LEED ND: Built Project | v3 - LEED 2009

Mixed-use neighborhood centers

NPDc3 | Possible 4 points

Glossary

Intent

To cluster diverse land uses in accessible neighborhood and regional centers to encourage daily walking, biking, and transit use, reduce vehicle distance traveled and automobile dependence, and support car-free living.

Requirements

For all projects

Locate and/or design the project such that 50% of its dwelling units are within a 1/4-mile (400 meters) walk distance of the number of diverse uses (see Appendix) in Table 1, including at least one use from each of the four categories. For projects with no dwellings, 50% of dwelling units within 1/4 mile (400 meters) of the project boundary must be within a 1/4-mile (400 meters) walk distance of the number of diverse uses specified in Table 1, including at least one food retail store and at least one establishment from each of two other categories. Establishments may be inside or outside the project and may be existing or planned diverse uses.

The specified number of diverse uses must be in place by the time of occupancy according to the percentages indicated in Table 1 (exclusive of portions of parking structures devoted to parking):

Table 1. Points for diverse uses within 1/4-mile (400 meters) walk distance, by time of occupancy

Diverse uses	Percentage occupancy of total floor area	Points
4–6	20%	1
7–10	30%	2
11–18	40%	3
≥19	50%	4

Per neighborhood center, the following restrictions apply:

a. A single establishment may not be counted in two categories or as two types of diverse use (e.g., a place of worship may be counted only once even if it also contains a daycare facility, and a retail store may be counted only once even if it sells products in several categories).
b. Establishments in a mixed-use building may each count if they are distinctly operated enterprises with separate exterior entrances, but no more than half of the minimum number of diverse uses can be situated in a single building or under a common roof.
c. Only two establishments of a single type may be counted (e.g., if five restaurants are within the required distance, only two may be counted).

For projects 40 acres (16 Hectares) or greater

Cluster diverse uses into neighborhood centers as follows:

Diverse uses	Minimum uses per neighborhood center	Points
4–6	3	1
7–10	5	2
11–18	7	3
≥ 19	9	4

Within each neighborhood center, the principal entries of the establishments must be within a 300-foot (90 meters) walk distance from a single common point that represents the center of the cluster (1 or 2 points) or within a 400-foot (120 meters) walk distance (3 or 4 points).

Also, projects with multiple centers must determine points earned based on the number of uses in the centers weighted by the percentage of total dwelling units within a 1/4-mile (400 meters) walk distance from each center's common point.

AND

For projects with regional-serving retail of 150,000 or more square feet (13,935 square meters)

Projects with retail uses totaling 150,000 or more square feet (13,935 square meters), if they have at least one retail establishment totaling 75,000 or more square feet (6,970 square meters), must also earn a minimum of 1 point under SLL Credit 3, Locations with Reduced Automobile Dependence, Option 1, Transit-Served Location (planned transit service can be counted), and for every additional 50,000 square feet (4,600 square meters) of retail above 150,000 square feet (13,935 square meters), must earn 1 additional point under SLL Credit 3.

If transit service is planned but not yet operational, the project must demonstrate one

of the following:

a. The relevant transit agency has a signed full funding grant agreement with the Federal Transit Administration that includes a revenue operations date for the start of transit service. The revenue operations date must be no later than the occupancy date of 50% of the project's total building floor area.
b. For bus, streetcar, bus rapid transit, or ferry service, the transit agency must certify that it has an approved budget that includes specifically allocated funds sufficient to provide the planned service at the levels listed above and that service at these levels will commence no later than occupancy of 50% of the project's total building floor area.
c. For rail service other than streetcars, the transit agency must certify that preliminary engineering for a rail line has commenced. In addition, the service must meet either of these two requirements:

a. ▫ A state legislature or local subdivision of the state has authorized the transit agency to expend funds to establish rail transit service that will commence no later than occupancy of 50% of the project’s total building floor area.

b. ▫ A municipality has dedicated funding or reimbursement commitments from future tax revenue for the development of stations, platforms, or other rail transit infrastructure that will service the project no later than occupancy of 50% of the project’s total building floor area.

Address
2101 L Street NW
Suite 500
Washington, DC 20037

Within the United States:
1-800-795-1747

Outside the United States:
1-202-742-3792

© 2012-2015 U.S. Green Building Council