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# Standard Specification for Demonstrating That a Building is in Walkable Proximity to Neighborhood Assets<sup>1</sup>

This standard is issued under the fixed designation E2843; the number immediately following the designation indicates the year of original adoption or, in the case of revision, the year of last revision. A number in parentheses indicates the year of last reapproval. A superscript epsilon ( $\epsilon$ ) indicates an editorial change since the last revision or reapproval.

## 1. Scope

1.1 This specification provides requirements for demonstrating that a building's location is in sufficient proximity to a range of establishments, services, and other amenities (referred to as "neighborhood assets" in this specification) such that the likelihood is increased that the building's occupants will walk to their destinations when conducting errands or other typical activities.

1.2 This specification addresses a single indicator regarding the environmental performance related to a building's location. It provides one option for evaluating whether a building is located in such a way as to minimize the impacts associated with occupants' travel.

NOTE 1—The indicator in and of itself is insufficient to imply any level of "sustainability" for the building or the neighborhood. Similarly, a building's failure to meet this specification does not necessarily signify a lack of sustainability. Other indicators may be more appropriate for that building or region; those indicators are outside the scope of this specification.

1.3 The values stated in inch-pound units are to be regarded as standard. The values given in parentheses are mathematical conversions to SI units that are provided for information only and are not considered standard.

1.4 *This standard does not purport to address all of the safety concerns, if any, associated with its use. It is the responsibility of the user of this standard to establish appropriate safety and health practices and determine the applicability of regulatory limitations prior to use.*

## 2. Referenced Documents

2.1 *ASTM Standards:*<sup>2</sup>

[E631 Terminology of Building Constructions](#)

<sup>1</sup> This specification is under the jurisdiction of ASTM Committee E60 on Sustainability and is the direct responsibility of Subcommittee E60.01 on Buildings and Construction.

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<sup>2</sup> For referenced ASTM standards, visit the ASTM website, [www.astm.org](http://www.astm.org), or contact ASTM Customer Service at [service@astm.org](mailto:service@astm.org). For *Annual Book of ASTM Standards* volume information, refer to the standard's Document Summary page on the ASTM website.

[E2114 Terminology for Sustainability Relative to the Performance of Buildings](#)

2.2 *Federal Standard:*<sup>3</sup>

[NAICS North American Industry Classification System](#)

## 3. Terminology

3.1 *Definitions:*

3.1.1 For terms related to building, refer to Terminology [E631](#).

3.1.2 For terms related to sustainability relative to the performance of buildings, refer to Terminology [E2114](#).

3.2 *Definitions of Terms Specific to This Standard:*

3.2.1 *neighborhood asset, n*—service or physical amenity available in a specified area.

## 4. Significance and Use

4.1 This specification provides requirements for demonstrating that a building's location provides a minimal level of access to a variety of establishments such that occupants have an opportunity to use walking as a means of transportation to conduct errands and typical activities.

4.2 Shorter travel distances to neighborhood assets provide building occupants with increased opportunity to walk to common destinations, and the corollary opportunity to reduce vehicle miles traveled and the associated pollution, traffic congestion, and household transportation costs.

4.3 The users of this specification include developers, planners, building owners, engineers, architects, landscape architects and other design professionals, contractors, realtors, governmental agencies, developers of building codes and rating systems, and other building industry professionals.

## 5. Requirements

5.1 *Classification and Categorization of Neighborhood Assets:*

5.1.1 Neighborhood assets are classified by their 2012 North American Industry Classification System (NAICS) code, except for public parks, which are not included in NAICS.

<sup>3</sup> Available from U.S. Census Bureau, 4600 Silver Hill Road, Washington, DC 20233, <http://www.census.gov/eos/www/naics>.

5.1.2 Neighborhood asset codes are grouped into four categories: civic and community facilities, community-serving retail, food retail, and services. **Table 1** shows the category for each NAICS code. (See **Table 2** for grouping by category.)

5.2 *Eligibility of Neighborhood Assets*—For the purposes of this specification, a neighborhood asset shall:

5.2.1 Have a NAICS code listed in **Table 1** or be a public park, and

5.2.2 Be in business or otherwise open to the public at the time of the site plan review.

5.3 *Proximity to a Diversity of Neighborhood Assets*—A primary building entrance shall be within ½-mile (800-m) walking distance, as measured over a continuous network of all-weather surfaced walkways and dedicated public rights-of-way, of a primary entrance of either:

5.3.1 A minimum of six eligible neighborhood assets, or

5.3.2 A minimum of four eligible neighborhood assets, including at least one with NAICS Code 445110 (Grocery Stores—Supermarket and Other Grocery except Convenience).

5.3.3 The eligible neighborhood assets shall fall under no fewer than three of the four neighborhood asset categories.

5.3.4 No neighborhood asset shall be counted twice towards meeting the required criteria of **5.3**, even if it falls under two separate NAICS codes.

5.3.5 No more than two neighborhood assets in any category shall be counted towards satisfying the required criteria of **5.3**.

**TABLE 1 Eligible Neighborhood Assets Codes and Categories (Organized Numerically by NAICS Code)**

NAICS Code (2012)	Title (All are NAICS titles with the exception of public parks)	Category
444110	Home Centers	Community-serving retail
444130	Hardware Stores	Community-serving retail
445110	Grocery Stores—Supermarket and Other Grocery except Convenience	Food retail
445120	Convenience Stores	Community-serving retail
44523	Specialty Food Stores—Fruit and Vegetable Markets	Food retail
4453	Beer, Wine, and Liquor Stores	Community-serving retail
4461	Health and Personal Care Stores—Pharmacies	Community-serving retail
447110	Gasoline Stations with Convenience Stores	Community-serving retail
4512	Book, Periodical, and Music Stores	Community-serving retail
4529	Other General Merchandise Stores	Community-serving retail
4531	Florists	Community-serving retail
4532	Office Supplies, Stationery, and Gift Stores	Community-serving retail
4533	Used Merchandise Stores	Community-serving retail
4539	Other Miscellaneous Store Retailers	Community-serving retail
4543	Direct Selling Establishments	Community-serving retail
4911	Postal Service	Civic and community facilities
512131	Motion Picture Theaters (except Drive-Ins)	Services
51912	Other Information Services—Libraries	Civic and community facilities
5221	Finance and Insurance—Banks/Savings Institutions/Credit Unions	Services
523930	Investment Advice	Services
5412	Accounting, Tax Preparation, Bookkeeping, and Payroll Services	Services
541940	Veterinary Services	Services
561431	Private Mail Centers	Services
6111	Elementary and Secondary Schools	Civic and community facilities
6211	Offices of Physicians	Civic and community facilities
6212	Offices of Dentists	Civic and community facilities
6213	Offices of Other Health Practitioners	Civic and community facilities
6214	Outpatient Care Centers	Civic and community facilities
6219	Other Ambulatory Health Care Services	Civic and community facilities
6231	Nursing Care Facilities	Civic and community facilities
6233	Community Care Facilities for the Elderly	Civic and community facilities
6241	Individual and Family Services	Civic and community facilities
6244	Child Day Care Services	Civic and community facilities
7111	Performing Arts Companies	Services
71394	Recreation—Fitness and Recreation Sports Centers	Services
712130	Zoos and Botanical Gardens	Services
7224	Drinking Places (Alcoholic Beverages)	Services
7225	Restaurants and Other Eating Places	Services
811490	Other Personal and Household Goods Repair and Maintenance	Services
8121	Personal Care Services	Services
8123	Dry Cleaning and Laundry Services	Services
812910	Pet Care (except Veterinary) Services	Services
8131	Religious Organizations	Civic and community facilities
8133	Social Advocacy Organizations	Civic and community facilities
8134	Civic and Social Organizations	Civic and community facilities
92212	Justice, Public Order, and Safety Activities—Police Protection	Civic and community facilities
92216	Justice, Public Order, and Safety Activities—Fire Protection	Civic and community facilities
n/a	Public Park	Civic and community facilities

**TABLE 2 Eligible Neighborhood Assets Codes and Categories (Grouped by Category)**

Category	Title (All are NAICS titles with the exception of public parks)	NAICS Code (2012)
Civic and community facilities	Postal Service	4911
Civic and community facilities	Other Information Services—Libraries	51912
Civic and community facilities	Elementary and Secondary Schools	6111
Civic and community facilities	Offices of Physicians	6211
Civic and community facilities	Offices of Dentists	6212
Civic and community facilities	Offices of Other Health Practitioners	6213
Civic and community facilities	Outpatient Care Centers	6214
Civic and community facilities	Other Ambulatory Health Care Services	6219
Civic and community facilities	Nursing Care Facilities	6231
Civic and community facilities	Community Care Facilities for the Elderly	6233
Civic and community facilities	Individual and Family Services	6241
Civic and community facilities	Child Day Care Services	6244
Civic and community facilities	Religious Organizations	8131
Civic and community facilities	Social Advocacy Organizations	8133
Civic and community facilities	Civic and Social Organizations	8134
Civic and community facilities	Justice, Public Order, and Safety Activities—Police Protection	92212
Civic and community facilities	Justice, Public Order, and Safety Activities—Fire Protection	92216
Civic and community facilities	Public Park	n/a
Community-serving retail	Home Centers	444110
Community-serving retail	Hardware Stores	444130
Community-serving retail	Convenience Stores	445120
Community-serving retail	Beer, Wine, and Liquor Stores	4453
Community-serving retail	Health and Personal Care Stores—Pharmacies	4461
Community-serving retail	Gasoline Stations with Convenience Stores	447110
Community-serving retail	Book, Periodical, and Music Stores	4512
Community-serving retail	Other General Merchandise Stores	4529
Community-serving retail	Florists	4531
Community-serving retail	Office Supplies, Stationery, and Gift Stores	4532
Community-serving retail	Used Merchandise Stores	4533
Community-serving retail	Other Miscellaneous Store Retailers	4539
Community-serving retail	Direct Selling Establishments	4543
Food retail	Grocery Stores—Supermarket and Other Grocery except Convenience	445110
Food retail	Specialty Food Stores—Fruit and Vegetable Markets	44523
Services	Motion Picture Theaters (except Drive-Ins)	512131
Services	Finance and Insurance—Banks/Savings Institutions/Credit Unions	5221
Services	Investment Advice	523930
Services	Accounting, Tax Preparation, Bookkeeping, and Payroll Services	5412
Services	Veterinary Services	541940
Services	Private Mail Centers	561431
Services	Performing Arts Companies	7111
Services	Recreation—Fitness and Recreation Sports Centers	71394
Services	Zoos and Botanical Gardens	712130
Services	Drinking Places (Alcoholic Beverages)	7224
Services	Restaurants and Other Eating Places	7225
Services	Other Personal and Household Goods Repair and Maintenance	811490
Services	Personal Care Services	8121
Services	Dry Cleaning and Laundry Services	8123
Services	Pet Care (except Veterinary) Services	812910

5.3.6 Multiple neighborhood assets in a multi-tenant building count towards satisfying the required criteria of 5.3 provided that each counted neighborhood asset is a distinctly operated enterprise.

5.3.7 No more than half of the minimum number of neighborhood assets shall be situated under a common roof.

5.3.7.1 *Exception*—This provision does not apply where the primary building entrances that are measured and counted in accordance with 5.3 are part of a facade that:

(a) does not face off-street surface parking in the building’s setback area, and

(b) has ground level building entrances at intervals of no more than 75 ft (23 m).

5.4 *Demonstration*—Satisfaction of meeting the requirements described in this specification shall be demonstrated in conjunction with the site plan review.

## 6. Documentation

6.1 Documentation substantiating compliance with the requirements described in Section 5 shall include a scaled map of the vicinity of the proposed building with neighborhood assets and qualifying pedestrian routes clearly marked and dimensioned, and a corresponding table identifying the distance between the neighborhood assets and a primary entrance to the building. Where 5.3.7.1 is applied, documentation shall include a dimensioned site plan and building plan or elevation to demonstrate that relevant facade(s) meet(s) the requirements of 5.3.7.1a and 5.3.7.1b.

## 7. Keywords

7.1 basic services; community services; diverse uses; green building; location efficiency; neighborhood; neighborhood assets; walkable, walking

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