



Intent

To encourage balanced communities with a diversity of uses and employment opportunities.

Requirements

OPTION 1. Project with affordable residential component (3 points)

Include a residential component equaling at least 30% of the project's total building floor area (exclusive of parking structures), and locate and/or design the project such that the geographic center (or boundary if the project exceeds 500 acres / 200 hectares) is within 1/2-mile (800 meters) walk distance of existing full-time-equivalent jobs whose number is equal to or greater than the number of dwelling units in the project; and satisfy the requirements necessary to earn at least one point under NPD Credit 4, Mixed-Income Diverse Communities, Option 2, Affordable Housing.

OR

Option 2. Project With residential component (2 points)

Include a residential component equaling at least 30% of the project's total building floor area (exclusive of parking structures), and locate and/or design the project such that the geographic center (or boundary if the project exceeds 500 acres / 200 hectares) is within 1/2-mile (800 meters) walk distance of existing full-time-equivalent jobs whose number is equal to or greater than the number of dwelling units in the project.

OR

Option 3. Infill project with nonresidential component (1 point)

Include a nonresidential component equaling at least 30% of the project's total building floor area (exclusive of parking structures), and locate on an infill site whose geographic center (or boundary if the project exceeds 500 acres / 200 hectares) is within 1/2-mile (800 meters) walk distance of an existing rail transit, ferry, or tram stop and within 1/2-mile (800 meter) walk distance of existing dwelling units whose number is equal to or greater than 50% of the number of new full-time-equivalent jobs created as part of the project.