or FGBC Green Development Standards, 2006

## Georgia Department of Community Affairs

- 4 points in housing tax credits for projects seeking ND, 2008



# Three categories of prerequisites and credits in the rating system



## Smart Location & Linkage

## Neighborhood Pattern & Design



## Green Construction & Technology



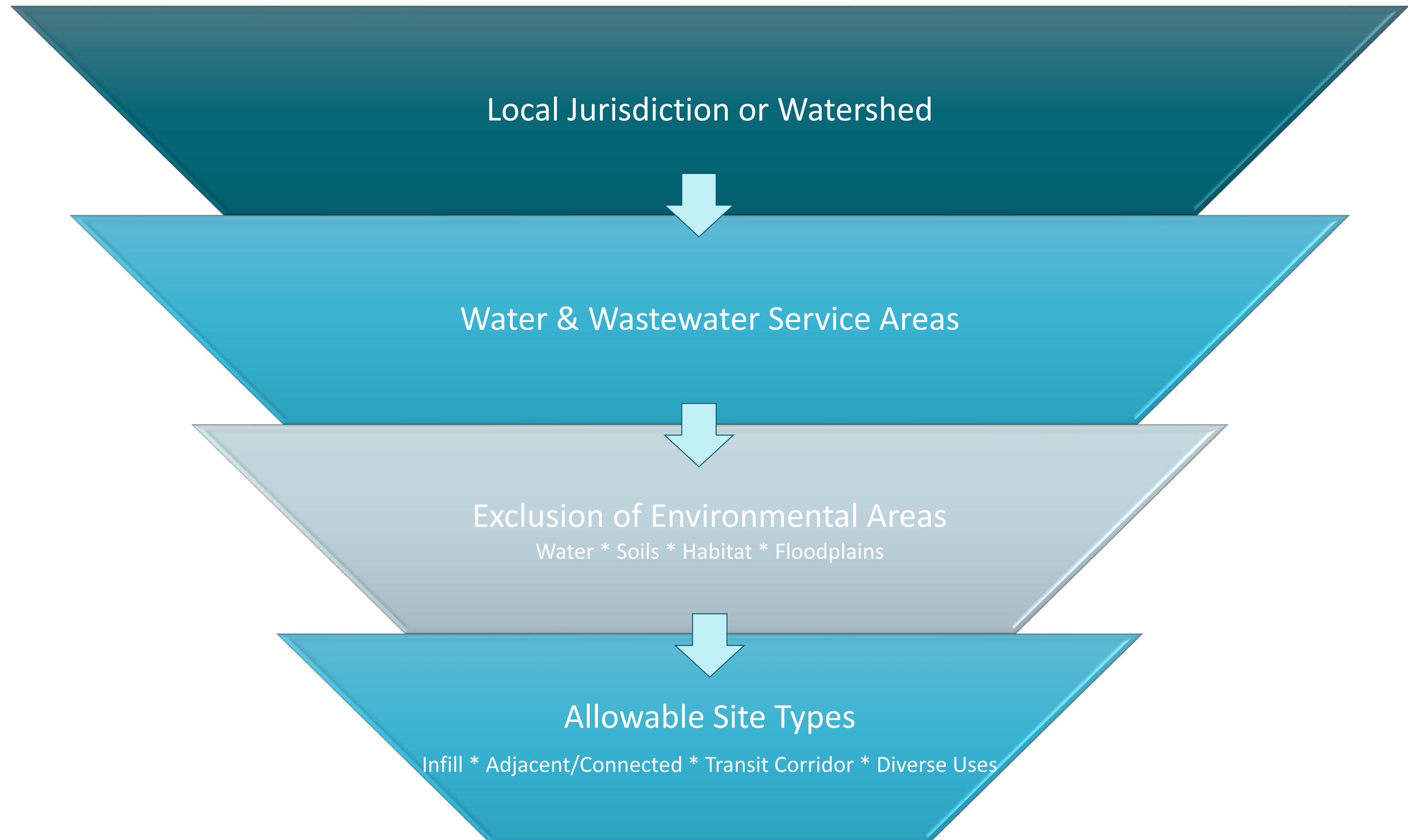
# Smart Location & Linkage

- Avoid urban sprawl and protect vital resources
- Encourage the efficient use of existing infrastructure
- Transit Accessibility
- Housing and Job Proximity
- Habitat/Wetland/Water Body Conservation





# Land Eligibility





# Location & Linkages: The Bottom Line

**Build This**



**Keep This**







# Neighborhood Pattern & Design

- Promote walkability
- Compact Development
- Surrounding and Internal Connectivity
- Mixed Use
- Reduced Parking Footprint
- Diverse Housing Types and Affordability

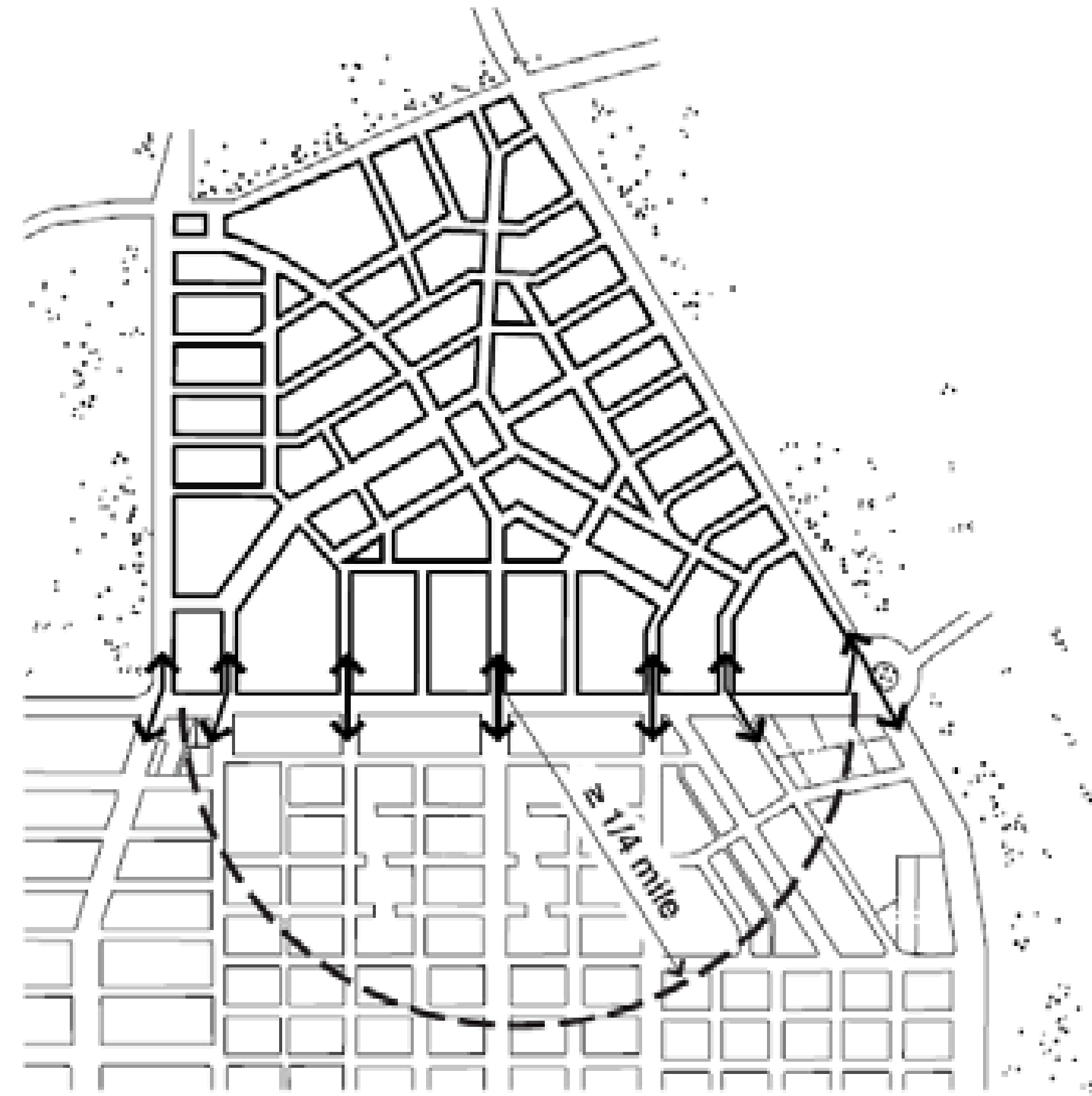


# NPD p1: Connected and Open Community

## CASE 1

### Surrounding Connectivity

- Connectivity of 90 intersections/sq. mile
- Through streets every 800 feet



**SLL p1: Smart Location**  
OPTION 2



# Street Design and Walkability





# Street Design and Walkability





# Street Design and Walkability





# Street Design and Walkability





# Street Design and Walkability





# Housing Types and Affordability

## OPTION 1

Sufficient variety of housing types and sizes –  
greater than .5 on Simpson Diversity Index





# Housing Types and Affordability

## OPTION 1 – Affordable Housing

Rental dwelling units				For-sale dwelling units			
Priced up to 60% AMI		Priced up to 80% AMI		Priced up to 100% AMI		Priced up to 120% AMI	
Percentage of total rental units	Points	Percentage of total rental units	Points	Percentage of total for-sale units	Points	Percentage of total for-sale units	Points
5	1	10	1	5	1	8	1
10	2	15	2	10	2	12	2
15	3	25	3	15	3	—	—





# Green Infrastructure & Buildings

- Technologies and Systems to Reduce impacts based on:
  - Site
  - Water
  - Energy
  - Materials
  - Buildings
  - Infrastructure



North First Campus  
San Jose, CA

Stage 2 Pre-Certified Plan  
Certified, 41 points





# Westlawn Revitalization Milwaukee, WI

Stage 3 Certified Neighborhood  
Development, Silver, 54 points







Dockside Green  
Victoria, British Columbia, Canada

Stage 2 Pre-Certified Plan (Pilot)  
Platinum, 82 points



Foshan Lingnan Tiandi Development  
Foshan, China

Stage 2 Pre-Certified Plan  
Gold, 73 points





# Resources

- LEED v4 ND Guide to Certification
  - ★ [usgbc.org/cert-guide/neighborhood](https://usgbc.org/cert-guide/neighborhood)
- LEED v4 ND Reference Guide
  - ★ [usgbc.org/guide/nd](https://usgbc.org/guide/nd)
- Sample forms
  - ★ [usgbc.org/sampleforms](https://usgbc.org/sampleforms)
- Checklist
  - ★ [usgbc.org/resources/leed-v4-neighborhood-development-checklist](https://usgbc.org/resources/leed-v4-neighborhood-development-checklist)
- Pricing
  - ★ [usgbc.org/cert-guide/fees#nd](https://usgbc.org/cert-guide/fees#nd)



**Thank You**