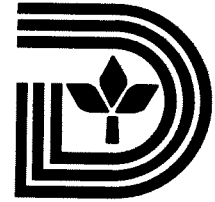


# Memorandum



CITY OF DALLAS

DATE September 11, 2009

TO Members of the Transportation and Environment Committee:  
Linda L. Koop (Chair), Sheffie Kadane (Vice Chair), Jerry Allen, Carolyn R. Davis, Tennell Atkins, Angela Hunt, Pauline Medrano, Delia Jasso and Ron Natinsky, Vonciel Jones-Hill

SUBJECT RTC Sustainable Development Call for Projects – Project Recommendations Briefing

Attached is the “RTC Sustainable Development Call for Projects – Project Recommendations” briefing that will be presented to you September 15, 2009.

Please contact me if you need additional information.

A handwritten signature in black ink, appearing to read 'Jill A. Jordan'.

Jill A. Jordan, P.E.  
Assistant City Manager

c: The Honorable Mayor and Members of the City Council  
Mary K. Suhm, City Manager  
Thomas P. Perkins, Jr., City Attorney  
Deborah Watkins, City Secretary  
Craig Kinton, City Auditor  
Judge C. Victor Lander, Administrative Judge  
Ryan S. Evans, First Assistant City Manager  
A.C. Gonzalez, Assistant City Manager  
Forest Turner, Assistant City Manager  
David Cook, Chief Financial Officer  
Jeanne Chipperfield, Director, Budget and Management Services  
Edward Scott, Director, Controller’s Office  
Helena Stevens-Thompson, Assistant to the City Manager – Council Office  
Rick Galceran, P.E., Director, Public Works and Transportation  
Theresa O’Donnell, Director, Development Services

# RTC Sustainable Development Funding Program Call for Projects Project Recommendations

Briefing to the Council Transportation and  
Environment Committee

Prepared by  
Public Works and Transportation  
Transportation Programs – Planning  
September 15, 2009





# Purpose of Briefing

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- Review the Regional Transportation Council (RTC) Sustainable Development Program call for projects
- Review the City process to identify projects that will be recommended for submission to the RTC
- Review the project selection recommendations and request Committee endorsement



# Sustainable Development Overview

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- RTC Goals of Sustainable Development:
  - Land use and transportation practices that promote economic development while using limited resources in an efficient manner
  - Transportation decision-making based on impacts to land use, congestion, vehicle miles traveled (VMT), and the viability of alternative transportation modes
  - Planning efforts which seek to balance access, finance, mobility, affordability, community cohesion, and environmental quality



# Sustainable Development Overview

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- The RTC created the Sustainable Development Funding Program to encourage public/private partnerships that positively address existing transportation system capacity, rail access, air quality concerns, and/or mixed land uses
- By allocating transportation funds to land use projects promoting alternative transportation modes or reduced automobile use, the RTC and its regional partners are working to address mounting air quality, congestion and quality of life issues



# Sustainable Development Funding

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- The RTC allocated \$41 million for the 2009 Sustainable Development call for projects
  - \$40 million for Infrastructure Projects
  - \$1 million for Planning Projects
- Eastern subregion allocation is \$27.6 million – total requests from a public agency cannot exceed this amount
- 80% RTC funds and 20% local match
- No partial funding of projects
- All cost overruns are responsibility of local partner



# Sustainable Development Areas of Interest

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- Rail Station – areas within a half mile radius of a current or planned rail station identified in a regional mobility document
- Passenger Rail – areas within a half mile radius of a current or planned passenger rail line identified in a regional mobility document
- Infill: area in a developed central city with a high concentration of unemployed persons, high emitting vehicles, or low income households
- Main Street/Historic District: areas with multiple contiguous street frontages of pedestrian oriented developments and/or located in an historic downtown or Main Street



# Sustainable Development Eligible Project Types

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- Infrastructure Project:  
A construction project that provides public infrastructure in the public right-of-way to support private vertical development
- Planning Project:  
Market, housing and economic analyses, transit station planning, transit oriented development planning, general planning





# Infrastructure Project

## Rules for Sustainable Development Call for Projects

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- No individual infrastructure project can exceed \$3 million
- All projects must have a vertical component
- Zoning must be in place at time of application
- Public agency support is required
- Letter of support from active private sector for-profit partner is required
- Improvements must demonstrate an air quality benefit
- Council resolution endorsing selected projects is due within 90 days of RTC selection decision



# Planning Project

## Rules for Sustainable Development Call for Projects

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- The maximum amount of funding that can be allocated to a single planning project is \$300,000
- Projects will be funded with RTC local funds
- A city, county, special district, or a transit agency must sponsor each application
- No private sector sponsor or additional sponsor is required but may be included
- Planning projects will be managed by NCTCOG staff
- Projects will require an Interlocal Cooperative Agreement between NCTCOG and the project sponsor



# City of Dallas

## Project Development Process

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- Interdepartmental committee will guide the project development process
- RFP developed for each funding category to solicit proposals from the private sector
- Proposals reviewed and ranked according to established criteria to facilitate selection of recommended projects
- Committee recommendations completed and applicants notified of results
- TEC will be asked to approve list of projects for submission to NCTCOG



# City of Dallas

## Interdepartmental Committee

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- Public Works and Transportation
- Economic Development
- Development Services (Planning)
- Park and Recreation
- Trinity River Corridor Project

The Staff Interdepartmental Committee met 12 times as a team to evaluate the proposals. In addition, the Committee met with each applicant who accepted the invitation, in either a one-on-one or roundtable discussion format, to assist them in refining their proposals to better meet the criteria set by NCTCOG's definition of a sustainable development.



# City of Dallas

## Project Development Schedule

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- NCTCOG issued call for projects 3/24/09
- TEC briefing on call for projects 4/13/09
- City Request for Proposals released 5/22/09
- City pre-proposal conference 6/16/09
- Proposals due to City 7/6/09
- Revisions Accepted 8/10/09
- Staff recommendations completed 9/08/09
- TEC briefing on recommendations 9/15/09
- NCTCOG application deadline 10/2/09
- RTC project approval 3/2010



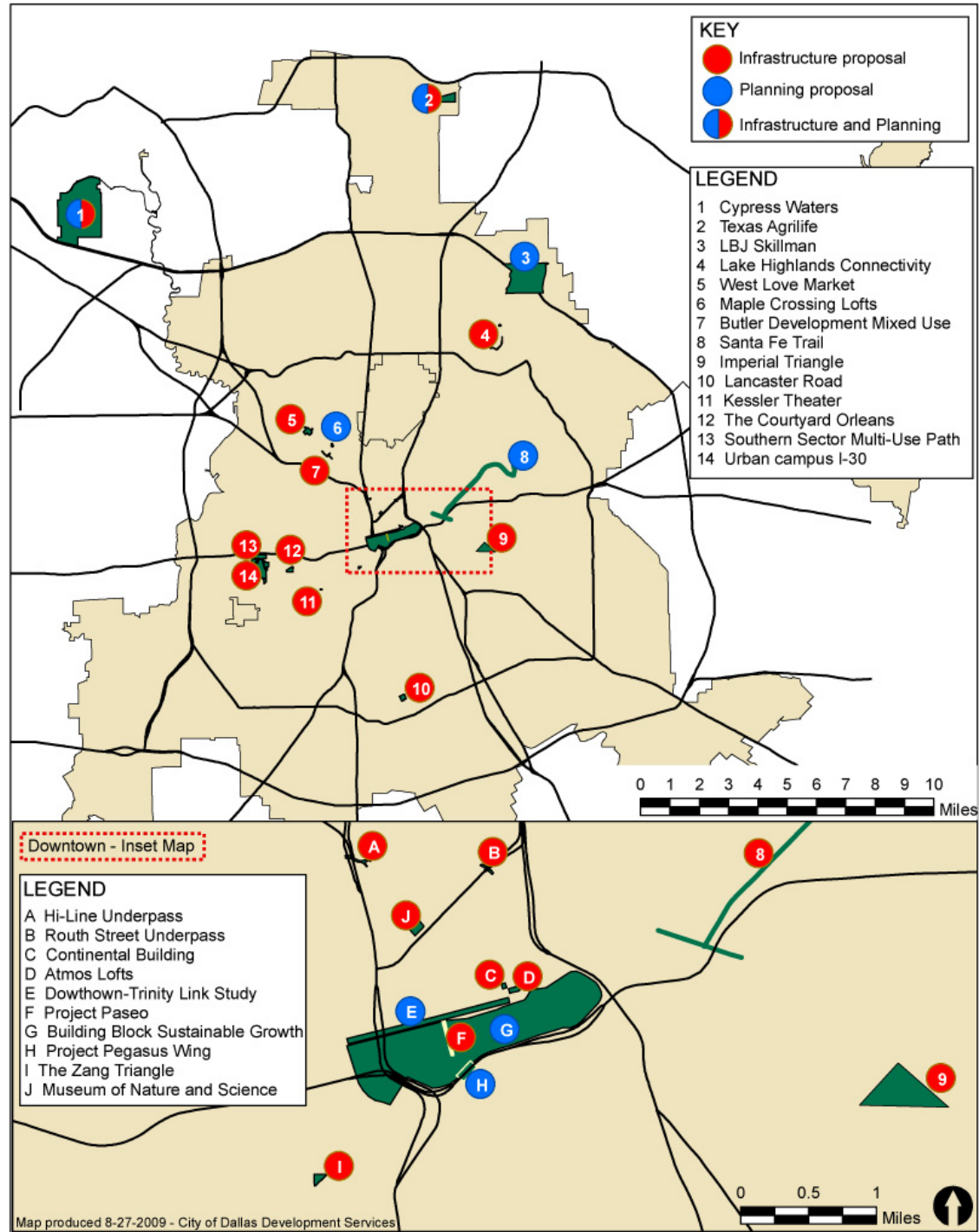
# Criteria for Evaluation

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- An evaluation matrix was used by the team to evaluate each project type – infrastructure and planning
- Evaluation criteria were based on the RTC Sustainable Development Program requirements
- RTC criteria were supplemented with additional measures related specifically to the City of Dallas
- Project applications will be submitted to NCTCOG without preferential ranking or scores
- Evaluation score sheets for infrastructure and planning projects are included as attachments



# Submittal Locations





# Infrastructure Project Proposals

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- 20 Infrastructure Project Proposals:  
**\$29,576,371**
- Average Request:  
**\$1,643,132**
- Amount Exceeding Maximum (\$27.6m):  
**\$1,976,371**





# Planning Project Proposals

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- 8 Planning Project Proposals:  
**\$1,227,600**
- Average Request:  
**\$153,450**
- Amount Exceeding Maximum (\$1.0m):  
**\$227,600**



# Infrastructure Proposals Submitted

Project	Council	Requested
<ul style="list-style-type: none"> <li> <b>Atmos Lofts mixed-use</b>            Refurbished exterior lighting, security lighting, concrete walk, stair and accessible ramp system, bike racks, motor court, landscaping. Atmos Lofts is composed of 4 buildings covering 2.6 acres. Proposed is mixed use with 233 residential apartment units (46 units workforce affordable), 5,000 sq ft restaurant space, 5,000 sq ft retail space, and 301 structured parking spaces.         </li> </ul>	D14	\$551,512
<ul style="list-style-type: none"> <li> <b>The Butler Development mixed-use</b>            Streetscape improvements, including sidewalk widening and reconstruction, and street furniture for proposed \$61 million 4-story mixed use project; 468 apartments, 5,020 sq ft of retail, 5 story structured parking garage located on 7.8 acres of land at the corner of Butler and Redfield Streets.         </li> </ul>	D2	\$1,980,000
<ul style="list-style-type: none"> <li> <b>Continental Building mixed-use</b>            Sidewalk replacement, landscaping improvements, crosswalk improvements (across Commerce and at Prather and St. Paul intersection). Proposes mixed use; 212,847 sq ft residential (150 units), 5,572 sq ft retail, 280 space parking garage.         </li> </ul>	D14	\$607,740
<ul style="list-style-type: none"> <li> <b>Courtyards/Orleans La Reunion mixed-use</b>            Ped-friendly sidewalks, new and/or improved crosswalks, benches, shade trees, sidewalk lights, pedestrian plaza, construction of Walter Drive, Anniels Drive, Parkcrest Drive and Rockcrest Drive. 27.9 acre La Reunion Town Center, proposed 220 apartments, 24,433 sq ft retail/office/restaurant space, central parking garage.         </li> </ul>	D3	\$2,000,000



# Infrastructure Proposals Submitted

continued

Project	Council	Requested
<ul style="list-style-type: none"><li>■ <b>Cypress Waters TOD mixed-use</b> Proposes funding for the construction of a section of Cypress Waters Boulevard (approx. 1,800 sq ft), at southern part of development; traffic signalization, streetscaping. Cypress Waters at build-out will have 4 million sq ft of office space, 150,000 sq ft of retail and 10,000 residential units.</li></ul>	D6	\$1,500,000
<ul style="list-style-type: none"><li>■ <b>Hi-Line Underpass pedestrian connectivity</b> Pedestrian sidewalk and crosswalk improvements along Edison between Stemmons and Hi Line, pedestrian improvements along southbound Stemmons frontage road and Hi Line as it passes under Stemmons, accessible ramps, traffic warning light at Hi Line, shade trees, way-finding, benches, trash receptacles, lighting and bike parking. Planned development at 1400 Hi Line; 314 unit residential, 29,000 sq ft ground floor retail.</li></ul>	D2	\$1,164,500
<ul style="list-style-type: none"><li>■ <b>Imperial Triangle (Frazier) mixed-use</b> Signalized pedestrian crossing at Monte and Scyene, linear park, recreational greens, nature reserve with walking and jogging paths. Tied to the diMambro Frazier Redevelopment Plan, proposing mixed use residential, retail and office development in the South Dallas/Fair Park area.</li></ul>	D7	\$2,465,788
<ul style="list-style-type: none"><li>■ <b>The Kessler Theater commercial</b> Streetscape improvements, including sidewalk reconstruction and street furniture, accessible ramps, pedestrian lighting, trees, bike parking. Historic Kessler Theater, located at Clinton and Davis, is being restored for use providing office, retail space, a dance studio, a music academy and a live performance venue.</li></ul>	D1	\$179,760



# Infrastructure Proposals Submitted

continued

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Project	Council	Requested
<ul style="list-style-type: none"><li>■ <b>Lake Highlands Connectivity</b> mixed-use</li></ul> <p>Proposing trail extending from south end of Lake Highland Town Center Trail into the White Rock Creek Trail near Skillman Street -- 4,375 lineal feet of 12 foot wide trail. Adding second left hand turn lane at westbound Walnut Hill onto Skillman, pedestrian improvements at the Skillman/Walnut Hill intersection including barrier free ramps and traffic lighting. Lake Highlands Mixed Use Development at the Town Center and adjacent White Rock/Toscana redevelopment projects; 70 acres (20 for public park/lake area), 200,000 sq ft retail, 100,000 sq ft restaurants, 100,000 sq ft office, 2,550,000 sq ft residential.</p>	D10	\$2,775,000
<ul style="list-style-type: none"><li>■ <b>Lancaster Road</b> mixed-use</li></ul> <p>Sidewalk and crosswalks, pedestrian trails, pocket park and walkways, landscaping, lighting. Proposes mixed use development on Lancaster Road opposite the VA Hospital. Residential Apartments (188,150 sq ft - 185 units), retail, office/job training center (Urban League), assisted care residential (80,598 sq ft - 90 units).</p>	D4	\$2,107,790
<ul style="list-style-type: none"><li>■ <b>Museum of Nature &amp; Science</b> commercial</li></ul> <p>Streetscape improvements, the extension of River Street from Field Street west towards Houston Street, including sidewalk reconstruction and street furniture. The Museum of Nature and Science will be a world class science museum developed on a site located at the intersection of Woodall Rodgers Freeway and Field Street.</p>	D2	\$1,331,000



# Infrastructure Proposals Submitted

continued

Project	Council	Requested
<ul style="list-style-type: none"><li>■ <b>Project Paseo</b> pedestrian connectivity Improved sidewalk, landscaping and buried utilities along Lamar between IH-30 and Wood Street. Matthews Southwest was selected in 2008 to develop the downtown Dallas Convention Center Hotel.</li></ul>	D2	\$2,700,000
<ul style="list-style-type: none"><li>■ <b>Routh Street Underpass</b> pedestrian access Pedestrian-friendly sidewalks, lighting, hike and bike connection from Clark Street to Flora Street, drainage improvements to prevent flooding. Intended to make a more pedestrian-friendly connection between McKinney/Uptown and the Arts District.</li></ul>	D14	\$960,000
<ul style="list-style-type: none"><li>■ <b>Southern Sector Multi-Use Path</b> pedestrian Proposes 3,700 linear foot multi-purpose path through site linking Chalk Hill Trail to proposed Coombs Creek Trail. 5.383 acres in the Pinnacle Park area; 160 residential units, 288 surface parking spaces.</li></ul>	D3	\$698,000
<ul style="list-style-type: none"><li>■ <b>Texas AgriLife TOD</b> mixed-use Road development (paving, street lights, 7.5 ft sidewalks, on-street bike markings), transit shelters, landscaping, retention/detention pond, security lighting, kiosks, trail wayfinding. Proposes mixed use TOD with LEED-oriented "Urban Living Laboratory" – 130,000 sq ft retail, 240,000 sq ft office, 250 room hotel, 8500 sq ft treatment plant, 2330 space surface parking.</li></ul>	D12	\$2,999,948



# Infrastructure Proposals Submitted

continued

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Project	Council	Requested
<ul style="list-style-type: none"><li>■ <b>Urban Campus IH-30 Ramp</b> commercial Ramp relocation and frontage road construction at southwest corner of the IH-30/Westmoreland Road intersection. 10 acre site in the Pinnacle Park area with 135,000 sq ft of retail, 710 space surface parking.</li></ul>	D3	\$2,376,333
<ul style="list-style-type: none"><li>■ <b>West Love Market</b> commercial Entry drives at Maple, Mockingbird and Forest Park, 4 foot sidewalks along Maple, Mockingbird and Forest Park, landscaping, lighting. Commercial retail center with 11,400 sq ft restaurant space, 309,877 sq ft retail space, 1,499 surface parking spaces.</li></ul>	D2	\$1,429,000
<ul style="list-style-type: none"><li>■ <b>The Zang Triangle</b> mixed-use 10 foot sidewalks, curb and gutter, water line relocation, necessary storm sewer relocation, pedestrian crossing improvements, landscaping, lighting, bike parking and lockers. Zang Triangle proposes the development of 260 residential units (about 20% affordable), 3017 sq ft of office, 1170 of "amenity" space, 5.5 level garage with 390 parking spaces.</li></ul>	D3	\$1,750,000



# Planning Proposals Submitted

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Project	Council	Requested
<ul style="list-style-type: none"><li>■ <b>Building Blocks Sustainable Growth Dist.</b> Create a sustainable development district in the Southern Sector of Downtown Dallas, from the Farmers Market to the Trinity, Young Street and IH-30.</li></ul>	D2/D14	\$212,000
<ul style="list-style-type: none"><li>■ <b>Cypress Waters</b> Planning for new DART Station along the Cotton Belt Line related to the Cypress Waters development. Cypress Waters at built-out will have 4 million sq. ft of office space, 150,000 sq. ft. of retail, 10,000 residential units.</li></ul>	D6	\$150,000
<ul style="list-style-type: none"><li>■ <b>Downtown-to-Trinity River Link</b> Look at Multimodal connectivity between downtown and the Trinity River area. Originally proposed a study to support a sky tram from the Convention Hotel area and Trinity Lakes Park/Downtown Overlook area.</li></ul>	D2	\$131,600
<ul style="list-style-type: none"><li>■ <b>LBJ/Skillman UPI</b> Envisioning a master plan for economic development and infrastructure improvements, facilitating TOD development near the LBJ/Skillman DART Station, and better TOD connectivity in the area.</li></ul>	D10	\$100,000



# Planning Proposals Submitted continued

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Project	Council	Requested
<ul style="list-style-type: none"><li>■ <b>Maple Crossing Lofts</b> The project will help design and plan a proposed TOD mixed use project and linkages to transit and other development.</li></ul>	D2	\$64,000
<ul style="list-style-type: none"><li>■ <b>Project Pegasus Wing</b> Look at the feasibility of a deck park on the South Lamar/I-30 overpass, directly south of the Convention Center.</li></ul>	D2	\$190,000
<ul style="list-style-type: none"><li>■ <b>Santa Fe Trail</b> Development of the Santa Fe Trail in East Dallas, connecting Deep Ellum to White Rock Lake.</li></ul>	D2/D14	\$80,000
<ul style="list-style-type: none"><li>■ <b>Texas AgriLife Transportation Plan</b> Planning related to a proposed mixed use, TOD with LEED-oriented "Urban Living Laboratory". 130,000 sq ft retail, 240,000 sq ft office, 250 room, 140,000 sq ft hotel, 8,500 sq ft treatment plant, relocation of proposed DART Station to east side of Coit at Cotton Belt, 2,330 space surface parking.</li></ul>	D12	\$300,000



# Recommendations for Submission Infrastructure Project Proposals

<b>Project/Score</b>	<b>Council</b>	<b>Amount Requested</b>
■ Atmos Lofts mixed-use: <b>171</b>	D14	\$551,512
■ Continental Building mixed-use: <b>168</b>	D14	\$607,740
■ Lancaster Road mixed-use: <b>167</b>	D4	\$2,107,790
■ Lake Highlands Connectivity mixed-use: <b>165</b>	D10	\$2,775,000
■ The Butler Development mixed use: <b>151</b>	D2	\$1,980,000
■ Project Paseo pedestrian connectivity: <b>150</b>	D2	\$2,700,000
■ Courtyards/Orleans La Reunion mixed-use: <b>146</b>	D3	\$2,000,000
■ The Zang Triangle residential: <b>137</b>	D3	\$1,750,000
■ The Kessler Theater commercial: <b>133</b>	D1	\$179,760
■ Hi-Line Underpass pedestrian connectivity: <b>133</b>	D2	\$1,164,500
■ Museum of Nature & Science: <b>132</b>	D2	\$1,331,000
■ Imperial Triangle (Frazier) mixed-use: <b>126</b>	D7	\$2,465,788
■ Southern Sector Multi Use Path ped: <b>125</b>	D3	\$698,000
■ Texas AgriLife TOD mixed-use: <b>123</b>	D12	\$2,999,948
■ Routh Street Underpass pedestrian connectivity: <b>122</b>	D14	\$960,000
■ Urban Campus IH-30 Ramp commercial: <b>120</b>	D3	\$2,376,333
<b>Not recommended for submission by score:</b>		
■ Cypress Waters TOD mixed use: <b>107</b>	D6	\$1,500,000
■ West Love Market commercial: <b>93</b>	D2	\$1,429,000

Note: Project applications will be submitted to NCTCOG without preferential ranking or scores.



# Recommendations for Submission Planning Project Proposals

<b>Project/Score</b>	<b>Council</b>	<b>Amount Requested</b>
■ Maple Crossing Lofts: <b>112</b>	D2	\$64,000
■ LBJ/Skillman UPI: <b>110</b>	D10	\$100,000
■ Project Pegasus Wing: <b>101</b>	D2	\$190,000
■ Downtown-to-Trinity River Link Study: <b>96</b>	D2	\$131,600
■ Santa Fe Trail: <b>91</b>	D2/D14	\$80,000
■ Building Blocks Sustainable Growth District: <b>84</b>	D2/D14	\$212,000
■ Cypress Waters: <b>82</b>	D6	\$150,000
<b>Not recommended for submission by score:</b>		
■ Texas AgriLife Transportation Plan: <b>79</b>	D12	\$300,000

Note: Project applications will be submitted to NCTCOG without preferential ranking or scores.



# Next Steps

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- Staff requests Committee endorsement of recommended projects
- Deadline for submitting project applications to NCTCOG is 10/2/09
- Staff will work with applicants to prepare and submit applications by the deadline



# Attachments

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- Attachment A:  
Evaluation Score Sheet for  
Infrastructure Projects
- Attachment B:  
Evaluation Score Sheet for  
Planning Projects

**Appendix B: Evaluation Score Sheet  
Sustainable Development Call for Projects**

**Project Name/Proposer:** \_\_\_\_\_

**City of Dallas RFP - Planning Projects** \_\_\_\_\_

Category	Amount Requested		
	Total \$	20% Match	80% Public
Local Sustainable Devel Planning Program (up to \$300,000 per project, 80% or \$375,000 total)			

Part 1 - All of items must be met	Check (X)
Consistent with "areas of interest"	

**Part 2 - Criteria for Local Sustainable Development Planning Programs (point system)**

Other considerations (NCTCOG) & additional City items:	Points (Up to and Including)	Project Score	Comments
Which focus area(s) does your project fall under? (Select all that apply - at least one must be selected)  Rail Station (Existing = 10 points; Planned = 5 points) Passenger Rail (Existing = 10 points; Planned = 5 points) Infill (5 points) Main Street/Historic District (5 points)	30		
Will the project goal promote or plan for a multimodal transportation connection (bike, pedestrian, transit, and/or automobile) between the surrounding land uses? (up to 10 points)	10		
Provide a 1-2 page statement discussing the project's purpose and overall benefit to the community. (Up to 10 Points)	10		
Are there any existing resource protection and enhancement activities associated with the project? (5 Points)	5		
In which of the following North Central Texas Council of Governments Communities of Concern is the project located?  Community of Highest Concern (10 Points) Community of Moderate Concern (5 Points) Community of Lowest Concern (0 Points)	10		
Is the project site within 1 mile of any major employers? If yes, provide a list of major employers and a map. (0-10 employers-2 Points, 10 or more employers-5 Points)	5		
Describe the amenities such as schools, parks, libraries, police stations, and other public resources within 1/4 mile of the project area. Upload a map showing project boundaries and the location(s) of amenities. (2 points for each type of amenity – maximum of 10 points)	10		
Is the project area within ¼ mile of an existing or future transit stop(s) identified in Mobility 2030: The Metropolitan Transportation Plan for the Dallas-Fort Worth Area, 2009 Amendment or other regional mobility studies or documents? (5 points)	5		
Do the project goals promote or plan for residential mixed use development (refer to Mixed Use under NCTCOG Grant Definitions)? (5 points)	5		
Will the project area study or plan further community or comprehensive plan directives that ensure the preservation of historical, cultural, or archeological features? (5 points)	5		

Is the project area located in an area that has been identified for redevelopment in the comprehensive plan and has been locally designated as an urban infill, urban redevelopment, or downtown revitalization area? (5 points)	5		
Is the project area the existing or future redevelopment of a Brownfield site? (5 points)	5		
Does the project's scope of work plan for or promote connection to the regional Veloweb or a City or County adopted bike and pedestrian access plan route? (5 points)	5		
Will the project's scope of work promote form-based coding (refer to the NCTCOG Grant Definitions)? (5 points)	5		
Does the project's scope of work promote Context-Sensitive Solutions (refer to the NCTCOG Grant Definitions)? (5 points)	5		
Does the project's scope of work promote affordable housing, workforce housing, and/or infill housing (refer to the NCTCOG Grant Definitions)? (5 points)	5		
Local match funds are from a private source	5		
Local match funds are already available	5		
Project would enhance or expand on other recent public investment (last 5 years) – i.e. City bond funds, Dallas County funds, TIF funds	10		
Quality of references and track record of project team	5		
<b>Total possible points</b>	<b>150</b>		

**General Comments:**

**Appendix C: Evaluation Score Sheet  
Sustainable Development Call for Projects**

**Project Name/Proposer:** \_\_\_\_\_

**City of Dallas RFP - Infrastructure Projects**

Category	Amount Requested		
	Total \$	20% Match	80% Public
Transportation Infrastructure Project Total Project Costs (maximum of \$3 million per individual project, 80% or \$3,750,000 total)			

Part 1 Minimum Criteria - All of items must be met	Check (X)
Consistent with "areas of interest"	
Public/Private Partnership	
Correct zoning in place (or by October 1, 2009)	
All parcels within project site either owned or to be acquired by March 1, 2010	
Request includes eligible items	
Eligible items are either physically located within or along the limits of the proposed devel/redevel zone; located within 1/2 mi walking distance; or directly related to either the roadway or rail access necessary to make the development viable	
Ability to break ground on the project within 1 year of funding approval	
A minimum of \$5 million in new investment will occur within 3 years of Federal letter of authorization	
Project follows urban design or historic preservation guidelines or principles	
Project will provide for preferential hiring for neighborhood residents for new jobs created (i.e. holding job fairs or other proactive measures)	

**Part 2 - Criteria for Transportation Infrastructure Projects (point system)**

Other considerations (NCTCOG) & additional City items:	Points (Up to and Including)	Project Score	Comments
Which focus area(s) does your project fall under? (Select all that apply - at least one must be selected) Rail Station (Existing = 10 points; Planned = 5 points) Passenger Rail (Existing = 10 points; Planned = 5 points) Infill (5 points) Main Street/Historic District (5 points)	30		
Does the project support or connect to a mixed use development per the 2009 Sustainable Development Call for Projects definition of a mixed use development? (10 points)	10		
Will there be a pedestrian friendly block structure by 2013? (5 points)	5		
In which of the following categories does the project make a transportation connection? (Select all that apply) Pedestrian (5 points) Transit (5 points) Bicycle (5 points) Automobile (0 points)	15		
Provide a 1-3 page statement discussing the project's purpose and overall benefit to the community. (Up to 10 Points)	10		
Natural or historic resource protection and enhancement activities are associated with the project	5		

Are any of the following within a ¼ mile radius of the project site? (Check all that apply)			
Schools (5 points)			
Parks (5 points)			
Libraries (5 points)			
Police Stations (5 points)			
Other - Please Describe (5 points)	25		
Is the project site near any major employers? If yes, provide a list of major employers (5 Points)	5		
What is the estimated number of jobs the project will create? (1 point per 20 jobs for a maximum of 5 points)	5		
Will there be a workforce housing component to the project?			
If applicable, provide the total number of workforce housing units. (1 point per 20 workforce housing units for a maximum of 5 points)	5		
Will the project further community or comprehensive plan directives that ensure the preservation of historical, cultural, or archeological features? If yes, how will the project further community or comprehensive plan directives that ensure the preservation of historical, cultural, or archeological features? (5 points)	5		
Is the project located in an area that has been identified for redevelopment in the comprehensive plan and has been locally designated as an urban infill, urban redevelopment, or downtown revitalization area? (5 points)	5		
In which of the following North Central Texas Council of Governments Communities of Concern is the project located?			
Community of Highest Concern (10 Points)			
Community of Moderate Concern (5 Points)			
Community of Lowest Concern (0 Points)	10		
13. Does the development include the following? (Select all that apply)			
- Number of Residential units, total sq. ft. (1 point per 20 residential units for a maximum of 5 points)			
- Office Space in total sq. ft. (1 point per 500 sq ft of office space for a maximum of 5 points)			
- Restaurant Space in total sq. ft. (1 point per 500 sq ft of office space for a maximum of 5 points)			
- Retail Space in total sq. ft. (1 point per 500 sq ft of office space for a maximum of 5 points)			
- Open Space in total acres (1 point per half acre of open space for a maximum of 5 points)	25		
Is the project located within ½ mile of a built-up commercial or industrial area? (5 points)	5		
Is the project the redevelopment or future redevelopment of a former Brownfield site? (5 points)	5		
Will the project provide a connection to the regional Veloweb or a city or county adopted bike and pedestrian access planned route? (5 points)	5		
Local match funds are from a private source	5		
Local match funds are already available	5		
Project would enhance or expand on other recent public investment (last 5 years) – i.e. City bond funds, Dallas County funds, TIF funds	10		
New taxes generated from proposed development would exceed the amount of Sustainable Devel grant	10		
Quality of references and track record of development team	5		
<b>Total possible points</b>	<b>210</b>		

**General Comments:**