



MUNICIPAL UTILITY ALLOCATION POLICY

Statement of Purpose and Goals

Introduction

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

The Town of Zebulon’s municipal water and sewer capacity is a valuable resource that must be conserved and apportioned to new development projects that promote the Town’s policy of ensuring 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 Town of Zebulon.

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 Zebulon’s potable water capacity shall hereafter be in accordance with this policy.

Land Use and the Tax Base

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. Having a predominantly residential tax base would require the Town of Zebulon 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 Zebulon strive to achieve a balance of both residential and non-residential growth.

Zebulon’s historical development is transitioning from industrial to residential, leading to a current tax base of approximately 40% residential and 60% commercial/industrial. The following table shows Zebulon’s tax base over the past five years ¹

Zebulon Tax Base (Past Five Years)

| Fiscal Year | Commercial | Residential |
|--------------------|-------------------|--------------------|
| 2021-2022 | 60% | 40% |
| 2020-2021 | 65% | 35% |
| 2019-2020 | 72% | 28% |
| 2018-2019 | 73% | 27% |
| 2017-2018 | 71% | 29% |

¹ “Tax Base Components | Wake County Government,” *Wake County North Carolina*, <https://www.wakegov.com/departments-government/tax-administration/data-files-statistics-and-reports/tax-base-components>

As shown in the table above, the residential tax base has steadily increased proportionally over the past five years. This trend in the tax base data, combined with the vested planned residential development in the coming years, demonstrates the need for the Town to address this shift through policy. The Zebulon Board of Commissioners 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 rapid residential development to keep the ratio between the two development types well balanced. A goal of maintaining a tax base of 60% residential and 40% commercial/industrial is hereby established.

Development Goals for the Full Build-Out of Zebulon

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 addition to the goal of maintaining a balanced tax base, the Town of Zebulon is committed to achieving a balance of housing types within its jurisdiction.

This commitment is consistent with both the Town’s Strategic Plan and Comprehensive Plan. The *Town of Zebulon: Vision 2030 Strategic Plan* lists “Growing Smart” as one of its three focus areas, calling for the planning of appropriate land uses and affordability of the community. The *Grow Zebulon Comprehensive Land Use Plan* identifies six guiding principles for the town. Two of those principles are “Zebulon will be BALANCED” and “Zebulon will be PRUDENT.” A balance should be achieved for the Town’s tax base, its land uses, and its housing types to allow for an affordable community with employment and business opportunities that will help the community prosper. The achievement of balance in Zebulon will contribute to the Town being prudent. As stated previously, a local government’s cost of providing services to commercial properties is generally less than that of residential properties. Having a balanced tax base that is not proportionally over-saturated with residential properties will contribute to keeping the Town financially sound.

Below are three development goals that are integral to the utility allocation policy and the future of the Town. These development goals apply to the entire, future Zebulon jurisdiction including the ETJ, short-range and long-range urban service areas.

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

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| <u>Upon Adoption-January 2021</u> 60% Residential - 40% Non-Residential |
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GOAL #2: Residential Housing Percentage Breakdown
SFD|TH|MF – 75%|10%|15% (Note – Duplex counted as MF)

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| <u>Upon Adoption-January 2021</u> 80.5% 0.5% 19% |
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GOAL #3: Encourage Mixed Use Development to improve pedestrian connectivity to non-residential activity.

Policy and Procedures

Water Allocation

All existing parcels of real property within the corporate limits of Zebulon, regardless of proposed acreage, shape, or location as of the adoption of this ordinance are entitled to **115 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.

Wastewater Connection

All projects considered for utility 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 Zebulon Planning Director.

General Conditions & Requirements

- 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 Zoning Request, 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's Board of Commissioners. 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.
- 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.
- Any third parties who buy land to build upon are bound by the approved Utility Allocation Agreement or Development Agreement for that property. If the agreement is not fulfilled, the above terms and conditions still apply regardless of who owns the land.

Compliance Required

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's 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.

Utility Allocation Application Process

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.

Proposed projects shall complete the UTILITY ALLOCATION WORKSHEET according to its instructions to determine the total number of points achieved. The Utility Allocation Application package will be reviewed for completeness and compliance by the Technical Review Committee (TRC) in conjunction with the applicable development approval for the subject property (conditional rezoning, planned development, site plan, etc.).

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 Zebulon citizens
- Provisions of diversified housing stock
- Preservation of open space
- Protection of existing tree canopy
- Conservation of existing habitat
- The provision of recreational amenities for current or future Zebulon residents

Projects must be awarded **60 TOTAL POINTS** or more to merit water allocation.

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

1. Nonconformity Abatement and Public Infrastructure Improvements
2. Green Development Standards
3. Gateway and Transit Improvements
4. Amenities
5. Affordable Housing
6. Other

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.

All features and/or improvements that earn a projects BONUS POINTS must be clearly shown on a development plan for each application type.

Expiration of Allocation Award

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.

Annual Review of Policy & Appeals

This policy shall be reviewed in January of each year and, when appropriate, readjusted by the Town's 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 ordinance shall be decided upon by the Town's Board of Commissioners upon receiving a recommendation from the Planning Board.

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

The uses listed below have been determined to be the most desirable and important uses for the Town of Zebulon to promote and maintain economic and housing diversity. Only projects that completely meet the stated performance characteristics will be considered for utility allocation. Please select one of the following Base Point classifications.

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| 60 Base Points | Single Family Homes (Expedited Subdivision or Recombination) Newly constructed Single Family Homes built upon new lots created via the minor subdivision, exempt subdivision, expedited subdivision (3 or fewer lots) or recombination process. |
| 60 Base Points | Change of Use This category captures renovation, rehabilitation, up-fit or retrofit of existing buildings or 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 and do not increase the utility demand from the previous use of the building. |
| 45 Base Points | Business Office/Finance/ Insurance / Professional Services Center - Large 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 or Insurance Centers shall 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. |
| 45 Base Points | 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- |

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| | <p>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> |
| 45 Base Points | <p>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 national defense.</p> |
| 40 Base Points | <p>Single Use Retail Newly constructed single use, stand-alone building used primarily for retail, restaurant, or similar commercial use.</p> |
| 40 Base Points | <p>Hotels, Motels, or other Accommodation Service Establishments This category serves 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> |
| 40 Base Points | <p>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.</p> |
| 40 Base Points | <p>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. This category may be used in conjunction with a commercial or residential development as a mixed use development.</p> |
| 40 Base Points | <p>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-half mile radius of an existing rail or bus transit station or the intersection of</p> |

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| | Horton Street and North Arendell Avenue in Downtown Zebulon. 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. |
| 40 Base Points | Mixed Use Development (Urban Infill) Newly constructed or substantially rehabilitated collection of 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. |
| 40 Base Points | Mixed Use Development (Greenfield) Newly constructed collection of 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. |
| 35 Base Points | Housing Services for the Elderly Establishments This category offers housing services for the aged, not requiring a license from the North Carolina Department of Health and Human Services, such as independent retirement housing, multi-unit assisted housing with services (MAHS), and continuing care retirement centers. All facilities must provide, but not necessarily be limited to, the following services/facilities: On-site laundry facilities, on site management, guaranteed transportation services at least four days per week, on-site exercise facilities, on-site computer access, and a clubhouse/common lounge area for all residents. |
| 35 Base Points | Mixture of Use Development (Retail/Office-Institutional/Commercial) 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 totaling at least 10 acres. 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. |
| 30 Base Points | 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. |
| 30 Base Points | Business Office/Finance/ Insurance / Professional Services Center – Medium Qualifying projects must exceed 50,000 square feet of heated floor space and create at least 75 employment positions that exceed the average annual Wake County salary according to Wake County Economic Development or the |

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| | <p>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 or Insurance Centers shall 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> |
| 30 Base Points | <p>Business Office/Finance/ Insurance / Professional Services Center – Small Qualifying projects 50,000 square feet of heated floor space or less. 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 or Insurance Centers shall 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> |
| 30 Base Points | <p>Multi-Tenant Retail Center Newly constructed center 50,000 square feet or less, typically containing a more than one tenant space within a single structure. Uses are entirely consumer-driven and include all manner of retail, service and office possibilities.</p> |
| 30 Base Points | <p>Single Use Office Newly constructed single use, stand-alone building used primarily for office and professional.</p> |
| 30 Base Points | <p>Bungalow Court or Pocket Neighborhood Newly constructed Bungalow Court or Pocket Neighborhood per the standards of the Unified Development Ordinance.</p> |
| 30 Base Points | <p>Distribution/Trucking Center Newly constructed center of at least 500,000 square feet where products and resources are transported to and delivered from via truck or rail.</p> |
| 25 Base Points | <p>Warehouse Newly constructed center of at least 500,000 square feet where products and resources are stored.</p> |
| 25 Base Points | <p>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.</p> |
| 20 Base Points | <p>Intensive Industrial Uses: Uses classified as Special Land Uses within the Industrial Classification.</p> |

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| 20 Base Points | Multi-Family Residential & Condo Units |
| 20 Base Points | Major Subdivision 4- 25 Lots Any subdivision of land of four (4) – 25 Lots. |
| 10 Base Points 10 | Major Subdivision 26 lots or more Any subdivision of land of 26 or more lots. |
| Board Determination | 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’s Board of Commissioners upon recommendation of the Planning Board and acted on a case-by-case basis. |

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 given for UDO requirements.

CATEGORY 1 – Non-Conformity Abatement and Public Infrastructure Improvements

| Section 1A - Abatement of Nonconformities | | (Max - 3 points) |
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| 3 | 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/CTP | | (Max - 10 points) |
|---|---|-------------------|
| | Construction of full cross section of existing off-site public street | 5 |
| | Nearby intersection improvements | 5 |
| | Traffic signal improvements | 4 |
| | Signage or striping improvements | 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 500 to 1000 linear feet of 10-foot-wide path | 2 |

| Section 1D – Off-Site Bike-Ped Improvements | | (Max – 5 points) |
|--|---|------------------|
| | Construction of off-site sidewalk improvements (Subject to TRC Approval) | 2 |
| | Construction of off-site bike lane improvements (Subject to TRC Approval) | 3 |

CATEGORY 2. Green Development Standards/ Building & Site Design

| Section 2A - Conservation of Natural Habitat Meeting Active Open Space Requirements as Defined in the UDO | | (Max - 10 points) |
|--|-----------------------------------|-------------------|
| | One point per acre up to 10 acres | 1 - 10 |

| Section 2B - Parking | | (Max – 15 points) |
|-----------------------------|--|-------------------|
| | Structured Parking Facilities - must reduce footprint by 20% | 10 |
| 5 | EV Charging Stations (two-port) | 5 |
| 5 | Provision of on-street public parking (1 point per stall up to 10 Max) | 1 - 10 |

| Section 2C - Stormwater SCM's | | (Max – 10 points) |
|--------------------------------------|--|-------------------|
| | Stormwater - Restored Riparian Buffer | 10 |
| 4 | Construct a fountain or other stormwater amenity within the BMP/SCM (as approved by Staff) | 4 |
| | Stormwater - Landscaped Green Roof | 5 |
| | Stormwater - Underground capture system for on-site irrigation | 5 |
| | Stormwater - Bioretention | 5 |
| | Stormwater - Wetland | 5 |
| | Exclusive use of porous pavement in parking areas where suitable | 2 |

| Section 2D - Building/Site Design | | (Max - 20 points) |
|--|--|-------------------|
| 10 | Compliance with residential design guidelines per Section 5.2 of the UDO | 10 |
| | Non-Residential building design that incorporates an active upper story. | 5 |
| | Pedestrian oriented and walkable site design which promotes alternatives to vehicular travel within the development. (Subject to TRC Approval) | 5 |

| Section 2E - Infill/Redevelopment | | (Max – 16 points) |
|--|--|-------------------|
| | Development or Redevelopment within DTC | 10 |
| 6 | Development or Redevelopment within DTP | 6 |
| | Redevelopment of previously vacant building space over 20,000 square feet | 6 |
| | Redevelopment of previously vacant building space under 20,000 square feet | 5 |

| Section 2F - Historic Preservation | | |
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| | Historic Structure Preservation via Deed Restriction (Determined by TRC) | 10 |
| | Restoration of Historic Structure (Must be approved by TRC) | 5 |

| Section 2G – LEED Certification | | (Max – 10 points) |
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| | LEED Certification for Neighborhood Development (LEED ND) | 10 |
| | Platinum LEED Certification | 10 |
| | Gold LEED Certification | 8 |
| | Silver LEED Certification | 6 |
| | Bronze LEED Certification | 4 |
| | LEED Certified Certification | 2 |

CATEGORY 3 – Outdoor Enhancement and Transit Improvements

| Section 3A – Outdoor Enhancement | | (Max – 12 points) |
|---|--|-------------------|
| | Construction of a Parkway Street Section on a Collector level street | 5 |

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| | Construction or Preservation of Gateway Landscaping or Structure (Subject to Comprehensive Plan Consistency and TRC approval) | 5 |
| | Outdoor Display of Public Art (Subject to TRC Approval) | 4 |
| | Public Facing Outdoor Mural (Subject to TRC Approval) | 4 |
| | Maintenance of Roadside Gateway Plant Bed (requires maintenance agreement) | 3 |
| | Planting Pollinator Garden (225 Square Foot Minimum) | 3 |
| | Exclusive use of xeriscaping techniques and drought tolerant species | 3 |
| | Enhanced Roadside Landscaping (Subject to TRC Approval) | 2 |
| | Enhanced Buffer Landscaping (Subject to TRC Approval) | 2 |
| | Construction of a Parkway Street Section on a Local level street | 2 |
| 10 | Installation of Native Shade Tree Species (per Tree up to 10 Trees) | 1 |

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| Section 3B – Transit (Pursuant to location being adjacent to a planned or active transit route) | | (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 (bus stop with shelter & bench) | 2 |

CATEGORY 4 - Amenities

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| Section 4A - Private Greenway | | (Max - 3 points) |
| | Construction of more than 3000 linear feet private greenway meeting Town of Zebulon standards | 3 |
| | Construction of more than 2000 linear feet of private greenway meeting Town of Zebulon standards | 2 |
| | Construction of more than 1000 linear feet of private greenway meeting Town of Zebulon standards | 1 |

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| Section 4B – Pool (Combinations may be approved by TRC) | | (Max - 8 points) |
| | Olympic Pool and Aquatic Center | 8 |
| | Junior Olympic Pool | 5 |
| | Lap Pool (four lane minimum) | 3 |
| | Resort Style Pool | 2 |
| | Any Other Pool | 1 |

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| 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 |

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| Section 4D - Pool Amenities | | (Max - 2 points) |
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| | Jacuzzi/Hot Tub/Whirlpool | 2 |
| | Water Playground with apparatus | 2 |
| | Sauna/Steam room | 2 |

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| Section 4E - Clubhouse | | (Max - 10 points) |
| | Commercial Coffee Shop with at least 10 designated public seating spaces. | 10 |
| | 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 | 3 |
| 2 | Outdoor Kitchen or Grills | 2 |

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| Section 4F - Additional Active Recreation | | (Max - 10 points) |
| | Gymnasium (regulation size indoor basketball court) | 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 Hardcourt (two regulation basketball courts, street hockey, fenced) | 5 |
| | Pickleball Court (three regulation courts, fenced) | 5 |
| | Pocket Park – 5,000 square feet | 3 |
| | IPEMA Certified Playground Equipment | 4 |
| | Lighted Field of Play for nighttime use | 3 |
| | Electronic Scoreboard or Covered Dugouts or Bleachers | 3 |
| | Community Garden – 15-foot by 15-foot, with water access and potting shed. | 3 |

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| Section 4G – Additional Urban Open Space Enhancements (Within Non Residential Zoning Districts) | | (Max – 10 points) |
| | Fountain | 2 |
| 4 | Canopy Including Fixed Permanent Seating (2 locations) | 2 |
| | Drinking Fountain with Pet Fountain | 2 |
| | Permanent Game Tables | 1 |
| | Permanent Tables with Shade Cover | 1 |
| | All Weather Bulletin Board | 1 |
| | Covered or Internal Bicycle Parking | 1 |
| | Artist-Design Bicycle Racks | 1 |
| 1 | Little Free Library | 1 |
| | Drinking Fountain | 1 |
| | Public Work Bike Stand With Tools | 1 |

CATEGORY 5 – Affordable Housing

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| Inclusion of a percentage of the provided housing stock of a proposed development cost no more than 30% of a household income not exceeding 80% of the Area Median Income (AMI) | | (Max – 10 Points) |
| | 15% Affordable Housing | 10 |
| | 10% Affordable Housing | 5 |

CATEGORY 6 – Other

(Max 5 Points)

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| | Integrated public safety operation systems (EX. Flock Safety or others as approved by the Police Department) | 3 |
| | Smart Waste and Recycling Stations | 2 |