

III. Community Benefits Additional/More Detailed Consideration Points

- Complete streets that promote safe mobility for pedestrians and bicycle's
- Construction of full street cross section during initial construction
- Roundabouts at intersections of roadways on major thoroughfare plan
- Use of conservation subdivisions layout that clusters the development areas and maximizes open space
- Public trail connectivity to existing City trail systems
- Expansion of reclaim water system to augment peak water demand
- Reduction of irrigation demand by limiting turf grass and irrigation areas
- Requiring native, drought-tolerant plants in landscaping
- Rainwater harvesting
- Additional Stream Buffers beyond the minimum requirements in the Drainageway Protection Zones requirements.
- Additional stormwater detention and LID treatment beyond the minimum requirements.
- Dark sky lighting
- Building design standards
- Additional tree preservation requirements
- Community garden (for the PID)
- Park land dedication (for COB use)