The LEED for Neighborhood Development (LEED-ND) rating system offers communities the opportunity to maximize value and resource efficiency and minimize waste, pollution, and greenhouse gas emissions by transforming the way we live, work, and get around. Although primarily designed to certify individual development projects, the rating system can also serve as a tool for local and regional policymakers looking to achieve their sustainability goals. The advocacy and educational outreach efforts of our chapters are integral to the success of USGBC’s programs, and correspondingly, sustainable communities across the nation.

This toolkit is meant to serve as a starting point for promoting sustainable neighborhood development in your community. Depending on your capacity and interest, we encourage you to pick and choose the strategies that are most appropriate to your chapter, as you know your community best! Many of the following strategies are similar to those in the 2011 Chapter Advocacy planning guide, but with a green neighborhood lens applied. Outreach on sustainable communities can enhance and complement all of your existing green building and community efforts.

The following topics are included in the toolkit:

• LEED-ND Facts and Statistics
• Advocacy
• Educational Opportunities
• Events
• Neighborhoods Go Green Exhibit
• Partnerships
• Goal Setting and Strategies
• Resource List
LEED-ND INFORMATION

Although every community can work to achieve sustainability goals, the LEED for Neighborhood Development rating system has requirements, namely to do with location and urban design, which may preclude certain sites from using the rating system. The following information will inform you of the applicability of LEED-ND for potential projects in your region:

What is LEED-ND?

LEED for Neighborhood Development is a rating system that integrates the principles of smart growth and new urbanism along with green building techniques applied at the building and neighborhoods scale. The goal is to successfully enhance and protect the overall health (physical and economic) and natural environment of our communities through well-placed and designed development. By creating jobs and services that are accessible by foot or public transit, a LEED-ND project can contribute to a reduction in Vehicle Miles Traveled (VMT).

A LEED-ND PROJECT CAN BE:

- **Single use or multiple/mixed-use** – No minimum space-type percentages
- **In various locations** – Urban Infill, suburban retrofit, small community, near to existing uses, transit accessible, adjacent
- **On various land types** – Previously developed, brownfield, greenfield (if transit accessible, infill, or near existing uses)
- **New or re-development** – Recommend that majority (50%) of square footage consist of new construction or substantial renovation
- **Whole, fraction, or multiple neighborhoods** – No minimum or maximum size, though we recommend a minimum of two buildings and up to 320 acres.

LEED-ND SHOULD NOT:

- **Certify/rate an entire town, county or city**
- **Serve as a replacement for comprehensive planning**
- **Replace zoning codes**
- **Certify existing, stable neighborhoods** – there may be opportunities depending on the level of redevelopment occurring or planned for the area.

The rating system introduction explains the specifics in greater detail, so we encourage you to check out that document and our many online resources, such as the general and local government slide presentations for more information. If you have any questions on the rating system, please do not hesitate to contact USGBC.
LEED-ND BENEFITS

As with the individual LEED building rating systems, many will ask about the benefits of using LEED-ND. Although we do not have specific numbers on the cost savings or added resale values of LEED-ND projects (due to a small sample size and varied project type), there are a number of benefits of well-designed and located communities:

Talking Points - Economy

Consumers prefer smart growth, walkable neighborhoods.
- 56% of those surveyed prefer smart growth neighborhoods
- Over three quarters (77%) look for neighborhoods with pedestrian-friendly features
- Two-thirds (66%) see being within an easy walk of places in their community as an important factor in deciding where to live

Houses in walkable locations have higher home values
- A 2009 study by CEOs for Cities found that houses with above-average levels of walkability command a premium of about $4,000 to $34,000 over houses with just average levels of walkability in the typical metropolitan areas studied.
(Source: CEO’s for Cities, Walking the Walk: How Walkability Raises Housing Values in U.S. Cities, [http://www.ceosforcities.org/work/walkingthewalk])

Proximity to transit increases property values
- A recent study found property values along the light rail system in Dallas increased 50 percent from 2005 to 2007, noting that existing and planned development near stations would bring in an additional $127 million in tax revenues a year.
(Source – Reconnecting America and the Center for Neighborhood Technology, Capturing the Value of Transit, [http://www.planetizen.com/node/38695])

Smart growth neighborhoods cost taxpayers less
- The federal Office of Technology Assessment estimates that a single house built on the urban fringe requires $10,000 more in public services than one built in the urban core.
(Source – Economic Benefits of a Walkable Community, University of Wisconsin Extension Let’s Talk Business newsletter, [http://www.uwex.edu/ces/cced/downtowns/lth/lets/0703lth.pdf])
Talking Points - Environment

Reduces the rate of lost farmland
• America lost 23.2 million acres of farmland between 1982 and 2007

Reduced auto emissions and vehicle trips
• Vehicle use tripled between 1970 and 2006, raising vehicular emissions to more than 20% of U.S. greenhouse gas emissions

Additional Reading - Public Health

Understanding the Realationship Between Public Health and the Built Environment
• An appraisal of the current state of research between public health and neighborhood design, including recommendations for adoption into LEED-ND.

Centers for Disease Control - Fact Sheet
• A review of the LEED-ND rating system (pilot) and its public health benefits by the Centers for Disease Control

LEED-ND Synergies

As everyone that lives in a home (or works in an office), also lives in a neighborhood, there is an incredible opportunity to build on the success of LEED and cross-promote all the LEED rating systems. Although only LEED for Homes directly awards points based upon LEED-ND, there are a number of synergies that can exist between the rating systems:

**LEED for Homes – Location & Linkages Credit/Path 1**
Projects automatically receive all 10 points in the Location & Linkages section for locating in a LEED-ND community.

**LEED for Schools**
Achieving the Neighborhood Schools credit in LEED-ND (NPDC15) can help you achieve many of the sites and connectivity requirements in LEED for Schools.

**LEED for New Construction**
LEED certified buildings help a project meet the minimum Building Energy and Water Efficiency prerequisites in LEED for Neighborhood Development (GIBp2 + GIBp3).

We are currently undertaking a credit comparison analysis between the rating systems, so look for that in the near future.
STATE & LOCAL OUTREACH

As local government officials and staff are typically involved in making land use decisions, they are also poised to make their communities more sustainable. USGBC has seen a growing number of jurisdictions adopt green building policies, and now is the time to focus on legislation and incentives that impacts the overall community. The metrics in the LEED for Neighborhood Development rating system can not only be used to identify code barriers or legislative impediments, but also the pursuit of LEED-ND certification can be incentivized through local land use regulations. The following steps can kick start your advocacy efforts on LEED-ND:

1. Add LEED-ND into your advocacy agenda.
If you have not already done so, designate an individual on your advocacy committee for sustainable cities and/or create a Neighborhood Development subcommittee.

   Maryland -


2. Meet with local planning officials on green neighborhood development.
Many officials are interested in making their communities more sustainable, but are unsure of how to implement the changes necessary to achieve those goals. Meeting with elected and appointed officials to educate or advocate for LEED-ND can be equally as important as meeting with local staff, such as the local planning agency. Since LEED-ND requires a multidisciplinary project team, it is important to consider meeting with a wider group of public agencies or utilities that could play a role in granting permission or service for a LEED-ND project in addition to the planning department. The following list is not exhaustive, but can serve as a good start for the agencies and departments that could benefit from learning more about LEED-ND:

   • Building department
   • State and Local transportation agencies
   • Public Housing Authorities
   • Public Works
   • Parks
   • Natural Resources
   • Housing and Community Development
   • Economic Development Agency

In addition to local planning officials, presenting to the regional Council of Government or Metropolitan Planning Organization, if applicable, is another great way to promote the message of sustainable communities. Although many of these organizations do not have legal implementation authority, their planning efforts can set the stage for regional transportation and land use priorities. You should also consider reaching out to your local State League of Cities.
Although USGBC wants to encourage as many LEED-ND communities as possible, many sites are ineligible for certification under the rating system, and caution should be exercised when advocating for the wholesale adoption of the rating system. Efforts should focus instead on structural and financial incentives and encouraging jurisdictions to review their existing land use regulations for barriers. The Local Government Guide to LEED-ND, and companion slide presentation, are great resources to pull strategies from, and can also be given to local government officials.

**Houston -**

Members of the LEED-ND committee from the USGBC Texas Gulf Coast Chapter met with City of Houston Officials (Chief Development Officer, Director of Planning & Development, Director of Sustainability) to discuss promoting LEED-ND for both public and private development. The meeting resulted in an agreement to move forward with several initiatives including prioritizing LEED-ND projects for public-private partnership opportunities and other development incentives under consideration by the City, conducting high-level feasibility studies of projects currently under consideration by the City, attendance by City personnel at a LEED-ND symposium scheduled for October in Houston, and having City staff join the chapter’s LEED-ND committee to maintain momentum on these items.

The LEED-ND team has also created a survey for local government officials, which we encourage you to distribute regardless of whether you have the opportunity to meet with local officials. The survey can be found at www.usgbc.org/ndllocalgov.

**3. Create a network of LEED-ND “advocates”.
**

Due to outdated zoning codes, many LEED-ND projects are not zoned “by right” and must traverse a long and expensive approvals process, which may include a number of public hearings. If the project is facing community opposition, when prudent, having a number of supportive community members and well-respected industry advocates can overcome opposition and help the project achieve approvals.

**Lakewood, CO -**

The USGBC Colorado Chapter supported a local LEED-ND project (and Affordable Green Neighborhood grant recipient) by coordinating a few local residents, including the chair of the chapter board, to attend the public meeting and show support for the project during the City Council hearing. Their efforts were successful and the project received approval from the City.
4. Meet with State legislators and officials.
Although only a few examples of state legislation for LEED-ND currently exist, advocating for green community legislation can have a big impact on the success of projects within the state. Additionally, the state can pass bills that can ultimately help facilitate green community projects.

**California -**

The legislature passed **SB 375** (a follow on to **AB 32**), which requires coordination on land use and transportation decisions, as a way to reduce carbon emissions. LEED-ND is not specifically mentioned, but will be an important tool for local government trying to meet the target reduction goals in the bill.

The policies of other state agencies can also lead to green community developments in your state. Meet with the Department of Transportation to encourage multi-modal or Complete Streets policies or a state buildings department to encourage using LEED-ND in any new campus expansions or agency relocations.

**ADDITIONAL RESOURCES**

In addition to the [Local Government Guide](#), USGBC is currently developing a technical assistance guidance manual and model ordinance with [Pace University’s Land Use Law Center](#) which will be released in fall 2011. The [Natural Resources Defense Council (NRDC)](#) has also published [A Citizen’s Guide to LEED for Neighborhood Development](#) - a community group-focused guide to the rating system.

Share your success stories - e-mail [Jeff Lovshin](mailto:jlovshin@usgbc.org) at [jlovshin@usgbc.org](mailto:jlovshin@usgbc.org)

**EDUCATION**

**EDUCATIONAL OPPORTUNITIES**

USGBC offers a wide variety of educational opportunities for individuals interested in learning more about the LEED for Neighborhood Development rating system and sustainable communities. The current suite of [LEED for Neighborhood Development educational opportunities](#) include:

**Online Trainings -**

- **ND 201**: LEED for Neighborhood Development: Sustainability Beyond Buildings (3-part)
- **ND 252**: LEED for Neighborhood Development Credit-by-Credit Review (6-part)

**Workshops -**

- **ND 251**: Understanding the LEED for Neighborhood Development Rating System
- **ND 301**: Implementing the LEED for Neighborhood Development Rating System
In addition to a schedule of workshops, a few chapters, have shown a webinar series in their communities. For example, the Wisconsin Green Building Alliance organized a showing of the three-part ND 251.

(http://wgba.shuttlepod.org/Default.aspx?pageId=501632&eventId=354126&EventViewMode=EventDetails)

**LEED AP ND & VOLUNTEER EXPERIENCE**

Although architects, engineers, transportation consultants, and natural resources professionals are all integral to the development of LEED-ND project, the rating system includes a professional group that has typically not been involved in the LEED process: Urban Planners. Although the eligibility guidelines for the LEED AP ND specialty exam, which was launched in June 2010, provide an option path for public and private planning staff involved in reviewing LEED projects as part of a land use approvals process, a number of planners have not had the opportunity to work on any LEED project during their careers and cannot meet the eligibility requirements.

As volunteer experience on any LEED project can qualify individuals for the exam, we encourage chapters to partner with organizations working on LEED projects that need help completing the project on a pro bono basis. If you know of organizations that would be a good fit, please contact Jeff Lovshin at jlovshin@usgbc.org.

>>LEED AP ND Frequently Asked Questions

**EVENTS & OUTREACH**

A number of chapters have already held events about LEED-ND and sustainable communities, ranging from educational presentations and forums, to project tours or design charrettes. These events are hopefully of value and can provide opportunities to reach out to new potential members, educating individuals about LEED-ND, and build relationship with other local organizations. The list of events on the Chapter Extranet can serve as a starting point for chapters looking to hold an initial event, or for groups looking to do something different. The list is by no means comprehensive, so please let us know if we left off your event!

**EVENT PROFILES - USGBC ILLINOIS**

- General Information

**Event Title**: Building A Sustainable Community  
**Date**: March 2, 2011  
**Type of Event**: Half-day forum (4 hours)
EVENT PROFILES - USGBC ILLINOIS (CONT.)

Attendance: 100 approx. (Registration page: http://usgreenbuildingcouncilchicagochapter.roundtablelive.org/calendar?eventId=266567&EventViewMode=EventDetails)

Attendee Type: 40 local government officials, 60 other (CRE, private planners, etc).

Event Description: The goal of this event series, co-developed between USGBC-IL, the Congress for the New Urbanism, the Chicago Metropolitan Agency for Planning, and Farr Associates, is to educate municipal leaders, planners, their constituents and the building and development community about the steps needed to implement a sustainable community. The program discusses key principles of smart urban planning; the goals and point system that constitute the LEED for Neighborhood Development (LEED-ND) rating system; and the specifics of the GO TO 2040 seven county regional plan.

Event Structure: The event was split into two pieces with the following topics discussed during each section:

- 1st section: Setting the groundwork (business as usual vs. New Urbanism vs. LEED-ND) and intro to GO TO 2040 plan. The section ended with a roundtable on the barriers to LEED-ND in regional planning.
- 2nd section: Case studies (Whistler Crossing & Prairie Crossing) and another roundtable on how to implement LEED-ND in “your” community.

-Staffing/Budgeting

How many individuals were involved in the organization of the event? What skills or resources were especially beneficial? The USGBC-IL State and Local Advocacy Committee led the charge for the event with help from CNU (National), the Chicago Metropolitan Agency for Planning (CMAP), and Farr Associates.

Approximate hours expended planning event? Although hard to determine an actual number, the overall partner group held about 10-12 hours of conference calls over a number of months. The group commenced planning the first event (March 2011) in earnest in fall 2010.

Donations/Budget? CMAP offered their conference facilities for the event.
Registration rates? $10-$30/person.
Did you involve other partners or groups? If so, whom? CNU, CMAP, Farr Associates.

-Successes/Challenges

What was successful about the event? The mix of programming (presentations, case studies, and roundtables) made for a very diverse program that kept the audience engaged. We received many good questions on implementation techniques from audience members.

What challenges did you encounter? What would you do differently if you held the event again? We plan to replicate the event four times over the course of the year. After completing the second event, we realized we over programmed the event for the market, and would tailor it to the conference setting and create a scaled back version.
EVENT PROFILES - USGBC ILLINOIS (CONT.)

Would you hold the event again? What are your future plans? Phase 2 of the program is a technical review session and/or working session with city planning officials.

EVENT PROFILES - USGBC DETROIT REGION

- General Information

Event Title: LEED-ND Forum - How Planners Can Leverage its Benefits.
Date: April 1, 2011.
Type of Event: One Day Forum, Opening Plenary followed by breakout sessions divided into three Primary LEED-ND Tracks, with a 101 Primer, followed by a 201 more in depth look at the three credit categories: Smart Location & Linkages (SLL), Neighborhood Pattern & Design (NPD), & Green Infrastructure & Buildings (GIB).
Event location type (i.e. auditorium, conference center, etc): Lawrence Technological University (LTU) School Of Architecture, Auditorium for plenary and Closing, and Classrooms for the breakout Sessions.
Attendance: 74
Event Description & Structure (from program): After years of phenomenal success with its LEED® rating systems for buildings, the USGBC has rolled out the new LEED for Neighborhood Development program (LEED-ND). It’s now ready to start bringing the advantages of LEED to the community planning process. The Detroit Regional Chapter has assembled top experts in the field, putting together an intensive one-day interactive forum packed with practical strategies and tools for planners to begin implementing LEED ND in their communities.

Participants - who will include community planners, consultants, government officials, regional organization representatives, and students and faculty - will come away with a solid foundation on the LEED-ND rating system, its underlying principles, and the tremendous advantages it can bring to their local communities. Effective strategies for encouraging and promoting LEED-ND developments and streamlining the project approval process will be explored. All of this will take place in an interactive, inspirational environment where fellow planning professional can contribute their own perspectives and discover what others have learned.

The day will begin with an overview of the new LEED-ND rating system, concisely explaining its objectives, how it works, and the specific advantages it brings to bear on the neighborhood planning and development process. Attendees will then have their choice of participating in four of the six breakout sessions, where expert discussion leaders will present critical topics aligned with the three major LEED ND credit categories and lead lively question and answer periods. The event will conclude with an inspirational closing.
EVENT PROFILES - USGBC DETROIT (CONT.)

keynote address by one of the field’s leading proponents, followed by an opportunity to network with fellow professional and compare notes on the day’s activities.

MAKING LEED® ND HAPPEN IN YOUR COMMUNITY - How planners can leverage its advantages promises to be one of the most important events of the year for planning professionals who want to be at the forefront of the gathering revolution in community planning and aspire to be instrumental in making it happen in their communities.

-Staffing/Budgeting

**How many individuals were involved in the organization of the event?**

Primarily, there were four task force members who led the planning and implementation effort. All were volunteers and members of the Detroit Regional Chapter LEED-ND circle.

**Approximate hours expended?** Approximately 350 hours. Includes planning, coordinating food service, tracking registrations, and staffing the event.

**Approximate cost of the event?** $6,000.

**Donations?** $1,500 total ($500 from WARM and $1,000 from USGBC National)

**Did you involve other partners or groups? If so, whom?**  WARM Training Center, a 501c3 in Detroit, assisted in the planning effort and provided a monetary contribution. The Michigan Municipal League (MML) also provided support.

-Successes/Challenges

**What was successful about the event?** The event succeeded in bringing a diverse group of municipal planners, professional planners, designers, and others to one place to educate them on the capacity building potential the LEED-ND standard can leverage in their respective communities. Over 40 different communities in the Detroit Regional Chapter’s geographical area were represented. Additionally, we were able to leverage the connections of the Michigan Municipal League, and the contacts from the Congress for the New Urbanism (CNU) Michigan Chapter, as well as several other planning related groups in the region. We observed that people are really hungry for this discussion, and there was active discussion in all of the breakout sessions. The event spurned a discussion with the Community Development Advocates of Detroit (CDAD) about identifying problematic language in Detroit zoning ordinances.

**What challenges did you encounter?** What would you do differently if you held the event again? We encountered a significant issue with our website portal that registers and track registrants. We even lost one sponsor when he could not get on the site and register his guests. This has led the Chapter to look strategically at the design operation of the web site. Additionally, there was a challenge with the use of the facilities at the Lawrence Technical University School of Architecture. In order to host the event, the team committed to co-sponsoring a lecture series at the school in the fall, which has locked into specific services such as their catering service and food service provider.
**EVENT PROFILES - USGBC DETROIT (CONT.)**

**What would you do differently if you held the event again?** Although the event was successful we would change/implement the following:

- More planning time was needed
- Incorporate a meeting facilitator/troubleshooter, timekeeper and equipment manager for each session.
- We should have charged more.
- We wanted to be able to network with the Michigan Association of Planners, but we did not invite them to partner in the event. Also, we are building on our relationship with CNU-Michigan, and AIA-Michigan to partner with us on future events.

**What was successful about the event?** The mix of programming (presentations, case studies, and roundtables) made for a very diverse program that kept the audience engaged. We received many good questions on implementation techniques from audience members.

**What challenges did you encounter? What would you do differently if you held the event again?** We plan to replicate the event four times over the course of the year. After completing the second event, we realized we over programmed the event for the market, and would tailor it to the conference setting and create a scaled back version.

**NEIGHBORHOODS GO GREEN! EXHIBIT**

The *Neighborhoods Go Green! Scaling Up Sustainability exhibit* uses LEED-ND as a framework to discuss the key elements of a green neighborhood. The exhibit features text, photographs, and illustrations representing the features of a model green neighborhood, and showcases successful national and local projects. Today’s popular culture often promotes sustainability with technological solutions, like light bulbs, hybrid cars, or green buildings. The exhibit reveals the enormous potential of a whole neighborhood approach, and challenges visitors to think big.

A critical element of the exhibit is the Regional Challenge, which will spark conversation among local stakeholders and ideally lead to a commitment to encourage LEED-ND projects in their communities. For example, the goal of the Chicago Challenge was to have one LEED for Neighborhood Development project in each county in the state and for the Chicago region’s agencies to use LEED-ND for future redevelopment projects.

The exhibit is currently on display in Chicago, IL and was shown at the American Institute of Architects headquarters in Washington DC. We encourage local chapters to consider hosting the exhibit in your community and creating a regional challenge. For more information visit [www.usgbc.org/ngg](http://www.usgbc.org/ngg) and contact Sophie Lambert at slambert@usgbc.org.

**PARTNERSHIPS**

LEED-ND presents the opportunity to partner with other related organizations on events, education opportunities, and your advocacy efforts. The following organizations national organizations may have chapters or district councils in your communities:
To aid you in forming partnerships with local organizations, USGBC has created a list of contacts at each organization, which is available in the LEED section on the USGBC Chapter Extranet.

In addition, many local and regional organizations, such as Metropolitan Planning Organizations (MPO) or Councils of Government (COG), look comprehensively at planning and development in your community and will be good resources for your outreach efforts: Association of Metropolitan Planning Organizations directory.

AWARDS PROGRAMS

If your chapter issues awards for exceptional LEED projects in your state/region, we encourage you to incorporate LEED-ND into awards program. The USGBC National Capital Regional chapter has included LEED-ND as a category in its annual Awards of Excellence since 2010 (http://usgbcnrc.org/news/101). If your region does not have any registered or certified LEED-ND projects, you can consider issuing an award for “Un-Built Work” that meets LEED-ND criteria (http://www.woodlandsperryville.com/doc/woodlands_usgbc_press_release.doc).

RESOURCES

GOAL SETTING (2011-2012)

Depending on your capacity, we encourage you to complete as many of the following events as possible. Regardless of your chapter size, we encourage all chapters to form a sustainable neighborhoods/LEED-ND planning group or subcommittee, which will help formalize your goal setting for the year.

1. Organize a tour of a LEED-ND pilot project or 2009 project.  
If no project is available in your area, we can help you locate a project or neighborhood that incorporates many of the principles of LEED-ND (easier than you think!).

2. Give a presentation to local planning officials on LEED-ND.  
Encourage them to complete their own eligible lands analysis and review the zoning code for barriers to LEED-ND.

3. Assemble a panel on sustainable development and LEED-ND.  
Potential panelists can include LEED-ND project team members/developers, city sustainability directors or planners, futurists/statisticians, etc.
4. Hold a workshop on LEED-ND.

5. Have state and/or local representatives sign a green neighborhood resolution.
   Or companion legislation (complete streets, green building policy, incentives for smart development (IL).

**RESOURCE LIST**

USGBC recently updated the Neighborhood Development web pages, which include a variety of resources and information on the rating system and green neighborhood development.

**Local Government Resources**
- Website
- Local Government Guide to LEED for Neighborhood Development
- Local Government Slide Presentation

**General Resources**
- Website
- General LEED-ND Slide Presentation
- 12 Steps to a Sustainable Community

In addition the organizations listed in the partnership section above, the following group may have information that is beneficial for your efforts:

**Smart Growth America**
- LOCUS – Responsible Real Estate Developers and Investors

**Transportation for America**
- “Dangerous by Design” report (2011)

**Natural Resources Defense Council**
- NRDC Smart Growth
- A Citizen’s Guide to LEED for Neighborhood Development
- “Switchboard” Blog

**National League of Cities**
- Sustainability

**National Association of Counties**

**National Association of Realtors**
- Smart Growth

**ICLEI – Local Governments for Sustainability**
- Lead on STAR Community Index

**The EcoDistricts Initiative (Portland Sustainability Institute)**

**EPA – Smart Growth Office**

**National Association of Regional Councils**

**Association of Metropolitan Planning Organizations**

**Walkscore**

**Visualizing Density**
KEY TERMS & CONCEPTS

Although the LEED-ND rating system glossary includes many planning terms that are helpful to know, please note that many of the terms are defined specifically for the rating system to allow for quantitative measurements, and should not be interpreted as the universal definition.

Smart Growth – In general, Smart Growth is an urban planning and transportation theory that concentrates growth in compact walkable urban centers to avoid sprawl and advocates compact, transit-oriented, walkable, bicycle-friendly land use, including neighborhood schools, complete streets, and mixed-use development with a range of housing choices.

10 Principles (from Smart Growth Network)
1. Mix land uses
2. Take advantage of compact building design
3. Create a range of housing opportunities and choices
4. Create walkable neighborhoods
5. Foster distinctive, attractive communities with a strong sense of place
6. Preserve open space, farmland, natural beauty, and critical environmental areas
7. Strengthen and direct development towards existing communities
8. Provide a variety of transportation choices
9. Make development decisions predictable, fair, and cost effective
10. Encourage community and stakeholder collaboration in development decisions

New Urbanism - An urban design movement, which promotes walkable neighborhoods that contain a range of housing and job types. Strongly influenced by urban design standards that were prominent until the rise of the automobile in the mid-20th century; it encompasses principles such as traditional neighborhood design (TND) and transit-oriented development (TOD). More information at www.cnu.org.

Public-Private Partnership – A government service or private business venture which is funded and operated through a partnership of government and at least one private sector company. Typically, the private party provides a public service (or project) and assumes the financial and operational burden and potential upside.

Sector Plan – A detailed plan for a portion of a master plan area that is adjacent to transit or covering a central business district or other small area characterized by intense development (Montgomery County, Maryland Planning Glossary)

Comprehensive Plan – A long-term strategic master plan created to guide development in a jurisdiction. The plan typically identifies issues and states goals for various sectors such as transportation and land-use. The plan is not meant to be a permanent document, and is often not legally binding on its own (Ordinances in the respective community must be amended to legally implement the provisions in the plan).

Planned Unit Development (PUD) – A PUD is a planning tool which allows a developer greater flexibility in site planning and building design. This flexibility permits the developer to incorporate amenities in the project that exceed those that could have been achieved under the general provisions of the Zoning Regulations. When a project is designated as a PUD, the Zoning Commission usually mandates the development of standards specifically tailored to the project. (DC Zoning Definitions)

Traffic Calming – Physical changes to a street or roadway used to decrease traffic speed and volume. Methods of traffic calming include traffic circles, speed humps, and curb extensions. (Montgomery County, Maryland Planning Glossary)
**Morphology** – As applied to human settlements, it is the analysis of relationships between components of the city. A Figure-Ground analysis (the study of land coverage from buildings – figure – and open voids – ground) is one approach to determining the morphology of a city on a site or regional scale.

**Third places** – In contrast to first places (home) and second places (work), third places are public spaces where people can gather and interact such as main streets, coffee shops, pubs, post offices, etc. The term was originally crafted by Ray Oldenburg in *The Good Great Place*.

**Design Guidelines** – A set of guidelines adopted for a specific plan area that identify principles that should be used when developing a project within a certain area. Provides a guarantee that a community will receive a certain type of development (building materials, setbacks, site layout) while retaining flexibility for the developer to create a feasible project.

**Form-Based codes** – A zoning and land-use approach whereby visual diagrams and representations of the relationship between building facades and the public realm, and the scale and types of streets and blocks are used as the code regulations for a development or community. In comparison, conventional zoning uses Floor-to-Area Ratio (FAR), Dwelling Units per acre, setbacks, and parking ratios to determine development intensity. More information at the [Form-Based Codes Institute](#).

Although definitions vary by jurisdiction, additional urban planning and zoning definitions can be found in the [New York City Department of City Planning Zoning Glossary](#) and the [Maryland National Capital Park and Planning Commission - Montgomery County Planning Zoning Glossary](#).

**CONTACT**

Need more information on LEED for Neighborhood Development or have any comments, questions, or new additions to this guide? Please contact:

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Thank you for your ongoing efforts toward making our communities and the built environment more livable and sustainable!