



MUNICIPAL WATER ALLOCATION POLICY

Statement of Purpose

Drinking water supplies throughout the greater City of Raleigh distribution system are finite, subject to disruption by drought and/or other calamity, and Wendell's allocation is contractually limited. The Town staff, the Planning Board, and the Board of Commissioners, with input from citizens, have given a great deal of thought and study as to how best to utilize this valuable resource to benefit current and future citizens.

Wendell's municipal water capacity is a valuable resource that must be conserved and apportioned to new development projects that promote the Town's policy of insuring a diversified tax base and housing supply. Such an allocation policy will promote diversity of housing available to a wide cross section of citizens of diverse socio-economic backgrounds and promote economic viability and sustainability by encouraging retail and other commercial development within the Wendell community.

The local government expense of providing fire and police protection, schools, parks, social services, water and sewage systems, and other essential public services to residential neighborhoods is generally greater than the ad valorem tax revenue generated by such neighborhoods. On the other hand, the cost of providing services to commercial and industrial development is generally less than the tax revenue accrued by the local government. Recent studies of five North Carolina counties (including Wake) by the American Farmland Trust reveal that the cost of local government services provided to Wake County residential property owners is \$1.54 for each dollar of ad valorem tax revenue received, while the cost of providing services to Commercial/Industrial properties is only \$.18 for each dollar of revenue. Having a predominantly residential tax base would require the Town of Wendell to assess a higher tax levy over time to raise funds to provide essential services or to reduce the level of public services provided. This is one reason among many why local governments, including Wendell, strive to achieve a balance of both residential and non-residential growth.

Wendell's historical development pattern has been predominantly residential, leading to a current tax base of approximately 75% residential and 25% commercial/industrial. The Wendell town board finds that it is fiscally responsible and otherwise in the public interest to promote and encourage non-residential development in the jurisdiction as an alternative to residential development until a ratio is achieved that is closer to what exists in other communities in the County. A goal of achieving a tax base of 60% residential and 40% commercial/industrial is hereby established.

Communities without a wide variety of housing types and styles also put pressure on the Wake County Public School System, which remains committed to having students of a wide range of socio-economic backgrounds attend each local school.

In order to preserve and enhance property values, manage its limited water supply as a vital natural resource, promote economic development, and incentivize smart growth practices, the allocation of Wendell's potable water capacity shall hereafter be in accordance with this policy. The goals and procedures contained in the policy shall be reviewed periodically and when appropriate, readjusted by the Board of Commissioners. The Town's overall progress on policy goals will be considered and the multipliers and/or point thresholds readjusted accordingly.

Introduction

All existing parcels of real property within the corporate limits of Wendell, regardless of proposed acreage, shape or location as of the adoption of this policy, are entitled to 250 gallons per day of water allocation to build and sustain a single family or a limited business or commercial use. No additional water allocation will be awarded for proposed development except in accordance with the requirements of this policy.

Upon receiving a new development proposal requesting water capacity, the Planning Staff shall direct the Developer/Applicant to demonstrate the project's qualifications. A Developer/Applicant shall state on the appropriate application, and stipulate within an approved Utility Allocation Agreement, the use or uses proposed to be built as part of the project along with the construction design and elevations. Town action on the request will be deferred until the application is complete and the requested information has been provided.

Key Assumptions:

This policy reserves municipal water in gallons per day for new development proposals, master plans, site plans, building plans and/or structures seeking construction approval. Each phase of a phased development must comply with the terms and development schedule of an approved Utility Allocation Agreement before the next phase can begin or the development risks loss of previously reserved capacity. Reserved capacity will be allocated once a building permit has been issued.

Previously reserved but unused allocation can be reclaimed by the Board of Commissioners for:

- (1) the lack of compliance with any existing Utility Allocation or Developer's Agreement;
- (2) violation of applicable town policy provision, ordinance standard, condition of approval;
- (3) violation of federal or state regulation; or
- (4) other good cause.

All projects considered for water allocation must provide a wastewater system connection with

adequate receiving capacity, as determined by the Wake County Health Department and/or City of Raleigh Public Utilities Department and approved by the Town of Wendell Town Manager. All proposed projects must be within the existing corporate limits or have filed a valid and complete petition for Voluntary Annexation.

All proposed projects under consideration must have a complete application submitted for the appropriate Master Plan, Subdivision, Site Plan, Special Use Permit, Conditional District or Zoning Compliance Permit, Building Permit or any other necessary approval.

All projects are subject to a Utility Allocation Agreement or Development Agreement approved by either the Board of Commissioners or the Town Manager, as described in the ‘Water Allocation Process’ section below. If the Developer/Applicant fails to meet all terms of that agreement the unused allocation will be reclaimed, no new building permits will be issued, and no new connections to the water or wastewater systems will be permitted. Active building permits will have certificates of occupancy held until mitigating measures are agreed to by all parties. For residential subdivisions, all improvements required as part of the Utility Allocation Agreement must generally be completed prior to 50% of Certificates of Occupancy being issued unless otherwise stated in the approved Utility Allocation Agreement or Development Agreement.

Any third parties who buy land to build upon are bound by the approved Utility Allocation Agreement or Development Agreement. If the agreement is not fulfilled, the above terms and conditions still apply regardless of who owns the land.

Projects with proven vested rights upon adoption of this policy will be permitted to finish their projects as previously approved.

Water Allocation Process

Proposed projects shall complete the *WATER ALLOCATION WORKSHEET* according to its instructions to determine the total number of points achieved.

Proposed projects may only be approved for water allocation under the following 3 scenarios. Allocation requests which are captured by Scenario 3 shall follow the standards and requirements of quasi-judicial decisions. All other Allocation requests shall be handled administratively.

Allocation Scenarios

1. **Scenario 1: Project scores a minimum of 50 points and maintains 100,000+ GPD of sanitary sewer capacity for the Town.**
 - a. Approval Authority: Town Manager
 - b. Process: If a project is awarded a minimum of 50 TOTAL POINTS or more, water allocation can automatically be granted by the Town Manager with a completed Utility Allocation Agreement, so long as granting such allocation would leave the Town with a minimum of 100,000 GPD of reserve sewer capacity.

2. **Scenario 2: Project scores less than 50 points but qualifies as a ‘Special Exception’ and maintains 100,00+ GPD of sanitary sewer capacity for the Town.**
 - a. Approval Authority: Town Manager
 - b. Process: In order to facilitate residential infill development of smaller parcels, a Special Exception may be granted by the Town Manager for major subdivisions to receive water allocation, regardless of point totals. For the purpose of this section, ‘adjacent property’ shall include any land sharing property boundaries or immediately across road right-of-way for any roadway not classified as a collector or thoroughfare. In order to be eligible to receive water allocation under this provision, the following conditions must be met:
 - i. The property submitted for allocation is within the primary corporate limits.
 - ii. The property is less than 20 acres in size.
 - iii. The requested amount of water allocation required to serve the development may not exceed 12,500 gallons per day.
 - iv. There is no vacant or underdeveloped land of 10 acres or more in size adjacent to the project which could feasibly be added to the development to create a larger subdivision.
 - v. The majority of the property’s boundary must be adjacent to existing developed property, or property which cannot be developed due to environmental constraints, per the Town’s development ordinances.
 - vi. The property has a Residential or Neighborhood Center zoning designation, unless the project consists of a multi-family or mixed-use development.
 - vii. All single-family detached homes shall have at least 1800 square feet of heated space (per the approved utility agreement or development agreement).

3. Scenario 3: Project Scores a minimum of 50 points or meets the criteria to qualify as a ‘Special Exception’, but the requested allocation would not maintain a reserve of at least 100,000 GPD of sanitary sewer capacity for the Town.

- a. Approval Authority: Board of Commissioners
- b. Process: Qualification for water allocation under Scenario 2 shall be determined by the Board of Commissioners according to the standards listed under this section. Projects must substantially advance at least 3 of the 9 categories listed below in order to be approved for allocation:
 - i. Anticipated increases in the Town’s ad valorem tax base or the level of developer investment
 - ii. Construction and dedication of public infrastructure
 - iii. Provision of employment opportunities for Wendell citizens
 - iv. Provisions of diversified housing stock
 - v. Preservation of open space or conservation of existing habitat
 - vi. Protection of existing tree canopy or the provision of additional landscaping
 - vii. Provision of recreational amenities for current or future Wendell residents
 - viii. Provision of outdoor enhancements and/or transit improvements
 - ix. Advancement of the Town’s goal of obtaining a 60%-40% ratio of residential to non-residential tax values

Improvements or site conditions which are required under the Town’s Unified Development Ordinance shall not be given consideration as part of the water allocation approval process. In the case where multiple water allocation submittals are received by the Town, the Board or Town Manager shall also compare the number of total points each projects scored.

The Board of Commissioners or Town Manager shall make a determination for allocation requests prior to the approval of any development plans (i.e. preliminary plans, site plans, final development plans, etc.)

Points are awarded in two categories, BASE POINTS and BONUS POINTS. BONUS POINTS are broken down into four categories.

- 1. Non-Conformity Abatement and Public Infrastructure Improvements.
- 2. Green Development Standards
- 3. Outdoor Enhancement and Transit Improvements.
- 4. Amenities (Only for Projects with Residential Components).

Specific categories of bonus points, if selected, also require review and approval by the Board of Commissioners (i.e. Murals).

Unless a project can gain all necessary BONUS POINTS from a single improvement identified in the approved list, improvements must be made from at least two of the categories of BONUS POINTS.

A developer/applicant who has secured allocation according to this policy and hasn't reasonably progressed, in the opinion of the Town Manager, in construction plan approval, building permit approval, or on-site construction for a period of 12 months will lose the award of allocation without benefit.

The Town reserves the right to withhold allocation from projects which have stalled for a period of 12 consecutive months if there is a shortage in capacity (less than 100,000 gallons of sewer capacity), even if they have fulfilled the approved Utility Allocation Agreement or Developer's Agreement. The project would however be entitled to re-allocation as soon as additional capacity was available without the necessity of reapplying for water allocation.

Public water may be utilized for irrigation purposes so long as the Primary Use associated with the site has previously gained water allocation through the Town.

This policy shall be reviewed periodically and, when appropriate, readjusted by the Board of Commissioners. The Town's overall progress on policy goals will be considered and the multipliers and/or point thresholds readjusted accordingly.

Appeals of any provision of this policy shall be decided upon by the Board of Commissioners.

Ultimate Development Goals for the Full Build-out of Wendell:

These development goals apply to the entire, future Wendell jurisdiction including the ETJ, Short-range and long-range urban service areas.

GOAL #1: 60%-40% ratio of residential to non-residential tax values.

<p style="text-align: center;"><u>Upon Adoption-April 2016</u> 76% Residential - 24% Non-Residential</p>
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GOAL #2: Residential Housing Percentage Breakdown
SFD|TH|MF – 75%|10%|15% (Note – Duplex counted as MF)

<p style="text-align: center;"><u>Upon Adoption-April 2016</u> 80.5% 0.5% 19%</p>

GOAL #2A: Residential MF Type Breakdown
 1|2|3 – 50%|30%|20%

Upon Adoption-April 2016			
MF	Type 1	– 0	– 0%
	Type 2	– 0	– 0%
	Type 3	– 497	– 100%

BASE POINTS: List of Preferred Land Uses and Required Characteristics:

Uses listed below have been determined to be the most desirable and important uses for the Town of Wendell in order to promote and maintain economic and housing diversity. Only projects that completely meet the stated performance characteristics will be considered for water allocation.

- 70 **Business Office/Professional Services Center – Type 1**
- Base Qualifying projects must exceed 75,000 square feet of heated floor space and create at least
- Points 100 employment positions that exceed the average annual Wake County salary according to Wake County Economic Development or the Employment Security Commission. Employees perform professional, scientific, and technical services for others. Such services require a high degree of expertise and training and provide high salaried employment opportunities. Examples include software engineering, legal, medical, accounting, consulting, architectural, biomedical, chemical, research and development, and administrative services.

70 Base Points	<p>Finance and Insurance Center – Type 1</p> <p>Finance and insurance establishments in this category exceed 75,000 square feet of heated floor space and create at least 100 employment positions that exceed the average annual Wake County salary according to Wake County Economic Development or the Employment Security Commission. Employees engage in financial transactions that create, liquidate, or change ownership of financial assets. They also pool financial risks by underwriting insurance and annuities. Some establishments support employee benefit programs. Examples include bank or credit union headquarters, brokerages, investments, insurance, financing and data processing establishments.</p>
70 Base Points	<p>Manufacturing/Industrial Employment Center – Type 1</p> <p>Manufacturing or Industrial establishments in this category exceed 150,000 square feet of floor space located in plants, factories, or mills and employ power-driven machines and materials-handling equipment. They may also employ workers who assemble or create new products by hand, without the characteristic machinery-intensive enterprise. Many manufacturing establishments process products of agriculture, forestry, fishing, mining, or quarrying as well as products of other manufacturing establishments. Most manufacturing establishments have some form of captive services (e.g., research and development, and administrative operations, such as accounting, payroll, or management) in conjunction on-site.</p>
60 Base Points	<p>Arts/Entertainment/Museums</p> <p>These establishments operate facilities or provide services for a variety of cultural, entertainment, and performing art functions. Establishments include those that produce, promote, or participate in live performances, events, or exhibits intended for public viewing; those that preserve and exhibit objects and sites of historical, cultural, or educational interest; and those that operate facilities or provide services to serve activities associated with the aforementioned.</p>
60 Base Points	<p>Governmental Uses/Public Administration</p> <p>This category encompasses centers for all government functions; it includes federal, state, and local government agencies that administer, oversee, and manage public programs and budgets and have executive, legislative, or judicial authority. Establishments develop policy, create laws, adjudicate civil and criminal legal cases, and provide for public safety and for national defense.</p>
60 Base Points	<p>Public Safety</p> <p>This category comprises government-owned establishments providing fire and rescue, police, and emergency response services. Examples include Fire Stations, Police sub-stations, and EMS.</p>
55 Base Points	<p>Amusement, Sports or Recreational Establishment</p> <p>Establishments in this category operate either indoor or outdoor facilities offering family activities (i.e. sports, recreation, or amusement) and provide services, such as facilitating amusement in places operated by others, operating recreational sports groups and leagues. Examples include golf courses, indoor sports venues, bowling alleys, miniature golf courses, athletic clubs, skating rinks, movie theatres, and arcades.</p>

- 55 **Mixed Use Development (Transit Oriented)**
 Base Newly constructed or substantially rehabilitated collection of vertically mixed retail, office and
 Points residential uses in multi-story buildings centered within a one-quarter mile radius of an
 existing rail or bus transit station or in the DMX zoning district. In order to qualify as mixed
 use, developments must dedicate at least one-third of the total heated square footage to
 residential use and the remainder to a mix of retail and/or office uses. At least 10% of the
 heated square footage must be dedicated to street level, storefront retail uses.
- 55 **Single Use Restaurant**
 Base Newly constructed single use, stand-alone building used primarily for restaurant.
 Points
- 50 **Business Office/Professional Services Center – Type 2**
 Base Qualifying projects must be between 25,000-75,000 square feet of heated floor space and create
 Points at least 25 employment positions that exceed the average annual Wake County salary according
 to Wake County Economic Development or the Employment Security Commission. Employees
 perform professional, scientific, and technical services for others. Such services require a high
 degree of expertise and training and provide high salaried employment opportunities. Examples
 include software engineering, legal, medical, accounting, consulting, architectural, biomedical,
 chemical, research and development, and administrative services.
- 50 **Change of Use**
 Base This category captures renovation, rehabilitation, up-fit or retrofit of existing buildings or
 Points portions of buildings that pre-date this policy and require a code summary sheet, change
 in building occupancy, certificate of occupancy, building permit and/or building
 inspections.
- 50 **Finance and Insurance Center – Type 2**
 Base Finance and insurance establishments in this category must be between 25,000-75,000 square
 Points feet of heated floor space and create at least 25 employment positions that exceed the
 average annual Wake County salary according to Wake County Economic Development or
 the Employment Security Commission. Employees engage in financial transactions that
 create, liquidate, or change ownership of financial assets. They also pool financial risks by
 underwriting insurance and annuities. Some establishments support employee benefit
 programs. Examples include bank or credit union headquarters, brokerages, investments,
 insurance, financing and data processing establishments.

- 50 **Manufacturing/Industrial Employment Center - Type 2**
 Base Points Manufacturing or Industrial establishments in this category must be between 50,000-150,000 square feet of floor space located in plants, factories, or mills and employ power-driven machines and materials-handling equipment. They may also employ workers who assemble or create new products by hand, without the characteristic machinery-intensive enterprise. Many manufacturing establishments process products of agriculture, forestry, fishing, mining, or quarrying as well as products of other manufacturing establishments. Most manufacturing establishments have some form of captive services (e.g., research and development, and administrative operations, such as accounting, payroll, or management) in conjunction on-site.
- 50 **Mixed Use Development (Greenfield)**
 Base Points Newly constructed collection of vertically mixed retail, office and residential uses in a multi-story building or buildings on a previously undeveloped parcel. In order to qualify as mixed use, developments must dedicate at least one-third of the total heated square footage to residential use and the remainder to a mix of retail and/or office uses. At least 10% of the heated square footage must be dedicated to street level, storefront retail uses.
- 50 **Mixed Use Development (Urban Infill)**
 Base Points Newly constructed or substantially rehabilitated collection of vertically mixed retail, office and residential uses in a multi-story building on a previously developed parcel within the corporate limits. In order to qualify as mixed use, developments must dedicate at least one-third of the total heated square footage to residential use and the remainder to a mix of retail and/or office uses. At least 10% of the heated square footage must be dedicated to street level, storefront retail uses.
- 50 **Single Family House (Minor/Family Subdivision or Recombination)**
 Base Points Newly constructed Single Family Home built upon new lots created via the minor/family subdivision or recombination process.
- 50 **Warehouse/Distribution/Trucking Center**
 Base Points Newly constructed center of at least 300,000 square feet where products and resources are transported to, stored, and delivered from via truck or rail.
- 48 **Mixture of Use Development (Retail/Office-Institutional/Commercial)**
 Base Points Newly constructed collection of horizontally arranged uses including retail, office-institutional and commercial within a master planned project on a previously undeveloped parcel or parcels and totaling at least 45,000 square feet of heated floor space. Mixture of use projects must include at least two (2) use types with at least 25% of the space devoted to each use type included in the development.
- 46 **Retail/Commercial Center**
 Base Points Newly constructed center of at least 50,000 square feet, typically containing an anchor such as a grocery store and other smaller spaces and/or outparcels for subordinate uses. Uses are entirely consumer driven and include all manner of retail, service and office possibilities.

45	Residential Use Multi-Family (Type I)
Base Points	<p>Located within any Village/Town Center or Neighborhood Center as identified by the Town of Wendell Comprehensive Plan Framework Map. This category contains apartments where:</p> <ul style="list-style-type: none"> ▪ the entire structure (<i>including all living area and attics</i>) are sprinkled for fire control purposes; and ▪ the entire exterior façade is comprised of brick, stone, other masonry finish, or a mixture of masonry and hardiplank or other cementitious fiber siding. ▪ the roof or roof structures are flat, or have a combination of roof types which give a predominantly flat appearance. ▪ consists of 4 or more stories. ▪ contains a mixture of uses, including but not limited to office, retail, or services preferably with retail and services on the ground level and offices and residences above.
44	Mixture of Use Development (Retail/Office-Institutional/Commercial)
Base Points	<p>Newly constructed collection of horizontally arranged uses including retail, office-institutional and commercial within a master planned project on a previously undeveloped parcel or parcels and totaling less than 45,000 square feet of heated floor area. Mixture of use projects must include at least two (2) use types with at least 25% of the space devoted to each use type included in the development.</p>
44	Religious Institutions and Non-Religious Fraternal Organizations
Base Points	<p>Any facility such as a church, temple, synagogue, mosque, monastery, fraternal organization used for worship and/or meetings by a non-profit organization and their customarily related uses.</p>
44	Single Use Office
Base	<p>Newly constructed single use, stand-alone building used primarily for office and professional.</p>
44	Single Use Retail
Base Points	<p>Newly constructed single use, stand-alone building used primarily for retail.</p>
42	Single Use Manufacturing/Industrial
Base Points	<p>Newly constructed single use, stand-alone building used primarily for manufacturing/industrial.</p>
41	Hotels, Motels, or other accommodation services
Base Points	<p>Establishments in this category serve lodging and short-term accommodations for travelers. They may offer a wide range of services, from overnight sleeping space to full-service hotel suites. They may offer these services in conjunction with other activities, such as entertainment or recreation. Stays in these establishments are generally less than one month. This classification does not include boarding or rooming houses.</p>
38	Major Subdivision
Base Points	<p>Any subdivision of land of five (5) or more lots.</p>

35 **All Other Uses Not Categorized**

Base This category of use captures all other uses not categorized elsewhere.

Points

35 **Residential Use Multi-Family (Type II)**

Base This category contains apartments where:

Points

- the entire structure (*including all living area and attics*) are sprinkled for fire control purposes; and
- the entire exterior façade is comprised of brick, stone, other masonry finish, or a mixture of masonry and hardiplank or other cementitious fiber siding.
- the roof or roof structures are flat, or have a combination of roof types which give a predominantly flat appearance.
- consists of 3 or more stories.
- is situated to provide pedestrian access to a surrounding activity center.

30 **Residential Use Multi-Family (Type III)**

Base Not located within a Village/Town Center or Neighborhood Center. This category contains apartments where only the living areas are sprinkled for fire control purposes or does not meet all characteristics of a Type I or II multi-family unit.

Points

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BONUS POINTS

Proposed projects can gain BONUS POINTS by agreeing to provide any of the following items over and above the UDO or Standard Specification requirements for their development proposal.

NOTE: No bonus points are awarded if a project does not meet threshold of 30 BASE POINTS.

NOTE: No bonus points are given for UDO requirements (including stormwater).

CATEGORY 1 – Non-Conformity Abatement and Public Infrastructure Improvements

Section 1A - Abatement of Nonconformities	(Max - 3 points)
Abatement of any existing non-conforming structures	3
Abatement of any existing non-conforming use of land	2
Abatement of any existing non-conforming lots	1

Section 1B - Roadway Infrastructure Not Warranted by TIA/UDO	(Max - 6 points)
Construction of full cross section of existing off-site public street	6
Nearby intersection improvements	6
Traffic signal improvements	3
Median Construction and Landscaping where not required <i>(TRC review)</i>	2
Signage or striping improvements	1
Wayfinding signage improvements <i>(points vary on type of signage)</i> <i>(1 for auto/ped, 3 for gateway; location/design must be approved by Administrator)</i>	1 or 3
Light pole banners <i>(from preapproved list; 1 point for 5 banners)</i>	1

Section 1C - Off-Site Public Greenway Improvements	(Max - 10 points)
Construct more than 4000 linear feet of 10-foot wide path	10
Construct more than 3000 linear feet of 10-foot wide path	8
Construct more than 2000 linear feet of 10-foot wide path	6
Construct more than 1000 linear feet of 10-foot wide path	4
Construct less than 1000 linear feet of 10-foot wide path	2

Section 1D - Off-Site Public Sidewalk Improvements	(Max - 4 points)
Construct more than 600 linear feet of 6-foot wide sidewalk	4
Construct between 400 and 600 linear feet of 6-foot wide sidewalk	3
Construct between 250 and 400 linear feet of 6-foot wide sidewalk	2

CATEGORY 2. - Green Development Standards

Section 2A - Conservation of Natural Habitat Meeting Passive Open Space Beyond Minimum Requirements as Defined in Chapter 7 of the UDO.	(Max - 10 points)
One point per acre up to 10 acres <i>(Outside of Floodplain)</i>	1-10

Section 2B - Parking Lots and Stormwater BMP's	(Max -11 points)
Structured Parking Facilities – <i>(must reduce footprint of equivalent surface parking lot for same number of spots by 20%)</i>	11

Stormwater - Restored Riparian Buffer	7
Stormwater - Landscaped Green Roof	5
Stormwater - Bioretention	5
Stormwater - Underground capture system for on-site irrigation (<i>i.e. Cistern</i>)	4
Stormwater - Wetland	4
Exclusive use of porous pavement in parking areas where suitable	2
Provision of on-street public parking (<i>outside of typical cross-section and subject to approval of Administrator. 1 point per 2 stalls, up to 2 Max</i>)	1-2

Section 2C - Building/Site Design (Max - 15 points)

Platinum LEED Certification	10
Gold LEED Certification	8
Redevelopment of previously vacant space over 20,000 square feet	8
Development or Redevelopment within DMX Zoning District	7
Silver LEED Certification	6
Redevelopment of previously vacant space under 20,000 square feet	6
Historic Structure Preservation via Deed Restriction (<i>Determined by TRC; must be a contributing structure within a National Register District or individually listed in the National Register</i>)	5
Neighborhood/Subdivision LEED Certification	5
Green Homes LEED Certification	5
Bronze LEED Certification	4
Use of xeriscaping techniques and drought tolerant species	2

CATEGORY 3 – Outdoor Enhancement and Transit Improvements

Section 3A – Outdoor Enhancement (Max – 8 points)

Construction or Preservation of Gateway Landscaping or Structure (<i>Subject to Comprehensive Plan Consistency and Board approval</i>)	5
Restoration of Historic Structure (<i>Must be approved by TRC; must be a contributing structure within a National Register District or individually listed in the National Register</i>)	5
Outdoor Display of Public Art (<i>Subject to Board Approval</i>)	4
Maintenance of Roadside Gateway Plant Bed (<i>requires maintenance (Must be in Gateway Overlay Areas identified in Comprehensive Plan)</i>)	3
Enhanced Roadside Landscaping (<i>Subject to Board Approval</i>)	2
Outdoor Dining Area (750 sq. ft. min; on private property)	2
Rooftop Seating area (750 sq. ft. min)	2
Mural painted on building by professional muralist (<i>Subject to Board Approval</i>)	1
Enhanced on-site Landscaping (<i>Subject to Administrator approval (50% more plantings in buffers, street yard, or parking lot. 1 point per option)</i>)	1-3

Section 3B - Transit (Max – 8 points)

Provision of more than 50 designated Park & Ride Stalls	8
Provision of 25 designated Park & Ride Stalls	5
Provision of 10 designated Park & Ride Stalls	3
Provision of mass transit easement w/ structure (<i>bus stop with shelter & bench</i>)	2

CATEGORY 4 - Amenities (*Only for Projects with Residential Components*)

Section 4A - Private Greenway (paved)	(Max - 3 points)
Construction of more than 3000 linear feet of 8-foot wide path	3
Construction of more than 2000 linear feet of 8-foot wide path	2
Construction of more than 1000 linear feet of 8-foot wide path	1
Section 4B - Pool	(Max - 8 points)
Olympic Pool and Aquatic Center	8
Junior Olympic Pool	5
Lap Pool (<i>four lane minimum</i>)	3
Any Other Pool	2
Section 4C - Outdoor Deck/Patio	(Max - 3 points)
Deck/Patio - More than 3000 square feet	3
Deck/Patio - More than 2000 square feet	2
Deck/Patio - More than 1000 square feet	1
Section 4D - Pool Amenities	(Max - 2 points)
Jacuzzi/Hot Tub/Whirlpool	2
Water Playground with apparatus	2
Sauna/Steam room	2
Section 4E - Clubhouse	(Max - 12 points)
With full kitchen and over 4000 square feet of meeting space	10
With full kitchen and less than 4000 square feet of meeting space	9
Meeting space without kitchen more than 3500 square feet	8
Meeting space without kitchen 2500 - 3499 square feet	7
Meeting Space without kitchen 1500 - 2499 square feet	5
Meeting Space without kitchen less than 1500 square feet	4
No meeting space, bathrooms and changing rooms only	2
Workout facility in clubhouse, at least 1,000 square feet	2
Section 4F - Additional Active Recreation	(Max - 10 points)
Gymnasium (<i>regulation size indoor basketball court</i>)	10
Skate Park (<i>as approved by Parks and Rec</i>)	6
Baseball/Softball Field (<i>regulation size</i>)	5

Football/Soccer Field (<i>regulation size</i>)	5
Tennis Courts (<i>two regulation courts, fenced</i>)	5
Multi-Use Hard court (<i>two regulation basketball courts, fenced</i>)	5
Golf Course (<i>18 hole course</i>)	4
IPEMA Certified Playground Equipment	3
Sand or Beach Volleyball Court (<i>2 max</i>)	3
Lighted Field of Play for nighttime use	3
Electronic Scoreboard or Covered Dugouts or Bleachers	3
Disc Golf Course (<i>9 hole – 2 points; 18 hole – 4 points</i>)	2-4