MUNICIPAL WATER ALLOCATION POLICY ORDINANCE
Ordinance #08-04-16-002

AN ORDINANCE GOVERNING THE ALLOCATION OF MUNICIPAL WATER SUPPLIES WITHIN THE TOWN OF KNIGHTDALE AND ITS EXTRATERRITORIAL JURISDICTION.

WHEREAS, drinking water supplies throughout the greater City of Raleigh distribution system are finite, subject to disruption by drought and/or other calamity, and the Town of Knightdale's allocation is contractually limited; and

WHEREAS, Knightdale'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; and

WHEREAS, Knightdale's municipal water capacity and distribution system is essential for providing fire protection and other essential government services throughout Knightdale's jurisdiction; and

WHEREAS, a balanced tax base consisting of commercial and industrial buildings as well as a variety of sizes and types of residential dwellings is necessary to sustain Knightdale's growing population; and

WHEREAS, the Knightdale Town staff, the Land Use Review Board and the Town Council, following advertised public hearings, have given a great deal of thought and study as to how best to utilize its water allocation and supply to benefit current and future citizens.

NOW, THEREFORE, in order to preserve and enhance property values, manage its limited water supply as a vital natural resource, provide for fire protection and other essential public services, promote economic development and incentivize smart growth practices, the Knightdale Town Council ordains that the Town's potable water capacity shall hereafter be allocated according to the Water Allocation Policy dated April 16, 2008, attached hereto and incorporated herein by reference as Exhibit A.

The goals and procedures contained in the policy shall be reviewed in May of each year and, when appropriate and following public hearing, readjusted by the Town Council. The Town's overall progress on policy goals will be considered and the multipliers and/or point thresholds readjusted accordingly.

If any portion or provision of this Ordinance or of the Water Allocation Policy implemented hereby shall be declared unenforceable by final adjudication of a Court of appropriate jurisdiction, the remainder shall nevertheless be enforceable to the extent permitted by law.

This Ordinance shall become effective immediately upon adoption on all development proposals.

Adopted this the 16th day of April 2008.

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Russell B. Killen, Mayor

Attest and Seal

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Suzanne M. Yeatts, Town Clerk

TOWN OF KNIGHTDALE 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 Knightdale's allocation is contractually limited. The Town staff, the Land Use Review Board and the Town Council have given a great deal of thought and study as to how best to utilize this valuable resource to benefit current and future citizens.

Knightdale'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 tend to promote diversity of housing available to a wide cross section of citizens of diverse socio-economic backgrounds and promote economic viability and sustainability by providing for retail and other commercial development within the Knightdale 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 accruing to 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 Knightdale over time to assess a higher tax levy 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 Knightdale strive to achieve a balance of both residential and non residential growth.

Knightdale's historical development pattern has been predominantly residential leading to a current tax base of 74% residential and 26% commercial/industrial. The Knightdale council believes 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 between the two closer to what exists in other communities in the County is achieved. A goal of achieving a tax base of 60% residential and 40% commercial/industrial is hereby established.

The Knightdale Council also believes that encouraging construction of dwellings in Knightdale of an appraised tax value approaching averages found in other communities across the County will also reduce the ad valorem tax deficiencies described above. The historical pattern of residential development in Knightdale has been of a type commonly known as "starter homes," dwellings of limited size constructed using materials, standards and designs resulting in an appraised tax value of less than seen elsewhere in the area. Of the current Knightdale residential tax base, 71.8% of the dwellings are of limited tax value when compared to homes across Wake County as a whole and within other nearby communities such as Apex, Wake Forest and Holly Springs.

The Knightdale Town Council fears that if homes of limited value continue to predominate development in Knightdale, the limited water supply will be used up before higher valued homes or non-residential development becomes otherwise economically feasible. This would mean that Knightdale residents would have to travel outside the community for jobs or essential services and/or move to other areas to purchase a larger home or a home with increased amenities to serve their growing family. Communities without a wide variety of housing type and style 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 Knightdale's potable water capacity shall hereafter be in accordance with this policy. The goals and procedures contained in the policy shall be reviewed in May of each year and when appropriate readjusted by the Town Council. 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 Knightdale, regardless of proposed acreage, shape or location as of the adoption of this ordinance 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 materials. Town action on the request will be deferred until the application is complete and the requested information has been provided.

Key Assumptions:

This policy allocates 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 allocation.

Previously dedicated but unused allocation can be reclaimed by the Town Council 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 Knightdale 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 or Developer's Agreement approved by the Town Council. 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.

Projects with proven vested rights upon adoption of this ordinance 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.

Qualification for water allocation is judged by: the level of developer investment, anticipated increases in the Town's ad valorem tax base, construction and dedication of public infrastructure, provision of employment opportunities for Knightdale citizens, provisions of diversified housing stock, preservation of open space, protection of existing tree canopy, conservation of existing habitat and the provision of recreational amenities for current or future Knightdale residents.

Projects must be awarded 45 POINTS or more to merit water allocation.

Points are awarded in two categories, BASE POINTS and BONUS POINTS. Development proposals must earn at least 30 BASE POINTS in order to apply BONUS POINTS to their total.

A developer/applicant who has secured allocation according to this policy and hasn't progressed 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.

This policy shall be reviewed in May of each year and, when appropriate, readjusted by the Town Council. The Town's overall progress on policy goals will be considered and the multipliers and/or point thresholds readjusted accordingly.

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

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

60%-40% ratio of residential to non-residential tax values.

Residential Housing Percentage Breakdown SFD:TH:MF – 75%:10%:15%

Current
86% - 4% - 10%

Residential SFD Type Breakdown I:II:III:IV – 10%:30%:30%:30%

		Current	
SFD	Type I	– 97 homes	--1.6%
	Type II	– 448 homes	--7.3%
	Type III	– 1187 homes	--19.3%
	Type IV	– 4411 homes	--71.8%

Residential TH Type Breakdown V:VI:VII:VIII – 10%:30%:30%:30%

		Current:	
TH	Type V	-- zero	--0%
	Type VI	-- zero	--0%
	Type VII	--4 TH	--1.4%
	Type VII	--289 TH	--98.6%

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 Knightdale 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.

Business Office/Professional Services Center

Qualifying projects must exceed 100,000 square feet of heated floor space and create at least 150 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.

Finance and Insurance Center

Finance and insurance establishments in this category exceed 100,000 square feet of heated floor space and create at least 150 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.

Manufacturing/Industrial Employment Center

Manufacturing or Industrial establishments in this category exceed 200,000 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.

Public Safety

This category comprises government-owned establishments providing fire and rescue, police, and emergency response services. Examples include Fire Stations, Police sub-stations, and EMS.

Governmental Uses/Public Administration

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.

Arts/Entertainment/Museums

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.

Amusement, Sports or Recreational Establishment

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 and arcades.

Mixed Use Development (Transit Oriented)

Newly constructed or substantially rehabilitated collection of vertically mixed retail, office and residential uses in multi-story buildings centered within a one-quarter mile radius of an existing rail or bus transit station or the intersection of First Avenue and Robertson Street in Old Town Knightdale. 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 office

uses. All three use types must be represented and at least 10% of the heated square footage must be dedicated to street level, storefront retail uses.

Mixed Use Development (Urban Infill)

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 office uses. All three use types must be represented and at least 10% of the heated square footage must be dedicated to street level, storefront retail uses.

Mixed Use Development (Greenfield)

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 office uses. All three use types must be represented and at least 10% of the heated square footage must be dedicated to street level, storefront retail uses.

Housing Services for the Elderly

Establishments in this category offer a wide range of housing services for those who cannot care for themselves, such as the elderly. The variety of services range from simple assistance to advanced 24-hour personal care and health services, which are typically common in hospital

care services. Examples include retirement, congregate living, assisted-living, life care or continuing care housing.

Mixture of Use Development (Retail/Office/Residential)

Newly constructed collection of horizontally arranged uses including retail, office and residential within a master planned project on a previously undeveloped parcel or parcels totaling at least 10 acres. By rule this type of development does not allow different uses or housing products to intermingle on a single block. Mixture of use projects must include all three use types with at least 50% of the commercial space dedicated to retail, and at least 10% to each, office and residential.

Hotels, Motels, or other accommodation services

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.

Retail/Commercial Center

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.

Warehouse/Distribution/Trucking Center

Newly constructed center of at least 500,000 square feet where products and resources are transported to, stored, and delivered from via truck or rail.

Religious Institutions

Any facility such as a church, temple, synagogue, mosque or monastery used for worship by a non-profit organization and their customarily related uses.

Single Use Retail

Newly constructed single use, stand alone building used primarily for retail.

Single Use Office

Newly constructed single use, stand alone building used primarily for office and professional.

Residential Use TH (Type V)

A new Type V "TOWNHOUSE" style structure meets one of the following sets of criteria:

Set A:

- Is built on a crawlspace, basement or partial basement;

- has at least 2,500 square feet of heated area;
- has at least 3 full bathrooms;
- has a fireplace;
- has at least a 1-car garage;
- has a total of at least 150 square feet devoted to open porches, decks and/or patios.

Set B:

- Is built on a crawlspace, basement or partial basement;
- has at least 2,000 square feet of heated area; and
- has at least 2 full bathrooms plus a half bathroom;
- has at least a 1-car garage;
- is finished on the exterior with brick, stone or other masonry; and
- has a total of at least 100 square feet devoted to open porches, decks and/or patios.

Residential Use SFD (Type I)

A new Type I "HOUSE" style structure meets one of the following sets of criteria:

Set A:

- Is built on a crawlspace, basement or partial basement;
- has at least 2,500 square feet of heated area;
- has at least 3 full bathrooms;
- has a fireplace;
- has at least a 2-car garage;
- is finished on the exterior with wood siding, fiber cement siding, brick, stone or other masonry; and

- has either:

  (1) a two-tiered open front porch with each level being at least 50 square feet,

  (2) a combination of an open porch of at least 50 square feet and a deck or patio also of at least 50 square feet, or

  (3) a single porch, deck or patio of at least 500 square feet.

Set B:

- Is built on a crawlspace, basement or partial basement;
- has at least 2,000 square feet of heated area;
- has at least 3 full bathrooms;
- has at least a 2-car garage;
- is finished on the exterior with brick, stone or other masonry; and
- a single porch, deck or patio of at least 50 square feet.

Set C:

- Is built on a crawlspace, basement or partial basement;
- has at least 3,500 square feet of heated area;
- has at least a 2-car garage; and
- is finished on the exterior with wood siding, simulated wood siding, brick, stone or other masonry.

Residential Use TH (Type VI)

A new Type VI "TOWNHOUSE" style structure meets one of the following sets of criteria:

Set A:

- Is built on a crawlspace, basement or partial basement;

- has at least 2,000 square feet of heated area;
- has at least 2 full bathrooms plus a half bathroom;
- has a fireplace;
- has at least a 1-car garage; and
- has a total of at least 100 square feet devoted to open porches, decks and/or patios.

Set B:

- Is built on a crawlspace, basement or partial basement;
- has at least 2,500 square feet of heated area;
- has at least 2 full bathrooms plus a half bathroom;
- has at least a 2-car garage; and
- has a single porch, deck or patio of at least 50 square feet.

Set C:

- Is built on a crawlspace, basement or partial basement;
- has at least 1,500 square feet of heated area;
- has at least 2 full bathrooms;
- has at least a 1-car garage;
- is finished on the exterior with brick, stone or other masonry; and
- has a single porch, deck or patio of at least 50 square feet.

Residential Use SFD (Type II)

A new Type II "HOUSE" style structure meets one of the following sets of criteria:

Set A:

- Is built on a crawlspace, basement or partial basement;

- has at least 2,000 square feet of heated area;
- has at least 2 full bathrooms plus a half bathroom;
- has at least a 2-car garage;
- has a fireplace; and
- has either:

  (1) a two-tiered open front porch with each level being at least 50 square feet,

  (2) a combination of an open porch of at least 50 square feet and a deck or patio also of at least 50 square feet, or

  (3) a single porch, deck or patio of at least 500 square feet.

Set B:

- Is built on a crawlspace, basement or partial basement;
- has at least 1,500 square feet of heated area;
- is finished on the exterior with brick, stone or other masonry;
- has at least 2 full bathrooms;
- has at least a 2-car garage; and
- a single porch, deck or patio of at least 50 square feet.

Set C:

- Is built on a crawlspace, basement or partial basement;
- has at least 2,500 square feet of heated area;
- has at least 2 full bathrooms plus a half bathroom;
- has at least a 2-car garage; and
- a single porch, deck or patio of at least 50 square feet.

Residential Use TH (Type VII)

A new Type VII "TOWNHOUSE" style structure meets one of the following sets of criteria:

Set A:

- Is built on a crawlspace, basement or partial basement;
- has at least 1,500 square feet of heated area;
- has at least 2 full bathrooms;
- has a fireplace;
- has a single porch, deck or patio of at least 50 square feet.

Set B:

- Is built on a crawlspace, basement or partial basement;
- has at least 1,000 square feet of heated area;
- is finished on the exterior with brick, stone or other masonry;
- has a fireplace; and
- has a single porch, deck or patio of at least 50 square feet.

Set C:

- Has at least 2,500 square feet of heated area;
- has at least 2 full bathrooms; and
- has a fireplace; and
- has a single porch, deck or patio of at least 50 square feet.

Set D:

- Has at least 2,000 square feet of heated area;
- has at least 2 full bathrooms;

- has at least a 1-car garage;
- has a single porch, deck or patio of at least 50 square feet.

Residential Use SFD (Type III)

A new Type III "HOUSE" style structure meets one of the following sets of criteria:

Set A:

- Is built on a crawlspace, basement or partial basement;
- has at least 1,500 square feet of heated area;
- has at least 2 full bathrooms;
- has at least a 1-car garage;
- has a fireplace; and
- has either:

  (1) a two-tiered open front porch with each level being at least 50 square feet,

  (2) a combination of an open porch of at least 50 square feet and a deck or patio also of at least 50 square feet, or

  (3) a single porch, deck or patio of at least 300 square feet.

Set B:

- Is built on a crawlspace, basement or partial basement;
- has at least 1,500 square feet of heated area;
- has at least 2 full bathrooms;
- has at least a 2-car garage; and
- a single porch, deck or patio of at least 50 square feet.

Set C:

- Is built on a crawlspace, basement or partial basement;
- has at least 1,000 square feet of heated area;
- is finished on the exterior with brick, stone or other masonry; and
- has at least a 2-car garage;

Set D:

- Has at least 2,500 square feet of heated area;
- has at least 2 full bathrooms; and
- a single porch, deck or patio of at least 50 square feet.

Set E:

- Has at least 2,000 square feet of heated area;
- has at least 2 full bathrooms;
- has at least a 1-car garage;
- has a fireplace; and
- has either:

  (1) a two-tiered open front porch with each level being at least 50 square feet,

  (2) a combination of an open porch of at least 50 square feet and a deck or patio also of at least 50 square feet, or

  (3) a single porch, deck or patio of at least 300 square feet.

Residential Use Other (SFD Type IV, TH Type VIII)

A newly constructed development with Type IV “HOUSE” or Type VIII “TOWNHOUSE” style structure that does not meet any of the above sets of criteria.

Residential Use Multi-Family (Type IX)

A single structure containing multiple dwelling units each having its own entrance from the outside. This category contains apartments where 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 cementious fiber siding. Additionally each unit must have at least two bedrooms and two bathrooms, a kitchen, a patio or balcony, washer and dryer hook-ups, access to available covered parking within lots that have 10% of the total number of stalls covered and have access available to secure outside storage where the number of storage units is equal to 10% of the number of dwelling units onsite.

Residential Use Multi-Family (Type X)

A single structure containing multiple dwelling units each having its own entrance from the outside. This category contains apartments where only the living areas are sprinkled for fire control purposes or does not meet all characteristics of a Type IX multi-family unit.

All Other Uses Not Categorized

This category of use captures all other uses not categorized elsewhere. Allocations for such uses are left to the discretion of the Town Council and acted on a case-by-case basis.

BONUS POINTS

All 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 given for UDO requirements.

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

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

Roadway Infrastructure (Max - 5 points)	
Roadway - Widening of an existing off-site public street	5
Roadway - Nearby intersection improvements	5
Roadway - Traffic signal improvements	4
Roadway - Signage or striping improvements	3

Public Greenway Improvements (Max - 5 points)	
Construction of more than 4000 linear feet of 10-foot wide path	5
Construction of more than 3000 linear feet of 10-foot wide path	4
Construction of more than 2000 linear feet of 10-foot wide path	3
Construction of more than 1000 linear feet of 10-foot wide path	2
Construction of less than 1000 linear feet of 10-foot wide path	1

Private Greenway (Max - 3 points)

Construction of more than 3000 linear feet of 6-foot wide path	3
Construction of more than 2000 linear feet of 6-foot wide path	2
Construction of more than 1000 linear feet of 6-foot wide path	1

Conservation of Natural Habitat (Max - 5 points)

Set aside of 10+ acres above UDO requirements	5
Set aside of 7-10 acres above UDO requirements	4
Set aside of 3-7 acres above UDO requirements	3
Set aside of 1-3 acres above UDO requirements	2
Set aside of less than one acre above UDO requirements	1

Site Design (Max - 5 points)

Development or Redevelopment within Old Town District	5
Redevelopment of previously vacant commercial space over 20,000 sq. ft.	5
LEED Certification of all proposed buildings	5
Exclusive use of porous pavement in parking areas	4
Storm water capture system for on-site irrigation (i.e. Cistern)	4
Exclusive use of xeriscaping techniques and drought tolerant species	3

Transit (Max - 7 points)

Provision of mass transit structure (i.e. bus stop with shelter & bench)	7
Provision of more than 20 designated Park and Ride Stalls	6
Provision of more than 10 designated Park and Ride Stalls	5

Provision of less than 10 designated Park and Ride Stalls	4
Provision of mass transit easement or property dedication	3

Pool (Max - 5 points)

Olympic Pool and Aquatic Center	5
Junior Olympic Pool	4
Lap Pool (four lanes)	3
Resort Style Pool	2
Any Other Pool	1

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

Pool Amenities (Max - 2 points)

Jacuzzi/Hot Tub/Whirlpool	2
Water Playground with apparatus	2
Sauna/Steam room	2

Clubhouse (Max - 10 points)

With full kitchen and over 3500 square feet of meeting space	10
With full kitchen and less than 3500 square feet of meeting space	9
Meeting space without kitchen more than 3500 square feet	8
Meeting space without kitchen more than 2500 square feet	7

Meeting Space without kitchen more than 1500 square feet	5
Meeting Space without kitchen less than 1500 square feet	4
No meeting space, bathrooms and changing rooms only	3
No meeting space, bathrooms only	2
No meeting space, cabanas only	1

Additional Active Recreation (Max - 10 points)

Gymnasium (regulation size indoor basketball court)	10
Golf Course (18 hole course)	10
Baseball/Softball Field (regulation size)	5
Football/Soccer Field (regulation size)	5
Skate Park	5
Tennis Courts (two regulation courts, fenced)	5
Multi-Use Hard court (two regulation basketball courts, fenced)	5
Certified Playground Equipment	4
Disc Golf Course	4
Sand or Beach Volleyball Court	3
Lighted field of play for nighttime use	3
Electronic Scoreboard or Covered Dugouts or Bleachers	3