Transformational Projects Incentive Program Points
Adopted 8/16/04

College Park~University Heights Redevelopment District

Project Characteristics	Points	Points for Project		Project Characteristics	Points	Points for Projects
Residential Units				**Redevelopment Benefit**		
Rental Units				Re-use of existing building	3	
30-49	3			Redevelopment of surface parking	3	
50-100	4			Redevelopment of automotive use	3	
101-200	5			Creative stormwater solutions	3	
201+	6			Requires environmental cleanup	5	
Bedroom Formula				**Land Assembly**		
Divide the # of bedrooms by # of units				25 - 49% of a block	1	
2.5 bedrooms or less	2			50 - 74% of a block	3	
				75% of a block	5	
Retail Spaces				Entire Block	7	
1,000 - 10,000 sq. ft.	1					
10,001 - 20,000 sq. ft.	2			**Meets District Goals**		
20,001 + sq. ft.	3			Meets 7 of the selectrion criteria	2	
				Meets all of the selection criteria	5	
Office Space - Rental						
1,000 - 10,000 sq. ft.	1			**District Impact** - # of Transformational projects provided CRA incentives within past 5 yrs		
10,001 - 30,000 sq. ft.	2			0 - 3 Projects	3	
30,001 + sq. ft.	3			4 - 5 Projects	2	
				6 Projects	1	
Flex Space *				7 + Projects	0	
1,000 - 10, 000 sq. ft	1					
10,001 - 30,000 sq. ft.	2					
30,001 +	3			**Merit Points**		
				Provides opportunity for developers to show	up to 5	
Provides parking available to the general public				there are significant impacts associated		
10-29 spaces	2			with their development.		
30+ spaces	3					
				Scoring		
Stories				25 + points - 80% formula		
3 stories	1			19 - 24 points - 60% formula		
4 - 5 stories	4					
Density						
Increased density by PD process	4			* Flex Space is space that can be converted to retail or office in the future.		