

**Transformational Projects Incentive Program Points**

Adopted 8/16/04

**Fifth Avenue~Pleasant Street Redevelopment District**

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

Project Characteristics	Points	Points for Projects
<b>Location with District</b>		
Located on NW 5th Avenue	5	
Located on NW 13th Street	3	
Located on NW 6th Street	3	
<b>Land Assembly</b>		
25 - 49% of a block	1	
50 - 74% of a block	3	
75% of a block	5	
Entire Block	7	
<b>Meets District Goals</b>		
Meets 6 of the selection criteria	2	
Meets all of the selection criteria	5	
<b>District Impact - # of Transformational projects provided CRA incentives within past 5 yrs.</b>		
0 - 3 Projects	3	
4 - 5 Projects	2	
6 Projects	1	
7 + Projects	0	
<b>Merit Points</b>		
Provides opportunity for developers to show there are significant impacts associated with their development.	up to 5	
<b>Scoring</b>		
25 + points - 80% formula		
19 - 24 points - 60% formula		