

GENERAL EQUITY

Generally, certain development types enhance equity regardless of their location. As such the following development types will add to the equity score and offset shortcomings of a proposed development if appropriately integrated within the community.

All Subareas qualify for these points.

Optional Items

GE 1.0 Specialized Housing

CRITERIA

Specialized housing (senior, assisted living, transitional): Housing specifically designed, managed and owned (leased) for the specialization indicated.

GE 1.1 Lifecycle Housing

CRITERIA

This credit is earned when any three of the following housing types are included in the indicated percentage of total units:

- Senior housing: 12%
- Three bedroom units: 15%
- Studio and one bedroom units: 14 %
- Single or two- family homes: 25%
- Single family attached homes: 20%
- Assisted care facilities: 2%
- Micro-housing: 6%

GE 1.2 Interim Uses

PURPOSE

This credit is earned when a portion of the site is set aside for a future use currently not achievable in current market conditions. The goal of these strategies is to balance development use rather than reinforce status quo practices (e.g. a site for a future office tower in a current development of multifamily). Credit promotes temporary and potentially permanent installations which activate the site and engage the local community in advance of future phased development.

CRITERIA

Allowable interim uses:

- Publicly accessible open space with some improvement for recreation
- Retail (light commercial construction) meeting the City of Atlanta Quality of Life design guidelines
- Festival and event space available for nominal fees
- Rental residential units occupying storefront space
- Temporary art installations
- Creative placemaking

- Tactical urbanism
- Film production
- Other uses may be evaluated and approved if proposed

GE 1.3 Small Scale Commercial and Industrial Development

CRITERIA

At least 30 percent of the total floor area on a site shall be used for one or more industrial uses. Any floor area that is not used for industrial uses may be used for either exclusively residential uses, or exclusively non-residential uses, or any combination of the two. A building or premises shall be used for the following example uses and structures (industrial, non-residential and residential):

- Catering
- Microbrewery, micro-distillery, or winery, all of which may include an accessory biergarten
- Commercial greenhouses or plant nursery
- Manufacturing, wholesaling, repairing, compounding, assembly, processing, preparation, packaging or treatment of articles, foods, components, products, clothing, machines and appliances and the like, where the character of operations, emissions and by-products do not create adverse effects beyond the boundaries of the facility.
- Technical schools
- Training facilities related to other permitted uses
- Business or commercial schools
- Child care centers, kindergartens, and special schools
- Commercial recreation establishments, including bowling alleys, theaters, convention halls, places of assembly, and similar uses, with primary activities conducted within fully enclosed buildings. Pool halls, billiard parlors, amusement arcades and game rooms.
- Eating and drinking establishments, including those licensed for the on-premises consumption of malt beverages, wine and/or distilled spirits.
- Market gardens and urban gardens
- Museums, galleries, auditoriums, libraries and similar cultural facilities
- Single-family or two-family dwellings
- Multifamily dwellings
- Supportive housing

GE 1.4 Permanent Housing

PURPOSE

This credit is earned with housing models with permanent affordability restrictions. A requirement is that a permanent deed restriction must be placed upon the property requiring that housing currently considered affordable will be maintained as such into the future.

CRITERIA

Models we anticipate attaining this credit include:

- Land Trusts
- Trusts owning rental housing (managed by a board of directors)
- Limited equity Co-ops
- Other models may be evaluated and approved if proposed.

GE 1.5 Long-Term Housing

PURPOSE

This credit focuses on providing affordable housing with regulated long-term rent restrictions and affordability periods of at least 30 years. Emphasis is placed on expanding the typical regulated tenure of 10-15 year minimum affordability and subsidy period. The longer term helps to mitigate against the lack of supply and preservation of affordable housing, rental affordability program expiration and owners prematurely buying out of affordable mortgages, as well as the displacement of low-moderate income residents due to gentrification and real estate investment.

CRITERIA

The Low-Income Housing Tax Credit (LIHTC) program or similar deed restricted requirements that affordable rents are provided to low income households for a period of at least 30 years and that the household is not paying more than 30 percent of its income for housing costs (including utilities).

ADDITIONAL RESOURCES

- <https://www.huduser.gov/portal/datasets/lihtc.html>
- <https://www.dca.ga.gov/safe-affordable-housing/rental-housing-development/housing-tax-credit-program-lihtc>

GE 1.6 Shared Mobility Devices (e.g. e-scooters, bike share, ride share, car share)

PURPOSE

This credit focuses on reducing emissions and congestion resulting from single occupancy vehicle use as well as land development impacts from parking and internal street infrastructure. It promotes multi-modal and affordable transportation options for those without vehicles and supports last-mile connectivity with public transit.

CRITERIA

- A. 5 Points for the provision of car-sharing services (e.g. ZipCar) with dedicated parking spaces and bike-sharing stations (e.g. Relay Bikes) on the property.
- B. Three (3) points for car-share and bike-share services within ½ mi. walkshed of the property. (points not available if on-property provision taken)
- C. Three (3) points for shareable dockless mobility device (e-scooters, e-bikes, etc.) docking stations on the property and dedicated ride-share drop-off/pick-up area meeting the following requirement:
 - Coordinate with rideshare services to designate area as “quick pick up points”.
 - One space per 1,200 feet of street clustered in no more than three spaces sized for nose in pull in.

- No ride-share drop-off/pick-up areas on arterial streets.

GE 1.7 Development Team Diversity

PURPOSE

This credit emphasizes and encourages the racial and gender diversity of proponents and project team members such as developers, contractors and subcontractors. All proponents shall include specific information on the role of Minority and Female Owned Business Enterprises. Applicants must include copies of MBE, FBE and DBE certifications for any contractors, subcontractors, and team members in order to be eligible for this credit.

GE 1.8 Community Benefits Agreement

PURPOSE

This credit encourages and promotes the provision of community benefits through the execution of a contract signed by community groups and the project developer that requires the developer to provide specific amenities and/or mitigations to the local community or neighborhood. Site-specific community benefits agreements (CBAs) ensure that particular projects create opportunities for local residents, workers and communities.

CRITERIA

Community Benefits Guiding Principles:

- Mixed-income housing
- Transportation infrastructure
- Alternative transportation and connectivity
- Green space and environmental sustainability
- Multi-use development
- Business and economic development
- Green building and “green” jobs
- Public safety
- Neighborhood, civic life and public gathering places
- Technology
- Appearance and utilities
- Accessibility

SERVICES AND EMPLOYMENT (SE)

Development should focus on services, community greenspace, employment for existing local residents, compatible housing and specialized housing (senior, assisted living, transitional) adjacent to existing housing. Development providing interim uses and or accommodations for appropriate density housing in the future, and as necessary for the financial feasibility of the development increases equity with services and employment. Services should focus on alleviating disparities in daily needs, while employment should focus on job opportunities requiring skills available within the local community, workforce development and incorporating anti-displacement strategies. Special attention should be paid to encouraging community interaction and security.

The following subareas qualify for these points: Murphy Crossing

Required Items

SE 0.1 Protect Local Businesses

CRITERIA

- A. Existing Survey: Initial surveys shall be conducted to identify locally owned small businesses within a 30 minute walk of the center of the transit station.
- B. Deed Restrictions: For a period of five years deed restrictions preventing leases to competing businesses shall be kept in place to prevent displacement of local businesses.

Exception: Deed restrictions may be omitted where a market study indicates sufficient capacity for the number of businesses.

SE 0.2 Street Life and Vibrancy

CRITERIA

- A. Lighting: Follow Illumination Engineering Study (IES) in all publically accessible areas.
- B. Street Orientation: *Must achieve the following requirements:*
 - 1. 90% of new building frontage, a principal functional entry on the front façade faces a public space (e.g. street), square, park, paseo or plaza, but not a parking lot, and is also connected to sidewalks or equivalent provisions for walking. Squares, parks, or plaza shall be at least 50 feet wide at a point perpendicular to each entry.
 - 2. At least 15% of existing and new street frontage within and bordering the project has a minimum building-height-to-street-width ratio of 1:3, or a minimum of one foot of building height for every three feet of street width.
 - 3. Continuous sidewalks, or equivalent all-weather provisions for walking, are provided along both sides of 90% of streets or frontage within the project, including the project-side of streets bordering the project. New sidewalks, whether adjacent to streets or not, must be at least 8 feet wide on retail or mixed use blocks and at least 4 feet wide on all other blocks. Equivalent provisions for walking include woonerfs and all-weather surface footpaths. Alleys, driveways and reconstructed existing sidewalks are excluded from these calculations.

4. No more than 20% of the street frontages within the project are faced directly by garage and service bay openings.

ADDITIONAL RESOURCES

- *An Introduction to The IES Lighting Handbook:*

<http://www.ies.org/handbook/DiLaura/Introduction%20to%20the%20IES%20Handbook%20PDF.pdf>

Optional Items

SE 1.0 Services

CRITERIA

Services provided by the development will garner the points indicated in the scorecard. Credit may not be taken as restricted below:

2. Private schools must be accredited by a recognized national or state accreditation board.
12. Banks must hold deposits secured by the Federal Deposit Insurance Corporation or the National Credit Union Administration.

Credit for unleased space may be taken for the following uses where the space meets the configuration required below:

1. Grocery stores must provide fresh produce and meats. A minimum of 15,000 square feet, maximum 30,000 square feet with truck loading zone. Site design meeting requirements of the City of Atlanta Quality of Life design guidelines.
4. Children Day Care: a minimum of 2,000 square feet with covered drop of zone, and direct access to 6,000 square feet of secured exterior space.
11. Commercial Space: a minimum of 6,500 square feet with a minimum of 100 feet of street frontage and storefront fenestration following City of Atlanta Quality of Life design guidelines. Additionally, the floor of the space may not be greater than 4 vertical feet above the closest city sidewalk.
21. Pharmacy
 - Free standing or corner location: 10,000 minimum square feet with a minimum depth of 100 feet and a truck loading zone. The location must meet City of Atlanta Quality of Life design guidelines.
 - Integrated location: 2000 SF internally contiguous with parent retail and distinct prescription counter.

Additional Definitions

5. Commercial Recreation Facility: Owned or leased space by a private entity including Film theater, bowling alleys, convention halls, places of assembly, pool halls, billiard parlors, amusement arcades, game rooms, and similar uses, with primary activities conducted within fully enclosed buildings.

6. Community Recreation Facility: Owned or leased space by a public entity or associated authority including sports fields, playgrounds, pools and splash pads, gymnasiums, fitness facilities and accessory assembly areas.
7. Cultural Facility: Owned or leased space by a private or public entity or associated authority with the following primary uses: art galleries, performing arts centers, theater for live entertainment or presentations, special event venues and libraries.
11. Commercial space: Non-residential owned or leased space primarily retail allowed within associated City of Atlanta zoning district.
14. Convenience stores must have 10% of shelving dedicated to fresh produce including fruits, vegetables, meats and dairy.

SE 1.1 Employment Services/Job Training Center

PURPOSE

To create long-term relationships between employers, job seekers, and service providers by offering job training, job placement and career support for industry sectors that are critical to the local economy. Services are provided to assist low-moderate income individuals to acquire the necessary credentials, job placements and opportunities to advance their careers.

CRITERIA

At least one tenant space providing a minimum of 1,000 square feet (interior or exterior space) of employment services including job placement, job training, or other services related to permanent employment for local residents in the adjacent neighborhoods.

SE 1.2 Employment Opportunities

PURPOSE

To provide the local workforce with temporary and permanent employment opportunities with contractors, subcontractors and the development team, as well as tenants and businesses on and within a ½ mi. of the property. On-the-job training, apprenticeship programs and job placement services shall be provided.

CRITERIA

- A. Utilizing a recognized study identifying the predominant employment skills present in the area, align tenants and anticipated employment with skills present. Developments qualify for these points where 25% of commercial portion of the development space is so aligned.
- B. Contractors agree to the terms and conditions of the City of Atlanta's First Source Jobs Policy and Program through Worksource Atlanta to hire residents from the local neighborhoods and the city to fill up to 50% of the entry level jobs created by the project.

ADDITIONAL RESOURCES

- <https://www.atlantaga.gov/home/showdocument?id=492>
- <http://www.worksourceatlanta.org/>

SE 1.3 Open Space

PURPOSE

Create spaces for community and public interaction.

CRITERIA

Design and/or locate community such that a percentage (7%, 15%, or 20%) of the total project area is open space. This open space can be onsite or located within a ½ mile walkable distance as measured from the project's area of highest density to the entryway of the open space. Onsite open space accessible only to community residents can count for no more than ½ of the required area.

ADDITIONAL RESOURCES

Open spaces are areas of landscaping or hardscaping which is accessible for active or passive recreation. This may include: public parks, courtyards, soccer fields, basketball courts, plazas, courtyards, village greens, green roofs and other rooftops with landscaping and permanent furniture. Enhanced streetscapes and public facilities (YMCA's, civic buildings, etc.) are not considered open space, and are encouraged elsewhere in the program. Community pools do not count as open space area unless available to the general public.

SE 1.4 Community Engagement

PURPOSE

To intentionally and actively include all local community members in the design, development and construction of the project from the beginning of the process. Community member's perspectives, values and experience should be reflected in all aspects of the development process. They should be engaged for their input on the development design, programming and its connection to the broader community and neighborhoods. Community members and residents should be included as partners in the project for the ultimate benefit, success and sustainability of the development.

CRITERIA

- Project visioning
- Design charrette
- Regularly scheduled community meetings with public notice and other services such as childcare
- Creation of a community advisory committee that is diverse and reflective of the local area
- Partnership with neighborhood associations and Neighborhood Planning Units (NPU's)

PHYSICAL FORM (PF)

Most of the criteria in this section are adopted from USGBC's LEED ND Program. We are appreciative of their contribution to this complementary program.

All stations qualify for these points.

Required Items

PF 0.1 Walkable Streets

PURPOSE

Walkable streets promote transportation efficiency by reducing vehicle miles traveled. This design also promote walking by providing safe, appealing and comfortable street environments that support public health by reducing pedestrian injuries and encouraging daily physical activity.

CRITERIA

Must achieve the following requirements:

1. 90% of new building frontage, a principal functional entry on the front façade faces a public space (e.g. street), square, park, paseo, or plaza, but not a parking lot, and is also connected to sidewalks or equivalent provisions for walking. Squares, parks, or plaza shall be at least 50 feet wide at a point perpendicular to each entry.
2. At least 15% of existing and new street frontage within and bordering the project has a minimum building-height-to-street-width ratio of 1:3, or a minimum of one foot of building height for every three feet of street width.
3. Continuous sidewalks, or equivalent all-weather provisions for walking, are provided along both sides of 90% of streets or frontage within the project, including the project-side of streets bordering the project. New sidewalks, whether adjacent to streets or not, must be at least 8 feet wide on retail or mixed use blocks and at least 4 feet wide on all other blocks. Equivalent provisions for walking include woonerfs and all-weather surface footpaths. Alleys, driveways and reconstructed existing sidewalks are excluded from these calculations.
4. No more than 20% of the street frontages within the project are faced directly by garage and service bay openings.

PF 0.2 Connected and Open Community

PURPOSE

This credit promotes communities that are physically well-connected within and beyond development projects, encourages the design of projects in existing communities that promote through multimodal transportation choices and public health through increased physical activity.

CRITERIA

Select one of the following:

- A. Projects with Internal Streets: Design and build the project such that its internal connectivity is at least 140 intersections/square mile. Designate all streets and

sidewalks that are counted toward the connectivity requirement as available for general public use and not gated. Gated areas are not considered available for public use, with the exception of education and health care campuses, and military bases, where gates are used for security purposes. Design and build the project with at least one through-street and/or non-motorized right-of-way intersecting, or terminating at, the project boundary at least every 800 feet, or at existing abutting street intervals and intersections, whichever is the shorter distance. Non-motorized rights-of-way may count for no more than 20% of the total. This does not apply to portions of the boundary where connections cannot be made because of physical obstacles; e.g. prior platting of property and construction of improvements (such as existing buildings) that constitute barriers; slopes over 15%; water bodies and wetlands; railroad and utility rights-of-way; existing limited-access motor vehicle rights-of-way; and parks and dedicated open space.

- B. Projects without Internal Streets: Locate the project such that the connectivity of the existing streets within ¼ mile of the project boundary is at least 90 intersections/square mile. Confirm that all streets and sidewalks that are counted toward the connectivity requirement are available for general public use and not gated. Gated areas are not considered available for public use, with the exception of education and health care campuses, and military bases, where gates are used for security purposes.

PF 0.3 Access to Civic and Public Space

PURPOSE

Civic and public space improve physical and mental health as well as social capital by providing open spaces close to work and home. Open spaces facilitate social networking, civic engagement, physical activity and time spent outdoors.

CRITERIA

Must achieve the following requirements:

1. Civic or public space \geq 1/6 acre in area
2. Area lies within 1/4 mile walk distance of 90% planned and existing dwelling units and non-residential building entrances.
3. Spaces $<$ 1 acre must also have a proportion no narrower than 1 unit of width to 4 units of length.
4. Projects $>$ 7 acres, median size of civic or passive use spaces within and/or contiguous to the project is \geq 1/2 acre.

PF 0.4 Tree-Lined and Shaded Streets

PURPOSE

Shade encourages walking, bicycling, and transit use. Trees and shade reduce the urban heat island effects, improve air quality, discourage excessive motoring speeds, reduce cooling loads in buildings and increase evapotranspiration.

CRITERIA

Select one of the following:

- A. For tree-lined streets: provide street trees on both sides of at least 60% of new and existing streets within the project and on the project-side of bordering streets, between vehicle travel way and walkway, at intervals averaging no greater than 40 ft (excluding driveways and utility vaults).
- B. For shaded streets: trees or other structures shade over at least 40% of the length of sidewalks on streets included within or contiguous to the project. For tree shading, shade must be provided within ten years of landscape installation.

PF 0.5 Minimum Building Energy Efficiency

PURPOSE

Energy efficient buildings reduce air, water and land pollution and adverse environmental impacts from energy production and consumption.

CRITERIA

- A. Green Building Program Certification(s): LEED, EarthCraft, ENERGY STAR, GreenGlobes, etc.
 - o <http://www.usgbc.org/leed>
 - o <http://www.earthcraft.org/>
 - o <https://www.energystar.gov/>
- B. Other Prescriptive Standards:

Must meet the following requirements in order to receive points:

For 90% of the building floor area (rounded up to the next whole building) of all non-residential buildings, mixed use buildings and multi-unit residential buildings four stories or greater constructed as part of the project or undergoing major renovations as part of the project:

1. New construction buildings 4 stories or more must demonstrate a 10% improvement over ANSI/ASHRAE/IESNA Standard 90.1-2007.
2. Buildings undergoing major renovations and 4 stories or more must demonstrate a 5% on average improvement over ANSI/ASHRAE/IESNA Standard 90.1-2007.
3. Documentation of building energy efficiency: projects shall document building energy efficiency using one or a combination of the following:
 - a. Produce a LEED compliant energy model following the methodology outlined in the LEED rating system appropriate to each building's scope, including demonstration by a whole building project computer simulation using the Building Performance Rating Method in Appendix G of ANSI/ASHRAE/IESNA Standard 90.1-2007. Appendix G of Standard 90.1-2007 requires that the energy analysis done for the building performance rating method include all energy costs associated with the building project. Projects in California may use Title 24-2005, Part 6 in place of ANSI/ASHRAE/IESNA Standard 90.1-2007.
 - b. Comply with the prescriptive measures of the ASHRAE Advanced Energy Design Guide listed below appropriate to each building's

scope. Project teams must comply with all applicable criteria as established in the Advanced Energy Design Guide for the climate zone in which the building is located.

- ASHRAE Advanced Energy Design Guide for Small Office Buildings 2004 (office occupancy buildings less than 20,000 sq. ft.)
 - ASHRAE Advanced Energy Design Guide for Small Retail Buildings 2006 (retail occupancy buildings less than 20,000 sq. ft.)
 - ASHRAE Advanced Energy Design Guide for Small Warehouses and Self Storage Buildings 2008 (warehouse or self-storage occupancy less than 50,000 sq. ft.)
 - ASHRAE Advanced Energy Design Guide for K-12 School Buildings (K-12 school occupancy less than 200,000 sq. ft.)
- c. Comply with the prescriptive measures identified in the Advanced Buildings™ Core Performance™ Guide developed by the New Buildings Institute. The building must meet the following requirements:
- Less than 100,000 square feet.
 - Comply with Section 1: Design Process Strategies, and Section 2: Core Performance Requirements.
 - Office, school, public assembly and retail projects less than 100,000 square feet must comply with Section 1 and Section 2 of the Core Performance Guide.
 - Other project types less than 100,000 square feet implement the basic requirements of the Core Performance Guide.
 - Health care, warehouse and laboratory projects are ineligible for this path.

If method (a) is used for all of the floor area evaluated in this prerequisite, then total percentage improvement is calculated as a sum of energy costs for each building compared to a baseline. If any other combination of methods (a), (b) and (c) are used, total percentage improvement is calculated as a weighted average based on building floor area. In determining the weighted average, buildings pursuing (a) will be credited at the percentage value determined by the energy model. Buildings pursuing (b) or Option (c) will be credited at 12% better than ANSI/ASHRAE/IESNA Standard 90.1-2007 for new buildings and 8% better for existing building renovations.

4. For new single-family residential buildings and new multi-unit residential buildings three stories or fewer: 90% of new buildings must meet ENERGY STAR or equivalent criteria. Projects may demonstrate compliance with ENERGY STAR criteria either through the prescriptive requirements of a

Builder Option Package, Home Energy Rating System (HERS) index, or a combination of the two.

PF 0.6 Minimum Building Water Efficiency

PURPOSE

The design and construction of energy and water efficient buildings reduce air, water and land pollution and adverse environmental impacts from energy production and consumption.

CRITERIA

A. Green Building Program Certification(s): LEED, EarthCraft, EPA WaterSense, etc.

- <http://www.usgbc.org/leed>
- <http://www.earthcraft.org/>
- <http://www.epa.gov/watersense/>

B. Other Prescriptive Standards:

Must meet the following requirements in order to receive points:

For 90% of the building floor area (rounded up to the next whole building) of all non-residential buildings, mixed use buildings and multi-unit residential buildings four stories or greater constructed as part of the project or undergoing major renovations as part of the project:

1. New construction buildings 4 stories or more must demonstrate a 10% improvement over ANSI/ASHRAE/IESNA Standard 90.1-2007.
2. Buildings undergoing major renovations and 4 stories or more must demonstrate a 5% on average improvement over ANSI/ASHRAE/IESNA Standard 90.1-2007.
3. Documentation of building energy efficiency: projects shall document building energy efficiency using one or a combination of the following:
 - a. Produce a LEED compliant energy model following the methodology outlined in the LEED rating system appropriate to each building's scope, including demonstration by a whole building project computer simulation using the Building Performance Rating Method in Appendix G of ANSI/ASHRAE/IESNA Standard 90.1-2007. Appendix G of Standard 90.1-2007 requires that the energy analysis done for the building performance rating method include all energy costs associated with the building project. Projects in California may use Title 24-2005, Part 6 in place of ANSI/ASHRAE/IESNA Standard 90.1-2007.
 - d. Comply with the prescriptive measures of the ASHRAE Advanced Energy Design Guide listed below appropriate to each building's scope. Project teams must comply with all applicable criteria as established in the Advanced Energy Design Guide for the climate zone in which the building is located.

- ASHRAE Advanced Energy Design Guide for Small Office Buildings 2004 (office occupancy buildings less than 20,000 sq. ft.)
- ASHRAE Advanced Energy Design Guide for Small Retail Buildings 2006 (retail occupancy buildings less than 20,000 sq. ft.)
- ASHRAE Advanced Energy Design Guide for Small Warehouses and Self Storage Buildings 2008 (warehouse or self-storage occupancy less than 50,000 sq. ft.)
- ASHRAE Advanced Energy Design Guide for K-12 School Buildings (K-12 school occupancy less than 200,000 sq. ft.)

e. Comply with the prescriptive measures identified in the Advanced Buildings™ Core Performance™ Guide developed by the New Buildings Institute. The building must meet the following requirements:

- Less than 100,000 square feet.
- Comply with Section 1: Design Process Strategies, and Section 2: Core Performance Requirements.
- Office, school, public assembly and retail projects less than 100,000 square feet must comply with Section 1 and Section 2 of the Core Performance Guide.
- Other project types less than 100,000 square feet implement the basic requirements of the Core Performance Guide.
- Health care, warehouse and laboratory projects are ineligible for this path.

If method (a) is used for all of the floor area evaluated in this prerequisite, then total percentage improvement is calculated as a sum of energy costs for each building compared to a baseline. If any other combination of methods (a), (b) and (c) are used, total percentage improvement is calculated as a weighted average based on building floor area. In determining the weighted average, buildings pursuing (a) will be credited at the percentage value determined by the energy model. Buildings pursuing (b) or Option (c) will be credited at 12% better than ANSI/ASHRAE/IESNA Standard 90.1-2007 for new buildings and 8% better for existing building renovations.

4. For new single-family residential buildings and new multi-unit residential buildings three stories or fewer: 90% of new buildings must meet ENERGY STAR or equivalent criteria. Projects may demonstrate compliance with ENERGY STAR criteria either through the prescriptive requirements of a Builder Option Package, Home Energy Rating System (HERS) index, or a combination of the two.

Optional Items

PF 1.0 High-Performance Building Energy Efficiency

CRITERIA

This Credit applies for each level above “certified”. (max of 15 points)

PF 1.1 High-Performance Building Water Efficiency

CRITERIA

This Credit applies for each level above “certified”. (max of 15 points)

PF 1.2 Historic Resource Preservation and Adaptive Use

PURPOSE

Preservation and adaptive use of historic buildings and cultural landscapes represent significant conservation of embodied energy and cultural value in historic materials and character-defining features.

CRITERIA

To achieve this credit, at least one historic building or cultural landscape must be present on the project site.

Do not demolish any historic buildings, or portions thereof, or alter any cultural landscapes as part of the project.

An exception will only be granted in instances where the appropriate review body approves. For local buildings or landscapes listed, the local historic preservation review board, or equivalent body, must approve. For buildings or landscapes listed in a State Register or in the National Register of Historic Places, the State Historic Preservation Office must approve.

If any historic building in the project site is to be rehabilitated, rehabilitate in accordance with local review or federal standards for rehabilitation, whichever is more restrictive, using one of the following approaches:

Select one of the following:

- A. Obtain "certificate of appropriateness": Obtain approval, in the form of a “certificate of appropriateness,” from a locally appointed historic preservation commission or architectural review board for any exterior alterations or additions.
- B. Federally funded projects obtain confirmation: If federal funds are used for the project, then the project must obtain confirmation from a State Historic Preservation Office or the National Park Service that the rehabilitation satisfies the Secretary of the Interior’s Standards for Rehabilitation.
- C. Building or site listed in or determined eligible for the National Register of Historic Places undergoes qualified professional review: If a building or site is listed in or determined eligible for the National Register of Historic Places, but is not subject to Federal or local review board review, then the project must have a preservation professional on the team who meets the federal qualifications for

historic architect and provides a review of the project to attest to its conformance to the Secretary of the Interior's Standards for the Treatment of Historic Properties.

PF 1.3 Compact Development – Residential

PURPOSE

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

CRITERIA

For residential buildings within walking distance of transit corridor, *select one of the following* number of dwelling units per acre of buildable land available for residential uses:

- A. 12 units per acre
- B. 20 units per acre
- C. 35 units per acre
- D. 65 units per acre
- E. 95 units per acre
- F. 125 units per acre
- G. 155 units per acre
- H. ≥185 units per acre

PF 1.4 Reduced Parking Footprint

PURPOSE

Reducing parking footprints increases the pedestrian orientation of projects, minimizes the adverse environmental effects of parking facilities and reduces public health risks by encouraging daily physical activity associated with walking and bicycling.

CRITERIA

Must meet all the following requirements in order to receive points:

1. For new non-residential buildings and multi-unit residential buildings, either do not build new off-street parking lots, or locate all new off-street surface parking lots at the side or rear of buildings, leaving building frontages facing streets free of surface parking lots.
2. Use no more than 20% of the total development footprint area for all new off-street surface parking facilities, with no individual surface parking lot larger than 2 acres. For the purposes of this credit, surface parking facilities include ground-level garages unless they are under habitable building space. Underground or multi-story parking facilities can be used to provide additional capacity, and on-street parking spaces are exempt from this limitation.

3. Provide bicycle parking and storage capacity according to the following new building types:
- Multi-unit residential: Provide at least one secure, enclosed bicycle storage space per occupant for 30% of the planned occupancy but no fewer than one per unit. Provide secure visitor bicycle racks on-site, with at least one bicycle space per 10 dwelling units but no fewer than four spaces per project site.
 - Retail: Provide at least one secure, enclosed bicycle storage space per retail worker for 10% of retail worker planned occupancy. Provide visitor/customer bicycle racks on-site, with at least one bicycle space per 5,000 square feet of retail space, but no fewer than one bicycle space per business or four bicycle spaces per project site, whichever is greater. Provide at least one on-site shower with changing facility for any development with 100 or more planned workers and at least one additional on-site shower with changing facility for every 150 planned workers thereafter.
 - Non-residential other than retail: Provide at least one secure, enclosed bicycle storage space per occupant for 10% of planned occupancy. Provide visitor bicycle racks on-site with at least one bicycle space per 10,000 square feet of commercial non-retail space but not fewer than four bicycle spaces per building. Provide at least one on-site shower with changing facility for any development with 100 or more planned workers and at least one additional on-site shower with changing facility for every 150 planned workers thereafter.

Secure, enclosed bicycle storage must be located in key-accessed areas easily accessible to residents and/or workers with bicycles. Provide informational signage for accessing storage facilities.

Visitor and customer bicycle racks must be positioned in areas clearly visible from a primary entrance of the building, served with night lighting and protected from damage from nearby vehicles. All bicycle storage must be located within 100 feet of each building's main entries. For retail buildings or other buildings with multiple main entries, bicycle racks must be proportionally disbursed within 100 feet of business or other main entries.

Shower and changing facility requirements may be met by providing the equivalent of free access to on-site health club shower facilities, where health club can be accessed without going outside. Provide informational signage for accessing shower facilities.

4. For new non-residential and mixed use buildings, provide carpool and/or shared-use vehicle parking spaces equivalent to 10% of the total automobile parking for each non-residential and mixed use building on the site. Signage indicating such parking spots must be provided, and the parking spots must be within 200 feet of entrances to buildings served.

PF 1.5 Transit Facilities

PURPOSE

Safe, convenient and comfortable transit waiting areas and safe and secure bicycle storage facilities for transit users encourage transit use and reduce driving.

CRITERIA

Must meet the following requirements in order to receive points. Select all that apply:

1. Work with the transit agency or agencies serving the project to identify transit stop locations within and/or bordering the project boundary where transit agency-approved shelters, and any other agency-required improvements, including bicycle racks, will be installed no later than construction of 50% of total project square footage: At those locations, install transit agency-approved shelters and any required improvements, or provide funding to the transit agency for such installations. Shelters must be covered and at least partially enclosed to buffer wind and rain, with seating and illumination. If agency-required, bicycle racks must have a two-point support system for locking of frame and wheels, and must be securely affixed to the ground or a building.
2. Work with the transit agency or agencies serving the project to identify transit stop locations within and bordering the project boundary where the agency determines that transit stops will be warranted within two years of project completion, whether through increased ridership on existing service resulting from the project, or at locations where future transit is planned: At those locations, reserve space for transit shelters and any required improvements, including bicycle racks. In lieu of or in addition to new stops, this requirement can be satisfied with a commitment from the transit agency to provide increased service to the 50% build-out stops.
3. Work with the transit agency or agencies serving the project to provide kiosks, bulletin boards and/or signs that display transit schedules and route information at each public transit stop within and/or bordering the project.
4. Safe access to transit facilities.

PF 1.6 Access to Recreation Facilities and Regional Trails

PURPOSE

Recreational facilities close to work and home facilitate physical activity and social networking that improves physical and mental health as well as social capital.

CRITERIA

Must meet the following requirements in order to receive points. Select all that apply:

1. Locate and/or design the project so that a publically-accessible outdoor recreation facility at least one acre in area, or a publicly-accessible indoor recreational facility of at least 25,000 square feet.
2. Recreational facilities and/or regional trails are accessible within ½ mile walk distance of 90% of new and existing dwelling units and non-residential building entrances. Outdoor recreation facilities must consist of physical improvements and may include, but are not limited to, tot lots for children, swimming pools and sports fields such as baseball diamonds.

PF 1.7 Light Pollution Reduction

PURPOSE

Minimizing light trespass from project sites reduces sky-glow to increase night sky access, improves nighttime visibility through glare reduction and reduces adverse impacts on wildlife environments.

CRITERIA

For purposes of this credit, shared portions of a project are areas and facilities dedicated to common use (publicly or privately-owned).

Must meet the following requirements in order to receive points. Select all that apply:

1. All exterior residential lighting shall provide for at least 50% of the luminaires to have fixture-integrated lighting controls that use motion sensors to reduce light levels by at least 50% when no activity has been detected for 15 minutes.
2. All exterior shared areas lighting shall have automatic controls capable of turning off exterior lighting when sufficient daylight is available and when the lighting is not required during nighttime hours, and shall meet the total exterior lighting power allowance requirements.
3. Stipulate CC&Rs or other binding documents to require continued adherence to these standards.

Document which one or more of the lighting zones describes the project; and for all areas defined above in shared areas, follow the requirements for those specific zones (when two or more of the following zones border the project, use the most stringent uplight requirements, and use the adjacent Zone for light trespass requirements).

PF 1.8 Decentralized Green Infrastructure

PURPOSE

Maximize community and environmental corollary benefits associated with Green Infrastructure.

CRITERIA

A minimum of 50% of internal right of way (or easement area on private streets) surface area run-off is treated with landscape green infrastructure.

A minimum of 50% of building surface area (roofs, drives, plazas, etc.) run-off is treated with landscape green infrastructure.

POPULATION PRESERVATION/EXPANSION (PPE)

Development should not displace existing affordable housing and should be predominantly housing with substantial mixed-use components. Housing development components should incorporate permanent affordable housing at percentages above metropolitan area needs and at highest densities allowed.

The following stations qualify for these points: Georgia State, King Memorial, Decatur, Five Points, Sandy Springs, Peachtree Center, Civic Center, North Avenue, Midtown, Lindbergh, Dunwoody Lenox, Georgia Dome/GWCC/Philips Arena/CNN Center, and East Point

Required Items

PPE 0.1 No Loss of Affordability

CRITERIA

Projects may have no net loss of affordability. While a project may renovate and relocate affordable units within the same parcel, neither number nor degree of affordability may be diminished.

Optional Items

PPE 1.0 Proportion of Affordability

CRITERIA

Enter in the Affordability Worksheet percentages of units affordable to the associated income bracket for associated points.

1. Extremely Low Income (ELI) $\leq 30\%$ Area Median Income (AMI) 13% of Units
2. Very Low Income (VLI) 31-50% Area Median Income (AMI) 10% of Units
3. Low Income (LI) 51-80% Area Median Income (AMI) 15% of Units
4. Workforce 81-120% Area Median Income (AMI) 11% of Units

ADDITIONAL RESOURCES

<http://www.huduser.org/portal/datasets/il/il2015/2015summary.odn>

http://factfinder.census.gov/faces/tables/services/jsf/pages/productview.xhtml?pid=ACS_12_5_YR_S1901&prodType=table

PPE 1.1 Mixed Use – Percentage of Lot Area

PURPOSE

Promote a walkable neighborhood with links to a mix of goods and services.

CRITERIA

Projects with commercial uses attaining the percentage of the lot area shall qualify for these points.

Select one of the following:

- A. 60%

- B. 70%
- C. 80%
- D. 90%

Additional Resources

Mixed use development integrates a combination of a variety of uses, specifically retail, office, residential, hotel, recreation and much more. This type of development emphasizes pedestrian friendly accommodations, a work-play environment, efficient usage of space and reduced traffic and sprawl.

PPE 1.e Community Services

PURPOSE

Public services and facilities offered for residents and visitors at various stages of life. Amenities like these are critical to meeting a community's cultural, social, physical, and environmental needs.

CRITERIA

Select all that apply:

1. Community Recreational Facility
2. Cultural Facility
3. Library
4. Fire Station
5. Police Station
6. Post Office
7. Social Services

ADDITIONAL RESOURCES

https://www.nrdc.org/cities/smartgrowth/files/citizens_guide_LEED-ND.pdf

BALANCED COMMUNITY (BC)

A balanced community utilizes mixed-use development on undeveloped, under-developed and transitioning parcels, which enhances station area connectivity to local services. Mixed-used development also incorporates affordable housing at AMI percentages matching metropolitan area needs.

The following stations qualify for these points: Vine City, Inman Park/Reynoldstown, Edgewood/Candler Park, Avondale, Doraville, Chamblee, College Park, West End, and Garnett

Required Items

BC 0.1 Transitioning Parcels

CRITERIA

Parcels qualify where buildings comprise a floor area of less than 25%. Additionally, parcels qualify when buildings utilize less than 25% of their allowed floor area.

Optional Items

BC 1.0 Housing

PURPOSE

Credit BC 1.0 was developed to create a community with a variety of housing options for people with different income levels by developing a diversity of options within the project boundaries and promoting different options than already available in the surrounding neighborhood.

CRITERIA

Select all that apply:

1. Extremely Low Income (ELI) ≤30% Area Median Income (AMI) 13% of Units
2. Very Low Income (VLI) 31-50% Area Median Income (AMI) 10% of Units
3. Low Income (LI) 51-80% Area Median Income (AMI) 15% of Units
4. Workforce 81-120% Area Median Income (AMI) 11% of Units

ADDITIONAL RESOURCES

<http://www.huduser.org/portal/datasets/il/il2015/2015summary.odn>

http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_12_5YR_S1901&prodType=table

BC 1.1 Mixed Use- Percentage of Lot Area

PURPOSE

This credit was designed to concentrate diverse land uses in accessible neighborhood and regional centers to encourage daily walking, biking and transit use, reduce vehicle miles traveled and automobile dependence and support car free living.

CRITERIA

Projects with commercial uses attaining the percentage of the lot area shall qualify for these points.

Select one of the following:

- A. 60%
- B. 70%
- C. 80%
- D. 90%

BC 1.2 Open Space

PURPOSE

Create spaces for community and public interaction.

CRITERIA

Design and/or locate community such that a percentage (7%, 15%, or 20%) of the total project area is openspace. This openspace can be onsite or located within a ½ mile walkable distance as measured from the project's area of highest density to the entryway of the open space. Onsite open space accessible only to community residents can count for no more than ½ of the required area.

ADDITIONAL RESOURCES

Open spaces are areas of landscaping or hardscaping which is accessible for active or passive recreation. This may include: public parks, courtyards, soccer fields, basketball courts, plazas, courtyards, village greens, greenroofs and other rooftops with landscaping and permanent furniture. Enhanced streetscapes and public facilities (YMCAs, civic buildings, etc.) are not considered open space, and are encouraged elsewhere in the program. Community pools do not count as open space area unless available to the general public.

BC 1.3 Community Services

PURPOSE

Public services and facilities offered for residents and visitors at various stages of life. Amenities like these are critical to meeting a community's cultural, social, physical, and environmental needs.

CRITERIA

Select all that apply:

1. Community Recreational Facility

2. Cultural Facility
3. Library
4. Fire Station
5. Police Station
6. Post Office
7. Social Services

ADDITIONAL RESOURCES

https://www.nrdc.org/cities/smartgrowth/files/citizens_guide_LEED-ND.pdf

HOUSING DIVERSITY (HD)

Mixed-use development should focus on housing diversity with substantial affordable housing components. Special attention should be paid towards integrating housing and enhancing connectivity.

The following stations qualify for these points: Eastlake, North Springs, Arts Center, Buckhead, Medical Center, and Brookhaven

Optional Items

HD 1.0 Minimum

CRITERIA

Select all that apply:

1. Extremely Low Income (ELI) $\leq 30\%$ Area Median Income (AMI) 13% of Units
2. Very Low Income (VLI) 31-50% Area Median Income (AMI) 10% of Units
3. Low Income (LI) 51-80% Area Median Income (AMI) 15% of Units
4. Workforce 81-120% Area Median Income (AMI) 11% of Units

ADDITIONAL RESOURCES

<http://www.huduser.org/portal/datasets/il/il2015/2015summary.odn>

http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_12_5YR_S1901&prodType=table

HD 1.1 Open Space

PURPOSE

Create spaces for community and public interaction.

CRITERIA

Design and/or locate community such that a percentage (7%, 15%, or 20%) of the total project area is openspace. This openspace can be onsite or located within a ½ mile walkable distance as measured from the project's area of highest density to the entryway of the open space. Onsite open space accessible only to community residents can count for no more than ½ of the required area.

ADDITIONAL RESOURCES

Open spaces are areas of landscaping or hardscaping which is accessible for active or passive recreation. This may include: public parks, courtyards, soccer fields, basketball courts, plazas, courtyards, village greens, greenroofs and other rooftops with landscaping and permanent furniture. Enhanced streetscapes and public facilities (YMCA's, civic buildings, etc.) are not considered open space, and are encouraged elsewhere in the

program. Community pools do not count as open space area unless available to the general public.

HD 1.2 Community Services

PURPOSE

Public services and facilities offered for residents and visitors at various stages of life. Amenities like these are critical to meeting a community's cultural, social, physical, and environmental needs.

CRITERIA

Select all that apply:

1. Community Recreational Facility
2. Cultural Facility
3. Library
4. Fire Station
5. Police Station
6. Post Office
7. Social Services

ADDITIONAL RESOURCES

https://www.nrdc.org/cities/smartgrowth/files/citizens_guide_LEED-ND.pdf

