

Advisory Board Recommendations – Transformational Program

	Modification of Program by area; (at this time locational standards are only proposed for CPUH, though similar standards may be considered for Downtown in the future)	Clarification of the items for which developers receive points	Changes to the points systems, including additional points for targeted uses, affordable housing, or "green" buildings	Clarification of the role of the "but for" gap and of net present value	Establish design guidelines	Authorize staff to administratively decline incomplete or ineligible applications	Permit modifications of previously approved applications (within two years of approval); modifications will be held to the standards of the program at the time of approval	Permit use of increment to make repairs	Require advisory board review of applications	Reduce incentive amounts to a max of 80%, a secondary level of 60%; allow points to support targeted uses	Alter the length of time for which incentives are paid
CPUH	MODIFY	YES	MODIFY	YES	MODIFY	YES	YES	NO	YES	MODIFY	YES
DRAB	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
ERAB	YES	YES	MODIFY	YES	YES	YES	YES	YES	YES	MODIFY	YES
FAPS	YES	YES	MODIFY	YES	YES	YES	MODIFY	YES	YES	MODIFY	MODIFY

Recommended Modifications from CRA Advisory Boards

Eastside:

- 1) Incentives – Allow incentives to remain the same at 90% and be maintained at thirty years for the Eastside Redevelopment District until the Board has the opportunity to evaluate its effectiveness.
- 2) Changes to the points system – Allow more points to a building with fewer stories and emphasize green building as a consideration for the merit points for up to five points.

Fifth Avenue Pleasant Street:

- 1) Incentives – Reduce the tax increment reimbursement percentages across the board for all redevelopment districts.
- 2) Applications previously submitted – Include a fee for resubmitting an application.
- 3) Length of time for incentive payments – Reduce the length of time for the tax increment reimbursement period.
- 4) Changes to the points system – Reward points for economic diversity and a broader demographic mix; Reward points for encouraging the development of a mix of businesses to serve the needs of the people.

Downtown:

DRAB made no formal recommendations, but discussed rewarding affordable housing, green building, and the reuse of significant buildings through the Transformational Program Points System.

College Park/University Heights:

- 1) Modification by area – Include projects on 6th Street and remove the phrase “between University Avenue and 7th Avenue” for projects on 13th Street.
- 2) Introduction of design guidelines – Develop a basic design guidelines statement that is assigned points and moved to the points process.
- 3) Use of increment payments to make repairs – Remove.
- 4) Incentives – Roll back upper limit from 90% to 80% and create a second limit from 80% to 60%.
- 5) Changes to the points system –
 - Remove “Rental Units” from underneath the heading “Residential Units”;
 - Change residential point values so that 30-49 units are worth 2 points, 50-100 units are worth 3 points, and 101+ units are worth 4 points;
 - Change the heading “Retail Spaces” to “Commercial Spaces”; Change the “Office Space – Rental” heading to “Office Space”;
 - Change the square footage in “Office Space” as follows: 1,000-10,000=1 point, 10,000-20,000=2 points, and 20,001+=3 points;
 - Change the first category under “Flex Space” from 1,000-10,000 sq. ft. to 5,000-10,000 sq. ft; Change the second category under “Parking Available to the General Public” from 30+ spaces to 30-74 spaces, and add a third category: 75+ spaces worth 4 points;
 - Change so that 3 stories are worth 1 point, 4 stories are worth 2 points, and 5+ stories are worth 4 points; Eliminate the category “Redevelopment of automotive use” under the heading “Redevelopment Benefit”;
 - Change the points in “Land Assembly” from 1, 3, 5, and 7 to 1, 2, 3, and 4; Eliminate the category “Meets 7 of the selection criteria” under the heading “Meets District Goals”; Insert the word “easily” into the note (*) about flex space so it reads “can be easily converted”; Change the heading “Provides

parking available to the general public” to “Provides parking that supports uses in the district and discourages commuter parking.”