

Location	Project is located within an Activity Center	15
	Score (Max 15)	15
Market Gap	Cottages are provided - 20% or more of the total	5
Market Gap	Row houses are provided - 20% or more of the total	4
Market Gap	Multi-family housing is provided - 15% or more of the total	3
Market Gap	Duplex units are provided - 15% or more of the total	2
Market Gap	Estate houses are provided - 5% or more of the total	1
	Score (Max 15)	15
Quality of Life	Over 50% of units create off-site preserve lots (Purchase or TDR)	8
Quality of Life	Preserves over 50% of existing tree cover	3
Quality of Life	Project is within ¼ mile of a trail	1
Quality of Life	Project is within ¼ mile of other amenities	1
Quality of Life	Project is within ¼ mile of neighborhood center	1
Quality of Life	Project is within ¼ mile of a church	1
Quality of Life	Project preserves existing topography	2
Quality of Life	Development transitions scale toward existing housing	2
	Score (Max 20)	19
Profit & Costs	Served by existing infrastructure or planned development	5
Profit & Costs	Project will provide over \$10,000 assessment per acre, per year	5
	Score (Max 20)	18
	TOTAL (Max 70)	59 = VERY HIGH