

LEED Progress

Neighborhood
Development
62 Pts



Building A
Multifamily
60 Pts



Building B1
C&S Office
60 Pts



Building B2
Hotel
52 Pts



Building C
Condo
60 Pts



- LEED Kick-off Meetings – *Complete, Design Targets Established*
- Box Model Analysis – *Complete*
- Life Cycle Assessment Kick-off – *Complete*
- DD Drawing Reviews – *In Progress*

Sustainable Site Elements

- Tree-Lined Streets
 - Targeting for Neighborhood
 - Trees located every 50' or less for 60% of blocks
- Rainwater Management
 - Maximizing Low-Impact Development Strategies
- Heat Island
 - Targeting at building level
 - Combination of High-SRI roof, Green Roof, and Concrete Pavement



- EV Charging

11

EV Charging
Spaces

+

30

EV Ready
Spaces

+

?

Exploring
Additional
Mechanisms
to Increase Capacity



EUI / Energy Performance

Goals

Building A
Multifamily
50

Building B1
C&S Office
40

Building B2
Hotel
66

Building C
Condo
50

Strategies

- Set LEED Point Targets
- Completed Early Design Conversations
- Performed Box Model Analyses, List Energy Efficiency Opportunities
- Setting Carbon Reduction Targets
- Evaluating High-performing systems and materials



LEED v4 for Core & Shell

LCC B-1 Office

11/5/20 DRAFT



1 0 0 Integrated Process Possible Points: 1

1			Credit 1	Integrative Process	1
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16 0 4 Location and Transportation Possible Points: 20

16		4	Credit 1	LEED for Neighborhood Development	PATH 1	20
		1	Credit 2	Sensitive Land Protection		2
		3	Credit 3	High Priority Site		3
		3	Credit 4	Surrounding Density and Diverse Uses		6
		2	Credit 5	Access to Quality Transit		6
		1	Credit 6	Bicycle Facilities		1
		1	Credit 7	Reduced Parking Footprint		1
		1	Credit 8	Green Vehicles		1

6 2 3 Sustainable Sites Possible Points: 11

Y			Prereq 1	Construction Activity Pollution Prevention	Req	
1			Credit 1	Site Assessment		1
1		1	Credit 2	Site Development - Protect or Restore Habitat		2
		1	Credit 3	Open Space		1
		2	Credit 4	Rainwater Management (v4.1) <i>ND Alignment</i>		3
2			Credit 5	Heat Island Reduction <i>ND Alignment</i>		2
1			Credit 6	Light Pollution Reduction <i>ND Alignment</i>		1
1			Credit 7	Tenant Design and Construction Guidelines		1

6 4 1 Water Efficiency Possible Points: 11

Y			Prereq 1	Outdoor Water Use Reduction <i>ND Alignment</i>	Req	
Y			Prereq 2	Indoor Water Use Reduction <i>ND Alignment</i>	Req	
Y			Prereq 3	Building-Level Water Metering	Req	
2	1		Credit 1	Outdoor Water Use Reduction (v4.1) <i>ND Alignment</i>		3
2	1	1	Credit 2	Indoor Water Use Reduction		4
1	2		Credit 3	Cooling Tower Water Use (v4.1)		3
1			Credit 4	Water Metering		1

10 2 19 Energy and Atmosphere Possible Points: 33

Y			Prereq 1	Fundamental Commissioning and Verification	Req	
Y			Prereq 2	Minimum Energy Performance <i>ND Alignment</i>	Req	
Y			Prereq 3	Building-Level Energy Metering	Req	
Y			Prereq 4	Fundamental Refrigerant Management	Req	
3		3	Credit 1	Enhanced Commissioning		6
2	2	12	Credit 2	Optimize Energy Performance <i>ND Alignment</i>		18
1			Credit 3	Advanced Energy Metering		1
		2	Credit 4	Demand Response		2
1		2	Credit 5	Renewable Energy Production (v4.1)		3
1			Credit 6	Enhanced Refrigerant Management		1
2			Credit 7	Green Power and Carbon Offsets (v4.1)		2

8 1 5 Materials and Resources Possible Points: 14

Y			Prereq 1	Storage and Collection of Recyclables <i>ND Alignment</i>	Req	
Y			Prereq 2	Construction and Demolition Waste Management Planning	Req	
3		3	Credit 1	Building Life-Cycle Impact Reduction (v4.1)		6
1	1		Credit 2	Product Disclosure and Optimization - EPDs (v4.1)		2
1		1	Credit 3	Product Disclosure and Optimization - Sourcing of Raw Materials (v4.1) <i>ND Alignment</i>		2
1		1	Credit 4	Product Disclosure and Optimization - Material Ingredients (v4.1)		2
2			Credit 5	Construction and Demolition Waste Management		2

7 0 3 Indoor Environmental Quality Possible Points: 10

Y			Prereq 1	Minimum Indoor Air Quality Performance	Req	
Y			Prereq 2	Environmental Tobacco Smoke Control	Req	
2			Credit 1	Enhanced Indoor Air Quality Strategies		2
3			Credit 2	Low-Emitting Materials (v4.1)		3
1			Credit 3	Construction Indoor Air Quality Management Plan		1
		3	Credit 4	Daylight		3
1			Credit 5	Quality Views		1

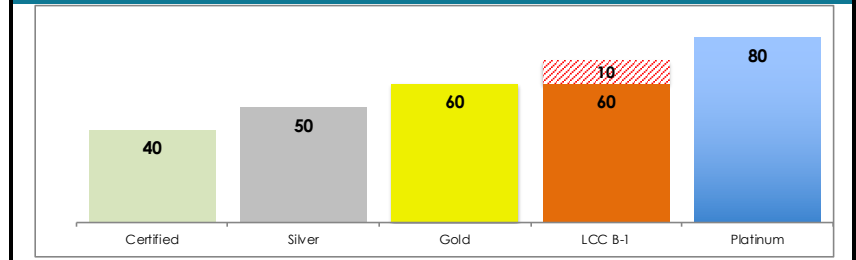
5 0 1 Innovation Possible Points: 6

4		1	Credit 1	Exemplary Performance		5
1			Credit 2	LEED Accredited Professional		1

1 1 2 Regional Priority Credits Possible Points: 4

		1	Credit 1.1	Regional Priority: High Priority Site (1 pt), Open Space		1
		1	Credit 1.2	Regional Priority: Access to Quality Transit, Bicycle Facilities		1
	1		Credit 1.3	Regional Priority: Open Space, Indoor Water Use (3 pts)		1
1			Credit 1.4	Regional Priority: Outdoor Water Use (1 pt) <i>ND Alignment</i>		1

Total Possible Points: 108





LEED v4 for BD+C New Construction
 Hotel Building (B-2)
 11/5/20 DRAFT



1 0 0 Integrative Process Possible Points: 1

Y	?	N
1		

Credit Integrative Process

12 0 4 Location and Transportation Possible Points: 16

Y	?	N			
12			4	Credit	LEED for Neighborhood Development PATH 1 16
			1	Credit	Sensitive Land Protection PATH 2 1
			2	Credit	High Priority Site 2
			3	Credit	Surrounding Density & Diverse Uses 5
			2	Credit	Access to Quality Transit 5
			1	Credit	Bicycle Facilities 1
			0	Credit	Reduced Parking Footprint 1
			1	Credit	Green Vehicles 1

5 2 3 Sustainable Sites Possible Points: 10

Y	?	N			
Y				Prereq	Construction Activity Pollution Prevention Required
1				Credit	Site Assessment 1
1		1		Credit	Site Development - Protect or Restore Habitat 2
		1		Credit	Open Space 1
	2	1		Credit	Rainwater Management (v4.1) ND Alignment 3
2				Credit	Heat Island Reduction ND Alignment 2
1				Credit	Light Pollution Reduction ND Alignment 1

4 2 5 Water Efficiency Possible Points: 11

Y	?	N			
Y				Prereq	Outdoor Water Use Reduction ND Alignment Required
Y				Prereq	Indoor Water Use Reduction ND Alignment Required
Y				Prereq	Building-Level Water Metering Required
1	1			Credit	Outdoor Water Use Reduction ND Alignment 2
2	1	3		Credit	Indoor Water Use Reduction 6
		2		Credit	Cooling Tower Water Use (v4.1) 2
1				Credit	Water Metering 1

9 0 24 Energy and Atmosphere Possible Points: 33

Y	?	N			
Y				Prereq	Fundamental Commissioning and Verification Required
Y				Prereq	Minimum Energy Performance ND Alignment Required
Y				Prereq	Building-Level Energy Metering Required
Y				Prereq	Fundamental Refrigerant Management Required
3		3		Credit	Enhanced Commissioning 6
3		15		Credit	Optimize Energy Performance ND Alignment 18
		1		Credit	Advanced Energy Metering 1
		2		Credit	Demand Reponse 2
1		2		Credit	Renewable Energy Production (v4.1) 3
		1		Credit	Enhanced Refrigerant Management 1
2				Credit	Green Power and Carbon Offsets (v4.1) 2

8 1 4 Materials and Resources Possible Points: 13

Y	?	N			
Y				Prereq	Storage and Collection of Recyclables ND Alignment Required
Y				Prereq	Construction and Demolition Waste Management Planning Required
3		2		Credit	Building Life-Cycle Impact Reduction 5
1	1			Credit	Product Disclosure & Optimization - Environmental Product Declarations 2
1		1		Credit	Product Disclosure & Optimization - Sourcing of Raw Materials ND Alignment 2
1		1		Credit	Product Disclosure & Optimization - Material Ingredients 2
2				Credit	Construction and Demolition Waste Management 2

8 2 6 Indoor Environmental Quality Possible Points: 16

Y	?	N			
Y				Prereq	Minimum Indoor Air Quality Performance Required
Y				Prereq	Environmental Tobacco Smoke Control Required
2				Credit	Enhanced Indoor Air Quality Strategies 2
2		1		Credit	Low-Emitting Materials 3
1				Credit	Construction Indoor Air Quality Management Plan 1
	2			Credit	Indoor Air Quality Assessment 2
1				Credit	Thermal Comfort 1
1		1		Credit	Interior Lighting 2
		3		Credit	Daylight 3
1				Credit	Quality Views 1
		1		Credit	Acoustic Performance 1

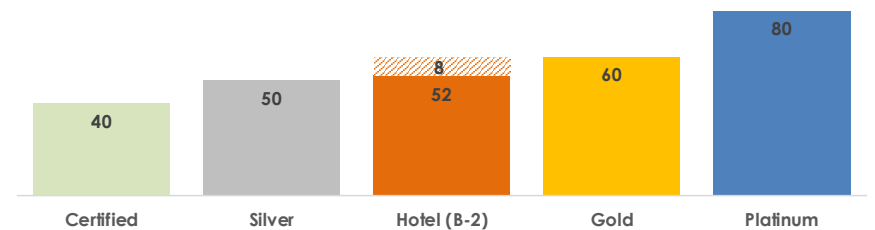
5 1 0 Innovation Possible Points: 6

Y	?	N			
4	1			Credit	Innovation 5
1				Credit	LEED Accredited Professional 1

0 0 4 Regional Priority Credits (22043) Possible Points: 4

Y	?	N			
		1		Credit	Access to Transit (4 pts), Optimize Energy (10 pts), Rainwater Mgmt (3 pt) 1
		1		Credit	Green Vehicles 1
		1		Credit	Protect or Restore Habitat 1
		1		Credit	Reduced Parking Footprint 1

52 8 50 Possible Points: 110





LEED for Homes v4: Multifamily Mid-Rise
 Building A (Rental)
 11/5/20 DRAFT



2 0 0 Integrative Process Possible Points: 2

Y	?	N			
2			Credit	Integrative Process	

15 0 0 Location and Transportation Possible Points: 15

Y	?	N			
Y			Prereq	Floodplain Avoidance	Required
15			Credit	Neighborhood Development	15
		8	Credit	Site Selection	8
		3	Credit	Compact Development	3
		2	Credit	Community Resources	2
		2	Credit	Access to Transit	2

3 3 1 Sustainable Sites Possible Points: 7

Y	?	N			
Y			Prereq	Construction Activity Pollution Prevention	Required
Y			Prereq	No Invasive Plants	Required
1	1		Credit	Heat Island Reduction <i>ND Alignment</i>	2
	2	1	Credit	Rainwater Management (v4.1) <i>ND Alignment</i>	3
2			Credit	Non-Toxic Pest Control	2

7 2 3 Water Efficiency Possible Points: 12

Y	?	N			
Y			Prereq	Water Metering	Required
7	2	3	Credit	Total Water Use <i>ND Alignment</i>	12

18 5 14 Energy and Atmosphere Possible Points: 37

Y	?	N			
Y			Prereq	Minimum Energy Performance <i>ND Alignment</i>	Required
Y			Prereq	Energy Metering	Required
Y			Prereq	Education of the Homeowner, Tenant or Building Manager	Required
14.5	5	10	Credit	Annual Energy Use <i>ND Alignment</i>	30
2		3	Credit	Efficient Hot Water Distribution	5
1		1	Credit	Advanced Utility Tracking	2

3.5 1 4.5 Materials and Resources Possible Points: 9

Y	?	N			
Y			Prereq	Certified Tropical Wood	Required
Y			Prereq	Durability Management	Required
1			Credit	Durability Management Verification	1
0.5	1	3.5	Credit	Environmentally Preferable Products	5
2		1	Credit	Construction Waste Management (NC v4)	3

7.5 3 7.5 Indoor Environmental Quality Possible Points: 18

Y	?	N			
Y			Prereq	Ventilation	Required
Y			Prereq	Combustion Venting	Required
Y			Prereq	Garage Pollutant Protection	Required
Y			Prereq	Radon-Resistant Construction	Required
Y			Prereq	Air Filtering	Required
Y			Prereq	Environmental Tobacco Smoke	Required
Y			Prereq	Compartmentalization	Required
1		2	Credit	Enhanced Ventilation	3
0.5		1.5	Credit	Contaminant Control	2
1	2		Credit	Balancing of Heating and Cooling Distribution Systems	3
		3	Credit	Enhanced Compartmentalization	3
1	1		Credit	Enhanced Combustion Venting	2
1			Credit	Enhanced Garage Pollutant Protection	1
2		1	Credit	Low Emitting Products (v4.1)	3
1			Credit	No Environmental Tobacco Smoke	1

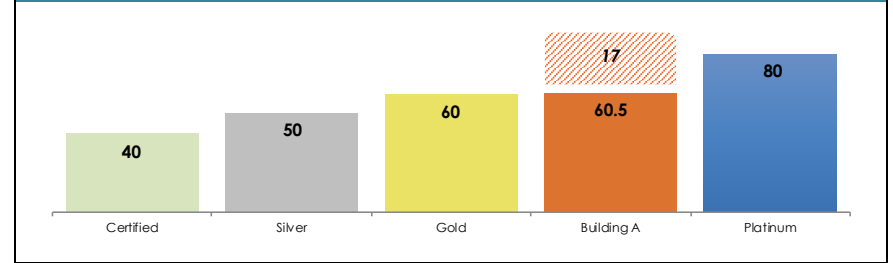
5 0 1 Innovation Possible Points: 6

Y	?	N			
4		1	Credit	Innovation	5
1			Credit	LEED AP Homes	1

0 3 1 Regional Priority Credits Possible Points: 4

Y	?	N			
	1		Credit	Access to Transit (2 pts)	1
	1		Credit	Community Resources (2 pts)	1
	1		Credit	Rainwater Management, Outdoor Water Use	1
		1	Credit	Site Selection (8 pts), Construction Waste (3 pts), Total Water Use	1

60.5 17.0 32.0 Possible Points: 110



Note:
 - min 8 points total in LT and EA required
 - min 3 points in WE required
 - min 3 points in EQ required



LEED for Homes v4: Multifamily Mid-Rise
 Building C. (Condo)
 11/5/2020 DRAFT



2 0 0 Integrative Process			Possible Points: 2	
Y	?	N		
2			Credit	Integrative Process

15 0 0 Location and Transportation			Possible Points: 15	
Y	?	N		
Y			Prereq	Floodplain Avoidance Required
15			Credit	Neighborhood Development 15
		8	Credit	Site Selection 8
		3	Credit	Compact Development 3
		2	Credit	Community Resources 2
		2	Credit	Access to Transit 2

3 3 1 Sustainable Sites			Possible Points: 7	
Y	?	N		
Y			Prereq	Construction Activity Pollution Prevention Required
Y			Prereq	No Invasive Plants Required
1	1		Credit	Heat Island Reduction ND Alignment 2
	2	1	Credit	Rainwater Management (v4.1) ND Alignment 3
2			Credit	Non-Toxic Pest Control 2

6 2 4 Water Efficiency			Possible Points: 12	
Y	?	N		
Y			Prereq	Water Metering Required
6	2	4	Credit	Total Water Use ND Alignment 12

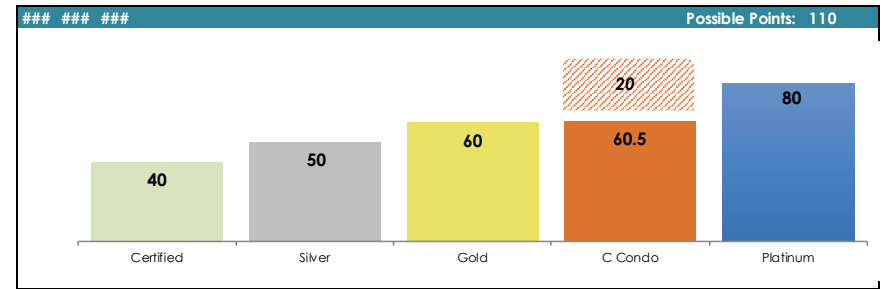
19.5 5 12 Energy and Atmosphere			Possible Points: 37	
Y	?	N		
Y			Prereq	Minimum Energy Performance ND Alignment Required
Y			Prereq	Energy Metering Required
Y			Prereq	Education of the Homeowner, Tenant or Building Manager Required
16.5	5	8	Credit	Annual Energy Use ND Alignment 30
2		3	Credit	Efficient Hot Water Distribution 5
1		1	Credit	Advanced Utility Tracking 2

3.5 1 4.5 Materials and Resources			Possible Points: 9	
Y	?	N		
Y			Prereq	Certified Tropical Wood Required
Y			Prereq	Durability Management Required
1			Credit	Durability Management Verification 1
0.5	1	3.5	Credit	Environmentally Preferable Products 5
2.0		1	Credit	Construction Waste Management (NC v4) 3

6.5 6 5.5 Indoor Environmental Quality			Possible Points: 18	
Y	?	N		
Y			Prereq	Ventilation Required
Y			Prereq	Combustion Venting Required
Y			Prereq	Garage Pollutant Protection Required
Y			Prereq	Radon-Resistant Construction Required
Y			Prereq	Air Filtering Required
Y			Prereq	Environmental Tobacco Smoke Required
Y			Prereq	Compartmentalization Required
1	2		Credit	Enhanced Ventilation 3
0.5		1.5	Credit	Contaminant Control 2
1	2		Credit	Balancing of Heating and Cooling Distribution Systems 3
		3	Credit	Enhanced Compartmentalization 3
1	1		Credit	Enhanced Combustion Venting 2
1			Credit	Enhanced Garage Pollutant Protection 1
1	1	1	Credit	Low Emitting Products 3
1			Credit	No Environmental Tobacco Smoke 1

5 0 1 Innovation			Possible Points: 6	
Y	?	N		
4		1	Credit	Innovation 5
1			Credit	LEED AP Homes 1

0 3 1 Regional Priority Credits			Possible Points: 4	
Y	?	N		
	1		Credit	Access to Transit (2 pts) 1
	1		Credit	Community Resources (2 pts) 1
	1		Credit	Rainwater Management, Outdoor Water Use 1
		1	Credit	Site Selection (8 pts), Construction Waste (3 pts), Total Water Use 1



Note:
 - min 8 points total in LT and EA required
 - min 3 points in WE required
 - min 3 points in EQ required



WFC - LITTLE CITY COMMONS
LEED v4 for Neighborhood Development Plan
11/5/20 **DRAFT**



16 2 10 Smart Location & Linkage Possible Points: **28**

Yes	?	No			
Y			Prereq 1	Smart Location	
Y			Prereq 2	Imperiled Species and Ecological Communities	
Y			Prereq 3	Wetland and Water Body Conservation	
Y			Prereq 4	Agricultural Land Conservation	
Y			Prereq 5	Floodplain Avoidance	
5		5	Credit 1	Preferred Locations	10
1		1	Credit 2	Brownfield Remediation	2
6		1	Credit 3	Access to Quality Transit	7
		2	Credit 4	Bicycle Facilities <i>Building Level</i>	2
3			Credit 5	Housing and Jobs Proximity	3
1			Credit 6	Steep Slope Protection	1
	1		Credit 7	Site Design for Habitat or Wetland and Water Body Conservation	1
		1	Credit 8	Restoration of Habitat or Wetlands and Water Bodies	1
	1		Credit 9	Long-Term Conservation Mgmt of Habitat or Wetlands & Water Bodies	1

26 4 10 Neighborhood Pattern & Design Possible Points: **41**

Yes	?	No			
Y			Prereq 1	Walkable Streets	
Y			Prereq 2	Compact Development	
Y			Prereq 3	Connected and Open Community	
7		2	Credit 1	Walkable Streets <i>Building Level</i>	9
5		2	Credit 2	Compact Development	6
4			Credit 3	Mixed-Use Neighborhoods	4
1		5	Credit 4	Housing Types and Affordability	7
1			Credit 5	Reduced Parking Footprint <i>Building Level</i>	1
	1		Credit 6	Connected and Open Community	2
1			Credit 7	Transit Facilities	1
	1	1	Credit 8	Transportation Demand Management	2
1			Credit 9	Access to Civic & Public Space	1
1			Credit 10	Access to Recreation Facilities	1
1			Credit 11	Visitability and Universal Design <i>Building Level</i>	1
1	1		Credit 12	Community Outreach and Involvement	2
1			Credit 13	Local Food Production	1
1	1		Credit 14	Tree-Lined and Shaded Streetscapes	2
1			Credit 15	Neighborhood Schools	1

3 1 0 Regional Priority Credits Possible Points: **4**

Yes	?	No			
1			Credit 1.1	Regional Priority: Access to Quality Transit	1
1			Credit 1.2	Regional Priority: Housing and Jobs Proximity	1
1			Credit 1.3	Regional Priority: Mixed Use Neighborhoods	1
	1		Credit 1.4	Regional Priority: Connected and Open Community	1

12 5 14 Green Infrastructure & Buildings Possible Points: **31**

Yes	?	No			
Y			Prereq 1	Certified Green Building <i>Building Level</i>	
Y			Prereq 2	Minimum Building Energy Performance <i>Building Level</i>	
Y			Prereq 3	Indoor Water Use Reduction <i>Building Level</i>	
Y			Prereq 4	Construction Activity Pollution Prevention	
5			Credit 1	Certified Green Buildings <i>Building Level</i>	5
1		1	Credit 2	Optimize Building Energy Performance <i>Building Level</i>	2
	1		Credit 3	Indoor Water Use Reduction <i>Building Level</i>	1
2			Credit 4	Outdoor Water Use Reduction <i>Building Level</i>	2
		1	Credit 5	Building Reuse	1
		2	Credit 6	Historic Resource Preservation and Adaptive Reuse	2
1			Credit 7	Minimized Site Disturbance	1
	1	3	Credit 8	Rainwater Management <i>Building Level</i>	4
	1		Credit 9	Heat Island Reduction. <i>Building Level</i>	1
		1	Credit 10	Solar Orientation	1
	1	2	Credit 11	Renewable Energy Production	3
		2	Credit 12	District Heating and Cooling	2
1			Credit 13	Infrastructure Energy Efficiency	1
		2	Credit 14	Wastewater Management	2
	1		Credit 15	Recycled and Reused Infrastructure	1
1			Credit 16	Solid Waste Management <i>Building Level</i>	1
1			Credit 17	Light Pollution Reduction <i>Building Level</i>	1

5 1 0 Innovation and Design Process Possible Points: **6**

Yes	?	No			
1			Credit 1.1	Exemplary Performance: LEED Certified Buildings (100%)	1
1			Credit 1.2	Exemplary Performance: 30% Reduction Infrastructure Energy	1
1			Credit 1.3	Innovation: O&M Starter Kit <i>Building Level</i>	1
1			Credit 1.4	Pilot Credit: Integrative Process	1
	1		Credit 1.5	Innovation or Pilot Credit:	1
1			Credit 2	LEED Accredited Professional	1

62 13 34 Total **110**

