

Northwest-Progresso-Flagler Heights CRA
Application for Economic Development Incentives
Property and Business Improvement Program

Appendix B
Primary Area Scoring Criteria

PRIMARY AREA SCORING CRITERIA	MAX SCORE
1. Retail restaurant or office space exceeding 1,500 square feet a. 2,000 + square feet – 5 points b. 1,500 – 1,999 square feet – 4 points c. 1,000 – 1,499 square feet – 3 points d. 500 – 999 square feet – 2 points e. 250 – 499 square feet – 1 point	5 2
2. Building design or renovation program is consistent with recommended design guidelines	5
3. Greater than 50% of 1st floor frontage is transparent windows	5
4. Project will create at least 5 new full-time and/or part-time jobs	15 10
5. Reuses a vacant or underutilized property	10
6. Property/Project eligible for Brownfield program designation or other contamination clean-up program	5
7. High quality and environmentally friendly building materials	5
8. Financial analysis supports the project and demonstrates need for assistance	30
9. Qualifications of developer, or development partnership demonstrates success on other comparable projects	15
10. The Project is consistent with the goals and objectives of the CRA redevelopment plans	3
11. Potentially increases the tax base of the property being redeveloped (based upon estimates from County Tax office)	2
MINIMUM CRITERIA SCORE	100
Bonus Criteria (max of 5 points each)	
12. Plan includes mixed use development with a quality housing component (live/work including workforce housing with retail on 1st floor)	5
13. Provide a letter of support from the civic and/or business association where the project is located	5
14. Clearly documented financial commitment letter(s) of interest from investors or banks	5
15. Project has received or will apply for industry standard designation indicating high level of sustainability in design and construction (i.e. LEED, etc.)	5
16. Accommodations made for bike racks, transit shelters and other pedestrian amenities	5
17. Adds street activity such as outdoor eating areas	5
18. Creates or enhances area parks, pedestrian environment or first floor commercial space	5
19. Tenant or lease agreement has been secured for property	5
BONUS CRITERIA SCORE	40
TOTAL MINIMUM CRITERIA plus BONUS SCORE	140

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