



SYNERGIES BETWEEN PARKSMART & LEED

VERSION 1.0
APRIL 2017

LEED and Parksmart work hand in hand. For parking structures within a LEED project boundary, some achieved LEED credits can also earn Parksmart measure recognition. This document provides guidance for projects seeking to leverage LEED recognition into Parksmart certification.

Applicability

- The Parksmart project must be contained within the LEED project boundary
- Parksmart and LEED project applications may be submitted for review simultaneously, but the LEED credits must be awarded by GBCI for substitution to be valid
- Substitutions must be clearly identified in the Parksmart submittal, including the name and number of the corresponding LEED project
- All *Requirements* listed in the tables must be accounted for and addressed
- Substitutions not listed in the tables below will be considered on a case-by-case basis, upon request

LEED BD+C v4 Earns Parksmart Version 1.0 with Addenda

If a Parksmart project falls within the boundary of, and was included in, a LEED BD+C v4 certification, the Parksmart project is awarded the following points under Parksmart Measure A14: Third Party Sustainability Certification based on the level of certification achieved:

- LEED Platinum: 12 points
- LEED Gold: 10 points
- LEED Silver: 8 points
- LEED Certified: 6 points

In addition, if the project earns the following LEED BD+C v4 credits and meets the *Requirements* listed below, the project may earn the corresponding Parksmart Version 1.0 with Addenda measure or option. You will only need to document the credit once in the LEED project.

LEED CREDIT	PARKSMART MEASURE	REQUIREMENTS
LTC Reduced Parking Footprint	A2: Shared Parking: Shared Parking Analysis	
LTC Reduced Parking Footprint	B7: Rideshare Program: Reserved Parking Spaces	Documentation must be provided verifying that at least 2% of parking spaces within the Parksmart project boundary are designated as preferred parking spaces for carpools.
MRp Storage and Collection of Recyclables	A4: Recycling Program: Active Recycling Program	A narrative must be provided confirming that collection areas are included throughout the parking structure.
EAp Fundamental Commissioning and Verification	A9: Building Systems Commissioning: LEED 2009 Fundamental Commissioning of Building Energy Systems Prerequisite or v4 Fundamental Commissioning and Verification Prerequisite	Only 1 of these substitutions may be utilized.
EAc Enhanced Commissioning (1+ points achieved)	A9: Building Systems Commissioning: LEED 2009 or v4 Enhanced Commissioning Credit	
MRc Construction and Demolition Waste Management (Option 1, Path 1)	A10: Construction Waste Management: At least 50% and less than 85% of materials recycled or reused	Only 1 of these substitutions may be utilized.
MRc Construction and Demolition Waste Management (Option 1, Path 2)	A10: Construction Waste Management: At least 85% of materials recycled or reused	

LEED CREDIT	PARKSMART MEASURE	REQUIREMENTS
MRC Building Life-Cycle Impact Reduction (Option 3 - 25% of completed project surface area reused)	A13: Reused, Repurposed or Recycled Materials: At least 20% but less than 50% reused, repurposed or recycled	Only 1 of these substitutions may be utilized.
MRC Building Life-Cycle Impact Reduction (Option 3 - 50% of completed project surface area reused)	A13: Reused, Repurposed or Recycled Materials: At least 50% but less than 80% reused, repurposed or recycled	
MRC Building Life-Cycle Impact Reduction (Option 3 - 75% of completed project surface area reused)	A13: Reused, Repurposed or Recycled Materials: At least 80% reused, repurposed or recycled	
LTc Access to Quality Transit (1+ points achieved)	B2: Access to Mass Transit	
LTc Green Vehicles (NC, CS, Data Centers, Hospitality, Retail, and Healthcare – preferred parking OR Option 1 for Schools – preferred parking)	B8: Low-emitting and Fuel-efficient Vehicles: Preferred Parking Spaces	Documentation must be provided verifying that at least 2% of parking spaces within the Parksmart project boundary are designated as preferred parking spaces for green vehicles.
LTc Green Vehicles (NC, CS, Data Centers, Hospitality, Retail, and Healthcare – discounted parking rate OR Option 1 for Schools – discounted parking rate)	B8: Low-emitting and Fuel-efficient Vehicles: Rate Discount	
LTc Green Vehicles (NC, CS, Data Centers, Hospitality, Retail, and Healthcare – preferred parking OR Option 1 for Schools – preferred parking)	B9: Alternative Fuel Vehicles: Reserved Parking Spaces	Documentation must be provided verifying that at least 4% of parking spaces within the Parksmart project boundary are designated as preferred parking spaces for green vehicles.
LTc Green Vehicles (Option 1 for NC, CS, Data Centers, Hospitality, Retail, and Healthcare OR Option 1, Path 1 for Schools)	C5: Electric Vehicle (EV) Charging Stations: Two or more AC Level II EV Chargers, equaling at least 1% of all parking spaces AND No additional payment is required to charge vehicles	Documentation must be provided verifying that 2 or more AC Level II EV charging ports, equaling at least 1% of all parking spaces with the Parksmart project boundary, are installed within the Parksmart project boundary.
LTc Bicycle Facilities	B11: Bicycle Parking: Meets Tier 1 and Tier 2 Criteria	
EAc Enhanced Refrigeration	C6: HVAC Systems – Occupied Spaces: Environmentally Safer Coolants	LEED documentation must demonstrate that no HCFCs are in use within the LEED project boundary. In addition, a narrative must be provided confirming that occupied space is included within the Parksmart project boundary.
SSp Construction Activity Pollution Prevention	C10: Stormwater Management: Implement an Erosion and Sedimentation Control Plan	

LEED CREDIT	PARKSMART MEASURE	REQUIREMENTS
SSc Rainwater Management (1+ points achieved)	C10: Stormwater Management: Manage on-site runoff from the 80% precipitation event AND Manage on-site runoff from the 90% precipitation event	
WEp Indoor Water Use Reduction	C13: Indoor Water Efficiency	A narrative must be provided confirming that all applicable water fixtures located within the Parksmart project boundary were included in the LEED calculations.
WEc Outdoor Water Use Reduction (full requirements)	C14: Water Efficient Landscaping	Documentation must be provided demonstrating that 10% of the Parksmart project boundary contains landscaping.
EAc Renewable Energy Production (1 point)	C16: Renewable Energy Generation: At least 25% and less than 50% of energy is on-site renewable energy	Only 1 of these substitutions may be utilized. An EAc Renewable Energy Production substitution may be used in conjunction with an EAc Green Power and Carbon Offsets substitution for up to a total of 12 Parksmart points.
EAc Renewable Energy Production (2 points)	C16: Renewable Energy Generation: At least 50% and less than 75% of energy is on-site renewable energy	
EAc Renewable Energy Production (3 points)	C16: Renewable Energy Generation: At least 75% of energy is on-site renewable energy	
EAc Green Power and Carbon Offsets (50% of total energy addressed by green power, RECs and/or offsets)	C16: Renewable Energy Generation: At least 50% and less than 75% of energy is offset by RECs	Only 1 of these substitutions may be utilized. An EAc Renewable Energy Production substitution may be used in conjunction with an EAc Green Power and Carbon Offsets substitution for up to a total of 12 Parksmart points.
EAc Green Power and Carbon Offsets (100% of total energy addressed by green power, RECs and/or offsets)	C16: Renewable Energy Generation: At least 75% of energy is offset by RECs	

LEED O+M v4 Earns Parksmart Version 1.0 with Addenda

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- LEED Platinum: 12 points
- LEED Gold: 10 points
- LEED Silver: 8 points
- LEED Certified: 6 points

In addition, if the project earns the following LEED O+M v4 credits and meets the *Requirements* listed below, the project may earn the corresponding Parksmart Version 1.0 with Addenda measure or option. You will only need to document the credit once in the LEED project.

LEED CREDIT	PARKSMART MEASURE	REQUIREMENTS
MRp Ongoing Purchasing and Waste Policy	A4: Recycling Program: Active Recycling Program	A narrative must be provided confirming that the parking structure is subject to the LEED policy.
MRC Solid Waste Management – Ongoing (1 point achieved for Multifamily)	A4: Recycling Program: Percentage of Recycling - At least 25% but less than 50%	Only 1 of these substitutions may be utilized.
MRC Solid Waste Management – Ongoing (2 points achieved)	A4: Recycling Program: Percentage of Recycling - 50% or more	Parksmart Measure A4: Recycling Program: Active Recycling Program must be achieved to utilize either of these substitutions.
MRC Purchasing - Ongoing	A5: Sustainable Purchasing Program: Organized Sustainable Purchasing Program	
EQc Green Cleaning – Products and Materials	A7: Cleaning Procedures – Occupied Spaces	
EAc Existing Building Commissioning – Analysis (Option 1)	A9: Building Systems Commissioning: LEED 2009 Fundamental Commissioning of Building Energy Systems Prerequisite or v4 Fundamental Commissioning and Verification Prerequisite	Only 1 of these substitutions may be utilized.
EAc Existing Building Commissioning – Analysis (Option 2)	A9: Building Systems Commissioning: ASHRAE Level II Audit	
EAc Ongoing Commissioning	A9: Building Systems Commissioning: LEED 2009 or v4 Enhanced Commissioning Credit	
MRC Solid Waste Management - Facility Maintenance and Renovation	A10: Construction Waste Management: At least 50% but less than 85% recycled or reused	At least 1 project that exceeded \$100,000 in total cost and included the parking structure must be included within the LEED documentation.
LTC Alternative Transportation (15 points achieved)	B2: Access to Mass Transit	
EAc Enhanced Refrigerant Management	C6: HVAC Systems – Occupied Spaces: Environmentally Safer Coolants	LEED documentation must demonstrate that no HCFCs are in use within the LEED project boundary. In addition, a narrative must be provided confirming that occupied space is included within the Parksmart project boundary.
SSp Site Management Policy	C10: Stormwater Management: Implement an Erosion and Sedimentation Control Plan	

LEED CREDIT	PARKSMART MEASURE	REQUIREMENTS
WEc Indoor Water Use Reduction (3+ points achieved).	C13: Indoor Water Efficiency	A narrative must be provided confirming that all applicable water fixtures located within the Parksmart project boundary were included in the LEED calculations.
WEc Outdoor Water Use Reduction (Option 1)	C14: Water Efficient Landscaping	Documentation must be provided demonstrating that 10% of the Parksmart project boundary contains landscaping.
EAc Renewable Energy and Carbon Offsets (1 point achieved)	C16: Renewable Energy Generation: At least 75% of energy is offset by RECs	Only 1 of these substitutions may be utilized.
EAc Renewable Energy and Carbon Offsets (2 points achieved)	C16: Renewable Energy Generation: At least 5% and less than 25% of energy is on-site renewable energy	
EAc Renewable Energy and Carbon Offsets (3 points achieved)	C16: Renewable Energy Generation: At least 25% and less than 50% of energy is on-site renewable energy	
EAc Renewable Energy and Carbon Offsets (4 points achieved)	C16: Renewable Energy Generation: At least 50% and less than 75% of energy is on-site renewable energy	
EAc Renewable Energy and Carbon Offsets (5 points achieved)	C16: Renewable Energy Generation: At least 75% of energy is on-site renewable energy	