

Green Building LEED Rating System

S U S T A I N A B L E S I T E

CATEGORY	OBJECTIVE	PARKSIDE COMMONS
Construction	Reduce pollution by controlling soil erosion, waterway sedimentation and airborne dust	Special stormwater filters on site; protected topsoil and prevented pollution
Site Selection	Avoid development of inappropriate sites to reduce impact on the environment	Not developing buildings or parking on: <ul style="list-style-type: none"> • farmland or flood plain(below 100-year level) • habitats identified by Federal or State as threatened or endangered • within 100' of any wetlands setback • undeveloped land within 50' of water • land that was parkland
Development Density & Community Connectivity	Channel development to urban areas with existing infrastructure, protect green fields, habitat and natural resources	Constructed on a previously developed site in residential area with pedestrian access to nearby services
Alternative/Public Transportation	Reduce pollution	Within 1/2 mile of public bus line
Bike Storage	Reduce pollution	Covered bike storage for 15% of residents
Stormwater Design - Quality Control	Limit impact on natural waterflows	Removed and filtered 80% of soil
Heat Island Effect (non-roof)	Reduce heat islands	80% of parking under cover
Water-Efficient Landscaping	Limit water use for landscape irrigation	Installed fully underground drip irrigation to limit evaporation
Water Use Reduction	Maximize water efficiency	Reduced water use to 30% below baseline; Installed low-flow fixtures and dual-flush toilets. Individual water meters optional for residents to monitor usage

E N E R G Y & A T M O S P H E R E

CATEGORY	OBJECTIVE	PARKSIDE COMMONS
Building Energy Systems	Verify that building's energy related systems perform to specifications	Independent team will test systems following final construction phase
Minimum Energy Performance	Meet certain minimum energy efficiency hurdles	Exceeds hurdle by 10%, reducing resident energy bills, pollution and equipment replacement frequency
Refrigerant Management	Reduce ozone depletion	No CFC-based refrigerants
Optimize Energy Performance	Achieve increasing levels of energy performance	Exceeds requirements by 10%
On-Site Renewable Energy	Use renewable energy such as solar panels	Solar panels will save energy and lower heating and cooling costs
Enhanced Refrigerant Management	Reduce ozone depletion	Used preferred refrigeration equipment

M A T E R I A L S & R E S O U R C E S

Recyclables	Reduce waste	Area for recycling paper, cardboard, glass, plastics and metals
Construction Waste Management	Direct construction waste to material recovery processors	Recycled/salvaged 75% of construction materials
Recycled Content	Increase demand for recycled products	Used materials made from recycled materials

I N D O O R E N V I R O N M E N T A L Q U A L I T Y

CATEGORY	OBJECTIVE	PARKSIDE COMMONS
Minimum IEQ Performance	Establish minimum indoor air quality	Will meet requirements for ventilation
Tobacco Smoke	Minimize exposure to residents	Smoke-free grounds, public spaces and apartments
Construction IAQ Management - During Construction	Reduce air quality issues from construction	High-quality filtering
Low-Emitting Materials: Adhesives/Solvents, Paints, Carpeting	Reduce air contaminants	Low VOC materials in all instances
Indoor Chemical/Pollutant Source Control	Minimize exposure to chemicals	Measures to contain and restrict spread of chemicals and pollution
Controllability of Lighting	Provide control to occupants	Individual controls for 90% of building
Controllability of Thermal Comfort Systems	Provide high level of thermal comfort system control	Individual controls
Thermal Comfort Design	Provide environment that supports health	Heat/air conditioning exceeds industry standards
Thermal Comfort Verification	Provide assessment over time	Conduct surveys and corrective action
Daylight 75% of spaces	Provide resident connection to outdoors	75% of spaces receive natural light level

I N N O V A T I O N & D E S I G N P R O C E S S

Innovation in Design – Education	Provide LEED design teams the opportunity to seek exceptional performance	Educate residents on green building performance and ongoing sustainable efforts
LEED Accredited Professional	Encourage use of LEED supported certification	LEED professional verified standards