

Appendix C  
ECO<sup>2</sup>  
INDUSTRIAL RANKING FORMULA

Criteria	Scoring Possibilities	Mock Project Areas	Project Info	Score	Weight	Final Score
1. Transportation Proximity					0.25	
	0- More than 3 miles to state or interstate	Site A	US-56	1		0.25
	1- Access to US 56 less than 3 miles	Site B	US-59	2		0.50
	2- Access to US 59 less than 3 miles	Site C	K-10	3		0.75
	3- Access to K-10 less than 3 miles	Site D	K-10	3		0.75
	4- Access to interstate (I-70) 1.1 miles to 3 miles	Site E	I-70	5		1.25
	5- Access to interstate (I-70) less than 1 mile	Site F	I-70	4		1.00
(Project information is based on the City/County Major Thoroughfares Maps of Transportation 2025)		Site G	K-10	3		0.75
		Site H	K-10	3		0.75
		Site I	I-70	5		1.25
		Site J	K-10	3		0.75
		Site K	I-70	5		1.25
2. Total Potential Acreage					0.17	
	0- less than 99 acres	Site A	218 acres	3		0.51
	1- <i>no criteria identified</i>	Site B	402 acres	5		0.85
	2- 100 to 199 acres	Site C	337 acres	5		0.85
	3- 200 to 299 acres	Site D	607 acres	5		0.85
	4- <i>no criteria identified</i>	Site E	319 acres	5		0.85
	5- 300 or more acres	Site F	381 acres	5		0.85
(Project information is based on the Douglas County parcel ownership information)		Site G	280 acres	3		0.51
		Site H	187 acres	2		0.34
		Site I	218 acres	3		0.51
		Site J	75 acres	0		0.00
		Site K	320 acres	5		0.85
3. Average Slope of Site					0.17	
	0- less than .99%or more than 8%	Site A	5.50%	4		0.68
	1- <i>no criteria identified</i>	Site B	5%	4		0.68
	2- 7% to 7.99%	Site C	1.80%	3		0.51
	3- 1%to 1.99%or 6% to 6.99%	Site D	1.50%	3		0.51
	4- 2% to 2.99%or 5%to 5.99%	Site E	less than 1%	0		0.00
	5- 3% to 4.99%	Site F	less than 1%	0		0.00
( Project information is based on USGS topographical maps for Douglas County)		Site G	5.50%	4		0.68
		Site H	5%	4		0.68
		Site I	5%	4		0.68
		Site J	less than 1%	0		0.00
		Site K	4%	5		0.85

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4. Extraordinary Costs					0.17	
	0- \$15 million or more	Site A	\$1,404,506	5		0.85
	1- \$10 to \$14.9 million	Site B	\$5,400,696	3		0.51
	2- \$7 to \$9.9 million	Site C	\$3,585,850	4		0.68
	3- \$5 to \$6.9 million	Site D	\$3,967,704	4		0.68
	4- \$2 to \$4.9 million	Site E	\$3,588,752	4		0.68
	5- less than \$2 million	Site F	\$14,384,636	1		0.17
		Site G	\$13,500,000	1		0.17
(Project info is based on external site development costs--I.e., costs to extend infrastructure, etc.)		Site H	\$2,131,615	4		0.68
		Site I	\$2,533,404	4		0.68
		Site J	\$1,035,000	5		0.85
		Site K	\$4,318,272	4		0.68
5. Existing Local/Regional Plans					0.17	
	0- area not expected to be planned within 25 years	Site A	adjacent	4		0.68
	1- area to be planned within 11 to 25 years	Site B	11-25 years	1		0.17
	2- area to be planned within 6 to 10 years	Site C	adjacent	4		0.68
	3- area to be planned within 5 years	Site D	adjacent	4		0.68
	4- area located adjacent to existing plan+	Site E	existing	5		0.85
	5- area located in at least one existing plan+	Site F	25+ years	0		0.00
		Site G	existing	5		0.85
(Project info is based on planning efforts of Douglas County communities)		Site H	existing	5		0.85
		Site I	existing	5		0.85
		Site J	existing	5		0.85
		Site K	adjacent	4		0.68
6. Number of Owners					0.07	
	0- over 12 owners	Site A	2 owners	5		0.35
	1- 10-12 owners	Site B	2 owners	5		0.35
	2- 7-9 owners	Site C	2 owners	5		0.35
	3- 5-6 owners	Site D	1 owner	5		0.35
	4- 3-4 owners	Site E	8 owners	2		0.14
	5- fewer than 3 owners	Site F	12 owners	1		0.07
		Site G	4 owners	4		0.28
(Project info is based on Douglas County parcel ownership information)		Site H	10 owners	1		0.07
		Site I	5 owners	3		0.21
		Site J	2 owners	5		0.35
		Site K	5 owners	3		0.21

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Final Scoring and Ranking

Mock Project Areas	Trans.	Acreage	Slope	Costs	Plans	Owners	SCORE	RANK
Site A	0.25	0.51	0.68	0.85	0.68	0.35	3.32	7
Site B	0.50	0.85	0.68	0.51	0.17	0.35	3.06	9
Site C	0.75	0.85	0.51	0.68	0.68	0.35	3.82	3
Site D	0.75	0.85	0.51	0.68	0.68	0.35	3.82	3
Site E	1.25	0.85	0.00	0.68	0.85	0.14	3.77	5
Site F	1.00	0.85	0.00	0.17	0.00	0.07	2.09	11
Site G	0.75	0.51	0.68	0.17	0.85	0.28	3.24	8
Site H	0.75	0.34	0.68	0.68	0.85	0.07	3.37	6
Site I	1.25	0.51	0.68	0.68	0.85	0.21	4.18	2
Site J	0.75	0.00	0.00	0.85	0.85	0.35	2.80	10
Site K	1.25	0.85	0.85	0.68	0.68	0.21	4.52	1