

EVALUATIVE CONSIDERATIONS	Descriptive	Subjective	Technical	Notes
1. Property Ownership	x			
a. Cost to Purchase	Est		x	purchase price - \$0 = 100, costs to be weighed by % of project cost
b. Assessed Land Value				the higher the land value the lower the score (loss in tax income)
c. Current Zoning				evaluate current zoning for a jail
2. Property Size	Est		x	
a. Usable area and overall acreages	Est		x	weighed in excess of 40 acre minimum
b. Available for Future Growth - 3000 Beds				weighed to house a 2x expansion for future needs
c. Available for Future Growth - Justice Campus				weighed to house a justice campus, including courts
3. Site Readiness / Physical Characteristics				
a. Topography / Drainage	Est		x	comparative of sites
b. Wetlands	Est		x	comparative of sites
c. Soils Characteristics	Est		x	comparative of sites
d. Flood Plain	Est		x	comparative of sites
e. General Site Conditions	Est		x	comparative of sites
4. Prior Uses	x		x	review for any hazardous prior uses
5. Environmental Concerns	x			review and compare
6. Utilities				
a. Proximity to Site	x			graded based on accessibility of utilities
b. Size/Capacity	x			graded based on size/capacity
c. Development Difficulty			x	graded based on extent of improvements needed

7. Neighbors and Proximity	x	x		
a. Any natural buffering?	x			natural or man made
b. Any sources of Excessive Noise?	x	x		review for disturbances to area
i. Manufacturing/Industrial				comparative grading
ii. Airport Flight Path				comparative grading
iii. Other				comparative grading
c. Jail as a negative to future development				
d. Sources for foul odors or polluted air	x	x		comparative grading
8. Road Access	x	x		
a. Volume of Traffic		x	x	traffice as an impediment to emergency runs
b. Access to Major Thoroughfares				quick access to get to other areas of the county
c. Other Notes				general comparison
9. Proximity to	x	x		
a. Courthouse	x	x		miles and travel time comparison
b. Hospital	x	x		miles and travel time comparison
c. Fire Station	x	x		miles and travel time comparison
d. Public Transportation	x	x		distance to or access to public transporation
11. Natural Resources - any environmental concerns	x	x	x	comparative review
12. Green Building Considerations for the Site	x		x	x
13. Comments		x		