

**Brownfields Site Evaluation Criteria ( December 2019 )**

**Project Name: Winooski Hotel**

**Address/Project Location: 40 Winooski Falls Way, Lot 8**

**Applicant: City of Winooski and Winooski Hotel Group**

**Reviewer: Dan Albrecht (fields in yellow are estimates)**

**Required Characteristics**

Is the property owner willing to sign a Participation Agreement and Site Access  
 Does the site meet DEC eligibility criteria for petroleum sites and/or EPA eligibility  
 Is the planned use consistent with current zoning?

**Possible Points**  
 Yes = continue  
 No = Not eligible

**Scoring**  
 Yes  
 Yes  
 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?	(Yes=5, No=0)	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	18
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		

**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	58

**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?	(Yes=15, No=0)	15
Will site cleanup reduce contamination of surface water or groundwater?	(Yes = 10 No = 0)	10

**Additional Notes:**

<b>Bonus Score</b>	
45 points possible	25

<b>TOTAL SCORE</b>	<b>83</b>
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