



# LEED FOR NEIGHBORHOOD DEVELOPMENT

**Mapleton-Fall Creek  
LEED-ND Charrette  
Jessica Millman  
Aaron Welch  
August 17-20, 2011**

# Agenda

- 9:00 Welcome and Introductions (Bill Taft & Jackie Nytes)  
Welcome from Broadway UM Church (Mike Mather)  
Agenda Overview (Tedd)
- 9:10 Greening the Heartland (Mac Williams)
- 9:15 MFCDC and LEED-ND (Tyson)
- 9:25 LEED-ND 101 (Jessica and Aaron)

## Agenda (cont.)

9:50 Scorecard & Policy Recommendations (Aaron and Jessica)

10:15 Q & A and Discussion *How does LEED ND connect with ongoing neighborhood/city sustainability projects?* (Tedd)

10:40 MFC Housing Presentation (Nate Lichti)

10:45 Other LEED-ND in Indy—St. Clair Place (Katy Brett)

The annual **Greening the Heartland** Conference helps local Chapters & Affiliated Organizations fulfill key roles & the overall mission of the USGBC at the local & regional level...



Save the Dates!

# Greening the Heartland 2012

May 16 - 18 • 9th Annual Conference

**BUILDING COMMUNITY**



At Greening the Heartland 2012, we will explore interdependent elements of sustainability. While green buildings are critical components in the design of sustainable communities, their key advantages rely on relative pathways and infrastructure – a context we will address in the conference as **watts, water, waste** and **wheels**. Providing our buildings with clean energy, a precious supply of water, the efficient use of materials while minimizing waste, and a convenient and sustainable means of arrival results in truly green buildings and sustainable development.

The theme **BUILDING COMMUNITY** indicates our genuine desire to bring people together to share visions and solutions for sustainable communities in which to work, play, learn and live. We will also seek to join business and community leaders with green building professionals and product suppliers to achieve greater understanding of how environmental, economic and social trends of the maturing 21st century will influence our Heartland communities.

More details to come. Follow [@GTH2012](https://twitter.com/GTH2012) on Twitter for updates!

# Greening the Heartland 2012

May 16 - 18 • 9th Annual Conference

## BUILDING COMMUNITY



Programmed *Daily Sub-Themes:*

- Community (*equity*)
- Technology (*economy*)
- Environment (*ecology*)

Left: Headquarters of The Nature Conservancy of Indiana (LEED Platinum);

Top: Keep Indianapolis Beautiful Headquarters (LEED Gold)

Right: The Paramount School



# Greening the Heartland 2012

May 16 - 18 • 9th Annual Conference

## BUILDING COMMUNITY



## Watts, Water, Waste & Wheels: Green Buildings in Context



The IMS has a legacy as an incubator and proving ground of automotive innovation. Planned displays include innovative technologies such as electric vehicles that are helping to define the new heartland economy.





Welcome to  
Indianapolis!



Host of Super  
Bowl 2012












# MFCDC LEED-ND Tour 8.17.2011



[www.mfcdc.org/sustainability.aspx](http://www.mfcdc.org/sustainability.aspx)

-  Mapleton-Fall Creek
-  20/21Project
-  LEED-ND
-  Pocket Parks
-  MFCDC acq/rehab
-  MFCDC lot
-  Mapleton Properties

# The Problem



Photo by Atwater Village Newbie



Photo by EPA Smart Growth

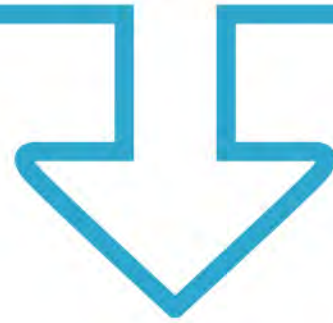


# What LEED-ND Is:

SMART  
GROWTH

NEW  
URBANISM

GREEN  
BUILDINGS



**IMPROVED QUALITY OF LIFE**

# LEED for Neighborhood Development: **Goals**

- Transportation options
- Compact, complete, and connected neighborhoods
- Climate change mitigation
- Redevelopment (e.g. brownfields)
- Creating a “sense of place”
- Housing options
- Healthy and walkable neighborhoods
- Sustainable energy use
- Water and ecology
- Green infrastructure

# Eligible Projects

- **Residential; Commercial; Mixed Use**
- **Whole, fractions of, or multiple neighborhoods**
- **No minimum or maximum size**
- **New or re-development**



# Representative Types of Projects

- **Urban Infill**
- **Brownfield redevelopment**
- **Transit oriented development**
- **Suburban retrofit**
- **New development on adjacent land**
- **Small community**

# Credit Categories

## LEED® for Neighborhood Development

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**Total Possible Points\*\* 110\***


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 Smart Location & Linkage 27

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 Neighborhood Pattern & Design 44


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 Green Infrastructure & Buildings 29

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*\* Out of a possible 100 points + 10 bonus points*

*\*\* Certified 40+ points, Silver 50+ points,  
Gold 60+ points, Platinum 80+ points*

 Innovation & Design Process 6

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 Regional Priority Credit 4



# Smart Location & Linkage: Overarching Goals

- Pick the right site
- Build on the right portions





# Smart Location and Linkage – Credits

- ◆ Preferred Location
- ◆ Reduced Auto Dependence
- ◆ Brownfields Redevelopment
- ◆ Bicycle Network and Storage
- ◆ Housing and Jobs Proximity
- ◆ Steep Slope Preservation
- ◆ Habitat and Wetland Conservation, Design, or Restoration





# Neighborhood Pattern & Design

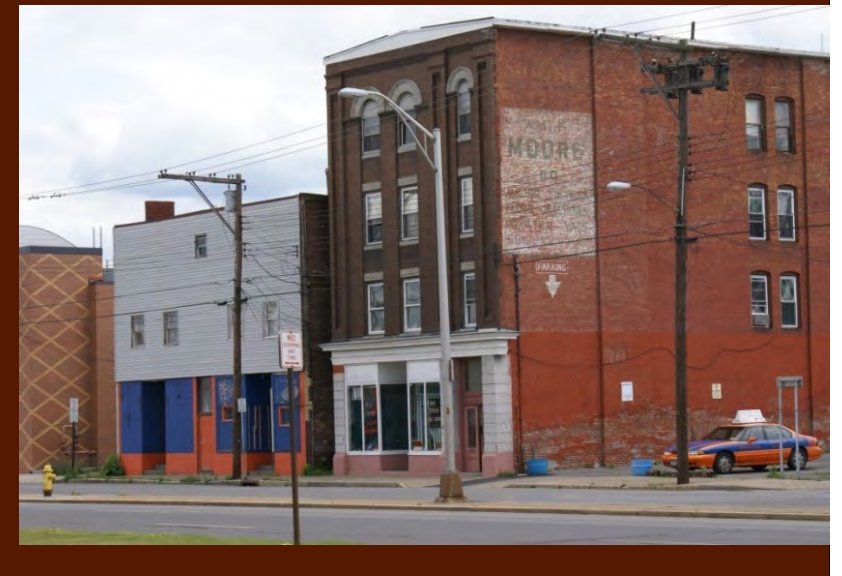
## Compact, Complete, Connected

- **People connected to place and to each other**
- **Shared public spaces**
- **Nearby goods and services**



# Neighborhood Pattern and Design – Credits

- ◆ Walkable and Tree-Lined Streets
- ◆ Compact Development
- ◆ Mixed-Use and/or Mixed-Income
- ◆ Reduced Parking Footprint
- ◆ Transportation Demand Management
- ◆ Connected Street Network
- ◆ Transit Facilities
- ◆ Access to Parks and Public Spaces
- ◆ Universal Accessibility
- ◆ Community Outreach
- ◆ Local Food Production
- ◆ Neighborhood Schools





# Green Infrastructure & Buildings

Use design techniques and systems to reduce environmental impacts based on:

- Site
- Water
- Energy
- Materials
- Buildings
- Infrastructure





# Green Infrastructure & Buildings

## Other Key GIB Topics:

- Construction Activity Pollution Prevention (*Prerequisite*)
- Stormwater
- Water Efficiency (Buildings and Landscaping)
- Building Reuse
- Recycled Content in Infrastructure
- Solid Waste Reduction
- Light Pollution Reduction





# Innovation & Design Process

## Going above and beyond

**IDP Credit 1: Innovation and Exemplary Performance**

- 1-5 points

**IDP Credit 2: LEED Accredited Professional**

- 1 point





# Regional Priority Credit

## Meeting Local Needs

### RPC Credit 1: Regional Priority

• 1-4 points

[www.usgbc.org/LEED](http://www.usgbc.org/LEED)



“LEED Resources”



“Regional Priority Credit Database”

#### Regional Priority Credits

Through USGBC's regional councils, chapters and affiliates, the following regionally priority credits were selected. Earning up to four of the six credits in a project's location will earn a project one bonus point toward LEED certification under the LEED 2009 rating systems.

**Step 1: Select a Rating System Type.** You can choose from Building Specific Rating Systems, or Neighborhood Specific Rating Systems. Since they have varying implications on Regional Priority Credits, you must specify the path you wish to take:

##### \* Building Specific Rating Systems

- ALL
- LEED 2009 for New Construction
- LEED 2009 for Core & Shell
- LEED 2009 for Schools
- LEED 2009 for Retail – Commercial Interiors
- LEED 2009 for Existing Buildings: Operations & Maintenance
- LEED 2009 for Commercial Interiors
- LEED 2009 for Retail – New Construction

##### \* Neighborhood Specific Rating Systems

- LEED 2009 for Neighborhood Development

OR

**Step 2: Select a geographic location.** You can choose to search within a zip code or search near a known address:

Search by Country:

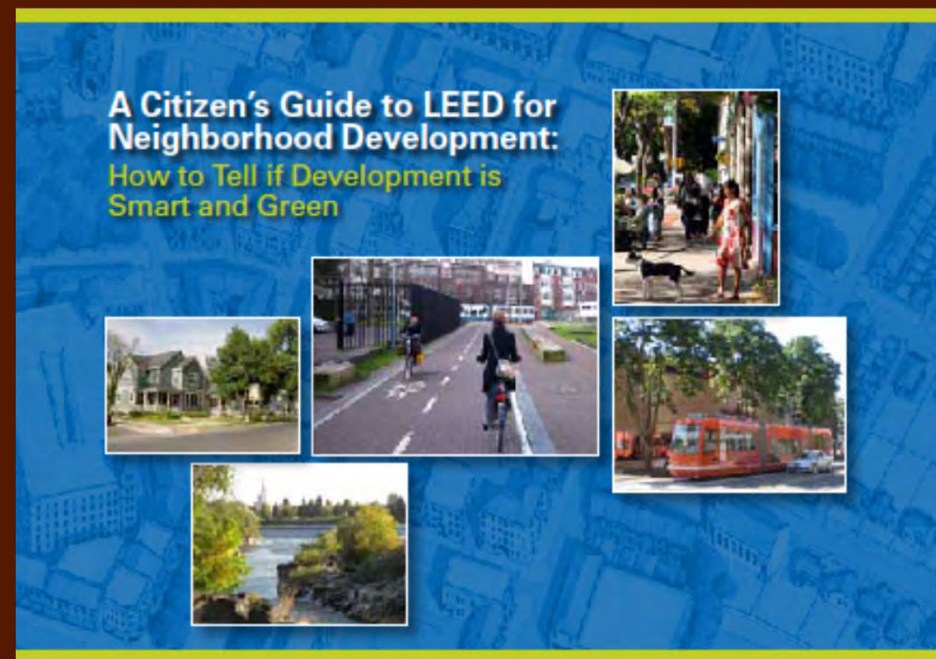
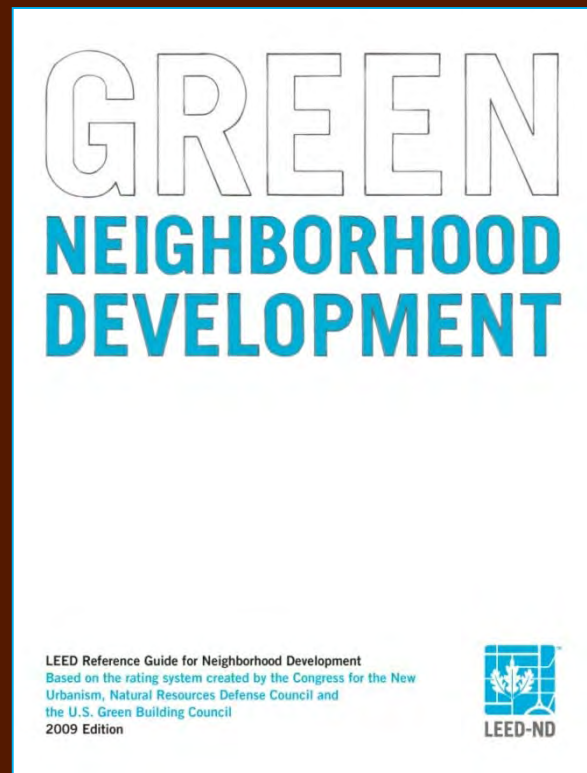
\* Search within Zip/Postal Code:

-OR-

\* Search near Address:

# LEED-ND Resources

- LEED-ND Rating system
- ND Reference guide
- USGBC educational programs
- *Citizen's Guide to LEED-ND*
- Local Government Guide ([usgbc.org/ndgovguide](http://usgbc.org/ndgovguide))
- [www.usgbc.org/neighborhoods](http://www.usgbc.org/neighborhoods)

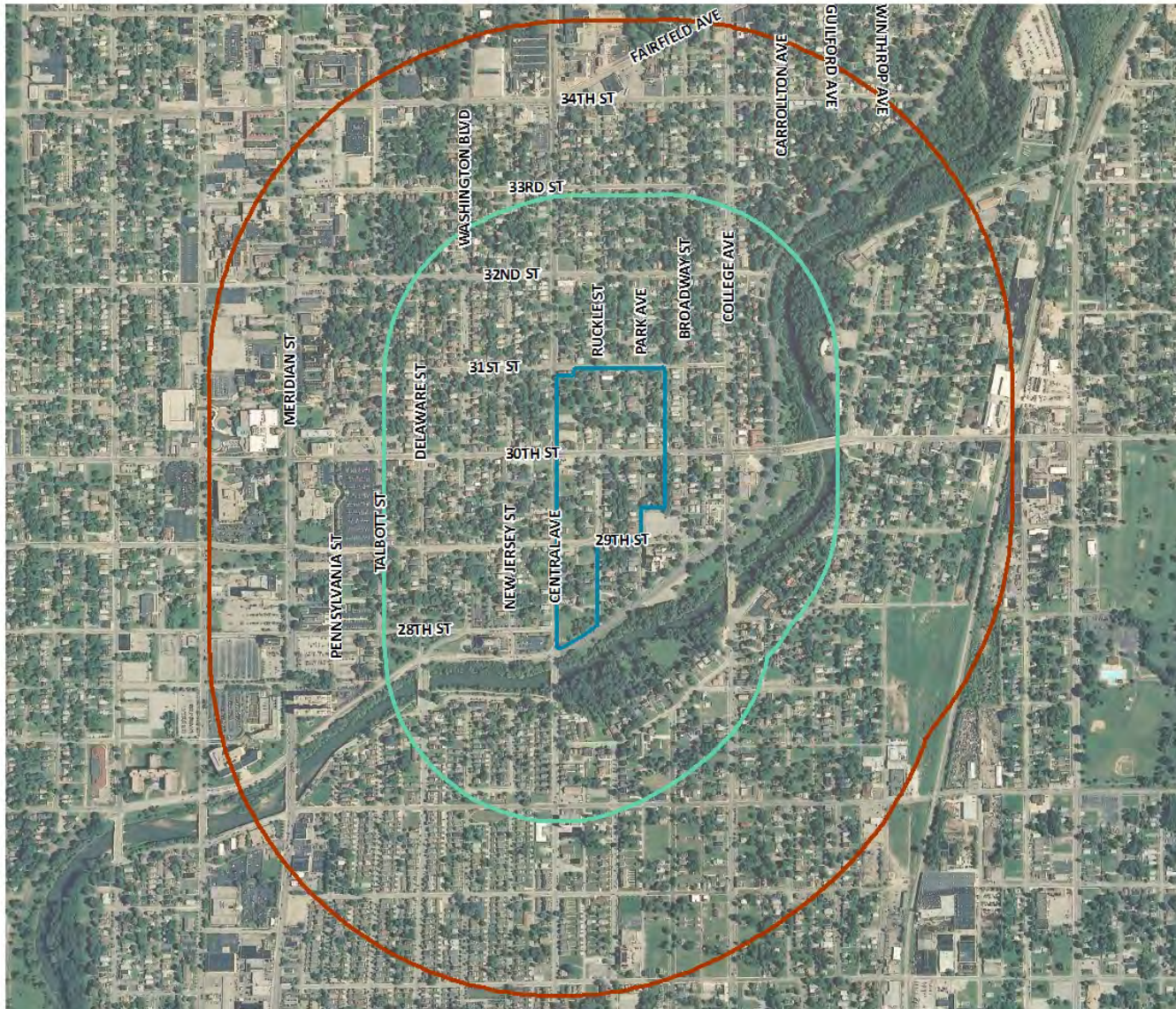







# EN & FOO PRO



## LEED-ND Project Boundary & Buffers



[www.mfcdc.org/sustainability.aspx](http://www.mfcdc.org/sustainability.aspx)

-  LEED-ND Boundary
-  LEED-ND Boundary .25 mi Buffer
-  LEED-ND Boundary .50 mi Buffer



# Mapleton-Fall Creek Existing Neighborhood Score

Credit Category	Yes	Maybe	No
Smart Location & Linkage	24	0	3
Neighborhood Pattern & Design	15	9	20
Green Infrastructure and Building	5	3	21
Innovation and Regional	4	4	2
Totals	48	16	47



## LEED-ND Certification Levels

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

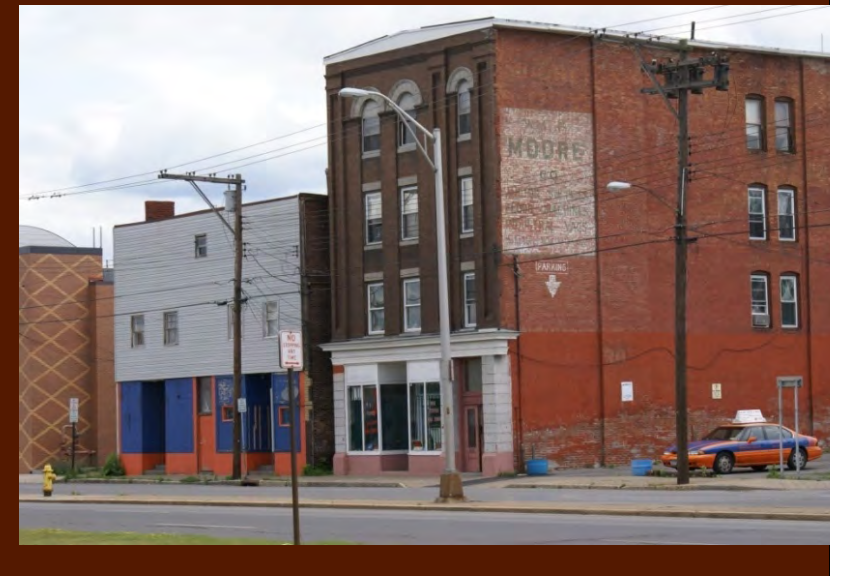
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# Neighborhood Pattern and Design – Credits

- ◆ Walkable Streets
- ◆ Mixed-Income
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- ◆ Local Food Production
- ◆ Neighborhood Schools





# Green Infrastructure & Buildings

- Solar Orientation
- Water Efficiency for Landscaping
- Building Reuse
- Infrastructure Energy Efficiency
- Heat Island Reduction



# Walkable Streets

Lower speeds to 20-25 mph

Construct new sidewalks that are 10' on non-residential blocks and 5' on residential blocks

Encourage short blocks, mid-block passages, connector trails, and other strategies to support connectivity

Continue to avoid surface lots along streets

Provide storage in senior facilities for walkers and scooters



# The Mapleton-Fall Creek Transportation “Sweet Spot”



Close to downtown and E/W  
and N/S bus routes.

Make sure that bus service  
is maintained and  
enhanced

Publicize and market this  
neighborhood as a location  
“sweet spot”



# A Commitment to Density

**Without new multi-family housing, the Mapleton-Fall Creek neighborhood would not achieve the density prerequisite**

Lack of housing suitable for an aging population

Pursue the mixed use/senior living building and an assisted living facility

Continue to provide diverse housing types

Set standard for visitability for new development



# Green Building

LEED-ND = green building best practices

MFCDC needs to amend its specifications for new buildings

Contractor education on green best practices: water efficient fixtures, energy efficiency, and tracking and implementing erosion & sedimentation control

Continue to avoid irrigation of landscaped areas



# LEED-ND Ideas Moving Forward

Respect the rich architectural character of the neighborhood

Local food production

Stormwater

Increase diversity of uses

Community leadership/participation





AGORA GROUP



**THANK YOU!**

**Jessica Millman**

**Agora Group**

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**Aaron Welch**

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Mapleton Fall-Creek  
Development Corporation



**FOR SALE**

Call 923-5514  
mfcdc.org

**LIVE LIFE BETTER**

IN PARTNERSHIP WITH



# Live Life Better.

*In Mapleton-Fall Creek*

Mapleton-Fall Creek Development Corporation  
[www.mfcdc.org/forsale.aspx](http://www.mfcdc.org/forsale.aspx)



# *The Neighborhood*

**Turn of the century homes including details and designs of the Tudor Revival, Colonial Revival and Arts and Crafts**

**Vibrant, Diverse and Friendly**

**Access to Monon and Fall Creek Trails**

**Conveniently located minutes from entertainment, dining and shopping of downtown Indianapolis and Broadripple**

**Three pocket parks in development with access to neighborhood community gardens**

**Wide variety of educational choices including both public, private and charter schools**

**FREE Membership to the Indianapolis Children's Museum**

**Live Life Better.**



**Mapleton-Fall Creek  
Development Corporation**

# MFCDC Home Repair

**Repaired 90 homes**

**Expanded leveraging resources to maximize CDBG's impact (CICOA, volunteers, matching grant programs)**

**Established a weatherization program, efficiently energizing 55 homes**



**Live Life Better.**



**Mapleton-Fall Creek  
Development Corporation**

# *MFCDC Housing Program*

## **Affordable City Living**

### **Custom Rehabs & New Construction**

- **Your chance for new or completely refurbished green, urban housing!**
  - **Charm and Craftsmanship**
  - **Energy Efficient and Environmentally Sustainable**
  - **Healthy and Affordable**
  - **Modern Floor Plans**





# 2938 N. Park Avenue Before



# 2938 N. Park Avenue After



**\$89,900**

**4 bedrooms**

**1 /2 bathrooms**

**1,632 Square ft.**

**Renovated to provide  
lower utility costs**

# 2950 N. Park Avenue - Before



# 2950 N. Park Avenue - After



**\$139,900**

**4 bedrooms, 3 bathrooms**

**2,421 square ft.**

**Renovated to provide lower utility costs**



# 2902 N. Park Avenue Before



# 2902 N. Park Avenue After



**\$124,500**

**2,696 square ft.**

**4 bedrooms, 3 bathrooms**

**Renovated to provide lower utility costs**

# Coming Soon.....



**3021 N. Park Avenue  
3 bedrooms, 2 ½ bathrooms  
Master bedroom suite**



**2909 – 2915 Broadway Avenue  
2 bedroom bungalows**



**2906 N. Park Avenue  
3 bedrooms, 2 ½ bath  
Energy Star certified**



**3034 & 3038 Ruckle  
Energy Star certified**



# Mapleton Properties



**100% Occupied**  
**Over 50 units**  
**800- 1,800 square ft.**  
**2, 3 and 4 bedrooms available**

# 2011 Construction

**All within the 20/21 Target Area**

**20 rehabbed homes – For Sale**

**3 new home builds – For Sale**

**3 Habitat for Humanity builds**

**10 rehabbed units – For Rent**



# Homeownership Program

**Income Guidelines: 120% AMI**  
**House Fair Market Value = \$95,000**

**MFCDC's Investment = \$130,000**  
**A True Investment in Value**

**Families earning up to 120% AMI qualify to purchase**

Household Size	120%
1	< \$55,440
2	< \$63,360
3	< \$71,280
4	< \$79,200
5	< \$85,560
6	< \$91,920



# Homebuyer Assistance

## MFCDC Early Bird Special

**Up to \$5,000 financial assistance available**

**Purchase agreement by October 31<sup>st</sup>**

**Down payment assistance to meet mortgage requirements, reduce mortgage principle, assist with closing costs**

## INHP

**Buyers Incentive Program – up to \$4,000, exterior enhancements**

**Public Safety Heroes – In addition to Buyers Incentive, “hero next door” program exclusive to law enforcement officers and firefighters**

**Up to 97% financing, lower interest rates, down payment assistance available .**





**HoUSE**  
**Homeownership**  
**Ultimate Social Event**

**August 25th, MFCDC Community Room**  
**5:30pm – 7:30pm**

**Courtney Goodwyn, Housing Coordinator**  
**317/923-5514, [courtney@MFCDC.org](mailto:courtney@MFCDC.org)**

**Opportunity for potential homebuyers to learn from and build community with:**

**Financial Counselors (Harris Bank and INHP)**  
**Community Residents**  
**Neighborhood Leaders**  
**School Representatives**  
**Average: 15 persons per month**

# *Quality. Character. Impact.*

**Minority Business Participation**  
**Recycling & Reusing**  
**Energy Efficient**  
**Neighborhood Hiring**  
**Price range from \$55,000 - \$140,000**



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**Minority Business Participation**  
**Recycling & Reusing**  
**Energy Efficient**  
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# Questions



**Mapleton-Fall Creek Development Corporation**

**Housing Coordinator, Courtney Goodwyn**

**courtney@mfcdc.org**

**317-923-5514**

**[www.mfcdc.org/forsale.aspx](http://www.mfcdc.org/forsale.aspx)**