

Should the Site be Developed or Preserved as Open Space?

DECISION FACTORS:

1. Is it a watershed site for the surrounding neighborhood?
Is there any other riparian use?
2. Is it a habitat for native species?
3. Could it provide a link to a nature corridor?
4. Is the site too small for the footprints of most residential/commercial uses?

YES

PRESERVE AS OPEN SPACE

PREREQUISITE: Basic Cleanup/Maintenance Plan, See 1a for more details.

MENU OF TREATMENTS:

1. Natural Urban Greenspace
2. Storm-Water Management: Bio-retention, constructed wetland, stream daylighting
3. Soil Remediation: where soil samples prove hazardous
4. Deep Tillage and Pavement Removal

NO

WHAT IS THE SITE'S DEVELOPMENT POTENTIAL?

DECISION FACTORS TO CONSIDER:

1. Is the market favorable for development?
2. Does the site have a clear title?
3. Is it close to any amenities such as schools, retirement homes, grocery stores or shopping?
4. Is it nearby any development in progress? Could this increase the lot's potential for development?
4. Is the site in a populated area? Highly visible to the street? In a walkable neighborhood?
5. Is there soil contamination?
6. Is there evidence that the foundation of a demolished home is still present? (Look for divots indicating the sunken basement)
7. Are there any plans for the lot? (Existing neighborhood intentions, potential developer interest)
8. Is there any funding committed to the project?

STRONG DEVELOPMENT POTENTIAL (0-5 years)

PREREQUISITE: Basic Cleanup & Infrastructure Plans See 1a and 1b for more details.

1. Visit with the neighborhood association or community planning organization regarding their goals and the potential for creating a design template to unify new development plans.
2. Follow the Native Planting Guide & Reference for planting street trees.
3. Publish advertising for the sale of the lot- be sure to check with neighboring property owners for interest in purchasing the lot.

COULD BE RESTORED FOR DEVELOPMENT

PREREQUISITE: Basic Cleanup/Maintenance Plan, See 1a for more details.

1. Visit with the neighborhood association or community planning organization regarding their goals within the community. What does it have? What does it lack? Consider the best management practices for the site.
2. Soil Remediation may be necessary if converting to interactive greenspace. See Site Analysis for more details on pollutants and soil testing.

WEAK DEVELOPMENT POTENTIAL (>5 years)

PREREQUISITE: Basic Cleanup/Maintenance Plan, Consider Strategies 2a-d.

1. Community Garden
2. Nature Playground & Rain Garden
3. Block Green Solution
4. Community Plaza & Farmer's Market

Refer to the Guidebook's Appendix for a City-wide Resource list and the outlined Steps to Create a Community Land Reuse Project