

Linking Equitable Development and Sustainable Development

IGBG and EAC Joint Meeting

Metropolitan Washington Council of
Governments

July 12, 2012

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Playbook for Green Buildings + Neighborhoods

STRATEGIC LOCAL CLIMATE SOLUTIONS

As local governments take the lead in climate protection, a new tool is available to help them rapidly advance green buildings, neighborhoods and infrastructure. Called the “Playbook,” this web-based resource shows how strategic actions in these sectors promote economic development, build healthier communities, strengthen energy independence, and support climate protection.

Playbook for Green Buildings + Neighborhoods

STRATEGIC LOCAL CLIMATE SOLUTIONS

Green Buildings

The building industry is the single largest contributor to global warming in the country, and green buildings can offer a cost effective solution for achieving measurable reductions in greenhouse gas emissions. The section helps to make the case for action, provides guidance on careful planning, and recommends effective policies and strategies to practice and promote green building.

Green Neighborhoods

Green neighborhoods are great places to live, as well as a terrific opportunity to combat climate change. They reduce greenhouse gas emissions by 20 to 40 percent or more per person. This section introduces an approach to build a robust plan around realistic targets, and recommends a comprehensive suite of short- and long-term actions to take and access to useful tools and resources.

Infrastructure

The infrastructure systems that underpin our buildings and neighborhoods play a strong role in sustainability. Sustainable infrastructure solutions consider a balance between centralized and distributed systems. This section offers an approach and strategic solutions to help advance sustainable infrastructure through collaboration, "quick wins," tools, policy recommendations, and leading actions.

[Strategic Overview](#)[Buildings](#)[Neighborhoods](#)[Infrastructure](#)[Who We Are](#)[Resources](#)

Playbook for Green Buildings + Neighborhoods



Strategic Local Climate Solutions

[HOME](#) -> [NEIGHBORHOODS](#) -> [LEARN](#)

Learn

Creating green neighborhoods is an opportunity to reduce greenhouse gas emissions while meeting a host of other community goals.

[Strategic Overview](#)[Buildings](#)[Neighborhoods](#)[Infrastructure](#)[Who We Are](#)[Resources](#)

Playbook for Green Buildings + Neighborhoods

[Quick Links](#)

Strategic Local Climate Solutions

[HOME](#) -> [NEIGHBORHOODS](#) -> [PLAN](#)

Plan

To encourage green, climate-friendly neighborhoods, use a planning approach that identifies and takes easy actions quickly, ensures long-term commitment, and builds a robust plan around realistic targets.

[Strategic Overview](#)[Buildings](#)[Neighborhoods](#)[Infrastructure](#)[Who We Are](#)[Resources](#)

Playbook for Green Buildings + Neighborhoods

[Quick Links](#)

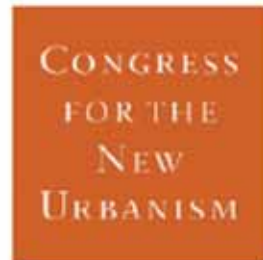
Strategic Local Climate Solutions

[HOME](#) -> [NEIGHBORHOODS](#) -> [ACT](#)

Act

To create green, climate-friendly neighborhoods, use a comprehensive suite of short- and long-term actions. Combine them carefully so you can implement easy, high-impact actions early.

What LEED-ND Is: A Collaborative Program



**LEED FOR
NEIGHBORHOOD
DEVELOPMENT**



LEED FOR NEIGHBORHOOD DEVELOPMENT

A SUSTAINABILITY
TOOL FOR

LOCAL
GOVERNMENTS



What LEED-ND Is:

SMART
GROWTH

NEW
URBANISM

GREEN
BUILDINGS



IMPROVED QUALITY OF LIFE

The Way It Is



Columbia Pike in Arlington, VA

The Way It Could Be



Credit Categories

LEED® for Neighborhood Development

Total Possible Points**	110*
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 Smart Location & Linkage	27
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 Neighborhood Pattern & Design	44
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 Green Infrastructure & Buildings	29
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** Out of a possible 100 points + 10 bonus points*

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

 Innovation & Design Process	6
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 Regional Priority Credit	4
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The Benefits: **Triple Bottom Line**

HEALTHIER
communities

CLEANER
environment

STRONGER
economy



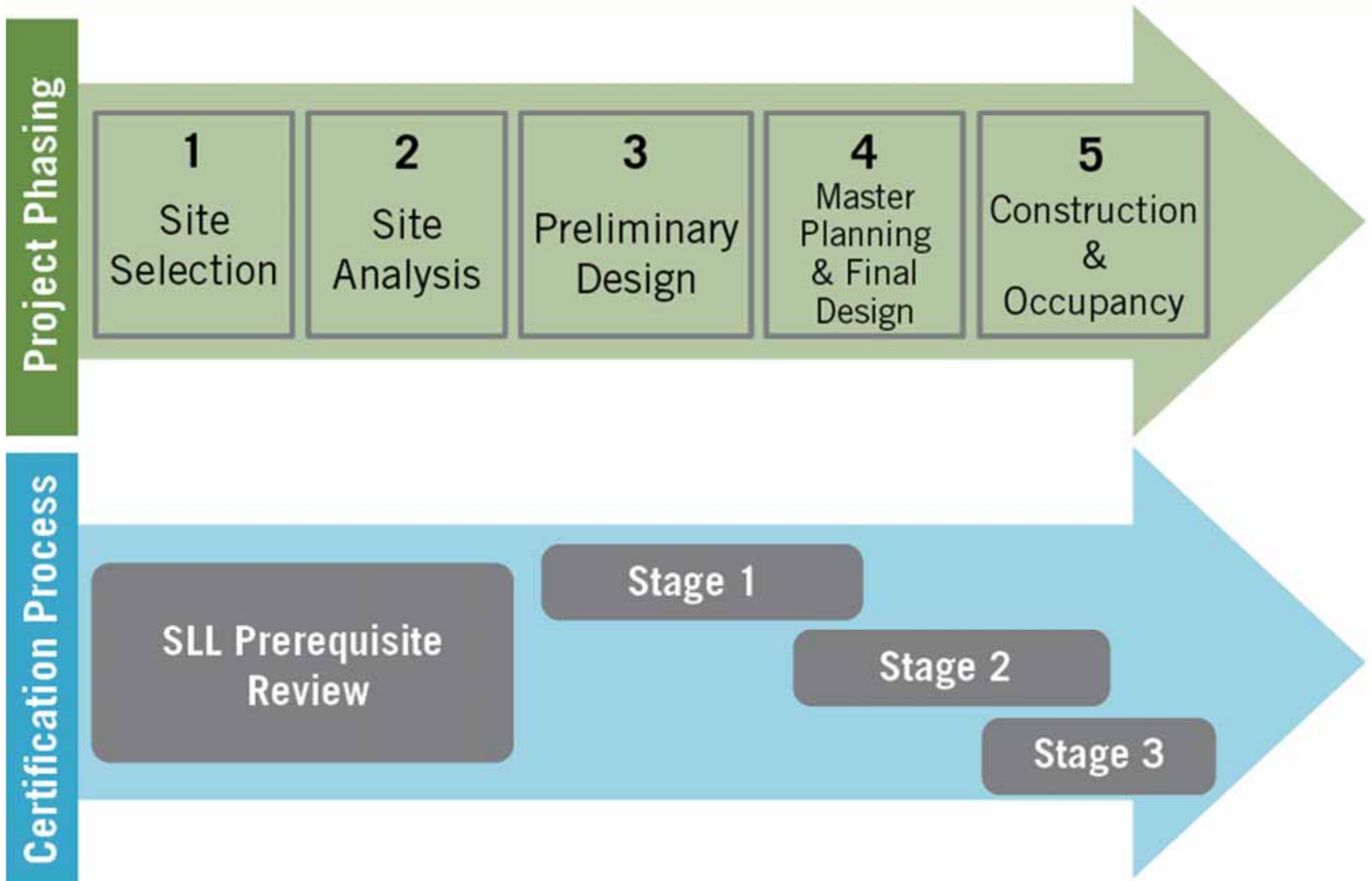
The Benefits of
LEED-ND

Representative Types of Projects

- Urban infill
- Suburban retrofit
- Small community
- Brownfield redevelopment
- Transit oriented development
- Development on adjacent land



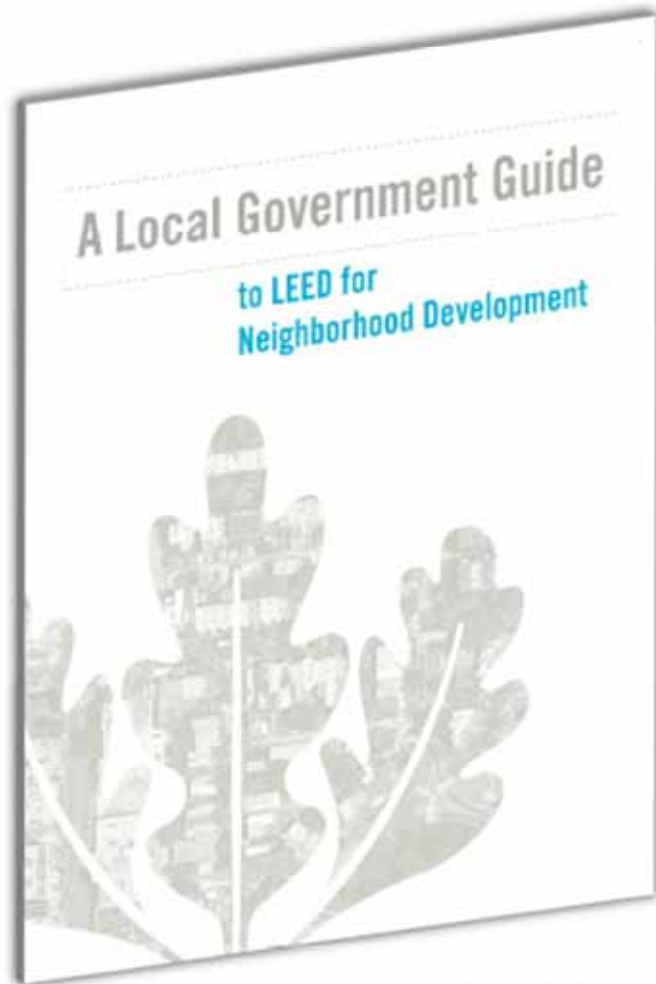
Certification Process: **Project Timeline**



Who Needs to be at the Table

Affected Agencies & Organizations	Prerequisites & Credits
▪ Planning (lead)	49
▪ Building	21
▪ Transportation	14
▪ Public works	12
▪ Electric/natural gas utilities	10
▪ Housing & community development	8
▪ Transit	6
▪ State wildlife	4
▪ Parks & recreation	3
▪ School district	2
▪ Metropolitan planning organization	1

LEED-ND: Local Government Guide



THE APPROACHES

- ① Lead By Example
- ② Remove Barriers and Pave the Way
- ③ The Case for Incentives
- ④ Technical Assistance and Education

www.usgbc.org/ndgovguide

1 Lead by Example

EVALUATE AN AREA PLAN USING LEED-ND CRITERIA

City of Bellingham, WA

After drafting the Samish Way and Fountain District Urban Village plans, staff evaluated how each neighborhood might score under the rating system and made improvements to sections that might not meet the criteria.

SAMISH WAY URBAN VILLAGE SUBAREA PLAN City of Bellingham, Washington



Planning & Community Development Department
Adopted by Ordinance No. 2009-11-069
November 2009

1 Lead by Example

CLEAN UP BROWNFIELD CONTAMINATION



1 Lead by Example

ISSUE A REQUEST FOR PROPOSALS

- Highest bidder not the only way
- Life-cycle cost exercise
- Attach selection of RFP winner to pursuit of LEED-ND



1 Lead by Example

OTHER STRATEGIES - Public Housing Authorities

Chicago Housing Authority - Chicago, IL

The Chicago Housing Authority issued an RFQ for redevelopment on the site, which focused on sustainability and affordability and requires the project to achieve Gold or Platinum LEED-ND certification.



1 Lead by Example

Strategic Planning & Investment

- Close infill gaps.
- Relocate/modify transit.
- Rezone for greater diversity.
- Improve route directness.



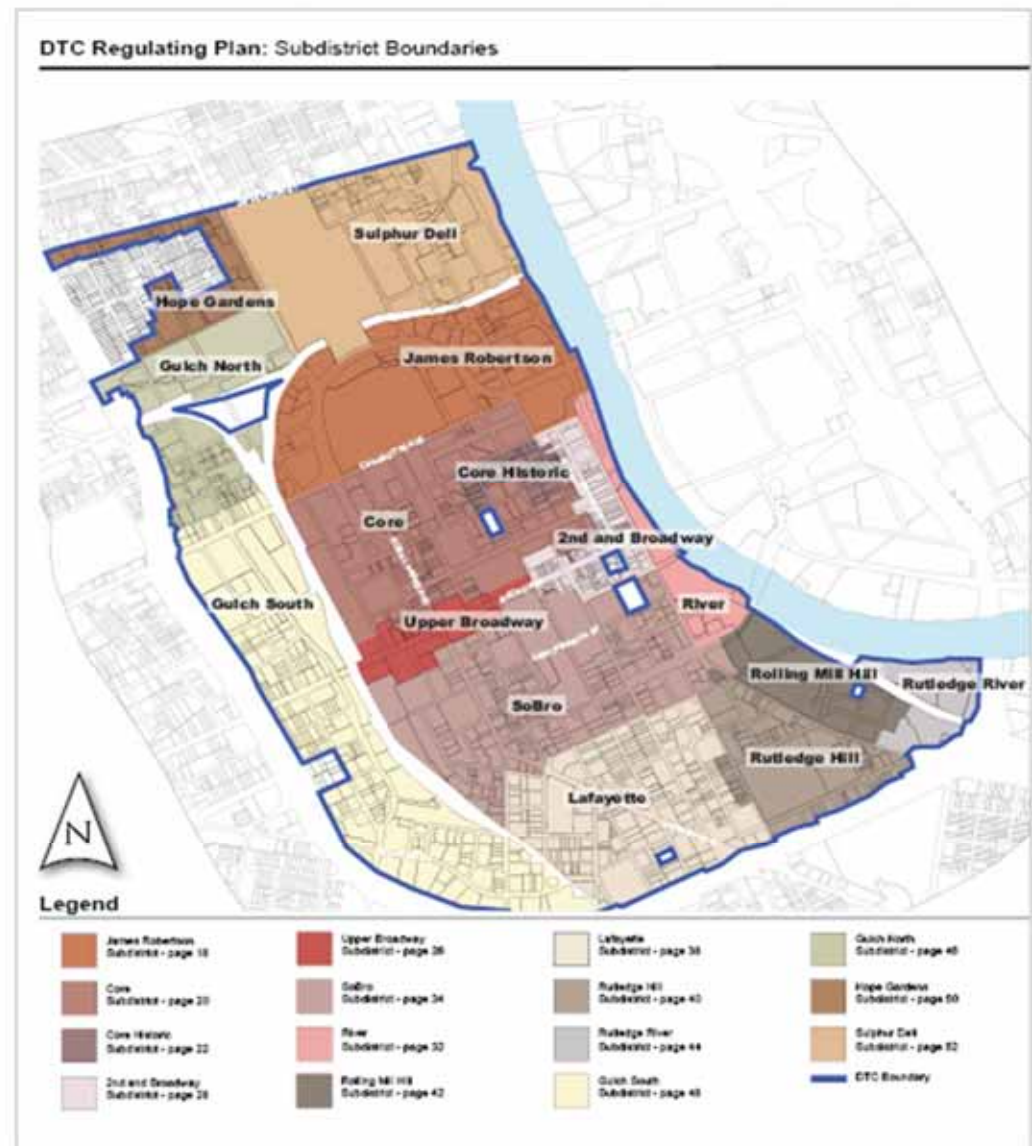
Use ineligibility results to reverse-engineer a work plan of fixes.

2 Remove Barriers & Pave the Way

REMOVE CODE BARRIERS

City of Nashville, TN

- New form-based Downtown Code drew on LEED-ND
- Code awards density bonuses to pre-certified LEED-ND projects



3 The Case for Incentives

STRATEGIES

DEVELOPMENT INCENTIVES

1. Expedited Review/Permitting Processes
2. Density Bonuses

FINANCIAL INCENTIVES

1. Tax Credits and Abatements
2. Fee Reductions or Waivers
3. Grants

OTHER INCENTIVES

1. Marketing Assistance

3 The Case for Incentives

FINANCIAL INCENTIVES

GRANTS

State of Illinois

In 2007, the Governor of the State of Illinois signed “The Green Neighborhood Grant Act” which created state-level incentives for LEED-ND.



4 Technical Assistance & Education

STRATEGIES

1. Direct Technical Assistance
2. General Staff Education
3. Compile Data
4. Identify Eligible Lands
5. Collaborate with local USGBC or CNU chapter



Resources

Affordable Green Neighborhoods Grant Program



Goal: To assist LEED for Neighborhood Development projects that include a strong affordable housing component to successfully pursue certification.

Resources

usgbc.org/leed/nd

- Rating system
- Pilot information

usgbc.org/nd

- Project profiles
- Public PPT
- Quarterly newsletter
- LEED curriculum

usgbc.org/ndlocalgov

- Local government guide
- Slide presentation



**LEED FOR
NEIGHBORHOOD
DEVELOPMENT**

Our Partners

**Congress for the
New Urbanism**
cnu.org/leednd

**Natural Resources
Defense Council**
nrdc.org/smartgrowth



THANK YOU!



Learn More: www.usgbc.org/nd