### Downtown Station Site Selection Evaluation – ID 011

**Site: Old LJWorld site**

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Score</th>
<th>Factor</th>
<th>Final Score (Score x factor)</th>
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</table>
| **#1: Is there sufficient space for 5 sawtooth bus bays + required amenities** | Yes=1  
No=Off the table                                                  | 2.50   | N/A                          |
| **#2: Is the site a part of RFP #2300094 parking lot redevelopment?**   | No=1  
Yes=-Off the table                                                   | 2.50   | N/A                          |
| **#3: Is the site on city-owned land?**                                   | City-owned=2  
Private + willing to sell=1  
Private not willing to sell=Off the table                           | 1.25   | Awaiting response from private property owner |
| **#4: Is the site in a FEMA Flood Hazard Zone?**                          | No=1  
Yes=Off the table                                                     | 2.50   | N/A                          |
| **#5: Is the site within a historic context area?**                       | No=2  
Yes=1                                                               | 1.25   | N/A                          |
| **#6: Is re-zoning required?**                                            | No=2  
Yes=1                                                               | 1.25   | N/A                          |
| **#7: What is the net gain/loss of parking spaces?**                     | Gain=5  
0-9 lost=4  
10-19=3  
20-29=2  
30+=1                                                        | 0.50   | N/A                          |
| **#8: Is park space impacted?**                                          | No=2  
Yes=1                                                               | 1.25   | N/A                          |
| **#9: How close to the center of downtown (9th/Mass) is the site?**      | Within 5 min=3  
Within 10 min=2                                                       | 0.83   | N/A                          |
| **#10: Which Transportation Disadvantaged Zone is the site in?**         | 6+ (red)=4  
4-6 (yellow)=3  
2-4 (green)=2  
0-2 (blue)=1                                                   | 0.63   | N/A                          |
| **#11: How easy is it to approach/depart the site from multiple directions?** | Easy=3  
Neutral=2  
Difficult=1                                                  | 0.83   | N/A                          |
| **#12: What level of concern is there about cost-driving factors at the site?** | Low=3  
Medium=2  
High=1                                                      | 0.83   | N/A                          |
| **#13: What level of anticipated impact is there at the site for downtown event reroutes?** | Low=3  
Medium=2  
High=1                                                      | 0.83   | N/A                          |
| **#14: What level of anticipated traffic flow impacts are there at the site?** | Low=3  
Medium=2  
High=1                                                      | 0.83   | N/A                          |

**Total Score**

Awaiting response from private property owner.

**Ranking**

*Factor creates equal weights across all criteria*
Site 011– Existing Conditions
Criterion #3: Is the site on city-owned land?

Why is this criterion important?

- The Downtown Station project does not include any project funding for land acquisition.
- Private property owners who are not willing to sell disqualifies the site from consideration.
- Private property owners who are willing to sell keeps the project in contention for selection, but funding would need to be identified for the land purchase.

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Summary | The City contacted the property owner and is awaiting a response.