



Intent

To conserve land. To promote livability, walkability, and transportation efficiency, including reduced vehicle distance traveled. To leverage and support transit investments. To reduce public health risks by encouraging daily physical activity associated with walking and bicycling.

Requirements

Projects in transit corridors

For projects with existing and/or planned transit service (i.e., service with the funding commitments specified in SLL Prerequisite 1, Smart Location) that meets or exceeds the 2-point threshold in SLL Credit 3, Locations with Reduced Automobile Dependence, Option 1, build at the following densities, based on the walk distances to the transit service specified in SLL Credit 3:

- a. For residential components located within the walk distances: 12 or more dwelling units per acre (30 DU/hectare) of buildable land available for residential uses.
- b. For residential components falling outside the walk distances: 7 or more dwelling units per acre (17.5 DU/hectare) of buildable land available for residential uses.
- c. For nonresidential components located within the walk distances: 0.80 floor-area ratio (FAR) or greater of buildable land available for nonresidential uses.
- d. For nonresidential components falling outside the walk distances: 0.50 FAR or greater of buildable land available for nonresidential uses.

If the project location is served by a transit agency that has specified guidelines for minimum service densities that are greater than the densities required by this prerequisite, the project must achieve those service densities instead.

OR

Option 2. All other projects

Build any residential components of the project at a density of 7 dwelling units per acre (17.5 DU/hectare) of buildable land available for residential uses.

AND

Build any nonresidential components of the project at a density of 0.50 FAR or greater of buildable land available for nonresidential uses.

For all projects

Density calculations include all planned and existing buildings within the project boundary, excluding those portions of parking structures devoted exclusively to parking.

The specified density must be achieved within five years of the date that the first building of any type is occupied.

If one component of the project, residential or nonresidential, meets the minimum density requirement but the other component does not, include only the qualifying density. Use that component's dwelling units or nonresidential floor area in the numerator and the total buildable land area in the denominator. If the resulting density meets the minimum requirement, the prerequisite is achieved.