INTERNATIONAL MUNICIPAL LAWYERS ASSOCIATION



Handouts for Work Session I: Green Development

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GREEN BUILDING, USGBC AND LEED
August 2007

The U.S. Green Building Council is the nation's foremost coalition of leaders from across the building industry working to promote buildings that are environmentally responsible, profitable and healthy places to live and work. Green buildings increase productivity, improve health, conserve the Earth's resources, and cost less to operate and maintain. They are becoming highly prized assets for companies, communities and people across the country.

USGBC is the acknowledged leader in green building and development. USGBC's LEED® (Leadership in Energy and Environmental Design) Green Building Rating System™ has provided the reliable building design and performance measurement systems that building owners and operators need. Founded in 1993, USGBC is a 501(c)(3) non-profit organization. The organization is governed by a 32-member Board of Directors elected by the full USGBC membership. USGBC is a dues-based membership organization representing over 10,700 companies from 12 membership categories.

A staff of more than 100 professionals administers an extensive program of education, information and advocacy that is anchored by the LEED Green Building Rating System. LEED is a voluntary standards and certification program that defines high-performance green buildings and encompasses all building types including New Construction, Existing Buildings, Commercial Interiors, Core & Shell, Homes, and Neighborhoods. USGBC's LEED accreditation, education workshops, chapter programs in more than 70 communities, and the annual Greenbuild conference provide a strong foundation for green building education.

LEED provides a complete framework for meeting sustainability goals and assessing building performance in six categories: Sustainable Sites; Water Efficiency; Energy and Atmosphere; Materials and Resources; Indoor Environmental Quality; Innovation and Design Process. Four progressive levels of LEED certification – Certified, Silver, Gold and Platinum – can be achieved based on the number of points awarded to a building project. Certain prerequisites must be achieved in order to qualify for certification.

With more than 1000 certified buildings and over 7,300 registered buildings, USGBC has extensive experience in assessing, documenting and administering what has become the leading green building rating system in the United States. Consensus-based and scientifically driven, LEED provides well-defined processes for incorporating constantly evolving practices and technologies,

A current example of LEED's constant evolution is the process by which USGBC is addressing wood and wood certification issues. The Council convened a meeting of forest industry stakeholders in September 2005 to solicit their perspectives on wood and wood certification in the context of the LEED. Subsequently, USGBC's Board of Directors directed the LEED Steering Committee (LSC) to address bio-based materials (including wood) within LEED via USGBC's fair, open and transparent consensus process. The LSC in turn directed the Materials and Resources Technical Advisory Group (MR-TAG) to review and provide recommendations and a rationale for how to improve the intent and technical content of the bio-based credits in the LEED system.

As a third-party certification system, LEED validates achievement and establishes leadership in the green building sector. LEED provides a clear roadmap for sustainable design and then ensures its performance by documenting that the building is constructed as designed.

As the following statistics make abundantly clear, LEED stands alone as the pre-eminent green building rating system in the United States:

$12 billion: Projected annual market for green building in products and services in 2007

1.1 billion: Square feet of commercial building space registered or certified under the LEED® Green Building Rating System™

54,567: Professionals trained through LEED workshops

38,710: LEED Accredited Professionals

10,735: USGBC member organizations, including corporations, governmental agencies, and nonprofits

1,004: Total commercial LEED certified projects
7,315: Total commercial LEED registered projects

5,211: Building projects are LEED for New Construction registered and an additional 748 building projects have completed LEED-NC certification

680: Building projects have registered with LEED for Commercial Interiors and an additional 157 have completed certification

480: Building projects have registered with LEED for Existing Buildings and an additional 57 have completed certification

944: Building projects have registered with LEED for Core and Shell and an additional 42 have completed certification

4,300: Residential projects have registered with LEED for Homes and an additional 109 have completed certification

46: Percent of LEED projects owned by federal, state and local governments

International:
41: Countries with LEED projects

States:
50: States with LEED projects
24: States have adopted LEED

Local:
90: Local Governments have adopted LEED

90: Percent reduction in employee relocation costs in buildings with flexible design features

40: Percent increase in sales in stores with skylights
(from a study for the California Board for Energy Efficiency Third Party Program)

30: Percent cut in energy use can save tenants 50 cents per square foot per year *(according to U.S. Environmental Protection Agency research)*

20: Percent savings in O&M costs for LEED buildings over their life
(from The Costs and Financial Benefits of Green Buildings: A Report to California's Sustainable Building Task Force)

7: Percent increase in employee productivity in buildings with increased lighting control *(from a Carnegie Mellon University study)*

PILOT VERSION

LEED for Neighborhood Development Rating System

Developed through a partnership of the Congress for New Urbanism, Natural Resources Defense Council and the U.S. Green Building Council

CONGRESS FOR THE NEW URBANISM

NRDC
THE EARTH'S BEST DEFENSE

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Minor changes, including only corrected typos and minor clarifications, have been made to this version that were not included in the February 2007 version of the LEED for Neighborhood Development rating system. In addition, an alternative version of GCT Credit 9 (Stomwater Management) is provided with this version. Prerequisite and credit requirements were not changed in any way that would affect a project's ability to achieve them.

Introduction

Overview

The U.S. Green Building Council (USGBC), the Congress for the New Urbanism (CNU), and the Natural Resources Defense Council (NRDC)—three organizations that represent some of the nation's leaders among progressive design professionals, builders, developers, and the environmental community—have come together to develop a national set of standards for neighborhood location and design based on the combined principles of smart growth, new urbanism, and green building. The goal of this partnership is to establish these standards for assessing and rewarding environmentally superior development practices within the rating framework of the LEED® (Leadership in Energy and Environmental Design) Green Building Rating System™.

Unlike other LEED products that focus primarily on green building practices, with relatively few credits regarding site selection and design, LEED for Neighborhood Development places emphasis on the design and construction elements that bring buildings together into a neighborhood, and relate the neighborhood to its larger region and landscape. The work of the committee is guided by sources such as the Smart Growth Network's ten principles of smart growth, the Charter of the New Urbanism, and other LEED rating systems. LEED for Neighborhood Development creates a label, as well as guidelines for design and decision-making, to serve as an incentive for better location, design, and construction of new residential, commercial, and mixed use developments.

The existing LEED for New Construction Rating System has a proven track record of encouraging builders to utilize green building practices, such as increasing energy and water efficiency and improving indoor air quality in buildings. It is the hope of the partnership that LEED for Neighborhood Development will have a similarly positive effect in encouraging developers to revitalize existing urban areas, reduce land consumption, reduce automobile dependence, promote pedestrian activity, improve air quality, decrease polluted stormwater runoff, and build more livable, sustainable, communities for people of all income levels.

How LEED Rating Systems Work

LEED provides rating systems that are voluntary, consensus-based, market-driven, grounded in accepted energy and environmental principles, and that strike a balance between established practices and emerging concepts. LEED rating systems are developed by committees, in adherence with USGBC policies and procedures guiding the development and maintenance of rating systems. LEED for Neighborhood Development is one of a growing portfolio of rating systems serving specific market sectors.

LEED rating systems typically consist of a few prerequisites and many credits. In order to be certified, a project must meet each prerequisite. Each credit is optional, but achievement of each credit contributes to the project's point total. A minimum point total is required for certification, and higher point scores are required for silver, gold, or platinum LEED certification.

What is a "Neighborhood Development"?

The rating system is designed to certify exemplary development projects that perform well in terms of smart growth, new urbanism, and green building. Projects may constitute whole neighborhoods, fractions of neighborhoods, or multiple neighborhoods. Smaller, infill projects that are single use but complement

existing neighboring uses should be able to earn certification as well as larger and mixed use developments.

The LEED for Neighborhood Development Pilot Program

Up to 120 projects in total will be selected to be a part of the pilot program. The objective of the pilot program is to ensure that the rating system is practical for application and is an effective tool for recognizing projects that incorporate smart growth, new urbanist, and green building practices. The LEED for Neighborhood Development Core Committee will assess the experience gained from the pilot program in order to revise the rating system for public comment and ballot.

LEED for Neighborhood Development's principal aim is to improve land-use patterns, neighborhood design, and technology in the United States. However, on a very limited basis, the pilot program may test the applicability of the rating system in non-United States settings as well.

In terms of eligibility for the pilot program, there is no minimum or maximum for project size and no strict definition for what would comprise a neighborhood. The only requirement is that projects must be able to meet all prerequisites and anticipate that the minimum number of points through credits to achieve certification can be earned.

Certification Process

LEED for Neighborhood Development will certify projects that may have significantly longer construction periods than single buildings, and as a result the standard LEED certification process needed to be modified. The core committee wanted to be able to provide developers of certifiable projects with some form of approval even at the early, pre-entitlement stage. They also wanted to ensure that great plans became great real-life projects. With these goals in mind, the core committee created the following three-stage certification process:

Optional Pre-review (Stage 1)

This stage is available but not required for projects at any point before the entitlement process begins. If pre-review approval of the plan is achieved, USGBC will issue a letter stating that if the project is built as proposed, it will be able to achieve LEED for Neighborhood Development certification. The purpose of this letter is to assist the developer in building a case for entitlement among land use planning authorities, as well as a case for financing and occupant commitments.

Certification of an Approved Plan (Stage 2)

This stage is available after the project has been granted any necessary approvals and entitlements to be built to plan. Any changes to the pre-reviewed plan that could potentially affect prerequisite or credit achievement would be communicated to USGBC as part of this submission. If certification of the approved plan is achieved, USGBC will issue a certificate stating that the approved plan is a LEED for Neighborhood Development Certified Plan and will list it as such on the USGBC website.

Certification of a Completed Neighborhood Development (Stage 3)

This step takes place when construction is complete or nearly complete. Any changes to the certified approved plan that could potentially affect prerequisite or credit achievement would be communicated to USGBC as part of this submission. If certification of the completed neighborhood development is achieved, USGBC will issue plaques or similar awards for public display at the project site and will list it as such on the USGBC website.

Similar to other LEED certification processes, projects will be provided with a more thorough explanation of credit topics and calculations in a reference guide. Project teams will be required to submit documentation for each credit as described in the "submittal" sections of the rating system. Pilot participants will be given submittal templates to fill out as part of documentation after they register their project. The templates will assist projects in providing the requested calculations. The submittal section included with each credit in the rating system is subject to modification during the course of the pilot program. During the pilot program, project teams are encouraged to suggest replacement documentation that clearly verifies that the requirements have been met but may be easier to access or produce than the items listed below. The certification reviewers will evaluate the adequacy of the potential replacement documentation on a case-by-case basis.

Acknowledgements

The partnership would like to thank the following funders for their support of the creation of LEED for Neighborhood Development (listed alphabetically):

The Blue Moon Fund
Centers for Disease Control
EDAW
U.S. EPA Office of Brownfields Cleanup and Redevelopment
U.S. EPA Development, Community, and Environment Division
The Johnson Foundation
National Endowment for the Arts

The pilot version of the LEED for Neighborhood Development Rating System has been made possible because of the efforts of many dedicated volunteers, staff members, consultants, and others in the USGBC, CNU, and NRDC communities. The partnership extends its deepest gratitude to all of these individuals, and especially to the LEED for Neighborhood Development Core Committee members selected by the partners, for their tireless volunteer efforts in developing this rating system. They are:

Doug Farr (Chair), Farr Associates
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Elizabeth Schilling, Urban Associates
Laura Watchman, Defenders of Wildlife
Sandy Wiggins, Consilience, LLC

Project Checklist

Smart Location & Linkage — 30 Possible Points

Prereq 1	**Smart Location**	Required
Prereq 2	**Proximity to Water and Wastewater Infrastructure**	Required
Prereq 3	**Imperiled Species and Ecological Communities**	Required
Prereq 4	**Wetland and Water Body Conservation**	Required
Prereq 5	**Agricultural Land Conservation**	Required
Prereq 6	**Floodplain Avoidance**	Required
Credit 1	**Brownfield Redevelopment**	2
Credit 2	**High Priority Brownfields Redevelopment**	1
Credit 3	**Preferred Locations**	2-10
Credit 4	**Reduced Automobile Dependence**	1-8
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

Neighborhood Pattern & Design — 39 Possible Points

Prereq 1	**Open Community**	Required
Prereq 2	**Compact Development**	Required
Credit 1	**Compact Development**	1-7
Credit 2	**Diversity of Uses**	1-4
Credit 3	**Diversity of Housing Types**	1-3
Credit 4	**Affordable Rental Housing**	1-2
Credit 5	**Affordable For-Sale Housing**	1-2
Credit 6	**Reduced Parking Footprint**	2
Credit 7	**Walkable Streets**	4-8
Credit 8	**Street Network**	1-2
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

Green Construction & Technology — 31 Possible Points

Prereq 1	**Construction Activity Pollution Prevention**	Required
Credit 1	**Certified Green Buildings**	1-3
Credit 2	**Energy Efficiency in Buildings**	1-3
Credit 3	**Reduced Water Use**	1-3
Credit 4	**Building Reuse and Adaptive Reuse**	1-2
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**	1-5
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 and Cooling**	1
Credit 15	**Infrastructure Energy Efficiency**	1
Credit 16	**Wastewater Management**	1
Credit 17	**Recycled Content in Infrastructure**	1
Credit 18	**Construction Waste Management**	1
Credit 19	**Comprehensive Waste Management**	1
Credit 20	**Light Pollution Reduction**	1

Innovation & Design Process — 6 Possible Points

Credit 1	**Innovation in Design**	1-5
Credit 2	**LEED Accredited Professional**	1

Project Totals — 106 Possible Points

Certification Levels:

Certified 40-49 points
Silver 50-59 points
Gold 60-79 points
Platinum 80-106 points

LEED for Neighborhood Development Registered Pilot Project List

Total Number of Registered Pilot Projects: 238

18 projects that have requested that they be kept confidential are not included on this list.

** indicates financial aid recipient; pilot registration fees for these projects were partially or wholly covered by a grant from the Kresge Foundation.*

Project Name	City	State	Country	Acreage
100 North Eco-Park	Driggs	ID	US	68.00
108 North State Street	Chicago	IL	US	7.00
1812 N Moore Street	Rosslyn	VA	US	3.60
321 North (Fashion Mall Redevelopment)	Plantation	FL	US	35.00
55 Laguna	San Francisco	CA	US	5.36
745 Chapel Street	New Haven	CT	US	1.59
912 Alvarado	Los Angeles	CA	US	0.17
Alameda Landing	Alameda	CA	US	94.00
Aldeia at Waters Edge	Kuna	ID	US	68.50
Alliance Town Center	Fort Worth	TX	US	480.00
American Locomotive Works	Providence	RI	US	23.00
Angwin Ecovillage	Angwin	CA	US	82.70
Arboretum Place	Washington	DC	US	4.98
Arts, Technology & Design Quarter	Syracuse	NY	US	200.00
Aspen Club Redevelopment	Aspen	CO	US	4.90
Aspen Hollow	Boise	ID	US	9.75
Atlantic Yards Development	Brooklyn	NY	US	22.00
Aventiene (Formerly Crown Farm)	Gaithersburg	MD	US	180.00
B Street West	West Sacramento	CA	US	1.67
Barelas Homes*	Albuquerque	NM	US	2.00
Bartlett Place	Boston	MA	US	8.55
Batawa Community	Quinte West	ON	CA	1,500.00
Belmar Seaport Village	Belmar	NJ	US	70.00
Belvedere	Charlottesville	VA	US	207.00
Belvoir New Vision	Fort Belvoir	VA	US	8,656.00
Biscayne Landing	North Miami	FL	US	167.00
Brair Ridge	Northbrook	IL	US	18.06
Breakfast Point	Panama City Beach	FL	US	505.00
Brytan	Gainesville	FL	US	148.00
Cannery Park	Davis	CA	US	98.40
Celadon	Elizabeth	NJ	US	30.00
Celadon	Charlotte	NC	US	1.34
CFB Rockcliffe Redevelopment	Ottawa	ON	CA	320.00
City Creek Center	Salt Lake City	UT	US	20.00
City of Elk Grove Civic Center	Elk Grove	CA	US	67.00
Clifton Road Mixed Use	Atlanta	GA	US	49.76
Columbia University Proposed Expansion	New York	NY	US	17.00
Cornfields/Arroyo Seco Specific Plan	Los Angeles	CA	US	432.00
Criterion at Bedford	Bedford	MA	US	15.60
Crystal City Plan	Arlington Virginia	VA	US	200.00
Currie Barracks	Calgary	AB	CA	196.00
Cypress Village Station	Cypress	TX	US	21.68
Daybreak's Village Center 1	South Jordan	UT	US	47.00
Decker Walk envirowHOMES*	Baltimore	MD	US	0.36
Delaware Addition	Santa Cruz	CA	US	19.00
Depot Walk	Orange	CA	US	1.82
Discover Business Park	Dupo	IL	US	4,000.00
Dockside Green	Victoria	BC	CA	15.00
Dos Lagos	Corona	CA	US	644.80

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Project Name	City	State	Country	Acreage
East 54	Chapel Hill	NC	US	11.22
East Baltimore Development Initiative	Baltimore	MD	US	88.00
East College Street Project*	Oberlin	OH	US	2.50
East Garrison	Monterey County	CA	US	244.00
Eastern Urban Center	Chula Vista	CA	US	206.50
ecoNoMA	Washington	DC	US	19.00
Eco-Quartier, St-Marc sur Richelieu	St-Marc Sur Richelieu	QC	CA	19.50
EDES-B*	Oakland	CA	US	3.50
Edgewater	Oakmont	PA	US	34.00
Eldergrace: Elder Cohousing*	Santa Fe	NM	US	3.50
Eliot Tower	Portland	OR	US	1.06
Emeryville Marketplace	Emeryville	CA	US	17.05
Evans Flats Mixed Use Development*	Peterborough	NH	US	15.00
Ever Vail	Vail	CO	US	9.50
Excelsior & Grand	St. Louis Park	MN	US	17.55
Faubourg Boisbriand	Boisbriand	QC	CA	54.20
Flats East Development	Cleveland	OH	US	24.00
Fort Belvoir Military Family Housing	Fort Belvoir	VA	US	576.80
Fort Irwin Family Housng Phase I	Fort Irwin	CA	US	99.40
Founders Landing	Marquette	MI	US	31.88
Founder's Square	Arlington	VA	US	7.00
Founders Village, Loreto Bay	Loreto		MX	45.00
Four Seasons Housing	Vancouver	WA	US	9.50
Full Circle	Kissimmee	FL	US	75.00
Garrison Crossing	Chilliwack	BC	CA	160.00
GCBD Redevelopment	Borough of Glassboro	NJ	US	75.00
Georgetown Land Development		CT	US	54.00
Georgia Commons	Washington	DC	US	0.49
Glenborough and Easton Place at Easton	Sacramento County	CA	US	1,391.30
Glenmont Metrocenter	Silver Spring	MD	US	30.90
Global Green USA Holy Cross Project	New Orleans	LA	US	1.25
Gramercy	Carmel	IN	US	116.00
Greenhills Residential Redevelopment	Greenhills	OH	US	10.00
H.F. Lifelong Learning District	Irvine	CA	US	349.00
H.F. Transit-Oriented Develop District	Irvine	CA	US	379.00
Harbor Point	Stamford	CT	US	80.00
Harmony	MD of Rocky View	AB	CA	480.00
Hawaii Regional Housing PPV Increment 2	Kaneohe	HI	US	43.94
Helensview*	Portland	OR	US	4.50
HFH Huntsville Road Project*	Fayetteville	AR	US	8.00
Hill East Waterfront	Washington	DC	US	60.00
Hillside Terrace	Watsonville	CA	US	1.50
Ho'opili	Kapolei	HI	US	1,555.00
Horizon City	Aurora	CO	US	497.00
Hoyt Yards	Portland	OR	US	34.00
Hunters View	San Francisco	CA	US	22.70
Interbay Neighborhood Master Plan	Seattle	WA	US	20.00
Jackson Square Redevelopment Initiative*	Roxbury	MA	US	11.20
Jefferson Heights Neighborhood*	Chattanooga	TN	US	3.10

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Project Name	City	State	Country	Acreage
Jinshan Project	Guangzhou (Canton)		CN	64.89
Kahului Town Center	Kahului	HI	US	19.90
Lacey Gateway Town Center	Lacey	WA	US	252.00
Ladd Tower	Portland	OR	US	1.00
Legends Park And University Place Homes	Memphis	TN	US	72.00
Library Green	Moorhead	MN	US	8.90
Limberlost Court Condominiums	Tucson	AZ	US	2.66
Linked Hybrid	Beijing		CN	15.27
Los Angeles Eco-Village Neighborhood	Los Angeles	CA	US	11.00
MacArthur BART Transit Village*	Oakland	CA	US	7.20
Magnolia	Charleston	SC	US	218.00
Mandela Grand	Oakland	CA	US	14.00
Marmalade	Salt Lake City	UT	US	5.50
Meadow Ranch	Coeur D'Alene	ID	US	11.75
Meadow Ridge Park	Bellingham	WA	US	45.00
Mellon's Orchard South*	Pittsburgh	PA	US	9.38
Melrose Commons	Bronx	NY	US	80.00
Meriam Park	Chico	CA	US	195.00
Merrifield Town Center	Fairfax	VA	US	31.37
Metro Green Residential	Stamford	CT	US	3.20
Metro West	Vienna	VA	US	9.80
Metrogate	Toronto	ON	CA	17.00
Metropolitan Gardens	Denver	CO	US	41.00
Midtown Crossing at Turner Park	Omaha	NE	US	15.00
Montgomery Farm	Allen	TX	US	18.00
Mountainside Village	Victor	ID	US	122.00
Mueller	Austin	TX	US	704.50
Napa Pipe	Napa	CA	US	152.00
New Songdo City	Incheon		KR	1,500.00
New Whatcom Redevelopment Project	Bellingham	WA	US	228.00
Newburgh Waterfront	Newburgh	NY	US	26.00
Newpark Town Center	Park City	UT	US	350.00
North Block 1 (NB1) Jeffrey Place	Columbus	OH	US	1.45
North Hills		CA	US	4,200.00
North Oakville East Secondary Plan	Oakville	ON	CA	5,400.00
Old Convention Center Site Redevelopment	Washington	DC	US	10.00
Park Avenue Redevelopment-Block 3	Denver	CO	US	2.40
Parkside Mixed-Use Development	Washington	DC	US	15.50
Pittsburgh Riverparc Development	Pittsburgh	PA	US	6.00
Pointe Blue	Racine	WI	US	18.00
Portage Green	Pass Christian	MS	US	39.00
Prairie Crossing - Station Village	Grayslake	IL	US	67.90
Preston Meadows	Cambridge	ON	CA	10.00
Quarry Falls	San Diego	CA	US	230.00
Quartier Sur Le Fleuve	Montreal	QC	CA	23.45
Rainbow Hill	Victoria	BC	CA	9.56
Ramona Village - CSU Sacramento	Sacramento	CA	US	24.71
Related Westpac Snowmass Village, CO	Snowmass Village	CO	US	80.00
Renaissance Place at Grand	St. Louis	MO	US	30.50

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Project Name	City	State	Country	Acreage
Reynolds Ranch	Lodi	CA	US	220.00
River District Village Center	Liberty Lake	WA	US	19.83
River Heath	Appleton	WI	US	15.00
Riverwest Green Homes	Milwaukee	WI	US	1.71
Ruskin Heights	Fayetteville	AR	US	29.00
Sahbra Farms Conservation Development	Streetsboro	OH	US	800.00
Sahuarita 54	Sahuarita	AZ	US	8.43
Schlage Lock Visitacion Valley	San Francisco	CA	US	19.08
SEASONS At Compton*	Long Beach	CA	US	3.86
Sheridan Stationside Village	Hollywood	FL	US	41.30
Shiloh Sustainable Village	Windsor	CA	US	5.90
Silo City	Beijing		CN	62.00
Simpson Wisser Fort Shafter	Honolulu	HI	US	16.39
Simsbury River Oaks	Simsbury	CT	US	60.00
Solea	Washington	DC	US	0.36
Soledad - Villa Metro	Santa Clarita	CA	US	29.70
Sonoma Mountain Village	Rohnert Park	CA	US	200.20
South Chicago LEED ND Initiatve	Chicago	IL	US	1,150.00
South Lake Union Urban Center	Seattle	WA	US	340.00
South Wallace District	Bozeman	MT	US	17.00
South Waterfront Central District	Portland	OR	US	35.00
Southeast False Creek Neighbourhood	Vancouver	BC	CA	80.00
Southfield	Abbington, Rockland And Weymouth	MA	US	1,442.00
Squamish Waterfront	Squamish	BC	CA	13.00
St. Luke's Neighborhood Redevelopment	Cleveland	OH	US	28.00
Stapleton	Denver	CO	US	4,700.00
Station Park Green	San Mateo	CA	US	11.90
Storrs Center	Mansfield	CT	US	47.70
Story Mill Neighborhood	Bozeman	MT	US	106.00
Strathearn Masterplan	Edmonton	AB	CA	22.40
Sustainable Fellwood	Savannah	GA	US	24.72
Sweetwater	Hailey	ID	US	22.11
Tassafaronga Village	Oakland	CA	US	7.30
Taylor Yard, Parcel C	Los Angeles	CA	US	16.77
Technopole Angus	Montrúal	QC	CA	36.00
The Arbors	Cincinnati	OH	US	1.35
The Brewery, the former Pabst Brewery	Milwaukee	WI	US	18.38
The Gulch	Nashville	TN	US	45.00
The Navy Yard at Noisette	North Charleston	SC	US	340.00
The New Stapleton Waterfront	New York	NY	US	36.00
The North End	Milwaukee	WI	US	8.00
The River's Edge of Oakmont	Oakmont	PA	US	28.71
The Village at Galisteo Basin Preserve*	Santa Fe	NM	US	12,800.00
The Village at Griesbach, Stage 8	Edmonton	AB	CA	19.00
The Yards	Washington	DC	US	42.00
Thornton Place ND	Seattle	WA	US	4.70
Toronto Waterfront Area 1	Toronto	ON	CA	250.00
Town of Normal Uptown Renewal Project	Normal	IL	US	5.30
Township 9	Sacramento	CA	US	64.40

LEED for Neighborhood Development Registered Pilot Project List

Total Number of Registered Pilot Projects: 238

18 projects that have requested that they be kept confidential are not included on this list.

** indicates financial aid recipient; pilot registration fees for these projects were partially or wholly covered by a grant from the Kresge Foundation.*

Project Name	City	State	Country	Acreage
Truckee Railyard	Truckee	CA	US	37.00
Tucson Modern Streetcar	Tucson	AZ	US	10.00
Twinbrook Station	Rockville	MD	US	26.00
Twinhills - Sustainable TOD Greenfield	Calgary	AB	CA	100.00
UdeM - Campus Outremont	Montreal	QC	CA	95.00
Union Park	Las Vegas	NV	US	61.00
Universal Village	Los Angeles	CA	US	124.00
Uptown at Falls Park	Sioux Falls	SD	US	9.50
Village of North Clayton	Clayton	OH	US	104.00
Wakaari	Governor's Harbour		BS	28.50
Washington Village (fmrly Cedar Commons)	Boulder	CO	US	3.33
Washougal Blocks	Washougal	WA	US	2.50
Waterfront Square at Revere Beach	Revere	MA	US	9.47
Weatherford Place	Roswell	GA	US	1.60
Wesbrook Place Neighbourhood Plan	Vancouver	BC	CA	99.00
Wesmont Station	Wood-Ridge	NJ	US	76.96
West Town	Atlanta	GA	US	45.00
Westfield UTC Revitalization	San Diego	CA	US	75.86
Westhills Green Community	Langford	BC	CA	470.00
Westwood Station	Westwood	MA	US	135.00
Whistler Athletes Village	Whistler	BC	CA	89.00
Whistler Crossing	Riverdale	IL	US	19.90
Willets Point Redevelopment Project	Flushing	NY	US	62.00
Woodstock Commons	Woodstock	NY	US	19.00