



Howard County

Internal Memorandum

Subject: TESTIMONY

To: Lonnie R. Robbins, Chief Administrative Officer

From: Joshua Feldmark,
Executive Director of the Commission on the Environment &
Sustainability

Date: August 24, 2007

SUBJECT: Testimony for:

Resolution No. 116 - 2007

A RESOLUTION adopting green neighborhood standards that must be met in order to receive a Green Neighborhood Allocation

TESTIMONY

The resolution contains, in fact, two checklists. The initial checklist, introduced in July as Resolution 89 was based on a total score that combined points for site and building. In the checklist submitted here, the site and building components are calculated separately. Once the developer gets the green site points, permanent allocations are assigned. The builder then has to get the green home points for the permit. DILP will enforce green homes at building permit in the same way that plat / Site Development Plan notes about universal design bind the builder at permit. If a residential permit application doesn't comply with the conditions for green neighborhood, DILP can deny the builder a permit. The developer has to sell the lots to someone who is willing to build green homes. In sum: DPZ decides eligibility for the **allocations**; DILP decides eligibility for the **permit**.

Here is a summary of the two checklists:

- A residential development project must score 90 points out of a total of 167 possible points (55%) shown on the **Green Neighborhood Site** portion of the Green Neighborhood Checklist. As a point of comparison, 55% is what you would need to attain a gold rating in LEED for New Construction and LEED for Core & Shell.
- Points in the Green Neighborhood Site checklist are granted for:
 - smart growth – pedestrian-oriented and transit-oriented, compact and connected development

- resource protection – sensitive areas, including wetlands, streams, forests, and steep slopes, are protected with increased buffers
 - landscape improvements – increase in native plant usage, elimination of invasive plants, and limitations on turf use
 - energy and water efficiency – low impact development storm water management, water conservation and reuse, light pollution reduction, solar orientation for buildings, and infrastructure energy efficiency
 - environmentally friendly products & waste management – use of recycled materials, materials from the region, and diverting, recycling, reusing or reducing site material
 - innovation – we are providing up to 4 points to give the developer the opportunity to try some new green technologies that we have not otherwise included in the checklist.
- To get a Building Permit and subsequent Use and Occupancy Permit, a residential development project that has received a Green Neighborhood Allocation must get 46 points out of a total of 84 possible points (55%) from the **Green Neighborhood Home** portion of the Green Neighborhood checklist. Points in the Homes checklist are granted for
 - environmentally preferable building products and waste management – recycled material, Forest Stewardship Council certified wood, and diverting, recycling, reusing or reducing building material
 - water and energy efficiency – photovoltaic panels, onsite energy generation, qualifying for the US governments Energy Star Home program, low flow water devices, gray water systems
 - Indoor air quality and healthy environment - low VOC (Volatile Organic Compounds) paints, ventilation, high efficiency air filters
 - innovation

cc: **Ken Ulman, Howard County Executive**
Jennifer Sager, Legislative Coordinator