Coast Highway Community Revitalization **DRAFT** SMART GROWTH INCENTIVE PROGRAM SCORECARD

Goal #1 Subtotal

Project Name Mandatory Ag 2. Project lan	oplication El	3 - High Community Priority Project Value Points (VP): 0 - Project does not comply with criterion 1 - Project in partial compliance with criterion 2 - Project in full compliance with criterion 3 - Project exceeds % criterion - No value points for non-applicable criterion					
GOALS	T by Node o	r District specific overlay zone: ELEMENTS	s. Y/N CRITERIA	POI	NTS	SC	CORE
	CATEGORY		Coast Highway Vision and Strategic Plan guidelines are noted by *	WEIGHT (W)	VALUE POINTS (VP)	FULL COMPLIANCE SCORE (WX2) Note: Score only if criterion applies	PROJECT SCORE (WxVP) Note: Score only if criterion applies
	Т	- Consult Consults Zanaa		F	1	T	T
GOAL #1:		Smart Growth Zones Node	North "O", Transit & Sprinter Station, & South "O" (per CHVSP p. 32,34,38,42)*	3			
Guide	Location	2. A.T.E. District	Per CHVSP p. 40*	3			
future	cat	Location Risk					
growth	9	 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 Contribution 	Includes:				
		Regional Draw	Retail, entertainment or cultural anchor	3			
*		Diversity of Housing	Diversifies existing mix of housing types in area	2			
	l ss	Mixed Use Project	Horizontal or vertical mixed use	3			
	Land Use	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			
(Where &		 Adaptive reuse 	Coast Hwy character contributing structure (listed in Oceanside historic survey)	3			
what type		■ Threshold Density	"				
	Critical	1. Population	Per CHVSP node recom. (above OZO min du/ac)*	3			
of	Critica	2. Employment	Per CHVSP node recom. (30+ employees/ac)*	3			
land uses)	-	3. Height	Per CHVSP height diagram p. 49*	3			
	Process	Community planning	Project presented to and involved local groups	3			

Criterion Weight (W):

1 - Low Community Priority2 - Average Community Priority

Coast Highway Community Revitalization DRAFT SMART GROWTH INCENTIVE PROGRAM SCORECARD **Development Services Department** Address: Date: Project Name & Case Number: _____

1 - Low Community Priority 2 - Average Community Priority

3 - High Community Priority

0 - Project does not comply with criterion 1 - Project in partial compliance with criterion 2 - Project in <u>full compliance</u> with criterion

Criterion Weight (W):

Project Value Points (VP):

d use consist	ency with Coast Highway Vision District specific overlay zones.	on and Strategic Plan Land Use Guide (p.50) or as a <u>Y /N</u>	amended	and	- No value points for r	non-applicable criterion
CATEGORY	ELEMENTS	Coast Highway Vision and Strategic Plan guidelines are noted by *	WEIGHT (W)	VALUE POINTS (VP)	FULL COMPLIANCE SCORE (WX2) Note: Score only if criterion applies	PROJECT SCORE (WxVP) Note: Score only if criterion applies
	 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	3			
ban Desigr	■ Block Network &	furniture, sidewalk dining, landscaping art etc.* Does the block size contribute to a pedestrian-				
'n	Circulation	streets and blocks? (per CHVSP p. 72)*	2			
		A. Maintains existing alley system, or extends walkable grid system* B. No cul- de-sacs, street closures, or dead-ends*	1			
,	d use consist d by Node or	d use consistency with Coast Highway Vision by Node or District specific overlay zones. ELEMENTS Streets	d use consistency with Coast Highway Vision and Strategic Plan Land Use Guide (p.50) or as by Node or District specific overlay zones. Y/N	Streets Does the streetscape reinforce the adopted "Avenue" or "Node" corridor segments? (per CHVSP p. 70-71)* Block Network & Circulation Circulation	Coast Highway Vision and Strategic Plan guidelines are noted by * Does the streetscape reinforce the adopted "Avenue" or "Node" corridor segments? (per CHVSP p. 70-71)*	Streets Does the streetscape reinforce the adopted "Avenue" or "Node" corridor segments? (per CHVSP p. 70-71)*

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 2. Project land use consistency with Coast Highway Vision and Strategic Plan Land Use Guide (p.50) or as amended and

Y/N

further defined by Node or District specific overlay zones.

ELEMENTS

GOALS

POINTS

FULL

1 - Low Community Priority 2 - Average Community Priority

3 - High Community Priority

Project Value Points (VP):

Criterion Weight (W):

- 0 Project does not comply with criterion
- 1 Project in partial compliance with criterion
- 2 Project in <u>full compliance</u> with criterion
- 3 Project exceeds % criterion
- No value points for non-applicable criterion

SCORE

	CATEGORY		Coast Highway Vision and Strategic Plan guidelines are noted by *	WEIGHT (W)	VALUE POINTS (VP)	COMPLIANCE SCORE (WX2) Note: Score only if criterion applies	PROJECT SCORE (WxVP) Note: Score only if criterion applies
	1		1	Г	T		
GOAL #2: Foster high quality		 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)*				
design			A. Parking in a structure or underground*	3			
	Urban Design		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			
(What form and			F. Driveway cuts and widths are minimized*	2			
Character)		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			

CRITERIA

Coast Highway Community Revitalization DRAFT SMART GROWTH INCENTIVE PROGRAM SCORECARD **Development Services Department** Project Name & Case Number:

Address:_____ Date:

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further defined by Node or District specific overlay zones. Y/N

Criterion Weight (W):

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

Project Value Points (VP):

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GOALS		ELEMENTS	CRITERIA	POI	NTS	SC	ORE
	CATEGORY		Coast Highway Vision and Strategic Plan guidelines are noted by *	WEIGHT (W)	VALUE POINTS (VP)	FULL COMPLIANCE SCORE (WX2) Note: Score only if criterion applies	PROJECT SCORE (WxVP) Note: Score only if criterion applies
GOAL #2: Foster high		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			
quality design			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			
*	Urban Design	 Sustainability & Green space (Public and private areas) 	Are sustainable design and construction strategies utilized? (per CHVSP p. 76-77)*				
	Urb		A. Use of permeable pavement in parking lots, sidewalks etc.*	3			
			B. Sustainable roofs*	3			
(What			C. Installation of energy efficient lighting (e.g. LED).*	3			
form and Character)			D. Reduction of albedo content in concrete to increase pavement solar reflectivity*	1			
			E. Pocket parks with 50% frontage*	3			

Coast Highway Community Revitalization <u>PRAFT</u> SMART GROWTH INCENTIVE PROGRAM SCORECARD

Mandatory A _j 2. Project lar	oplication El	igibility Requirements: 1. Pro	Services Department Address: Date: ject Location within Coast Highway Vision Plan A n and Strategic Plan Land Use Guide (p.50) or as Y/N	 Area	 Y/N	Project Value Points (VP): 0 - Project does not comply with criterion 1 - Project in partial compliance with criterion 2 - Project in <u>full compliance</u> with criterion 3 - Project exceeds % criterion No value points for non-applicable criterion		
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) Note: Score only if criterion applies	PROJECT SCORE (WxVP) Note: Score only if criterion applies	
GOAL #2: Foster high quality design		 Sustainability & Green space (Public and private areas) 	F. Parkways along streets (except retail streets)* G. Parkways with bioswales or water retention areas to prevent stormwater runoff* H. At least 10% of materials used are salvaged or refurbished I. At least 85% of construction waste is	3 3 3				
*	Urban Design	■ Trees & Landscaping	recycled or reused 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* B. Drought tolerant species, time irrigation systems*	3 3				
(What form and			C. Appropriately sized canopy trees * D. Preservation/expansion of tree canopy*	3				
Character)		 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* C. Bike racks/Lockers*	2				

Criterion Weight (W):

1 - Low Community Priority2 - Average Community Priority

2

D. Signage

Coast Highway Community Revitalization **DRAFT** SMART GROWTH INCENTIVE PROGRAM SCORECARD

Mandatory Ap 2. Project lan	pplication El	igibility Requirements: 1. Pro	oject Location within Coast Highway Vision Plan on and Strategic Plan Land Use Guide (p.50) or as			Project Value Points (VP): 0 - Project does not comply with criterion 1 - Project in partial compliance with criterion 2 - Project in full compliance with criterion 3 - Project exceeds % criterion No value points for non-applicable criterion		
GOALS		ELEMENTS	CRITERIA		INTS	SCORE		
	CATEGORY		Coast Highway Vision and Strategic Plan guidelines are noted by *	WEIGHT (W)	VALUE POINTS (VP)	FULL COMPLIANCE SCORE (WX2) Note: Score only if criterion applies	PROJECT SCORE (WxVP) Note: Score only if criterion applies	
	•			.				
GOAL #2: Foster high		■ Building Type	Are building types consistent with and designed pursuant to the adopted plan? (per CHVSP p. 82-85)*	3				
quality design		 Street Blocks & Frontage 	Are block frontages designed to be consistent with the adopted plan? (per CHVSP p.87)*	2				
		 Individual Property Frontage Type 	Are appropriately designed frontage types used? (per CHVSP p.88-89)*	2				
*	Building Design	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				
(What			C. Use of special paving and landscaping at entrance locations*	2				
form and Character)			D. Transparent material cover 25-50% of street visible upper facades *	2				
			E. Storefronts with 50-75% transparency*	3				
1			F Typical storofront boy 1F 20 ft *	2				

Criterion Weight (W):

1 - Low Community Priority2 - Average Community Priority

3 - High Community Priority **Project Value Points (VP):** 0 - Project does not comply with criterion Project Name & Case Number: 1 - Project in partial compliance with criterion 2 - Project in <u>full compliance</u> with criterion 3 - Project exceeds % criterion Mandatory Application Eligibility Requirements: 1. Project Location within Coast Highway Vision Plan Area - No value points for non-applicable criterion 2. Project land use consistency with Coast Highway Vision and Strategic Plan Land Use Guide (p.50) or as amended and further defined by Node or District specific overlay zones. **GOALS ELEMENTS CRITERIA POINTS SCORE FULL** VALUE POINTS (VP) **COMPLIANCE PROJECT** Coast Highway Vision and Strategic Plan WEIGHT (W) **CATEGORY** SCORE (WX2) SCORE (WxVP) guidelines are noted by * Note: Score only if Note: Score only if criterion applies criterion applies Architectural Human scale proportions and 3 **GOAL #2:** Elements architectural building details * Foster high Architecturally enhanced elevations* 3 quality Porches/ stoops* 1 design Balconies, trellises and canopies per 3 CHVSP guidelines* Fences & Hedges Do walls, hedges and fences - where useddefine the edge between the street and private **Building Design** vards and the street face where buildings are absent (per CHVSP p.94)* • High quality construction methods 3 and materials (durable and sustainable) and architecturally enhanced and complimented by landscaping* (What Trash, Utilities & Are trash, recycling and storage areas (per form and Storage Areas CHVSP p. 95)* Character) Screened, accessible, designed to 3

Criterion Weight (W):

1 - Low Community Priority2 - Average Community Priority

minimize nuisance and durable*

Goal #2 subtotal

Coast Highway Community Revitalization **DRAFT** SMART GROWTH INCENTIVE PROGRAM SCORECARD

DRAFT SMART GROWTH INCENTIVE PROGRAM SCORECARD Development Services Department Project Name & Case Number: Date: Date: Mandatory Application Eligibility Requirements: 1. Project Location within Coast Highway Vision Plan Area Y/N 2. Project land use consistency with Coast Highway Vision and Strategic Plan Land Use Guide (p.50) or as amended and further defined by Node or District specific overlay zones. Y/N							2 - Average Community Priority 3 - High Community Priority Project Value Points (VP): 0 - Project does not comply with criterion 1 - Project in partial compliance with criterion 2 - Project in full compliance with criterion 3 - Project exceeds % criterion - No value points for non-applicable criterion		
	GOALS		ELEMENTS	CRITERIA	PO	NTS	SC	CORE	
		CATEGORY		Coast Highway Vision and Strategic Plan guidelines are noted by *	WEIGHT (W)	VALUE POINTS (VP)	FULL COMPLIANCE SCORE (WX2) Note: Score only if criterion applies	PROJECT SCORE (WxVP) Note: Score only if criterion applies	
	GOAL #3: Stimulate	area	 Traditional neighborhood retail uses 	Includes tenant space for neighborhood oriented daily needs (e.g. grocery stores, dry-cleaners, delicatessens or similar)	3				
	economic investment	Neighborhood ar Stabilization	 Neighborhood supported uses 	Includes tenant space for uses that fulfill an identified area need as attested by written statement of neighborhood associations(s)	3				
		Ne	Jobs/Housing balance	TOD areas, A.T.E. District and commercial corridor areas mixed use development	3				
	* (How)	ribute to	 Provision of space for high paying local businesses 	Points will be awarded on written commitment to provide space for high paying businesses	3				
		Promote local Businesses & contribute to coastal area's economy	 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				
, ,		ote local Bus coastal a	 Project supports and builds local Hospitality industry 	Points will be awarded on written commitment to provide Hospitality Industry uses	3				
		Promc	 Project supports/ builds local office 	Points will be awarded on written commitment to provide office space	3				

Criterion Weight (W):

1 - Low Community Priority

Project Name & Mandatory Ap 2. Project land	& Case Num plication Elight	Development ber:	Community Revitalization ICENTIVE PROGRAM SCORI Services Department Address: Date: ject Location within Coast Highway Vision Plan An and Strategic Plan Land Use Guide (p.50) or as Y/N CRITERIA	Areaamended	 Y/N	1 - Low Community Pric 2 - Average Community 3 - High Community Price Project Valu 0 - Project does not cor 1 - Project in partial cor 2 - Project in full compl 3 - Project exceeds % cr No value points for r	r Priority ority ority Le Points (VP): mply with criterion mpliance with criterion iance with criterion riterion
GOALS	CATEGORY	ELEWENTS	Coast Highway Vision and Strategic Plan guidelines are noted by *	WEIGHT (W)	VALUE POINTS (VP)	FULL COMPLIANCE SCORE (WX2) Note: Score only if criterion applies	PROJECT SCORE (WxVP) Note: Score only if criterion applies
GOAL #3: Stimulate economic investment * (How)	Promote local Businesses & contribute to coastal area's economy	 Project supports or build local coastal related industry Use of Oceanside contractors 	Points will be awarded on written commitment to provide space for visitor serving and coastal related industry Points will be awarded on written commitment to retain Oceanside based contractors	3			
Goal #3 subtotal TOTAL (Goal #1, 2 and 3)							
Project Scor Full Complia Incentive Eli	nce Score						