

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 50% of total applicable score, 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 rd 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 data from City of Longmont)	5
Project adds for sale housing to Downtown (More than 5 units +5 additional)	5
Project addresses housing at all price points, including both market rate and affordable	4
Project includes public, community amenities, such as parks, plazas, outdoor seating	4
Project creates market rate housing desirable to skilled workers (More than 5 units +5 additional)	3
Project includes private external amenities for tenants or residents (roof top, workshop, dog wash station)	1
Sub Total (32 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 st & Main area (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 Resource Conservation (can be combined)

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

Sustainability and Resource Conservation	Points Available
Project receives LEED building certification or achieves certified green building principles	5
Project substantially exceeds applicable energy code standards <ul style="list-style-type: none"> • Project exceeds current code requirements for energy efficiency by 20% or more • Project is designed to be solar ready • Project uses 25% or more of energy consumptions supplied by renewable sources (either on-site or off-site) • No natural gas infrastructure or appliances are incorporated into the project 	5
Project substantially exceeds applicable green building standards <ul style="list-style-type: none"> • At least 50% project materials can be recycled at end of project life • At least 10% of project materials are reused/recycled materials • Development footprint is minimized to the extent possible • Building orientation is designed for passive heating and cooling • Avoid the use of materials with high-VOC emissions 	4
Project integrates significant CPTED principles (review from CPTED evaluators)	4
Project incorporates infiltration-based green infrastructure such as distributed rain gardens, or low impact development techniques that infiltrate storm water runoff and disconnect impervious areas in the site design	3
Project includes on-site recycling and/or composting receptacles	3
Project incorporates water saving measures above applicable code standards, such as high efficiency fixtures and xeric landscaping	2
Provide documentation of an innovative product or strategy that increases the sustainability of the project or community	2
Sub Total (28 point max)	

6. Transportation Impacts (can be combined)

Transportation	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 5 or more additional, non-surface public parking (available to anyone) into the District (More than 10 +5 additional)	4
Project includes sustainability practices such as EV charging stations, carpool or shared-use vehicle parking, low-emitting vehicles	3
Project adds 5 or more additional private parking (building use) into the District	3
Sub Total (20 point max)	

7. DDA Master Plan Alignment (can be combined)

Master Plan	Points Available
Public Impacts	
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)	
Projects building with spec or vanilla shell	
Project adds at least 1,000 sq ft modern format Office/creative space (creative/tech talent) (More than 2500 +5 additional)	5
Project adds at least 1,000 storefront retail space (beyond leasing office/tenant amenities) (More than 2500 +5 additional)	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 (29 point max)	
Projects with secured tenant	
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 at least 5 FTE jobs in the downtown district	3
Sub Total (29 point max)	

Total: _____ points

If the project has not secured any commercial tenants	170 points max
If the project has secured all commercial tenants	170 points max
If project has a mix of secured and unsecured tenants	199 points max