LEED-ND: A Tool to Retrofit the Suburbs

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Makeover Montgomery
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What LEED-ND Is:

SMART GROWTH  NEW URBANISM  GREEN BUILDINGS

IMPROVED QUALITY OF LIFE
The Way It Is

Columbia Pike in Arlington, VA
The Way It Could Be
Smart Location & Linkage: **Goals**

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

2. **Build on the right portion**
   - Avoid development on wetlands & water bodies, agricultural land, and in floodplains
Four distinct compliance pathways

1. Infill
2. Adjacent site with connectivity
3. Transit corridor or route with adequate transit service
   • Existing or planned transit
4. Nearby neighborhood assets
Neighborhood Pattern & Design: Goals

Compact, Complete, Connected

- People connected to place and to each other
- Shared public spaces
- Nearby goods and services
NPDp1: Walkable Streets
NPDp3: Connected & Open Community

- Connectivity (intersections/sq. mile) = 212
- Connectivity (intersections/sq. mile) = 25
Green Infrastructure & Buildings: Goals

1. Reduce resource use
2. Maximize ecological opportunities
Use design techniques and systems to reduce environmental impacts based on:

- Site
- Water
- Energy
- Materials
- Buildings
- Infrastructure
GIBp1: Certified Green Building

- Reduce and maximize opportunity
- One certified green building
- Any LEED rating system
- Allows other rating systems
Certification Process

1. Registration
2. SLL Prerequisite Review

Stage 1: Conditionally Approved Plan
Stage 2: Pre-Certified Plan
Stage 3: Certified Neighborhood Development

www.gbcio.org/leednd
Considerations

Various location types

Single or multiple uses
Considerations

New or re-development

Whole, fraction, multiple neighborhoods
Representative Types of Projects

- Urban infill
- Suburban retrofit
- Small community
- Brownfield redevelopment
- Transit oriented development
- Development on adjacent land
Opportunities for Suburban Retrofitting

Prototypes of suburban form that are low density, single-use, and car dependent:

- Residential subdivisions & garden apartments
- Strip corridors & vacant big box stores
- Regional shopping malls
- Infilling edge city
- Industrial and office parks
Transformation of Large Suburban Sites

- Re-development
- Re-inhabitation
- Re-greening
Suburban Morphology

Residential subdivisions

Shopping malls, office parks or apartment complexes

Arterial strips

static tissues

campus tissues

elastic tissues

Benefits of Pursuing LEED-ND in the Suburbs

- Stamp of approval for challenging projects
- Gain approvals from local government or community
- Reduce VMT and increase walkability
- Absorb growth in served areas rather than greenfields
- Support existing or planned transit
- Increase housing choice and amenities
- Diversify and reinvigorate the tax base
- Establish urban nodes and corridors within a region
Twinbrook Station – Transit-Focused Living

Rockville, MD
26 Acres
Stage 2 – Certified Plan Gold
Greyfield
Before Redevelopment
Thornton Place, Seattle

Change coming to Northgate

Two big mixed-use projects are nearing completion, and redevelopment of other properties is under consideration.

Northgate Apartments: Potential redevelopment

Court at Northgate II: Potential redevelopment

Northgate Transit Center: Potential transit-oriented redevelopment

Recently completed projects:

Future light-rail station

Source: City of Seattle

3-13-09

The Seattle Times
Thank you

You're our STAR on the top of the TALLEST CHRISTMAS TREE IN THE WORLD ... at fabulous NORTHGATE!
Excelsior and Grand – Retrofitting Suburbia

St. Louis Park, MN
17.5 Acres
Stage 3 – Certified Neighborhood
Certified
Previously Developed

Courtesy of George Heinrich
Excelsior and Grand – Retrofitting Suburbia
St. Louis Park, MN  55426

<table>
<thead>
<tr>
<th>Population:</th>
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<tr>
<td>Med. Hshld Income:</td>
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<td>Avg. Hshld. Size:</td>
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<td>Cost of living index:</td>
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<td>Elevation:</td>
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<td>Land Area:</td>
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10,000 JOBS
6,000 HOUSING UNITS

ONE MILE
1916 watercolor
1996 watercolor by Peter Musty for Town Planning Collaborative and the City of St Louis Park.
Excelsior & Grand

- Land Area: 15 acres
- Residential Units: 660 (including affordable/subsidized)
- Retail: 91,000 s.f.
- Parking: 1,650 spaces
- Park land: 1.5 acre
- Bus Transit: (metro transit and local circulator)

19,000 - 23,000 ADT
Carbon Emission Savings

- 1419 lbs/yr/capita for Buildings
- 611 lbs/yr/capita for Transportation
- 12.3% below the St Louis Park Baseline

LEED-ND Certification (Stage 3 – certified level)

SLL – 17 points
NPD – 23 points
GCT (now GIB) – 2 points
LEED-ND is designed for individual development projects

- Not a replacement for comprehensive planning
- Not designed to rate zoning codes or comprehensive plans
- Not designed to rate existing, stable neighborhoods
- Not designed to rate an entire town, county or city
LEED-ND: Local Government Guide

THE APPROACHES

1. Lead By Example
2. Remove Barriers and Pave the Way
3. The Case for Incentives
4. Technical Assistance and Education

www.usgbc.org/ndgovguide
Resources

www.usgbc.org/leed/nd

- Rating system
- Pilot information

www.usgbc.org/nd

- Project profiles
- Public PPT
- Quarterly newsletter
- LEED curriculum

www.usgbc.org/nd/localgov

- Local government guide
- Slide presentation