

NORTHERN STATE ADAPTIVE RE-USE STUDY
DECISION PLATFORM

ASSESSMENT OF FEASIBILITY

Future Use	Feasibility Considerations									
	Alignment with Local Government Goals	Business Risk to Implementing Agency	Market Potential	Financial Sustainability	Location	Degree of Change	Land Use Regulatory Compatibility	Scale of Capital Investment to Implementing Agency	Institutional Friction	Compatibility with Historic Architecture
<i>Prominent uses which may include ancillary mix of uses as well</i>										
Expanded Baseline - Increase scale of existing uses	Limited private investment and public access.	Limited revenue potential to balance maintenance costs.	Limited income stream. Tenants require subsidized lease rates.	Revenues do not cover maintenance costs.	Benefits of seclusion.	Minor	Allowed under current zoning.	Agency takes on significant maintenance and capital investment.	Limited change	Does not capitalize on buildings value.
Education / Research Campus (all sectors)	Strong alignment	Risk of attracting institution.	Limited number of potential sites.	Depends on state funding.	Assuming tailored to assets of the site.	Minor	Allowed under current zoning.	Attracts outside investment.	Requires significant alignment of interests, but positive project.	Campus character central to use.
Hospitality Destination	Strong alignment	Risk of attracting investment and perception.	Attractiveness for private investment.	Potential to generate significant private investment and revenue.	Assuming tailored to assets of the site.	Moderate	Zone change	Attracts outside investment.	Potential opposition to tourism.	Campus character central to use.
Commercial Office / Business Park	Strong alignment	Risk of recruiting and retaining tenants.	Limited demand and challenging location.	Rents not likely to cover renovation and deferred maintenance.	Distance from population center.	Large	Annexation and zone change.	Attracts outside investment.	Potential concern with privatization.	Not dependent on historic character.
Specialty Residential	Strong alignment	Risk of attracting investment.	Demand for health services, and growing 65+ community.	Potential to generate significant private investment and revenue.	Assuming tailored to assets of the site.	Connects to historical use.	Zone change	Attracts outside investment.	Complementary to existing use.	Campus character central to use.
Light Industrial / Flex Space	Limited	Risk of recruiting and retaining tenants.	Limited demand and challenging location.	Revenues not likely to generate sufficient revenue.	Distance from population and freeway.	Large	Annexation and zone change.	Attracts outside investment.	Potential concern with privatization.	Limited