

Brownfields Site Evaluation Comparative Score through March 2017

SCORES FROM INDIVIDUAL REQUEST SHEETS

	City Market Store	Adam Piper	Winooski Hotel	Burlington Waterfront	Strand Theater	316 Pine	3 Maple	453 Pine	339 Pine	400 Pine
Required Characteristics										
Is the property owner willing to sign a Participation Agreement and Site Access Agreement?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Does the site meet DEC eligibility criteria for petroleum sites and/or EPA eligibility criteria for hazardous sites?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
zoning?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Project Location (10 pts Total)										
Is the project located in Burlington or Winooski?	2	0	2	2	2	2	0	2	2	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)?	2	0	2	2	2	2	2	2	2	2
center? (Including areas with pending	0	0	2	2	2	0	2	0	0	0
Does the project site have existing water, sewer, electric, transportation and/or natural gas infrastructure serving it?	2	0	2	2	2	2	2	2	2	2
Is the project located adjacent to another brownfields site?	2	0	2	2	2	2	2	2	2	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? (Yes but not as extreme as other neighborhoods)	0	0	5	3	5	3	0	3	5	4
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?	0	0	0	0	0	5	10	0	0	10
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?	0	2.5	0	0	0	13.5	20	0	0	2
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?	15	1	15	0	20	20	20	15	0	20
Is the project a mixed-use project?										
Open Space and Recreation Potential (10 points total)										
Will site cleanup enable improvement or										
Will site cleanup involve creating or improving open or recreational space as part of a housing or commercial project?	1	1	0	5	0	0	0	0	0	0
Project Economic Impact (25 pts Total)										
Does the project have the potential to create or retain jobs?	10	1	10	0	10	7.5	3	5	5	10
If no direct jobs are created or retained, does the project lead to indirect job creation?	10	1	15	5	15	5	10	10	10	15
Does the project have other economic development benefits?										
Initial Score: 100 is maximum	44	6.5	55	23	60	62	71	41	28	69
Bonus Categories										
If the project will enable housing unit construction, will a percentage of them be permanently affordable?	0	0	0	0	0	2.5	0	0	0	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?	15	15	15	15	15	15	15	15	15	15
Does proposed site cleanup mitigate impacts to surface water?	???	???	???	???	0	10	0	10	5	0
	15	15	15	15	15	27.5	15	25	20	15
	59	21.5	70	38	75	89.5	86	66	48	84