

TOD and NMUH Public Benefits

Special Needs, 20-Minute Neighborhoods, Environment

From TOD:

Special Needs:

1. 20 percent of units dedicated to persons with special needs.
2. 10 percent of rental units include 3 or more bedrooms.
3. Twice the percentage of affordable units, or percentage of residential building square footage for affordable units, than is required by the affordability requirement.

20-Minute Neighborhoods

1. Provide childcare on-site or support child care facility.
2. Provide residential unit-per-acre density equivalent to at least 80 percent of maximum density
3. Permitted ground floor service or commercial use.
4. Office space or meeting room for community.
5. Permanent dedications for public
6. Family oriented recreational facilities.
7. A dedicated car-share space(s).
8. Structured parking.
9. An agreement to sell off-street parking spaces separate from condominium units.

Environment:

1. LEED Silver certification from the US GBC
2. Transportation improvements above those required

From NMUH:

Special Needs:

1. 20 Percent of the rental units have 3 or more bedrooms;
2. A total of 25 percent of the rental units are affordable to households at 80 percent MFI; or

20-Minute Neighborhoods:

3. Open spaces available to the general public;
4. Day care facilities;
5. Permanent dedications for public use

Environment:

1. LEED Silver certification from the US Green Building Council