

DRAFT Enhanced Community Benefit List
 Technical Manual

ITEM	INSTALLATION	ASSIGNED POINTS	MAXIMUM POINTS
FURNISHINGS			
Seat Wall (Accessible to the Public)	Per 180 linear feet	3	12
Pet Waste Stations	Per waste station	1	3
Mural (Accessible to the Public)	Per mural	5	10
Paver Intersection or Roundabout	Per intersection or roundabout	30	60
Paver Crosswalk	Per intersection	10	30
Public Art (Accessible to the Public)	Per installation	8	32
Fountain (Accessible to the Public)	Per 150 sq ft	15	30
HOUSING			
Workforce Housing, 60-80% AMI Minimum 10-Year Commitment	Per 1% of Units	10	200
Single-Unit Development	Per 1% of multi-unit	10	200
AMENITY SPACE & LANDSCAPING			
Shared Greenspace (Open to the Public)	Per 5,445 sq ft	5	40
Active Water Feature (Open to the Public, Includes Boardwalks and other amenities)	Per 5,445 sq ft	5	40
Additional Amenity Spaces (Open to the Public)	Per 5,445 sq ft	5	25
Furnished Dog Park	Per 5,445 sq ft	5	10
Green Roof	Per 2,500 sq ft	5	20
Landscaped Pavers, Permeable Parking	Per 5% of parking area on site	3	18
Public Restroom	Per 2 stalls	5	10
Permanent Outdoor Dining Area	Per 500 sq ft	5	15
TRANSPORTATION & PEDESTRIAN CONNECTIVITY			
Pedestrian Connections to Adjacent Parcels	Per connection	5	10
Direct connection to MARTA Station Area	Per connection	20	20
Enhanced MARTA Bus Stop	Per bus stop	10	20
Multiuse Trail Connection from the City Trail or Transportation Master Plans	Per 100 linear feet of multiuse trail	5	25
Parking Dedicated to Public Use	Per 5% of parking area on site	8	32
DEVELOPMENT & USE			
Boutique Hotel	Per hotel	50	50
Rooftop Restaurant with outdoor dining	Per restaurant space	25	25
Types I-III Multi-Unit Construction (when not required by the International Building Code)	Per building	50	50

**Must be beyond any minimum requirements of the Development Code*