

<b>City of Albuquerque - Metropolitan Redevelopment Agency</b>		
<b>5401 Eastern Ave. SE (Eastern/Alvarado)</b>		
<b>Review and Scoring of Submitted Proposals</b>		
<b>Date:</b>		
<b>Proposer's Name:</b>		
<b>Scorer:</b>		
<b>Overall Plan (Max 25 points)</b>	<b>Max Points</b>	<b>Your Score</b>
Positive net effect on the area (both immediate area and city-wide)	5	
Consistency with the Near Heights Expansion MRA Plan	5	
One of the following three:		
Consistency with the O - 1 Zone permissive uses OR	5	
Requires an O - 1 Zone conditional use permit OR	2	
Rezoning required	1	
Building architecture and landscaping complimentary to the neighborhood	5	
Provision of internal and external public spaces	5	
<b>Total</b>	<b>25</b>	
<b>Offering Price</b>		
(Max 20 points - 1 point for every \$37,500 increment)		
<b>Total</b>	<b>20</b>	
<b>Project Design (Max 15 points)</b>		
Consistency with the Comprehensive Plan Neighborhood Activity Center policies	5	
Neighborhood - oriented design features and common areas	5	
Proposed improvements along adjacent public rights-of-way per DMD	5	
<b>Total</b>	<b>15</b>	
<b>Financial Feasibility (Max 20 points)</b>		
Submittal of a current balance sheet and supporting lender commitment letters	5	
Full and detailed description of proposed financing structure for the project	5	
Submittal of a 5-year financial proforma for the project	5	
Financial history and current net worth of the developer and it's partners	5	
<b>Total</b>	<b>20</b>	
<b>Strength of Development Team (Max 20 points)</b>		
Identification of team members, their experience and project responsibilities	5	
Track record in the team's ability to design and build similar projects	5	
Experience in long-term maintenance and operation of similar projects	5	
Evidence of financial ability to complete construction of the project in a timely manner	5	
<b>Total</b>	<b>20</b>	
<b>Total Points:</b>	<b>100</b>	
Notes/Comments:		