

A case study was conducted to compare traditional site planning with LEED® site planning. It focused on Sustainable Sites and Water Efficiency only. Storm water is retained off site, except the LEED rated plan which retains storm water at the source.

TRADITIONAL



The first site plan was created using traditional design techniques with no regard for LEED criteria.

BUILDING DATA

| Tenant | Sq. Ftg. |
|--------------|-------------|
| Major Anchor | 45,000 S.F. |
| Retail A | 11,200 S.F. |
| Retail B | 6,300 S.F. |
| Retail C | 1,500 S.F. |
| Retail D | 5,000 S.F. |
| Retail E | 5,000 S.F. |
| Coffee Shop | 1,600 S.F. |

TOTAL 75,600 S.F.

PARKING DATA

| | |
|------------------|---------|
| Parking Required | 378 Sp. |
| Parking Provided | 423 Sp. |

LEASING DATA

479,420 S.F. Site
11.00 Total Acres
6,873 S.F. Bldg. / Acre
15.77% F.A.R.

SITE DATA

PERVIOUS AREA
94,151 S.F.
2.16 Acres
20% of total site

IMPERVIOUS AREA
385,269 S.F.
8.84 Acres

80% of total site
Potential LEED Credits: 3*

BUILDING DATA

| Tenant | Sq. Ftg. |
|--------------|-------------|
| Major Anchor | 45,000 S.F. |
| Retail A | 11,200 S.F. |
| Retail B | 6,300 S.F. |
| Retail C | 1,500 S.F. |
| Retail D | 5,000 S.F. |
| Retail E | 5,000 S.F. |
| Coffee Shop | 1,600 S.F. |

Total 75,600 S.F.

PARKING DATA

| | |
|------------------|---------|
| Parking Required | 378 Sp. |
| Parking provided | 423 Sp. |

LEASING DATA

479,420 S.F. Site
11.00 Total Acres
6,873 S.F. Bldg. / Acre
15.77% F.A.R.

SITE DATA

PERVIOUS AREA
108,018 S.F.
2.48 Acres
22.5% of total site

IMPERVIOUS AREA
371,402 S.F.
8.52 Acres

77.5% of total site
Potential LEED Credits: 8*



The second site plan was a modification of the traditional plan applying LEED credits where possible.

LEED + TRADITIONAL

LEED RATED



The third site plan focused on all the LEED credit requirements in sections SS-WE of USGBC guidelines. Assumptions were made that municipalities would agree to certain site variables.

BUILDING DATA

| Tenant | Sq. Ftg. |
|--------------|-------------|
| Major Anchor | 45,000 S.F. |
| Retail A | 10,600 S.F. |
| Retail B | 6,300 S.F. |
| Retail C | 1,500 S.F. |
| Retail D | 5,000 S.F. |
| Retail E | 5,000 S.F. |
| Coffee Shop | 1,600 S.F. |

Total 75,000 S.F.

PARKING DATA

| | |
|------------------|---------|
| Parking Required | 338 Sp. |
| Parking provided | 345 Sp. |

LEASING DATA

479,420 S.F. Site 11.00 Total Acres
6,818 S.F. Bldg. Area per Acre
15.64% F.A.R.

SITE DATA

PERVIOUS AREA (Includes 20,600 s/f Green Roofing System and 19,628 S.F. Pervious Pavement)
202,261 S.F.
4.64 Acres
42.2% of total site

IMPERVIOUS AREA
277,159 S.F.
6.36 Acres
57.8% of total site
LEED Potential Credits 8 Points

OPEN SPACE (Does not include Green Roof or Pervious Pavement)
162,033 S.F.
3.72 Acres
33.8% of total site
Potential LEED Credits: 16*

*Out of 19 total points available through Sustainable Sites and Water Efficiency (SS & WE) Categories for New Construction in USGBC guidelines.