



Appendix B: Land Evaluation Summary

November 2013



With



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1 Methods & Process

The land evaluation for greenfield areas examines the development potential of undeveloped lands within and adjacent to the City as shown on *Map 1*. To complete this analysis, a land evaluation model is used by participants to rank certain criteria. This model provides a consistent, transparent, and objective method of comparing the development potential of areas. The model is a tool to engage stakeholders in the planning process to promote collaborative decision making.

1.1 Process

During the preparation of the Growth Strategy two land evaluation workshops were facilitated; with the community at large, and the Councils of the BAPD. The workshops provided opportunities for the participants to rank the criteria in the model. The input received at these workshops is reflected within the weighting given to each category and criteria. As discussed in the land supply summary in *Section 2.4.5*, the city has sufficient designated land for industrial lands, therefore, the model is used to evaluate future growth areas mainly for residential, commercial, and institutional lands.

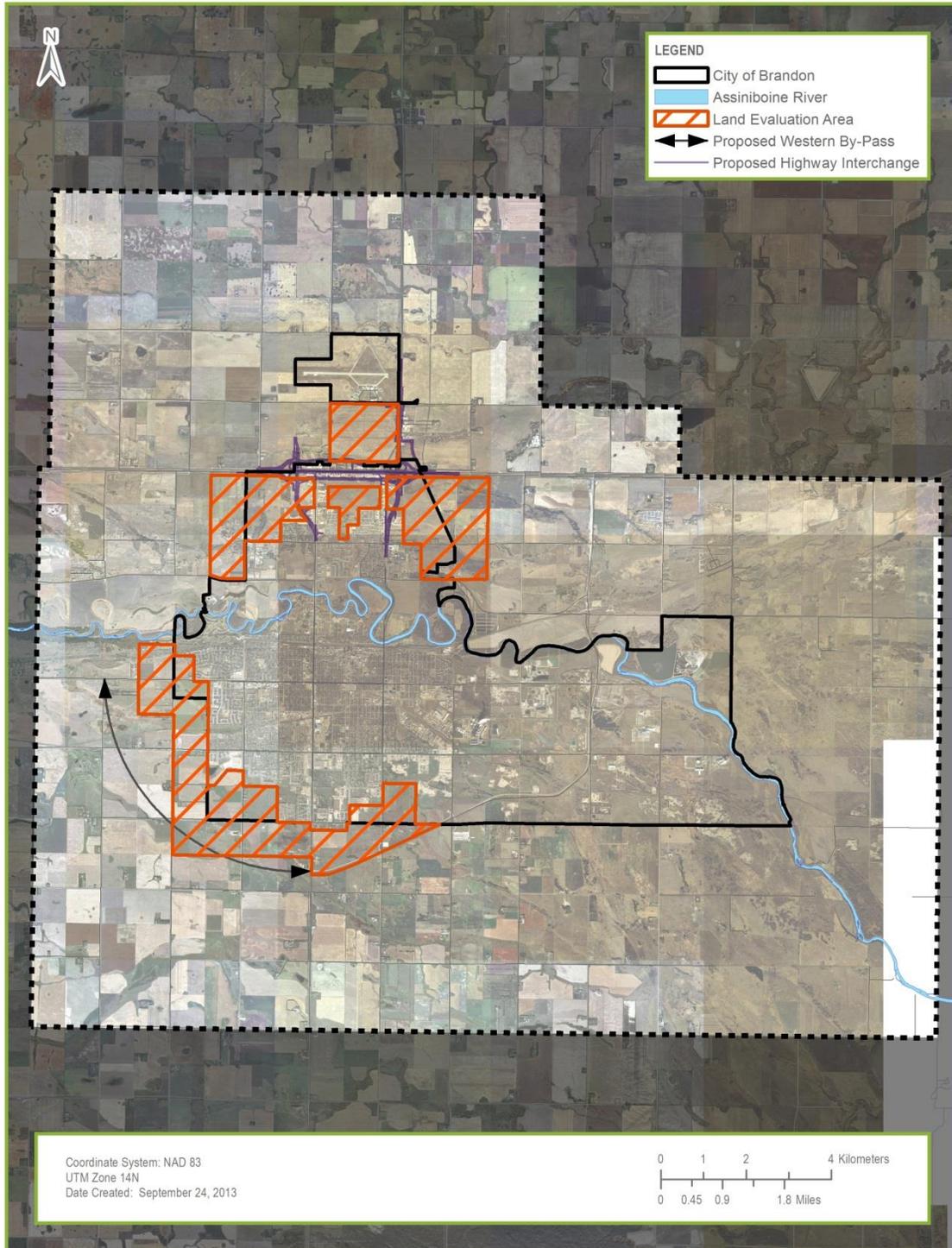
1.2 Assumptions

The areas included within the land evaluation model are identified on *Map 3*, they include all vacant land within the city, and areas adjacent to the city extending roughly one quarter section in all directions. When determining the areas to be included within the model, the following assumptions are made:

- a) *No development within floodplain areas* – The floodplain areas have been avoided for future development. Recent high water events, provincial regulations, and a changing climate have made overland flooding a serious concern; as a result, these areas have been excluded from the evaluation. These areas will still need to be planned for passive uses, such as parks and recreation uses that will accommodate high water events.
- b) *No residential development north of PTH 1* – Lands to the north of PTH 1 are excluded from the land evaluation model for residential development. These lands are not contiguous to existing developed areas in city and are their vicinity to the highway makes them more appropriate for highway commercial development. The land evaluation model includes the Rolling River Reserve lands within the jurisdiction of the First Nations as the area would require infrastructure services from Brandon.
- c) *No development beyond existing and future provincial highway extensions* – The model identifies PTH 110, to the east, south, and west (yet to be developed) as the city's ultimate boundary. Bypasses or ring roads are commonly used as boundaries for urban areas as they often serve as barriers between urban and rural development. The use of PTH 110 as the city's boundary will ensure appropriate integration of areas, and an efficient transportation network within the city's boundaries.

- d) *No residential development within industrial designated areas* – In order to maintain a separation and buffer between incompatible residential and industrial uses, all lands designated industrial have been excluded from the model.

Map 1: Land Evaluation Area



1.3 Rating System

Based on their development potential, thirty eight areas are included within the land evaluation. Each of these areas is evaluated independently based on criteria grouped within four categories as structured in the following manner:

- **Infrastructure** includes criteria for water, wastewater, land drainage, and transportation.
- **Economic** includes criteria for development interest, industrial multiplier, regional retail, and community gateway.
- **Land Use** includes criteria rural ownership, location within city, planned neighbourhood, and contiguous development.
- **Physical/Environmental** includes criteria for agricultural capability, aggregate deposits, livestock operations, and environmentally sensitive areas.

The categories are weighted on a percentage basis from least important (0%) to most important (100%); the total percentage of all four categories equals 100%. Within each category, the four criteria are weighted in comparison to each other from not important (zero) to most important (four). Infrastructure criteria are not weighted as the infrastructure assessment considers all criteria together as they are all essential component for development under the infrastructure category. The final weightings for all categories and criteria are summarized in *Table 1*. The rationale for these weightings is described in the Growth Strategy Land Evaluation document.

Table 1: Summary of Weighting System

Category	Category Weighting	Criteria	Criteria Weighting
Infrastructure	55%	Water	N/A
		Wastewater	N/A
		Land Drainage	N/A
		Transportation	N/A
Economic	30%	Industrial Multiplier	4
		Development Interest	3
		Regional Retail	3
		Northern Gateway	1
Land Use	10%	Contiguous Development	4
		Location Within City	3
		Rural Ownership	2
		Planned Neighbourhood	1
Physical & Environmental	5%	Environmentally Sensitive Areas	2
		Livestock Operations	2
		Aggregate Deposits	1
		Agricultural Capability	1

2 Infrastructure Category

This category refers to all infrastructure criteria required to accommodate growth which includes, water, wastewater, drainage and transportation. Significant challenges exist to extending these existing infrastructure services to allow for future growth. It is critical that infrastructure investment is efficient and cost effective. For these reasons infrastructure is given a weighting of 55% of the total land evaluation score.

Infrastructure is required for land to develop and they are evaluated as an interconnected set of criteria in this land evaluation study. For this reason each area was given an overall infrastructure rating combining all four infrastructure criteria. This is different from the other categories where each criterion is evaluated independently. The result is that infrastructure is weighted only as an overall category and each land area was rated based on the cost to service an area, and serviceability of the area.

The cost component of the land evaluation refers to off-site costs only. This includes large water mains, trunk sewers for wastewater and land drainage, and collector roads. It does not include the costs for branching water mains or sewers, service connections, or local roads. For each area a summary of costs is done for all four types of infrastructure as well as any additional proportional costs associated with large capital investment projects. The total cost is divided by the area of the associated piece of land. With a cost per hectare for each area, a direct comparison of costs is completed for each area under consideration.

Serviceability refers to the ease of development based on existing conditions on or near each area of land. The serviceability score was divided equally between water, wastewater, land drainage and transportation. Serviceability was evaluated separately for each of the four types of infrastructure and is based on capacity. While certain areas may connect easily to existing infrastructure capacities, other areas require more significant capital investment before development can occur. Scoring for each type of infrastructure differed slightly based on their individual servicing requirements as described by the following methods:

2.1 Water Serviceability

The City obtains water from the Assiniboine River via a treatment facility located at the intersection of McDonald Avenue and 26th Street. Improvements to the distribution system will be required to allow for continued growth. The existing water system is shown on *Map 4*, and rated in accordance with the following method:

Development Potential	
Low	Connection to future booster pump station required (in far proximity)
Medium	Connection to future booster pump station required (in close proximity)
High	Connection to available water distribution system capacity

2.2 Wastewater Serviceability

The City treats waste water via a treatment facilities located to the east of the City along Victoria Avenue East and 65th Street East. The treatment plant on Victoria Avenue serves residential and commercial users while the plant on 65th Street East serves industrial users. The Victoria Avenue plant has been recently updated to accommodate 20 year growth, however immediate improvements are required to the collection system to support continued growth. The existing wastewater system is shown on *Map 5*, and rated in accordance with following method:

Development Potential	
Low	Connection to Lift Station required (in far proximity)
Medium	Connection to Lift Station required (in close proximity)
High	Connection to available wastewater capacity

2.3 Land Drainage Serviceability

The City facilitates land drainage through catchment areas made up of pipes and detention facilities. Ultimately all water makes its way back to the Assiniboine River either through infiltration or direct surface routing. The existing land drainage system is shown on *Map 6*, and rated in accordance with the following method:

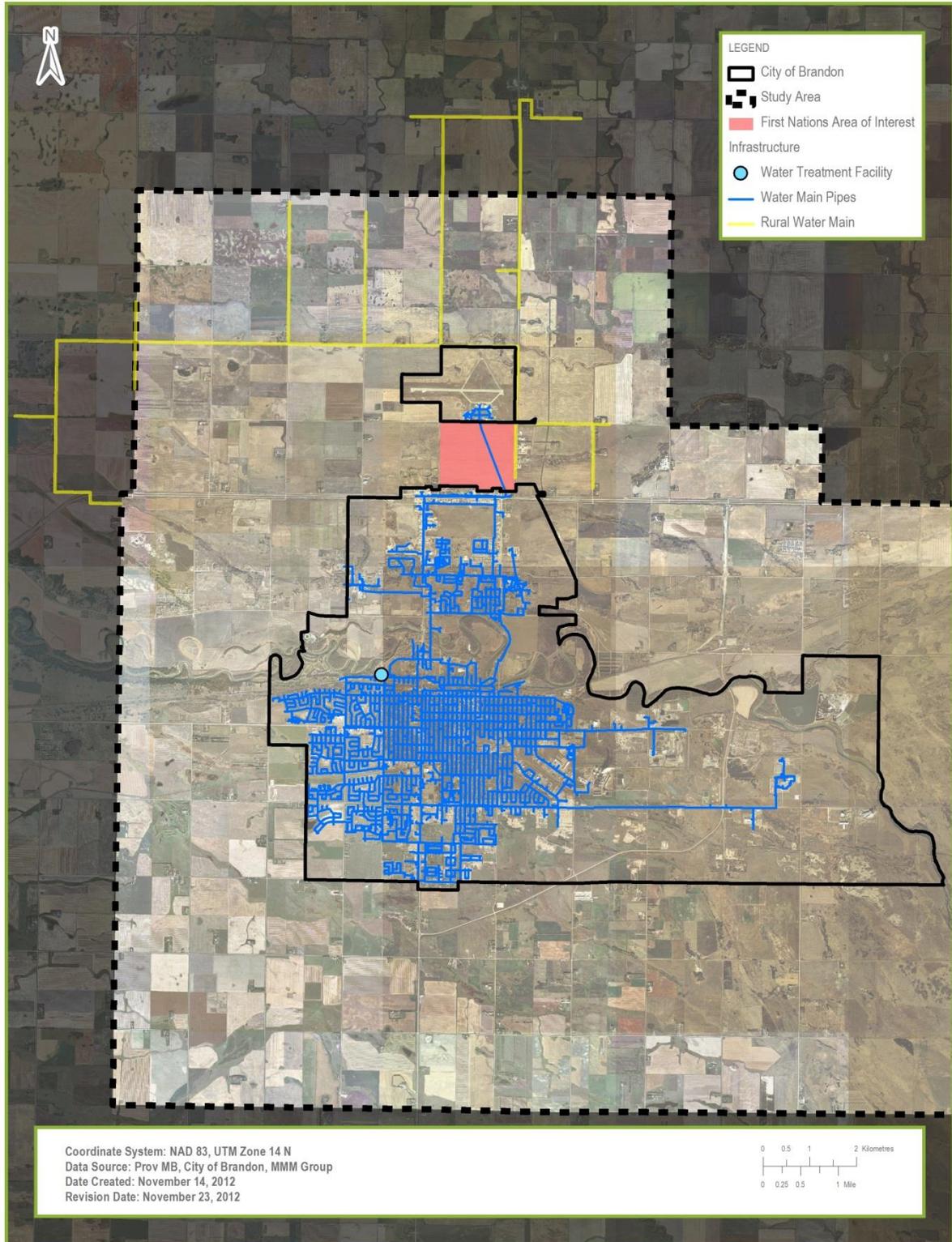
Development Potential	
Low	River outlet is not available
Medium	River outlet is available
High	Connection to available storm water capacity

2.4 Transportation Serviceability

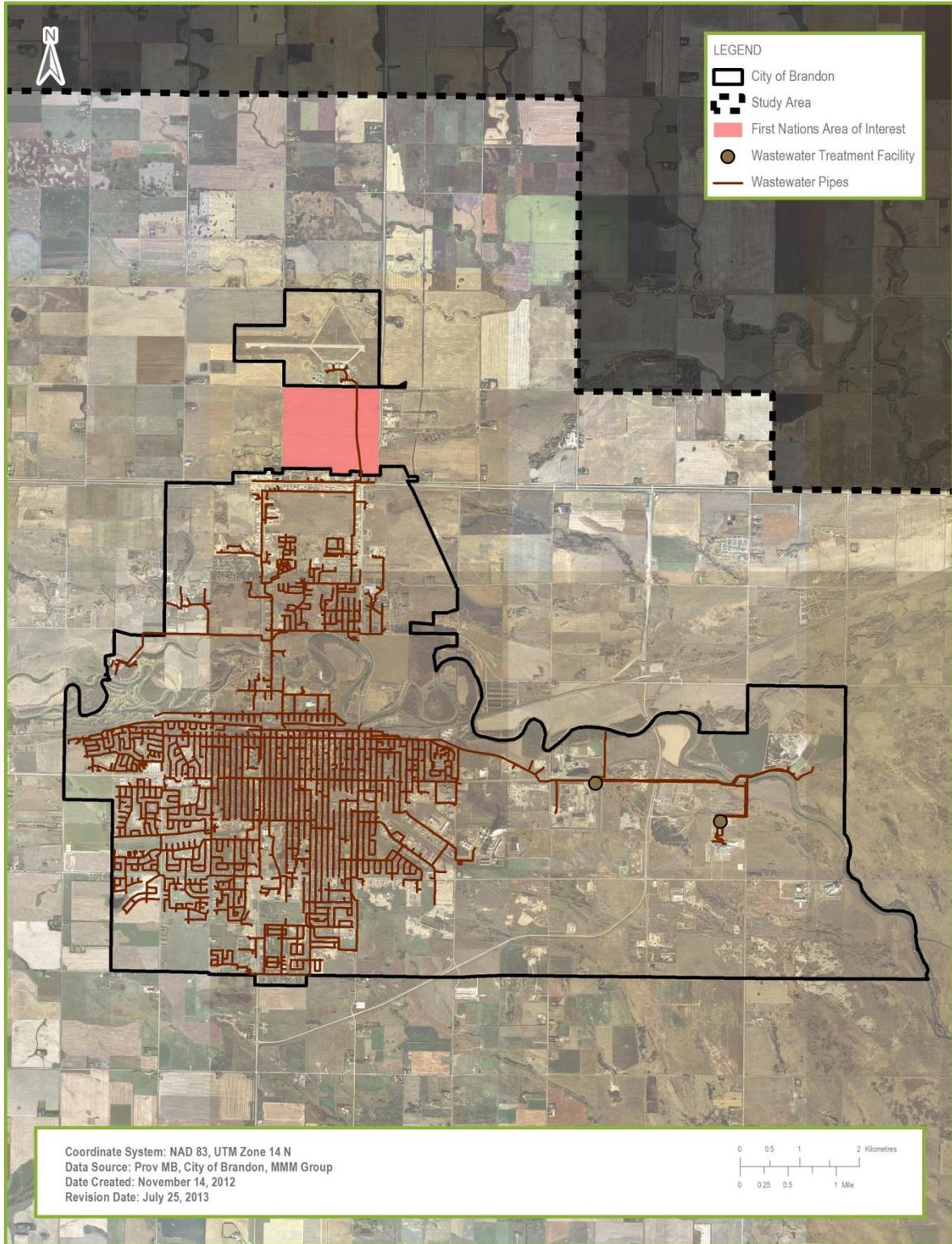
Transportation servicing focuses on the road network only. The city is bordered by PTH 1 to the North and PTH 110 to the east and south. The major east/west arterial roads are Victoria Avenue and Richmond Avenue, while the major north/south arterial roads are 1st Street, 18th Street, and 26th Street. Lands were rated based on the standard of the adjacent roadway(s). The existing transportation system is shown on *Map 7*, and rated in accordance with the following method:

Development Potential	
Low	Adjacent to gravel rural section
Medium	Adjacent to paved rural section
High	Adjacent to urban section

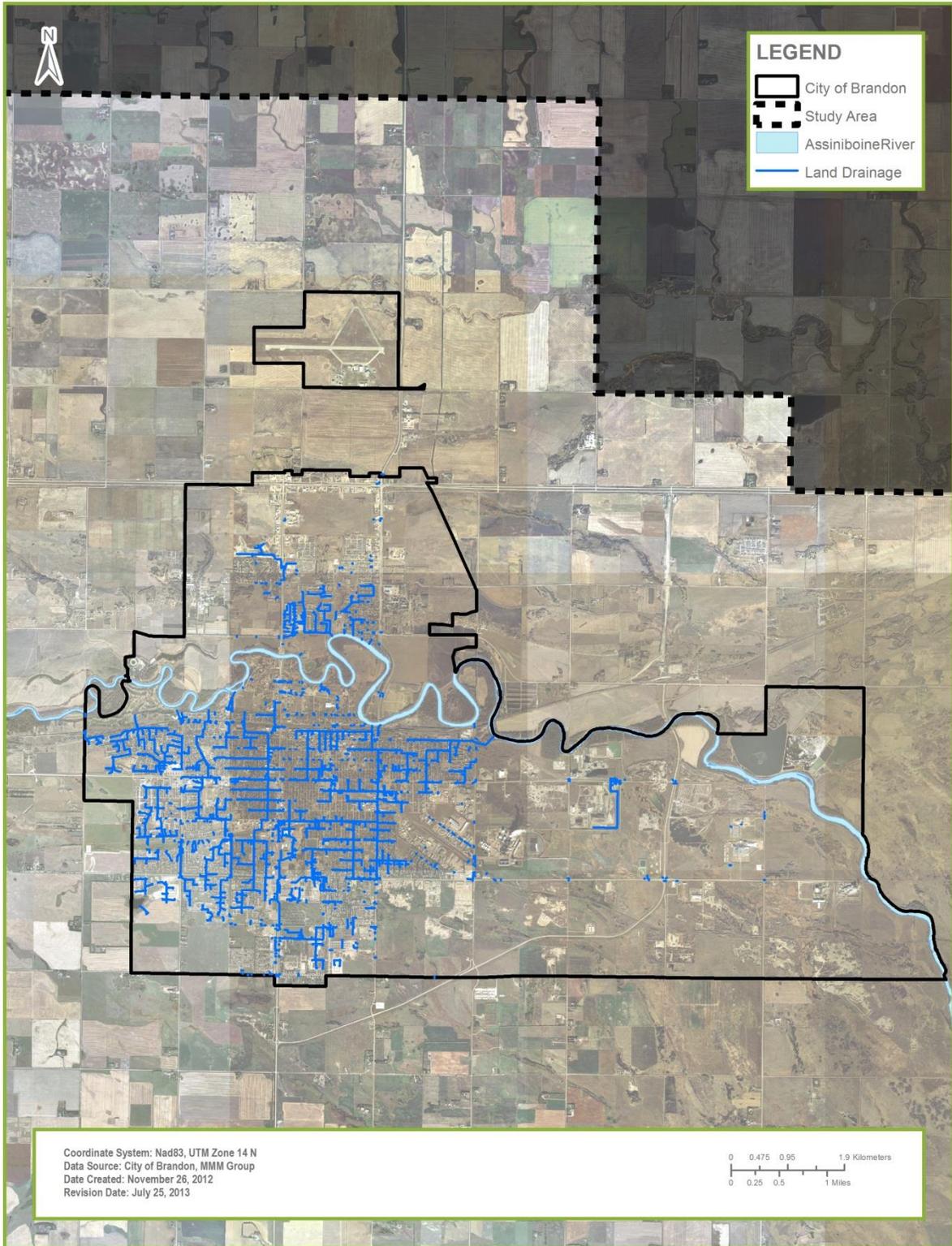
Map 2: Water Serviceability



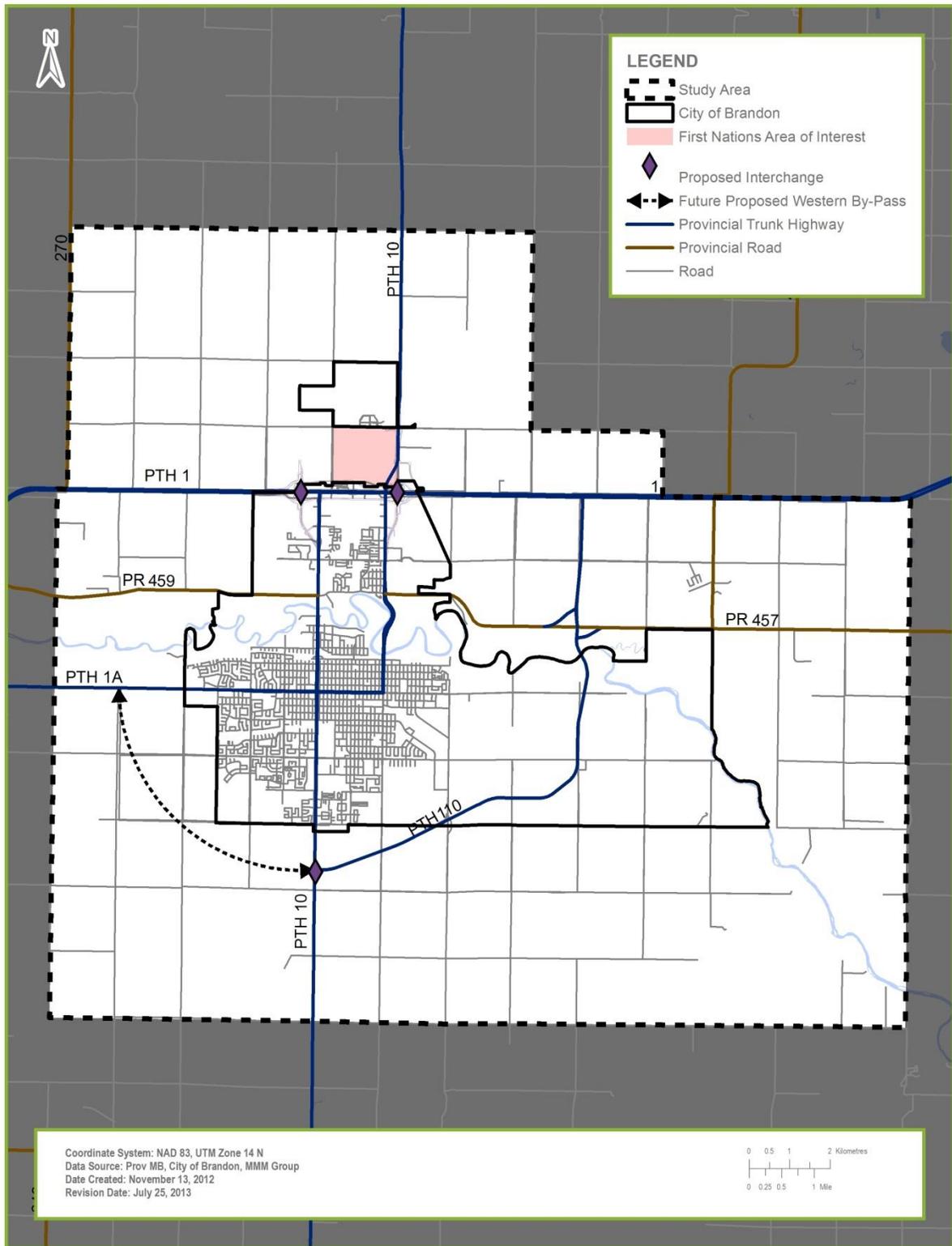
Map 3: Wastewater Serviceability



Map 4: Land Drainage Serviceability



Map 5: Transportation Network



3 Economic Category

This category refers to all economic criteria that impact development which includes development interest, industrial multiplier, regional retail, and community gateway. Economic criteria are seen as a driver of growth; growth will likely not occur if it is directed to an area where the location, size, and features of the land do not appeal to the development community. Further, the region will not grow economically without commercial and industrial opportunities. For these reasons economic criteria are weighted as 30% of the total land evaluation score.

3.1 Industrial Multiplier

In order to bring new wealth to the community and region and generate growth, the City must make provisions within its planning efforts for primary industries which generate wealth outside Brandon thus injecting new dollars into the community. Residential and commercial growth within the southeast area requires infrastructure improvements which will provide service to the industrial area. This will allow for industrial growth opportunities which could result in a growing population and increased demand for commercial areas. Lands resulting in industrial servicing opportunities are shown on *Map 15*, and rated in accordance with the following method:

Development Potential	
Low	Area is located in the southeast area
High	Area is not located in the southeast area

Weighting: Industrial growth drives economic growth in the region, creating demand for commercial and residential development. Therefore, industrial multiplier is given a rating of 4 (most important) in relation to other criteria in the category.

3.2 Development Interest

During the preparation of this strategy multiple development proposals have been submitted to the BAPD board for consideration. Only those proposals which have been formerly presented to the board have been included in this analysis. The majority of interest is for properties located to the south of the city, with a desire to develop regional retail uses along 18th Street. Lands with development interest are shown on *Map 14*, and rated in accordance with the following method:

Development Potential	
Low	0-33% of area is undergoing development interest
Medium	34-66% of area is undergoing development interest
High	67-100% of area is undergoing development interest

Weighting: Land development can be driven by both infrastructure investment and development interest, considerations of these elements are interconnected in the decision making process as development cannot occur if both are not in existence. From the economic growth perspective development interest is seen as essential and is given a rating of 3 (important) in relation to the other criteria in the category.

3.3 Regional Retail

To attract and to retain the existing diverse population and to fulfill its role of service centre to southwest Manitoba, Brandon requires growing urban commercial areas that are regional in nature. Within the evaluation area certain lands are more appropriate to accommodate regional retail than others. The regional retail area is shown on *Map 15*, and rated in accordance with the following method:

Development Potential	
Low	Area is not adjacent to regional retail area
High	Area is adjacent to regional retail area

Weighting: Areas appropriate for regional retail have the potential to create a node of commercial and business services. Although not a driver of growth, regional retail provides significant tax revenue, and when designed appropriately it will attract other types of uses (residential, institutional) to be developed in close proximity. For these reasons regional retail is given a rating of 3 (important) in relation to the other criteria in the category.

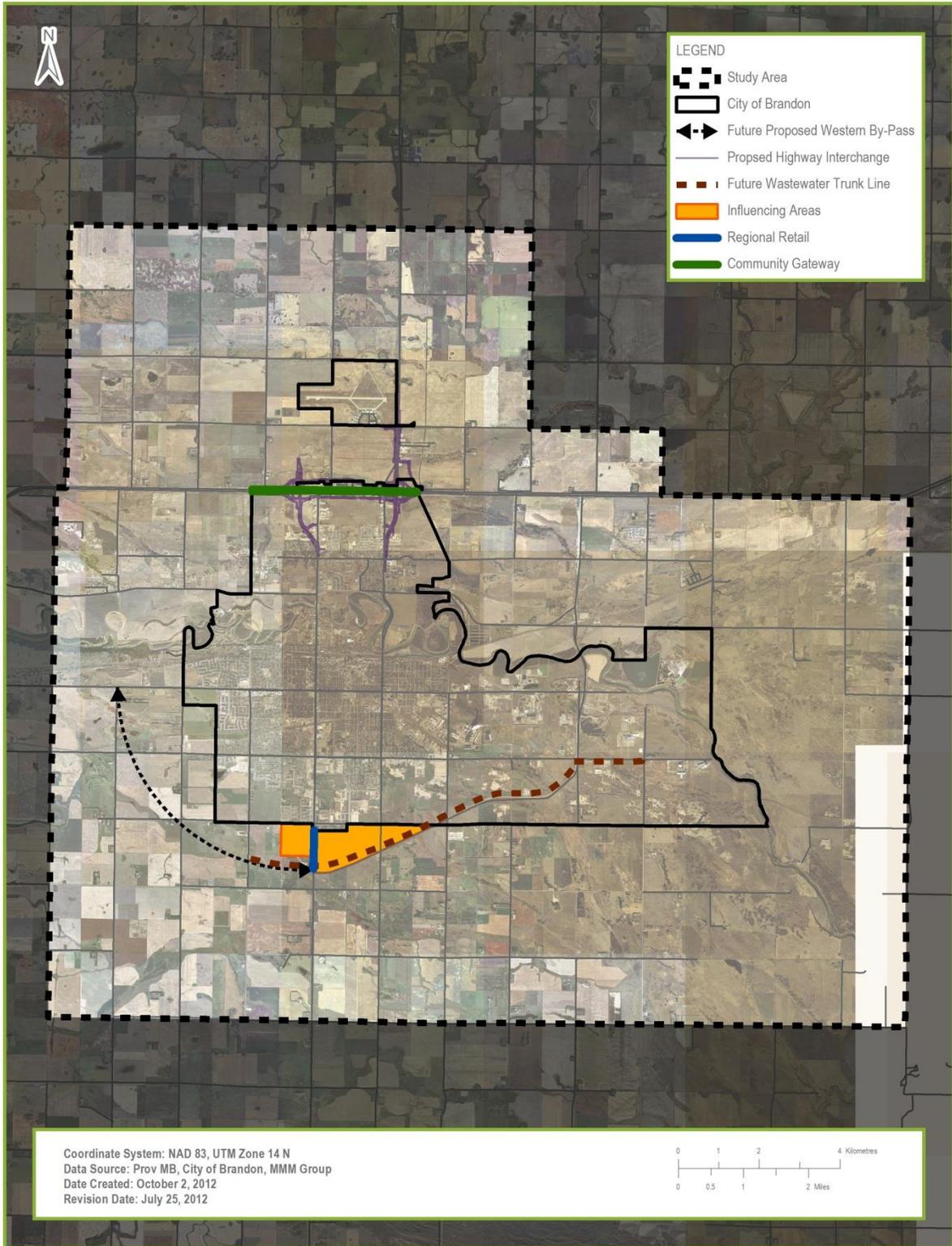
3.4 Northern Gateway

Northern gateway creates a stronger presence of the urban boundary near PTH1. Gateway areas adjacent to the Trans-Canada HWY right-of-way are shown on *Map 15*, and rated in accordance with the following method:

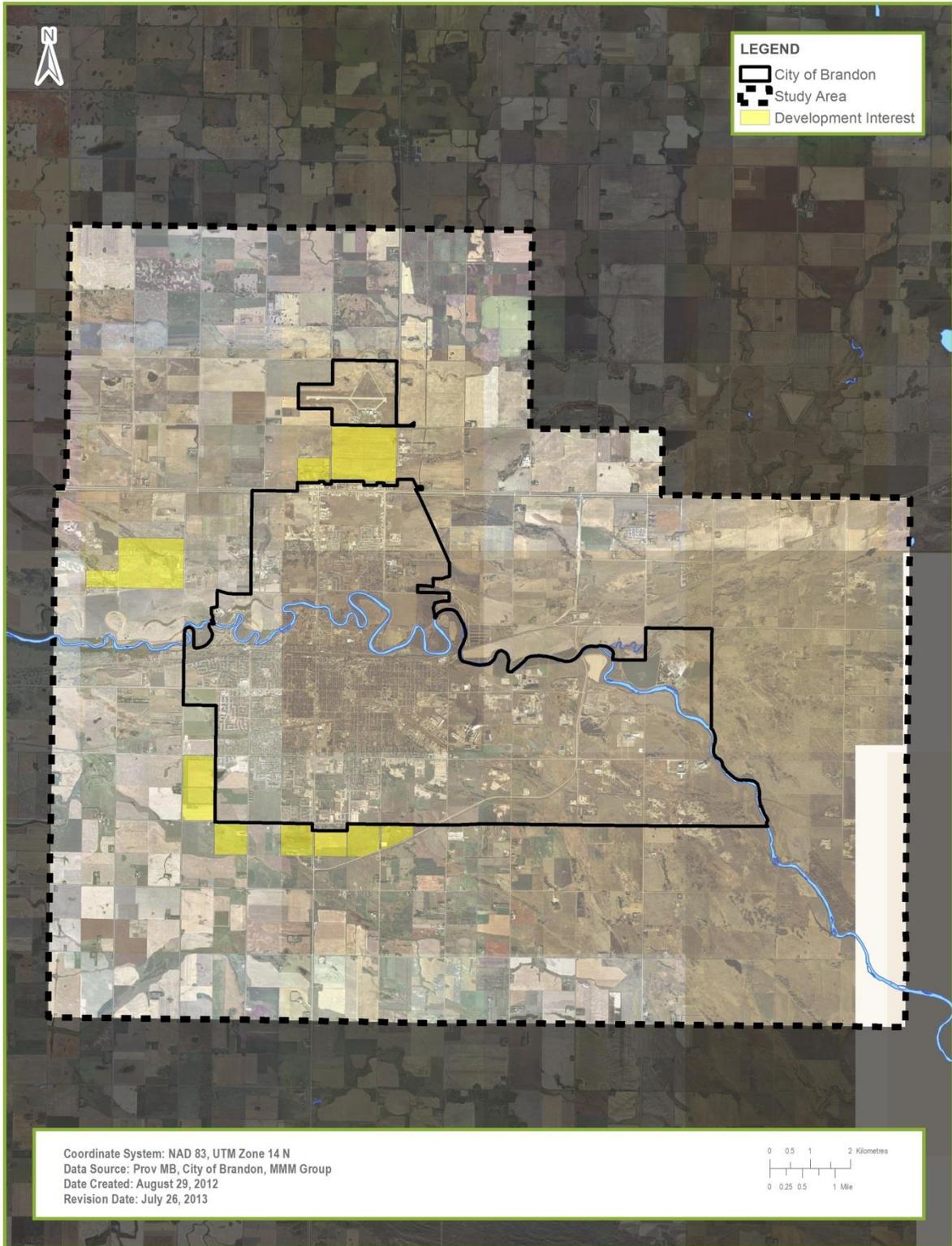
Development Potential	
Low	Area is not adjacent to PTH 1
High	Area is adjacent to PTH 1

Weighting: When viewed independently, the criteria of community gateway is very important to the region, as it provides a clear identity of the city and fosters community provide. However, when compared to the other criteria in the category, it does not rate as high. Although it is important to create a strong sense of place and a “gateway” into the community it is rated lower than the other criteria that focus on balanced, growth, a diverse tax base, and regional service delivery. For these reasons community gateway is rated a one (not very important) in relation to the other criteria in the category.

Map 6: Industrial Multiplier, Regional Retail & Community Gateway



Map 7: Development Interest



4 Land Use Category

This category refers to all land use criteria that impact development which includes rural land fragmentation, location within city, planned neighbourhood, and contiguous development. Land use criteria were established as a result of growth and are weighted as 10% of the total land evaluation score.

4.1 Contiguous Development

Contiguous development ensures the ease of movement between neighbourhoods, and allows residents ease of access to existing amenities and services such as schools, parks, and shopping areas. Contiguous development is rated in accordance with the following method:

Development Potential	
Low	Not surrounded by developed areas
Medium	Surrounded by developed areas on two sides
High	Surrounded by developed areas on all sides

Weighting: Development that is not contiguous leads to inefficient servicing and disconnected neighbourhoods. For these reasons contiguous development is given a rating of 4 (very important) in relation to the other criteria in the category.

4.2 Location within the City

Properties located within the city's corporate boundaries are more easily serviced as the city provides the infrastructure network required to allow for urban growth. Urban development beyond the city's corporate boundaries requires service sharing and/or annexation agreements, these processes can take a significant amount of time and be a detriment to development. The city's existing boundary is shown on *Map 12*, and rated in accordance with the following method:

Development Potential	
Low	0-33% of area is within city
Medium	34-66% of area is within city
High	67-100% of area is within city

Weighting: Since it is more feasible for the City to provide the required infrastructure to accommodate growth; properties located within the city is given a rating of 3 (important) in relation to the other criteria in the category.

4.3 Rural Land Ownership

Fragmentation considers the extent to which an area has been subdivided and developed. Established non-compatible uses (industrial), and existing subdivisions (rural residential) make transitioning to urban development a challenge. Certain areas within the fringes of the city have been developed with multiple owners which could result in complications for urban development in the future. Existing land use and fragmentation are shown on *Map 12*, and rated in accordance with the following method:

Development Potential	
Low	Highly fragmented (greater than four different owners)
Medium	Some degree of fragmentation (three to four different owners)
High	Limited fragmentation (one to two different owners)

Weighting: The planning process has the potential to be delayed if landowners are unable to work cooperatively. For this reasons rural land fragmentation is given a 2 (moderately important) in relation to the other criteria in the category.

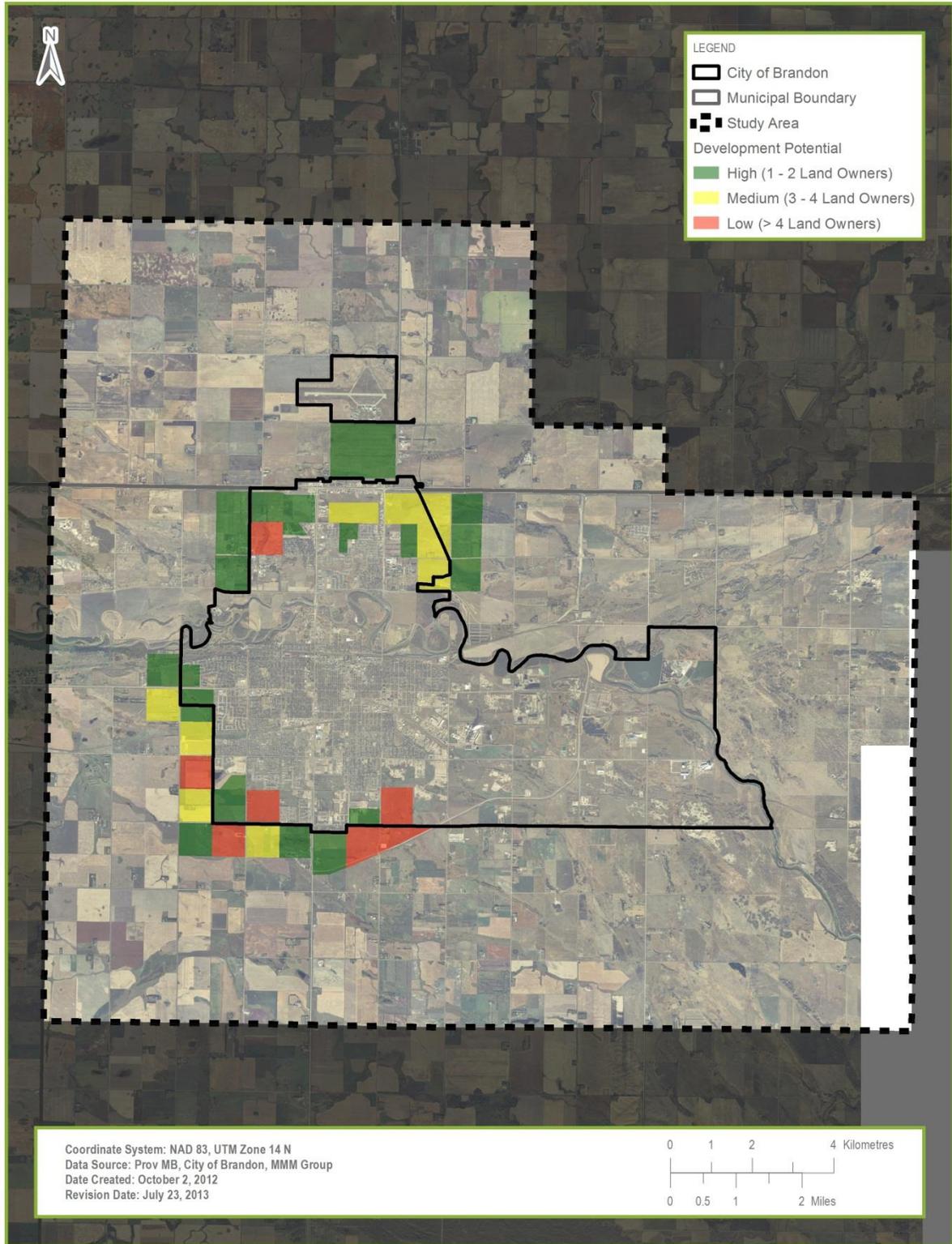
4.4 Planned Neighbourhoods

The planned neighbourhood criteria includes lands with adopted Secondary Plans, Neighbourhood Plans, Concept Plans, or development agreements. The Development Plan prioritizes the development of planned neighbourhoods over unplanned areas. Planned neighbourhoods are shown on *Map 13*, and rated in accordance with the following method:

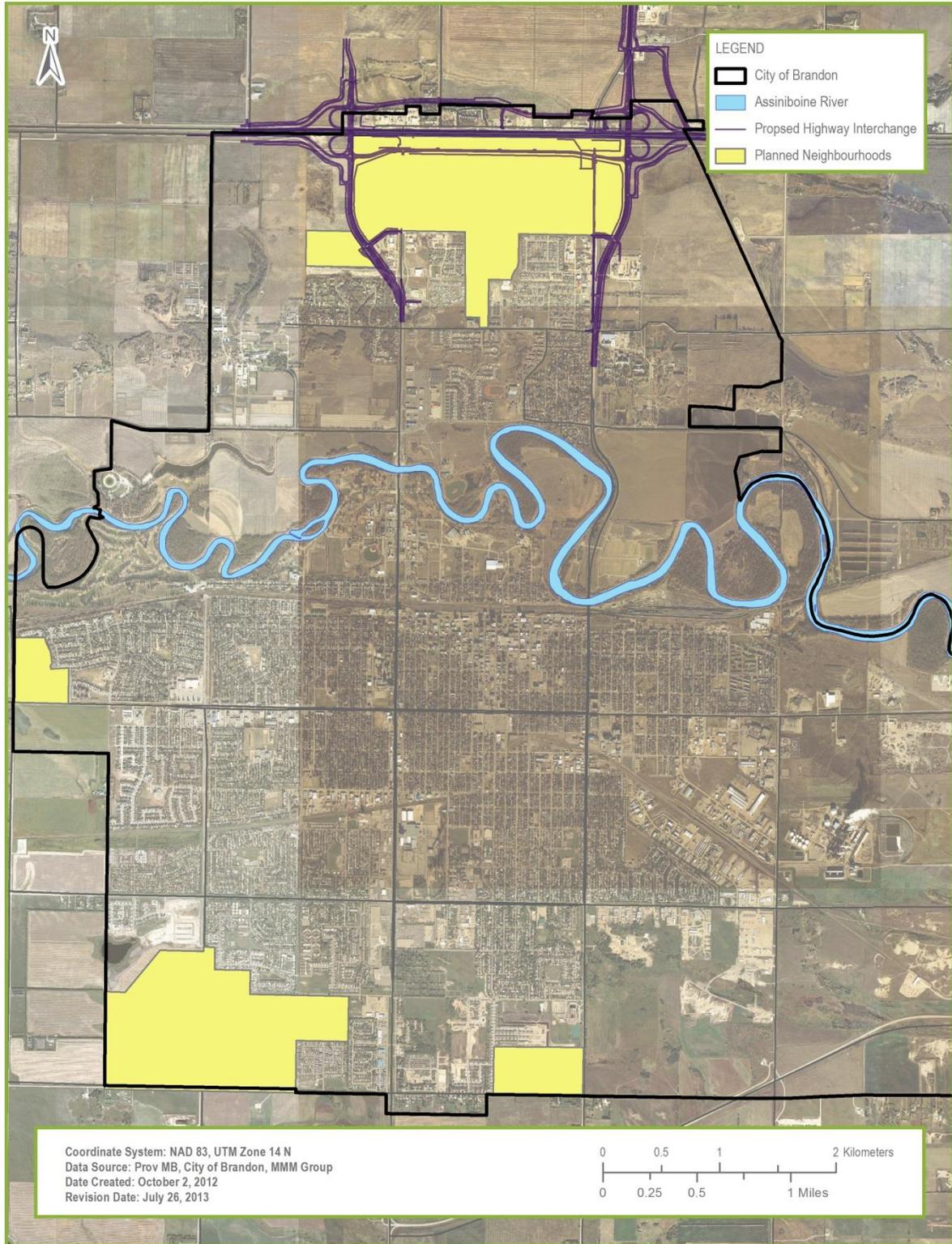
Development Potential	
Low	0-33% of area is planned
Medium	35-66% of area is planned
High	67-100% of area is planned

Weighting: Planning a neighbourhood provides a framework for orderly development but does ensure the neighbourhood will develop. Market conditions are the main determining factor in determining which areas are developed. For this reason the importance of planned neighbourhoods is given a rating of 1 (not very important) in relation to the other criteria in the category.

Map 8: Rural Land Ownership



Map 9: Planned Neighbourhoods



5 Physical & Environmental Category

This category refers to all physical and environmental criteria that impact urban development which includes agricultural land capability, aggregate deposits, livestock operations, and environmentally sensitive areas. These criteria are regulated heavily by the Province through legislation, and regardless of where the growth occurs; for these reasons physical/environmental is given a weighting of 5% of the total land evaluation score.

5.1 Environmentally Sensitive Areas

Environmentally sensitive areas are identified where a plant or animal species under concern for conservation and/or protection measures has been identified by the Province. Identified areas include the land east of 1st street where the white lady slipper flower has been observed. Environmentally sensitive areas are shown on *Map 11*, and rated in accordance with the following method:

Development Potential	
Low	Occurrence of plant or species of concern
High	No Occurrence of plant or species of concern

Weighting: Environmentally sensitive areas could pose serious constraints on urban development. Due to mitigation measures required by the Province, the existence of a plant or animal species of concern could impact the financial viability of a development or deter a development altogether. However, developments within environmentally sensitive areas can be designed to accommodate environmental considerations. For these reasons environmentally sensitive areas are rated as the most important criteria within the category and given a rating of 2 (moderately important) in relation to the other criteria in the category.

5.2 Livestock Operations

Livestock operations are defined as a permanent or semi-permanent facilitates or non-grazing area where at least 10 animal units of livestock are kept or raised either indoors or outdoors. Multiple livestock operations exist within the study area and impact all growth directions. The existing livestock operation buffer zones are shown on *Map 10*, and rated in accordance with the following method:

Development Potential	
Low	100% of area falls within buffer zone
Medium	50% of area falls within buffer zone
High	0% or less falls within buffer zone

Weighting: Buffers for livestock operations are established in the Development Plan in accordance with Provincial regulations to limit residential growth. The impact of livestock operations is dependent upon on the type and intensity of operations. Certain high intensity operations such as dairy and poultry operations are less likely to relocate and serve as a significant barrier to development. For these reasons livestock operations are given a rating of 2 (moderately important) in relation to the other criteria in the category.

5.3 Aggregate Deposits

The quality of aggregate deposits is determined by the Department of Energy and Mines which specifies the quality of aggregate resources. Generally the highest quality deposits are located to the east of the city and not located within the evaluation area. Lands were rated based on the classification of the deposit by the Department of Energy and Mines. The existing aggregate deposits are shown on *Map 9*, and rated in accordance with the following method:

Development Potential	
Low	Aggregate deposit where no conflicting land use is allowed
Medium	Aggregated deposit whose full potential is not proven or quality is not high
High	Aggregate deposit of no present value, or no aggregate resource present

Weighting: High aggregate potential will result in development not being allowed until extracting is completed. Within the evaluation area no lands are identified as having high aggregate potential. For this reason aggregate is given a rating of 1 (not very important) in relation to the other criteria in the category.

5.4 Agricultural Land Capability

The quality of soil is determined by the Canada Land Inventory (CLI) which specifies the function of different soil classes. Generally the highest quality soils within the district are located north of the city in the RM of Elton, with the soil quality decreasing to the east of the city. The existing soil classifications are shown on *Map 8*, and rated in accordance with the following method:

Development Potential	
Low	Class two lands are considered as having low growth potential as they have moderate agricultural limitations
Medium	Class three lands are considered as having moderate development potential as they have moderately severe agricultural limitations
High	Class four and above lands are considered as having high development potential as they have either severe or very severe agricultural limitations

Weighting: High quality agricultural land is important to the economic success of the district, and is prioritized by the province, and as indicated in the Development Plan when planning for rural areas. However, urban growth and expansion takes priority over agricultural land capability. The other criteria within this category, specifically livestock operations, and environmentally sensitive areas are regulated more heavily by the Province and therefore are viewed as more important when considering where to grow. For these reasons agricultural land capability is given a rating of 1 (not very important) in relation to the other criteria in the category.

5.5 Other Environmental Criteria

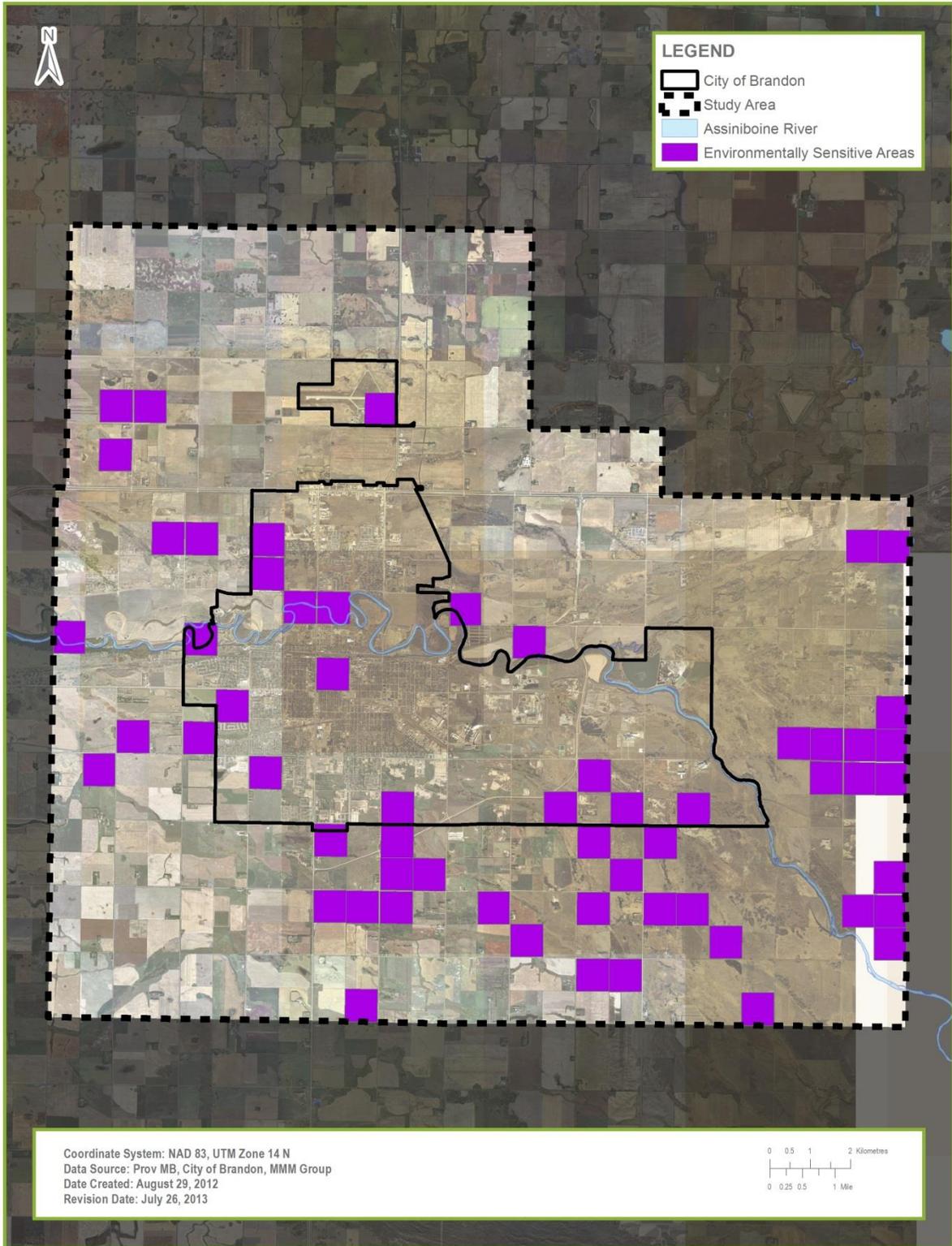
Methane Sites: Methane sites are former landfill sites which require buffers from residential development. Although methane sites have a significant impact on properties within existing areas, no methane sites have been identified within the land evaluation area.

Airport Contours: Airport contours delineate necessary distance to buffer residential development from noise impacts of the airport. The city does not have data to demonstrate the impact of this criterion on adjacent land use. The assumption set forth in this study restricting residential development to the south of PTH 1 ensures that this criterion does not impact sites within the evaluation area.

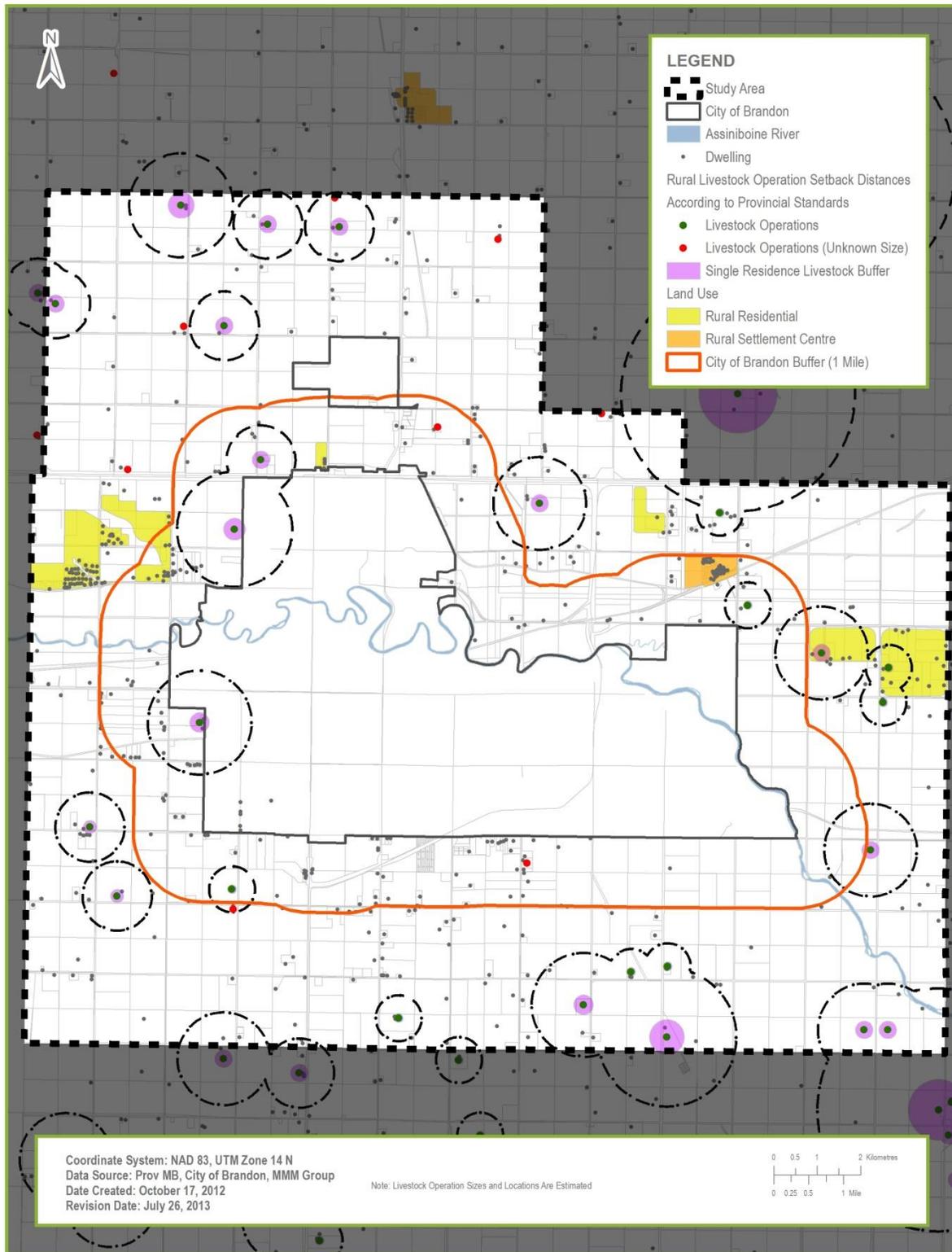
Topography: Topography of land can impact development, especially with a 15% or greater slope. Topography in the evaluation area is generally flat and therefore this criterion has not been included.

Water bodies: The evaluation area is located within the Lake Winnipeg Watershed and Assiniboine River Basin. Water features must be protected and maintained in accordance with Manitoba Conservation regulations. Although critically important to the health of the region, water bodies are not viewed as a detriment to development in this land evaluation study as they are often seen as an appealing feature to development, and therefore are not included in this study.

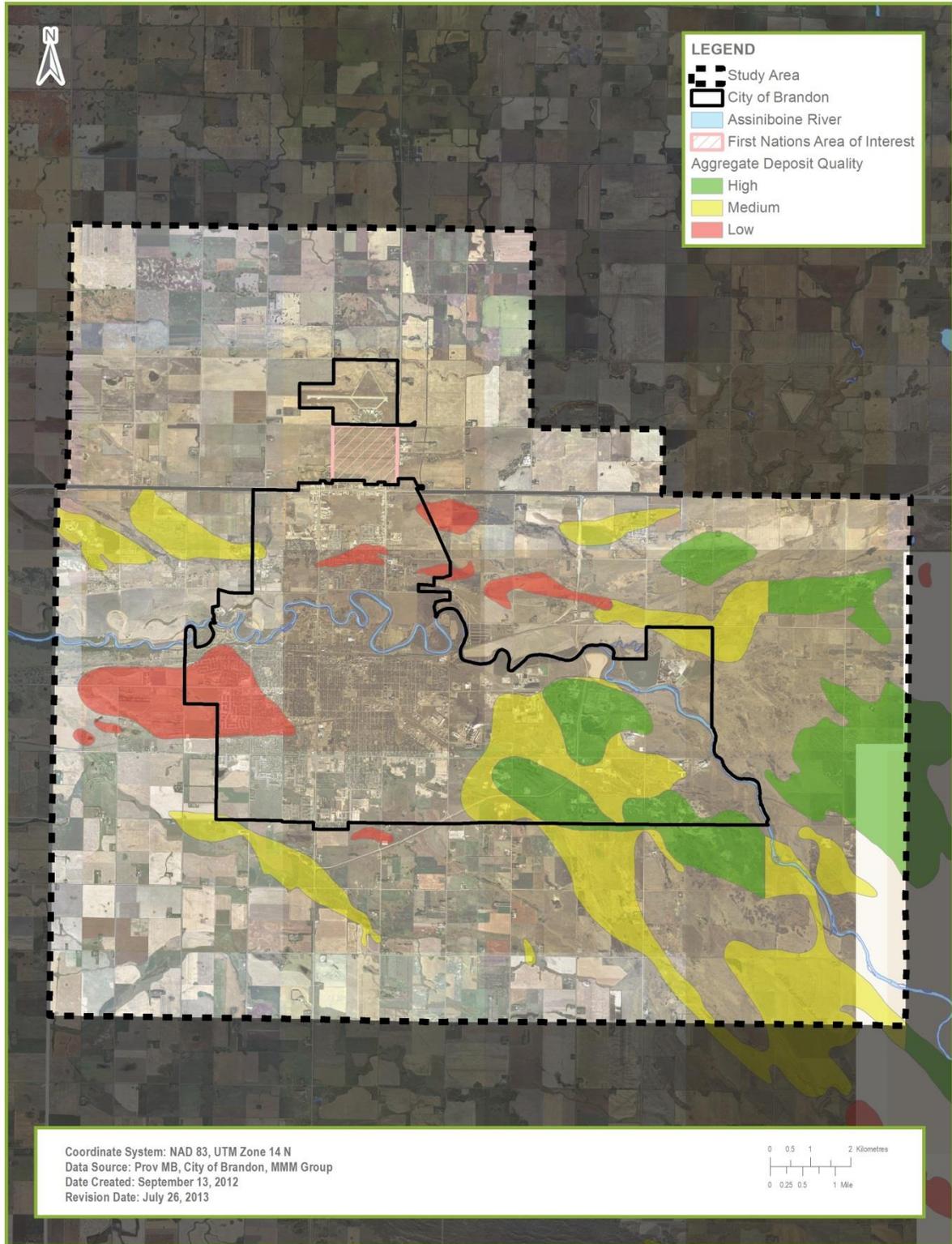
Map 10: Environmentally Sensitive Areas



Map 11: Livestock Operations



Map 12: Aggregate Deposits



Map 13: Agricultural Land Capability



6 Evaluation Results

To determine each areas growth potential ranking they are giving a score out of 100. The scores were produced independently for 37 areas divided into four quadrants (NW, NE, SW, SE) as shown on *Map 15* and ranked on *Table 1*. To determine the detailed score for each area reference the area on *Map 15* (eg: NW 1, NW 2) with the corresponding spreadsheet within this section.

Map 14: Development Potential Areas

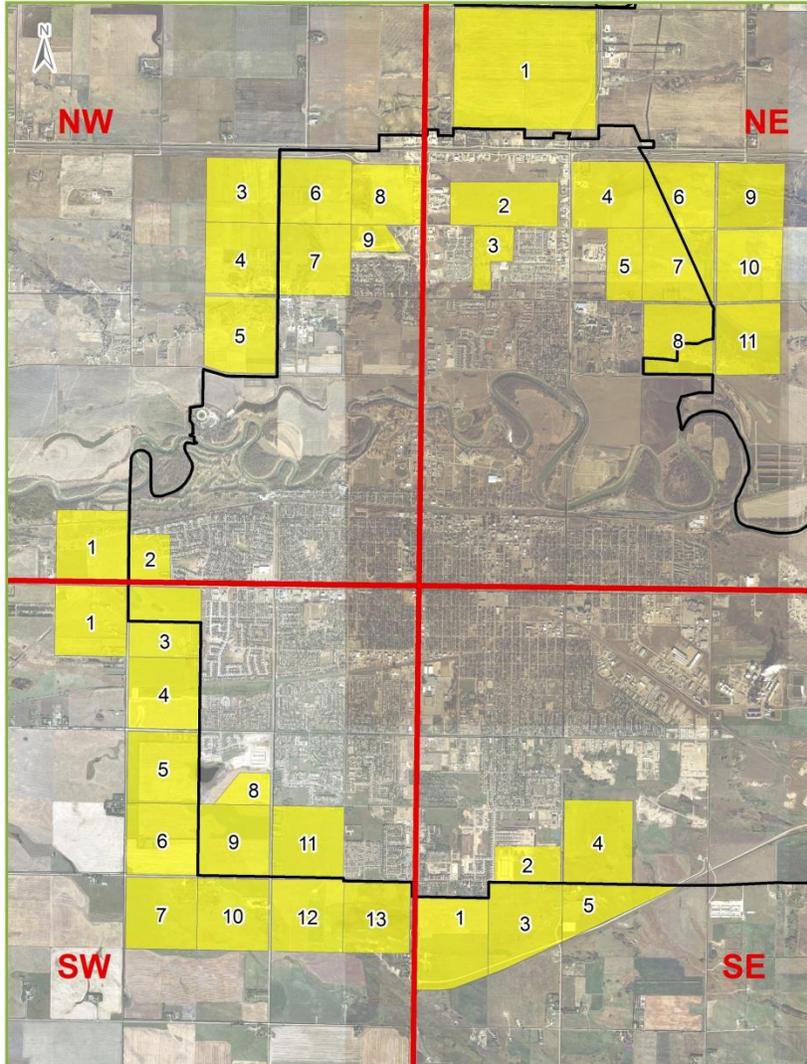


Table 1: Ranking of Areas

Ranking	Area	Score
1	SW 8	77.183
2	NW 9	74.765
3	SE 2	71.500
4	NW 8	66.968
5	NW2	61.988
6	SW 13	58.783
7	SE 4	53.795
8	NE 1	53.192
9	NE 2	53.192
10	SW 2	51.688
11	NE 3	51.675
12	SE 1	51.283
13	NE 4	46.921
14	SW 4	43.408
15	SE 3	41.684
16	NW 1	35.018
17	SW 11	34.178
18	SE 5	33.393
19	SW 9	31.008
20	NE 8	30.953
21	SW 5	28.193
22	SW 1	28.157
23	NE 11	26.302
24	NW 6	24.549
25	NW 5	23.235
26	NE 7	21.847
27	NW 3	20.734
28	NE 6	20.211
29	NE 10	17.917
30	NE 9	17.064
31	NW 7	15.870
32	SW 6	15.740
33	NW 4	14.405
34	NE 5	13.582
35	SW 3	11.658
36	SW 12	8.550
37	SW 10	7.663
38	SW 7	6.167

6.1 Northwest Quadrant

Table 2: Northwest 1

Category	Category Weighting	Criteria	Criteria Weighting (1-4)	Growth Potential (0-1)	Criteria Score	Percentage within Category	Percentage within Area	Area Score
Infrastructure	55%	Water	4	0.517	2.068	100.0%	55.0%	28.435
		Sanitary						
		Stormwater						
		Transportation Network						
		Subtotal	4.0	0.517	100.0%	55.0%	28.435	
P & E	5%	Agricultural Land Capability	1.00	0.70	0.70	19.4%	1.0%	0.58
		Aggregate Deposits	1.00	1.00	1.00	27.8%	1.4%	0.83
		Livestock Operations	2.00	0.90	1.80	25.0%	1.3%	1.50
		Environmentally Sensitive Areas	2.00	1.00	2.00	27.8%	1.4%	1.67
		Subtotal	6.00	3.60	100.0%	5.0%	4.58	
Land Use	10%	Rural Land Ownership	2.00	1.00	2.00	100.0%	10.0%	2.00
		Location within City	3.00	0.00	0.00	0.0%	0.0%	0.00
		Planned	1.00	0.00	0.00	0.0%	0.0%	0.00
		Contiguous	4.00	0.00	0.00	0.0%	0.0%	0.00
		Subtotal	10.00	1.00	100.0%	10.0%	2.00	
Economic	30%	Development Interest	3.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Industrial Multiplier	4.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Regional Retail	3.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Northern Gateway	1.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Subtotal	11.00	0.00	#DIV/0!	#DIV/0!	0.00	
		Total Area Score					70.0%	35.02

Table 3: Northwest 2

Category	Category Weighting	Criteria	Criteria Weighting (1-4)	Growth Potential (0-1)	Criteria Score	Percentage within Category	Percentage within Area	Area Score
Infrastructure	55%	Water	4.0	0.921	3.684	100.0%	55.0%	50.655
		Sanitary						
		Stormwater						
		Transportation Network						
		Subtotal	4.0	0.921	100.0%	55.0%	50.655	
P & E	5%	Agricultural Land Capability	1.00	1.00	1.00	27.8%	1.4%	0.83
		Aggregate Deposits	1.00	1.00	1.00	27.8%	1.4%	0.83
		Livestock Operations	2.00	0.60	1.20	16.7%	0.8%	1.00
		Environmentally Sensitive Areas	2.00	1.00	2.00	27.8%	1.4%	1.67
		Subtotal	6.00	3.60	100.0%	5.0%	4.33	
Land Use	10%	Rural Land Ownership	2.00	1.00	2.00	30.8%	3.1%	2.00
		Location within City	3.00	1.00	3.00	30.8%	3.1%	3.00
		Planned	1.00	1.00	1.00	30.8%	3.1%	1.00
		Contiguous	4.00	0.25	1.00	7.7%	0.8%	1.00
		Subtotal	10.00	3.25	100.0%	10.0%	7.00	
Economic	30%	Development Interest	3.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Industrial Multiplier	4.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Regional Retail	3.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Northern Gateway	1.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Subtotal	11.00	0.00	#DIV/0!	#DIV/0!	0.00	
		Total Area Score					70.0%	61.99

Table 4: Northwest 3

Category	Category Weighting	Criteria	Criteria Weighting (1-4)	Growth Potential (0-1)	Criteria Score	Percentage within Category	Percentage within Area	Area Score
Infrastructure	55%	Water	4.0	0.238	1.0	100.0%	55.0%	13.090
		Sanitary						
		Stormwater						
		Transportation Network						
		Subtotal	4.0	0.238	100.0%	55.0%	13.090	
P & E	5%	Agricultural Land Capability	1.00	0.50	0.50	20.0%	1.0%	0.42
		Aggregate Deposits	1.00	1.00	1.00	40.0%	2.0%	0.83
		Livestock Operations	2.00	0.00	0.00	0.0%	0.0%	0.00
		Environmentally Sensitive Areas	2.00	1.00	2.00	40.0%	2.0%	1.67
		Subtotal	6.00	2.50	100.0%	5.0%	2.92	
Land Use	10%	Rural Land Ownership	2.00	1.00	2.00	100.0%	10.0%	2.00
		Location within City	3.00	0.00	0.00	0.0%	0.0%	0.00
		Planned	1.00	0.00	0.00	0.0%	0.0%	0.00
		Contiguous	4.00	0.00	0.00	0.0%	0.0%	0.00
		Subtotal	10.00	1.00	100.0%	10.0%	2.0	
Economic	30%	Development Interest	3.00	0.00	0.00	0.0%	0%	0.00
		Industrial Multiplier	4.00	0.00	0.00	0.0%	0%	0.00
		Regional Retail	3.00	0.00	0.00	0.0%	0%	0.00
		Northern Gateway	1.00	1.00	1.00	100.0%	30.0%	2.73
		Subtotal	11.00	1.00	100.0%	30.0%	2.7	
Total Area Score							70.0%	20.73

Table 5: Northwest 4

Category	Category Weighting	Criteria	Criteria Weighting (1-4)	Growth Potential (0-1)	Criteria Score	Percentage within Category	Percentage within Area	Area Score
Infrastructure	55%	Water	4.0	0.171	0.684	100.0%	55.0%	9.405
		Sanitary						
		Stormwater						
		Transportation Network						
		Subtotal	4.0	0.171	100.0%	55.0%	9.405	
P & E	5%	Agricultural Land Capability	1.00	0.90	0.90	34.6%	1.7%	0.75
		Aggregate Deposits	1.00	0.70	0.70	26.9%	1.3%	0.58
		Livestock Operations	2.00	0.00	0.00	0.0%	0.0%	0.00
		Environmentally Sensitive Areas	2.00	1.00	2.00	38.5%	1.9%	1.67
		Subtotal	6.00	2.60	100.0%	5.0%	3.00	
Land Use	10%	Rural Land Ownership	2.00	1.00	2.00	100.0%	10.0%	2.00
		Location within City	3.00	0.00	0.00	0.0%	0.0%	0.00
		Planned	1.00	0.00	0.00	0.0%	0.0%	0.00
		Contiguous	4.00	0.00	0.00	0.0%	0.0%	0.00
		Subtotal	10.00	1.00	100.0%	10.0%	2.0	
Economic	30%	Development Interest	3.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Industrial Multiplier	4.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Regional Retail	3.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Northern Gateway	1.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Subtotal	11.00	0.00	#DIV/0!	#DIV/0!	0.0	
Total Area Score							70.0%	14.41

Table 6: Northwest 5

Category	Category Weighting	Criteria	Criteria Weighting (1-4)	Growth Potential (0-1)	Criteria Score	Percentage within Category	Percentage within Area	Area Score
Infrastructure	55%	Water	4.0	0.327	1.308	100.0%	55.0%	17.985
		Sanitary						
		Stormwater						
		Transportation Network						
		Subtotal	4.0	0.327	100.0%	55.0%	17.985	
P & E	5%	Agricultural Land Capability	1.00	0.90	0.90	31.0%	1.6%	0.75
		Aggregate Deposits	1.00	1.00	1.00	34.5%	1.7%	0.83
		Livestock Operations	2.00	0.00	0.00	0.0%	0.0%	0.00
		Environmentally Sensitive Areas	2.00	1.00	2.00	34.5%	1.7%	1.67
		Subtotal	6.00	2.90	100.0%	5.0%	3.25	
Land Use	10%	Rural Land Ownership	2.00	1.00	2.00	100.0%	10.0%	2.00
		Location within City	3.00	0.00	0.00	0.0%	0.0%	0.00
		Planned	1.00	0.00	0.00	0.0%	0.0%	0.00
		Contiguous	4.00	0.00	0.00	0.0%	0.0%	0.00
		Subtotal	10.00	1.00	100.0%	10.0%	2.0	
Economic	30%	Development Interest	3.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Industrial Multiplier	4.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Regional Retail	3.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Northern Gateway	1.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Subtotal	11.00	0.00	#DIV/0!	#DIV/0!	0.0	
Total Area Score						70.0%	23.24	

Table 7: Northwest 6

Category	Category Weighting	Criteria	Criteria Weighting (1-4)	Growth Potential (0-1)	Criteria Score	Percentage within Category	Percentage within Area	Area Score
Infrastructure	55%	Water	4.0	0.271	1.084	100.0%	55.0%	14.905
		Sanitary						
		Stormwater						
		Transportation Network						
		Subtotal	4.0	0.271	100.0%	55.0%	14.905	
P & E	5%	Agricultural Land Capability	1.00	0.50	0.50	20.0%	1.0%	0.42
		Aggregate Deposits	1.00	1.00	1.00	40.0%	2.0%	0.83
		Livestock Operations	2.00	0.00	0.00	0.0%	0.0%	0.00
		Environmentally Sensitive Areas	2.00	1.00	2.00	40.0%	2.0%	1.67
		Subtotal	6.00	2.50	100.0%	5.0%	2.92	
Land Use	10%	Rural Land Ownership	2.00	0.50	1.00	33.3%	3.3%	1.00
		Location within City	3.00	1.00	3.00	66.7%	6.7%	3.00
		Planned	1.00	0.00	0.00	0.0%	0.0%	0.00
		Contiguous	4.00	0.00	0.00	0.0%	0.0%	0.00
		Subtotal	10.00	1.50	100.0%	10.0%	4.0	
Economic	30%	Development Interest	3.00	0.00	0.00	0.0%	0%	0.00
		Industrial Multiplier	4.00	0.00	0.00	0.0%	0%	0.00
		Regional Retail	3.00	0.00	0.00	0.0%	0%	0.00
		Northern Gateway	1.00	1.00	1.00	100.0%	30.0%	2.73
		Subtotal	11.00	1.00	100.0%	30.0%	2.7	
Total Area Score						70.0%	24.55	

Table 8: Northwest 7

Category	Category Weighting	Criteria	Criteria Weighting (1-4)	Growth Potential (0-1)	Criteria Score	Percentage within Category	Percentage within Area	Area Score
Infrastructure	55%	Water	4.0	0.204	0.816	100.0%	55.0%	11.220
		Sanitary						
		Stormwater						
		Transportation Network						
		Subtotal						
P & E	5%	Agricultural Land Capability	1.00	0.60	0.60	40.0%	2.0%	0.50
		Aggregate Deposits	1.00	0.90	0.90	60.0%	3.0%	0.75
		Livestock Operations	2.00	0.00	0.00	0.0%	0.0%	0.00
		Environmentally Sensitive Areas	2.00	0.00	0.00	0.0%	0.0%	0.00
		Subtotal	6.00	1.50	100.0%	5.0%	1.25	
Land Use	10%	Rural Land Ownership	2.00	0.00	0.00	0.0%	0.0%	0.00
		Location within City	3.00	1.00	3.00	90.9%	9.1%	3.00
		Planned	1.00	0.00	0.00	0.0%	0.0%	0.00
		Contiguous	4.00	0.10	0.40	9.1%	0.9%	0.40
		Subtotal	10.00	1.10	100.0%	10.0%	3.4	
Economic	30%	Development Interest	3.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Industrial Multiplier	4.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Regional Retail	3.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Northern Gateway	1.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Subtotal	11.00	0.00	#DIV/0!	#DIV/0!	0.0	
Total Area Score						70.0%	15.87	

Table 9: Northwest 8

Category	Category Weighting	Criteria	Criteria Weighting (1-4)	Growth Potential (0-1)	Criteria Score	Percentage within Category	Percentage within Area	Area Score
Infrastructure	55%	Water	4.0	0.880	3.520	100.0%	55.0%	48.400
		Sanitary						
		Stormwater						
		Transportation Network						
		Subtotal						
P & E	5%	Agricultural Land Capability	1.00	0.50	0.50	15.2%	0.8%	0.42
		Aggregate Deposits	1.00	1.00	1.00	30.3%	1.5%	0.83
		Livestock Operations	2.00	0.80	1.60	24.2%	1.2%	1.33
		Environmentally Sensitive Areas	2.00	1.00	2.00	30.3%	1.5%	1.67
		Subtotal	6.00	3.30	100.0%	5.0%	4.25	
Land Use	10%	Rural Land Ownership	2.00	1.00	2.00	33.3%	3.3%	2.00
		Location within City	3.00	1.00	3.00	33.3%	3.3%	3.00
		Planned	1.00	0.50	0.50	16.7%	1.7%	0.50
		Contiguous	4.00	0.50	2.00	16.7%	1.7%	2.00
		Subtotal	10.00	3.00	100.0%	10.0%	7.5	
Economic	30%	Development Interest	3.00	0.50	1.50	33.3%	10%	4.09
		Industrial Multiplier	4.00	0.00	0.00	0.0%	0%	0.00
		Regional Retail	3.00	0.00	0.00	0.0%	0%	0.00
		Northern Gateway	1.00	1.00	1.00	66.7%	20.0%	2.73
		Subtotal	11.00	1.50	100.0%	30.0%	6.8	
Total Area Score						70.0%	66.97	

Table 10: Northwest 9

Category	Category Weighting	Criteria	Criteria Weighting (1-4)	Growth Potential (0-1)	Criteria Score	Percentage within Category	Percentage within Area	Area Score
Infrastructure	55%	Water	4	1.000	4.000	100.0%	55.0%	55.000
		Sanitary						
		Stormwater						
		Transportation Network						
		Subtotal	4.0	1.000	100.0%	55.0%	55.000	
P & E	5%	Agricultural Land Capability	1.00	0.50	0.50	17.2%	0.9%	0.42
		Aggregate Deposits	1.00	1.00	1.00	34.5%	1.7%	0.83
		Livestock Operations	2.00	0.40	0.80	13.8%	0.7%	0.67
		Environmentally Sensitive Areas	2.00	1.00	2.00	34.5%	1.7%	1.67
		Subtotal	6.00	2.90	100.0%	5.0%	3.58	
Land Use	10%	Rural Land Ownership	2.00	1.00	2.00	28.6%	2.9%	2.00
		Location within City	3.00	1.00	3.00	28.6%	2.9%	3.00
		Planned	1.00	1.00	1.00	28.6%	2.9%	1.00
		Contiguous	4.00	0.50	2.00	14.3%	1.4%	2.00
		Subtotal	10.00	3.50	100.0%	10.0%	8.0	
Economic	30%	Development Interest	3.00	1.00	3.00	100.0%	30%	8.18
		Industrial Multiplier	4.00	0.00	0.00	0.0%	0%	0.00
		Regional Retail	3.00	0.00	0.00	0.0%	0%	0.00
		Northern Gateway	1.00	0.00	0.00	0.0%	0.0%	0.00
		Subtotal	11.00	1.00	100.0%	30.0%	8.2	
Total Area Score							70.0%	74.77

6.2 Northeast Quadrant

Table 11: Northeast 1

Category	Category Weighting	Criteria	Criteria Weighting (1-4)	Growth Potential (0-1)	Criteria Score	Percentage within Category	Percentage within Area	Area Score
Infrastructure	55%	Water	4.0	0.755	3.020	100.0%	55.0%	41.525
		Sanitary						
		Stormwater						
		Transportation Network						
		Subtotal	4.0	0.755	100.0%	55.0%	41.525	
P & E	5%	Agricultural Land Capability	1.00	0.20	0.20	6.3%	0.3%	0.17
		Aggregate Deposits	1.00	1.00	1.00	31.3%	1.6%	0.83
		Livestock Operations	2.00	1.00	2.00	31.3%	1.6%	1.67
		Environmentally Sensitive Areas	2.00	1.00	2.00	31.3%	1.6%	1.67
		Subtotal	6.00	3.20	100.0%	5.0%	4.33	
Land Use	10%	Rural Land Ownership	2.00	1.00	2.00	66.7%	6.7%	2.00
		Location within City	3.00	0.00	0.00	0.0%	0.0%	0.00
		Planned	1.00	0.00	0.00	0.0%	0.0%	0.00
		Contiguous	4.00	0.50	2.00	33.3%	3.3%	2.00
		Subtotal	10.00	1.50	100.0%	10.0%	4.0	
Economic	30%	Development Interest	3.00	1.00	3.00	50.0%	15%	8.18
		Industrial Multiplier	4.00	0.00	0.00	0.0%	0%	0.00
		Regional Retail	3.00	0.00	0.00	0.0%	0%	0.00
		Northern Gateway	1.00	1.00	1.00	50.0%	15.0%	2.73
		Subtotal	11.00	2.00	100.0%	30.0%	10.9	
Total Area Score						70.0%	60.77	

Table 12: Northeast 2

Category	Category Weighting	Criteria	Criteria Weighting (1-4)	Growth Potential (0-1)	Criteria Score	Percentage within Category	Percentage within Area	Area Score
Infrastructure	55%	Water	4.0	0.540	2.160	100.0%	55.0%	29.700
		Sanitary						
		Stormwater						
		Transportation Network						
		Subtotal	4.0	0.540	100.0%	55.0%	29.700	
P & E	5%	Agricultural Land Capability	1.00	0.50	0.50	14.3%	0.7%	0.42
		Aggregate Deposits	1.00	1.00	1.00	28.6%	1.4%	0.83
		Livestock Operations	2.00	1.00	2.00	28.6%	1.4%	1.67
		Environmentally Sensitive Areas	2.00	1.00	2.00	28.6%	1.4%	1.67
		Subtotal	6.00	3.50	100.0%	5.0%	4.58	
Land Use	10%	Rural Land Ownership	2.00	0.50	1.00	15.4%	1.5%	1.00
		Location within City	3.00	1.00	3.00	30.8%	3.1%	3.00
		Planned	1.00	1.00	1.00	30.8%	3.1%	1.00
		Contiguous	4.00	0.75	3.00	23.1%	2.3%	3.00
		Subtotal	10.00	3.25	100.0%	10.0%	8.0	
Economic	30%	Development Interest	3.00	1.00	3.00	50.0%	15%	8.18
		Industrial Multiplier	4.00	0.00	0.00	0.0%	0%	0.00
		Regional Retail	3.00	0.00	0.00	0.0%	0%	0.00
		Northern Gateway	1.00	1.00	1.00	50.0%	15.0%	2.73
		Subtotal	11.00	2.00	100.0%	30.0%	10.9	
Total Area Score						70.0%	53.19	

Table 13: Northeast 3

Category	Category Weighting	Criteria	Criteria Weighting (1-4)	Growth Potential (0-1)	Criteria Score	Percentage within Category	Percentage within Area	Area Score
Infrastructure	55%	Water	4.0	0.562	2.248	100.0%	55.0%	30.910
		Sanitary						
		Stormwater						
		Transportation Network						
		Subtotal						
P & E	5%	Agricultural Land Capability	1.00	0.50	0.50	14.3%	0.7%	0.42
		Aggregate Deposits	1.00	1.00	1.00	28.6%	1.4%	0.83
		Livestock Operations	2.00	1.00	2.00	28.6%	1.4%	1.67
		Environmentally Sensitive Areas	2.00	1.00	2.00	28.6%	1.4%	1.67
		Subtotal	6.00	3.50	100.0%	5.0%	4.58	
Land Use	10%	Rural Land Ownership	2.00	1.00	2.00	28.6%	2.9%	2.00
		Location within City	3.00	1.00	3.00	28.6%	2.9%	3.00
		Planned	1.00	1.00	1.00	28.6%	2.9%	1.00
		Contiguous	4.00	0.50	2.00	14.3%	1.4%	2.00
		Subtotal	10.00	3.50	100.0%	10.0%	8.0	
Economic	30%	Development Interest	3.00	1.00	3.00	100.0%	30%	8.18
		Industrial Multiplier	4.00	0.00	0.00	0.0%	0%	0.00
		Regional Retail	3.00	0.00	0.00	0.0%	0%	0.00
		Northern Gateway	1.00	0.00	0.00	0.0%	0.0%	0.00
		Subtotal	11.00	1.00	100.0%	30.0%	8.2	
Total Area Score							70.0%	51.68

Table 14: Northeast 4

Category	Category Weighting	Criteria	Criteria Weighting (1-4)	Growth Potential (0-1)	Criteria Score	Percentage within Category	Percentage within Area	Area Score
Infrastructure	55%	Water	4.0	0.602	2.408	100.0%	55.0%	33.110
		Sanitary						
		Stormwater						
		Transportation Network						
		Subtotal						
P & E	5%	Agricultural Land Capability	1.00	0.50	0.50	14.3%	0.7%	0.42
		Aggregate Deposits	1.00	1.00	1.00	28.6%	1.4%	0.83
		Livestock Operations	2.00	1.00	2.00	28.6%	1.4%	1.67
		Environmentally Sensitive Areas	2.00	1.00	2.00	28.6%	1.4%	1.67
		Subtotal	6.00	3.50	100.0%	5.0%	4.58	
Land Use	10%	Rural Land Ownership	2.00	0.50	1.00	20.0%	2.0%	1.00
		Location within City	3.00	1.00	3.00	40.0%	4.0%	3.00
		Planned	1.00	0.50	0.50	20.0%	2.0%	0.50
		Contiguous	4.00	0.50	2.00	20.0%	2.0%	2.00
		Subtotal	10.00	2.50	100.0%	10.0%	6.5	
Economic	30%	Development Interest	3.00	0.00	0.00	0.0%	0%	0.00
		Industrial Multiplier	4.00	0.00	0.00	0.0%	0%	0.00
		Regional Retail	3.00	0.00	0.00	0.0%	0%	0.00
		Northern Gateway	1.00	1.00	1.00	100.0%	30.0%	2.73
		Subtotal	11.00	1.00	100.0%	30.0%	2.7	
Total Area Score							70.0%	46.92

Table 15: Northeast 5

Category	Category Weighting	Criteria	Criteria Weighting (1-4)	Growth Potential (0-1)	Criteria Score	Percentage within Category	Percentage within Area	Area Score
Infrastructure	55%	Water	4.0	0.053	0.212	100.0%	55.0%	2.915
		Sanitary						
		Stormwater						
		Transportation Network						
		Subtotal						
P & E	5%	Agricultural Land Capability	1.00	0.60	0.60	16.7%	0.8%	0.50
		Aggregate Deposits	1.00	1.00	1.00	27.8%	1.4%	0.83
		Livestock Operations	2.00	1.00	2.00	27.8%	1.4%	1.67
		Environmentally Sensitive Areas	2.00	1.00	2.00	27.8%	1.4%	1.67
		Subtotal	6.00	3.60	100.0%	5.0%	4.67	
Land Use	10%	Rural Land Ownership	2.00	1.00	2.00	44.4%	4.4%	2.00
		Location within City	3.00	1.00	3.00	44.4%	4.4%	3.00
		Planned	1.00	0.00	0.00	0.0%	0.0%	0.00
		Contiguous	4.00	0.25	1.00	11.1%	1.1%	1.00
		Subtotal	10.00	2.25	100.0%	10.0%	6.0	
Economic	30%	Development Interest	3.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Industrial Multiplier	4.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Regional Retail	3.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Northern Gateway	1.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Subtotal	11.00	0.00	#DIV/0!	#DIV/0!	0.0	
Total Area Score							70.0%	13.58

Table 16: Northeast 6

Category	Category Weighting	Criteria	Criteria Weighting (1-4)	Growth Potential (0-1)	Criteria Score	Percentage within Category	Percentage within Area	Area Score
Infrastructure	55%	Water	4.0	0.200	0.800	100.0%	55.0%	11.000
		Sanitary						
		Stormwater						
		Transportation Network						
		Subtotal						
P & E	5%	Agricultural Land Capability	1.00	0.50	0.50	14.3%	0.7%	0.42
		Aggregate Deposits	1.00	1.00	1.00	28.6%	1.4%	0.83
		Livestock Operations	2.00	1.00	2.00	28.6%	1.4%	1.67
		Environmentally Sensitive Areas	2.00	1.00	2.00	28.6%	1.4%	1.67
		Subtotal	6.00	3.50	100.0%	5.0%	4.58	
Land Use	10%	Rural Land Ownership	2.00	0.50	1.00	62.5%	6.3%	1.00
		Location within City	3.00	0.30	0.90	37.5%	3.8%	0.90
		Planned	1.00	0.00	0.00	0.0%	0.0%	0.00
		Contiguous	4.00	0.00	0.00	0.0%	0.0%	0.00
		Subtotal	10.00	0.80	100.0%	10.0%	1.9	
Economic	30%	Development Interest	3.00	0.00	0.00	0.0%	0%	0.00
		Industrial Multiplier	4.00	0.00	0.00	0.0%	0%	0.00
		Regional Retail	3.00	0.00	0.00	0.0%	0%	0.00
		Northern Gateway	1.00	1.00	1.00	100.0%	30.0%	2.73
		Subtotal	11.00	1.00	100.0%	30.0%	2.7	
Total Area Score							70.0%	20.21

Table 17: Northeast 7

Category	Category Weighting	Criteria	Criteria Weighting (1-4)	Growth Potential (0-1)	Criteria Score	Percentage within Category	Percentage within Area	Area Score
Infrastructure	55%	Water	4.0	0.256	1.024	100.0%	55.0%	14.080
		Sanitary						
		Stormwater						
		Transportation Network						
		Subtotal						
P & E	5%	Agricultural Land Capability	1.00	0.60	0.60	16.7%	0.8%	0.50
		Aggregate Deposits	1.00	1.00	1.00	27.8%	1.4%	0.83
		Livestock Operations	2.00	1.00	2.00	27.8%	1.4%	1.67
		Environmentally Sensitive Areas	2.00	1.00	2.00	27.8%	1.4%	1.67
		Subtotal	6.00	3.60	100.0%	5.0%	4.67	
Land Use	10%	Rural Land Ownership	2.00	0.50	1.00	41.7%	4.2%	1.00
		Location within City	3.00	0.70	2.10	58.3%	5.8%	2.10
		Planned	1.00	0.00	0.00	0.0%	0.0%	0.00
		Contiguous	4.00	0.00	0.00	0.0%	0.0%	0.00
		Subtotal	10.00	1.20	100.0%	10.0%	3.1	
Economic	30%	Development Interest	3.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Industrial Multiplier	4.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Regional Retail	3.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Northern Gateway	1.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Subtotal	11.00	0.00	#DIV/0!	#DIV/0!	0.0	
Total Area Score							70.0%	21.85

Table 17: Northeast 8

Category	Category Weighting	Criteria	Criteria Weighting (1-4)	Growth Potential (0-1)	Criteria Score	Percentage within Category	Percentage within Area	Area Score
Infrastructure	55%	Water	4.0	0.424	1.696	100.0%	55.0%	23.320
		Sanitary						
		Stormwater						
		Transportation Network						
		Subtotal						
P & E	5%	Agricultural Land Capability	1.00	0.80	0.80	21.1%	1.1%	0.67
		Aggregate Deposits	1.00	1.00	1.00	26.3%	1.3%	0.83
		Livestock Operations	2.00	1.00	2.00	26.3%	1.3%	1.67
		Environmentally Sensitive Areas	2.00	1.00	2.00	26.3%	1.3%	1.67
		Subtotal	6.00	3.80	100.0%	5.0%	4.83	
Land Use	10%	Rural Land Ownership	2.00	0.50	1.00	45.5%	4.5%	1.00
		Location within City	3.00	0.60	1.80	54.5%	5.5%	1.80
		Planned	1.00	0.00	0.00	0.0%	0.0%	0.00
		Contiguous	4.00	0.00	0.00	0.0%	0.0%	0.00
		Subtotal	10.00	1.10	100.0%	10.0%	2.8	
Economic	30%	Development Interest	3.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Industrial Multiplier	4.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Regional Retail	3.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Northern Gateway	1.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Subtotal	11.00	0.00	#DIV/0!	#DIV/0!	0.0	
Total Area Score							70.0%	30.95

Table 19: Northeast 9

Category	Category Weighting	Criteria	Criteria Weighting (1-4)	Growth Potential (0-1)	Criteria Score	Percentage within Category	Percentage within Area	Area Score
Infrastructure	55%	Water	4.0	0.144	0.576	100.0%	55.0%	7.920
		Sanitary						
		Stormwater						
		Transportation Network						
		Subtotal						
P & E	5%	Agricultural Land Capability	1.00	0.30	0.30	9.1%	0.5%	0.25
		Aggregate Deposits	1.00	1.00	1.00	30.3%	1.5%	0.83
		Livestock Operations	2.00	1.00	2.00	30.3%	1.5%	1.67
		Environmentally Sensitive Areas	2.00	1.00	2.00	30.3%	1.5%	1.67
		Subtotal	6.00	3.30	100.0%	5.0%	4.42	
Land Use	10%	Rural Land Ownership	2.00	1.00	2.00	100.0%	10.0%	2.00
		Location within City	3.00	0.00	0.00	0.0%	0.0%	0.00
		Planned	1.00	0.00	0.00	0.0%	0.0%	0.00
		Contiguous	4.00	0.00	0.00	0.0%	0.0%	0.00
		Subtotal	10.00	1.00	100.0%	10.0%	2.0	
Economic	30%	Development Interest	3.00	0.00	0.00	0.0%	0%	0.00
		Industrial Multiplier	4.00	0.00	0.00	0.0%	0%	0.00
		Regional Retail	3.00	0.00	0.00	0.0%	0%	0.00
		Northern Gateway	1.00	1.00	1.00	100.0%	30.0%	2.73
		Subtotal	11.00	1.00	100.0%	30.0%	2.7	
		Total Area Score					70.0%	17.06

Table 20: Northeast 10

Category	Category Weighting	Criteria	Criteria Weighting (1-4)	Growth Potential (0-1)	Criteria Score	Percentage within Category	Percentage within Area	Area Score
Infrastructure	55%	Water	4.0	0.200	0.800	100.0%	55.0%	11.000
		Sanitary						
		Stormwater						
		Transportation Network						
		Subtotal						
P & E	5%	Agricultural Land Capability	1.00	0.90	0.90	23.1%	1.2%	0.75
		Aggregate Deposits	1.00	1.00	1.00	25.6%	1.3%	0.83
		Livestock Operations	2.00	1.00	2.00	25.6%	1.3%	1.67
		Environmentally Sensitive Areas	2.00	1.00	2.00	25.6%	1.3%	1.67
		Subtotal	6.00	3.90	100.0%	5.0%	4.92	
Land Use	10%	Rural Land Ownership	2.00	1.00	2.00	100.0%	10.0%	2.00
		Location within City	3.00	0.00	0.00	0.0%	0.0%	0.00
		Planned	1.00	0.00	0.00	0.0%	0.0%	0.00
		Contiguous	4.00	0.00	0.00	0.0%	0.0%	0.00
		Subtotal	10.00	1.00	100.0%	10.0%	2.0	
Economic	30%	Development Interest	3.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Industrial Multiplier	4.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Regional Retail	3.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Northern Gateway	1.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Subtotal	11.00	0.00	#DIV/0!	#DIV/0!	0.0	
		Total Area Score					70.0%	17.92

Table 21: Northeast 11

Category	Category Weighting	Criteria	Criteria Weighting (1-4)	Growth Potential (0-1)	Criteria Score	Percentage within Category	Percentage within Area	Area Score
Infrastructure	55%	Water	4.0	0.357	1.428	100.0%	55.0%	19.635
		Sanitary						
		Stormwater						
		Transportation Network						
		Subtotal	4.0	0.357	100.0%	55.0%	19.635	
P & E	5%	Agricultural Land Capability	1.00	0.60	0.60	16.7%	0.8%	0.50
		Aggregate Deposits	1.00	1.00	1.00	27.8%	1.4%	0.83
		Livestock Operations	2.00	1.00	2.00	27.8%	1.4%	1.67
		Environmentally Sensitive Areas	2.00	1.00	2.00	27.8%	1.4%	1.67
		Subtotal	6.00	3.60	100.0%	5.0%	4.67	
Land Use	10%	Rural Land Ownership	2.00	1.00	2.00	100.0%	10.0%	2.00
		Location within City	3.00	0.00	0.00	0.0%	0.0%	0.00
		Planned	1.00	0.00	0.00	0.0%	0.0%	0.00
		Contiguous	4.00	0.00	0.00	0.0%	0.0%	0.00
		Subtotal	10.00	1.00	100.0%	10.0%	2.0	
Economic	30%	Development Interest	3.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Industrial Multiplier	4.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Regional Retail	3.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Northern Gateway	1.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Subtotal	11.00	0.00	#DIV/0!	#DIV/0!	0.0	
Total Area Score						70.0%	26.30	

6.3 Southwest Quadrant

Table 22: Southwest 1

Category	Category Weighting	Criteria	Criteria Weighting (1-4)	Growth Potential (0-1)	Criteria Score	Percentage within Category	Percentage within Area	Area Score
Infrastructure	55%	Water	4.0	0.418	1.672	100.0%	55.0%	22.990
		Sanitary						
		Stormwater						
		Transportation Network						
		Subtotal	4.0	0.418	100.0%	55.0%	22.990	
P & E	5%	Agricultural Land Capability	1.00	1.00	1.00	28.6%	1.4%	0.83
		Aggregate Deposits	1.00	1.00	1.00	28.6%	1.4%	0.83
		Livestock Operations	2.00	0.50	1.00	14.3%	0.7%	0.83
		Environmentally Sensitive Areas	2.00	1.00	2.00	28.6%	1.4%	1.67
		Subtotal	6.00	3.50	100.0%	5.0%	4.17	
Land Use	10%	Rural Land Ownership	2.00	0.50	1.00	100.0%	10.0%	1.00
		Location within City	3.00	0.00	0.00	0.0%	0.0%	0.00
		Planned	1.00	0.00	0.00	0.0%	0.0%	0.00
		Contiguous	4.00	0.00	0.00	0.0%	0.0%	0.00
		Subtotal	10.00	0.50	100.0%	10.0%	1.0	
Economic	30%	Development Interest	3.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Industrial Multiplier	4.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Regional Retail	3.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Northern Gateway	1.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Subtotal	11.00	0.00	#DIV/0!	#DIV/0!	0.0	
		Total Area Score				70.0%	28.16	

Table 23: Southwest 2

Category	Category Weighting	Criteria	Criteria Weighting (1-4)	Growth Potential (0-1)	Criteria Score	Percentage within Category	Percentage within Area	Area Score
Infrastructure	55%	Water	4.0	0.781	3.1	100.0%	55.0%	42.955
		Sanitary						
		Stormwater						
		Transportation Network						
		Subtotal	4.0	0.781	100.0%	55.0%	42.955	
P & E	5%	Agricultural Land Capability	1.00	1.00	1.00	33.3%	1.7%	0.83
		Aggregate Deposits	1.00	1.00	1.00	33.3%	1.7%	0.83
		Livestock Operations	2.00	0.00	0.00	0.0%	0.0%	0.00
		Environmentally Sensitive Areas	2.00	1.00	2.00	33.3%	1.7%	1.67
		Subtotal	6.00	3.00	100.0%	5.0%	3.33	
Land Use	10%	Rural Land Ownership	2.00	1.00	2.00	47.6%	4.8%	2.00
		Location within City	3.00	1.00	3.00	47.6%	4.8%	3.00
		Planned	1.00	0.00	0.00	0.0%	0.0%	0.00
		Contiguous	4.00	0.10	0.40	4.8%	0.5%	0.40
		Subtotal	10.00	2.10	100.0%	10.0%	5.4	
Economic	30%	Development Interest	3.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Industrial Multiplier	4.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Regional Retail	3.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Northern Gateway	1.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Subtotal	11.00	0.00	#DIV/0!	#DIV/0!	0.0	
		Total Area Score				70.0%	51.69	

Table 24: Southwest 3

Category	Category Weighting	Criteria	Criteria Weighting (1-4)	Growth Potential (0-1)	Criteria Score	Percentage within Category	Percentage within Area	Area Score
Infrastructure	55%	Water	4.0	0.115	0.460	100.0%	55.0%	6.325
		Sanitary						
		Stormwater						
		Transportation Network						
		Subtotal						
P & E	5%	Agricultural Land Capability	1.00	1.00	1.00	33.3%	1.7%	0.83
		Aggregate Deposits	1.00	1.00	1.00	33.3%	1.7%	0.83
		Livestock Operations	2.00	0.00	0.00	0.0%	0.0%	0.00
		Environmentally Sensitive Areas	2.00	1.00	2.00	33.3%	1.7%	1.67
		Subtotal	6.00	3.00	100.0%	5.0%	3.33	
Land Use	10%	Rural Land Ownership	2.00	1.00	2.00	100.0%	10.0%	2.00
		Location within City	3.00	0.00	0.00	0.0%	0.0%	0.00
		Planned	1.00	0.00	0.00	0.0%	0.0%	0.00
		Contiguous	4.00	0.00	0.00	0.0%	0.0%	0.00
		Subtotal	10.00	1.00	100.0%	10.0%	2.0	
Economic	30%	Development Interest	3.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Industrial Multiplier	4.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Regional Retail	3.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Northern Gateway	1.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Subtotal	11.00	0.00	#DIV/0!	#DIV/0!	0.0	
Total Area Score						70.0%	11.66	

Table 25: Southwest 4

Category	Category Weighting	Criteria	Criteria Weighting (1-4)	Growth Potential (0-1)	Criteria Score	Percentage within Category	Percentage within Area	Area Score
Infrastructure	55%	Water	4.0	0.735	2.940	100.0%	55.0%	40.425
		Sanitary						
		Stormwater						
		Transportation Network						
		Subtotal						
P & E	5%	Agricultural Land Capability	1.00	0.90	0.90	47.4%	2.4%	0.75
		Aggregate Deposits	1.00	1.00	1.00	52.6%	2.6%	0.83
		Livestock Operations	2.00	0.00	0.00	0.0%	0.0%	0.00
		Environmentally Sensitive Areas	2.00	0.00	0.00	0.0%	0.0%	0.00
		Subtotal	6.00	1.90	100.0%	5.0%	1.58	
Land Use	10%	Rural Land Ownership	2.00	0.50	1.00	83.3%	8.3%	1.00
		Location within City	3.00	0.00	0.00	0.0%	0.0%	0.00
		Planned	1.00	0.00	0.00	0.0%	0.0%	0.00
		Contiguous	4.00	0.10	0.40	16.7%	1.7%	0.40
		Subtotal	10.00	0.60	100.0%	10.0%	1.4	
Economic	30%	Development Interest	3.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Industrial Multiplier	4.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Regional Retail	3.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Northern Gateway	1.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Subtotal	11.00	0.00	#DIV/0!	#DIV/0!	0.0	
Total Area Score						70.0%	43.41	

Table 26: Southwest 5

Category	Category Weighting	Criteria	Criteria Weighting (1-4)	Growth Potential (0-1)	Criteria Score	Percentage within Category	Percentage within Area	Area Score
Infrastructure	55%	Water	4.0	0.279	1.116	100.0%	55.0%	15.345
		Sanitary						
		Stormwater						
		Transportation Network						
		Subtotal	4.0	0.279	100.0%	55.0%	15.345	
P & E	5%	Agricultural Land Capability	1.00	0.00	0.00	0.0%	0.0%	0.00
		Aggregate Deposits	1.00	1.00	1.00	37.0%	1.9%	0.83
		Livestock Operations	2.00	0.70	1.40	25.9%	1.3%	1.17
		Environmentally Sensitive Areas	2.00	1.00	2.00	37.0%	1.9%	1.67
		Subtotal	6.00	2.70	100.0%	5.0%	3.67	
Land Use	10%	Rural Land Ownership	2.00	0.00	0.00	0.0%	0.0%	0.00
		Location within City	3.00	0.00	0.00	0.0%	0.0%	0.00
		Planned	1.00	0.00	0.00	0.0%	0.0%	0.00
		Contiguous	4.00	0.25	1.00	100.0%	10.0%	1.00
		Subtotal	10.00	0.25	100.0%	10.0%	1.0	
Economic	30%	Development Interest	3.00	1.00	3.00	100.0%	30%	8.18
		Industrial Multiplier	4.00	0.00	0.00	0.0%	0%	0.00
		Regional Retail	3.00	0.00	0.00	0.0%	0%	0.00
		Northern Gateway	1.00	0.00	0.00	0.0%	0.0%	0.00
		Subtotal	11.00	1.00	100.0%	30.0%	8.2	
Total Area Score						70.0%	28.19	

Table 27: Southwest 6

Category	Category Weighting	Criteria	Criteria Weighting (1-4)	Growth Potential (0-1)	Criteria Score	Percentage within Category	Percentage within Area	Area Score
Infrastructure	55%	Water	4.0	0.045	0.180	100.0%	55.0%	2.475
		Sanitary						
		Stormwater						
		Transportation Network						
		Subtotal	4.0	0.045	100.0%	55.0%	2.475	
P & E	5%	Agricultural Land Capability	1.00	0.00	0.00	0.0%	0.0%	0.00
		Aggregate Deposits	1.00	0.90	0.90	31.0%	1.6%	0.75
		Livestock Operations	2.00	1.00	2.00	34.5%	1.7%	1.67
		Environmentally Sensitive Areas	2.00	1.00	2.00	34.5%	1.7%	1.67
		Subtotal	6.00	2.90	100.0%	5.0%	4.08	
Land Use	10%	Rural Land Ownership	2.00	0.50	1.00	100.0%	10.0%	1.00
		Location within City	3.00	0.00	0.00	0.0%	0.0%	0.00
		Planned	1.00	0.00	0.00	0.0%	0.0%	0.00
		Contiguous	4.00	0.00	0.00	0.0%	0.0%	0.00
		Subtotal	10.00	0.50	100.0%	10.0%	1.0	
Economic	30%	Development Interest	3.00	1.00	3.00	100.0%	30%	8.18
		Industrial Multiplier	4.00	0.00	0.00	0.0%	0%	0.00
		Regional Retail	3.00	0.00	0.00	0.0%	0%	0.00
		Northern Gateway	1.00	0.00	0.00	0.0%	0.0%	0.00
		Subtotal	11.00	1.00	100.0%	30.0%	8.2	
Total Area Score						70.0%	15.74	

Table 28: Southwest 7

Category	Category Weighting	Criteria	Criteria Weighting (1-4)	Growth Potential (0-1)	Criteria Score	Percentage within Category	Percentage within Area	Area Score
Infrastructure	55%	Water	4.0	0.000	0.000	#DIV/0!	#DIV/0!	0.000
		Sanitary						
		Stormwater						
		Transportation Network						
		Subtotal						
P & E	5%	Agricultural Land Capability	1.00	0.30	0.30	10.0%	0.5%	0.25
		Aggregate Deposits	1.00	0.70	0.70	23.3%	1.2%	0.58
		Livestock Operations	2.00	1.00	2.00	33.3%	1.7%	1.67
		Environmentally Sensitive Areas	2.00	1.00	2.00	33.3%	1.7%	1.67
		Subtotal	6.00	3.00	100.0%	5.0%	4.17	
Land Use	10%	Rural Land Ownership	2.00	1.00	2.00	100.0%	10.0%	2.00
		Location within City	3.00	0.00	0.00	0.0%	0.0%	0.00
		Planned	1.00	0.00	0.00	0.0%	0.0%	0.00
		Contiguous	4.00	0.00	0.00	0.0%	0.0%	0.00
		Subtotal	10.00	1.00	100.0%	10.0%	2.0	
Economic	30%	Development Interest	3.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Industrial Multiplier	4.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Regional Retail	3.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Northern Gateway	1.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Subtotal	11.00	0.00	#DIV/0!	#DIV/0!	0.0	
Total Area Score						#DIV/0!	#DIV/0!	6.17

Table 29: Southwest 8

Category	Category Weighting	Criteria	Criteria Weighting (1-4)	Growth Potential (0-1)	Criteria Score	Percentage within Category	Percentage within Area	Area Score
Infrastructure	55%	Water	4.0	0.997	3.988	100.0%	55.0%	54.835
		Sanitary						
		Stormwater						
		Transportation Network						
		Subtotal						
P & E	5%	Agricultural Land Capability	1.00	0.00	0.00	0.0%	0.0%	0.00
		Aggregate Deposits	1.00	1.00	1.00	33.3%	1.7%	0.83
		Livestock Operations	2.00	1.00	2.00	33.3%	1.7%	1.67
		Environmentally Sensitive Areas	2.00	1.00	2.00	33.3%	1.7%	1.67
		Subtotal	6.00	3.00	100.0%	5.0%	4.17	
Land Use	10%	Rural Land Ownership	2.00	1.00	2.00	25.0%	2.5%	2.00
		Location within City	3.00	1.00	3.00	25.0%	2.5%	3.00
		Planned	1.00	1.00	1.00	25.0%	2.5%	1.00
		Contiguous	4.00	1.00	4.00	25.0%	2.5%	4.00
		Subtotal	10.00	4.00	100.0%	10.0%	10.0	
Economic	30%	Development Interest	3.00	1.00	3.00	100.0%	30%	8.18
		Industrial Multiplier	4.00	0.00	0.00	0.0%	0%	0.00
		Regional Retail	3.00	0.00	0.00	0.0%	0%	0.00
		Northern Gateway	1.00	0.00	0.00	0.0%	0.0%	0.00
		Subtotal	11.00	1.00	100.0%	30.0%	8.2	
Total Area Score						70.0%	77.18	

Table 30: Southwest 9

Category	Category Weighting	Criteria	Criteria Weighting (1-4)	Growth Potential (0-1)	Criteria Score	Percentage within Category	Percentage within Area	Area Score
Infrastructure	55%	Water	4.0	0.212	0.848	100.0%	55.0%	11.660
		Sanitary						
		Stormwater						
		Transportation Network						
		Subtotal	4.0	0.212	100.0%	55.0%	11.660	
P & E	5%	Agricultural Land Capability	1.00	0.00	0.00	0.0%	0.0%	0.00
		Aggregate Deposits	1.00	1.00	1.00	33.3%	1.7%	0.83
		Livestock Operations	2.00	1.00	2.00	33.3%	1.7%	1.67
		Environmentally Sensitive Areas	2.00	1.00	2.00	33.3%	1.7%	1.67
		Subtotal	6.00	3.00	100.0%	5.0%	4.17	
Land Use	10%	Rural Land Ownership	2.00	1.00	2.00	30.8%	3.1%	2.00
		Location within City	3.00	1.00	3.00	30.8%	3.1%	3.00
		Planned	1.00	1.00	1.00	30.8%	3.1%	1.00
		Contiguous	4.00	0.25	1.00	7.7%	0.8%	1.00
		Subtotal	10.00	3.25	100.0%	10.0%	7.0	
Economic	30%	Development Interest	3.00	1.00	3.00	100.0%	30%	8.18
		Industrial Multiplier	4.00	0.00	0.00	0.0%	0%	0.00
		Regional Retail	3.00	0.00	0.00	0.0%	0%	0.00
		Northern Gateway	1.00	0.00	0.00	0.0%	0.0%	0.00
		Subtotal	11.00	1.00	100.0%	30.0%	8.2	
Total Area Score							70.0%	31.01

Table 31: Southwest 10

Category	Category Weighting	Criteria	Criteria Weighting (1-4)	Growth Potential (0-1)	Criteria Score	Percentage within Category	Percentage within Area	Area Score
Infrastructure	55%	Water	4.0	0.056	0.224	100.0%	55.0%	3.080
		Sanitary						
		Stormwater						
		Transportation Network						
		Subtotal	4.0	0.056	100.0%	55.0%	3.080	
P & E	5%	Agricultural Land Capability	1.00	0.80	0.80	22.9%	1.1%	0.67
		Aggregate Deposits	1.00	0.70	0.70	20.0%	1.0%	0.58
		Livestock Operations	2.00	1.00	2.00	28.6%	1.4%	1.67
		Environmentally Sensitive Areas	2.00	1.00	2.00	28.6%	1.4%	1.67
		Subtotal	6.00	3.50	100.0%	5.0%	4.58	
Land Use	10%	Rural Land Ownership	2.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Location within City	3.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Planned	1.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Contiguous	4.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Subtotal	10.00	0.00	#DIV/0!	#DIV/0!	0.0	
Economic	30%	Development Interest	3.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Industrial Multiplier	4.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Regional Retail	3.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Northern Gateway	1.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Subtotal	11.00	0.00	#DIV/0!	#DIV/0!	0.0	
Total Area Score							#DIV/0!	7.66

Table 32: Southwest 11

Category	Category Weighting	Criteria	Criteria Weighting (1-4)	Growth Potential (0-1)	Criteria Score	Percentage within Category	Percentage within Area	Area Score
Infrastructure	55%	Water	4.0	0.306	1.22	100.0%	55.0%	16.830
		Sanitary						
		Stormwater						
		Transportation Network						
		Subtotal	4.0	0.306	100.0%	55.0%	16.830	
P & E	5%	Agricultural Land Capability	1.00	0.00	0.00	0.0%	0.0%	0.00
		Aggregate Deposits	1.00	1.00	1.00	33.3%	1.7%	0.83
		Livestock Operations	2.00	1.00	2.00	33.3%	1.7%	1.67
		Environmentally Sensitive Areas	2.00	1.00	2.00	33.3%	1.7%	1.67
		Subtotal	6.00	3.00	100.0%	5.0%	4.17	
Land Use	10%	Rural Land Ownership	2.00	0.00	0.00	0.0%	0.0%	0.00
		Location within City	3.00	1.00	3.00	44.4%	4.4%	3.00
		Planned	1.00	1.00	1.00	44.4%	4.4%	1.00
		Contiguous	4.00	0.25	1.00	11.1%	1.1%	1.00
		Subtotal	10.00	2.25	100.0%	10.0%	5.0	
Economic	30%	Development Interest	3.00	1.00	3.00	100.0%	30%	8.18
		Industrial Multiplier	4.00	0.00	0.00	0.0%	0%	0.00
		Regional Retail	3.00	0.00	0.00	0.0%	0%	0.00
		Northern Gateway	1.00	0.00	0.00	0.0%	0.0%	0.00
		Subtotal	11.00	1.00	100.0%	30.0%	8.2	
Total Area Score						70.0%	34.18	

Table 33: Southwest 12

Category	Category Weighting	Criteria	Criteria Weighting (1-4)	Growth Potential (0-1)	Criteria Score	Percentage within Category	Percentage within Area	Area Score
Infrastructure	55%	Water	4.0	0.060	0.240	100.0%	55.0%	3.300
		Sanitary						
		Stormwater						
		Transportation Network						
		Subtotal	4.0	0.060	100.0%	55.0%	3.300	
P & E	5%	Agricultural Land Capability	1.00	0.40	0.40	12.9%	0.6%	0.33
		Aggregate Deposits	1.00	0.70	0.70	22.6%	1.1%	0.58
		Livestock Operations	2.00	1.00	2.00	32.3%	1.6%	1.67
		Environmentally Sensitive Areas	2.00	1.00	2.00	32.3%	1.6%	1.67
		Subtotal	6.00	3.10	100.0%	5.0%	4.25	
Land Use	10%	Rural Land Ownership	2.00	0.50	1.00	100.0%	10.0%	1.00
		Location within City	3.00	0.00	0.00	0.0%	0.0%	0.00
		Planned	1.00	0.00	0.00	0.0%	0.0%	0.00
		Contiguous	4.00	0.00	0.00	0.0%	0.0%	0.00
		Subtotal	10.00	0.50	100.0%	10.0%	1.0	
Economic	30%	Development Interest	3.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Industrial Multiplier	4.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Regional Retail	3.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Northern Gateway	1.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Subtotal	11.00	0.00	#DIV/0!	#DIV/0!	0.0	
Total Area Score						70.0%	8.55	

Table 34: Southwest 13

Category	Category Weighting	Criteria	Criteria Weighting (1-4)	Growth Potential (0-1)	Criteria Score	Percentage within Category	Percentage within Area	Area Score
Infrastructure	55%	Water	4.00	0.452	1.8	100.0%	55.0%	24.860
		Sanitary						
		Stormwater						
		Transportation Network						
		Subtotal	4.0	0.452	100.0%	55.0%	24.860	
P & E	5%	Agricultural Land Capability	1.00	0.10	0.10	3.2%	0.2%	0.08
		Aggregate Deposits	1.00	1.00	1.00	32.3%	1.6%	0.83
		Livestock Operations	2.00	1.00	2.00	32.3%	1.6%	1.67
		Environmentally Sensitive Areas	2.00	1.00	2.00	32.3%	1.6%	1.67
		Subtotal	6.00	3.10	100.0%	5.0%	4.25	
Land Use	10%	Rural Land Ownership	2.00	1.00	2.00	90.9%	9.1%	2.00
		Location within City	3.00	0.00	0.00	0.0%	0.0%	0.00
		Planned	1.00	0.00	0.00	0.0%	0.0%	0.00
		Contiguous	4.00	0.10	0.40	9.1%	0.9%	0.40
		Subtotal	10.00	1.10	100.0%	10.0%	2.4	
Economic	30%	Development Interest	3.00	1.00	3.00	33.3%	10%	8.18
		Industrial Multiplier	4.00	1.00	4.00	33.3%	10%	10.91
		Regional Retail	3.00	1.00	3.00	33.3%	10%	8.18
		Northern Gateway	1.00	0.00	0.00	0.0%	0.0%	0.00
		Subtotal	11.00	3.00	100.0%	30.0%	27.3	
Total Area Score							70.0%	58.78

6.4 Southeast Quadrant

Table 35: Southeast 1

Category	Category Weighting	Criteria	Criteria Weighting (1-4)	Growth Potential (0-1)	Criteria Score	Percentage within Category	Percentage within Area	Area Score
Infrastructure	55%	Water	4.0	0.332	1.328	100.0%	55.0%	18.260
		Sanitary						
		Stormwater						
		Transportation Network						
		Subtotal						
P & E	5%	Agricultural Land Capability	1.00	0.30	0.30	13.0%	0.7%	0.25
		Aggregate Deposits	1.00	1.00	1.00	43.5%	2.2%	0.83
		Livestock Operations	2.00	1.00	2.00	43.5%	2.2%	1.67
		Environmentally Sensitive Areas	2.00	0.00	0.00	0.0%	0.0%	0.00
		Subtotal	6.00	2.30	100.0%	5.0%	2.75	
Land Use	10%	Rural Land Ownership	2.00	1.00	2.00	80.0%	8.0%	2.00
		Location within City	3.00	0.00	0.00	0.0%	0.0%	0.00
		Planned	1.00	0.00	0.00	0.0%	0.0%	0.00
		Contiguous	4.00	0.25	1.00	20.0%	2.0%	1.00
		Subtotal	10.00	1.25	100.0%	10.0%	3.0	
Economic	30%	Development Interest	3.00	1.00	3.00	33.3%	10%	8.18
		Industrial Multiplier	4.00	1.00	4.00	33.3%	10%	10.91
		Regional Retail	3.00	1.00	3.00	33.3%	10%	8.18
		Northern Gateway	1.00	0.00	0.00	0.0%	0.0%	0.00
		Subtotal	11.00	3.00	100.0%	30.0%	27.3	
Total Area Score						70.0%	51.28	

Table 36: Southeast 2

Category	Category Weighting	Criteria	Criteria Weighting (1-4)	Growth Potential (0-1)	Criteria Score	Percentage within Category	Percentage within Area	Area Score
Infrastructure	55%	Water	4.0	0.927	3.708	100.0%	55.0%	50.985
		Sanitary						
		Stormwater						
		Transportation Network						
		Subtotal						
P & E	5%	Agricultural Land Capability	1.00	0.20	0.20	6.3%	0.3%	0.17
		Aggregate Deposits	1.00	1.00	1.00	31.3%	1.6%	0.83
		Livestock Operations	2.00	1.00	2.00	31.3%	1.6%	1.67
		Environmentally Sensitive Areas	2.00	1.00	2.00	31.3%	1.6%	1.67
		Subtotal	6.00	3.20	100.0%	5.0%	4.33	
Land Use	10%	Rural Land Ownership	2.00	1.00	2.00	28.6%	2.9%	2.00
		Location within City	3.00	1.00	3.00	28.6%	2.9%	3.00
		Planned	1.00	1.00	1.00	28.6%	2.9%	1.00
		Contiguous	4.00	0.50	2.00	14.3%	1.4%	2.00
		Subtotal	10.00	3.50	100.0%	10.0%	8.0	
Economic	30%	Development Interest	3.00	1.00	3.00	100.0%	30%	8.18
		Industrial Multiplier	4.00	0.00	0.00	0.0%	0%	0.00
		Regional Retail	3.00	0.00	0.00	0.0%	0%	0.00
		Northern Gateway	1.00	0.00	0.00	0.0%	0.0%	0.00
		Subtotal	11.00	1.00	100.0%	30.0%	8.2	
Total Area Score						70.0%	71.50	

Table 37: Southeast 3

Category	Category Weighting	Criteria	Criteria Weighting (1-4)	Growth Potential (0-1)	Criteria Score	Percentage within Category	Percentage within Area	Area Score
Infrastructure	55%	Water	4.0	0.332	1.328	100.0%	55.0%	18.260
		Sanitary						
		Stormwater						
		Transportation Network						
		Subtotal						
P & E	5%	Agricultural Land Capability	1.00	0.20	0.20	6.3%	0.3%	0.17
		Aggregate Deposits	1.00	1.00	1.00	31.3%	1.6%	0.83
		Livestock Operations	2.00	1.00	2.00	31.3%	1.6%	1.67
		Environmentally Sensitive Areas	2.00	1.00	2.00	31.3%	1.6%	1.67
		Subtotal	6.00	3.20	100.0%	5.0%	4.33	
Land Use	10%	Rural Land Ownership	2.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Location within City	3.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Planned	1.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Contiguous	4.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Subtotal	10.00	0.00	#DIV/0!	#DIV/0!	0.0	
Economic	30%	Development Interest	3.00	1.00	3.00	50.0%	15%	8.18
		Industrial Multiplier	4.00	1.00	4.00	50.0%	15%	10.91
		Regional Retail	3.00	0.00	0.00	0.0%	0%	0.00
		Northern Gateway	1.00	0.00	0.00	0.0%	0.0%	0.00
		Subtotal	11.00	2.00	100.0%	30.0%	19.1	
Total Area Score						#DIV/0!		41.68

Table 38: Southeast 4

Category	Category Weighting	Criteria	Criteria Weighting (1-4)	Growth Potential (0-1)	Criteria Score	Percentage within Category	Percentage within Area	Area Score
Infrastructure	55%	Water	4.0	0.696	2.784	100.0%	55.0%	38.280
		Sanitary						
		Stormwater						
		Transportation Network						
		Subtotal						
P & E	5%	Agricultural Land Capability	1.00	1.00	1.00	33.3%	1.7%	0.83
		Aggregate Deposits	1.00	1.00	1.00	33.3%	1.7%	0.83
		Livestock Operations	2.00	1.00	2.00	33.3%	1.7%	1.67
		Environmentally Sensitive Areas	2.00	0.00	0.00	0.0%	0.0%	0.00
		Subtotal	6.00	3.00	100.0%	5.0%	3.33	
Land Use	10%	Rural Land Ownership	2.00	0.00	0.00	0.0%	0.0%	0.00
		Location within City	3.00	1.00	3.00	80.0%	8.0%	3.00
		Planned	1.00	0.00	0.00	0.0%	0.0%	0.00
		Contiguous	4.00	0.25	1.00	20.0%	2.0%	1.00
		Subtotal	10.00	1.25	100.0%	10.0%	4.0	
Economic	30%	Development Interest	3.00	1.00	3.00	100.0%	30%	8.18
		Industrial Multiplier	4.00	0.00	0.00	0.0%	0%	0.00
		Regional Retail	3.00	0.00	0.00	0.0%	0%	0.00
		Northern Gateway	1.00	0.00	0.00	0.0%	0.0%	0.00
		Subtotal	11.00	1.00	100.0%	30.0%	8.2	
Total Area Score						70.0%		53.80

Table 39: Southeast 5

Category	Category Weighting	Criteria	Criteria Weighting (1-4)	Growth Potential (0-1)	Criteria Score	Percentage within Category	Percentage within Area	Area Score
Infrastructure	55%	Water	4	0.207	0.828	100.0%	55.0%	11.385
		Sanitary						
		Stormwater						
		Transportation Network						
		Subtotal	4	0.207	100.0%	55.0%	11.385	
P & E	5%	Agricultural Land Capability	1.00	0.50	0.50	20.0%	1.0%	0.42
		Aggregate Deposits	1.00	1.00	1.00	40.0%	2.0%	0.83
		Livestock Operations	2.00	1.00	2.00	40.0%	2.0%	1.67
		Environmentally Sensitive Areas	2.00	0.00	0.00	0.0%	0.0%	0.00
		Subtotal	6.00	2.50	100.0%	5.0%	2.92	
Land Use	10%	Rural Land Ownership	2.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Location within City	3.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Planned	1.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Contiguous	4.00	0.00	0.00	#DIV/0!	#DIV/0!	0.00
		Subtotal	10.00	0.00	#DIV/0!	#DIV/0!	0.0	
Economic	30%	Development Interest	3.00	1.00	3.00	50.0%	15%	8.18
		Industrial Multiplier	4.00	1.00	4.00	50.0%	15%	10.91
		Regional Retail	3.00	0.00	0.00	0.0%	0%	0.00
		Northern Gateway	1.00	0.00	0.00	0.0%	0.0%	0.00
		Subtotal	11.00	2.00	100.0%	30.0%	19.1	
Total Area Score						#DIV/0!	33.39	