| v3 - LEED 2009

Development density and community connectivity

SSc2 | Possible 1 point

Glossary

Intent

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.

Requirements

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:

- Is located on a previously developed site
- Is within 1/2 mile (800 meters) of a residential area or neighborhood with an average density of 10 units per acre net
- Is within 1/2 mile (800 meters) of at least 10 basic services
- 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:

- Bank
- Place of Worship
- Convenience Grocery
- Day Care Center
- Cleaners
- Fire Station
- Beauty Salon
- Hardware
- Laundry
- Library
- Medical or Dental Office
- Senior Care Facility
- Park
- Pharmacy
- Post Office
- Restaurant
- School
- Supermarket
- Theater
- Community Center
- Fitness Center
- Museum
- Hotel
- Medical Device Supplier
- Home Healthcare Service Provider
- Healthcare Support Agencies
- Family Support Facility
- 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.

OR

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.

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

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