

## EL CAMINO REAL CORRIDOR Development Guidelines Check List

<b>PROJECT NAME:</b>	<b>PROJECT LOCATION:</b>
<b>PROJECT DESCRIPTION:</b>	

**EVALUATION INSTRUCTIONS:**

Your project will be evaluated based on its level of compliance with the Development Guidelines. Please fill out the relevant information for your project in each “Project Information” box. If you feel that a certain Guideline is not applicable to your project please clearly state and provide a justification for your claim in the “Project Information” box. If the compliance of a project with a development guideline is dependent upon a proximate development or amenity, e.g., a nearby public park, please submit supporting documentation.

**KEY:**

<b>Development Guidelines</b>	<b>Compliance</b>
• <b>Potential Strategies</b>	<b>Project Information</b>

<p><b>1. Target housing and job growth in strategic areas along the corridor</b></p>	<p><b>Check only one box</b>  <b>Compliance:</b>  <input type="checkbox"/> Not addressed   <input type="checkbox"/> Low   <input type="checkbox"/> Medium   <input type="checkbox"/> High</p>
<p><b>Potential Strategies</b></p> <ul style="list-style-type: none"> <li>• Does the project incorporate existing land use policies?</li> <li>• Does the project comply with City goals to encourage more housing and business opportunities, with a greater range of affordability and choices, exemplifying high-quality architecture and urban design?</li> <li>• Does this project preserve significant buildings?</li> <li>• Does this project seek or require incentives for implementation?</li> </ul>	<p><b>Project Information</b></p>

<p><b>2. Encourage compact mixed-use development and high-quality urban design and construction</b></p>	<p><b>Check only one box</b>  <b>Compliance:</b>  <input type="checkbox"/> Not addressed   <input type="checkbox"/> Low   <input type="checkbox"/> Medium   <input type="checkbox"/> High</p>
<p><b>Potential Strategies</b></p> <ul style="list-style-type: none"> <li>• Is the project in compliance with the City’s Design Guidelines?</li> <li>• Does this project include housing, if not is there an opportunity to accommodate housing?</li> <li>• Does the project incorporate design-specific elements that address street orientation, facades, parking and setbacks?</li> </ul>	<p><b>Project Information</b></p>

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<p><b>3. Create a pedestrian-oriented environment and improve streetscapes, ensuring full access to and between public areas and private developments</b></p>	<p><b>Check only one box</b></p> <p><b>Compliance:</b>  <input type="checkbox"/> Not addressed   <input type="checkbox"/> Low   <input type="checkbox"/> Medium   <input type="checkbox"/> High</p>
<p><b>Potential Strategies</b></p> <ul style="list-style-type: none"> <li>• Does the project provide an integrated pedestrian environment with wide, continuous sidewalks, landscaping, lighting, and signage, all with human-scale details, with a commitment to maintain those amenities?</li> <li>• Do amenities conform to City standards?</li> <li>• Are there special provisions in the project to clean and maintain the El Camino Real Corridor streetscape and public spaces?</li> <li>• Does the project preserve sightlines between activity areas?</li> <li>• Will this project save or create landmarks and signature buildings to shape the street environment to a pedestrian orientation?</li> <li>• Will this project repair barriers between activity areas such as discontinuous sidewalks?</li> <li>• Will this project reduce street crossing distances?</li> </ul>	<p><b>Project Information</b></p>

<p><b>4. Develop a balanced multimodal corridor to maintain and improve mobility of people and vehicles along the corridor</b></p>	<p><b>Check only one box</b></p> <p><b>Compliance:</b>  <input type="checkbox"/> Not addressed   <input type="checkbox"/> Low   <input type="checkbox"/> Medium   <input type="checkbox"/> High</p>
<p><b>Potential Strategies</b></p> <ul style="list-style-type: none"> <li>• Does this project support increased density around transit opportunities?</li> <li>• Does the project orient buildings toward transit stops?</li> <li>• Are any new transit stops designed for easy passenger loading, unloading and fare payment?</li> <li>• Does the project improve signal timing?</li> <li>• Does the project implement transit-preferential street treatments such as signal priority, bulb out stops, bus bypass lanes and high occupancy vehicle (HOV)/Bus-only lanes?</li> <li>• Does the project include programs to reduce auto trips during congestion periods?</li> </ul>	<p><b>Project Information</b></p>

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<b>5. Manage Parking Assets</b>	<b>Check only one box</b> <b>Compliance:</b> <input type="checkbox"/> Not addressed <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> High
<b>Potential Strategies</b> <ul style="list-style-type: none"> <li>• Was trip reduction due to transit considered when designing parking requirements?</li> <li>• Does the development use public/public and public/private partnerships to develop multiuse parking structures in strategic locations along the corridor?</li> <li>• Does this project have shared parking facilities?</li> <li>• Is the project designed with special considerations for parking?</li> <li>• Does the project preserve street frontage for active uses by placing parking behind buildings?</li> <li>• Does the project use a network of alleys to access parking and/or limit vehicular crossings of sidewalks?</li> <li>• Are parking meters or time-limited parking spaces proposed?</li> <li>• Were parking requirements reduced as a result of Transportation Demand Management (TDM) strategies?</li> </ul>	<b>Project Information</b>

<b>6. Provide vibrant public spaces and gathering places</b>	<b>Check only one box</b> <b>Compliance:</b> <input type="checkbox"/> Not addressed <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> High
<b>Potential Strategies</b> <ul style="list-style-type: none"> <li>• Does the project create public spaces that will stand the test of time and provide lasting value for future generations?</li> <li>• Are there public areas designed to attract usage?</li> <li>• Does the development orient around existing or new gathering places and/ or transit stations?</li> <li>• Does the project include design of public spaces that are functional as well as decorative through the careful use of space and amenities?</li> <li>• Does the project include small public spaces and pocket parks?</li> </ul>	<b>Project Information</b>

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<b>7. Preserve and accentuate unique and desirable community character and the existing quality of life in adjacent neighborhoods</b>	<b>Check only one box</b> <b>Compliance:</b> <input type="checkbox"/> Not addressed <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> High
<b>Potential Strategies</b> <ul style="list-style-type: none"> <li>Is the project design compatible with design elements of adjacent development and neighborhoods?</li> <li>Does the project identify local themes and express them through landscape, architecture and urban design guidelines?</li> <li>Will the project preserve diverse local small businesses and create economic opportunities for their continued presence?</li> </ul>	<b>Project Information</b>

<b>8. Improve safety and public health</b>	<b>Check only one box</b> <b>Compliance:</b> <input type="checkbox"/> Not addressed <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> High
<b>Potential Strategies</b> <ul style="list-style-type: none"> <li>Does the design consider the needs of both autos and pedestrians?</li> <li>Are there parallel access routes where needed to separate pedestrian and bike movements?</li> <li>Does the project provide high-quality pedestrian amenities such as distinct crosswalks, countdown signals and curb ramps?</li> <li>Does the project ensure adequate public and private facilities for disabled individuals?</li> </ul>	<b>Project Information</b>

<b>9. Strengthen pedestrian and bicycle connections with the corridor</b>	<b>Check only one box</b> <b>Compliance:</b> <input type="checkbox"/> Not addressed <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> High
<b>Potential Strategies</b> <ul style="list-style-type: none"> <li>Does the project reduce the distance between corridor crossings to improve connectivity with adjacent neighborhoods where appropriate?</li> <li>Does the project encourage design that provides easy access to the corridor or to cross streets?</li> <li>Does the project provide pedestrian linkages to access parking lots, alleys and neighborhood routes between blocks, including additions to “Safe Route to Schools” paths?</li> </ul>	<b>Project Information</b>

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<b>10. Pursue environmentally sustainable and economically viable development patterns</b>	<b>Check only one box</b> <b>Compliance:</b> <input type="checkbox"/> Not addressed <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> High
<b>Potential Strategies</b> <ul style="list-style-type: none"> <li>Is the project LEED (leadership in energy and environmental design) certified?</li> <li>Does the project incorporate design, engineering and construction techniques that assist with the management of storm water runoff, preserve soil permeability, and reduce heat island and other negative effects of urban development?</li> <li>Does the project propose cross-jurisdictional revenue sharing that provide mutual benefits to all partners?</li> </ul>	<b>Project Information</b>   

<b>11. Communicate with the community early in the development process</b>	<b>Check only one box</b> <b>Compliance:</b> <input type="checkbox"/> Not addressed <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> High
<b>Potential Strategies</b> <ul style="list-style-type: none"> <li>Have community meetings been held? If so, how many?</li> <li>By what means was the neighborhood notified of proposal?</li> <li>What opportunities were provided for community input?</li> <li>Were effects on the neighborhood considered as part of the project?</li> <li>Were changes in response to neighborhood concerns communicated?</li> </ul>	<b>Project Information</b>   

**Form Prepared by:** \_\_\_\_\_  
**Date:** \_\_\_\_\_

**City Use Only**

Staff Evaluator: _____
Date: _____
Comments: _____
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