

# Purdue University

## 98<sup>th</sup> Annual Road School

March 6<sup>th</sup>, 2012



Mapleton-Fall Creek  
Development Corporation

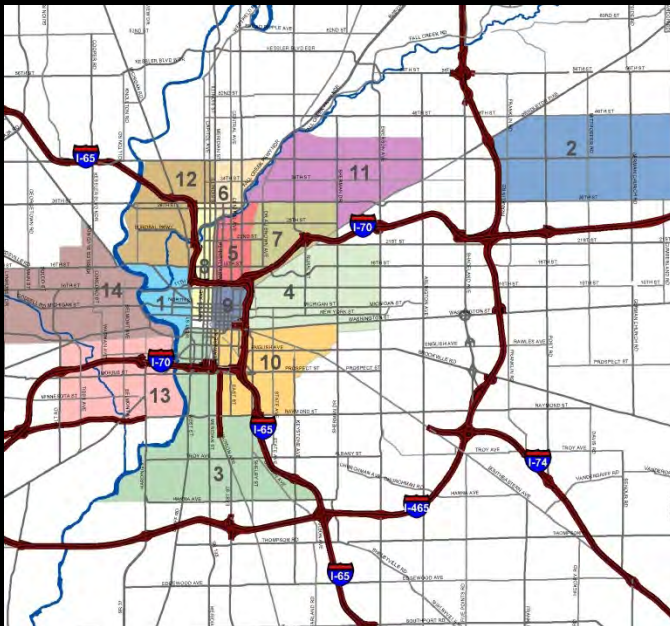
Tyson Domer, MFCDC LEED-ND Taskforce  
Chair

Doressa Breitfield, MFCDC Economic  
Development Coordinator

# LEED-ND in Mapleton-Fall Creek, Indianapolis

# 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

nonprofit developer

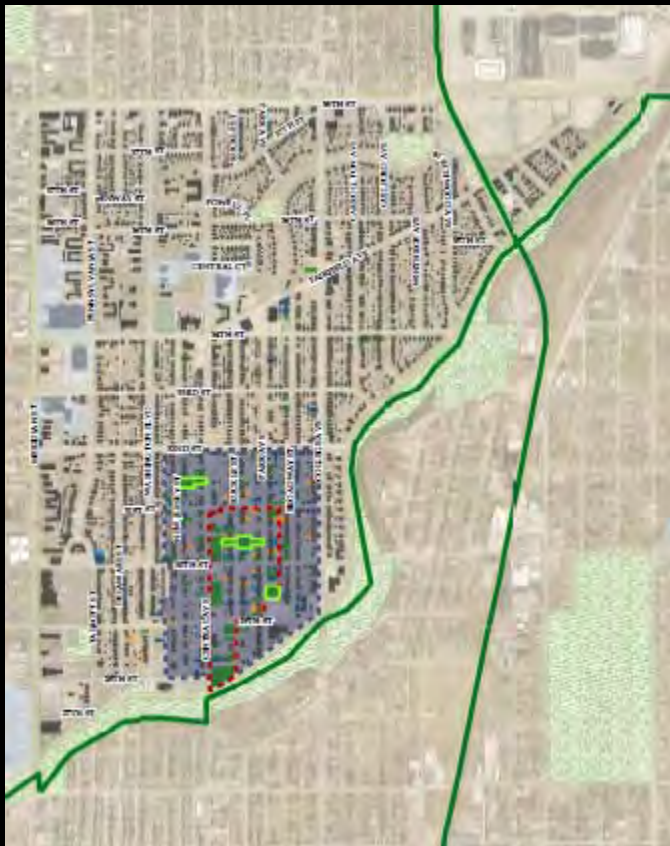
“bricks and sticks”

affordable 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

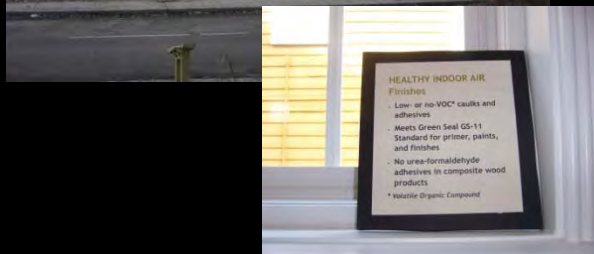
20/21 Vision:

*“Built in the 20<sup>th</sup> Century, Revitalized for a 21<sup>st</sup> Century Community”*

targeted urban redevelopment project,  
including **housing...**

# MFCDC

20/21 vision- energy efficient and green housing



affordable rental and homeownership opportunities

- new construction  
“Best in American Living Award” in 2006, U.S. Department of HUD

- affordable rehabs  
average HERS rating = 85

• ‘behind the walls’ tours

weatherization

122 homeowners assisted in 2010-2011

**more than housing...**



# MFCDC

20/21 vision- more than housing...



resident and business engagement  
community workshops, events, input, cleanups

parks & open space

'green necklace'

raingardens

pilot infrastructure projects

landbanking

brownfield remediation

mixed-use developments

education options advocacy

business façade improvements

# Quality of Life Planning

asset-based comprehensive community development

engagement & partnerships

1 convener- The Children's Museum

6 neighborhoods

-residents

-stakeholders

multi-faceted approach

community organizing

supportive services

real estate development, but...

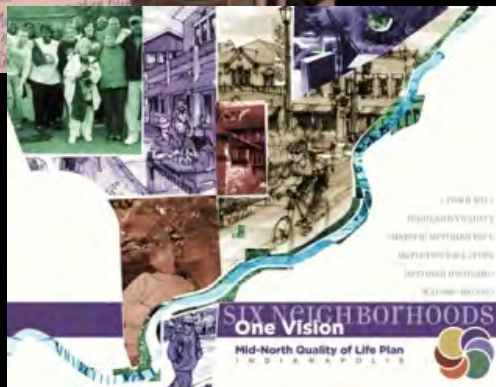
**more than housing**

place making, gateways

commercial development

connectivity, infrastructure

education, seniors, youth



# 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 Addresses...

**GREEN BUILDING DESIGN & CONSTRUCTION**

**LEED FOR NEW CONSTRUCTION**

**LEED FOR CORE & SHELL**

**LEED FOR SCHOOLS**

**LEED FOR HEALTHCARE**

**LEED FOR RETAIL**

**GREEN INTERIOR DESIGN & CONSTRUCTION**

**LEED FOR COMMERCIAL INTERIORS**

**LEED FOR RETAIL INTERIORS**

**GREEN BUILDING OPERATIONS & MAINTENANCE**

**LEED FOR EXISTING BUILDINGS**

**GREEN HOMES DESIGN & CONSTRUCTION**

**LEED FOR HOMES**

**GREEN NEIGHBORHOOD DEVELOPMENT**

**LEED FOR NEIGHBORHOOD DEVELOPMENT**



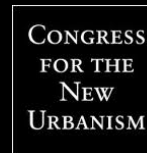
# LEED-ND

## LEED for Neighborhood Development



### Getting Started with LEED-ND

- A tool for green, sustainable neighborhoods
- Developed in three-way partnership with USGBC, the CNU and the NRDC



- Unique credit categories

# LEED-ND

## LEED for Neighborhood Development

### Compared to other LEED rating systems

Differences
Developed through partnership
Focuses on area larger than a building site
Focus on location and land use
Focus on design of public realm
Credit categories
Multi-stage certification process

# LEED-ND

## LEED for Neighborhood Development

### Project Eligibility Criteria

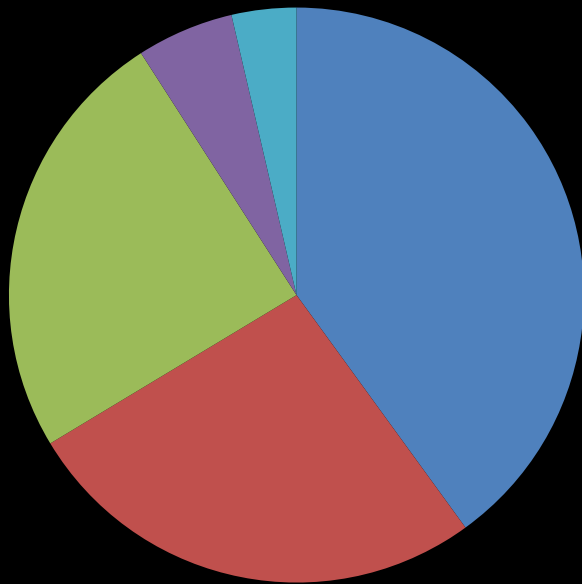
- Residential; commercial; mixed use
- Whole, fractions of, or multiple neighborhoods
- No minimum or maximum size
- New or redevelopment
- Must be contiguous area
- Developer, single entity or joint venture, should control majority of project land area (or option to purchase)

### Limitations of LEED-ND

- Not for certifying a city
- Not right for all projects
- Metrics and performance levels may not always comply with local codes and laws

# LEED-ND

## LEED for Neighborhood Development



■ NPD= 3 Prereqs, 44 pts

■ GIB= 4 Prereqs, 29 pts

■ SLL= 5 Prereqs, 27 pts

■ IDP= 6pts

■ RPC= 4pts

### Smart Location & Linkage (SLL)

*The "Where?"*

greenfield vs. infill, transportation

### Neighborhood Pattern & Design (NPD)

*The "What?"*

place making, public space, goods & services

### Green Infrastructure & Buildings (GIB)

*The "How?"*

energy & water

# Smart Location & Linkage

Build this....



Keep this...





# Neighborhood Pattern & Design

Connecting people  
spaces

Shared public

Walkable

Nearby goods and  
services streets



Image courtesy of Dover, Kohl & Partners/ UrbanAdvantage



# Green Infrastructure & Buildings

✓ Reduce environmental impacts

**Energy  
Use**



**CO<sub>2</sub>  
Emissions**



**Water  
Use**



**Solid  
Waste**



# LEED-ND Credit Categories



Innovation and Design Process



Regional Priority Credit

# LEED-ND in practice

who should use LEED-ND?

- Land developers
- Private owners or developers
- REITs
- **Nonprofit developers**
- Public agencies
- Universities/institutions
- Federal government

# LEED-ND in practice

supports comprehensive neighborhood revitalization



LEED-ND Project Boundary & Buffers



framework

development best practices  
designed for new communities, but...  
works for legacy neighborhoods  
social equity

engagement tool

board of directors  
committees  
stakeholders  
funders

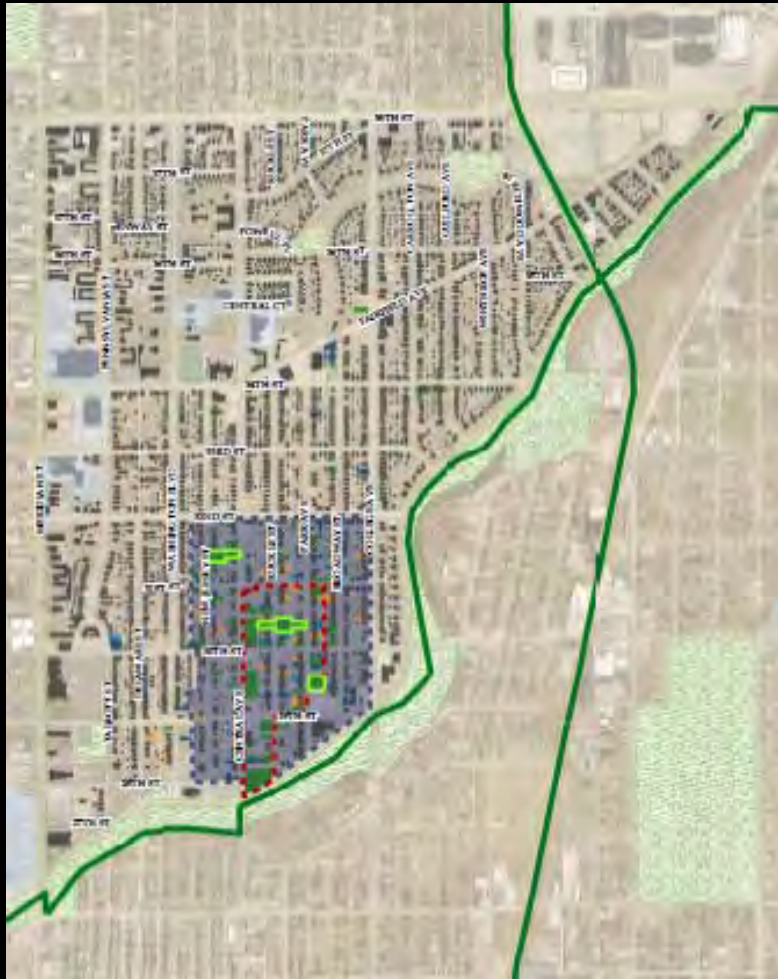
yardstick

internal improvement



# LEED-ND in practice

supports comprehensive neighborhood revitalization



urban revitalization project

LEED-ND project area

27 acres

neighborhood-scale

certification path

- ✓ initial evaluation
- ✓ 4 day charrette
- integrate recommendations
- certification submittal

# LEED-ND in practice

August 2011 Mapleton-Fall Creek LEED-ND charrette



national thought leaders

USGBC, LISC, NRDC

Agora Group, raimi + associates

four day charrette

green capacity building

highlights

walking tour

community working groups

community presentations

scorecard and policy recommendations

# LEED-ND in practice charrette results

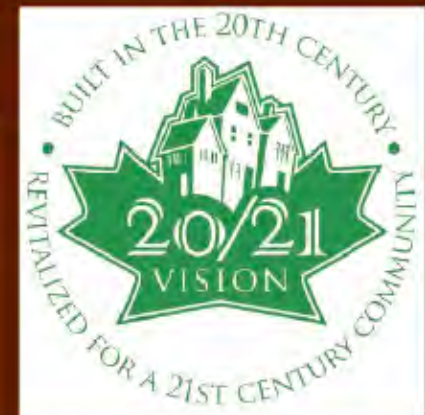
**LEED® for Neighborhood Development**

<b>Total Possible Points**</b>	<b>110*</b>
Smart Location & Linkage	27
Neighborhood Pattern & Design	44
Green Infrastructure & Buildings	29
Innovation & Design Process	6
Regional Priority Credit	4

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

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

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
<b>Totals</b>	<b>48</b>	<b>16</b>	<b>47</b>

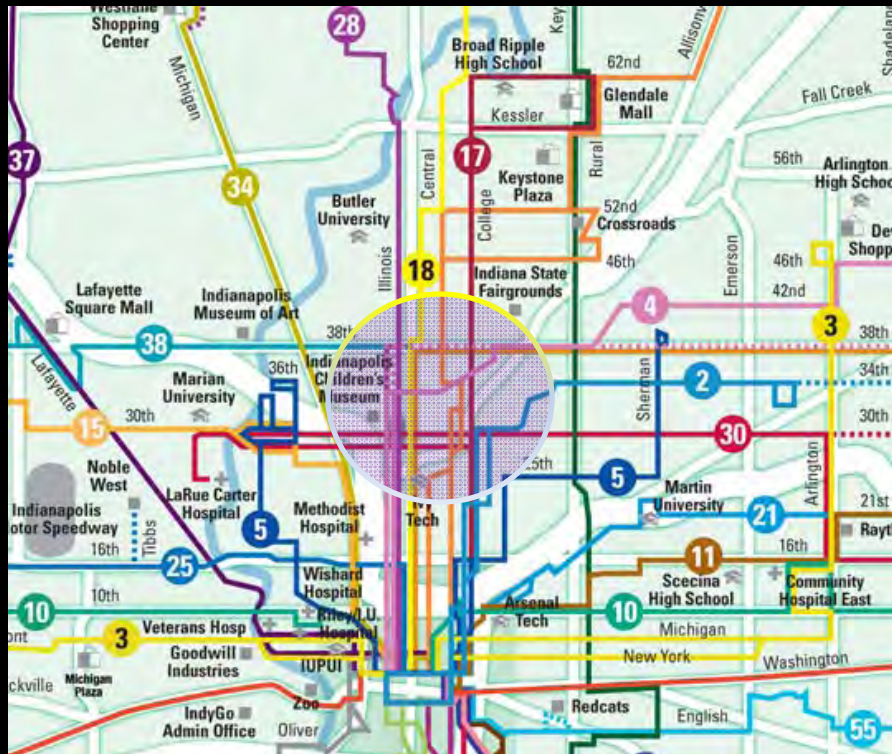


## LEED-ND Certification Levels

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



# LEED-ND in practice charrette results



## key discovery

transit-rich (IndyGo “sweet spot”)

## recommendations

increase density

build on bikeability, walkability

retain ‘rich architectural’ fabric

invest in local assets

build upon local food production

expand green building and infrastructure

focus on stormwater retention/reuse

increase number of trees

continue to grow community leaders

keep using LEED-ND as a yardstick...

# LEED-ND in practice

## rental property redevelopment



### Mapleton Properties

50 scattered-site affordable rental units

bradford pear ☹️

reputed “perfect street tree”?

‘Winter King’ green hawthorn 😊

native, drought tolerant, year-round color

### LEED-ND guidance

NPD c14 Tree-lined and Shaded Streets

GIB c2 Building Energy Efficiency

GIB c4 Water-Efficient Landscaping

GIB c9 Heat Island Reduction

Regional Priority 5 (Tree-lined and Shaded Streets)



# LEED-ND in practice

## pocket parks



### 20/21 initiative

community outreach established need

strategic acquisition

3 new neighborhood parks +1 mile connectivity trail

- 2 acres; 13 parcels spanning 3 city blocks
- 'Culture of Play'

### design

sensitive to existing traditional footpaths

planned around existing large, healthy trees

removed invasive & diseased trees

### LEED-ND guidance

NPD c3 Diverse Use Neighborhood Centers

NPD c6 Street Network (walking paths)

NPD c9 Access to Civic and Public Space (+RP 4)

NPD c10 Access to Recreation Facilities

NPD c12 Community Outreach



# LEED-ND in practice

## tree-lined streets & community engagement



### street trees

- reduce heat island effect
- serve to calm traffic
- create walkable streets
- prolong lifespan of street paving
- mitigate CO

### in partnership

- 79 new trees in 2010-2011
- the right tree in the right place
- MFCDC goal is for a street tree every 40'

### LEED-ND guidance

- NPD c14 Tree-lined and Shaded Streets (+ RP5)
- GIB c4 Water-Efficient Landscaping
- GIB c8 Stormwater Management (+ RP6)
- GIB c9 Heat Island Reduction



# LEED-ND in practice

## Fall Creek Gardens, an urban growers resource center



### 30<sup>th</sup> Street & Central Avenue

community advisory board

raised beds

orchard

café patio

stormwater retention/reuse

plans for retail store, farmer's market  
and more...

### LEED-ND guidance

SLL c2 Brownfield Redevelopment

SLL c4 Bicycle Network & Storage

NPD c3 Diverse Use Neighborhood Centers

NPD c10 Access to Recreation Facilities

NPD c12 Community Outreach

NPD c13 Local Food Production

GIB c8 Stormwater Management (+RP 6)

GIB c9 Heat Island Reduction



# The Way It Is...

College Avenue and 30<sup>th</sup> Streets





# The Way It Could Be.

College Avenue and 30<sup>th</sup> Streets



# 2012 Activities

## Volunteer & Partnership Opportunities



### KIB Project Greenspace

pocket park tree plantings

street tree plantings

### 2012 Great Indy Cleanup

### 2012 Lilly Day of Service

“Destination Fall Creek”

invasive removal along Fall Creek

resident staff advisor?





# Resources

- LEED-ND Rating System
- ND Reference Guide
- USGBC Education Programs and Webinars

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

- Citizen's Guide to LEED-ND

[http://www.nrdc.org/cities/smartgrowth/files/citizens\\_guide\\_LEED-ND.pdf](http://www.nrdc.org/cities/smartgrowth/files/citizens_guide_LEED-ND.pdf)

- Local Government Guide to LEED-ND

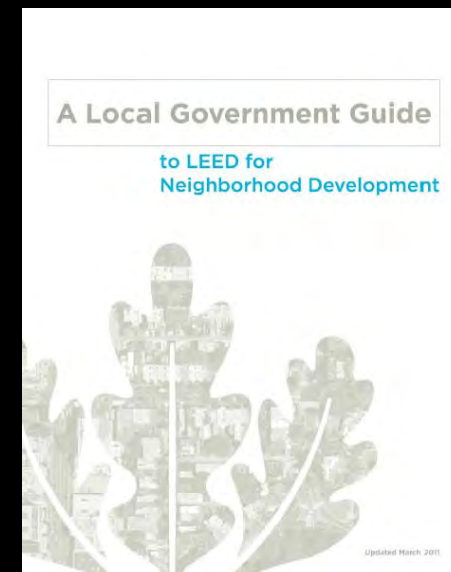
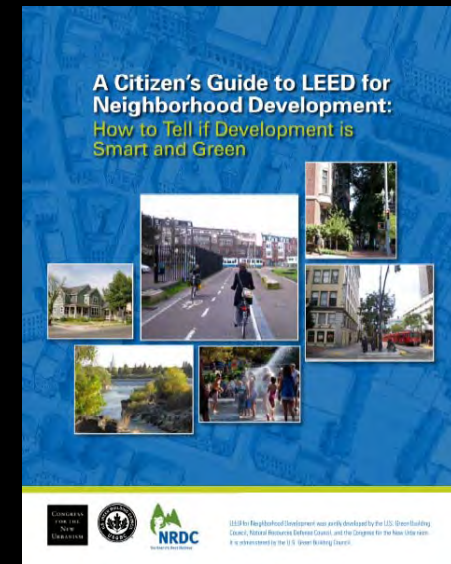
[www.usgbc.org/ndgovguide](http://www.usgbc.org/ndgovguide)

- USGBC Website

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

- Switchboard, Kaid Benfield

<http://switchboard.nrdc.org/blogs/kbenfield/>



# Live Life Better in Mapleton-Fall Creek!



Tyson Domer  
tyson@hundredyear.net

Doressa Breitfield  
doressa@mfcdc.org



**Mapleton-Fall Creek  
Development Corporation**