



LEED v4.1 CITIES AND COMMUNITIES: EXISTING CITIES

Getting started guide for beta participants

July 2023

LEED for Cities and Communities: Existing Cities Scorecard

LEED for Cities and Communities		Points
INTEGRATIVE PROCESS		POSSIBLE: 5
Credit	Integrative Planning and Leadership	1
Credit	Green Building Policy and Incentives	4
NATURAL SYSTEMS AND ECOLOGY		POSSIBLE: 9
Prerequisite	Ecosystem Assessment	REQUIRED
Credit	Green Spaces	2
Credit	Natural Resources Conservation and Restoration	2
Credit	Light Pollution Reduction	1
Credit	Resilience Planning	4
TRANSPORTATION AND LAND USE		POSSIBLE: 15
Prerequisite	Transportation Performance	6
Credit	Compact, Mixed Use and Transit Oriented Development	3
Credit	Safe, Multimodal Accessibility	2
Credit	Clean Transportation	1
Credit	Mobility Management	2
Credit	Priority Sites	1
WATER EFFICIENCY		POSSIBLE: 11
Prerequisite	Water Access and Quality	REQUIRED
Prerequisite	Water Performance	6
Credit	Integrated Water Management	1
Credit	Stormwater Management	2
Credit	Smart Water Systems	2
ENERGY AND GREENHOUSE GAS EMISSIONS		POSSIBLE: 30
Prerequisite	Power Access, Reliability and Resiliency	REQUIRED
Prerequisite	Energy and Greenhouse Gas Emissions Performance	14
Credit	Energy Efficiency	4
Credit	Renewable Energy	6
Credit	Net-Zero Carbon and Climate Action	4

Credit	Grid Harmonization	2
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MATERIALS AND RESOURCES

POSSIBLE: 10

Prerequisite	Solid Waste Management	REQUIRED
Prerequisite	Waste Performance	4
Credit	Special Waste Streams Management	1
Credit	Responsible Procurement	1
Credit	Material Recovery	3
Credit	Smart Waste Management Systems	1

QUALITY OF LIFE

POSSIBLE: 20

Prerequisite	Demographic and Social Equity Assessment	REQUIRED
Prerequisite	Quality of Life Performance	6
Credit	Social Services & Infrastructure	3
Credit	Economic Growth & Opportunity	3
Credit	Environmental Justice	1
Credit	Housing and Transportation Affordability	2
Credit	Public Health	3
Credit	Educational Opportunity & Attainment	1
Credit	Civil and Human Rights	1

INNOVATION

POSSIBLE: 6

Credit	Innovation	6
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REGIONAL PRIORITY

POSSIBLE: 4

Credit	Regional Priority	4
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TOTAL

110

40-49
Points

CERTIFIED

50-59
Points

SILVER

60-79
Points

GOLD

80+
Points

PLATINUM

TR Credit: Compact, Mixed Use and Transit Oriented Development

This credit applies to

- Cities (1-3 points)

Intent

To concentrate development in compact, mixed-use centers, which allow efficient use of shared infrastructure and permit people to meet their daily needs without reliance on single-occupant vehicles.

Requirements

Identify Compact and Complete Centers (CCC) that will be analyzed in this credit. CCCs are areas that represent the community's strongest mix of uses, public transit availability, density, and walkability. They are measured as areas within a ½ mile (800 meters) walking distance of a central point, including landmarks such as public transit stations, civic buildings, major employment centers, urban parks, squares, plazas, or other major destinations. CCCs may be adjacent but not overlapping.

The number of CCCs required for analysis is based on the city's permanent population, as shown in the table below.

Table 5: Number of CCCs required as per city's permanent population

City Permanent Population	Number of CCCs
> 1 million	10
750,000 - 1 million	9
500,000 - 749,999	8
250,000 - 499,999	6
100,000 - 249,999	4
30,000 - 99,999	2
< 30,000	1

Attempt any of the following options for a total of up to 3 points

Option 1. Density, Destinations and Transit (3 points)

Meet all of the following requirements for each CCC:

- **Density:**
Residential density of at least 12 dwelling units per acre and non-residential density of at least 0.8 FAR or greater.
OR
Combined density of at least 35,000 square feet per acre of buildable land.
- **Diverse uses:**
At least 8 diverse uses (Appendix 1) present.
- **Public transit availability:**
At least 2 transit stops/stations from different routes are served by at least 72 weekday trips and 30 weekend trips (per direction).

Option 2. Walk Score and Transit Score (2 points)

Demonstrate that each CCC achieves both a Walk Score and a Transit Score greater than 70.

Option 3. Planning for Future Development (1 point)

Ensure that 90% population and job growth over the next 10 years from the date of certification is planned to occur in areas that meet the CCC requirements.

AND

Provide incentives to increase residential and employment densities and diverse uses in areas identified for compact, mixed-use development with public transit availability.

Guidance Behind the Intent

Transit-oriented development (TOD) encourages development in compact, human-scaled, walkable, and universally-accessible centers and neighborhoods that connect to public transit and offer diverse uses and services. The credit promotes street networks that are comfortable, safe, uninterrupted, and accessible for all people regardless of age, ability, and other factors. By 2025, 14.6 million households will demand homes within walking distance to public transit and rail systems and TOD can help meet some of that demand¹. Cities with dense, compact, and mixed-use development can contain urban sprawl, improve public health, strengthen local economy, improve road safety, reduce dependency on motorized vehicles and vehicular emissions and encourage efficient use of resources, productivity and budgetary savings ².

Cities are encouraged to design adequate compact mixed use centers to support their population. Compact and Complete Centers (CCC) are measured through three main indicator, density of the centers, availability of public transportations and diverse uses. In lieu of demonstrating compliance with these three indicators, cities can also take the leverage of Walk scores and Transit scores as per walkscore.com³. The credit also encourages cities to orient their future development in compliance with Compact and Complete Centers and incentivizing existing pockets to transform them into CCCs.

¹ *Transit-Oriented Development | Planning for Complete Communities in Delaware. (n.d.).*

<https://www.completecommunitiesde.org/planning/complete-streets/tod/>

² *TOD Standard - ITDP. (n.d.).* <https://tod.itdp.org/why-tod-matters.html>

³ <https://www.walkscore.com/>

Further Explanation

Required Documentation

Documentation	All projects	Option 1	Option 2	Option 3
Calculation on the number of CCCs required as per city's permanent population	X			
Master plan with the identified CCCs and their central points	X			
Residential and non-residential density or combined density calculations for each CCC		X		
Vicinity maps and table of uses identified by type and minimum number of uses accessible for each CCC		X		
Master plan showing location of transit stops/stations within each CCC		X		

Timetables or other-service level documentation showing frequency of weekday and weekend trips		X		
Documentation supporting Walk Score and Transit score of the city			X	
Policy/ projections/ plans indicating future population and job growth in areas that meet CCC requirements				X
List of existing policy or incentives meeting credit requirements				X

References:

STAR v2 BE-3: Compact & Complete Communities
 LEED v4 ND NPD Prerequisite: Connected and Open Community
 LEED v4 ND NPD Credit: Mixed-Use Neighborhoods

Referenced Standards:

<https://www.walkscore.com/>

Definitions:

None

Exemplary Performance

This credit is not eligible for exemplary performance.

Appendices

APPENDIX 1. DIVERSE USES

List of Diverse Uses

Category	Use type
Food retail	Supermarket
	Grocery with produce section
Community-serving retail	Convenience store
	Farmers market
	Hardware store
	Pharmacy
	Other retail
Services	Bank
	Family entertainment venue (e.g., theater, sports)
	Gym, health club, exercise studio
	Hair care
	Laundry, dry cleaner
	Restaurant, café, diner (excluding those with only drive-thru service)
Civic and community facilities	Adult or senior care (licensed)
	Child care (licensed)
	Community or recreation center
	Cultural arts facility (museum, performing arts)
	Education facility (e.g., K–12 school, university, adult education center, vocational school, community college)
	Government office that serves public on-site
	Medical clinic or office that treats patients
	Place of worship
	Police or fire station
	Post office
	Public library
	Public park
	Social services center
	Open community spaces such as squares and plazas
Community anchor uses	Commercial office