



SUSTAINING TRANSPORTATION AND REINVESTING TOGETHER ("START") UPDATED: 09.16.22

**RKCDC'S EVALUATION FORM : HEAT MAP ASSESSMENT OF DEVELOPER PROPOSAL**

| REFERENCE                         | SUBJECT  | YES/<br>NO | HEAT<br>VALUE | ASSESSMENT/EVALUATION<br>COMMENTS |
|-----------------------------------|--|------------|---------------|-----------------------------------|
| <b>START ELEMENTS - MANDATORY</b> |  |            |               |                                   |
| SA-P1-S1, E-1                     | Is a place, building, structure or amenity   |            |               |                                   |
| SA-P1-S1, E-2                     | Is within reasonable proximity of, connected to, affected by or which affects an existing or proposed or existing mobility improvement or passenger transportation system in the District; and   |            |               |                                   |
| SA-P1-S1, E-3                     | Incorporates a material transportation component or components which (1) is designed to (a) create economic value through enhanced ridership and/or generate new transit revenues, or (b) positively affect the construction and operation of an existing or proposed passenger transportation corridor or transit facility in the District and (2) includes a mobility component. |            |               |                                   |
| SA-P1-S1, E-4                     | May be acquired and owned by or leased to the KCATA, in a sale/leaseback or lease/leaseback arrangement  |            |               |                                   |

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EXAMPLE: SA-P1-SE, E-1 = START APPLICATION, PART 1, SECTION 1, ELEMENT 1)

**SCORING KEY:**

BLUE: 1-3

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|-----------------------------------|--|------------|---------------|-----------------------------------|--|
| SA-P1-S1, E-5                     | May be designed, planned, constructed, operated, used, managed by the KCATA or by an individual or private enterprise on behalf of the KCATA, pursuant to one or more contracts with the KCATA   |            |               |                                   |  |
| SA-P1-S1, E-6                     | Will provide or improve upon mobility and access to employment, healthcare, education, and housing   |            |               |                                   |  |
| SA-P1-S1-APPENDIX                 | Describe in detail how the each of the foregoing six START Facility criteria are satisfied by attaching a narrative IMPACT RATING and relevant documentation to this Application at <u>Appendix A</u> . For each such criteria, indicate conspicuously the criteria number to which such answer corresponds. |            |               |                                   |  |
| <b>IMPACT RATING</b>              |  |            |               |                                   |  |
| <b>START FACTORS – AT LEAST 1</b> |  |            |               |                                   |  |
| SA-P1-S2, F-1                     | Promote mobility and transportation access to employment, healthcare, education, and housing   |            |               |                                   |  |
| SA-P1-S2, F-2                     | Increase physical density at or in close proximity to passenger transportation systems   |            |               |                                   |  |

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|-------------------|--|------------|---------------|--|--|-----------------------------------|
| SA-P1-S2, F-3     | Increase in the operational efficiency of or demand for the passenger transportation systems   |            |               |  |  |                                   |
| SA-P1-S2, F-4     | Advances Workforce access programs and initiatives   |            |               |  |  |                                   |
| SA-P1-S2, F-5     | Promote connections between passenger transportation systems and low-income and/or affordable housing in areas of the District which are not in continuously or severely distressed census tracts, or to market rate or affordable market rate housing in areas of the District which are in continuously or severely distressed census tracts |            |               |  |  |                                   |
| SA-P1-S2, F-6     | Promote housing density near public educational and social service facilities which are served by public transportation  |            |               |  |  |                                   |
| SA-P1-S2, F-7     | Promote mobility connections to economic diversity and opportunity   |            |               |  |  |                                   |
| SA-P1-S2, F-8     | Promote adaptive reuse of underutilized urban and historic facilities and properties located at or near existing and proposed passenger transportation systems   |            |               |  |  |                                   |
| SA-P1-S2 APPENDIX | Describe in detail how the proposed START Project which is the subject of this Application satisfies any of applicable START Mobility  |            |               |  |  |                                   |

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|--|--|------------|---------------|--|--|-----------------------------------|
|  | Factors check above, by attaching a narrative IMPACT RATING and relevant documentation to this Application at <u>Appendix B</u> . For each such factor satisfied, indicate conspicuously the factor number to which such answer corresponds. |            |               |  |  |                                   |
| <b>IMPACT RATING</b>                     |  |            |               |  |  |                                   |
| <b>SECTION 1 - APPLICANT INFORMATION</b> |  |            |               |  |  |                                   |
| SA-P2, S1, Q1                            | Name of Applicant  |            |               |  |  |                                   |
| SA-P2, S1, Q2                            | Name of Contact Person   |            |               |  |  |                                   |
| SA-P2, S1, Q3                            | Email of Contact Person  |            |               |  |  |                                   |
| SA-P2, S1, Q4                            | Business Phone Number of Contact Person  |            |               |  |  |                                   |
| SA-P2, S1, Q5                            | Business Address of Contact Person   |            |               |  |  |                                   |
| SA-P2, S1, Q6                            | Is the Applicant registered to do business in Kansas or Missouri?  |            |               |  |  |                                   |
| SA-P2, S1, Q7                            | If not registered in Kansas or Missouri, where is the Applicant registered?  |            |               |  |  |                                   |
| SA-P2, S1, Q8                            | Is the Applicant in good standing in its state of domicile?  |            |               |  |  |                                   |
| SA-P2, S1, Q9                            | Is the Applicant the parent, affiliate or subsidiary of another company?   |            |               |  |  |                                   |
| SA-P2, S1, Q10                           | What is the name of the parent, affiliate or subsidiary company?   |            |               |  |  |                                   |
| SA-P2, S1, Q11                           | What is the address of the parent, affiliate or subsidiary company?  |            |               |  |  |                                   |

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| SA-P2, S1, Q12                                   | Is the Applicant going to serve as the developer of the START Project?   |            |               |  |  |                                   |
| SA-P2, S1, Q13                                   | Relationship of Applicant to Developer   |            |               |  |  |                                   |
| SA-P2, S1, Q14                                   | Name of the Developer  |            |               |  |  |                                   |
| SA-P2, S1, Q15                                   | Name of Contact Person   |            |               |  |  |                                   |
| SA-P2, S1, Q16                                   | Email of Contact Person  |            |               |  |  |                                   |
| SA-P2, S1, Q17                                   | Business Phone Number of Contact Person  |            |               |  |  |                                   |
| SA-P2, S1, Q18                                   | Business Address of Contact Person   |            |               |  |  |                                   |
| SA-P2, S1, Q19                                   | Does the Developer legally exist?  |            |               |  |  |                                   |
| SA-P2, S1, Q20                                   | If yes, is the Developer registered in Kansas or Missouri?   |            |               |  |  |                                   |
| SA-P2, S1, Q21                                   | What is the Developer's date of incorporation?   |            |               |  |  |                                   |
| SA-P2, S1, Q22                                   | If not registered in Kansas or Missouri, where is the Developer registered?  |            |               |  |  |                                   |
| <b>IMPACT RATING</b>                             |  |            |               |  |  |                                   |
| <b>SECTION 2 – QUALIFICATIONS AND EXPERIENCE</b> |  |            |               |  |  |                                   |
| SA-P2, S2, Q23                                   | Developer and/or its primary constituents have relevant development experience   |            |               |  |  |                                   |
|  | SEE ATTACHED TO APPENDIX 1   |            |               |  |  |                                   |
| SA-P2, S2, Q24                                   | Developer and/or its primary constituents have professional certifications and/or licenses related to transportation, TOD, real estate development, real estate law, real estate |            |               |  |  |                                   |

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|---|--|------------|---------------|--|--|-----------------------------------|
|   | brokerage or sales, or professional services related to real estate development and/or TOD   |            |               |  |  |                                   |
| SA-P2, S2,<br>APPENDIX                      | Append relevant documentation and supplements related to the foregoing Applicant Qualifications and Experience questions to this Application at <u>Appendix 2</u> . On such documentation or supplements, indicate conspicuously the question number to which such items correspond. |            |               |  |  |                                   |
| <b>IMPACT RATING</b>                        |  |            |               |  |  |                                   |
| <b>SECTION 3 – PROJECT TEAM INFORMATION</b> |  |            |               |  |  |                                   |
| SA-P2, S3, Q25                              | Attorney for Applicant name and email  |            |               |  |  |                                   |
| SA-P2, S3, Q26                              | General contractor name  |            |               |  |  |                                   |
| SA-P2, S3, Q27                              | Primary project lender name  |            |               |  |  |                                   |
| SA-P2, S3, Q28                              | Name of joint venturer or co-developer of Applicant/Developer, if any  |            |               |  |  |                                   |
| SA-P2, S3,<br>APPENDIX                      | Attach relevant documentation and supplements related to the foregoing Project Team Information questions to this Application at <u>Appendix 3</u> . On such documentation or supplements, indicate conspicuously the question number to which such items correspond.                |            |               |  |  |                                   |

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| <b>IMPACT RATING</b>                   |  |            |               |                                   |
| <b>SECTION 4 – PROJECT DESCRIPTION</b> |  |            |               |                                   |
| SA-P2, S4, Q29(A)                      | Project description narrative  |            |               |                                   |
| SA-P2, S4, Q29(B)                      | Attach relevant documentation and supplements related to the foregoing Project description narrative |            |               |                                   |
| <b>IMPACT RATING</b>                   |  |            |               |                                   |
| <b>SECTION 5 – SITE INFORMATION</b>    |  |            |               |                                   |
| SA-P2, S5, Q30                         | State  |            |               |                                   |
| SA-P2, S5, Q31                         | County   |            |               |                                   |
| SA-P2, S5, Q32                         | City   |            |               |                                   |
| SA-P2, S5, Q33                         | City Council District  |            |               |                                   |
| SA-P2, S5, Q34                         | School District  |            |               |                                   |
| SA-P2, S5, Q35                         | Library District   |            |               |                                   |
| SA-P2, S5, Q36                         | General Boundaries   |            |               |                                   |
| SA-P2, S5, Q37                         | Address  |            |               |                                   |
| SA-P2, S5, Q38                         | Total Acreage  |            |               |                                   |
| SA-P2, S5, 39                          | Total Square Feet  |            |               |                                   |
| SA-P2, S5, Q40                         | Total Leasable Area  |            |               |                                   |
| SA-P2, S5, Q41                         | Number of Floors   |            |               |                                   |
| SA-P2, S5, Q42                         | Existing Surface Parking   |            |               |                                   |
| SA-P2, S5, Q43                         | Existing Garage Parking  |            |               |                                   |

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|----------------|--|------------|---------------|--|--|-----------------------------------|
| SA-P2, S5, Q44 | Existing Land Use  |            |               |  |  |                                   |
| SA-P2, S5, Q45 | Proposed Land Use  |            |               |  |  |                                   |
| SA-P2, S5, Q46 | Existing Zoning  |            |               |  |  |                                   |
| SA-P2, S5, Q47 | Proposed Zoning  |            |               |  |  |                                   |
| SA-P2, S5, Q48 | If there are multiple parcels for the Project and any of the foregoing Questions 30 through 47 will differ among the parcels, please describe.       |            |               |  |  |                                   |
| SA-P2, S5, Q49 | Parcel Tax Identification  |            |               |  |  |                                   |
| SA-P2, S5, Q50 | Current Assessed Value   |            |               |  |  |                                   |
| SA-P2, S5, Q51 | Current Taxable Land Value   |            |               |  |  |                                   |
| SA-P2, S5, Q52 | Average cost of current utility usage (water, electricity, natural gas)  |            |               |  |  |                                   |
| SA-P2, S5, Q53 | Anticipated average cost of utility usage  |            |               |  |  |                                   |
| SA-P2, S5, Q54 | Current Taxable Improvements Value   |            |               |  |  |                                   |
| SA-P2, S5, Q55 | Provide the market value of the business's taxable real and personal property  |            |               |  |  |                                   |
| SA-P2, S5, Q56 | Has the property or any improvements on the property previously been owned by or been the subject of a tax savings program with a government agency? |            |               |  |  |                                   |
| SA-P2, S5, Q57 | Has a recent Phase 1 of the Property been completed?   |            |               |  |  |                                   |
| SA-P2, S5, Q58 | Did the report indicate the presence of regulated contaminants?  |            |               |  |  |                                   |
| SA-P2, S5, Q59 | If so, please describe   |            |               |  |  |                                   |

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|---------------------------------|---|------------|---------------|--|--|-----------------------------------|
| SA-P2, S5, Q60                  | Has the property been issued a “no further action” letter or similar environmental clearance?   |            |               |  |  |                                   |
| SA-P2, S5, Q61                  | How does the site propose to manage new or existing parking structures to serve on-site demand and/or area or district demands for parking?   |            |               |  |  |                                   |
| SA-P2, S5,<br>APPENDIX          | Append relevant documentation and supplements related to the foregoing Site Information questions to this Application at <u>Appendix 5</u> . If site plans are available, please submit them with the Application. On such documentation or supplements, indicate conspicuously the question number to which such items correspond. |            |               |  |  |                                   |
| <b>IMPACT RATING</b>            |   |            |               |  |  |                                   |
| <b>SECTION 6 - SITE CONTROL</b> |   |            |               |  |  |                                   |
| SA-P2, S6, Q61                  | Is the Applicant/Developer the owner of the real property for which this START Application is submitted? If yes, what was the date of purchase?   |            |               |  |  |                                   |
| SA-P2, S6, Q62                  | If Question 61 is answered no, who is the owner, and does the Developer have a valid and enforceable option to purchase or other legal or possessory interest in the Property?  |            |               |  |  |                                   |

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|------------------------|--|------------|---------------|--|--|-----------------------------------|
| SA-P2, S6, Q63         | If the property is under a contract for purchase or option, what is the date of closing or expiration date:  |            |               |  |  |                                   |
| SA-P2, S6, Q64         | If the property is leased, when does the lease expire and does it have any renewal periods?  |            |               |  |  |                                   |
| SA-P2, S6, Q65         | What is the balance of any existing deeds of trust or lease rental rates not yet due and owing for the remaining term?   |            |               |  |  |                                   |
| SA-P2, S6, Q66         | Is the property subject to any senior options, covenants, restrictions or other encumbrances that require consent of the holders thereof to consent to the Project or could prevent the Project, as contemplated, from proceeding? |            |               |  |  |                                   |
| SA-P2, S6, Q67         | Are there any judgments or other liens against the property? If yes, please describe the amount and type, and status of payment or release.  |            |               |  |  |                                   |
| SA-P2, S6, Q68         | Does the Applicant/Developer have a fee or leasehold title insurance commitment, policy or owner and encumbrance report ("O&E") on the property?   |            |               |  |  |                                   |
| SA-P2, S6, Q69         | Is the Applicant/Developer the owner of the real property for which this START Application is submitted? If yes, what was the date of purchase?  |            |               |  |  |                                   |
| SA-P2, S6,<br>APPENDIX | Append relevant documentation and supplements related to the foregoing Site  |            |               |  |  |                                   |

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|-----------------------------------|--|------------|---------------|--|--|-----------------------------------|
|                                   | Description questions to this Application at <u>Appendix 6</u> . If you responded yes (a) to Question 63, provide a copy (redacted) of the contract, option or legal interest, and/or (b) to Question 68, provide a copy of the title policy, commitment or O&E and any available documents referenced therein. On such documentation or supplements, indicate conspicuously the question number to which such items correspond. |            |               |  |  |                                   |
| <b>IMPACT RATING</b>              |  |            |               |  |  |                                   |
| <b>SECTION 7 – PROJECT BUDGET</b> |  |            |               |  |  |                                   |
| SA-P2, S7, Q70                    | What is the proposed Project budget?   |            |               |  |  |                                   |
| SA-P2, S7, Q71                    | Does the Applicant/Developer intend to pursue local, state or federal financial support for this Project (e.g., New Market or historic tax Credits).   |            |               |  |  |                                   |
| SA-P2, S7, Q72                    | What percentage of the budget is allocated to materials and labor?   |            |               |  |  |                                   |
| SA-P2, S7, Q73                    | What amount of capital investment will be required each year to maintain the project (over a 15-year period)   |            |               |  |  |                                   |
| SA-P2, S7, Q74                    | What amount of revenue will be required each year to operate the project and pay debt  |            |               |  |  |                                   |

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|                | service on any borrowed funds (over a 15-year period)  |            |               |  |  |                                   |
| SA-P2, S7, Q75 | Provide a sources and uses of development costs (by each phase, if the Project contemplates multiple phases) (over a 15-year period)   |            |               |  |  |                                   |
| SA-P2, S7, Q76 | What is the Project's estimated budget for purchases of materials, supplies, and services that will be subject to sales tax?   |            |               |  |  |                                   |
| SA-P2, S7, Q77 | What is the Project's estimated budget for purchases of personal property that will be subject to sales tax?   |            |               |  |  |                                   |
| SA-P2, S7, Q78 | Has the lender you identified in Section 3 provided evidence of a commitment to provide funds for the project, in the form of a written term sheet or executed a letter of intent?         |            |               |  |  |                                   |
| SA-P2, S7, Q79 | Has your primary or senior lender previously providing funds for a project financed, in part, with private placement, conduit revenue bonds?   |            |               |  |  |                                   |
| SA-P2, S7, Q80 | Has your primary or senior lender been advised that private placement, conduit revenue bonds will be issued by the KCATA on behalf of the Applicant/Developer, if the Project is approved? |            |               |  |  |                                   |

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|-------------------------------------|---|------------|---------------|--|--|-----------------------------------|
| SA-P2, S7, Q81                      | Does Applicant/Developer's Project financing contemplate KCATA retaining ownership of the Project <i>after</i> repayment of the START Bonds?  |            |               |  |  |                                   |
| SA-P2, S7, APPENDIX                 | Append the Sources and Uses required by Question 75 and any other relevant documentation and supplements related to the foregoing Project Budget questions to this Application at <u>Appendix Z</u> . If you responded yes (a) to Question 78, also provide a copy of the lender's term sheet or letter of intent. On such documentation or supplements, indicate conspicuously the question number to which such items correspond. |            |               |  |  |                                   |
| <b>IMPACT RATING</b>                |   |            |               |  |  |                                   |
| <b>SECTION 8 – PROJECT SCHEDULE</b> |   |            |               |  |  |                                   |
| SA-P2, S8, Q82                      | Will the Project be completed in a single phase?  |            |               |  |  |                                   |
| SA-P2, S8, Q83                      | If Question 82 is answered yes, what is the development schedule for each phase?  |            |               |  |  |                                   |
| SA-P2, S8, Q84                      | Is any phase dependent upon the completion of another phase or some other condition precedent, condition subsequent or contingency?   |            |               |  |  |                                   |

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|--|---|------------|---------------|--|--|-----------------------------------|
| SA-P2, S8, Q85                             | If Question 85 is answered yes, please describe the nature of the condition or contingency.   |            |               |  |  |                                   |
| SA-P2, S8,<br>APPENDIX                     | Append any relevant documentation and supplements related to the foregoing Project Budget questions to this Application at <u>Appendix 8</u> . On such documentation or supplements, indicate conspicuously the question number to which such items correspond. |            |               |  |  |                                   |
| <b>IMPACT RATING</b>                       |   |            |               |  |  |                                   |
| <b>SECTION 9 – OPERATIONAL INFORMATION</b> |   |            |               |  |  |                                   |
| SA-P2, S9, Q86                             | Does the Applicant/Developer or controlling parent, stockholder or member have an existing business operation in Kansas City?   |            |               |  |  |                                   |
| SA-P2, S9, Q87                             | At what primary location is the business located?   |            |               |  |  |                                   |
| SA-P2, S9, Q88                             | Provide the number of employees working at the primary location:  |            |               |  |  |                                   |
| SA-P2, S9, Q89                             | Provide the average salary of the primary work classification groups:   |            |               |  |  |                                   |
| SA-P2, S9, Q90                             | Provide the annual taxable sales at the primary location, if applicable:  |            |               |  |  |                                   |

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**SCORING KEY:**

BLUE: 1-3

YELLOW: 4-6

RED: 7-9

RED+: 10

| REFERENCE       | SUBJECT  | YES/<br>NO | HEAT<br>VALUE |  |  | ASSESSMENT/EVALUATION<br>COMMENTS |
|-----------------|--|------------|---------------|--|--|-----------------------------------|
| SA-P2, S9, Q91  | Provide the number of jobs to be retained upon the relocation:   |            |               |  |  |                                   |
| SA-P2, S9, Q92  | Is the Project which is the subject of this Application intended to expand the primary business of the Applicant/Developer at its existing location? |            |               |  |  |                                   |
| SA-P2, S9, Q93  | How many new jobs will be created at the existing location?  |            |               |  |  |                                   |
| SA-P2, S9, Q94  | Is the intent of the Applicant/Developer to relocate its primary business to a different location?   |            |               |  |  |                                   |
| SA-P2, S9, Q95  | How many new jobs will be created at the new location?   |            |               |  |  |                                   |
| SA-P2, S9, Q96  | Provide the anticipated average salary of the new employees:   |            |               |  |  |                                   |
| SA-P2, S9, Q97  | Provide the annual taxable sales at the new primary location, if applicable:   |            |               |  |  |                                   |
| SA-P2, S9, Q98  | Does any portion of the business's workforce utilize or rely upon one or more modes of public transportation?  |            |               |  |  |                                   |
| SA-P2, S9, Q99  | Does the Applicant/Developer promote the use of public transportation by the existing business's workforce? If so, how?                              |            |               |  |  |                                   |
| SA-P2, S9, Q100 | What percentage of the existing business's workforce uses some mode of public transportation?  |            |               |  |  |                                   |

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|---------------------------------|--|------------|---------------|--|--|-----------------------------------|
| SA-P2, S9, Q101                 | What percentage of those users require one or more transfers or multiple modes of public transportation to travel from home to work/work to home?  |            |               |  |  |                                   |
| SA-P2, S9, Q102                 | Are there existing transportation service routes or public transportation amenities adjoining or within proximity of the subject location?   |            |               |  |  |                                   |
| SA-P2, S9, Q103                 | What percentage of the proposed workforce do you anticipate will use some mode of public transportation?   |            |               |  |  |                                   |
| SA-P2, S9, Q104                 | Is there any additional information about the Project the Applicant would like to provide to RKCDC?  |            |               |  |  |                                   |
| SA-P2, S9, APPENDIX             | Append relevant documentation and supplements related to the foregoing Operational questions to this Application at Appendix 9. Indicate conspicuously the question number to which such items correspond. |            |               |  |  |                                   |
| <b>IMPACT RATING</b>            |  |            |               |  |  |                                   |
| <b>SECTION 10 - DISCLOSURES</b> |  |            |               |  |  |                                   |
| SA-P2, S10, A                   | Has the Applicant/Developer or any of their respective primary constituents been a debtor in bankruptcy?   |            |               |  |  |                                   |

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|---------------|--|------------|---------------|--|--|-----------------------------------|
| SA-P2, S10, B | If Question 10A is answered yes, state the name of business or individual, caption of the proceeding, court and year in which it was filed and its disposition and/or status:  |            |               |  |  |                                   |
| SA-P2, S10, C | Has the Applicant, or any partner, officer, member or director of the Applicant or any entity in which any partner, officer, member or director of the Applicant is or was a partner, officer, member or director, ever been charged with and/or convicted of a criminal offense (other than traffic violations) or charged by any regulatory agency with violations of financial or professional regulations? |            |               |  |  |                                   |
| SA-P2, S10, D | If Question 10C is answered yes, state the name of business or individual, caption of the proceeding, court and year in which it was filed and its disposition and/or status:  |            |               |  |  |                                   |
| SA-P2, S10, E | Are there any civil, criminal or professional license action, mediation or arbitration threatened, now pending or adjudicated in the last 5 years against the Applicant/ Developer or any of their respective primary constituents?  |            |               |  |  |                                   |
| SA-P2, S10, F | If Question 10E is answered yes, please describe the circumstances underlying the action(s) and, if pending or adjudicated   |            |               |  |  |                                   |

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|---------------|---|------------|---------------|--|--|-----------------------------------|
|               | action, please provide the applicable case number information and court before which the action is being/was heard.   |            |               |  |  |                                   |
| SA-P2, S10, G | Has the Applicant, or any partner, officer, member or director of the Applicant or any entity in which any partner, officer, member or director of the Applicant is or was a partner, officer, member or director, ever defaulted on any bond or mortgage commitment? |            |               |  |  |                                   |
| SA-P2, S10, H | If Question 10G is answered yes, state the name of business or individual, year and any relevant circumstances:   |            |               |  |  |                                   |
| SA-P2, S10, I | Is the Applicant delinquent on any federal, state or local taxes?   |            |               |  |  |                                   |
| SA-P2, S10, J | If Question 10I is answered yes, identify the delinquency and any relevant circumstances:   |            |               |  |  |                                   |
| SA-P2, S10, K | Have either the Applicant/Developer or any of their respective primary constituents ever been served as a director or officer to RKCDC or KCATA?  |            |               |  |  |                                   |
| SA-P2, S10, L | If Question 10K is answered yes, identify the entity or individual name, position, and the year(s) of such service.   |            |               |  |  |                                   |
| SA-P2, S10, M | Have either the Applicant/Developer or any of its primary constituents been involved in a transaction involving either or both RKCDC or KCATA?  |            |               |  |  |                                   |

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|---------------|---|------------|---------------|--|--|-----------------------------------|
| SA-P2, S10, N | If Question 10M is answered yes, identify the entity or individual name, nature of the transaction and year(s) of such transaction.   |            |               |  |  |                                   |
| SA-P2, S10, O | Have either Applicant/Developer or any of its primary constituents been a contractor, vendor, or supplier to either or both RKCDC or KCATA?   |            |               |  |  |                                   |
| SA-P2, S10, P | If Question 10O is answered yes, identify the name, nature and year(s) of such relationship.  |            |               |  |  |                                   |
| SA-P2, S10, Q | Have either the Applicant/Developer or any of their respective primary constituents been debarred or disqualified from contracting with KCATA or any other government entity?                       |            |               |  |  |                                   |
| SA-P2, S10, R | If Question 10Q is answered yes, please describe the circumstances of debarment.  |            |               |  |  |                                   |
| SA-P2, S10, S | Have either Applicant/Developer or any of their respective primary constituents ever failed to complete a real estate project for which a development contract with a government body was executed? |            |               |  |  |                                   |
| SA-P2, S10, T | If Question 10S is answered yes, please describe the circumstances of the project failure.  |            |               |  |  |                                   |
| SA-P2, S10, U | Have either Applicant/Developer or any of their respective primary constituents ever been in a legal dispute with either RKCDC or   |            |               |  |  |                                   |

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|---------------|---|------------|---------------|--|--|-----------------------------------|
|               | KCATA that was threatened, filed, dismissed, or adjudicated?  |            |               |  |  |                                   |
| SA-P2, S10, V | If Question 10U is answered yes, identify the approximate date, nature, and resolution of such dispute.   |            |               |  |  |                                   |
| SA-P2, S10, W | Have either Applicant/Developer or any of their respective primary constituents been sanctioned or required to pay liquidated damages for failure to comply with minority, women, workforce, disadvantaged business or other contractually required participation goals imposed by government contract? |            |               |  |  |                                   |
| SA-P2, S10, X | If Question 10W is answered yes, please describe the parties, circumstances, approximate date of such sanctions or damages, and the parties to the contract requiring such participation goals.   |            |               |  |  |                                   |
| SA-P2, S10, Y | Have either Applicant/Developer or any of their respective primary constituents paid late or failed to payments taxes, payments in lieu of taxes or special assessments required of any taxing authority or district?   |            |               |  |  |                                   |
| SA-P2, S10, Z | If Question 10Y is answered yes, please describe the circumstances and property site for which such tax obligation was required, and when the matter was resolved.  |            |               |  |  |                                   |

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|-----------------------------|---|------------|---------------|--|--|-----------------------------------|
| SA-P2, S10,<br>APPENDIX     | Append relevant documentation and supplements related to the foregoing Disclosures questions to this Application at <u>Appendix 10</u> . On such documentation or supplements, indicate conspicuously the question number to which such items correspond. |            |               |  |  |                                   |
| <b>IMPACT RATING</b>        |   |            |               |  |  |                                   |
| <b>COMMUNITY ENGAGEMENT</b> |   |            |               |  |  |                                   |
| OC-CE-1                     | The community has been engaged in the planning process since the beginning of the project   |            |               |  |  |                                   |
| OC-CE-2                     | All forms of transportation and transportation alternatives to and from the project site have been identified and incorporated into site design   |            |               |  |  |                                   |
| OC-CE-3                     | Local transit agencies has been contacted for feedback on site design and connectivity to transit   |            |               |  |  |                                   |
| OC-C3-4                     | "Travel Demand Management" tools have been considered to reduce personal ownership vehicle use around the Project site  |            |               |  |  |                                   |
|                             |   |            |               |  |  |                                   |

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|----------------------|---|------------|---------------|--|--|-----------------------------------|
| <b>IMPACT RATING</b> |   |            |               |  |  |                                   |
| <b>DESIGN</b>        |   |            |               |  |  |                                   |
| OC-D-1               | Buildings are oriented to the primary street with minimal setbacks from the sidewalk  |            |               |  |  |                                   |
| OC-D-2               | Mixed uses include residential, public access, and support for KCATA's 4 Pillars  |            |               |  |  |                                   |
| OC-D-3               | Incorporates of green, sustainable design, development and or LEED standards  |            |               |  |  |                                   |
| OC-D-4               | Active uses such as retail, office, light industrial or exercise facilities occupy the ground floor of buildings                                |            |               |  |  |                                   |
| OC-D-5               | Ground floors have a minimum of 14' ceilings and 40 percent windows to increase transparency and contribute to the vitality of the streetscape. |            |               |  |  |                                   |
| OC-D-6               | Enhanced sidewalk space, mobility, programming and use for public access to and through the development or frontage                             |            |               |  |  |                                   |
| OC-D-7               | There are no large blank walls along pedestrian routes  |            |               |  |  |                                   |
| OC-D-8               | Setbacks are included on upper floors to preserve human scale   |            |               |  |  |                                   |

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|-----------|--|------------|---------------|--|--|-----------------------------------|
| OC-D-9    | Areas adjacent to transit stations are designed for a safe and comfortable waiting experience and efficient transit operations |            |               |  |  |                                   |
| OC-D-10   | Facades are articulated for more visual appeal and to prevent wind tunnel effects  |            |               |  |  |                                   |
| OC-D-11   | A clear line of sight is provided to points of interest such as transit stops and building entrances                           |            |               |  |  |                                   |
| OC-D-12   | All main entrances are prominently featured and connected to the primary street façade   |            |               |  |  |                                   |
| OC-D-13   | Elements such as parking and dumpsters are intentionally hidden and use of alleyways was considered                            |            |               |  |  |                                   |
| OC-D-14   | Noise mitigation has been included for sites within close proximity to transit stations  |            |               |  |  |                                   |
| OC-D-15   | Installations such as trees, shelters, awnings or functional art are included to provide shade to pedestrians                  |            |               |  |  |                                   |
| OC-D-16   | Anchors are designed into large buildings to establish a sense of place  |            |               |  |  |                                   |
| OC-D-17   | Public art is incorporated into the public spaces  |            |               |  |  |                                   |
| OC-D-18   | Points of interest are present to provide landmarks and gathering places for locals and visitors                               |            |               |  |  |                                   |
| OC-D-10   | A mix of materials are used to provide visual interest, a sense of character, and wayfinding                                   |            |               |  |  |                                   |

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|-----------------------------|--|------------|---------------|--|--|-----------------------------------|
| OC-D-20                     | Public spaces include seating  |            |               |  |  |                                   |
| <b>IMPACT RATING</b>        |  |            |               |  |  |                                   |
| <b>ECONOMIC DEVELOPMENT</b> |  |            |               |  |  |                                   |
| OC-ED-1                     | The project is likely to produce a positive financial, economic, social fabric and neighborhood returns and/or other identified benefits for the investment made by or through KCATA for the proposed project/concept for five years after stabilization     |            |               |  |  |                                   |
| OC-ED-2                     | The project is likely to produce a positive financial, economic, social fabric and neighborhood returns and/or other identified benefits for the investment made by or through KCATA for the proposed project/concept for ten years after stabilization      |            |               |  |  |                                   |
| OC-ED-3                     | The project is likely to produce a positive financial, economic, social fabric and neighborhood returns and/or other identified benefits for the investment made by or through KCATA for the proposed project/concept throughout the term of the START Bonds |            |               |  |  |                                   |

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|-----------|--|------------|---------------|-----------------------------------|
| OC-ED-4   | The project is likely to produce a positive financial, economic, social fabric and neighborhood returns and/or other identified benefits for the investment made by or through KCATA for the proposed project throughout the term of the START Bonds |            |               |                                   |
| OC-ED-5   | The project will create long-term economic value including creating and support access to jobs, more affordable transportation and or housing options, and increase or stabilize the tax base  |            |               |                                   |
| OC-ED-6   | The project has the potential to create new jobs, residents and riders and attract other development to the project area   |            |               |                                   |
| OC-ED-7   | The project is likely to positively impact surrounding property values   |            |               |                                   |
| OC-ED-8   | The project is likely to address one or more development priorities of specific key stakeholder groups   |            |               |                                   |
| OC-ED-10  | The development is likely to lead to or create new business growth and job creation  |            |               |                                   |
| OC-ED-9   | Outside of START Bond issuance fees, the project is likely to increase revenue for the KCATA, in furtherance of its bi-state statutory purpose   |            |               |                                   |
| OC-ED-10  | Outside of START Bond issuance fees, the project is likely to expand upon and give rise  |            |               |                                   |

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|----------------------|---|------------|---------------|--|--|-----------------------------------|
|                      | to new opportunities for RideKC, in furtherance of its nonprofit purpose  |            |               |  |  |                                   |
| <b>IMPACT RATING</b> |   |            |               |  |  |                                   |
| <b>EQUITY</b>        |   |            |               |  |  |                                   |
| OC-E-1               | The social equity of the development has been evaluated and found to be supportive of community, neighborhood and corridor needs          |            |               |  |  |                                   |
| OC-E-2               | Housing alternatives for workforce, mixed income and affordable housing are being considered if housing is a component of the development |            |               |  |  |                                   |
| OC-E-3               | Outreach has been conducted to underrepresented and/or underserved communities impacted by the development                                |            |               |  |  |                                   |
| <b>IMPACT RATING</b> |   |            |               |  |  |                                   |
| <b>LAND USE</b>      |   |            |               |  |  |                                   |
| OC-LU-1              | Reduced parking ratios, district parking and shared parking were considered   |            |               |  |  |                                   |
| OC-LU-2              | Curb cuts are limited on streets with transit service   |            |               |  |  |                                   |

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|-----------------------|--|------------|---------------|--|--|-----------------------------------|
| OC-LU-3               | The development adds to the diversity and density of land uses in the neighborhood or along the corridor   |            |               |  |  |                                   |
| OC-LU-4               | The development encourages activity throughout the day   |            |               |  |  |                                   |
| OC-LU-5               | Smaller block sizes were considered to improve walkability (where possible)  |            |               |  |  |                                   |
| OC-LU-6               | Parking is placed out of sight and far enough from transit to encourage pedestrian traffic along business corridors                                      |            |               |  |  |                                   |
| <b>IMPACT RATING</b>  |  |            |               |  |  |                                   |
| <b>PUBLIC SUPPORT</b> |  |            |               |  |  |                                   |
| OC-PS-1               | The project is supported by local government   |            |               |  |  |                                   |
| OC-PS-2               | The project is supported by state representatives  |            |               |  |  |                                   |
| OC-PS-3               | Is the proposed development consistent with approved area, long range or related neighborhood plans, and if deviating, account for the proposed changes? |            |               |  |  |                                   |
| OC-PS-4               | Local government, neighborhood associations and or neighborhood focused business organizations support the project                                       |            |               |  |  |                                   |
| OC-PS-5               | The development or project supports ridership, key stakeholders, public or private development partners  |            |               |  |  |                                   |

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|----------------------|---|------------|---------------|--|--|-----------------------------------|
| OC-PS-6              | Major economic, neighborhood groups, organizations, community or local government priorities are being addressed by the project |            |               |  |  |                                   |
| OC-PS-7              | Groups and key stakeholders support the project   |            |               |  |  |                                   |
| OC-PS-8              | Groups and key stakeholders oppose the project  |            |               |  |  |                                   |
| OC-PS-9              | Groups and key stakeholders which oppose the project have had their objections addressed  |            |               |  |  |                                   |
| OC-PS-10             | Development partners have pledged to utilize MBE/WBE contractors and vendors exceeding minimum requirements                     |            |               |  |  |                                   |
| OC-PS-11             | The development is likely to improve the provision of services  |            |               |  |  |                                   |
| OC-PS-12             | The development will present conditions to aid in the reduction of crime in and near the project area                           |            |               |  |  |                                   |
| <b>IMPACT RATING</b> |   |            |               |  |  |                                   |
| <b>RIDERSHIP</b>     |   |            |               |  |  |                                   |
| OC-R-1               | The project is adjacent to or near an existing KCATA transit corridor   |            |               |  |  |                                   |

**REFERENCE KEY:**

SA = START APPLICATION

P = PART+ NUMBER

OC = OWNER CRITERIA

LETTER = E (ELEMENT + #), F (FACTOR + #) OR Q (QUESTION + #)

EXAMPLE: SA-P1-SE, E-1 = START APPLICATION, PART 1, SECTION 1, ELEMENT 1)

**SCORING KEY:**

BLUE: 1-3

YELLOW: 4-6

RED: 7-9

RED+: 10

| REFERENCE            | SUBJECT  | YES/<br>NO | HEAT<br>VALUE |  |  | ASSESSMENT/EVALUATION<br>COMMENTS |
|----------------------|--|------------|---------------|--|--|-----------------------------------|
| OC-R-2               | The project will add or improve transportation infrastructure and service in support of ridership  |            |               |  |  |                                   |
| OC-R-3               | The project is located at an identified or proposed TOD node   |            |               |  |  |                                   |
| OC-R-4               | The project is likely to increase access for ridership for the KCATA   |            |               |  |  |                                   |
| OC-R-5               | The development or project is likely to increase ridership and benefits for riders at the development site and or surrounding area               |            |               |  |  |                                   |
| OC-R-6               | The development and/or project is likely to achieves the KCATA's overall vision, mission and goals specific to TOD                               |            |               |  |  |                                   |
| OC-R-7               | The project is likely to stimulate further joint development and investment in surrounding properties, intersections, corridors and developments |            |               |  |  |                                   |
| OC-R-8               | The project supports, delivers or addresses goals of adding affordable housing, infill development and or access to the four pillars             |            |               |  |  |                                   |
| <b>IMPACT RATING</b> |  |            |               |  |  |                                   |

**ATTACH: Start Heat Map Assessment Summary**

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BLUE: 1-3

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