



Coast Highway Community Revitalization

DRAFT SMART GROWTH INCENTIVE PROGRAM SCORECARD

Development Services Department

Project Name & Case Number: _____ Address: _____ Date: _____

Mandatory Application Eligibility Requirements : 1. Project Location within Coast Highway Vision Plan Area Y/N
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Criterion Weight (W):

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- 2 - Average Community Priority
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Project Value Points (VP):

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GOALS		ELEMENTS	CRITERIA	POINTS	SCORE
	CATEGORY		Coast Highway Vision and Strategic Plan guidelines are noted by *	WEIGHT (W) VALUE POINTS (VP)	FULL COMPLIANCE SCORE (WX2) <u>Note:</u> Score only if criterion applies PROJECT SCORE (WxVP) <u>Note:</u> Score only if criterion applies

<div>GOAL #1:</div> <div>Guide future growth</div> <div>❖</div> <div>(Where & what type of land uses)</div>	Location	<div>▪ Smart Growth Zones</div>					
		1. Node	North “O”, Transit & Sprinter Station,& South “O” (per CHVSP p. 32,34,38,42)*	3			
		2. A.T.E. District	Per CHVSP p. 40*	3			
		▪ Location Risk					
		1. Area of Economic Need	Site located within Census tract with household income at 80% or less of City median income	1			
		2. “Trail Blazer”	Development is first of its use and type within ½ mile radius of project site	2			
	Land Use	▪ Land Use Contribution	Includes:				
		Regional Draw	Retail, entertainment or cultural anchor	3			
		Diversity of Housing	Diversifies existing mix of housing types in area	2			
		Mixed Use Project	Horizontal or vertical mixed use	3			
		Diversity of Land Uses in the Neighborhood Area	Development provides two or more uses not prevalent within ¼ mile radius of the project site	2			
		TOD	Transit oriented/supportive	3			
		▪ Adaptive reuse	Coast Hwy character contributing structure (listed in Oceanside historic survey)	3			
	Critical mass	▪ Threshold Density					
		1. Population	Per CHVSP node recom. (above OZO min du/ac)*	3			
		2. Employment	Per CHVSP node recom. (30+ employees/ac)*	3			
		3. Height	Per CHVSP height diagram p. 49*	3			
	Process	▪ Community planning	Project presented to and involved local groups	3			
	Goal #1 Subtotal						



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GOAL #2: Foster high quality design  <i>(What form and Character)</i>	Urban Design	Streets	Does the streetscape reinforce the adopted "Avenue" or "Node" corridor segments? (per CHVSP p. 70-71)*				
			A. Designed as "Complete Streets" for bike, pedestrian and vehicle use *	3			
			B. Designed to accommodate street furniture, sidewalk dining, landscaping art etc.*	2			
		Block Network & Circulation	Does the block size contribute to a pedestrian-friendly design and fine-grained network of streets and blocks? (per CHVSP p. 72)*				
			A. Maintains existing alley system, or extends walkable grid system*	2			
			B. No cul- de-sacs, street closures, or dead-ends*	1			
			C. Block perimeter limited to 1650 ft.*	3			



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GOAL #2: Foster high quality design  <i>(What form and Character)</i>	Urban Design	Block Network & Circulation	Is parking designed and placed in a manner that minimizes visual impacts and promotes safe access to parking lots/ structures? (per CHVSP p. 72)*				
			A. Parking in a structure or underground*	3			
			B. Parking is screened or landscaped where visible*	2			
			C. Parking structures along pedestrian oriented streets with habitable liner buildings and screened upper levels*	3			
			D. Shared parking design	3			
			E. Garage placement is subordinate to the main structure. Garage doors do not dominate the street scene*	3			
			F. Driveway cuts and widths are minimized*	2			
		Intersections & sidewalks	Does intersection and sidewalk design contribute to a safe pedestrian environment? (per CHVSP p.74-75)*				
			A. Incorporates curb extensions, reduced corner curb radius, ADA curb ramps and enhanced paving*	3			
			B. Sidewalks on both street sides*	3			



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GOAL #2: Foster high quality design  <i>(What form and Character)</i>	Urban Design	Intersections & sidewalks	C. Retail sidewalks paved from building edge to curb and punctuated with trees and grates*	2			
			D. 12 ft. min sidewalk width*	2			
			E. 5 ft. (min) furnishing zone in commercial areas*	1			
			F. Pedestrian friendly landscaping and use of smaller scale enhanced pavement/ color/ texture in pedestrian travel zones*	2			
		Sustainability & Green space (Public and private areas)	Are sustainable design and construction strategies utilized? (per CHVSP p. 76-77)*				
			A. Use of permeable pavement in parking lots, sidewalks etc.*	3			
			B. Sustainable roofs*	3			
			C. Installation of energy efficient lighting (e.g. LED)*	3			
			D. Reduction of albedo content in concrete to increase pavement solar reflectivity*	1			
			E. Pocket parks with 50% frontage*	3			



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GOAL #2: Foster high quality design  <i>(What form and Character)</i>	Urban Design	Sustainability & Green space (Public and private areas)	F. Parkways along streets (except retail streets)*	3			
			G. Parkways with bioswales or water retention areas to prevent stormwater runoff*	3			
			H. At least 10% of materials used are salvaged or refurbished	3			
			I. At least 85% of construction waste is recycled or reused	3			
		Trees & Landscaping	Does the landscaping design foster civic pride and contribute to the environmental, physical and economic quality? (per CHVSP p. 76-79)*				
			A. Planting pattern per CHVSP p.78*	3			
			B. Drought tolerant species, time irrigation systems*	3			
			C. Appropriately sized canopy trees *	3			
			D. Preservation/expansion of tree canopy*	3			
		Street Furniture & Lighting	Does street furniture and lighting contribute to the pedestrian friendly and artistic character of the Coast Highway area? (per p.80-81)*				
			A. Street furniture as public art*	2			
			B. Pedestrian scale street lighting*	2			
			C. Bike racks/Lockers*	2			
			D. Signage	2			



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GOAL #2: Foster high quality design  <i>(What form and Character)</i>	Building Design	<ul style="list-style-type: none"> ▪ Building Type 	Are building types consistent with and designed pursuant to the adopted plan? (per CHVSP p. 82-85)*	3			
		<ul style="list-style-type: none"> ▪ Street Blocks & Frontage 	Are block frontages designed to be consistent with the adopted plan? (per CHVSP p.87)*	2			
		<ul style="list-style-type: none"> ▪ Individual Property Frontage Type 	Are appropriately designed frontage types used? (per CHVSP p.88-89)*	2			
		<ul style="list-style-type: none"> ▪ Architectural Elements 	Does the design place particular emphasis on achieving human scale and high quality craftsmanship, and encourage sustainability at all levels (per CHVSP p.90-93)*				
			A. Primary entry well defined and oriented to the street*	3			
			B. Building “anchors” at intersections*	1			
			C. Use of special paving and landscaping at entrance locations*	2			
			D. Transparent material cover 25-50% of street visible upper facades *	2			
			E. Storefronts with 50-75% transparency*	3			
			F. Typical storefront bay: 15-30 ft.*	2			



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<div>GOAL #2:</div> <div>Foster high quality design</div> <div>❖</div> <div>(What form and Character)</div>	Building Design	▪ Architectural Elements	G. Human scale proportions and architectural building details *	3			
			H. Architecturally enhanced elevations*	3			
			I. Porches/ stoops*	1			
			J. Balconies, trellises and canopies per CHVSP guidelines*	3			
		▪ Fences & Hedges	Do walls, hedges and fences - where used-define the edge between the street and private yards and the street face where buildings are absent (per CHVSP p.94)*				
			A. High quality construction methods and materials (durable and sustainable) and architecturally enhanced and complimented by landscaping*	3			
		▪ Trash, Utilities & Storage Areas	Are trash, recycling and storage areas (per CHVSP p. 95)*				
			A. Screened, accessible, designed to minimize nuisance and durable*	3			
Goal #2 subtotal							

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GOAL #3: Stimulate economic investment * (How)	Neighborhood area Stabilization	<ul style="list-style-type: none"> ▪ Traditional neighborhood retail uses 	Includes tenant space for neighborhood oriented daily needs (e.g. grocery stores, dry-cleaners, delicatessens or similar)	3			
		<ul style="list-style-type: none"> ▪ Neighborhood supported uses 	Includes tenant space for uses that fulfill an identified area need as attested by written statement of neighborhood associations(s)	3			
		<ul style="list-style-type: none"> ▪ Jobs/Housing balance 	TOD areas, A.T.E. District and commercial corridor areas mixed use development	3			
	Promote local Businesses & contribute to coastal area's economy	<ul style="list-style-type: none"> ▪ Provision of space for high paying local businesses 	Points will be awarded on written commitment to provide space for high paying businesses	3			
		<ul style="list-style-type: none"> ▪ Project supports or builds local Arts Technology and Environment District 	Points will be awarded on written commitment to provide space for arts, technology and environment related businesses	3			
		<ul style="list-style-type: none"> ▪ Project supports and builds local Hospitality industry 	Points will be awarded on written commitment to provide Hospitality Industry uses	3			
		<ul style="list-style-type: none"> ▪ Project supports/ builds local office employment base 	Points will be awarded on written commitment to provide office space	3			



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GOAL #3: Stimulate economic investment * (How)	Promote local Businesses & contribute to coastal area's economy	<ul style="list-style-type: none">▪ Project supports or build local coastal related industry	Points will be awarded on written commitment to provide space for visitor serving and coastal related industry	3			
		<ul style="list-style-type: none">▪ Use of Oceanside contractors	Points will be awarded on written commitment to retain Oceanside based contractors	3			
Goal #3 subtotal							
TOTAL (Goal #1, 2 and 3)							

Project Score _____

Full Compliance Score (FCS) _____

Incentive Eligibility Score (FCS X .85) _____