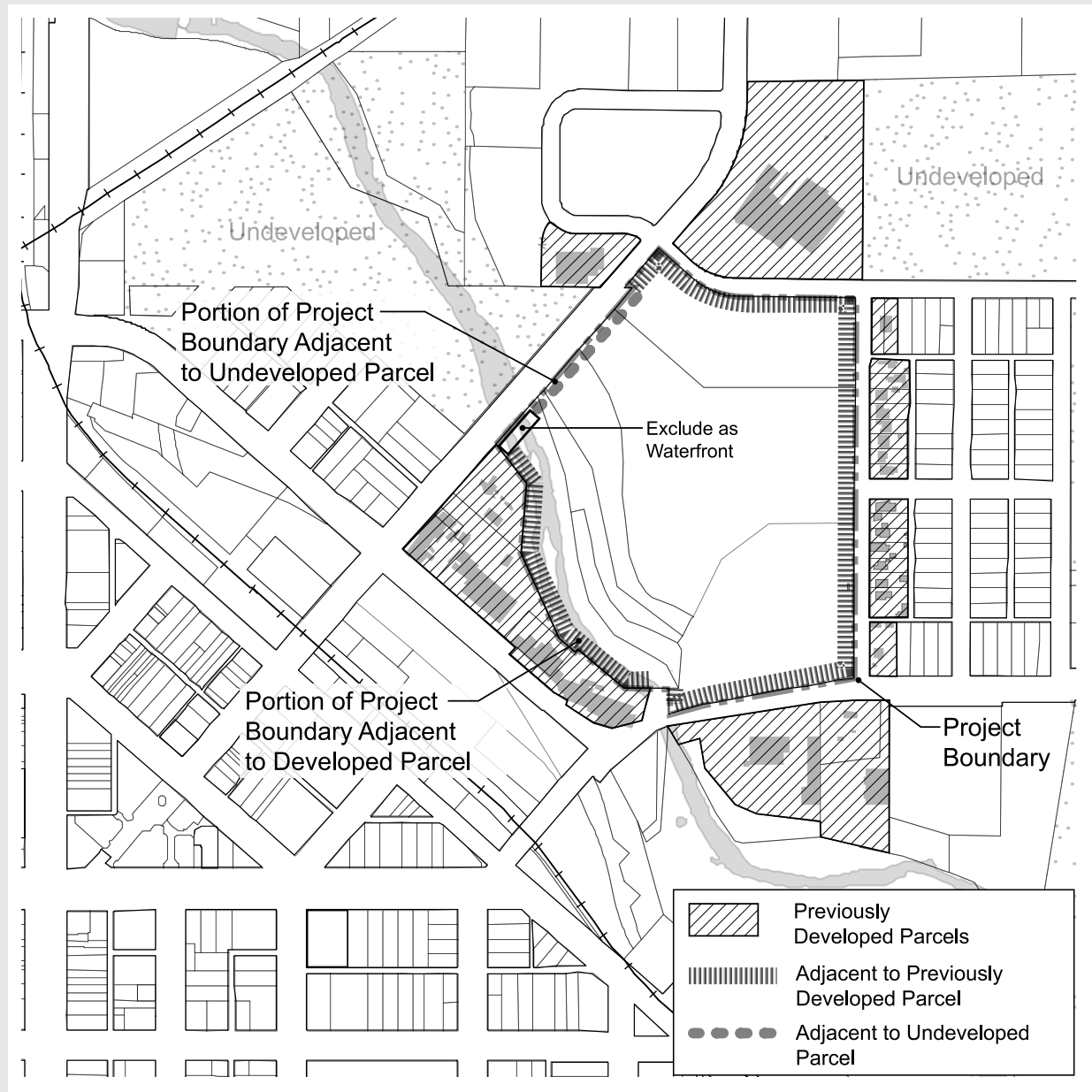
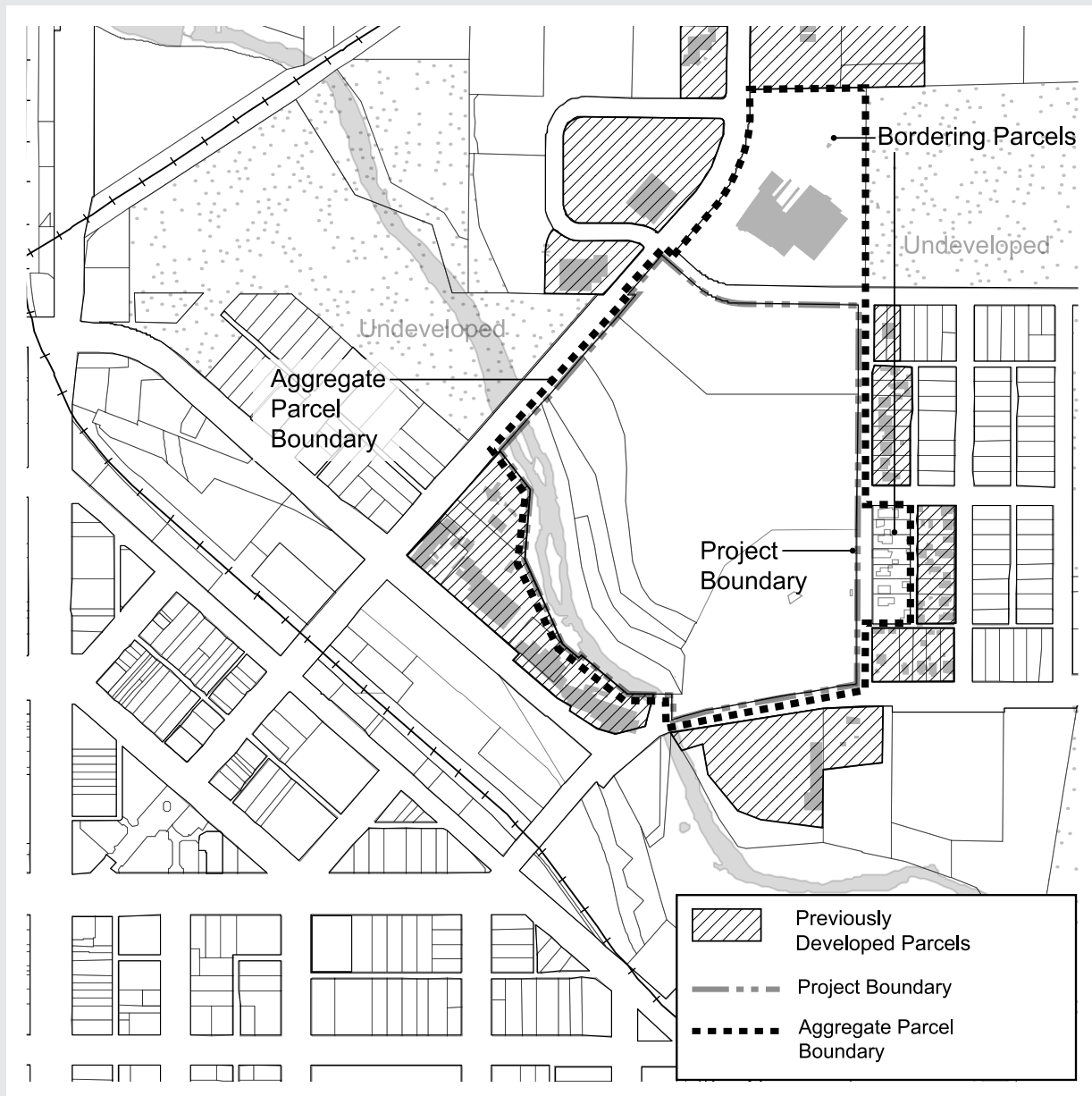


(a). Infill project site based on minimum 75% of perimeter adjacent to previously developed parcels



(b). Infill project site based on minimum 75% adjacent to previously developed parcels using project boundary and selected bordering parcels



(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



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**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.

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# ADDITIONAL DEFINITIONS

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**accessory dwelling unit** a subordinate *dwelling unit* that is attached to a principal building or contained in a separate structure on the same property as the principal unit.

**adapted (or introduced) plant** a species that reliably grows well in a given habitat with minimal attention from humans in the form of winter protection, pest protection, water irrigation, or fertilization once its root systems are established in the soil. Adapted plants are low maintenance but not invasive.

**alley** a publicly accessible right-of-way, generally located midblock, that can accommodate slow-speed motor vehicles, as well as bicycles and pedestrians. An alley provides access to the side or rear of abutting properties for loading, parking, and other service functions, minimizing the need for these functions to be located along streets. It may be publicly dedicated or privately owned and deeded in perpetuity for general public use.

**applicant** the entity that prepares the LEED-ND *project* submission and is responsible for project implementation. An applicant may be the *developer* or another cooperating entity.

**area median income** the median income of a county as determined by the U.S. Department of Housing and Urban Development.

**bicycle network** a continuous network consisting of any combination of physically designated in-*street* bicycle lanes at least 5 feet wide, off-street bicycle paths or trails at least 8 feet wide for a two-way path and at least 5 feet wide for a one-way path, and/or streets designed for a target speed of 25 miles per hour or slower.

**block** land bounded by the *project boundary*, transportation or utility rights-of-way that may be publicly dedicated or privately owned and deeded in perpetuity for general public use, waterfront, and/or comparable land division features.

**brownfield** real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or possible presence of a hazardous substance, pollutant, or contaminate.

**build-out** the time at which all *habitable buildings* on the *project* are complete and ready for occupancy.

**bus rapid transit** an enhanced bus system that operates on exclusive bus lanes or other transit rights-of-way; it is designed to combine the flexibility of buses with the efficiency of rail.

**community-supported agriculture (CSA)** a farm operation for which a community of individuals pledges support so that the farmland becomes, either legally or informally, the community's farm. The growers and consumers provide mutual support, sharing the risks and benefits of food production. Consumers receive portions of the farm's harvest throughout the growing season.

**construction impact zone** the *project's development footprint* plus the areas around the improvement where construction crews, equipment, and/or materials are staged and moved during construction.

**covenants, conditions, and restrictions** limitations that may be placed on a property and its use and are made a condition of holding title or lease.

**cul-de-sac** a *street* segment that terminates without intersecting another street segment.

**cultural landscape** an officially designated geographic area that includes both cultural and natural resources associated with a historic event, activity, or person or that exhibits other significant cultural or aesthetic values.

**density** the amount of building structures constructed on the *project site*, measured for residential buildings as *dwelling units* per acre of *buildable land* available for residential uses, and for non-residential buildings as the *floor-area ratio* of buildable land area available for nonresidential uses. In both cases, structured parking is excluded.

**developer** a public and/or private entity that controls a majority of the *project's buildable land* and is committed to making a majority of the investments required for the project implementation described in the LEED-ND submission.

**development footprint** the total land area of a *project* site covered by buildings, *streets*, parking areas, and other typically impermeable surfaces constructed as part of the project.

**dwelling unit** living quarters intended for long-term occupancy that provide facilities for cooking, sleeping, and sanitation. This does not include hotel rooms.

**employment center** a nonresidential area of at least 5 acres with a job density of at least 50 employees per net acre.

**existing** present on the date of submission of LEED-ND certification documents; similarly, an element or condition that **exists** is present on the date that LEED-ND certification documents are submitted.

**floor-area ratio (FAR)** the *density* of nonresidential land use, exclusive of parking, measured as the total nonresidential building floor area divided by the total *buildable land* area available for nonresidential structures. For example, on a site with 10,000 square feet of buildable land area, an FAR of 1.0 would be 10,000 square feet of building floor area. On the same site, an FAR of 1.5 would be 15,000 square feet of built floor area; an FAR of 2.0 would be 20,000 built square feet and an FAR of 0.5 would be 5,000 built square feet.

**functional entry** a building opening designed to be used by pedestrians and open during regular business hours. This does not include any door exclusively designated as an emergency exit, or a garage door not designed as a pedestrian entrance.

**graywater** untreated wastewater that has not come into contact with toilet waste. Graywater includes used water from bathtubs, showers, bathroom washbasins, and water from clothes washers and laundry tubs. It does not include wastewater from kitchen sinks or dishwashers, unless a graywater definition established by the authority having jurisdiction in the area has precedence.

**habitable building** a structure intended for living, working, or other types of occupancy. Habitable structures do not include stand-alone garages and utility structures such as pump stations.

**heat island** thermal gradient differences between developed and undeveloped areas.

**historic building** a building or structure listed or determined to be eligible as a historic structure or building or structure or as a contributing building or structure in a designated historic district, due to its historic, architectural, engineering, archeological, or cultural significance. The building or structure must be designated as historic by a local historic preservation review board or similar body, be listed in a state register of historic places, be listed in the National Register of Historic Places, or have been determined eligible for listing in the National Register.

**historic district** a group of buildings, structures, objects, and sites, of varying sizes, that have been designated as historically and architecturally significant and categorized as either contributing or noncontributing.

**Home Energy Rating System (HERS) index** a scoring system established by the Residential Energy Services Network (RESNET) in which a home built to the specifications of the HERS Reference Home (based on the 2006 International Energy Conservation Code) scores 100, and a net zero energy home scores 0. The lower a home's HERS Index, the more energy efficient it is.

**invasive plant** either an indigenous or nonindigenous species or strain that is characteristically adaptable, aggressive, has a high reproductive capacity, and tends to overrun the ecosystems it inhabits.

**major renovations** extensive alteration work in addition to work on the exterior shell of the building and/or primary structural components and/or the core and peripheral MEP and service systems and/or site work. Typically, the extent and nature of the work is such that the primary function space cannot be used for its intended purpose while the work is in progress and where a new certificate of occupancy is required before the work area can be reoccupied.



**metropolitan (metro) and micropolitan (micro) statistical area** a geographic entity defined by the U.S. Office of Management and Budget for use by federal statistical agencies in collecting, tabulating, and publishing federal statistics. A metro area contains a core urban area with a population of 50,000 or more, and a micro area contains an urban core with a population between 10,000 and 50,000. Each metro or micro area consists of one or more counties and includes the counties containing the core urban area, as well as any adjacent counties that have a high degree of social and economic integration (as measured by commuting to work) with the urban core. “Core-based statistical area” (CBSA) encompasses both metro and micro areas.

**multiunit residential** consisting of four or more residential units sharing a common entry.

**native (or indigenous) plant** a plant species that did or would have occurred on the site or within the subject county prior to the widespread land alterations that accompanied European settlement. Cultivars of native plants may be considered native plants.

**park** a publicly accessible area that is permanently maintained in a seminatural condition for human recreation and relaxation; it has soil, grass, water, flora, and/or recreation improvements.

**paseo** a publicly accessible pedestrian path, at least 4 feet wide and no more than 12 feet wide, that provides shortcuts between buildings and through the block, connecting *street* frontages to rear parking areas, midblock courtyards, *alleys*, or other streets. A paseo may be roofed for up to 50% of its length and may be privately owned or publicly dedicated.

**planned diverse use** a shop, service, or facility outside the *project boundary* that has received a building permit and is under construction at the time of the first certificate of occupancy is issued for any building in the LEED-ND *project*.

**planned occupancy** the highest estimate of building occupants based on planned use(s) and industry standards for square foot requirements per employee (see USDOE EIA CBECS survey for suggested default nonresidential occupancies). The minimum planned occupancy for *multiunit residential* buildings is 1 person for a studio unit, 1.5 persons for a one-bedroom unit, and 1.25 persons per bedroom for a two-bedroom or larger unit.

**plaza** a publicly accessible gathering space that is integrated into the street network and allows vehicular, bicycle, and/or pedestrian travel. A plaza is generally paved, is spatially defined by building fronts paralleling at least two-thirds of its perimeter, and may be privately owned or publicly dedicated.

**postconsumer** generated by households or commercial, industrial, or institutional facilities in their role as end-users of a product, which can no longer be used for its intended purpose.

**potable water** water that meets or exceeds EPA’s drinking water quality standards and is approved for human consumption by the state or local authorities having jurisdiction; it may be supplied from wells or municipal water systems.

**preconsumer** diverted from the waste stream during the manufacturing process. It does not include the reutilization of materials such as rework, regrind or scrap generated in a process and capable of being reclaimed within the same process that generated it.

**predevelopment** before any development occurred on the site. Predevelopment conditions describe the natural conditions of the site prior to any human alteration, such as development of roads or buildings.

**previously developed site** a site that, *preproject*, consisted of at least 75% *previously developed* land.

**preproject** before the LEED-ND *project* was initiated, but not necessarily before any development or disturbance took place. Preproject conditions describe the state of the project site on the date the *developer* acquired rights to a majority of its *buildable land* through purchase or option to purchase.

**prime soil** earth with chemical, hydrographic, and topological properties that make it especially suited to the production of crops, as defined by the U.S. Natural Resources Conservation Service.



**project** the land, water, and construction that constitutes the project application. A project *applicant* does not have to own or control all land or water within a *project boundary*, but all the area within the project boundary must comply with prerequisites and attempted credits.

**project boundary** the platted property line of the *project* defining land and water within it. Projects located on publicly owned campuses that do not have internal property lines must delineate a sphere-of-influence line to be used instead. *Project site* is equivalent to the land and water inside the project boundary. The project must not contain noncontiguous parcels, but parcels can be separated by public rights-of-way. Projects may also have enclaves of nonproject properties that are not subject to the rating system, but such enclaves cannot exceed 2% of the total project area and cannot be described as certified.

**school** a kindergarten, elementary, or secondary institution for the academic instruction of children.

**single-family residential** any residential unit other than *multiunit residential*, including single, duplex, triplex, row house, townhouse and semiattached residential building types.

**street** a dedicated right-of-way that can accommodate one or more modes of travel, excluding *alleys* and *paseos*. A street is suitable for primary entrances and provides access to the front and/or sides of buildings and lots. A street may be privately owned as long as it is deeded in perpetuity for general public use. A street must be an addressable thoroughfare (for mail purposes) under the standards of the applicable regulating authority.

**square** (also **green**) a publicly accessible open area for gatherings that is wholly or partially bounded by segments of the *street* network. A square can be landscaped or landscaped and paved, is spatially defined by building fronts paralleling at least 45% of its perimeter, and may be privately owned or publicly dedicated.

**unique soil** earth with chemical, hydrographic, and topological properties that make it especially suited to specific crops, as defined by the U.S. Natural Resources Conservation Service.

**walk distance** the distance that a pedestrian must travel between origins and destinations without obstruction, in a safe and comfortable environment on a continuous network of sidewalks, all-weather-surface footpaths, crosswalks, *woonerfs*, or equivalent pedestrian facilities.

**water body** the surface water of a stream (first-order and higher, including intermittent streams), arroyo, river, canal, lake, estuary, bay, or ocean, excluding irrigation ditches

**water and wastewater infrastructure** publicly owned water and wastewater infrastructure; this excludes septic and mound wastewater treatment systems.

**wetland** an area that is inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas, but exclude irrigation ditches unless delineated as part of an adjacent wetland.

**woonerf** a *street*, also known as a home zone, shared zone, or living street, where pedestrians have priority over vehicles and the posted speed limit is no greater than 10 miles per hour. Physical elements within the roadway, such as shared surfaces, plantings, street furniture, parking, and play areas, slow traffic and invite pedestrians to use the entire right-of-way.

**vehicle miles traveled (VMT)** the number of miles driven by motorists in a specified time period, such as a day or a year, in absolute or per capita terms.





