

EXAMPLES OF PD PROJECT PUBLIC BENEFIT TRADE-OFFS

Items provided by a PD project over and above what would be provided by a conventional development

- Uncompensated dedications/donations, and construction of improvements
 1. Off-site traffic improvements (e.g. turn lanes, increased turning radii)
 2. Off-site pedestrian improvements (e.g. sidewalk connections, filling-in sidewalk gaps, sidewalk/path widening)
 3. Public parks, open spaces, school sites (may include land and infrastructure improvements and/or fill that serve dedicated public lands)
 4. Rights-of-way for existing and future public roads
 5. Public access through a project to increase connectivity (e.g. vehicular and/or pedestrian)

- Project design enhancements and innovations
 6. Increased open space (e.g. large common green space tracts)
 7. Large buffers (e.g. increased width, plantings, features)
 8. Wetland and/or native upland vegetation preserves (e.g. large tracts, special tree protections)
 9. Drainage areas sized and designed to accommodate run-off from adjacent public roads and/or other public facilities
 10. Increase setbacks or other special development restrictions (e.g. strategic building height and building mass limitations to address building scale, architectural upgrades, publically accessible common amenities)

- Provision of affordable housing (density bonus may apply)

Note: this is not an exclusive list