

TRAILS AT LEON CREEK NEGOTIATED PROJECT FEATURES

-Draft Working Copy-

Green (Energy Efficient and Environmentally-friendly)

- Use of solar panels on the property
 - Potential cooperation with CPS on incentives
- Use of radiant barrier/solar reflecting white roofs in construction
- LEED certification
 - Perhaps needs more investigation but building should employ green-construction protocols and should be extremely energy efficient to ensure low utility rates.
- Community garden(s) to include space for secure tool storage, shade structures, and water taps and hoses.
- Recycling incentives for residents who recycle
- Composting onsite

Safety

- Crosswalk across Bandera
 - Employs HAWK traffic light system (High Intensity Activated Crosswalk)
- Required 10 foot wide shared use path to be set back from Bandera with planting strip
- Playground away from parking lot
- Well-lit trail along creek that is ADA compliant

Transportation/Opportunity

- Bus shelters at each end of crosswalk (both sides of Bandera)
 - Coordinate with VIA, TCI
 - To include shade structures, pedestrian scale lighting, and bike racks.
- Incentives for transit use
 - Free/reduced bus pass for the first year of leases
 - Stipend for not using a parking space
- Provide safe, well-lit bike rack areas and a space/room with bike tools, air pump, etc. for resident bicycle maintenance.
- Potential for Live Work space
- Built-in free broadband access for all units or free Wi-Fi hot-spots in designated areas
- Community space/services
 - Event room/classrooms
 - Job-training
 - Financial Empowerment
 - Parenting
 - Computers for tenant use
 - Afterschool/Daycare programs

Mixed-Use Development at Site

- Designate an amount of property at the frontage for Mixed-Use/Commercial development.
 - Pedcor to potentially manage the commercial spaces along with the residential units, whether they are retail, office space, etc.