Glossary

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.

Locate on a previously developed site whose density in the surrounding area (i.e., within a ¼-mile [400-meter] radius of the project boundary) meets or exceeds the values in Table 1. Projects may calculate surrounding density using either the "separate residential and nonresidential densities" or the "combined density" values.

The counted density must be existing density, not zoned density.

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

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.

If the surrounding residential and nonresidential densities are of different point values, use a weighted average of the two.

AND/OR

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