

## The Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ *Get More Points with CommuteInfo's Help*

The LEED® for New Construction & Major Renovations Rating System\* includes points for activities related to alternative transportation as part of the “Sustainable Sites” category. As the regional ridesharing program, The Southwestern Pennsylvania Commission’s CommuteInfo program can provide technical assistance to business owners and real estate developers as they work to achieve the following credits:

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### **SS Credit 4.1: Alternative Transportation—Public Transportation Access, 6 Points**

**Intent:** To reduce pollution and land development impacts from automobile use.

#### **Requirements:**

##### **OPTION 1. Rail Station Proximity**

Locate the project within 1/2-mile walking distance (measured from a main building entrance) of an existing or planned and funded commuter rail, light rail or subway station.

OR

##### **OPTION 2. Bus Stop Proximity**

Locate the project within 1/4-mile walking distance (measured from a main building entrance) of 1 or more stops for 2 or more public, campus, or private bus lines usable by building occupants.

#### **Potential Technologies & Strategies:**

Perform a transportation survey of future building occupants to identify transportation needs. Locate the building near mass transit.

**How CommuteInfo Can Provide Assistance With This Credit:** The CommuteInfo program staff can assist you by identifying the public transit operators who provide service near your location. In addition, CommuteInfo staff can help you develop a transportation survey. The CommuteInfo program can also serve as the ridematching service for tenants or building visitors to encourage the use of transit to the location.

### **SS Credit 4.2: Alternative Transportation—Bicycle Storage and Changing Rooms, 1 Point**

**Intent:** To reduce pollution and land development impacts from automobile use.

#### **Requirements:**

##### **CASE 1. Commercial or Institutional Projects**

Provide secure bicycle racks and/or storage within 200 yards of a building entrance for 5% or more of all building users (measured at peak periods); Provide shower and changing facilities in the building, or within 200 yards of a building entrance, for 0.5% of fulltime equivalent (FTE) occupants.

CASE 2. Residential Projects

Provide covered storage facilities for securing bicycles for 15% or more of building occupants.

**Potential Technologies & Strategies:**

Design the building with transportation amenities such as bicycle racks and shower/changing facilities.

**How CommuteInfo Can Provide Assistance With This Credit:** The CommuteInfo program staff can help you by providing examples of best practices for bicycle racks and storage. In addition, the CommuteInfo program can serve as the ridematching service for tenants or building visitors to encourage the use of bicycling to the location.

**SS Credit 4.4: Alternative Transportation—Parking Capacity, 2 Points**

**Intent:** To reduce pollution and land development impacts from automobile use.

**Requirements:**

CASE 1. Non-Residential Projects

OPTION 1

- Size parking capacity must meet but not exceed minimum local zoning requirements.
- Provide preferred parking for carpools or vanpools for 5% of the total parking spaces.

OR

OPTION 2

For projects that provide parking for less than 5% of full-time equivalent (FTE) building occupants: Provide preferred parking for carpools or vanpools, marked as such, for 5% of total parking spaces. Providing a discounted parking rate is an acceptable substitute for preferred parking for carpool or vanpool vehicles. To establish a meaningful incentive in all potential markets, the parking rate must be discounted at least 20%. The discounted rate must be available to all customers (i.e., not limited to the number of customers equal to 5% of the vehicle parking capacity), publicly posted at the entrance of the parking area, and available for a minimum of 2 years.

OR

OPTION 3

Provide no new parking.

CASE 2. Residential Projects

OPTION 1

Size parking capacity to meet but not exceed minimum local zoning requirements

Provide infrastructure and support programs to facilitate shared vehicle use such as carpool drop-off areas, designated parking for vanpools, car-share services, ride boards and shuttle services to mass transit.

OR

OPTION 2

Provide no new parking.

### CASE 3. Mixed Use (Residential with Commercial/Retail) Projects

#### OPTION 1

Mixed-use buildings with less than 10% commercial area must be considered residential and adhere to the residential requirements in Case 2. For mixed-use buildings with more than 10% commercial area, the commercial space must adhere to non-residential requirements in Case 1 and the residential component must adhere to residential requirements in Case 2.

OR

#### OPTION 2

Provide no new parking.

#### Potential Technologies & Strategies:

Minimize parking lot/garage size. Consider sharing parking facilities with adjacent buildings. Consider alternatives that will limit the use of single occupancy vehicles.

**How CommuteInfo Can Provide Assistance With This Credit:** The CommuteInfo program staff can provide technical assistance when developing a preferred parking and/or ridesharing program for your site. In addition, the CommuteInfo program can serve as the “registration” point for those who will be participating in your preferred parking program. The CommuteInfo program can also serve as the ridematching service for tenants or building visitors to encourage the use of non-single occupancy use vehicles to the location.

**\* Source for Credit Descriptions, Requirements and Potential Technologies & Strategies:**  
LEED 2009 for New Construction and Major Renovations, U.S. Green Building Council approved  
November 2008.

The LEED® for Green Building Rating System For Existing Buildings, Operations and Maintenance\*\* includes points for activities related to alternative transportation as part of the “Sustainable Sites” category. As the regional ridesharing program, The Southwestern Pennsylvania Commission’s CommuteInfo program can provide technical assistance to business owners and real estate developers as they work to achieve the following credits:

**SS Credit 4: Alternative Commuting Transportation, 3–15 points**

**Intent:** To reduce pollution and land development impacts from automobile use for commuting.

**Requirements:**

Reduce the number of commuting round trips made by regular building occupants using single occupant, conventionally powered and conventionally fueled vehicles. For the purposes of this credit, alternative transportation includes at a minimum, telecommuting; compressed workweeks; mass transit; walking; bicycles or other human-powered conveyances; carpools; vanpools; and low-emitting, fuel-efficient or alternative fuel vehicles.

Performance calculations are made relative to a baseline case that assumes all regular occupants commute alone in conventional automobiles. The calculations must account for seasonal variations in the use of alternative commuting methods and, where possible, indicate the distribution of commuting trips using each type of alternative transportation.

Points are earned for reductions in conventional commuting trips during the performance period according to the following schedule:

Demonstrated percentage reduction in conventional commuting trips	Points
10%	3
13.75%	4
17.50%	5
21.25%	6
25.00%	7
31.25%	8
37.50%	9
43.75%	10
50.00%	11
56.25%	12
62.50%	13
68.75%	14
75.00%	15

**Potential Technologies & Strategies**

- When developing an alternative transportation program, consider the opportunities and limitations of different options, based on the building’s location.
- Provide space and infrastructure features, such as bicycle racks, changing facilities, preferred

parking, access to mass transit or alternative-fuel refueling stations. Offer employees incentives for using alternative transportation, such as additional vacation days, cash rewards or pretax options. Distribute free or discounted public transportation passes, bicycling equipment or telecommuting equipment to individuals committed to using them.

- Encourage the use of alternative commuting methods by guaranteeing free rides home for employees who must unexpectedly leave work early or late. Utilize organization resources to communicate with building occupants about alternative transportation options and benefits, and facilitating communication among building occupants for coordinating ride sharing.

**How CommuteInfo Can Provide Assistance With This Credit:** The CommuteInfo program staff can provide technical assistance when developing a preferred parking and/or ridesharing program for your site. In addition, the CommuteInfo program can serve as the “registration” point for those who will be participating in your preferred parking program. The CommuteInfo program can also serve as the ridematching service for tenants or building visitors to encourage the use of non-single occupancy use vehicles to the location. For those commuters who choose a vanpool, carpool or bikepool and are registered in the CommuteInfo program, they are also eligible for the regionwide Emergency Ride Home service.

**\*\* Source for Credit Descriptions, Requirements and Potential Technologies & Strategies:**  
LEED 2009 for Existing Buildings: Operations & Maintenance, U.S. Green Building Council approved  
November 2008.