

TO: Planning and Zoning Commission

FROM: Joelle Jordan, AICP, Principal Planner

MEETING DATE: February 5, 2019

RE: Comprehensive Plan 2030 Policies and Implementation Strategies

As you are aware, Planning and Development Services is currently working on the City's comprehensive plan, **Round Rock 2030**. When we presented to you last July, we had just completed the online public input phase. At that time, we presented a set of 12 policies drafted incorporating this public input. We subsequently completed the Future Land Use Mapping process in August which also included a public meeting. Since then, we have been working on drafting the plan.

Now we are returning to you to review the 12 policies, the associated policy descriptions, and implementation strategies for each policy that will be included in the plan draft (see attached report). Additionally, we will present details on the upcoming process associated with plan adoption so that you will be ready to recommend the plan in April.

Save the date(s): PDS will hold two open houses on the draft plan in early March. PDS will hold two open houses on the draft plan in early March to allow the public to review plan content, interact with staff, and give their input.



Open House 1: Saturday, March 7, 2020
Allen R. Baca Center Dining Room
301 W Bagdad Ave Bldg. 2,
Round Rock, TX 78664
10am-2pm

Open House 2: Tuesday, March 10, 2020
Rabb House
151 N A.W. Grimes Blvd,
Round Rock, TX 78664
6-8pm

Staff will hold office hours for anyone who wishes to further discuss the content of *Round Rock 2030*: 3/12 2-5pm, 3/18 9am-12pm, and 3/23 9am-12pm. All office hours will be held at the PDS offices, 301 W. Bagdad, Suite 210.

Round Rock

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DEVELOPING **OUR** FUTURE

POLICIES & IMPLEMENTATION

PLANNING AND ZONING COMMISSION

FEBRUARY 5, 2020 MEETING



Planning and Development Services began drafting the City's Comprehensive Plan, *Round Rock 2030*, following the initial phases of public input. The public input process began in February 2019 with quadrant meetings, followed by online engagement via Polco, and a Future Land Use Mapping exercise. As a result of public input, twelve policies were developed.

The policies and associated implementation strategies form the basis of *Round Rock 2030*. Each of the 12 policies pertain to a certain planning topic. Implementation strategies are actionable items that correspond to each policy in order to realize the Plan's vision. *Round Rock 2030* is a planning document. The policies and implementation strategies have a direct impact on land use.

On August 8th, the *Round Rock 2030* team presented the 12 policies included in this document to Council. Since then, staff developed policy descriptions (known as "policy blurbs") to succinctly describe each of the 12 policies. Each policy has a list of implementation strategies that follow. Staff is presenting the core content of the Plan in this document to you prior to the release of the draft of *Round Rock 2030* to the public.

Quality of Life: Focus economic development initiatives on those that improve quality of life while remaining fiscally responsible. Invest in community gathering spaces for all ages that support the arts, culture, recreation and entertainment.

Policy Description:

This policy was created to prioritize quality of life initiatives tailored to Round Rock residents. Public input revealed a desire for more cultural and entertainment activities throughout the City. This policy is meant to encourage the creation of gathering spaces for residents, while ensuring that public funds are spent wisely to develop, attract, and/or incentivize these types of amenities.

Implementation Strategies:

- Create focal points, destinations, public spaces, and concentrated areas of desired development that promote the quality of life in Round Rock and create a sense of place.
- Assist Round Rock Area Arts and private patrons in locating space for a new arts and cultural center that could accommodate a variety of functions.
- Ensure that new City-owned amenities, such as a new Downtown library and Downtown parklets, contribute to the quality of life of residents and further the redevelopment goals of the *Downtown Master Plan*.
- Support the development of economic generators that are unique to Round Rock and improve quality of life. Specifically, projects should help Round Rock become a self-contained community with publicly and privately generated jobs and amenities.

Proposed projects to be completed over the next decade include:

- Project Tower, a 76,000 square foot office/retail/hotel project, surrounding the historic Downtown Water Tower.
- The District, a 65-acre mixed-use development, located on Louis Henna Boulevard just east of IH-35, that will include approximately one million square feet of high-quality office, residential, hospitality and retail space.
- Heritage Trail and Bathing Beach Park: The Heritage Trail is a major recreational corridor planned along the Brushy Creek Regional Trail that will connect two of Round Rock's historic areas: its original pioneer settlement "Old Town" and its railroad-era "New Town." A park along the trail in Old Town near The Round Rock includes the recently relocated 1850's Stagecoach Inn.
- Round Rock Amphitheater: Formerly known as the Nutty Brown Amphitheater, an outdoor concert venue south of Austin with an established following, will relocate to Round Rock east of IH-35 and south of University Boulevard.
- Kalahari Resort, a waterpark, hotel and conference center located on US Highway 79 across from Dell Diamond.

- Create a Planned Unit Development for the proposed Henna tract at US Highway 79 and Mays Street as a catalyst project implementing the *Downtown Master Plan*.
- Explore, attract, enable, and facilitate pilot projects such as drive-in movies, pop-up uses, and other temporary uses in appropriate locations while limiting unintended consequences of non-permanent structures.
- Amend ordinances to maximize public access to open space.
- Use public input to identify uses associated with improving the quality of life of the community, particularly dining and entertainment options. Create programs to attract and incentivize the identified uses.

Economic Development: Continue to be the “City of Choice” for new and existing businesses by focusing on quality development standards that promote and sustain economic growth while providing sufficient infrastructure and services.

Policy Description:

Based on public input received, this policy aims to maintain and promote the City’s business-friendly environment. Round Rock’s goal of a prosperous economy requires successful development, including providing infrastructure necessary to support growth. The City is committed to maintaining the highest levels of attractiveness and competitiveness possible to allow Round Rock to remain the “City of Choice” for businesses. The Planning and Development Services Department (PDS) operates under the guidance of the City’s Development Philosophy, which emphasizes customer service to facilitate the timely review and approval of development projects, as well as ensuring that stakeholders are included in the creation of regulatory ordinances.

Implementation Strategies:

- Update and evaluate the Future Land Use Map (FLUM) during the 10-year Plan period to ensure appropriate land uses are identified.
- Attract and support the development of new and existing economic generators that are unique to Round Rock and improve quality of life.
- Continue to strive to provide a navigable regulatory and development review process that is efficient, streamlined, and meets or exceeds established performance measures.
- Re-examine the Code of Round Rock Development Code on a continual basis to determine if amendments are necessary based on changes to state law. Develop incentives as necessary to ensure desired outcomes concerning design and development standards.
- Support zoning and annexation decisions that attract desirable employment centers to the Northeast and consider appropriate incentives.
- Prioritize infrastructure projects associated with regional attractions, Downtown and major employers.
- Support the development of the Harris tract to the west of Kalahari so that new development is complementary to Kalahari but has its own unique attributes that add momentum of the area’s status as a regional attraction.
- Explore new uses for older commercial centers when neither the structures nor the center’s location meet the needs of the market. Redevelopment may include increased densities and/or relaxing certain development standards or fees.
- Continue offering an expedited development review process for economic development projects.

- Explore options for providing incentives for the use of masonry exterior building materials.
- Examine the potential for redevelopment in certain transitional areas of the City.
- Strategically support and identify areas for the public acquisition of certain private properties to ensure desirable redevelopment in critical corridors, preserve the City's history, and enhance Downtown.

Downtown: Manage and guide the revitalization of Downtown as a safe and pedestrian-friendly community destination for all.

Policy Description:

The revitalization of Downtown Round Rock has been a long-term investment and priority for the City. Round Rock adopted the *Downtown Master Plan* in 2010 and has invested \$116.9 million in public infrastructure and facilities since then. The Master Plan created a design and policy strategy for a thriving town center featuring a viable mix of retail, dining, entertainment, residential and public spaces, in a walkable and historically sensitive environment. Downtown's unique character and mix of activities make it different from anywhere else in Round Rock. Anchored by a National Register Historic District, mixed-use zoning districts support redevelopment while balancing preservation of existing building and development patterns. Public input indicated that residents desire an active downtown with a wider variety of businesses, housing options, and gathering spaces where safety is a priority. Specifically, teenagers would like Downtown to be a destination with places to gather and spend their leisure time. This policy focuses on the desire to create a greater mixture of land uses that will serve everyone in the community, thus giving everyone multiple reasons to be Downtown on any given day.

Implementation Strategies:

- Facilitate a mixture of residential development types. Strive to develop a minimum of 1,000 dwelling units within one-quarter mile of Main Street.
- Complete the redevelopment process for the site encompassing the Water Tower.
- Consider potential for activating alleys Downtown and seek out mechanisms to fund unique projects in the alleys.
- Ensure that the City's proposed new library is integrated into the streetscape with an active first floor.
- Examine and determine the future of Main Street parklets once the initial phase is installed.
- Ensure balance between the residential and business uses Downtown by encouraging compatibility. Mitigate negative impacts to residents and prevent clustering of any one type of commercial use.
- Conduct a parking study to ensure adequate and appropriately located parking Downtown.
- Prioritize infrastructure improvements such as upgrades to streets, utilities and drainage Downtown through the implementation of the *Downtown Improvement Plan*.
- Ensure the connectivity of the Henna tract to Downtown and examine further integration of Brushy Creek as a publicly accessible amenity.

- Conduct an inventory of potential redevelopment and infill sites, including historic structures that would be suitable for adaptive reuse. Devise a strategy to incentivize accordingly.
- Evaluate MU-1 (Mixed-Use Historic Commercial Core) district, MU-2 (Mixed-Use Downtown Medium Density) district, and MU-L (Mixed-Use Limited) district standards to ensure that they continue to be appropriate as Downtown redevelops.

Commercial Centers: Foster maintenance, reuse, or redevelopment of aging commercial centers while adapting to shifts in consumer preferences.

Policy Description:

Based on public input received, stakeholders would like the City to focus on improving and maintaining existing retail centers. This policy prioritizes revitalization and repurposing of aging, vacant, or declining commercial centers. This includes examining options for improving the appearance along roadway corridors adjacent to older commercial centers. This policy also recommends considering how changing preferences of consumers such as online shopping and curbside order pick up affect the long-term viability and layout of commercial developments in the future.

Implementation Strategies:

- Create ordinances to foster quality and economically feasible rehabilitation, re-use and redevelopment of aging commercial developments. These should include incentives to assist with comprehensive redevelopment through specific financing mechanisms and agreements.
- Complete corridor revitalization and enhancement starting with Mays Street from Gattis School Road to Mays Crossing Drive. Evaluate successes to determine how to apply process to other portions of the roadway and other roadway corridors in the City.
- Examine, propose and implement strategies that encourage adaptive reuse of aging commercial centers in areas identified for revitalization. If successful, consider developing grant programs for façade improvements, landscaping and signage.
- Devise and propose parameters for development fee reductions for projects slated to be part of a redevelopment program effort.
- Strategically purchase private property to guide redevelopment.
- Identify key redevelopment locations, especially large tracts on important commercial corridors.
- Encourage compact commercial redevelopment in appropriate locations.
- Strive to maintain traffic flow along roadways through the minimization of access points in commercial centers.
- Continue to monitor changes in sign technology to ensure that the needs and desires of developers are balanced with the design standards desired by the City.
- Consider how to address vacancies, especially for uses in changing markets like retail and banks.
- Consider commercial code enforcement beyond sign regulation enforcement in order to address issues like building maintenance, parking lot maintenance, and landscape ordinance enforcement.

Neighborhoods: Maintain older neighborhoods to ensure longevity and desirability.

Policy Description:

Based on public input received, a high percentage of Round Rock residents are happy with their neighborhoods. Stakeholders also think that the City should maintain its heritage and roots. The City has a strategic goal to foster sustainable neighborhoods, both old and new, through a series of strategies that focus on maintaining property values in older neighborhoods, creating a sense of community between neighbors, reducing code violations, and providing a point of contact for residents to understand City services that pertain to neighborhood quality of life.

Implementation Strategies:

- Establish neighborhood planning programs, especially in older, deteriorating neighborhoods.
- Continue to review zoning codes to provide more flexibility for infill development including missing middle housing, limited commercial, and office.
- Focus Community Development Block Grant funds on neighborhood revitalization in low-to-moderate income neighborhoods. Primarily focus expenditures on sidewalk installation, park improvements, and home repairs.
- Create ordinances to foster quality and economically feasible rehabilitation, re-use and redevelopment of aging commercial developments and neighborhoods.
- Support and encourage neighborhoods that do not have Homeowners Associations to form neighborhood associations by proactively hosting meetings and events to demonstrate the benefits of forming an association.
- Continue existing and create new programs to keep neighborhoods active and engaged such as the Tool Lending Center, Block Party Trailer, Movie Kit, Curb Painting Kit, Fence Staining Kit, Pole Tree Saw Program, Lawn Care Foster Program, Sierzega Unit and UniverCity.
- Consider lighting programs to address citizen concerns about safety. Facilitate requests for assessments to determine if additional lighting is needed in certain areas of neighborhoods.
- Create a formal process for identifying infrastructure needs of older neighborhoods and identify potential shared resources to fund improvements.
- Explore options for a range of housing that could be added to existing single-family neighborhoods.
- Continue to coordinate and connect Neighborhood Services and Code Enforcement. Analyze Code Enforcement violations to create programs to assist residents with compliance. Examples of existing programs include neighborhood cleanups, the Lawn Care Foster program and the Pole Tree Saw program.
- Continue to explore innovative pilot programs that support neighborhood quality and sense of community based on issues identified in neighborhoods.

Historic Preservation: Preserve buildings and sites that contribute to Round Rock's history.

Policy Description:

Public input received indicated that residents are very supportive of historic preservation and feel that the City should protect sites and structures that represent the heritage and history of Round Rock. Round Rock has had a historic preservation program since 1979. Historic assets play an essential role in shaping the identity of a place. Historic buildings, neighborhoods, and other important vestiges of the past define a unique and special sense of character in a community. As Round Rock continues to grow and mature, its historic resources remain an important part of the community's identity. Historic preservation encourages the continued use of older properties, safeguards the existence of significant historic elements, and contributes to community development objectives such as quality of life, sustainability, and economic development.

Implementation Strategies:

- Explore means for financing the City's historic preservation program including a new dedicated annual allocation in the City's budget.
- Complete the restoration of the Stagecoach Inn.
- Consider new incentive programs specifically to assist property owners and developers with maintenance and rehabilitation of historic properties.
- Continue administering the Partial Tax Exemption Program for Historically Significant Sites and guide property owners through the application review process.
- Consider expanding the number of designated properties. Review the designation criteria in the Round Rock Development Code to adapt the definition of historic significance. Identify structures recently annexed into the City and mid-century structures which are now, or will soon be, eligible for designation.
- Explore establishing a historic district for the *Downtown Master Plan* area which regulates exterior building materials for all structures.
- Establish a policy to address whether performance advances in building materials could, in certain circumstances, justify the application of non-historic materials to aid the long-term preservation of historic structures.
- Establish methods, guidelines, priorities, and a dedicated funding source for preservation of City-owned historically designated properties.
- Contribute historic preservation expertise to ensure the developments surrounding the Water Tower is contextually appropriate and does not diminish the Tower's historic integrity.
- Advise the Parks and Recreation Department regarding historic features of the Bathing Beach Park and Heritage Trail projects.
- Foster a network of preservation advocates and allies, like the City's non-profit Round Rock Preservation, by collaborating with preservation partners at the local, regional, and state levels.

- Support the Williamson Museum's efforts to continue local history programming in Round Rock.
- Partner with other preservation organizations to create a local historic preservation award program to recognize preservation success stories.
- Create opportunities to record and celebrate the history of the City through a local history archive and resources at the new library.
- Increase focus on heritage tourism city-wide through promotion of the City's historic assets. Consider becoming a designated Preserve America community.
- Capitalize on historic assets as an economic engine for Round Rock by promoting historic sites to areas outside of the City.
- Increase stakeholder and public awareness of the City's historic preservation program through providing training opportunities, hosting public events, and creating educational materials.

Roadway Function: Enhance the function and appearance of transportation corridors while accommodating safe pedestrian and bicycle travel where feasible.

Policy Description:

This policy prioritizes improving and connecting infrastructure for all forms of transportation. Currently low density, single-use neighborhoods take up significant amounts of land in the City and require the use of a personal vehicle to access employment and services. Based on public input received, pedestrian safety and walkability were major concerns associated with roadway design. In addition to function, this policy also focuses on the appearance of transportation corridors which are especially important for gateway corridors that welcome people into the City. This was also a point of emphasis in the Garner Economics, LLC report *Building Upon a History of Success: An Economic Development Action Plan for Round Rock, Texas* as it relates to economic development and attracting desirable redevelopment in aging areas.

Implementation Strategies:

- Establish streetscape design guidelines for City roadways compatible with current and planned land uses.
- Consider and prioritize corridor studies to determine future corridor enhancement programs for roadways.
- Pursue the feasibility of implementing a comprehensive street tree program and identify priority areas for implementing such a program.
- Adopt standards for shared-use paths that can be utilized by both cyclists and pedestrians that are at least 10 feet wide.
- Consider potential improvements associated with pedestrian safety at intersections, including but not limited to the creation of safer and more obvious places to cross arterials and better signage/visibility to ensure drivers are aware of pedestrian activity.
- Consider chicanes or other traffic calming measures on roadways where the City receives frequent complaints about speeding.
- Design single-loaded streets to provide access to open spaces where possible.

Mobility: Develop transportation options within and between neighborhoods and local destinations.

Policy Description:

This policy prioritizes connectivity and mode of travel around Round Rock. This includes developing sidewalk and trail networks and expanding public transit. The City recently introduced limited bus service within Round Rock and a commuter line that connects Round Rock to Austin. Public input indicated that people would like to travel throughout Round Rock without experiencing major traffic delays. While congestion due to growth is unavoidable, developing and expanding the number of transportation options in Round Rock could reduce the number of vehicles on the road.

Implementation Strategies:

- Increase neighborhood connectivity through streets, trails and bike lanes.
- Use subdivision platting and site development processes to ensure connectivity for a variety of transportation options. Examples of requirements include cross access between commercial uses, sidewalk construction, and connectivity indicators in new residential development.
- Consider potential improvements associated with pedestrian safety at intersections, including but not limited to the creation of safer and more obvious places to cross arterials and better signage/visibility to ensure drivers are aware of pedestrian activity.
- Facilitate expanded fixed-route bus service including the addition of a transit stop in The District mixed-use development, proposed at SH45 and North Greenlawn Boulevard.
- Evaluate parking demand to determine whether a park and ride location or expansion of the Transit Center Downtown garage is appropriate to accommodate commuters.
- Ensure the connectivity of neighborhoods to the trail system identified in *Playbook 2030: Building a Connected Community*.
- Ensure mobility around regional attractions identified on the Future Land Use Map (FLUM).
- Evaluate the MoKan corridor (from Georgetown to Austin) as a regional transportation and transit mobility solution.
- Develop transit stop infrastructure and amenities including shade structures, benches and trash receptacles.
- Develop a plan to manage parking supply and demand in large developments to ensure the efficient use of land.
- Reevaluate off-street parking requirements for all uses.

Housing: Enable a mixture of housing types within the City to meet all residents' needs and preferences through all stages of life.

Policy Description:

The vast majority of the City's housing stock exists in a conventional suburban form with separate residential subdivisions containing single-family homes or standalone apartment complexes. Currently, low density single-use neighborhoods take up significant amounts of land in the City and require the use of a personal vehicle to access employment and services. Based on public input received, housing affordability was a main concern of stakeholders. Certain housing types in the City have been identified as missing in Round Rock, such as smaller-scale multifamily developments. Other types of housing, such as senior living, were identified to address the changing needs of residents over their lifetimes so they could continue to live in Round Rock.

Implementation Strategies:

- Strive to limit conventional, garden-style walk-up multifamily units to 20% of the housing stock to the extent feasible, not including in mixed- and multi-use areas.
- Examine tools to provide incentives for specific dwelling types that do not currently exist in Round Rock or where more units are desired.
- Provide information regarding affordable housing initiatives and programs available to Round Rock residents.
- Examine parking and garage requirements for all residential types.
- Consider amendments to the small lot requirements of the Round Rock Development Code or the creation of a new zoning district to facilitate more affordable single-family homes.
- Research best planning practices concerning tiny homes and other housing trends to consider integration into the Round Rock Development Code.
- Explore policies for allowing accessory dwelling units in neighborhoods including specific criteria and design features except where prohibited by Homeowners Associations.
- Consider rezoning proposals that facilitate the development of missing middle housing. Examples might include low density townhome and multifamily integrated into neighborhoods, multiple units on one lot, identification of corridors where condominium arrangements are small detached or attached units, high rise multifamily in mixed-use developments, and single-family small lots with special parking requirements.

Mixed-Use: Encourage mixed-use development in locations that are compatible with the surrounding area and supported by employment and transportation infrastructure.

Policy Description:

The intent of mixed-use zoning districts is to permit flexibility in uses and densities not accommodated by traditional zoning districts. This allows a variety of uses to locate in the same building, site, or block, and in structures of varying size and design. Commercial and residential uses, which are usually separated into distinct zoning districts, are encouraged to be combined with offices and public open spaces. The close proximity of the different land uses fosters increased pedestrian activity, as residents are able to accomplish a wide variety of tasks in a relatively small area without driving. Additionally, this type of development allows for the more efficient provision of infrastructure and natural resources.

Implementation Strategies:

- Promote mixed-use options where opportunities exist already by zoning. Ensure that regulations work for the types of developments being proposed.
- Identify and provide incentives for the provision of certain housing unit types and specific commercial components within a mixed-use development.
- Encourage housing units where appropriate as part of mixed-use development.
- Evaluate and incentivize the incorporation of transit stops in mixed-use locations like the proposed District development.
- Attract and incentivize a development like the Mueller neighborhood in Austin.
- Develop a strategy to acquire underutilized parcels of land to guide redevelopment as mixed-use, higher density urban-style projects in appropriate locations.
- Incentivize Downtown mixed-use projects including opportunities for small lot infill.
- Encourage and incentivize large-scale mixed-use projects on vacant tracts such as the Harris Tract (west of Kalahari Resorts), the Robinson tract (south of RM 620) and the Georgetown Railroad tract (west side of IH-35 at the intersection of RM 1431). These tracts are identified as mixed-use on the Future Land Use Map in *Round Rock 2030*.

Adapting to Change: Adapt development codes to reflect transportation innovations, evolving technology, and changing consumer preferences.

Policy Description:

This policy focuses on the impacts that growth and changing lifestyles will have on Round Rock's land use in the next decade. Recent trends in transportation such as ridesharing, autonomous vehicles and the introduction of high-speed transit may change the way that people move within and between cities. Advances in technology are also shaping the way that people access goods and services. Adjusting development codes related to site development layout, building design, and parking standards allow the City to address changing patterns in transportation and consumer preferences, which ultimately impact land use.

Implementation Strategies:

- Prepare for changes in transportation technology that would result in impacts on land use and site layout.
- Examine how regional attractions impact land use change around them.
- Evaluate parking lot standards in the Round Rock Development Code, especially for retail. Consider site development impacts of total parking requirement, drive-throughs, drive aisles, order pick-up, and drop-off areas.
- Consider creating a pilot program for tiny homes, accessory dwelling units and other trending housing types.
- Monitor the presence of obsolete commercial building designs when vacated to ensure future reuse or redevelopment.
- Establish a policy to address whether performance advances in building materials could, in certain circumstances, justify the application of non-historic materials to aid the preservation of historic structures.
- Consider how demographic changes impact needs of the community, including housing supply.
- Examine how communications innovations impact how public information and notices pertaining to planning and development projects are distributed and shared.
- Examine how the new Downtown library will influence land use around it.
- Form partnerships with Round Rock Independent School District and higher education institutions by creating City programs that increase awareness of planning issues via internships, externships, and mentoring programs.
- Evaluate temporary use permitting to recognize how changing consumer preferences for these types of uses affect parking and land use.
- Develop a comprehensive plan checklist for use in evaluating development proposals for consistency with the Plan's vision and goals.

- Conduct a comprehensive plan review periodically to consider Plan amendments and refinements based on changes to the community, the economy, technology or other factors.
- Establish a process for regular assessment of Plan implementation progress.

Sustainability: Promote environmental sustainability by facilitating energy efficient development that conserves natural resources and open space.

Policy Description:

A plan for preserving Round Rock's natural environment is essential to promoting the City's continued prosperity and high quality of life. Public input identified that the City should maintain open space and encourage energy efficient technology. Many of the City's sustainability efforts are implemented by conservation planning by the Parks and Recreation Department and the Utilities and Environmental Services Department.

Implementation in the Planning and Development Services Department (PDS) will focus on development standards that promote more compact development, green building methods, and alternative energy.

Implementation Strategies:

- Adjust development codes and permitting processes as necessary for solar, wind, and other green energy technology.
- Consider cost sharing with developers to expand water reuse infrastructure. To decrease strain on water resources, grey-water access should be made available to homeowners.
- Consider developing a City rebate program for energy efficient elements in new construction or existing home projects.
- Establish a process to waive residential building permit fees for environmentally-friendly development projects such as solar installations on single-family homes.
- Explore options for providing incentives for LEED certification and green building.
- Create a policy requiring any public-private project that includes a development agreement to apply sustainable construction standards, as appropriate, to the project.
- Ensure timely adoption of building codes as established by the International Code Council.
- Protect creek corridors to assist in flood control and maintaining the quality of stormwater runoff.
- Coordinate PDS processes with the Parks and Recreation Department goal to acquire and allocate 14% of its land as open space in accordance with the Strategic Parks and Recreation Master Plan.
- Orient lots adjacent to open spaces and natural features thoughtfully in order to support efforts to preserve open space and enhance community character.
- Expand options for required amenities in certain zoning districts to incorporate sustainable elements such as community gardens.
- Support the goals of the City's 2019 Conservation Plan.