



**LEED v4 for Neighborhood Development Plan
Project Checklist**

Project Name: Sugar & Renner South
Date: 11/15/2018

Meets LEED Requirements
Meets Intent of LEED Requirements
Does Not Meet LEED Requirements
No Opportunity to Meet LEED Requirements

Yes	?	No	N/A	Smart Location & Linkage		28	
7	0	0	21	Prereq	Smart Location	Required	
Y				Prereq	Imperiled Species and Ecological Commu	Required	EMH&T letter sent to city of columbus 11/26/18
Y				Prereq	Wetland and Water Body Conservation	Required	
Y			N	Prereq	Agricultural Land Conservation	Required	
Y				Prereq	Floodplain Avoidance	Required	
1		9		Credit	Preferred Locations	10	Yes, located in area serviced by sewer and water
		2		Credit	Brownfield Remediation (RP)	2	Yes, the site will comply with Endangered Species Act requirements EMH&T pursuing confirmation letter
		7		Credit	Access to Quality Transit	7	Yes, site does not propose to fill in any known wetlands or water bodies and will provide 50-ft buffers around known wetlands. A corridor is shown that can be used for a future stream restoration project.
2				Credit	Bicycle Facilities	2	NA. This is a site selection criteria that is contrary to the Big Darby Accord land use recommendation for LEED at this location.
							Yes, the sites avoid the floodplain except for one drive entrance (needed for safety purposes)
							Site location not conducive to achieve this credit because the site was not previously developed and the number of intersection per square mile is not sufficient
							Not a brownfield site (consideration for providing centralized sewer service to failing on site sewer treatment systems adjacent to the project and the area should be of noted benefit)
							The closest COTA stop is at Renner and Hilliard Rome Road. The developer will continue to explore transit options with COTA and is willing to set aside designated space for residents and visitors to catch public or private on demand transportation services at the development and look for ways to educate its residents of these services.
							The applicant will work with the City to determine the desirability of the placement of public use bicycle racks at potential transit stop and at various multi-use path locations for any point of interest. The applicant will evaluate those approaches with Recreation and Parks. Additionally, requirements will be met for the multi-family buildings.
							The site not close enough to the required number of full time equivalent jobs. However, based on the proximity of the site to the established job growth centers of SW Columbus, NW Columbus-Dublin-33 Corridor, as well as such emerging job growth corridors at I-70 and US 29/US 42, over the next decade this site will fill a key need in the jobs/housing equation. This equation dictates that job growth and economic prosperity, as well as the generation of funds to support conservation programs, cannot occur without the provision of sound, achievable housing for working people and families. 1 point has been awarded due to the site being recommended for LEED, while 2 points may be awarded given the potential regional benefit.
1				Credit	Steep Slope Protection	1	No steep slopes onsite
1				Credit	Site Design for Habitat or Wetland and Water Body Conservation	1	The floodplain areas that are currently agricultural will be converted to meadow and actively managed for at least 3 years to create new habitat. Existing wetlands to be enhanced and wetland shelves added to ponds. Existing wetlands will have 50-ft buffers. Buffers meet EPA and City requirements. The proposed site plan conforms with the LEED requirement that pre project water bodies be buffered by 100'. This development proposal contemplates Recs and Parks assuming ownership of land necessary for stream restoration and any additional open space land the city desires for use and/or preservation.
1				Credit	Restoration / Enhancement of Habitat or Wetlands and Water Bodies	1	The site will include a large amount of native plantings throughout the 50% on-site open space and potentially a stream restoration. The site will preserve and enhance existing wetlands. Wetland shelving is to be added to storm retention ponds where practical and beneficial.
1				Credit	Long-Term Conservation Management of Habitat or Wetlands and Water Bodies	1	The applicant is planning to develop and commit to the implementation of a long-term management plan on site.

Yes	?	No	N/A	2	8	15	Neighborhood Pattern & Design		41	Yes
17	Y						Prereq Walkable Streets		Required	The site meets the maximum density by the BDA of 3 units/acre. The LEED standards for increased density and any commercial uses are contrary to the Big Darby Accord land use recommendation for this location.
	Y						Prereq Compact Development		Required	The site provides both roadway and multi-purpose path connections, inter-connected streets and future stubs to adjacent properties, as well as public recreation areas – Spindler Park, Clover Groff Natural Area, Franks Park and parks in Hilliard. The site includes more than 200 intersections per square mile within the buildable area and therefore exceeds the LEED recommendation of 140 intersections per square mile. No areas are gated. The northern site includes street stubs as recommended to the north, however the southern site cannot connect due to the stream to the east and I-70 to the south.
	Y						Prereq Connected and Open Community		Required	Applicant will explore 20 MPH designed street sections with the City and will provide on street parking on both sides where applicable.
6	2			1			Credit Walkable Streets (RP)	Can you explain this breakdown? 1 credit for posted 20 mph streets. 1 credit for homes being no more than 25-ft from property line. 1 credit for on street parking. 1 credit for continuous sidewalks. 4 credit equate to 2 LEED points. Other points not applicable to proposed land use.	9	The site can't exceed 3 units per acre based on gross site area, therefore this credit cannot be achieved. The LEED standards for increased density are contrary to the Big Darby Accord land use recommendation for this location.
				6			Credit Compact Development		6	The site does not include a mix of uses such as office, commercial, and retail, however it will support and be served by a major commercial corridor on Hilliard Rome Road. This is a site selection criteria that is contrary to the Big Darby Accord land use recommendation for LEED at this location.
1				4			Credit Mixed-Use Neighborhoods		4	Diversity of housing has been calculated at 0.57 based on the Simpson Index. A value of 0.5 achieves 1 point. The reduction in density from LEED ND min. density of 7.0 du.ac, revenue program fees on residents, and other BDA requirements all impair affordability. No units are currently being designated specifically for households earning less than area median income. A variety of residential housing types, including various types of SF and MF will be offered; examples of the various SF housing types have been provided to the city.
				6			Credit Housing Types and Affordability		7	Reduction of surface parking lots to be explored around multi-family units. The applicant would support a reduction in the minimum required parking with agreements/support from city staff. Additionally, the developers will explore modified front building setbacks for SF homes to reduce parking area which reduces impervious surface area
1							Credit Reduced Parking Footprint (RP)		1	Not enough intersections per square mile to meet the criteria for additional point credits; noting this is a site selection criteria that is contrary to the Big Darby Accord land use recommendation for LEED at this location.
				2			Credit Connected and Open Community		2	Not currently served by COTA.
				2			Credit Transit Facilities		1	The developer will continue to explore transit options with COTA and is willing to set aside designated space for residents and visitors to catch public or private on demand transportation services at the development and look for ways to educate its residents of these services.
				2			Credit Transportation Demand Management	You receive 1 point for every 2 options satisfied. What are the two options you are adopting from the list? Points moved to the No column. Pulte is working on options for transit with the city and COTA but at this time is does not look like we are able to achieve these points	2	yes, onsite open spaces plus access to trail networks along Clover Groff
1							Credit Access to Civic & Public Space		1	The site is adjacent to Spindler Park, and other parks to the North and the pathway network will provide access for all of the residents of the proposed development. Additionally, neighborhood scale playground facilities will be included in several pocket parks and open space within of the communities.
1							Credit Access to Recreation Facilities		1	Pulte homes incorporates some universal design elements within the planned patio home offerings
1							Credit Visibility and Universal Design	Give us more info on this. What aspects to you incorporate? Do you have a universal design available? If so you should get the point. Pulte attached information on our universal design options. I believe we can get this point.	1	

2						2	Have met with Norwich and Brown Townships, Hilliard City School District, City of Hilliard officials, and City Planning staff as well as 2 meetings with Darby Accord. One open community meeting is required (though not an official "public hearing") which has been scheduled for late November. Significant communications with neighboring property owners is ongoing. Additionally, the applicant has had and continues to have on-going meetings and discussions with several departments within the city of Columbus about the implementation of this plan and achieving a final plan that meets the goals and intent of this site.
1						1	Within 1/2 mile of farmers market
2						2	The planned tree density meets this requirement
1						1	The site is within 1/2 mile of the Horizon Elementary School and sidewalks are included through the site.

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Yes	?	No	N/A	8	4	13	6	Green Infrastructure & Buildings		31
n								Prereq Certified Green Building		Required
								Prereq Minimum Building Energy Performance		Required
Y								Prereq Indoor Water Use Reduction	The LEED checklist has very specific criteria for this. Are you saying the building code meets these standards? Based on current building code and water fixtures that Pulte Homes uses, we are able to achieve this point	Required
Y								Prereq Construction Activity Pollution Prevention		Required
				5				Credit Certified Green Buildings	The nonresidential, mixed-use, or multiunit 4 stories or more was for the next credit, you could achieve these standards, Points moved to N/A because the multi unit buildings most likely will not be 4 stories based on height restrictions.	5
								Credit Optimize Building Energy Performance (RP)		2
				1				Credit Indoor Water Use Reduction		1
								Credit Outdoor Water Use Reduction		2
					1			Credit Building Reuse (RP)		1
					2			Credit Historic Resource Preservation and Adaptive Reuse		2
								Credit Minimized Site Disturbance		1
1								Credit Rainwater Management (RP)	Need more information. What percent are you hitting? 85%? Some of these points may be in the yes column Points moved from 2-? and 2- No to 1-Yes and 3-No. EIR/H&T is working on final calculations for this category, we should be able to meet the requirements for the 80th percentile.	4
				1				Credit Heat Island Reduction		1
					1			Credit Solar Orientation	Solar ready? South facing option during buildout?	1
				1		2		Credit Renewable Energy Production		3
								Credit District Heating and Cooling		2
						1		Credit Infrastructure Energy Efficiency	Point moved to N/A column because the city of Columbus lighting standards for safety will not allow, the city is working with a consultant on smart lighting standards, will be available in the future	1
								Credit Wastewater Management		2
					1			Credit Recycled and Reused Infrastructure		1

No green building proposed at this time
There are no eligible buildings (nonresidential, mixed-use, or multiunit 4 stories or more)

Current building code standards meet these requirements

Yes, the erosion control plan will meet EPA standards

There are no eligible buildings (nonresidential, mixed-use, or multiunit 4 stories or more)

Pulte audits a minimum of one in every seven homes in Central Ohio to ensure compliance with energy efficiency programs for new construction that are supported by AEP and Columbia Gas. To obtain the highest ranking possible, Pulte insulates basement foundation walls, stud walls, exterior walls, and attic spaces. Pulte uses 93% AFUE furnaces, Pulte seals all exterior wall penetrations, insulates the duct works and uses energy star appliances.
Pulte's air exchange rate per hour is almost half of what is allowed by the IECC, and duct leakage is 3 times better than allowed. Below are calculations for each of these measurements:

- Overall energy efficiency – Pulte rates its' homes for energy performance, an average sample of homes over a 3-year period of tested units showed a rate of 3.66 ACH50 (number of air changes per hour at 50 pascals). This is almost double the 2009 IECC which allow for 7 ACH50.
- Duct Leakage – Pulte's 3-year average is 1.11 CFM25/100sfCFA, this is more than 3 times the energy start target number. This means more efficient HVAC system and better air flow through the home. Pulte uses Energy efficient lighting and HVAC -93% AFUE furnace and LED bulbs.

Likely no additional restrictions beyond prerequisite requirements

Landscaping in HOA controlled areas to use no or reduced irrigation demand with smart sensors to sense moisture conditions and limit irrigation use.

n/a

n/a

The proposed development preserves existing tree stands and 50% of the site, which is higher than the 20% requirement of this LEED standard. The area designated open space is currently farmed and will be planted with native prairie grasses, after which the area will not be disturbed.

The site will meet all applicable rain and storm water management requirements as required by all applicable agencies, including the OEPA's general storm water permit for the Big Darby Creek watershed area. In addition, by taking actively farmed land off line and serving this development with central sewers and storm-water best management practices, we will improve storm water management and water quality. Existing soils limit the ability to achieve no runoff for the 99th percentile storm (1.3").

To reduce heat island pavement, surfaces that are non-asphalt can meet this requirement. The use of concrete streets will be explored with Public Service.
75% of homes must face north or south, which is not achievable with current layout

No planned solar or wind farm facilities are planned. Residents will be able to install solar panels on the roofs of their homes (subject to design standards for the protection of the architectural integrity of the community)

The applicant is willing to work with the City to see if acceptable street lighting solutions can be provided within the framework of city street lighting policies and requirements.
Wastewater will be managed through centralized sewer and not reused on site, which constitutes a best practice recommended for within the Big Darby watershed.
Limited recycled materials used in new residential buildings.

The proposed site has municipal recycling service, hazardous waste collection, and will use techniques that reduce construction debris. A potential/future composting collection site is indicated on the proposed development plan.

1	1	1	Credit: Solid Waste Management	Pulte will contact SWACO about their pilot compost pick up program	1
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