

CEDS QUALITY OF LIFE IMPACT CHECKLIST - BALTIMORE COUNTY, MD

Project: _____ **Date:** _____ **Reviewed By:** _____

All development projects should preserve quality of life for existing and future residents and, whenever possible, make quality of life better. The purpose of this checklist is to screen a proposed development project for quality of life effects. A “**yes**” in the *Initial Finding* column indicates it is unlikely the project will cause an adverse effect due to the specific quality of life factor, though usually confirmation is required through a detailed analysis.. A “**no**” indicates a possible adverse quality of life impact, but again requires confirmation. A “**?**” indicates the effect is uncertain and that detailed analysis is required to determine project effects upon this factor. “**NA**” means the factor is not applicable to this project. All findings must be considered tentative since they are based on very limited evaluation and information. Issues of particular concern to area residents should be examined through a detailed analysis. Further detail on the factors presented below is given in the CEDS book: *How To Win Land Development Issues*, available free for download at: www.ceds.org

INITIAL FINDING	QUALITY OF LIFE FACTOR
	OVERALL QUALITY OF LIFE IMPACT
	Has this project been designed in a way that <i>preserves</i> existing quality of life for nearby residents?
	Does the project design include features which will <i>enhance</i> existing quality of life for area residents?
	AFFORDABLE HOUSING
	Will this project increase the supply of housing moderate-income families can afford?
	AGRICULTURE
	Are proposed homes adequately buffered from working farms?
	Can project residents easily pass farm vehicles on roads which both are likely to use at the same time?
	Does a program exist to educate new residents about the odors, noise, and other realities of living in an area dominated by working farms?
	Are working farm owners protected from frivolous nuisance actions by new residents?
	Has the project been designed so it will not unduly interfere with working farms?
	Is the site free of agricultural easements, districts, or other land preservation mechanism (based upon a review of the MERLIN database)?
	Is the project located in a Rural Legacy area (based upon a review of the MERLIN database)?
	AIR QUALITY
	Will the project reduce auto emissions by making it possible to walk or bicycle to work and shopping?
	Does the project include design provisions facilitating mass transit or car-pooling?
	COMPATIBILITY
	If the site is zoned DR or adjoins DR- or RC-zoned land then does the project comply with the residential transition area requirements contained in §1B01.1B1 of the zoning regulations ?
	Does the project comply with all other setback requirements in the zoning regulations ?
	Does the project comply with height restrictions?
	Does the project comply with limits on lot coverage and percent impervious area?
	If commercial, does the project meet floor-to-area (FAR) limits?

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	Are potentially incompatible uses adequately buffered?
	CRIME
	Does the project design incorporate appropriate Crime Prevention Through Environmental Design features?
	With the project, will law enforcement capabilities remain adequate?
	ENVIRONMENT
	The following sensitive environmental features are located within the potential zone of project impact, based upon a review of the MERLIN database: <input type="checkbox"/> Wetland of special state concern <input type="checkbox"/> Sensitive species project review area <input type="checkbox"/> Trout stream <input type="checkbox"/> Shellfish bed <input type="checkbox"/> Submerged aquatic vegetation bed <input type="checkbox"/> Forest interior dwelling bird habitat <input type="checkbox"/> Bald eagle habitat <input type="checkbox"/> Green infrastructure <input type="checkbox"/> Greenway <input type="checkbox"/> Other
	Does the extent of steep slopes, highly-erodible soils, streams, wetlands, and floodplains conform to that shown on MERLIN maps, soil survey maps, topographic maps, and other documents??
	Are all steep slopes, highly-erodible soils, streams, wetlands, and floodplains protected?
	If all steep slopes, highly-erodible soils, streams, wetlands, and floodplains are <i>NOT</i> protected then do plans show the <i>least harmful</i> road and building layout practical for the site?
	Forest Conservation
	Is the existing forest cover accurately depicted on project plans?
	Does it appear that the minimum requirements for forest retention-afforestation has been met on site?
	Are the most important areas on the site proposed for forest retention-afforestation: steep slopes, Priority I forest, areas within 100-300 feet of streams, and wetlands?
	Septic Systems
	Are all septic reserve areas a minimum of 20 feet from houses and 10 feet from property lines and easements?
	Are all septic reserve areas a minimum of 25 feet from steep slopes, drainageways, gullies, spring-seeps, floodplains, and rock outcrops?
	Are all septic reserve areas a minimum of 50 feet from stormwater management facilities?
	Are all septic reserve areas a minimum of 50 feet from wells in <i>confined</i> aquifers?
	Are all septic reserve areas a minimum of 100 feet from wells in <i>unconfined</i> aquifers
	Are all septic reserve areas a minimum of 100 feet from streams, ponds, or other water bodies?
	Are all septic reserve areas a minimum of 10,000 square feet in area?
	Are all septic reserve areas free of cut and fill areas?
	Are all septic reserve areas located outside of forest buffers and forest conservation easements?
	Do all septic reserve areas have at least two, preferably three, passed “perc” test sites within the area?
	Lots where setbacks noted above are not met:

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	Stormwater Management
	If the site drains to the headwaters of a Class III trout stream , then is runoff treated with filters or infiltration measures not ponds?
	Will all runoff from impervious surfaces drain to a stormwater filter or infiltration measure?
	Do stormwater ponds and storm drain outfall discharge into a stream channel or other areas where erosion will not occur?
	Are large impervious surfaces (buildings, parking lots, etc.) adjoining wetlands served by stormwater infiltration facilities?
	Wells
	Are all wells a minimum of: 10 feet from property lines, 15 feet from right-of-ways, and 30 feet from foundations?
	Are all proposed wells a minimum of 100 feet from septic systems?
	Are all proposed wells a minimum of 100 feet from stormwater <i>infiltration</i> facilities?
	Are all proposed wells a minimum of 50 feet from <i>noninfiltrating</i> stormwater facilities?
	Are all wells located outside of forest buffers and forest conservation easements?
	Are all wells upgradient of septic reserve areas or, if downgradient, at least 200 feet from a septic reserve area?
	Lots where setbacks noted above are not met:
	Are all existing wells and septic systems within 100 feet of the site shown on the plan?
	Is the site outside critical yield areas (Loch Raven schist and Jones Falls schist)?
	Do nearby well owners report having few problems with well quality and quantity?
	ENVIRONMENTAL JUSTICE
	If a minority or low-income community exists in the project impact zone, then has the project been designed to prevent undue impact to the community?
	FIRE
	Has the project been designed to prevent a lowering of the ISO Public Protection Classification, which is a rating of fire suppression capabilities of the local fire department?
	Will local water pressure remain above the minimum required for fire suppression in areas served by public water?
	HISTORIC PLACES
	Will the project be compatible with a historic district?
	Will the project be compatible with any structures or sites with historic or archaeological significance within the zone of impact?
	LIGHT TRESPASS-POLLUTION
	Is it <i>unlikely</i> nearby residents will suffer glare from lights or loss of their night sky view?

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	NOISE
	Has the project been designed to prevent an undue amount of noise at nearby homes, schools, and other sensitive sites?
	OPEN SPACE
	Does the project meet the minimum open space requirements with respect to <i>zoning</i> ?
	Does the project meet minimum open space requirements with respect to <i>Department of Parks & Recreation</i> requirements?
	PUBLIC WATER & SEWER
	If the project is to be served by public water and/or sewer then is it within the area slated for service in the County's Water & Sewer Plan?
	If the project involves a new State-funded water or sewer line, then is it within a Priority Funding Area?
	If the project is to be served by public sewer then will it carry sewage to a wastewater treatment plant which is in compliance with pollution discharge limits?
	PROPERTY OWNERSHIP
	Do adjoining property owners agree with site boundaries depicted on the applicant's plans?
	PROPERTY VALUE
	Is the project free of uses likely to have an adverse effect on the value of nearby homes?
	SCHOOLS
	Will student enrollment at schools serving the site remain below 116% of rated capacity based upon current and future conditions?
	If the project involves a new State-funded school, then is it within a Priority Funding Area?
	If the project involves a new school then is it designed at a neighborhood scale as dictated by <i>Smart Growth</i> principles?
	TRAFFIC
	Is sight distance sufficient at intersection(s) for safe turns based upon the 10-second rule: Does it take at least ten seconds from the moment you first see approaching vehicles until they reach the intersection?
	Is the gap between vehicles at main intersection(s) adequate for safe turning movements?
	Will the degree of traffic congestion (level of service) remain within the acceptable range (LOS: A to D) at nearby intersections?
	With the project, will the number of homes on single access roads remain below 100?
	Has the project been designed to prevent an undue increase in traffic, especially trucks, on residential streets?
	Will the grade of roads be 10% or less.
	If the project is situated along a scenic road, has the project been designed so scenic views are preserved?
	Other:

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EXAMPLES OF QUALITY OF LIFE ENHANCEMENT MEASURES	
	Will the project reduce through traffic on an existing residential street or make the street safer with traffic calming measures?
	Will the project reduce congestion or improve turning-movement safety at an intersection?
	Will the project reduce over-crowding at area schools?
	Will the project increase the amount of forest on the site or convert cropland on highly-erodible soils/steep slopes to forest?
	Will the project divert runoff from existing impervious areas to more effective stormwater management facilities?
	Will the project result in a net increase in the per capita supply of park and recreation facilities?
	Will the project result in an improvement of the views along scenic roads?
	Will the project restore a historic structure or enhance the integrity of a historic place?
	Will the project increase walking and bicycling opportunities for area residents?
	Will the project increase the value of nearby homes by mitigating an existing factor negatively affecting property value?
	Will the project bring about a net increase in the percentage of housing affordable to a moderate-income family?
	Will the project improve the Public Protection Classification of the local fire department?
Comments:	