



## Project Evaluation Worksheet

Please provide the information requested under the column “required information.”

The information provided will be used to determine the proposed development’s sustainability score based on its ability to bring the City of Rochester’s existing baseline closer to its target.

DEVELOPMENT COMPONENT	INDICATOR	BASELINE	TARGET	REQUIRED INFORMATION	SCORE
1. <b>Development Balance</b>	Acres of Parkland, Open Space per 1,000 Residents	24.8 acres/1,000 residents	10% increase of acres per 1,000 residents	Number of units	
				Acres of open space	
2. <b>Natural Features Protection</b>	Net Tree Change	Site Specific	15% increase in total number of trees	Existing number of trees	
				Number of trees proposed to be removed	
				Number of trees proposed for planting or payment in lieu (if applicable)	
3. <b>Watershed Health</b>	Development within Flood Hazard Zone	Existing Development within Flood Hazard Zone	0% net increase	Existing site location	
				Mitigation strategies (if proposed location is within the Flood Hazard Zone)	
4. <b>Walkability</b>	Intersection Density	20.8 to 192.3 per square mile	10% increase of pedestrian connections	Number of proposed pedestrian connections	
5. <b>Traffic</b>	Trip Generation	Site Specific – ITE peak hour trip generation average of adjacent parcel	5% higher trip generation than average of adjacent parcels	ITE existing peak trip generation estimates for each adjacent parcel	
				Estimated ITE peak trip generation estimates for proposed development	

<b>6. Travel Time</b>	Intersection Delay	Site Specific	15% higher peak hour intersection delay	Existing intersection delay		
				Proposed intersection delay		
<b>7. Nonmotorized Infrastructure</b>	Nonmotorized Transportation Infrastructure	61 miles	15% increase	Linear feet of proposed nonmotorized infrastructure		
<b>8. Tax Growth Rate</b>	Increase in Taxable Value Per Acre	Average SEV/acre of four surrounding properties	Average SEV/acre of four surrounding properties	Existing SEV/acre of adjacent parcels and development property		
				Proposed SEV/Acre of development property		
<b>9. Development Impact</b>	Housing Units per Acre	1 - 5 units	10% increase of block group housing units per acre	Number of units per acre of block group		
				Number of proposed residential units per acre		
<b>10. Pipe Maintenance</b>	Linear Feet of Pipe	Combined Pipe Length – 398,723 linear ft.	2% increase	Proposed linear feet of public pipe		
<b>11. Pipe Condition</b>	Percent of Deficient/Critical Pipes	High Risk Sanitary Pipe – 9,985 linear ft. Water Pipes < than 8 in. (diameter) – 88,207 linear ft.	Sanitary - Reduce 15% Water – Reduce 5%	Proposed linear feet of sanitary and water pipe replacement		
<b>12. System Capacity</b>	Net Change in REU	At capacity	0% change	Proposed capacity improvement		
				Expected ERU		
				Net ERU		
<b>13. School Impact</b>	Tax Generated by School District	\$ 2,333,461	5% increase	Proposed increase in taxable value		





<b>14. Public Safety</b>	Emergency Response Time	9 minutes	0% change	Travel time to fire station from development at 35 mph		
<b>15. Housing Mix</b>	Number of Multifamily Units	2,144 units	20% increase of total multifamily units	Number of multiple family units		
<b>16. Housing Affordability</b>	Median Unit Price	\$361,735/\$861	10% of units at median housing cost	Number of units and respective prices		
<b>17. Workforce Development</b>	Mixed-Use Percentage within DDA	72% commercial use within DDA	5% increase of commercial within DDA	Percentage of property nonresidential use		
<b>18. Historic Preservation</b>	Compliance with Sight Lines within DDA	Existing skyline	0% change	Sight diagrams		
<b>19. Business Attraction</b>	Number of New Businesses within DDA District	432	5% increase within DDA	Number of tenant spaces within the DDA/outside the DDA		
<b>20. Parking Efficiency</b>	Public Parking Provided	1,314 paid parking spots	10% increase	Public parking provided		
				Event parking provided		
				Drop-off space provided		

