

Cypress Environmental and Land Use Planning

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Introducing a New Look to the Newsletter

Greetings and Happy Fall,

I have embarked on a new look to my seasonal newsletter. No longer will you need to click on an attachment to bring this newsletter up on your monitor. And the links to newsletter topics will facilitate you reading what is most interesting to you. I hope you like this new format.

My Spring 2011 Newsletter highlighted some state-of-the-art sustainable planning concepts. This newsletter discusses one of these concepts, LEED for Neighborhood Development (LEED[®]-ND), in more detail. Where LEED is focused on sustainable building construction, LEED[®]-ND is focused on sustainable land use planning and design.

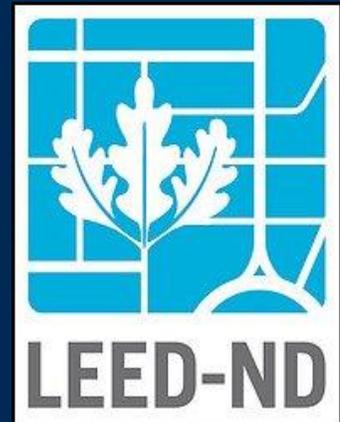
We also look at a project in Emeryville which has been recently LEED[®]-ND certified as an example of the type of projects that are meeting the LEED[®]-ND standard. This project, the Emeryville Marketplace, is a large mixed use project that includes commercial and residential uses with substantial common open space.

In the environmental planning world, October is also known as "erosion control month". A short reminder of the importance of implementing erosion control measures is provided at the end of this newsletter. Cypress Environmental can assist you in identifying the best techniques to use to solve your erosion issue today before it becomes a big problem. If you need assistance, please contact me.



Happy Fall to You!

In this Newsletter we feature the following topics below.



More About LEED-Neighborhood Development: The Sustainable Approach to Urban and Suburban Development



Emeryville Marketplace becomes LEED-ND Certified. Read below.

LEED ND is Smart Growth and Healthy Growth

The U. S. Department of Health and Human Services *Healthy Communities Design* program has declared LEED®-ND “supports public health efforts to design and build active communities that make it easier for people to live healthy lives”. An HHS review panel found that, based on scientific research and expert opinion, several of the LEED®-ND rating system features could contribute to the several public health benefits, including reduced risk of obesity, heart disease, and hypertension; a reduction in asthma and other respiratory diseases; reduced injuries from vehicle crashes and improving mental health.

- **First, Some Background**

The LEED®-ND rating system integrates the principles of smart growth, New Urbanism, and green building into the first national standard for green neighborhood development. New smart growth developments are compact, transit and pedestrian oriented, provide a mix of housing types and affordability levels, and are predominantly mixed use. Smart growth also usually includes outdoor civic spaces, such as public plazas and open space commons while protecting nearby farmland and large open space areas. It is important to note that smart growth is not about preventing growth, but rather about creating choices about where people live and how they get around and replacing poorly planned development with growth that supports our communities.

New Urbanism focuses on the design elements of a neighborhood that make it attractive, successful, and tightly-knit. The principals of New Urbanism are: compact walkable neighborhoods, mixed uses, highly connected street networks, building designs that emphasizes human-scale, a range of housing types and affordability and sufficient density.

Green buildings and infrastructure use environmentally-responsible construction materials and techniques for both individual buildings and neighborhood facilities (e.g.



Erosion Control - Important for You this Winter. Get Ready!
Read below.

drainage) as important to reduce energy use, water use and stormwater runoff, and to produce other benefits, such as improving indoor air quality and supporting locally sourced products.

- **LEED® – ND Rating System Qualifies Projects as Meeting the Standard**

LEED® for Neighborhood Development differs from other commercial and residential rating systems by having three certification stages, which relate to the phases of land development. This three-stage process gives projects at any stage of development a way to use LEED®-ND.

Stage 1 - Conditional Approval of a LEED®ND Plan: This is available for projects before they have completed entitlement approvals or the public review process. It is envisioned that completing Stage 1 will help projects get support from the local government and from the community.

Stage 2 - Pre-certified LEED®ND Plan: This is open to projects that have received all required land use approvals but have not yet begun or completed construction. Completing this review might help projects secure financing or help attract tenants.

Stage 3 - LEED®ND Certification: This certifies a project has been implemented and completed meeting all the standards of LEED®-ND.

Certification is based on a point scoring system in the three areas shown in the image at left. Smart Location and Linkage measures project attributes regarding good proximity to existing development and proximity to goods and services and existing infrastructure. Additional points are given for preserving sensitive lands, locating jobs near housing and providing bicycle amenities. Neighborhood Pattern & Design looks at how the project is laid out and interconnects with the remainder of the area. This section promotes compact, complete, and connected developments.

LEED®-ND.Rating System



The image shows a LEED® for Neighborhood Development scorecard. It lists the following categories and points:

LEED® for Neighborhood Development	
Total Possible Points**	110*
Smart Location & Linkage	27
Neighborhood Pattern & Design	44
Green Infrastructure & Buildings	29
* Out of a possible 100 points + 10 bonus points	
** Certified 40+ points, Silver 50+ points, Gold 60+ points, Platinum 80+ points	
Innovation & Design Process	6
Regional Priority Credit	4

LEED-ND certification is based on a scoring system that evaluates projects in the topical three areas shown above. Independent reviewers evaluate projects in each of the three stages discussed in the article to the right. More information about [LEED®ND](http://www.usgbc.org/leed/nd) can be found at: www.usgbc.org/leed/nd

Finally, the Green Infrastructure & Buildings section focuses on measures that can reduce the environmental impacts associated with the construction and operation of buildings and associated infrastructure. This section promotes more efficient energy and water use—especially important in urban areas where infrastructure is often overtaxed.

For more information on LEED®-ND, please visit:
www.usgbc.org/leed/nd or leedinfo@usgbc.org

- **A Recently Approved LEED®-ND Project**

At the beginning of this year LEED®-ND had certified a total 104 projects within the LEED®-ND Pilot Program. Twenty-eight were Stage 1 certified; 65 were Stage 2 certified and 11 were State 3 certified. Two are in China, three in Canada and the remainder are located throughout the USA. One project is the *Emeryville Marketplace* in Emeryville, California (near Berkeley). This 14-acre former trucking terminal and brownfield site will be transformed into a pedestrian-oriented and transit-oriented mixed-use community. It will include 1.2 million square feet of rehabbed and new office, retail and residential uses with parks and public plazas (See image at left). Project design includes green roofs and landscaping with native plants to enhance natural habitat and open space and to reduce stormwater runoff and the heat island effect.

The core area of the Marketplace will be a food court that will engage in composting and recycling onsite waste, including diverting restaurant grease to biodiesel. The LEED®-ND rating looks at post-approval activities as well as the pre-approval design to rate projects. It is expected City-approved permit conditions will include the sustainability-oriented actions proposed by the project. Emeryville Marketplace was the first LEED®-ND project in the nation to achieve Platinum (highest-rating score) certification for its plan. For more information about this project, please visit:
<http://www.usgbc.org/ShowFile.aspx?DocumentID=6954>

Emeryville Marketplace



The rendering shown above illustrates how a portion of the project will appear at completion.

The Emeryville Marketplace was awarded 87 points to certify it as LEED Platinum (the highest category). One of its main features is that it will transform an declining suburban automobile-dominated commercial area into a vibrant pedestrian and transit-oriented commercial and residential area.

The Time to Control Erosion Problems is *Before* the Rains Arrive

It's autumn, The time to solve any erosion problems or potential problems you have on your property. Small erosion problems can become exacerbated into big nightmares when left unattended during our active rainy season. *The result is property damage and, literally, the loss of land.* The best time to treat erosion problems is before big problems occur—and that means before the winter rains begin. Typically, October 15 is the date when all erosion control remedies should be installed. However, certain erosion control measures can also be installed in winter if needed. Remedies differ depending upon the type of erosion problems which need to be addressed. Larger problems may require grading to remove gullies and other unwanted water conduits. Erosion control can include:

- Ground cover seeding and mulching to stabilize the soil;
- Applying straw wattles (coir rolls) or fiber mats;
- Installing silt fences to reduce sediment discharges;
- Installing drainage improvements to reduce volume and velocity; and
- Modifying land surface contours through grading to modify drainage patterns.

Most erosion control remedies, not involving major grading, can be installed without approvals from city or county agencies. Actually, knowing how to control surface drainage on your property by reducing the runoff volume and the velocity of runoff is one of the most important approaches to solving erosion problems. Cypress Environmental can assist you in identifying the best techniques to use to solve you erosion issue today before it becomes a big problem. Please call (831) 685-1007.

October is Erosion Control Month



Heavy hydroseeding and coir rolls applied to this steep slope in the Santa Cruz Mountains will prevent erosion that would have otherwise occurred. This slope had been previously cleared of vegetation.

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