

**Brownfields Site Evaluation Criteria**

**Project Name: Pine and Flynn Development**

**Address/Project Location: 316 Flynn Avenue, Burlington**

**Applicant: Redstone**

**Reviewer: Emily Nosse-Leirer**

<u>Required Characteristics</u>	<u>Possible Points</u>	<u>Scoring</u>
Is the property owner willing to sign a Participation Agreement and Site Access	Yes = continue No = Not eligible	Yes
Does the site meet DEC eligibility criteria for petroleum sites and/or EPA eligibility criteria for hazardous sites?		Yes
Is the planned use consistent with current zoning?		Yes

**Project Location (10 pts Total)**

Is the project located in Burlington or Winooski?	(Yes=2, No=0)	2
Is the project located in a Center, Enterprise, Metro, Suburban or Village Regional Planning Area (as identified in the most recently adopted regional plan)?	(Yes=2, No=0)	2
Is the project located within a designated state center? (Including areas with pending applications)	(Yes=2, No=0)	0
Does the project site have existing water, sewer, electric, transportation and/or natural gas infrastructure serving it?	(Yes=2, No=0)	2
Is the project located adjacent to another brownfields site?	(Yes=2, No=0)	2

**Project Location Economic Conditions (5 pts Total)**

Is the project located in an area where the poverty rate is higher than the County-wide average?	Up to 5 points	3
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**Housing Potential (30 points total)**

Will site cleanup enable housing development in an area planned for high density housing or mixed-use development by the municipality?	Up to 10 points	5
Will site cleanup contribute to alleviating identified housing need as identified in relevant adopted municipal documents?		
Will site cleanup allow multiple housing units (in excess of what is already on site) to be built?	1/2 point per unit, 20 points maximum.	13.5

**Commercial Potential (20 points total)**

Will site cleanup enable commercial development in an area planned for high density commercial or mixed-use development by the municipality and region?	Up to 20 points	20
Is the project a mixed-use project?		

**Open Space and Recreation Potential (10 points total)**

Will site cleanup enable improvement or construction of a park in an area where it can be readily accessed by an underserved population?	Up to 10 points	0
Will site cleanup involve creating or improving open or recreational space as part of a housing or commercial project?		

**Project Economic Impact (25 pts Total)**

Does the project have the potential to create or retain jobs (not including construction jobs)?	1 point per FTE job, up to 10 points	7.5
If no direct jobs are created or retained, does the project lead to indirect job creation?	Up to 15 points	5
Does the project have other economic development benefits?		

<b>Initial Score</b>	<b>62</b>
100 points possible	

**Bonus Categories**

If the project will enable housing unit construction, will a percentage of them be permanently affordable?	1/2 point per percentage point affordable, up to 20 points.	2.5
Is the developer/property owner willing to pay for the Phase I or pay for part of the Phase II or Corrective Action Plan?	Up to 15 points	15
Does proposed site cleanup mitigate impacts to surface water?	Up to 10 points	10

<b>Additional Notes:</b> What is anticipated value of final investment, if known? Not reported, however, "state education property taxes are projected to be approximately \$42,560 annually; municipal property taxes are project to be approximately \$20,175 annually" What is project timeline, if known? Project timeline not reported; project has an Act 250 hearing scheduled on January 9, 2017.	Bonus Score	
	45 points possible	27.5
	<b>TOTAL SCORE</b>	<b>89.5</b>

**Brownfields Site Evaluation Criteria**

**Project Name: Strand Theater**

**Address/Project Location: 70 Main Street, Winooski**

**Applicant: Redstone**

**Reviewer: Emily Nosse-Leirer**

<u>Required Characteristics</u>	<u>Possible Points</u>	<u>Scoring</u>
Is the property owner willing to sign a Participation Agreement and Site Access	Yes = continue No = Not eligible	Yes
Does the site meet DEC eligibility criteria for petroleum sites and/or EPA eligibility		Yes
Is the planned use consistent with current zoning?		Yes

**Project Location (10 pts Total)**

Is the project located in Burlington or Winooski?	(Yes=2, No=0)	2
Is the project located in a Center, Enterprise, Metro, Suburban or Village Regional Planning Area (as identified in the most recently adopted regional plan)?	(Yes=2, No=0)	2
Is the project located within a designated state center? (Including areas with pending applications)	(Yes=2, No=0)	2
Does the project site have existing water, sewer, electric, transportation and/or natural gas infrastructure serving it?	(Yes=2, No=0)	2
Is the project located adjacent to another brownfields site?	(Yes=2, No=0)	2

**Project Location Economic Conditions (5 pts Total)**

Is the project located in an area where the poverty rate is higher than the County-wide average?	Up to 5 points	5
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**Housing Potential (30 points total)**

Will site cleanup enable housing development in an area planned for high density housing or mixed-use development by the municipality?	Up to 10 points	0
Will site cleanup contribute to alleviating identified housing need as identified in relevant adopted municipal documents?		
Will site cleanup allow multiple housing units (in excess of what is already on site) to be built?	1/2 point per unit, 20 points maximum.	0

**Commercial Potential (20 points total)**

Will site cleanup enable commercial development in an area planned for high density commercial or mixed-use development by the municipality and region?	Up to 20 points	20
Is the project a mixed-use project?		

**Open Space and Recreation Potential (10 points total)**

Will site cleanup enable improvement or construction of a park in an area where it can be readily accessed by an underserved population?	Up to 10 points	0
Will site cleanup involve creating or improving open or recreational space as part of a housing or commercial project?		

**Project Economic Impact (25 pts Total)**

Does the project have the potential to create or retain jobs?	1 point per FTE job, up to 10 points	10
If no direct jobs are created or retained, does the project lead to indirect job creation?	Up to 15 points	15
Does the project have other economic development benefits?		

<b>Initial Score</b> 100 points possible	60
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**Bonus Categories**

If the project will enable housing unit construction, will a percentage of them be permanently affordable?	1/2 point per percentage point affordable, up to 20 points.	0
Is the developer/property owner willing to pay for the Phase I or pay for part of the Phase II or Corrective Action Plan?	Up to 15 points	15
Does proposed site cleanup mitigate impacts to surface water?	Up to 10 points	0

<b>Additional Notes:</b> <i>What is anticipated value of final investment, if known?</i> Not reported, however "property taxes are projected to be approximately \$225,280 annually and additional sales tax, payroll tax, and rooms and meals tax revenue is anticipated from the theater and other ground floor retail uses." Project is anticipated to create or retain 140 FTE jobs.	Bonus Score	15
	45 points possible	
	<b>TOTAL SCORE</b>	<b>75</b>