LEED ID+C: Commercial Interiors | v2009

# Development density and community connectivity

SSc2 | Possible 6 points

Glossary

## Intent

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

## Requirements

**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:

- Is located 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 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:

- 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

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.