

# TOPICS



## LEED Poised to Transform Land Development

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Leadership in Energy and Environmental Design (LEED)© is a set of rating systems developed by the U.S. Green Building Council. LEED is both a benchmark and a roadmap for development practices that promote the “triple bottom line:” financial return, human health, and environmental quality.



While LEED is widely known for its attention to green building practices, site development factors are incorporated into all rating systems. LEED for New Construction has been guiding commercial projects since 2000. LEED for Neighborhood Development, to be launched in 2008, will guide residential and mixed-use projects, reflecting a growing emphasis on land use and development at a community-wide scale.

The earlier in the site selection and planning process you consider LEED, the more benefits you can achieve. The foundation of LEED is integrated design, a process by which planning, engineering, and construction are considered by the project team throughout development. An integrated design approach reduces redundancy and inefficiency, and facilitates cumulative benefits across all systems.

### Integrated design results in the following economic incentives to developers, builders, and site occupants:

- Competitive first costs and reduced operating costs
- Optimized life-cycle performance and increased asset value
- Enhanced marketing opportunities and improved risk management
- Increased productivity, plus reduced absenteeism and turnover in the workplace

### Integrated design also provides benefits to;

- individuals (health, comfort, and job satisfaction),
- the environment (reduced resource consumption and reduced waste and pollutant generation), and
- the community (improved quality of life and reduced strain on local infrastructure such as landfills, water supplies, storm sewers, and transportation networks).

Using LEED to guide your next project can help you achieve the “triple bottom line,” and lets both consumers and competitors know that your development meets tomorrow’s standards today.

Westwood can keep you updated on LEED rating system status and determine which rating system is applicable to your project. We can also help you get the most out of integrated design and manage the LEED certification process.



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