THINK**TENNESSEE**

Hawkins Partners, Inc.

HOUSING RESOURCE GUIDE 201

FOR FAITH-BASED INSTITUTIONS IN TENNESSEE

photo courtesy of Tom Harris

INTRODUCTION

The purpose of this document is to help property owners establish an understanding of the potential for developing housing and supportive services on their property given municipal regulations and access to nearby services, including multimodal transportation, schools, and retail, all of which are important aspects of affordable living beyond the cost of housing. This document focuses on multifamily development, as this has the greatest potential impact to address overall housing need, though single and two-family housing may still be viable options for sites that cannot accommodate multifamily housing.

This tool will help faith-based and non-profit institutions to:

- Understand the basic principles of zoning and policy regulations as they apply to a specific property or site
- Understand what type of development the property's policy and zoning currently allows
- Understand if changes to the property's zoning are needed in order to allow construction of housing and supportive services
- Grade the property based on a compiled list of criteria
- Become a confident partner with planning, development, and design consultants in order to pursue site evaluation, rezoning and entitlement processes that may be required to successfully develop housing and/or supportive services.

This tool is NOT a replacement for professional assistance (legal, planning and design consulting) necessary for property evaluation and rezoning or entitlement process.

This document is intended to build upon and complement information provided in the Housing Resource Guide 101 developed by ThinkTennessee, Urban Land Institute, Urban League of Middle Tennessee, and Holland & Knight and the Housing Resource Guide 301 developed by Clear Blue Company.

TIPS FOR UNDERSTANDING YOUR PROPERTY

1   **Read the Housing Resource Guide 101 BEFORE you begin this document!** There is a lot of general terminology related to residential real estate development that is important to understand in order to apply that knowledge to your property.

2   Residential real estate development is complicated and every site has its own unique set of challenges. **This document is NOT a replacement for professional assistance.** Rather, it is intended to help identify and familiarize land owners with some of the site-specific challenges to **build knowledge and confidence** prior to engaging with development professionals.

3   Your score on the viability matrix does not allow or disallow residential development on your property. **This is just a starting point to inform conversations with development professionals** after you have completed all three Housing Resource Guide documents.

> Remember your mission! Discernment within your organization is key to successfully moving through this process. Development should serve the mission and the best interests of your institution.

FACTORS IMPACTING MULTI-FAMILY HOUSING DEVELOPMENT ON YOUR PROPERTY

POLICY

Community Character Policy (often referred to simply as "Policy") is an indicator of what Metro Planning envisions for a site and its surroundings in the future. This is the most important thing to understand about a site because it is very difficult to change.

CAUTION! *The site's policy is a determining factor for whether multifamily housing can be built there. If the policy does not allow for multifamily residential uses, the project cannot move forward without a significant regulatory effort.*

ZONING

Zoning indicates uses that are **currently** allowed on a property. **If the current zoning of a site allows multifamily residential uses and building types, then it is easy to get plans approved**. If a site is NOT currently zoned for multifamily development, it is a relatively **simple process to rezone the site to allow multifamily AS LONG AS the desired zoning type is permitted in the site's Policy**.

SITE CHARACTER

Elements including existing buildings that could be repurposed, **location within a floodplain, and topography** contribute to the viability for multi-family housing development. These may present **potential challenges** for a site.

INFRASTRUCTURE

Access to sidewalks, bike lanes, and public transit provide alternative transportation to work, school, and other services for residents without a car. This is an important **benefit of affordable living** that goes beyond the cost of housing.

NEARBY SERVICES

Proximity to **schools, jobs, grocery stores, and other services** make it more affordable and practical to live in an area without a car, presenting a significant **benefit to multifamily development**.

CREATE YOUR SITE ASSESSMENT MATRIX

Now, let's see how these factors directly impact your property. The following pages will walk you through each column of the site assessment matrix so that you can grade your site to see how viable multifamily residential housing may be for your specific property.

SITE ASSESSMENT INSTRUCTIONS

1 For each criteria in the matrix, follow the instructions to see if that criteria supports the viability of multifamily residential development on your site.

2 Grade each criteria

3 Add up the grades for each criteria to determine an overall viability score between 1 and 100.

4 Move forward in the development process knowing the opportunities and limitations of your site related to community character policy, zoning, site character, nearby infrastructure and services.

SCORE YOUR SITE ASSESSMENT MATRIX FROM 1–100:

Use the site assessment matrix below to assess your property's potential for multifamily residential development. Each criteria has been given a weight based on its importance to a successful multifamily development.
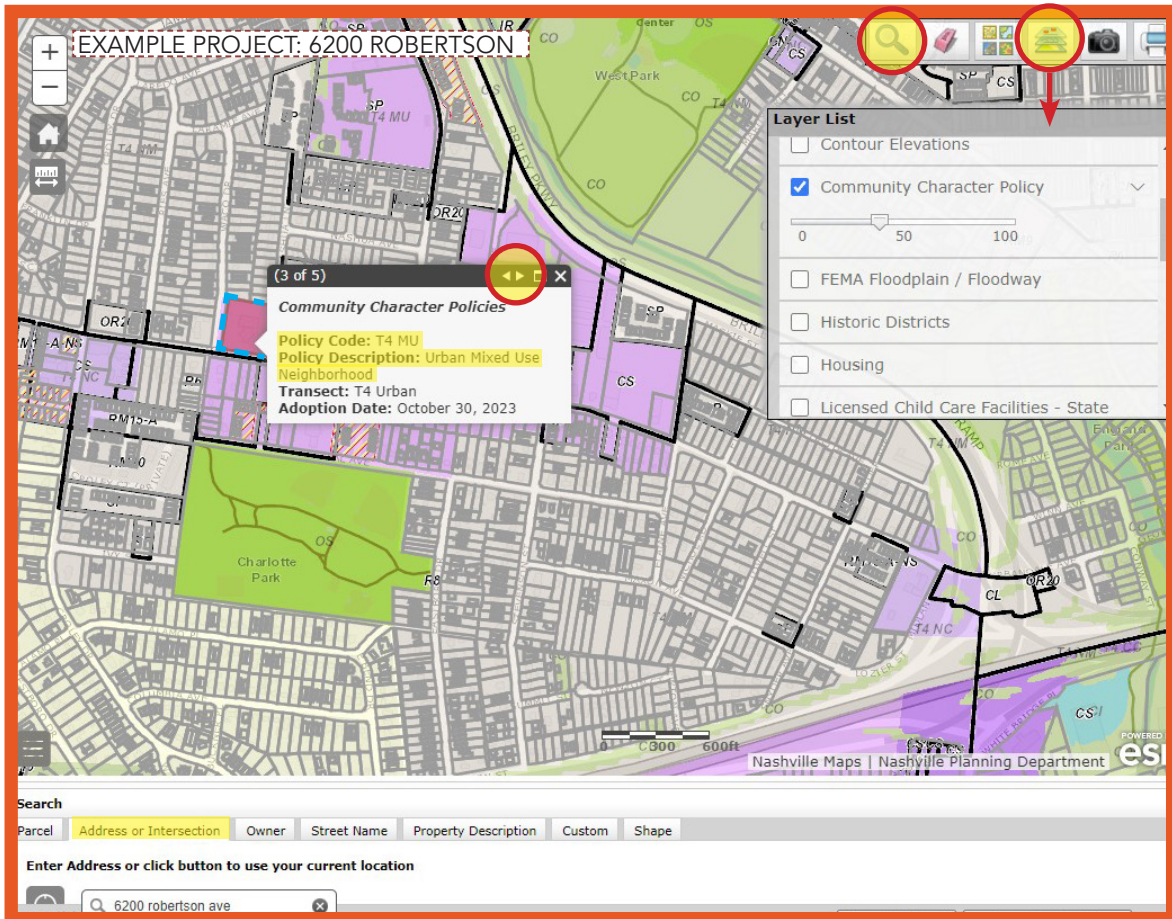
Carefully assess each criteria using the scoring system provided on each page. Your scores will give you a strong picture of your site's legal assets and obstacles. **Higher overall scores indicate strong potential for multifamily development, while lower scores indicate more challenging sites.**

SITE ASSESSMENT MATRIX

CRITERIA	POLICY		ZONING			SITE CHARACTER			NEARBY INFRASTRUCTURE				SERVICES			TOTAL
	Multifamily Resi	Supportive Services	UZO	Multifamily Resi	Supportive Services	Reuse of Building	100 yr floodplain	Slope > 15%	Arterial/ Collector	Transit Score	Bike Score	Walk Score	School	Grocery	Shopping	
	Y=30, N= 0	Y=5, N= 0	Y=5, N= 0	Y=10, N= 0	Y=5, N= 0	Y=10, N= 0	Y= -50, N=0	Y= -50, N=0	Y= 4, N=0	1-5	0-4	0-4	0-4	0-4	0-4	
Weight	30	5	5	10	5	10	0	0	4	5	4	10	4	4	4	100
Site Score																

POLICY

1 Go online to maps.nashville.gov/ParcelViewer

2 Click the search icon (in the top right bar). The bottom search tabs will appear. Click "Address or Intersection" and type in your site address.

3 Click the Layer List Icon at the top right and check "Community Character Policy". Click on your site and click through the white arrows in the pop up box to find the Policy.

4 Check for your site's policy in the favorable policy list on the following pages.

EXAMPLE PROJECT: 6200 ROBERTSON

(3 of 5)
Community Character Policies
Policy Code: T4 MU
Policy Description: Urban Mixed Use Neighborhood
Transect: T4 Urban
Adoption Date: October 30, 2023

Layer List
- ☐ Contour Elevations
- ☑ Community Character Policy
    0   50   100
- ☐ FEMA Floodplain / Floodway
- ☐ Historic Districts
- ☐ Housing
- ☐ Licensed Child Care Facilities - State

Nashville Maps | Nashville Planning Department

Search
Parcel | Address or Intersection | Owner | Street Name | Property Description | Custom | Shape

Enter Address or click button to use your current location

🔍 6200 robertson ave ✕

Policy

Does your site's policy appear in the following pages' list of favorable policies for multifamily residential development?

Yes ○

Multifamily Residential is allowed by the site's Policy

SCORE = **30**

No ○

Multifamily Residential is not allowed on this site

SCORE = **0**

	POLICY	ZONING			SITE CHARACTER			NEARBY INFRASTRUCTURE				SERVICES			TOTAL
	Multifamily Resi	Supportive Services	UZO	Multifamily Resi	Supportive Services	Reuse of Building	100 yr floodplain	Slope > 15%	Arterial/ Collector	Transit Score	Bike Score	Walk Score	School	Grocery	Retail	
	Y=30, N= 0	Y=5, N= 0	Y=5, N= 0	Y=10, N= 0	Y=5, N= 0	Y=10, N= 0	Y= -50, N=0	Y= -50, N=0	Y= 4, N=0	1-5	0-4	0-4	0-4	0-4	0-4	
Weight	30	5	5	10	5	10	0	0	4	5	4	10	4	4	4	**100**
Site Score	**30**															

Favorable Policies for Multifamily Residential

Check the below list to see if your policy is favorable for multifamily residential development. **If your site's policy does appear, give Community Character Policy a score of 30**. If you **do not** see your site's policy in the list, this means that the **policy does not allow multifamily residential** development. Give Community Character Policy a score of 0, as multifamily residential development is not readily viable on this site.

POLICY	POLICY NAME	APPROPRIATE LAND USES	APPROPRIATE ZONING
T6 DN	DOWNTOWN NEIGHBORHOOD	Mixed Use Residential Institutional Commercial	DTC Design-Based Zoning MUI-A (East Bank)
T6 CP	DOWNTOWN CAPITOL	Civic/Institutional Vertical Mixed Use	DTC Design-Based Zoning
T6 DC	DOWNTOWN CORE	Mixed Use Residential Institutional Commercial Office	DTC Design-Based Zoning
T5 MU	CENTER MIXED USE NEIGHBORHOOD	Mixed Use Residential Institutional Commercial Office Light Industrial	MUG-A MUI-A (East Bank) ORI-A Design-Based Zoning CF (Midtown)
T5 RG	CENTER REGIONAL CENTER	Mixed Use Residential Institutional Commercial Office	RM20-A to RM60-A OR20-A, OR40-A, ORI-A OG MUG-A, MUI-A Design-Based Zoning

For more info on Policy: https://www.nashville.gov/departments/planning/long-range-planning/community-character-manual

POLICY	NAME	APPROPRIATE LAND USES	APPROPRIATE ZONING
T4 NM	**URBAN NEIGHBORHOOD MAINTENANCE**	Residential Community Garden & Open Space Institutional	RS3.75/-A R6/-A RS5/-A RS7.5/-A R8/-A R10, RS10 RM9-A RM15-A RM20-A Design-Based Zoning
T4 NE	**URBAN NEIGHBORHOOD EVOLVING**	Residential Community Garden & Open Space Institutional	RS3.75/-A R6/-A RS5/-A RS7.5/-A R8/-A R10, RS10 RM9-A to RM40-A Design-Based Zoning
T4 MU	**URBAN MIXED USE NEIGHBORHOOD**	Residential Mixed Use Commercial Office Institutional Light Industrial Community Garden & Open Space	MUN-A MUL-A OR20-A, R40-A RM9-A to RM40-A Design-Based Zoning
T4 NC	**URBAN NEIGHBORHOOD CENTER**	Mixed Use Residential Institutional Commercial Office	RM9-A to RM20-A OR20-A MUN-A, MUL-A Design-Based Zoning
T4 CC	**URBAN COMMUNITY CENTER**	Mixed Use Commercial Transitional Residential Institutional Office Artisan Manufacturing	MUL-A, MUG-A OR20-A, OR40-A ORI-A RM20-A RM40-A Design-Based Zoning
T4 RC	**URBAN RESIDENTIAL CORRIDOR**	Residential Institutional Community Garden & Open Space	RM15-A to RM40-A Design-Based Zoning
T4 CM	**URBAN MIXED USE CORRIDOR**	Mixed Use Residential Institutional Commercial Office Artisan Manufacturing	RM20-A RM40-A MUL-A MUG-A OR20-A OR40-A ORI-A Design-Based Zoning
T3 NE	**SUBURBAN NEIGHBORHOOD EVOLVING**	Residential Community Garden & Open Space Institutional	RS7.5/-A R8/-A R10, RS10 R15, RS15 RM9-A to RM20-A Design-Based Zoning

For more info on Policy: https://www.nashville.gov/departments/planning/long-range-planning/community-character-manual

POLICY	NAME	APPROPRIATE LAND USES	APPROPRIATE ZONING
T3 NE	**SUBURBAN NEIGHBORHOOD EVOLVING**	Residential Community Garden & Open Space Institutional	RS7.5/-A R8/-A R10, RS10 R15, RS15 RM9-A to RM20-A Design-Based Zoning
T3 NC	**SUBURBAN NEIGHBORHOOD CENTER**	Mixed Use Commercial Office Residential Institutional	MUN/-A CN-A, CL-A, CN, CL OR20/-A ON, OL, SCN RM9-A to RM20-A
T3 CC	**SUBURBAN COMMUNITY CENTER**	Mixed Use Commercial Office Residential Institutional	MUN/-A MUL/-A OR20/-A CL/-A CN SCC Design-Based Zoning
T3 RC	**SUBURBAN RESIDENTIAL CORRIDOR**	Residential Community Garden & Open Space Institutional	RM9-A to RM20-A RS3.75/-A RS5/-A R5-A Design-Based Zoning
T3 CM	**SUBURBAN MIXED USE CORRIDOR**	Mixed Use Residential Commercial Office Institutional Artisan Manufacturing	RM9-A to RM20-A MUN-A MUL-A OR20-A CS CL Design-Based Zoning

Policy: Supportive Services

Supportive services for multifamily housing could include uses such as retail, health and wellness services, and small offices. According to the table above, does your policy allow commercial or office uses?

Yes — Commercial or office uses are allowed by the site's Policy — SCORE = **5**

No — Commercial or office uses are not allowed on this site — SCORE = **0**

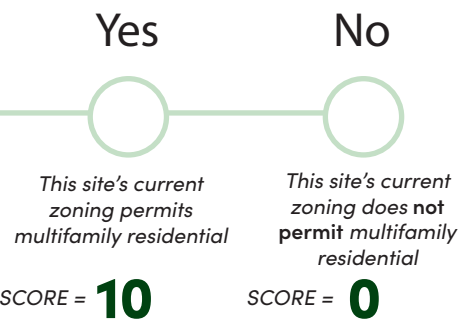|	POLICY		ZONING			SITE CHARACTER			NEARBY INFRASTRUCTURE				SERVICES			TOTAL
	Multifamily Resi	Supportive Services	UZO	Multifamily Resi	Supportive Services	Reuse of Building	100 yr floodplain	Slope > 15%	Arterial/ Collector	Transit Score	Bike Score	Walk Score	School	Grocery	Retail	
	Y=30, N= 0	Y=5, N= 0	Y=5, N= 0	Y=10, N= 0	Y=5, N= 0	Y=10, N= 0	Y= -50, N=0	Y= -50, N=0	Y= 4, N=0	1-5	0-4	0-4	0-4	0-4	0-4	
Weight	30	5	5	10	5	10	0	0	4	5	4	10	4	4	4	**100**
Site Score		**5**														

ZONING

1 Go online to maps.nashville.gov/ParcelViewer

2 Click the Layer List Icon at the top right and check "Zoning". Click on your site and click through the white arrows in the pop up box to find the zoning information.

3 Check for your site's zoning in the favorable zoning list on the following pages.

EXAMPLE PROJECT: 6200 ROBERTSON
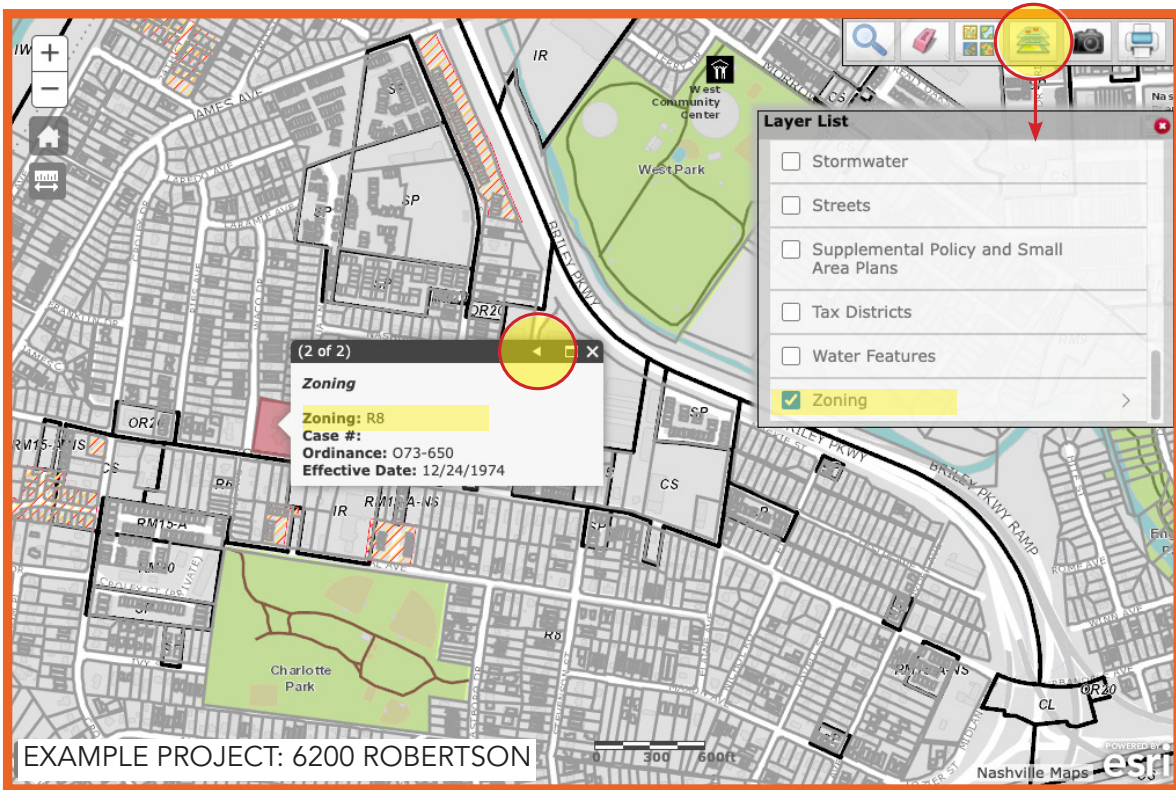
Zoning

Does your site's current zoning appear in the next page's list of zoning that permits multifamily residential development?

Yes — *This site's current zoning permits multifamily residential* — *SCORE =* **10**

No — *This site's current zoning does* **not permit** *multifamily residential* — *SCORE =* **0**

	POLICY		ZONING			SITE CHARACTER			NEARBY INFRASTRUCTURE				SERVICES			TOTAL
	Multifamily Resi	Supportive Services	Multifamily Resi	UZO	Supportive Services	Reuse of Building	100 yr floodplain	Slope > 15%	Arterial/ Collector	Transit Score	Bike Score	Walk Score	School	Grocery	Retail	
	Y=30, N= 0	Y=5, N= 0	Y=10, N= 0	Y=5, N= 0	Y=5, N= 0	Y=10, N= 0	Y= -50, N=0	Y= -50, N=0	Y= 4, N=0	1-5	0-4	0-4	0-4	0-4	0-4	
Weight	30	5	10	5	5	10	0	0	4	5	4	10	4	4	4	**100**
Site Score			**0**													

Zoning: Supportive Services

If your site is located in any of the following zoning designations EXCEPT for Residential, then check YES for supportive services.

This site's current zoning permits supportive services
SCORE = **5**

*This site's current zoning does **not** permit supportive services*
SCORE = **0**

	POLICY		ZONING			SITE CHARACTER			NEARBY INFRASTRUCTURE				SERVICES			TOTAL
	Multifamily Resi	Supportive Services	Multifamily Resi	UZO	Supportive Services	Reuse of Building	100 yr floodplain	Slope > 15%	Arterial/Collector	Transit Score	Bike Score	Walk Score	School	Grocery	Retail	
	Y=30, N=0	Y=5, N=0	Y=10, N=0	Y=5, N=0	Y=5, N=0	Y=10, N=0	Y=-50, N=0	Y=-50, N=0	Y=4, N=0	1-5	0-4	0-4	0-4	0-4	0-4	
Weight	30	5	10	5	5	10	0	0	4	5	4	10	4	4	4	**100**
Site Score					**0**											

	ZONING THAT PERMITS MULTI-FAMILY RESIDENTIAL
Residential	RM2 through RM20-A-NS RM40 through RM100-A-NS
Mixed Use	MUN, MUN-NS, MUN-A, and MUN-A-NS MUL, MUL-NS, MUL-A, and MUL-A-NS MUG, MUG-NS, MUG-A, and MUG-A-NS MUI, MUI-NS, MUI-A, and MUI-A-NS
Office	OG and OG-NS OR20 through OR40-A-NS ORI, ORI-NS, ORI-A, and ORI-A-NS
Commercial	CN, CN-NS, CN-A, and CN-A-NS CL, CL-NS, CL-A, and CL-A-NS CS, CS-NS, CS-A, and CS-A-NS CA and CA-NS CF and CF-NS
Downtown (DTC)	North South West Central
Shopping Center	SCN and SCN-NS SCC and SCC-NS SCR and SCR-NS

NOTE: **Daycare uses are permitted in ALL zoning types,** so daycare does not count for or against your score for supportive services, but may be an option for any development.

NOTE: Multifamily residential is *Permitted with Conditions* in the blue zoning types in the table on the left through **Adaptive Residential** (see Metro Nashville Zoning Code Section 17.16.030F for more information).
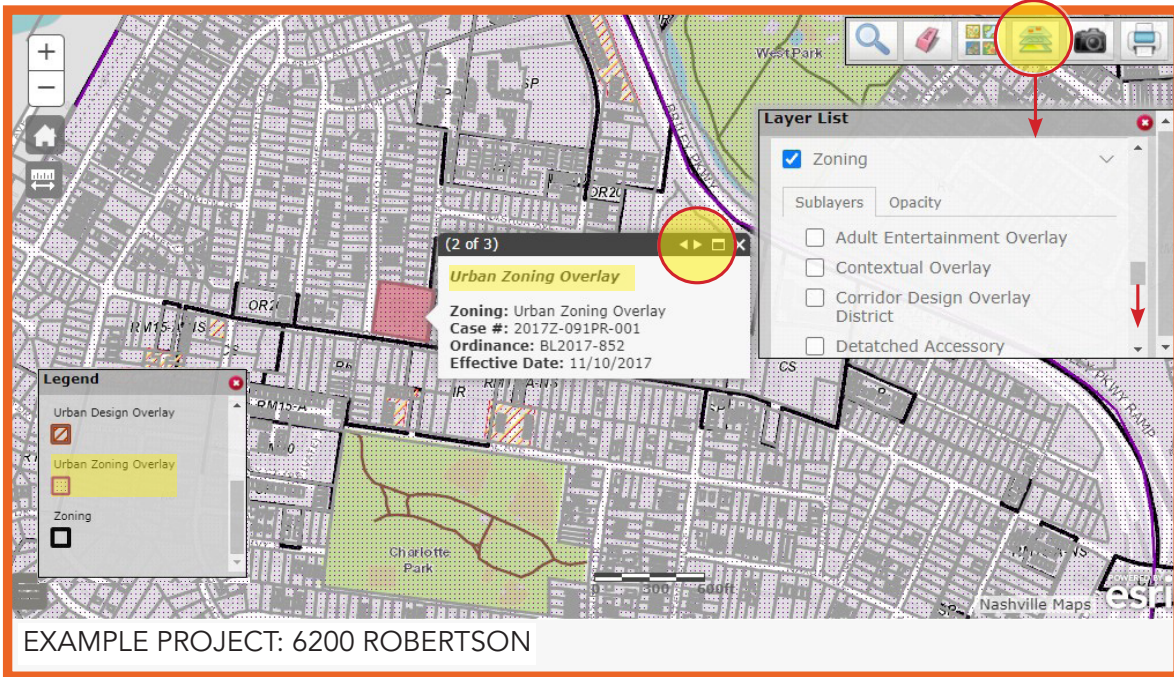
This regulation allows for residential uses in non–residential zoning areas provided that the residential development meets a certain set of conditions as outlined in the zoning code. **If your site is located within one of these zoning designations, consult with a planning or development professional to confirm that your development is able to meet these conditions.**

For more info on Zoning: **https://library.municode.com/tn/metro_government_ of_nashville_and_davidson_county/codes/code_of_ordinances?nodeId=CD_ TIT17ZOual**
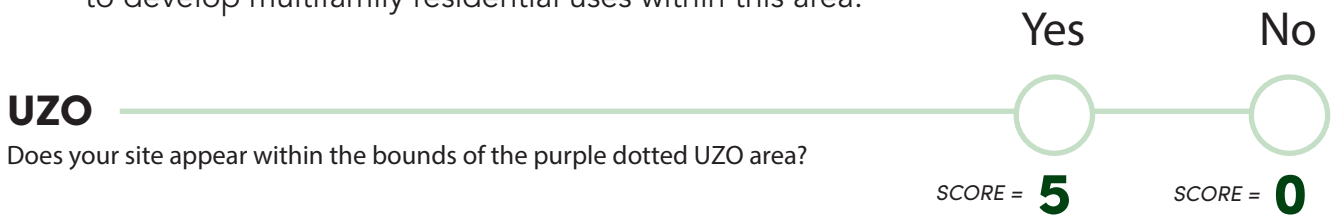
URBAN ZONING OVERLAY

1 Go online to maps.nashville.gov/ParcelViewer

2 Click the Layer List Icon and check the "Urban Zoning Overlay" item in the "Zoning" drop down menu. After zooming in and out, the purple dots should appear in the UZO area.

EXAMPLE PROJECT: 6200 ROBERTSON

Note: For a full map of the Urban Zoning Overlay, go to:
https://maps.nashville.gov/webimages/MapGallery/PDFMaps/Urban%20Zoning%20District.pdf

The Urban Zoning Overlay (UZO) is an area stretching from East Nashville to Interstate 440 and from Hillwood to portions of South Nashville. **Most of the land in this area lies within a quarter mile of bus service lines offered by WeGo, Nashville's public transit system**. As such, there are lower parking requirements and slightly different restrictions on building regulations that make it more favorable to develop multifamily residential uses within this area.

UZO

Does your site appear within the bounds of the purple dotted UZO area?

Yes — SCORE = **5**

No — SCORE = **0**

PARCEL	POLICY		ZONING			SITE CONTEXT			INFRASTRUCTURE				SERVICES			TOTAL
	Multifamily Resi	Supportive Services	Multifamily Resi	UZO	Supportive Services	Reuse of Building	100 yr floodplain	Slope > 15%	Arterial/ Collector	Transit Score	Bike Score	Walk Score	School	Grocery	Retail	
	Y=30, N= 0	Y=5, N= 0	Y=10, N= 0	Y=5, N= 0	Y=5, N= 0	Y=10, N= 0	Y= -50, N=0	Y= -50, N=0	Y= 4, N=0	1-5	0-4	0-4	0-4	0-4	0-4	
Weight	30	5	10	5	5	10	0	0	4	5	4	10	4	4	4	100
Site Score				**5**												

EXISTING BUILDINGS

1 The least expensive and most sustainable type of building is one that is already built! Many faith-based institutions have existing buildings that are underutilized by current programming. Some of these buildings may be able to be repurposed for housing. This may require further assessment of the existing structure to determine viability, but this is a potential asset for cost impact.

EXAMPLE PROJECT: 6200 ROBERTSON

Existing buildings that are underutilized/unused on the site could potentially be **reused for housing or supportive services, saving significant cost on new construction**. This is based on the institution's knowledge and would need to be determined by the owner/institution based on current use patterns and needs.

Existing Buildings

Does your site have existing buildings that could be repurposed into housing?

Yes — *SCORE =* **10**

No — *SCORE =* **0**

PARCEL	POLICY		ZONING			SITE CONTEXT			INFRASTRUCTURE				SERVICES			TOTAL
	Multifamily Resi	Supportive Services	Multifamily Resi	UZO	Supportive Services	Reuse of Building	100 yr floodplain	Slope > 15%	Arterial/ Collector	Transit Score	Bike Score	Walk Score	School	Grocery	Retail	
	Y=30, N= 0	Y=5, N= 0	Y=10, N= 0	Y=5, N= 0	Y=5, N= 0	Y=10, N= 0	Y= -50, N=0	Y= -50, N=0	Y= 4, N=0	1-5	0-4	0-4	0-4	0-4	0-4	
Weight	30	5	10	5	5	10	0	0	4	5	4	10	4	4	4	100
Site Score						**10**										

100 YEAR FLOODPLAIN
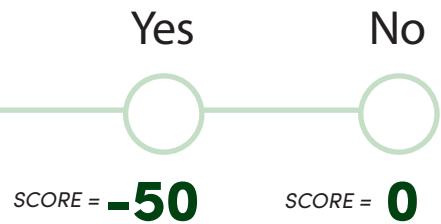
1 Go online to maps.nashville.gov/ParcelViewer

2 Click the Layer List Icon and check the "FEMA Floodplain/Floodway" item in the dropdown menu. Consult the legend in the bottom left corner to verify that your site is not in the 100 Year Floodplain.

EXAMPLE PROJECT: 6200 ROBERTSON

100 year flood
500 year flood
floodway
site

Layer List
- ☐ Census Boundaries
- ☐ Contour Elevations
- ☐ Community Character Policy
- ☑ FEMA Floodplain / Floodway
- ☐ Historic Districts
- ☐ Housing
- ☐ Licensed Child Care Facilities - State of Tennessee
- ☐ Major and Collector Street Plan

Legend
Approved FEMA Flood Hazard Areas
- Floodway
- 100 Year Floodplain
- 500 Year Floodplain
- 500-Year Floodplain - Protected by Levee
- Pending / Preliminary FEMA

Development of any kind is restricted within the FEMA-designated 100-year floodplain. If a site is located within the 100 year floodplain (hatched above), it can make it very costly and difficult for buildings to be built within the floodplain or flood buffer. **If the site is located within the floodplain, consult a civil engineer for further evaluation.**

Existing Buildings

Does your site exist within the hatched 100 Year Floodplain?

Yes — SCORE = **–50**

No — SCORE = **0**

PARCEL	POLICY		ZONING			SITE CONTEXT			INFRASTRUCTURE				SERVICES			TOTAL
	Multifamily Resi	Supportive Services	Multifamily Resi	UZO	Supportive Services	Reuse of Building	100 yr floodplain	Slope > 15%	Arterial/ Collector	Transit Score	Bike Score	Walk Score	School	Grocery	Retail	
	Y=30, N=0	Y=5, N=0	Y=10, N=0	Y=5, N=0	Y=5, N=0	Y=10, N=0	Y=-50, N=0	Y=-50, N=0	Y=4, N=0	1-5	0-4	0-4	0-4	0-4	0-4	
Weight	30	5	10	5	5	10	0	0	4	5	4	10	4	4	4	**100**
Site Score							**0**									

SLOPE GREATER THAN 15%

2 Click the Layer List Icon and check "Slope". Consult the legend to see areas of 15% or greater slopes show in green, yellow, and red.

EXAMPLE PROJECT: 6200 ROBERTSON

09109001000
Parcel ID: 09109001000
Address: 6200 ROBERTSON AVE
Owner: BARTH VERNON UNITED METHODIST CHURCH
Zoom to   View Parcel Details

Layer List
- [ ] Problem Soils
- [x] Slope
- [ ] Stormwater
- [ ] Streets
- [ ] Supplemental Policy and Sm
- [ ] Tax Districts
- [ ] Water Features
- [ ] Zoning

Legend
Slope
Slope > 25 Percent
Slope 20 - 25 Percent
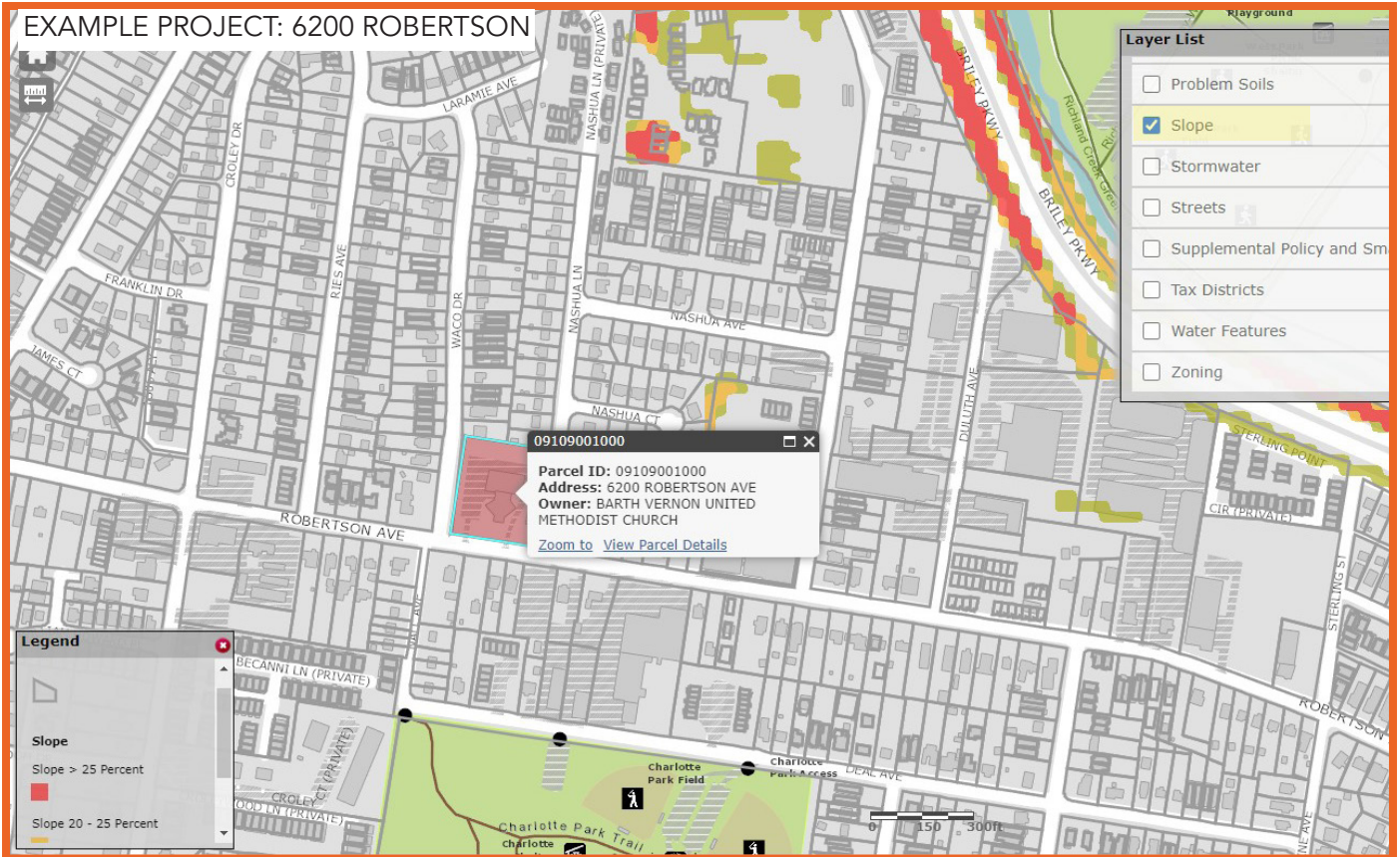
Similar to floodplain restrictions, there are development restrictions in areas where there is significant grade change greater than 15% (shown in green, yellow, and red on the map above). **If a high percentage of the site has slopes of greater than 15%, then multifamily residential development may not be a viable option**.

Slope
Is the majority of your site on slopes of greater than 15%?

Yes SCORE = **−50**

No SCORE = **0**

PARCEL	POLICY		ZONING			SITE CONTEXT			INFRASTRUCTURE				SERVICES			TOTAL
	Multifamily Resi	Supportive Services	Multifamily Resi	UZO	Supportive Services	Reuse of Building	100 yr floodplain	Slope > 15%	Arterial/ Collector	Transit Score	Bike Score	Walk Score	School	Grocery	Retail	
	Y=30, N=0	Y=5, N=0	Y=10, N=0	Y=5, N=0	Y=5, N=0	Y=10, N=0	Y= -50, N=0	Y= -50, N=0	Y= 4, N=0	1-5	0-4	0-4	0-4	0-4	0-4	
Weight	30	5	10	5	5	10	0	0	4	5	4	10	4	4	4	100
Site Score								**0**								

ARTERIAL & COLLECTOR STREETS

1 Go online to maps.nashville.gov/ParcelViewer

2 Click the Layer List Icon and check "Major and Collector Street Plan"

EXAMPLE PROJECT: 6200 ROBERTSON
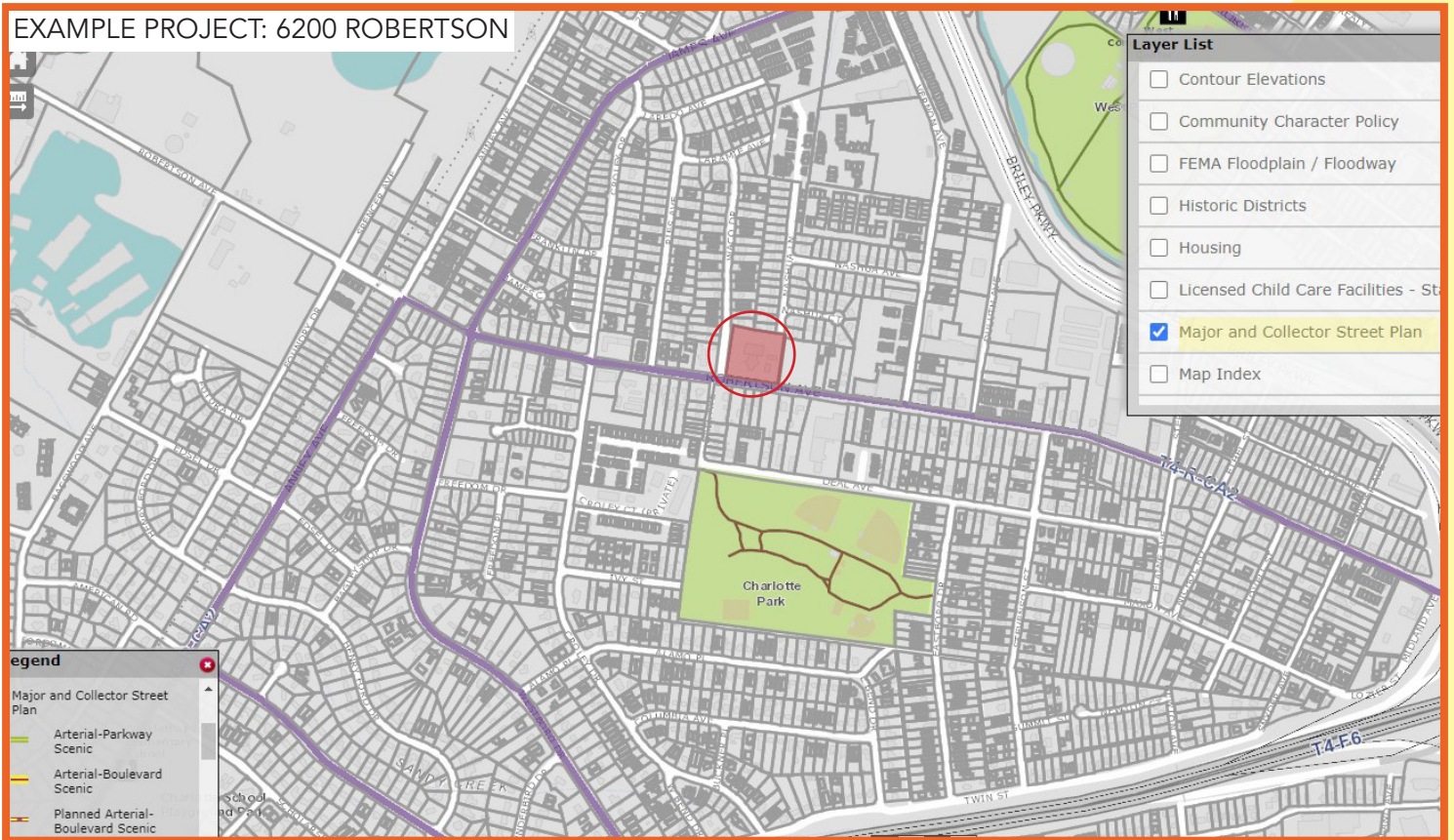
Arterial and Collector streets as defined by the Major and Collector Street Plan are high capacity corridors with access to public transit. Sites that are located on an Arterial (red) or Collector (purple) streets may be **allowed to develop higher density buildings** due to greater accessibility and generally have **bus stops within close proximity.**

Yes   No

Streets

Is your site located on a major arterial or collector street?

SCORE = **4**   SCORE = **0**

PARCEL	POLICY		ZONING			SITE CONTEXT			INFRASTRUCTURE				SERVICES			TOTAL
	Multifamily Resi	Supportive Services	Multifamily Resi	UZO	Supportive Services	Reuse of Building	100 yr floodplain	Slope > 15%	Arterial/ Collector	Transit Score	Bike Score	Walk Score	School	Grocery	Retail	
	Y=30, N=0	Y=5, N=0	Y=10, N=0	Y=5, N=0	Y=5, N=0	Y=10, N=0	Y= -50, N=0	Y= -50, N=0	Y= 4, N=0	1-5	0-4	0-4	0-4	0-4	0-4	
Weight	30	5	10	5	5	10	0	0	4	5	4	10	4	4	4	100
Site Score									4							

TRANSIT SCORE

1   Go online to https://www.walkscore.com

2   Type in the site address to see a quick rating of the site's multimodal access; a vital component of affordable living.

EXAMPLE PROJECT: 6200 ROBERTSON

WALK

Walk Score: 41 | Transit Score: 31 | Bike Score: 25

| Walk Score | Transit Score | Bike Score |

Score Details | **What is Walk Score**

Walk Score measures the walkability of any address based on the distance to nearby places and pedestrian friendliness.

Score

4	90–100	**Walker's Paradise** — Daily errands do not require a car
3	70–89	**Very Walkable** — Most errands can be accomplished on foot
2	50–69	**Somewhat Walkable** — Some errands can be accomplished on foot
1	25–49	**Car-Dependent** — Most errands require a car
0	0–24	**Car-Dependent** — Almost all errands require a car

TRANSIT

Walk Score: 41 | Transit Score: 31 | Bike Score: 25

| Walk Score | Transit Score | Bike Score |

Transit Score measures how well a location is served by public transit based on the distance and type of nearby transit lines.

Score

5	90–100	**Rider's Paradise** — World-class public transportation
4	70–89	**Excellent Transit** — Transit is convenient for most trips
3	50–69	**Good Transit** — Many nearby public transportation options
2	25–49	**Some Transit** — A few nearby public transportation options
1	0–24	**Minimal Transit** — It is possible to get on a bus

BIKE

Walk Score: 41 | Transit Score: 31 | Bike Score: 25

| Walk Score | Transit Score | Bike Score |

Bike Score measures whether an area is good for biking based on bike lanes and trails, hills, road connectivity, and destinations.

Score

4	90–100	**Biker's Paradise** — Daily errands can be accomplished on a bike
3	70–89	**Very Bikeable** — Biking is convenient for most trips
2	50–69	**Bikeable** — Some bike infrastructure
1	0–49	**Somewhat Bikeable** — Minimal bike infrastructure
0	0–25	**Not Bikeable** — Dangerous to bike

PARCEL	POLICY		ZONING			SITE CONTEXT			INFRASTRUCTURE			SERVICES			TOTAL
	Multifamily Resi	Supportive Services	Multifamily Resi	UZO	Supportive Services	Reuse of Building	100 yr floodplain	Slope > 15%	Arterial/ Collector	Walk Score	Transit Score	Bike Score	School	Grocery	Retail	
	Y=30, N=0	Y=5, N=0	Y=10, N=0	Y=5, N=0	Y=5, N=0	Y=10, N=0	Y=-50, N=0	Y=-50, N=0	Y=4, N=0	0-4	1-5	0-4	0-4	0-4	0-4	
Weight	30	5	10	5	5	10	0	0	4	4	5	4	4	4	4	100
Site Score										1	2	0				

NEARBY SERVICES

1 Go online to https://www.walkscore.com

2 Type in any address, click on the Walk Score map, and find **important nearby resources for affordable living conditions** with distances listed for each. Find the closest school, grocery, and retail store. Use the grades below to score access to each service.

EXAMPLE PROJECT: 6200 ROBERTSON

Closest Service

4 0–0.25 mi
5 min. walk

3 0.26–0.5 mi
10 min. walk

2 0.5–0.75 mi
15 min. walk

1 0.75–1 mi
20 min. walk

PARCEL	POLICY		ZONING			SITE CONTEXT			INFRASTRUCTURE				SERVICES			TOTAL
	Multifamily Resi	Supportive Services	Multifamily Resi	UZO	Supportive Services	Reuse of Building	100 yr floodplain	Slope > 15%	Arterial/ Collector	Walk Score	Transit Score	Bike Score	School	Grocery	Shopping	
	Y=30, N= 0	Y=5, N= 0	Y=10, N= 0	Y=5, N= 0	Y=5, N= 0	Y=10, N= 0	Y= -50, N=0	Y= -50, N=0	Y= 4, N=0	0-4	1-5	0-4	0-4	0-4	0-4	
Weight	30	5	10	5	5	10	0	0	4	4	4	4	4	4	4	100
Site Score													1	4	2	

FINAL SCORE

77–100	HIGH POTENTIAL
33–77	MEDIUM POTENTIAL
0–33	LOW POTENTIAL

CRITERIA	POLICY		ZONING			SITE CHARACTER			NEARBY INFRASTRUCTURE				SERVICES			TOTAL
	Multifamily Resi	Supportive Services	UZO	Multifamily Resi	Supportive Services	Reuse of Building	100 yr floodplain	Slope > 15%	Arterial/ Collector	Transit Score	Bike Score	Walk Score	School	Grocery	Shopping	
	Y=30, N= 0	Y=5, N= 0	Y=5, N= 0	Y=10, N= 0	Y=5, N= 0	Y=10, N= 0	Y= -50, N=0	Y= -50, N=0	Y= 4, N=0	0-4	0-4	0-4	0-4	0-4	0-4	
Weight	30	5	5	10	5	10	0	0	4	5	4	4	4	4	4	100
Site Score	30	5	5	0	0	10	0	0	4	1	2	0	1	4	2	64

photo courtesy of Tom Gatlin

NEXT STEPS

Hopefully, this process has given you more information about your property, its context within the city and your neighborhood, and the potential opportunities for development that align with your organization's mission.

Remember that this is just the **FIRST STEP** towards understanding your site and the development opportunities that you may have.

Further discussion with development professionals, such as civil engineers, land planners, and real estate developers will be necessary to realize your goals for your site. Your team partners can begin by **developing massing studies**, which can predict the potential site yield for housing on your site based on regulations and site constraints and opportunities.

The **NEXT STEP** in this process is to complete the **Housing Resource Guide 301** for guidance on prioritizing risk management and resources to discern potential financing options for your

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