

Transformational Projects Incentive Program Points

Adopted 8/16/04

Fifth Avenue~Pleasant Street Redevelopment District

Project Characteristics	Points	Points for Project
Residential Units		
Market Rate Rental Units		
11-29	2	
30-49	3	
50-100	4	
101-200	5	
201+	6	
Homeownership Units		
11-29	3	
30-49	4	
50-100	5	
101-200	6	
201+	7	
Retail Spaces		
1,000 - 10,000 sq. ft.	1	
10,001 - 20,000 sq. ft.	2	
20,001 + sq. ft.	3	
Office Space - Rental		
1,000 - 10,000 sq. ft.	1	
10,001 - 30,000 sq. ft.	2	
30,001 + sq. ft.	3	
Provides parking available to the general public		
10-29 spaces	1	
30+ spaces	2	
Stories		
2 - 3 stories	3	
4 - 5 stories	4	
Density		
Increased density by PD process	4	
Redevelopment Benefit		
Redevelopment of Automotive use	3	
Creative stormwater solutions	3	
Requires Environmental Cleanup	5	

Project Characteristics	Points	Points for Projects
Location with District		
Located on NW 5th Avenue	5	
Located on NW 13th Street	3	
Located on NW 6th Street	3	
Land Assembly		
25 - 49% of a block	1	
50 - 74% of a block	3	
75% of a block	5	
Entire Block	7	
Meets District Goals		
Meets 6 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 Projects	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		