LEED Pilot Credit Library

Pilot Credit 64: Site Improvement Plan

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Applicable Rating Systems

This credit is available for pilot testing by the following LEED project types:

- Existing Buildings: Operations & Maintenance

Intent
To preserve and improve ecological integrity while supporting high-performance building operations.

Requirements

ESTABLISHMENT
Develop a five-year site improvement plan that includes:

- documentation of existing site conditions,
- site improvement objectives,
- performance standards to evaluate ongoing progress, and
- monitoring protocols.

The improvement plan must cover the following areas:

hydrology: protection and improvement of water bodies on site, rainwater management and reuse opportunities, potable water use reduction;

vegetation: documentation of existing vegetation on site, turf quantity reduction, protection of threatened, endangered or unique species, management of native and invasive plants; and

soils: documentation of general soil structure, preservation of healthy soils, remediation of compacted soils, identification of previously developed area.

The plan must be developed with professionals trained and experienced in the areas above. At least 5% of the site must be vegetated to be eligible for this credit.

PERFORMANCE
Implement all no-cost and low-cost measures. Develop a new improvement plan and implement all new no-cost and low-cost measures every 5 years.

Credit Submittals

General:

1. Register for Pilot Credit(s) here.
2. Register a username at LEEDuser.com, and participate in online forum
3. Submit feedback survey; supply PDF of your survey/confirmation of completion with credit documentation

Credit Specific:

Establishment
Provide the following:

- A copy of the Site Improvement Plan addressing the areas listed in the requirements. If an area is not specifically addressed, explain the reason(s) why.
- A drawing of the existing site conditions
- Calculations showing compliance with the 5% threshold
- A list of professionals consulted for the development of this plan

Performance
Provide the following:

- A list of all no-cost and low-cost measures implemented
- Every 5 years: the items listed above under Establishment

Additional Questions

- The goal of this credit is to improve upon existing site conditions and support high-performance operations by evaluating sustainable site management options. Do you believe that these requirements achieve this intent? Why or why not?
- Did you encounter difficulties in gathering the information for the improvement plan? If so, in what ways?

Background Information
Existing buildings need a practical, affordable way to plan for sustainable site improvements over time. This credit has the opportunity to foster change and push best practice in existing building management, while at the same time being doable and useful. It is a combination of the 2012 draft Site Assessment credit (BD&C) and the 2009 SS Credits 2 and 3 in LEED EB:O&M. Much of the information required for this credit is already available to the project team and building managers (existing site drawings such as the planting plan, the locations of water bodies, existing irrigation schedule, etc).

Changes

Changes as a result of 3rd Public Comment (3/1/2012):

- This pilot credit is new and does not contain any changes