Development density

LT3.1 | Possible point

Glossary

Intent

To conserve land. To promote livability, walkability, and transportation efficiency and reduce vehicle miles distance traveled. To leverage and support transit investments. To improve public health by encouraging daily physical activity.

To conserve land and protect farmland and wildlife habitat by encouraging development in areas with existing infrastructure. To promote livability, walkability, and transportation efficiency, and reduce vehicle distance traveled. To improve public health by encouraging daily physical activity.

To channel development to urban areas with existing infrastructure, protect greenfields and preserve habitat and natural resources.

To channel development to urban areas with existing infrastructure, protect greenfields and preserve habitat and natural resources.

To channel development to urban areas with existing infrastructure, protect greenfields, and preserve habitat and natural resources. In rural areas, to increase development density on sites with existing or previously developed healthcare facilities rather than on undeveloped rural land.

To channel development to urban areas with existing infrastructure, protect greenfields, and preserve habitat and natural resources. In rural areas, to increase development density on sites with existing or previously developed healthcare facilities rather than on undeveloped rural land.

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Channel development to urban areas with existing infrastructure, protect greenfields and preserve habitat and natural resources.

To conserve land and protect farmland and wildlife habitat by encouraging development in areas with existing infrastructure. To promote walkability, and transportation efficiency and reduce vehicle distance traveled. To improve public health by encouraging daily physical activity.

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To conserve land. To promote livability, walkability, and transportation efficiency and

reduce vehicle miles distance traveled. To leverage and support transit investments. To improve public health by encouraging daily physical activity.

To conserve land and protect farmland and wildlife habitat by encouraging development in areas with existing infrastructure. To promote livability, walkability, and transportation efficiency, and reduce vehicle distance traveled. To improve public health by encouraging daily physical activity.

Requirements

Projects in transit corridors

For projects with existing and/or planned transit service (i.e., service with the funding commitments specified in SLL Prerequisite 1, Smart Location) that meets or exceeds the 2-point threshold in SLL Credit 3, Locations with Reduced Automobile Dependence, Option 1, build at the following densities, based on the walk distances to the transit service specified in SLL Credit 3:

a. For residential components located within the walk distances: 12 or more dwelling units per acre of buildable land available for residential uses.
b. For residential components falling outside the walk distances: 7 or more dwelling units per acre of buildable land available for residential uses.
c. For nonresidential components located within the walk distances: 0.80 floor-area ratio (FAR) or greater of buildable land available for nonresidential uses.
d. For nonresidential components falling outside the walk distances: 0.50 FAR or greater of buildable land available for nonresidential uses.

If the project location is served by a transit agency that has specified guidelines for minimum service densities that are greater than the densities required by this prerequisite, the project must achieve those service densities instead.

OR

Option 2. All other projects

Build any residential components of the project at a density of 7 dwelling units per acre of buildable land available for residential uses.

AND

Build any nonresidential components of the project at a density of 0.50 FAR or greater of buildable land available for nonresidential uses.

For all projects

Density calculations include all planned and existing buildings within the project boundary, excluding those portions of parking structures devoted exclusively to parking.

The specified density must be achieved within five years of the date that the first building of any type is occupied.

If one component of the project, residential or nonresidential, meets the minimum density requirement but the other component does not, include only the qualifying density. Use that component's dwelling units or nonresidential floor area in the numerator and the total buildable land area in the denominator. If the resulting density meets the minimum requirement, the prerequisite is achieved.

Design and build the project such that residential and nonresidential components achieve the densities per acre of buildable land listed in Table 1 (excluding those portions of parking structures devoted to parking).

Residential density (DU/acre)	Nonresidential density (FAR)	Points
> 10 and ≤ 13	> 0.75 and ≤ 1.0	1
> 13 and ≤ 18	> 1.0 and ≤ 1.25	2
> 18 and ≤ 25	> 1.25 and ≤ 1.75	3
> 25 and ≤ 38	> 1.75 and ≤ 2.25	4
> 38 and ≤ 63	> 2.25 and ≤ 3.0	5
> 63	> 3.0	6
DU = dwelling unit; FAR = floor-area ratio.		

The specified densities must be achieved within five years of the date that the first building of any type is occupied.

The scoring of a mixed-use project is calculated with a weighted average, according to the following steps.

a. Determine the total square footage of all residential and nonresidential uses.
b. Calculate the percentage residential and percentage nonresidential of the total square footage.
c. Determine the density of each component as measured in dwelling units per acre and floor-area ratio, respectively.
d. Referring to Table 1, find the appropriate points for the densities of the residential and nonresidential components.
e. If the points are different, multiply the point value of the residential component by its percentage of the total square footage and multiply the point value of the nonresidential component by its percentage.
f. Add the two scores.

Option 1: Development density

Construct or renovate a building on a previously developed site AND in a community with a minimum density of 60,000 square feet per acre net (13,800 square meters per hectare net). The density calculation is based on a typical two-story downtown development and must include the area of the project being built.

OR

Option 2: Community connectivity

Construct or renovate a building on a site that meets the following criteria:

a. ▫ Is located on a previously developed site
b. ▫ Is within 1/2 mile of a residential area or neighborhood with an average density of 10 units per acre net
c. ▫ Is within 1/2 mile of at least 10 basic services
d. ▫ Has pedestrian access between the building and the services

For mixed-use projects, no more than 1 service within the project boundary may be counted as 1 of the 10 basic services, provided it is open to the public. No more than 2 of the 10 services required may be anticipated (i.e. at least 8 must be existing and operational). In addition, the anticipated services must demonstrate that they will be operational in the locations indicated within 1 year of occupation of the applicant project. Examples of basic services include the following:

a. ▫ Bank
b. ▫ Place of Worship
c. ▫ Convenience Grocery
d. ▫ Day Care Center
e. ▫ Cleaners
f. ▫ Fire Station
g. ▫ Beauty Salon
h. ▫ Hardware
i. ▫ Laundry
j. ▫ Library
k. ▫ Medical or Dental Office
l. ▫ Senior Care Facility
m. ▫ Park
n. ▫ Pharmacy
o. ▫ Post Office
p. ▫ Restaurant
q. ▫ School
r. ▫ Supermarket
s. ▫ Theater
t. ▫ Community Center
u. ▫ Fitness Center
v. ▫ Museum

Proximity is determined by drawing a 1/2-mile radius around a main building entrance on a site map and counting the services within that radius.

Credit substitution available
You may use the LEED v4 version of this credit on v2009 projects. For more information check out this article.

Option 1: Development density

Construct or renovate a building on a previously developed site AND in a community with a minimum density of 60,000 square feet per acre net (13,800 square meters per hectare net). The density calculation is based on a typical two-story downtown development and must include the area of the project being built.

For the purposes of this option, physical education spaces that are part of the project site, such as playing fields and associated buildings used during sporting events only (e.g., concession stands) and playgrounds with play equipment, are excluded from the development density calculations.

OR

Option 2: Community connectivity

Construct or renovate a building on a site that meets the following criteria:

a. ▫ Is located on a previously developed site
b. ▫ Is within 1/2 mile of a residential area or neighborhood with an average density of 10 units per acre net
c. ▫ Is within 1/2 mile of at least 10 basic services
d. ▫ Has pedestrian access between the building and the services

For mixed-use projects, no more than 1 service within the project boundary may be counted as 1 of the 10 basic services, provided it is open to the public. No more than 2 of the 10 services required may be anticipated (i.e. at least 8 must be existing and operational). In addition, the anticipated services must demonstrate that they will be operational in the locations indicated within 1 year of occupation of the applicant project. Examples of basic services include the following:

a. ▫ Bank
b. ▫ Place of Worship
c. ▫ Convenience Grocery
d. ▫ Day Care Center
e. ▫ Cleaners
f. ▫ Fire Station
g. ▫ Beauty Salon
h. ▫ Hardware
i. ▫ Laundry
j. ▫ Library
k. ▫ Medical or Dental Office
l. ▫ Senior Care Facility
m. ▫ Park

n. ▫ Pharmacy
o. ▫ Post Office
p. ▫ Restaurant
q. ▫ School
r. ▫ Supermarket
s. ▫ Theater
t. ▫ Community Center
u. ▫ Fitness Center
v. ▫ Museum

Proximity is determined by drawing a 1/2-mile radius around any building entrance on a site map and counting the services within that radius.

Option 1: Development density

Construct or renovate a building on a previously developed site AND in a community with a minimum density of 60,000 square feet per acre net (13,800 square meters per hectare net). The density calculation is based on a typical two-story downtown development and must include the area of the project being built.

OR

Option 2: Community connectivity

Construct or renovate a building on a site that meets the following criteria:

a. ▫ Is located on a previously developed site
b. ▫ Is within 1/2 mile (800 meters) of a residential area or neighborhood with an average density of 10 units per acre net
c. ▫ Is within 1/2 mile (800 meters) of at least 10 basic services
d. ▫ Has pedestrian access between the building and the services

For mixed-use projects, no more than 1 service within the project boundary may be counted as 1 of the 10 basic services, provided it is open to the public. No more than 2 of the 10 services required may be anticipated (i.e. at least 8 must be existing and operational). In addition, the anticipated services must demonstrate that they will be operational in the locations indicated within 1 year of occupation of the applicant project. Examples of basic services include the following:

a. ▫ Bank
b. ▫ Place of Worship
c. ▫ Convenience Grocery
d. ▫ Day Care Center
e. ▫ Cleaners
f. ▫ Fire Station
g. ▫ Beauty Salon
h. ▫ Hardware
i. ▫ Laundry
j. ▫ Library
k. ▫ Medical or Dental Office
l. ▫ Senior Care Facility
m. ▫ Park
n. ▫ Pharmacy
o. ▫ Post Office
p. ▫ Restaurant
q. ▫ School
r. ▫ Supermarket
s. ▫ Theater
t. ▫ Community Center
u. ▫ Fitness Center
v. ▫ Museum
w. ▫ Hotel
x. ▫ Medical Device Supplier
y. ▫ Home Healthcare Service Provider
z. ▫ Healthcare Support Agencies
aa. ▫ Family Support Facility
ab. ▫ Rehabilitation Facility

Proximity is determined by drawing a 1/2-mile (800 meter) radius around a main building entrance on a site map and counting the services within that radius.

Option 3: Existing rural sites[1]

For previously developed existing rural healthcare campus sites, achieve a minimum development density of 30,000 square feet per acre (6,900 square meters per hectare).

[1]For the purposes of this credit, “rural land” is defined in accordance with U.S. Census Bureau definitions: settlements comprising less than 2,500 persons, areas outside incorporated census designated places and the rural portions of extended cities. For additional information, visit http://www.census.gov/population/censusdata/urdef.txt.

Option 1: Development density

Construct or renovate a building on a previously developed site AND in a community with a minimum density of 60,000 square feet per acre net (13,800 square meters per hectare net). The density calculation is based on a typical two-story downtown development and must include the area of the project being built.

OR

Option 2: Community connectivity

Construct or renovate a building on a site that meets the following criteria:

a. ▫ Is located on a previously developed site
b. ▫ Is within 1/2 mile (800 meters) of a residential area or neighborhood with an average density of 10 units per acre net
c. ▫ Is within 1/2 mile (800 meters) of at least 10 basic services
d. ▫ Has pedestrian access between the building and the services

For mixed-use projects, no more than 1 service within the project boundary may be counted as 1 of the 10 basic services, provided it is open to the public. No more than 2 of the 10 services required may be anticipated (i.e. at least 8 must be existing and operational). In addition, the anticipated services must demonstrate that they will be operational in the locations indicated within 1 year of occupation of the applicant project. Examples of basic services include the following:

a. ▫ Bank
b. ▫ Place of Worship
c. ▫ Convenience Grocery
d. ▫ Day Care Center
e. ▫ Cleaners
f. ▫ Fire Station
g. ▫ Beauty Salon
h. ▫ Hardware
i. ▫ Laundry
j. ▫ Library
k. ▫ Medical or Dental Office
l. ▫ Senior Care Facility
m. ▫ Park
n. ▫ Pharmacy
o. ▫ Post Office
p. ▫ Restaurant
q. ▫ School
r. ▫ Supermarket
s. ▫ Theater
t. ▫ Community Center
u. ▫ Fitness Center
v. ▫ Museum

Proximity is determined by drawing a 1/2-mile (800 meter) radius around a main building entrance on a site map and counting the services within that radius.

Greenfield developments and projects that do not use existing infrastructure are not eligible.

Option 1: Development density

Select space in a building that is located in an established, walkable community with a minimum density of 60,000 square feet per acre net (13,800 square meters per hectare net). The density calculation is based on a typical two-story downtown development and must include the area of the project being built.

OR

Option 2: Community connectivity

Select space in a building on a site that meets the following criteria:

a. ▫ Is located within 1/2-mile (800 meters) of a residential area or neighborhood with an average density of 10 units per acre net.
b. ▫ Is within 1/2-mile (800 meters) of at least 10 basic services.
c. ▫ Has pedestrian access between the building and the services.

For mixed-use projects, no more than 1 service within the project boundary may be counted as 1 of the 10 basic services, provided it is open to the public. No more than 2 of the 10 services required may be anticipated (i.e., at least 8 must be existing and operational). In addition, the anticipated services must be documented appropriately to demonstrate that they will be operational in the locations indicated within 1 year of occupation of the applicant’s project. Examples of basic services include the following:

a. ▫ Bank
b. ▫ Place of Worship
c. ▫ Convenience Grocery
d. ▫ Day Care Center
e. ▫ Cleaners
f. ▫ Fire Station
g. ▫ Beauty Salon
h. ▫ Hardware
i. ▫ Laundry
j. ▫ Library
k. ▫ Medical or Dental Office
l. ▫ Senior Care Facility
m. ▫ Park
n. ▫ Pharmacy
o. ▫ Post Office
p. ▫ Restaurant
q. ▫ School

r. ▫ Supermarket
s. ▫ Theater
t. ▫ Community Center
u. ▫ Fitness Center
v. ▫ Museum

Proximity is determined by drawing a 1/2-mile (800 meter) radius around a main building entrance on a site map and counting the services within that radius.

Greenfield developments and projects that do not use existing infrastructure are not eligible.

Option 1 — development density

Construct or renovate building on a previously developed site AND in a community with a minimum density of 60,000 square feet per acre net (Note: density calculation must include the area of the project being built and is based on a typical two-story downtown development).

OR

Option 2 — community connectivity

Construct or renovate building on a previously developed site AND within 1/2 mile of a residential zone or neighborhood with an average density of 10 units per acre net AND within 1/2 mile of at least 10 basic sServices AND with pedestrian access between the building and the services.

Basic services include, but are not limited to:

a. Bank;
b. Place of worship;
c. Convenience grocery;
d. Day care;
e. Cleaners;
f. Fire station;
g. Beauty;
h. Hardware;
i. Laundry;
j. Library;
k. Medical/Dental;
l. Senior care facility;
m. Park;
n. Pharmacy;
o. Post office;
p. Restaurant;
q. School;
r. Supermarket;
s. Theater;
t. Community center;
u. Fitness center;
v. Museum.

Proximity is determined by drawing a 1/2 mile radius around the main building entrance on a site map and counting the services within that radius.

a. ▫ Select space in a building that is located in an established, walkable community with a minimum density of 60,000 square feet per acre net (two-story downtown development),

OR

a. ▫ Select space in a building that is located within ½ mile of a residential zone or neighborhood (with an average density of 10 units per acre net),
AND
b. ▫ The building has pedestrian access to at least 10 of the basic services below within ½ mile: 1) Bank; 2) Place of Worship; 3) Convenience Grocery; 4) Day Care; 5) Cleaners; 6) Fire Station; 7) Hair Care; 8) Hardware; 9) Laundry; 10) Library; 11) Medical/Dental; 12) Senior Care Facility; 13) Park; 14) Pharmacy; 15) Post Office; 16) Restaurant; 17) School; 18) Supermarket; 19) Commercial Office; 20) Community Center, and other recognized services evaluated on their merit.

Greenfield developments and projects that do not use existing infrastructure are not eligible.

Occupy a building that has a density of at least 60,000 square feet of building floor space per acre located within an area with a density of at least 60,000 square feet of building floor space per acre (two-story downtown development). The goal is to encourage the occupancy of high development density buildings in high development density areas. Once earned and for subsequent re-certifications, the only requirement is that the building itself have the required density.

Option 1 — development density

Construct or renovate building on a previously developed site AND in a community with a minimum density of 60,000 square feet per acre net (Note: density calculation must include the area of the project being built and is based on a typical two-story downtown development).

For the purposes of this option, physical education spaces that have been included as part of the project site such as playing fields and associated buildings used during sporting events only (such as concession stands) and playgrounds with play equipment are excluded from the development density calculations.

OR

Option 2 — community connectivity

Construct or renovate building on a previously developed site AND within 1/2 mile of a residential zone or neighborhood with an average density of 10 units per acre net

AND within 1/2 mile of at least 10 basic sServices AND with pedestrian access between the building and the services.

Basic services include, but are not limited to:

a. Bank;
b. Place of worship;
c. Convenience grocery;
d. Day care;
e. Cleaners;
f. Fire station;
g. Beauty;
h. Hardware;
i. Laundry;
j. Library;
k. Medical/Dental;
l. Senior care facility;
m. Park;
n. Pharmacy;
o. Post office;
p. Restaurant;
q. School;
r. Supermarket;
s. Theater;
t. Community center;
u. Fitness center;
v. Museum.

Proximity is determined by drawing a 1/2 mile radius around the main building entrance on a site map and counting the services within that radius.

Option 1 — development density

Construct or renovate building on a previously developed site AND in a community with a minimum density of 60,000 square feet per acre net (Note: density calculation must include the area of the project being built and is based on a typical two-story downtown development).

OR

Option 2 — community connectivity

Construct or renovate building on a previously developed site AND within 1/2 mile of a residential zone or neighborhood with an average density of 10 units per acre net AND within 1/2 mile of at least 10 basic sServices AND with pedestrian access between the building and the services.

Basic services include, but are not limited to:

a. Bank;
b. Place of worship;
c. Convenience grocery;
d. Day care;
e. Cleaners;
f. Fire station;
g. Beauty;
h. Hardware;
i. Laundry;
j. Library;
k. Medical/Dental;
l. Senior care facility;
m. Park;
n. Pharmacy;
o. Post office;
p. Restaurant;
q. School;
r. Supermarket;
s. Theater;
t. Community center;
u. Fitness center;
v. Museum.

Proximity is determined by drawing a 1/2 mile radius around the main building entrance on a site map and counting the services within that radius.

Increase localized density to conform to existing or desired density goals by utilizing sites that are located within an existing minimum development density of 60,000 square feet per acre (two story downtown development).

Increase localized density to conform to existing or desired density goals by utilizing sites that are located within an existing minimum development density of 60,000 square feet per acre (two story downtown development).

Option 1. Surrounding density (2–3 points)

Locate on a site whose surrounding existing density within a ¼-mile [400-meter] radius of the project boundary meets the values in Table 1. Use either the "separate residential and nonresidential densities" or the "combined density" values.

Table 1a. Points for average density within 1/4 mile of project site (imperial units)

Combined density	Separate residential and nonresidential densities		Points BD&C (except Core and Shell)	Points BD&C (Core and Shell)	Points ID&C
Square feet per acre of buildable land	Residential density (DU/acre)	Nonresidential density (FAR)			

22,000	7	0.5	2	2	3
35,000	12	0.8	3	4	6

Table 1b. Points for average density within 400 meters of project site (metric units)

Combined density	Separate residential and nonresidential densities		Points BD&C (except Core and Shell)	Points BD&C (Core and Shell)	Points ID&C
Square meters per hectare of buildable land	Residential density (DU/hectare)	Nonresidential density (FAR)			
5,050	17.5	0.5	2	2	3
8,035	30	0.8	3	4	6

DU = dwelling unit; FAR = floor-area ratio.

AND/OR

Option 2. Diverse uses (1–2 points)

Construct or renovate a building or a space within a building such that the building's main entrance is within a ½-mile (800-meter) walking distance of the main entrance of four to seven (1 point) or eight or more (2 points) existing and publicly available diverse uses (listed in Appendix 1).

The following restrictions apply.

a. ▫ A use counts as only one type (e.g., a retail store may be counted only once even if it sells products in several categories).
b. ▫ No more than two uses in each use type may be counted (e.g. if five restaurants are within walking distance, only two may be counted).
c. ▫ The counted uses must represent at least three of the five categories, exclusive of the building's primary use.

Appendix 1. Use types and categories

Option 1. Surrounding density (2–3 points)

Locate on a site whose surrounding existing density within a ¼-mile [400-meter] radius of the project boundary meets the values in Table 1. Use either the "separate residential and nonresidential densities" or the "combined density" values.

Table 1a. Points for average density within 1/4 mile of project site (imperial units)

Combined density	Separate residential and nonresidential densities		Points BD&C (except Core and Shell)	Points BD&C (Core and Shell)	Points ID&C
Square feet per acre of buildable land	Residential density (DU/acre)	Nonresidential density (FAR)			
22,000	7	0.5	2	2	3
35,000	12	0.8	3	4	6

Table 1b. Points for average density within 400 meters of project site (metric units)

Combined density	Separate residential and nonresidential densities		Points BD&C (except Core and Shell)	Points BD&C (Core and Shell)	Points ID&C
Square meters per hectare of buildable land	Residential density (DU/hectare)	Nonresidential density (FAR)			
5,050	17.5	0.5	2	2	3
8,035	30	0.8	3	4	6

DU = dwelling unit; FAR = floor-area ratio.

Physical education spaces that are part of the project site, such as playing fields and associated buildings used during sporting events only (e.g., concession stands) and playgrounds with play equipment, are excluded from the development density calculations.

AND/OR

Option 2. Diverse uses (1–2 points)

Construct or renovate a building or a space within a building such that the building's main entrance is within a ½-mile (800-meter) walking distance of the main entrance of four to seven (1 point) or eight or more (2 points) existing and publicly available diverse uses (listed in Appendix 1).

The following restrictions apply.

a. ▫ A use counts as only one type (e.g., a retail store may be counted only once even if it sells products in several categories).
b. ▫ No more than two uses in each use type may be counted (e.g. if five restaurants are within walking distance, only two may be counted).
c. ▫ The counted uses must represent at least three of the five categories, exclusive of the building's primary use.

Appendix 1. Use types and categories

Option 1. Surrounding Density (2–4 points)

Locate on a previously developed site whose density in the surrounding area (i.e., within a ¼-mile [400-meter] radius of the project boundary) meets or exceeds the values in Table 1. Projects may calculate surrounding density using either the "separate residential and nonresidential densities" or the "combined density" values.

The counted density must be existing density, not zoned density.

Table 1a. Points for average density within 1/4 mile of project site (imperial units)

Combined density	Separate residential and nonresidential densities		Points BD&C (except Core and Shell)	Points BD&C (Core and Shell)	Points ID&C
Square feet per acre of buildable land	Residential density (DU/acre)	Nonresidential density (FAR)			
22,000	7	0.5	2	2	3
35,000	12	0.8	3	4	6

Table 1b. Points for average density within 400 meters of project site (metric units)

Combined density	Separate residential and nonresidential densities		Points BD&C (except Core and Shell)	Points BD&C (Core and Shell)	Points ID&C
Square meters per hectare of buildable land	Residential density (DU/hectare)	Nonresidential density (FAR)			
5,050	17.5	0.5	2	2	3
8,035	30	0.8	3	4	6

DU = dwelling unit; FAR = floor-area ratio.

If the surrounding residential and nonresidential densities are of different point values, use a weighted average of the two.

AND/OR

Option 2. Diverse uses (1–2 points)

Construct or renovate a building or a space within a building such that the building's main entrance is within a ½-mile (800-meter) walking distance of the main entrance of four to seven (1 point) or eight or more (2 points) existing and publicly available diverse uses (listed in Appendix 1).

The following restrictions apply.

a. ▫ A use counts as only one type (e.g., a retail store may be counted only once even if it sells products in several categories).
b. ▫ No more than two uses in each use type may be counted (e.g. if five restaurants are within walking distance, only two may be counted).
c. ▫ The counted uses must represent at least three of the five categories, exclusive of the building's primary use.

Appendix 1. Use types and categories

Option 1. Development and adjacency (2–3 points)

Construct or renovate the project on a previously developed site that was used for industrial or commercial purposes (2 points).
OR
Construct or renovate the project on a site that is both a previously developed and an adjacent site. The adjacent sites must be currently used for industrial or commercial purposes (3 points).

AND/OR

Option 2. Transportation resources (1–2 points)

Construct or renovate the project on a site that has two or three (1 point) or four (2 points) of the following transportation resources:

a. ▫ The site is within a 10-mile (16 kilometer) driving distance of a main logistics hub, defined as an airport, seaport, intermodal facility, or freight village with intermodal transportation.
b. ▫ The site is within a 1-mile (1600-meter) driving distance of an on-off ramp to a highway.
c. ▫ The site is within a 1-mile (1600-meter) driving distance of an access point to an active freight rail line.
d. ▫ The site is served by an active freight rail spur.

In all cases, a planned transportation resource must be sited, funded, and under construction by the date of the certificate of occupancy and complete within 24 months of that date.

Option 1. Surrounding density (1 point)

Locate on a site whose surrounding existing density within a ¼-mile (400-meter) radius of the project boundary is:

a. At least 7 dwelling units per acre (17.5 DU per hectare) with a 0.5 floor-area ratio. The counted density must be existing density, not zoned density, or
b. At least 22,000 square feet per acre (5 050 square meters per hectare) of buildable land.

For previously developed existing rural healthcare campus sites, achieve a minimum development density of 30,000 square feet per acre (6890 square meters per hectare).

AND/OR

Option 2. Diverse uses (1 point)

Construct or renovate a building on a site such that the building's main entrance is within a ½-mile (800-meter) walking distance of the main entrance of at least seven existing and publicly accessible uses (listed in Appendix 1).

The following restrictions apply.

a. ▫ A use may be counted as only one type (e.g., a retail store may be counted only once even if it sells products in several categories).
b. ▫ No more than two uses in each use type may be counted (e.g., if five restaurants are within

walking distance, only two may be counted).

c. ▫ The counted uses must represent at least three of the five categories, exclusive of the building's primary use.

Category	Use type
Food retail	Supermarket
	Grocery with produce section
Community-serving retail	Convenience store
	Farmers market
	Hardware store
	Pharmacy
	Other retail
Services	Bank
	Family entertainment venue (e.g., theater, sports)
	Gym, health club, exercise studio
	Hair care
	Laundry, dry cleaner
	Restaurant, café, diner (excluding those with only drive-thru service)
Civic and community facilities	Adult or senior care (licensed)
	Child care (licensed)
	Community or recreation center
	Cultural arts facility (museum, performing arts)
	Education facility (e.g., K—12 school, university, adult education center, vocational school, community college)
	Government office that serves public on-site
	Medical clinic or office that treats patients
	Place of worship
	Police or fire station
	Post office
	Public library
	Public park
	Social services center
Community anchor uses (BD&C and ID&C only)	Commercial office (100 or more full-time equivalent jobs)
	Housing (100 or more dwelling units)

Option 1. Surrounding Density (3-6 points)
Locate on a site whose surrounding existing density within a ¼-mile [400-meter] radius of the project boundary meets the values in Table 1. Use either the "separate residential and nonresidential densities" or the "combined density" values.

Table 1a. Points for average density within 1/4 mile of project (imperial units)

Combined density	Separate residential and nonresidential densities		Points BD&C (except Core and Shell)	Points BD&C (Core and Shell)	Points ID&C
Square feet per acre of buildable land	Residential density (DU/acre)	Nonresidential density (FAR)			
22,000	7	0.5	2	2	3
35,000	12	0.8	3	4	6

Table 1b. Points for average density within 400 meters of project (metric units)

Combined density	Separate residential and nonresidential densities		Points BD&C (except Core and Shell)	Points BD&C (Core and Shell)	Points ID&C
Square meters per hectare of buildable land	Residential density (DU/hectare)	Nonresidential density (FAR)			
5,050	17.5	0.5	2	2	3
8,035	30	0.8	3	4	6

If the surrounding residential and nonresidential densities are of different point values, use a weighted average of the two.

AND/OR

Option 2. Diverse uses (1–2 points)

Construct or renovate a building or a space within a building such that the building's main entrance is within a ½-mile (800-meter) walking distance of the main entrance of four to seven (1 point) or eight or more (2 points) existing and publicly available diverse uses (listed in Appendix 1).

The following restrictions apply.

a. ▫ A use counts as only one type (e.g., a retail store may be counted only once even if it sells

products in several categories).

b. ▫ No more than two uses in each use type may be counted (e.g. if five restaurants are within walking distance, only two may be counted).

c. ▫ The counted uses must represent at least three of the five categories, exclusive of the building's primary use.

Appendix 1. Use types and categories

Design and build the project to meet the densities specified below. Minimum densities must be met for both (1) the entire project at full build-out and (2) the portion of the project that will be built within five years of the date that the first new building of any type is occupied.

Case 1. Projects with access to quality transit

For projects with existing or planned transit service (i.e., service with the funding commitments as specified in SLL Prerequisite Smart Location) that meets or exceeds the 2-point threshold in SLLc3 Access to Quality Transit Option 1, build at the following densities, based on the walking distances to the transit service specified in that SLL credit:

a. ▫ for residential components located within the walking distances: 12 or more dwelling units per acre (30 DU per hectare) of buildable land available for residential uses;

b. ▫ for residential components falling outside the walking distances: 7 or more dwelling units per acre (17.5 DU per hectare) of buildable land available for residential uses;

c. ▫ for nonresidential components located within the walking distances: 0.80 or higher floor-area ratio (FAR) for the buildable land available for nonresidential uses; and

d. ▫ for nonresidential components falling outside the walking distances: 0.50 or higher FAR for the buildable land available for nonresidential uses.

If the project location is served by a transit agency whose guidelines for minimum service densities are greater than the densities required by this prerequisite, the project must achieve those service densities instead.

Case 2. All other projects

Build any residential components of the project at a density of 7 or more dwelling units per acre (17.5 DU per hectare) of buildable land available for residential uses.

Build any nonresidential components of the project at a density of 0.50 or higher FAR for the buildable land available for nonresidential uses.

Option 1. Surrounding density

Locate on a previously developed site whose density in the surrounding area (i.e., within a ¼-mile [400-meter] radius of the project boundary) meets or exceeds the values in Table 1. Projects may calculate surrounding density using either the "separate residential and nonresidential densities" or the "combined density" values.

The counted density must be existing density, not zoned density.

Table 1a. Points for average density within 1/4 mile of project (imperial units)

Separate residential and nonresidential densities		Combined density	Points BD&C (except Core and Shell)	Points BD&C (Core and Shell)	Points ID&C
Residential density (DU/acre)	Nonresidential density (FAR)	Square feet per acre of buildable land			
7	0.5	22,000	2	2	3
12	0.8	35,000	3	4	6

Table 1b. Points for average density within 400 meters of project (metric units)

Residential density		Nonresidential density (FAR)	Points
DU/acre	DU/hectare		
> 10 and ≤ 13	> 25 and ≤ 32	> 0.75 and ≤ 1.0	1
> 13 and ≤ 18	> 32 and ≤ 45	> 1.0 and ≤ 1.25	2
> 18 and ≤ 25	> 45 and ≤ 62	> 1.25 and ≤ 1.75	3
> 25 and ≤ 38	> 62 and ≤ 94	> 1.75 and ≤ 2.25	4
> 38 and ≤ 63	> 94 and ≤ 156	> 2.25 and ≤ 3.0	5
> 63	> 156	> 3.0	6

If the surrounding residential and nonresidential densities are of different point values, use a weighted average of the two.

Physical education spaces that are part of the project site, such as playing fields and associated buildings used during sporting events only (e.g., concession stands) and playgrounds with play equipment, are excluded from the development density calculations.

Option 1. Development and adjacency (2–3 points)

Construct or renovate the project on a previously developed site (2 points).
OR
Construct or renovate the project on a site that is both previously developed and adjacent site. The adjacent sites must be currently used for industrial or commercial purposes (3 points).

Option 1. Development density (1 point)

Locate on a previously developed site whose average surrounding density (i.e., within a ¼-mile [400-meter] radius of the project boundary) is

a. ▫ At least 7 dwelling units per acre (17.5 DU per hectare) with a 0.5 floor-area ratio, or

b. ▫ At least 22,000 square feet per acre (5,050 square meters per hectare) of buildable land.

The calculated density must be existing density, not zoned density.

For previously developed existing rural healthcare campus sites, achieve a minimum on-site development density of 30,000 square feet per acre (6890 square meters per hectare).

Design and build the project such that residential and nonresidential components achieve the densities per acre/hectare of buildable land listed in Table 1 at build-out or within five years of the date that the first new building of any type is occupied (excluding those portions of parking structures devoted to parking), whichever is lower.

Table 1. Points for density per acre (hectare) of buildable land.

Residential density		Nonresidential density (FAR)	Points
DU/acre	DU/hectare		
> 10 and ≤ 13	> 25 and ≤ 32	> 0.75 and ≤ 1.0	1
> 13 and ≤ 18	> 32 and ≤ 45	> 1.0 and ≤ 1.25	2
> 18 and ≤ 25	> 45 and ≤ 62	> 1.25 and ≤ 1.75	3
> 25 and ≤ 38	> 62 and ≤ 94	> 1.75 and ≤ 2.25	4
> 38 and ≤ 63	> 94 and ≤ 156	> 2.25 and ≤ 3.0	5
> 63	> 156	> 3.0	6

DU = dwelling unit; FAR = floor-area ratio.

The scoring of a mixed-use project is calculated with a weighted average, according to the following steps.

a. Determine the total floor area of all residential and nonresidential uses.
b. Calculate the percentage residential and percentage nonresidential of the total floor area.
c. Determine the density of each component as measured in dwelling units per acre or hectare and floor-area ratio, respectively.
d. Referring to Table 1, find the appropriate points for the densities of the residential and nonresidential components.
e. If the points are different, multiply the point value of the residential component by its percentage of the total floor area and multiply the point value of the nonresidential component by its percentage.
f. Add the two scores.

Design and build the project to meet the densities specified below. Minimum densities must be met for both (1) the entire project at full build-out and (2) the portion of the project that will be built within five years of the date that the first new building of any type is occupied.

Case 1. Projects with access to quality transit

For projects with existing or planned transit service (i.e., service with the funding commitments as specified in SLL Prerequisite Smart Location) that meets or exceeds the 2-point threshold in SLLc3 Access to Quality Transit Option 1, build at the following densities, based on the walking distances to the transit service specified in that SLL credit:

a. for residential components located within the walking distances: 12 or more dwelling units per acre (30 DU per hectare) of buildable land available for residential uses;
b. for residential components falling outside the walking distances: 7 or more dwelling units per acre (17.5 DU per hectare) of buildable land available for residential uses;
c. for nonresidential components located within the walking distances: 0.80 or higher floor-area ratio (FAR) for the buildable land available for nonresidential uses; and
d. for nonresidential components falling outside the walking distances: 0.50 or higher FAR for the buildable land available for nonresidential uses.

If the project location is served by a transit agency whose guidelines for minimum service densities are greater than the densities required by this prerequisite, the project must achieve those service densities instead.

Case 2. All other projects

Build any residential components of the project at a density of 7 or more dwelling units per acre (17.5 DU per hectare) of buildable land available for residential uses.

Build any nonresidential components of the project at a density of 0.50 or higher FAR for the buildable land available for nonresidential uses.

For all projects

Density calculations include all planned and existing buildings within the project boundary, excluding those portions of parking structures devoted exclusively to parking.

If the residential component of the project meets the minimum density requirement but the nonresidential component does not, or vice versa, include only the qualifying density. Use that component's dwelling units or nonresidential floor area in the numerator and the total buildable land area in the denominator. If the resulting density meets the minimum requirement, the prerequisite is achieved.

Design and build the project such that residential and nonresidential components achieve the densities per acre/hectare of buildable land listed in Table 1 at build-out or within five years of the date that the first new building of any type is occupied (excluding those portions of parking structures devoted to parking), whichever is lower.

Table 1. Points for density per acre (hectare) of buildable land.

Residential density		Nonresidential density (FAR)	Points
DU/acre	DU/hectare		

> 10 and ≤ 13	> 25 and ≤ 32	> 0.75 and ≤ 1.0	1
> 13 and ≤ 18	> 32 and ≤ 45	> 1.0 and ≤ 1.25	2
> 18 and ≤ 25	> 45 and ≤ 62	> 1.25 and ≤ 1.75	3
> 25 and ≤ 38	> 62 and ≤ 94	> 1.75 and ≤ 2.25	4
> 38 and ≤ 63	> 94 and ≤ 156	> 2.25 and ≤ 3.0	5
> 63	> 156	> 3.0	6

DU = dwelling unit; FAR = floor-area ratio.

The scoring of a mixed-use project is calculated with a weighted average, according to the following steps.

a. Determine the total floor area of all residential and nonresidential uses.
b. Calculate the percentage residential and percentage nonresidential of the total floor area.
c. Determine the density of each component as measured in dwelling units per acre or hectare and floor-area ratio, respectively.
d. Referring to Table 1, find the appropriate points for the densities of the residential and nonresidential components.
e. If the points are different, multiply the point value of the residential component by its percentage of the total floor area and multiply the point value of the nonresidential component by its percentage.
f. Add the two scores.