

## St. Albans Area Wide Planning Study Criteria for Choosing Catalyst Sites

Criteria	Objectives
<b>Strategic location in study area</b>	How prominent is the parcel's location in the study area? Corner or mid-block location? To what extent does location lend itself to serving as an important gateway or anchor in the study area?
<b>Opportunity to better utilize property</b>	Is the parcel currently underutilized, and therefore, less expensive for a developer to purchase? To what extent will redeveloping an underutilized property benefit the study area?
<b>Parcel Size</b>	Is the parcel of sufficient size to accommodate a new building(s) large enough to meet the needs of the user, obtain financial feasibility, and allow for on-site parking? Is there an opportunity to combine the parcel with adjacent parcels - same ownership, vacant or underutilized parcels, etc.?
<b>Current occupancy</b>	What is the property's current occupancy? Is it vacant? If occupied, how likely will occupants be willing to leave, relocate or accept a buyout? Do they have long term leases?
<b>Development Barriers</b>	To what extent does the parcel contain or lack barriers to redevelopment? For example, is the property currently vacant with few barriers to development? Or, does the property contain more significant barriers such as a fully leased building with long term leases, good quality construction and on-site parking (i.e. higher purchase price)?
<b>Proximity to parking</b>	Is the parcel conveniently located in proximity to parking - whether on-site or off-site?
<b>Environmental</b>	To what extent does environmental contamination affect the site, and how will that impact redevelopment (e.g. cost to mitigate)?
<b>Landowner interest</b>	How strong is the current owner's interest in redeveloping or selling the parcel?