

Assessment scale: 3 - high; 2 - neutral; 1 - low; 0 - not present, n/a		Town Center	Winston Court	Garden Apartments - Hillwood	Foster Fairbanks *	Seminary & Echols	Trail Connection	IDA Vacant Land	Polk/Pelham
Threshold Values	Cost or Assessed Value (±)	\$ 2,000,000.00	N/A	\$ 8,000,000.00	\$1.5M-2M	\$ 800,000.00	N/A	\$ 8,000,000.00	\$ 1,500,000.00
	Affordability (Proximity to ballpark figure)	YES	N/A	NO	YES	YES	N/A	N/A	YES
	Willing Seller?	YES	N/A	NO	?	?	NO	NO	YES
Financial (0 - 3)	Area (sq ft)	37,026	388,471	75,000	52,643	20,739	390,864	177,144	103,847
	Cost per unit area (±\$/sq ft)	\$ 54.02	N/A	\$ 106.67	\$ 28.49-37.99	\$ 38.57	N/A	\$ 77.04	\$ 14.44
	Assessment of cost per unit area?								
	Amount of Improvement Needed?								
Compatibility with Open Space Master Plan (0 - 3)	Adds to Green Crescent and/or make connections?								
	Greens any major thoroughfares?								
	Creates open space from vacant land?								
	Links and/or expand pedestrian & bike network?								
	Enhances streetscapes and/or gateways?								
	Protects, expands, connects streams & environmentally sensitive areas?								
	Compatible with citywide 40% tree cover goal?								
General (0 - 3)	Timing and implementation								
	Effectiveness of site's function within its context								
	Competing uses for the site								
	Do you like it?								
Totals									

Notes  
 \*Foster Fairbanks assumes one acre of open space acquisition  
 Lot sizes and values vary