

Environmental (Building and surrounding)

X		1	Traffic impacts - close proximity to mass transit services (within 2 blocks)		X
X		2	Traffic impacts - adequate off-street parking is provided (including existing or shared parking)	X	X

City Issues

X		1	Architectural features compatible with the neighborhood i.e. taller buildings stepped-back if abutting single-family residential, design features that add interest (materials, mass, scale).	X	X
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Value Added APPROACHES

			<i>Financial</i>		
X		1	Leverage opportunities maximized with non-government money. Ratio of public to private funding.	X	X
X		2	Developer equity investment be a minimum of 2 percent		X

Environmental (Building and surrounding)

X		1	On-site manager, or 24-hour telephone number available	X	X
X		2	On-site manager, if over 20 units	X	X
X		3	Development will improve existing site conditions. Site improvement - develop in area that is currently a community burden due to actions of other than current owner (weeds, crime, transient gathering)	X	X
X		4	Increases residential density in appropriate areas/areas where the City could benefit from increased density		X
X		5	_____ percent of units or, _____ ratio of units handicapped accessible/visitable To Be Determined		X
X		6	_____ percent of units or, _____ ratio of units family friendly (i.e. 3 bedrooms, 2 bath, on-site laundry) To Be Determined		X

City Issues

X		1	Net increase in City housing stock		X
X		2	Project does not duplicate other projects in the area unless there is identifiable need (Project location in relation to other similar projects - distribution of projects)	X	X
X		3	Pedestrian-friendly design features to add interest (such as balconies, porches, other architectural elements)		X

VALUE-ADDED-APPROACHES

Environmental

X		1	Includes mid-block walk-ways or other pedestrian amenities	X	X
X		2	Includes a component of open space or recreational space (such as recreational facilities, computer center, community room, children's play area, grassy area, other gathering space)	X	X
X		3	Development brings 24-hour presence to an otherwise predominantly day-time-only populated area (crime prevention element)	X	X
X		4	Development enhances neighborhood stability/strength/viability.	X	X
X		5	Development is adaptive re-use of previously abandoned/underused structures	X	X
X		6	Basic services (retail, grocery) available within 1/2 mile or 3 blocks	X	X
X		7	Traffic Impacts – location proximity to employment center	X	X

City Issues

X		1	Development rehabilitates a historically significant structure	X	
X		2	Development extends the usable life of existing housing at a cost that is lower than new construction	X	X

Value Added APPROACHES

Financial

X	1	Leverage opportunities maximized with non-government money. Ratio of public to private funding.	X	X
X	2	Developer equity investment be a minimum of 2 percent	X	X

Environmental (Building and surrounding)

X	1	Development will improve existing site conditions. Site improvement - develop in area that is currently a community burden due to actions of other than current owner (weeds, crime, transient gathering)	X	X
X	2	Increases residential density in appropriate areas/areas where the City could benefit from increased density		X
X	3	_____ percent of units or, _____ ratio of units handicapped accessible/visitable To Be Determined		X
X	4	_____ percent of units or, _____ ratio of units family friendly (i.e. 3 bedrooms, 2 bath, on-site laundry) To Be Determined		X

City Issues

X	1	Net increase in City housing stock		X
X	2	Project does not duplicate other projects in the area unless there is identifiable need (Project location in relation to other similar projects - distribution of projects)	X	X
X	4	Pedestrian-friendly design features to add interest (such as balconies, porches, other architectural elements)		X

VALUE-ADDED-APPROACHES

Environmental

X		1	Includes mid-block walk-ways or other pedestrian amenities	X	X
X		2	Includes a component of open space or recreational space (such as recreational facilities, computer center, community room, children's play area, grassy area, other gathering space)	X	X
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X		5	Development enhances neighborhood stability/strength/viability.	X	X
X		6	Development is adaptive re-use of previously abandoned/underused structures	X	X
X		7	Basic services (retail, grocery) available within 1/2 mile or 3 blocks	X	X
X		8	Traffic Impacts – location proximity to employment center	X	X

City Issues

X		1	Development rehabilitates a historically significant structure	X	
X		2	Development extends the usable life of existing housing at a cost that is lower than new construction	X	X