



Washington County Site Redevelopment Program



Overview of the Site Prioritization Approach and Process

Following the Washington County Site Inventory process of the Site Redevelopment Program (SRP), the next step is to score each site/area based on the following three levels of analysis: Redevelopment Feasibility, Environmental Conditions, and Community Goals. Within each of these levels several criteria have been developed by considering factors identified as important by the USEPA, developers, and site redevelopment industry professionals. With input from the Site Redevelopment Committee (SRC) on the final criteria and process, Project Management Team (PMT) members, having expertise in each level of analysis, will score all sites during the ranking process. The following is a brief summary of each of the criteria areas and scoring for the Site Prioritization process.

Redevelopment Feasibility Criteria

Purpose: The Redevelopment Feasibility Criteria take into consideration a site's potential to implement existing plans and remove blight, the probable costs, and levels of market interest. Considerations such as level of market interest and potential magnitude for redevelopment are key.

Scoring: There are seven Redevelopment Feasibility Criteria to be scored by the PMT following SRC sign off on the criteria. A 5-point scale is used to differentiate the potential circumstances for each criteria yielding 35 possible points for each site.

Environmental Conditions Criteria

Purpose: The Environmental Conditions Criteria are based on the potential level of contamination, potential for human contact with contaminants, the ability of contaminants to migrate off-site, and ability to obtain state funding assistance for assessment and clean up. These are intended to address the potential magnitude of environmental conditions and their impacts on human health and the environment.

Scoring: There are six Environmental Conditions Criteria to be scored by Stantec, the project team's environmental expert. A 3-point scale is used for this criteria to meaningfully differentiate potential site conditions. Scores for each site will then be doubled yielding 36 possible points for each site. This is roughly equal to the maximum number of possible points in the other two evaluation categories thereby giving equal weight to each of categories.

Community Goals Criteria

Purpose: Draft community priorities for the SRP were prepared by the PMT, SRC, UW-Extension, and in consideration of USEPA livability principles. The draft criteria were discussed and prioritized at the SRP Countywide Meeting on October 15, 2015, by the Washington County residents in attendance. The purpose of the Community Goals Criteria is to look at the site prioritization process through the lens of community priorities for redevelopment and reuse of sites that are involved in the SRP.

Scoring: The SRC will narrow the final community goals criteria to six. The PMT will use these criteria to score each site on a 3-point scale. Scores for each site will then be doubled yielding 36 possible points for each site.



Scoring and Site Prioritization Process

- After scoring has been conducted for each level of criteria, a total score is then summed for each level of analysis and a combined score for all three levels is produced to arrive at a final score and ranking for all sites. These rankings will be packaged in an easy to read table.
- This table will segregate sites into three priority tiers: high, medium, and low. This will better help the SRC determine how the individual sites rank against one another.
- Rankings will serve as a guide for expenditures in the grant program, but will be supplemented by an agreed upon process to allow flexibility—and thus efficiency—in how funds are spent.
- This process will allow the SRC as a group to determine if real world conditions such as site access and equitable distribution of funds should determine if a site receives funding sooner than the ranking would allow.
- The SRC may decide that grant funds will be available for other sites/ developers that may come forward with specific redevelopment proposals, but the ranking process will determine which sites the SRP will *proactively* pursue.

