

CHAPTER 9: DEVELOPMENT REVIEW

Purpose

The following “Development Checklists” are intended for use by the staff in their review of development proposals. These completed forms will be presented to the Planning Commission and City Council for consideration in their review of the proposed project. These forms address four types of development as indicated on the Land Use Plan Map: Master Planned Communities, Development within a Designated Transit Station Area, Mixed-Use Development, and Infill Development. These checklists have been derived from the Principles of Design, Goals, and Policies contained within the Comprehensive Master Plan and are intended as easy points of reference for staff and elected and appointed officials in their consideration and negotiation of development proposals. Utilization of these checklists will assist in understanding how a proposed development should relate to the Comprehensive Master Plan.

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Master Planned Communities

Development Name: _____

Reviewed by: _____

Date of Review: _____

Development Checklist

PRINCIPLE 1: MPCs SHOULD PROVIDE A VARIETY OF HOUSING TYPES AND CHARACTER

<input checked="" type="checkbox"/> Achieved?	Development Review Question	Comments/ Suggested Changes
	Does the development provide a range of housing options and densities from single-family neighborhoods with a mix of housing types and lot sizes to apartments, townhomes and high density lofts?	
	Does the variety of housing options in the development offer a range of pricing to meet the needs of people at different income levels as well as with different housing needs?	
	Does the development create mixed-income neighborhoods where a variety of housing type and price are included within a single neighborhood rather than segregated within different areas of the MPC?	
	Does the development offer a unified sense of place, a distinctive image, and avoid homogenous, "look-alike" development?	
	Does the development provide public gathering spaces where residents can mingle with their neighbors for leisure and/or recreation and develop a sense of community?	

PRINCIPLE 2: MPCs SHOULD CONTAIN ONE OR MORE MIXED-USE NEIGHBORHOOD CENTERS THAT PROVIDE RESIDENTS OPPORTUNITIES FOR JOBS, HOUSING, GOODS, AND SERVICES.

<input checked="" type="checkbox"/> Achieved?	Development Review Question	Comments/ Suggested Changes
	Does the MPC design incorporate one or more mixed-use Neighborhood Center(s) offering retail goods and services as well as higher-density housing, and is well-integrated through compatible scale, design, and transportation access - streets, trails, and sidewalks - to the surrounding neighborhoods?	
	Is the Neighborhood Center built around a central park or gathering space that serves as a focal feature and civic space for the surrounding dense development?	
	Do the buildings and open space areas relate well to one another and create an interesting and attractive neighborhood?	

PRINCIPLE 3: MPCs SHOULD PROVIDE A CONNECTED SYSTEM OF TRAILS, PARKS, AND OPEN SPACE.

<input checked="" type="checkbox"/> Achieved?	Development Review Question	Comments/ Suggested Changes
	Does the MPC design provide a number of neighborhood parks throughout the development that are easily accessible to residents?	
	Do the proposed parks provide a range of amenities to support the recreational needs of a diverse population?	
	Are the various neighborhoods linked to each other, neighborhood center(s), and parks via a connected system of trails and open space?	
	Does the system of trails and open space within the development connect into the citywide and/or regional trails network?	
	Does the proposed system of parks, trails, and open space build upon the natural attributes of the landscape (e.g., washes, slopes, and existing vegetation) and use water-efficient, natural landscaping?	

PRINCIPLE 4: MPCs SHOULD PROMOTE MULTI-MODAL TRAVEL THROUGH BUILDING AND STREET DESIGN.

<input checked="" type="checkbox"/> Achieved?	Development Review Question	Comments/ Suggested Changes
	Does the development contain a well-connected system of trails and sidewalks to accommodate both bicycle and pedestrian circulation?	
	Does the plan include a variety of amenities throughout the community, including benches, lighting, and multiple and convenient points of access, to promote non-auto travel?	
	Are the mixed-use neighborhood center areas designed to promote pedestrian activity through building design, scale, and spacing as well as amenities such as connective trails and sidewalks, lighting, benches, and safe street crossings?	

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Development within a Designated Transit Station Area

Development Name: _____

Station Area: _____ Within ¼ mile of station? _____

Reviewed by: _____

Date of Review: _____

Development Checklist

PRINCIPLE 1: STATION AREAS SHOULD INCORPORATE A COMPLEMENTARY MIX OF USES IN AN ECONOMICALLY SUSTAINABLE MANNER.

<input checked="" type="checkbox"/> Achieved?	Development Review Question	Comments/ Suggested Changes
	Does the project help accomplish an economically sustainable mix of uses within the station area?	
	Is the development helping to diversify the housing type and price range offered within the station area?	
	Is the development intensity sufficient to support transit and is the land use mix within the station area a mixed-use development with active uses (such as retail and restaurant establishments) on the ground level with housing and office space above?	

PRINCIPLE 2: THE STATION AREA SHOULD INCORPORATE PUBLIC SPACES AND GREENWAYS INTO THE OVERALL DEVELOPMENT PLAN.

<input checked="" type="checkbox"/> Achieved?	Development Review Question	Comments/ Suggested Changes
	Does the proposed development incorporate a new public space or orient itself to an existing public space?	
	Do the proposed parks and civic spaces within the development adhere to the desired hierarchy, where smaller plazas and squares are concentrated in the more urban or dense portions closer to the station and larger parks and recreational amenities are located at the periphery of the station influence area?	
	Are parks connected with a comprehensive and well marked system of greenways and trail or sidewalk connections?	

PRINCIPLE 3: THE STATION AREA DEVELOPMENT PLAN FOCUSES THE MOST DENSE, COMPACT DEVELOPMENT CLOSEST TO THE STATION.

<input checked="" type="checkbox"/> Achieved?	Development Review Question	Comments/ Suggested Changes
	Is the development compactly designed at a density appropriate to its proximity to the station? Higher densities should be located closer to the station areas with the most intense activity focused within ¼ mile of a station.	

PRINCIPLE 4: THE STATION AREA SHOULD HAVE A DISTINCTIVE AND ATTRACTIVE IDENTITY.

<input checked="" type="checkbox"/> Achieved?	Development Review Question	Comments/ Suggested Changes
	Does the development further the establishment of a common and distinctive identity within the station area by complementing the predominant character of existing or planned adjacent development?	
	Does the proposed development incorporate common architectural elements, art, banners, awnings, landscaping, etc. to help define a unified sense of place within the station area?	

Mixed-Use Development

Development Name: _____

Reviewed by: _____

Date of Review: _____

Development Checklist

PRINCIPLE 1: MIXED-USE DEVELOPMENT SHOULD CONTAIN USES THAT COMPLEMENT AND SUPPORT EACH OTHER.

<input checked="" type="checkbox"/> Achieved?	Development Review Question	Comments/ Suggested Changes
	Does the development include a mutually supportive mix of uses in keeping with the use emphasis portrayed on the Land Use Plan map?	

PRINCIPLE 2: MIXED-USE DEVELOPMENT SHOULD BE COMPATIBLE IN SIZE AND SCALE WITH THE SURROUNDING AREA AND INTENDED FUNCTION.

<input checked="" type="checkbox"/> Achieved?	Development Review Question	Comments/ Suggested Changes
	Is the proposed mixed-use project compatible in design and scale with surrounding development?	
	Where the mixed-use area is larger in size, do uses transition to lower density to complement adjacent development?	
	Is the proposed mixed-use development at an appropriate size and scale to the market it is designed to serve and the context of the area in which it is located?	
	Is the proposed development in compliance with all applicable policies and Master Plans for the particular Activity Center or Employment District?	

PRINCIPLE 3: MIXED-USE DEVELOPMENT SHOULD BE DESIGNED TO SUPPORT MOBILITY AND CIRCULATION USING A VARIETY OF TRANSPORTATION MEANS.

☑ Achieved?	Development Review Question	Comments/ Suggested Changes
	Does the development have a multi-modal circulation plan that supports safe and convenient movement by pedestrians, bicycles, and transit as well as automobiles?	
	Does the development incorporate a range of amenities that support multi-modal transportation such as regularly spaced benches, convenient parking, lighting, bus shelters, bike racks, and safe crossings?	

PRINCIPLE 4: MIXED-USE DEVELOPMENT SHOULD BE DESIGNED TO PROVIDE AN ACTIVE AND INVITING PEDESTRIAN ENVIRONMENT.

☑ Achieved?	Development Review Question	Comments/ Suggested Changes
	Does the design of the development keep distances between buildings and destinations short so that they promote linked trips and can be easily accessed via a connected system of streets, sidewalks, and trails?	
	Do buildings offer street-level storefronts to provide visual interest to pedestrians?	
	Are active uses such as restaurants located at ground level? Do they provide areas of open-air/outdoor seating?	
	Does the overall design provide wide sidewalks, shade trees and structures, benches, lighting, public art, landscaped public spaces such as plazas, and other features to make them vibrant and inviting places?	
	Are auto-serving amenities such as parking placed on-street, in structured parking garages, or in lots at the rear of buildings to keep the focus of activity on the people and uses within the development?	

Infill Development in Existing Neighborhoods

Development Name: _____

Reviewed by: _____

Date of Review: _____

Development Checklist

PRINCIPLE 1: INFILL DEVELOPMENT SHOULD BE CONSISTENT WITH THE PREDOMINANT SCALE AND CHARACTER OF ADJACENT DEVELOPMENT.

<input checked="" type="checkbox"/> Achieved?	Development Review Question	Comments/ Suggested Changes
	Is the development generally consistent in scale, setback, height, and character with surrounding development?	
	Does the proposed development incorporate landscaping and buffering as appropriate to the area?	
	Does the proposed development offer an attractive, high-quality design?	
	Are potential uses within the development compatible with existing uses?	

PRINCIPLE 2: INFILL DEVELOPMENT SHOULD WORK TO ENHANCE EXISTING NEIGHBORHOOD AREAS.

If the infill project is a Neighborhood Center or has a Neighborhood Center component:

<input checked="" type="checkbox"/> Achieved?	Development Review Question	Comments/ Suggested Changes
	Does the development provide needed goods and services and is it designed so as to be easily accessed by surrounding neighborhoods?	
	If the development is a mixed-use center, does it work to increase the variety of housing (type and pricing) within the larger neighborhood area?	

	<p>Is the project designed to provide ease of access using a variety of modes of travel (e.g., pedestrians, bicycles, transit where available, and car) through connected trails or sidewalks, storefronts and parking oriented to pedestrians, and amenities (transit shelters, bike racks, shade structures, benches, lighting, etc.) that provide a meaningful multi-modal environment?</p>	
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If the project is Residential:

<input checked="" type="checkbox"/> Achieved?	Development Review Question	Comments/ Suggested Changes
	<p>Does the proposed development work to increase the variety of housing within the larger neighborhood area?</p>	
	<p>Does the proposed development improve pedestrian connectivity in the neighborhood?</p>	

Single-Family Low Development Checklist

Development review checklist for:

- developments designated as Single-Family Low in the Land Use Plan applying to exceed the "by right" density of 4.5 du/ac.

Development Name: _____

Reviewed by: _____ Date of Review: _____

Base Density: _____ Requested Density: _____

BUILDING AND SITE DESIGN FEATURES

<input checked="" type="checkbox"/> Achieved?	Development Review Question	Comments/ Suggested Changes
	Does the development use quality building materials?	
	Do the proposed housing models successfully achieve architectural variety as defined in Chapter 5?	
	Does the development contain a variety of housing models as defined in Chapter 5?	
	Does the development transition to adjacent development through appropriate building design and massing?	

ADDITIONAL SITE FEATURES AND AMENITIES

Does the development include desired features and amenities described in Chapter 5 but not required of a development at this density?

<input checked="" type="checkbox"/> Included?	Site Amenities and Mix of Housing Types	Comments/Description
	Landscaped perimeter streets.	
	Landscaped interior streets.	
	Neighborhood Centers/access to commercial areas.	
	Parkland	
	Park Amenities	
	Connected Trails/Pathways	
	Trail Amenities	
	Connected Open Space	
	Mix of Housing Types	
	Mixed-Income Development	

Single-Family Medium Development Checklist

Development review checklist for:

- developments designated as Single-Family Low in the Land Use Plan applying for an AMP to achieve a density level within the Single-Family Medium category.
- developments designated as Single-Family Medium in the Land Use Plan applying to achieve a density level that exceeds the “by right” density of 6.01 du/ac.

Development Name: _____

Reviewed by: _____ Date of Review: _____

Base Density: _____ Requested Density: _____

BUILDING AND SITE DESIGN FEATURES

<input checked="" type="checkbox"/> Achieved?	Development Review Question	Comments/ Suggested Changes
	Does the development use quality building materials?	
	Do the proposed housing models successfully achieve architectural variety as defined in Chapter 5?	
	Does the development contain a variety of housing models as defined in Chapter 5?	
	Does the development transition to adjacent development through appropriate building design and massing?	

SITE AMENITIES

<input checked="" type="checkbox"/> Achieved?	Development Review Question	Comments/ Suggested Changes
	Does the development provide landscaped perimeter streets with sidewalks and vegetative cover in accordance with Title 17?	
	Does the development provide landscaped interior streets with regularly spaced plantings, appropriate levels of vegetative cover, and shade-providing street trees?	
	Does the development contain a mixed-use neighborhood center and provide a well-connected system of trails to offer multiple bike and pedestrian routes from the adjacent neighborhoods to the neighborhood center?	
	Does the development provide, whether on- or off-site, at least the minimum level of parkland as required by Title 17?	
	If the parkland has been provided off-site, does it help to further the city's achievement of its planned future parks and recreation system?	
	If the parkland is provided on-site, does the park space contain amenities as described in Chapter 5?	
	Does the development provide a connected system of on- and off-street trails and pathways that connect the neighborhood to adjacent commercial, civic, and recreation amenities in a manner that makes bike and pedestrian use of trails for transportation to those destinations viable?	
	Do the provided trails have amenities as listed in Chapter 5?	
	Does the development contain a connected system of open space throughout?	
	Does the open space network connect to a larger city or regional open space network?	

MIX OF HOUSING TYPES

<input checked="" type="checkbox"/> Achieved?	Development Review Question	Comments/ Suggested Changes
	<p>Does the development include one of the following mixes of housing types?</p> <ul style="list-style-type: none"> ▪ Two or more distinct types with each housing type comprising no more than 30% of the total units. ▪ Three or more distinct housing types with each housing type comprising no more than 20% of the total units. 	
	<p>Does the development incorporate a range of home pricing in a well-integrated neighborhood – e.g., a neighborhood not segregated by area or housing price?</p>	

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Mixed-Use Neighborhood Development Checklist

Development review checklist for:

- developments designated as Single-Family Low in the Land Use Plan applying for an AMP to achieve a density level within the Mixed-Use Neighborhood category.
- developments designated as Single-Family Medium in the Land Use Plan applying for an AMP to achieve a density level within the Mixed-Use Neighborhood category.
- developments designated as Mixed-Use Neighborhood in the Land Use Plan applying to achieve a density level that exceeds the “by right” density of 6.01 du/ac.

Development Name: _____

Reviewed by: _____ Date of Review: _____

Entitled Density: _____ Requested Density: _____

BUILDING AND SITE DESIGN FEATURES

<input checked="" type="checkbox"/> Achieved?	Development Review Question	Comments/ Suggested Changes
	Does the development use quality building materials?	
	Do the proposed housing models successfully achieve architectural variety as defined in Chapter 5?	
	Does the development use a sufficient variety of housing models as defined in Chapter 5?	
	Does the development plan for compatibility and transitions to adjacent development through appropriate building design and massing?	

SITE AMENITIES

<input checked="" type="checkbox"/> Achieved?	Development Review Question	Comments/ Suggested Changes
	Does the development provide landscaped perimeter streets with sidewalks and vegetative cover in accordance with Title 17?	
	Does the development provide landscaped interior streets with regularly spaced plantings, appropriate levels of vegetative cover, and shade-providing street trees?	
	Does the development contain a mixed-use neighborhood center and provide a well-connected system of trails to offer multiple bike and pedestrian routes from the adjacent neighborhoods to the neighborhood center?	
	Does the development provide, whether on- or off-site, at least the minimum level of parkland as required by Title 17?	
	If the parkland has been provided off-site, does it help to further the city's achievement of its planned future parks and recreation system?	
	If the parkland is provided on-site, does the park space contain amenities as described in Chapter 5?	
	Does the development provide a connected system of on- and off-street trails and pathways that connect the neighborhood to adjacent commercial, civic, and recreation amenities in a manner that makes bike and pedestrian use of trails for transportation to those destinations viable?	
	Do the provided trails have amenities as listed in Chapter 5?	
	Does the development contain a connected system of open space throughout?	
	Does the open space network connect to a larger city or regional open space network?	

MIX OF HOUSING TYPES

<input checked="" type="checkbox"/> Achieved?	Development Review Question	Comments/ Suggested Changes
	<p>Does the development include one of the following mixes of housing types?</p> <ul style="list-style-type: none"> ▪ Two or more distinct types with each housing type comprising no more than 30% of the total units. ▪ Three or more distinct housing types with each housing type comprising no more than 20% of the total units. 	
	<p>Does the development incorporate a range of home pricing in a well-integrated neighborhood – e.g., a neighborhood not segregated by area or housing price?</p>	

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