

## Site Criteria Checklist - Existing SBPD HQ

<b>Building Square Footage Need</b>	<b>70,850</b>	<b>3 stories of 23,617 sf each</b>
<b>Secure Parking Need</b>	<b>127,305</b>	<b>252 spaces - 3-4 stories</b>
<b>Non-secured Parking Need</b>	<b>39,200</b>	<b>80 spaces, separate surface</b>
<b>Ideal Acreage Desired</b>	<b>4.39</b>	<b>Assumes Everything</b>

Site Address	215 E Figueroa Street, 214 E. Anapamu & 216 E. Anapamu
APN	029-162-037, 003 & 004

Current Use	SB Police Department Headquarters
Current Owner	City of Santa Barbara
Lot Size	Total of 3 parcels: 1.15 acres; 215 E. Figueroa = 0.96 ac / 41,878 sqft; 214 E. Anapamu=.096 ac / 4,219 sf; 216 E. Anapamu=.099
Lot Shape	Rectangular, long and narrow
Zoning Designation	O-R (Office Restricted)
Height Limitation	45 ft.
Access	Figueroa St and Anapamu Street
Surrounding Uses	C-G (commercial)/ O-R / R-M (residential)
Setbacks	Front: more than 2 stories, 20'; Interior, Adj. to non res, 10'; Interior, Adj. to res: 20'
Seismic	0.48 mi to fault hazard zone; on top of peak ground acceleration contour
Environmental	Ongoing hazardous materials mitigation from fuel tanks; with redevelopment, could trigger water issues SWMP
Archaeological	<input type="checkbox"/> Prehistoric Sites <input checked="" type="checkbox"/> American Period <input checked="" type="checkbox"/> Early 20th Century <input checked="" type="checkbox"/> Hispanic-American Transition <input type="checkbox"/> Mission Complex <input checked="" type="checkbox"/> Spanish Colonial & Mexican
Water Table	Historical: approx. -20 ft. to 10 ft.; Recent: approx. 10 ft. to 20 ft. <b>(below surface)</b>
Flood zone	X - Minimal Flood Hazard
Easements	
Utility/Fiber Proximity	Existing
Charter Issues/Requirements	
Other	Slope = 9%
<b>Does it meet most of the criteria?</b>	No
If not, why?	Size and parking limitations; relocation during rebuild too expensive
<b>Is this a viable candidate?</b>	No
If not, why?	Even with seismic work and improvements, it's not big enough

## Site Criteria Checklist - Louise Lowry Davis Center

<b>Building Square Footage Need</b>	<b>70,850</b>	<b>3 stories of 23,617 sf each</b>
<b>Secure Parking Need</b>	<b>127,305</b>	<b>252 spaces - 3-4 stories</b>
<b>Non-secured Parking Need</b>	<b>39,200</b>	<b>80 spaces, separate surface</b>
<b>Ideal Acreage Desired</b>	<b>4.39</b>	<b>Assumes Everything</b>

Site Address	1232 De La Vina Street, Santa Barbara, CA 93101
APN	039-172-004/005/006

Current Use	Public Recreation Center/City Park
Current Owner	City of SB
Lot Size	Total for All 3 Lots = 3.21 ac / 139,827 sqft (004 = 1.6 ac; 005 = 0.80 ac; 006 = 0.81 ac)
Lot Shape	L-Shaped
Zoning Designation	P-R (Park and Recreation)
Height Limitation	60' per Charter
Access	Victoria, Chapala, De la Vina and Anapamu
Surrounding Uses	C-G zone (commercial and residential)
Setbacks	Front: not less than 10'; Interior and Rear: Not less than 10'
Seismic	0.31 mi to fault hazard zone; 0.12 mi to peak ground acceleration contour
Environmental	No Haz Mat or concerning historic uses; two historic structures, one structure of Merit; lawn bowlers - 81 year history
Archaeological	<input type="checkbox"/> Prehistoric Sites <input checked="" type="checkbox"/> American Period <input checked="" type="checkbox"/> Early 20th Century <input checked="" type="checkbox"/> Hispanic-American Transition <input type="checkbox"/> Mission Complex <input checked="" type="checkbox"/> Spanish Colonial & Mexican
Water Table	Historical: approx. 40 ft. to 50 ft.; Recent: approx. 60 ft. to 100 ft. <b>(below surface)</b>
Flood zone	X - Minimal Flood Hazard
Easements	
Utility/Fiber Proximity	Fiber Optic Cables along Chapala side of parcel 006
Charter Issues/Requirements	City Park - Charter - Vote Required to change use
Other	Slope = 3%; parcel 006 = potential historic resource
<b>Does it meet most of the criteria?</b>	Yes
If not, why?	
<b>Is this a viable candidate?</b>	Yes
If not, why?	

## Site Criteria Checklist - Earl Warren Showgrounds

<b>Building Square Footage Need</b>	<b>70,850</b>	<b>3 stories of 23,617 sf each</b>
<b>Secure Parking Need</b>	<b>127,305</b>	<b>252 spaces - 3-4 stories</b>
<b>Non-secured Parking Need</b>	<b>39,200</b>	<b>80 spaces, separate surface</b>
<b>Ideal Acreage Desired</b>	<b>4.39</b>	<b>Assumes Everything</b>

Site Address	3400 Calle Real, Santa Barbara, CA 93105
APN	051-230-017

Current Use	Auditorium/Stadium/Equestrian/Convention Center
Current Owner	State of California
Lot Size	33.9 ac / 1,490,358 sqft
Lot Shape	Irregular/Rectangle
Zoning Designation	REC - Recreation
Height Limitation	Subject to County
Access	Las Positas and Calle Real
Surrounding Uses	RS-7.5/USS (residential) / P-R (Golf Course)
Setbacks	Front: not less than 10'; Interior and Rear: Not less than 10'
Seismic	0.23 mi to fault hazard zone
Environmental	
Archaeological	<input checked="" type="checkbox"/> Prehistoric Sites <input type="checkbox"/> American Period <input type="checkbox"/> Early 20th Century <input type="checkbox"/> Hispanic-American Transition <input type="checkbox"/> Mission Complex <input type="checkbox"/> Spanish Colonial & Mexican
Water Table	Historical: approx. 25 ft. to 40 ft.; Recent: approx. 20 ft. to 60 ft. <b>(below surface)</b>
Flood zone	X - Minimal Flood Hazard; 0.23 mi to 0.2% flood hazard zone
Easements	Would need to be studied depending on location on property
Utility/Fiber Proximity	within area
Charter Issues/Requirements	
Other	Slope = 6%; Redevelopment could trigger costly improvements
<b>Does it meet most of the criteria?</b>	No
If not, why?	Ownership; too far from City center; Poor drainage; Existing structures insufficient; Poor access; Community Uses potential conflict; would require purchase & Annexation
<b>Is this a viable candidate?</b>	No
If not, why?	See above reasons

## Site Criteria Checklist - Cota Commuter Lot

Building Square Footage Need	70,850	3 stories of 23,617 sf each
Secure Parking Need	127,305	252 spaces - 3-4 stories
Non-secured Parking Need	39,200	80 spaces, separate surface
Ideal Acreage Desired	4.39	Assumes Everything

Site Address	119 E Cota Street, Santa Barbara, CA 93101
APN	031-151-018

Current Use	Cota Commuter Parking Lot
Current Owner	City of Santa Barbara
Lot Size	Cota Lot: 1.61 ac / 70,616 sqft
Lot Shape	Rectangular
Zoning Designation	M-C (Manufacturing Commercial)
Height Limitation	45 ft; 60 ft for Community Benefit Project/Community Housing Project
Access	Cota Street and Santa Barbara Street - one way heading North
Surrounding Uses	P-R (Vera Cruz park) / M-C (Commercial)
Setbacks	Front: 0'; Interior, Adjacent to Non-residential: 0'; Interior Adjacent to Residential: 20'
Seismic	0.26 mi to fault hazard zone
Environmental	Multiple mature trees would be removed
Archaeological	<input type="checkbox"/> Prehistoric Sites <input checked="" type="checkbox"/> American Period <input checked="" type="checkbox"/> Early 20th Century <input checked="" type="checkbox"/> Hispanic-American Transition <input type="checkbox"/> Mission Complex <input checked="" type="checkbox"/> Spanish Colonial & Mexican
Water Table	Historical: approx. -5 ft. to 10 ft.; Recent: approx. 0 ft. to 10 ft. <b>(below surface)</b>
Flood zone	X - Minimal Flood Hazard; 0.05 mi to 0.2% flood hazard zone
Easements	
Utility/Fiber Proximity	150 ft. to fiber optic cables
Charter Issues/Requirements	
Other	Slope = 2%; Exploring acquiring adjacent parcel from State which would add 1.2 acres and access from Ortega; parking will still be an issue
<b>Does it meet most of the criteria?</b>	Yes
If not, why?	
<b>Is this a viable candidate?</b>	Yes
If not, why?	

## Site Criteria Checklist - Carrillo Commuter Lot

Building Square Footage Need	70,850	3 stories of 23,617 sf each
Secure Parking Need	127,305	252 spaces - 3-4 stories
Non-secured Parking Need	39,200	80 spaces, separate surface
Ideal Acreage Desired	4.39	Assumes Everything

Site Address	400 W Carrillo Street, Santa Barbara, CA 93101
APN	039-261-009

Current Use	Parking Lot
Current Owner	City of SB
Lot Size	1.31 ac / 47,493 sqft
Lot Shape	Rectangular
Zoning Designation	C-G (Commercial General)
Height Limitation	45 ft; 60 ft for Community Benefit Project/Community Housing Project
Access	Carrillo - Acts as One Way heading West; Castillo - One way heading South
Surrounding Uses	R-M / R-MH (Residential)
Setbacks	Front: 0'; Interior, Adjacent to Non-residential: 0'; Interior Adjacent to Residential: 20'
Seismic	within fault hazard zone; 0.15 mi to peak ground acceleration contour
Environmental	adjacent Mission Creek vegetation/special wildlife areas/multiple mature trees would be removed
Archaeological	<input checked="" type="checkbox"/> Prehistoric Sites <input checked="" type="checkbox"/> American Period <input checked="" type="checkbox"/> Early 20th Century <input checked="" type="checkbox"/> Hispanic-American Transition <input type="checkbox"/> Mission Complex <input checked="" type="checkbox"/> Spanish Colonial & Mexican
Water Table	Historical: approx. 17 ft.; Recent: approx. 20 ft. to 25 ft. <b>(below surface)</b>
Flood zone	mostly X - Minimal Flood Hazard; some A - 1% annual chance of flooding
Easements	
Utility/Fiber Proximity	TBD
Charter Issues/Requirements	
Other	Slope = 2%, Mission Creek Setback 25' Minimum
<b>Does it meet most of the criteria?</b>	No
If not, why?	Site is too small, especially with setback, Access Issues big challenge
<b>Is this a viable candidate?</b>	No
If not, why?	Site is too small, especially with setback, Access Issues, environmental issues.

## Site Criteria Checklist - Laguna Parks & Recreation Building

Building Square Footage Need	70,850	3 stories of 23,617 sf each
Secure Parking Need	127,305	252 spaces - 3-4 stories
Non-secured Parking Need	39,200	80 spaces, separate surface
Ideal Acreage Desired	4.39	Assumes Everything

Site Address	620 Laguna Street, Santa Barbara, CA 93101
APN	031-160-016

Current Use	Offices
Current Owner	City of SB
Lot Size	2.3 ac / 101,608 sqft
Lot Shape	Rectangular
Zoning Designation	M-C (Manufacturing Commercial)
Height Limitation	45 ft.; 60 ft. for Community Benefit Project/Community Housing Project
Access	Laguna Street
Surrounding Uses	M-C (Offices/Commercial) / R-M (Residential)
Setbacks	Front: 0'; Interior, Adjacent to Non-residential: 0'; Interior Adjacent to Residential: 20'
Seismic	0.51 mi to fault hazard zone & peak ground acceleration contour
Environmental	In flood zone; displace City services
Archaeological	<input checked="" type="checkbox"/> Prehistoric Sites <input checked="" type="checkbox"/> American Period <input checked="" type="checkbox"/> Early 20th Century <input checked="" type="checkbox"/> Hispanic-American Transition <input type="checkbox"/> Mission Complex <input checked="" type="checkbox"/> Spanish Colonial & Mexican
Water Table	Historical: approx. 10 ft.; Recent: approx. 0 ft. to 20 ft. <b>(below surface)</b>
Flood zone	AH - 1% annual chance of shallow flooding (1 to 3 ft. on average)
Easements	
Utility/Fiber Proximity	550 ft. to fiber optic cables
Charter Issues/Requirements	
Other	Slope = 2%
<b>Does it meet most of the criteria?</b>	No
If not, why?	Flooding potential due to being in Flood zone
<b>Is this a viable candidate?</b>	No
If not, why?	See above reason

## Site Criteria Checklist - US Post Office

<b>Building Square Footage Need</b>	<b>70,850</b>	<b>3 stories of 23,617 sf each</b>
<b>Secure Parking Need</b>	<b>127,305</b>	<b>252 spaces - 3-4 stories</b>
<b>Non-secured Parking Need</b>	<b>39,200</b>	<b>80 spaces, separate surface</b>
<b>Ideal Acreage Desired</b>	<b>4.39</b>	<b>Assumes Everything</b>

Site Address	836 Anacapa Street, Santa Barbara, CA 93102
APN	031-011-001

Current Use	Post Office
Current Owner	USA (Federal)
Lot Size	1.3 ac / 57,265 sqft
Lot Shape	Rectangular
Zoning Designation	C-G (Commercial General)
Height Limitation	45 ft; 60 ft for Community Benefit Project/Community Housing Project
Access	Anacapa primarily, De la Guerra and Canon Perdido options
Surrounding Uses	C-G (Commercial)
Setbacks	Front: 0'; Interior, Adjacent to Non-residential: 0'; Interior Adjacent to Residential: 20'
Seismic	0.09 mi to peak ground acceleration contour; Retrofitting building will be required as part of the T1 work.
Environmental	
Archaeological	<input type="checkbox"/> Prehistoric Sites <input checked="" type="checkbox"/> American Period <input checked="" type="checkbox"/> Early 20th Century <input checked="" type="checkbox"/> Hispanic-American Transition <input type="checkbox"/> Mission Complex <input checked="" type="checkbox"/> Spanish Colonial & Mexican
Water Table	Historical: approx. -5 ft. to 30 ft.; Recent: approx. 0 ft. to 20 ft. <b>(below surface)</b>
Flood zone	X - Minimal Flood Hazard
Easements	For Access, Southern access point could be restricted
Utility/Fiber Proximity	50 ft. to fiber optic cables
Charter Issues/Requirements	
Other	Slope = 3%; Designated City Landmark; very little space for parking, other than existing.
<b>Does it meet most of the criteria?</b>	No
If not, why?	Too small; Seismic; Federal Property; parking limitation
<b>Is this a viable candidate?</b>	No
If not, why?	See above reasons

## Site Criteria Checklist - SB Newspress

<b>Building Square Footage Need</b>	<b>70,850</b>	<b>3 stories of 23,617 sf each</b>
<b>Secure Parking Need</b>	<b>127,305</b>	<b>252 spaces - 3-4 stories</b>
<b>Non-secured Parking Need</b>	<b>39,200</b>	<b>80 spaces, separate surface</b>
<b>Ideal Acreage Desired</b>	<b>4.39</b>	<b>Assumes Everything</b>

Site Address	715 Anacapa Street, Santa Barbara, CA 93101
APN	037-092-036

Current Use	Offices
Current Owner	Santa Barbara Newspress (Private)
Lot Size	1.4 ac / 59,823 sqft
Lot Shape	Irregular
Zoning Designation	C-G (Commercial General)
Height Limitation	45 ft.; 60 ft. for Community Benefit Project/Community Housing Project
Access	De la Guerra Plaza, Anacapa St and Ortega Street
Surrounding Uses	C-G (Commercial) / P-R (De La Guerra Plaza)
Setback Requirements	Front: 0'; Interior, Adjacent to Non-residential: 0'; Interior Adjacent to Residential: 20'
Seismic	0.14 mi to fault hazard zone; 0.15 mi to peak ground acceleration contour
Environmental	Redevelopment could trigger water issues - SWMP
Archaeological	<input type="checkbox"/> Prehistoric Sites <input checked="" type="checkbox"/> American Period <input checked="" type="checkbox"/> Early 20th Century <input checked="" type="checkbox"/> Hispanic-American Transition <input type="checkbox"/> Mission Complex <input checked="" type="checkbox"/> Spanish Colonial & Mexican
Water Table	Historical: approx. -5 ft. to 30 ft.; Recent: approx. 0 ft. to 20 ft. <b>(below surface)</b>
Flood zone	X - Minimal Flood Hazard; 0.06 mi to 0.2% flood hazard
Easements	
Utility/Fiber Proximity	Fiber Optic Cables along Anacapa side of parcel
Charter Issues/Requirements	
Other	Slope = 3%; Designated City Landmark
<b>Does it meet most of the criteria?</b>	No
If not, why?	Private Property; Property may be too small; due to Seismic conditions it would require keeping the façade and rebuilding entire structure behind.
<b>Is this a viable candidate?</b>	No
If not, why?	See above reasons



## Site Criteria Checklist - Alameda Park (East Block)

Building Square Footage Need	70,850	3 stories of 23,617 sf each
Secure Parking Need	127,305	252 spaces - 3-4 stories
Non-secured Parking Need	39,200	80 spaces, separate surface
Ideal Acreage Desired	4.39	Assumes Everything

Site Address	1400 Santa Barbara Street, Santa Barbara, CA 93101
APN	029-012-001

Current Use	Park
Current Owner	City of SB
Lot Size	4.6 ac / 201,200 sqft (total); 1.3 ac / 1,000 sqft (SE quadrant)
Lot Shape	Rectangle
Zoning Designation	P-R (Park and Recreation)
Height Limitation	60' per Charter
Access	
Surrounding Uses	P-R (Alice Keck/Alameda West Park) / R-M (Residential Multi-Unit)
Setback Requirements	Front: not less than 10'; Interior and Rear: Not less than 10'
Seismic	0.75 mi to fault hazard zone
Environmental	Mature trees/landscape
Archaeological	<input type="checkbox"/> Prehistoric Sites <input checked="" type="checkbox"/> American Period <input checked="" type="checkbox"/> Early 20th Century <input checked="" type="checkbox"/> Hispanic-American Transition <input type="checkbox"/> Mission Complex <input type="checkbox"/> Spanish Colonial & Mexican
Water Table	Historical: approx. 65 ft.; Recent: approx. 75 ft. to 85 ft. <b>(below surface)</b>
Flood zone	X - Minimal Flood Hazard
Easements	
Utility/Fiber Proximity	within area
Charter Issues/Requirements	City Park - Charter - Vote Required to change use Adjacent to City Landmark (Alameda Park West); Potential Historic Resources across Sola St Unique Visual Resource (Alice Keck & Alameda East Parks)
Other	
<b>Does it meet most of the criteria?</b>	No
If not, why?	Historic park; requires vote to change use; Mature landscaping
<b>Is this a viable candidate?</b>	No
If not, why?	See above reasons

## Site Criteria Checklist - SB Golf Club

<b>Building Square Footage Need</b>	<b>70,850</b>	<b>3 stories of 23,617 sf each</b>
<b>Secure Parking Need</b>	<b>127,305</b>	<b>252 spaces - 3-4 stories</b>
<b>Non-secured Parking Need</b>	<b>39,200</b>	<b>80 spaces, separate surface</b>
<b>Ideal Acreage Desired</b>	<b>4.39</b>	<b>Assumes Everything</b>

Site Address	3500 McCaw Avenue, Santa Barbara, CA 93105
APN	051-230-005

Current Use	Golf Course
Current Owner	City of SB
Lot Size	82.4 ac / 3,648,680 sqft
Lot Shape	Irregular
Zoning Designation	P-R / USS (Park and Recreation/Upper State St)
Height Limitation	45 ft
Access	
Surrounding Uses	RS (Residential) / C-R (Commercial)
Setback Requirements	Front: 20'; Interior: Not less than 10'
Seismic	0.05 to 0.15 mi from fault hazard zone
Environmental	Urban Habitat; high/very high erosion potential; expansive soils
Archaeological	<input checked="" type="checkbox"/> Prehistoric Sites <input type="checkbox"/> American Period <input type="checkbox"/> Early 20th Century <input type="checkbox"/> Hispanic-American Transition <input type="checkbox"/> Mission Complex <input type="checkbox"/> Spanish Colonial & Mexican
Water Table	Historical: approx. 25 ft. to 40 ft.; Recent: approx. 20 ft. to 60 ft. <b>(below surface)</b>
Flood zone	X - Minimal Flood Hazard
Easements	
Utility/Fiber Proximity	Little fiber optic proximity
Charter Issues/Requirements	City Park - Charter - Vote Required to change use
Other	within 250 ft of highway; Slope = 11%
<b>Does it meet most of the criteria?</b>	No
If not, why?	Not downtown; requires vote to change use; requires major change to golf course; Sloped property
<b>Is this a viable candidate?</b>	No
If not, why?	See above reasons

## Site Criteria Checklist - City Lot 3 (Behind MTD Transit Center)

<b>Building Square Footage Need</b>	<b>70,850</b>	<b>3 stories of 23,617 sf each</b>
<b>Secure Parking Need</b>	<b>127,305</b>	<b>252 spaces - 3-4 stories</b>
<b>Non-secured Parking Need</b>	<b>39,200</b>	<b>80 spaces, separate surface</b>
<b>Ideal Acreage Desired</b>	<b>4.39</b>	<b>Assumes Everything</b>

Site Address	9 W Figueroa Street, Santa Barbara, CA 93101
APN	039-281-041

Current Use	Parking Lot
Current Owner	City of SB
Lot Size	1.53 ac / 66,465 sqft
Lot Shape	Irregular / Rectangle
Zoning Designation	C-G (Commercial General)
Height Limitation	45 ft; 60 ft for Community Benefit Project/Community Housing Project
Access	
Surrounding Uses	C-G (Commercial General)
Setback Requirements	Front: 0'; Interior, Adjacent to Non-residential: 0'; Interior Adjacent to Residential: 20'
Seismic	0.15 mi to fault hazard zone
Environmental	
Archaeological	<input type="checkbox"/> Prehistoric Sites <input checked="" type="checkbox"/> American Period <input checked="" type="checkbox"/> Early 20th Century <input checked="" type="checkbox"/> Hispanic-American Transition <input type="checkbox"/> Mission Complex <input checked="" type="checkbox"/> Spanish Colonial & Mexican
Water Table	Historical: approx. 25 ft. to 50 ft.; Recent: approx. 30 ft. to 70 ft. <b>(below surface)</b>
Flood zone	X - Minimal Flood Hazard
Easements	
Utility/Fiber Proximity	Fiber optics along Chapala side
Charter Issues/Requirements	
Other	adjacent to City Landmark (Janssens/Orella) and potential historic resource (1035 State)
<b>Does it meet most of the criteria?</b>	No
If not, why?	Insufficient size; Requires back of house access (insecure)
<b>Is this a viable candidate?</b>	No
If not, why?	See above reasons

## Site Criteria Checklist - City Lot 11 (Anacapa & Haley St)

<b>Building Square Footage Need</b>	<b>70,850</b>	<b>3 stories of 23,617 sf each</b>
<b>Secure Parking Need</b>	<b>127,305</b>	<b>252 spaces - 3-4 stories</b>
<b>Non-secured Parking Need</b>	<b>39,200</b>	<b>80 spaces, separate surface</b>
<b>Ideal Acreage Desired</b>	<b>4.39</b>	<b>Assumes Everything</b>

Site Address	523 Anacapa Street, Santa Barbara, CA 93101
APN	037-173-050

Current Use	Parking Lot
Current Owner	City of SB
Lot Size	1.82 ac / 79,300 sqft
Lot Shape	Irregular
Zoning Designation	M-C (Manufacturing Commercial)
Height Limitation	45 ft; 60 ft for Community Benefit Project/Community Housing Project
Access	
Surrounding Uses	M-C (Commercial)
Setback Requirements	Front: 0'; Interior, Adjacent to Non-residential: 0'; Interior Adjacent to Residential: 20'
Seismic	0.2 mi to fault hazard zone
Environmental	
Archaeological	<input type="checkbox"/> Prehistoric Sites <input checked="" type="checkbox"/> American Period <input checked="" type="checkbox"/> Early 20th Century <input checked="" type="checkbox"/> Hispanic-American Transition <input type="checkbox"/> Mission Complex <input checked="" type="checkbox"/> Spanish Colonial & Mexican
Water Table	Historical: approx. -5 ft. to 10 ft.; Recent: approx. 0 ft. to 10 ft. <b>(below surface)</b>
Flood zone	within 0.2% annual flood hazard zone
Easements	
Utility/Fiber Proximity	Good fiber optic access
Charter Issues/Requirements	
Other	near Structure of Merit (A. Miratti Bldg)
<b>Does it meet most of the criteria?</b>	No
If not, why?	Flooding potential due to being in Flood zone
<b>Is this a viable candidate?</b>	No
If not, why?	See above reason