

Table 1: Metrics for Selecting a Solution to the Problem of Empty Big Box Stores

<i>Solutions</i>	Straight Retail Reuse	Adaptive Reuse	Demolition and Redevelopment	Demolition and Regreening
<i>Metrics</i>				
Economic State	<p>City lacks funding for acquisition or redevelopment</p> <p>Low market demand for redevelopment projects</p>	<p>Demand for large-scale entertainment uses, schools, or municipal buildings</p> <p>Demand for community-serving retail use</p>	<p>Sufficient city or market-based funding available for acquisition and redevelopment</p> <p>Sufficient market demand to support redevelopment projects</p>	<p>City or volunteer partners available to maintain greenspace</p> <p>Lack of market demand for new big box or redevelopment projects</p>
Ecological Goals	<p>Decrease waste</p> <p>Reduce carbon footprint / energy consumption</p>	<p>Decrease waste</p> <p>Reduce carbon footprint / energy consumption</p>	<p>Comprehensive planning envisions high density / smart growth</p>	<p>Reduce impervious cover</p> <p>Increase public open space</p> <p>Support locally produced foods</p>
Existing Retail Landscape	<p>No other big box shopping options</p> <p>No traditional downtown shopping district</p>	<p>Sufficient number of operational big box stores</p>	<p>Sufficient number of operational big box stores</p> <p>Many ghostboxes</p>	<p>Sufficient number of operational big box stores</p>
Existing Land Development Patterns	<p>Ghostbox located in area not targeted for future development</p> <p>Limited landfill space</p>	<p>Struggling traditional downtown with empty storefronts</p> <p>Ghostbox located in area not targeted for future development</p> <p>Limited landfill space</p>	<p>Struggling traditional downtown with empty storefronts</p> <p>Ghostbox is located on large parcel or is part of a larger vacant strip mall</p> <p>Shrinking City</p>	<p>Struggling traditional downtown with empty storefronts</p> <p>Ghostbox site surrounded by forested areas</p> <p>Lack of open space</p> <p>Food Deserts</p> <p>Shrinking City</p>