

ASTM

**E2843-17**

(Standard Specification for Demonstrating That a Building Is in Walkable Proximity to Neighborhood Assets)

**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 that the building's occupants will walk to their destinations when conducting errands or other typical activities is increased.

**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 for 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 only for information 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 to determine the applicability of regulatory limitations, prior to use.*

**2**

(Referenced Standards)

**2.1**

(ASTM Standards)

E631 (Terminology of Building Constructions)

E2114 (Terminology of Sustainability Relative to the Performance of Buildings)

**2.2**

(Federal Standards)

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*

! Noun

! A 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; and 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.

#### 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.)

**Table 1**

(Eligible Neighborhood-Asset Codes and Categories, Organized by NAICS Code)

Title	2012 NAICS code	Category
Home centers	444110	Community-serving retail
Hardware stores	444130	Community-serving retail
Grocery stores—Supermarket and other grocery except convenience	445110	Food retail
Convenience stores	445120	Community-serving retail
Specialty food stores—Fruit and vegetable markets	44523	Food 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	4532	Community-serving retail

<b>Title</b>	<b>2012 NAICS code</b>	<b>Category</b>
<b>Florists</b>	4531	Community-serving retail
<b>Office supplies, stationery, and gift stores</b>	4532	Community-serving retail
<b>Used merchandise stores</b>	4533	Community-serving retail
<b>Other miscellaneous store retailers</b>	4539	Community-serving retail
<b>Direct selling establishments</b>	4543	Community-serving retail
<b>Postal service</b>	4911	Civic and community facilities
<b>Motion picture theaters (except drive-ins)</b>	512131	Services
<b>Other information services—Libraries</b>	51912	Civic and community facilities
<b>Finance and insurance—Banks/savings institutions/credit unions</b>	5221	Services
<b>Investment advice</b>	523930	Services
<b>Accounting, tax preparation, bookkeeping, and payroll services</b>	5412	Services
<b>Veterinary services</b>	541940	Services
<b>Private mail centers</b>	561431	Services
<b>Elementary and secondary schools</b>	6111	Civic and community facilities
<b>Offices of physicians</b>	6211	Civic and community facilities
<b>Offices of dentists</b>	6212	Civic and community facilities
<b>Offices of other health practitioners</b>	6213	Civic and community facilities
<b>Outpatient care centers</b>	6214	Civic and community facilities
<b>Other ambulatory health care services</b>	6219	Civic and community facilities
<b>Nursing care facilities</b>	6231	Civic and community facilities
<b>Community care facilities for the elderly</b>	6233	Civic and community facilities
<b>Individual and family services</b>	6241	Civic and community facilities
<b>Child day care services</b>	6244	Civic and community facilities
<b>Performing arts companies</b>	7111	Services
<b>Zoos and botanical gardens</b>	712130	Services
<b>Recreation—Fitness and recreation sports centers</b>	71394	Services
<b>Drinking places (alcoholic beverages)</b>	7224	Services
<b>Restaurants and other eating places</b>	7225	Services
<b>Other personal and household goods repair and maintenance</b>	811490	Services
<b>Personal care services</b>	8121	Services
<b>Dry cleaning and laundry services</b>	8123	Services
<b>Pet care (except veterinary) services</b>	812910	Services
<b>Religious organizations</b>	8131	Civic and community facilities
<b>Social advocacy organizations</b>	8133	Civic and community facilities
<b>Civic and social organizations</b>	8134	Civic and community facilities
<b>Justice, public order, and safety activities—Police protection</b>	92212	Civic and community facilities
<b>Justice, public order, and safety activities—Fire protection</b>	92216	Civic and community facilities

<b>Title</b>	<b>2012 NAICS code</b>	<b>Category</b>
<b>Public park</b>	n/a	Civic and community facilities

All titles are NAICS titles, with the exception of public parks.

**Table 2**  
(Eligible Neighborhood-Asset Codes and Categories, Grouped by Category)

<b>Title</b>	<b>2012 NAICS code</b>	<b>Category</b>
<b>Postal service</b>	4911	Civic and community facilities
<b>Other information services—Libraries</b>	51912	Civic and community facilities
<b>Elementary and secondary schools</b>	6111	Civic and community facilities
<b>Offices of physicians</b>	6211	Civic and community facilities
<b>Offices of dentists</b>	6212	Civic and community facilities
<b>Offices of other health practitioners</b>	6213	Civic and community facilities
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<b>Individual and family services</b>	6241	Civic and community facilities
<b>Child day care services</b>	6244	Civic and community facilities
<b>Religious organizations</b>	8131	Civic and community facilities
<b>Social advocacy organizations</b>	8133	Civic and community facilities
<b>Civic and social organizations</b>	8134	Civic and community facilities
<b>Justice, public order, and safety activities—Police protection</b>	92212	Civic and community facilities
<b>Justice, public order, and safety activities—Fire protection</b>	92216	Civic and community facilities
<b>Public park</b>	n/a	Civic and community facilities
<b>Home centers</b>	444110	Community-serving retail
<b>Hardware stores</b>	444130	Community-serving retail
<b>Convenience stores</b>	445120	Community-serving retail
<b>Beer, wine, and liquor stores</b>	4453	Community-serving retail
<b>Health and personal care stores—Pharmacies</b>	4461	Community-serving retail
<b>Gasoline stations with convenience stores</b>	447110	Community-serving retail
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<b>Other general merchandise stores</b>	4532	Community-serving retail
<b>Florists</b>	4531	Community-serving retail
<b>Office supplies, stationery, and gift stores</b>	4532	Community-serving retail
<b>Used merchandise stores</b>	4533	Community-serving retail
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<b>Direct selling establishments</b>	4543	Community-serving retail

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Veterinary services	541940	Services
Private mail centers	561431	Services
Performing arts companies	7111	Services
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Personal care services	8121	Services
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Pet care (except veterinary) services	812910	Services

All titles are NAICS titles, with the exception of public parks.

## 5.2

### (Eligibility of Neighborhood Assets)

For the purposes of this specification, a neighborhood asset shall:

#### 5.2.1

Have an 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 a 0.5-mi (0.8-km) 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 toward 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 toward satisfying the required criteria of [§ 5.3](#).

#### 5.3.6

Multiple neighborhood assets in a multi-tenant building count toward 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 façade that:

##### **5.3.7.1.a**

| Does not face off-street parking in the building's setback area, and

##### **5.3.7.1.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 § 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 with 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 the relevant façade(s) meet(s) the requirements of §§ 5.3.7.1.a and 5.3.7.1.b.

#### **7**

(Keywords)

##### **7.1**

Basic services  
Community services  
Diverse uses  
Green building  
Location efficiency  
Neighborhood  
Neighborhood assets  
Walkable, walking