

County Council of Howard County, Maryland

2017 Legislative Session

Legislative Day No. 10

Resolution No. 112 -2017

Introduced by: The Chairperson at the request of the County Executive

A RESOLUTION amending the green neighborhood standards that are used to qualify for Green Neighborhood Allocations and amending a total number of possible points on the Green Neighborhood Site portion of the Green Neighborhood Checklist.

Introduced and read first time July 3, 2017.

By order

Jessica Feldmark
Jessica Feldmark, Administrator

Read for a second time at a public hearing on July 17, 2017.

Tabled 7/26/17

By order

Jessica Feldmark
Jessica Feldmark, Administrator

This Resolution ~~was read the third time and was Adopted, Adopted with amendments, Failed, Withdrawn~~, by the County Council

on October 29, 2017 ~~8~~

Certified By

Jessica Feldmark
Jessica Feldmark, Administrator

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; ~~Strike-out~~ indicates material deleted by amendment; Underlining indicates material added by amendment.

1 **WHEREAS**, in accordance with Section 16.1102 of the Howard County Code,
2 the Housing Unit Allocation Chart sets forth the projected number of housing unit
3 allocations available to be granted each year for a ten-year period; and
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5 **WHEREAS**, on July 30, 2007, the County Council passed Council Bill No. 48-
6 2007 that created a Green Neighborhood Allocation in Howard County; and
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8 **WHEREAS**, the goal of Green Neighborhood Allocations is to encourage
9 sustainable residential planning and design, to minimize adverse impacts on natural
10 resources, and to promote energy efficiency; and
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12 **WHEREAS**, *PlanHoward 2030* has designated 150 allocations per year for
13 housing that meets green neighborhood standards adopted by resolution of the County
14 Council; and
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16 **WHEREAS**, on October 1, 2007, the County Council passed Council Resolution
17 No. 116-2007 that adopted the Green Neighborhood Checklist (the “Checklist”) which
18 serves as the “green neighborhood standards” required by Section 16.1102 of the County
19 Code; and
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21 **WHEREAS**, the Checklist is divided into two parts: Green Neighborhood Site
22 and Green Neighborhood Home; and
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24 **WHEREAS**, under CR 116-2007, residential development projects needed to
25 achieve a minimum of 90 points out of a total of 167 possible points on the Green
26 Neighborhood Site portion of the Checklist and a minimum of 46 out of a total of 84
27 possible points on the Green Neighborhood Home portion of the Checklist; and
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29 **WHEREAS**, after nearly 10 years of green neighborhood allocations, revisions
30 are needed to incentivize developers to use the program by enhancing flexibility,
31 encouraging innovation, and adding new criteria; and

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WHEREAS, the County has proposed changes to the Green Neighborhood Site portion of the Checklist, as shown in the attached Exhibit A; and

WHEREAS, one of the proposed changes includes changing the amount of possible points to be awarded on the Green Neighborhood Site portion of the Checklist to be 180 possible points; and

WHEREAS, no changes are proposed to the Green Neighborhood Home portion of the Checklist.

NOW, THEREFORE, BE IT RESOLVED by the County Council of Howard County, Maryland this ____ day of _____, 2017 that the Green Neighborhood Checklist, is amended as shown in the attached Exhibit A; and

BE IT FURTHER RESOLVED, that a residential development project is eligible to receive a Green Neighborhood Allocation if the project achieves a minimum of 90 points out of a total of 180 possible points on the Green Neighborhood Site portion of the Green Neighborhood Checklist.

**Exhibit A
GREEN NEIGHBORHOOD CHECKLIST**

Key	Category	Comment / Criteria / Metric	Max Points
GREEN NEIGHBORHOOD SITE			
A	Innovative / Integrated Design Process		[[4]]8
A-1	Green Development Plan	Shows how plans meet criteria, includes checklist, natural resource inventory and energy analysis	REQ'D
A-2	Interdisciplinary Project Team	Includes U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) Accredited professional, ecologist / environmental professional / landscape architect, and engineer	REQ'D
A-3	Third Party Certification	Certification of credits by independent LEED accredited professional	REQ'D
A-4	Innovative Design	Innovative design proposed by applicant, not included in checklist	[[4]] 8
B	Location, Linkages & Community Context		[[27]]30
B-1a	Redevelopment Site	Reuse of previously developed site (minimum 25% [[existing impervious]] PREVIOUSLY DEVELOPED , with sliding scale for [[credits]] POINTS based on amount or % [[impervious]])	4
B-1b	Redevelopment Site	Brownfield cleanup of redevelopment site	8
B-2A	Historic Buildings	Preservation, renovation and / or adaptive reuse of structure that meets criteria for Howard County Historic Sites Inventory	4
B-2B	NON-HISTORIC BUILDINGS	REUSE A NON-HISTORIC STRUCTURE	3
B-3a	Transit Access & Amenities for Reduced Auto Dependence	Site is served by transit stop within 1/2 mile (1 point) or 1/4 mile (2 points) walk from property	2
B-3b	Transit Access & Amenities for Reduced Auto Dependence	Provide county-specified transit shelter with benches and lighting at transit stop within 1/2 mile of property and provided pedestrian link to stop if none currently exists	4
B-4	Proximity to Community Resources	Diverse community resources (school, park, library, post office, child care, senior care, community center, shopping, medical offices, service retail, places of worship, restaurants, or other) are within 1/2 mile walk of property (1 point for each type of resource); provide pedestrian link to facility if none currently exists (1 point)	5
C	Compact, Complete & Connected Development		27
C-1	Diversity of Uses	1 point for each land use type (retail, office, institutional, civic) in addition to residential; 1 point for each additional residential building type (SFD, SFA, APT, Age Restricted); 1 POINT FOR EACH 5% INCREASE IN MIHU PROVIDED ABOVE THE MINIMUM REQUIREMENT	3
C-2	Planned Service Area	Project located in the planned service area	5
C-3a	Pedestrian System	Off-street paths / trail system provided in addition to required sidewalks	2
C-3b	Pedestrian System	Path connection(s) provided to abutting neighborhoods (connections to external sidewalks required)	2
C-3c	Pedestrian System	Pedestrian experience features (special paving, benches, etc.)	2
C-4	Connected On-site Street Network	Most streets connected to form grid or blocks	2
C-5	Parking does not exceed Required Minimum	Surface parking lots do not exceed required parking ratios (1 point); plan takes advantage of shared parking provisions in regulations (2 points); common parking structure provided (in deck or beneath building; does not include garages within individual units) (4 points)	4
C-6	Exceed Minimum Open Space Requirements	1 point for each 5% above minimum required open space for zoning district up to 5 points; 1 point for every 10% of nonbuildable HOA or county-owned preservation parcels above 50% of site, up to 3 points	5
C-7	Green Spaces and Amenity Areas	Open space or nonbuildable preservation parcel frontage along public roads or along private road that is available for public use (1 point for each parcel with min. 100' frontage); use of amenity areas for passive or active recreation (except for pools and enclosed building) is not restricted to residents and is available to the public, gated communities do not qualify	2

**Exhibit A
GREEN NEIGHBORHOOD CHECKLIST**

Key	Category	Comment / Criteria / Metric	Max Points
D	Environmental Preservation		[[52]]55
D-1	Stream Restoration or Wetland Creation or Restoration	Restoration of degraded on-site stream channel; on-site restoration of degraded wetland or creation of additional wetlands (sliding scale based on % or length of stream restored and % or acres of wetland created or restored)	16
D-2	Habitat Management Plan	Prepare and implement plan that identifies, conserves and enhances natural resources and ecological communities (may include clean up of debris, removal of invasives, etc.)	4
D-3	25% Steep Slope Preservation	Protect all existing steep slopes as defined by County regulations required; provide 25' minimum buffer at top of 25% slope (2 points)	2
D-4	15% Slope Preservation	Protect existing 15%+ slopes (protect minimum 1/2 acre, with sliding scale based on area or % protected)	4
D-5	Minimize Grading and Site Disturbance	Minimize limit of disturbance: leave at least 20% of site undisturbed (1 point), 30% (2 points), 40% (3 points); balance cut and fill on site (2 points); retaining walls 3-5.9' (deduct 1 point) retaining walls 6-8.9' (deduct 2 points), walls 9' and higher (deduct 3 points), no new created steep slopes over 25% (1 point); amend soil nutrients in turf and planting areas (1 point)	5
D-6	Exceed Minimum Forest Conservation Requirements	1 point for every 10% of existing forest retained above break even point; 1 point for every 10% of on-site forest planted in excess of afforestation obligation	5
D-7	Save Trees above 12" Minimum Caliper	1 point for protecting each 25% of all specimen trees (does not include specimen trees within forest conservation area or within forests that are being cleared)	4
D-8a	Exceed Minimum Stream Buffer Requirements	75' buffer required for perennial and intermittent streams inside PSA, 100' buffer required for perennial and intermittent streams outside PSA	REQ'D
D-8b	Exceed Minimum Stream Buffer Requirements	2 points for each additional 25' of buffer provided in excess of requirements in D-8a outside wetland buffer or floodplain	6
D-9	Exceed Minimum Wetland Buffer Requirements	2 points for each additional 25' of wetland buffer buffer outside stream buffer or floodplain	4
D-10	Floodplain Buffer	1 point for each 25' of buffer to floodplain outside required or provided wetland or stream buffer	2
D-11	GREEN INFRASTRUCTURE NETWORK PRESERVATION	PROTECT THE GREEN INFRASTRUCTURE NETWORK	3
E	Site Landscape Improvements		10
E-1	Landscaping exceeds Minimum Requirements and Reduces Heat Island Effect	1 point for each 10% increase in number of plants (must be native plants) provided above total minimum required in Landscape Manual; retain or plant trees on south and west sides of buildings and increase trees within parking areas and along sidewalks and paths	5
E-2	Native Plants	1 point for [[80]] 65%, 2 points for [90] 80%, 3 points for 100% of all plants native to within 200 miles of site	3
E-3	No Invasive Plants	No plants that are on DNR, USDA or Cooperative Extension Service lists of invasive plants	REQ'D
E-4	Limit Turf	Turf does not exceed 30% of unpaved site (1 point); no turf on new created steep slopes 25%+ or in densely shaded areas (1 point); unpaved nonturf areas must be planted in native vegetation	2

**Exhibit A
GREEN NEIGHBORHOOD CHECKLIST**

Key	Category	Comment / Criteria / Metric	Max Points
F	Water Conservation / Efficiency / Management		[[17]]20
F-1	Rainwater Harvesting System	Collect and make use of water runoff from minimum 50% of roof area; provide storage system and monitoring device and maintenance / management program	5
F-2	Water-Permeable Walkways	Use water-permeable materials in 50% or more of pathways; provide maintenance program	4
F-3a	Low Impact Development (LID) Stormwater Treatment	Meets minimum Design Manual requirements; no dry ponds allowed	REQ'D
F-3b	Low Impact Development (LID) Stormwater Treatment	Exceeds Design Manual requirements; maximize use of bioretention (esp. for parking lots), rain gardens, rain barrels, stormwater wetlands, green roof, etc.	8
F-3C	EXCEED FLOOD CONTROL REQUIREMENTS	EXCEEDS DESIGN MANUAL REQUIREMENTS FOR MANAGEMENT OF THE 100-YEAR STORM	3
G	Energy Efficiency		13
G-1	Light Pollution Reduction	Shield all site lighting fixtures to reduce light and spillover below county code requirements; install sensors or timers on all exterior site lighting fixtures	4
G-2	Solar Orientation	Orient 50% (1 point) or 75% (2 points) or 100% (3 points) of buildings to make available for solar strategies (longer axis of SFD homes, TH blocks and apartment blocks is east / west)	3
G-3	Infrastructure Energy Efficiency	Select high efficiency fixtures for parking lot and other site light fixtures and design delivery systems to reduce energy demands; install photovoltaic (PV) panels to provide electricity for site energy needs (sliding scale points for % of energy provided); design, engineer and wire the development to accommodate future PV installation	6
H	Materials Beneficial to the Environment / Waste Management		17
H-1	Environmentally Preferable Site Products	Select products from a list including: recycled materials (concrete, asphalt, tires, plastic, etc.), materials with recycled content, salvaged or engineered materials; reuse of existing on-site materials; environmentally preferable pedestrian paving, play equipment, decks, boardwalks, patio flooring, etc.	8
H-2	Reduce Heat-Island Effect of Paving	Use light-colored or high albedo materials and/or porous paving with a minimum Solar Reflective Index of 0.6 or over for at least 30% of the site hardscape	2
H-3	Site Construction Waste Management	Develop and implement a construction waste management plan to divert, reuse, recycle or reduce the amount of site material sent to the landfill by 25% (2 points) or 50% (3 points) or 75% (4 points)	4
H-4	Regionally Provided Materials	20% of common and public infrastructure materials from within 200 miles	3
I	Operations and Maintenance Education		0
I-1	HOA Documents	Include information about green site features and maintenance requirements in HOA documents	REQ'D
I-2	Maintenance Manual for Owner / HOA / Manager	Provide a manual that includes information on how to maintain the green features of the site, including paving materials, landscaping and stormwater management LID and encourages additional green activities such as recycling, gardening, etc.	REQ'D
I-3	Public Awareness of Sustainable Community	Develop a program to advertise the environmental benefits of the community	REQ'D

TOTAL MAXIMUM SITE POINTS [[167]]180

Number of points required to obtain Green Neighborhood Allocations 90

**Exhibit A
GREEN NEIGHBORHOOD CHECKLIST**

Key	Category	Comment / Criteria / Metric	Max Points
GREEN NEIGHBORHOOD HOME			
A	Innovative / Integrated Design Process		4
A-1	Green Development Plan	Shows how plans meet criteria, includes checklist, natural resource inventory and energy analysis	REQ'D
A-2	Interdisciplinary Project Team	Includes U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) Accredited professional and architect	REQ'D
A-3	Third Party Certification	Certification of credits by independent LEED accredited professional	REQ'D
A-4	Innovative Design	Innovative design proposed by applicant, not included in checklist	4
B	Materials Beneficial to the Environment / Waste Management		18
B-1	Environmentally Preferable Building Products	Select products from a list including: recycled materials, materials with recycled content, salvaged or engineered materials; ecofriendly flooring (carpets, wood, linoleum, tile); reuse of existing on-site materials; environmentally preferable framing, roofing, siding, etc.	8
B-2a	Wood Use	All tropical woods Forest Stewardship Council (FSC) certified	REQ'D
B-2b	Wood Use	All non-tropical wood, 50% FSC certified	2
B-3	Regionally Provided Materials	20% of common materials from within 500 miles	3
B-4	Materials in Wet Areas: Tub & Shower Enclosure	All tubs and showers one-piece fiberglass or similar enclosure	1
B-5	Building Construction Waste Management	Develop and implement a construction waste management plan to reuse, recycle or reduce amount of building material sent to the landfill by 25% (2 points), 50% (3 points) or 75% (4 points)	4
C	Energy & Water Efficiency		53
C-1a	Photovoltaic (PV) Panels or PV Ready Buildings	Install PV panels to provide electricity for 10% (5 points), 20% (10 points) or 30% (15 points) of energy needs; site, design, engineer and wire the development to accommodate future PV installation (2 points)	15
C-1b	On-Site Power Generation, Renewable Energy Sources	To be identified by applicant (geothermal, wind, passive solar, etc.)	6
C-1c	Added Reductions in Energy Use	To be defined by applicant (additional insulation, etc.)	2
C-2a	Energy Star Appliances	Exclusive use of Energy Star labeled appliances	REQ'D
C-2b	Energy Star Home	All buildings meet Energy Star for Homes with third-party testing	15
C-3a	Water Heating	Improve energy efficiency of hot water distribution system & pipe insulation	3
C-3b	Water Heating	Installed solar hot water heater	4
C-4	Low Flow Water Devices	Showerheads, toilets or sinks flow lower than required by Building Code	2
C-5	Gray Water Reuse System	Collect water from certain indoor uses; include storage system; use for irrigation or indoor use; provide monitoring device and maintenance / management program	4
C-6	Light Pollution Reduction	Install sensors or timers on all exterior building fixtures	2

**Exhibit A
GREEN NEIGHBORHOOD CHECKLIST**

Key	Category	Comment / Criteria / Metric	Max Points
D	Indoor Environmental Quality		6
D-1	Energy Star with IAP	Meets Energy Star with indoor air package	3
D-2	Combustion Venting	High performance fire place	1
D-3a	Supply Air Filtering	≥ 8 minimum efficiency rating value (MERV) filters w/ adequate system air flow	REQ'D
D-3b	Supply Air Filtering	≥ 10 MERV (1 point) or ≥ 13 MERV (2 points)	2
D-4	Contaminant Control	Seal-off ducts during construction	REQ'D
E	Healthy Living Environment		3
E-1	Low/No VOC Paint & Primer	All interior paints	REQ'D
E-2	Low/No VOC Adhesive & Sealant	All interior adhesives and sealants	REQ'D
E-3	Formaldehyde-free Composite Wood	No composite wood with exposed particleboard	REQ'D
E-4	Ventilation	Install a ventilation system that provides 15 cubic feet per minute of fresh air / per bedroom	3
F	Operations and Maintenance Education		0
F-1	HOA Documents	Include information about green building features and maintenance requirements in HOA documents	REQ'D
F-2	Maintenance Manual for Owner / HOA / Manager	Provide a manual that includes information on how to maintain the green building features, including building materials, and water, energy and air quality systems, and encourages additional green activities such as recycling, gardening, etc.	REQ'D
F-3	Public Awareness of Sustainable Community	Develop a program to advertise the environmental benefits of the community	REQ'D

TOTAL MAXIMUM BUILDING POINTS 84

Number of points required to obtain Building Permits for homes in Green Neighborhoods 46