

# 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 downtown and/or achieve a score of more than XX 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
3 <sup>rd</sup> Avenue Corridor	3
Other District Location	2
Property Location / Engagement (two streets; corner, improved alley)	1
Sub Total (16 point max)	

#### 2. Existing Conditions

Existing Conditions	Points Available
The existing property's appearance and compatibility with surrounding properties is poor or has been continuously vacant (or vacant land or surface parking)	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
Sub Total (5 point max)	

#### 3. Community/Housing Impacts (can be combined)

Project Extent	Points Available
Project creates attainable housing (missing middle 60 - 100% AMI) (Based on info from City of Longmont)	5
Project adds for sale housing to Downtown (any number of units?)	5
Project addresses housing at all price points, including both market rate and affordable	4
Project creates market rate housing desirable to skilled workers (any number of units?)	3
Project includes public, community amenities, such as parks, plazas, outdoor seating	2
Project includes private external amenities for tenants or residents (roof top, workshop, dog wash station)	1
Sub Total (21 point max)	

#### 4. Project Design (can be combined)

Design	Points Available
Project includes a creative design that is an appropriate fit for the proposed location and is consistent with the downtown design guidelines (TBD)	5
Project has a pedestrian friendly, engaging street presentation (large, transparent windows, improved, wide sidewalks, streetscape amenities, etc.)	5
Project design is using historic tax credits and/or pursuing historic preservation principles to ensure the building retains its historic character (Historic designation or getting to one)	5
Project embraces transit-oriented development in 1 <sup>st</sup> & Main area (pg. 35 of 1 <sup>st</sup> & Main plan - focus on housing & employment; ped and bike oriented; mix of people-intensive uses; compact & dense; manages parking & access; stand-alone w/o transit)	5
Project façade is predominantly brick/stone (excluding windows/doors) using high quality materials	4
Project's alley façade improvements are same quality as street facing facades	3
Sub Total (27 point max)	

#### 5. Project Sustainability and Energy Conservation (can be combined)

(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 (at least 50% project materials can be recycled at end of project life; at least 10% of project materials are reused/recycled materials)	5
Project integrates significant CPTED principles (review from CPTED evaluators)	4
Project receives LEED building certification or achieves those principles	3
Project uses 25% or more of energy consumptions supplied by renewable sources	3
Project incorporates unique sustainability aspects, such as green infrastructure and unique landscaping	3
Project uses energy and/or water saving measures such as (project is designed to be solar-ready; uses no natural gas; features that reduce water usage; xeric landscaping etc.)	2
Sub Total (20 point max)	

#### 6. Transportation Impacts (can be combined)

Parking	Points Available
Project incorporates significant infrastructure and amenities to encourage alternate transportation (above code i.e. bike facilities and storage, eco passes, pedestrian connections)	5
Project adds additional, non-surface public parking (available to anyone) into the District (5/10 spaces?)	4
Project includes sustainability practices such as EV charging stations, carpool or shared-use vehicle parking, low-emitting vehicles	3
Project adds additional private parking (building use) into the District (5/10 spaces?)	3
Sub Total (15 point max)	

## 7. DDA Master Plan Alignment (can be combined)

Master Plan	Points Available
*Answer EITHER with or without tenant? Answer both?*	
<b>Projects building with spec or vanilla shell</b>	
Project adds modern format Office (creative/tech talent) (How much?)	5
Project adds storefront retail space (beyond leasing office/tenant amenities) (How much?)	4
Project is designed to provide retail, cultural offerings, activities and amenities to attract talent and support residents in downtown.	4
Project will attract new jobs (grow employment base)	3
Project has invested in regional/national marketing for the space	3
(Sub Total 19 max)	
<b>Projects with secured tenant</b>	
Project adds primary employment (More than 10 employees +5 additional)	5
Project adds creative industry or culinary businesses	4
Project adds an arts & culture venue	4
Project fills a gap in uses in district (grocery/market +5 additional)	3
Project will retain jobs in the downtown district (How many?)	3
Sub total (29 point max)	
<b>Public Impacts</b>	
Project contains uses that extend to 18-hour/7-day activity	5
Project is a mixed use development	4
Project includes creative placemaking elements	4
Sub total (13 point max)	

Total: \_\_\_\_\_ points

If we score BOTH with & without tenant = 140 points

If we score choose: with tenant = 121 points

w/out tenant = 111 points