

APPENDIX C: LEED-ND RATING SYSTEM

LEED ND Rating System

One of the goals of this Specific Plan is to satisfy the Leadership in Energy and Environmental Design for Neighborhood Development (LEED-ND) requirements at the Gold level. This objective will promote Jordan Downs as a housing development that features sustainable strategies throughout its design.

To meet LEED-ND criteria, a project must score a certain number of points through certain pre-requisites and various credits within five separate categories. These five categories are:

- 1. Smart Location and Linkages**
- 2. Neighborhood Pattern and Design**
- 3. Green Infrastructure and Building**
- 4. Innovation and Design**
- 5. Regional Priority**

LEED Categories

The Specific Plan addresses many of the design requirements of the categories above through various strategies. Most of these design strategies focused on one of the above categories: Neighborhood Pattern and Design. Other criteria not necessarily linked to design strategies but satisfied by this Specific Plan are listed below.

1. Smart Location and Linkages

Most of the points available in this category are pre-existing conditions of the project site and surrounding area. This category is intended to avoid sprawling development and destruction of habitat and natural wild lands by encouraging infill development. The Jordan Downs Urban Village Specific Plan meets the pre-requisites of this category: Smart Location, (Preservation of) Imperiled Species and Ecological Communities, Wetland and Water Body Conservation, Agricultural Land Conservation, and Floodplain Avoidance.

2. Neighborhood Pattern and Design

This credit relates to human-scaled streetscapes with buildings that are pulled up to the sidewalk to create a continuous street wall, wide sidewalks, appropriate street widths and non-residential buildings meeting FAR requirements. These features should create a safe and inviting neighborhood that promotes reduced vehicle usage through improved walk-ability and transportation efficiency. The Jordan Downs Urban Village Specific Plan meets the pre-requisites of this category: Walkable Streets, Compact Development, and Connected and Open Community. In addition, the Plan scores highly with other credits within this category, such as: (Providing) Mixed-Use Neighborhood Centers, Mixed-Income Diverse Communities, Transit Facilities, Tree-Lined Streets, and Access to Recreation/Public Spaces.

3. Green Infrastructure and Building

This category is focused on buildings that minimize their ecological footprint by reducing energy and water consumption, as well as mitigation of construction impacts. The Plan satisfies the pre-requisites by providing at least one LEED-Certified building, and by meeting a minimum threshold for water and energy efficiency for buildings. The intention of this credit category is focused on reducing the environmental consequences of conventional building and construction practices. This section includes standards for green building, energy and water efficiency as well as construction activity pollution prevention requirements. Three of the four prerequisites in this category are satisfied by existing City of Los Angeles or State of California requirements.

4. Innovation and Design

This category focuses on utilizing several different strategies that collectively reduce the ecological footprint of projects. The proposed Specific Plan does not achieve any of the credits within this category.

5. Regional Priority

The Regional Priority points provide incentives to address geographically specific environmental issues, USGBC regional councils and chapters, the Congress for the New Urbanism chapters, and representatives of Smart Growth America's State and Local Caucus have identified 6 credits per rating system that are of particular importance to specific areas. Each Regional Priority credit is worth an additional 1 point, and a total of 4 additional points may be earned by achieving Regional Priority credits, with 1 point earned per credit. If the project achieves more than 4 Regional Priority credits, the team can choose the credits for which these points should apply.

The regional priority credits for the Jordan Downs Project are as follows:

- Bicycle Network and Storage
- Walkable Streets
- Mixed-Use Neighborhood Centers
- Mixed-Income Diverse Communities
- Tree-Lined and Shaded Streets
- Building Water Efficiency

These prerequisites referenced herein should be applied by the City's Planning and/or Building Departments when the development approaches the design and construction phase. These following standards should be strictly enforced and submitted for future LEED verification and certification.

Critical LEED ND Standards to Be Addressed During Design and/or Construction

In order to realize the sustainability efforts at Jordan Downs through construction and design, architects, landscape architects, engineers and developers shall implement feasible all of the following requirements and recommendations as they pertain to LEED ND prerequisites.

Green Building

The project design should be constructed or retrofit to a minimum of one building within the Jordan Downs Development to be certified through LEED for New Construction, Existing Buildings: O&M, Homes, Schools, Retail: New Construction or LEED for Core and Shell (with at least 75% of the floor are certified under LEED for Commercial Interiors or LEED for Retail: Commercial Interiors)

Energy Efficiency

Option 1 or 2 (for the HACLA to select):

1. All nonresidential, mixed-use and multiunit residential buildings four stories and more constructed as part of the project shall demonstrate an average 10% improvement over ASHRAE Standard 90.1-2007. All new multiunit residential buildings three stories of fewer constructed as part of the project shall meet ENERGY STAR 2008 criteria.
2. All nonresidential, mixed-use and multiunit residential buildings four stories and more constructed as part of the project shall demonstrate an average 10% improvement over California Energy Efficiency 2008 Standards, Title 24, Part 6. All new multiunit residential buildings three stories of fewer constructed as part of the project shall demonstrate an average of 15% improvement over

California Energy Efficiency 2008 Standards, Title 24, Part 6 and Home Energy Rating System (HERS) verification.

Water Efficiency

Water conservation is an important goal as the City of Los Angeles is facing drought conditions and a shortage of outside water resources. Indoor water usage in new nonresidential, mixed-use, and multifamily buildings and building undergoing major renovations shall be an average of 20% less than in baseline buildings. Calculations are based on estimated occupant usage and include only the following fixtures and fixture fittings (as applicable to the project scope): Water closets, urinals, lavatory faucets, showers, kitchen sink faucets, and pre-rinse spray valves. The water efficiency threshold is calculated as a weighted average of water usage for the buildings constructed as part of the project based on their conditioned square footage. Projects may also follow the LEED for Multiple Buildings and On-Campus Building Application Guide Alternative calculation methodology to show compliance with this prerequisite.