



LAFAYETTE, IN

SUSTAINABLE NEIGHBORHOOD ASSESSMENT

May 14 - May 16, 2012

SUSTAINABLE NEIGHBORHOOD

ASSESSMENT USING LEED-ND

Through the Sustainable Neighborhood Assessment Tool developed by Global Green USA, public officials and local government staff are using the LEED for Neighborhood Development (LEED-ND) rating system to determine ways that future development in their communities can achieve high levels of environmental, economic, and social sustainability. LEED-ND integrates the principles of smart growth, walkable urbanism and green building into the first national rating system for neighborhood design. In Lafayette, IN, the Global Green team used the assessment tool to evaluate existing conditions, and plans for the City's Historic Centennial Neighborhood-building upon efforts already underway, to increase sustainability.

ENVIRONMENTAL PROTECTION AGENCY

Technical Assistance provided by Global Green USA with Agora Group and the US Green Building Council to the City of Lafayette was made possible through funding from the US EPA's Office of Sustainable Communities Building Blocks for Sustainable Communities Grant Program.



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Assessment Area



Nearhood Location



Indiana



Tippecanoe County



Lafayette



Historic Centennial Neighborhood



Sustainable Neighborhood Assessment Process

The goal of the sustainable neighborhood assessment process is to establish several focus areas where policy and planning changes in a particular area can promote sustainable urban development over the short and long term. To define these focus areas, Global Green USA and its team use a sustainable neighborhood assessment tool whose backbone is a modified LEED-for Neighborhood Development (ND) checklist and associated metrics. Prior to visiting the target neighborhood, the team conducts a thorough review of relevant planning documents, code requirements, and city and stakeholder priorities for the neighborhood and creates an initial augmented LEED-ND checklist, marking each credit as “achieved,” “not achieved,” “unknown,” or “not applicable” according to baseline conditions. This initial checklist also ranks credits within the three LEED-ND categories (Smart Location & Linkages, Neighborhood Pattern & Design and Green Infrastructure & Building) as they compare to local policy priorities, regulatory support, technical feasibility, market support, and stakeholder input. The checklist for Historic Centennial Neighborhood is provided on page 13.

Using the initial assessment as a point of departure, the Global Green team then conducts a three-day site visit. The team walks each block of the target neighborhood and conducts a series of meetings with targeted stakeholders, city staff, and other relevant agencies. Initial findings are presented and discussed at a community workshop. Throughout this process, the preliminary checklist is edited and augmented to incorporate the team’s visual observations, issues raised during stakeholder meetings, and priorities developed

during the community workshop. The checklist helps to group individual sustainability components into the broad focus areas noted on the next page in the green box. It also provides specific sustainability performance metrics – taken directly from LEED-ND – for those focus areas. These metrics often then serve as the technical criteria of the team’s specific policy and planning recommendations.

At the end of this process in Lafayette, the Global Green team developed specific recommendations in four topic areas. Many of these recommendations have components that can be implemented quickly while others will require long-term dedication and collaboration among many public and private sector partners. The intention behind the recommendations is not to formally certify the area under the LEED-ND rating system but rather to suggest policy, planning, and development changes that promote the sustainable growth of Historic Centennial Neighborhood. Following these recommendations would, in time, enable Historic Centennial Neighborhood to look, feel and perform like a LEED-ND neighborhood.

Neighborhood Background

The Historic Centennial Neighborhood in Lafayette, located just north of Lafayette's downtown commercial district, is the City's oldest urban neighborhoods. The assessment area is bounded by the Wabash River, Ferry, Union, and 9th Streets. On the opposite side of the river is West Lafayette and Purdue University, with residential neighborhoods to the north and east.

Historic Centennial Neighborhood is listed on the National Register of Historic Places, with more than 65% of residential structures built prior to 1940. The neighborhood features a collection of architecturally significant homes, churches, and other buildings dating from the 1840s to the 1950s. The stylistic diversity is critical to the neighborhood's historic significance and overall character.

The neighborhood features a mixture of historic homes, some of which have been restored, and others that exhibit deferred maintenance. A number of the older properties have been converted to multi-family or small commercial uses. Several institutional uses including the YWCA and the Tippecanoe County Health Department are located along 6th Street. CityBus provides transit service along 4th Street and 6th Street. The southwest portion of the study area adjacent to Downtown includes a number of light industrial and commercial uses.

The neighborhood lies within the Wabash River Corridor. Current access to the river is limited, due to the

railroad tracks adjacent to the river as well as restricted and limited pedestrian and bicycle provisions on the two bridges that connect Lafayette and West Lafayette. The Corridor is the focus of a master plan being developed by the Wabash River Enhancement Corporation that includes trails, public plazas and open space, pedestrian connections across the river and potential private sector development for both commercial space and housing.

Several recent student housing developments have raised concerns about preservation of the neighborhood's historic character, due to issues related to massing, setbacks, parking location, and architectural style. The Historic Centennial Neighborhood Association (HCNA) is very active and well organized around issues of historic preservation, partly in response to concerns about the type and quality of newer developments in the neighborhood. The City is currently preparing the Historic Centennial Neighborhood (HCN) Master Plan, which is intended to promote neighborhood stabilization and preservation, as well as compatible revitalization. The plan will ultimately be adopted as an amendment to the City/County Comprehensive Plan. This plan will serve as decision-making guidance for the Area Plan Commission, the City Council, and the local development community among others. The plan may also lead to the establishment of zoning modifications by the Area Plan Commission.

Neighborhood Highlights



NATURAL AMENITIES



INSTITUTIONS



TRANSIT SERVICE



ARTS

FOCUS AREAS

Related LEED-ND Credits

Quality of New Development

Category: Neighborhood Pattern & Design

Walkable Streets (prerequisite 1 & credit 1)

Category: Green Infrastructure & Building

Building Energy Efficiency (prerequisite 2 & credit 2)

Building Water Efficiency (prerequisite 3 & credit 3)

Historic Preservation and Adaptive Reuse (credit 6)

Proximity and Access

Category: Smart Location & Linkages

Bicycle Network and Storage (credit 4)

Category: Neighborhood Pattern & Design

Walkable Streets (prerequisite 1 & credit 1)

Connected and Open Community (prerequisite 3)

Transit Facilities (credit 7)

Access to Civic & Public Space (credit 9)

Access to Recreation Facilities (credit 10)

Access to Food

Category: Neighborhood Pattern & Design

Walkable Streets (prerequisite 1 & credit 1)

Mixed-Use Neighborhood Centers (credit 3)

Reduced Parking Footprint (credit 5)

Access to Civic & Public Space (credit 9)

Access to Recreation Facilities (credit 10)

Green Building and Infrastructure

Category: Green Infrastructure & Building

Building Energy Efficiency (prerequisite & credit 2)

Building Water Efficiency (prerequisite & credit 3)

Stormwater Management (credit 8)

Infrastructure Energy Efficiency (credit 13)



Catalytic Projects

Three upcoming projects create opportunities for synergy with the Historic Centennial Neighborhood assessment and the ability to integrate strategies from the LEED-ND.

The first is the creation of a new public transportation transfer station on the southwest corner of the Centennial Neighborhood. Currently, Lafayette's Big Four Depot, house facilities for Amtrak, Greyhound Bus, and CityBus transportation services. Currently, CityBus provides about 5 million rides per year and is planning to expand services and facilities. To provide better service and promote transportation oriented development in the vicinity of downtown, CityBus is planning a new bus transfer station. The new CityBus facility is expected to be the anchor for the Centennial Village Transit Oriented Development plan that is envisioned for the 3rd and 4th Street corridor. The proposed Centennial Village Transit Plaza will consist of a new transit hub, plaza, and mixed-use facilities for residential, secondary education class space, and business/retail uses. The Transit Village will connect the corridor and the Lafayette-West Lafayette communities via public and alternate transportation systems.

A second important project is Centennial townhomes, a project spearheaded by neighborhood residents to redevelop the vacant, underutilized Midwest Rentals site located between Brown and Cincinnati Streets, east of 5th Street. The project is being conducted as a partnership among the Centennial Neighborhood Investment Group (CNIG), the Lafayette Urban Enterprise Association, and the City of Lafayette Redevelopment Commission. The vision is to create owner occupied townhomes that are designed in the historic context of the neighborhood, similar to an earlier development nearby on 5th Street.

The third catalytic project is the planned

reconstruction of North Street to serve as a stormwater retention area, as part of the City's overall efforts to address combined sewage overflow (CSO) issues. The historic brick paving on North Street will be removed and new brick pavers will be installed to maintain the historic character while providing infiltration opportunities that will clean stormwater before it percolates into the ground water.

Recommendation Overview

Historic Centennial Neighborhood benefits from several attributes including the large number of historic resources, the mix of land uses, proximity to downtown Lafayette, and proximity to the Wabash River and Purdue University. There is also an active neighborhood organization that is engaged in preserving and enhancing existing assets as well as promoting high-quality new development. The City and the Area Plan Commission are currently in the process of approving the Historic Centennial Neighborhood Plan. In an effort to integrate the LEED-ND assessment into this existing policy and planning framework, the Global Green team revised the HCN Plan. The suggested edits to the Plan provide additional metrics for implementation and set the ground work for converting the plan into an ordinance. The following recommendations go beyond the purview of the Historic Centennial Neighborhood Plan and are developed based on the LEED-ND checklist review, site visit notes, stakeholder input, and review of best practices for similar communities.

Recommendation 1

RESPONSIBLE
DEPARTMENT
Engineering
Department, Area
Plan Commission,
& Economic
Development

Preserve and Enhance Historic Character

LEED-ND encourages the preservation and enhancement of historic character within a neighborhood through various credits. They include the adaptive reuse of historic buildings and cultural landscapes which represent significant embodied energy and cultural value, in a manner that preserves historic materials and character defining features. Historic urban form is often synonymous with new urbanism, which emphasizes the pedestrian and the over all walkability of a neighborhood. This traditional pattern of development within the public realm is encouraged through credits known as Walkable Streets, and Tree-Lined and Shaded Street within the Neighborhood Pattern & Design credit category.

The historic buildings, mature trees, and vintage street, curb, and sidewalk design are some of the most unique and attractive aspects of the Historic Centennial Neighborhood. It is critical that efforts to continue to document and preserve these features. However, it also clear that some of the historic fabric has been lost to insensitive new development and the adoption of car-based land use patterns.

To halt further erosion of the historic qualities and enhance these assets over the long-term, it is essential that design standards be put in place such that new development can compliment the neighborhood both in terms of use, design, and architectural details. In the interim, steps should be taken to better maintain existing resources and to implement cost-effective methods to minimize the impact of unused buildings and surface parking lots.



Historic townhouse renovated and preserved



Incompatible development pattern with historical context

Preserve and Enhance Historic Character

Recommendations:

Short-Term

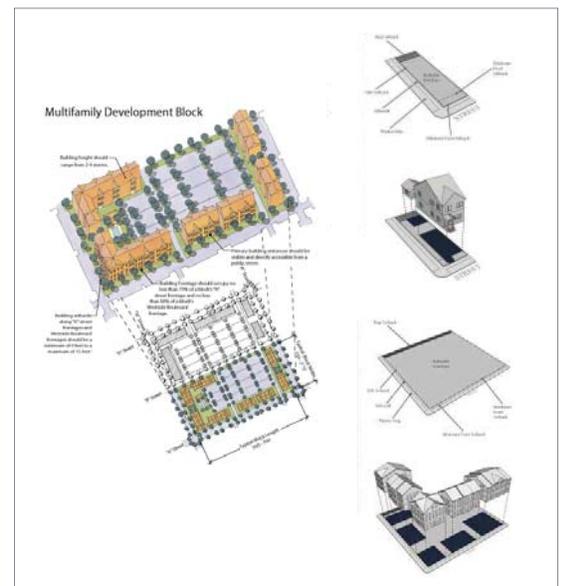
1. Institute an annual or biannual inspection of all rental properties to ensure that dwelling units are maintained to be consistent with the building code and that properties meet basic standards of maintenance. Include a review of energy and water saving measures in the evaluation protocol.
2. Provide incentives for landscaping at perimeter of surface parking lots and tree planting in surface parking lots.
3. Provide incentives such as expedited permit processing or reduced fees for projects that incorporate preservation or restoration of historic resources.



Lacking landscaped perimeter on surface lot, which diminishes traditional street enclosure and increase surface runoff during storm events.

Long-Term

4. Develop a form-based code for Historic Centennial Neighborhood that emphasizes addresses issues related to maintaining and enhancing the historic qualities of the neighborhood. The form-based code should augment the Historic Centennial Neighborhood Master Plan by providing standards for building location, massing, form, and architectural details that reflect the historic styles present in the neighborhood. The code should be applicable to new construction and additions to existing structures.
5. Explore modifying the Purdue Commuter Parking policy, in order to reduce the incentive for new development with high rates of off-street parking. Given the high level of transit access and planned pedestrian and bicycle improvements, a commuter-based policy should not apply to Historic Centennial Neighborhood.



Illustrations of form-based code used to identify the historic urban form to be preserved in future development

Improve Connections Within and Outside the Neighborhood

The largest category within LEED-ND, in terms of points, is Neighborhood Pattern & Design (NPD). This credit category emphasizes the creation of compact, walkable, vibrant, mixed use neighborhoods with connections to nearby assets. These attributes are vital to creating a sustainable neighborhood by using infrastructure and land more efficiently, therefore reducing driving while promoting local businesses.

The Historic Centennial Neighborhood has many of these assets already in place and its street system meets many of the requirements that are fundamental to creating walkable and bikable streets, namely high levels of connectivity due to short block lengths, and neighborhood streets that are designed for motor vehicles to travel at speeds of 25 mph or less.

While the street grid and degree of connection within the neighborhood is quite good, and the transition to the Downtown area is seamless, the neighborhood suffers from poor connections to surrounding areas. Most significantly access across the Wabash River to Purdue University is difficult, cumbersome, or dangerous. Access to the trails along the Wabash River is also limited, thus reducing the value of this resource to the neighborhood.

The presence of these fundamental assets allows the City to focus policy and development efforts on accessing the river and the regional trail and connectivity to West Lafayette, as well as improving the overall bikability of the Historic Centennial Neighborhood. The recommendations on the following page are derived from the standards within the Neighborhood Pattern & Design, and Smart Location & Linkages credit categories.



Transit shelter on the northwest corner of 9th and Union Streets. The Historic Centennial Neighborhood has no known transit shelters



Slow moving streets throughout the neighborhood create a more walkable and bikable environment

Improve Connections Within and Outside the Neighborhood

Recommendations:

Short-Term

1. Paint a sharrows on 6th Streets and stripe bike lanes on 3rd, 4th, 9th, and Union Streets per the Bike Lane dimensions on the Recommended Performance Metrics table on page 8. Ensure that sufficient right of way is earmarked for dedicated on-street bike lanes on 3rd and 4th Streets during any future street reconfiguration.
2. Provide bus shelters at bus stops on 4th, 6th, and Brown Streets per the transit shelter standards in the Recommended Performance Metrics table on page 8.
3. Establish a car share station at the CityBus transfer center to meet the needs of downtown and Historic Centennial Neighborhood residents. Car Share companies targeting university adjacent neighborhoods may be ideal companies to target to complete the new multi-modal transit hub.



Limited bicycle access to West Lafayette and the regional trail due to the elevator/stairs found at Reihle Plaza's entrance to the John T. Myers Pedestrian bridge

Long-Term

4. Increase both the actual and perceived connection to Purdue University and West Lafayette by constructing the Brown Street pedestrian and bicycle bridge and market the proximity of Historic Centennial Neighborhood to graduate students at Purdue University.
5. Better connect the trail system along the Wabash River in order to provide Historic Centennial Neighborhood residents with access to a significant open space resource.



Diminished access to regional trail

Improve Connections Within and Outside the Neighborhood

RECOMMENDED PERFORMANCE METRICS*

	SIDEWALK	BIKE LANES	BIKE PARKING
DIMENSIONS	8 feet on retail or mixed-use blocks 4 feet on all other blocks (widths are inclusive of planter strips)	Striped 5 feet (on street lanes or one way path or trail), or 8 feet (off-street two-way path or trail)	N/A
STANDARDS	Sum of recycled content equals 50% or more of the total mass used for new sidewalks High albedo reflective material (reflective coefficient or whiteness)	Designate streets with a design speed of 25 mph or slower as part of the bike network	<i>Mutiunit Residential:</i> 1 enclosed storage space per occupant for 30% of planned occupancy. <i>Visitor:</i> 1 space per 10 du. <i>Retail:</i> 1 enclosed storage space per new retail worker for 10% of retail worker planned occupancy. <i>Visitor/Customer:</i> 1 space per 5,000 sf. <i>Nonresidential other than retail:</i> 1 enclosed storage space per new occupant for 10% of planned occupancy. <i>Visitor:</i> 1 space per 10,000 sf. of new commercial non-retail space. <i>Shower & Changing Facility:</i> Provide one on-site shower and changing facility for developments with 100 or more new workers and at least 1 additional shower for every 150 new workers thereafter.
	TRANSIT SHELTERS	STREET LIGHTING	STREET TREES
DIMENSIONS	N/A	N/A	Intervals averaging 40 feet on center (excluding driveways and utility vaults)
STANDARDS	Covered shelter, with lighting and seating Trash receptacles (including recycling) Bulletin for posting transit information	15% annual energy reduction below conventional infrastructure items *Outlet for event lighting	Noninvasive species, soil volume, root medium and well width

Planned Occupancy: minimum planned occupancy for multiunit residential buildings is 1 person for a studio unit, 1.5 persons for a 1 bedroom unit, and 1.25 persons per bedroom for a 2 bedroom or larger unit (LEED-ND Reference Guide; pg 471)

*Recommended but not a LEED-ND standard

Provide Neighborhood Meeting Places

A topic that emerged during the stakeholder meetings and the community workshop is the shortage of spaces where the long-term residents and short-term student renters are able to meet and establish stronger links to the neighborhood and each other.

LEED-ND provides standards for formal or informal neighborhood meeting space such as community centers, plazas, recreation centers, and parks as means to facilitate social networking, civic engagement, and physical activity. For example the minimum size of a civic or public space is defined as one-sixth of an acre, an outdoor recreation facility is one acre, and an indoor facility is at least 25,000 square feet.

While the YWCA and the Imagination Station all provide indoor neighborhood meeting space, Centennial Park is the sole outdoor gathering space for residents to congregate, especially those with small children. The park is approximately .4 acres which meets the LEED-ND criteria for a civic space, but even there, options for sports are limited. Centennial Park offers basketball courts for recreation, but residents engaged in sports that require a larger field, such as soccer, baseball, and softball, typically use facilities in adjacent neighborhoods. Sports facilities are also limited to the several schools located around the Historic Centennial Neighborhood, often occurring on the asphalt parking lots associated with the neighborhood churches.

A grocery store was also identified by numerous stakeholders as a missing element in the neighborhood. While the weekly farmer's market does provide access to food proximate to the neighborhood, a local grocery store would add significant value to the neighborhood and further support walking and biking while reducing automobile trips.



The downtown farmer's market provides an informal gathering space and access to locally grown foods for residents



Only formal community gathering space located in the Historic Centennial Neighborhood

What is Form-Based Code?

The regulations and standards in form-based codes, presented in both diagrams and words, are keyed to a regulating plan that designates the appropriate form and scale (and, therefore, character) of development rather than only distinctions in land-use types. Form-based codes typically address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. The regulating plan also defines a set of street frontages from which the code is organized. This is in contrast to conventional zoning's focus on the segregation of land-use types, permissible property uses, and the control of development intensity through simple numerical parameters (e.g., floor area ratio, dwellings per acre, height limits, setbacks, parking ratios, etc.)

Provide Neighborhood Meeting Places

Recommendations:

Short Term

1. Conduct an assessment of the feasibility of creating a sports field or dog park, possibly by consolidating surface parking lots. This would require an assessment of parking needs by the churches, schools, and institutions.
2. Explore the feasibility of establishing a grocery store to serve the residents in the Centennial Neighborhood. Many of the otherwise positive aspects of the neighborhood's compactness, walkability, and cohesion are undermined by the lack of this significant neighborhood resource. A grocery store also provides an informal place for residents to meet each other and foster stronger ties to the community.

Long Term

3. Complete the plans to expand Centennial Park to Cincinnati Street in order to provide playing fields and other informal gathering space for residents.



Rendering of the expanded Centennial Park from the Historic Centennial Neighborhood Plan



Existing surface parking lots that could serve dual functions outside of traditional use hours



Recommendation 4

RESPONSIBLE
DEPARTMENT
Engineering
Development, and
Sanitation Department

Improve the Neighborhood's Environmental Performance

Several options exist to increase resource conservation and environmental responsibility in Historic Centennial Neighborhood. Buildings and infrastructure in urbanized areas account for over 40% of energy consumption and represent significant investments in materials and the associated embodied energy. Development also typically changes hydrological patterns and results in higher ambient temperatures through the urban heat island effect. Local environmental quality, vitality of regional ecosystems, and the well being of residents can all be negatively impacted.

LEED-ND addresses these issues, primarily in the Green Infrastructure & Building category, through credits related green building, energy and water efficiency, stormwater management, landscape water use reduction, heat island reduction, infrastructure energy and materials efficiency, and solid waste and recycling.

For the Historic Centennial Neighborhood, environmental performance measures should address buildings through weatherization and energy standards, upgrades to heating and cooling systems and plumbing fixture replacement. Standards should also be established for the repair and replacement of public infrastructure. Combined, the building and infrastructure measures can reduce waste, energy, water use, and costs, and aid the City's overall efforts to address combined sewer overflow, as well as augment the existing green attributes of the neighborhood.



The TA team and City Staff standing outside of a LEED Certified City Building



Existing recycling bins in the public right of way and on non-residential streets helps the City increase its waste diversion rate

Improve the Neighborhood's Environmental Performance

Recommendations:

1. Explore the adoption of an energy efficiency standard, such as Energy Star, for new construction and major remodeling projects. Encourage participation by qualifying property owners in the weatherization programs.
2. Require that new construction and major remodels include stormwater retention features such as drywells, swales, rain gardens, and permeable paving.
3. Encourage the removal of impermeable surfaces and installation of low-impact development (LID) features on private property by allowing for reductions in the total number of required parking spaces.
4. Expand City run recycling to provide services for multi-family properties over 4 units.
5. Establish standards for recycled content for street paving, sidewalks, and streetscape features and energy efficiency standards for street lights and traffic signals.



Providing recycling may reduce the concerns of existing dumpster conditions for multifamily



Future development site ripe for LID features and reduced parking requirements

Sustainability Assessment

Checklist

The Project Assessment Checklist below is an annotated LEED-ND checklist created by Global Green. It is a key component of the tool used to document and compare the assessment area against the LEED-ND prerequisites and credits. Each credit within the three credit categories (Smart Location & Linkage, Neighborhood Pattern & Design, and Green Infrastructure & Building) is marked as “achieved,” “not achieved,” “unknown,” or “not applicable” under baseline conditions. Additional analysis has been done based on local planning policy, regulatory support, technical feasibility, market support and stakeholder input. The preliminary checklist analysis was edited and augmented during our site visit, stakeholder meetings, and the community workshop. This information was then translated into an overall assessment of sustainable neighborhood performance.

LEED for Neighborhood Development: Project Assessment Checklist HISTORIC CENTENNIAL NEIGHBORHOOD- LAFAYETTE, IN

Baseline Conditions	Local/Regional Planning Priority	Regulatory Support	Technical feasibility	Market Support	Neighborhood Need/ Stakeholder Input
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Legend	
✓	Achieved
?	Unknown
X	Not Achieved
-	Does not exist/ NA
Green	Explicit support/ no technical issues
Yellow	Lack of explicit support/ minor technical issues
Red	Opposition/ significant technical issues
Grey	Not Applicable

Smart Location and Linkage						Total Points	
✓	Green	Green	Green	Yellow	Green	P 1 Smart Location	Required
✓	Green	Green	Green	Yellow	Yellow	P 2 Imperiled Species and Ecological Communities	Required
✓	Green	Green	Green	Grey	Grey	P 3 Wetland and Water Body Conservation	Required
✓	Grey	Grey	Grey	Grey	Grey	P 4 Agricultural Land Conservation	Required
✓	Green	Green	Green	Grey	Grey	P 5 Floodplain Avoidance	Required
✓	Green	Green	Green	Green	Green	C 1 Preferred Locations	
✓	Grey	Yellow	Green	Yellow	Green	C 2 Brownfield Redevelopment	
✓	Green	Grey	Green	Green	Green	C 3 Locations with Reduced Automobile Dependence	
✓	Green	Green	Yellow	Grey	Green	C 4 Bicycle Network	
X	Yellow	Yellow	Yellow	Yellow	Yellow	C 4 Bicycle Storage	
✓	Green	Green	Green	Yellow	Green	C 5 Housing and Jobs Proximity	
✓	Grey	Grey	Grey	Grey	Grey	C 6 Steep Slope Protection	
✓	Green	Green	Green	Grey	Grey	C 7 Site Design for Habitat or Wetland and Water Body Conservati	
X	Grey	Grey	Grey	Grey	Grey	C 8 Restoration of Habitat or Wetlands and Water Bodies	
X	Grey	Grey	Grey	Grey	Grey	C 9 Long-Term Conservation Management of Habitat or Wetlands a	

Sustainability Assessment

Checklist

LEED for Neighborhood Development: Project Assessment Checklist HISTORIC CENTENNIAL NEIGHBORHOOD- LAFAYETTE. IN

Baseline Conditions	Local/Regional Planning Priority	Regulatory Support	Technical feasibility	Market Support	Neighborhood Need/ Stakeholder Int
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Legend	
✓	Achieved
?	Unkown
✗	Not Achieved
-	Does not exist/ NA
Green	Explicit support/ no technical issues
Yellow	Lack of explicit support/ minor technical issues
Red	Opposition/ significant technical issues
Grey	Not Applicable

Neighborhood Pattern and Design

Checkmark	Color	Requirement	Requirement Type
✓	Green	P 1 Walkable Streets- Principal Entries	Required
✓	Green	P 1 Walkable Streets- Building Height to Street Width Ratio	Required
✓	Green	P 1 Walkable Streets-Continuous Sidewalks	Required
✓	Green	P 1 Walkable Streets-Garage and Service Bays	Required
✓	Green	P 2 Compact Development	Required
✓	Green	P 3 Connected and Open Community	Required
✓	Green	C 1a Walkable Streets : Facades and Entries	
✓	Green	C 1b Walkable Streets: Ground-Level Use and Parking	
✓	Green	C 1c Walkable Streets:Design Speed for Safe Ped and Bike Travel	
✗	Yellow	C 1d Walkable Streets: Sidewalk Intrusions	
✓	Green	C 2 Compact Development	
✗	Red	C 3 Mixed-Use Neighborhood Centers	
✓	Green	C 4 Mixed-Income	
✓	Green	C 4 Diverse Communities	
✗	Yellow	C 5 Reduced Parking Footprint	
✓	Green	C 6 Street Network	
✗	Grey	C 7 Transit Facilities	
✗	Yellow	C 8 Transportation Demand Management	
✗	Grey	C 9 Access to Civic and Public Spaces	
✗	Grey	C 10 Access to Recreation Facilities	
✗	Yellow	C 11 Visitability and Universal Design	
✓	Green	C 12 Community Outreach and Involvement	
✓	Green	C 13 Local Food Production	
✓	Green	C 14 Tree-Lined and Shaded Streets	
✓	Green	C 15 Neighborhood Schools	

Lafayette, Indiana

2

5/14/2012

Sustainability Assessment

Checklist

LEED for Neighborhood Development: Project Assessment Checklist
HISTORIC CENTENNIAL NEIGHBORHOOD- LAFAYETTE, IN

Baseline Conditions	Local/Regional Planning Priority	Regulatory Support	Technical feasibility	Market Support	Neighborhood Need/ Stakeholder In
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Legend	
✓	Achieved
?	Unkown
X	Not Achieved
-	Does not exist/ NA
Green	Explicit support/ no technical issues
Yellow	Lack of explicit support/ minor technical issues
Red	Opposition/ significant technical issues
Grey	Not Applicable

Green Infrastructure and Buildings

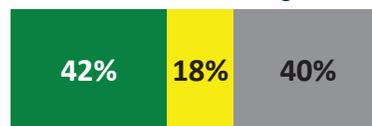
✓	Green	Green	Green	Green	P 1 Certified Green Building	Required
X	Yellow	Green	Yellow	Yellow	P 2 Minimum Building Energy Efficiency	Required
X	Yellow	Green	Yellow	Yellow	P 3 Minimum Building Water Efficiency	Required
✓	Green	Green	Green	Green	P 4 Construction Activity Pollution Prevention	Required
✓	Green	Yellow	Green	Yellow	C 1 Certified Green Buildings	
X	Yellow	Green	Yellow	Yellow	C 2 Building Energy Efficiency	
X	Yellow	Green	Yellow	Yellow	C 3 Building Water Efficiency	
X	Green	Green	Green	Yellow	C 4 Water-Efficient Landscaping	
✓	Yellow	Green	Yellow	Green	C 5 Existing Building Use	
✓	Green	Green	Green	Yellow	C 6 Historic Resource Preservation and Adaptive Reuse	
✓	Yellow	Green	Green	Green	C 7 Minimized Site Disturbance in Design and Construction	
X	Green	Green	Yellow	Green	C 8 Stormwater Management	
✓	Green	Yellow	Green	Green	C 9 Heat Island Reduction	
X	Yellow	Yellow	Red	Yellow	C 10 Solar Orientation	
X	Yellow	Yellow	Yellow	Yellow	C 11 On-Site Renewable Energy Sources	
X	Yellow	Yellow	Red	Yellow	C 12 District Heating and Cooling	
X	Green	Green	Green	Yellow	C 13 Infrastructure Energy Efficiency	
X	Yellow	Yellow	Red	Yellow	C 14 Wastewater Management	
✓	Yellow	Yellow	Green	Yellow	C 15 Recycled Content in Infrastructure	
X	Yellow	Yellow	Green	Green	C 16 Solid Waste Management Infrastructure	
✓	Yellow	Yellow	Green	Yellow	C 17 Light Pollution Reduction	

Sustainability Assessment

Summary

Based on in-field assessment, planning document review, various stakeholder meetings, and the community workshop, the Global Green team estimated which LEED-ND credits were “Likely,” “Possible with Effort,” “Unlikely” to be achieved, or “Not Applicable,” considering existing conditions, technical feasibility, policy readiness, financial burden, and applicability to neighborhood conditions. The bar graph summary identified the overall level of sustainable neighborhood performance for the Historic Centennial Neighborhood. In all three of the LEED-ND credit categories many of the credits fall into the “Likely” category, which affirms the teams perception that the area has many already existing attributes of sustainability. Of the remaining credits, many fall in the “Possible with Effort” category, which shows the large potential for improving the neighborhood’s level of sustainability specifically by pursuing the high-priority recommendations described in this report.

Smart Location and Linkages



Neighborhood Pattern and Design



Green Infrastructure and Building



Legend

- “Likely”
- “Possible with Effort”
- “Unlikely”
- “Not Applicable”

The summary table in blue shows the numeric values from the percentage of credits identified as “Likely” in the above bar graphs multiplied by the total possible points available in each credit category. While these number values do not correlate exactly to specific LEED-ND credits and points, they provide a broad estimate of the neighborhood’s potential level of future achievement. It should be noted that this is a rough measure of performance, and not an exact representation of the project’s level of certification if it was to pursue full certification under the rating system. The Point Requirements for LEED-ND Certification table below comes from USGBC. These numeric thresholds represent the four possible levels of certification, “certified,” “silver,” “gold,” “platinum.” Based on the assessment methodology and the extrapolated number of “Likely” points, the Historic Centennial Neighborhood is performing at the Certified level.

Point Requirements for LEED-ND Certification

Certified:	40-49
Silver:	50-59
Gold:	60-79
Platinum:	80+

Lafayette-Historical Centennial Neighborhood		
LEED for Neighborhood Development		
	Total Possible	Likely
Smart Location and Linkage	27	11
Neighborhood Pattern and Design	44	28
Green Building and Infrastructure	29	10
Sum Total	100	49

LAFAYETTE, IN

FOOD —

- EXISTING FARMER'S MARKET
- ACCESS TO NEIGHBORING MARKET VIA TROLLEY (FREE) - ADVERTISING
- ID LAND PRIOR TO DEVELOPMENT FOR GARDEN
- FOOD-COOP TO SELL FARMERS FOOD BUT NEED BUILDING
- EXISTING CO-OP DOING SUSTAINABLE AG.
- R&M EXISTS (ACROSS FROM KB (COFFEE ON MAIN)) NOT GREAT REP.
- EXISTING NICHE PRODUCTS
- EXPENSE IS AN ISSUE FOR POPULAR

- REASONABLE & COOL - THAT'S WHAT WE NEED.

- TRANSFORM EXISTING SURFACE LOTS TO GARDEN SPACE

ACCESS —

- BIKE BRIDGE W/ GARDEN
- CONVERT 3RD & 4TH STREET TO 2-WAY FOR BUSINESS
- PARKING LOTS AREN'T ATTRACTIVE
- N 10TH STREET COMMUNITY GARDEN (RAISED BEDS)
- L → DONE ON A TEMPORARY BASES BEFORE GAINING ACCESS TO SITE
- CITY OWNED PARCELS? ON OLD RAIL (BRICK)

NEW DEVELOPMENT —

- NEW BUT COMPATIBLE DESIGN
- FENESTRATIONS, MATERIAL REQ. → NEW MATERIALS THAT MIMICK OLD BUT EASY TO MAINTAIN
- PARKING STRUCTURE NEEDS TO BE BALANCED W/ SHARED USE OF SURFACE LOTS
- REUSE HISTORIC PAVERS FOR BRICK IN NEW DEVELOPMENT
- PARKING PROBLEM... REAL OR PERCEIVED?
- BUILD NEW UP TO EXISTING LOT LINE

GREEN BUILDING & INFRASTRUCTURE —

- LEVERAGING SOCIAL & ECONOMIC IMPACTS # OF IMPROVING PUBLIC RIGHTS OF WAY
- REUSE TO HELP HISTORIC RESTORATION
- N. STREET PROJECT WILL REUSE BRICKS
- RAIN BARREL PROGRAM - LEVERAGED TO REPLACE # SURFACE LOTS
- PARKING 60% OF IMPACT ON STORM-WATER SHEET FLOW

COMMENTS

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