

BEYOND

SMART CITIES



LOCATION AND TRANSPORTATION - GREEN
BUILDING TECHNOLOGY TRAINING PROGRAM
FOR GREEN BUILDING AND SUSTAINABILITY SPECIALISTS

KRISHNAJI PAWAR, LEED AP BD+C, GSAS CGP, ISO 14001:2015, GCP
GREEN BUILDING SPECIALIST CURRICULUM





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HIGH-PRIORITY SITE AND EQUITABLE
DEVELOPMENT - CREDIT

FOR GREEN BUILDING AND SUSTAINABILITY SPECIALISTS

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LEARNING OBJECTIVES



Intent of High-Priority Site and
Equitable Development - Credit

Behind the Intent

Step by Step Guidance

Requirements

Required Documentation

Connection to Ongoing Performance

Terms and Definitions



LT- CR (1-2) - DESIGN

INTENT

To build the economic and social vitality of communities, encourage project location in areas with development constraints and promote the ecological, cultural, and community health of the surrounding area while understanding the needs and goals of existing residents and businesses.

POTENTIAL TECHNOLOGIES & STRATEGIES

Most of the priority designations are intended to encourage investment in economically disadvantaged or low-income areas. Projects outside the U.S. should demonstrate that the site is in a priority area, as designated by an equivalent, nationally administered program with similar goals and operation

HIGH-PRIORITY SITE AND EQUITABLE DEVELOPMENT

REQUIREMENTS

Many communities and governments have identified high-priority redevelopment sites. Putting these sites back into productive use has many environmental advantages over development in greenfields and environmentally sensitive areas. Building a project on a high-priority redevelopment site can revitalize the neighborhood and bring social and economic benefits to the surrounding community. Such projects also achieve savings because they are served by existing infrastructure.

IMPLEMENTATION

REQUIRED DOCUMENTATION

Documentation	Option 1	Option 2	Option 3
Vacuity map indicating previously developed land within 1/2 mile (800 meters) of project boundary	X		
Document from historic preservation entity confirming location in historic district	X		
Vacuity map or other documentation confirming priority designation		X	
Documentation from authority having jurisdiction detailing evidence of historic preservation and affirming that redevelopment has been or will be considered to its satisfaction			X

BEHIND THE INTENT

Many communities and governments have identified high-priority redevelopment sites. Putting these sites back into productive use has many environmental advantages over development in greenfields and environmentally sensitive areas. Building a project on a high-priority redevelopment site can revitalize the neighborhood and bring social and economic benefits to the surrounding community. Such projects also achieve savings because they are served by existing infrastructure.

Option 1 rewards investing in historic areas, a proven strategy for maintaining and enhancing community character. Underutilized properties can have a rich history. The redevelopment of sites in historic districts can also reduce urban sprawl through adaptive reuse.

Many low-income communities have sites that are vacant or underutilized because of perceived stigmas or economic barriers. Option 2 promotes the social and economic revitalization of economically depressed or disadvantaged neighborhoods by rewarding the location of certain appropriate projects on such sites.

Option 3 promotes the redevelopment of contaminated sites, where hazardous materials are removed from a site's soil or groundwater, thereby reducing the exposure of humans and wildlife to environmental pollution and improving environmental health. Contaminated site redevelopment often reduces the footprint of the project's elements, with a redevelopment site using an average of 78% less land than the same project would if it were built on a greenfield.

STEP-BY-STEP GUIDANCE

Option 1. Historic District

STEP 1. CONFIRM INFILL STATUS

Confirm that the project site under consideration is an infill site.

- To determine infill status, first identify all land within 1/2 mile (800 meters) of the project boundary that has been previously developed, excluding streets and other rights of way (see Getting Started: Previous Development).
- Determine the percentage of land that is previously developed by dividing the previously developed area by the total land area less streets and rights-of-way within 1/2 mile (800 meters) of the project boundary. Water bodies are not included in land area. If this percentage is 70% or greater, the location is considered an infill site.

STEP 2. IDENTIFY AND CONFIRM HISTORIC DISTRICT STATUS

Consult the local planning or permitting agency to identify any historic preservation entity that designates local historic districts. Work with that entity to determine whether the proposed project site is in a historic district.

- Projects in a historic preservation district must often meet additional design or construction criteria. These restrictions may include use of specific exterior building materials, limitations on total building height, and restrictions on demolition.
- Work with the historic preservation entity to determine these restrictions and gain approval through the local review board where required.

Option 2. Priority Designation

STEP 1. IDENTIFY PRIORITY DEVELOPMENT AREA

Review the high-priority designations identified in the credit requirements and consult each program's website to review the areas identified under the program. The priority designations listed most often overlap with economically disadvantaged areas. These programs are administered in the U.S. for information on equivalency, see Further Explanation, International Tips.

- National Priority Sites are designated by the U.S. Environmental Protection Agency. They release

STEP-BY-STEP GUIDANCE

- or threaten to release hazardous substances, pollutants, or contaminants. Projects on the National Priority List are targets for the federal Superfund program, which cleans up uncontrolled hazardous waste sites around the country.
- Empowerment Zone, Enterprise Community, and Renewal Community sites, identified by the U.S. Department of Housing and Urban Development, offer various tax incentives to encourage businesses to open or expand and hire local residents.
- The Community Development Financial Institutions Fund is a federal grant program that seeks to expand affordable credit, capital, and financial services for underserved populations through grants and tax credits. It is a subset of the Treasury's New Markets Tax Credit Program, which provides a tax credit for investing in designated "community development entities."
- A qualified census tract has a certain percentage of low-income households, as defined under Section 42 of the U.S. Internal Revenue Code. Difficult development areas are determined annually by Housing and Urban Development. Owners of rental properties in qualified census tracts and difficult development areas qualify for the low-income housing tax credit, as defined under Section 42 of the Internal Revenue Code.

STEP 2. CONFIRM THAT SITE IS IN AREA WITH PRIORITY DESIGNATION

Work with the local economic development, planning, community development, housing, or redevelopment agency or department to determine whether the specified priority designation applies to the project site.

- A project site qualifies even if only a portion is in the high-priority designated area.
- Indicate the site boundaries and priority area on a site map and provide confirmation of the designation.

STEP-BY-STEP GUIDANCE

Option 3. Brownfield Remediation

STEP 1. IDENTIFY CONTAMINATION

As early as possible in the development process, determine the presence of any on-site soil or groundwater contamination.

- To identify contamination, consult local records, conduct a Phase I or Phase 2 environmental site assessment (or a local equivalent), or work with a biologist or environmental scientist.
- The credit explicitly applies to soil or groundwater contamination. Asbestos and other contaminants inside buildings (whether demolished or remaining) or in debris do not count as contamination under this credit requirement. However, it is recommended that project teams consider these factors in an overall site assessment.
- If the project is located on a site that has already been completely assessed and remediated, the results of that assessment and remediation may be used toward achievement of this option if complete documentation is provided.

STEP 2. DETERMINE APPLICABLE REMEDIATION REQUIREMENTS

Obtain a declaration from the authority having jurisdiction indicating the presence of contamination, and work with that authority to determine the remediation requirements for the contaminated site.

- If part of the site is found to have contamination, then the entire area within the LEED project boundary is considered a contaminated site.
- In the U.S., the authority having jurisdiction may be the U.S. Environmental Protection Agency or a state or local government regulatory agency responsible for identification of contaminants and remediation protocols.

STEP 3. COMPLETE REMEDIATION

Remediate the project site to the satisfaction of the authority having jurisdiction. Completing remediation typically involves working with a remediation specialist.

- Remediation can be a long process. Identifying any contamination and beginning remediation is often just the first step; a site undergoing remediation may therefore receive credit at the time of certification.
- Many local governments or other authorities will not grant entitlement or other planning approvals until remediation has made the site safe for human occupancy and intended use.

REQUIREMENTS

NC, CS, SCHOOLS, RETAIL, DATA CENTERS, WAREHOUSES & DISTRIBUTION CENTERS, HOSPITALITY, HEALTHCARE

Option 1. High Priority Site (1 point BD&C except Core and Shell, 2 points Core and Shell)

Path 1. Economically Disadvantaged Community Location (1 point BD&C except Core and Shell, 2 points Core and Shell)

Locate within one of the following areas

- ▶ Census tract* in which average household income is at or below 80% AMI
- ▶ Census tract in which at least 20% of population is at or below poverty rate of state, provincial, or other regional jurisdiction
- ▶ Census tract in which unemployment is at least 150% of the state, provincial, or other regional jurisdiction.

Path 2. Brownfield Remediation (1 point BD&C except Core and Shell, 2 points Core and Shell)

Locate on a brownfield where soil or groundwater contamination has been identified, and where the local, state, or national authority (whichever has jurisdiction) requires its remediation. In cases of voluntary remediation by the project team, provide confirmation by the local, state, or national authority (whichever has jurisdiction) to verify that the site is a brownfield. Perform remediation to the satisfaction of the relevant authority.

REQUIREMENTS +

AND/OR
Option 2. Equitable Development (1 point BD&C except Core and Shell, 2 points Core and Shell)
Path 1. Equity & Community Benefits (1 point BD&C except Core and Shell, 2 points Core and Shell)
Develop and implement an equity plan.
OR
Path 2. Affordable Housing in Residential or Mixed-Use Projects (1 point)
Include a proportion of new rental and/or for-sale dwelling units priced for households earning less than the area median income (AMI). Rental units must be maintained at affordable levels for a minimum of 15 years. Existing dwelling units are exempt from requirement calculations. Meet or exceed the minimum thresholds in Table 1. Projects must meet or exceed the minimum percentage of units mandated through inclusionary zoning by their local jurisdictions.

Table 1. Minimum affordable units

Rental Dwelling Units	10 percent of total rental units (or at least one unit) priced up to 60% AMI
For-Sale Dwelling Units	5 percent of total for-sale units (or at least one unit) priced up to 80% AMI

CONNECTION TO ONGOING PERFORMANCE

LEED O+M LT prerequisite Transportation Performance:

Locating a building on any of the high- priority site types addressed in this credit significantly increases the likelihood that the project will be in a dense area served by transit and diverse uses, which would in turn have a significant positive impact on the transportation patterns of building occupants.
As a result, this credit makes a performance-based LT prerequisite Transportation Performance more achievable. LT prerequisite Transportation Performance evaluates a building's transportation characteristics through the collection and measurement of occupant survey data, rewarding projects based on how building occupants actually travel to and from the project.

REQUIRED DOCUMENTATION

Documentation	Option 1	Option 2	Option 3
Vicinity map indicating previously developed land within ½ mile (800 meters) of project boundary	X		
Document from historic preservation entity confirming location in historic district	X		
Vicinity map or other documentation confirming priority site designation		X	
Documentation from authority having jurisdiction declaring existence of specific contamination and confirming that remediation has been or will be completed to its satisfaction			X

REFERENCED STANDARDS

- ✓ U.S. Environmental Protection Agency, National Priority List:
epa.gov/superfund/sites/npl
- ✓ U.S. Housing and Urban Development, Federal Empowerment Zone, Federal Enterprise Community, and Federal Renewal Community:
portal.hud.gov/hudportal/HUD?src=/program_olces/comm_planning/economicdevelopment/programs/rc
- ✓ U.S. Department of Treasury, Community Development Financial Institutions Fund: cdfund.gov
- ✓ U.S. Department of Housing and Urban Development, Qualified Census Tracts and Diffcult Development Areas: qct.huduser.org/index.html

TERMS AND DEFINITIONS

Barfield real property or the expansion, redevelopment, or reuse of which may be complicated by the presence or possible presence of a hazardous substance, pollutant, or contaminant

Historic district a group of buildings, structures, objects, and sites that have been designated or determined to be eligible as historically and architecturally significant, and categorised as either contributing or noncontributing to the historic nature of the district.

Infill site a site where at least 75% of the land area, exclusive of rights-of-way, within 1/2 mile (800 meters) of the project boundary is previously developed. A street or other right-of-way does not constitute previously developed land; it is the status of property on the other side of right-of-way or the street that matters.

Previously developed site a site that, prior to the project, consisted of at least 75% previously developed land

