Purdue University
98th Annual Road School
March 6th, 2012

Tyson Domer, MFCDC LEED-ND Taskforce Chair
Doressa Breitfield, MFCDC Economic Development Coordinator

LEED-ND in Mapleton-Fall Creek, Indianapolis
CDCs
Community Development Corporations

- non-profit
  - volunteer board, professional staff

- multiple funding sources
  - federal & state grant programs
  - private donors, foundations
  - real estate development

- traditionally focused on housing
  - nonprofit developer
  - “bricks and sticks”
  - affordable homeownership, rental
  - homeowner repair
MFCDC
Mapleton-Fall Creek Development Corporation

active board
6 neighborhood churches
3 neighborhood associations
residents & stakeholders

$4 – $5M annual budget
~10 staff

20/21 Vision:
“Built in the 20th Century, Revitalized for a 21st Century Community”

targeted urban redevelopment project, including housing...
MFCDC
20/21 vision- energy efficient and green housing

affordable rental and homeownership opportunities

• new construction
  “Best in American Living Award” in 2006, U.S. Department of HUD

• affordable rehabs
  average HERS rating = 85

• ‘behind the walls’ tours

weatherization
  122 homeowners assisted in 2010-2011

more than housing...
MFCDC
20/21 vision- more than housing...

- resident and business engagement
  - community workshops, events, input, cleanups
- parks & open space
  - ‘green necklace’
  - raingardens
  - pilot infrastructure projects
- landbanking
  - brownfield remediation
  - mixed-use developments
- education options advocacy
- business façade improvements
Quality of Life Planning
asset-based comprehensive community development

engagement & partnerships
1 convener - The Children’s Museum
6 neighborhoods
-residents
-stakeholders

multi-faceted approach
community organizing
supportive services
real estate development, but...

more than housing
place making, gateways
commercial development
connectivity, infrastructure
education, seniors, youth
LEED
Leadership in Energy & Environmental Design

evidence-based building science
best practices AIA, NAHB, FSC, etc.
consensus approval industry, gov’t, advocates
evolving standard 3-year revision cycle
## LEED Addresses…

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<thead>
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<th>Green Building Design &amp; Construction</th>
<th>LEED for New Construction</th>
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<td>LEED for Core &amp; Shell</td>
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<td>LEED for Schools</td>
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<td>LEED for Healthcare</td>
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<td>LEED for Retail</td>
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<tr>
<td>Green Interior Design &amp; Construction</td>
<td>LEED for Commercial Interiors</td>
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<td>Green Building Operations &amp; Maintenance</td>
<td>LEED for Existing Buildings</td>
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<td>Green Homes Design &amp; Construction</td>
<td>LEED for Homes</td>
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<td>Green Neighborhood Development</td>
<td>LEED for Neighborhood Development</td>
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LEED-ND
LEED for Neighborhood Development

Getting Started with LEED-ND

- A tool for green, sustainable neighborhoods
- Developed in three-way partnership with USGBC, the CNU and the NRDC
- Unique credit categories
## LEED-ND

LEED for Neighborhood Development

### Compared to other LEED rating systems

<table>
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<th>Differences</th>
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<td>Developed through partnership</td>
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<td>Focuses on area larger than a building site</td>
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<td>Focus on location and land use</td>
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<td>Focus on design of public realm</td>
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<td>Credit categories</td>
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<td>Multi-stage certification process</td>
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LEED-ND
LEED for Neighborhood Development

Project Eligibility Criteria
- Residential; commercial; mixed use
- Whole, fractions of, or multiple neighborhoods
- No minimum or maximum size
- New or redevelopment
- Must be contiguous area
- Developer, single entity or joint venture, should control majority of project land area (or option to purchase)

Limitations of LEED-ND
- Not for certifying a city
- Not right for all projects
- Metrics and performance levels may not always comply with local codes and laws
LEED-ND
LEED for Neighborhood Development

Smart Location & Linkage (SLL)
The “Where?”
greenfield vs. infill, transportation

Neighborhood Pattern & Design (NPD)
The “What?”
place making, public space, goods & services

Green Infrastructure & Buildings (GIB)
The “How?”
energy & water

- NPD= 3 Prereqs, 44 pts
- GIB= 4 Prereqs, 29 pts
- SLL= 5 Prereqs, 27 pts
- IDP= 6pts
- RPC= 4pots
Smart Location & Linkage

Build this....

Keep this...
Neighborhood Pattern & Design

- Connecting people spaces
- Shared public
- Walkable
- Nearby goods and services streets

Image courtesy of Dover, Kohl & Partners/UrbanAdvantage
Green Infrastructure & Buildings

- Reduce environmental impacts

- Energy Use
- CO₂ Emissions
- Water Use
- Solid Waste
LEED-ND Credit Categories

- Innovation and Design Process
- Regional Priority Credit
LEED-ND in practice
who should use LEED-ND?

- Land developers
- Private owners or developers
- REITs

- **Nonprofit developers**
  - Public agencies
  - Universities/institutions
  - Federal government
LEED-ND in practice supports comprehensive neighborhood revitalization framework.

- development best practices
- designed for new communities, but...
- works for legacy neighborhoods
- social equity

engagement tool
- board of directors
- committees
- stakeholders
- funders

yardstick
- internal improvement
LEED-ND in practice supports comprehensive neighborhood revitalization

Urban revitalization project

LEED-ND project area
- 27 acres
- Neighborhood-scale

Certification path
- Initial evaluation
- 4 day charrette
- Integrate recommendations
- Certification submittal
LEED-ND in practice
August 2011 Mapleton-Fall Creek LEED-ND charrette

national thought leaders
USGBC, LISC, NRDC
Agora Group, raimi + associates

four day charrette
green capacity building

highlights
walking tour
community working groups
community presentations
scorecard and policy recommendations
### LEED-ND in practice

**Charrette Results**

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<tr>
<th>Credit Category</th>
<th>Yes</th>
<th>Maybe</th>
<th>No</th>
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<tbody>
<tr>
<td>Smart Location &amp; Linkage</td>
<td>24</td>
<td>0</td>
<td>3</td>
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<tr>
<td>Neighborhood Pattern &amp; Design</td>
<td>15</td>
<td>9</td>
<td>20</td>
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<tr>
<td>Green Infrastructure and Building</td>
<td>5</td>
<td>3</td>
<td>21</td>
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<tr>
<td>Innovation and Regional</td>
<td>4</td>
<td>4</td>
<td>2</td>
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<tr>
<td>Totals</td>
<td>48</td>
<td>16</td>
<td>47</td>
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</tbody>
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**LEED® for Neighborhood Development**

- **Total Possible Points**: 110*
- **Smart Location & Linkage**: 27
- **Neighborhood Pattern & Design**: 44
- **Green Infrastructure & Buildings**: 29

* Out of a possible 100 points + 10 bonus points
** Certified 40+ points, Silver 50+ points, Gold 60+ points, Platinum 80+ points

**LEED-ND Certification Levels**

- Certified: 40-49
- Silver: 50-59
- Gold: 60-79
- Platinum: 80+
LEED-ND in practice
charrette results

key discovery
transit-rich: IndyGo “sweet spot”

recommendations
increase density
build on bikeability, walkability
retain rich architectural fabric
expand green building and infrastructure
focus on stormwater retention/reuse
increase number of trees
build upon local food production
invest in local assets
continue to grow community leaders

keep using LEED-ND as a yardstick...
LEED-ND in practice
rental property rehabilitation

Mapleton Properties
50 scattered-site affordable rental units

bradford pear 😞
reputed “perfect street tree”?

‘Winter King’ green hawthorn 😊
native, drought tolerant, year-round color

LEED-ND guidance
NPD c14 Tree-lined and Shaded Streets (+RPC 5)
GIB c2 Building Energy Efficiency
GIB c4 Water-Efficient Landscaping
GIB c9 Heat Island Reduction
LEED-ND in practice

pocket parks

20/21 initiative
- community outreach established need
- 3 new neighborhood parks
- 1 mile connectivity trail

design
- sensitive to existing traditional footpaths
- planned around existing large, healthy trees
- removed invasive & diseased trees

LEED-ND guidance
- NPD c3 Diverse Use Neighborhood Centers
- NPD c6 Street Network (walking paths)
- NPD c9 Access to Civic and Public Space (+RPC 4)
- NPD c10 Access to Recreation Facilities
- NPD c12 Community Outreach
LEED-ND in practice

tree-lined streets & community engagement

street trees
- reduce heat island effect
- serve to calm traffic
- create walkable streets
- prolong lifespan of street paving
- mitigate CO

in partnership
- 79 new trees in 2010-2011
- the right tree in the right place
- MFCDC goal is for a street tree every 40’

LEED-ND guidance
- NPD c14 Tree-lined and Shaded Streets (+ RPC 5)
- GIB c4 Water-Efficient Landscaping
- GIB c8 Stormwater Management (+ RPC 6)
- GIB c9 Heat Island Reduction
LEED-ND in practice
Fall Creek Gardens, an Urban Growers Resource Center

30th Street & Central Avenue
community advisory board
raised beds
orchard
café patio
stormwater retention/reuse
plans for retail store, farmer’s market and more...

LEED-ND guidance
SLL c2 Brownfield Redevelopment
SLL c4 Bicycle Network & Storage
NPD c3 Diverse Use Neighborhood Centers
NPD c10 Access to Recreation Facilities
NPD c12 Community Outreach
NPD c13 Local Food Production
GIB c8 Stormwater Management (+RP 6)
GIB c9 Heat Island Reduction
The Way It Is...

College Avenue and 30th Streets
The Way It Could Be. College Avenue and 30th Streets
2012 Activities
Volunteer & Partnership Opportunities

KIB Project Greenspace, fall
pocket park tree plantings
street tree plantings

2012 Great Indy Cleanup, Apr. 28

2012 Lilly Day of Service, Oct. 11
“Destination Fall Creek”
invasive removal along Fall Creek
Resources

• LEED-ND Rating System
• ND Reference Guide
• USGBC Education Programs and Webinars
  www.usgbc.org
• Citizen’s Guide to LEED-ND
• Local Government Guide to LEED-ND
  www.usgbc.org/ndgovguide
• USGBC Website
  www.usgbc.org/neighborhoods
• Switchboard, Kaid Benfield
  http://switchboard.nrdc.org/blogs/kbenfield/
Live Life Better in Mapleton-Fall Creek!

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