

**LEED Building Operations and Maintenance
Activity #2 – Location and Transportation (LT)**

Before completing this Activity Read Reference Guide: Building Operations and Maintenance v4 – Pages 37-59

Fill-In, Multiple Choice, Matching

LT Credit Alternative Transportation

Establishment
None.

Performance
EB, S, R, DC, HOS, WDC, MF

Option 1. Transportation Survey 1 Point

Conduct a Survey of building occupants on their transportation patterns. Regular building occupants must be surveyed. Visitors must be surveyed if either the typical peak or daily average is greater than the number of regular building occupants.

Conduct a transportation survey at least once every five years.

OR

Option 2. Alternative Transportation Rate 3-15 Points

Meet the requirements of option 1.

Demonstrate an alternative transportation rate in accordance with Table 1.

List the alternative transportation strategies that contribute to this reduction:

1. walking
2. biking
3. public transit
4. telecommuting
5. informal transit options
6. compressed workweeks
7. carpools
8. green vehicles

Calculations are performed 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 should indicate the distribution of commuting trips using each type of alternative transportation strategy.

Complete Table 1. Points for alternative transportation rate

Table 1. Points for alternative transportation rate	
Alternative transportation rate	Points
10%	3
15%	4
20%	5
25%	6
30%	7
35%	8
40%	9
45%	10
50%	11
55%	12
60%	13
65%	14
70%	15

EB, S, R, DC, HOS, WDC

OR

Option 3. Comprehensive Alternative Transp. Program 2 Point

Meet the requirements of Option 1.

Implement an alternative transportation program to reduce the conventional travel rates of building occupants. Include at least one element from each of the following three categories:

Education strategies
new-hire orientation;
employee newsletter, flyer, announcements, memos, letters;
 carpool matching website; or

Basic support strategies
 employer carpool events.
 guaranteed return trip;
preferential parking for informal transit participants;
flextime schedule; or
ride - matching service.

Direct strategies

1. telecommuting
2. compressed workweek sched.
3. transit subsidy
4. introduction of a parking fee
5. bicycle program
6. parking cash-out
7. employee clean vehicle purchase program
8. carpool program

MF Only

Option 3. Comprehensive Alt. transportation Program

Path 1. Comprehensive AA trans 1-5 Points

Implement an alternative transportation program to reduce the conventional travel rates of building occupants.

Include elements from the following two categories.

Core strategies (1 point for each strategy implemented)

- Conduct a survey of building occupants on their transportation patterns according to the requirements of Option 1.
- Sell parking separately from all dwelling unit sales or leases and implement a parking fee equivalent to the monthly cost of municipal public transit;
- Provide secure, covered bicycle storage equivalent to 2.5 % of regular building occupants;
- Provide transit passes or equivalent monthly transit subsidy for at least one year upon unit occupancy;
- Provide access to green vehicles in a vehicle-sharing program with a number of vehicles equivalent to 3 % of regular building occupants.

Supplemental strategies (1 point for every two strategies implemented)

- Provide a comprehensive review of transportation options through written communication or customized recommendations through an on-call service;
- Provide a matching website for carpool, vanpool and/or carshare options;
- Provide preferred parking for carpool, vanpool and/or carshare vehicles;
- Provide regular or on-call shuttles to major commerce and public transportation hubs;
- Provide bicycle sharing service membership for at least one year upon unit occupancy;
- Provide common offices or workspaces within the project to support telecommuting.

AND/OR

Path 2. Walkable location 1-5 Points

Document the project's Walk Score. Points are awarded according to Table 2. Projects outside the U.S. may demonstrate an equivalent level of pedestrian amenities and nearby uses.

Score		Points
<u>50-69</u>	Walk Score	<u>1</u>
<u>70-89</u>	Walk Score	<u>3</u>
<u>90-100</u>	Walk Score	<u>5</u>

An additional point up to the maximum of five points may be earned for a demonstrated Transit Score of at least 70 or Bike Score of at least 70.

Transportation surveys give building managers a better understanding of the transportation modes used by building occupants.

For mixed use projects, if the total nonresidential square footage is less than 10% and no greater than 5000 square feet, it is acceptable for the entire building to be considered residential and follow only the residential guidance.

The project team must survey visitors if either their daily average or their typical peak number is greater than the number of regular building occupants.

Students in K-12 schools are considered occupants rather than visitors.

If the survey response rate is less than 30%, project teams may not extrapolate the raw rate of alternative transportation to the nonrespondents.

Multifamily

Sell parking separately from all dwelling unit sales or leases and implement a parking fee equivalent to the monthly cost of municipal public transit.

Provide secure, covered bicycle storage equivalent to 2.5% of residents.

Provide transit passes or equivalent monthly transit subsidy for at least one year upon unit occupancy.

Provide access to green vehicles in a vehicle-sharing program with a number of vehicles equivalent to 3% of regular building occupants.

Provide a comprehensive review of transportation options through written communication or customized recommendations through an on-call service.

Provide a matching website for carpools, vanpools and/or carshare ~~ride-share~~ options.

Provide regular or on-call shuttles to major commerce and public transportation hubs.

Provide bicycle sharing service membership for at least one year upon unit occupancy.

Provide common offices or workspaces within the project to support telecommuting.

List strategies that can help the project team achieve higher survey response rates and more accurate results:

1. Incentives
2. style
3. convenience
4. strategy

Exemplary Performance can be achieved by Option 2. Demonstrate an 80% reduction from a conventional commuting baseline.

green vehicles vehicles achieving a minimum green score of 45 on the American Council for an Energy Efficient Economy (ACEEE) annual vehicle rating guide (or a local equivalent for projects outside the U.S.)