LEED POINTS THROUGH TDM

High Point Value for Low Cost and Effort.
WHAT IS LEED?
WHAT IS USGBC?
WHY SHOULD YOU CARE?

• TDM Points for Those Pursuing LEED
• Buildings Doing TDM Helps Meet Outreach Goals
WHO CARES?

- Developers
- Property owners
- Employers
- Others
WHY DO THEY CARE?

- Green and/or LEED certification
- Local Government Requirements
- Local Government Incentives
  - Expedited approval process
  - Tax breaks
  - Density bonuses
- Requirement for Construction Funds
- Project Financing
WHAT ARE THE BENEFITS OF TDM?
ENVIRONMENTAL BENEFITS
IMPACT ON BUILT ENVIRONMENT

Greater building efficiency can meet 85% of future U.S. demand for energy

Source – USGBC website
IMPACTS OF U.S. BUILDINGS ON RESOURCES

40% primary energy use*

72% electricity consumption*

39% CO₂ emissions*

13.6% potable water consumption**

Sources:

ECONOMIC BENEFITS
What is value of TDM to developments/properties?

LABOR FORCE ACCESS
What is value of TDM to developments/properties?

Parking Reduction
What is value of TDM to developments/properties?

TENNANT RETENTION
What is value of TDM to developments/properties?

GOODS MOVEMENT
MARKET ADVANTAGE FOR GREEN OFFICE BUILDINGS

*Higher Occupancy rates*
- 3.8%

*Higher sales price*
- $171 more per square foot

*Higher rents*
- $11.24 more per sq. ft.

PERCEIVED BUSINESS BENEFITS TO GREEN

8-9%* Operating cost decreases

7.5%* Building value increases

6.6%* Return on investment improves

3.5%* Occupancy ratio increases

3%* Rent ratio increases

“At Hines, we specialize in Class A space, and we’ve reached the point where clients don’t think it’s Class A unless it’s green.”

Jerry Lea,
Executive Vice President of the Real-Estate Investment and Management Firm

“Green building is fundamentally altering real estate market dynamics – the nature of the product demanded by tenants, constructed by developers, required by governments and favored by capital providers,” according to RREEF Research. “The upshot will be a redefinition of what constitutes Class A properties and even institutional-quality real estate.”
TENANT DEMAND

“44% of C-Level Executives Believe Green Buildings help Attract and Retain Employees”

GENERATION Y

98%* aspire to work in a greener office

67%* want environmentally friendly workplace

92%* of new college grads want to work for a green company

81%* of grads would choose a green company over another

* Source thegreenworkplace.com & Monster Track -- Experience, Inc.
USGBC CHAPTERS

One community of individuals taking LOCAL action to deliver GLOBAL results through education, advocacy and outreach.

NETWORK
79 Chapters
30,000+ Individual Members

As of February 2012
LEED GOLD CERTIFIED OFFICE SPACE 2001-2010

TYPES OF LEED CERTIFICATION

- New Construction
- Existing Buildings/Operations & Maintenance
- Neighborhood Development
- Commercial Interiors
- Core and Shell
- Homes
- Schools
- Retail
- Healthcare
LEVELS OF CERTIFICATION

40-49 Points to be CERTIFIED
50-59 Points to be SILVER
60-79 Points to be GOLD
80+ Points to be PLATINUM
LEVELS OF CERTIFICATION

100 Possible Points

6 Additional Points for For Innovation in Design & Operations

4 Additional Points for Regional Priority Credits
TYPES OF LEED CERTIFICATION

• Existing Buildings/Operations & Maintenance
• New Construction
• Neighborhood Development
• Commercial Interiors
• Core and Shell
• Homes
• Schools
• Retail
• Healthcare
LEED – NEW CONSTRUCTION SUSTAINABLE SITES (SS 4.0)
LEED – NEW CONSTRUCTION SUSTAINABLE SITES (SS 4.0)

26 Total Possible Points

12 Alternative Transportation Points
LEED NEW CONSTRUCTION (NC)

- Balance to Achieve Certification: 28 points
- Alternative Transportation: 12 points

LEED Points
LEED NC SS 4.1 – Public Transportation Access

LOCATE PROJECT WITHIN ½ MILE OF RAIL
OR WITHIN ¼ MILE OF BUS
LEED NC SS 4.2 – Bicycle Accommodations

PROVIDE STORAGE, SHOWER, AND CHANGING ROOM.
PROVIDE PREFERENTIAL PARKING SPACES FOR LOW EMITTING VEHICLES AND FUEL EFFICIENT VEHICLES

LEED NC SS 4.3 – LEV Parking

PROVIDE PREFERENTIAL PARKING SPACES FOR LOW EMITTING VEHICLES AND FUEL EFFICIENT VEHICLES
2 Points

LEED NC SS 4.4 – Parking Capacity

PROVIDE MINIMUM PARKING, CAR/VANPOOL SPACES, CAR/VANPOOL DISCOUNTS, NO NEW PARKING

http://gotriangle.wordpress.com/2012/09/24/more-parks-less-parking-parkingweek/
LEED NC TDM OPPORTUNITY

12/60 Total Points toward **GOLD** (20%)

12/50 Total Points toward **SILVER** (25%)

12/40 Total Points toward **CERTIFIED** (30%)
LEED – EXISTING BUILDING SUSTAINABLE SITES (SS 4.0)
LEED – EXISTING BUILDING SUSTAINABLE SITES (SS 4.0)

LEED Points

- Alternative Commuting Transportation
- Other Sustainable Sites (SS) Points

42% 11 points
58% 15 points
LEED – EXISTING BUILDING SUSTAINABLE SITES (SS 4.0)
LEED EXISTING BUILDING OPERATIONS & MAINTENANCE (EBOM)

LEED Points

- Balance to Achieve Certification: 25
- Alternative Commuting Transportation: 15

15%  25%
LEED EBOM
SSC4 – ALTERNATIVE COMMUTING

Mode Split and Surveys
LEED EBOM
SSC4 – ALTERNATIVE COMMUTING

Mode Split

- Drive Alone: 84%
- Carpool: 5%
- Did not Work - Compressed Schedule: 3%
- Worked From Home: 2%
- Vanpool: 2%
- Motorcycle: 1%
- Bicycle: 1%
- MARC: 1%
- Bus: 1%
- Electric Car: 0%
- Walk: 0%
- AMTRAK: 0%
- Other: 6%
LEED EBOM
SSC4 – ALTERNATIVE COMMUTING

**Points**

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<tr>
<th>Percent Trip Reduction</th>
<th>LEED Certification Points</th>
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<tbody>
<tr>
<td>10%</td>
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<tr>
<td>13.75%</td>
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<td>24</td>
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<tr>
<td>75.00%</td>
<td>26</td>
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</table>
LEED EBOM TDM OPPORTUNITY

15/60 Total Points (25%) for GOLD

15/50 Total Points (30%) for SILVER

15/40 Total Points (38%) for CERTIFIED
WHAT ARE YOUR NEXT STEPS?

1. ID existing buildings w/LEED opportunities
2. ID future buildings/neighborhoods with LEED Opportunities
3. Help Property Managers and Developers Understand Value TDM Provides Those Buildings
WORKING SMARTER, NOT HARDER TO GET LEED POINTS
ACT’s SUSTAINABLE DEVELOPMENT COUNCIL (SDC)

1. Supports members working in LEED, Green Building and other sustainable development communities.

2. Meetings 2nd Thursday of each Month

3. Dial: 866.754.9576

4. Pass code: 4337595094
QUESTIONS?

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