SMART GROWTH CRITERIA MATRIX

City of Austin Transportation, Planning and Design Department

DEVELOPMENT: _____ **DATE OF REVIEW:** _____

REVIEWER: _____

MARK ONE: ☐ SELF SCORE ☐ PRELIMINARY SCORE ☐ FORMAL SCORE

GOALS	CATEGORY	ELEMENTS	CRITERIA	POINT SYSTEM WEIGHT	VALUE	MAX. POINTS AVAILABLE	SCORE	COMMENTS	TOTAL Possible	TOTAL SCORE
	Eligibility	**1. Neighborhood Plans**	**Project does not conflict with adopted Neighborhood Plan for the area.**							
		2. Historic Review	**Projects proposing demolition/modification of historically significant buildings require review.**							
		3. Incentive Package	**Project may not receive Smart Growth Zone Specific incentives.**							
SMART GROWTH GOAL I: Determine How and Where Development Occurs	Location (87 points)	**1. Smart Growth Zones** *(Eligible for only one zone - A,B, or C for a maximum possible 45 points)*								
		A. Downtown	1. Anywhere	5	5	25				
			2. Within a 1 block radius of a CMTA bus stop	5	4	20				
			3. Consistent with transit station area plan							0
		or B. Urban Core	1. Anywhere	4	3	12				
			2. Within one lot deep of a Smart Growth Corridor	4	4	16				
			3. Consistent with transit station area plan							0
		or C. Desired Development Zone (DDZ) inside City Limits	1. Anywhere	3	1	3				
			2. Within one lot deep of a Smart Growth Corridor/park & ride	3	3	9				
			3. Consistent with transit station area plan						45	0
		2. Location Risk	A. Focus on area of economic need	4	3	12				
			B. A "Trail Blazer" in an untested market			30			42	0
	Process (135 pts)	**1. Neighborhood Planning** *(Choose A or B)*	A. Requires dialogue and support by adjacent neighborhoods (Projects outside of Downtown)			75			75	0
			B. Downtown Projects			35				
		2. Design Commission *(Choose A or B)*	A. Presentation & endorsement of plans without conditions (Projects outside of Downtown)	5	2	10				
			B. Downtown Projects			50			50	0
		3. Historic Landmark Commission	A. Presentation & endorsement of plans without conditions	5	5	25				
			B. Historically zoned buildings or buildings within a historic district			50			50	0
	Critical Mass (24 points)	**1. Threshold Density**								
		A. Population (DUA)	1. Meets minimum threshold to support transit	3	4	12				
			(7 to 12 dua average w/in one lot deep of Proposed Smart Growth Corridors. 12-25 dua average in Downtown)							
			(Consistent with transit station area plan)							
		B. Employment (FAR)	2. Meets minimum threshold to support transit	3	4	12				
			(Min. FAR of .35 w/in one lot deep of Proposed Smart Growth Corridors or min. FAR of .5 in Downtown)							
			(Consistent with transit station area plan)						24	0
	Land Use (110 points)	**1. Land Use Contribution** *(Eligible for only one-A,B, or C for a maximum possible 35 points)*								
		A. Downtown Projects	1. Regional draw - retail (anchor retail), entertainment, or cultural center	5	3	15				
			2. Greater than 200 new housing units	5	4	20				0
		or B. Urban Core Projects	1. Regional draw - retail (anchor retail), entertainment, or cultural center	4	3	12				
			2. Variety of housing types (apartments, rowhouses, SF)	4	3	12				
			3. Greater than 200 new housing units	4	1	4				0
		or C. Traditional Neighborhood Projects	1. Meets TND codes and ordinances	3	3	9				
			2. Variety of housing types (rowhouses, gar. apts, sf)	3	3	9				
			3. Town Center with neighborhood retail	3	3	9			35	0

GOALS	CATEGORY	ELEMENTS	CRITERIA	POINT SYSTEM			SCORE			
			Criteria based on information that is not complete or available for scoring	WEIGHT	VALUE	MAX. POINTS AVAILABLE	SCORE	COMMENTS	TOTAL Possible	TOTAL SCORE
	Land Use *Continued* (110 points)	**2. Land Use Compatibility**	1. Part of a Downtown District Plan 2. Consistent with a Corridor Plan 3. Consistent with a Transit Node Plan						0	0
		3. Mixed Use per Building (Min. 20% for each use - residential, retail, office)	A. Includes residential above 1st floor	5	4	20				
			B. Street level pedestrian uses	5	3	15				
			C. Includes 2 uses	5	3	15				
			D. Includes 3 uses	5	5	25			75	0
SMART GROWTH GOAL II: Improve Our Quality of Life	Urban Design (44 pts)	**1. Building Facade Treatment**	A. Division of facade into traditional 30'± increments	2	2	4				
			B. Variety of treatment and human scale details	2	2	4				
			C. 50% or more of facade in glass at street level	2	2	4				
			D. Well-defined entrances every 50' on street frontages	2	2	4			16	0
		2. Compatibility with Surrounding Area	A. Appropriate or compatible massing	2	2	4				
			B. Integration of height with abutting facades	2	2	4				
			C. Rear building treatment	2	1	2				
			D. Mechanical equipment screened where visible	2	1	2			12	0
		3. Provision of Accessible Public Outdoor Space	A. Area greater than 500 ft^2	2	2	4				
			B. Provides table and chairs	2	1	2				
			C. Landscape, including trees	2	1	2				
			D. Pedestrian scaled lighting, min. 3 footcandles	2	1	2				
			E. Located adjacent to Greenway or Street	2	1	2				
			F. Provision of outdoor public art	2	2	4			16	0
	Multi-modal Transportation Elements (134 pts)	**1. Transit Coordination**	A. Project includes CMTA participation / coordination	4	5	20			20	0
			B. Provides facilities associated w/ bus to rail transfers							
		2. Building Location on Site	A. Oriented to pedestrian network	3	1	3				
			B. No drive through facilities	3	1	3				
			C. Buildings built up to right of way	3	4	12				
			D. Parking in rear of lot behind building	3	2	6			24	0
		3. Streetscape Treatment for Maximum Pedestrian Comfort	A. Street trees min. 4" caliper, 30' o.c. on all frontages	3	3	9				
			B. Use of smaller scale pavement (pavers or scoring)	3	1	3				
			C. Rain protection (awnings, arcades)	3	1	3				
			D. Maintain existing alleys or extend walkable street grid plan	3	3	9				
			E. First floor level at street level or within 18"	3	1	3				
			F. On street parking along street frontages	3	1	3				
			G. Min. 12' wide clear sidewalk along street frontage	3	3	9				
			H. Provision of pedestrian scale street lighting	3	1	3				
			I. Continuation of existing sidewalk networks	3	2	6				
			J. Crossing treatment at street corners (bulb outs, crossings)	3	4	12			60	0
		4. Alternative Pedestrian and Bicycle Access	A. Greenways							
			1. Access to and no interruption of greenbelt trails	2	2	4				
			2. Office, retail, or residential uses facing creek	2	2	4				
			B. Internal Sidewalk Network							
			1. Pedestrian network linking buildings on site and to streetscape sidewalks	2	4	8				
									16	0
		5. Bicycle Friendly	A. Bike racks (1:10), Bike Lockers (1:50) available	2	3	6				
			B. Locker room facilities, showers and dressing room	2	2	4				
			C. Bicycle linkages	2	2	4			14	0
	Parking (36 pts)	**1. Structured Parking**	A. Structured and/or underground parking	3	4	12				
			B. Ground floor of structured parking retail	3	3	9				
			C. Provides for shared parking for adjacent businesses	3	1	3				
			D. Division of facade into 30'± increments & detailing	3	2	6			30	0
		2. Driveway	A. Minimizes curb cuts along front property line	2	3	6			6	0

GOALS	CATEGORY	ELEMENTS	CRITERIA	POINT SYSTEM WEIGHT	VALUE	MAX. POINTS AVAILABLE	SCORE	COMMENTS	TOTAL Possible	TOTAL SCORE
			Criteria based on information that is not complete or available for scoring							
	Housing (40 pts)	**1. Reasonably Priced Housing**	A. 20% of units for 80% (4 person) AMFI households	5	3	15				
			B. 20% of units for 60% (4 person) AMFI households	5	5	25			40	0
	Local Economy (48 pts)	**1. Neighborhood Stabilization**	A. Traditional neighborhood retail uses	3	3	9				
			B. Neighborhood supported uses	3	3	9			18	0
		2. Promote local business	A. Provision / retention of space for locally owned business	3	4	12				
			B. Project supports or builds local music / film industry	3	4	12				
			C. Use of local contractors and architects	3	2	6			30	0
	Sustainable Building Practices (35 pts)	**1. Building Construction and Environmental Impact (Choose A or B)**								
			A. Green Building Program Participation							
			One star multi-family	5	1	5				
			Two star multi-family / one star commercial	5	2	10				
			Three star multi-family / two star commercial	5	3	15				
			Four star multi-family / three star commercial	5	4	20				
			Five star multi-family / four star commercial	5	5	25				
			B. LEED							
			Certified Rating			10				
			Silver Rating			15				
			Bronze Rating			20				
			Gold Rating			25			25	0
			C. Green Choice Renewable Energy Program	5	2	10			10	0
SMART GROWTH GOAL III: Enhance Our Tax Base		**1. Tax Base Enhancement**	A. Meets AISD 60/40 Goal	4	3	12			12	
		A business case analysis for proposed developments seeking financial incentives is handled separately.				Check:	0			
								% of Total Points		
			GOAL 1 Determine How and Where Development Occurs			**50%**		**0.0**	**356**	**0**
			GOAL 2 Improve our Quality of Life			**48%**		**0.0**	**337**	**0**
			GOAL 3 Enhance our Tax Base			**2%**		**0.0**	**12**	**0**
			TOTAL			**100%**		**0.0**	**705**	**0**

MATRIX THRESHOLD LEVELS

0 to 250 points = No Additional Consideration

251 to 335 points = 50% of All Applicable COA Fees Waived (GF & Enterprise)

For projects that score in the two highest levels a business case analysis sets a not to exceed (NTE) value for the incentive package. The NTE value is based on the present value of the increase in property tax revenues generated by the project over a 5 or 10 year time period. The amount of the incentive package can include up to 100% of applicable COA fees, utility charges (at a 5 or 10 year break even level) and the cost of planned infrastructure accelerated in time for the project.

336 to 420 points = 5 Year Incremental Tax Value NTE

421 to 705 points = 10 Year Incremental Tax Value NTE