

Should the site be preserved?

(Does the site have characteristics that recommend it for a long-term Green use?)

- Decision Factors
1. Culverted stream
 2. Other riparian zone
 3. Lack of nearby parks
 4. Proximity to parks (existing or planned)
 5. Land Use in Citywide Plan
 6. Connects to trails (existing or planned)
 7. Scale

Yes

No

Where the answer to the previous question is 'no,' the objective should be to return the vacant lot to a use that is consistent with the city's overall goals as articulated in the Citywide Plan.

- What is the site's development potential?
- Decision Factors
1. Market Typology
 2. NPI Strategic Investment Areas
 3. Land Bank Hold Areas
 4. Foreclosures
 5. Targeted demolition
 6. Proximity to schools and public buildings
 7. Proximity to Core Development Areas
 8. Who owns the property?
 9. Is the land clean?
 10. Has a plan been developed for the lot?
 11. Has funding been committed to the project?

Strong Development Potential (0-5 Years)

- Menu of Treatments:
1. Community Garden
 2. Bio-remediation
 3. Landscaped Buffer
 4. Basic Greening Techniques (Philadelphia Example)
 5. Storm Water Management: Riparian Setbacks, Stream Daylighting

Holding Strategy

Weak Development Potential (5+ Years)

- Menu of Treatments:
1. Community Garden
 2. Bio-remediation, Phyto-remediation, Myco-remediation
 3. Constructed Wetland
 4. Deep Tillage/Pavement Removal
 5. Basic Greening Techniques (Philadelphia Example)
 6. Solar Field
 7. Urban Agriculture/Commodity Farming
 8. Storm Water Management: Riparian Setbacks, Stream Daylighting

Enumerate unique characteristics

What treatment types are available for the site?

- Menu of Treatments:
1. Energy Generation: Solar Field
 2. Geothermal Wells
 3. Energy Generation: Wind Turbines
 4. Energy Generation: Ethanol Production
 5. Clean Fill Cap (landfill sites)
 6. Storm Water Management: Bio-retention
 7. Constructed Wetland
 8. Riparian Setbacks
 9. Green Space: Parks
 10. Green Space: Linkages
 11. Green Space: Forest
 12. Wildlife Habitat
 13. Urban Agriculture/Commodity Farming
 14. Tree Nursery
 15. Bio-remediation, Phyto-remediation, Myco-remediation
 16. Storm Water Management: Riparian Setbacks, Stream Daylighting

Choose a treatment: City, CDCs and other stakeholders conduct a qualitative review. Make recommendations for implementing preservation strategy.

Preservation Strategy