Downtown Tempe Retail Tenant Improvement Grant Evaluation Rubric

	Exceptional (30 pts)	Meets Requirement (15 pts)	Needs Improvement (5 pts)	TOTAL
Application & Eligibility	•Application complete •Property is in eligible area •Proposed improvements are eligible •New business to district	•Application somewhat complete •Property is in eligible area •Proposed improvements are not all eligible •New business to district	•Application not complete •Property is not in eligible area •Proposed improvements are not eligible •Not new business to district	
	Exceptional (30 pts)	Meets Requirement (15 pts)	Needs Improvement (5 pts)	
Project Scope	• Project makes quality permanent improvement to space •Project increases the commercial property values downtown •Property owner providing generous TI funding in addition to the grant •Location of building/current vacancy/square footage	• Project makes some quality permanent improvement to space •Project somewhat increases the commercial property values downtown •Property owner providing some TI funding in addition to the grant • Location of building/current vacancy/square footage	• Project makes no quality permanent improvement to space •Project has little impact on the commercial property values downtown •Property owner providing no/little TI funding in addition to the grant • Location of building/current vacancy/square footage	
	Exceptional (30 pts)	Meets Requirement (15 pts)	Needs Improvement (5 pts)	
Value of Proposed Project	• Project brings a new elevated dining space to district • Value of total investment made is substantial • Number of jobs created is substantial •Estimated revenue per square foot when operational is substantial	• Project brings a new dining/retail space to district • Value of total investment made is somewhat substantial • Number of jobs created is somewhat substantial •Estimated revenue per square foot when operational is somewhat substantial	• Project brings a dining/retail space to district • Value of total investment made is low • Number of jobs created is low •Estimated revenue per square foot when operational is low	
			TOTAL SCORE	