



Commercial Zoned Parcels and City Owned Properties

Filter properties based on: Site Constraints & Other Known Factors

Filtered Commercial Parcels and City
Properties

Step 2: Consider Factors Affecting Likelihood of Residential Redevelopment

Site Constraints

- Landmarks
- · Affordable Housing & Condos
- Unique land uses (cemetery, hospital, parks, libraries, etc)

Other Factors

- · Approved/Under Construction Projects
- Newer buildings (post 1980)
- High AVR (assessor's value ratio)



Filtered Commercial Zoned Parcels and City Owned Properties

Rank and Review Commercial and City Owned Sites

Potential Suitable Properties

Step 3: Site Ranking and Review

Rank Sites according to:

- 1. Prior SSI properties
- 2. Downtown Community Plan properties
- 3. Vacant Lots (very limited in City)
- 4. Parking Lots
- 5. Auto Dealership Inventory Lots
- Recent/active sales
- 7. Large Sites
- 8. Development Potential of 20K sf

Review Sites with Consideration to:

- Access to transit, jobs, schools, residential amenities
- · Affirmatively furthering fair housing
- Common ownership of adjacent properties
- Potential redevelopment based on similar properties
 If existing uses are impediments to development
- Environmental constraints and existing conditions