Compact development

NPDc2 | Possible 6 points

Intent

To encourage development in existing areas to conserve land and protect farmland and wildlife habitat. To promote livability, walkability, and transportation efficiency, including reduced vehicle distance traveled.To improve public health encouraging daily physical activity associated with alternative modes of transportation and compact development.

Requirements

Design and build the project such that residential and nonresidential components achieve the densities per acre (hectare) of buildable land listed in Table 1 (excluding those portions of parking structures devoted to parking).

Table 1. Points for density per acre (hectare) of buildable land

Residential density (DU/acre)	Residential density (DU/hectare)	Nonresidential density (FAR)	Points
> 10 and ≤ 13	> 25 and ≤ 32	> 0.75 and ≤ 1.0	1
> 13 and ≤ 18	> 32 and ≤ 45	> 1.0 and ≤ 1.25	2
> 18 and ≤ 25	> 45 and ≤ 62	> 1.25 and ≤ 1.75	3
> 25 and ≤ 38	> 62 and ≤ 94	> 1.75 and ≤ 2.25	4
> 38 and ≤ 63	> 94 and ≤ 156	> 2.25 and ≤ 3.0	5
> 63	> 156	> 3.0	6
DU = dwelling unit; FAR = floor-area ratio.			

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

The scoring of a mixed-use project is calculated with a weighted average, according to the following steps.

1. Determine the total floor area of all residential and nonresidential uses.
2. Calculate the percentage residential and percentage nonresidential of the total floor area.
3. Determine the density of each component as measured in dwelling units per acre (hectare) and floor-area ratio, respectively.
4. Referring to Table 1, find the appropriate points for the densities of the residential and nonresidential components.
5. If the points are different, multiply the point value of the residential component by its percentage of the total floor area and multiply the point value of the nonresidential component by its percentage.
6. Add the two scores.