



COAST HIGHWAY SMART GROWTH CRITERIA SCORECARD

City of Oceanside
Development Services Department

Project Name & Case Number: _____

Reviewer: _____ Date: _____

Project Value Points Scoring:

- 0 - Criterion is not applicable
- 1 - Project in partial compliance with criterion
- 2 - Project in full compliance with criterion
- 3 - Project exceeds criterion

Weight Scoring:

- 1 - Low Community Priority
- 2 - Average Community Priority
- 3 - High Community Priority

GOALS	CATEGORY	ELEMENTS	CRITERIA	POINTS	COMMENTS / SCORE			
			Coast Highway Vision and Strategic Plan guidelines are noted by *	WEIGHT (W)	VALUE POINTS (VP)	COMMENTS (Applicable/ Not Applicable)	POSSIBLE SCORE	SCORE (WxVP)

GOAL #1: Guide future growth ❖ (Where & what type of land uses)	Location	<ul style="list-style-type: none"> ▪ Smart Growth Zones 						
		1. Node	North "O", Transit Station, Sprinter Station & South "O" (per CHVSP p. 32,34,38,42)*					
		2. A.T.E. District	Per CHVSP p. 40*					
		<ul style="list-style-type: none"> ▪ Location Risk 						
	Land Use	1. Area of Economic Need	Census tract ___% or less City median income					
		2. "Trail Blazer"	Project first of its use and type within ½ mi					
		<ul style="list-style-type: none"> ▪ Land Use Contribution 	Includes:					
		1. Regional Draw	Retail, entertainment or cultural anchor					
		2. Variety of Housing	Two or more types (MFs, Live/work, townhouse)					
		3. Mixed Use	The project provides two or more uses that are not prevalent in the surrounding neighborhood within ¼ mile of the project					
		4. TOD	Transit oriented/supportive					
	Critical mass	<ul style="list-style-type: none"> ▪ CHVSP Consistency 	Per CHVSP Land Use guide p. 50*					
		<ul style="list-style-type: none"> ▪ Adaptive reuse 	Coast Hwy character contributing structure (listed in Oceanside historic survey)					
		<ul style="list-style-type: none"> ▪ Eco-friendly 	Planning, construction and operation					
		<ul style="list-style-type: none"> ▪ Threshold Density 						
		1. Population	Per CHVSP node recom. (above OZO min du/ac)*					
		2. Employment	Per CHVSP node recom. (30+ employees/ac)*					
Process	3. Height	Per CHVSP height diagram p. 49*						
	<ul style="list-style-type: none"> ▪ Community planning 							
	1. Neighborhood	Project presented to and supported by local groups						
	2. Business	Project supported by Chamber, BIA etc.						
	3. Resource Agencies	Project supported by Resource Agencies						



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GOAL #2: Foster high quality design ❖ <i>(What form and Character)</i>	Urban Design	<ul style="list-style-type: none"> 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. *					
		B. Designed to accommodate street furniture, sidewalk dining, landscaping art etc.*						
		<ul style="list-style-type: none"> 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.*					
			B. No cul- de-sacs, street closures, or dead ends.*					
			C. Block perimeter limited to 1650 ft.*					



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GOAL #2: Foster high quality design ❖ <i>(What form and Character)</i>	Urban Design		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.*					
			A. Parking is screened or landscaped where visible.*					
			B. Parking structures along pedestrian oriented streets with habitable liner buildings and screened upper levels.*					
			C. Shared parking design.					
			D. Garage placement is subordinate to the main structure. Garage doors do not dominate the street scene.*					
			E. Driveway cuts and widths are minimized.*					
			■ 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 at crosswalks.*					
			B. Sidewalks on both street sides.*					



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GOAL #2: Foster high quality design ❖ <i>(What form and Character)</i>	Urban Design		C. Retail sidewalks paved from building edge to curb and punctuated with trees and grates.*						
			D. 12 ft. min sidewalk width.*						
			E. 5 ft. (min) furnishing zone in commercial areas.*						
			F. Pedestrian friendly landscaping.						
			G. Use of smaller scale enhanced pavement/ color/ texture in pedestrian travel zones.*						
			H. Bike racks.*						
			▪ Sustainability & Green space	Are sustainable design and construction strategies utilized? (per CHVSP p. 76-77)*					
			A. Use of permeable pavement in parking lots, sidewalks etc.*						
			B. Preservation/expansion of tree canopy.*						
			C. Native landscaping/ drought resistant plants, time irrigation systems.*						
		D. Green roofs.*							
		E. Installation of LED lighting.*							
		F. Reduction of albedo content in concrete to increase pavement solar reflectivity.*							
		G. Pocket parks with 50% frontage.*							



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<p>GOAL #2:</p> <p>Foster high quality design</p> <p>❖</p> <p>(What form and Character)</p>	Urban Design		H. Parkways along streets (except retail streets)*					
			I. Parkways with bioswales or water retention areas to prevent stormwater runoff*					
			J. At least 10% of materials used are salvaged or refurbished					
			K. At least 85% of construction waste is recycled or reused					
			▪ Trees & Landscaping	Does the landscaping design foster civic pride and contribute to the environmental, physical and economic quality of the community? (per CHVSP p. 78-79)*				
				A. Planting pattern per CHVSP p.78*				
				B. Drought tolerant native species*				
				C. Appropriately size canopy trees *				
			▪ 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*				
				B. Pedestrian scale street lighting*				
				C. Bike racks/Lockers*				
				D. Locker room facilities*				



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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)*					
		<ul style="list-style-type: none"> ▪ Blocks & Frontage 	Are block frontages designed to be consistent with the adopted plan? (per CHVSP p.87)*					
		<ul style="list-style-type: none"> ▪ Frontage Type 	Are appropriately designed frontage types used? (per CHVSP p.88-89)*					
		<ul style="list-style-type: none"> ▪ Architectural Elements 	Does the design place particular emphasis on achieving human scale and high quality craftsmanship, and encourages sustainability at all levels (per CHVSP p.90-93)*					
			A. Primary entry well defined and oriented to the street*					
			B. Building "anchors" intersections*					
			C. Use of special paving and landscaping at entrance locations*					
			D. Transparent material cover 25-50% of street visible upper facades *					
			E. Storefronts with 50-75% transparency*					
			F. Typical storefront bay :15-30 ft.*					
G. Retail/ commercial space located at ground level*								



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GOAL #2: Foster high quality design ❖ <i>(What form and Character)</i>	Building Design	<ul style="list-style-type: none"> Architectural Elements 	H. Retail frontages with 70% glazing up to 16 ft. height*					
			I. Human scale proportions and architectural building details (residential development)*					
			J. Architecturally enhanced elevations*					
			K. Porches/ stoops*					
			L. Balconies, trellises and canopies per CHVSP guidelines*					
		<ul style="list-style-type: none"> Fences & Hedges 	Do walls, hedges and fences 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*					
			B. Architecturally enhanced and complimented by landscaping*					
		<ul style="list-style-type: none"> Trash, Utilities & Storage Areas 	Are trash, recycling and storage areas (per CHVSP p. 95)*					
			A. Screened*					
			B. Accessible*					
				C. Designed to minimize nuisance*				



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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 retail uses, (e.g grocery stores, dry-cleaners, delicatessens or similar)					
		<ul style="list-style-type: none"> Neighborhood supported uses 	Includes tenant space for user that fulfill an identified area need as attested by written statement of supporting neighborhood associations(s)					
		<ul style="list-style-type: none"> Jobs/Housing balance 	TOD areas, A.T.E. District and commercial corridor areas mixed use development					
	Promote local Businesses & contribute to coastal area's economy	<ul style="list-style-type: none"> Provision of space for or retention of local business 	Points will be awarded on written commitment to provide space for local businesses, or retain within appropriate locations along Coast Highway existing locally owned businesses.					
		<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.					
		<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.					
		<ul style="list-style-type: none"> Project supports/ builds local office employment base 	Points will be awarded on written commitment to provide space for or retain existing locally owned businesses.					



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GOAL #3: Stimulate economic investment * (How)	Promote local Businesses & contribute to coastal area's economy	Project supports or build local coastal related industry	Points will be awarded on written commitment to provide space for local coastal related industry.					
		Use of local contractors	Points will be awarded on written commitment to retain local contractors.					
		TOTAL						

Total Score _____

Total Possible Score _____

Eligible Projects (TPS X .85) _____