MONTGOMERY, AL

SUSTAINABLE NEIGHBORHOOD ASSESSMENT

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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 for future development in their communities to 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 Montgomery, Global Green used the tool as a means to evaluate existing conditions and plans for the Peacock Tract neighborhood, in order to identify opportunities to augment current revitalization efforts and develop recommendations to increase the neighborhood's overall level of sustainability.

ENVIRONMENTAL PROTECTION AGENCY

Technical Assistance provided by Global Green USA with the US Green Building Council to the City of Montgomery 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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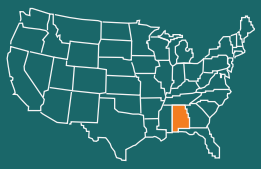
Peacock Tract Neighborhood

NEIGHBORHOOD LOCATION

ALABAMA



MONTGOMERY COUNTY

CITY OF MONTGOMERY

PEACOCK TRACT NEIGHBORHOOD

SUSTAINABLE NEIGHBORHOOD ASSESSMENT PROCESS

The goal of the sustainable neighborhood assessment process is to identify topical and physical focus areas where policy or planning changes will promote sustainable urban development over the short and long term. To define these focus areas, Global Green USA and its team members utilize the Sustainable Neighborhood Assessment Tool, which is based on the LEED for Neighborhood Development (ND) criteria and checklist.

Prior to visiting the target neighborhood, the team conducts a thorough baseline review of existing planning documents, code requirements, and the stated city and stakeholder priorities for the neighborhood. An initial assessment is completed, with the credits in each of the three LEED-ND categories (Smart Location & Linkages, Neighborhood Pattern & Design, and Green Infrastructure & Building) marked as "achieved", "not achieved," "unknown," or "not applicable." Each credit is further ranked for the degree that it correlates to regional or local policy priorities, regulatory support, technical feasibility, market support, and stakeholder input. The checklist for the Peacock Tract neighborhood is provided on pages 16-19.

This initial assessment serves as the point of departure for the Global Green team's three-day site visit and evaluation. During the visit, the team walks each block of the target neighborhood, photographs examples of positive qualities and areas for improvement, and conducts a series of meetings with targeted stakeholders, city staff, and representatives of relevant public agencies. Throughout the process, the preliminary checklist is edited and refined to incorporate the team's visual observations and contextual issues raised by stakeholders. The initial findings of the evaluation are grouped into broad categories noted on the next page in the grey box. These categories are presented and discussed at a community workshop. The dialogue and suggestions which emerge during the community workshop are incorporated into the final version of the checklist and this report.

The assessment process then enables the team to identify a series of recommendations to augment and increase the neighborhood's sustainability. The sustainability performance metrics are derived from the LEED-ND standards and serve as the technical foundation for the team's specific policy and planning recommendations. The intention of the recommendations is to suggest policy, planning, and development changes that will promote the sustainable future growth of the Peacock Tract neighborhood. Formal LEED-ND certification was also discussed for a smaller segment of the neighborhood which could spur additional investment in the future.

The Global Green team's recommendations for the Peacock Tract neighborhood are organized into four topic areas. Some recommendations could be implemented fairly quickly, while others will require long-term dedication and collaboration among public agencies and with private-sector partners. Following these recommendations will, in time, enable the neighborhood to look, feel, and perform as a sustainable neighborhood.

NEIGHBORHOOD BACKGROUND

The Peacock Tract Neighborhood in Montgomery, AL, is approximately one half mile from downtown Montgomery and the Alabama River. The neighborhood is bound by two interstates (I-85 on the south, I-65 on the west) that limit connections to surrounding areas. It was a thriving self-contained African American community in the 1950's and 60's that had many businesses, schools, churches, and family residences. The neighborhood contains many historical sites, including the Selma to Montgomery National Historic Trail which bisects the assessment area. The Selma to Montgomery National Historic Trail was established by Congress in 1996 to commemorate the events, people, and route of the 1965 Voting Rights March in Alabama. The route is a component of the National Trails System, and is administered by the National Park Service (NPS). The route is also designated as a National Scenic Byway by the U.S. Department of Transportation (DOT). Other historic sites within the neighborhood include residual routes of the U.S.'s first electric trolley car service, churches, and famous residences. Once a vital community, the neighborhood was devastated by the construction of the interstate highways which resulted in the destruction of three hundred homes, the thriving owner-operated business district, and numerous churches.

Today, the neighborhood has vacant parcels as a result of the removal of deteriorating building stock. This can be seen both as an opportunity for future infill development, and a challenge to restore the former vitality. The immediate needs of the neighborhood include new housing, restoration of existing housing, and essential services such as grocery, pharmacy, hardware store, and health care facilities. Future development should include job training and/or job creation components to support affordable and decent housing suited for the current and future population of the neighborhood.

FOCUS AREAS

Related LEED-ND Credits

Public Face in 2015

Category: Smart Location & Linkages
- Bicycle Network & Storage (credit 4)

Category: Neighborhood Pattern & Design
- Walkable Streets (prerequisite & credit 1)
- Access to Civic and Public Spaces (credit 9)
- Access to Recreation Facilities (credit 10)
- Community Outreach and Involvement (credit 12)
- Tree-Lined & Shaded Streets (credit 14)

Building Performance

Category: Green Infrastructure & Building
- Certified Green Building (prerequisite & credit 1)
- Building Energy Efficiency (prerequisite & credit 2)
- Building Water Efficiency (prerequisite & credit 3)

Neighborhood Connections

Category: Smart Location & Linkages
- Preferred Locations (prerequisite & credit 1)
- Locations w/Reduced Auto Dependence (credit 3)
- Bicycle Network & Storage (credit 4)

Category: Neighborhood Pattern & Design
- Walkable Streets (prerequisite & credit 1)
- Mixed-Income Diverse Communities (credit 4)
- Transit Facilities (credit 7)

Civic Amenities

Category: Neighborhood Pattern & Design
- Mixed-Use Neighborhood Centers (credit 3)
- Access to Civic & Public Space (credit 9)
- Access to Recreational Facilities (credit 10)
- Local Food Production (credit 13)
- Neighborhood Schools (credit 15)

NEIGHBORHOOD HIGHLIGHTS

ARCHITECTURE

MATURE STREET TREES

SELMA TO MONTGOMERY TRAIL

PEDESTRIAN SCALE STREETS

CATALYTIC PROJECT

The City formed a public-private partnership (PPP) with 5 Star Consortium, LLC to redevelop and rehabilitate both commercial and residential parcels in the neighborhood. The City and 5 Star Consortium began redevelopment in the Peacock Tract neighborhood by acquiring over 70 parcels and using strategic demolition to remove blight and hazardous structures but also to promote development by cleaning the slate and creating a development-ready environment for future investment. Development will occur in phases and a grant has been secured in the form of a forgivable loan with the agreement that new development will generate a specific number of jobs.

The catalytic Peacock Tract project will consist of transforming a primarily residential area with new energy efficient homes, offices, and mixed-use commercial with loft apartments centered around the intersection of Mobile and Mildred Streets. Currently, the project is in the final design phase for approximately 100,000 to 130,000 square feet of commercial, residential, and office space. The Peacock Tract project will also include civic and open space, a streetscape complete with bike lanes, and new sidewalks. The new development will be governed by the City's SmartCode, which was adopted in 2007.

The City believes this project will be the catalyst for the redevelopment of the larger neighborhood and serve as the prototype for green, energy efficient development across the entire city.

RECOMMENDATIONS

Based on the team's review of the relevant regulations and plans for the neighborhood, a walking tour, and input from City staff and a number of community stakeholders, the following report contains recommendations in a variety of categories (appearance, connections, amenities, and building performance) to increase the overall level of sustainabilty in the neighborhood. The report also outlines the process for LEED-ND certification and identifies elements important for attaining LEED-ND certification.

Peacock Tract project rendering by Perez, commissioned by 5 Star Consortium

Recommendation 1

THE NEIGHBORHOOD FACE IN 2015

During the Team's conversations with stakeholders and community members, the upcoming 50th Anniversary of the Selma to Montgomery march for voter rights emerged as a driver for improving the neighborhood. Though the City has done a lot to improve the neighborhood, much of the work has been behind the scenes- creating a foundation for future improvements, including acquiring over 70 parcels; securing legal title for the land and completing the environmental reviews necessary for the project to move forward.

The Anniversary of the march provides a unique opportunity to promote the neighborhood. With much of the world watching, the Peacock Tract neighborhood can showcase innovative improvements to the physical environment including temporary or pop-up urbanism, murals, urban agriculture including orchards, beginning development that will infuse the neighborhood with a vibrant character. The long term goal of attaining LEED-ND certification fro the project will guide recommendations through this report. Given the desire to have visual improvements by 2015, initial recommendations include streetscape improvements including tree planting, street lighting, and identifying a park or civic space within the assessment area.

Within the LEED-ND rating system, the Neighborhood Pattern & Design credit category delineates urban design metrics that help create a consistent and complete urban form, addressing the more traditional physical improvements, such as lighting and street trees. After discussing various NPD credits and the importance of the 50th Anniversary march, the assessment team recommends that there be both short and long term strategies for neighborhood improvement. The long term improvements include the Peacock Tract development project and PPP between 5 Star Consortium and the City. However, both traditional and innovative short term improvements will require their own set of partnerships, meetings, community involvement, and political support.

The following recommendations are derived from Neighborhood Pattern & Design credits that address the look and feel of a neighborhood, as well as how residents and the larger community engage in short term improvements of the neighborhood. Recommendations that are not directly driven by LEED-ND credits include neighborhood branding and coalition building. In these efforts, the City should contribution technical expertise on temporary land use permits, tree plantings, and maintenance support while 5 Star Consortium contributes to the outreach, coordination, and marketing of their development and the Anniversary march in order to capitalize on the highly publicized events.

RESPONSIBLE DEPARTMENTS

Planning Department, 5 Star Consortium with support from MIA, Helicity, & Renascence

Long Term Improvements: Peacock project perspective image of the corner of Mildred and Mobile Streets

Recommendations:

1. Appoint a person from the Community and Economic Development Department to engage in the 50th Anniversary event planning with the purpose of providing information on the long term development plans with 5 Star Consortium, and to identify how the Agency can contribute to short term physical improvements and economic development.

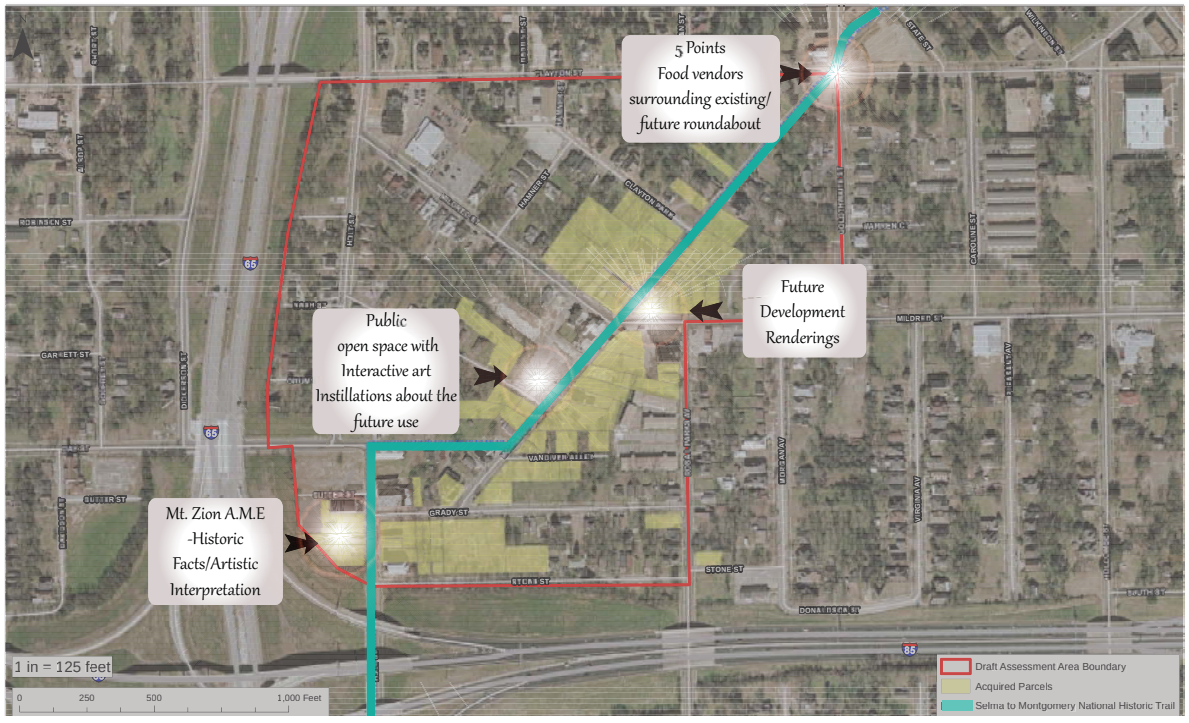
2. Convene a meeting with the Montgomery Improvement Association (MIA), Helecity, Leadership Montgomery, the City's Development Department, the Arts Council, and 5 Star Consortium LLC to discuss the vision and promotion of the 50th Anniversary and the Peacock Tract development to ensure coordination of both time lines.

3. Identify interim uses and permit allowances for specific interventions during the Anniversary walk along the Historic Trail and on parcels owned by the City and 5 Star Consortium. Ideas include temporary business, vendor, entertainment, murals, gardens/ orchards, clean-up teams, street closures, and temporary or pop-up storefront uses. See example map below.

4. Identify which elements of the Peacock Tract project should be in place during the 50th Anniversary march- highlight key milestones to implementing these elements and back into a timeline in order ensure completion.

5. Identify locations for which Peacock Tract development renderings will be displayed (i.e. "Coming Soon") in order to capitalize on the marketing opportunity generated by the Anniversary.

50th Anniversary of Selma to Montgomery March - Celebration Intervention Map



Parcels acquired in partnership between the Community and Economic Development Agency and 5 Start Consortium that can act as a mapped network along the Historic Trail for artistic, cultural, and development interventions during the 50th Anniversary of the Civil Rights March

Recommendations:

6. Implement public improvements listed in the chart below and per the subsequent bullets to prepare for the 50th Anniversary, and to enhance the Peacock Tract development. The Neighborhood Pattern & Design elements and standards listed below should take precedent in addition to sidewalk instillation (where none currently exist), particularly at the intersection of Mobile and Mildred Streets.

	STREET TREES	STREET LIGHTING	RECREATION
DIMENSIONS	Intervals averaging 40 feet on center (excluding driveways and utility vaults)	N/A	1/6 acre minimum for public/civic space 1 acre minimum recreational outdoor open space
STANDARDS	Noninvasive species, soil volume, root medium and well width	15% annual energy reduction below conventional infrastructure items *Outlets on new street lighting for decorative lights	1/4 mile walking distance from 90% of dwelling units

- **Street Trees:** Request that the Urban Forester of the City of Montgomery plants trees at locations identified specifically along the Historic Trail within the neighborhood. Confirm the location of future curb cuts and other infrastructure needs for Peacock Tract to ensure that trees will not be removed as a result of horizontal development.
- **Street Lighting:** Evaluate the need and location of street lighting along the Historic Trail. Establish the appropriate timeline to install lighting- accounting for the Peacock Tract development.
- **Recreation:** Identify a location for an interim park or recreation space until a formal space is developed. Establish a maintenance strategy and use it for interim community activities that will need temporary permitting.

7. Engage in community outreach to achieve three outcomes: a) a shared vision for the Anniversary celebration; b) identify improvements and trail designation plans to present before National Parks in time for the Anniversary march; and, c) create a branding strategy for the neighborhood. See example images below.

Examples:

a) Let's Take a Walk- example theme for the 50th Anniversary Celebration Selma to Montgomery March

c) Neighborhood Branding- example of neighborhood logo

b) Historic Trail Marker - example of plaques commemorating the 51 miles traversed during the third march culminating at the State Capital

NEIGHBORHOOD CONNECTIONS & AMENITIES

Recommendation 2

Among the over-arching objectives of LEED-ND are to support the social capital, physical health, and mental well-being of neighborhood residents by providing an urban form that connects the neighborhood to adjacent communities and facilitates social networking, civic engagement, community cohesion, and physical activity. Patterns of streets and blocks that promote walking and biking, a mix of land uses and housing types, and a variety of recreation, civic, public spaces, and transit access accomplish this.

LEED-ND evaluates the degree to which a neighborhood is connected and accessible. The objective is to provide cyclists and pedestrians with multiple options to access and conveniently move through a neighborhood. A higher number of intersections denotes greater connectivity. 140 intersections per square mile is the minimum acceptable level, with 300 as the recommended level. The Peacock Tract assessment area, at .12 square miles, should have at least 17 intersections, with 36 being ideal. There are currently 22 intersections.

LEED-ND also recommends that individual blocks have no more than 800 feet of unbroken street frontage, with recommended street intersections every 400 feet or less. The diagonal orientation of Mobile Street, relative to Montgomery's overall street grid, results in an irregular block pattern with several triangular-shaped parcels that have a frontage greater then 600 feet in length. By extending existing street stub outs to create woonerfs, or living streets and adding a few non-motorized pathways, the neighborhood's triangular blocks are shortened-increasing the neighborhood connectivity to a total of 35 intersections per square mile.

The rating system encourages neighborhoods to include amenities, such as parks, public, and civic spaces, as well as transit shelters in an effort to improve shared public space and facilities. One acre is the minimum size for a park, per the LEED-ND standards, with civic or public spaces required to be at 1/6 acre in size. Parks and civic spaces are also required to be centrally located so they can be accessed by the majority of neighborhood residents or visitors. The Peacock Tract does not currently include a park or other public space suitable for gathering or events, although there are many vacant lots that could be used. For example, an assembly and interpretive space has been proposed for the space between the former Masonic Temple and the Mt. Zion AME Zion Church Foundation's Museum.

Rendering of a woonerf, or living street where pedestrians and cyclists have legal priority over motorists from hamercenter.psu.edu

RESPONSIBLE DEPARTMENTS

Planning Department, Engineering, & MATS

NEIGHBORHOOD CONNECTIONS & AMENITIES

Recommendations:

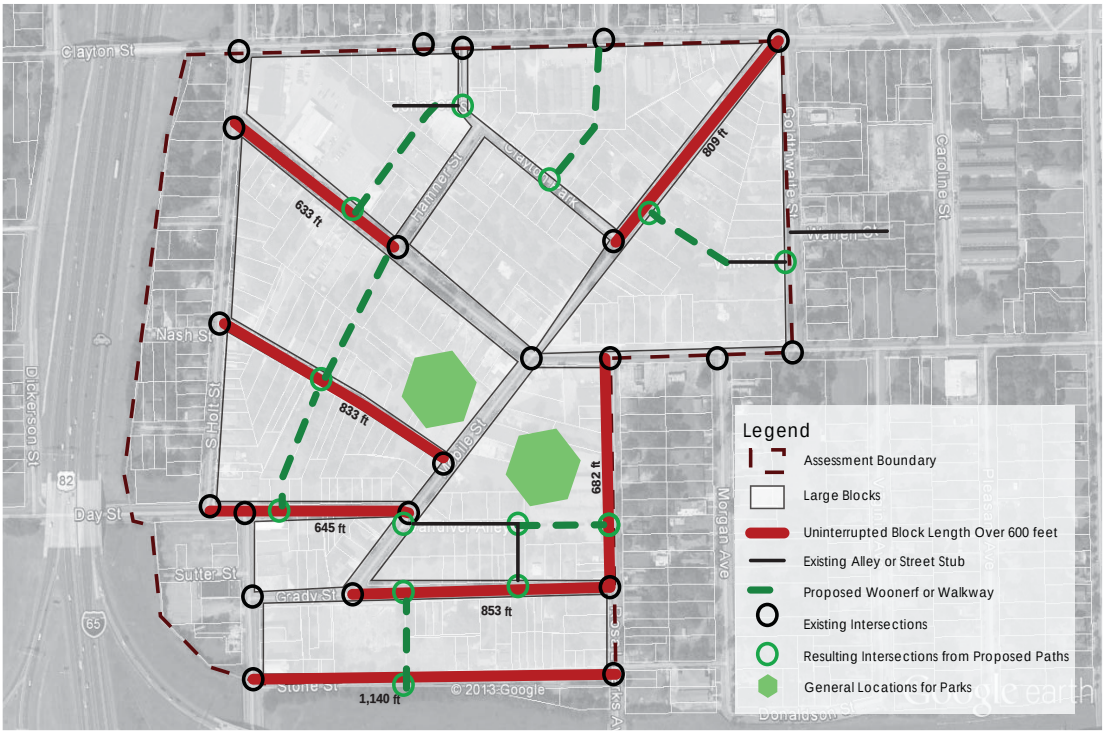
1. Introduce new paths as part of redevelopment efforts to break up the large triangular blocks. New paths can be created by extending existing alleys or street stubs. These new paths could be designed to serve primarily as walkways. Woonerfs could also be developed with limited vehicle access. Adding 6-8 additional woonerfs or walkways in the assessment area would increase the number of intersections in the study area to 35 and reduce the street frontage of the existing long blocks (see diagram below).

2. Establish a recreational facility or park of at least 1 acre in size within the larger assessment area. Potential sites are 1) east of Mobile Street, south of Mildred Street, and north of Grady Street and 2) west of Mobile Street, south of Mildred Street, and north of Cobb Street (see diagram below).

3. Complete plans to create an interim public space between the Mt. Zion AME Zion Church and the former Mason Eastern Stars building while the museum plans are completed. Identify long term uses for that parcel in order to expand the culture and educational element of Mt. Zion AME and which expand on the overall "renaissances" identity of the neighborhood.

4. Provide transit shelters at the requisite bus stops that include lighting, protection from sun and rain, and transit schedules at the bus stops located within the assessment area.

5. Identify location(s) for urban orchard(s) on underutilized land around the freeway's edge- particularly to soften the visual and audible impacts near the future museum within Mt. Zion AME church and elsewhere in the area.



Analysis of street frontage and intersection density as well as potential future park locations drawn to scale and located roughly within a 1/2 mile walking distance of 90% of dwelling unit/building entrances per NPD credit 10: Access to Recreational Facilities

BUILDING PERFORMANCE

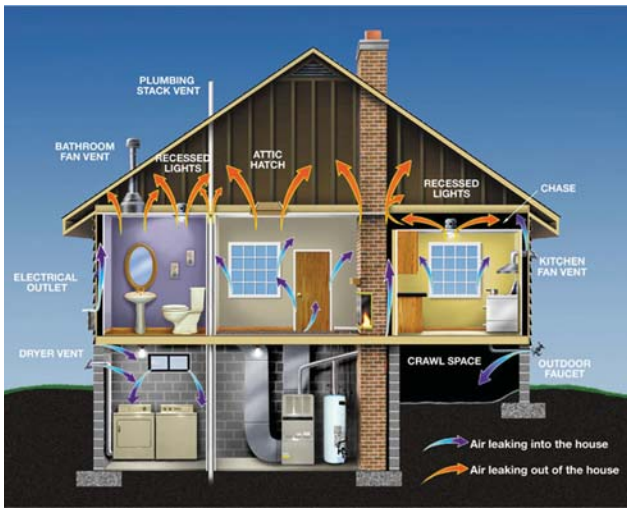
Recommendation 3

Buildings and infrastructure in urbanized areas account for over 40% of energy consumption and represent significant investments in materials and their associated embodied energy. Urban development also changes hydrological patterns and causes higher ambient temperatures through the urban heat island effect. LEED-ND addresses these issues primarily in the Green Infrastructure and Building category, through credits related to green building, energy and water efficiency, landscape water use reduction, stormwater management, heat island reduction, infrastructure energy and materials efficiency, and solid waste and recycling. As the City of Montgomery has adopted the IECC 2009 as part of the building code, any new construction will incorporate a baseline of energy performance measures. The Assessment team see an opportunity to explore ways to incentivize increased energy efficiency and green measures in both new construction and in the renovation of existing buildings. The presence of Job Corp's green job training program can provide the labor force to supply the emerging green economy in Montgomery.

For the Peacock Tract, the environmental performance of existing buildings is also a key component to neighborhood scale sustainability. Through weatherization, upgrades to heating and cooling systems, and plumbing fixture replacement, the embodied energy within the existing building stock can remain as a viable housing option with improved building performance.

New buildings should be constructed to achieve energy and green building rating systems such as Alabama Power Energy Cents Program, and LEED certification. Basic energy efficiency or green building standards should also be established for the repair and replacement of public infrastructure such as sidewalks, streets, streetlights, and traffic signals. Building and infrastructure measures can reduce energy and water use and lower costs to residents, businesses, and the City.

Green infrastructure recommendations include coordination with the Public Works Department regarding street repaving and/or sidewalk repair projects, to determine whether using permeable surfaces in the public right-of-way is feasible given the underlying soil profile. Furthermore, new public and private investment in sidewalks, streets, and parks spurred by new residential and non-residential building construction should implement rain gardens, bioswales, and other effective tools for implementing sustainable water practices.



Some elements to examine when undergoing weatherization

RESPONSIBLE DEPARTMENTS

Community Development, Building, BONDS, & Engineering

3 BUILDING PERFORMANCE

Recommendations:

1. Provide incentives for building to pursue the Earth Cents, Energy Star, LEED certified standards, or LEED certification based on the cost and projected savings of the retrofits. Incentives could include expedited permits or permit fee reductions.

2. Recruit contractors and builders that are proficient in green building systems and materials and engage Job Corps to train additional trades people to participate in the green economy.

3. Coordinate efforts between the City's Building Our Neighborhoods for Development and Success (BONDS) program and the Alabama Power Earth Cents program for residential and the commercial building technical assistance programs.

4. Market weatherization and retrofit programs specifically to the Peacock Tract neighborhood to increase participation by qualifying property owners. Identify resources to pay for or offset the cost of energy audits.

5. Require that new construction and major renovation include low-impact development features such as rain barrels, drywells, rain gardens, swales, and permeable paving when soil conditions allow.

6. Establish a citywide standard for street lighting efficiency that applies when new street infrastructure is installed. If applicable, apply this standard in the new version of SmartCode.

7. Establish standards for recycled content for street paving, sidewalks, and streetscape features. If applicable, include this standard in the new version of the SmartCode,

8. Establish a neighborhood goal for tree canopy cover of approximately 30% for community organizations to work toward through an organized effort to plant trees in currently vacant parkway planting strips throughout the neighborhood.

PEACOCK PROJECT LEED-ND CERTIFICATION

Recommendation

4

RESPONSIBLE DEPARTMENTS

Public, Private Partnership between City of Montgomery and 5 Star Consortium, LLC

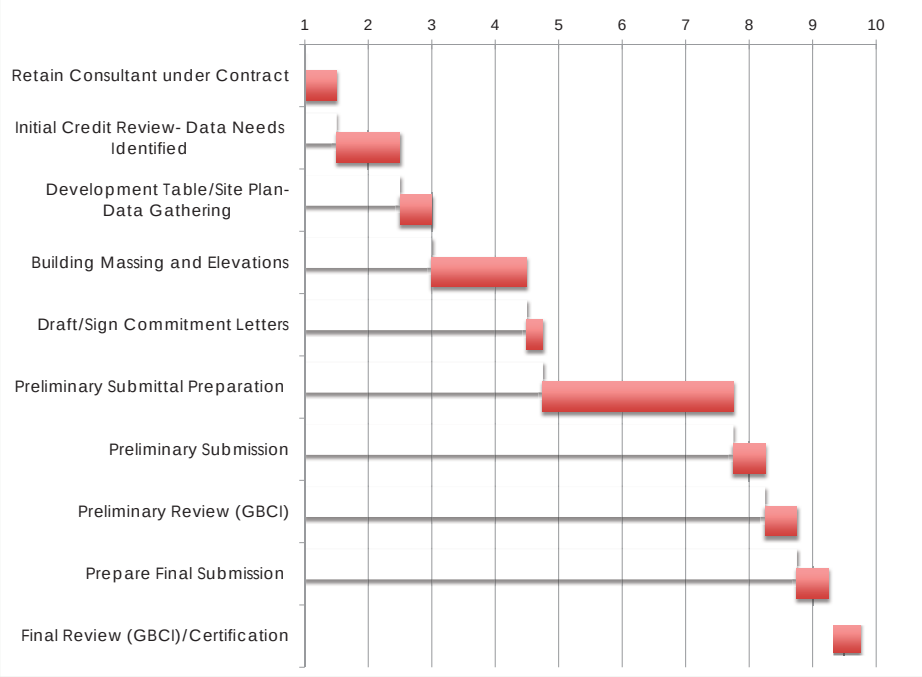
The project team will have to complete three basic steps to achieve LEED-ND certification. The first step is to register the project via LEED Online (https://www.leedonline.com/irj/portal/anonymous). The second is gather data to document the developments per the existing, planned, and future performance metrics within the prerequisites and credits that the project is pursuing. The third and final step is to complete the preliminary and final submissions.

The project team is considering the first phase of the Peacock Tract development for formal certification; however, this integrated design and development process can generate standards for development throughout the Peacock Tract neighborhood.

LEED-ND certification is broken into three stages depending on the development timeline and process. Based on our assessment of the Peacock Tract project, the Global Green Team recommends pursuing certification under Stage 2- post development entitlements. After the project is fully entitled by the City, the project team can start to pursue LEED-ND certification; once that process is complete, the project will be awarded a certificate, stating that it is a pre Certified LEED-ND Plan.

As potentially the first LEED-ND project in the state of Alabama, the Global Green Team suggests that 5 Start Consortium and/or the City's Community and Economic Development Department retain a consultant with experience in certifying existing neighborhoods to lead the certification effort for the Peacock Tract project. The documentation process can take anywhere between 300 and 600 hours of work, while the certification process can take between six and nine months from registration to achieving certification. A sample timeline of the entire process including major milestones and deliverables is shown below. The timeline may be shorter depending on the available amount of existing project information, the project acreage, and the amount of inventory needed to document the existing urban form.

The following recommendations assume that the first phase of the Peacock Tract project will pursue certification based on the Team's discussion during our site visit. The map on page 12 delineates the certification boundary identified by the development team.

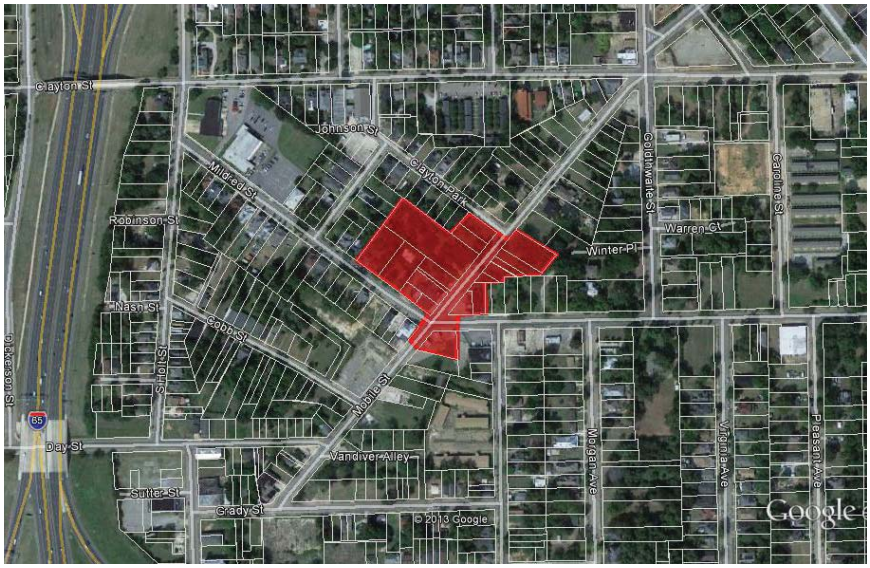


Example of a certification timeline (in months) showing major milestones and deliverables for an existing neighborhood

4 PEACOCK PROJECT LEED-ND CERTIFICATION

Recommendations:

1. Certify the first phase of the Peacock Tract project using the project boundary below. Note that the project boundary must be drawn along platted property lines and may not be changed once it has been certified.



Proposed LEED-ND Certification Boundary

2. Ensure that 5 Star Consortium considers the following LEED-ND prerequisites in order to maintain LEED-ND certification eligibility.

Neighborhood Pattern & Design Prerequisites to Consider:

- 90% of new frontages must face public space or streets (not a parking lot)
- Minimum of 15% of building frontage must have a building height-to-street width ratio of 1:3
- Continuous sidewalks on a minimum of 90% of streets within the project boundary
- No more then 20% of street frontage can be dedicated to garages/service bays
- Minimum of 7 dwelling units per acre on buildable land (gross area less, public ROW)

Green Infrastructure & Building Prerequisites to Consider:

- One LEED Certified Green Building (which one)
- Water-efficient fittings and fixtures in new buildings

3. Implement a Peacock Tract Neighborhood Overlay District which encompasses the remaining acquired parcels in order to leverage the smaller certification and continue the sustainable neighborhood development practices that the developers will implement without the formal certification costs. This process should be administered by the Planning Department in conjunction with the City Council/Planning Commission. In the future, this area can be used as a case study for other neighborhoods, or it can be cross referenced and integrated into the new SmartCode where applicable.

- Confirm that the City Staff has the capacity, political will, and land use mechanism to implement the overlay.
- Create and implement an Overlay district checklist applicable for both public and private improvements per the example on page 13.
- Cross reference credits that are already within other City-wide plans such as the SmartCode, and 2012 Bicycle and Pedestrian Master Plan, in order to streamline any inconsistencies.

PEACOCK PROJECT LEED-ND CERTIFICATION

4 Recommendations:

PEACOCK TRACT/THREE POINTS NEIGHBORHOOD OVERLAY
REVIEW CHECKLIST

DATE:

LEED for NEIGHBORHOOD DEVELOPMENT

Public Projects

SPECIFICATIONS	LEED-ND STANDARD	REVIEW RESULTS
Bike Lanes	Signage for bike lanes and striping 5 feet wide on lanes or one way paths or trails.	
Principle Entries	Entries must face a public space or street and not a sidewalk.	
Building Height	Building heights should have a ratio of 1:3 to the adjacent street width from bldg. front to bldg. front.	
Continuous sidewalks	All new streets must have sidewalks.	
Reduce Surface Parking Footprint	No surface parking lot shall be more then 2 acres and any new surface lot shall be placed at the side or the rear of buildings.	
Transit Facilities	All transit stations should have a covered shelter, seating, bike racks, information kiosks, and appropriate signage.	
Civic and Public Spaces	Civic and public spaces should be at least 1/6 of an acre.	
Tree-Lined Streets	Within 10 years of planting, either 60% of streets must be tree-lined with appropriate trees planted every 40ft excluding driveways and utility easements.	
Green Buildings	Pursue LEED certification for buildings.	
Water Efficient Landscapes	Landscapes shall use 40% less water from baseline usage.	
Existing Building Reuse	Whenever possible reuse 50% or more of a building and never demolish any historic structures per the HPP.	
Stormwater Management	Retain, on-site, all stormwater from a percentile rainfall event starting at the 80% percentile whenever possible.	
Heat Island Reduction	Install pervious materials or materials with an SRI reflectance index of 29 or higher for roofs or sidewalks.	
Infrastructure Energy Efficiency	Reduce energy use by public infrastructure by at least 15% from baseline.	
Recycled Content in Infrastructure	New infrastructure should use at least 50%, by mass, recycled and reclaimed materials.	
Solid Waste Management Infrastructure	Provide proper disposal of hazardous waste, recycle, and compost.	

PEACOCK PROJECT LEED-ND CERTIFICATION

Recommendations:

PEACOCK TRACT/THREE POINTS NEIGHBORHOOD OVERLAY
REVIEW CHECKLIST

DATE:

Private Projects

LEED for NEIGHBORHOOD DEVELOPMENT

SPECIFICATIONS	LEED-ND STANDARD	REVIEW RESULTS
Bike Storage	Res: 1 space/occupant for 30% of planned occupancy. Retail: 1 space /new retail worker for 10% of retail worker planned occupancy. (See Reference Guide for details).	
Principle Entries	Entries must face a public space or street and not a sidewalk.	
Building Height	Building heights should have a ratio of 1:3 to the adjacent street width from bldg. front to bldg. front	
Reduce Surface Parking Footprint	No surface parking lot shall be more then 2 acres, new surface lot shall be placed at the side or the rear of bldgs.	
Green Building	Pursue LEED certification for buildings.	
Water Efficient Landscapes	Landscapes shall use 40% less water from baseline usage.	
Existing Building Reuse	Whenever possible reuse 50% or more of a building and never demolish any historic structures per the HPP	
Stormwater Management	Projects should retain, reuse, or infiltrate, on-site, all the stormwater that falls on their parcel(s).	
Heat Island Reduction	Install pervious materials or materials with an SRI reflectance index of 29 or higher for roofs or sidewalks.	

PEACOCK PROJECT LEED-ND CERTIFICATION

4 Recommendations:

4. Create development table that is compatible with LEED-ND data needs. *Building Information* is a key component of the rating system's Project Information category. This data is used to populate the other main section of the ratings system. The required data points are referenced in the screen shots below.

Table PIf1-9. Building Types (Optional)

Type		Buildings	
		New	Undergoing Major Renovations
Single-Family Residential	Single		
	Duplex		
	Triplex		
Multiunit Residential	3 stories or less		
	4 stories or more		
Subtotal		0	0
Total new residential buildings and building undergoing major renovations			0
New and major renovation nonresidential buildings			
New and major renovation mixed-use buildings			

BUILDING INFORMATION

Table PIf1-3. Existing Buildings To Be Demolished (Optional)

Description / ID of Existing Buildings to be Demolished	Dwelling Units	Residential Building Area [sf]	Nonresidential Building Area[1] [sf]
Residential			
Nonresidential			
Mixed-Use			

Table PIf1-5. Existing Buildings Remaining Unchanged or Undergoing Minor Renovations (Optional)

Description/ID of Existing Buildings Remaining Unchanged or Undergoing Minor Renovations	Dwelling Units	Residential Building Area [sf]	Nonresidential Building Area[1] [sf]
Residential			
Nonresidential			
Mixed-Use			

Table PIf1-4. Existing Buildings Undergoing Major Renovations (Optional)

Description / ID of Existing of Buildings Undergoing Major Renovations	Dwelling Units	Residential Building Area [sf]	Nonresidential Building Area[1] [sf]
Residential			
Nonresidential			
Mixed-Use			

Table PIf1-6. New Buildings To Be Constructed (Optional)

Description / ID of New Buildings to be Constructed	Dwelling Units	Residential Building Area [sf]	Nonresidential Building Area[1] [sf]	Nonresidential Building Type	Full-Time Equivalent Employees
Residential					
Nonresidential					
Mixed-Use					

Table PIf1-10. New Multiunit Dwelling Units (Optional)

Bedroom Types	Dwelling Units
Studio units	
One bedroom units	
Two bedroom units	
Three bedrooms or more units	
Total multiunit residential dwelling units	0

LEED-ND Project Information (PI) forms available on LEED Online (post registration)

SUSTAINABILITY ASSESSMENT

LEED-ND Checklist

The Sustainable Neighborhood Assessment tool includes an annotated LEED-ND checklist created by Global Green. It is a key component of the process 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 after the community workshop. This information was then translated into an overall assessment of sustainable neighborhood performance.

LEED for Neighborhood Development: Project Assessment Checklist

PEACOCK TRACT NEIGHBORHOOD
MONTGOMERY, ALABAMA

Baseline Conditions	Local/Regional Planning Priority	Regulatory Support	Technical feasibility	Market Support	Neighborhood Need/Stakeholder Input

Legend	
✔	Achieved
?	Unkown
✘	Not Achieved
–	Does not exist/ NA
	Explicit support/ no technical issues
	Lack of explicit support/ minor technical issues
	Opposition/ signficant technical issues
	Not Applicable/Implicit Support

Smart Location and Linkage

P 1	**Smart Location**	✔
P 2	**Imperiled Species and Ecological Communities**	?
P 3	**Wetland and Water Body Conservation**	✔
P 4	**Agricultural Land Conservation**	✔
P 5	**Floodplain Avoidance**	✔
C 1	**Preferred Locations**	✔
C 2	**Brownfield Redevelopment**	✔
C 3	**Locations with Reduced Automobile Dependence**	✘
C 4	**Bicycle Network**	?
C 4	**Bicycle Storage**	✘
C 5	**Housing and Jobs Proximity**	✘
C 6	**Steep Slope Protection**	✔
C 7	**Site Design for Habitat or Wetland and Water Body Conservation**	–
C 8	**Restoration of Habitat or Wetlands and Water Bodies**	–
C 9	**Long-Term Conservation Management of Habitat or Wetlands and Water E**	–

LEED-ND Checklist

LEED for Neighborhood Development: Project Assessment Checklist

PEACOCK TRACT NEIGHBORHOOD
MONTGOMERY, ALABAMA

	Legend
✔	Achieved
?	Unkown
✘	Not Achieved
–	Does not exist/ NA
	Explicit support/ no technical issues
	Lack of explicit support/ minor technical issues
	Opposition/ signficant technical issues
	Not Applicable

	Baseline Conditions	Local/Regional Planning Priority	Regulatory Support	Technical feasibility	Market Support	Neighborhood Need/ Stakeholder Input		
Neighborhood Pattern and Design								
✔							P 1	**Walkable Streets- Principal Entries**
✘							P 1	**Walkable Streets- Building Height to Street Width Ratio**
✘							P 1	**Walkable Streets-Continuous Sidewalks**
✔							P 1	**Walkable Streets-Garage and Service Bays**
✘							P 2	**Compact Development**
✘							P 3	**Connected and Open Community**
✔							C 1a	**Walkable Streets : Facades and Entries**
✘							C 1b	**Walkable Streets: Ground-Level Use and Parking**
✔							C 1c	**Walkable Streets:Design Speed for Safe Ped and Bike Travel**
✔							C 1d	**Walkable Streets: Sidewalk Intrusions**
✘							C 2	**Compact Development**
✘							C 3	**Mixed-Use Neighborhood Centers**
✘							C 4	**Mixed-Income**
✘							C 4	**Diverse Communities**
✘							C 5	**Reduced Parking Footprint**
✘							C 6	**Street Network**
✘							C 7	**Transit Facilities**
–							C 8	**Transportation Demand Management**
✘							C 9	**Access to Civic and Public Spaces**
✘							C 10	**Access to Recreation Facilities**
✘							C 11	**Visitability and Universal Design**
✔							C 12	**Community Outreach and Involvement**
✘							C 13	**Local Food Production**
✘							C 14	**Tree-Lined and Shaded Streets**
✘							C 15	**Neighborhood Schools**

LEED-ND Checklist

LEED for Neighborhood Development: Project Assessment Checklist

PEACOCK TRACT NEIGHBORHOOD
MONTGOMERY, ALABAMA

Baseline Conditions	Local/Regional Planning Priority	Regulatory Support	Technical feasibility	Market Support	Neighborhood Need/ Stakeholder Inpu

	Legend
✔	Achieved
?	Unkown
✕	Not Achieved
–	Does not exist/ NA
	Explicit support/ no technical issues
	Lack of explicit support/ minor technical issues
	Opposition/ signficant technical issues
	Not Applicable

Green Infrastructure and Buildings

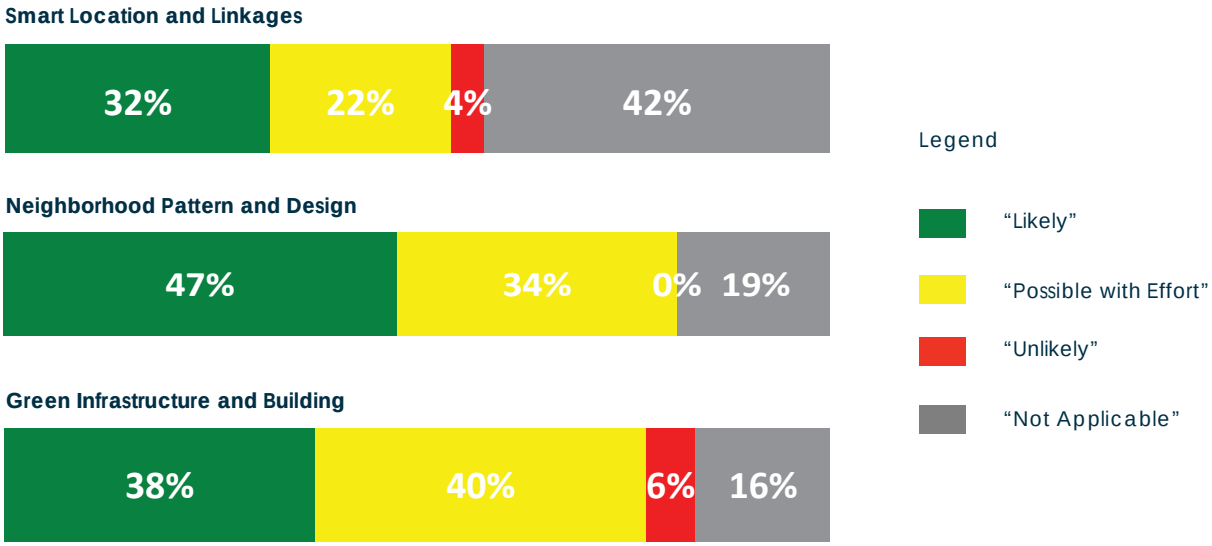
✕						P 1	**Certified Green Building**
✕						P 2	**Minimum Building Energy Efficiency**
✕						P 3	**Minimum Building Water Efficiency**
✔						P 4	**Construction Activity Pollution Prevention**
✕						C 1	**Certified Green Buildings**
✕						C 2	**Building Energy Efficiency**
✕						C 3	**Building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

SUSTAINABILITY ASSESSMENT

LEED-ND Score

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 identifies the overall level of sustainable neighborhood performance for the Peacock Tract neighborhood. Traditionally, LEED-ND standards are best suited for new neighborhoods where the layout and design can be influenced, however existing neighborhoods that are well-sited and dedicated to social, physical, and environmental sustainabilty still have the ability to be a "green neighborhood." To that end, in all three of the LEED-ND credit categories, a certain percentage of credits fall into the "Likely" category, which affirms the team's perception that the area has 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.

The summary table below shows the numeric values extrapolated from the percentage of credits identified as "Likely" below. While these values do not correlate exactly to specific LEED-ND points, they provide an 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 possible certification. It should also be noted that all the prerequisites need to be achieved if certification will be pursued.



Point Requirements for LEED-ND Certification

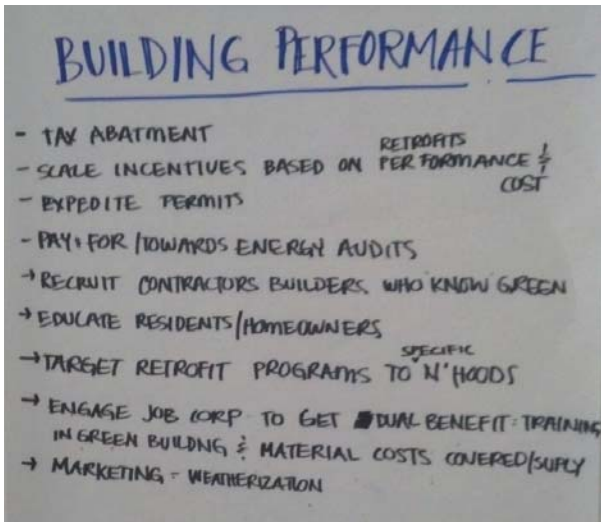
Certified:	40-49
Silver:	50-59
Gold:	60-79
Platinum:	80+

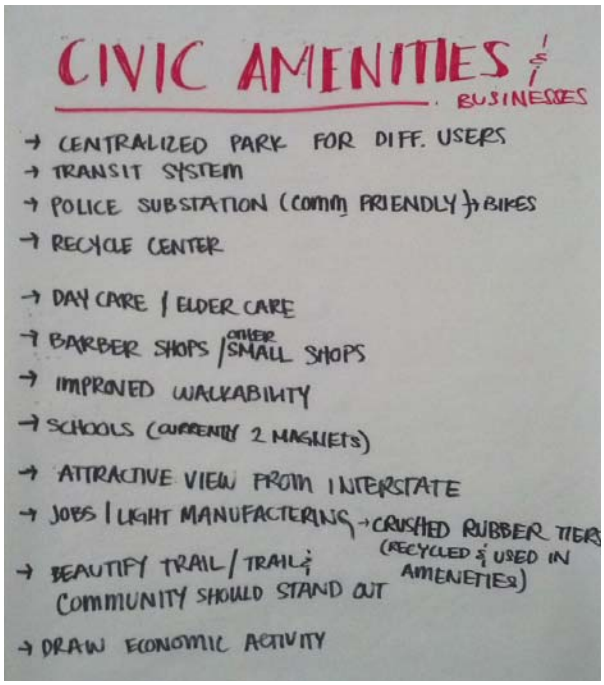
Montgomery, AL

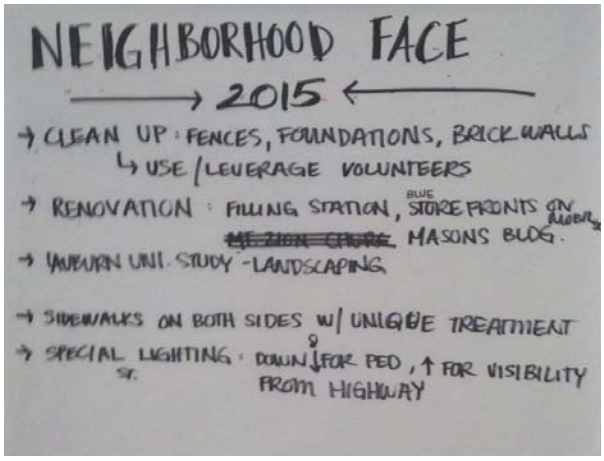
LEED for Neighborhood Development

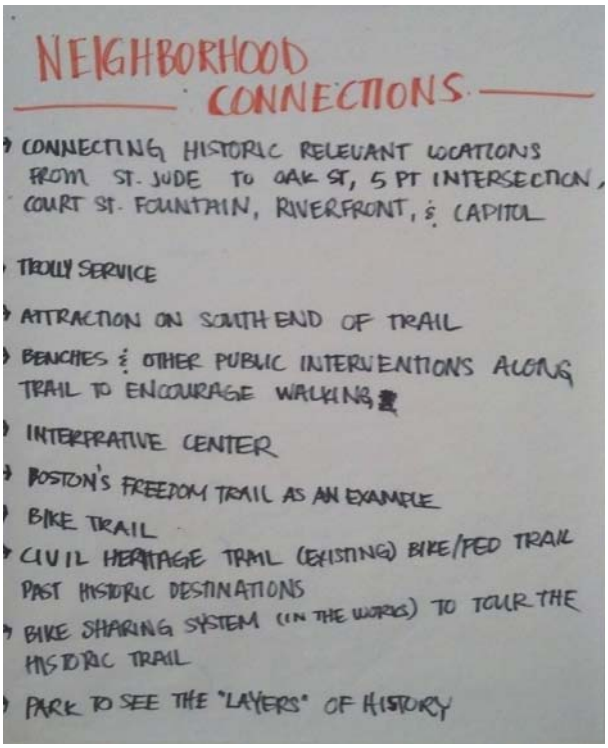
	Total	Achievable	Possible
Smart Location and Linkage	27	9	6
Neighborhood Pattern and Design	44	21	15
Green Building and Infrastructure	29	11	12
	100	40	32

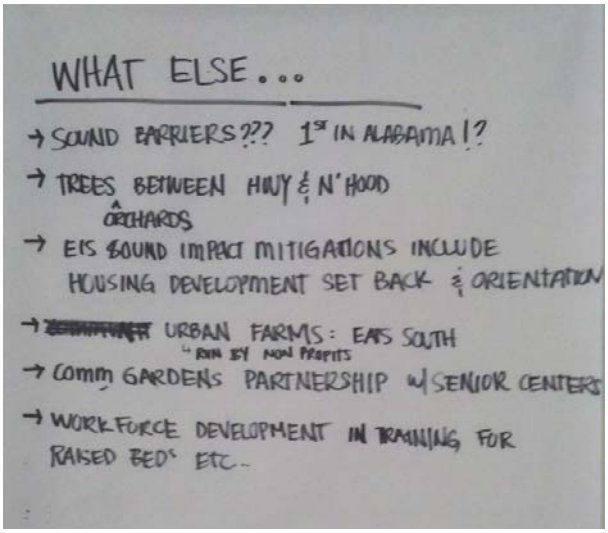
WORKSHOP NOTES











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