



PARKSMART & LEED SYNERGIES

VERSION 3.0
MAY 2018

Relevant Rating Systems:

- LEED BD+C v4
- LEED ID+C v4
- LEED O+M v4
- LEED BD+C v2009
- LEED ID+C v2009
- LEED O+M v2009
- Parksmart Version 1.0 with Addenda

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. In addition, some achieved Parksmart measures can contribute to a LEED certification as innovation points. This document provides guidance for projects seeking to leverage the synergies between Parksmart and LEED. For purposes of this document, Parksmart refers to Parksmart Version 1.0 with Addenda.

Applicability

LEED Earns Parksmart

- 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 first be awarded by GBCI for substitution to be valid.
- Substitutions must clearly identify the name and number of the corresponding LEED project in the Parksmart submittal.
- All *Requirements* listed in the tables must be met.
- Substitutions not listed in the tables below will be considered on a case-by-case basis, upon request. Email parksmart@gbci.org for more information.

Parksmart Earns LEED

- The original Parksmart option and documentation requirements must be satisfied, unless specified otherwise.
- If the LEED project includes a Parksmart project, the Parksmart project name and project ID must be included within the documentation provided for all Parksmart to LEED innovation strategies.

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1. LEED BD+C v4 Earns Parksmart

If a Parksmart project falls within the boundary of and is 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 specific LEED BD+C v4 credits and meets the additional Parksmart *Requirements* below, the project may earn the corresponding Parksmart measure or option. The credit will only need to be documented in the LEED project submittal.

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 (Option 1)	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	
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	

LEED CREDIT	PARKSMART MEASURE	REQUIREMENTS
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 within 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	
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

LEED CREDIT	PARKSMART MEASURE	REQUIREMENTS
EAc Renewable Energy Production (2 points)	C16: Renewable Energy Generation: At least 50% and less than 75% of energy is on-site renewable energy	an EAc Green Power and Carbon Offsets substitution for up to a total of 12 Parksmart points.
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.
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	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.

2. LEED O+M v4 Earns Parksmart

If a Parksmart project falls within the boundary of and is included in a LEED O+M 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 specific LEED O+M v4 credits and meets the additional Parksmart *Requirements* below, the project may earn the corresponding Parksmart measure or option. The credit will only need to be documented in the LEED project submittal.

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	

3. LEED BD+C v2009 Earns Parksmart

If a Parksmart project falls within the boundary of and is included in a LEED BD+C v2009 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 specific LEED BD+C v2009 credits and meets the additional Parksmart *Requirements* below, the project may earn the corresponding Parksmart measure or option. The credit will only need to be documented in the LEED project submittal.

LEED CREDIT	PARKSMART MEASURE	REQUIREMENTS
SSc 4.4 Alternative Transportation - Parking Capacity (Case 1, Option 4)	A2: Shared Parking: Shared Parking Analysis	Only 1 of these substitutions may be utilized.
SSc 4.4 Alternative Transportation - Parking Capacity (Case 3, Option 3)	A2: Shared Parking: Shared Parking Analysis	
MRp 1 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 1 Fundamental Commissioning of Building Energy Systems	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 3 Enhanced Commissioning	A9: Building Systems Commissioning: LEED 2009 or v4 Enhanced Commissioning Credit	
MRC 2 Construction Waste Management (1 point achieved)	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 2 Construction Waste Management (2 points achieved)	A10: Construction Waste Management: At least 85% of materials recycled or reused	
MRC 4 Recycled Content (2 points achieved)	A13: Reused, Repurposed or Recycled Materials: At least 20% but less than 50% reused, repurposed or recycled	
SSc 4.1 Alternative Transportation - Public Transportation Access	B2: Access to Mass Transit	

LEED CREDIT	PARKSMART MEASURE	REQUIREMENTS
SSc 4.3 Alternative Transportation - Low-Emitting and Fuel-Efficient Vehicles (Option 4)	B6: Carshare Program	
SSc 4.4 Alternative Transportation - Parking Capacity (Case 1, Option 1)	B7: Rideshare Program: Reserved Parking Spaces	Only 1 of these substitutions may be utilized.
SSc 4.4 Alternative Transportation - Parking Capacity (Case 1, Option 2)	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 or vanpools.
SSc 4.3 Alternative Transportation - Low-Emitting and Fuel-Efficient Vehicles (Option 1)	B8: Low-emitting and Fuel-efficient Vehicles: Preferred Parking Spaces	Only 1 of these substitutions may be utilized.
SSc 4.3 Alternative Transportation - Low-Emitting and Fuel-Efficient Vehicles (Option 3)	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 low-emitting and fuel-efficient vehicles.
SSc 4.3 Alternative Transportation - Low-Emitting and Fuel-Efficient Vehicles (Option 1)	B9: Alternative Fuel Vehicles: Reserved Parking Spaces	Only 1 of these substitutions may be utilized.
SSc 4.3 Alternative Transportation - Low-Emitting and Fuel-Efficient Vehicles (Option 3)	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 low-emitting and fuel-efficient vehicles.
SSc 4.2 Alternative Transportation - Bicycle Storage and Changing Rooms	B11: Bicycle Parking: Meets Tier 1 Criteria	
EAc 4 Enhanced Refrigerant Management	C2: Fire Suppression Systems	
SSc 4.3 Alternative Transportation - Low-Emitting and Fuel-Efficient Vehicles (Option 2)	C5: Electric Vehicle (EV) Charging Stations: Two or more AC Level II EV Chargers, equaling at least 1% of all parking spaces	Documentation must be provided verifying that 2 or more AC Level II EV charging ports, equaling at least 1% of all parking spaces within the Parksmart project boundary, are installed within the Parksmart project boundary.
EAc 4 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 1 Construction Activity Pollution Prevention	C10: Stormwater Management: Implement an Erosion and Sedimentation Control Plan	

LEED CREDIT	PARKSMART MEASURE	REQUIREMENTS
SSC 6.1 - Stormwater Design - Quantity Control (Option 2)	C10: Stormwater Management: Manage on-site runoff from the 80% precipitation event AND Manage on-site runoff from the 90% precipitation event	
WEp 1 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 1 Water Efficient Landscaping (Option 2)	C14: Water Efficient Landscaping	Documentation must be provided demonstrating that 10% of the Parksmart project boundary contains landscaping.
EAc 6 Green Power	C16: Renewable Energy Generation: At least 25% and less than 50% of energy is offset by RECs	An EAc 2 On-site Renewable Energy substitution may be used in conjunction with the EAc 6 Green Power substitution for up to a total of 12 Parksmart points.
EAc 2 On-site Renewable Energy (1-2 point(s) achieved)	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 2 On-site Renewable Energy substitution may be used in conjunction with an EAc 6 Green Power substitution for up to a total of 12 Parksmart points.
EAc 2 On-site Renewable Energy (3-5 points achieved)	C16: Renewable Energy Generation: At least 50% and less than 75% of energy is on-site renewable energy	
EAc 2 On-site Renewable Energy (6+ points achieved)	C16: Renewable Energy Generation: At least 75% of energy is on-site renewable energy	

4. LEED O+M v2009 Earns Parksmart

If a Parksmart project falls within the boundary of and is included in a LEED O+M v2009 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 specific LEED O+M v2009 credits and meets the additional Parksmart *Requirements* below, the project may earn the corresponding Parksmart measure or option. The credit will only need to be documented in the LEED project submittal.

LEED CREDIT	PARKSMART MEASURE	REQUIREMENTS
MRp2 Solid Waste Management Policy	A4: Recycling Program: Active Recycling Program	A narrative must be provided confirming that the parking structure is subject to the LEED policy.
MRC7 Solid Waste Management—Ongoing Consumables	A4: Recycling Program: Percentage of Recycling - 50% or more	Parksmart Measure A4: Recycling Program: Active Recycling Program must be achieved to utilize this substitution.
MRC1 Sustainable Purchasing—Ongoing Consumables	A5: Sustainable Purchasing Program: Organized Sustainable Purchasing Program	
EQc 3.3 Green Cleaning—Purchase of Sustainable Cleaning Products and Materials	A7: Cleaning Procedures – Occupied Spaces	LEED documentation must demonstrate that 75% of purchases of products listed within the LEED credit meet at least 1 of the sustainability criteria listed within the LEED credit.
EAc 2.1 Existing Building Commissioning—Investigation and Analysis (Option 1 - Commissioning Process)	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 2.1 Existing Building Commissioning—Investigation and Analysis (Option 2 - ASHRAE Level II Energy Audit)	A9: Building Systems Commissioning: ASHRAE Level II Audit	
EAc 2.3 Existing Building Commissioning—Ongoing Commissioning	A9: Building Systems Commissioning: LEED 2009 or v4 Enhanced Commissioning Credit	
MRC 9 Solid Waste Management—Facility Alterations and Additions	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.
SSc 4 Alternative Commuting Transportation (14+ points achieved)	B2: Access to Mass Transit	
EAc 5 Enhanced Refrigerant Management	C2: Fire Suppression Systems	
EAc 5 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.

LEED CREDIT	PARKSMART MEASURE	REQUIREMENTS
SSc 3 Integrated Pest Management, Erosion Control and Landscape Management Plan	C10: Stormwater Management: Implement an Erosion and Sedimentation Control Plan	
WEc 2 Additional Indoor Plumbing Fixture and Fitting Efficiency (4+ 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 3 Water Efficient Landscaping	C14: Water Efficient Landscaping	Documentation must be provided demonstrating that no permanent irrigation is in place AND that 10% of the Parksmart project boundary contains landscaping.
EAc 4 On-site and Off-site Renewable Energy (1 point achieved)	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.
EAc 4 On-site and Off-site Renewable Energy (2 points achieved)	C16: Renewable Energy Generation: At least 75% of energy is offset by RECs	
EAc 4 On-site and Off-site Renewable Energy (3 points achieved)	C16: Renewable Energy Generation: At least 5% and less than 25% of energy is on-site renewable energy	
EAc 4 On-site and Off-site Renewable Energy (4 points achieved)	C16: Renewable Energy Generation: At least 25% and less than 50% of energy is on-site renewable energy	
EAc 4 On-site and Off-site Renewable Energy (5 points achieved)	C16: Renewable Energy Generation: At least 50% and less than 75% of energy is on-site renewable energy	
EAc 4 On-site and Off-site Renewable Energy (6 points achieved)	C16: Renewable Energy Generation: At least 75% of energy is on-site renewable energy	

5. Parksmart Earns LEED

LEED v4 and LEED v2009 BD+C, ID+C & O+M projects may pursue one or more of the following innovation strategies by demonstrating Parksmart measure achievement. Note that for LEED ID+C projects to pursue these innovation strategies, all of the building and site must be under the control of the ID+C tenant. The requirements for all Parksmart measures referenced below can be found within the [Combined Parksmart Measures for LEED Innovation Catalog](#) document and at the links below.

Parksmart to LEED Innovation Strategy 1

Achieving the following Parksmart requirements will earn 1 LEED Innovation point:

- Full requirements of [Parksmart Measure B11: Bicycle Parking](#), both Tier 1 and Tier 2 criteria

AND

- Full requirements of [Parksmart Measure C4: Tire Inflation Stations](#)

Parksmart to LEED Innovation Strategy 2

Achieving 3 or more points under [Parksmart Measure B1: Placemaking](#) will earn 1 LEED Innovation point.

Parksmart to LEED Innovation Strategy 3

Achieving the following Parksmart requirements will earn 1 LEED Innovation point:

- 2 or more points under [Parksmart Measure B3: Wayfinding Systems – External](#)

AND

- 3 or more points under [Parksmart Measure B4: Wayfinding Systems – Internal](#)

AND

- Full requirements of [Parksmart Measure B5: Traffic Flow Plan](#)