

Indiana Recycling Coalition

Annual Conference

May 15th, 2013



Mapleton-Fall Creek
Development Corporation

Tyson Domer

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LEED-ND in Mapleton-Fall Creek

LEED

Leadership in Energy & Environmental Design



evidence-based
building science

best practices
AIA, NAHB, FSC, etc.

consensus approval
industry, gov't, advocates

evolving standard
3-year revision cycle

LEED-ND

LEED for Neighborhood Development



Smart Location & Linkage

greenfield vs. infill, transportation

Neighborhood Pattern & Design

place making, public space, goods & services

Green Infrastructure & Buildings

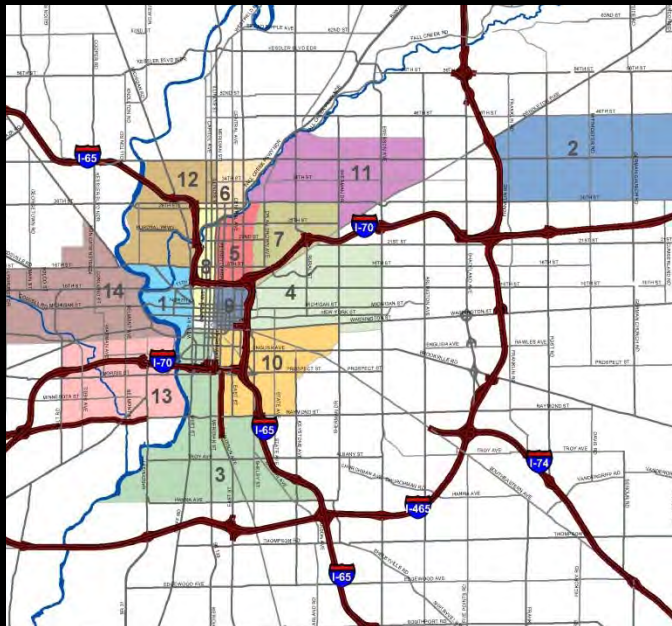
energy & water

A Citizen's Guide to LEED-ND

NRDC – Natural Resources Defense Council

CDCs

Community Development Corporations



non-profit

volunteer board, professional staff

multiple funding sources

federal & state grant programs

private donors, foundations

real estate development

traditionally focused on housing

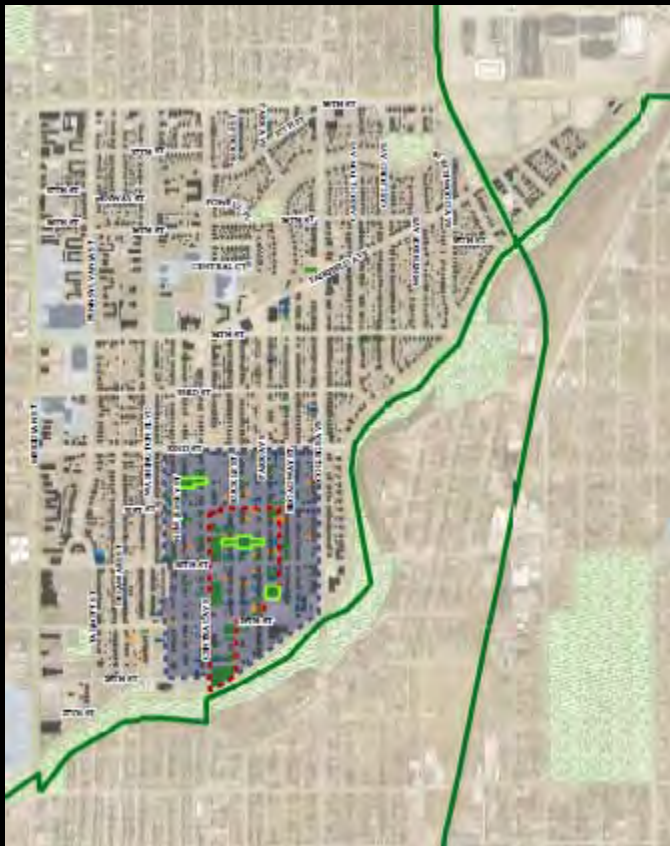
“bricks and sticks”

homeownership, rental

homeowner repair

MFCDC

Mapleton-Fall Creek Development Corporation



active board

6 neighborhood churches
3 neighborhood associations
residents & stakeholders

\$4 – \$5M annual budget

~10 staff

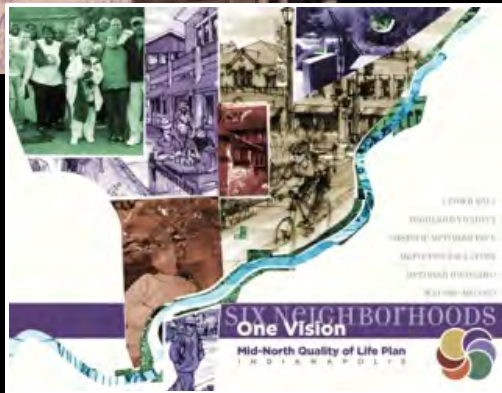
20/21 Project

neighborhood revitalization
resident engagement
parks & open space

housing...

Quality of Life Planning

comprehensive community development



engagement & partnerships
residents
stakeholders

multi-faceted approach
community organizing
supportive services
real estate development, but...

more than housing

place making, gateways
commercial development
connectivity, infrastructure

LEED-ND in practice

supports comprehensive neighborhood revitalization



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+

framework

development best practices
designed for new communities, but...
works for existing neighborhoods

engagement tool

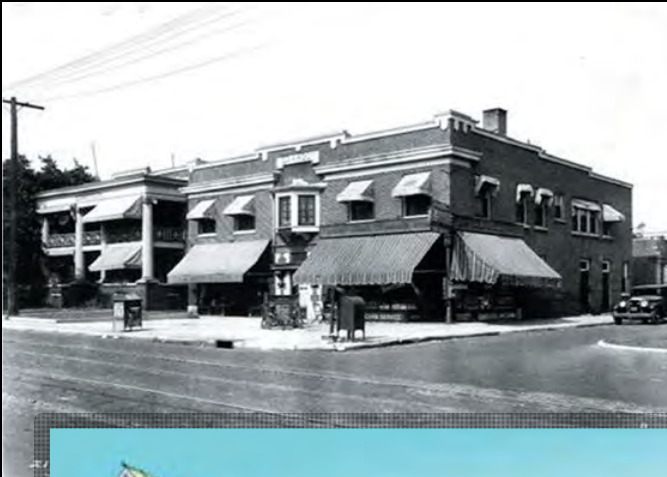
board of directors
committees
stakeholders
funders

yardstick

internal improvement

LEED-ND in practice

helps to create or preserve distinct places



sustainability

a plan to meet today's needs...

...without compromising future generations

historic preservation

appreciation of the past

gift to future generations

neighborhood "reuse"

revitalization vs. redevelopment

embodied energy

avoided energy

LEED-ND in practice

August 2011 Mapleton-Fall Creek LEED-ND charrette



national thought leaders

USGBC, LISC, NRDC

Agora Group, Raimi + Associates

key discovery

IndyGo “sweet spot”

recommendations

increase density

continue to create connectivity

continue & expand green building

keep using LEED-ND...

MFCDC Housing Development

LEED-ND GIB Credit 5 Existing Building Reuse



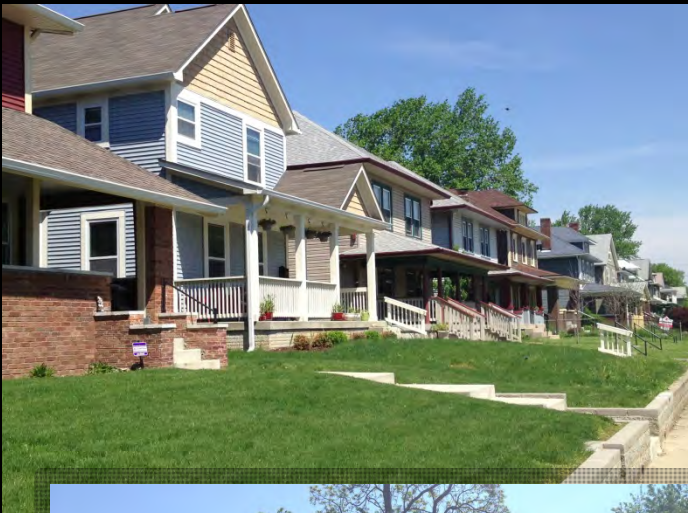
renovation vs. new construction
community outreach established priorities
demolition destroys neighborhood fabric
renovation preserves character
cost is comparable ~\$80/sf

Innovation in Design

rewarded in LEED-ND
20% minimum building reuse required
40% building reuse achieved
1 additional point toward certification

MFCDC Housing Development

LEED-ND GIB Prerequisite 2 Minimum Building Energy Efficiency



LEED-ND

recognizes 3rd party rating systems
LEED-H, ENERGY STAR for Homes
“continuous air barrier” requirement...
...but both based on HERS Index

MFCDC

satisfied intent of GIB Prerequisite 2
new construction – ENERGY STAR for Homes
renovation – minimum 85 HERS rating

informs LEED-ND revisions

MFCDC Pocket Parks

2900 block Park, 3000 block Ruckle, 3100 block New Jersey



20/21 initiative

community outreach established need
strategic acquisition

~2 acres over 13 parcels

3 new neighborhood parks

LEED-ND

NPD Credit 9 Access to Civic and Public Space

NPD Credit 10 Access to Recreation Facilities

also rewards connectivity...

MFCDC Pocket Parks

2900 block Park, 3000 block Ruckle, 3100 block New Jersey



design

sensitive to existing traditional footpaths
planned around existing large, healthy trees
removed invasive & diseased trees

progress

~\$146K fundraising via state NAP tax credits
“clean & green” in 2011

partners

landscape architect familiar with LEED-ND
KIB 2012 Project Greenspace awardee

MFCDC Pocket Parks

2900 block Park, 3000 block Ruckle, 3100 block New Jersey



MFCDC Community Engagement

LEED-ND NPD Credit 14 Tree-Lined and Shaded Streets



street trees

reduce heat island effect

serve to calm traffic

create walkable streets

prolong lifespan of street paving

mitigate CO

and whatever else Dan Burden says...

KIB partnership

79 new trees in 2010-2011

the right tree in the right place

MFCDC goal is for a street tree every 40'

Fall Creek Gardens

LEED-ND NPD Credit 13 Local Food Production



30th & Central

'Neighborhood Farms & Gardens'
community advisory board
raised beds
orchard planted December 2011



LEED-ND

also recognizes...

CSA programs

Proximity to Farmers' Market

also rewards rainwater catchment...

Temple Heritage Center

LEED-ND GBI Credit 6 Historic Resource Preservation



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