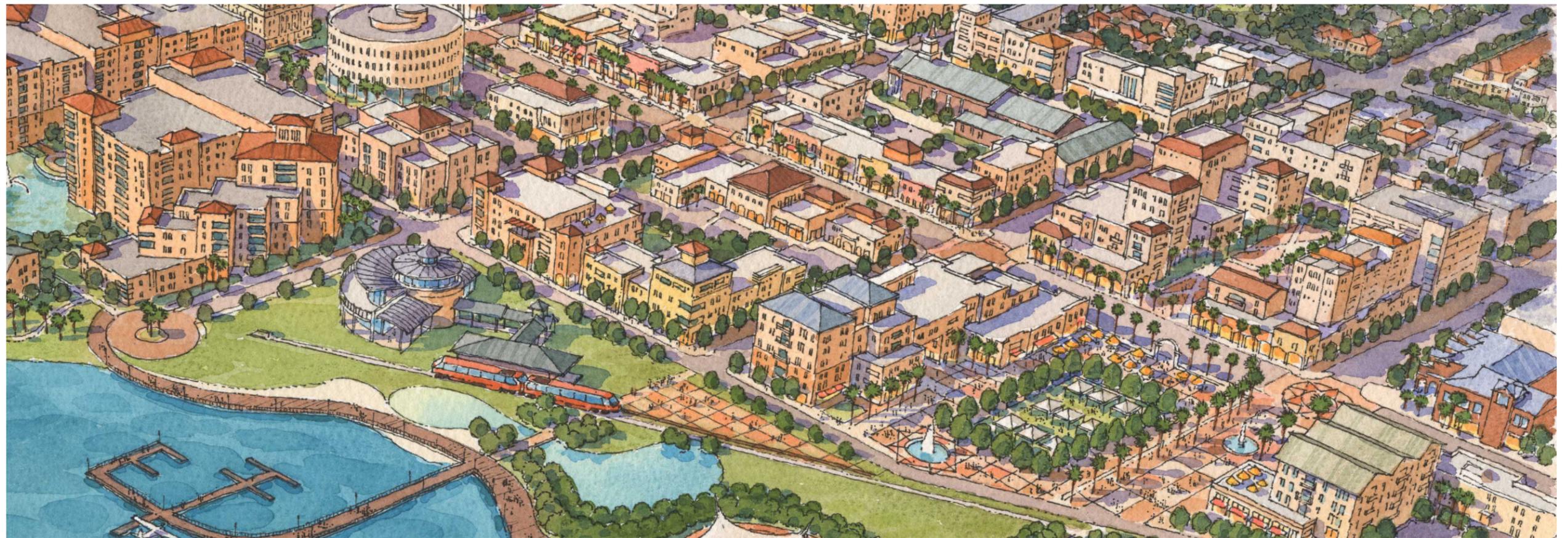


Part IV

Appendix E: Additional References



LEED-ND CHECKLIST

Source: U.S. Green Building Council
 http://www.usgbc.org/ShowFile.aspx?DocumentID=4109



LEED for Neighborhood Development Pilot Draft Project Checklist

Project Name: _____
 Project City: _____ Project State: _____

***Note:** Registration for the LEED for Neighborhood Development Pilot Program is closed; registration for the fully launched program is planned to open in late 2009, pending USGBC member ballot approval.

Yes	?	No	Project Totals (Pre-Certification Estimates)	
			106 Points	
			Certified: 40-49 points	Silver: 50-59 points
			Gold: 60-79 points	Platinum: 80-106 points

Yes	?	No	Smart Location & Linkage		30 Points
Yes			Prereq 1	Smart Location	Required
Yes			Prereq 2	Proximity to Water and Wastewater Infrastructure	Required
Yes			Prereq 3	Imperiled Species and Ecological Communities	Required
Yes			Prereq 4	Wetland and Water Body Conservation	Required
Yes			Prereq 5	Farmland Conservation	Required
Yes			Prereq 6	Floodplain Avoidance	Required
			Credit 1	Brownfield Redevelopment	2
			Credit 2	High Priority Brownfields Redevelopment	1
			Credit 3	Preferred Location	10
			Credit 4	Reduced Automobile Dependence	8
			Credit 5	Bicycle Network	1
			Credit 6	Housing and Jobs Proximity	3
			Credit 7	School Proximity	1
			Credit 8	Steep Slope Protection	1
			Credit 9	Site Design for Habitat or Wetlands Conservation	1
			Credit 10	Restoration of Habitat or Wetlands	1
			Credit 11	Conservation Management of Habitat or Wetlands	1



LEED for Neighborhood Development Pilot Draft Project Checklist

Yes	?	No	Neighborhood Pattern & Design		39 Points
Yes			Prereq 1	Open Community	Required
Yes			Prereq 2	Compact Development	Required
			Credit 1	Compact Development	7
			Credit 2	Diversity of Uses	4
			Credit 3	Diversity of Housing Types	3
			Credit 4	Affordable Rental Housing	2
			Credit 5	Affordable For-Sale Housing	2
			Credit 6	Reduced Parking Footprint	2
			Credit 7	Walkable Streets	8
			Credit 8	Street Network	2
			Credit 9	Transit Facilities	1
			Credit 10	Transportation Demand Management	2
			Credit 11	Access to Surrounding Vicinity	1
			Credit 12	Access to Public Spaces	1
			Credit 13	Access to Active Public Spaces	1
			Credit 14	Universal Accessibility	1
			Credit 15	Community Outreach and Involvement	1
			Credit 16	Local Food Production	1



LEED for Neighborhood Development Pilot Draft Project Checklist

Yes	?	No	Green Construction & Technology		31 Points
			Prereq 1	Construction Activity Pollution Prevention	Required
			Credit 1	LEED Certified Green Buildings	3
			Credit 2	Energy Efficiency in Buildings	3
			Credit 3	Reduced Water Use	3
			Credit 4	Building Reuse and Adaptive Reuse	2
			Credit 5	Reuse of Historic Buildings	1
			Credit 6	Minimize Site Disturbance through Site Design	1
			Credit 7	Minimize Site Disturbance during Construction	1
			Credit 8	Contaminant Reduction in Brownfields Remediation	1
			Credit 9	Stormwater Management	5
			Credit 10	Heat Island Reduction	1
			Credit 11	Solar Orientation	1
			Credit 12	On-Site Energy Generation	1
			Credit 13	On-Site Renewable Energy Sources	1
			Credit 14	District Heating & Cooling	1
			Credit 15	Infrastructure Energy Efficiency	1
			Credit 16	Wastewater Management	1
			Credit 17	Recycled Content for Infrastructure	1
			Credit 18	Construction Waste Management	1
			Credit 19	Comprehensive Waste Management	1
			Credit 20	Light Pollution Reduction	1

Yes	?	No	Innovation & Design Process		5 Points
			Credit 1.1	Innovation in Design:	1
			Credit 1.2	Innovation in Design:	1
			Credit 1.3	Innovation in Design:	1
			Credit 1.4	Innovation in Design:	1
			Credit 1.5	Innovation in Design:	1
			Credit 2	LEED® Accredited Professional	1

SMART GROWTH INCENTIVE MATRIX

Source: City of Austin, Texas
<http://www.ci.austin.tx.us/smartgrowth/map.htm>

Austin, Texas Smart Growth Initiative

Incentives within the Smart Growth Plan:

The Smart Growth Matrix Incentives

The Smart Growth Matrix is a tool to assist the City Council in analyzing development proposals within the Desired Development Zone. It is designed to measure how well a development project meets the City's Smart Growth goals such as: 1) the location of development; 2) proximity to mass transit; 3) pedestrian-friendly urban design characteristics; 4) compliance with nearby neighborhood plans; 5) increases in tax base, and other policy priorities.

If a development project, as measured by the matrix, significantly advance the City's goals, financial incentives may be available to help offset the high cost of developing in urban areas. These incentives may include waiver of development fees and public investment in new or improved infrastructure such as water and sewer lines, streets or streetscape improvements, or similar facilities. Incentives available under the Smart Growth Matrix require City Council review and approval. Please visit the Smart Growth Matrix site for more information.

Primary Employer Incentives

Primary Employer incentives are intended to guide large employers to build within the Desired Development Zone. In many cases, these types of employers generate significant levels of growth, both within their specific project and in the surrounding area, as new residences, commercial and retail services and other related businesses follow. By directing these employers to the DDZ the City can have a significant impact on long-term growth patterns.

A variety of incentives may be considered under the primary employer incentives. These include fee waivers, new water and sewer lines, transportation improvements and expedited processing of development application. All Primary Employer incentives require City Council review and approval. For more information contact Sue Edwards in the Redevelopment Services Department.

SMART Housing Incentives

SMART Housing stands for **S**afe, **M**ixed-Income, **A**ccessible, **R**easonably-Priced, **T**ransit-Oriented Housing. It is designed to stimulate the construction of affordable and reasonably priced housing within the City of Austin. Projects that provide affordable units may qualify for fee waivers from City of Austin development fees and receive expedited review for development permits. Please visit the S.M.A.R.T. Housing website or contact Stuart Hersh in the Neighborhood Housing and Conservation Department for more information.

The Smart Growth Matrix:

Overview

The Smart Growth Matrix is a tool that the City Council used to analyze development proposals within the Desired Development Zone.

SMART GROWTH CRITERIA MATRIX							REVIEWER: MARK ONE:		
City of Austin Transportation, Planning and Design Department							<input type="checkbox"/> SELF SCORE <input type="checkbox"/> PRELIMINARY SCORE <input type="checkbox"/> FORMAL SCORE		
DEVELOPMENT:	DATE OF REVIEW:	CRITERIA		POINT SYSTEM		SCORE			
GOALS	CATEGORY	ELEMENTS	CRITERIA	WEIGHT	VALUE	MAX. POINTS AVAILABLE	SCORE	TOTAL POSSIBLE	TOTAL SCORE
			Criteria based on information that is not complete or available for scoring						
	Eligibility	1. Neighborhood Plans	Project does not conflict with adopted Neighborhood Plan for the area.						
		2. Historic Review	Projects proposing demolition/modification of historically significant buildings require review.						
		3. Incentive Package	Project may not receive Smart Growth Zone Specific incentives.						
SMART GROWTH GOAL I: Determine How and Where Development Occurs	Location (87 points)	1. Smart Growth Zones (Eligible for only one zone - A, B, or C for a maximum possible 45 points)		5	5	25			0
		A. Downtown	1. Anywhere 2. Within a 1 block radius of a CMTA bus stop 3. Consistent with transit station area plan	5	4	20			
		or B. Urban Core	1. Anywhere 2. Within one lot deep of a Smart Growth Corridor 3. Consistent with transit station area plan	4	3	12			0
		or C. Desired Development Zone (DDZ) inside City Limits	1. Anywhere 2. Within one lot deep of a Smart Growth Corridor/park & ride 3. Consistent with transit station area plan	3	1	3			45
		2. Location Risk	A. Focus on area of economic need B. A "Trail Blazer" in an untested market A. Requires dialogue and support by adjacent neighborhoods (Projects outside of Downtown) B. Downtown Projects	4	3	12			42
		1. Neighborhood Planning (Choose A or B)	A. Presentation & endorsement of plans without conditions (Projects outside of Downtown) B. Downtown Projects			75			75
		2. Design Commission (Choose A or B)	A. Presentation & endorsement of plans without conditions (Projects outside of Downtown) B. Downtown Projects	5	2	10			50
		3. Historic Landmark Commission	A. Presentation & endorsement of plans without conditions B. Historically zoned buildings or buildings within a historic district	5	5	25			50
	Critical Mass (24 points)	1. Threshold Density	1. Meets minimum threshold to support transit (7 to 12 dia average w/in one lot deep of Proposed Smart Growth Corridors: 12-25 dia average in Downtown) (Consistent with transit station area plan)	3	4	12			
		A. Population (DUA)							
		B. Employment (FAR)	2. Meets minimum threshold to support transit (Min. FAR of .35 w/in one lot deep of Proposed Smart Growth Corridors or min. FAR of .5 in Downtown) (Consistent with transit station area plan)	3	4	12			24
	Land Use (110 points)	1. Land Use Contribution (Eligible for only one A, B, or C for a maximum possible 35 points)		5	3	15			0
		A. Downtown Projects	1. Regional draw - retail (anchor retail), entertainment, or cultural center 2. Greater than 200 new housing units	5	4	20			
		or B. Urban Core Projects	1. Regional draw - retail (anchor retail), entertainment, or cultural center 2. Variety of housing types (apartments, rowhouses, SF) 3. Greater than 200 new housing units	4	3	12			0
		or C. Traditional Neighborhood Projects	1. Meets TND codes and ordinances 2. Variety of housing types (rowhouses, gar. apts, sf) 3. Town Center with neighborhood retail	3	3	9			35

GOALS	CATEGORY	ELEMENTS	CRITERIA	WEIGHT	VALUE	MAX. POINTS AVAILABLE	SCORE	COMMENTS	TOTAL POSSIBLE	TOTAL SCORE
			Criteria based on information that is not complete or available for scoring							
	Land Use Continued (11 points)	2. Land Use Compatibility	1. Part of a Downtown District Plan 2. Consistent with a Corridor Plan 3. Consistent with a Transit Node Plan						0	0
		3. Mixed Use per Building (Min. 20% for each use - residential, retail, office)	A. Includes residential above 1st floor B. Street level pedestrian uses C. Includes 2 uses D. Includes 3 uses	5	4	20			75	0
SMART GROWTH GOAL II: Improve Our Quality of Life	Urban Design (44 pts)	1. Building Facade Treatment	A. Division of facade into traditional 30'± increments B. Variety of treatment and human scale details C. 50% or more of facade in glass at street level D. Well-defined entrances every 50' on street frontages	2	2	4			16	0
		2. Compatibility with Surrounding Area	A. Appropriate or compatible massing B. Integration of height with abutting facades C. Rear building treatment D. Mechanical equipment screened where visible	2	2	4			12	0
		3. Provision of Accessible Public Outdoor Space	A. Area greater than 500 ft ² B. Provides table and chairs C. Landscape, including trees D. Pedestrian scaled lighting, min. 3 footcandles E. Located adjacent to Greenway or Street F. Provision of outdoor public art	2	2	4			16	0
		1. Transit Coordination	A. Project includes CMTA participation / coordination B. Provides facilities associated w/ bus to rail transfers	4	5	20			20	0
		2. Building Location on Site	A. Oriented to pedestrian network B. No drive through facilities C. Buildings built up to right of way D. Parking in rear of lot behind building	3	1	3				
		3. Streetscape Treatment for Maximum Pedestrian Comfort	A. Street trees min. 4" caliper, 30' o.c. on all frontages B. Use of smaller scale pavement (pavers or scoring) C. Rain protection (awnings, arcades) D. Maintain existing alleys or extend walkable street grid plan E. First floor level at street level or within 18" F. On street parking along street frontages G. Min. 12' wide clear sidewalk along street frontage H. Provision of pedestrian scale street lighting I. Continuation of existing sidewalk networks J. Crossing treatment at street corners (bulb outs, crossings)	3	3	9			60	0
		4. Alternative Pedestrian and Bicycle Access	A. Greenways 1. Access to and no interruption of greenbelt trails 2. Office, retail, or residential uses facing creek B. Internal Sidewalk Network 1. Pedestrian network linking buildings on site and to streetscape sidewalks	2	2	4			16	0
		5. Bicycle Friendly	A. Bike racks (1:10), Bike Lockers (1:50) available B. Locker room facilities, showers and dressing room C. Bicycle linkages	2	2	4			14	0
	Parking (36 pts)	1. Structured Parking	A. Structured and/or underground parking B. Ground floor of structured parking rental C. Provides for shared parking for adjacent businesses D. Division of facade into 30'± increments & detailing	3	4	12			30	0
		2. Driveway	A. Minimizes curb cuts along front property line	2	3	6			6	0