

Prerequisite or Credit	Anticipated to Achieve?				Points Possible	Proposed Compliance Path	Documentation Tasks	Team Assignee	Policy Ideas
	Yes	Strong Maybe	Weak Maybe	No					
"Project Information" form f1: Development Program and Site Type						4 new NSP houses are being built so far. There will be an estimated 5 additional single family rental units and 5 additional for-sale homes from NSP. There will be an estimated 90 new assisted living units and 50 new senior housing units. This totals an estimate 155 new units (140 new multi-family; total of 15 new single family). Combined with an estimate 90 existing buildings, there will be an estimate 245 dwelling units in the neighborhood.	Estimate or calculate square footage of existing buildings, estimate square footage for new development, and calculate the total of the two.		
"Project Information" form f2: Project Timeline						Assuming a timeline of approximately 5 years till most actions and development are completed.			
"Project Information" form f3: Project Location and Base Mapping						Use the 2 maps created for the 8-17 LEED-ND charrette as starting basemaps for the LEED-ND submittal. Use the maps called "LEED-ND Project Boundary and Buffers" for documentation of most credits related to the vicinity surrounding the neighborhood, and use "MFCDC LEED-ND Charrette 8.17.2011" for documentation of most credits related to buildings and development within the project boundary.		Tyson Domer/MFCDC	
<b>Smart Location and Linkage</b>									
SLL p1 Smart Location	Y					Option 1, achieved by infill status.	Submit infill map and map of water and wastewater service area (filed)		
SLL p2 Imperiled Species	Y					Option 1, No imperiled species or habitat. Indiana Department of Natural Resources responded on 8/25/11 to an inquiry made by Tyson Domer 8/19, showing no GH, G1, or G2. Though according to IDNR the G2 Kirtland's Snake "could potentially occur" in the LEED-ND project area, the project area is still compliant with the prerequisite requirement to avoid species that "have been or are likely to be found on the project site."			
SLL p3 Wetland and Water body conservation	Y					Option 1, no wetlands, water bodies, or lands within 100 feet. Closest water body is Fall Creek about 168-169 ft from southern border at closest point to project boundary.	Use "LEED-ND Project Boundary and Buffers" map (filed) and describe location of Fall Creek outside of project boundary.		
SLL p4 Agricultural Land Conservation	Y					Option 2, achieved by infill status			
SLL p5 Floodplain Avoidance	Y					Option 1, achieved by no 100 year floodplain. Floodplain map filed.			
SLL c1 Preferred Locations	10				10	Option 1: Infill and Previously developed (5 points) Option 2: connectivity estimated at 261 intersections per square mile (2 points). Option 3: High Priority (3 points)	Verify intersections within 1/2 mile of project boundary and points in NPD c4. Documentation of Qualified Census Tract is filed. Scan map of intersections within 1/2 mile		
SLL c2 Brownfields Redevelopment	2				2	Option 1, Brownfield Sites, designated by City of Indianapolis=1point; Option 2, High Priority: 2 points	Phase II site assessment is filed. Documentation of Qualified Census Tract is filed.		
SLL c3 Locations with Reduced Automobile Dependence	7				7	Option 1, Transit Served Location=7 points. IndyGo buses - More than 200 weekend trips (257 on Sundays), More than 300 weekday trips. In general, the neighborhood seems better-served than average for the City.	Confirm filed map of transit stops and distances.		Maintain and improve frequency of service on transit lines.

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SLL c4 Bicycle Network and Storage				1	1	There is a local bicycle network although it is inconsistent and does not always supply on-street striping or streets with low enough street speeds to qualify for the credit. A sufficient amount of bicycle storage in new multi-family or mixed use construction may not be sufficient to meet the credit requirements, and bicycle storage may not be feasible for a senior facility.			Continue to support on-street bicycle facilities and trails through neighborhood. Minimum bicycle storage standards for new non-residential and multi-unit residential development. Street speeds not exceeding 25 mph, particularly along priority bikeways and neighborhood street such as Central.
SLL 5 Housing and Jobs Proximity	3				3	Project has affordability component so qualified for Option 1. 450 jobs at State Auto, which is within 1/2 mile of project geographic center, meets credit minimum of 1 job per dwelling unit (i.e. 250 jobs). Other jobs locations nearby include the Children's Museum, Ivy Tech, and the small employers within the neighborhood.	Create map showing location of State Auto within 1/2 mile walk distance of project geographic center.	MFDC/Tyson Domer	Encourage local employers to employ neighborhood residents and implement jobs training and skills-matching programs.
SLL c6 Steep Slope Protection	1				1	Submit topo map			
SLL c7 Site Design for habitat	1				1	Option 1. See SLL p2.			
SLL c8 Restoration of Habitat				1	1				
SLL c9 Long-term Habitat Conservation				1	1				
<b>Neighborhood Pattern and Design</b>									
NPD p1 Walkable Streets, Component a	Y					90% or more new building frontages face streets with sidewalks. Include policy about street-facing frontage for new development.	map entrances		At least 1 principal functional entry on the front façade of new buildings or significant rehabilitations.
NPD p1 Walkable Streets, Component b	Y					Existing housing stock is compliant, with 30.7% of frontage length complying, and it is assumed that at least 30% of new development will also comply. Measurements are the highest street-facing eave, including gables and 2 1/2 story dormer eaves on the many "American foursquare" homes in the neighborhood.	map compliant frontage segments		Integrate with traditional heights and setbacks along residential blocks. For new development that is mixed use, non-residential, or multi-unit residential, potentially taller buildings and minimized setbacks while still integrating with existing neighborhood fabric.
NPD p1 Walkable Streets, Component c	Y					Sidewalks at least 4-feet wide are provided on approximately 95% of streets, with sidewalks missing on 28th and on Ruckle south of 28th. There are also gaps in the existing network where sidewalks have failed, are overgrown, or do not exist. See Schmidt inventory or site visit list done during the charrette.	map planned sidewalks to occur on all streets.		Sidewalks at least 8 feet wide in front of all future mixed use and retail development. Sidewalks at least 4 feet wide in front of any other future development or rehabilitation. Continue to enforce city zoning requiring 4 feet minimum for residential or 5 feet for retail, but
NPD p1 Walkable Streets, Component d	Y					No known garages or service bay openings			Limit or prohibit garages or service bay openings along street frontage in new development or significant
NPD p2 Compact Development	Y					A minimum of 145 additional dwelling units required within project boundary to achieve minimum required density of 12 DU/acre. Project must comply with Option 1: Projects in Transit Corridors. The approximately 90 existing buildings within the 27 acre project boundary create a density of approximately 4.7 DU/acre. Adding approximately 145 new DU would create a density of approximately 12 DU/acre, the minimum required for the prerequisite. Community	Create estimated development program table showing existing and planned dwelling units.	Check number of existing houses with Tyson Domer	Add at least 150 more DU throughout the neighborhood. Add additional mixed use or non-residential building space throughout the neighborhood. Target density to appropriate locations while integrating with the existing neighborhood fabric.
NPD p3, Option 1 (internal connectivity)						More than 140 intersections per square mile; 25 intersections within the site's 27 acres = 592 intersections/square mile	none required		

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NPD p3, Option 2 (through-connections)						Blocks consistently measure about 650 feet by 145 feet, meeting the requirement of less than 800 feet between through-streets.	none required		Encourage short blocks, mid-block passages, connector trails, and other strategies to support connectivity
NPD 1 Walkable Streets	3			9	12	6 components "yes," 7 items "weak maybe," and 3 components "no." Both "weak maybe" and "no" counted in the "no" scoring column for this credit.			
NPD 1a	x					25 foot maximum setback estimated for all single family residential homes.	confirm standard residential setback	Tyson Domer confirm	
NPD 1b			x				confirm standard residential setback	Tyson Domer confirm	
NPD 1c	x					Ensure non-residential frontage (existing and new) within 1 foot of sidewalk.			Build future non-residential frontage within 1 foot of sidewalk for future non-residential
NPD 1d	x					Ensure functional entry every 75 feet for new and existing buildings	Confirm and map if necessary		Functional entry every 75 feet for new construction
NPD 1e			x			Entries every 30 feet unlikely			Functional entry every 30 feet for new construction
NPD 1f			x			Not all ground-level retail has clear façade			
NPD 1g			x			Blank walls at 512 30th and potentially other locations could have windows or doors installed.			Avoid blank walls along sidewalks
NPD 1h			x			Unlikely			
NPD 1i	x					Parking only on one side of 29th and one side of 30th but counting one side of these streets and all other streets achieves 70%.	Meghan confirm "both sides of all streets" vs. curb length on only one side counting.		
NPD 1j			x			Complete sidewalk fixing from inventory. Add sidewalks when developing 28th and Central. Consider 5 foot minimum sidewalk widths for residential and 10 foot minimum width for retail/nonresidential			
NPD 1k	x					24 inch elevated ground floors in most existing units			
NPD 1l				x		N/A			
NPD 1m				x		building-height-to-street width ratio of 1:3 on 30.7% of street frontage does not meet 40% minimum.			
NPD 1n				x		Speed limit is 30 mph on existing streets.			
NPD 1o			x			25 mph on Central in front of mixed-use buildings would achieve credit but is currently not planned for.			Consider 25 mph speed limit on Central. Consider lower street
NPD 1p	x					At grade driveway crossings account for under 5% of sidewalk length.	Map location of non-residential driveway crossings.		
NPD c2 Compact Development	1		1	4	6	See NPD p2. 12 DU/acre scores 1 point. 13 would score another point.			
NPD c3 Mixed-Use Neighborhood Centers				4	4	There are an estimate 28 diverse uses within 1/4 walk distance. However, because there is not a grocery store within 1/4 mile the credit is not achieved.			Continue to increase the number of diverse uses in the neighborhood. Create and regularly update a map of diverse uses and neighborhood assets.
NPD c4 Mixed-Income Diverse Communities	3		4		7	Option 1: 1 yes, 1 maybe. Option 2: highly affordable: 3 points for rental or for-sale; 100% of rental is affordable to 60% AMI. Most for-sale is affordable to 100% AMI. Option 3: unlikely, only if Option 1 achieves 2 points.	confirm housing types, which are estimate in "Master ND Building Record" spreadsheet, and square footage of each unit, organize by type, and complete Simpson diversity index calculation for Option 1. Document affordability levels and AMI for Option 2.	Tyson Domer/MFCDC	Continue to provide diverse housing types

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NPD c5 Reduced Parking Footprint				1	1	No surface lots currently complies. However, bicycle storage requirement for multi-family and non-res likely will not be met.			Continue to avoid surface lots along streets. Funnel new parking demand towards existing alleys, on-street parking, or structured parking. New surface lots are discouraged but if they are built should be small and located behind buildings. Provide storage in senior facilities for walkers and scooters.
NPD c6 Street Network				2	2	block lengths of 620 feet longer than 400-foot maximum. New walking paths through each block at the project boundary could potentially			
NPD c7 Transit Facilities	1				1	Requires improvements to all transit stops within the project boundary, which include stops in the following locations: 30th/Park, 30th/Ruckle, 30th/ Central. Counted as a "strong maybe" with the intention that improvements be made in coordination with MFCDC, IndyGo, and/or new developers.	Map all transit stops and document improvements	Tyson Domer/MFCDC	
NPD c8 Transportation Demand Management	1		1		2	Yes for Option 4: Potential for carshare location in the neighborhood. Yes for Option 5: Potential for unbundled parking in senior center and/or other new multi-family development. Weak maybe for Option 3: Potential for transit passes provided to new homeowners by IndyGo.			
NPD c9 Access to Civic and Public Space	1				1	Connector park between Ruckle and Park. Ruckle Park is .63 acres. Park at 2925-2933 Park is 0.53 acres.	Create map showing location of Ruckle Park and the park at 2935-2933 Park.		
NPD c10 Access to Recreation Facilities	1				1	2 active parks within 1/2 mile walk distance of 90% of units: Fall Creek and 30th Park has basketball courts and sports field is 11 acres, and Al Polin Park at 29th and Talbot is 1.5 acres.	Create electronic version of scanned hand-drawn map in project files.		
NPD c11 Visitability			1		1	MFCDC visitability standards incomplete.			Set standard for visitability for new development.
NPD c12 Community Outreach	2				2	Option 1: Outreach for 2009 Master Plan. Option 2: charrette.	Document community outreach for 2009 Master Plan. Documentation of LEED-ND charrette is filed.	Tyson/MFCDC	
NPD c13 Local Food Production	1				1	Food growing allowed by the City Zoning Code Section 732-219, Subsection A. Total of 53,200 square feet (1.22 acres) of designated community gardens in the following locations: 1. Garden along Central on Parcels 2917-2931 (47,600 feet estimated) 2. Garden at 2922 Central (5,600 feet estimated). Assuming 245 total units, this equates to around 217 square feet of growing space per unit, which exceeds the required minimum of 200 feet per unit and achieves the credit.	Create electronic version of scanned hand-drawn map in project files. Locate Section 732-219, Subsection A of the Indianapolis Zoning Code.	Tyson/MFCDC	
NPD c14 Tree-Lined and Shaded Streets			2		2	May be difficult to achieve. Currently not street trees every 40 feet. Potential for tree planting from KIB or various funding sources. Street trees would have to be planted on private property.			New street trees every 40 feet in areas of new development.
NPD c15 Neighborhood Schools	1				1	Shortridge High School within 1 mile.			
<b>Green Infrastructure and Buildings</b>									
GIB p1 Certified Green Buildings	Y					1 new Habitat for Humanity being built is LEED for Homes. Opportunity for LEED certification for senior center, school, and/or future single family homes.			Continue to utilize and support the City's Green Building Incentive Program, and encourage implementation of design guidelines from the City's Green Supplemental

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GIB p2 Minimum Building Energy Efficiency	Y					Require new mixed-use/non-res construction to achieve at least a 10% energy efficiency improvement over ASHRAE 90.1. Enact a formal policy that all new construction homes will be certified under ENERGY STAR		Tyson Domer and Nate Lichti to coordinate	Update energy efficiency specifications for all MFCDC new development and significant rehabilitation to meet Prerequisite requirements
GIB p3 Minimum Building Water Efficiency	Y					For new and significantly rehabbed single-family residential and residential under 4 stories, update building specifications to require lavatory faucets, showers, and toilets that meet the prerequisite's specific low-flow requirements (taken from LEED for Homes 2008 WE Credit 3, Indoor Water Use). For new and significantly rehabbed mixed-use/non-res/res over 4 stories, update building specs to require new construction to achieve 20% improvement over Energy Policy Act of 2005	Assess lavatory faucets, showers, and toilets already installed in recent new construction. Retrofit of out-of-compliance fixtures could be necessary only if	Tyson Domer and Nate Lichti to coordinate	Update water efficiency specifications for all MFCDC new development and significant rehabilitation to meet prerequisite requirements
GIB p4 Construction Activity Pollution Prevention	Y					Existing city standards for creating an erosion and sedimentation control plan (Chapter 600 Erosion and Sedimentation Control, City of Indianapolis) comply but documentation must include a narrative describing differences with the Washington State Department standard.	Submit "Chapter 600 Erosion and Sedimentation Control" of the City of Indianapolis Stormwater Specifications Manual, January 2011 version - describe relationship between City of Indianapolis ESC BMPs and Washington State ESC BMPs requirements, including any differences because of different climate or hydrology. Show on a map where ESC measures are planned for new development. Show on a map or photo where ESC measures have been used for new development already completed (confirm methods	Tyson Domer and Nate Lichti to coordinate	Add the following requirements to the spec sheet for all future new development within the LEED-ND project area (and ideally for all future MFCDC projects): When contractors create a plot plan for permitting of new development with the City, provide MFCDC with a map showing proposed ESC BMPs that comply with the City standard in Chapter 600. MFCDC will ensure that ESC Plans are prepared and implemented for all new development within the project boundary.
GIB c1 Certified Green Buildings			1	4	5	HERS Rating is most likely for new single family, which would not likely comply. Senior housing and/or assisted living that is LEED could qualify, but it is unlikely that 10% of total project square footage could be LEED certified unless all future development is.	If a large amount of future square footage is certified, confirm its% of total project square footage .	Tyson Domer/MFCDC	
GIB c2 Building Energy Efficiency				2	2	See GIB p2. GIB c2 point threshold not likely achievable based on current MFCDC building specs			18% improvement over ASHRAE for new mixed use, nonresidential, and multi-family residential. Consider 75
GIB c3 Building Water Efficiency				1	1	See GIB p3. GIB c3 point threshold not likely achievable based on current MFCDC building specs			
GIB c4 Water-Efficient Landscaping	1				1	No new irrigation in outdoor planting			Continue to avoid irrigation in new landscaping installed.
GIB c5 Existing Building Reuse	1				1	Building re-use is well-over 40%, which doubles the threshold and achieves an ID point.	Use inventory of buildings from NPD p1	Tyson Domer/MFCDC	
GIB c6 Historic Resource Preservation and Adaptation				1	1	No historic resources.			
GIB c7 Minimized Site Disturbance	1				1	Previously developed	Need to have an arborist develop a tree plan for the neighborhood.		Continue policy of only taking down invasive or sick trees, and protecting heritage trees.
GIB c8 Stormwater Management				4	4	Stormwater retention that retains all of a rainfall event within the project boundary is not likely.			Encourage on-site stormwater retention and treatment for new development and rehabilitation. Discourage uncontrolled runoff from locations within the neighborhood, and encourage improved water quality in Fall Creek and other downstream water bodies. Continue to utilize and support city programs for improved Stormwater such as the Rain Garden and Native Planting

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GIB c9 Heat Island Reduction		1			1	Energy star roofing is currently required for new development. Continue to require SRI 29 for new steep-pitched roofing and SRI 78 for low-pitched roofing.	Nate to check specs for SRI values in new construction.	Nate	Continue to require roofing on new buildings of SRI 29 or higher. Require SRI 78 on new roofs for low-slope buildings such as mixed-use buildings.
GIB c10 Solar Orientation	1				1	Option 2: Long blocks directly along the north-south axis means most buildings are longer along their east-west axis. New buildings must also maintain longer east-west axes.			Continue to seek opportunities for passive and active solar applications that take advantage of excellent solar orientation.
GIB c11 On-Site Renewable Energy Sources				3	3	some solar may occur but will not be large enough to meet credit.			
GIB c12 District Heating and Cooling				2	2	No district heating and cooling planned.			
GIB c13 Infrastructure Energy Efficiency	1				1	Continue to ensure that future city infrastructure installed in the project area, such as crossing signals and streetlights, is energy-efficient. The City is currently replacing all of its traffic signals to LEDs, which will be complete by the end of September. Additionally, the City is replacing the 113 Lane Indicators on Fall Creek Parkway to LED in early fall. Fall Creek Parkway borders the MFC neighborhood to the south. The City owns a total of 800 streetlights and will be piloting LEDs in 2 areas near downtown this Fall. Previously, the City has retrofitted 48 streetlights to LED and induction over the downtown canal. John in the City's Office of Sustainability is the contact for this			Ensure that future city infrastructure installed in the project area, such as crossing signals streetlights, or pumps, is energy-efficient.
GIB c14 Wastewater Management				2	2	No current plans for innovative wastewater management.			
GIB c15 Recycled Content in Infrastructure		1			1	Ensure that future city infrastructure in the project area has a high level of recycled content in infrastructure. Currently, infrastructure projects in the City utilize a Green Checklist that is required to be used by project managers and contractors to evaluate feasible integration of over 70 sustainable design elements across 6 broad categories: connectivity, storm water, green materials, heat island reduction, light pollution minimizations, and pollution prevention/waste minimization. John in the City's Office of Sustainability is the contact for this topic.			Ensure that future city infrastructure has a high level of recycled content in infrastructure.
GIB c16 Solid Waste Management Infrastructure			1		1	3 out of 5 measures currently met, which falls short of required 4. Yes on recycling, maybe on hazardous waste collection, yes on composting location, yes on recycling receptacles. Material recycled/salvaged is not currently tracked			Require or encourage contractors to track construction waste. Encourage a hazardous waste collection system in the neighborhood.
GIB c17 Light Pollution Reduction				1	1	Automatic lighting in all shared spaces unlikely.			Encourage downward-facing lighting. Encourage night-only lighting.
<b>Regional Priority</b>									
Regional Priority 1 (SLL 1 - Smart Location)	1				1				
Regional Priority 2 (NPD 1 - Walkable Streets, 8-9 items)				1	1				

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Regional Priority 3 (NPD 3 - Mixed Use Neighborhood Centers)				1	1				
Regional Priority 4 (NPD 9 - Access to Civic Spaces)	1				1				
Regional Priority 5 (NPD 14 - Tree-lined and Shaded Streets)				1	1				
Regional Priority 6 (GIB 8 - Stormwater Management)				1	1				
<b>Innovation and Exemplary Performance</b>									
ID Credit 2	1				1	1 point for LEED-AP (Aaron Welch, Jessica Millman, or multiple other LEED-APs that have worked on the project)			
ID Credit 1.1. Bike hub and free-wheeling		1			1	Write ID credit highlighting how bicycling is being broadly promoted in the neighborhood as a mode of transportation, method of community engagement, and contributor to higher physical activity and health levels. See credit file for details.			
ID Credit 1.2. GIB c5 Exemplary Performance	1				1	Existing building reuse exceeding 40% achieves ID point.			
ID Credit 1.3			1		1	Other ID credits?			
ID Credit 1.4			1		1				
ID Credit 1.5			1		1				

SLL subtotal	24	0	0	3	27
NPD subtotal	15	0	9	20	44
GIB subtotal	5	2	2	20	29
RP subtotal	2	0	0	2	4
ID subtotal	2	1	3	0	6
<b>Grand Total</b>	<b>48</b>	<b>3</b>	<b>14</b>	<b>45</b>	<b>110</b>

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