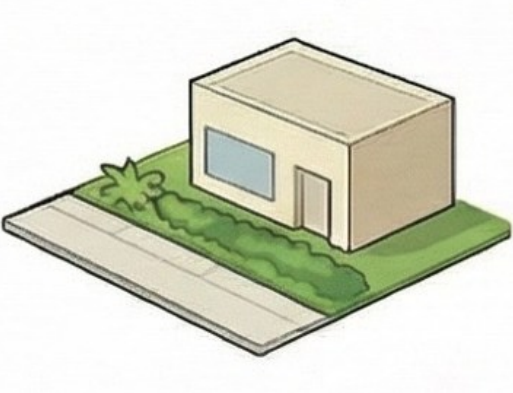
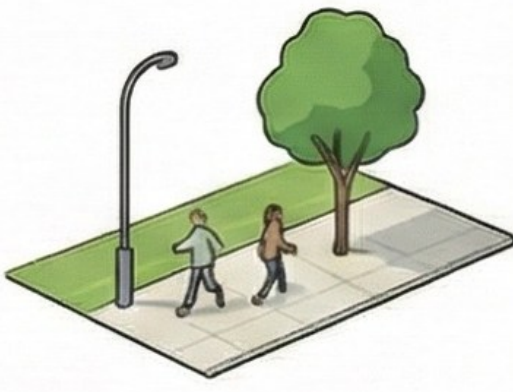


# GREEN SPACE



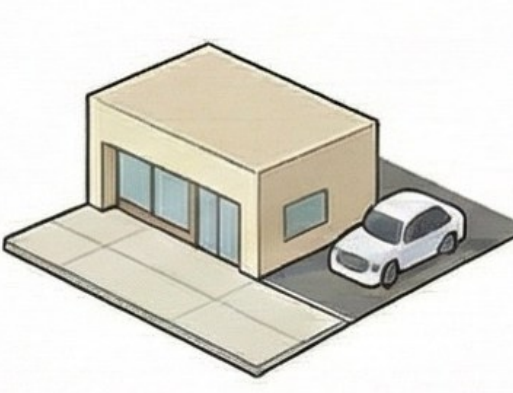
Integrating Green Space involves zoning requirements for open space dedication, pervious surface minimums, or landscape buffering standards. These areas provide essential ecological services, such as stormwater infiltration and urban heat island mitigation, which can reduce utility costs and infrastructure strain for a development. Furthermore, accessible green space acts as a high-value recreational amenity that significantly increases the marketability and property values of adjacent residential and commercial projects.

# PEDESTRIAN-ORIENTED SIDEWALKS



Prioritizing Pedestrian-Oriented Sidewalks in streetscape design means allocating sufficient right-of-way width for safe movement, ADA compliance, and amenity zones for street furniture and lighting. Zoning codes that emphasize walkability foster active transportation and create a comfortable human scale. For retail and mixed-use developments, these inviting pathways are crucial for generating the foot traffic necessary to support ground-floor businesses and creating a vibrant public realm.

# BUILDINGS CLOSER TO SIDEWALK



Buildings Closer to Sidewalk Utilizing zoning tools like build-to lines or maximum front setbacks brings Buildings Closer to the Sidewalk, creating a defined "street wall" and a sense of urban enclosure. This approach, often found in form-based codes, maximizes lot coverage efficiency and ensures an active frontage. By engaging pedestrians directly with storefronts and building entrances rather than parking lots, developments encourage ground-level interaction and enhance the overall safety and energy of the streetscape.

# SHADE



Implementing Shade through landscape ordinances requiring street tree canopy coverage or zoning allowances for architectural projections like awnings is vital for microclimate regulation. These elements improve thermal comfort, making outdoor areas usable during peak heat. For developments, effective shading strategies encourage longer dwell times in commercial districts, enhance the viability of outdoor dining, and can reduce cooling energy loads for adjacent buildings.

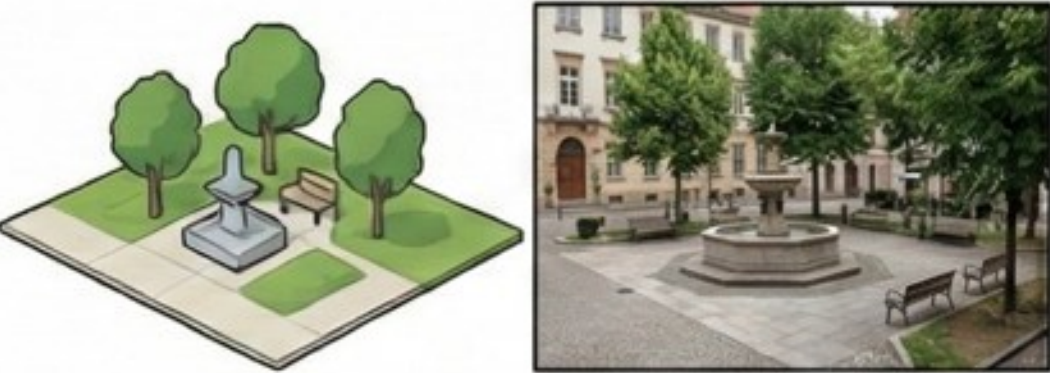
# PUBLIC ART



Incorporating Public Art is a powerful placemaking tool, often achieved through policies like incentive zoning or 'percent-for-art' mandates. These mandates typically require that a specified percentage of a commercial project's total construction costs be dedicated to providing and installing public art. Beyond aesthetic enhancement, these installations serve as visual landmarks that define a development's unique cultural identity. A strong commitment to public art fosters civic engagement, differentiates a project in the competitive marketplace, and effectively turns spaces into memorable destinations.

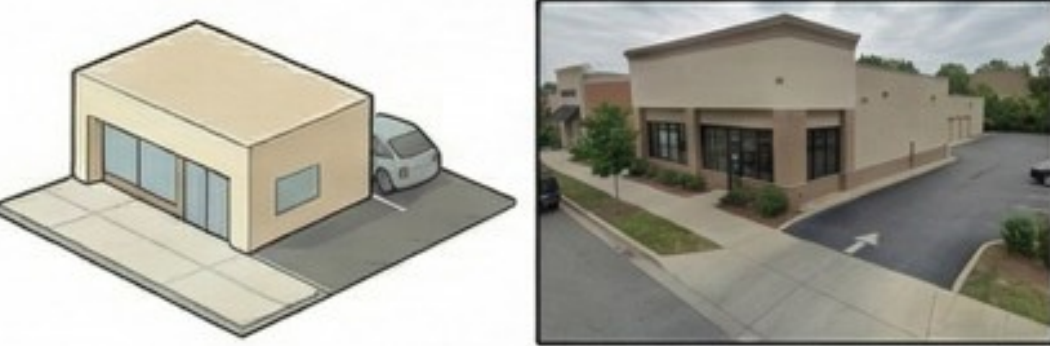


# PARK-LIKE PLAZAS



Developing Park-Like Plazas, sometimes fulfilled through Privately Owned Public Space (POPS) mechanisms, creates essential hardscaped civic gathering points within denser urban fabrics. These activated spaces serve as community focal points designed to host events and encourage social interaction. For developers, a well-executed plaza significantly elevates the prestige and value of surrounding commercial and residential properties.

# PARKING NOT VISIBLE FROM STREET



Parking Not Visible from Street Zoning standards that ensure Parking is Not Visible from the Street—typically by requiring rear-loaded access via alleys, screening walls, or wrapping structured parking behind active uses—maintain a high-quality public realm. This planning approach preserves an uninterrupted, engaging street frontage and prioritizes architectural aesthetics over vehicular infrastructure. The benefit is a safer, more visually appealing pedestrian environment that maximizes the value of the developable street-facing land.

# MULTI-MODAL PATHS



The creation of Multi-Modal Paths, often designated in comprehensive plans as greenways or shared-use trails independent of the road network, provides critical regional connectivity. These paths accommodate various non-motorized users, separating them from vehicular traffic for maximum safety. For adjacent developments, direct access to these paths is a premium recreational and commuting amenity that enhances long-term property desirability and community resilience.

# BICYCLE LANES



Integrating Bicycle Lanes as part of a municipal "Complete Streets" policy is essential for developing a robust multi-modal infrastructure network. By providing dedicated, safe rights-of-way for active transportation (especially protected cycle tracks), developments encourage a modal shift away from single-occupancy vehicles. This reduces on-site parking demand, alleviates local traffic congestion, and attracts tenants prioritizing mobility options and healthier lifestyles.