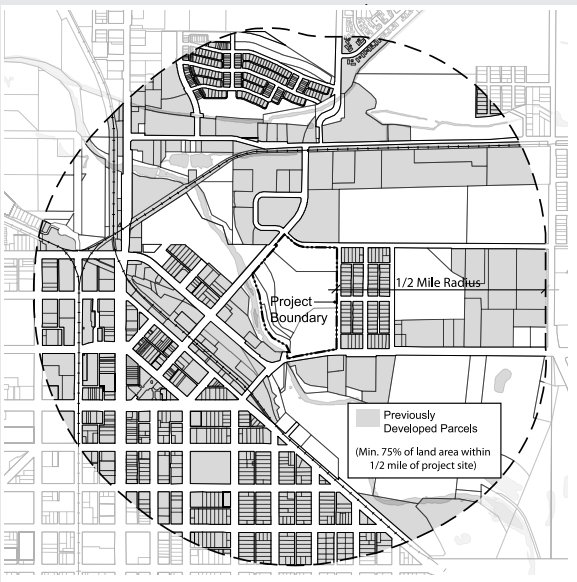
**(c).** Infill project site based on minimum 75% of land area within 1/2 mile of project boundary being previously developed




**(d).** Infill project site based on minimum 140 intersections/sq.mi. within 1/2 mile of project boundary

## SLL Credit 6: Steep Slope Protection

## 1 point

### Intent

To minimize erosion to protect habitat and reduce stress on natural water systems by preserving steep slopes in a natural, vegetated state.

### Requirements

FOR ALL PROJECTS

All options apply to *existing* natural or constructed slopes. Portions of *project* sites with slopes up to 20 feet in elevation, measured from toe (a distinct break between a 40% slope and lesser slopes) to top, that are more than 30 feet in any direction from another slope greater than 15% are exempt from the requirements, although more restrictive local regulations may apply.

OPTION 1. No Disturbance of Slopes Over 15%

Locate on a site that has no existing slopes greater than 15%, or avoid disturbing portions of the site that have existing slopes greater than 15%.

OR

OPTION 2. Previously Developed Sites with Slopes Over 15%

On portions of *previously developed sites* with existing slopes greater than 15%, restore the slope area with *native plants* or noninvasive *adapted plants* according to Table 1.

**Table 1.** Required restoration area of slope

| Slope | Restoration |
|---|---|
| > 40% | 100% |
| 26% to 40% | 60% |
| < 15% to 25% | 40% |

In addition, develop *covenants, conditions, and restrictions* (CC&R); development agreements; or other binding documents that will protect the specified steep slope areas in perpetuity. Comply with the requirements of Option 3 on any slope over 15% that has not been previously developed.

OR

OPTION 3. Sites Other than Previously Developed Sites with Slopes Over 15%

On sites that are not previously developed sites, protect existing slopes over 15% as follows:

a. Do not disturb slopes greater than 40% and do not disturb portions of the project site within 50 feet horizontally of the top of the slope and 75 feet horizontally from the toe of the slope.

b. Limit development to no more than 40% of slopes between 25% and 40% and to no more than 60% of slopes between 15% and 25%.

c. Locate development such that the percentage of the *development footprint* that is on existing slopes less than 15% is greater than the percentage of *buildable land* that has existing slopes less than 15%.

d. Develop CC&R, development agreements, or other binding documents that will protect steep slopes in perpetuity.

## Key Definitions

For the meanings of other terms used in the requirements, refer to the Glossary.

**buildable land** the portion of the site where construction can occur, including land voluntarily set aside and not constructed upon. When used in *density* calculations, buildable land excludes public rights-of-way and land excluded from development by codified law or LEED for Neighborhood Development prerequisites. An *applicant* may exclude additional land not exceeding 15% of the buildable land base defined above, provided the following conditions are present:

a. The land is protected from residential and nonresidential construction by easement, deed restriction, or other enforceable legal instrument.

AND

b. Either 25% or more of the boundary of each contiguous parcel proposed for exclusion borders a *water body* or areas outside the *project boundary* that are protected by codified law; or ownership of, or management authority over, the exclusion area is transferred to a public entity.

## SLL Credit 7: Site Design for Habitat or Wetland and Water Body Conservation

## 1 point

### Intent

To conserve *native plants*, wildlife habitat, *wetlands*, and *water bodies*.

### Requirements

OPTION 1. Sites without Significant Habitat or Wetlands and Water Bodies

Locate the *project* on a site that does not have significant habitat, as defined in Option 2 of this credit, or land within 100 feet of such habitat, and fulfill the requirements of Options 1 or 2(a) under SLL Prerequisite 3, Wetland and Water Body Conservation.

OR

OPTION 2. Sites with Significant Habitat

Work with both the state's Natural Heritage Program and the state fish and wildlife agency to delineate identified significant habitat on the site. Do not disturb significant habitat or portions of the site within an appropriate buffer around the habitat. The geographic extent of the habitat and buffer must be identified by a qualified biologist, a nongovernmental conservation organization, or the appropriate state or regional agency. Protect significant habitat and its identified buffers from development in perpetuity by donating or selling the land, or a conservation easement on the land, to an accredited land trust or relevant public agency (a deed covenant is not sufficient to meet this requirement). Identify and commit to ongoing management activities, along with parties responsible for management and funding available, so that habitat is maintained in *preproject* condition or better for a minimum of three years after the project is built out. The requirement for identifying ongoing management activities may also be met by earning SLL Credit 9, Long-Term Conservation Management of Wetlands and Water Bodies.

Significant habitat for this credit includes the following:

a. Habitat for species that are listed or are candidates for listing under state or federal endangered species acts, habitat for species of special concern in the state, and/or habitat for those species and/or ecological communities classified as GH, G1, G2, G3, and/or S1 and S2 species by NatureServe.

b. Locally or regionally significant habitat of any size, or patches of predominantly native vegetation at least 150 acres (even if some of the 150 acres lies outside the *project boundary*).

c. Habitat flagged for conservation under a regional or state conservation or green infrastructure plan.

OR

OPTION 3. Sites with Wetlands and Water Bodies

Design the project to conserve 100% of all water bodies, wetlands, land within 100 feet of water bodies, and land within 50 feet of wetlands on the site. Using a qualified biologist, conduct an assessment, or compile *existing* assessments, showing the extent to which those water bodies and/or wetlands perform the following functions: (1) water quality maintenance, (2) wildlife habitat protection, and (3) hydrologic function maintenance,

including flood protection. Assign appropriate buffers (not less than 100 feet for water bodies and 50 feet for wetlands) based on the functions provided, contiguous soils and slopes, and contiguous land uses. Do not disturb wetlands, water bodies, and their buffers, and protect them from development in perpetuity by donating or selling the land, or a conservation easement on the land, to an accredited land trust or relevant public agency (a deed covenant is not sufficient to meet this requirement). Identify and commit to ongoing management activities, along with parties responsible for management and funding available, so that habitat is maintained in preproject condition or better for a minimum of three years after the project is built out. The requirement for identifying ongoing management activities may also be met by earning SLL Credit 9, Long-Term Conservation Management of Wetlands and Water Bodies. The project does not meet the requirements if it has negative effects on habitat for species identified in Option 2(a).

### FOR ALL PROJECTS

The following features are not considered wetlands, water bodies, or buffer land that must be protected:

a. *Previously developed* land.

b. Man-made water bodies (such as industrial mining pits, concrete-lined canals, or stormwater retention ponds) that lack natural edges and floors or native ecological communities in the water and along the edge

c. Man-made linear wetlands that result from the interruption of natural drainages by existing rights-of-way.

d. Wetlands that were created incidentally by human activity and have been rated "poor" for all measured wetland functions. Wetland quality assessment must be performed by a qualified biologist using a method that is accepted by state or regional permitting agencies.

## Key Definitions

For the meanings of other terms used in the requirements, refer to the Glossary.

**previously developed** altered by paving, construction, and/or land use that would typically have required regulatory permitting to have been initiated (alterations may exist now or in the past). Previously developed land includes a platted lot on which a building was constructed if the lot is no more than 1 acre; previous development on lots larger than 1 acre is defined as the *development footprint* and land alterations associated with the footprint. Land that is not previously developed and altered landscapes resulting from current or historical clearing or filling, agricultural or forestry use, or preserved natural area use are considered undeveloped land. The date of previous development permit issuance constitutes the date of previous development, but permit issuance in itself does not constitute previous development.

## SLL Credit 8: Restoration of Habitat or Wetlands and Water Bodies

## 1 point

### Intent

To restore *native plants*, wildlife habitat, *wetlands*, and *water bodies* that have been harmed by previous human activities.

### Requirements

Using only native plants, restore *predevelopment* native ecological communities, water bodies, or wetlands on the *project* site in an area equal to or greater than 10% of the *development footprint*. Work with a qualified biologist to ensure that restored areas will have the native species assemblages, hydrology, and other habitat characteristics that likely occurred in predevelopment conditions. Protect such areas from development in perpetuity by donating or selling the land, or a conservation easement on the land, to an accredited land trust or relevant public agency (a deed covenant is not sufficient to meet this requirement). Identify and commit to ongoing management activities, along with parties responsible for management and funding available, so that restored areas are maintained for a minimum of three years after the project is built out or the restoration is completed, whichever is later. The requirement for identifying ongoing management activities may also be met by earning SLL Credit 9, Long-Term Conservation Management of Wetlands and Water Bodies. The project does not meet the requirements if it has negative effects on habitat for species identified in Option 2(a) of SLL Credit 7, Site Design for Habitat or Wetland and Water Body Conservation.

## SLL Credit 9: Long-Term Conservation Management of Habitat or Wetlands and Water Bodies

## 1 point

### Intent

To conserve *native plants*, wildlife habitat, *wetlands*, and *water bodies*.

### Requirements

Create and commit to implementing a long-term (at least ten-year) management plan for new or *existing* on-site native habitats, water bodies, and/or wetlands and their buffers, and create a guaranteed funding source for management. Involve a qualified biologist or a professional from a natural resources agency or natural resources consulting firm in writing the management plan and conducting or evaluating the ongoing management. The plan must include biological objectives consistent with habitat and/or water resource conservation, and it must identify (1) procedures, including personnel to carry them out, for maintaining the conservation areas; (2) estimated implementation costs and funding sources; and (3) threats that the *project* poses for habitat and/or water resources within conservation areas (e.g., introduction of exotic species, intrusion of residents in habitat areas) and measures to substantially reduce those threats. The project does not meet the requirements if it has negative effects on habitat for species identified in Option 2(a) of SLL Credit 7, Site Design for Habitat or Wetland and Water Body Conservation.

## NPD Prerequisite 1: Walkable Streets

## Required

### Intent

To promote transportation efficiency, including reduced *vehicle miles traveled* (VMT). To promote walking by providing safe, appealing, and comfortable *street* environments that support public health by reducing pedestrian injuries and encouraging daily physical activity.

### Requirements

Design and build the *project* to achieve all of the following:

a. For 90% of new building frontage, a principal *functional entry* on the front façade faces a public space, such as a street, square, *park*, *paseo*, or *plaza*, but not a parking lot, and is connected to sidewalks or equivalent provisions for walking. The square, park, or plaza must be at least 50 feet wide at a point perpendicular to each entry.

b. At least 15% of *existing* and new street frontage within and bordering the project has a minimum building-height-to-street-width ratio of 1:3 (i.e., a minimum of 1 foot of building height for every 3 feet of street width).

- Nonmotorized rights-of-way may be counted toward the 15% requirement, but 100% of such spaces must have a minimum building-height-to-street-width ratio of 1:1.
- Projects with bordering street frontage must meet only their proportional share of the height-to-width ratio (i.e., only on the project side of the street).
- Street frontage is measured in linear feet.
- Building height is measured to eaves or the top of the roof for a flat-roof structure, and street width is measured façade to façade. For building frontages with multiple heights, use the weighted average height of all frontage segments based on each segment's height weighted by the segment's share of total building width.
- *Alleys* and driveways are excluded.

c. Continuous sidewalks or equivalent all-weather provisions for walking are provided along both sides of 90% of streets or frontage within the project, including the project side of streets bordering the project. New sidewalks, whether adjacent to streets or not, must be at least 8 feet wide on retail or mixed-use blocks and at least 4 feet wide on all other blocks. Equivalent provisions for walking include *woonerfs* and all-weather-surface footpaths. Alleys, driveways, and reconstructed existing sidewalks are excluded from these calculations.

d. No more than 20% of the street frontages within the project are faced directly by garage and service bay openings.

Projects in a designated *historic district* subject to review by a local historic preservation entity are exempt from (b), (c), and (d) if approval for compliance is not granted by the review body. Projects in historic districts listed in or eligible for listing in a state register or the National Register of Historic Places that are subject to review by a state historic preservation office or the National Park Service are exempt from (b), (c), and (d) if approval for compliance is not granted. If the public space is a square, park, or plaza, it must be at least 50 feet deep, measured at a point perpendicular to each entry.

## NPD Prerequisite 2: Compact Development

## Required

### Intent

To conserve land. To promote livability, walkability, and transportation efficiency, including reduced *vehicle miles traveled* (VMT). To leverage and support transit investments. To reduce public health risks by encouraging daily physical activity associated with walking and bicycling.

### Requirements

OPTION 1. Projects in Transit Corridors

For *projects* with e*xisting* and/or planned transit service (i.e., service with the funding commitments specified in SLL Prerequisite 1, Smart Location) that meets or exceeds the 2-point threshold in SLL Credit 3, Locations with Reduced Automobile Dependence, Option 1, build at the following densities, based on the *walk distances* to the transit service specified in SLL Credit 3:

a. For residential components located within the walk distances: 12 or more *dwelling units* per acre of buildable land available for residential uses.

b. For residential components falling outside the walk distances: 7 or more dwelling units per acre of buildable land available for residential uses.

c. For nonresidential components located within the walk distances: 0.80 *floor-area ratio* (FAR) or greater of buildable land available for nonresidential uses.

d. or nonresidential components falling outside the walk distances: 0.50 FAR or greater of buildable land available for nonresidential uses.

If the project location is served by a transit agency that has specified guidelines for minimum service densities that are greater than the densities required by this prerequisite, the project must achieve those service densities instead.

OR

OPTION 2. All Other Projects

Build any residential components of the project at a *density* of 7 dwelling units per acre of *buildable land* available for residential uses.

AND

Build any nonresidential components of the project at a density of 0.50 FAR or greater of buildable land available for nonresidential uses.

FOR ALL PROJECTS

Density calculations include all planned and existing buildings within the *project boundary*, excluding those portions of parking structures devoted exclusively to parking.

The specified density must be achieved within five years of the date that the first building of any type is occupied.

If one component of the project, residential or nonresidential, meets the minimum density requirement but the other component does not, include only the qualifying density. Use that component's dwelling units or nonresidential floor area in the numerator and the total buildable land area in the denominator. If the resulting density meets the minimum requirement, the prerequisite is achieved.

## NPD Prerequisite 3: Connected and Open Community

### Required

#### Intent

To promote *projects* that have high levels of internal *connectivity* and are well connected to the community at large. To encourage development within *existing* communities that promote transportation efficiency through multimodal transportation. To improve public health by encouraging daily physical activity.

#### Requirements

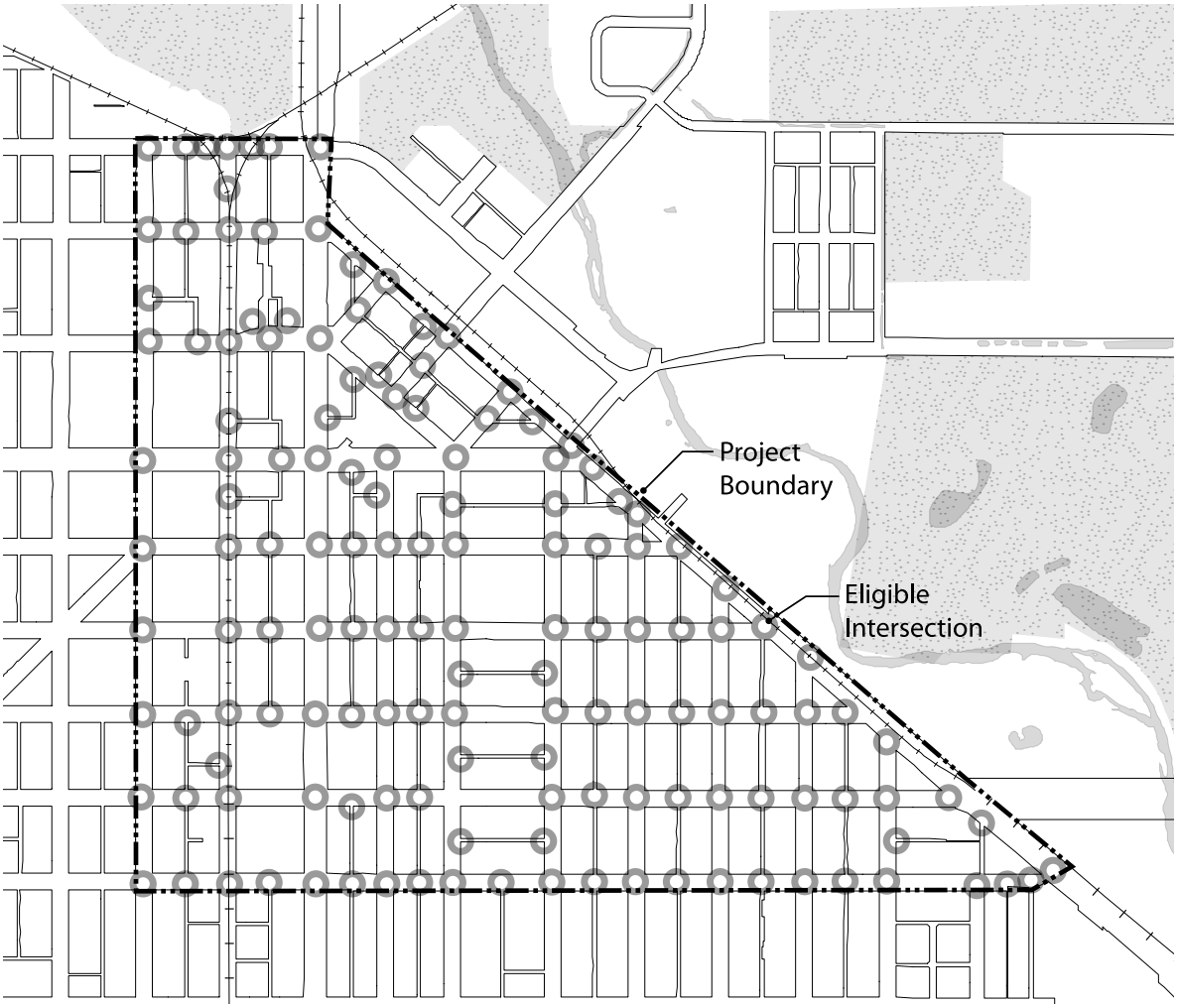
OPTION 1. Projects with Internal Streets

Design and build the project such that its internal connectivity is at least 140 intersections per square mile. All *streets* and sidewalks that are counted toward the connectivity requirement must be available for general public use and not gated. Gated areas are not considered available for public use, with the exception of education and health care campuses and military bases where gates are used for security purposes.

AND

Design and build the project with at least one through-street and/or nonmotorized right-of-way intersecting or terminating at the *project boundary* at least every 800 feet, or at existing abutting street intervals and intersections, whichever is the shorter distance. Nonmotorized rights-of-way may count for no more than 20% of the total. This does not apply to portions of the boundary where connections cannot be made because of physical obstacles, such as prior platting of property, construction of existing buildings or other barriers, slopes over 15%, *wetlands* and *water bodies*, railroad and utility rights-of-way, existing limited-access motor vehicle rights-of-way, and parks and dedicated open space.

**Figure 1.** Project site design with 140 eligible intersections per square mile on streets that are not gated




OR

OPTION 2. Projects without Internal Streets

Locate the project such that the connectivity of the existing streets within 1/4 mile of the project boundary is at least 90 intersections per square mile. All streets and sidewalks that are counted toward the connectivity requirement must be available for general public use and not gated. Gated areas are not considered available for public use, with the exception of education and health care campuses and military bases where gates are used for security purposes.

**Figure 2.** Project site with at least 90 eligible intersections per square mile within 1/4 mile of project boundary

## Key Definitions

For the meanings of other terms used in the requirements, refer to the Glossary.

**connectivity** the number of publicly accessible *street* intersections per square mile, including intersections of streets with dedicated *alleys* and transit rights-of-way, and intersections of streets with nonmotorized rights-of-way. If one must both enter and exit an area through the same intersection, such an intersection and any intersections beyond that point are not counted; intersections leading only to *culs-de-sac* are also not counted. The calculation of square mileage excludes *water bodies*, *parks* larger than 1/2 acre, public facility campuses, airports, rail yards, slopes over 15%, and areas nonbuildable under codified law or the rating system. Street rights-of-way may not be excluded.

## NPD Credit 1: Walkable Streets

## 1–12 points

### Intent

To promote transportation efficiency, including reduced *vehicle miles traveled* (VMT). To promote walking by providing safe, appealing, and comfortable *street* environments that support public health by reducing pedestrian injuries and encouraging daily physical activity.

### Requirements

A *project* may earn a maximum of 12 points according to the schedule in Table 1:

**Table 1.** Points for walkable street features

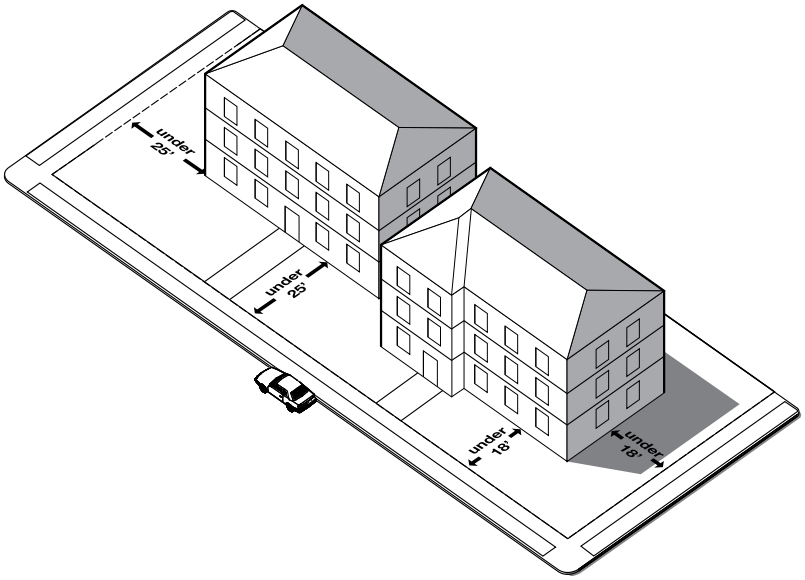
| Items achieved | Points |
|---|---|
| 2–3 | 1 |
| 4–5 | 2 |
| 6–7 | 3 |
| 8–9 | 4 |
| 10 | 7 |
| 11 | 8 |
| 12 | 9 |
| 13 | 10 |
| 14 | 11 |
| 15–16 | 12 |

## Façades and Entries

a. At least 80% of the total linear feet of street-facing building façades in the project is no more than 25 feet from the property line.

b. At least 50% of the total linear feet of street-facing building façades in the project is no more than 18 feet from the property line.

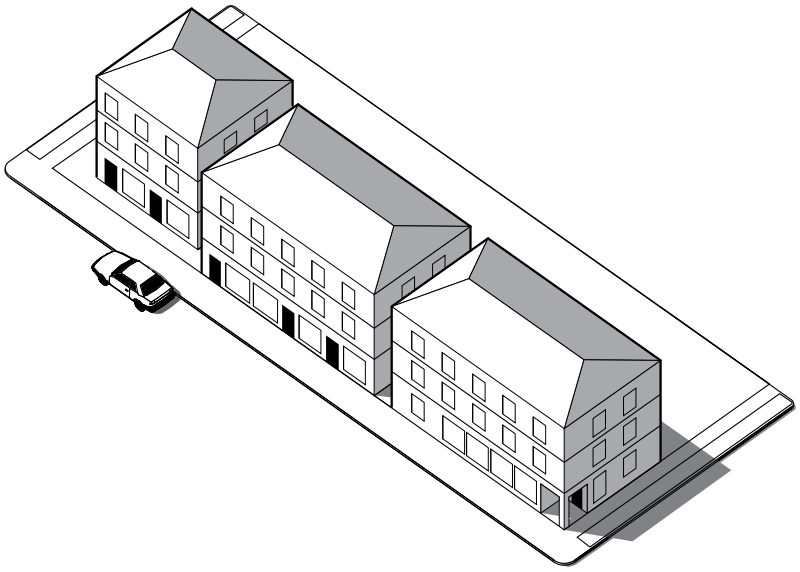
**Figure 1.** Minimal street-facing building façade setbacks




c. At least 50% of the total linear feet of mixed-use and nonresidential street-facing building façades in the project is within 1 foot of a sidewalk or equivalent provision for walking.

d. *Functional entries* to the building occur at an average of 75 feet or less along nonresidential or mixed-use buildings or *blocks*.

**Figure 2.** Functional building entries at minimum average distances along blocks



e. Functional entries to the building occur at an average of 30 feet or less along nonresidential or mixed-use buildings or blocks (items d and e are cumulative).

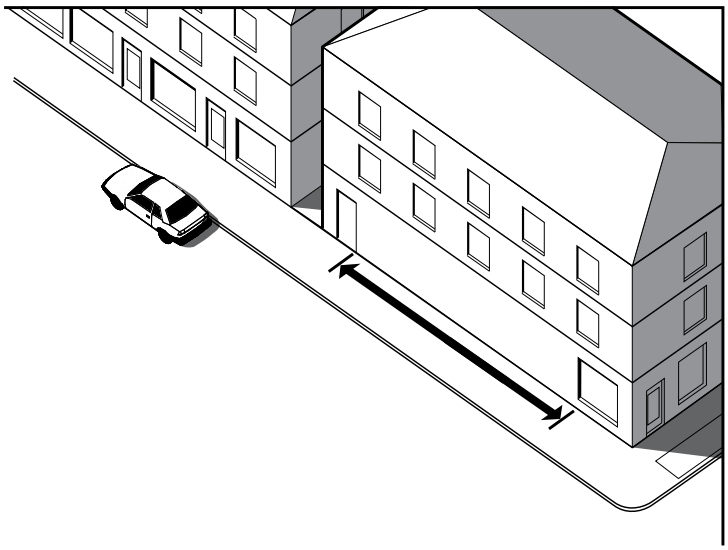
### Ground-Level Use and Parking

f. All ground-level retail, service, and trade uses that face a public space have clear glass on at least 60% of their façades between 3 and 8 feet above grade.

**Figure 3.** Ground-level retail and service uses with minimum amounts of clear glass façades


g. If a façade extends along a sidewalk, no more than 40% of its length or 50 feet, whichever is less, is blank (without doors or windows).

**Figure 4.** Limits on length of blank walls along sidewalks

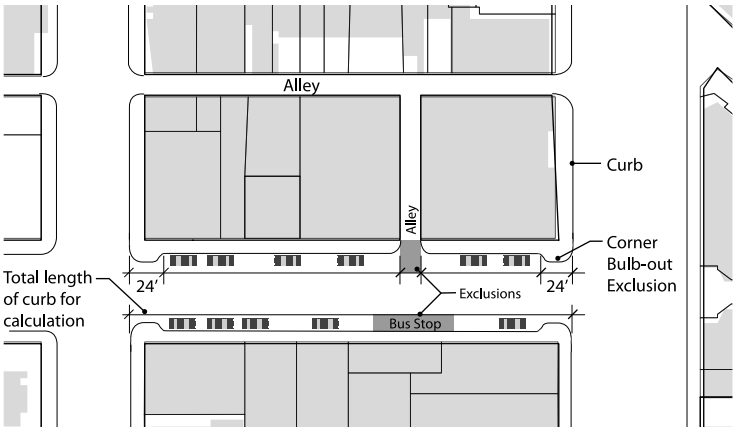


h. Any ground-level retail, service, or trade windows must be kept visible (unshuttered) at night; this must be stipulated in *covenants, conditions, and restrictions* (CC&R) or other binding documents.

i. On-street parking is provided on a minimum of 70% of both sides of all new and *existing* streets, including the project side of bordering streets. The percentage of on-street parking is calculated by dividing the length of

street designated for parking by the total length of the curb along each street, including curb cuts, driveways, and intersection radii. Space within the parking lane that is occupied by corner bulb-outs (within 24 feet of an intersection), transit stops, and motorcycle or bicycle parking may be counted as designated for parking in this calculation. *Woonerfs* are not considered streets for this subsection.

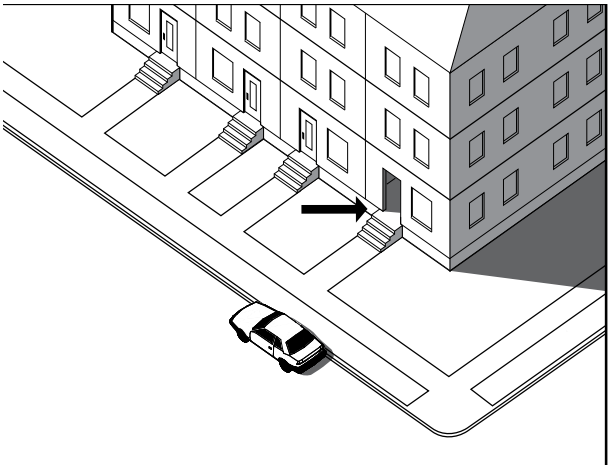
**Figure 5.** On-street parking requirements




j. Continuous sidewalks or equivalent provisions for walking are available along both sides of all streets within the project, including the project side of streets bordering the project. New sidewalks, whether adjacent to streets or not, must be at least 10 feet wide on retail or mixed-use blocks and at least 5 feet wide on all other blocks. Equivalent provisions for walking include woonerfs and all-weather-surface footpaths at least 5 feet wide. Note that these requirements specify wider sidewalks than required by NPD Prerequisite 1, Walkable Streets.

k. If the project has ground-floor *dwelling units*, the principal floor of at least 50% of those units must have an elevated finished floor no less than 24 inches above the sidewalk grade. Below-grade basement spaces and/or *accessory dwelling units* are exempt from this requirement.

**Figure 6.** Minimal above-grade entrance requirements



l. In nonresidential or mixed-use projects, 50% or more of the total number of office buildings include ground-floor retail along 60% of the length of the street-level façade; 100% of mixed-use buildings include ground-floor retail, live-work spaces, and/or ground-floor dwelling units along at least 60% of the street-level façade; 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, paseo, or plaza, but not a parking lot.

m. At least 40% of all street frontage within the project has a minimum building-height-to-street-width ratio of 1:3 (i.e., a minimum of 1 foot of building height for every 3 feet of street width).

- Nonmotorized rights-of-way may be counted toward the 40% requirement, but 100% of such spaces must have a minimum 1:1 ratio of building height to street width.
- Projects with bordering street frontage must meet only their proportional share of the height-to-width ratio (i.e., only on the project side of the street).
- Street frontage is measured in linear feet.
- Building height is measured to eaves or the top of the roof for a flat-roof structure, and street width is measured façade to façade. For building frontages with multiple heights, use the weighted average height of all frontage segments based on each segment's height weighted by the segment's share of total building width.
- *Alleys* and driveways are excluded.

### Design Speeds for Safe Pedestrian and Bicycle Travel

n. 75% of residential-only streets within the project are designed for a target speed of no more than 20 mph (existing streets may be exempted from calculations).

o. 70% of nonresidential and/or mixed-use streets within the project are designed for a target speed of no more than 25 mph. A multiway boulevard, with travel lanes separated from access lanes by medians, may apply this requirement to its outer access lanes only (through-lanes are exempt), provided pedestrian crosswalks are installed across the boulevard at intervals no greater than 800 feet (existing streets may be exempted from calculations).

### Sidewalk Intrusions

p. At-grade crossings with driveways account for no more than 10% of the length of sidewalks within the project.

## NPD Credit 2: Compact Development

## 1–6 points

### Intent

To encourage development in *existing* areas to conserve land and protect farmland and wildlife habitat. To promote livability, walkability, and transportation efficiency, including reduced *vehicle miles traveled* (VMT). To improve public health encouraging daily physical activity associated with alternative modes of transportation and compact development.

### Requirements

Design and build the *project* such that residential and nonresidential components achieve the *densities* per acre of *buildable land* listed in Table 1 (excluding those portions of parking structures devoted to parking).

**Table 1.** Points for density per acre of buildable land

| Residential density (DU/acre) | Nonresidential density (FAR) | Points |
|---|---|---|
| > 10 and ≤ 13 | > 0.75 and ≤ 1.0 | 1 |
| > 13 and ≤ 18 | > 1.0 and ≤ 1.25 | 2 |
| > 18 and ≤ 25 | > 1.25 and ≤ 1.75 | 3 |
| > 25 and ≤ 38 | > 1.75 and ≤ 2.25 | 4 |
| > 38 and ≤ 63 | > 2.25 and ≤ 3.0 | 5 |
| > 63 | > 3.0 | 6 |
| DU = dwelling unit; FAR = floor-area ratio. | | |

The specified densities must be achieved within five years of the date that the first building of any type is occupied.

The scoring of a mixed-use project is calculated with a weighted average, according to the following steps.

1. Determine the total square footage of all residential and nonresidential uses.
2. Calculate the percentage residential and percentage nonresidential of the total square footage.
3. Determine the density of each component as measured in *dwelling units* per acre and *floor-area ratio*, respectively.
4. Referring to Table 1, find the appropriate points for the densities of the residential and nonresidential components.
5. If the points are different, multiply the point value of the residential component by its percentage of the total square footage and multiply the point value of the nonresidential component by its percentage.
6. Add the two scores.

## Key Definitions

For the meanings of other terms used in the requirements, refer to the Glossary.

**buildable land** the portion of the site where construction can occur, including land voluntarily set aside and not constructed upon. When used in *density* calculations, buildable land excludes public rights-of-way and land excluded from development by codified law or LEED for Neighborhood Development prerequisites. An *applicant* may exclude additional land not exceeding 15% of the buildable land base defined above, provided the following conditions are present:

a. The land is protected from residential and nonresidential construction by easement, deed restriction, or other enforceable legal instrument.

AND

b. Either 25% or more of the boundary of each contiguous parcel proposed for exclusion borders a *water body* or areas outside the *project boundary* that are protected by codified law; or ownership of, or management authority over, the exclusion area is transferred to a public entity.

## NPD Credit 3: Mixed-Use Neighborhood Centers

## 1–4 points

### Intent

To cluster diverse land uses in accessible neighborhood and regional centers to encourage daily walking, biking, and transit use, reduce *vehicle miles traveled* (VMT) and automobile dependence, and support car-free living.

### Requirements

FOR ALL PROJECTS

Locate and/or design the *project* such that 50% of its *dwelling units* are within a 1/4-mile *walk distance* of the number of diverse uses (see Appendix) in Table 1, including at least one use from each of the four categories. For projects with no dwellings, 50% of dwelling units within 1/4 mile of the *project boundary* must be within a 1/4-mile walk distance of the number of diverse uses specified in Table 1, including at least one food retail store and at least one establishment from each of two other categories. Establishments may be inside or outside the project and may be *existing* or *planned diverse uses*.

The specified number of diverse uses must be in place by the time of occupancy according to the percentages indicated in Table 1 (exclusive of portions of parking structures devoted to parking):

**Table 1.** Points for diverse uses within 1/4-mile walk distance, by time of occupancy

| Diverse uses | Percentage occupancy of total square footage | Points |
|---|---|---|
| 4–6 | 20% | 1 |
| 7–10 | 30% | 2 |
| 11–18 | 40% | 3 |
| ≥ 19 | 50% | 4 |

Per neighborhood center, the following restrictions apply:

a. A single establishment may not be counted in two categories or as two types of diverse use (e.g., a place of worship may be counted only once even if it also contains a daycare facility, and a retail store may be counted only once even if it sells products in several categories).

b. Establishments in a mixed-use building may each count if they are distinctly operated enterprises with separate exterior entrances, but no more than half of the minimum number of diverse uses can be situated in a single building or under a common roof.

c. Only two establishments of a single type may be counted (e.g., if five restaurants are within the required distance, only two may be counted).

## FOR PROJECTS 40 ACRES OR GREATER

Cluster diverse uses into neighborhood centers as follows:

**Table 2.** Points for clustering of diverse uses

| Diverse uses | Minimum uses per neighborhood center | Points |
|---|---|---|
| 4–6 | 3 | 1 |
| 7–10 | 5 | 2 |
| 11–18 | 7 | 3 |
| ≥ 19 | 9 | 4 |

Within each neighborhood center, the principal entries of the establishments must be within a 300-foot walk distance from a single common point that represents the center of the cluster (1 or 2 points) or within a 400-foot walk distance (3 or 4 points).

Also, projects with multiple centers must determine points earned based on the number of uses in the centers weighted by the percentage of total dwelling units within a 1/4-mile walk distance from each center's common point.

## AND

## FOR PROJECTS WITH REGIONAL-SERVING RETAIL OF 150,000 OR MORE SQUARE FEET

Projects with retail uses totaling 150,000 or more square feet, if they have at least one retail establishment totaling 75,000 or more square feet, must also earn a minimum of 1 point under SLL Credit 3, Reduced Automobile Dependence, Option 1, Transit-Served Location (planned transit service can be counted), and for every additional 50,000 square feet of retail above 150,000 square feet, must earn 1 additional point under SLL Credit 3.

If transit service is planned but not yet operational, the project must demonstrate one of the following:

a. The relevant transit agency has a signed full funding grant agreement with the Federal Transit Administration that includes a revenue operations date for the start of transit service. The revenue operations date must be no later than the occupancy date of 50% of the project's total building square footage.

b. For bus, streetcar, *bus rapid transit*, or ferry service, the transit agency must certify that it has an approved budget that includes specifically allocated funds sufficient to provide the planned service at the levels listed above and that service at these levels will commence no later than occupancy of 50% of the project's total building square footage.

c. For rail service other than streetcars, the transit agency must certify that preliminary engineering for a rail line has commenced. In addition, the service must meet either of these two requirements:

   - A state legislature or local subdivision of the state has authorized the transit agency to expend funds to establish rail transit service that will commence no later than occupancy of 50% of the project's total building square footage.

   OR

   - A municipality has dedicated funding or reimbursement commitments from future tax revenue for the development of stations, platforms, or other rail transit infrastructure that will service the project no later than occupancy of 50% of the project's total building square footage.

## NPD Credit 4: Mixed-Income Diverse Communities

## 1–7 points

### Intent

To promote socially equitable and engaging communities by enabling residents from a wide range of economic levels, household sizes, and age groups to live in a community.

### Requirements

Meet the requirements of one or more options below.

OPTION 1. Diversity of Housing Types

Include a sufficient variety of housing sizes and types in the *project* such that the total variety of planned and *existing* housing within the project achieves a Simpson Diversity Index score greater than 0.5, using the housing categories below. Projects of less than 125 acres may calculate the Simpson Diversity Index for the area within 1/4 mile of the project's geographic center. The Simpson Diversity Index calculates the probability that any two randomly selected *dwelling unit*s in a project will be of a different type.

$$\text{Score} = 1 - \sum (n/N)^2$$

where n = the total number of dwelling units in a single category, and N = the total number of dwelling units in all categories.

**Table 1.** Points for housing diversity

| Simpson Diversity Index score | Points |
|---|---|
| > 0.5 to < 0.6 | 1 |
| ≥ 0.6 to < 0.7 | 2 |
| ≥ 0.7 | 3 |

Housing categories are defined according to the dwelling unit's net square footage, exclusive of any garage, as listed in Table 2.

**Table 2.** Housing categories

| Type | Square feet |
|---|---|
| Detached residential, large | > 1,250 |
| Detached residential, small | ≤ 1,250 |
| Duplex or townhouse, large | > 1,250 |
| Duplex or townhouse, small | ≤ 1,250 |
| Dwelling unit in multiunit building with no elevator, large | > 1,250 |
| Dwelling unit in multiunit building with no elevator, medium | > 750 to ≤ 1,250 |
| Dwelling unit in multiunit building with no elevator, small | ≤ 750 |
| Dwelling unit in multiunit building with elevator, 4 stories or fewer, large | > 1,250 |
| Dwelling unit in multiunit building with elevator, 4 stories or fewer, medium | > 750 to ≤ 1,250 |
| Dwelling unit in multiunit building with elevator, 4 stories or fewer, small | ≤ 750 |
| Dwelling unit in multiunit building with elevator, 5 to 8 stories, large | > 1,250 |
| Dwelling unit in multiunit building with elevator, 5 to 8 stories, medium | > 750 to ≤ 1,250 |
| Dwelling unit in multiunit building with elevator, 5 to 8 stories, small | ≤ 750 |
| Dwelling unit in multiunit building with elevator, 9 stories or more, large | > 1,250 |
| Dwelling unit in multiunit building with elevator, 9 stories or more, medium | > 750 to ≤ 1,250 |
| Dwelling unit in multiunit building with elevator, 9 stories or more, small | ≤ 750 |
| Live-work space, large | > 1,250 |
| Live-work space, small | ≤ 1,250 |
| Accessory dwelling unit, large | > 1,250 |
| Accessory dwelling unit, small | ≤ 1,250 |

For the purposes of this credit, townhouse and live-work units may have individual ground-level entrances and/or be within a multiunit or mixed-use building. Double counting is prohibited; each dwelling may be classified in only one category. The number of stories in a building is inclusive of the ground floor regardless of its use.

AND/OR

OPTION 2. Affordable Housing

Include a proportion of new rental and/or for-sale dwelling units priced for households earning below the *area median income* (AMI). Rental units must be maintained at affordable levels for a minimum of 15 years. Existing dwelling units are exempt from requirement calculations. A maximum of 3 points may be earned by meeting any combination of thresholds in Table 3.

**Table 3.** Points for 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** | -- | **--** |
| AMI = area median income. | | | | | | | |

AND/OR

OPTION 3. Mixed-Income Diverse Communities

A project may earn 1 additional point by earning at least 2 points in Option 1 and at least 2 points in Option 2 (at least one of which must be for providing housing at or below 100% AMI).

## NPD Credit 5: Reduced Parking Footprint

## 1 point

### Intent

To design parking to increase the pedestrian orientation of *projects* and minimize the adverse environmental effects of parking facilities. To reduce public health risks by encouraging daily physical activity associated with walking and bicycling.

### Requirements

For new nonresidential buildings and *multiunit residential* buildings, either do not build new off-street parking lots, or locate all new off-street surface parking lots at the side or rear of buildings, leaving building frontages facing streets free of surface parking lots.

AND

Use no more than 20% of the total *development footprint* area for all new off-street 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 *habitable building* space. Underground or multistory parking facilities can be used to provide additional capacity, and on-street parking spaces are exempt from this limitation.

AND

Provide bicycle parking and storage capacity to new buildings as follows:

a. **Multiunit residential.** Provide at least one secure, enclosed bicycle storage space per occupant for 30% of the *planned occupancy* but no fewer than one per unit. Provide secure visitor bicycle racks on-site, with at least one bicycle space per ten *dwelling units* but no fewer than four spaces per project site.

b. **Retail.** Provide at least one secure, enclosed bicycle storage space per new retail worker for 10% of retail worker planned occupancy. Provide visitor or customer bicycle racks on-site, with at least one bicycle space per 5,000 square feet of retail space, but no fewer than one bicycle space per business or four bicycle spaces per project site, whichever is greater. Provide at least one on-site shower with changing facility for any development with 100 or more new workers and at least one additional on-site shower with changing facility for every 150 new workers thereafter.

c. **Nonresidential other than retail.** Provide at least one secure, enclosed bicycle storage space per new occupant for 10% of planned occupancy. Provide visitor bicycle racks on-site with at least one bicycle space per 10,000 square feet of new commercial nonretail space but not fewer than four bicycle spaces per building. Provide at least one on-site shower with changing facility for any development with 100 or more new workers and at least one additional on-site shower with changing facility for every 150 new workers thereafter.

Secure, enclosed bicycle storage areas must be locked and easily accessible to residents and/or workers. Provide informational signage on using the storage facilities.

Visitors' and customers' bicycle racks must be clearly visible from a main entry, located within 100 feet of the door, served with night lighting, and protected from damage from nearby vehicles. If the building has multiple main entries, bicycle racks must be proportionally dispersed within 100 feet of each.

Shower and changing facility requirements may be met by providing the equivalent of free access to on-site health club shower facilities, if the health club can be accessed without going outside. Provide informational signage on using the shower facilities.

AND

Provide carpool and/or shared-use vehicle parking spaces equivalent to 10% of the total automobile parking for each nonresidential and mixed-use building on the site. Signage indicating such parking spots must be provided, and the parking spots must be within 200 feet of entrances to the buildings served.

## NPD Credit 6: Street Network

## 1–2 points

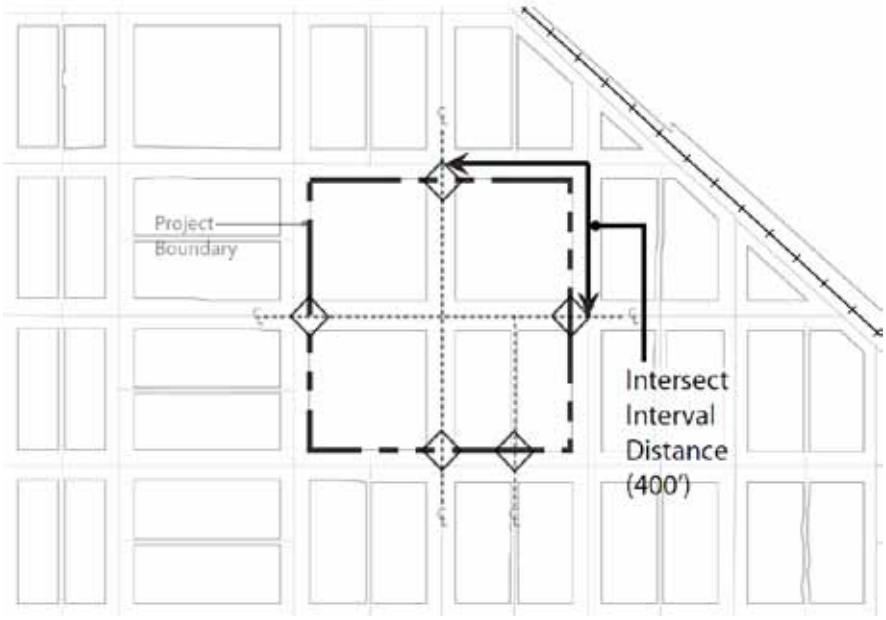
### Intent

To promote *projects* that have high levels of internal connectivity and are well connected to the community at large. To encourage development within *existing* communities, thereby conserving land and promoting multimodal transportation. To improve public health by encouraging daily physical activity and reducing the negative effects of motor vehicle emissions.

### Requirements

Design and/or locate the project such that a through-street and/or nonmotorized right-of-way intersects or terminates at the *project boundary* at least every 400 feet or at existing abutting street intervals and intersections, whichever is the shorter distance. Include a pedestrian or bicycle through-connection in at least 90% of any new *culs-de-sac*. This does not apply to portions of the boundary where connections cannot be made because of physical obstacles, such as prior platting of property, construction of existing buildings or other barriers, slopes over 15%, *wetlands* and *water bodies*, railroad and utility rights-of-way, existing limited-access motor vehicle rights-of-way, and parks and dedicated open space.

**Figure 1.** Project site with right-of-way intersects on project boundary at least every 400 feet



AND

Locate and/or design the project such that its internal *connectivity* and/or the connectivity within a 1/4-mile distance of the project boundary falls within one of the ranges listed in Table 1.

**Table 1.** Points for connectivity

| Street intersections per square mile | Points |
|---|---|
| > 300 and ≤ 400 | 1 |
| > 400 | 2 |

All streets and sidewalks that are counted toward the connectivity requirement must be available for general public use and not gated. Gated areas are not considered available for public use, with the exception of education and health care campuses, and military bases where gates are used for security purposes.

## Key Definitions

For the meanings of other terms used in the requirements, refer to the Glossary.

**connectivity** the number of publicly accessible *street* intersections per square mile, including intersections of streets with dedicated *alleys* and transit rights-of-way, and intersections of streets with nonmotorized rights-of-way. If one must both enter and exit an area through the same intersection, such an intersection and any intersections beyond that point are not counted; intersections leading only to *culs-de-sac* are also not counted. The calculation of square mileage excludes *water bodies, parks* larger than 1/2 acre, public facility campuses, airports, rail yards, slopes over 15%, and areas nonbuildable under codified law or the rating system. Street rights-of-way may not be excluded.

## NPD Credit 7: Transit Facilities

## 1 point

### Intent

To encourage transit use and reduce driving by providing safe, convenient, and comfortable transit waiting areas and safe and secure bicycle storage facilities for transit users.

### Requirements

Work with the transit agency or agencies serving the *project* to identify transit stop locations within and/or bordering the *project boundary* where transit agency-approved shelters and any other agency-required improvements, including bicycle racks, will be installed no later than construction of 50% of total project square footage. At those locations, install approved shelters and any required improvements, or provide funding to the transit agency for their installation. Shelters must be covered, be at least partially enclosed to buffer wind and rain, and have seating and illumination. Any required bicycle racks must have a two-point support system for locking the frame and wheels and be securely affixed to the ground or a building.

AND

Work with the transit agency or agencies serving the project to identify locations within and bordering the project boundary where the agency determines that transit stops will be warranted within two years of project completion, either because of increased ridership on *existing* service resulting from the project or because of planned future transit. At those locations, reserve space for transit shelters and any required improvements, including bicycle racks. In lieu of or in addition to new stops, this requirement can be satisfied with a commitment from the transit agency to provide increased service to the transit stops that will have been installed at the time of 50% *build-out*.

AND

Work with the transit agency or agencies serving the project to provide kiosks, bulletin boards, and/or signs that display transit schedules and route information at each public transit stop within and bordering the project.

## NPD Credit 8: Transportation Demand Management

## 1–2 points

### Intent

To reduce energy consumption, pollution from motor vehicles, and adverse public health effects by encouraging multimodal travel.

### Requirements

FOR ALL PROJECTS

Earn one point for every two options achieved below, for a maximum of two points. For the purposes of this credit, *existing* buildings and their occupants are exempt from the requirements.

OPTION 1. TDM Program

Create and implement a comprehensive transportation demand management (TDM) program for the *project* that reduces weekday peak-period motor vehicle trips by at least 20% compared with a baseline case, and fund the program for a minimum of three years following *build-out* of the project. The TDM program must be prepared by a qualified transportation professional. Any trip reduction effects of Options 2, 3, 4, or 5 may not be included in calculating the 20% threshold.

OR

OPTION 2. Transit Passes

Provide transit passes valid for at least one year, subsidized to be half of regular price or cheaper, to each occupant locating within the project during the first three years of project occupancy (or longer). Publicize the availability of subsidized transit passes are available to project occupants;

OR

OPTION 3. Developer-Sponsored Transit

Provide year-round, *developer*-sponsored private transit service (with vans, shuttles, buses) from at least one central point in the project to other major transit facilities, and/or other destinations such as a retail or *employment center*, with service no less frequent than 45 daily weekday trips and 30 daily weekend trips. The service must begin by the time the project total square footage is 20% occupied and must be guaranteed for at least three years beyond project build-out. Twenty percent occupancy is defined as residents living in 20% of the *dwelling units* and/or employees working in 20% of the total nonresidential square footage.

Provide transit stop shelters and bicycle racks adequate to meet projected demand but no less than one shelter and one bicycle rack at each transit stop. Shelters must be covered, be at least partially enclosed to buffer wind and rain, and have seating and illumination. Bicycle racks must have a two-point support system for locking the frame and wheels and must be securely affixed to the ground or a building.

OR

OPTION 4. Vehicle Sharing

Locate the project such that 50% of the dwelling units and nonresidential building entrances are within a 1/4 mile *walk distance* of at least one vehicle in a vehicle-sharing program. For each vehicle, dedicate one parking space accessible to vehicle-sharing members. Through signage and other means, publicize to project occupants the availability and benefits of the vehicle-sharing program. If the project has more than 100 dwelling units and/or employees and has a minimum transit service of 60 daily weekday trips and 40 daily weekend trips, at least one additional vehicle and parking space for every 100 dwelling units and/or employees must be available. If the project has more than 100 dwelling units and/or employees but does not have transit service at the frequencies specified above, at least one additional vehicle and parking space for every 200 dwelling units and/or employees must be available. Where new vehicle locations are created, a vehicle sharing program must begin by the time the project total square footage is 20% occupied; commit to providing vehicles to the locations for at least two years. Twenty percent occupancy is defined as residents living in 20% of the project dwelling units and/or employees working in 20% of the total nonresidential square footage of the project.

OR

OPTION 5. Unbundling of Parking

For 90% of *multiunit residential* units and/or nonresidential square footage, the associated parking spaces are sold or rented separately from the dwelling units and/or nonresidential square footage.

## NPD Credit 9: Access to Civic and Public Space

## 1 point

### Intent

To improve physical and mental health and social capital by providing a variety of open spaces close to work and home to facilitate social networking, civic engagement, physical activity, and time spent outdoors.

### Requirements

Locate and/or design the *project* such that a civic or passive-use space, such as a square, *park*, or *plaza*, at least 1/6 acre in area lies within a 1/4-mile *walk distance* of 90% of planned and *existing dwelling units* and nonresidential building entrances. Spaces less than 1 acre must have a proportion no narrower than 1 unit of width to 4 units of length.

AND

For projects larger than 7 acres, locate and/or design the project such that the median size of civic or passive-use spaces within and/or contiguous to the project is at least 1/2 acre.

## NPD Credit 10: Access to Recreation Facilities

## 1 point

### Intent

To improve physical and mental health and social capital by providing a variety of recreational facilities close to work and home to facilitate physical activity and social networking.

### Requirements

Locate and/or design the *project* so that a publicly accessible outdoor recreation facility at least 1 acre in area, or a publicly accessible indoor recreational facility of at least 25,000 square feet, lies within a 1/2-mile *walk distance* of 90% of new and *existing dwelling units* and nonresidential building entrances. Outdoor recreation facilities must consist of physical improvements and may include "tot lots," swimming pools, and sports fields, such as baseball diamonds.

## NPD Credit 11: Visitability and Universal Design

## 1 point

### Intent

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

### Requirements

OPTION 1. Projects with Dwelling Units

For each new *project dwelling unit* of the following residential building types, design to the applicable requirements specified:

**Single dwelling unit buildings.** Design a minimum of 20% of the dwelling units (and not less than one) in accordance with ICC/ANSI A117.1, Type C, Visitable Unit, each of which has an open-space plan for primary functions (an area for cooking, eating, and social gathering), as well as a sleeping area and a full bathroom.

**Multiunit building with two or three dwelling units.** Design a minimum of 20% of the dwelling units (and not less than one) in accordance with ICC/ANSI A117.1, Type C, Visitable Unit, each of which has a kitchen, dining area, living area, full bathroom, and bedroom on the accessible level. If a project has both attached and detached single dwelling unit buildings, the requirements apply to each type separately. Similarly, if a project has both 2- and 3- dwelling unit buildings, the requirements apply to each type.

**Multiunit buildings with four or more dwelling units.** This category includes mixed-use buildings with dwelling units. Design a minimum of 20% of the dwelling units (and not less than one) to incorporate the universal design requirements stated below, or comply with Option 2. Choose at least one of the following three strategies for universal design:

a. Throughout the home, include at least five of the following universal design features to facilitate universal function, access, and user ability:

- Easy-to-grip lever door handles.
- Easy-to-grip cabinet and drawer loop handles.
- Easy-to-grip locking mechanisms on doors and windows.
- Easy-to-grip single-lever faucet handles.
- Easy-touch rocker or hands-free switches.
- Motion-detector lighting at entrance, in hallways and stairwells, and in closets, and motion-detector light switches in garages, utility spaces, and basements.
- Large, high-contrast print for controls, signals, and the house or unit numbers.
- A built-in shelf, bench, or table with knee space below, located outside the entry door with weather protection overhead, such as porch or stoop with roof, awning, or other overhead covering.
- A minimum 32-inch clear door opening width for all doorways.

- Tread at the entrance, on stairs, and other areas where slipping is common, with color contrast difference between stair treads and risers.
- Interior floor surfaces (e.g., low-pile carpets, hard-surface flooring) that provide easy passage for a wheelchair or walker, with color contrast between floor surfaces and trim. No carpet is permitted in a kitchen, bathroom, or other wet areas of the dwelling unit.

OR

b. On the main floor of the home (or on another floor, if an elevator or stair lift is provided), provide a kitchen with hard-surface flooring, plumbing with single-lever controls, a 5-foot turning radius, and at least four of the following universal design features to facilitate universal function, access, and user-ability:

- Variable-height (28- to 42-inch) or adjustable work surfaces, such as countertops, sinks, and/or cooktops.
- Clear knee space under sink and cooktops (this requirement can be met by installing removable base cabinets or fold-back or self-storing doors), cooktops and ranges with front or side-mounted controls, and wall-mounted ovens at a height to accommodate a seated adult.
- A toe kick area at the base of lower cabinets with a minimum height of 9 inches, and full-extension drawers and shelves in at least half (by volume) of the cabinets.
- Contrasting color treatment between countertops, front edges, and floor.
- Adjustable-height shelves in wall cabinets.
- Glare-free task lighting to illuminate work areas without too much reflectivity.

OR

c. On the main floor of the building (or on another floor, if an elevator or stair lift is provided), include all of the following:

In at least one accessible bedroom,

- Size the room to accommodate a twin bed with a 5-foot turning radius around the bed.
- Install a clothes closet with a 32-inch clear opening with adjustable-height closet rods and shelves.

In at least one full bathroom on the same floor as the bedroom,

- Provide adequate maneuvering space with a 30-by-48-inch clear floor space at each fixture.
- Center the toilet 18 inches from any side wall, cabinet, or tub, and allow a 3-foot clear space in front.
- Install broad blocking in walls around toilet, tub, and/or shower for future placement and relocation of grab bars
- Provide knee space under the lavatory (this requirement may be met by installing removable base cabinets or fold-back or self-storing doors).
- Install a long mirror whose bottom is no more than 36 inches above the finished floor and whose top is at least 72 inches high.

In addition, all bathrooms must have hard-surface flooring, all plumbing fixtures must have single-lever controls, and tubs or showers must have hand-held shower heads.

OR

OPTION 2. Projects with Noncompliant Public Rights-of-Way or Accessible Travel Routes

For projects with only nonresidential components, or residential components that are not within the scope of Option 1, but have public rights-of-way or other publicly accessible travel routes within the project that are not in compliance with Americans with Disabilities Act (for private sector and local and state government facilities) or the Architectural Barriers Act (for federally funded facilities), design, construct, and/or retrofit 100% of the rights-of-way and/or travel routes in accordance with the ADA-ABA Accessibility Guidelines, as applicable.

## NPD Credit 12: Community Outreach and Involvement

## 1–2 points

### Intent

To encourage responsiveness to community needs by involving the people who live or work in the community in *project* design and planning and in decisions about how it should be improved or how it should change over time.

### Requirements

OPTION 1. Community Outreach (1 point)

Meet with adjacent property owners, residents, business owners, and workers; local planning and community development officials; and any current residents or workers at the project site to solicit and document their input on the proposed project prior to commencing a design.

AND

Work directly with community associations and/or the local government to advertise an open community meeting, other than an official public hearing, to generate comments on project design from the beginning.

AND

Host an open community meeting, other than an official public hearing, to solicit and document public input on the proposed project at the beginning of project design.

AND

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

AND

Establish ongoing means for communication between the *developer* and the community throughout the design and construction phases and, in cases where the developer maintains any control during the postconstruction phase.

OR

OPTION 2. Charrette (2 points)

Comply with Option 1 and conduct a design charrette or interactive workshop of at least two days and open to the public that includes, at a minimum, participation by a representative group of nearby property owners, residents, business owners, and workers in the preparation of conceptual project plans and drawings.

OR

OPTION 3. Local Endorsement Pursuant to Evaluation Program (2 points)

Comply with Option 1 and obtain an endorsement from an ongoing local or regional nongovernmental program that systematically reviews and endorses smart growth development projects under a rating and/or jury system.

## NPD Credit 13: Local Food Production

## 1 point

### Intent

To promote community-based food production, improve nutrition through increased access to fresh produce, support preservation of small farms producing a wide variety of crops, reduce the negative environmental effects of large-scale industrialized agriculture, and support local economic development that increases the economic value and production of farmlands and community gardens.

### Requirements

FOR ALL PROJECTS

Establish *covenants, conditions, and restrictions* (CC&R) or other forms of deed restrictions which state that the growing of produce is not prohibited in *project* areas, including greenhouses, any portion of residential front, rear, or side yards; or balconies, patios, or rooftops. Greenhouses but not gardens may be prohibited in front yards that face the *street*.

AND

OPTION 1. Neighborhood Farms and Gardens

Dedicate permanent and viable growing space and/or related facilities (such as greenhouses) within the project according to the square footage areas specified in Table 1 (exclusive of *existing* dwellings). Provide solar access, fencing, watering systems, garden bed enhancements (such as raised beds), secure storage space for tools, and pedestrian access for these spaces. Ensure that the spaces are owned and managed by an entity that includes occupants of the project in its decision making, such as a community group, homeowners' association, or public body.

**Table 1.** Minimum garden space, by project density

| Project density (DU/acre) | Growing space (sf/DU) |
|---|---|
| > 7 and ≤14 | 200 |
| > 14 and ≤ 22 | 100 |
| > 22 and ≤ 28 | 80 |
| > 28 and ≤ 35 | 70 |
| > 35 | 60 |

DU = dwelling unit; sf = square feet.

Established community gardens outside the *project boundary* but within a 1/2 mile *walk distance* of the project's geographic center can satisfy this option if the garden otherwise meets all of the option requirements.

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 *dwelling units* within the project (exclusive of existing dwelling units) for two years, beginning with each dwelling unit's occupancy until the 80% threshold is reached. Shares must be delivered to a point within 1/2 mile of the project's geographic center on a regular schedule not less than twice per month at least four months of the year.

OR

OPTION 3. Proximity To Farmers' Market

Locate the project's geographic center within a 1/2-mile walk distance of an existing or planned farmers' market that is open or will operate at least once weekly for at least five months annually. Farmers' market vendors may sell only items grown within 150 miles of the project site. A planned farmers' market must have firm commitments from farmers and vendors that the market will meet all the above requirements and be in full operation by the time of 50% occupancy of the project's total square footage.

## NPD Credit 14: Tree-Lined and Shaded Streets

## 1–2 points

### Intent

To encourage walking, bicycling, and transit use and discourage excessive motoring speeds. To reduce urban heat island effects, improve air quality, increase evapotranspiration, and reduce cooling loads in buildings.

### Requirements

OPTION 1. Tree-Lined Streets (1 point)

Design and build the *project* to provide street trees on both sides of at least 60% of new and *existing streets* within the project and on the project side of bordering streets, between the vehicle travel way and walkway, at intervals averaging no more than 40 feet (excluding driveways and utility vaults).

AND/OR

OPTION 2. Shaded Streets (1 point)

Trees or other structures provide shade over at least 40% of the length of sidewalks on streets within or contiguous to the project. Trees must provide shade within ten years of landscape installation. Use the estimated crown diameter (the width of the shade if the sun is directly above the tree) to calculate the shaded area.

AND

FOR ALL PROJECTS INVOLVING STREET TREE PLANTINGS

Obtain a registered landscape architect's determination that planting details are appropriate to growing healthy trees, taking into account tree species, root medium, and width and soil volume of planter strips or wells, and that the selected tree species are not considered *invasive* in the project context according to USDA or the state agricultural extension service.

## NPD Credit 15: Neighborhood Schools

## 1 point

### Intent

To promote community interaction and engagement by integrating *schools* into the neighborhood. To support students' health by encouraging walking and bicycling to school.

### Requirements

Include in the *project* a residential component that constitutes at least 30% of the project's total building square footage, and locate or design the project such that at least 50% of the *dwelling units* are within a 1/2-mile *walk distance* of an *existing* or new elementary or middle school building entrance or within a 1-mile walk distance of an existing or new high school building entrance. For any new school, the school district or equivalent organization must commit in a legally binding warrant that the school will be open by the time of occupancy of 50% of the project dwelling units.

*Streets* within and/or bordering the *project boundary* that lead from dwelling units to the school site must have a complete network of sidewalks on both sides and either bicycle lanes or traffic control and/or calming measures. If the school is planned as part of the project, it must be designed such that pedestrians and cyclists can easily reach building entrances without crossing bus zones, parking entrances, and student drop-off areas.

AND

New school campuses must not exceed the following:

- High schools, 15 acres.
- Middle schools, 10 acres.
- Elementary schools, 5 acres.

Schools combining grade levels from more than one category may use the grade level with the higher allowable acreage.

Facilities on the school site for which there is a formal joint-use agreement with another entity, such as athletic facilities, playgrounds, and multipurpose spaces in buildings, may be deducted from the total site area of the school.

## GIB Prerequisite 1: Certified Green Building

### Required

#### Intent

To encourage the design, construction, and retrofit of buildings that utilize green building practices.

#### Requirements

Design, construct, or retrofit one whole building within the *project* to be certified through LEED for New Construction, LEED for Existing Buildings: Operations & Maintenance, LEED for Homes, LEED for Schools, LEED for Retail: New Construction, or LEED for Core and Shell (with at least 75% of the floor area certified under LEED for Commercial Interiors or LEED for Retail: Commercial Interiors), or through a green building rating system requiring review by independent, impartial, third-party certifying bodies that have either been accredited by an IAF accreditation body to, or could demonstrate compliance to, ISO 17021 or ISO/IEC Guide 65, and, when subsequently available, ISO/IEC 17065.

## GIB Prerequisite 2: Minimum Building Energy Efficiency

## Required

### Intent

To encourage the design and construction of energy-efficient buildings that reduce air, water, and land pollution and adverse environmental effects from energy production and consumption.

### Requirements

The following requirement applies to 90% of the building floor area (rounded up to the next whole building) of all nonresidential buildings, mixed-use buildings, and *multiunit residential* buildings four stories or more constructed as part of the *project* or undergoing major renovations as part of the project.

New buildings must demonstrate an average 10% improvement over ANSI/ASHRAE/IESNA Standard 90.1–2007 (with errata but without addenda). Buildings undergoing major renovations must demonstrate an average 5% improvement over ANSI/ASHRAE/IESNA Standard 90.1–2007.

Projects must document building energy efficiency using one or a combination of the following:

a. Produce a LEED-compliant energy model following the methodology outlined in the LEED rating system appropriate to each building's scope, including demonstration by a whole building project computer simulation using the building performance rating method in Appendix G of ANSI/ASHRAE/IESNA Standard 90.1–2007. Appendix G requires that the energy analysis done for the building performance rating method include all energy costs associated with the building project. Projects in California may use Title 24–2005, Part 6, in place of ANSI/ASHRAE/IESNA Standard 90.1–2007.

b. Comply with the prescriptive measures of the ASHRAE Advanced Energy Design Guide listed below, appropriate to each building's scope. Comply with all applicable criteria as established in the guide for the climate zone in which the project is located.

   - ASHRAE Advanced Energy Design Guide for Small Office Buildings 2004 (office occupancy buildings less than 20,000 square feet).
   - ASHRAE Advanced Energy Design Guide for Small Retail Buildings 2006 (retail occupancy buildings less than 20,000 square feet).
   - ASHRAE Advanced Energy Design Guide for Small Warehouses and Self-Storage Buildings 2008 (warehouse or self-storage occupancy less than 50,000 square feet).
   - ASHRAE Advanced Energy Design Guide for K–12 School Buildings (K–12 school occupancy less than 200,000 square feet).

c. For buildings less than 100,000 square feet, comply with the prescriptive measures identified in the Advanced Buildings™ Core Performance™ Guide developed by the New Buildings Institute, as follows:

   - Comply with Section 1, Design Process Strategies, and Section 2, Core Performance Requirements, of the Core Performance Guide.
   - Health care, warehouse and laboratory projects are ineligible for this path.

If method (a) is used for all of the floor area evaluated in this prerequisite, the total percentage improvement is calculated as a sum of energy costs for each building compared with a baseline. If any combination of methods (a), (b), and (c) is used, the total percentage improvement is calculated as a weighted average based on building floor area. In determining the weighted average, buildings pursuing (a) will be credited at the percentage value determined by the energy model. Buildings pursuing (b) or (c) will be credited at 12% better than ANSI/ASHRAE/IESNA Standard 90.1–2007 for new buildings and 8% better for *existing* building renovations.

AND

For new *single-family residential* buildings and new multiunit residential buildings three stories or fewer, 90% of the buildings must meet ENERGY STAR or equivalent criteria. Projects may demonstrate compliance with ENERGY STAR criteria through the prescriptive requirements of a Builder Option Package, the *Home Energy Rating System* (*HERS*) index, or a combination of the two.

Project teams wishing to use ASHRAE-approved addenda for the purposes of this credit may do so at their discretion. Addenda must be applied consistently across all LEED credits.

## GIB Prerequisite 3: Minimum Building Water Efficiency

## Required

### Intent

To reduce effects on natural water resources and reduce burdens on community water supply and wastewater systems.

### Requirements

For nonresidential buildings, mixed-use buildings, and multifamily residential buildings four stories or more:

Indoor water usage in new buildings and buildings undergoing major renovations as part of the *project* must be an average 20% less than in baseline buildings. The baseline usage is based on the requirements of the Energy Policy Act of 1992 and subsequent rulings by the Department of Energy, the requirements of the Energy Policy Act of 2005, and the fixture performance standards in the 2006 editions of the Uniform Plumbing Code or International Plumbing Code as to fixture performance. Calculations are based on estimated occupant usage and include only the following fixtures and fixture fittings (as applicable to the project scope): water closets (toilets), urinals, lavatory faucets, showers, kitchen sink faucets, and prerinse spray valves.

The water efficiency threshold is calculated as a weighted average of water usage for the buildings constructed as part of the project based on their conditioned square footage. Projects may also follow the LEED for Multiple Buildings and On-Campus Building Application Guide alternative calculation methodology to show compliance with this prerequisite.

**Table 1.** National efficiency baselines

| Commercial fixtures, fittings, or appliances | Baseline water usage |
|---|---|
| Commercial toilet | 1.6 gpf[1]<br>Except blow-out fixtures, 3.5 gpf |
| Commercial urinal | 1.0 gpf |
| Commercial lavatory (restroom) faucet | 2.2 gpm at 60 psi, private applications only (hotel-motel guest rooms, hospital patient rooms)<br>0.5 gpm at 60 psi[2] all others except private applications<br>0.25 gallons per cycle for metering faucets |
| Commercial prerinse spray valve (for food service applications) | Flow rate ≤ 1.6 gpm (no pressure specified; no performance requirement) |

[1] EPAct 1992 standard for toilets applies to both commercial and residential models.
[2] In addition to EPAct requirements, the American Society of Mechanical Engineers standard for public lavatory faucets is 0.5 gpm at 60 psi (ASME A112.18.1-2005). This maximum has been incorporated into the national Uniform Plumbing Code and the International Plumbing Code.

| Residential Fixtures, Fittings, and Appliances | Baseline water usage |
|---|---|
| Residential toilet | 1.6 gpf[3] |
| Residential lavatory (bathroom) faucet | 2.2 gpm at 60 psi |
| Residential kitchen faucet | |
| Residential showerhead | 2.5 gpm at 80 psi per shower stall4 |

gpf = gallons per flush; psi = pounds per square inch.
Source: Adapted from information developed and summarized by the U.S. EPA Office of Water.
[3] EPAct 1992 standard for toilets applies to both commercial and residential models.
[4] Residential shower compartment (stall) in dwelling units: The total allowable flow rate from all flowing showerheads at any given time, including rain systems, waterfalls, bodysprays, bodyspas, and jets, shall be limited to the allowable showerhead flow rate as specified above (2.5-gpm) per shower compartment, where the floor area of the shower compartment is less than 2,500 sq.in. For each increment of 2,500 sq.in. of floor area thereafter or part thereof, an additional showerhead with total allowable flow rate from all flowing devices equal to or less than the allowable flow rate as specified above shall be allowed. Exception: Showers that emit recirculated non-potable water originating from within the shower compartment while operating are allowed to exceed the maximum as long as the total potable water flow does not exceed the flow rate as specified above.

The following fixtures, fittings, and appliances are outside the scope of the water use reduction calculation:

a. Commercial steam cookers.

b. Commercial dishwashers.

c. Automatic commercial ice makers.

d. Commercial (family-sized) clothes washers.

e. Residential clothes washers.

f. Standard and compact residential dishwashers.

AND

For new *single-family residential* buildings and new *multiunit residential* buildings three stories or fewer, 90% of buildings must use a combination of fixtures that would earn 3 points under LEED for Homes 2008 WE Credit 3, Indoor Water Use.

## GIB Prerequisite 4: Construction Activity Pollution Prevention

## Required

### Intent

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

### Requirements

Create and implement an erosion and sedimentation control plan for all new construction activities associated with the *project*. The plan must incorporate practices such as phasing, seeding, grading, mulching, filter socks, stabilized site entrances, preservation of *existing* vegetation, and other best management practices (BMPs) to control erosion and sedimentation in runoff from the entire project site during construction. The plan must list the BMPs employed and describe how they accomplish the following objectives:

a. Prevent loss of soil during construction by stormwater runoff and/or wind erosion, including but not limited to stockpiling of topsoil for reuse.

b. Prevent sedimentation of any affected stormwater conveyance systems or receiving streams.

c. Prevent polluting the air with dust and particulate matter.

The erosion and sedimentation control plan must describe how the project team will do the following:

a. Preserve vegetation and mark clearing limits.

b. Establish and delineate construction access.

c. Control flow rates.

d. Install sediment controls.

e. Stabilize soils.

f. Protect slopes.

g. Protect drain inlets.

h. Stabilize channels and outlets.

i. Control pollutants.

j. Control dewatering.

k. Maintain the BMPs.

l. Manage the erosion and sedimentation control plan.

The BMPs must be selected from the Washington State Department of Ecology's *Stormwater Management Manual for Western Washington, Volume II, Construction Stormwater Pollution Prevention* (2005 edition), or a locally approved equivalent, whichever is more stringent, and must comply with all federal, state, and local erosion and sedimentation control regulations.

## GIB Credit 1: Certified Green Buildings

## 1–5 points

### Intent

To encourage the design, construction, and retrofit of buildings that utilize green building practices.

### Requirements

OPTION 1. Projects with 10 or Fewer Habitable Buildings

Design, construct, or retrofit one building as part of the *project*, beyond the prerequisite, to be certified under one of the following LEED green building rating systems: LEED for New Construction, LEED for Existing Buildings, LEED for Homes, LEED for Schools, LEED for Retail: New Construction, or LEED for Core & Shell (with at least 75% of the floor area certified under LEED for Commercial Interiors or LEED for Retail: Commercial Interiors) or through a green building rating system requiring review by independent, impartial, third-party certifying bodies that have either been accredited by an IAF accreditation body to, or could demonstrate compliance to, ISO 17021 or ISO/IEC Guide 65, and, when subsequently available, ISO/IEC 17065.

OR

OPTION 2. Projects of All Sizes

Design, construct, or retrofit a percentage of the total project building square footage, beyond the prerequisite requirement, to be certified under one of the LEED green building rating systems listed above or through a green building rating system requiring review by independent, impartial, third-party certifying bodies that have either been accredited by an IAF accreditation body to, or could demonstrate compliance to, ISO 17021 or ISO/IEC Guide 65, and, when subsequently available, ISO/IEC 17065.

**Table 1.** Points for green building certification

| Percentage of square footage certified | Points |
|---|---|
| ≥ 10% and < 20% | 1 |
| ≥ 20% and < 30% | 2 |
| ≥ 30% and < 40% | 3 |
| ≥ 40% and < 50% | 4 |
| ≥ 50% | 5 |

AND

FOR ALL PROJECTS

Detached *accessory dwelling units* must be counted as separate buildings. Accessory dwellings attached to a main building are not counted separately.

## GIB Credit 2: Building Energy Efficiency

## 2 points

### Intent

To encourage the design and construction of energy-efficient buildings that reduce air, water, and land pollution and adverse environmental effects from energy production and consumption.

### Requirements

The following requirement applies to 90% of the building floor area (rounded up to the next whole building) of all nonresidential buildings, mixed-use buildings, and *multiunit residential* buildings four stories or more constructed as part of the *project* or undergoing major renovations as part of the project.

New buildings must demonstrate an average 18% (1 point) or 26% (2 points) improvement over ANSI/ASHRAE/IESNA Standard 90.1–2007 (with errata but without addenda). Buildings undergoing major renovations as part of the project must demonstrate an average 14% (1 point) or 22% (2 points) improvement over ANSI/ASHRAE/IESNA Standard 90.1–2007.

Projects must document building energy efficiency using one or a combination of the following:

a. Produce a LEED-compliant energy model following the methodology outlined in the LEED rating system appropriate to each building's scope, including demonstration by a whole building project computer simulation using the building performance rating method in Appendix G of ANSI/ASHRAE/IESNA Standard 90.1–2007. Appendix G requires that the energy analysis done for the building performance rating method include all energy costs associated with the building project. Projects in California may use Title 24–2005, Part 6, in place of ANSI/ASHRAE/IESNA Standard 90.1–2007.

b. Comply with the prescriptive measures of the ASHRAE Advanced Energy Design Guide listed below, appropriate to each building's scope. Comply with all applicable criteria as established in the guide for the climate zone in which the project is located.

   - ASHRAE Advanced Energy Design Guide for Small Office Buildings 2004 (office occupancy buildings less than 20,000 square feet).
   - ASHRAE Advanced Energy Design Guide for Small Retail Buildings 2006 (retail occupancy buildings less than 20,000 square feet).
   - ASHRAE Advanced Energy Design Guide for Small Warehouses and Self-Storage Buildings 2008 (warehouse or self-storage occupancy less than 50,000 square feet).
   - ASHRAE Advanced Energy Design Guide for K–12 School Buildings (K–12 school occupancy less than 200,000 square feet).

c. For buildings less than 100,000 square feet, comply with the prescriptive measures identified in the Advanced Buildings™ Core Performance™ Guide developed by the New Buildings Institute, as follows:

   - Comply with Section 1, Design Process Strategies, and Section 2, Core Performance Requirements, of the Core Performance Guide.
   - Health care, warehouse and laboratory projects are ineligible for this path.

If method (a) is used for all of the floor area evaluated in this prerequisite, the total percentage improvement is calculated as a sum of energy costs for each building compared with a baseline. If any combination of methods (a), (b), and (c) is used, the total percentage improvement is calculated as a weighted average based on building floor area. In determining the weighted average, buildings pursuing (a) will be credited at the percentage value determined by the energy model. Buildings pursuing (b) or (c) will be credited at 12% better than ANSI/ASHRAE/IESNA Standard 90.1–2007 for new buildings and 8% better for *existing* building renovations.

AND

For new *single-family residential* buildings and new multiunit residential buildings three stories or fewer, 90% of the buildings must achieve a *Home Energy Rating System* (*HERS*) index score of at least 75.

Project teams wishing to use ASHRAE-approved addenda for the purposes of this credit may do so at their discretion. Addenda must be applied consistently across all LEED credits.

# GIB Credit 3: Building Water Efficiency

## 1 point

### Intent

To reduce effects on natural water resources and reduce burdens on community water supply and wastewater systems.

### Requirements

For nonresidential buildings, mixed-use buildings, and multifamily residential buildings four stories or more:

Indoor water usage in new buildings and buildings undergoing major renovations as part of the *project* must be an average 40% less than in baseline buildings. The baseline usage is based on the requirements of the Energy Policy Act of 1992 and subsequent rulings by the Department of Energy, the requirements of the Energy Policy Act of 2005, and the fixture performance standards in the 2006 editions of the Uniform Plumbing Code or International Plumbing Code as to fixture performance. Calculations are based on estimated occupant usage and include only the following fixtures and fixture fittings (as applicable to the project scope): water closets (toilets), urinals, lavatory faucets, showers, kitchen sink faucets, and prerinse spray valves.

The water efficiency threshold is calculated as a weighted average of water usage for the buildings constructed as part of the project based on their conditioned square footage. Projects may also follow the LEED for Multiple Buildings and On-Campus Building Application Guide alternative calculation methodology to show compliance with this credit.

**Table 1.** National efficiency baselines

| Commercial fixtures, fittings, or appliances | Baseline water usage |
|---|---|
| Commercial toilet | 1.6 gpf[1]<br>Except blow-out fixtures, 3.5 gpf |
| Commercial urinal | 1.0 gpf |
| Commercial lavatory (restroom) faucet | 2.2 gpm at 60 psi, private applications only (hotel-motel guest rooms, hospital patient rooms)<br>0.5 gpm at 60 psi[2] all others except private applications<br>0.25 gallons per cycle for metering faucets |
| Commercial prerinse spray valve (for food service applications) | Flow rate ≤ 1.6 gpm (no pressure specified; no performance requirement) |

[1] EPAct 1992 standard for toilets applies to both commercial and residential models.
[2] In addition to EPAct requirements, the American Society of Mechanical Engineers standard for public lavatory faucets is 0.5 gpm at 60 psi (ASME A112.18.1-2005). This maximum has been incorporated into the national Uniform Plumbing Code and the International Plumbing Code.

| Residential Fixtures, Fittings, and Appliances | Baseline water usage |
|---|---|
| Residential toilet | 1.6 gpf[3] |
| Residential lavatory (bathroom) faucet | 2.2 gpm at 60 psi |
| Residential kitchen faucet | |
| Residential showerhead | 2.5 gpm at 80 psi per shower stall4 |

gpf = gallons per flush; psi = pounds per square inch.
Source: Adapted from information developed and summarized by the U.S. EPA Office of Water.
[3] EPAct 1992 standard for toilets applies to both commercial and residential models.
[4] Residential shower compartment (stall) in dwelling units: The total allowable flow rate from all flowing showerheads at any given time, including rain systems, waterfalls, bodysprays, bodyspas, and jets, shall be limited to the allowable showerhead flow rate as specified above (2.5-gpm) per shower compartment, where the floor area of the shower compartment is less than 2,500 sq.in. For each increment of 2,500 sq.in. of floor area thereafter or part thereof, an additional showerhead with total allowable flow rate from all flowing devices equal to or less than the allowable flow rate as specified above shall be allowed. Exception: Showers that emit recirculated non-potable water originating from within the shower compartment while operating are allowed to exceed the maximum as long as the total potable water flow does not exceed the flow rate as specified above.

The following fixtures, fittings, and appliances are outside the scope of the water use reduction calculation:

a. Commercial steam cookers.

b. Commercial dishwashers.

c. Automatic commercial ice makers.

d. Commercial (family-sized) clothes washers.

e. Residential clothes washers.

f. Standard and compact residential dishwashers.

AND

For new *single-family residential* buildings and new *multiunit residential* buildings three stories or fewer, 90% of buildings must use a combination of fixtures that would earn 5 points under LEED for Homes 2008 WE Credit 3, Indoor Water Use.

## GIB Credit 4: Water-Efficient Landscaping

## 1 point

### Intent

To limit or eliminate the use of *potable water* and other natural surface or subsurface water resources on *project* sites, for landscape irrigation.

### Requirements

Reduce water consumption for outdoor landscape irrigation by 50% from a calculated midsummer baseline case. Reductions may be attributed to any combination of the following strategies, among others:

a. Plant species, plant density, and microclimate factor.

b. Irrigation efficiency.

c. Use of captured rainwater.

d. Use of recycled wastewater.

e. Use of water treated and conveyed by a public agency specifically for nonpotable uses.

f. Use of other nonpotable water sources, such as stormwater, air-conditioning condensate, and foundation drain water.

Projects with no new or *existing* landscape irrigation requirements automatically meet the credit requirements.

Groundwater seepage that is pumped away from the immediate vicinity of buildings slabs and foundations can be used for landscape irrigation and meet the intent of this credit. However, it must be demonstrated that doing so does not affect site stormwater management systems.

## GIB Credit 5: Existing Building Reuse

## 1 point

### Intent

To extend the life cycle of *existing* building stock to conserve resources, reduce waste, and reduce adverse environmental effects of new buildings related to materials manufacturing and transport.

### Requirements

Reuse the existing *habitable building* stock, achieving the greater of the following two benchmarks (based on surface area):

a. 50% of one existing building structure (including structural floor and roof decking) and envelope (including exterior skin and framing but excluding window assemblies and nonstructural roofing material).

b. 20% of the total existing building stock (including structure and envelope, as defined above).

Hazardous materials that are remediated as a part of the *project* scope must be excluded from the calculations.

AND

FOR ALL PROJECTS

Do not demolish any *historic buildings*, or portions thereof, or alter any *cultural landscapes* as part of the project.

An exception is granted only if such action has been approved by an appropriate review body. For buildings listed locally, approval must be granted by the local historic preservation review board, or equivalent. For buildings listed in a state register or in the National Register of Historic Places, approval must appear in a programmatic agreement with the State Historic Preservation Office.

## GIB Credit 6: Historic Resource Preservation and Adaptive Use

## 1 point

### Intent

To encourage the preservation and adaptive use of *historic buildings* and *cultural landscapes* that represent significant embodied energy and cultural value, in a manner that preserves historic materials and character-defining features.

### Requirements

To achieve this credit, at least one historic building or cultural landscape must be present on the *project* site.

Do not demolish any historic buildings, or portions thereof, or alter any cultural landscapes as part of the project.

An exception is granted only if such action has been approved by an appropriate review body. For buildings or landscapes listed locally, approval must be granted by the local historic preservation review board, or equivalent. For buildings or landscapes listed in a state register or in the National Register of Historic Places, approval must appear in a programmatic agreement with the State Historic Preservation Office.

If any historic building in the project site is to be rehabilitated, rehabilitate in accordance with local review or federal standards for rehabilitation, whichever is more restrictive, using one of the following approaches:

a. Obtain approval, in the form of a "certificate of appropriateness," from a locally appointed historic preservation commission or architectural review board for any exterior alterations or additions.

b. If federal funds are used for the project, 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.

c. If a building or site is listed in or determined eligible for the National Register of Historic Places but is not subject to federal or local review board review, include on the project team a preservation professional who meets the federal qualifications for historic architect and attests to conformance to the Secretary of the Interior's Standards for the Treatment of Historic Properties.

## GIB Credit 7: Minimized Site Disturbance in Design and Construction

## 1 point

### Intent

To preserve *existing* noninvasive trees, *native plants*, and pervious surfaces.

### Requirements

OPTION 1. Development Footprint on Previously Developed Land

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

OR

OPTION 2. Undeveloped Portion of Project Left Undisturbed

Depending on the *density* of the *project*, do not develop or disturb a portion of the land that has not been previously developed on the site, exclusive of any land preserved by codified law or a prerequisite of LEED for Neighborhood Development; or exempt areas designated as nonbuildable in land-use comprehensive plans and stipulate in *covenants, conditions, and restrictions* (CC&R) or other binding documents that the undisturbed area will be protected from development in perpetuity. Densities and minimum percentages are as follows (mixed-use projects must use the lowest applicable density or calculate a weighted average per the methodology in NPD Credit 2, Compact Development):

**Table 1.** Minimum undeveloped area, by project density

| Residential density (DU/acre) | Nonresidential density (FAR) | Minimum area left undisturbed |
|---|---|---|
| < 15 | < .50 | 20% |
| 15 – 21 | .50 – 1.0 | 15% |
| > 21 | > 1.0 | 10% |
| DU = dwelling unit; FAR = floor-area ratio. | | |

For portions of the site that are not previously developed, identify construction impact zones that limit disturbance to a minimum of 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 *street* curbs and main utility branch trenches; and 25 feet beyond constructed areas with permeable surfaces (such as pervious paving areas, stormwater retention facilities, and playing fields) that require additional staging areas to limit compaction in the constructed zone.

AND

FOR ALL PROJECTS

Survey the site to identify the following:

a. Trees in good or excellent condition, as determined by an arborist certified by the International Society of Arboriculture (ISA).

b. Any heritage or champion trees of special importance to the community because of their age, size, type, historical association, or horticultural value, as defined by a government forester.

c. All trees larger than 6 inches in diameter at breast height (dbh, 4 feet 6 inches above ground).

d. Any *invasive* tree species present on the site, and whether those trees threaten the health of other trees to be preserved on the site, as determined by an ISA-certified arborist.

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

a. All heritage or champion trees and trees whose dbh exceeds 50% of the state champion dbh for the species.

b. A minimum of 75% of all noninvasive trees (including the above) larger than 18 inches dbh.

c. A minimum of 25% of all noninvasive trees (including the above) larger than 12 inches dbh if deciduous, and 6 inches dbh if coniferous.

Tree condition ratings must be based on assessment by an ISA-certified arborist using ISA-approved assessment measures.

Develop a plan, in consultation with and approved by an ISA-certified arborist, for the health of the trees, including fertilization and pruning, and for their protection during construction. The plan must include protective fencing located 1 foot for each 1-inch caliper from the trunk or at the tree drip line, whichever is larger, and specify that if trenching or other disturbance is necessary within the protected zone, this work must be done by hand. If disturbance includes a permanent excavation of 3 feet or deeper, the excavation must start from a point not closer than 15 feet from the tree's drip line. If an ISA-certified arborist has determined that any trees to be preserved are threatened by invasive vegetation, develop a plan to reduce the invasive vegetation to the maximum extent possible. Stipulate in CC&R or other binding documents that the undisturbed area of the preserved trees will be protected from development in perpetuity.

## Key Definitions

For the meanings of other terms used in the requirements, refer to the Glossary.

**previously developed** altered by paving, construction, and/or land use that would typically have required regulatory permitting to have been initiated (alterations may exist now or in the past). Previously developed land includes a platted lot on which a building was constructed if the lot is no more than 1 acre; previous development on lots larger than 1 acre is defined as the *development footprint* and land alterations associated with the footprint. Land that is not previously developed and altered landscapes resulting from current or historical clearing or filling, agricultural or forestry use, or preserved natural area use are considered undeveloped land. The date of previous development permit issuance constitutes the date of previous development, but permit issuance in itself does not constitute previous development.

## GIB Credit 8: Stormwater Management

## 1–4 points

### Intent

To reduce pollution and hydrologic instability from stormwater, reduce flooding, promote aquifer recharge, and improve water quality by emulating natural hydrologic conditions.

### Requirements

Implement a comprehensive stormwater management plan for the *project* that retains on-site, through infiltration, evapotranspiration, and/or reuse, the rainfall volumes listed in Table 1. Rainfall volume is based on the project's *development footprint*, any other areas that have been graded so as to be effectively impervious, and any pollution-generating pervious surfaces, such as landscaping, that will receive treatments of fertilizers or pesticides.

The percentile rainfall event (Table 1) is the total rainfall on a given day in the record that is greater than or equal to X percent of all rainfall events over a 20- to 40+-year period. For example, a 95th percentile event in a particular region might be 1.5 inches, which would then be the volume to retain. To determine the volume to be retained, projects may use NOAA's published national rainfall data, run an approved stormwater model, or independently gather local rain gauge data and rank rainfall events. One hundred percent of the water volume from rainfall events up to the X percentile event must not be discharged to surface waters unless the harvested and reused runoff is authorized for discharge or allowed to be discharged into sanitary treatment systems.

**Table 1.** Points for retaining stormwater on-site

| Percentile rainfall event (determines total volume from development footprint to be retained) | Points |
|---|---|
| 80th percentile | 1 |
| 85th percentile | 2 |
| 90th percentile | 3 |
| 95th percentile | 4 |

Projects that earn at least 2 points under this credit may earn 1 additional point by meeting one of the following site characteristics:

a. The project is located on a *previously developed site* (1 point).

b. The project is located on a site that meets the definition of *brownfield* in SLL Credit 2, Brownfields Redevelopment (1 point).

c. The project is designed to be transit ready by achieving the following (1 point):

- At least 2 points under NPD Credit 1, Walkable Streets.
- At least 2 points under NPD Credit 2, Compact Development.
- At least 2 points under NPD Credit 3, Mixed-Use Neighborhood Centers.

Select BMPs from the *Washington State Department of Ecology's Stormwater management Manual for Western Washington, Volume V, Run off Treatment (2005 edition)*, or locally approved equivalent, whichever is more stringent. If

the BMPs are comparable in stringency, choose BMPs that are most appropriate to the project site and region. BMPs must also comply with all federal, state, and local regulations.

For stormwater reuse systems not on a combined stormwater and sewer system, the total water reused for indoor use must not exceed 90% of the average annual rainfall.

Stormwater BMPs (except cisterns) must be designed to drain down within 72 hours.

## GIB Credit 9: Heat Island Reduction

## 1 point

### Intent

To reduce heat islands to minimize effects on the microclimate and human and wildlife habitat.

### Requirements

OPTION 1. Nonroof Measures

Use any combination of the following strategies for 50% of the nonroof site hardscape (including roads, sidewalks, courtyards, parking lots, parking structures, and driveways):

a. Provide shade from open structures, such as those supporting solar photovoltaic panels, canopied walkways, and vine pergolas, all with a solar reflectance index (SRI) of at least 29.

b. Use paving materials with an SRI of at least 29.

c. Install an open-grid pavement system that is at least 50% pervious.

d. Provide shade from tree canopy (within ten years of landscape installation).

OR

OPTION 2. High-Reflectance and Vegetated Roofs

Use roofing materials that have an SRI equal to or greater than the values in Table 1 for a minimum of 75% of the roof area of all new buildings within the *project*; or install a vegetated ("green") roof for at least 50% of the roof area of all new buildings within the project. Combinations of SRIcompliant and vegetated roofs can be used provided they satisfy the equation in Option 3.

**Table 1.** Minimum solar reflectance index value, by roof slope

| Roof slope | SRI |
|---|---|
| Low (≤ 2:12) | 78 |
| Steep (> 2:12) | 29 |

OR

OPTION 3. Mixed Nonroof and Roof Measures

Use any of the strategies listed under Options 1 and 2 that in combination meet the following criterion:

$$\frac{\text{Area of Nonroof Measures}}{0.5} + \frac{\text{Area of SRI Roof}}{0.75} + \frac{\text{Area of Vegetated Roof}}{0.5} \geq \text{Total Site Hardscape Area} + \text{Total Roof Area}$$

## GIB Credit 10: Solar Orientation

## 1 point

### Intent

To encourage energy efficiency by creating optimum conditions for the use of passive and active solar strategies.

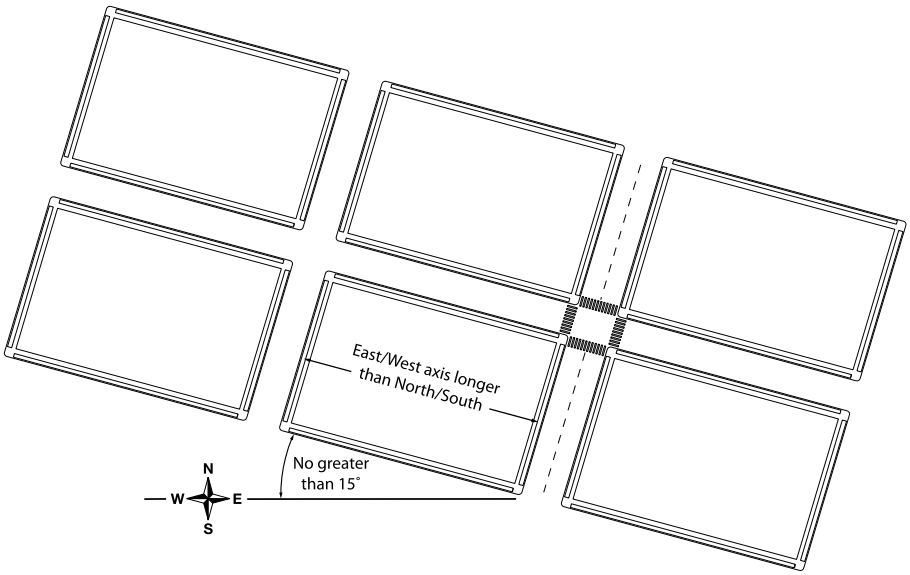
### Requirements

OPTION 1. Block Orientation (For Projects Earning at Least 2 Points Under NPD Credit 2, Compact Development)

Locate the *project* on *existing block*s or design and orient the project such that 75% or more of the blocks have one axis within plus or minus 15 degrees of geographical east-west, and the east-west lengths of those blocks are at least as long as the north-south lengths of the blocks.

Earn at least 2 points under NPD Credit 2, Compact Development.

**Figure 1.** Solar-oriented blocks with east-west lengths equal to or greater than north-south lengths, and east-west axis within 15 degrees of geographic east-west



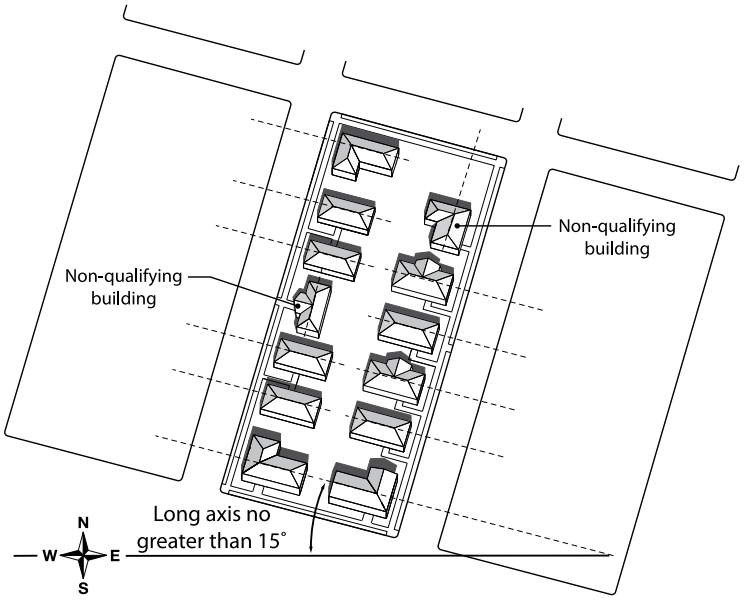

OR

OPTION 2. Building Orientation (Available For All Projects)

Design and orient 75% or more of the project's total building square footage (excluding existing buildings) such that one axis of each qualifying building is at least 1.5 times longer than the other, and the longer axis is within 15 degrees of geographical east-west. The length-to-width ratio applies only to walls enclosing conditioned spaces; walls enclosing unconditioned spaces, such as garages, arcades, or porches, cannot contribute to credit

achievement. The surface area of equator-facing vertical surfaces and slopes of roofs of buildings counting toward credit achievement must not be more than 25% shaded at the time of initial occupancy, measured at noon on the winter solstice.

**Figure 2.** Solar-oriented buildings with longer axis (at least 1.5 times length of other axis) within 15 degrees of geographic east-west



## GIB Credit 11: On-Site Renewable Energy Sources

## 1–3 points

### Intent

To encourage on-site renewable energy production to reduce the adverse environmental and economic effects associated with fossil fuel energy production and use.

### Requirements

Incorporate on-site nonpolluting renewable energy generation, such as solar, wind, geothermal, small-scale or micro hydroelectric, and/or biomass, with production capacity of at least 5% of the *project's* annual electrical and thermal energy cost (exclusive of *existing* buildings), as points are awarded as listed in Table 1.

**Table 1.** Points for on-site renewable energy generation

| Percentage of annual electrical and thermal energy cost | Points |
|---|---|
| 5% | 1 |
| 12.5% | 2 |
| 20% | 3 |

## GIB Credit 12: District Heating and Cooling

## 2 points

### Intent

To encourage the development of energy-efficient neighborhoods by employing district heating and cooling strategies that reduce energy use and adverse energy-related environmental effects.

### Requirements

Incorporate a district heating and/or cooling system for space conditioning and/or water heating of new buildings (at least two buildings total) such that at least 80% of the *project's* annual heating and/or cooling consumption is provided by the district plant. *Single-family residential* buildings and *existing* buildings of any type may be excluded from the calculation.

Each system component that is addressed by ANSI/ASHRAE/IESNA Standard 90.1–2007 must have an overall efficiency performance at least 10% better than that specified by the standard's prescriptive requirements. Additionally, annual district pumping energy consumption that exceeds 2.5% of the annual thermal energy output of the heating and cooling plant (with 1 kWh of electricity equal to 3,413 Btus) must be offset by increases in the component's efficiency beyond the specified 10% improvement. Combined heat and power (CHP) district systems can achieve this credit by demonstrating equivalent performance.

## GIB Credit 13: Infrastructure Energy Efficiency

## 1 point

### Intent

To reduce adverse environmental effects from energy used for operating public infrastructure.

### Requirements

Design, purchase, or work with the municipality to install all new infrastructure, including but not limited to traffic lights, *street* lights, and water and wastewater pumps, to achieve a 15% annual energy reduction below an estimated baseline energy use for this infrastructure. The baseline is calculated with the assumed use of lowest first-cost infrastructure items.

## GIB Credit 14: Wastewater Management

## 1–2 points

### Intent

To reduce pollution from wastewater and encourage water reuse.

### Requirements

Design and construct the *project* to retain on-site at least 25% of the average annual wastewater generated by the project (exclusive of *existing* buildings), and reuse that wastewater to replace *potable water*. An additional point may be awarded for retaining and reusing 50%. Provide on-site treatment to a quality required by state and local regulations for the proposed reuse. The percentage of wastewater diverted and reused is calculated by determining the total wastewater flow using the design case after the GIB Prerequisite 3 calculations, and determining how much of that volume is reused on-site.

**Table 1.** Points for reusing wastewater

| Percentage of wastewater reused | Points |
|---|---|
| 25% | 1 |
| 50% | 2 |

## GIB Credit 15: Recycled Content in Infrastructure

## 1 point

### Intent

To use recycled and reclaimed materials to reduce the adverse environmental effects of extracting and processing virgin materials.

### Requirements

Use materials for new infrastructure such that the sum of *postconsumer* recycled content, in-place reclaimed materials, and one-half of the *preconsumer* recycled content constitutes at least 50% of the total mass of infrastructure materials.

Count materials in all of the following infrastructure items as applicable to the *project*:

a. Roadways, parking lots, sidewalks, unit paving, and curbs.

b. Water retention tanks and vaults.

c. Base and subbase materials for the above.

d. Stormwater, sanitary sewer, steam energy distribution, and water piping.

Recycled content is defined in accordance with ISO/IEC 14021, Environmental labels and declaration, Self-declared environmental claims (Type II environmental labeling).

## GIB Credit 16: Solid Waste Management Infrastructure

## 1 point

### Intent

To reduce the volume of waste deposited in landfills. To promote the proper disposal of hazardous wastes.

### Requirements

Meet at least four of the following five requirements and publicize their availability and benefits:

a. Include as part of the *project* at least one recycling or reuse station, available to all project occupants, dedicated to the separation, collection, and storage of materials for recycling; or locate the project in a local government jurisdiction that provides recycling services. The recyclable materials must include, at a minimum, paper, corrugated cardboard, glass, plastics and metals.

b. Include as part of the project at least one drop-off point, available to all project occupants, for potentially hazardous office or household wastes; or locate the project in a local government jurisdiction that provides collection services. Examples of potentially hazardous wastes include paints, solvents, oil, and batteries. If a plan for postcollection disposal or use does not exist, establish one.

c. Include as part of the project at least one compost station or location, available to all project occupants, dedicated to the collection and composting of food and yard wastes; or locate the project in a local government jurisdiction that provides composting services. If a plan for postcollection use does not exist, establish one.

d. On every mixed-use or nonresidential *block* or at least every 800 feet, whichever is shorter, include recycling containers adjacent to other receptacles or recycling containers integrated into the design of the receptacle.

e. Recycle and/or salvage at least 50% of nonhazardous construction and demolition debris. Develop and implement a construction waste management plan that, at a minimum, identifies the materials to be diverted from disposal and specifies whether the materials will be stored on-site or commingled. Excavated soil and land-clearing debris do not contribute to this credit. Calculations can be done by weight or volume but must be consistent throughout.

## GIB Credit 17: Light Pollution Reduction

## 1 point

### Intent

To minimize light trespass from *project* sites, reduce sky-glow to increase night sky access, improve nighttime visibility through glare reduction, and reduce adverse effects on wildlife environments.

### Requirements

"Shared areas" of a project are spaces and facilities dedicated to common use (publicly or privately owned).

In residential areas, at least 50% of the external luminaires must have fixture-integrated lighting controls that use motion sensors to reduce light levels by at least 50% when no activity has been detected for 15 minutes.

AND

In all shared areas, install automatic controls that turn off exterior lighting when sufficient daylight is available and when the lighting is not required during nighttime hours; these lights must meet the total exterior lighting power allowance requirements in Table 3.

AND

Document which lighting zone or zones (Table 1) describe the project, and for all shared areas, follow the requirements in Table 2. If two or more different zones border the project, use the most stringent uplight requirements, and use light trespass requirements for the adjacent zone. Roadway lighting that is part of the project must meet the requirements for the appropriate zone.

For illuminance generated from a single luminaire placed at the intersection of a private vehicular driveway and public roadway accessing the site, project teams may use the centerline of the public roadway as the site boundary for a length of two times the driveway width centered at the centerline of the driveway when complying with the trespass requirements.

Compliance with the light trespass requirements may alternatively be met by using only luminaires that comply with Table 4 ratings for backlight and glare.

AND

Stipulate *covenants*, *conditions*, *and restrictions* (CC&R) or other binding documents to require continued adherence to the requirements.

**Table 1.** Lighting zones

| Zone | Definition |
|---|---|
| LZ0 | Undeveloped areas within national parks, state parks, forest land and rural areas and sites immediately adjacent to areas officially recognized as ecologically sensitive by the local zoning authority. |
| LZ1 | Developed areas within national parks, state parks, forest land and rural areas. |
| LZ2 | Areas predominantly consisting of residential zoning, neighborhood business districts, light industrial with limited nighttime use, and residential mixed-use areas. |
| LZ3 | All other areas not included in LZ0, LZ1, LZ2, or LZ4 (including commercial-industrial and high-density residential). |
| LZ4 | High-activity commercial districts in major metropolitan areas (as designated by local jurisdiction, such as local zoning authority). |

**Table 2.** Allowable light trespass and uplight, by lighting zone

| Lighting zone | Maximum horizontal and vertical illuminance (fc) at site boundary | Maximum horizontal and vertical illuminance (fc) at specified distance beyond site boundary | Maximum percentage of fixture lumens emitted above 90° or higher from nadir (straight down) |
|---|---|---|---|
| LZ0 | 0 | 0 at 0 ft. | 0% |
| LZ1 | 0.01 | .01 at 0 ft. | 0% |
| LZ2* | 0.10 | .02 at 10 ft. | 1% |
| LZ3* | 0.20 | .05 at 15 ft. | 2% |
| LZ4* | 0.60 | .05 at 15 ft. | 5% |

fc = footcandle.
* In LZ2, LZ3, and LZ4, for project boundaries that abut public rights-of-way, light trespass requirements may be met relative to the curb line instead of the project boundary.

**Table 3.** Allowable lighting power densities, by lighting zone

| | Lighting zone | | | | |
|---|---|---|---|---|---|
| | LZ0 | LZ1 | LZ2 | LZ3 | LZ4 |
| All exterior improved areas (except those listed below) | 0.04 W/sf | 0.04 W/sf | 0.06 W/sf | 0.10 W/sf | 0.13 W/sf |
| Walkways | 0.7 W/lf | 0.7 W/lf | 0.7 W/lf | 0.8 W/lf | 1.0 W/lf |
| Landscaping | No allowance | 0.04 W/sf | 0.05 W/sf | 0.05 W/sf | 0.05 W/sf |
| Entrance door (per linear foot of doorway) | 20W | 20W | 20W | 30W | 30W |
| Entry canopy | 0.25 W/sf | 0.25 W/sf | 0.25 W/sf | 0.40 W/sf | 0.40 W/sf |
| Illuminated building façade | No allowance | No allowance | 2.5W/lf | 3.75W/lf | 5.0W/lf |

sf = square feet; lf = linear feet.
Note: The total exterior lighting power density allowance for all shared exterior applications is the sum of the specified allowances for individual illuminated areas. The following lighting is exempted when its controls meet the above requirements and are independent of the controls for nonexempt lighting:

a. Specialized signal, directional, and marker lighting associated with transportation.
b. Advertising and directional signage.
c. Lighting integral to equipment or instrumentation and installed by its manufacturer.
d. Lighting for theatrical purposes, including performance, stage, film, and video.
e. Lighting for athletic playing fields.
f. Temporary lighting (installed for no more than 30 days and then removed for at least 30 days).
g. Lighting for industrial production, material handling, transportation sites, and associated storage areas.
h. Theme elements in theme or amusement parks.
i. Lighting to highlight features of public monuments and registered *historic buildings* or landmark structures.

### Alternative method for meeting light trespass requirements in Table 2

A luminaire may be used if it is rated as follows according to the lighting zone of the site. If the luminaire is installed in other than the intended manner, the rating must account for the actual photometric geometry. An exception applies if at least 98% of a luminaire's emitted lumens are intercepted by man-made structures within the project. In either case, luminaires equipped with adjustable mounting devices permitting alteration of luminaire aiming in the field are not permitted.

**Table 4.** Allowable backlight and glare, by lighting zone

| | **Lighting zone** | | | | |
|---|---|---|---|---|---|
| Backlight luminaire rating | LZ0 | LZ1 | LZ2 | LZ3 | LZ4 |
| > 2 mounting heights from property line | B0 | B1 | B2 | B3 | B4 |
| 1 to 2 mounting heights from property line and properly oriented* | B0 | B1 | B2 | B3 | B3 |
| 0.5 to 1 mounting height to property line and properly oriented* | B0 | B0 | B1 | B2 | B2 |
| < 0.5 mounting height to property line adjacent to street and properly oriented* | B0 | B0 | B1 | B2 | B2 |
| < 0.5 mounting height to property line and properly oriented* | B0 | B0 | B0 | B1 | B2 |
| Glare luminaire rating | G0 | G1 | G2 | G3 | G4 |

* The luminaire must be mounted with backlight toward the property line.
Note: Backlight and glare ratings are defined based on specific lumen limits for IESNA TM-15-07 solid angles, Addendum A.

# INNOVATION AND DESIGN PROCESS

## IDP Credit 1: Innovation and Exemplary Performance

## 1–5 points

### Intent

To encourage exemplary performance above the requirements set by the LEED for Neighborhood Development Rating System and/or innovative performance in green building, smart growth, or new urbanist categories not specifically addressed by the LEED for Neighborhood Development Rating System.

### Requirements

In writing, identify the intent of the proposed innovation credit, the proposed requirement for compliance, the proposed submittals to demonstrate compliance, and the design approach and strategies that might be used to meet the requirements.

One point is awarded for each IDP Credit 1 earned, up to a total of 5. No more than 3 exemplary performance credits will be awarded in the Innovation and Design Process category.

## IDP Credit 2: LEED Accredited Professional

## 1 point

### Intent

To support the integrated planning and design required for a LEED for Neighborhood Development *project* and to streamline the application and certification process.

### Requirements

At least one principal member of the project team must be a LEED Accredited Professional.

OR

At least one principal member of the project design team must be a professional who is credentialed in smart growth as determined by the Natural Resources Defense Council in consultation with Smart Growth America.

OR

At least one principal member of the project design team must be a professional who is credentialed in new urbanism as determined by the Congress for the New Urbanism.

Note: A separate LEED Accredited Professional exam track for professionals wanting to specialize in the LEED for Neighborhood Development Rating System will be available in early 2010; this IDP credit can be achieved if a principal member of the project design team is accredited as a result of passing the exam.

# REGIONAL PRIORITY CREDIT

## RPC Credit 1: Regional Priority

### 1–4 points

#### Intent

To encourage strategies that address geographically specific environmental, social equity, and public health priorities.

#### Requirements

Earn up to four of the six Regional Priority credits. These credits have been identified by subject matter experts representing the U.S. Green Building Council (regional councils and chapters), the Congress for the New Urbanism (chapters and membership in regions without chapters), and Smart Growth America (members of Smart Growth America's State and Local Caucus or their designees) as having additional regional importance for the project's location. A database of Regional Priority credits and their geographic applicability will be available on the USGBC website, www.usgbc.org.

One point is awarded for each Regional Priority credit earned, up to a maximum of 4. Non-U.S. projects are not eligible for Regional Priority credits.

# APPENDIX. DIVERSE USES

## Food Retail

Supermarket
Other food store with produce

## Community-Serving Retail

Clothing store or department store selling clothes
Convenience store
Farmer's market
Hardware store
Pharmacy
Other retail

## Services

Bank
Gym, health club, exercise studio
Hair care
Laundry, dry cleaner
Restaurant, café, diner (excluding establishments with only drive-throughs)

## Civic and Community Facilities

Adult or senior care (licensed)
Child care (licensed)
Community or recreation center
Cultural arts facility (museum, performing arts)
Educational facility (including K–12 school, university, adult education center, vocational school, community college)
Family entertainment venue (theater, sports)
Government office that serves public on-site
Place of worship
Medical clinic or office that treats patients
Police or fire station
Post office
Public library
Public park
Social services center

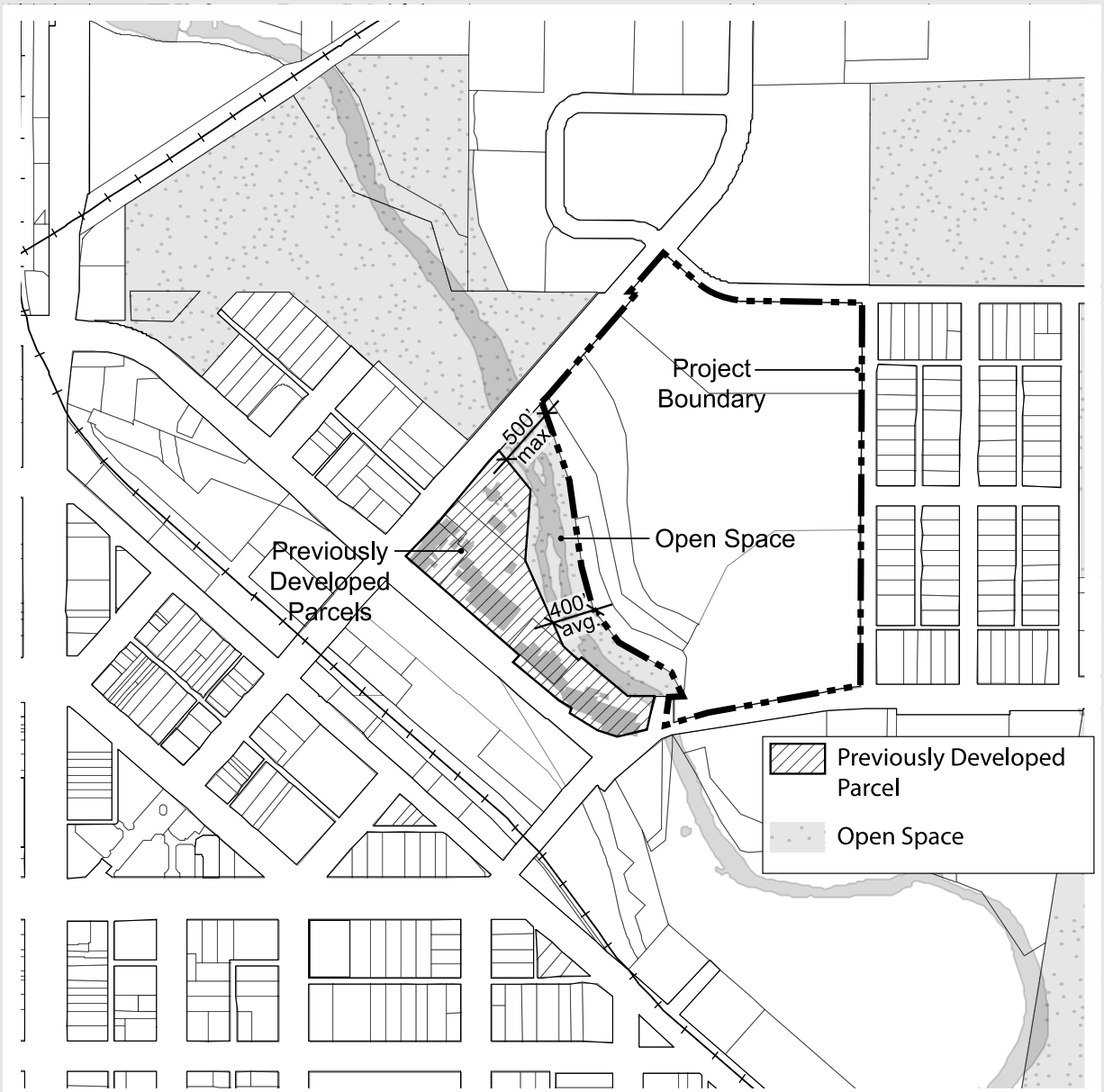
Adapted from Criterion Planners, INDEX neighborhood completeness indicator, 2005.

# GLOSSARY

## Key Definitions

**adjacent site** a site having at least 25% of its boundary bordering parcels that are each at least 75% *previously developed*. A *street* or other right-of-way does not constitute previously developed land; instead, it is the status of the property on the other side of the street or right-of-way that matters. Any fraction of the boundary that borders waterfront other than a stream is excluded from the calculation. A site is still considered adjacent if the 25% adjacent portion of its boundary is separated from previously developed parcels by undeveloped, permanently protected land averaging no more than 400 feet in width and no more than 500 feet in any one place. The undeveloped land must be permanently preserved as natural area, riparian corridor, *park*, greenway, agricultural land, or designated *cultural landscape*. Permanent pedestrian paths connecting the project through the protected parcels to the bordering site may be counted to meet the requirement of SLL Prerequisite 1, Option 2 (that the *project* be connected to the adjacent parcel by a through-street or nonmotorized right-of-way every 600 feet on average, provided the path or paths traverse the undeveloped land at no more than a 10% grade for walking by persons of all ages and physical abilities).

Adjacent project site based on minimum 25% of perimeter adjacent to previously developed parcels, including allowance for permanently protected land between project boundary and previously developed parcels



**buildable land** the portion of the site where construction can occur, including land voluntarily set aside and not constructed upon. When used in *density* calculations, buildable land excludes public rights-of-way and land excluded from development by codified law or LEED for Neighborhood Development prerequisites. An *applicant* may exclude additional land not exceeding 15% of the buildable land base defined above, provided the following conditions are present:

a. The land is protected from residential and nonresidential construction by easement, deed restriction, or other enforceable legal instrument.

AND

b. Either 25% or more of the boundary of each contiguous parcel proposed for exclusion borders a *water body* or areas outside the *project boundary* that are protected by codified law; or ownership of, or management authority over, the exclusion area is transferred to a public entity.

**connectivity** the number of publicly accessible *street* intersections per square mile, including intersections of streets with dedicated *alleys* and transit rights-of-way, and intersections of streets with nonmotorized rights-of-way. If one must both enter and exit an area through the same intersection, such an intersection and any intersections beyond that point are not counted; intersections leading only to *culs-de-sac* are also not counted. The calculation of square mileage excludes *water bodies, parks* larger than 1/2 acre, public facility campuses, airports, rail yards, slopes over 15%, and areas nonbuildable under codified law or the rating system. Street rights-of-way may not be excluded.

**infill site** a site that meets any of the following four conditions:

a. At least 75% of its boundary borders parcels that individually are at least 50% *previously developed,* and that in aggregate are at least 75% previously developed.

b. The site, in combination with bordering parcels, forms an aggregate parcel whose boundary is 75% bounded by parcels that individually are at least 50% previously developed, and that in aggregate are at least 75% previously developed.

c. At least 75% of the land area, exclusive of rights-of-way, within a 1/2 mile distance from the *project boundary* is previously developed.

d. The lands within a 1/2 mile distance from the project boundary have a *preproject connectivity* of at least 140 intersections per square mile.

A *street* or other right-of-way does not constitute previously developed land; it is the status of property on the other side or right-of-way of the street that matters. For conditions (a) and (b) above, any fraction of the perimeter that borders waterfront other than a stream is excluded from the calculation.