

Indiana Urban Forest Council

Winter Conference

February 8th, 2012



Mapleton-Fall Creek
Development Corporation

Tyson Domer

Doressa Breitfield

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

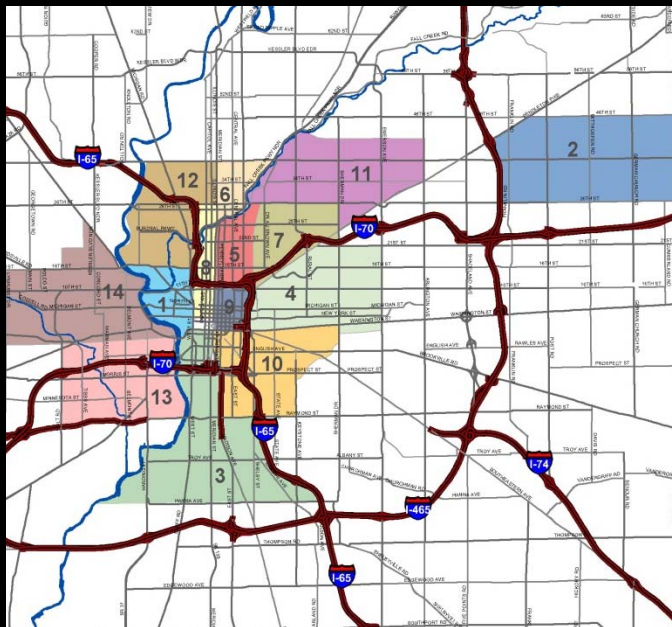
energy & water

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

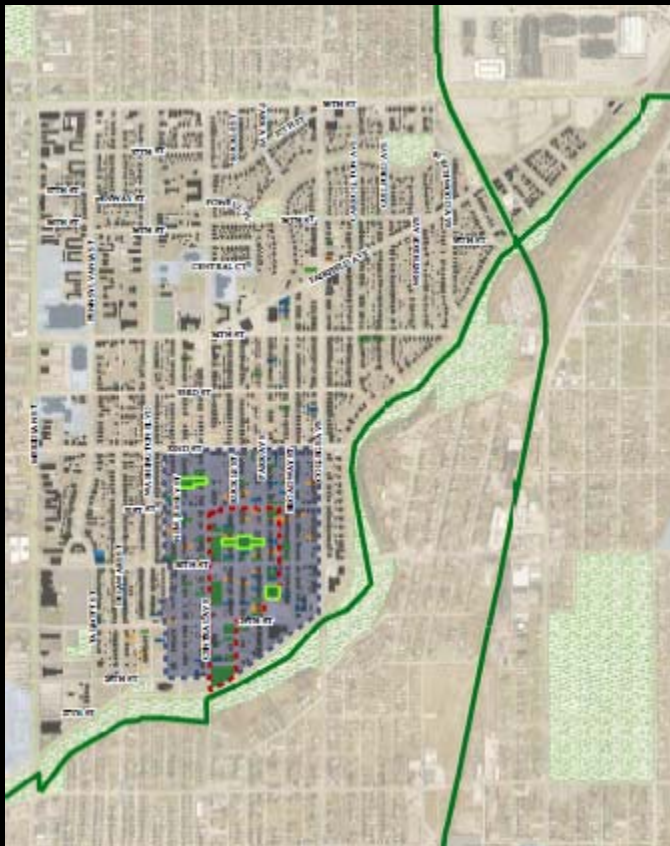
“bricks and sticks”

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

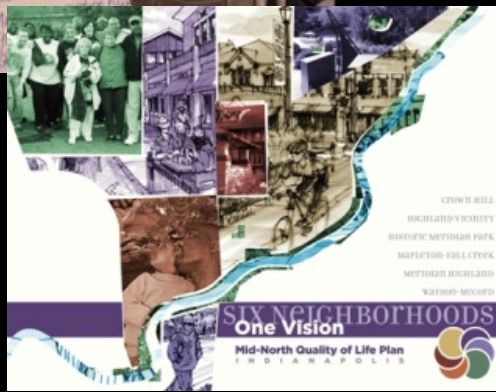
20/21 Project

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 legacy neighborhoods

engagement tool

board of directors
committees
stakeholders
funders

yardstick

internal improvement

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...

Mapleton Properties

LEED-ND GIB Credit 9 Heat Island Reduction



Mapleton Properties

scattered-site affordable rentals

Bradford pear 😊

fast growth

attractive shape

looks good spring through autumn

foliage & flowers

squirrel & bird habitat

reputed “perfect street tree”?

Mapleton Properties

LEED-ND GIB Credit 9 Heat Island Reduction – problem



Bradford pear ☹️

vigorous growth = weak wood
susceptible to wind & ice events
poor branch structure
flowers smell offensive, litter
15-20 year lifespan

LEED-ND

considers tree canopy after 10 years
recommends native and adapted species
avoid invasive species
avoid nuisance fruits & flowers
also rewards water-efficient landscaping...

Mapleton Properties

LEED-ND GIB Credit 9 Heat Island Reduction – solution



‘Winter King’ green hawthorn

Crataegus viridis

native

drought tolerant

provides year-round color

good for tight spaces

LEED-ND

also rewards building energy efficiency...

planted to shade south & west facades

reduces summer cooling load

allows winter solar heat gain

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...

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 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...

2012 Activities

Volunteer & Partnership Opportunities



Mapleton-Fall Creek “spider”
traffic improvements & landscaping
ash tree removal & replacement
can the spider beat the borer?



KIB Project Greenspace
pocket park tree plantings
street tree plantings

2012 Lilly Day of Service

“Destination Fall Creek”
invasive removal along Fall Creek

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