

- **Strategic or Community Development Plan**

- **Economic Development Potential**

- **Marketability**

Environmental Justice Issues:

Environmental/ Ecological Sensitivity:

Open Space and Recreational Potential

CITY OF HAVERHILL BROWNFIELDS ASSESSMENT PROGRAM

Evaluation, Prioritization and Selection of Candidate Sites:

Property Status

- Is the site municipally-owned? If not, will site access, control and/or ownership transfer pose an impediment to timely assessment and successful future redevelopment?

Property Size/ Contamination Complexity

- Will the site, if too large or its contamination too widespread, consume a disproportionate amount of the available EPA grant funding, thereby drastically limiting the number of sites that can be assessed?

Redevelopment Potential

- **Proximity to Central Downtown Business District-** Is the site an important element of Haverhill's downtown business district, and is its current status a blighting influence on area businesses?
- **Infrastructure-** Is the site served by municipal sewer and water? Is it accessible to major roads and public transit facilities/service?
- **Strategic or Community Development Plan-** Is restoration and redevelopment of the site part of the City's strategic plan for the area?
- **Economic Development Potential-** Will the site, upon assessment and cleanup, stimulate economic investment and job creation?
- **Marketability-** Will the site generate developer interest for remediation and subsequent reuse for long-term sustainable development?

Environmental Justice Issues

- Is the site proximate to sensitive populations (including minority or lower-income neighborhoods) and does it pose a blighting influence or health risks? Does it hinder reinvestment opportunities in the neighborhood?

Environmental/Ecological Sensitivity

- Does the site pose a risk to sensitive natural resources, such as public and private drinking water supplies, swimming areas, wetlands, rare or endangered species habitat?

Open Space and Recreational Potential

- Does the site, upon redevelopment, offer public access, open space, or recreational opportunities (e.g. trail linkage)?

Table 1: Proposed Ranking Criteria		
<i>Ranking Criteria</i>	<i>Value</i>	
Status		
Occupancy	1	>75% occupied
	3	25%-75% occupied
	5	<25% occupied
Ownership	1	Privately owned
	5	Publicly owned
Size	1	<1 acre
	3	1-2 acres
	5	2-4 acres
	7	>4 acres
Zoning	1	Non-commercial/industrial
	5	Commercial industrial
Site Preparation for Redevelopment		
Demolition needed	1	Yes
	3	Unknown
	5	No
Neighborhood		
Minority neighborhood	1	<10% minority Census Tract
	3	10% - 25% minority in Census Tract
	5	>25% minority in Census Tract
Income	1	<5% in Census Tract below poverty
	3	5% - 15% in Census Tract below poverty
	5	>15% in Census Tract below poverty
Marketability		
Assessed Value/acre	1	<\$250,000
	3	\$250,000 - \$500,000
	5	>\$500,000
Access	1	>0.5 miles from highway
	5	<0.5 miles from highway
Public/Private Commitment		
Development Plan	0	No plan or plan w/completion date > 18 months
	5	Plan exists w/completion date < 18 months
Funding	0	No project funding identified
	5	Project funding identified
Municipal Priority	0-5	Based on priority assigned by community
Municipal Contribution	0	No contribution
	3	<\$5,000
	5	>\$5,000