

OHIO JOB READY SITES PROGRAM APPLICATION SCORING SHEET

This scoring sheet is for use by the Ohio Department of Development (ODOD) to score each application for Ohio Job Ready Sites (JRS) Program assistance submitted the combined fiscal years 2008 and 2009 competitive application round.

A total score of **200 points** is available when ranking each submitted application, allocated according to the following:

- A. DPWIC Project Priority (**up to 10 bonus points**)
- B. Site Marketing (**19 points**)
- C. Positive Economic Impact (**4 points**)
- D. Need to Make Improvements (**4 points**)
- E. Need for Financial Assistance (**8 points**)
- F. Time Period to Add Site to Inventory (**9 points**)
- G. Site's Attractiveness, as of Time of Application (**31 points**)
- H. Site Improvement Plan (**39 points**)
- I. Project's Compatibility with Area Priorities (**21 points**)
- J. Fix It First / Other (**15 points**)
- K. Site Category Specific Elements (**50 points**)

Use the scoring sheet on the following pages to evaluate each submitted application. The items listed have been weighted appropriately to gauge the completeness and quality of each applicant's responses.

Each evaluator must complete one (1) scoring sheet for each application received. Indicate the evaluator's name and date in the spaces provided.

Next to each listed item is a relative score, or weight. For each item addressed by the applicant, to the degree indicated, provide a checkmark in the appropriate box. The total evaluation score assigned to each application then is determined by adding the values from all checked items.

Evaluator Name: _____ DPWIC No.: _____
 Title: _____ Date: _____

Applicant Information	
Name of Eligible Applicant	
Type of Eligible Applicant	<input type="checkbox"/> Political subdivision <input type="checkbox"/> Non-profit economic development organization <input type="checkbox"/> Private, for-profit entity
Date of Incorporation of Eligible Applicant (non- & for-profit entities only)	
Project Name	

(A) DPWIC Project Priority

Using the respective District Public Works Integrating Committee’s priority for the application – **choose ONLY ONE (1) of the following choices:**

Evaluation Criterion	Criterion Value	Applicant Score
• District priority #6	+ 0	<input type="checkbox"/>
• District priority #5	+ 2	<input type="checkbox"/>
• District priority #4	+ 4	<input type="checkbox"/>
• District priority #3	+ 6	<input type="checkbox"/>
• District priority #2	+ 8	<input type="checkbox"/>
• District priority #1	+ 10	<input type="checkbox"/>
Total <u>possible score</u> this section	10 Bonus Points	
Total <u>score awarded</u> this section	__ Bonus Points	

(B) Site Marketing – Presentation

Using the items below only as a guide to help you score points at the end of this section, gauge how the applicant’s site improvement project presentation to ODOD demonstrated the project’s strengths and the assets of the community to a potential end user.

	N/A	Acceptably	Preferably	Extraordinarily
Project presentation format (e.g., clear, concise, easy to understand, professional, interesting)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The applicant conveyed the project’s strengths (e.g., effectively explaining why an end user would choose to locate their business at the project site)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The applicant conveyed the community’s strengths (e.g., demonstrated community assets important to a potential end user; industries that complement the community’s targeted cluster)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overall marketability of the project (e.g., imagining you are an end user, would you be interested in purchasing the site/building based on the applicant’s presentation?)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Using the marks you gave the application in the above-listed areas *only as a guide* ...



... score the application below:

Evaluation Criterion	Criterion Value	Applicant Score
The applicant’s project presentation was – choose ONLY ONE (1) of the following choices:		
• <i>Acceptable</i>	+ 3	<input type="checkbox"/>
• <i>Preferable</i>	+ 8	<input type="checkbox"/>
• <i>Extraordinary</i>	+ 13	<input type="checkbox"/>

(B) Site Marketing (continued)

Applicant's marketing plan for site development after improvements. Did the applicant adequately think through its marketing plan? How well does the plan describe the applicant's future efforts to market the site directly to large-scale end users? – **choose ONLY ONE (1) of the following choices:**

Evaluation Criterion	Criterion Value	Applicant Score
• Described site marketing plan is <i>acceptable</i>	+ 0	<input type="checkbox"/>
• Described site marketing plan is <i>preferable</i>	+ 4	<input type="checkbox"/>
• Described site marketing plan is <i>extraordinary</i>	+ 6	<input type="checkbox"/>
Total <u>possible score</u> this section	19 Points	
Total <u>score awarded</u> this section	__ Points	

(C) Positive Economic Impact

Applicant's described positive economic impact to occur by making improvements to the site – **choose ONLY ONE (1) of the following choices:**

Evaluation Criterion	Criterion Value	Applicant Score
• Described positive economic impact is <i>acceptable</i>	+ 0	<input type="checkbox"/>
• Described positive economic impact is <i>preferable</i>	+ 3	<input type="checkbox"/>
• Described positive economic impact is <i>extraordinary</i>	+ 4	<input type="checkbox"/>
Total <u>possible score</u> this section	4 Points	
Total <u>score awarded</u> this section	__ Points	

(D) Need to Make Improvements

Applicant's described *need to make improvements* to the site – **choose ONLY ONE (1) of the following choices:**

• Described need for the project is <i>acceptable</i>	+ 0	<input type="checkbox"/>
• Described need for the project is <i>preferable</i>	+ 3	<input type="checkbox"/>
• Described need for the project is <i>extraordinary</i>	+ 4	<input type="checkbox"/>
Total <u>possible score</u> this section	4 Points	
Total <u>score awarded</u> this section	__ Points	

(E) Need for Financial Assistance

Applicant's described need for financial assistance to make improvements to the site, as well as the unemployment rate¹ of the county in which the site improvement project is located² – **choose ONLY ONE (1) of the following choices:**

Evaluation Criterion	Criterion Value	Applicant Score
Described need for financial assistance is <u>acceptable</u> AND		
• Site is located in a county with an unemployment rate less than or equal to 4.5%	+ 0	<input type="checkbox"/>
• Site is located in a county with an unemployment rate between 4.6% and 5.3%	+ 1	<input type="checkbox"/>
• Site is located in a county with an unemployment rate between 5.4% and 6.9%	+ 2	<input type="checkbox"/>
• Site is located in a county with an unemployment rate greater than or equal to 7.0%	+ 3	<input type="checkbox"/>
Described need for financial assistance is <u>preferable</u> AND		
• Site is located in a county with an unemployment rate less than or equal to 4.5%	+ 2	<input type="checkbox"/>
• Site is located in a county with an unemployment rate between 4.6% and 5.3%	+ 3	<input type="checkbox"/>
• Site is located in a county with an unemployment rate between 5.4% and 6.9%	+ 4	<input type="checkbox"/>
• Site is located in a county with an unemployment rate greater than or equal to 7.0%	+ 5	<input type="checkbox"/>
Described need for financial assistance is <u>extraordinary</u> AND		
• Site is located in a county with an unemployment rate less than or equal to 4.5%	+ 5	<input type="checkbox"/>
• Site is located in a county with an unemployment rate between 4.6 and 5.3%	+ 6	<input type="checkbox"/>
• Site is located in a county with an unemployment rate between 5.4 and 6.9%	+ 7	<input type="checkbox"/>
• Site is located in a county with an unemployment rate greater than or equal to 7.0%	+ 8	<input type="checkbox"/>
Total <u>possible score</u> this section	8 Points	
Total <u>score awarded</u> this section	__ Points	

¹ Unemployment rate map used to evaluate this section is available from the Ohio Department of Job and Family Services at the following link: <http://lmi.state.oh.us/laus/ColorRateMap.pdf>

² Use the unemployment rate of that county in which majority of site improvement project is located.

(F) Time Period to Add Site to Inventory

Using the items below only as a guide to help you score points at the bottom of this page, gauge how well the site lends itself to being quickly added, within a short timeframe, to Ohio's site inventory.

	N/A	Acceptably	Preferably	Extraordinarily
Applicant has demonstrated strong familiarity with the site, its assets and its liabilities, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Legal property description and fair market value for all properties is well documented, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Applicant holds title or options on critical properties comprising the site OR shown property owners' intent to participate, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Applicant has already entered into price agreements and/or end use controls (<i>i.e.</i> , zoning or deed restrictions) in preparation for site improvement work	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other evidence of applicant's efforts to prepare for site improvement work during the 5-year period prior to application submission (<i>e.g.</i> , identified the site, identified all property owners, sought other sources for funding improvements, used site representation to market the site to potential end users).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Applicant has demonstrated its administrative capabilities and level of sophistication to successfully manage site improvement project.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Applicant provided a timeline demonstrating the completion of all project work (including certification) within <input type="checkbox"/> (choose one (1))	<input type="checkbox"/>	36 mo's <input type="checkbox"/>	24 mo's <input type="checkbox"/>	12 mo's <input type="checkbox"/>

Using the marks you gave the application in the above-listed areas *only as a guide* ...



... score the application below:

Evaluation Criterion	Criterion Value	Applicant Score
Time period for moving the site to market – choose ONLY ONE (1) of the following choices:		
• Site can move to market in <i>acceptably short</i> timeframe	+ 3	<input type="checkbox"/>
• Site can move to market in <i>preferably short</i> timeframe	+ 5	<input type="checkbox"/>
• Site can move to market in <i>extraordinarily short</i> timeframe	+ 9	<input type="checkbox"/>
Total <u>possible score</u> this section	9 Points	
Total <u>score awarded</u> this section	__ Points	

(G) Site's Attractiveness, as of Time of Application

Using the items below only as a guide to help you score points at the bottom of this page, gauge how well the current site, as of the time of application, lends itself to being an attractive site for improvement.

	N/A	Acceptably	Preferably	Extraordinarily
Site improvement project is visible from major transportation access points and/or thoroughfares	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sufficient existing utility access, to include water, sewer, electricity, and natural gas supply points	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appropriate transportation access, such as Interstate Highways, primary commercial airports ³ , water ports, and public transit ⁴	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sufficient labor pool within a <input type="checkbox"/> drive to satisfy employment needs of future end user(s) at site (choose one (1))	<input type="checkbox"/>	90-min <input type="checkbox"/>	60-min <input type="checkbox"/>	30-min <input type="checkbox"/>
Relevant educational institutions and attainment levels within a <input type="checkbox"/> drive to satisfy workforce needs of future end user(s) at site (choose one (1))	<input type="checkbox"/>	90-min <input type="checkbox"/>	60-min <input type="checkbox"/>	30-min <input type="checkbox"/>
Site not marked by significant obstacles to development (e.g., large natural gas pipeline running directly down center of site, site split by state highway route, above- and below-ground easements and rights of way coursing through site)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Identified wetlands and floodplains do not significantly hinder development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Using the marks you gave the application in the above-listed areas only as a guide ...



... score the application below:

Evaluation Criterion	Criterion Value	Applicant Score
Current site attractiveness – choose ONLY ONE (1) of the following choices:		
• Site is <i>acceptably</i> attractive for improvement	+ 15	<input type="checkbox"/>
• Site is <i>preferably</i> attractive for improvement	+ 24	<input type="checkbox"/>
• Site is <i>extraordinarily</i> attractive for improvement	+ 31	<input type="checkbox"/>
Total <u>possible score</u> this section	31 Points	
Total <u>score awarded</u> this section	<input style="width: 50px;" type="text"/> Points	

³ A "primary commercial airport" is defined according to the Federal Aviation Administration (FAA) as publicly owned airports that have at least 10,000 passenger boardings each calendar year and receive scheduled passenger service. Further information is available from the following link:
http://www.faa.gov/airports/airtraffic/airports/planning_capacity/passenger_allcargo_stats/categories/.

⁴ Public transit service must be a permanent service line and have a physical stop at or within ½-mile of the site improvement project.

(H) Site Improvement Plan

Using the items below only as a guide to help you score points at the top of the next page, gauge how well the applicant's plan explains the following improvements to be made, the reasons for making such improvements, and the timing in which they will occur.

	N/A	Acceptably	Preferably	Extraordinarily
Acquiring properties (e.g., applicant has taken necessary steps toward purchase, such as conditional loan approval or put in place contracts to purchase; options with the necessary time to execute under the program)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Constructing buildings and structures (e.g., applicant has bid(s) for project construction; contracts already in place; use of best management practices (BMP))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Expanding, rehabilitating, renovating, or modernizing buildings and structures (e.g., applicant has bid(s) for project renovation prepared or contracts already in place)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site preparation (e.g., applicant has wetland mitigation plan, well-designed site plan, engineering studies, soil testing performed)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conducting project feasibility or practicability studies (e.g., applicant has engineering studies, performed soil testing, traffic impact study, and/or environmental impact assessment)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Remediating environmentally contaminated property (e.g., performed under OEPA's VAP)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Demolishing buildings and structures (e.g., performed under OEPA's VAP, applicant recycle/reuse materials on-site)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Installing or relocating water and/or sanitary sewer (e.g., applicant has purchased any necessary easements, permits in place)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Constructing roads and installing traffic control devices (e.g., applicant has purchased any necessary rights-of-way, permits in place)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(H) Site Improvement Plan (continued)

Constructing utility infrastructure, including natural gas, electric and telecommunications (e.g., applicant has consulted with appropriate utility companies; purchased necessary easements)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Constructing rail or water access improvements (e.g., applicant has consulted with rail companies; purchased necessary easements)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Using the marks you gave the application in the above-listed areas *only as a guide* ...



... score the application below:

Evaluation Criterion	Criterion Value	Applicant Score
Quality of applicant's site improvement plan – choose ONLY ONE (1) of the following choices:		
• Applicant's site improvement plan is <i>acceptable</i>	+ 22	<input type="checkbox"/>
• Applicant's site improvement plan is <i>preferable</i>	+ 30	<input type="checkbox"/>
• Applicant's site improvement plan is <i>extraordinary</i>	+ 39	<input type="checkbox"/>
Total <u>possible score</u> this section	39 Points	
Total <u>score awarded</u> this section	__ Points	

(I) Project's Compatibility with Area Priorities

Using the items below only as a guide to help you score points at the bottom of this page, gauge how well the site improvement project ties-in with the surrounding area's priorities. Is the site improvement project compatible with local and regional comprehensive plans, if available, and/or development priorities in the area?

	N/A	Acceptably	Preferably	Extraordinarily
Applicable comprehensive planning and community strategies specifically reference the site, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site, after improvements, will complement the uses and planned/actual development surrounding the <i>entire</i> site, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Application materials demonstrate strong support among local community for site improvement project, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Applicant describes site improvement project as a catalyst or anchor for ongoing or future economic development in the area, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Applicant described how the site will be developed to capture the region's industry cluster or strength according to researched and identified regional opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site improvement project incorporates one (1) or more Wealth Generating Anchor(s) ⁵	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Using the marks you gave the application in the above-listed areas *only as a guide* ...



... score the application below:

Evaluation Criterion	Criterion Value	Applicant Score
Site improvement project's compatibility with the surrounding area's defined needs and priorities – choose ONLY ONE (1) of the following choices:		
Site improvement project <i>fits acceptably</i> with surrounding area's defined needs and priorities	+ 10	<input type="checkbox"/>
Site improvement project <i>fits preferably</i> with surrounding area's defined needs and priorities	+ 16	<input type="checkbox"/>
Site improvement project <i>fits extraordinarily</i> with surrounding area's defined needs and priorities	+ 21	<input type="checkbox"/>
Total <u>possible score</u> this section	21 Points	
Total <u>score awarded</u> this section	__ Points	

⁵ "Wealth generating anchor" is a non-profit corporation or a private, for-profit entity, that has made or will make a significant capital investment at the entity's site of operations; create significant numbers of full-time jobs paying average hourly wages equal to or exceeding the applicable county average wage rate; and which is engaged in research and development, data processing, or design, creation, or formulation of new or enhanced products. Look to Section II of the JRS Guidelines for an expanded definition.

(J) Fix It First / Other

Applicant's actions to promote "fix it first" – **check ALL that apply:**

Evaluation Criterion	Criterion Value	Applicant Score
<ul style="list-style-type: none"> The site is a previously developed property 	+ 3	<input type="checkbox"/>
<ul style="list-style-type: none"> The site improvement project is located within municipal boundaries 	+ 3	<input type="checkbox"/>
<ul style="list-style-type: none"> Site improvement project is featured in formal partnership agreement(s) between eligible applicant, metropolitan planning organizations (MPOs) and/or regional universities (<i>i.e.</i> joint land use planning) 	+ 3	<input type="checkbox"/>
<ul style="list-style-type: none"> Site improvement project is located within the municipal boundaries of a metropolitan or micropolitan Principal City⁶ 	+ 3	<input type="checkbox"/>
<ul style="list-style-type: none"> Applicant demonstrates substantial regional support for the site improvement project, including correspondence from county, regional planning agencies, and local universities indicating the site is high priority for investment 	+ 3	<input type="checkbox"/>
Any LEED-certified space described in the project will achieve a certification level of (<i>choose only one (1)</i>)		
<ul style="list-style-type: none"> Certified 	+ 0	<input type="checkbox"/>
<ul style="list-style-type: none"> Silver 	+ 6	<input type="checkbox"/>
<ul style="list-style-type: none"> Gold 	+ 8	<input type="checkbox"/>
<ul style="list-style-type: none"> Platinum 	+ 10	<input type="checkbox"/>
Total <u>possible score</u> this section	25 Points	
Total <u>score awarded</u> this section	__ Points	

⁶ See Appendix A for a list of the metropolitan or micropolitan Principal Cities.

(K) Site Category Specific Elements

Attributes unique to each site category. Award points within the appropriate site improvement project category.

Mega Manufacturing, Manufacturing, or Existing Industrial Building Evaluation Criterion	Criterion Value	Applicant Score
Applicant is proposing mega manufacturing, manufacturing, or existing industrial building AND		
Choose ONLY ONE (1) of the following choices:		
<ul style="list-style-type: none"> Has no plans or arranged funding to complete a Class 2 or greater quality railroad spur/line located at the site within 3 years 	+ 0	<input type="checkbox"/>
<ul style="list-style-type: none"> Has feasible plans and arranged funding to complete a Class 2 or greater quality railroad spur/line located at the site within 3 years 	+12	<input type="checkbox"/>
<ul style="list-style-type: none"> Has a Class 2⁷ or greater quality railroad spur/line located at the site 	+ 20	<input type="checkbox"/>
Choose ONLY ONE (1) of the following choices:		
<ul style="list-style-type: none"> Has no plans or arranged funding for a complete access road (with all necessary traffic controls), from the site to the closest 4-lane, limited access highway or Interstate Highway, capable of handling semi-truck traffic within 3 years 	+ 0	<input type="checkbox"/>
<ul style="list-style-type: none"> Has feasible plans and arranged funding for a complete access road (with all necessary traffic controls), from the site to the closest 4-lane, limited access highway or Interstate Highway, capable of handling semi-truck traffic within 3 years 	+ 12	<input type="checkbox"/>
<ul style="list-style-type: none"> Has a complete access road (with all necessary traffic controls), from the site to the closest 4-lane, limited access highway or Interstate Highway, capable of handling semi-truck traffic 	+ 20	<input type="checkbox"/>

⁷ References to track class are as under 49 C.F.R. 213.9 and 213.307.

(K) Site Category Specific Elements (continued)

Smart Office and Technical Center/Research Laboratories Evaluation Criterion	Criterion Value	Applicant Score
Applicant is proposing technical center/research laboratories or smart office AND (choose only one(1))		
<ul style="list-style-type: none"> The contiguous property for the technical center/research laboratories will NOT accommodate greater than or equal to 150,000 sq. ft. LEED⁸-certified office and/or lab space 	+ 0	<input type="checkbox"/>
<ul style="list-style-type: none"> The contiguous property for the technical center/research laboratories will accommodate greater than or equal to 150,000 sq. ft. LEED⁹-certified office and/or lab space 	+ 20	<input type="checkbox"/>
<ul style="list-style-type: none"> The contiguous property for the smart office will NOT create greater than or equal to 750 lineal ft. of continuous streetscape¹⁰ and accommodate greater than or equal to 50,000 sq. ft. LEED-certified office space 	+ 0	<input type="checkbox"/>
<ul style="list-style-type: none"> The contiguous property for the smart office will create greater than or equal to 750 lineal ft. of continuous streetscape¹¹ and accommodate greater than or equal to 50,000 sq. ft. LEED-certified office space 	+ 20	<input type="checkbox"/>

⁸ U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) is the nationally accepted benchmark for the design, construction and operation of high performance green buildings.

⁹ U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) is the nationally accepted benchmark for the design, construction and operation of high performance green buildings.

¹⁰ A "continuous streetscape" is one that creates a nearly uninterrupted row (alleys may separate buildings) of buildings with little or no set-back from the street. As an example, the 750 lineal feet described herein may be continuous buildings along one side of the street or be divided among two sides of the street on which the building share.

¹¹ A "continuous streetscape" is one that creates a nearly uninterrupted row (alleys may separate buildings) of buildings with little or no set-back from the street. As an example, the 750 lineal feet described herein may be continuous buildings along one side of the street or be divided among two sides of the street on which the building share.

(K) Site Category Specific Elements (continued)

Smart Office and Technical Center/Research Laboratories Evaluation Criterion (continued)	Criterion Value	Applicant Score
Applicant is proposing technical center/research laboratories or smart office AND – <u>check ALL that apply:</u>		
<ul style="list-style-type: none"> The project is defined as mixed-use¹²; any residential will include at least 10% affordable housing¹³ 	+ 8	<input type="checkbox"/>
<ul style="list-style-type: none"> Has committed to make a car sharing¹⁴ program available once the site improvement project has been put to use for the purposes under the program 	+ 6	<input type="checkbox"/>
<ul style="list-style-type: none"> Has designed the project to intentionally allow for and promote shared parking¹⁵ within the development 	+ 6	<input type="checkbox"/>
Total <u>possible score</u> this section	40 Points	
Total <u>score awarded</u> this section	__ Points	

¹² “Mixed use” describes the mix of office, residential, retail, hotel and governmental or civic end uses that may occur on the real property of a Smart Office or Research and Development eligible project at the time of application and during the term of an agreement for the grant of JRS Program funds. Real property to be improved under a Smart Office or Research and Development eligible project must be contiguous and may be characterized as mixed use in nature. Pursuant to ORC §122.085(D), such real property cannot be intended primarily for residential, retail or government use. The Director of ODOD has established that no more than forty percent (40%) of the available acreage and/or square footage shall be comprised in the aggregate of residential, retail, hotel, and governmental or civic end uses.

¹³ “Affordable housing” means housing (either rental or ownership) that is affordable by households whose income is at or below 80% of the area median income for the county where the site improvement project is located, as established by Housing and Urban Development (HUD). The 2007 HUD Income Limits per county in Ohio is available from the following link: <http://www.odod.state.oh.us/cms/uploadedfiles/CDD/OHCP/2007HUDIncomeLimits.pdf>.

¹⁴ “Car Sharing” is a program in which drivers pay membership in order to have joint access to a fleet of cars from common, reserved parking. Cars are reserved in advance and fees for use are normally based on time or miles driven. Car sharing does not include operations conducted by a car rental agency.

¹⁵ “Shared parking” means that parking spaces are shared by more than one user, which allows parking facilities to be used more efficiently; it is a type of parking management. Shared parking takes advantage of the fact that most parking spaces are used only part time by a particular motorist or group, and many parking facilities have a significant portion of unused spaces, with utilization patterns that follow predictable daily, weekly and annual cycles.

Appendix A

METROPOLITAN AND MICROPOLITAN STATISTICAL AREAS AND PRINCIPAL CITIES

December 2006

Source: Population Division, U.S. Census Bureau
Internet Release Date: 5/11/2007
Last Revised: 5/11/2007

1. Akron
2. Ashland
3. Ashtabula
4. Athens
5. Bellefontaine
6. Bucyrus
7. Cambridge
8. Canton
9. Celina
10. Chillicothe
11. Cincinnati
12. Cleveland
13. Columbus
14. Coshocton
15. Dayton
16. Defiance
17. Dover
18. East Liverpool
19. Elyria
20. Findlay
21. Fremont
22. Greenville
23. Lima
24. Mansfield
25. Marietta
26. Marion
27. Massillon
28. Mentor
29. Mount Vernon
30. New Philadelphia
31. Norwalk
32. Portsmouth
33. Salem
34. Sandusky
35. Sidney
36. Springfield
37. Steubenville
38. Tiffin
39. Toledo
40. Urbana
41. Van Wert
42. Wapakoneta
43. Warren
44. Washington
45. Wilmington
46. Wooster
47. Youngstown
48. Zanesville

Available from the following link:

http://www.census.gov/population/www/estimates/metro_general/2006/List2.txt

Appendix B

JRS Program Utility Standards for Site Certification Projects by Site Category¹⁶					
Site Category	Water	Sanitary Sewer	Electric¹⁷	Gas	Telecom
Manufacturing¹⁸ (Heavy, Light, or Clean)	0.50 MGD ¹⁹	0.30 MGD	Adequate delivery voltage and capacity for 6MW demand with reliable service characteristics	300,000 CFH ²⁰	Reliable service via modern infrastructure. Looped fiber preferred
Existing Industrial Building	0.50 MGD	0.30 MGD	Adequate delivery voltage and capacity and reliable service characteristics	300,000 CFH	Reliable service via modern infrastructure. Looped fiber preferred
Mega Manufacturing Operation²¹	1.0 MGD	0.75 MGD	Adequate delivery voltage and capacity for 12MW demand with reliable service characteristics	600,000 CFH	Reliable service via modern infrastructure. Looped fiber preferred
Smart Office²²	0.25 MGD	0.25 MGD	Adequate delivery voltage and capacity and reliable service characteristics	Gas available	Reliable service via modern infrastructure. Looped fiber preferred
Technical Center/ Research Laboratories²³	0.50 MGD	0.30 MGD	Adequate delivery voltage and capacity and dual feed from separate subs	Gas available	Reliable service via modern infrastructure. Looped fiber preferred

¹⁶ Upon completion of the proposed project, ODO requires the utility infrastructure listed in Appendix A of this scoring sheet to be present at the site improvement project at the available minimum capacities stated. The applicant must demonstrate available system capacity and delivery capability at site, including size of pipes/lines, etc.

¹⁷ Adequate delivery voltage and capacity means there is sufficient voltage and reserve capacity in the electric system's network to support the designated demand requirement. Reliable service characteristics include substation(s) that are in close proximity to the property and the electric infrastructure is in good condition and safely located.

¹⁸ Subdivision allowed but must maintain a reasonable minimum acreage for a single user or project.

¹⁹ Million gallons per day.

²⁰ Cubic feet per hour

²¹ Subdivision allowed but must maintain a reasonable minimum acreage for a single user or project.

²² "Smart Office" is an office building that may be described generally as environmentally-friendly, designed for employee-wellness, uses modern building technology and houses operations which are not manufacturing, assembly, or distribution related functions. The building must (1) be certified as meeting the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) standards (environmentally-friendly component); (2) use healthy and efficient building, lighting, and HVAC design, use non-toxic building materials, furnishings, and office supplies (employee-wellness component); and (3) use modern building technology such as interior wireless service, interior fiber, spider web fiber optic service, direct digital wiring controls, modular wiring, accessible wiring and cabling conduits, and under floor cooling systems (modern building technology component). Information on LEED Certification can be found at the following link: <http://www.usgbc.org>.

²³ "Technical Center/Research Laboratory" is office and/or lab space which primarily involves research and development activities conducted by scientists, researchers, and technicians working to discover information that is technological in nature, and which will be useful in developing new or improved products, processes, techniques, formulas, or inventions. Activities may include either or both direct and pure research. A direct research and development activity refers to research conducted to design, create, or formulate new or better products, equipment, or processes. A pure research and development activity refers to scientific or technological analysis, inquiry, and experimentation in the physical sciences.