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INFORMATION

LEED for Neighborhood Development Innovation in Design Credit Catalog

Currently, pilot projects pursuing LEED for Neighborhood Development (LEED-ND) Certification have the opportunity to earn up to five points for two types of credits in the Innovation & Design Process (ID) credit category: exemplary performance related to existing LEED-ND credits, and innovative performance. This document pertains to innovative performance in the areas of smart growth, new urbanism, and green construction and technologies.

Innovation in Design credits for innovative performance are awarded for comprehensive strategies which demonstrate quantifiable environmental benefits not specifically addressed by the current LEED-ND Rating System. When submitting an ID credit, project teams must outline the proposed credit intent, requirement(s) for compliance, and submittal(s) necessary to demonstrate compliance, as well as provide a summary of potential design approaches that may be used to meet the requirements.

The following is a catalog of ID credits submitted by projects during the LEED-ND pilot program to date. This document is a work in progress and is meant as a brainstorming tool only to assist pilot project teams in the development of new ID credits. It does *not* set any precedent to be upheld during a LEED-ND Certification Review. The information found here is a summary of information provided by staff and should not be considered a detailed or comprehensive portrayal of the original credit submittal. Applications for LEED-ND Certification and any associated ID credit submittals will be thoroughly reviewed and scrutinized based on the LEED-ND Pilot Rating System, as well as CIRs approved by the LEED-ND Core Committee or relevant LEED Technical Advisory Group. For details about the LEED-ND CIR process, please download the "Technical Inquiry and CIR Guidance" document at <http://www.usgbc.org/ShowFile.aspx?DocumentID=4155>.

For more information on LEED ID credits in all rating systems, please download the "Guidance on Innovation in Design (ID) Credits" here: http://www.usgbc.org/Docs/LEEDdocs/IDcredit_guidance_final.pdf

Legend

CIR / ID	Cat.	Credit Title	A / D	Credit Description	
Type of submittal	Existing LEED credit category, if any, that addresses issues similar to those in the proposed ID credit or CIR	Credit Title	Indicates whether an ID credit was <i>awarded</i> or <i>denied</i> as originally submitted by the project team either through the certification or CIR process	Intent	Summary of the proposed credit intent as originally submitted by the project team
<i>Innovation in Design Credit (ID)</i>	<i>Smart Location and Linkage (SLL)</i>			Requirements	Summary of the proposed credit requirements as originally submitted by the project team
<i>Credit Interpretation Request (CIR)</i>	<i>Neighborhood Pattern & Design (NPD)</i>			Submittals	Summary of the proposed credit submittals as originally provided by the project team
	<i>Green Construction & Technology (GCT)</i>			Ruling	For CIRs, this cell contains a ruling summary. This may be abbreviated; for the full text, project teams should refer back to the full text of the CIR as posted online: https://www.usgbc.org/ShowFile.aspx?DocumentID=3553. For denied ID credits, this cell contains the paraphrased reviewer ruling. Intent, requirements and submittals may be broken out separately. ID credits submitted as part of the CIR process, whether approved or denied, take precedence over ID credits of similar nature submitted as part of the certification process.

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
SMART LOCATION AND LINKAGE					
Landscape and Site Management					
ID	SLL	Green Landscape Management	A	Intent	Design and plan the project vegetation and open space so that sustainable landscaping practices can be promoted and maintained over time.
				Requirements	1 - Create and distribute a manual or guidelines for all residents which provides information about sustainable landscaping, environmental impacts, and recommendations for individual safe and environmentally friendly landscaping practices. 1 - Create and implement a manual specifying sustainable landscape management for all areas maintained by facilities management including the park/recreational area that specifies native plans, no permanent irrigation systems, and environmentally friendly herbicides, pesticides, and fertilizers.
				Submittals	1. An example or excerpt from the homeowners manual in which the sustainable landscaping guidelines are included. 2. Documentation including excerpts from the facilities manual or to demonstrate the sustainable landscape management plan for the neighborhood development.
ID	SLL	Building Exterior and Hardscape Management Plan	D	Intent	Reduce the environmental impact of building exterior and hardscape maintenance activities, including residential units and town center buildings by reducing chemical use and runoff, water use, energy waste and air pollution as compared to standard practice. 2. Protect the health of maintenance staff and homeowners by reducing exposure to chemicals and gas-powered machinery. 3. Perform ongoing analysis of ways to improve the plan and operations relating to building exterior and hardscape maintenance.
				Requirements	Performance Metric -1.Compile a list of paints, sealants, and equipment purchases on a monthly basis to show that the plan is being upheld. Confirm that these items meet the criteria outlined in the plan prior to purchasing. 2. Provide monthly reports or work orders to measure performance. Produce regular maintenance reports and present findings at regularly scheduled staff meetings. 3. Include a clear performance metric describing how actual outcomes and sustainability performance will be measured over time for each of the five operational elements. If environmentally preferred practices are not used 100 percent of the time, show they were used at least 20 percent of the time based on your chosen performance metric. Procedure and Strategies- 1.The plan must outline low-impact management practices for the following five operational elements: Maintenance and Equipment, Snow and Ice Removal, Building Exterior Cleaning, Building Exterior Paints and Sealants, Sidewalk Cleaning. 2.The plan must adhere to the LEED EB O&M "Plan Model" required for credit compliance. 3.If a company is contracted to perform building exterior and/or hardscape maintenance and cleaning work, discuss preferred practices and incorporate appropriate language into the contract agreement. Provide a copy of this contract with the other submittal documents.
				Submittals	Complete and sign LEED submittal template Building Exterior and Hardscape Management Plan. Narrative describing/quantifying how best management practices for each operational element reduce environmental impacts compared to standard practice. Provide dates and description for all paint/sealant applications, snow removal, and exterior cleaning activities that took place during the performance period. Verify plan requirements were met. If applicable, contract agreement with company performing building exterior or hardscape cleaning/maintenance services.

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
CIR	SLL	Organic Landscape Management Plan Ruling dated: 5/27/08	A	Intent	Reduce the potential for polluted storm water runoff and to create a healthy outdoor environment for
				Requirements	Utilize a landscape maintenance plan that uses only organic fertilizers, pesticides, herbicides, and methods. Or, for private areas, stipulate in CC&R's that only organic landscape maintenance will be permitted.
				Submittals	1. Copies of CC&R's that stipulate only organic methods be used to maintain landscape. 2. Alternatively, copy of landscape maintenance contract indicating that all public landscaped areas will be maintained organically. Contract shall be valid for three years.
				Ruling	Stipulating in CC&Rs and applicable public regulations that all landscape maintenance, both public and private, will meet the following requirements in perpetuity (not three years) warrants an innovation point. The following credit intent, requirements, and submittals are acceptable: Intent: Reduce the potential for polluted storm water runoff and to create a healthy outdoor environment for people and animals. Requirements: Develop and maintain an Integrated Pest Management Plan for all outdoor areas and landscaping. The plan must be tailored for local conditions and plantings and, at a minimum, follow the PAMS approach (Prevention, Avoidance, Monitoring, and Suppression) recommended by the appropriate regional USDA IPM Information Center or state IPM office. Alternative methods of compliance could be to seek IPM Star Certification from the IPM Institute of North America or employ a Green Shield Certified landscape maintenance professional. If the project includes a school facility, a full fertilizer and pesticide list must be made available for inspection by parents, teachers, staff and other stakeholders. At a minimum this list must include: a) the product name and active ingredient; b) the target pest; c) the proposed date of pesticide use; d) the signal word indicating the toxicity category or the pesticide; and e) a contact for more information Submittals: Copies of CC&R's and/or public regulations that stipulate an Integrated Pest Management Plan consistent with the requirements above will be developed and maintained for all outdoor areas and landscaping.

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
CIR	SLL	Integrated Pest Management, Erosion Control and Landscape Management Plan Ruling dated: 7/8/08	D	Intent	To preserve ecological integrity, enhance natural diversity and protect wildlife while supporting high-performance building operations and integration into the surrounding landscape
				Requirements	For existing buildings within the project, follow the requirements of LEED for Existing Buildings: Operations & Maintenance, Sustainable Sites credit 3: <u>Outdoor Pest Management</u> • Utilize routine inspection and monitoring • Prefer least toxic pesticides • Pesticide use only for targeted species and locations • Will provide definition of emergency conditions and universal notification <u>Erosion and Sedimentation Control</u> • Minimize disturbed soil • Divert runoff from disturbed sites • Planting and mulching for erosion control • Sediment control devices <u>Landscape Management</u> • Maintain native and adaptive species • Maintain sidewalk shading trees • Avoid invasive species • Use of mulch and local compost (created onsite) • Minimize use of chemical fertilizers
				Submittals	1. Provide the performance period dates for this credit 2. Provide a copy of the compliant management plan(s) and confirmation that the plan(s) covers the project building and associated grounds within the LEED project boundary 3. Summarize the reasons for excluding any of the specified operational elements from the integrated pest management, erosion control, and landscape management plan 4. Explain how and to what extent the best management practices employed for each operational element significantly reduce environmental impacts compared with standard practice
				Ruling	The components related to minimizing site disturbance are standard practices under GCT Credits 6 and 7, and do not constitute innovation. The pesticide and fertilizer components of the proposal are exemplary, and warrant an innovation point consistent with the May 27, 2008 ruling on integrated pest management (IPM) plans. The project must submit documentation called for in the May 27 CIR to earn the IPM innovation point.
ID	SLL	Landscape Management Plan	D	Intent	To preserve ecological integrity, enhance natural diversity and protect wildlife while supporting integration into the surrounding landscape
				Requirements	Have in place an environmentally sensitive management plan for the site's natural components. The plan must employ best management practices that significantly reduce harmful chemical use, energy waste, water waste, air pollution, solid waste, and/or chemical runoff compared with standard practices
				Submittals	A copy of the landscape management plan developed by the project
				Ruling	The credit is denied because the provisions of the environmentally sensitive management plan are included as part SLLc11.

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
ID	SLL	Integrated Pest Management	A	Intent	Reduce the potential for polluted stormwater runoff and to create a healthy outdoor environment for fauna and flora.
				Requirements	Develop and maintain an Integrated Pest Management Plan for all outdoor areas and landscaping. The plan must be tailored for local conditions and plantings and, at a minimum, follow the PAMS approach (Prevention, Avoidance, Monitoring, and Suppression) recommended by the appropriate regional USDA IPM Information Center or state IPM office. Alternative methods of compliance could be to seek IPM Star Certification from the IPM Institute of North America or employ a Green Shield Certified landscape maintenance professional. If the project includes a school facility, a full fertilizer and pesticide list must be made available for inspection by parents, teachers, staff and other stakeholders. At a minimum this list must include: a) the product name and active ingredient; b) the target pest; c) the proposed date of pesticide use; d) the signal word indicating the toxicity category or the pesticide; and e) a contact for more information
				Submittals	<u>Stage 1:</u> 1. A LEED Submittal Template signed by the responsible party; the specific title for the ID credit, a statement of intent, and a statement of credit requirement; and brief narrative describing the project's approach to credit achievement. 2. A signed written commitment on letterhead to create CC&R's or other public regulations that stipulate an Integrated Pest Management Plan consistent with the requirements listed above. 3. Verification that the appropriate regional USDA IPM Information Center or state IPM office maintains guidelines for the PAMS approach (Prevention, Avoidance, Monitoring, and Suppression) to pest management that is relevant to the site conditions and plantings. Fertilizer and pesticide list is not required for Stage 1. <u>Stage 2:</u> 1. A LEED Submittal Template signed by the responsible party; the specific title for the ID credit, a statement of intent, and a statement of credit requirement; and brief narrative describing the project's approach to credit achievement. 2. Copies of CC&R's or other public regulations that stipulate an Integrated Pest Management Plan consistent with the requirements listed, for all outdoor areas and landscaping implemented as part of the project. 3. A site plan indicating the location of outdoor areas and landscaping that will be treated using Integrated Pest Management. 4. Fertilizer and pesticide lists should be provided at this stage. <u>Stage 3:</u> 1. A LEED Submittal Template signed by the responsible party; the specific title for the ID credit, a statement of intent, and a statement of credit requirement; and brief narrative describing the project's approach to credit achievement. 2. Copies of CC&R's or other public regulations that stipulate an Integrated Pest Management Plan consistent with the requirements listed, for all outdoor areas and landscaping implemented as part of the project. 3. A site plan indicating the location of outdoor areas and landscaping that will be treated using Integrated Pest Management. 4. Fertilizer and pesticide lists should be provided at this stage. 5. Provide a detailed summary of the Integrated Pest Management Plan. Details for the plan may include some or all of the following: - a list of appropriate integrated pest management methods - a schedule and strategy for routine site inspections, monitoring and maintenance - specification of the circumstances under which an emergency application of pesticides can be conducted - a communication and education strategy for project occupants that provides notification if toxic pesticides are used - methodology for noting the date and circumstances of any pesticide application - method for tracking cut sheets of chemicals used in pest management; these cut sheets should be made available to project occupants upon request; and

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
ID	SLL	"Bay-Friendly" Landscape Management Plan	A	Intent	To minimize waste, protect air and water quality, conserve energy and water, and protect natural ecosystems.
				Requirements	Follow the Bay Friendly Landscape Maintenance Specifications developed by StopWaste.org for projects located in the San Francisco Bay Area and implement for at least three years.
				Submittals	Copy of the Bay Friendly Landscape Maintenance Specifications
ID	SLL	Green Landscape Management II	D	Intent	Design and plan the project vegetation and open space so that sustainable landscaping practices can be promoted and maintained over time.
				Requirements	Create and distribute design standards, guidelines, or manuals to all builders, metropolitan districts, commercial and residential owners which provides guidelines, standards and information on: sustainable landscaping materials, environmental impacts, low water use irrigation systems, and recommendations for individual safe and environmentally friendly landscaping practices. AND Create and implement a sustainable landscape management standards manual specifying sustainable landscape management practices, in perpetuity, for all areas maintained by metropolitan districts and/or facilities management including all tree lawns, medians, parks, plazas, and recreational areas that specifies drought tolerant and xeric plant species, low water use irrigation systems which include system controls (e.g. soil moisture or rain sensor for evapotranspiration controllers), and use of environmentally friendly herbicides, pesticides, and fertilizers.
				Submittals	Stage 1: A written commitment that design standards and guidelines will be created and distributed to all entities listed in the credit requirements AND sustainable landscape management standards will be created and implemented for all areas maintained by metropolitan districts and/or facilities management. Stage 2: If project did not submit for Stage 1 or had modifications before Stage 2, submit current versions of relevant Stage 1 documentation as well as 1) a copy of or excerpt from the design standards and guidelines in which the sustainable landscaping guidelines are included and 2) a copy of or expert from the sustainable landscape management standards manual which demonstrates the sustainable landscape management practices. Stage 3: If project did not submit for Stage 2 or had modifications before Stage 3, submit current versions of the relevant Stage 2 documentation as well as copies of photographs or drawings to document the sustainable landscape management standards implemented on the site, or a representative sample thereof.
				Ruling	Per the posted CIR dated 5/27/08, a landscape maintenance plan that uses only organic fertilizers, pesticides, herbicides, and methods, which is presumably what is intended by the credit, must be stipulated in CC&Rs and applicable public regulations. Under such regulations, all landscape maintenance, both public and private, must meet the requirements detailed in the CIR in perpetuity to warrant an innovation point. Because the proposed credit requirements address the creation and distribution of guidelines and standards but do not define official requirements, and because the sustainable landscape management practices are not detailed in a way that meets or exceeds the standards of the posted CIR, this credit is denied.

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
ID	SLL	Innovation in Urban Forestry	A	Intent	To facilitate more rapid growth and long-term health of large street trees than is possible in conventional "sidewalk vaults," which do not permit adequate drainage and aeration due to soil compaction
				Requirements	Installation of structure within pavement that permits growth of tree roots in uncompacted, highly efficient soil while permitting a sidewalk or street culture to be built above the roots.
				Submittals	Stage 1: A site plan showing the placement of required structures and a written commitment to install the structures should the plan be approved and built. Stage 2: Updated versions of the Stage 1 submittal information. Stage 3: Photographs of completed installations
Site Disturbance Reduction					
CIR	SLL	Pre-Design Site Planning Ruling dated: 7/8/08	D	Intent	To allow project team members to understand a project site's existing, natural functions and be able to identify and work with a site's constraints
				Requirements	Prior to the project's design phase, conduct a full site study and complete a framework plan that identifies buildable/non-buildable areas and the key features of the project site. The plan must include detailed narratives on the site's groundwater movement, soil composition, and vegetation systems.
				Submittals	1. The completed framework plan 2. A written commitment to modify the site design to utilize the pre-existing nature functions and avoid major natural features
				Ruling	The request describes retention of trees and use of soil for runoff infiltration. The tree retention proposal is not distinguished in a substantial manner from the point already available under GCTc7, nor is the soil infiltration proposal substantially distinguished from the requirements of GCTc9. Therefore, an innovation point is not warranted.
Site Restoration and Remediation					
CIR	SLL	Voluntary Land Set-Asides Ruling dated: 5/13/08	A	Intent	Enact heightened land protection measures for habitat preservation.
				Requirements	In addition to the requirements of SLLp3, SLLc9, SLLc10, and SLLc11, voluntarily set aside a portion of the project site as protected from development. AND Construct an educational facility devoted to public in-formation and interpretation on the periphery of the set-aside.
				Submittals	1. Site plan indicating the location of voluntary set aside and educational facility 2. Table calculating the total amount of set-aside land and its share of the total project site 3. A written commitment to preserving the set-aside land in perpetuity
				Ruling	Voluntary set-asides of open space and natural preserve area, in combination with construction and operation of an educational facility devoted to public information and interpretation, warrants an innovation point.

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
CIR	SLL	Balance Cut and Fill Ruling dated: 5/27/08	D	Intent	Minimize environmental impacts associated with exporting cut and importing fill material during site grading operations.
				Requirements	Balance cut and fill to minimize soil export or import, resulting in no more than 10% of cut or fill material being exported from or imported to the project site. Calculations may be done to account for either weight of volume.
				Submittals	Waste receipt or invoice indicating that cut and fill material does not exceed the threshold.
				Ruling	The achievement of 90% balanced cut and fill does not generally constitute significant innovation. Please note that innovation proposals are not awarded or denied via the CIR process. Projects may submit site-specific proposals during certification review for consideration.
CIR	SLL	Habitat Restoration for Rare Species Ruling dated: 7/8/08	A	Intent	To ensure the protection, restoration, or protection of habitat for rare butterfly species, bats, birds, snakes and lizards within the project boundary.
				Requirements	Transplant leaf litter in areas of known occurrence of these butterflies (high probability of larval presence in litter). Transplant adult butterflies. Create of rock outcrop habitat by placement of large angular rocks to serve as basking and cover habitat. Specify new plantings of native spring flower, low growing native bunch grasses and stonecrop. Establish maternity bat boxes and breeding bird boxes in treed area.
				Submittals	1. A site plan showing areas of restoration 2. Narrative describing the restoration activities, including a written commitment to protect the created/restored habitat in perpetuity.
				Ruling	The proposal qualifies for an innovation point because of the rare species involved, providing that the submission includes: 1) species that are on an official list of concern; 2) the project site is within those species' historical range; and 3) a qualified individual or organization is responsible for designing restoration efforts.

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
CIR	SLL	Off-Site Habitat Restoration or Creation Ruling dated: 9/30/08	A	Intent	Restore wildlife habitats (terrestrial and/or aquatic) beyond, but functionally connected to, the project site that have been harmed by previous human activities or create new wildlife habitats beyond, but functionally connected to, the project site.
				Requirements	Restore native habitat connected to the project site or reduce impacts on regional water resources and mimic natural hydrology of the region by using project stormwater to create or restore off-site wetlands. The project site connected wetland must capture stormwater from at least 25% of the development area. Total restoration area (combined off-site wetland and associated riparian and terrestrial habitat) must be equal to or greater than 10% of the project site area. Restoration must only use plants native to the area and any invasive species on the restoration site must be removed. Protect restored sites 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. Included in this commitment is the requirement for follow up monitoring to ensure native vegetation is established and/or to monitor for wetland performance.
				Submittals	1. A site plan showing areas of restoration that also shows the project boundary 2. A site plan that shows the project area 3. A site plan that shows how the constructed stormwater wetland is connected to the project and its catchment in the development footprint 4. A list of plants to be used 5. A calculation comparing the size of the restored areas to the size of the development footprint 6. A letter from the accredited land trust or relevant public agency stating that a transfer of land rights for the habitat or wetlands and water bodies has taken place or will take place if the project is built, such that these areas will be protected in perpetuity
				Ruling	The proposal to restore off-site habitat in an amount equivalent to 10% of the project site is an exemplary effort with environmental benefits, and warrants a point. However, the following requirements apply to any off-site conservation/restoration ID point and should be illustrated in the certification process: 1. Off-site conservation and restoration must be voluntary and not required by law for mitigation or required by a LEED-ND prerequisite. 2. The off-site conservation or restoration area should be identified by a local, state or national government as important for conservation for natural or cultural purposes. 3. The off-site conservation or restoration area may not be contiguous to the LEED project boundary. 4. For any off-site conservation efforts without restoration (i.e. simply buying development rights), the size of the parcel as a proportion of the project site will need to be larger.
ID	SLL	Reclaiming a former military installation	D	Intent	The credit is intended to recognize the particular challenges that come from taking over a decommissioned military base, and to promote alternate uses for such installations.
				Requirements	Locate the project on a former military base. Characteristics of the base must include existing military structures, and a secure perimeter. In addition, the project must also qualify for SLL Credit 1, Brownfields Redevelopment.
				Submittals	Submit evidence that the project is located on a former military base, which may include old maps, photographs, or deed information, and a descriptive narrative.

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
ID	SLL	Creation of a Natural Aquatic Habitat	A	Intent	Create a self-regenerating aquatic natural habitat to increase biodiversity and create an environmental benefit for the project.
				Requirements	Create a new aquatic habitat corresponding to a minimum of 5% of all public green spaces. By mimicking nature and using only native plants, implement a natural habitat that will recreate the life cycle and help reduce climate change by acting as carbon wells, while attracting birds and insects. The aquatic habitat will also be available to residents to provide aesthetics benefits as well as leisure and physical activities.
				Submittals	1. Narrative describing the project's approach to achievement of the credit, including a description of the quantifiable benefits of the credit proposal. 2. A site plan indicating areas of new habitat implementation 3. A letter of intent as to the planned monitoring and maintenance of the natural habitat
ID	SLL	Donation of Open Space and Interpretive Facilities	A	Intent	Protect and restore natural communities, and provide educational opportunities about natural habitats
				Requirements	Set aside and/or restore natural open space, equal to at least 5% of the project area (off-site), for long-term preservation via conservation easement or similar mechanism. Provide publicly accessible interpretive facilities related to the open space, such as an integrated signage system or facilities to accommodate interpretive materials and programs.
				Submittals	1. Map indicating location and size of open space set-aside. 2. Documentation of facilities, signage, and facilities, such as program literature, photographs of signage, and location of facilities throughout the open space.
Smart Location					
ID	SLL	Proximity to Airport	D	Intent	Provide high density mixed-use areas in relatively close proximity to and with multimodal access to airports to provide local, regional, national, and international connectivity without the use of single-occupancy vehicles.
				Requirements	Design and build mixed-use projects such that there are direct transit routes and/or pedestrian routes of less than one mile from the center of the project to an airport terminal.
				Submittals	1. LEED submittal template, signed by the responsible party, declaring that the requirements have been met, and the following: 2. A site plan indicating the location of all buildings within the project and the location of the adjacent airport. 3. A map indicating walking routes from the center of the project to the closest airport terminal and the location of transit stops and routes from the project to the nearest airport terminal. 3. A measurement of the walking distance from the center of the project to the nearest airport terminal.
				Ruling	Although there are some environmental benefits to locating high density mixed-use development in close proximity to an major airport, LEED-ND does not identify an airport as a destination that is frequented enough by typical project occupants, like those found in the list of diverse uses; and therefore is not innovative. LEED-ND awards points for locating projects in walkable or bikeable proximity to amenities that are regularly frequented by a wide range of occupants in several SLL and NPD credits.

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
NEIGHBORHOOD PATTERN AND DESIGN					
Community Development					
CIR	NPD	Global Community Development Ruling dated: 4/1/08	D	Intent	To share the wealth earned through the sale of any LEED ND dwelling unit by funding construction training in a third-world country.
				Requirements	Incorporate into the sale contract language of every dwelling unit an explicit financial commitment to a specific level of funding adequate to cover masonry training of one West-African in Burkina Faso.
				Submittals	1. A copy of the financial commitment language. 2. A written commitment to continuously include the financial commitment in all future home sales.
				Ruling	While admirable, use of a funding stream from housing sales in a LEED-neighborhood to foster additional sustainable housing construction expertise outside the community does not warrant an innovation point.
CIR	NPD	Local Economic Development Ruling dated: 7/22/08	A	Intent	Improve local economic development through job creation, business development, and interest in the development of the project.
				Requirements	Contract with certified local Emerging Business Enterprise ("EBE") companies and give preference to unemployed residents who live in areas of the municipality that have been targeted for such programs. The EBE must be certified by the local municipality and the project must meet the minimum participation levels as agreed to with the local municipality.
				Submittals	1. A narrative describing the types and amount of EBEs within the project 2. Written support of the business(es) certification as an EBE 3. A narrative describing the nature and amount of jobs provided by the EBE(s)
				Ruling	The proposal includes achievement of economic development and employment assistance goals for the project, which together constitute exemplary performance and warrants a point.
CIR	NPD	Off-Site Job Training Program Ruling dated: 5/13/08	D	Intent	To increase the skills and knowledge of the local population
				Requirements	Partner with a nearby, post-secondary institution to provide job training, interview preparation, and other skills- and knowledge-based courses.
				Submittals	1. A copy of course curriculum description 2. Narrative indicating how students will be incorporated into on-site and local job opportunities
				Ruling	Based on the information provided regarding an off-campus job training facility, an innovation point is not warranted. NPDC2 Diversity of Uses accounts for a variety of uses, including job training facilities. Please note that innovation proposals are not awarded or denied via the CIR process. A more comprehensive proposal may be submitted during certification review for consideration.
ID	NPD	Local Non-profit Organization	D	Intent	To encourage local business activities and promote job opportunities for unemployed and job integration of persons that are experiencing social and physical difficulties
				Requirements	Implement a preferential policy of engaging local non-profit organizations. The policy must leverage non-profit organizations through contracting, real estate, and leasing activities.
				Submittals	1. List of non-profit organizations that are currently offering services to the project 2. Copy of the preferential policy
				Ruling	The resubmission describes a commitment to non-profit employment organizations for common area maintenance, and encouragement of tenants to use such services, but no information is provided on the period of time that organizations will be utilized.

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
ID	NPD	Extended Community Outreach – Housing Assistance	A	Intent	To develop a sustainable and mutually beneficial plan to assist with relocating current local residents who live on the planned project site.
				Requirements	1) Provide an equal number of housing units to those being displaced by the development that are comparably sized and of equal or greater quality to replace existing resident's homes currently located on the project site. 2) These units shall not be more than one mile away from existing units. 3) Provide relocation assistance to the local residents in the form of a Community Benefits Agreement, which outlines assistance provided and funded by project.
				Submittals	A. Project's letter of commitment to the beneficial plan. B. Applicable sections of the Community Benefit Agreement. C. Map showing existing and proposed replacement housing.

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
ID	NPD	Sustainable Practices Committee	D	Intent	Encourage compliance with and education about the LEED-ND certification and sustainable practices.
				Requirements	Establish a Sustainable Practices Committee (SPC), an advisory committee who will monitor the implementation and on-going practices in the development and will advocate to and educate commercial and residential property owners, developers, architects, engineers, planners, builders, tenants, management companies and public agencies on environmental initiatives, the LEED-ND program and the requirements for compliance with the LEED-ND certification
				Submittals	1. Provide written confirmation of the formation of a Sustainable Practices Committee (SPC) for the project. 2. Provide written benefits, purpose, and enabling mechanisms for the SPC.
				Ruling	The resubmission includes information on the duration of the committee and additional information on potential tasks that would be undertaken by the sustainable practices committee. However, these additional initiatives would be considered best practices and are already addressed in NPDc15. The resubmission does not identify specific project features to be addressed by the committee, nor does it quantify the environmental benefits expected from committee operations, and therefore cannot be judged as exemplary or innovative.
ID	NPD	Women- and Minority-Owned Businesses	A	Intent	Work to include businesses owned by women and minorities that have been historically discriminated against to improve social equality for the project.
				Requirements	Award women- and minority-owned businesses at least 20% of the number of project contracts
				Submittals	Stage 1 - Provide written commitment to award women- and minority-owned businesses at least 20% of the project contracts Stage 2 - Provide a narrative describing the types and amount of contracts the project team intends to award to women- and minority-owned businesses. Stage 3 - Provide documentation of the share of women- and minority-owned businesses that were awarded project contracts as well as information about the ownership of each of those businesses.
				Ruling	USGBC recognizes the endeavors project teams are taking to integrate social equity into their projects and appreciate this team's efforts to raise awareness locally and to the USGBC, and therefore have awarded the point. Please note this does not carry precedent in other project reviews as we are still determining the metrics and measures of social equity that are comprehensible and replicable in all LEED programs. In addition, and in subsequent stages of certification for this project, please provide the requested quantifiable benefits of this approach as it relates to the project and the surrounding area's job and labor force.

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
ID	NPD	Innovation in Sustained Funding	A	Intent	Sustained funding for environmental stewardship and education. While site design enables environmental performance the long term environmental performance depends on the behavior of the residents. To encourage both a continued learning process and environmental performance, the project should provide a source of sustained funding for research, education and minor projects.
				Requirements	Documentation of a secure funding source after the completion of the project.
				Submittals	There is a deed restriction filed on all residential properties that mandates a contribution of \$5 per \$1000 of the sales price at the original sale and every subsequent resale. This restriction is recorded in the CC&Rs (attached). The funds go to a private operating foundation (501-c-3) whose is environmental education and stewardship in the immediate region of the Prairie Crossing community. The private operating foundation regularly conducts community and public workshopsevents, contests, demonstrations and other educational on green development, local food production, alternative energy, energy conservation and transportation alternatives. The funds referenced here are above and beyond the annual HOA fees that are referenced in IDP Credit.
ID	NPD	Innovation in Non-Governmental Organization Development	A	Intent	Create/develop the organizational capacity to continue to further the goals of smart growth, green building and environmental conservation that the community was designed to advance. Design components provide the opportunity for enhanced environmental performance, but exemplary long term performance requires continued community commitment and organizational capacity.
				Requirements	Document the support of appropriate nongovernmental organization dedicated to continuing the principles of the community applying for LEED recognition.
				Submittals	Concurrent with the beginning of the development of Prairie Crossing, a new membership based environmental organization, the Liberty Prairie Conservancy (see attached Articles of Incorporation) was created to build community support for a broad range of environmental issues in the local area. These include land protection, natural area restoration, local farm issues, road planning, and smart growth principles. The organization has played an advocacy role (fighting against an ill advised new development, and a peaker power plant), galvanized volunteer stewardship efforts, advised local municipalities in open space protection and most recently begun work as a land trust (www.libertyprairie.org). With over 450 members, the LPC has grown to be the preeminent environmental group in Lake County. This growth has been made possible because of a long-term commitment of advice and financial resources of the developer of Prairie Crossing. Since its inception in 1994, the LPC has received well over 1.5 million dollars from the Prairie Crossing developers.

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
ID	NPD	Green Technology Business Incubator	A	Intent	Create new jobs in sustainable technology fields.
				Requirements	Construct and provide staffing for a business incubator that is dedicated to generating jobs in sustainable technology fields (e.g., renewable power, energy and water efficiency, biomimicry, air and water quality and habitat preservation). The facility must be at least 15,000 square feet and at least 1% of the non-residential project floorspace. Incubated start-up companies must be provided with five of the following services free of charge: Business plan advice Marketing support Telephone and internet services Networked copiers, faxes and printers Telephone and waiting room receptionist services Classes on intellectual property law Classes on marketing strategies Mixer events with investors Legal advice
				Submittals	Stage 1 – Letter of commitment to provide the incubator facility and staffing for a period of at least five years. Drawing showing the area designated for the facility. Stage 2 – Provide a narrative of the funding mechanism for on-going operation of the facility for a minimum of five years, floor plans for the facility, and a list of which services will be provided. Stage 3 – Provide a list of current incubator tenants and a web link to the incubator's website.

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
Diverse Uses					
ID	NPD	Multi-Family Mixed-Use Neighborhood-Serving Retail	D	Intent	Promote community livability, transportation efficiency, and walkability in dense urban infill areas
				Requirements	For multi-family residential projects provide ground floor retail uses in at least 75% of the project's buildings or ensure that the percentage of ground floor retail space is at least 5% of the total multi-family residential square footage (2 points). Earn up to 4 additional points for each retail tenant that is considered neighborhood serving. (Examples include pharmacy, post office, childcare facility, senior care facility, grocery store, internet cafe, laundry mat, and public library.)
				Submittals	1. Site plan showing multi-family building and relevant ground floor retail uses 2. A calculation showing that either 75% of the project's multi-family buildings contain ground floor retail or that at ground floor retail space constitutes at least 5% of the project's total multi-family residential square footage 3. A list of all neighborhood-serving uses and a commitment letter signed by applicant indicating that listed uses will be provided if the project is built
				Ruling	The project proposes an innovation point for providing ground-floor retail for four of the five buildings. The project will emphasize neighborhood-serving retail. Although ground-floor retail has environmental benefits because it improves the pedestrian experience and encourages walking to these destinations, there are credits in the rating system that reward diverse uses and walkable streets.
Street Pattern and Design					
CIR	NPD	Pedestrian-Friendly Streetscape Ruling dated: 7/22/08	D	Intent	Create pedestrian friendly and user friendly environments to enhance the neighborhood development.
				Requirements	1. If including existing streets, reduce street width by at least 33%. 2. Include large vegetated areas (i.e. tree lawn area) on streetscapes 3. Install new or replace existing lights, using energy efficient lighting (LED or CFL) with IESNA cutoff reflectors 4. If the project includes internal streets, include small parks in at least 50% of the blocks
				Submittals	1. Site plan indicating the reduced street widths, location of vegetated areas, location of all street lights, and location of small parks 2. If efficient lighting is installed, description of the type of lighting employed and the type of cutoff reflectors utilized
				Ruling	The proposed streetscape features are not distinguished in a substantial way from any of the standard 17 elements in NPDC7, and therefore an exemplary point is not warranted.

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
ID	NPD	Reintroduction of Historical Street Grid	D	Intent	Restore connectivity in and through neighborhoods that have either had the traditional street grid in their municipality interrupted by previous development or have been built around in a such a manner that the surrounding street network never connected through the site. Provide increased public access and improve permeability of a development while integrating it within the existing street network.
				Requirements	Design and build the project such that new street(s) connect previously unconnected segments of the road and thereby conform to the larger street network. Demonstrate that the pre-development street network lacked through connections that align with the existing street network and that the project will restore those connections and dedicate them as public rights-of-way. New streets qualifying for this credit must be complete by 50% construction.
				Submittals	1. Site plan(s) demonstrating pre-project and post-project street network at a scale(s) demonstrative of the pattern being restored and indication of right-of-way status 2. Narrative describing pre-development conditions and how the design addresses the physical constraint to achieve a reweaving of the historical pattern 3. Written commitment to implement street connections or confirmation of implementation depending on phase and level of completion.
				Ruling	While the submission correctly describes NPDc8 as not addressing the physical quality of reconnecting the street grid, it describes NPDc11 in the same way, which is incorrect. NPDc11 requires connections "at existing abutting street intervals" under 800 ft and therefore the credit already addresses the proposal's historic reconnection objective. Physical quality of streets is also addressed in NPDc7.
ID	NPD	Tree-Lined Streets	D	Intent	To reduce urban heat island effects, improve air quality, reduce noise and air pollution, manage storm water runoff, control soil erosion, create and preserve natural habitats for wildlife, and help absorb carbon dioxide within the project boundary.
				Requirements	Design and building the project to provide street trees on both sides or 70% of new and existing streets within the project and on project-side of bordering streets, between the vehicle travel way and sidewalk, at intervals no greater than 40 feet (excluding driveways and utility vaults).
				Submittals	1. A site plan illustrating that trees have been provided on both sides of 70% of new and existing streets within the project and on project-side of bordering streets within the project and on the project-side of bordering streets, between the vehicle travel way and sidewalk at intervals of no greater than 40 feet (excluding driveways and utility vaults). 2. A letter outlining how the project is meeting the requirement of the credit. 3. A LEED Letter Template signed by the appropriate party.
				Ruling	This measure is addressed by subsection (n) of NPDc7, and the credit requirement is for trees on 100% of both sides of all streets. Therefore the proposal does not meet or exceed the minimum threshold, and an innovation point cannot be awarded.

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
ID	NPD	Residential Access to Grade	D	Intent	Provide appealing, comfortable, and safe pedestrian street environments in order to promote pedestrian activity. Promote public health through increased physical activity.
				Requirements	Design and build the project such that at least 90% of ground floor residential units have individual entrances that provide direct access to grade.
				Submittals	Stage 1: A written commitment to provide direct access to grade for at least 90% of all ground floor retail units. Stage 2: Updated versions of the relevant documentation required at Stage 1 Stage 3: Calculations indicating the total number of ground floor residential units and the proportion of those units which will have direct access to grade, and photographs of representative ground floor residential unit grade entrances.
				Ruling	Ground floor residential entrances that provide direct access to grade are laudable but not innovative. Therefore the credit is denied.
ID	NPD	Interior Pedestrian Connectivity	D	Intent	Provide increased pedestrian connectivity, by establishing interior pedestrian walkway networks that complement the outdoor public sidewalk and streetscape system and offer mid-block and through block permeability. Extend the practical reach of transit by providing comfortable and direct pedestrian connections in all conditions. Promote public health by facilitating walking as a mode of transportation between transit nodes and jobs and housing locations.
				Requirements	Design and build projects to include a transit station component and a network of interior pedestrian walkways in the vicinity of the station. Within a one-quarter mile buffer radius of the transit station, at least one mile of interior pedestrian walkways should be provided. (Definition: interior pedestrian walkway networks could include pathways enclosed within buildings, underground, or otherwise sheltered from the elements.)
				Submittals	1. LEED submittal template, signed by the responsible party, declaring that the requirements have been met, and the following: 2. A site plan indicating the location of the existing or planned transit station. 3. A site plan or graphic that shows a one-quarter mile buffer area around the transit station, and the interior pedestrian walkways that are located within the buffer area. 4. A computation of the linear footage of interior pedestrian walkways within the one-quarter mile buffer area around the transit station, confirming that such walkways together amount to a network that is more than one mile in length.
				Ruling	Although providing shelter for project occupants is laudable, proximity to public transit and pedestrian level of service with regard to transit are project characteristics that are awarded in credits SLLc4, NPDc7, and NPDc9. In addition, several communities in the upper Midwest and northeast regions provide sheltered walkways in their urban cores and, therefore, the provision is not considered to be an innovation.

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
Transportation Management					
ID	NPD	Free Community Bicycle Program	A	Intent	Free access to bicycles for community transport to reduce the reliance on automobiles, improve the health and well-being of community members, and mitigate the negative environmental impacts of fossil fuels.
				Requirements	Quantify environmental benefits and provide free bicycles for public use according to the following schedule: 1. 1 bike per acre of buildable land per Residential Density 10-20 DU/acre and Non-Residential Density (FAR) of .75-1.0. 2. 2 bikes per acre of buildable land per Residential density of >20 and <30 and Non-Residential Density (FAR) of >1.0 and <1.5. 3. 3 bikes per acre of buildable land per residential density of >30 and <40 and non-residential density (FAR) between >1.5 and <2.0. 4. 4 bikes per acre of buildable land per Residential density of >40 and <50 and non-residential density of >2.0 and <2.5. 5. 5 bikes per acre of buildable land per residential density of >50 and <60 and non-residential density of >2.5 and <3.0. 6. 6 bikes per acre of buildable land per residential density of >60 and <70 and non-residential density of >3.0 and <3.5. 7. 7 bikes per acre of buildable land per residential density >70 and non-residential density >3.5. Also, designate and publicize parking/storage facilities for provided bicycles and maintain bicycles and program for at least 2 years.
				Submittals	The project will meet the intent of the credit by pursuing the requirements above. Supporting documentation for this includes the following for each stage: Provide a LEED submittal template, signed by the responsible party, declaring that the requirements have been met, and then following: Stage 1: a written commitment to meet credit requirements, if the project is built. Stage 2: No additional information unless change occurs. Stage 3: A calculation demonstrating the correct number of bicycles was provided; documentation of purchase or lease of required number of bicycles; photographs of bicycles and parking/storage facilities.
ID	NPD	Innovation in Bike Sharing	A	Intent	To promote bicycling, better connectivity to transit, and physical exercise, and reduce automobile pollution.
				Description	Provide a bike-sharing program to the development's residents, employees, and visitors. The project must provide at least one bicycle per 100 dwelling units or employees. This service shall be free to residents and employees and available for a nominal fee for visitors. This bike sharing program is in addition to all of the standard bike parking and shower facilities and routes normally provided per code and as required by the current LEED-ND credits. The program shall be provided for life of project.
				Submittals	1. Written description of bikes-sharing program, including pricing and availability details 2. Site plan indicating the location of the bike-sharing stations.

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
CIR	NPD	Bike Sharing Program Ruling dated: 3/5/08	A	Intent	Reduce energy consumption and pollution from motor vehicles by encouraging use of bicycles.
				Requirements	In addition to bike parking, route, and shower facilities required in other credits, provide stations with five bicycles each. These bicycles are to be available for hourly rental with no or nominal user fees.
				Submittals	1. A site plan indicating the bike rental locations. 2. A copy of the membership information, indicating no or nominal membership fees.
				Ruling	Although innovation credits are not awarded during the CIR process, a bike sharing program constitutes a transportation measure with notable environmental benefit not currently addressed by the rating system, and it therefore warrants an innovation point. The certification submission must include justification for the number of stations and bicycles provided, as well as confirmation that the program will provide bicycles at those locations for a minimum of three years.
ID	NPD	Bicycle Sharing	A	Intent	To reduce automobile use within and to/from the project site and to encourage exploration of the site vicinity by bicycle by developing a viable bicycle program.
				Requirements	Initiate and operate for at least three years a bicycle sharing program that provides a minimum of one bicycle per 215 individuals, the level of Paris's fantastically successful Velib program
				Submittals	1. A site plan indicating the bike rental locations. 2. A copy of the membership information, indicating no or nominal membership fees.
ID	NPD	Bike Sharing Program	D	Intent	To promote bicycling, better connectivity to transit, and physical exercise, and reduce automobile pollution.
				Requirements	Fulfill the SLLc5: Bicycle Network credit requirements AND Provide at least one docking station, which provides parking for at least 12 bikes under a bicycle sharing program; AND Ensure that the docking station has adequate signage to facilitate easy identification and use; AND Ensure that the docking station expands the scope of the bike sharing program by expanding the geographic scope of the program (e.g. being the first docking station in a neighborhood), or by providing needed expanded capacity to meet rising demand
				Submittals	1. A site plan indicating the bike rental locations. 2. A copy of the membership information, indicating no or nominal membership fees.
				Ruling	The resubmission includes justification for the number of bicycles and facility to be provided using a matrix of factors including: population density, employment density, proximity to Metro, and proximity to bike facilities. However, the resubmission states that the bike sharing program will continue as long as it is successful, but does not clearly state a 3 year commitment to provide these services, as outlined in guidance provided by the SLLc5 CIR ruling dated 3-5-08; and does not clarify the project team's contribution to the innovation credit beyond making space available for the city funded program. Therefore an innovation point is not awarded.

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
CIR	NPD	Alternative Energy Parking Ruling dated: 8/19/08	A	Intent	Encourage the use of alternative energy vehicles that have better fuel efficiency and lower emission rates than those that use fossil fuels
				Requirements	1. Provide preferred parking for electric, hybrid, and alternative-fueled vehicles for 1/8 of the parking capacity 2. Designated spaces with clear signage and adjacent to buildings served 3. Provide outlet technology specific to the electrical and hardware requirements of the expected Electrical Vehicles (EVs), ensuring that the type of EV is appropriate within the project's context.
				Submittals	1. The amount of total parking spaces in the project 2. Examples of the signage used to designate the spaces 3. A narrative describing indicating the different outlet technologies employed
				Ruling	Reserving 13% (1/8) of total off-street parking for electric, hybrid, and alternative-fueled vehicles is an innovative method of encouraging environmentally-friendly transportation, and warrants a point as long as spaces are signed and adjacent to buildings served. Per LEED NC v2.1 CIR dated 2/2/2004, the project must also demonstrate that recharging stations include the outlet technology specific to the electrical and hardware requirements of the expected Electrical Vehicles (EVs), and that the type of EV is appropriate within the project's context.
ID	NPD	Alternative Transportation	D	Intent	To reduce pollution and land development impacts from conventional automobile use.
				Requirements	Develop a sustainable transportation plan that combines different strategies such as public transportation, carpooling programs, car-sharing services, and self-serve bikes.
				Submittals	A copy of the alternative transportation plan developed by the project
				Ruling	The submittal package proposes that the project earn an innovation credit for creating a comprehensive transportation management program. Developer-provided transit is required to achieve NPDc10, Option 3; but all project related transit service will be maintained by the local transit authority and is recognized in SLLc4. The innovation credit is denied because it does not demonstrate exemplary performance beyond the requirements of NPDc10.

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
Transit-Oriented Development					
ID	NPD	Connection to Regional Planning: BeltLine Project and Transit	D	Intent	To cooperate and actively participate in a regional effort to change the pattern of sprawl and to provide an enhanced quality of life to those who live and work in the region.
				Requirements	The regional program or vision must have a solid and approved plan with documented environmental, health and/or social benefits for the residents and users of the proposed development as well as other citizens in the region. This credit is achievable through exemplary or innovative performance beyond the other LEED-ND credits by participating in a comprehensive and far-reaching program, and the project must contribute in a documented and substantial way that may include donation of land and/or air rights through sale or easements, the construction of a portion of the planned project, and/or funding.
				Submittals	Commitment Letter, Beltline Partnership plans
ID	NPD	Enhanced Multimodal Transit-Oriented Development	A	Intent	Encourage the use of public transit by developing high density mixed use development near multimodal transit terminal.
				Requirements	Locate the project within 1/4 mile walk distance measured from project center of a major multimodal transit hub/terminal which includes at least 3 of the following modes of transportation: bus, bus rapid transit (BRT), light rail, commuter rail, or subway. This multi-modal requirement goes beyond the requirements necessary to achieve SLLc4: Reduced Automobile Dependence. Compliance with SLLc4 can be achieved with only one mode of transportation. Also exceed SLLc6: Housing and Jobs Proximity, Option 2 by providing a rail hub used in conjunction with multi-modal transit service of 3 transit services listed above. AND Locate the project on a site with transit service of 1,100 or more easily accessible transit rides per week day. The total number of rides available during weekdays is defined as the number of busses, light rail, commuter rail, or subway stops within 1/2 mile walk distance of at least 50% of the project's dwellings and business entrances. The requirement of 1,100 stops within this site goes beyond doubling the credit requirements for exemplary performance of SLLc4: Reduced Automobile Dependence of 500. AND Include at least two of the above modes of transportation by the completion of the project. AND Provide within the project boundary residential development of not less than 50 dwelling unites per acres, combined density for all residential units within a half mile of the transit terminal and a combined FAR of not less than 2.5 for all non-residential uses within a half mile of the transit terminal. AND Provide within the project boundary a minimum of 500 jobs (existing or new) and a minimum of 250 jobs per acres of non-residential land allocated within a 1/2 mile walking distance of the terminal.

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION
				Submittals 1. Calculation of residential density within the project boundary for residential dwellings that are located within 1/2 mile walk distance of the transit terminal and jobs generated. (calc. 2.5 jobs/1,000SF non-residential) 2. Calculation of non-residential FAR within the project boundary for non-residential uses within 1/2 mile walk distance of the transit terminal 3. Document number of stops available within 1/2 walk distance of 50% of residential dwellings and business entrances. 4. On a site map, illustrate the terminal location, project center, and walk distance path on a site map and document walk distance is less than 1/4 mile (existing or planned). 5. On a site map, illustrate the (existing) transit routes and future planned transit routes by type. 6. Provide written summary of how the project has been designed to capitalize on its location near the terminal and to enhance local transit ridership potential (e.g. jobs created within the project, retail, and entertainment uses with the project, etc.).

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
GREEN CONSTRUCTION AND TECHNOLOGY					
Energy Conservation					
CIR	GCT	Heat Recovery from District Heating Ruling dated: 10/28/08	A	Intent	Encourage the design and construction of district energy systems that utilize waste heat as a primary energy source in order to reduce energy consumption and greenhouse gas emissions resulting from fossil fuel use.
				Requirements	Design and incorporate into the project a district heating system that recovers heat from municipal, commercial or industrial processes that would otherwise be wasted. Connect at least 80% of the project square footage to the system and provide at least 50% of the total annual heating energy consumption from the recovered waste heat.
				Submittals	1. The LEED submittal template, signed by the responsible party, declaring that the requirements have been met, and the following: 2. A brief narrative describing the planned district energy system and how the waste energy is recovered and utilized, including an estimate of the total annual heating energy consumption provided from the recovered waste heat and which buildings will be connected.
				Ruling	The proposal to provide 64% of the district heating system's annual output from waste heat recovered from treated wastewater effluent is both innovative and notably beneficial to the environment, and warrants a point.
CIR	GCT	Building Energy Efficiency with International Standards Ruling dated: 11/11/08	D	Intent	To encourage the design and construction of energy efficient buildings to reduce air, water, and land pollution and environmental impacts from energy production. To acknowledge the rigor of international standards.
				Requirements	Design and construct at least 90% of all buildings in the project such that they meet the following Model National Energy Code for Buildings (MNECB) savings: LEED-ND Points ASHRAE 1999 Proposed MNECB Equivalent 1 10% 20% 2 15% 24% 3 20% 29%
				Submittals	Stage 1: A written commitment to meet the requirements of the credit as appropriate to the number of points attempted if the project is built, including a calculation showing the percentage of buildings that will be meeting the relevant requirements. Stage 2: A statement of the project team's capacity and/or qualifications to design and construct the relevant buildings and/or description of services that will be contracted to do so. Also submit information required of Stage 1 projects. Stage 3: A confirmation that whole building energy simulation was completed and the specified percentage of improvement in energy performance was achieved. For residential buildings three stories or less, submit the Energy Star certificate and/or HERS performance test results.
				Ruling	Currently, LEED programs are unable to accept the MNECB as an equivalent to ASHRAE 90.1-2004. While the LEED-ND Core Committee appreciates this project's attempt to reduce building energy use, a direct correlation to the currently accepted LEED-ND energy code, ASHRAE 90.1-2004, is unavailable and the savings cannot be substantiated. Additional points cannot be granted at this time.

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
ID	GCT	Net Zero energy Building (Southeast False Creek)	A	Intent	Reduce overall energy consumption in buildings and reduce reliance on conventional non-renewable energy sources by designing buildings that produce as much energy as they consume on an annual basis.
				Requirements	Design and construct at least one building that meets the following: Incorporate energy efficient design strategies to significantly (greater than 70%) reduce energy loads compared to a baseline AND Offset 100% of baseline annual energy loads through reduction strategies and production of on-site renewable energy.
				Submittals	1. A narrative describing energy load reduction strategies and on-site energy production strategy 2. Building drawings 3. Predicted annual energy production/consumption balance

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
Monitoring and Management of Energy and Water Usage					
ID	GCT	Building Management Systems	D	Intent	Conserve natural resources, specifically energy and water, through behavior modification of building inhabitants located within the project boundary.
				Requirements	Install proven inhabitant consumption reduction monitoring and management control systems in at least 90% of the square footage of habitable buildings within the project which: 1. Provide inhabitants with ongoing real-time water and energy consumption usage reports 2. Provides inhabitants with user-friendly controls for on-site and remote system adjustments 3. Provides ongoing real-time updates identifying system malfunction detection and recommendations for reducing energy and water consumption AND Ensure consumption results are displayed within each inhabitable space (e.g. commercial building reception desk or residential kitchen or foyer) as well as aggregated and displayed through a community internet portal (or equivalent) which is accessible to at a minimum all residents and employees within the project for at least two years after the project is built.
				Submittals	<u>Stage 1:</u> 1. A written commitment to install inhabitant monitoring and management control systems to meet the requirements of the credit if the project is built 2. A brief narrative or appropriate documentation describing the planned consumption reduction monitoring and management control systems to be installed 3. A calculation showing the percentage of square footage that will incorporate the consumption reduction monitoring and management control system <u>Stage 2:</u> 1. If project submitted for Stage 1 certification, confirmation that the relevant buildings have installed inhabitant monitoring and management control systems 2. If the project did not submit for Stage 1, those items listed for Stage 1 and confirmation that the relevant buildings have installed inhabitant monitoring and management control systems <u>Stage 3:</u> 1. Confirmation that the relevant buildings have installed inhabitant monitoring and management control systems 2. A calculation of the amount of water consumption achieved by inhabitants of the project 3. A calculation of the amount of energy consumption achieved by inhabitants of the project
				Ruling	Per LEED requirements, commercial buildings implementing building performance management systems, or Measurement and Verification plans, must be specified per the International Performance Measurement & Verification Protocol (IPMVP) Volume III: Concepts and Options for Determining Energy Savings in New Construction, April 2003. Residential buildings must implement protocols similar to LEED for Homes IDc2: Durability Management Process which includes durability planning, durability management and third-party durability management verification. Project team's approach to display consumption values may be recognized in IDc1.2, Sustainability Inspiration and Education. The submittal package does not verify that the system for commercial buildings complies with the International Performance Measurement & Verification Protocol (IPMVP) Volume III: Concepts and Options for Determining Energy Savings in New Construction or that the system for residential buildings consists of protocols similar to LEED for Homes IDc2: Durability Management Process. For future submittals, please illustrate how the innovation proposal meets the relevant reference standards.

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
ID	GCT	Individual Sub-metering and Monitoring	A	Intent	Monitor the use of electricity so as to maintain high-performance electrical systems and follow-through on the energy-saving design intent
				Requirements	Install individual electricity meters with telemeters. Telemeters will electronically transmit data to a contracted vendor who monitors the unit efficiency for the project, investigates discrepancies, and corrects instances of high energy usage. The monitoring program must meet the <i>International Performance Measurement & Verification Protocol (IPMVP) Volume III: Concepts and Options for Determining Energy Savings in New Construction, April 2003</i> .
				Submittals	Stage 1: A letter of commitment to implement the individual meters and telemeters if the project will be built. Stage 2: A narrative describing the planned monitoring program that will be implemented in the project. Stage 3: The Measurement and Verification plan as required in LEED-NCv2.2 EAc5.
Renewable/Alternative Energy					
ID	GCT	Converting Grease Waste to Biodiesel	A	Intent	To maximize conversion of harmful grease waste to clean burning biodiesel fuel.
				Requirements	Convert 90% or more of grease waste, generated on site to biodiesel fuel for local vehicle usage. Grease conversion must occur on site.
				Submittals	1. Description of grease waste conversion process, usage, and outcome. 2. Signed letter of commitment indicating that the resulting biodiesel fuel will be sold for local vehicle usage.
ID	GCT	Onsite Solar Photovoltaic System (1/29: changed 5% to 50% to reflect the threshold the project team achieved with this innovative strategy)	A	Intent	Encourage on-site renewable energy self-supply in order to reduce environmental and economic impacts associated with fossil fuel energy use.
				Requirements	Design and incorporate the use of a shared on-site solar photovoltaic (PV) system with peak energy generating capacity of more than 50% of the project's specified electrical service load OR more than 50% of the project's annual electrical and thermal energy consumption, as established through an accepted building energy performance simulation tool.
				Submittals	1. Brief narrative describing the planned or installed on-site PV system, including an estimate of the specified electrical service load or total project energy use. 2. For completed developments, the total electrical service load of the project and a calculation showing the percentage that is generated by the on-site PV system OR the total annual electric consumption for the project, a calculation showing the percentage that is generated by the PV system, and confirmation of the building energy performance simulation tool used.

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
ID	GCT	Green House Gas Neutral Development	D	Intent	To encourage the design and construction of Green House Gas Neutral project from a building energy perspective.
				Requirements	Design and construct the project to achieve GHG neutrality. Incorporate in the project renewable energy system(s) such that the overall project is GHG neutral
				Submittals	1. A calculation of GHG emissions including total GHG generated and total GHG reductions. 2. A description of the renewable energy system and a confirmation that the system will be built.
				Ruling	While the project's efforts to reduce Green House Gas production are laudable, the information provided in the submittal is not sufficient to document achievement of an innovation point. The project team proposal does not comprehensively address the project's reduction in GHG emissions from all sources, including transportation, and does not demonstrate how the reduction provided in submittal calculations significantly improve upon reductions that can be attributed to other credits in the rating system such as SLLc4 Reduced Automobile Dependence, SLLc5 Bicycle Network, GCTc1 LEED Certified Green Buildings and GCTc13 On-Site Renewable Energy Sources-- several of which have been achieved by the project. While specific guidance has not been provided for LEED ND, general guidance from other LEED rating systems pertaining to relevant issues indicate that low emission gasification systems and independent verification or audits by a credible third party source would be important in documenting achievement of comprehensive GHG reduction. Additionally, it is unclear as to whether the attached GHG Emission Profile data represents actual or projected project data and whether it is based on full project build-out. Absent this information, an innovation point cannot be awarded.

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
Enhanced Infrastructure					
ID	GCT	Separate Sewer System	D	Intent	Increase water quality in the local watershed, increase municipal drinking water quality, and improve the quality of local ecosystems by segregating sewer wastewater from excess storm water run-off.
				Requirements	Work with local public works department to implement a separate sewer system for all new infrastructure within the project. AND Ensure the completion of the new sewer infrastructure is in place when project is completely occupied (project build out)
				Submittals	FOR ALL STAGES: Provide a declaration that a separate sewer system will be implemented as part of the new infrastructure and that the new system will be in place when project is completely occupied (project build out). STAGE 3: Provide a site map that shows the location of new sewer infrastructure.
				Ruling	While there are clear benefits to a "separate sewer system," this should be considered a best practice approach. It is unclear how the proposed system is an innovation or if it provides exemplary performance over the existing requirements for SLLp2. It is also unclear whether the new sewer facilities are being required by local government or being voluntarily installed by the project team.
CIR	GCT	Combined Sewer System Ruling dated: 1/6/09	D	Intent	Reduce the environmental impacts on waterways from combined sewer overflow.
				Requirements	For a project that is located in an area served by a combined sewer system, reduce net CSO volume through detention and reuse strategies as compared with the pre-project conditions. Demonstrate that the project has increased built density as compared with pre-project conditions.
				Submittals	1. Confirmation that project is located in an area served by a combined sewer system 2. A written commitment to develop and implement detention and reuse strategies to reduce net CSO volume 3. Summary of the strategies used to reduce net CSO volume
				Ruling	The proposed innovation is the construction of an over-sized stormwater detention pond. A detention pond is required by local regulations because the combined sanitary and stormwater sewer system serving the project does not have capacity to handle storm events. While the LEED for Neighborhood Development Core Committee appreciates the environmental benefits of a CSO, the reason for, and innovative nature of the over-sized detention pond as illustrated is unclear. It is also unclear what onsite stormwater management practices consistent with GCTc9 are being implemented as part of the project. Therefore, an innovation point is not warranted.
CIR	GCT	On-Site Materials	D	Intent	Reduce impacts from transporting materials over long distances
				Requirements	Provide 20% of all building materials by cost from businesses within the Project Boundary.
				Submittals	Stage 1 – Letter of commitment to provide a minimum of 20% of all materials by cost from businesses located within the Project Boundary. Stage 2 – Provide a list of the materials that will be provided by on-site suppliers. Stage 3 – Provide a spreadsheet summary of material expenses, showing both onsite and off-site material categories and costs, and illustrating that a minimum of 20% of all materials by cost originated from businesses located within the Project Boundary.

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
ID	GCT	Regional Materials	D	Intent	Increase demand for building materials and products that are extracted and manufactured within the region, thereby supporting the use of indigenous resources and reducing the environmental impacts resulting from transportation.
				Requirements	Use a minimum of 20% of building materials or products for which 80% of the mass is extracted, processed and manufactured within 800 km of the project site, or 2400 km (if shipped by rail or water)
				Submittals	1. Provide the LEED letter template, signed by the architect or responsible party, declaring that the credit requirements have been met. 2. Include calculations demonstrating that the project meets the requirements.

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
Green Building Certification					
ID	GCT	Alternative Green Building Rating System	A	Intent	Encourage the design and construction of buildings to utilize green building practices.
				Requirements	OPTION 1: FOR PROJECTS WITH 5 OR FEWER HABITABLE BUILDINGS Design, construct, or retrofit at least one building as part of the project to be certified under a green building rating system not covered under GCT Credit 1. For the green building rating system chosen, explain why the system was chosen and demonstrate the following: 1. The green building rating system is comprehensive and addresses energy efficiency, water efficiency, materials selection, and indoor environmental quality as a minimum. 2. The green building rating system addresses both the design and construction phases of the buildings it certifies. 3. The green building rating system is publicly accessible and provides independent third-party verification of environmental performance. 4. The green building rating system has been in place for at least two years. OR OPTION 2: FOR PROJECTS WITH 6 OR MORE HABITABLE BUILDINGS Design, construct, or retrofit at least 20% of the square footage of buildings that are part of the project to be certified under an alternative green building rating system as described above.
				Submittals	<u>Stage 1</u> 1. A written commitment to certify the relevant buildings under an alternative green building rating system if the project is built 2. A calculation showing the percentage of square footage that will be certified 3. A narrative of other supporting documentation demonstrating that the chosen green building rating system meets the criteria presented above <u>Stage 2</u> : Confirmation that the relevant buildings have been registered under an alternative green building rating system <u>Stage 3</u> : 1. Confirmation that the relevant buildings have been certified under an alternative green building rating system.
Historic Preservation or Adaptive Use					
ID	GCT	Maritime Historic Preservation	D	Intent	Preserve the unique historic shoreline maritime vernacular and history of the neighborhood by preserving historic ships and associated buildings.
				Requirements	Designate and maintain a public place to store, maintain, exhibit, and explore historic water craft and maritime culture.
				Submittals	Documentation showing the historic designation and preservation, declaration indicating sustained
ID	GCT	Preservation of Historic Elements	D	Intent	Encourage the use of historic elements in a manner that preserves and celebrates the elements and fabric of place inherent to the community in which they are preserved.
				Requirements	Incorporate historical elements and information of "place" into the physical design, active places, shared spaces, and texture of the community in a manner that traces the past into the present and future. Historical elements are found in the project sites physical structures and markers, natural resources, people, native fauna and wildlife, in its past use, industries and in its role and relations to other communities and the larger world.
				Submittals	Provide documentation and examples of how historical elements have been integrated into the physical design, active and shared spaces and overall fabric of the community.
				Ruling	The submittal documents the influence of local history on the conceptual design of the public amenity area at the "heart" of the project as well as the replacement of the boulder commemorating the historic stage station and a number of other influences of history on naming conventions and materials selection for the project. These elements are commendable, but are not sufficiently innovative or extensive to merit an innovation credit. The project proponent may wish to resubmit utilizing an education element to the Historic Preservation conducted onsite.

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
ID	GCT	Terrestrial Historic Preservation	D	Intent	Preserve historic architectural vernacular and history of the neighborhood by preserving or adaptively reusing historic buildings and landscapes. Significantly exceed the requirements of Credit GCTc5, Reuse of Historic Buildings, by incorporating four historic buildings into the project.
				Requirements	In order to be designated, the building, object, or site must be at least 25 years old and must meet at least one of the six criteria for designation outlined in the Seattle Landmarks Preservation Ordinance (SMC 25.12.350): a) It is the location of, or is associated in a significant way with, a historic event with a significant effect upon the community, City, state, or nation; or b) It is associated in a significant way with the life of a person important in the history of the City, state, or nation; or c) It is associated in a significant way with a significant aspect of the cultural, political, or economic heritage of the community, City, state or nation; or d) It embodies the distinctive visible characteristics of an architectural style, or period, or a method of construction; or e) It is an outstanding work of a designer or builder; or f) Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or the City.
				Submittals	Documentation showing the historic designation and preservation status.

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
CIR	GCT	Contextually-Harmonized Architecture Ruling dated: 5/27/08	A	Intent	Create a development that fits harmoniously into the fabric of the surrounding area that also takes into account historical precedents, regional micro-climates, appropriate methods and materials, and the local architectural vernacular.
				Requirements	Obtain certification from municipal planning authority, local design review board, chapter of the AIA, ASLA, or local historic preservation organization that the following have been accomplished by the project team: • Early in the design process, local and regional historical patterns of neighborhood development and building form, materials, and design were analyzed. • To-scale comparisons were made between those patterns and the proposed plan in terms of block size, orientation to sun and wind, relationships of buildings to streets, materials used, building forms and details, and/or landscape patterns. • Patterns and forms that have proven successful have been emulated.
				Submittals	1. Letter or equivalent certification, signed by the responsible party, indicating that the above requirements have been met. 2. Diagrams showing how above elements were taken into consideration and incorporated into the design.
				Ruling	The proposed innovation constitutes innovative urban design and architectural practices and may earn a point for innovation.
ID	GCT	Cultural Resources Preservation and Enhancement	D	Intent	To preserve and enhance the cultural heritage of the site for the benefit of the local community.
				Requirements	Preserve and enhance one or more structures or places of cultural significance on the site which may not benefit from any designations or listings in a local or state historic register or on the National Register of Historic Places but which provides an important link to the cultural heritage of the site.
				Submittals	Provide documentation of preservation of structure(s) of place(s) of cultural significance.
				Ruling	The submittal proposes an innovation point related to the historic preservation intent of GCTc5 by preserving and integrating three dry docks and two cranes into the project, and adaptively reusing an industrial building as a historic interpretive center. Although the project may provide a good example of the integration of building and historical structure reuse, the measures do not in themselves or combined contribute to significant environmental benefits nor extraordinary savings not already recognized in the Rating System such as building reuse and construction waste management. The project team may wish to pursue GCTc4 for their efforts in reusing the industrial building.

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
ID	GCT	Innovation in Adaptive Reuse	D	Intent	To encourage the innovative reuse of site elements (water, sewer, or other infrastructure), which are not historic buildings, in ways that conserve resources and/or seek to preserve the historic character of the development
				Requirements	Reuse a minimum of one existing site element in such a way that it serves the needs of the project, though is not used for its original purpose. The reuse of the element should provide both resource conservation benefits and site management benefits.
				Submittals	Stage 1: Narrative describing how the project will reuse the site element, a site plan indicating the elements location and use in the new project, and a written commitment to include the element if the plan is approved and built. Stage 2: Updated documents from Stage 1. Stage 3: Photographs depicting how the site element is reused on the project.
				Ruling	Though the project may provide a good example of the integration of material reuse and site management, the measures do not contribute to significant environmental benefits nor extraordinary savings not already recognized in the Rating System such as minimizing site disturbance (GCTc6 & GCTc7) and construction waste management (GCTc18). The project team may wish to pursue GCTc18 for their efforts in diverting materials from landfills.
Recycled Content in Buildings/Infrastructure					
ID	GCT	Post-Consumer Recycled Content in Building Structures	A	Intent	Increase demand for recycled products and reduce the impacts from development, processing, and use of new products
				Requirements	Use materials with post-consumer recycled content such that the total value of post-consumer content constitutes a minimum of 15 percent (based on cost) of the total value of the materials in the project. The recycled content shall be determined by weight. The recycled fraction of the assembly is then multiplied by the cost of assembly to determine the recycled content value. 1. Mechanical, electrical and plumbing components and specialty items such as elevators shall not be included in this calculation. Only include materials permanently installed on the project. 2. Recycled content shall be defined in accordance with the International Organization of Standards document ISO 14021 - Environmental labels and declarations - Self-declared environmental claims (Type II environmental labeling). 3. Post-consumer material is defined as waste material generated by households or by commercial, industrial, and institutional facilities in their role as end-users of the product, which can no longer be used for its intended purpose.
				Submittals	1. Provide the total project materials cost (Divisions 2-10) or provide the total project cost for Divisions 2-10 to apply the 45% default value 2. Provide a tabulation of each material used on the project that is being tracked for recycled content. The tabulation must include a description of the material, the manufacturer of the material, the product cost, the post-consumer recycled content percentage, and the source of the recycled content data. 3. Provide an optional narrative describing any special circumstances or considerations regarding the project's credit approach.

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
ID		Below Grade Infrastructure – Better Walkable Street	D	Intent	To locate the central plant and parking underground in order to create a north-south pedestrian corridor through the project site and provide green open spaces.
				Requirements	Develop, create, and utilize underground space(s) in an urban environment for below grade infrastructure, including the necessary central plant facilities, in order to maximize available above ground space to improve aesthetics, provide environmentally friendly green spaces, and promote more pedestrian access to grade-level services and open spaces. The following elements must be implemented for the project to create more public open spaces in the project compared to the existing site: 1) Provide a new underground central plant system, underground parking facility and infrastructure. The area of the underground facility must be greater than 50% of the total site foot print area so that a meaningful enough area at the ground level can become a useful public open space. 2) Provide a new public pedestrian-only continuous walkway and open space for over 30% of the total site area. This newly created public walkway must connect key public spaces and the extent of the project. 3) Incorporate vegetated area within the public open spaces. Create at a minimum 10% vegetated area of the total open space area. 4) Provide a letter of intent to create public open spaces for the community.
				Submittals	A. A narrative to demonstrate that a large new underground facility will provide useful public open space at the ground level. Show how the project meets the above requirement by meeting the percentage threshold for site area, underground facility footprint, open space and vegetated area. B. Drawings of the planned underground facility. C. Masterplan diagram that shows the pedestrian walkway and the below grade facility that includes central plants and parking spaces. D. Rendering drawing of the proposed green spaces. E. Project's letter of commitment to providing ground level public open spaces for usage by students, faculty and the greater community. F. The new zoning provision based on the project's proposed increased public open spaces.
				Ruling	Urban infrastructure is virtually always installed below grade, especially in project location. Therefore the proposal is not innovative and a point is denied.

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
Solar Orientation					
ID	NPD	Sunlight Access to Public Open Spaces	D	Intent	Provide parks and plazas that comfortably accommodate stationary use (such as standing, sitting, etc.) throughout the majority of the year. Maintain sufficient amounts of direct sunlight that can reach parks and plazas designed for human activity in dense, urban environments.
				Requirements	Design and build projects with a network of publicly accessible parks and plazas. Provide a maximum building height controls and/or bulk-plane angle restrictions to ensure that for at least 40% of all park plaza land area, there is no less than 50% solar exposure at any time between the hours of 11:00am and 3:00pm on either the vernal or autumnal equinox.
				Submittals	1. LEED submittal template, signed by the responsible party, declaring that the requirements have been met, and the following: 2. A Maximum Building Heights Plan including the public parks and plazas counting towards the 40% total park area threshold. 3. A Bulk/Plane Angle Diagram that indicates where and how building heights would be further restricted along certain frontages to ensure sunlight access requirements for parks are met (if necessary). 4. Shadow studies, taken at hourly intervals between 11:00am and 3:00pm on the equinox, that confirm that shadows created by buildings do not create shade over more than 50% of each public park and plaza that counts towards the 45% threshold of total park area.
				Ruling	LEED-ND accounts for solar access and orientation under GCTc11. The project team may consider applying this proposal to GCTc11, if possible, by meeting the requirements of that credit.
ID	GCT	Community Solar Impact	A	Intent	Achieve enhanced energy efficiency by maintaining existing solar access to enable the use of passive and active solar strategies in surrounding communities.
				Requirements	Locate the project on an infill site; AND Design the project such that shadows cast at 9:34, 12:34, and 15:34 local time on March 21, June 21, and September 21 do not fall beyond the site. Conduct a shadow study to model the shadows produced by proposing buildings at the times and dates identified above. Where possible, design the project to minimize any off-site shading that may occur during the winter months.
				Submittals	1. Stage 1: A description of the design measures employed to reduce or eliminate off-site shading, and renderings of the proposed development showing the shadows produced at the critical times and dates required by the credit. 2. Stage 2: Updated versions of the documentation above. 3. Stage 3: Updated versions of the documentation above.
				Ruling	The project has provided a narrative stating that the approach differed from GCTc11, as the project was designed to preserve solar access in surrounding properties rather than enable solar access within the project. Given the collective quantifiable environmental benefits of this proposal to the surrounding community and confirmation that it was not mandated by the local authority, the proposal is awarded.

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
Stormwater Management					
CIR	GCT	Project Site Soil as Stormwater BMP Ruling dated: 7/8/08	D	Intent	To use the site's inherent ability to manage rainwater and rather than create facilities that require significant up front inputs (soils, infrastructure, and plants) and long term maintenance.
				Requirements	Utilize existing site materials and conditions to effectively manage stormwater in amounts similar to the thresholds found in GCTc9, June 2007 version.
				Submittals	A site place indicating the project's development footprint and the location of any site-based BMPs AND Stage 1: A written commitment to develop and implement a comprehensive stormwater management plan Stage 2: A summary of the stormwater management plan Stage 3: A calculation of either 90% of the average annual rainfall or 1" of rainfall that occurs on the project's footprint or other effectively impervious area
				Ruling	The use of soil to infiltrate runoff is a basic stormwater management technique, and the favorability of a particular soil type to accomplish infiltration is a benefit of a project's regional location, but not an innovative circumstance that warrants an additional point.
CIR	GCT	Exemplary Performance in Stormwater Management Ruling dated: 7/22/08	A	Intent	Remove suspended solids and pollutants from the project's storm water to reduce the polluting effects that unfiltered stormwater can have on local waterways and municipal treatment plants.
				Requirements	Implement a comprehensive stormwater management plan that will first minimize the amount of stormwater leaving the site through infiltration, reuses, and/or evapotranspiration, and secondly, reduce the total suspended solids ("TSS") contained in the stormwater leaving the site.
				Submittals	1. For projects using non-structural controls: provide list of Best Management Practices (BMPs), including a description of the function of each BMP and the percent annual rainfall treated. 2. For projects using structural controls: provide list of structural controls, including a description of the pollutant removal of each control and the percent annual rainfall treated
				Ruling	The removal of 86% of total suspended solids (TSS) from project runoff leaving the site represents a substantial environmental benefit, and warrants an exemplary performance point. The project must achieve 5 points under the June or February 2007 version of GCTc9 to be eligible for the exemplary performance point.

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
ID	GCT	Innovation in Stormwater Management	D	Intent	To reduce runoff reaching the combined sewer system during a storm event and contribute environmental benefits associated with this reduction
				Requirements	Install a private stormwater management facility located on-site to retain stormwater run-off onsite for attenuation by an on-site filter before returning it to the combined sewer.
				Submittals	A complete letter template AND Stage 1: Written commitment to install an on-site stormwater system if the plan is approved to be built Stage 2: Site plans indicating the location and design of the on-site stormwater system Stage 3: Site plans indicating the location and design of the on-site stormwater system, including calculation for the amount of stormwater retained and treated prior to return to the combined sewer system.
				Ruling	A stormwater management system does not constitute an innovation point because GCTc9 allows for storm water management credit. The project team is encouraged to apply for stormwater management credit under GCTc9.
Sustainable Purchasing					
ID	GCT	Purchasing Policy for Low-Mercury Light Bulbs	D	Intent	To reduce the amount of mercury brought into buildings through purchases of light bulbs.
				Requirements	Maintain mercury content of all mercury-containing light bulbs below 100, on weighted average, for all mercury-containing light bulbs acquired for the existing buildings, future buildings, and future leased spaces with incorporation of a purchasing policy in a tenant guide.
				Submittals	The copy of the purchasing policy for low-mercury light bulbs
				Ruling	The submittal package proposes that the project earn an innovation credit by setting a limit on the amount of mercury that can be used in light bulbs that are installed in buildings that are managed by the developer. The credit is denied because it is not comprehensive and does not fit any of the LEED-ND criteria, but should be attempted under another LEED building program.
ID	GCT	Climate Neutral Materials /Products	D	Intent	To reduce the greenhouse gas (GHG) emissions associated with the entire lifecycle of the materials/ products, which results in offsetting GHG emissions and global warming reduction.
				Requirements	Establish a methodology for materials purchasing for use on all future projects based on a requirement to purchase and install a min of 5% climate neutral products of project building materials by cost.
				Submittals	1. Project cost calculation sheet 2. Proof letters of the product showing the characteristics of Cool Carpet and Climate Neutral Materials 3. Commitment Letter by Developer
ID		Green Housekeeping	D	Intent	To reduce exposure of the occupants and housekeepers to the potential risks from the chemical products which adversely impact the indoor air quality, occupants’ health and indoor environment.
				Requirements	Issue housekeeping management policy, training and environmental cleaning solutions to facility managers.
				Submittals	Commitment Letter, Product details and specifications

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
Waste Management - Recycle/Reuse/Salvage					
CIR	GCT	On-Site Construction Waste Utilization Ruling dated: 5/27/08	D	Intent	Divert construction and demolition debris from disposal in landfills and incinerators. Redirect reusable materials for use on the project site. Reduce the transportation and energy-use impacts associated with off-site material re-use.
				Requirements	Retain 25% of recycled and/or salvaged non-hazardous construction and demolition debris for use on the project site. Develop and implement a construction waste management plan that, at a minimum, identifies the materials to be diverted from disposal and which materials will be utilized on-site. 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.
				Submittals	Stage 1: A written commitment to use recycled and/or salvaged non-hazardous construction and demolition debris. Stage 2: Items listed for Stage 1 as well as a summary of the constructions waste management plan. Stage 3:1) A table of the demolition debris, including a general description of each category of waste generated, the quantity in tons or cubic yards, and indication of what materials and how much of those materials are utilized on-site. 2) A calculation showing the total percentage of material diverted from landfill disposal.
				Ruling	GCTc18, Construction Waste Management, requires that at least 50% of construction and demolition debris be recycled or salvaged, including reuse on-site in construction of the project. Therefore, the proposal does not differ substantially from the credit requirement, nor is an unusual benefit described, and an innovation point is not warranted.
Water Reuse/Reduction					
CIR	GCT	Collected Rainwater for Indoor Use Ruling dated: 8/19/08	D	Intent	Minimize water use in buildings to reduce the impact to natural water resources and reduce the burden on the municipal water supply and wastewater systems.
				Requirements	Operate project indoor laundry use off of the municipal water supply, instead entirely relying on collected rainwater
				Submittals	1. An estimate of baseline indoor laundry water use based on the types and number of buildings in the project. 2. A written commitment to use captured rainwater for all indoor laundry functions. 3. For completed projects, a narrative describing the strategies that were used in the buildings to eliminate municipal water use for laundry. 4. For completed projects, a table indicating the amount of rainwater collected and supplied to indoor laundry uses
				Ruling	The proposed GCTc3 innovation to use captured rainwater for both outdoor irrigation and domestic laundry is laudable, however these savings would be captured in the indoor water saving strategies under Option 1 of the credit and therefore not warrant an additional point.

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
INNOVATION AND DESIGN PROCESS					
Community Development					
ID		Wireless Internet Coverage	D	Intent	Improve community connectivity and access to the world wide web by providing free wireless internet access to the community.
				Requirements	Install enough Wi-Fi access points throughout the project to provide continuous wireless coverage across the entire project.
				Submittals	The developers of the project will demonstrate that enough wireless access points are installed to provide continuous wireless coverage across the entire project.
				Ruling	The submittal package proposes continuous wireless internet coverage throughout the project site. While this is an amenity for the occupants, it is not related to green building, smart growth, or new urbanism in a direct and innovative manner.
ID		Tenant Relocation Program	D	Intent	To preserve existing community culture, allow existing residents to remain on-site, and facilitate the transition of the community to a new urban form.
				Requirements	Provide long-term tenants of the existing site (having been in the continuous occupancy for a minimum of five consecutive years) a priority in the selection and purchasing of for-sale units at their published list price.
				Submittals	Stage 1: Provide a written commitment to provide long-term tenant of the existing site (having been in continuous occupancy for a minimum of five consecutive years) a priority in the selection and purchasing of for-sale units at the published list price. Stage 2: Submit updated versions of the relevant documentation required at Stage 1 OR Submit relevant agreements that outline the project's commitment/requirement to provide long-term tenants of the existing site (having been in the continuous occupancy for a minimum of five consecutive years) a priority in the selection and purchasing of for-sale units at the published list price. Stage 3: Submit documentation of the existing long-term tenants that were offered a priority in the selection and purchasing of for-sale units and the number of tenants that took advantage of the offer.
				Ruling	While laudable for the historical and social reasons cited in the proposal, given the longstanding and widespread practice of communities of this measure, it cannot be judged unique or innovative, and the proposal is therefore denied.

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
ID		First Nations Recognition	D	Intent	Acknowledge First Nations people as traditional owners of project land. Recognize First Nations people as a unique cultural group who contribute their spirituality, identity, and cultural heritage which enriches society
				Requirements	Demonstrate a commitment to engage First Nations people into a meaningful and thoughtful relationship with the project
				Submittals	Provide documentation that demonstrates the engagement of First Nations people into the project demonstrating that goals have been set and approved by both parties.
				Ruling	While this is laudable from a cultural perspective, replicable and comprehensive, the submittal does not provide sufficient documentation to warrant credit achievement. For future submittals, please include a narrative describing the nature of the training and employment program provided by the memorandum; documentation of the comprehensive and permanent nature of the signage program installed throughout the site to educate the occupants and visitors of the important local aboriginal heritage throughout the site; and examples and guidelines for the public aboriginal Art Strategy, clearly indicating how it is part of an effective outreach program that disseminates material to a wide audience. These documents should be available to the USGBC to be shared with other projects.
ID		Donation of Land for Community School	D	Intent	Locate a community school onsite, and donate the land and construction services.
				Requirements	Provide the land and funds for construction of a community school onsite
				Submittals	1. Letter from school describing the developer's involvement. 2. Letter from the developer describing involvement
				Ruling	Although the donation of developable land for a community school is laudable, it is similar to donating land for a park or community center, which is common practice for large developments in many communities and therefore does not warrant a point for innovation.
Sustainable Neighborhood Development Education					
ID		Public Green Education Program	A	Intent	Design, build and market the neighborhood development project to serve as a public education and demonstration facility for green building and neighborhood design in order to educate the public about the benefits of green communities and further advance market transformation toward green development.
				Requirements	1- A comprehensive signage program designed to educate the occupants and visitors of the benefits of green neighborhoods. 2- Educational outreach program included guided tour focusing on sustainable living, using the project as an example.
				Submittals	1. Documentation in the form of photographs or drawing of the comprehensive signage program, or a written commitment to meet the requirements of the signage program if the project is built. 2. A narrative describing the ways in which the educational outreach program has been developed in order to educate the residents and public about sustainable living and green communities.

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
ID		Green Building Educational Outreach Program	A	Intent	Promote wider understanding of green buildings and the impacts of the environment due to construction activities
				Requirements	Provide a comprehensive education and outreach program that is actively instructional and highlight the locational and neighborhood-scale design elements that are embodied in LEED-ND. At a minimum, include at least 2 of the following educational elements: 1) A comprehensive signage program permanently installed throughout the site to educate the occupants and visitors of the benefits of green building, sustainable development practices and lifestyles. 2) The development of manuals, guidelines, brochures, pamphlets or case study to inform the public, government officials and other developments about various issues embodied in LEED ND. The information must be combined with an effective outreach program that disseminates the material to a wide audience. These documents should be available to the USGBC to be shared with other projects. 3) An educational outreach program or guided tour focusing on sustainable development practices and lifestyles, using the project as an example. Tours should be regularly available and open to the public. 4) Develop an educational program which makes use of electronic media such as interactive computer kiosks or website with real-time data monitoring, animation and similar.
				Submittals	<u>Stage 1:</u> 1) A LEED Submittal Template signed by the responsible party; the specific title for the ID credit, a statement of intent, and a statement of credit requirement; and brief narrative describing the project's approach to credit achievement. 2) A detailed narrative describing the design, implementation, and operation of each educational strategy employed. 3) A signed written commitment on letterhead to implement and/or maintain each educational strategy described. <u>Stage 2:</u> 1) A LEED Submittal Template signed by the responsible party; the specific title for the ID credit, a statement of intent, and a statement of credit requirement; and brief narrative describing the project's approach to credit achievement. 2) A site plan, specific drawings, or exhibits indicating the location of educational and outreach elements, if relevant. 3) A detailed narrative describing the design, implementation, and operation of each educational strategy employed, including concise implementation plan and drafts of relevant documents. 4) For projects that have not completed educational or outreach efforts, include a signed written commitment on letterhead to implement and/or maintain each educational strategy described. For projects that have completed educational or outreach efforts, document these elements with photographs of educational signage, outreach program, tour or similar; examples of relevant print material; screen shots of websites; or equivalent. <u>Stage 3</u> 1) A LEED Submittal Template signed by the responsible party; the specific title for the ID credit, a statement of intent, and a statement of credit requirement; and brief narrative describing the project's approach to credit achievement. 2) A site plan, specific drawings, or exhibits indicating the location of educational and outreach elements, if relevant. 3) A brief summary describing the completed design process, implementation, and operation of each educational strategy employed; and possibly indicating highlights, performance-to-date and lessons learned. 4) Documentation of educational and outreach elements throughout the project with photographs of educational signage, outreach program or tour or similar; examples of relevant print material; screen shots of websites; and similar. Document permanence of outreach efforts throughout the site.

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
ID		Public Sustainable Development Education	A	Intent	To educate building occupants and visitors of the importance of sustainable design and development by highlighting the sustainable strategies used in the project; to educate occupants and visitors of the potential impacts global warming could have on the local climate, biodiversity, and economy; to educate occupants and visitors of actions they can take to improve their individual contribution to a positive future.
				Requirements	Provide a comprehensive education approach that is actively instructional. Minimally include the three elements detailed below: (1) during construction, use playful and educational signage along construction fences to inform the community on the sustainable practices taking place during different stages of construction. (2) implement a comprehensive interpretive signage program to educate occupants and visitors on the benefits of green building and sustainable development practices. (3) Develop an educational outreach program or tour that focuses on sustainable living, using the project as an example.
				Submittals	The project will provide supporting documentation for this including the following for each stage: provide a LEED submittal template, signed by the responsible party, declaring that the requirements have been met, and then the following: Stage 1: a written commitment to meet credit requirements, if the project is built. Stage 2: No additional information unless change occurs. Stage 3: Photographs of educational signage during construction; photographs of permanent educational signage; documentation of educational outreach program or tour.
CIR		The School as a Teaching Tool Ruling dated: 8/5/08	D	Intent	Integrate the sustainable features of a school facility with the school's educational mission.
				Requirements	Following the requirements of LEED for Schools IDc3, design curriculum based on the high performance features of the building, and commit to implementing the curriculum within 10 months of LEED certification. The curriculum should not just describe the features themselves but explore the relationship between human ecology, natural ecology and the building ecology of the building. Curriculum must meet local or state curriculum standards, be approved by school administrators, and provide 10 or more hours of classroom instruction per year per full-time student.
				Submittals	1. Evidence of collaboration between the administration and (as appropriate) the design team, participating faculty or community organization involved in the development of the curriculum 2. Coursework description clearly stating how the information, data, philosophy or other attributes of the school's design features play a significant, central role in the course offering(s), module composition or related learning activities of the curriculum 3. Confirmation that the curriculum meets state and/or local curriculum standards
				Ruling	The request proposes to implement LEED for Schools ID credit 3, which integrates a school facility's sustainable features into the school's educational mission. This is not a neighborhood-scale measure, and instead should be pursued during LEED certification of school facilities themselves.

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
CIR		Green Educational Program Ruling dated: 9/16/08	D	Intent	Take advantage of a green school's educational elements Integrate the sustainable features of a school facility with the school's educational mission.
				Requirements	Provide at least two of the four following elements in a school-wide educational program. At least one shall be actively instructional while the others may be passive: 1. Comprehensive signage program built into the building's spaces. Multiple signs must be highly visible throughout the building. One sign may not be repeated, and all must be informative. -Active: signage that prompts actions from the user at each sign (e.g. explaining the usage of a new technology) -Passive: signage that highlights the building's green features 2. A manual, guideline, or case study to inform the design of subsequent projects. -Active: detailed document that educates building designers. The document must be approximately 5,000 words, include corresponding images/graphs, and be promoted with an outreach program -Passive: brochure made available in the building, available to all occupants and guests 3. Educational outreach program or guided tour to focus on sustainability, using the project as an example. -Active: Tours that are delivered by live tour guide or audio/video recording and are actively promoted and regularly delivered (e.g. weekly) -Passive: Brochure or CD display with station points for self-guided tours 4. Using electronic media as another educational offering -Active: Interactive computer kiosk or website with real-time monitoring data and/or animation -Passive: Automatically scrolling screens on computer kiosk or website
				Submittals	1. Narrative describing the design, implementation, and operation of each educational strategy employed 2. Visual description of any provided signage
				Ruling	Although the four optional measures are laudable as methods to provide education on green buildings, in order to be eligible for Educational Outreach points under LEED for Neighborhood Development, a project must provide education also on the location and neighborhood design elements that are embodied in LEED-ND. The approach does not identify measures addressing those elements. It also does not identify or commit to which of the four named measures will be undertaken, does not describe how compliance or performance will be demonstrated as required by the proposed credit, has not illustrated whether or how these efforts will be applied to neighborhood features and therefore does not warrant an innovation point.
ID		Green Building Education Program	A	Intent	To use the project as an education resource to promote public awareness of sustainable design initiatives within the built environment.
				Requirements	Develop and fund (for at least two years after opening) an educational program to raise awareness of the green building initiatives incorporated into the design of the project and promote green building practices among the general public and interested organizations and educational establishments
				Submittals	Narrative describing the components in the educational program, including the programs, lessons, materials, and funding structure

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
ID		Green Homeowner's Kit	A	Intent	To inform homeowners and residents about the green building practices used in the development of their home and to provide practical methods to implement further sustainable living on an individual basis.
				Requirements	A homeowner's kit will be provided to each resident upon the closing of a home. Each kit will contain tangible information to help each homeowner achieve a greener lifestyle, and understand the sustainable elements around them.
				Submittals	Narrative describing the components in the kit and a brief summary of intended items. A commitment letter stating that the homeowners kit will be provided to the new homeowners when they close on their new homes.

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
ID		Green Education	A	Intent	Provide public education focusing on the green design features of the neighborhood development project to promote community involvement, improve design feature effectiveness and promote market transformation
				Requirements	Develop a detailed Green Education Package which describes the green design features of the development, presents the benefits of sustainable neighborhood development and informs people living and working on the site of responsibility and opportunities to contribute to the sustainable goals of the project. Supply a copy of the package to all original property owners on the site and make the information available to people employed on-site and future residents. AND Develop and Green Outreach Program to educate visitors and the public about the benefits of green neighborhood development. At least one of the following four approaches must be included for the program: 1. A comprehensive signage program built into the project's public green spaces to educate the occupants and visitors of the benefits of green neighborhood development. Multiple signs must be highly visible throughout the development. Signage must also be unique (i.e. one sign repeated is not acceptable) and information (describing measures to achieve each LEED credit). 2. The development of a manual, guideline, or case study to inform the design of other developments based on the successes of the project that will then be available to USGBC for sharing with other projects. The information must be combined with an effective outreach program that disseminates the case study to a wide audience. 3. An education outreach program or guided tour of the project to focus on sustainable neighborhood design. Tours must be actively promoted and delivered on a regular basis (e.g. weekly over several months) 4. Develop an educational program which makes use of electronic media such as interactive computer kiosks or website with real-time data monitoring and/or animation
				Submittals	1. A copy of the Green Education Package as delivered to residents and people working on the site and details of the method by which the information is available to future residents and the general public 2. A detailed description of the Green Outreach Program and documentation

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
ID		Green Education and Outreach	D	Intent	To raise public education and awareness on green neighborhood development and site/building design features.
				Requirements	Provide a variety of educational displays on green neighborhood development and building design features implemented at the project, including a central development comprehensive, educational signage board, a website devoting to illustrating the LEED-ND principles, and kiosks promoting alternative modes of transportation with bus route schedules, bike trail maps, and maps to nearby amenities and neighborhood destinations within walking or biking distance.
				Submittals	1. Narrative describing the design and implementation of all program features. 2. Examples of individual program elements, such as drawings/photos of installed signage, pamphlets, website screen shots, kiosks, etc.)
				Ruling	The LEED Submittal Template and package proposes that the project receive an innovation point for a green education and outreach program with four components: a sign describing ND measures, a webpage describing ND measures, a downloadable pamphlet describing ND measures, and an unspecified number of kiosks with posted multi-modal transportation information. The submittal includes a narrative description of these components and their benefits. However, no examples of the individual elements (i.e. photos/drawings of installed signage, pamphlets, website screen shots, kiosks, etc.) were provided. Also, the LEED Submittal Template is incomplete. The resubmission includes photos demonstrating how pamphlets will be displayed and where the kiosk will be located, but it does not include examples of other noted elements such as photos or drawings of the installed signage, website screenshots, or information that will be provided as part of the green education and outreach program. Review of the project website provided for NPDC15 does not include the listed measures proposed in the original submission. Credit is therefore denied.

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
ID		Sustainability Inspiration and Education	A	Intent	To share information, project experience, and lesson learned with a broader audience including residents, workers and visitors for educational purposes.
				Requirements	The following three elements must be included in the educational program: 1. A comprehensive signage program throughout the project to educate, residents, workers, and visitors of the benefits of social, economic, and environmental sustainability initiatives. This program may include interpretive trails with signage calling attention to water-conserving landscape features and native plantings or recycled content such as fly ash within the sidewalk material 2. A manual, case study or guideline to inform the design process of other LEED-ND communities based on the success of this project 3. An educational outreach program or guided tour which focuses on defining the meaning of a sustainable (social, economic, and environmental) community, using the project as an example AND Ensure education on the location and neighborhood design elements integrated into the project and embodied in LEED-ND is integrated throughout the educational program
				Submittals	Stage 1: A copy or summary of the educational elements, or a written commitment to develop the elements to the meet the requirements if the project is built Stage 2: If the project changed since Stage 1 or did not submit for Stage 1, documentation to show compliance with the credit or written commitment to meet the credit requirements. Photographs or drawings illustrating signage program, a draft of the case studies manual, and a detailed summary of the methods and content of community outreach Stage 3: If the project changed since Stage 2 or did not submit for Stage 2, submit all documents indicated in Stage 2.
ID		Legacy and Historic Features	D	Intent	To show that the redevelopment will include legacy features which enhance the natural environment and build on the history of the site, to create sense of community pride, and ultimately increase the likelihood that its inhabitants will practice environmental friendly initiatives set forth in the neighborhood development.
				Requirements	1. Demonstrate the way in which legacy elements, public architecture, and related activities and events have enhanced the spirit of community and substance in the development. 2. Show the way that legacy features complement initiatives to preserve existing vegetation and reuse of existing buildings. 3. Establish ongoing mechanisms for communication between the development's stakeholders to meet the credit requirements.
				Submittals	1. A LEED Letter Template , signed by the responsible party, declaring that the requirements have been met. 2. A written commitment letter from the development, declaring that the development will include legacy features which enhance the natural environment and build on the history of the site. 3. A separate map showing the existing legacy features 4. A copy of the text included on each legacy feature that will describe their history and importance to the community.
				Ruling	The environmental benefits of the proposed historic promotion have not been quantified. It is also unclear how the benefits of the proposed approach are not accounted for in SLLc9, NPDc15, GCTc4, GCTc5 and other credits within the rating system, and therefore does not warrant a point.

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
ID		Sustainable Planning & Design Signage Program	A	Intent	To educate and create awareness to the sustainable neighborhood planning and design efforts implemented as part of the project amongst the project's users and occupants.
				Requirements	To take advantage of the education value of the sustainable planning and design features of a project and to earn a LEED point, any approach should be actively instructional. Two of the following three elements must be included in the educational program: 1. A comprehensive signage program built into the building's spaces to educate the occupants and visitors of the benefits of green buildings. This program may include windows to view energy-saving mechanical equipment or signs to call attention to water-conserving landscape features. 2. The development of a manual, guideline, or case study to inform the design of other buildings based on the successes of this project. This manual will be made available to USGBC for sharing with other projects. 3. An educational outreach program or guided tour could be developed to focus on sustainable living, using the project as an example.
				Submittals	1. Complete letter template 2. Option 1: Signage plan including signage themes and messages. Signage map should also be included indicating locations of signs that correlate with wetland mitigation, native revegetation efforts, sustainable quality of life, minimized site disturbance, and resource management. 3. Option 2: A comprehensive case study, guideline, or manual capturing the process and execution of the project. 3. Option 3: A tour program describing the purpose of the tour and the tour agenda as well as the tour schedule.
ID		Public Green Education Program II	A	Intent	To promote a wider understanding of green building and green neighborhood development and the impacts on the environment due to development by highlighting the green strategies used in the project.
				Requirements	1. A comprehensive signage program designed to educate the occupants and visitors on the benefits of green building and green neighborhood development practices. 2. Project website that describes the green building process and measures taken. 3. Publicly available case study report.
				Submittals	Stage 1: A written commitment to meet the credit requirements. Stage 2: A written commitment to meet the credit requirements. Stage 3: Photographs of permanent educational signage; documentation of educational outreach program or tour; website URL; copy or access to case study report; and/or photographs of educational signage during construction.

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
ID		Green Building Education	D	Intent	To increase awareness about the process, strategies, and benefits that differentiate the project from other non-green mixed-use projects in different locations. To enable the local community to experience a LEED-NC and LEED-ND certified project. To increase tenant/resident awareness about (and participation in) local resources and activities to support a sustainable lifestyle.
				Requirements	Implement a green building educational program that engages building users and the local community. Specifically, the project must include the required elements accepted on page 30 of the March, 2008 LEED Innovation in Design Credit Catalog.
				Submittals	Stage 1: A copy or summary of the educational elements, or a written commitment to develop the elements to the meet the requirements if the project is built Stage 2: If the project changed since Stage 1 or did not submit for Stage 1, documentation to show compliance with the credit or written commitment to meet the credit requirements. Photographs or drawings illustrating signage program, a draft of the case studies manual, and a detailed summary of the methods and content of community outreach Stage 3: If the project changed since Stage 2 or did not submit for Stage 2, submit all documents indicated in Stage 2.
				Ruling	The proposal also only highlighted the green building aspects of the educational program. For future LEED-ND submittals, please see the ND ID Credit Catalog for guidance on Green Building Educational Outreach Programs within LEED-ND and ensure the education and outreach program is actively instructional and highlights the locational and neighborhood-scale design elements that are embodied in LEED-ND.
ID		Sustainable Living Center	A	Intent	Provide regular sustainability education to residents, employees and visitors
				Requirements	Provide a storefront facility in a central location near transit for the purpose of providing on-going sustainability education to residents, employees and visitors. Demonstrate a commitment for the building lease and staffing that extends a minimum of ten years from the date of the first home sale.
				Submittals	Stage 1 – Letter of commitment to a ten-year lease and staffing plan. Describe the facility location, size and major features. Stage 2 – Provide program details for what classes will be offered, what displays will be provided and a schedule of site tours offered through the Center. Provide a floor plan of the facility. Stage 3 – Provide copies of class and tour handouts, web links of resources provided, and other media as appropriate to demonstrate the fully operational facility.
Tenant Guidelines					
ID		Tenant Green Criteria Manual	D	Intent	To improve the environmental and social performance of tenant fit-out practices
				Requirements	For any commercial buildings in the project where tenants will be responsible for the design and installation of interior fit-out, develop a tenant criteria manual that sets out a range of measures that should be incorporated into the design of tenant interior spaces in order to improve the resource efficiency and indoor air quality and support the regional economy.
				Submittals	Narrative describing each measure that tenants will be expected to adopt for their interior fit-out
				Ruling	The submittal package proposes an innovation point for a tenant green criteria manual. However, green building practices are addressed in GCTc1 and the proposal is less stringent than the existing credit. In addition, a description of the quantifiable benefits is not provided. Binding tenant requirements may be implemented for LEED New Construction and Core & Shell projects towards base building certification. Voluntary tenant guidelines are required for LEED for New Construction projects that are majority, but not wholly, owner-occupied.

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
ID		Innovation through Green Business Certification	A	Intent	To encourage the existing tenants and businesses to operate in a green and sustainable manner. The Green Certification of the food court goes beyond the LEED ND requirement, as the sustainable/green operation of existing businesses occupying the buildings are outside the credits of the LEED ND rating system.
				Requirements	The existing Retail and Food Court is currently Green Certified, and the intention is to continue this with facilities and businesses in the new construction. The requirements for the Green business programs in that they cover operational issues that benefit the environment, such as user education, green tours, and pollution prevention by reducing harmful chemical use, goes beyond the requirements of GCT 2, 3 and 19 energy and water conservation waste reduction,
				Submittals	1. The requirements of the local green business certification program 2. Any submitted documents that indicated the business(es)' compliance with the certification program 3. Copy of certification material (certificate, letter, image of plaque, etc.)
ID		Education of Management and Tenants	A	Intent	Maintain the performance of the building by educating the occupants (i.e. the homeowner or tenant) and manager about the operations and maintenance of the build's LEED features and equipment
				Requirements	Adhere to all requirements of LEED for Homes Awareness and Education Credits 1 and 2.
				Submittals	Stage 1: A letter of commitment to implement the features of AEc1 and AEc2 Stage 2: A narrative describing the planned education program. Stage 3: A copy of the following: the residential orientation checklist, the resident operations manual, dates for educational open-houses, links to public awareness websites, and a news article related to the project.

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
Developer Guidelines					
ID		Green Design Guidelines	D	Intent	To create a "green guidebook" to serve as a roadmap for project developers and consultants that clearly states the environmental goals and objectives for a phased and multi-building development project. The guide includes specific green design targets at both the master plan and building scale and provides strategies and methods for each building design team to meet those objectives.
				Requirements	1. Meet with local residents and community organizations to understand their environmental concerns and environmental goals and objectives for the project. 2. Hold at least one meeting with the project developers, architects, engineers and consultants working on each building in the master plan to establish environmental goals for the project that are based on community input and other design objectives. 3. Create a document that states the environmental goals for the project and establishes specific green design targets to meet those goals. The targets can be extracted from or based on the LEED system or can address issues not covered by LEED. Either way, they should reference LEED credits when applicable. 4. Ensure that the green guidebook is distributed to and serves as a references guide for all members of the project team.
				Submittals	1. A copy of the green guidebook or a written commitment that is will be created. 2. Confirmation that the project has met the requirements of NPDc15: Community Outreach and Involvement and that environmental issues and goals were addressed at one or more of these meetings. 3. A narrative describing how the project meets the credits requirements listed above, including a summary statement of the community's main environmental concerns and expectations and how they were addressed.
				Ruling	The submittal package proposes a Green Design Guidelines document to serve as a roadmap for the project developers and their teams. However, similar to LEED NC v2.2 CIR dated 3/23/04, the development and implementation of Green Design Guidelines for subcontractors will not qualify for achievement of an innovation credit. While there is clearly an important value in educating the subcontractors working on a LEED project, team education and integrated design are standard for a LEED project. Such education efforts should be best practice and can be incorporated into weekly project meetings. Likewise, educating subcontractors about issues for which they have contractual obligations does not qualify for an innovation credit. Community outreach efforts are also already addressed in NPDc15. Please describe how the requirements of NPDc15 will be accomplished in a way that shows innovative or exemplary performance, or resubmit the proposal independent of NPDc15. The resubmission did not include the requested additional information.

CIR / ID	CAT.	CREDIT TITLE	A / D	CREDIT DESCRIPTION	
Disaster Mitigation					
ID		Community Disaster Mitigation	D	Intent	To provide a comprehensive plan for protecting the visitors, employees, and residents of the project from potential natural and man-made hazards.
				Requirements	Develop and implement a comprehensive community disaster mitigation plan against potential natural and man-made hazards, including fire, severe storms, and flooding, at a minimum. The plan should address prevention, safety and evacuation measures.
				Submittals	Stage 1: 1. A written commitment to develop and implement a Comprehensive Community Disaster Mitigation Plan. 2. An outline of the comprehensive community disaster mitigation plan. Stage 2: A draft of the comprehensive community disaster mitigation plan. Stage 3: A copy of the final comprehensive community disaster mitigation plan.
				Ruling	The submittal package proposes an innovation point for a community disaster mitigation plan that is documented with a title, statement of intent, description of requirements, and narrative describing the approach. However, such a plan should be considered best practices and is unrelated to the smart growth, new urbanism, and green building principles of the rating system; stormwater management is also already addressed in the rating system. It is permissible to submit an entirely new ID credit where it will receive one additional review during the final phase.
Emission Reductions					
ID		No Idling Policy	D	Intent	To reduce fossil fuel emission during construction within the project boundary.
				Requirements	1. Develop and implement a written policy to reduce fossil fuel emissions during construction. 2. Develop and implement an advertising program to educate and encourage consultants and contractors to reduce fossil fuel emissions through all phases of construction. 3. Establish ongoing means of communication between the developer, contractors, and consultants through all phases of construction to track progress and adherence to the requirements of this credit.
				Submittals	1. A written commitment to reduce fossil fuel emissions. 2. An example of an Idle-Free Construction Zone Policy. 3. An example of the policy implementation plan, including depictions of the "No Idling" sticker, sign, brochure, and contract. 4. Summary of the quantifiable environmental benefits and base case.
				Ruling	The submittal has not documented how the proposed approach comprehensively addresses emissions reductions; and has not documented how the proposal demonstrates innovation rather than best management practices. It also appears that several municipalities are now requiring or heavily encouraging the measures listed in the credit as a standard part of development, reinforcing that the measures are best practices. Therefore, while these measures are laudable, they do not demonstrate an innovative approach and the credit is not awarded.