LEED BD+C: New Construction | v4

Surrounding density and diverse uses

Possible 5 points

Glossary

Intent

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.

Requirements

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 use counts as only one type (e.g., a retail store may be counted only once even if it sells products in several categories).
- 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).
- 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