

EXHIBIT M

Anticipated LEED Neighborhood Standards and Requirements



LEED-ND

LEED for Neighborhood Developments
Rating System - Preliminary Draft
September 6, 2005

Presented by the partnership of the Congress for the New Urbanism,
the Natural Resources Defense Council and the U.S. Green Building Council



POINT OVERVIEW

Efficiency (2) Prerequisites / 2 Credits / 2 Points / 2.5% of total points		
Prerequisite: Transportation Efficiency	--	--
Prerequisite: Water and Stormwater Infrastructure Efficiency	--	--
Credit: Contaminated Brownfields Redevelopment	4	3.5%
Credit: High Cost Contaminated Brownfields Redevelopment	1	0.9%
Credit: Adjacent, Infill, or Redevelopment Site	3 to 10	8.8%
Credit: Reduced Automobile Dependence	2 to 6	5.3%
Credit: Contribution to Jobs-Housing Balance	4	3.5%
Credit: School Proximity	1	0.9%
Credit: Access to Public Space	2	1.8%
Environment (10) Prerequisites / 10 Credits / 10 Points / 12.5% of total points		
Prerequisite: Imperiled Species and Ecological Communities	--	--
Prerequisite: Parkland Preservation	--	--
Prerequisite: Wetland & Water Body Protection	--	--
Prerequisite: Farmland Preservation	--	--
Prerequisite: Erosion & Sedimentation Control	--	--
Credit: Support Off-Site Land Conservation	2	1.8%
Credit: Site Design for Habitat or Wetlands Conservation	1	0.9%
Credit: Restoration of Habitat or Wetlands	1	0.9%
Credit: Conservation Management of Habitat or Wetlands	1	0.9%
Credit: Steep Slope Preservation	1	0.9%
Credit: Minimize Site Disturbance During Construction	1	0.9%
Credit: Minimize Site Disturbance Through Site Design	1	0.9%
Credit: Maintain Stormwater Runoff Rates	1	0.9%
Credit: Reduce Stormwater Runoff Rates	1	0.9%
Credit: Stormwater Treatment	2	1.8%
Credit: Outdoor Hazardous Waste Pollution Prevention	1	0.9%
Compact, Complete & Connected Neighborhoods (3) Prerequisite / 2 Credits / 2 Points / 2.5% of total points		
Prerequisite: Open Community	--	--
Prerequisite: Compact Development	--	--
Prerequisite: Diversity of Uses	--	--
Credit: Compact Development	1 to 5	--
Credit: Transit-Oriented Compactness	1	0.9%
Credit: Diversity of Uses	1 to 3	2.6%
Credit: Housing Diversity	4	3.5%
Credit: Affordable Rental Housing	1 to 2	1.8%
Credit: Affordable For-Sale Housing	1 to 2	1.8%
Credit: Reduced Parking Footprint	2	1.8%
Credit: Community Outreach and Involvement	1	0.9%
Credit: Block Perimeter	1 to 4	3.5%
Credit: Locating Buildings to Shape Walkable Streets	1	0.9%
Credit: Designing Building Access to Shape Walkable Streets	1	0.9%
Credit: Designing Buildings to Shape Walkable Streets	1	0.9%
Credit: Comprehensively Designed Walkable Streets	2	1.8%
Credit: Street Network	1	0.9%
Credit: Pedestrian Network	1	0.9%
Credit: Maximize Pedestrian Experience	1	0.9%
Credit: Superior Pedestrian Experience	1 to 2	1.8%
Credit: Applying Regional Precedents in Urbanism and Architecture	1	0.9%
Credit: Transit Subsidy	3	2.6%

Credit: Transit Amenities	1	0.9%
Credit: Access to Nearby Communities	1	0.9%
Credit: Adaptive Reuse of Historic Buildings	1 to 2	1.8%
Credits Available (Credits Available: 22% of total points)		
Credit: Certified Green Building	1 to 5	4.4%
Credit: Energy Efficiency in Buildings	1 to 3	2.6%
Credit: Water Efficiency in Buildings	1 to 2	1.8%
Credit: Heat Island Reduction	1	0.9%
Credit: Infrastructure Energy Efficiency	1	0.9%
Credit: On-Site Power Generation	1	0.9%
Credit: On-Site Renewable Energy Sources	1	0.9%
Credit: Efficient Irrigation	1	0.9%
Credit: Greywater & Stormwater Reuse	2	1.8%
Credit: Wastewater Management	1	0.9%
Credit: Reuse of Materials	1	0.9%
Credit: Recycled Content	1	0.9%
Credit: Regionally Provided Materials	1	0.9%
Credit: Construction Waste Management	1	0.9%
Credit: Comprehensive Waste Management	1	0.9%
Credit: Light Pollution Reduction	1	0.9%
Credit: Contaminant Reduction in Brownfields Remediation	1	0.9%
Credits Available (Credits Available: 22% of total points)		
Anticipated Accredited Professional Innovation Credit(s)	1 to 2	1.8%
Anticipated Innovation Credit(s)	1 to 4	3.5%
TOTAL	114	100%

Anticipated Certification Levels

(Percentages taken from the "LEED Product Development and Maintenance Manual")

Certified:	46 – 56 points (40% of total points)
Silver:	57 – 67 points (50% of total points)
Gold:	68 – 90 points (60% of total points)
Platinum:	91 – 114 points (80% of total points)