



City Lands Evaluation Framework

City properties that are not obviously in use or needed by the municipality should be evaluated periodically to determine whether the City should seek disposition of the individual properties and, if so, what type of disposition and to what purpose. Staff should use the framework articulated here for evaluation, together with such improvements as may be indicated by experience and should internally document updated direction for redevelopment lands.

Redevelopment properties should be considered through the following framework:

- **Long-Term Public Value:** City-owned land should be used in ways that create long-term public value, either on-site or elsewhere within the community.
- **Public Benefits:** Redevelopment properties should be evaluated against the public benefits that they either do or could deliver, where such public benefits range from the development of affordable homes to the generation of nontax revenue.
- **Portfolio Approach:** Properties should be evaluated as a portfolio where the benefits of particular disposition strategies are measured against overall community outcomes as well as site-specific objectives.
- **Right Use, Right Place:** Property-specific goals should be context-dependent and achievable.
- **Time Limitations:** Recognize that there are opportunity costs to holding land and stagnant disposition efforts. Consider whether opportunities for advantageous/beneficial disposition are time- limited.
- **Financial Tools:** Consider whether long-term benefits can be maximized through creative use of financial tools.
- **Expressed Interest:** Consider existing planning, stakeholder, and community determinations and desires.
- **Appropriate Preparation:** Consider whether the property is ready for disposition or, if not, what investment would be required to make it ready.
- **Market Demand:** Consider whether there is external interest in the site, whether in the form of a potential external partner or simply market demand.
- **Resources:** Consider whether the tools necessary for appropriate disposition are available, where such tools include but are not limited to City financial or staff capacity.