



DRAFT RECOMMENDATION

Base Ratios

Project Location	Base Parking Ratio
Within 0.5 mile Metro Station walkshed	0.8 space/bedroom
Outside of 0.5 mile Metro Station walkshed	1.0 space/bedroom

Available Credits

Market-Rate Housing Recommendation	
Deductions on the Base Parking Ratio (If Eligible)	
Within 0.5 mile walkshed of BRT Stop (only available to projects > 0.5 mile from Metro station)	10%
Four or more bus routes stop within 0.25 mile of development entrance	5%
Walkability Index between 80 - 90 OR more than 90	5% OR 10%
Project has more than 20% studio units	5%
Available Discretionary Credit for future mixed-use development, infrastructure improvement, and capital improvement above what is required. (Credit is available for projects with Walkability Index < 80).	5%

Notes: Applying credits to the base parking ratio is optional, however it informs the appropriate ratio for the particular project. Walk Score™ is used to calculate walkability index.



DRAFT RECOMMENDATION: AFFORDABLE HOUSING

Affordable Housing Recommendation	
Base Parking Ratio; 1.0 space per unit	
Deductions on the Base Parking Ratio (If Eligible)	
Affordable Housing units at 60% AMI	25%
Affordable Housing units at 50% AMI	35%
Affordable Housing units at 30% AMI	50%
Within 0.5 mile walkshed of BRT Stop (only available to projects > 0.5 mile from Metro station)	10%
Four or more bus routes stop within 0.25 mile of development entrance	5%
Walkability Index between 80 - 90 OR more than 90	5% OR 10%
Project has more than 20% studio units	5%
Available Discretionary Credit for future mixed-use development, infrastructure improvement, and capital improvement above what is required. (Credit is available for projects with Walkability Index < 80).	5%

Lowest Ratio without credits	Lowest Ratio with all Credits
0.75	0.45
0.65	0.35
0.5	0.25*

The lowest parking ratio permitted is 0.25/unit