

METHODOLOGY

LEED-ND guides and recognizes location, planning, design and construction decisions that align with the program's goals. Performance in the LEED-ND program is determined by decisions that are made over a long period of time, starting with land speculation and ending with construction. Due to this, some variables that influence the project's LEED-ND implementation are fixed (i.e., location-based variables such as proximity to transit) while others are pending a decision by Parkside Residential, LLC, to commit to implement through the design build-out of the PUD (i.e. 50% construction waste diversion from the landfill).

The Assessment reviews every LEED-ND prerequisite and credit to identify the prerequisite/credit requirement, compliance status, opportunities and/or challenges for Parkside, prospective points and next steps for Stage II implementation. The status of the prerequisites and credits fall into three primary categories: those that are fixed (thus unable to be influenced); those with which the project complies but that require a final level of analysis by GBS to determine the final eligible points; and, those that require a decision and commitment by Parkside Residential, LLC.

Per the goals of Parkside Residential, LLC, the entire 15.5-acre PUD was assessed for prospective LEED-ND performance. The existing Parkside Townhomes on parcels 3 & 4 are included and do not have a significant influence on the project's prospective LEED-ND performance.

The Assessment drew from multiple materials to include: the Conceptual Parkside Master Plan, the November 2007 Parkside Application to the District of Columbia Zoning Commission for Final Approval of a PUD and Zoning Map Amendment, confidential marketing materials provided by the client dated 04/05/07, information gathered through independent research and the June 2007 Pilot version of the LEED-ND Program.

LEED-ND ASSESSMENT SUMMARY AND SCORECARD

As the project's design evolves and construction progresses, it will be important to keep LEED-ND calculations and documentation updated with the latest project information due to the potential impacts of project decisions on the LEED-ND performance. Final documentation for submittal to the USGBC will be based on the final approved project documents.

LEED-ND PREREQUISITES

The Parkside project will achieve all of the prerequisites under the pilot version of the LEED-ND program, which emphasizes infill and previously developed sites.

LEED-ND CREDITS

As demonstrated in the LEED-ND Preliminary Scorecard Summary provided below, Parkside can readily achieve 62 LEED-ND credits and a "Gold" level of certification. In addition to these certain credits, there are a total of 30 points listed as "Possible". The viability of these credits depends on planning, design and construction decisions made by Parkside Residential, LLC, and the project team. A commitment by Parkside

Residential, LLC, to meet the LEED performance threshold of any “Possible” credits will earn those points for Stage II certification. The remaining 14 credits are not likely to be obtained, given the project’s current characteristics. Below is a summary of the performance of the Parkside Master Plan in each of the program’s three major credit categories and the Innovation and Design (ID) category.

LEED-ND PRELIMINARY SCORECARD SUMMARY

| PARKSIDE - LEED-ND SCORE SUMMARY | | | | | |
|---|---------------------------------|----------------|-----------|-----------|------------|
| Category | | Total Possible | Certain | Possible | Not Likely |
| PRQ | Prerequisites | | X | | |
| SLL | Smart Location & Linkages | 30 | 19 | 3 | 8 |
| NPD | Neighborhood Pattern & Design | 39 | 24 | 15 | 0 |
| GCT | Green Construction & Technology | 31 | 13 | 12 | 6 |
| ID | Innovation & Design | 6 | 6 | 0 | 0 |
| Totals: | | 106 | 62 | 30 | 14 |
| Score: | | 62 | | | |
| Certification Level: | | GOLD | | | |

| <u>LEED-ND Certification Levels</u> | <u>Points</u> |
|-------------------------------------|---------------|
| Certified | 40-49 |
| Silver | 50-59 |
| Gold | 60-79 |
| Platinum | 80-106 |

| LEED-Neighborhood Development Scorecard | Potential Points | | | | Comments |
|---|------------------|-----------|-----------|------------|----------|
| | Points Available | Certain | Possible | Not Likely | |
| Project: Parkside | | | | | |
| Date: September 22, 2008 | | | | | |
| Expected Certification Level: GOLD | | | | | |
| Credit Category 1: Smart Location & Linkage | | | | | |
| Prereq 1: Smart Location & Linkage | - | Y | | | |
| Prereq 2: Water & Stormwater Infrastructure Efficiency | - | Y | | | |
| Prereq 3: Imperiled Species and Ecological communities | - | Y | | | |
| Prereq 4: Wetland & Water Body Protection | - | Y | | | |
| Prereq 5: Agricultural Land Conservation | - | Y | | | |
| Prereq 6: Floodplain Avoidance | - | Y | | | |
| Credit 1: Contaminated Brownfields Redevelopment | 2 | | | 2 | |
| Credit 2: High Priority Brownfields Redevelopment | 1 | | | 1 | |
| Credit 3: Preferred Locations | 2-10 | 6 | 1 | 3 | |
| Credit 4: Reduced Auto Dependence | 2-8 | 8 | | | |
| Credit 5: Bicycle Network | 1 | 1 | | | |
| Credit 6: Housing and Jobs Proximity | 3 | 3 | | | |
| Credit 7: School Proximity | 1 | 1 | | | |
| Credit 8: Steep Slope Protection | 1 | 1 | | | |
| Credit 9: Site Design for Habitat or Wetland Conservation | 1 | 1 | | | |
| Credit 10: Restoration of Habitat or Wetlands | 1 | | | 1 | |
| Credit 11: Conservation Management of Habitat or Wetlands | 1 | | | 1 | |
| Smart Location & Linkage Total | 30 | 21 | 1 | 8 | |
| Credit Category 2: Neighborhood Pattern & Design | | | | | |
| Prereq 1: Open Community | - | | | | |
| Prereq 2: Compact Development | - | | | | |
| Credit 1: Compact Development | 1-7 | 7 | | | |
| Credit 2: Diversity of Uses | 1-4 | 4 | | | |
| Credit 3: Diversity of Housing Types | 1-3 | 2 | 1 | | |
| Credit 4: Affordable Rental Housing | 1-2 | 1 | 1 | | |
| Credit 5: Affordable For-Sale Housing | 1-2 | 2 | | | |
| Credit 6: Reduced Parking Footprint | 2 | 2 | | | |
| Credit 7: Walkable Streets | 4-8 | 4 | 4 | | |
| Credit 8: Street Network | 1-2 | 2 | | | |
| Credit 9: Transit Facilities | 1 | | 1 | | |
| Credit 10: Transportation Demand Management | 2 | 2 | | | |
| Credit 11: Access to Surrounding Vicinity | 1 | | 1 | | |
| Credit 12: Access to Public Spaces | 1 | 1 | | | |
| Credit 13: Access to Active Spaces | 1 | 1 | | | |
| Credit 14: Universal Accessibility | 1 | 1 | | | |
| Credit 15: Community Outreach and Involvement | 1 | 1 | | | |
| Credit 16: Local Food Production | 1 | | 1 | | |
| Neighborhood Pattern and Design Total | 39 | 30 | 9 | 0 | |
| Credit Category 3: Green Construction and Technology | | | | | |
| Prereq 1: Construction Activity Pollution Prevention | - | | | | |
| Credit 1: LEED Certified Green Buildings | 1-3 | 2 | 1 | | |
| Credit 2: Energy Efficiency in Buildings | 1-3 | 2 | 1 | | |
| Credit 3: Reduced Water Use | 1-2 | 2 | 1 | | |
| Credit 4: Building Reuse and Adaptive Reuse | 1 | | | 2 | |
| Credit 5: Reuse of Historic Buildings | 1 | | | 1 | |
| Credit 6: Minimize Site Disturbance Through Site Design | 1 | 1 | | | |
| Credit 7: Minimize Site Disturbance During Construction | 1 | 1 | | | |
| Credit 8: Contaminant Reduction in Brownfields Remediation | 1 | | | 1 | |
| Credit 9: Stormwater Management | 1-5 | 3 | 2 | | |
| Credit 10: Heat Island Reduction | 1 | 1 | | | |
| Credit 11: Solar Orientation | 1 | | | 1 | |
| Credit 12: On-Site Power Generation | 1 | | 1 | | |
| Credit 13: On-Site Renewable Energy Sources | 1 | | 1 | | |
| Credit 14: District Heating & Cooling | 1 | | 1 | | |
| Credit 15: Infrastructure Energy Efficiency | 1 | 1 | | | |
| Credit 16: Wastewater Management | 1 | | | 1 | |
| Credit 17: Recycled Content in Infrastructure | 1 | | 1 | | |
| Credit 18: Construction Waste Management | 1 | | 1 | | |
| Credit 19: Comprehensive Waste Management | 1 | | 1 | | |
| Credit 20: Light Pollution Reduction | 1 | 1 | | | |
| Green Construction and Technology Total | 31 | 14 | 11 | 6 | |
| Credit Category 4: Innovation & Design | | | | | |
| Anticipated Innovation and Design Credits (TBD) | 5 | 5 | | | |
| LEED Accredited Professional | 1 | 1 | | | |
| Innovation & Design Total | 1-6 | 6 | 0 | 0 | |
| LEED-ND POINT TOTAL | 106 | 71 | 21 | 14 | |
| CERTIFICATION LEVEL | GOLD | | | | |