

Chapter 85. Zoning

Article XXVII. Redevelopment

§ 85-753. Redevelopment benefit potential.

The redevelopment benefit potential score of a proposed redevelopment project shall be determined by the sum of the points for each of the following criteria, on a scale of 0 points to 120 points, with 120 points representing the maximum benefit to the community.

- A. Plus 10 points maximum for an applicant that has engaged the community and stakeholders during the planning of the project.
- B. Plus 10 points for a project that will have a positive property tax generation in comparison to existing tax generation: one point for every 2% increased tax generation, to a maximum of 10 points.
- C. Plus 10 points for a project that has permanent full-time job creation as determined by the Division of Economic Development: 1 point per 10 permanent jobs created, to a maximum of 10 points.
- D. Plus 10 points for a project that includes a proposal for mixed use: 4 points for two uses, 6 points for three uses and 10 points for four or more uses. "Mixed use" shall be a project that contains a mix of the following uses:
 - (1) Retail, personal services shops or take-out restaurant use.
 - (2) Office, manufacturing or warehouse use.
 - (3) Restaurant or major restaurant use.
 - (4) Recreational or health club use.
 - (5) Multifamily or residential apartment use.
 - (6) Planned retirement or assisted living use.
- E. Plus 10 points for a project that proposes LEED green building compliant development: 3 points for "Certified" certification, 5 points for "Silver" certification, 7 points for "Gold" certification and 10 points for "Platinum" certification.
- F. Plus 10 points for a project that proposes demolition of an existing nonhistoric building.
- G. Plus 10 points for a project that proposes adaptive reuse of an existing historic building.
- H. Plus 10 points for a project that proposes off-site public or community benefits: 1 point per \$10,000 of the cost of the public amenity, to a maximum of 10 points. An amenity must be determined by the Commissioner or Planning Board to be beyond that which would customarily be provided or required by the Code of the Town of Brookhaven.
- I. Plus 10 points for a project that proposes on-site amenities at a rate of 1 point per \$10,000 of the cost of on-site amenity, to a maximum of 10 points. An amenity must be determined by the Commissioner, with consultation with the local Town Council member, to be beyond that which would customarily be provided or required by regulations of the Town of Brookhaven.

- J. Plus 5 points for a project that proposes adaptive reuse of more than 50% of an existing building.
- K. Plus 5 points maximum for a project that proposes a superior facade determined by the Planning Board to be beyond that which would customarily be provided or required by the Code of the Town of Brookhaven.
- L. Plus 5 points for a project that proposes construction job creation as determined by the Division of Economic Development: 1 point per 20 construction jobs created, to a maximum of 5 points.
- M. Plus 5 points for a project that proposes to increase on-site green space: 1 point per 5% increase, to a maximum of 5 points.
- N. Plus 5 points maximum for a project that proposes a pedestrian-oriented layout and design.
- O. Plus 5 points maximum for a project that proposes flexibility in design form.