BUILT ENVIRONMENT STANDARDS FOR HEALTHY BUILDINGS & COMMUNITIES

National Walking Summit 2017

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AGENDA

01 Welcome to WELL
02 WELL Community Standard™
03 Walkability in WELL
LEARNING OBJECTIVES

**EXPLAIN**
WHAT THE WELL BUILDING STANDARD IS

**DESCRIBE**
THE ARCHITECTURE OF WELL STANDARDS & PILOTS INCLUDING WELL FEATURES, PARTS, & REQUIREMENTS

**IDENTIFY**
EVIDENCE-BASED STRATEGIES IN WELL THAT PROMOTE ACTIVE LIFESTYLES
01

WELCOME TO WELL
WELL positions building + community design and operations as agents of public health.

WELL measures, verifies and monitors building features that impact health and well-being.
The WELL Building Standard™ (WELL v1) is the first standard of its kind that focuses solely on the health and wellness of building occupants.

The WELL Community Standard™ pilot expands this focus beyond a single building and into an entire neighborhood.

Additional pilots expand WELL v1 covering: restaurants, commercial kitchens, educational facilities, multifamily residential, & retail spaces.
A HOLISTIC APPROACH

AIR        WATER        NOURISHMENT        LIGHT        FITNESS

TEMPERATURE        SOUND        MATERIALS        MIND        COMMUNITY
STANDARD ARCHITECTURE

WELL is comprised of 100+ features intended to address specific aspects of health and well-being.

Features can be:

- Preconditions - mandatory for all levels of certification
- Optimizations - are selected by project teams creating a flexible path towards certification

Features are made of parts and requirements.

Parts can be:

- Design
- Policy
- Performance
THE GLOBAL WELL MOVEMENT

530 WELL PROJECTS

100 million SQUARE FEET

1,700 WELL APS

WELCOME TO WELL
THE WELL COMMUNITY STANDARD™
Our Vision

A WELL COMMUNITY

- Functions to protect health and wellbeing across all aspect and areas of community life

- Is inclusive and integrated, with shared identity and goals, high levels of social interaction and civic engagement

- Uses resources – natural, human and technological – effectively, equally and responsibly to meet the community’s current and future needs and priorities
02 COMMUNITY STANDARD

10 CONCEPTS → 110 FEATURES → 200+ PARTS → 700+ REQUIREMENTS
1. **AIR**: ambient air quality; strategies to reduce traffic pollution; strategies to reduce exposure to pollution.

2. **WATER**: drinking water quality; public water sanitation; facilities provisions; strategies for managing contaminated water on a systems scale; strategies to promote drinking water access.

3. **NOURISHMENT**: fruit and vegetable access, availability and affordability; policies to reduce the availability of processed foods; nutritional information and nutrition education; food advertising and promotion; food security; food safety; strategies to support breastfeeding.

4. **LIGHT**: maintained illuminance levels for roads and walkways; strategies for limiting light pollution and light trespass; glare and discomfort avoidance.

5. **FITNESS**: environmental design and operational strategies to reduce the risk of transportation-related injuries; mixed land use and connectivity; walkability; cyclist infrastructure; infrastructure to encourage active transportation; strategies to promote daily physical activity and exercise.
6. **TEMPERATURE**: strategies to reduce heat island effect; policies to deal with extreme temperatures; policies to manage sun exposure and ultraviolet risk.

7. **SOUND**: noise exposure assessment; planning for acoustics; techniques to reduce sound propagation; hearing health education.

8. **MATERIALS**: strategies to reduce exposure to hazardous chemical substances in cases of uncontrolled/accidental release and contaminated sites; strategies to limit use of hazardous chemicals in landscaping and outdoor structures.

9. **MIND**: access to mental health care, substance abuse and addiction services; access to green spaces.

10. **COMMUNITY**: health impact assessments; policies that address the social determinants of health; health promotion programming; policies that foster social cohesion, community identity and empowerment; crime prevention through environmental design; policies and planning for community disaster and emergency preparedness.
03 FEATURES OVERVIEW

FITNESS

Mixed-Use Development

- Movement Network Planning
- Walkability
- Pedestrian-Scale Design
- Enhanced Pedestrian Environment
- Physical Activity Spaces
- Activity Programming
- Cyclist Infrastructure
- Bicycle Parking
- Community Bicycle Share
- Enhanced Cyclist Environments
- Mass Transit Infrastructure
- Mass Transit Support
- Community Wayfinding
- Pet Support

Graph:
- Preconditions
- Optimizations

Category: WELL Building Standard

Category: WELL Community Standard
INTENT

To encourage a high degree of and proximity to mixed-uses to create a more compact, connected and active community.

Part 1: Land Use Mix

VERIFICATION: Annotated Documents—Map

> The following requirements are met:

a. At least 50% of dwelling units are located within a 400 m [0.25 mi] walk distance of at least four use categories defined in Appendix F1. For projects with no dwelling units, at least four use categories defined in Appendix F1 are present within the project boundary.

b. At least 75% of dwelling units are located within an 800 m [0.5 mi] walk distance of at least four use categories defined in Appendix F1.
WAK
WALKABILITY | O

INTENT

To provide connected, walkable and accessibly designed streets and pathways to foster physical activity.
Part 1: Walkable Design

VERIFICATION: Annotated Documents—Map

> At least one of the following requirements is met:

  a. Street segments intersect at least one other street segment (excluding alleys) every 80–100 m [262–328 ft]. 40,239
  b. Minimum street connectivity index of 1.4. 248
  c. Minimum of 54 intersections per km² [140 intersections per mi²]. 232
  d. Minimum Walk Score® of 70. 242

Part 2: Pedestrian Pathways

VERIFICATION: Annotated Documents—Map

> The following requirement is met:

  a. 90% of the circulation network block length has continuous sidewalks or all-weather pathways present on both sides. 132

Part 3: Accessible Design

VERIFICATION: Annotated Documents—Map

> At least one of the following requirements is met:

  a. All newly constructed pedestrian pathways are compliant with local accessible design laws and/or standards.
  b. The project commits to upgrade at least 50% of the existing pedestrian paths to be compliant with local accessible design laws and/or standards.

Part 4: Pedestrian Pathway Maintenance

VERIFICATION: Annotated Documents—Policy Document

> A policy is in place that addresses and identifies the following:

  a. A maintenance commitment and responsible entities for inspection and maintenance of pedestrian pathways and applicable pedestrian infrastructure including:
  b. Minor repairs (e.g., repairing surface cracks or uneven surfaces). 250
  c. Major repairs (e.g., breaking ground). 250
  d. Snow and/or ice removal, as applicable by climate. 256
To create an active, engaging and inviting pedestrian environment through pedestrian-scale amenities and the articulation of street-facing façades to encourage physical activity.

Part 1: Active Façades
VERIFICATION: Annotated Documents—Architectural Drawings
> The articulation of street-facing façades, for buildings owned, operated or managed by the project owner, are designed such that no more than 40% or 15 m (50 ft) (whichever is less) is blank, and incorporate at least two of the following:
  a. Street-level windows, which allow visibility into the space.
  b. Window display cases.
  c. Murals or other artistic installations.
  d. Biophilic and other landscape elements.
  e. Mixed building textures, colors and/or other design elements.

Part 2: Active Streets
VERIFICATION: Annotated Documents—Map
> The following requirement is met:
  a. No more than 20% of the circulation network block length (measured in linear meters) is faced directly by at-grade commercial garages or service bay openings (alley and other service ways are excluded from block-length calculations).\(^{(222)}\)

Part 3: Street Furnishings
VERIFICATION: Annotated Documents—Map
> At least two of the following are present at regular intervals along at least 75% of the total existing and/or planned block length (driveways and service entryways are exempt from block length calculations):
  a. Permanent and/or movable seating furniture.\(^{(252)}\)
  b. Trees, planters and/or other landscaped/biophilic elements.\(^{(232,234)}\)
  c. Natural (e.g., landscape elements such as trees) or man-made shading devices intended to block direct sunlight and glare.\(^{(232,234)}\)
  d. Artistic installations.
03 FEATURES OVERVIEW

Part 1: Pedestrian Safety Countermeasures

VERIFICATION: Annotated Documents—Professional Narrative

> A point-by-point narrative demonstrates that the transportation network includes design and/or policy strategies that addresses each of the following categories:

a. Separation of pedestrians and other roadway users.

b. Visibility of pedestrians.

c. Management of vehicular speed.

INTENT

To improve pedestrian infrastructure and encourage physical activity through evidence-based safety countermeasures.
Available at wellcertified.com/resources
Download Build WELL

Welcome to the WELL app

The essential learning companion to the WELL Building Standard™
THANK YOU!

WELLCERTIFIED.COM