



LINC Development Rating Matrix

Assessing Infrastructure Capacity

Drainage/Stormwater Management (zero runoff across the board requirement) - Mandatory Threshold 130 (no option to use amenities)

1	The applicant has submitted a drainage plan and/or a stormwater management plan for review with the development application.	100
2	The buildings are elevated at least twelve inches above the 100 yr. federal flood zone hazard area elevation.	80
3	The stormwater retention facility is subsurface.	60
4	The proposed development has a park planned for a terraced stormwater detention pond or over a subsurface stormwater facility.	40
5	The proposed development has curb and gutters and subsurface drainage.	20
6	The proposed development is located in a Community Facilities Improvement District.	50

Sewer Service - Mandatory Threshold 100 (amenity points available)

7	The property to be developed will be serviced by a municipal sewer service.	100
8	The property to be developed will be serviced by a public sewer district.	70
9	The property to be developed will be serviced by a private community sewer system with certified inspection at a minimum of every two years.	50
10	The property to be developed will be serviced by individual treatment plants with certified inspection at a minimum of every two years.	40

Water Service - Mandatory Threshold 100 (amenity points available)

11	The property to be developed will be serviced by a municipal water service.	100
12	The property to be developed will be serviced by a public rural water district.	80
13	The property to be developed will be served by individual on-site wells for water supply.	40

Transportation Infrastructure - Mandatory Threshold 220 (no option to use amenities)

14	A road or roads and intersections will serve the proposed development with sufficient capacity to handle the trips generated by the proposed development as determined by a traffic impact study (provided by the applicant).	100
15	The proposed development has shared access and/or joint vehicular connections with adjacent existing or future development to a major arterial or minor arterial.	90
16	The proposed development has shared access to a collector or local road with the capacity to provide a Level of Service C based on a traffic impact analysis (provided by the applicant).	80
17	The proposed development is on a bus route.	70
18	Five foot sidewalks with a three foot planted street buffer will be constructed within the proposed development.	60
19	The proposed development is located within 800 ft. of a bus route.	50
20	The proposed development is connected to an existing or proposed multi-purpose trail.	30
21	The proposed development includes local street blocks with lengths of no more than 500 ft. and collector blocks with lengths of no more than 1,500 ft.	20
22	The proposed development has at least two functional access points and two future access points.	50
23	There are no cul-de-sacs proposed for the development.	30
24	The development provides for crosswalks at all intersections.	10

Site Plan Performance Measures

25	The proposed development has at least two different land use types, i.e. retail, office, residential.	100
26	The proposed development is within municipal boundaries and has a residential density of seven (7) to twelve (12) units per acre.	50
27	The proposed development includes residential above the first floor.	30

Building Design

28	Commercial buildings have a 200 ft. maximum length per building to encourage walking and to achieve interior block parking.	100
29	Alternative energy sources, i.e. solar, geothermal or wind, have been incorporated into the proposed building.	80
30	All ground signs in a commercial development are monument signs.	60
31	The proposed building has a zero setback from the front property line (taking into account the Consolidated Thoroughfare Plan (CTP) enhanced setbacks and any required landscape buffer/strip).	40
32	The proposed development has entrances that are easily identified by gables, parapets or other features. The main entrance faces the primary street frontage and the address is clearly visible.	20
33	Awnings, covered walkways, or arcades have been incorporated into the proposed development. The covering is fifty percent of the windows or fifty percent of the walkways.	20
34	The proposed building facades that face public roadways have an identifiable first floor and are broken vertically at intervals through the use of materials for banding or change in dimension. A minimum of twenty percent of façade is covered with windows.	20

Parking Areas		
35	All off-street parking is located at the side or rear of the proposed development with access to the building off the main frontage road.	100
36	The proposed development provides for shared parking with adjacent businesses.	80
37	The proposed development utilizes multi-storey parking to meet needs.	60
38	Every ten parking spaces are broken up by a parking space area of tree landscaping, native species, walkways, building placement, or a change in surface texture or the same area is contiguous and in addition to the landscape and buffering requirements.	40
39	Parking areas are screened from the street with landscaping.	20
40	The proposed development has achieved a reduction of asphalt parking by forty percent. This forty percent reduction can include a pervious parking surface.	10
Assessing Public Services		
41	The proposed development is located in a public elementary school zone that is currently below the Level of Service (LOS) Standard.	100
42	The proposed development is located in a public middle school zone that is currently below the Level of Service (LOS) Standard.	100
Environmental Sensitivity		
43	The proposed development incorporates existing building(s).	100
44	The development achieves a LEED standard for site and building.	70
45	The proposed development has street tree planting every 30 linear feet and gives an easement between the sidewalk and curb for tree protection and maintenance.	80
46	The proposed development has a best management practice plan that includes a minimum number of measures as outlined in the Best Management Practice Manual.	60
47	The proposed development preserves historic building(s).	50
48	Existing cypress and native hardwood trees with calipers over 18 inch DBH have been incorporated into the proposed development.	50
49	The proposed development includes mitigation measures for the natural stabilization of banks of waterways.	30
Project Location - Mandatory Threshold 170 (no option to use amenities)		
50	The proposed development is located within municipal boundaries.	100
51	The proposed development is located in the area of influence of a municipality. The area of influence is determined by the local municipality.	80
52	The proposed development is not located within a flood zone.	60
53	The proposed development is located in a LINC designated Nodal Development District.	50
54	The proposed development parcel is located outside municipal boundaries and their area of influence and has lot sizes greater than three acres.	40
55	The developer has held a pre-design meeting with neighbors.	20
56	The proposed development is located in a Traditional Neighborhood Development (TND) or a SmartCode District.	20
OVERALL THRESHOLD IS 1500 POINTS		
Additional Points for Improvements and Amenities		
Note: If a proposed development fails to receive the minimum required number of points required, the developer may add amenities to their development of sufficient number and quality to add additional points as set forth below.		
57	The development includes traffic mitigation measures outside the development such as additional road capacity, traffic signalization, or roundabout, that exceeds a proportion attributed to the needs of the development.	35
58	The proposed development includes within the development additional traffic mitigation measures to reduce the impact on the road network outside the development or to facilitate transit movement.	35
59	Sidewalks will be built outside the proposed development in order to connect the development to the sidewalk grid.	0.5/linear foot
60	The proposed development provides a trail system (in addition to sidewalks) constructed to local standards and is connected from the proposed development site to an existing or proposed public park or trail system.	0.5/linear foot
61	If the proposed development has more than 50 units (lots) the developer donates land and builds a public park or a pocket park (meeting park standards for area requirements for predicted population).	40
62	The proposed development is in conflict with an adjacent land use and the developer includes Urban Density Intensity Levels (UDIL) buffer requirements.	50
63	All utilities are planned to be underground within conduits.	50
64	Existing cypress and native hardwood trees with calipers over 18 inch DBH removed have been replaced with trees of equal value are planted in addition to any required landscaping.	35
65	The proposed development has pathways/gates connecting the proposed development to the surrounding residential neighborhoods for pedestrian/bicycle access.	15
66	Pedestrian easements are granted to local government for access to and along the Bayou Vermilion and designated coulees.	0.25/linear foot
67	Easements are granted to local government for access to existing or planned bikeway paths.	0.5/linear foot
68	The proposed development incorporates bicycle facilities (bike lockers and racks) combined with officially designated sheltered bus stops.	2 per bike rack (maximum 10 for bike and 10 for shelter)
69	The development has no more than eighty percent of its residential lots, units, or square footage (as the case may be) devoted to single family detached housing.	50
70	The proposed development provides that ten percent or more of the units or square footage constructed will be affordable to low to moderate income individuals or households (based on 80% of AMFI households).	50
71	The proposed development provides that ten percent or more of the units or square footage constructed will be affordable to low income individuals or households (based on 50% of AMFI households).	50
72	A minimum of twenty percent of the site is retained as open space or green space (cannot include stormwater ponds).	75
73	The proposed development has a planned public art installation (or a payment in lieu) on public property or on private property that is visible and accessible to the public that is valued at a minimum of one percent of the proposed development construction value.	50