

LEED Public Drafts: Submit Comments

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LEED Rating System Draft: BD&C, ID&C, and EB:O&M Location & Transportation LT LT Credit: Alternative Commuting Transportation (EBOM)

Please complete each section of this comment form. Your comments on this prerequisite or credit will be submitted immediately upon clicking "SUBMIT" at the bottom of this form. Each respondent may submit only one set of comments on any individual credit.

1: Comment:

This comment relates to what was formerly the LEED EB criteria for doing the Alternative Commuting Transportation Survey in order to obtain credit for SSc4: Alternative Commuting Transportation now under consideration to be called Location and Transportation Credit: Alternative Commuting. Staff, along with some of its network members from the the Commuter Connections program at the Metropolitan Washington Council of Governments (MWCOG), have reviewed commuting survey methods and performance metrics that are recommended to LEED EB applicants. SSc4 requires the adherence to a survey instrument such as the SCAQMD Rule 2202 procedures as a guideline to properly structure the commuting survey and ensure that the results capture an accurate assessment of occupant commuting behavior. These survey guidelines require a 80% minimum response rate and/or utilizing an approved sampling plan. These are high standards and ones worth maintaining. But it is also an opportunity to leverage that level of tenant employee penetration to yield better results and more information. Information that could be utilized to develop programs that would yield better mode share, more points, and a bigger environmental impact. This opportunity can be realized by allowing other established survey instruments, such as the survey instrument used by Commuter Connections and the Metropolitan Washington Council of Governments, to be recognized along with the SCAQMD Rule 2202, as appropriate for gathering information required for this credit.

2: Recommendations, suggestions, or other ideas for improvement:

Recommendations Our recommendations relate to how to leverage the level of tenant employee penetration on surveys to yield better results and more information. In essence the survey questions asked as part of SCAQMD Rule 2202 are effective in capturing "What" employee commute behavior is of at least 80% of the tenants in a LEED EB building. With that level of penetration, we have the opportunity to find out "Why" they commute the way they do and "How" we can change that commute behavior to yield less auto trips to the site. This provides LEED EB applicants (or those seeking re-certification) with the potential to tailor their on-site TDM programs to respond to needs and interests of their tenants. Doing so will increase their tenant participation in TDM programs, reduce auto trips to their site and allow them to increase their TDM points. Helping LEED EB applicants answer "Why" and "How" is as simple as adding a few extra (3-5) questions to the SCAQMD survey instrument. MWCOG's Commuter Connections Survey Instrument is one example that already has those questions included. We

recommend that the USGBC create its own survey for LEED EB applicants (Using the Commuter Connections/MWCOG Survey as a model) that reflects what that survey includes.

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