

Transformational Projects Incentive Program Points

Adopted 8/16/04

Downtown Redevelopment District

Project Characteristics	Points	Points for Project
Residential Units		
Rental Units		
20-29	2	
30-49	3	
50-100	4	
101-200	5	
201+	6	
Condos/Sale Units		
20-29	3	
30-49	4	
50-100	5	
101-200	6	
201+	7	
Retail Spaces		
Rental spaces		
1,000-5,000 sq ft.	1	
5,001-10,000 sq ft	2	
10,001 - 15,000 sq ft	3	
15,001-20,000 sq ft	4	
20,001 +	5	
Condo spaces		
1,000-5,000 sq ft.	2	
5,001-10,000 sq ft	3	
10,001 - 15,000 sq ft	4	
15,001- 20,000 sq ft	5	
20,001 +	6	
Office Space		
Rental Space		
1,000-5,000 sq ft	1	
5,001-10,000 sq ft	2	
10,001-20,000 sq ft	3	
20,001-30,000 sq ft	4	
30,001 +	5	
Condo Spaces		
1,000-5,000 sq ft	2	
5,001-10,000 sq ft	3	
10,001-20,000 sq ft	4	
20,001-30,000 sq ft	5	
30,001 +	6	

Project Characteristics	Points	Points for Projects
Provides parking available to the general public		
10-29 spaces	1	
30+ spaces	2	
Stories		
2-3 stories	1	
4 - 6 stories	5	
7+ stories	6	
Redevelopment benefit		
Re use of existing building	3	
Redevelopment of surface parking	3	
Redevelopment of Automotive use	3	
Creative stormwater solutions	3	
Requires Enviromental Cleanup	5	
Land Assembly		
25-49% of a block	1	
50-74% of a block	3	
75% of a block	4	
Entire B lock	7	
Meets District Goals		
Meets 7 of the selection criteria	2	
Meets all of the selection criteria	5	
District Impact - # of Transformational projects provided CRA incentives within past 5 yrs		
0-3 Project	3	
4-5 Projects	2	
6 Projects	1	
7+ Projects	0	
Merit Points-Provides		
opportunity for developers to show there are significant impacts associated with their development	up to 5	
Scoring		
25+ points - 80% formula		
19-24 points- 60% formula		