

**2021 Civic Block Proposal Scoring**

| Criteria & Points Possible  | River Caddis Development | Pacific Companies & Novembrewhisky | LCSG Development | Additional Criteria Details  |
|---|--------------------------|------------------------------------|------------------|--|
| 1. Is the proposal likely to deliver a signature, iconic mixed-use development that enhances the architectural character and vitality of Downtown Meridian? (15)  |                          |                                    |                  |  |
| 2. Is the proposal likely to achieve substantial economic benefit to the community – especially those portions of the City located within Downtown Meridian? (15)   |                          |                                    |                  | Economic benefits include but are not limited to, broadening and enhancing the economic base of the downtown, stimulating new growth and other private development and investment, tax revenue generated, increased property values, long term economic opportunities, employment and job creation, and attraction of visitors and residents to support downtown businesses.   |
| 3. Does the Respondent and its team have the qualifications and experience necessary to successfully complete the proposed project? (20)  |                          |                                    |                  | A proposal should specify the team involved and who will actually develop the project. The listed team should include those involved with the various aspects of the project such as design, construction, project management, investors, funding and/or financing, etc. Experience and qualifications may be demonstrated through references and examples of representative projects of similar scope and size that have been successfully implemented by the Respondent. |
| 4. Does the Respondent have the financial ability and viable plan to complete the project in a timely manner? (20)  |                          |                                    |                  | Such ability is determined in part by a review of recent financial statements and/or a statement of financial sufficiency from a known and established bank or similar financial institution that demonstrates the financial capacity to carry out the complete project.   |
| 5. Does the proposal substantially conform with the vision, goals and objectives of Destination Downtown, the Meridian Revitalization and Union District Plans, and the Comprehensive Plan for the City of Meridian? (10)   |                          |                                    |                  | The Respondent must comply with City ordinances and other local ordinances and requirements. The Respondent should describe any proposed land use changes, conditional use permits, variances, alternative compliance, and other approvals that may be needed and sought by the Respondent to implement the proposed project.  |
| 6. Does the proposal show commitment and detail regarding an appropriate plan for the property or properties and does the Respondent propose to implement its plan in the immediate future? What is the timeline for commencement and completion of the project? (10) |                          |                                    |                  | The proposal should not be for speculative purposes. It is anticipated that the larger the project, the more time would be needed. In any case, expeditious and timely completion of the project will be beneficial to the Parties, Downtown Meridian, and the community.  |
| 7. Does the proposal have a viable, detailed parking plan for the proposed uses? (5)  |                          |                                    |                  | The proposal should provide required parking for the proposed project and should not result in a net loss of parking in the downtown area.   |
| 8. Does the proposal demonstrate creativity, innovation, and sustainability in regard to the scope and design of the project? (5)   |                          |                                    |                  |  |
| <b>Total Possible Points - 100</b>  | <b>0</b>                 | <b>0</b>                           | <b>0</b>         |  |
| Bonus Points: Up to ten (10) bonus points may be awarded based on a) additional parking stalls beyond code-required parking for the proposed project, and b) potential for new family wage jobs (maximum of five (5) points in each category).*                       |                          |                                    |                  |  |
| <b>Total Possible Points w/ Bonus - 110</b>   | <b>0</b>                 | <b>0</b>                           | <b>0</b>         |  |