

LDDA TIF Investment Program

Evaluation Scoring Matrix

The Tax Increment Financing (TIF) evaluation scoring matrix is based on goals and strategies of the Downtown Master Plan of Development and the standards and criteria of the program. Applications will be evaluated by the DDA Board using this scoring matrix.

- Projects must meet the applicable TIF Investment Program standards and criteria
- Projects determined by the DDA Board to significantly fill an unmet need for the downtown may be eligible for additional funding.

Evaluation Categories

1. Project Location within the DDA (Can be combined)

Location	Points Available
First & Main Transit Area	5
Main Street Corridor	4
Opportunity Development Site (per Master Plan)	3
Coffman Corridor	3
Other District Location	2
Property Location / Engagement (two streets; corner)	1

2. Existing Conditions

Existing Conditions	Points Available
The existing property's appearance and compatibility with surrounding properties is poor or has been continuously vacant	5
The existing property's appearance and compatibility with surrounding properties is fair or has been periodically vacant	3
The existing property's appearance and compatibility with surrounding properties is good or has had low vacancy	1

3. Community/Housing Impacts (Can be combined)

Project Extent	Points Available
Project creates attainable housing (missing middle)	5
Project adds for sale housing to Downtown	5
Project creates market rate housing desirable to skilled workers	4
Project adds uses that serve residents of multiple housing developments	3
Project includes public, community amenities, such as parks, plazas, outdoor seating	2
Project includes private external amenities for tenants or residents	1

4. Project Design (Can be combined)

Design	Points Available
The building includes a creative design that is an appropriate fit for the proposed location and is consistent with the downtown design guidelines	5
The project has a pedestrian friendly, engaging street presentation	5

The building façade is predominantly brick/stone (excluding windows/doors) using high quality materials	4
The building's alley façade improvements are same quality as street facing facades	3
The building design is sensitive to the historic fabric of the building	3

5. Project Sustainability and Energy Conservation

(Projects are required at a minimum to meet applicable green building and energy code standards)

Sustainability and Energy Conservation	Points Available
Project substantially exceeds applicable green building and energy code standards	5
Project integrates significant CPTED principles	4
Project receives LEED building certification	3
Project incorporates unique sustainability aspects, such as green infrastructure and unique landscaping	2

6. Transportation Impacts

Parking	Points Available
Project incorporates significant infrastructure and amenities to encourage alternate transportation	5
Project adds additional public parking into the District	4
Project adds additional private parking into the District	3
Project maintains number of existing parking spaces	2
Project maintains average spaces used based on parking study	1

7. DDA Master Plan Alignment (can be combined)

Master Plan	Points Available
Project will attract new jobs (grow employment base)	5
Project fills a gap in uses in district	5
Project embraces transit-oriented development in 1 st & Main area	5
Project contains uses that extend to 18-hour/7-day activity	5
Project adds modern format Office (creative/tech talent)	4
Project adds creative industry or culinary businesses	4
Project adds an arts & culture venue	4
Project adds a market to serve residents of the district	4
Project adds retail space	3
Project will retain jobs (?) Primary employment??	3
Project is a mixed use development	3
Project includes creative placemaking elements	3