

PROJECT REVIEW CHECKLIST

The intention of this approach is to provide a streamlined, systematic structure to review that should capture all significant aspects of project impact on the community.

Project Address:

Existing Zoning:

Project Description:

Discretionary Approval required:

Neighborhood identity: What is the character of the immediate neighborhood? Is this land use compatible with its context? Is residential or commercial use appropriate here? What positive contribution does this project make to the community?

Adjoining Land Use compatibility: What are the uses, scale and style of the nearby existing buildings? How does the project compare in height, mass, bulk and front setback? Will there be significant loss of views to the nearby residences?

Traffic Issues: Does the project have the potential for significant impacts? Does the Traffic Report address the issues sufficiently?

Parking: Is sufficient parking proposed? Is it protected from inappropriate access by the general public? Does it have a negative impact visually or otherwise on its neighbors? Is on-street parking reduced by project driveways?

Architectural Quality: Based on the presentation drawings, does this appear to be a quality, well-designed project? Is the façade sufficiently interesting and articulated? What materials are proposed? Is the entire building (all sides) well designed? What features might benefit from special attention to detail?

On-site Landscaping: What is proposed? Is it consistent with adjoining parcels? Is the depth of the planting area sufficient to accommodate mature trees or shrubbery?

Other Quality of Life Issues: What on-site open space is proposed? What recreational opportunities does this provide for residents? Does the project best provide for singles, couples, or families, or a mixture of all?

Streetscape: Does the proposed project properly address the street? Does it provide "eyes on the street" to enhance safety? Are the sidewalk treatment, parking lane, and street trees consistent with the rest of the block? Should these be enhanced to set a precedent for future upgrading of the streetscape? Is there a bus stop on the project frontage that needs to be properly accommodated?

Preservation Issues: Are older buildings of significant historic character being removed from the site? What existing land use functions might be lost?

Affordability: Is affordable housing in the community diminished by this project?

Job Creation: Does the proposed project bring new jobs to downtown SP? Does it make the most of the opportunity for new job creation?

For larger projects, think about Project Labor Agreements, Public Art, and Environmental Leadership.