

B-4 Proximity to Community Resources

Points: 1 to 5

Intent

Encourage development that has a wide range of nearby community resources and provide pedestrian access to these resources to reduce auto dependence.

Criteria

Locate the project near existing or proposed community resources. One point is awarded for each type of community resource located within a ½ mile walking distance from a pedestrian access point on the project boundary to a pedestrian access point on the community resource property (up to 4 points).

AND

Provide a pedestrian link to each community resource if none currently exists (1 additional point).

Up to 5 points total can be earned with this credit.

Qualifying types of community resources are listed below. Qualifying community resources must be open to the general public.

- | | | |
|-------------------|-------------------------|------------------|
| school | senior care center | place of worship |
| park | community center | restaurant |
| library | medical office | farmer’s market |
| post office | retail & service retail | athletic field |
| child care center | fitness center | other |

Green Development Plan Submittals

- Provide a vicinity map (minimum scale of 1” = 600’ or 1000’) locating each community resource type. Highlight on the map the qualifying ½ mile pedestrian link from a pedestrian access point on the project boundary to a pedestrian access point on each community resource property.
- Provide a table listing the community resource and the walking distance to the resource.
- If a resource is classified as “other”, then provide a narrative justifying the resource as a community resource.

Credit B-4	
Community Resource	Walking Distance to Resource
Summary	
Total Number of Qualifying Resources	

Questions and Interpretations

1. Can credit be given for nearby community resources if they are planned but not yet built?
Credit may be granted if the resource(s) will be completed or under construction prior to Site Development Plan approval.
2. How is walking distance measured?
Walking distance is measured along an unobstructed sidewalk or pedestrian pathway (existing or proposed), from a pedestrian access point on the project boundary to a pedestrian access point on the community resource's property. The sidewalk or pedestrian pathway should not necessitate crossing any streets that have speed limits greater than 25 miles per hour, unless those crossings have vehicle traffic controls such as signals and stop signs with crosswalks. Coordinate with the Department of Public Works (DPW) to determine crossing locations and the appropriateness of proposed vehicle controls. If DPW does not allow some type of designated crossing, points can still be achieved for the nearby community resource as long as there are pathway and/or sidewalk connections on both sides of the street.
3. What are the standards for a "pedestrian link"?
Pedestrian links are unobstructed sidewalks or pedestrian pathways that do not necessitate crossing any streets that have speed limits greater than 25 miles per hour, unless those crossings have vehicle traffic controls such as signals and stop signs with crosswalks. Coordinate with the Department of Public Works (DPW) to determine crossing locations and the appropriateness of proposed vehicle controls. If DPW does not allow some type of designated crossing, points can still be achieved for the nearby community resource as long as there are pathway and/or sidewalk connections on both sides of the street.
4. Can mixed-use buildings providing multiple community resources earn one point for each type of resource?
Yes.
5. Are community resources built as part of the project eligible for points under this credit?
No. Community resources built as part of the project cannot earn points under this credit, but can earn points under credits C-1 and C-7.

C-3b Pedestrian System (Connections)

Points: 2

Intent

Promote walkable neighborhoods and healthy lifestyles through pedestrian connections to nearby communities and recreational opportunities.

Criteria

In addition to earning credit C-3a, provide at least one connection, a minimum 5 feet wide, from the Green Neighborhood pathway or trail system to a pedestrian system in an adjacent neighborhood. The pedestrian system in the adjacent neighborhood should comply with the criteria in C-3a or be a County required sidewalk system in a major subdivision (5 lots or more).

AND

Connect the project's sidewalk system to external sidewalks.

Green Development Plan Submittals

- Preliminary Equivalent Sketch Plan
 - Provide a vicinity map (minimum scale of 1" = 600' or 1000') indicating the location and layout of the adjacent pedestrian system, connection(s) to the Green Neighborhood pathway or trail system, and, if applicable, connection(s) from the adjacent trail system to the adjacent neighborhood's sidewalk system.
 - Provide a narrative describing how the system connections will be constructed, including methods for clearing vegetation and protecting sensitive environmental resources, methods for controlling runoff and erosion, construction materials to be used, the reason for using these materials and the location where these materials will be used, the length of the connection, how long-term maintenance will be assured, and the possible recreational opportunities. Indicate if other credits in the Green Neighborhood checklist also apply (for example, the use of water permeable materials).

- Final Plan and/or Site Development Plan
 - Provide construction details for the system connections.

Questions and Interpretations

1. How can points be awarded if there are no pedestrian systems in nearby neighborhoods?
If there is no adjacent trail or sidewalk system, then credit cannot be given.
2. Can points be earned if the adjacent pedestrian system is proposed but not yet built?
The adjacent pedestrian system must be under construction prior to final Site Development Plan approval for credit to be given.
3. Can the applicant also provide a pedestrian system in the nearby neighborhood?
Yes, and this off-site system may be considered for points under A-4 Innovative Design. For a pathway or trail system, the applicant would need written agreement from the adjacent property owner that a trail system is acceptable on their property. The applicant must make arrangements

for long-term maintenance of the off-site system, and design and construction of the off-site trail system must comply with the criteria given in C-3a. The applicant must work with the Department of Public Works on the design and construction of an off-site sidewalk system that meets County requirements and serves 5 lots or more. The off-site system must be under construction prior to final Site Development Plan approval for credit to be given.

4. Can this credit be awarded without earning credit C-3a?

No. Credit C-3a must be earned because it provides the pathway or trail system within the Green Neighborhood, which is then connected to an adjacent pedestrian system to earn this credit.

5. What are the requirements for the connections?

The connections can be paved or unpaved, as long as they are a minimum of 5 feet wide.

6. Are any portions of the pathway or trail system and connections permitted to be within stream and wetland buffers, floodplain, and/or steep slope areas?

Pathway or trail systems and connections may not be located in regulated floodplains, stream and wetland buffers, or steep slope areas without an approved waiver of Section 16.115 and/or 16.116 in the Subdivision and Land Development regulations. Pathway or trail systems and connections may be located in extended stream, wetland and floodplain buffers, steep slope buffers, and protected areas with slopes of 15 to 24.9% that are provided to meet Green Neighborhood credits, if the disturbance is deemed necessary by DPZ.

7. If the first regulatory plan submittal is a Final Plan or Site Development Plan, are the Green Development Plan submittals for the Preliminary Equivalent Sketch Plan also required?

Yes. However, the narrative may be modified to include only those items not addressed by the construction drawings.

F-1 Rainwater Harvesting System

Points: 5

Intent

Conserve potable water through the collection and reuse of rainwater and snowmelt.

Criteria

Harvest, store, and use rainwater and snowmelt from roof runoff. The storage system must be sized to hold an amount equivalent to the Design Volume of 0.2 inches of rainfall from 50% of the roof area.

The Design Volume shall be determined before applying current MDE 2000 Manual, Chapter 5 Stormwater Credit practices and Howard County allowable stormwater treatment strategies.

$$\text{Total V} = [(P) \times (Rv) \times (A)] / 12$$

Where V	=	Design Volume (acre-feet)
P	=	0.2" rainfall depth
Rv	=	Volumetric runoff coefficient
A	=	Area (acres)

Green Development Plan Submittals

Preliminary Equivalent Sketch Plan

- Provide a narrative describing the type of rainwater harvesting system to be used, including the storage system and monitoring device, location of the storage system, and the long-term maintenance and management program.
- Provide preliminary calculations indicating the Design Volume to be stored. Note, if seeking stormwater credit, these calculations can be included as part of the regulatory plan submittal requirements for stormwater management.

Final Plan and/or Site Development Plan

- Provide construction details and/or a schedule of furnishings.
- Provide calculations indicating the Design Volume to be stored. Note, if seeking stormwater credit, the construction details and/or a schedule of furnishings and calculations can be included as part of the regulatory plan submittal requirements for stormwater management.

Questions and Interpretations

1. Can the collected rainwater be used for certain non-potable, indoor residential uses?
No, the collected rainwater cannot be used for non-potable, indoor water uses.
2. Can points be awarded if the rainwater is used for irrigation, even though the system will not function during the winter?
Yes. There is no requirement for using rainwater in the winter.
3. Can stormwater management points be granted for this system under this credit?
No, but points for managing stormwater from rooftops may be awarded under F-3a or b.

4. If a collection system is built for each individual house, can it be assumed that long-term monitoring and maintenance will be done by the homeowner?

Yes, if there is a private maintenance agreement with the homeowner and the maintenance procedures are included in the maintenance manual for the homeowner (see I-2).

5. If the first regulatory plan submittal is a Final Plan or Site Development Plan, are the Green Development Plan submittals for the Preliminary Equivalent Sketch Plan also required?

A modified narrative that includes those items not addressed by the construction drawings must still be provided, but the preliminary calculations are not necessary.

6. Is there an exception or a separate criteria for structures with green roofs?

No. However, buildings with green roofs can use a reduced runoff coefficient (R_v), which reduces the Design Volume that must be stored.

G-2 Solar Orientation

Points: 1 to 3

Intent

Increase solar access to promote the use of both active and passive solar strategies and increase energy efficiency by creating optimum conditions.

Criteria

Orient the longest axis of the buildings within 15 degrees of geographical (or “true”) east-west. The longest axis of the building must be at least 1.5 times longer than the other axis. Points are awarded based on the percentage of buildings oriented east-west, as specified below:

Percent of Buildings with East-West Orientation	Points Awarded
50%	1
51- 75%	2
76 - 100%	3

Green Development Plan Submittals

- Provide an outline of the buildings on the relevant Preliminary Equivalent Sketch Plan, Final Plan and/or Site Development Plan(s).
- Provide a table listing each qualifying building with its length to width proportion and degree of east-west orientation, and indicate the percent of buildings qualifying for this credit.

Credit G-2		
Building Number	Length to Width Ratio	East-West Orientation (degrees)
Summary		
Total Number of Buildings		
Total Number of Qualifying Buildings		
Percent of Qualifying Buildings		

Questions and Interpretations

1. Do garages and porches count toward the axis length?
No, walls that enclose unconditioned areas cannot be counted toward the axis length.
2. Are there any requirements for the area of windows on any side of the building?
No requirements for window surface area exist at this time.
3. Must the builder provide homes with the same proportions and orientation as approved?
The building proportions and orientation may change slightly, but the buildings must still meet the proportion and orientation requirements specified in the criteria.