

<b>IMPROVEMENT ALTERNATIVE:</b>	<b>Land Use Compatibility:</b>	<b>Land Assembly Required:</b>	<b>Displacement of Existing Uses:</b>	<b>Private Sector Marketability:</b>	<b>Traffic Considerations:</b>	<b>Parking Considerations:</b>	<b>Image Considerations:</b>	<b>Public Policy Considerations:</b>	<b>Financial Benefits:</b>
<b>Alternative "A"</b>	<b><u>Compatible</u></b> Continuation of existing uses would be compatible with existing development	<b><u>None</u></b> No land assembly required.	<b><u>None</u></b> No relocation of existing uses.	<b><u>Poor</u></b> Small, narrow lots are difficult to market for new businesses.	<b><u>Negative</u></b> No change to existing access conditions will lead to continued traffic problems, especially along Manchester Road.	<b><u>No Change</u></b> Existing parking condition availability and accessibility unchanged.	<b><u>Positive or Negative</u></b> Preservation of historic properties can be a plus. However, property owners may be hamstrung in efforts to redevelop.	<b><u>No Change</u></b> No major policy changes.	<b><u>Negative</u></b> Businesses and properties along Manchester Road may continue to decline.
<b>Alternative "B"</b>	<b><u>Somewhat Compatible</u></b> Would entail minor expansion of non-residential land uses into adjacent neighborhoods.	<b><u>Moderate</u></b> Would require some land assembly of non-residential properties and some residential properties.	<b><u>Moderate</u></b> Would require the relocation of non-residential properties.	<b><u>Fair</u></b> Ability to assembly some commercial properties will enhance marketability.	<b><u>Minor Improvement</u></b> Consolidation of properties will alleviate some access problems.	<b><u>No Change</u></b> Existing parking condition availability and accessibility unchanged.	<b><u>Positive</u></b> Historic structures could be retained and rehabbed and/or moved while allowing for in-fill development.	<b><u>Difficult</u></b> May require difficult decisions regarding older structures and declining properties.	<b><u>Minor Positive</u></b> Redevelopment of some properties will provide some positive economic benefits.
<b>Alternative "C"</b>	<b><u>Some Incompatibility</u></b> Would entail major expansion of non-residential land uses into existing neighborhoods.	<b><u>Major</u></b> Would entail assembly of significant portions of Manchester Road East of Baxter and West of Highway 141.	<b><u>Major</u></b> Would require the relocation of non-residential and some residential properties.	<b><u>Excellent</u></b> Large-scale assembly and redevelopment should result in attractive and desirable site for new development.	<b><u>Major Impact</u></b> Initial delays during redevelopment and construction. However, significant long-term benefits with consolidation of access.	<b><u>Major Improvement</u></b> Initial delays during redevelopment and construction. However, significant long-term benefits with addition of consolidated parking.	<b><u>Positive or Negative</u></b> Redevelopment of areas will provide facelift to community. However, may lose some older structures.	<b><u>Very Difficult</u></b> Will require difficult decisions regarding older structures and declining properties both residential and non-residential.	<b><u>Major Positive</u></b> Major redevelopment of properties will provide positive long-term economic benefits.