



Memorandum

To: Marty Mosely
Cc: Planning Board members, Ray Burger
From: David Sprout
Subject: Modern Living LEED Score
Date: November 13, 2017

During the August 24 Planning Board meeting, there was a brief discussion about awarding Modern Living's 802 Dryden Road housing project a Green Neighborhood Development density bonus (Zoning Law, Section 706). A density bonus is possible, though not automatic, if a developer can achieve a basic 2009 LEED ND certification score of 40 points.

Modern Living provided a LEED project checklist with a score of 43 points. After Gretchen Barvard, an accredited LEED professional working for Modern Living, answered questions from the Board, the Board seemed satisfied with the checklist score and seemed willing to award the density bonus of two dwelling units per acre.

If a housing development were scored through the 2009 LEED Rating System, 12 prerequisites would have to have been met for the LEED ND. The Modern Living project meets 11 of those prerequisites. The missing prerequisite is Walkable Streets. Modern Living says the requirement cannot be met because of the site constraints.

The intent of the prerequisite is 'to promote transportation efficiency, including reduced vehicle distance travelled. To promote walking by providing safe, appealing, and comfortable street environments that support public health by reducing pedestrian injuries and encouraging daily physical activity.'

Since the Town is determining the LEED score, the Planning Board needs to decide to either require sidewalks along Dryden Road now, as a condition of approval, or later, when road improvements are undertaken - currently scheduled for 2019.

Below is a list of LEED credits the Board should consider in its site plan approval process. In particular, whether the full density bonus should be awarded or partially awarded or not be granted.

Smart Location and Linkage

Credit 4 – Bicycle Network and Storage. For multiunit residential projects, one secure, enclosed bicycle storage space per occupant for 30% of the planned occupancy but no fewer than one per unit must be provided. Applicant stated that such storage would be provided within the dwelling units. The Board should consider, as a condition of approval, that bicycle storage space is labeled in the building plan submitted for permits. **No bicycle storage – minus one (1) point.**

Neighborhood Pattern and Design

Credit 12 – Community Outreach and Involvement. The applicant awarded two points for this credit, listing a design charrette for one of the points. Was a charrette conducted? **No charrette -minus one (1) point.**

Green Infrastructure and Building

Credit 1- Certified Green Building. I think the current energy code requirements (which must be met no matter what) exceed 2009 LEED/Energy Star criteria, but to demonstrate that those 5 points are legitimate (and a density bonus is warranted) the Board should include as a condition of approval that it be demonstrated that Option One of this Credit is carried out. Applicant has indicated that one building will meet LEED for Homes requirements (an option in Option One). I think it would be acceptable to allow Ms. Barvard to provide documentation. **No compliance -minus five (5) points - no density bonus.**

Credit 2 - Building Energy Efficiency. In order to achieve the two (2) points for this credit, a HERS rating of 75 or better must be achieved. The Board should include as a condition of approval that a HERS rating be provided for each dwelling unit. **No HERS rating - minus two (2) points.**

Innovation and Design Process

Credit 1 - Innovation in Design: Education. Applicants will educate tenants on sustainable features (with a pamphlet or brochure, I think). The Board should require that, as a condition of approval, the applicant provide a copy of the brochure. **No education - minus one (1) point.**

Credit 2 - Green Cleaning: Applicants will educate and encourage tenants on green cleaning practices. The Board should require that, as a condition of approval, the applicant provide a copy of educational materials. The applicant should be encouraged to prohibit car washing in the parking lot. If pets are allowed, animal waste bags should be required to be provided. **No proof of education - minus one (1) point.**