

## POSSIBLE EVALUATION CRITERIA

<b>Physically Feasible?</b>	Is a potential use <i>physically possible</i> given the size, shape, topography, and other characteristics of the site?
<b>Reasonably Probable?</b>	Is a potential use <i>reasonably probable</i> given the location of the site and the interests of the target user?
<b>Market Supported?</b>	Is a potential use <i>supported by the market</i> in terms of supply, demand, customers, sales, etc.? Is the market expanding or declining? Is the location clearly superior to others and is the location defensible economically?
<b>Financially Feasible?</b>	Is a use <i>financially feasible</i> in that it will generate adequate revenue to justify the costs of construction plus a profit for the developer?  In the case of an improved property, does the existing building have economic value or will the revenue offset the reversion/demolition costs?
<b>Community Supported?</b>	Is a use supported by the neighborhood / community in terms of community benefits (meeting needs, providing amenities, enhancing character, providing jobs, supplying goods and services, increasing tax base, providing other benefits)?
<b>Legally Permissible?</b>	Is a use legally permitted or is there a reasonable likelihood it would be legally permitted through zone change, government regulations, or other action?  Is a use prohibited by deed restrictions or covenants?  Does a use predate existing zoning or other property regulations? Is it legally nonconforming?
<b>Highest And Best Use</b>	Is the use taking full advantage of the opportunities presented or are there other uses which would make better use of the site or produce a higher economic return or community return?