LEED FOR NEIGHBORHOOD DEVELOPMENT

A SUSTAINABILITY TOOL FOR LOCAL GOVERNMENTS
What LEED-ND Is: A Collaborative Program

LEED FOR NEIGHBORHOOD DEVELOPMENT
What LEED-ND Is:

- Smart Growth
- New Urbanism
- Green Buildings

Improved Quality of Life
LEED® for Neighborhood Development

Total Possible Points** 110*

- Smart Location & Linkage 27
- Neighborhood Pattern & Design 44
- Green Infrastructure & Buildings 29

*Out of a possible 100 points + 10 bonus points

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

- Innovation & Design Process 6
- Regional Priority Credit 4
Smart Location & Linkage: Goals

1. **Pick the right site**
   - Infill
   - Previously Developed
   - Adjacent & Connected
   - Transit-Accessible

2. **Build on the right portion**
   - Avoid development on wetlands & water bodies, agricultural land, and in floodplains
Neighborhood Pattern & Design: Goals

Compact, Complete, Connected

- People connected to place and to each other
- Shared public spaces
- Nearby goods and services
Green Infrastructure & Buildings: Goals

1. Reduce resource use
2. Maximize ecological opportunities
Certification Process

Registration → SLL Prerequisite Review →

STAGE 1: Conditionally Approved Plan

STAGE 2: Pre-Certified Plan

STAGE 3: Certified Neighborhood Development
Three Ways to Use the Manual

- Audit & Amend Existing Plans & Codes
- Establish a New Comprehensive Approach
- Target Specific Areas
Integrating LEED-ND Into Local Plans

Comprehensive Plan Elements

- Land Use
- Public Facilities
- Transportation and Circulation
- Housing
- Civic Services
- Natural and Historic Resources
- Economic Development
Incorporating LEED-ND into Traditional Zoning Code Elements

- Use, Density, and Bulk & Area Requirements
- Parking & Loading
Incorporating LEED-ND into Site Plan and Subdivision Regulations

- Street Design & Transportation
- Stormwater Management & Utilities
- Sustainable Site Features
- Construction Standards
- Natural Resource Preservation
- Conditions on Site Plan and Subdivision Approvals
- Open Space & Infrastructure Exactions
Incorporating LEED-ND into Supplemental Development Standards

- Design Standards
- Historic District Regulation & Landmark Preservation
- Affordable Housing
- Construction Waste Management Regulations
- Development Standards for Buildings, Energy, Plumbing, and Fire Safety
Incorporating LEED-ND into Non-Regulatory Initiatives

- Capital Improvement Plans
- Internal Policies & Non-Regulatory Programs
Project Streamlining and Incentives & Assistance

- Project Review and Approval Process Streamlining
- Incentives & Assistance
Case Study: Draft Mixed Use (MX) District Mount Vernon, New York

Target Area:
- Mount Vernon Avenue corridor and South West Street
- Medium density, commercial development
- Within ½ mile of Mount Vernon West Station, Metro North RR

Currently zoned:
- Industrial
- Commercial Business
- Neighborhood Business
- Apartment House

Surrounded by residential uses
DRAFT Use Requirements

- Multifamily dwellings
- Community purpose buildings
- Business, professional or governmental offices
- Stores and shops exclusively for sales at retail or the performance of customary personal services
- Museums and/or art galleries
- Hotels and motels
- Bars
- Bakeries, retail
- Restaurants
- Banks
- Theaters and/or concert halls
- Animal hospitals
- Schools, day-care centers, nursery schools (special use permit)
Case Study: Draft Mixed Use (MX) District Mount Vernon, New York

- Evaluation Using:
  - TGM Strategy 2.1 Mixed Uses
  - NPDe3, Mixed-Use Neighborhood Centers & LEED-ND Diverse Use Appendix

- Additional uses identified from LEED-ND criteria:
  - Food Retail (supermarkets, food stores with produce, farmers’ market)
  - Community-Serving Retail (clothing, hardware, pharmacy)
  - Services (hair care)
  - Civic and Community Facilities (adult/senior care, family entertainment, government offices that serve public on-site, social services)
  - Live-work spaces
  - Produce gardens, green houses
  - On-site renewable energy generation systems
DRAFT Building Height Requirement
- shall not exceed 42' feet in MX-42
- shall not exceed 90' feet in MX-90
Evaluation Using:
- TGM Strategy 2.10 Taller Building Heights
- NPDp1 & NPDc1, Walkable Streets
  - minimum building height-to-street-width ratio of 1:3

Building height meets LEED-ND criteria:
- Existing street widths
  - Mount Vernon Ave: ~62 ft
  - Macquesten Pkwy N: ~113 ft
  - S West St: ~34 ft
- Minimum building heights to meet 1:3 ratio
  - Mount Vernon Ave: ≥ 21 ft
  - Macquesten Pkwy N: ≥ 38 ft
  - S West St: ≥ 11 feet
Case Study: Draft Mixed Use (MX) District
Mount Vernon, New York

DRAFT Setback Requirements

- Front Yard Setback
  - front property line

- Secondary Front Yard Setback
  - secondary front property line

- Side Yard Setback
  - side property line

- Rear Yard Setback
  - rear property line
  - possible buffer
Case Study: Draft Mixed Use (MX) District
Mount Vernon, New York

❖ Evaluation Using:
  ❖ TGM Strategy 2.11 Reduced Building Setbacks
  ❖ NPDp1 & NPDc1, Walkable Streets
    ❖ ≤18 to 25 feet from property lines on pedestrian realm
    ❖ Building façades within 1 ft of sidewalk along mixed-use and nonresidential streets

❖ Setbacks meet LEED-ND criteria:
  ❖ At property lines
  ❖ Potential buffer in rear of property
    ❖ between mixed uses and residential neighborhood
    ❖ will not interfere with pedestrian realm
Incentivize TGM Strategies:

- 3.1 Sustainable Pavement
- 3.2 Energy-Efficient Street Lights
- 3.5 Bicycle Network and Parking
- 3.6 Green Streets
- 3.11 Sustainable Stormwater Management Infrastructure
- 4.10 Construction Waste Management
- 4.12 Green Buildings

Possible Incentives:

- 6.1 Clear Roadmap of Review Process
- 6.2 Expedited Review
- 6.4 Internal Project Review Standards
- 6.8 Fee Rebates
Case Study: Opportunities Analysis
Fishkill, New York

Census Tract 601:

- Along U.S. Route 44, which connects to County Routes 71 and 72
- High and low density residential; commercial and institutional
- 8 miles from Poughkeepsie train station
- Currently zoned:
  - Commercial
  - Institutional
  - Industrial
  - Residential

Source: Dutchess County Department of Planning and Development
MODEL Design Standards

- New buildings should have entrances on a public-space facing front facades
- Nonresidential and mixed use areas: entrances on average every 75 feet or less
- Design standards on window height and breaking up blank walls with windows, murals, etc.
- ≥ 50% of ground floor DUs elevated by 24 inches, for privacy
- Minimum ground-floor retail use for office buildings
Case Study: Opportunities Analysis
Fishkill, New York

- **Evaluation Using:**
  - TGM Strategies:
    - 4.1 Building Entries on Front Façades,
    - 4.2 Building Entries at Minimum Intervals,
    - 4.3 Ground-Floor Retail,
    - 4.4 Transparent and Interesting Façades,
    - 4.5 Elevated Finished Floors,
    - 4.6 Garage, Service Bay, and Parking Lot Location and Design
  - NPDp1 and NPDc1, Walkable Streets

- **Model zoning regulations for parking meet LEED-ND criteria:**
  - Building entrances
  - Facades, doors, and windows
  - Ground-floor residential units and retail
  - Parking structures
Case Study: Opportunities Analysis
Fishkill, New York

- Comprehensive Plan Areas of Focus
  - 1.1 Land Use
  - 1.3 Transportation and Circulation
  - 1.4 Housing

- LEED-ND Streamlining and Incentive Strategies
  - 6.1 Clear Roadmap of Review Process – redevelopment scenario assessment; land use inventory
  - 6.3 Community Outreach and Involvement – outreach to private landowners
Case Study: Dover Plains Zoning Amendments
Dover, New York

- Two Metro North train stations
- Two major thoroughfares
- Dover Plains:
  - Commercial and residential
  - Potential for infill, infrastructure improvements
  - Hamlet Mixed Use (HM) and Hamlet Residential (HR) Districts
Case Study: Dover Plains Zoning Amendments
Dover, New York

- **Evaluation Using:**
  - TGM Strategy 2.8 Greater Development Densities
  - *NPDp2 & NPDc2, Compact Development*
    - Areas walkable to transit: residential density at least 12 DU/acre
    - Areas not walkable to transit: residential density at least 7 DU/acre

- **Density potential amendments meet LEED-ND criteria:**
  - Residential maximum density of at least 12 DU/acre
    - *In HM and HR districts*
Case Study: Dover Plains Zoning Amendments
Dover, New York

- **Evaluation Using:**
  - TGM Strategy 2.9 Smaller Lot Sizes
  - NPDp2 & NPDc2, Compact Development
    - Reduce minimum size for residential lots
    - Encourage higher-density development

- **Proposed amendments meet LEED-ND criteria:**
  - Remove minimum lot size requirements for HR and HM zoning districts
    - Allow for denser development
Town Center Area:
- Along U.S. Route 44, which connects to County Routes 71 and 72
- High and low density residential; commercial and institutional
- 8 miles from Poughkeepsie train station
- Currently zoned:
  - Commercial
  - Institutional
  - Industrial
  - Residential
- Mostly surrounded by residential, some vacant property
Case Study: Town Center Zoning Amendments
Pleasant Valley, New York

- PROPOSED Parking Zoning Amendments
  - Eliminate minimum parking requirements when possible
  - Preferential parking for car-shares, carpools, or hybrid/electric vehicles
  - TDM program
  - Below grade off-street parking
  - Bicycle parking and storage
Case Study: Town Center Zoning Amendments
Pleasant Valley, New York

- Evaluation Using:
  - TGM Strategies 2.12 Reduced Off-Street Parking Spaces
  - NPDc5, Reduced Parking Footprint & NPDc8, Transportation Demand Management
    - Eliminate off-street parking minimums
    - Prohibit off-street surface parking lots > 20 percent of the total development footprint and individually > 2 acres
    - Reduce demand for off-street parking

- Model zoning regulations for parking meet LEED-ND criteria:
  - Parking reduction
  - Preferential parking for car sharing and green vehicles
  - TDM programs
  - Below-grade parking
Neighborhood Development Floating Zone

A Model Ordinance to Foster Green Community Development Using the LEED for Neighborhood Development Rating System

2013
Links to Technical Guidance Manual and the Floating Zone

www.usgbc.org/resources/technical-guidance-manual-sustainable-neighborhoods

www.usgbc.org/resources/neighborhood-development-floating-zone