

Exhibit C

Development Questionnaire City of Los Altos, CA

APPLICATION

Is this a completed application? Y/N

If no, list incomplete sections and reason for incompleteness:

DEVELOPMENT TYPE

- Residential
- Commercial
- Mixed use
- Other Specify: _____

Transportation Checklist is required to submit this questionnaire. Confirm Transportation Checklist is attached: Y/N

Type of Transportation Analysis required per Transportation Checklist

- Summary
- Focused
- Standard
- Expanded

BICYCLES

VTA Guidelines

Use	Required Number of Bicycle Spaces ⁽¹⁾⁽²⁾
Residential (such as apartments, condominiums & townhouses) <ul style="list-style-type: none"> General, multi-dwelling Primarily for students & low-income families, multi-dwelling Primarily for residents 62 and older, multi-dwelling 	1 Class I per 3 units + 1 Class II per 15 units. 1 Class I per 2 units + 1 Class II per 15 units 1 Class I per 30 units + 1 Class II per 30 units

_____ Number of Class I bicycle parking spaces are required per the VTA guidelines (show calculation)

_____ Number of Class II parking spaces required per VTA guidelines

SVBC Guidelines

Criteria	Residential, Commercial or Retail	Metrics	Not recommended	Good	Better	Best
Bike storage and parking (continued)						
Residential: Tenant/Resident secure bike parking (Class 1)	Residential	Long-term bike parking spaces per bedroom		Meets city's building code/parking requirements.	Association of Pedestrian and Bicycle Professionals (APBP) guidelines: [5] bike space per bedroom or [1-4 bike spaces] per [4] homes	1 bike space per bedroom or more

n/a Number of bike parking spaces considered "good" per SVBC guidelines

- _____ Number of bike parking spaces considered "better" per SVBC guidelines
- _____ Number of bike parking spaces considered "best" per SVBC guidelines
- _____ Number of bike parking spaces planned for development

Describe location of class II bicycle parking provided:

Describe reason for choosing this location (front of building, back of building, etc):

Describe location of bicycle parking as it relates to:

- Convenience for residents and visitors
- Shared with commercial use (if applicable)
- Other (as applicable)

Class I bicycle parking provided (check all that apply)

- _____ Individual lockers
- _____ Secured room
- _____ Other (describe)

Describe the storage space for bicycles that have storage basket attachments, child attachments, etc.

Check all that apply regarding the pathway to the bicycle storage:

- _____ Clear signage on door
- _____ Clear wayfinding signage to the bike room
- _____ Safe from vehicle conflict including in the garage
- _____ Safe for children to use without supervision
- _____ Well lit
- _____ Non-slip flooring
- _____ Doorway to storage room wide enough for easy entry with bicycle
- _____ Access by ramp or elevator (no stairs)
- _____ Elevator dimensions accommodate bikes, etc
- _____ Other (describe)

Describe the interior of the bicycle storage room itself with regard to:

- Lighting
- Dimensions
- Safety

Describe accommodation for ebikes, e-scooters, etc.

What other places may a bicycle be parked or stored:

Will bicycle parking on balcony be disallowed by the HOA? Y/N

Will the HOA allow residents to take bicycles to their residential unit? Y/N

If so, is there space to fit the bike in the elevator? Y/N

VEHICLE PARKING QUANTIFICATION (INCLUDING ELECTRIC VEHICLES)

___ Zoning district of development

___ If commercial or mixed use, number of commercial parking spaces required for this property

[attach calculation in a table for this property including a total number of commercial spaces required]

___ If residential, number of parking spaces required

Is this project considered BMR? Y/N

If BMR, number of residential parking spaces required under BMR requirements

___ Resident

___ Guest

___ ADA

___ Total

If BMR, number of residential parking spaces that would be required if development was *not* eligible for BMR

___ Resident

___ Guest

___ ADA

___ Total

[Attach calculations in a table (consistent table to be developed with planning dept) - that shows the number of each type of unit (studio/1BD, 2BD, 3BD, 4+BD) and the # of parking for each type of unit plus a total. Please provide non BMR calculations even if the development qualifies for BMR, for reference purposes.]

If BMR, are parking requirements all types of units property eligible for this reduction?
Y/N

If only certain units, please list (e.g. for mixed developments with condos and townhouses, or residential and commercial mixed use)

If the development is providing BMR units, does the development qualify for a further parking reduction because it is located near a CA state defined "major transit stop"? Y/N

Please describe how it meets state requirements:

- Name of transit stops
- Type of transit stop: Major/ Minor
- Distance of stops from development
- Bus line numbers serving these stops
- Bus headway
- Planning to use this reduction? Y/N
- If yes, show total parking numbers:

___ Resident

___ Guest

___ ADA

___ Total

[Attach map showing transit area]

Size of proposed parking spaces

____ Length Required: 18'
____ Width Required: 9'
____ Height (indoor only) Required: 7'

Are parking spaces free of any encroachments, pillar, structural elements, lift, etc.? Y/N

If no, list exceptions:

Does development propose any tandem parking? Y/N

If yes, how many pairs and total number of spots?

Are any tandem spots intended for commercial use? Y/N

Are any tandem spots intended for visitor use? Y/N

Will parking spaces be bundled with cost of unit? Y/N

____ Number of electric vehicle ready-to-charge parking stalls provided

____ Percentage of total stalls that are electric

Will other spaces be easily convertible to accommodate electric charging (conduit, etc)?
Y/N

Electrical box sized accordingly? Y/N

Tandem parking accommodates EV charging for both spaces? Y/N

Lift parking accommodates EV charging for all spaces? Y/N

EV parking available for commercial parking? Y/N

Describe:

PARKING LIFT

Size of parking lift S / M / L / XL

Lift accommodates all size vehicles Y/N

If no, state exceptions:

Lift accommodates ADA Y/N

____ Number of hours lift can run on battery back-up (in event of a power outage/disruption)

Lift maintenance service:

Frequency: _____

Duration: _____

Available during servicing? Y/N

Describe the plan for parking service during lift maintenance:

Describe the plan for if the lift malfunctions, including maximum time required to have it repaired or replaced:

GARAGE and DEVELOPMENT ACCESS

Does the garage have a secured entrance? Y/N

If visitor parking is provided, how do visitors access the garage?

If a vehicle accidentally enters the garage driveway, will they easily/safely be able to return to the street?

Are pedestrians and cyclists allowed on the garage entrance/exit ramp? Y/N

If yes, please describe conditions for bicyclists/pedestrians with regard to safety:

Has sight distance at the garage exit to the roadway been calculated?

[attach supporting documentation diagram/calculations]

Measures being taken to achieve sight distance:

Feet of red curb:

Vegetation restrictions:

[attach supporting diagram]

Proposed stop bar at the garage exit? Y/N

Proposed "car coming" visual/audio sign? Y/N

Proposed flattening of the garage ramp at the top and bottom to accommodate space for 1-2 vehicles as they prepare to exit/enter the garage (a space to wait for pedestrians, cyclists and vehicles on the roadway)? Y/N

Proposed turn pocket for queuing vehicles turning into development driveway? Y/N

Proposed merging space for vehicles turning out of development into the roadway? Y/N

Can a tow truck access all levels of the garage to provide any needed service to any stranded vehicle? Y/N

SERVICES & SERVICE VEHICLE ACCESS

Describe emergency vehicle access and emergency responder accessibility to the development

Fire department scheduled to review the plans? Y/N

Loading area provided? Y/N

Describe location where ride-sharing and ride-hailing services (Uber/Lyft/etc.) will pick-up/drop-off:

Describe parking/loading location for delivery vehicles (including FedEx/UPS/Amazon, food and grocery delivery, etc.):

Length of parking/loading space:

Describe parking location for service vehicles (house cleaners, dog groomers, landscaping, plumbers, etc.):

Describe location of the nearest existing loading zone:

Will additional loading zone be requested? Y/N

If yes, number of parking spaces impacted: _____

Describe the location of and resident access to the trash/recycling room:

Describe methodology for pick-up on waste management day:

Pick up occurs on the street? Y/N

If yes, describe how it will be placed (will it be out of the way of pedestrians/cyclists/ vehicles etc.):

Within how many hours of pick-up will bins be returned to the trash/waste storage area?:

Size and quantity of waste containers to be used at the property:

	Size	Quantity
Garbage		
Recycling		
Yard Waste/ Compost		

Waste management plan already approved? Y/N

Review scheduled with Mission Trail? Y/N

Date of review:

STREETSCAPE

List all streetscape guidelines that apply to your project (eg. Mountain View design guidelines, First Street standards, Loyola Corners):

Describe compliance with above standards:

Width of sidewalk: _____

Does width comply with streetscape standards? Y/N

Is width consistent with width of sidewalk for current and upcoming developments on the same street? Y/N

Need for sidewalk widening? Y/N

Setback from the sidewalk to the proposed building:

Does setback comply with standards? Y/N

Height of building:

Does height comply with standards? Y/N

Other visibility issues anticipated with vehicles and/or peds/bikes:

Will the HOA or property owner be responsible for any landscape maintenance in the public right of way, including bulbouts, street trees, etc.? Y/N

Will the HOA or commercial property owner ensure it does not hinder visibility to/for cyclists/pedestrians/drivers? Y/N

Proposed Green Stormwater Infrastructure (GSI) near street, sidewalk, entrances, etc.? Y/N

Describe:

Bus stop adjacent to the property? Y/N

Bus stop to be improved? Y/N

ALLEYWAY FRONTAGE

Does the development abut an alleyway? Y/N

Will the alley be widened? Y/N

If yes, to how many feet? _____

Utilities present in the alley? Y/N

Utilities to be undergrounded? Y/N

Is undergrounding feasible? Y/N

Describe any foreseen challenges with this:

TRAFFIC STUDY/TIA

List intersections to be studied:

Explain why these intersections of study were selected (and not additional / other intersections):

Explain how trip distribution was calculated/assigned, especially with respect to neighborhood streets:

Is there a current development on this site? Y/N

If yes, is the current building fully occupied? Y/N

If no, percentage occupancy: _____

Was a driveway count of the current usage completed? Y/N

Date:

Time:

Building occupancy:

Counts:

Describe comparison with the ITE rates (or local rates if available):

Current usage counts:

Proposed development estimated rates:

Note any possible reasons for variant:

List bus stop(s) within 0.5 miles and transit stations within 1.5 miles, including the following information for each:

Location:

Frequency:

Bus number:

Route:

Is there a bus connection to transit station? Y/N

List the public schools that serve this location:

Describe school route improvements required by Transportation Checklists:

Describe bus stop improvements required by Transportation Checklists:

Describe sidewalk gap closure improvements required by Transportation Checklists:

List TDM measures selected from the Transportation Checklists:

List transportation benefits provided to residents (benefit, eligibility, duration):

CONSTRUCTION MITIGATION

- Describe [or attach] the construction mitigation plan. Include plan for maintaining pedestrian sidewalk access during construction, and how the plan will address the needs of pedestrians with disabilities and vision impairments.
 - Is there a sidewalk? Y/N
 - Will the sidewalk ever be closed? Y/N
 - Is there an alternative route? Y/N
 - Is it on a designated school route (per Complete Streets Master Plan)? Y/N
 - [Attach signage plan for alternative sidewalk route]
- Bus stop adjacent to the property? Y/N
 - If yes, describe the construction mitigation plan:
- Will bike lane, traffic lane or street be closed? Y/N
 - Duration (dates):
 - Hours (per day):
 - Bike lanes and/or sidewalks be closed during school hours? Y/N

APPENDIX QUESTIONS:

FOR DEVELOPERS

- Would you be willing to install a driveway counter if the city requested this? How and at what frequency would you share data with the city?
- Are you open to paying for additional mitigations on neighborhood streets and school routes?
- Are you planning for any future on-site car share and/or bike/scooter share service(s) for your residents and tenants?

FOR CITY

- What is the amount of Traffic Impact Fee this project is expected to produce?
- Does the city have a written scope of work, with detailed project description, on file for the traffic study/traffic impact analysis? If the size/scope of the development changes, is an update to the traffic study/TIA required?
- What are the proposed conditions of development with respect to CSC related items for this development?

TRAFFIC ANALYSIS

- What is the source and date of any data used in the traffic analysis, study, etc.?
- What are localized (realistic) trip generation rates for the demographics of the people expected to reside in, work at, visit or stop at this development? Is there an alternative to using the US-wide standard ITE rates for trip generation?
- What are localized (realistic) total number of people who will reside in this development (source?)? How many K-12 school age children are expected (including using LASD/MVLA demographer data)?
- Please provide clear and comprehensive analysis on cumulative impact of traffic and parking. Please quantify how this project fits in with existing, planned (this development + other planned developments), future, and potential development, and anticipated regional traffic growth, with respect to traffic and parking. The goal is planning and analysis that will determine if traffic and parking needs are being met, and/or what gaps are being created with respect to this development, and the cumulative impact.