



Washington County Site Redevelopment Program



Redevelopment Feasibility Criteria

The following are criteria to be considered for rating the **redevelopment feasibility** of sites based on their potential to implement existing plans and remove blight, their probable costs, and levels of market interest. These are a refined group of criteria –consolidated to keep them to a manageable number. In so doing, however, many of these criteria include a combination of factors (such as the level of market interest and the potential magnitude of redevelopment) which increases the complexity of applying them. The PMT will apply the criteria. *As a result, a 5-point scale is used to more clearly differentiate the potential circumstances for each of criteria.*

1. **Potential for near-term redevelopment:** Based on projected market interest to redevelop the site—consistent with existing plans—assuming it was already assembled—cleared and remediated and the potential magnitude of redevelopment.
 - 5 High level interest for significant redevelopment
 - 4 Some interest for significant redevelopment
 - 3 High level of interest for limited level of redevelopment
 - 2 Some interest for limited level of redevelopment
 - 1 Little to no interest for redevelopment of any magnitude

2. **Potential cost of assembly and redevelopment (and therefore cost of redevelopment as a function of the potential exponential growth once redeveloped):** Based on anticipated cost to assemble, clear and remediate all or most of the site and the level of effort/complexity required of municipality/potential buyer to negotiate purchases, obtain permits, and coordinate clearing and remedial activities.
 - 5 Low cost and low level of effort
 - 4 Either cost or level of effort is low with the other being moderate
 - 3 Moderate cost and moderate level of effort
 - 2 Either cost or level of effort is high with the other being moderate
 - 1 High cost and high level of effort

3. **Potential to catalyze redevelopment on other properties:** Anticipated ability of site redevelopment to catalyze redevelopment on neighboring properties based on the site’s size and specific location and the existing and planned uses and activities in the surrounding area (e.g., extent of site’s isolation/proximity to other sites with significant redevelopment potential).
 - 5 Excellent
 - 4 Good
 - 3 Fair
 - 2 Poor
 - 1 None

4. **Potential to assemble entire site:** Anticipated ease of assembling all or most of a site for redevelopment based on the extent of public ownership, vacancy status, and tax delinquency status.
 - 5 Entire site under public ownership
 - 4 Majority of public ownership/delinquency/vacancy
 - 3 Mix of public ownership/delinquency/vacancy and private ownership



- 2 Limited public ownership/delinquency/vacancy
 - 1 No public ownership and no tax delinquency
- 5. Inclusion in special plans and districts:** Includes inclusion in any plan other than the Comprehensive Plan Future Land Use Map (i.e. Parks and Open Space Plan, Downtown Plan, Riverfront Plan, etc.) and any special district (i.e. Historic District, TIF district, etc.).
- 5 Site is within a specific financial incentive district such as a TIF district
 - 4 All or portion of the site specifically identified in a plan or district
 - 3 Site adjacent to a site specifically identified in a plan or district
 - 2 Site in a special district or plan but not specifically identified
 - 1 Site not included in a special plan or district
- 6. Potential to eliminate blight:** Extent of blight based on physical deterioration and appearance of buildings and sites.
- 5 Entire site is blighted
 - 4 Extensive presence of significant blight
 - 3 Limited presence of significant blight
 - 2 Limited presence of minor blight
 - 1 Minimal or no blight
- 7. Potential to replace existing inappropriate or marginal uses:** Inappropriate uses include those that are inconsistent with existing codes (like floodplain), zoning and/or the comprehensive plan. Marginal uses are those that are developed or operated in a manner that makes them somewhat undesirable and/or makes their long-term viability questionable (such as inappropriate of conversion of structures originally built for another purpose).
- 5 Entire site consists of vacant/inappropriate/marginal uses
 - 4 Extensive presence of significant vacant/inappropriate/marginal uses
 - 3 Limited presence of significant vacant/inappropriate/marginal uses
 - 2 Limited presence of minor vacant/inappropriate/marginal uses
 - 1 Minimal or no vacancies/inappropriate/ marginal uses



Environmental Criteria

The following are criteria to be considered for rating the **environmental conditions** of sites based on the potential level of contamination, potential for human contact with contaminants and the ability of contaminants to migrate off-site, and ability to obtain state funding assistance with assessment and clean up. These are prepared to get a more complete idea of environmental conditions and their impacts on human health and the environment.

To arrive at the scores Stantec will review past and existing activities on the sites. It's important that only one entity/person be responsible for the environmental scoring to ensure the criteria are applied consistently across all sites, however, assistance from the PMT will be needed to determine whether a viable causer for each site may exist. *A 3-point scale is adequate to meaningfully differentiate potential site conditions.*

1. Potential level of contamination

Based on information contained in available state environmental files as well as past and current uses and the types of hazardous/petroleum substances typically involved with such uses.

- 3 High
- 2 Medium
- 1 Low

2. Potential for human contact with contaminants

Based on past site activities and the nature of the suspected/documented contaminants (e.g., potential for contaminants to be on or just below the surface, emit vapors, etc.).

- 3 High
- 2 Medium
- 1 Low

3. Potential to contaminate groundwater

Based on past site activities and the nature of the suspected/documented contaminants.

- 3 High
- 2 Medium
- 1 Low

4. Potential for a change in land use requiring a higher level of remediation (e.g., change from industrial to residential or a park).

- 3 High
- 2 Medium
- 1 Low

5. Potential for state funding assistance

- 3 High
- 2 Medium
- 1 Low

6. Potential existence of a viable causer who would be responsible for assessment and clean up

- 3 Low
- 2 Medium
- 1 High

