

Chapter 7

Site Evaluation

Introduction

The site evaluation builds upon the site selection phase of this study to evaluate sites and rank them in terms of how well they meet objective performance criteria. Potential heavy services sites that were identified during the site selection process will be evaluated in detail as to how well they meet stated community, regulatory, and operational criteria. The *site evaluation* is based on a qualitative view of various scoring criteria that address:

- Community character
- Land use
- Compatibility with established performance standards
- Site-specific characteristics, such as access, protection of environmental quality, location, and avoidance of environmental hazards
- Compliance with regulatory and policy criteria.

A weighted evaluation matrix includes relevant evaluation factors that measure the relative desirability of the potential heavy service sites. The goal of the *site evaluation* process is to develop a “short list” of at least a dozen potentially suitable properties. The identified sites are ranked and then presented to County decision makers for review.

Overview of Process

The following steps are included within the site evaluation phase:

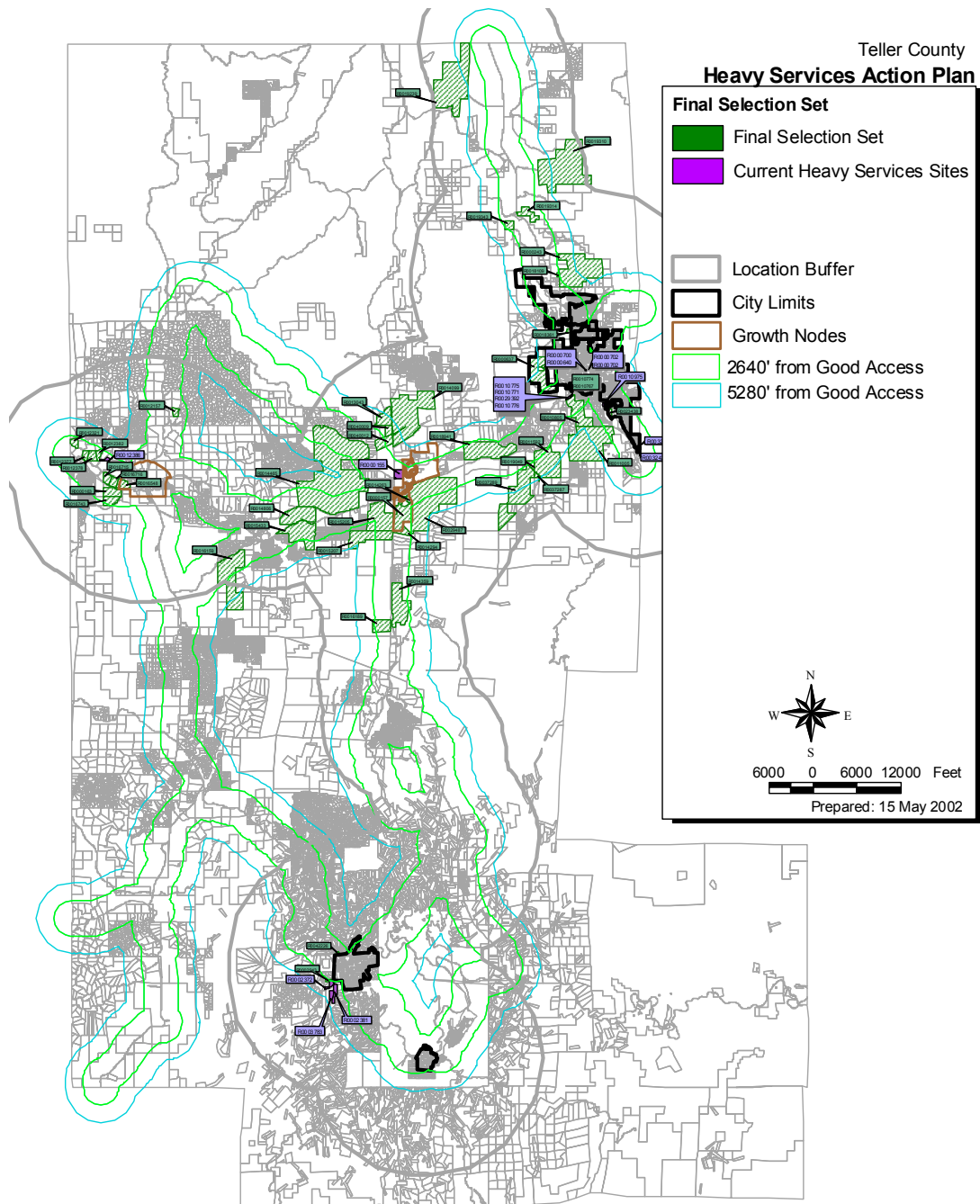
- Develop weighted criteria matrix for selected attributes and candidate sites
- Assess the attributes of the candidate sites and develop weighted score for each site
- Establish short list of sites suitable for further evaluation
- Apply more specific evaluation criteria to further assess remaining candidate sites
- Identify potential impacts and mitigation measures required for each of the potential heavy service uses at each selected site
- Rank sites
- Recommend optimal uses for each site
- Document and present findings to County for further implementation as desired.

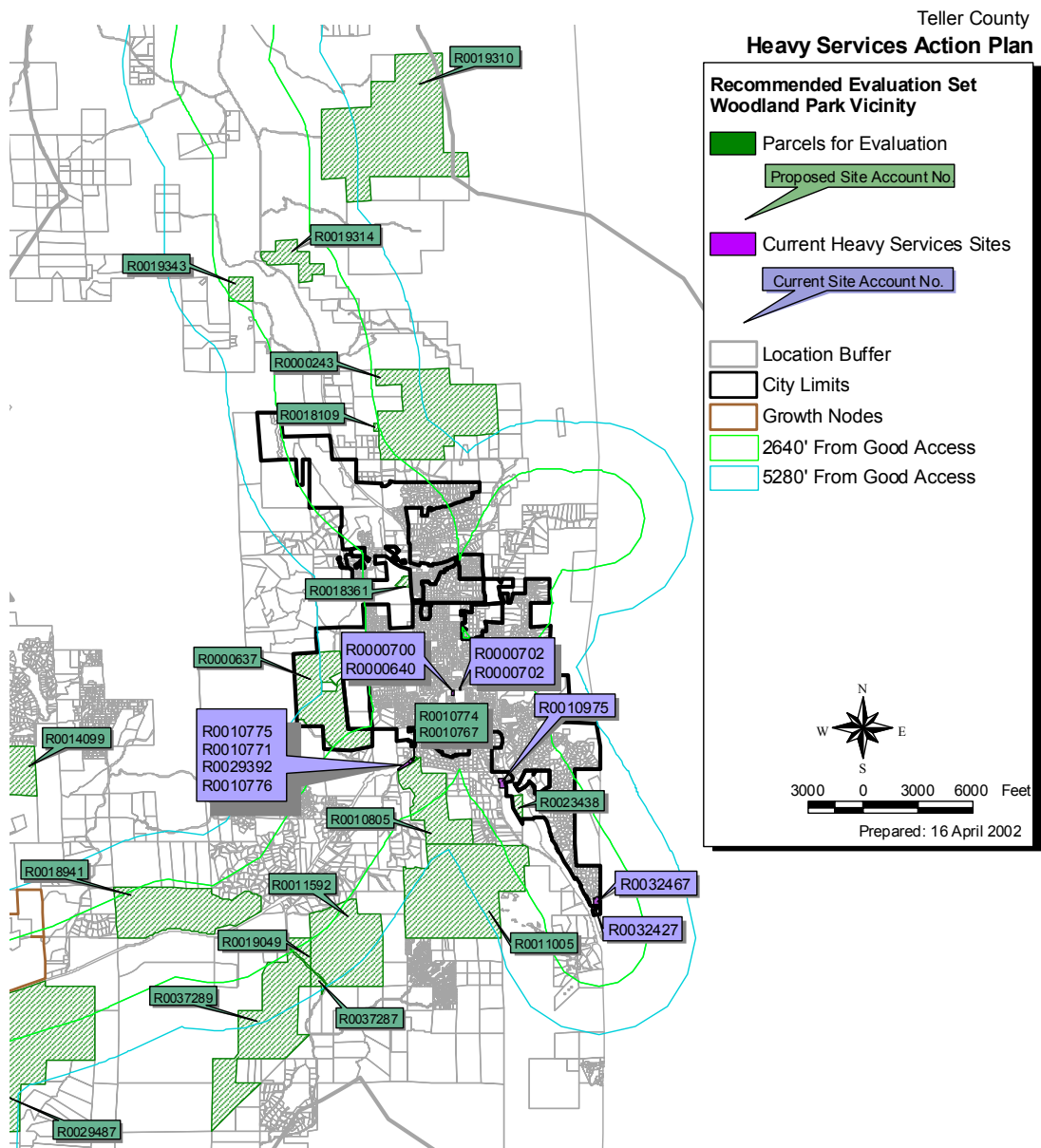
Assumptions and Parameters

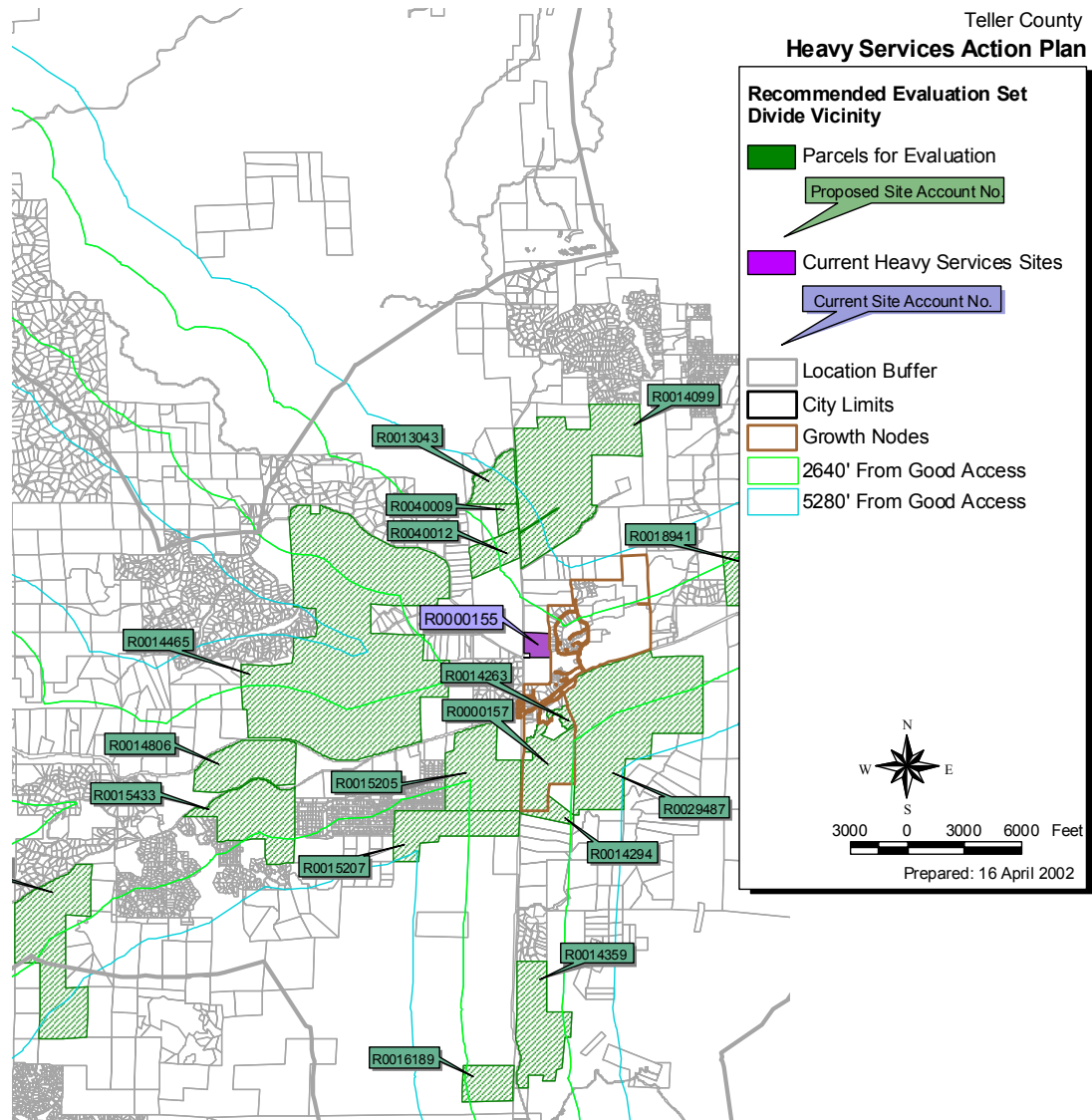
The following assumptions are made to simplify the site evaluation:

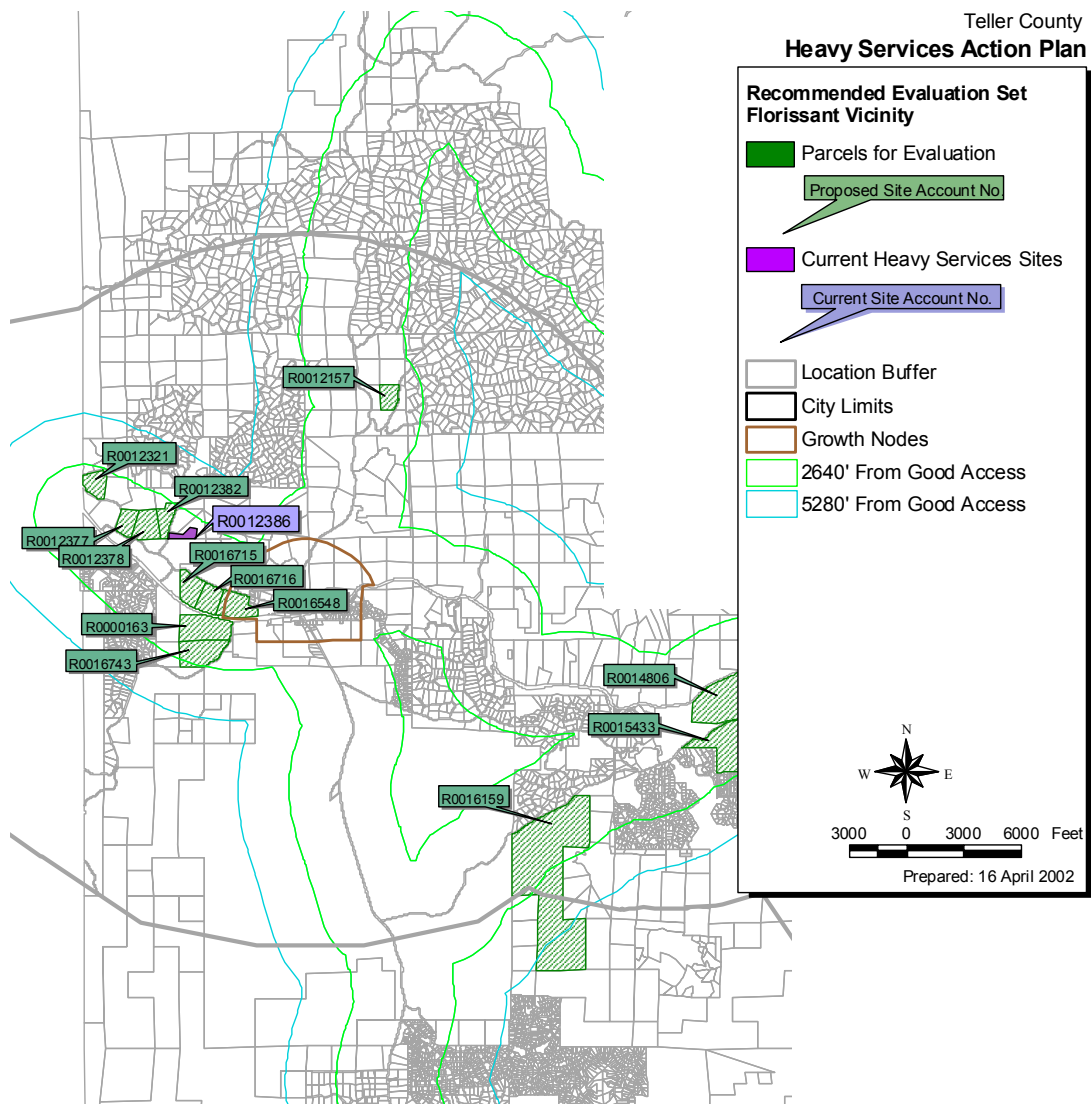
- Assume that mitigation will work
- Eliminate sites not satisfying criteria (rather than modifying the evaluation)
- Base ranking purely on results of scoring.

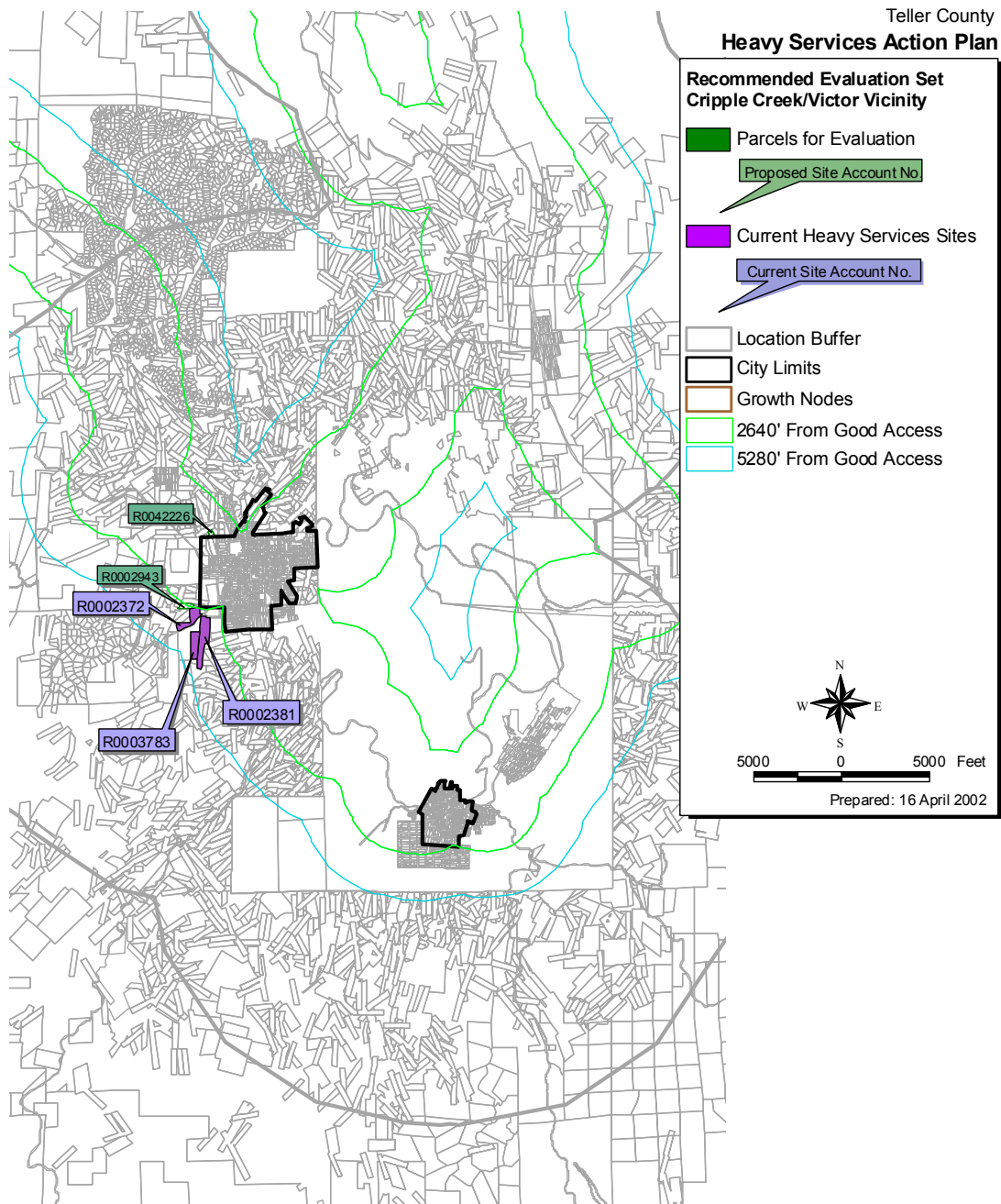
Based on the results of the site selection phase, 46 proposed sites are suitable for evaluation. These parcels total 11,412 acres (aggregate total). In addition, the study evaluates 15 separate parcels that support current heavy services uses. The current uses include three waste transfer facilities, two bulk fuel storage sites, one vacant parcel owned by a regional utility, one construction yard, and one batch plant. The selected parcels (current and proposed) are shown on the maps following—showing the overview of the County and detail maps for various sub-regional areas: Woodland Park, Divide, Florissant, and Cripple Creek/Victor.











Weighted Evaluation Matrix

A weighted evaluation matrix is used to assess each site. A weighted evaluation means that the factors are given varying levels of importance. The weight will give more important evaluation criteria a greater “voice” or importance within the site evaluation. In this way, critical community and regional concerns can be addressed appropriately, while factors of lesser importance are given a lower weight, or importance. Refer to Appendix E, *Heavy Services Action Plan Technical Supplement* for the detailed scoring system and site worksheets. The sample matrix below lists the factors and their relative weights:

EVALUATION FACTORS		
WEIGHTING SYSTEM:	RATING SYSTEM:	Weight
5: Absolutely important	5: Extremely acceptable	
4: Extremely important	4: Very acceptable	
3: Important	3: Acceptable	
2: Ordinary importance	2: Somewhat acceptable	
1: Relatively unimportant	1: Barely acceptable	
QUALITY OF LIFE/COMMUNITY CHARACTER		5
Compatibility with community development goals		4
Protection of rural landscapes and trail systems		4
Protection of scenic, recreational, viewshed resources		5
Aesthetic concerns—buffer adjacent uses, reduce visibility, provide screening, etc.		5
LAND USE BALANCE/PATTERNS		5
Proximity to defined growth areas		4
Collocation with other industrial uses.		2
Regional population distribution—current and future		3
Land Use Compatibility—proximity to/compatibility with sensitive land uses		5
PERFORMANCE CRITERIA		5
Traffic impacts—Level of Service and traffic conflicts		3
Visual Impacts—screen with natural features and/or project design		4
Air Quality Impacts—including dust and odors		4
Noise		4
Blowing Materials		4
<i>Introduction of Pests</i>		3
<i>Light Pollution</i>		2
Impact Management/Mitigation		3
Transportation		4
Access—safe ingress and egress.		5
Adequacy of access roads for heavy truck traffic.		5
Cost of providing adequate transportation		4
Infrastructure		2
Adequate Infrastructure (all utilities - availability or ability to provide new)		2
<i>Relative costs of providing adequate infrastructure</i>		2 (N/A*)
Public Safety		2 (N/A*)
Environmental Protection		4
Impacts to sensitive natural resources—(slopes, habitats, wildlife migration corridors, etc.)		3

Surface and Subsurface Hydrology	1
Storm water - is drainage properly managed/mitigated?	5
Water quality protection - groundwater resources.	3
Surface water - impacts on floodplains and watersheds	3
Soils/Geology	5 (N/A*)
Location	3 (N/A*)
Development Potential	3
Development Potential (size and average slope)	5
Site Configuration – ease and flexibility of development	4
REGULATORY AND POLICY CONSIDERATIONS	4
Compatibility with existing land use plans/regulations	4
Consistency with existing capital investment strategies	2
*N/A not applicable. Factor not utilized to evaluate sites at this particular time due to lack of specific information. Category included to outline the eventual content of the evaluation matrix.	

Assess the Attributes of the Candidate Sites and Rank Sites

Appendix F of the Heavy Services Technical Supplement contains the populated weighted matrices for each of the sites selected for evaluation. Based on the assessment of each site, the following composite scores and ranking was developed.

The assessment of each site is based on observation and an anecdotal approach to each criterion within the weighted matrix. The attributes for each site are *not* based on an exhaustive scientific methodology. Rather, the sites are assessed based on their *probable* performance and compliance with the factors laid out in the matrix. In addition, many of the factors contained within the matrix are quite subjective, so different evaluators may score the sites differently. However, when the scores are taken as a whole, the individual differences between each factor are reduced. Therefore, a site that scores well in the weighted matrix is assumed to score relatively well regardless of the bias any individual evaluator may give to any single factor.

The table below summarizes the composite scores and ranking for all of the evaluated sites:

SITE RANKING		
Site Identification (Rw_acctno)	Composite Score	Overall Rank
R0000637	1649	1
R0000157	1434	2
R0010805	1383	3
R0000243	1368	4
R0011005	1352	5
R0016548	1344	6
R0029487	1336	7
R0016743	1316	8
R0015205	1313	9
R0000163	1299	10
R0014806	1297	11
R0014263	1284	12
R0040009	1282	13
R0015207	1281	14
R0016715	1278	15
R0015433	1274	16
R0016716	1273	17
R0018109	1272	18
R0012377	1269	19
R0014465	1266	20
R0019239	1255	21
R0016189	1233	22
R0014294	1232	23
R0014099	1228	24
R0018941	1222	25

SITE RANKING		
Site Identification (Rw_acctno)	Composite Score	Overall Rank
R0019049	1215	26
R0012378	1215	27
R0018361	1213	28
R0012382	1202	29
R0014359	1199	30
R0012386	1182	31
R0019314	1176	32
R0002943	1170	33
R0019310	1169	34
R0013043	1168	35
R0011592	1167	36
R0019343	1161	37
R0032467	1160	38
R0012321	1151	39
R0000640	1140	40
R0000700	1140	41
R0000702	1140	42
R0016159	1122	43
R0037289	1119	44
R0032427	1110	45
R0002381	1105	46
R0003783	1105	47
R0000155	1071	48
R0037287	1067	49
R0040012	1052	50
R0010767	1051	51
R0010774	1051	52
R0012157	1028	53
R0010771	1006	54
R0010776	1006	55
R0029392	1006	56
R0002372	974	57
R0010775	959	58
R0023438	939	59
R0042226	937	60
R0010975	755	61
The existing heavy service sites are shown in bold. Note: a composite score of 1865 is the maximum and a composite score of 373 is the minimum possible under the current weighted evaluation matrix.		

Recommend Optimal Uses for Each Site

The table below details the recommended types of heavy services uses for each potential site. The recommended uses are theoretical only and should not be construed as a specific designation. The actual use of each site is dependent on owners and applicants who may come forward with a specific application in the future.

RECOMMENDED HEAVY SERVICES USES BY SITE										
Site identification		Optimum heavy services uses								
Account Number	Acres	WTF	RC	BFS	USC	CY	TY	BS/VR	JY	BP
R0000637	303.65	√			√	√				
R0000157	?		√		√					
R0010805	225.9	√	√							
R0000243	550.24		√		√	√	√	√	√	
R0011005	685.78	√	√	√	√	√	√	√	√	√
R0016548	56		√					√		
R0029487	884.88			√	√	√	√		√	√
R0016743	69	√	√					√		
R0015205	350		√	√	√			√		
R0000163	74		√		√			√		
R0014806	237.4			√	√			√		
R0014263	17.7									
R0040009	35		√	√	√			√		
R0015207	256		√		√			√		
R0016715	35.23		√		√			√		
R0015433	285.06	√	√		√	√	√		√	
R0016716	35.72		√		√			√		
R0018109	2.29							√		
R0012377	35.58	√	√	√	√					
R0014465	2,028.5	√	√	√	√	√	√	√	√	√
R0019239	793.25									
R0016189	120	√	√							
R0014294	35.01		√							
R0014099	903.61			√	√	√	√		√	
R0018941	376.35	√	√	√	√	√	√	√	√	√
R0019049	?		√							
R0012378	35.14	√	√	√	√					
R0018361	7.57		√							
R0012382	35.26	√	√	√	√					
R0014359	307.97	√?	√?							√
R0019314	90.8									
R0002943	5.94		√		√					
R0019310	720					√	√		√	√

RECOMMENDED HEAVY SERVICES USES BY SITE										
Site identification		Optimum heavy services uses								
Account Number	Acres	WTF	RC	BFS	USC	CY	TY	BS/VR	JY	BP
R0013043	111.45			√	√			√		
R0011592	375.45	√		√			√		√	
R0019343	40.87		√		√					
R0012321	32.88		√	√	√			√		
R0016159	528.95	√	√		√					
R0037289	467.92					√	√		√	
R0037287	89.24			√	√	√				
R0040012	105		√		√			√		
R0010767	0.93	√	√		√			√		
R0010774	0.16	√	√		√			√		
R0012157	40.32		√							
R0023438	14.76		√							
R0042226	4.83		√							
WTF waste transfer facility										
RC recycling center										
BFS bulk fuel sales										
USC utility service center										
CY construction yard										
TY towing yard										
BS/VR body shop/vehicle repair										
JY junkyard										
BP batch plant										

Mitigation Measures by Site

Each proposed heavy service site has unique characteristics that determine the type of potential heavy services uses, the project design, as well as the mitigation measures required to reduce negative impacts. The table below summarizes a broad examination of the potential mitigation measures at each potential site. It should be noted that specific mitigation measures and their detailed design are dependent on project design and engineering. The discussion below is intended to outline in very general terms the types of impacts and probable solutions needed to mitigate possible heavy services impacts.

RECOMMENDED MITIGATION MEASURES BY SITE															
Site Identification		Probable Mitigation Measures													
		■ Mandatory to Manage Impacts													
		▣ Important													
		□ Not Critical to Successful Project													
		? Unknown Impacts/Mitigation Measures													
Account Number	Acres	Traffic	Infrastructure	Screening	Site Design	Air Quality	Water Quality	Drainage	Floodplain/Watershed	Noise	Blowing Materials	Soils/Geology	Natural Resources	Pests	Light Pollution
R0000637	303.65	■	■	□	▣	?	■	▣	□	▣	▣	?	□	?	?
R0000157	?	□	□	■	▣	?	?	▣	□	▣	▣	?	□	?	?
R0010805	225.9	■	■	■	□	?	▣	▣	?	■	▣	?	?	?	?
R0000243	550.24	■	■	□	▣	?	▣	■	□	■	▣	?	▣	?	?
R0011005	685.78	▣	■	□	▣	?	□	▣	▣	□	▣	?	▣	?	?
R0016548	56	□	□	■	■	?	▣	■	■	▣	▣	?	□	?	?
R0029487	884.88	▣	▣	■	■	?	□	■	▣	▣	▣	?	▣	?	?
R0016743	69	■	■	▣	■	?	□	□	□	▣	▣	?	□	?	?
R0015205	350	■	▣	■	■	?	□	■	■	▣	▣	?	▣	?	?
R0000163	74	▣	▣	▣	■	?	□	□	?	▣	▣	?	▣	?	?
R0014806	237.4	■	▣	▣	▣	?	□	▣	□	▣	▣	?	▣	?	?
R0014263	17.7	■	□	■	■	?	□	■	□	■	▣	?	□	?	?
R0040009	35	▣	▣	■	■	?	□	■	■	▣	▣	?	□	?	?
R0015207	256	▣	□	■	■	?	□	■	□	□	▣	?	■	?	?

RECOMMENDED MITIGATION MEASURES BY SITE															
Site Identification		Probable Mitigation Measures													
		■ Mandatory to Manage Impacts													
		▣ Important													
		□ Not Critical to Successful Project													
		? Unknown Impacts/Mitigation Measures													
Account Number	Acres	Traffic	Infrastructure	Screening	Site Design	Air Quality	Water Quality	Drainage	Floodplain/Watershed	Noise	Blowing Materials	Soils/Geology	Natural Resources	Pests	Light Pollution
R0016715	35.23	▣	▣	■	■	?	□	■	■	▣	▣	?	□	?	?
R0015433	285.06	■	■	■	■	?	□	■	■	▣	▣	?	▣	?	?
R0016716	35.72	▣	▣	■	■	?	□	■	■	▣	▣	?	□	?	?
R0018109	2.29	■	▣	▣	■	?	□	□	□	■	▣	?	□	?	?
R0012377	35.58	▣	▣	■	■	?	□	▣	□	▣	▣	?	■	?	?
R0014465	2,028.5	▣	▣	■	■	?	▣	■	▣	?	▣	?	■	?	?
R0019239	793.25	■	■	■	■	?	□	■	□	▣	▣	?	■	?	?
R0016189	120	■	▣	□	■	?	□	■	□	▣	▣	?	□	?	?
R0014294	35.01	■	▣	■	■	?	▣	■	▣	□	▣	?	□	?	?
R0014099	903.61	▣	▣	■	■	?	□	■	■	□	▣	?	□	?	?
R0018941	376.35	■	□	■	■	?	▣	▣	□	■	▣	?	■	?	?
R0019049	?	■	■	■	■	?	▣	■	▣	▣	▣	?	□	?	?
R0012378	35.14	▣	▣	■	■	?	□	▣	□	▣	▣	?	■	?	?
R0018361	7.57	▣	□	■	■	?	▣	■	■	□	▣	?	▣	?	?
R0012382	35.26	▣	▣	■	■	?	□	▣	□	▣	▣	?	■	?	?
R0014359	307.97	■	▣	▣	■	?	▣	■	□	▣	▣	?	□	?	?
R0019314	90.8	□	□	■	■	?	▣	■	■	▣	▣	?	□	?	?
R0002943	5.94	■	▣	■	■	?	□	▣	□	▣	▣	?	□	?	?
R0019310	720	■	■	□	▣	?	□	■	▣	□	▣	?	■	?	?
R0013043	111.45	■	▣	■	■	?	□	▣	■	▣	▣	?	□	?	?
R0011592	375.45	■	▣	■	■	?	□	■	▣	▣	▣	?	□	?	?
R0019343	40.87	■	■	□	▣	?	▣	■	▣	□	▣	?	▣	?	?

RECOMMENDED MITIGATION MEASURES BY SITE															
Site Identification		Probable Mitigation Measures													
		■ Mandatory to Manage Impacts ▣ Important □ Not Critical to Successful Project ? Unknown Impacts/Mitigation Measures													
Account Number	Acres	Traffic	Infrastructure	Screening	Site Design	Air Quality	Water Quality	Drainage	Floodplain/Watershed	Noise	Blowing Materials	Soils/Geology	Natural Resources	Pests	Light Pollution
R0012321	32.88	■	■	▣	■	?	□	■	▣	□	▣	?	▣	?	?
R0016159	528.95	■	■	▣	▣	?	□	□	□	▣	▣	?	□	?	?
R0037289	467.92	■	▣	■	■	?	□	■	▣	▣	▣	?	□	?	?
R0037287	89.24	■	▣	■	■	?	□	■	▣	▣	▣	?	□	?	?
R0040012	105	▣	□	■	■	?	□	■	□	■	▣	?	□	?	?
R0010767	0.93	■	▣	■	■	?	▣	■	□	■	▣	?	□	?	?
R0010774	0.16	■	▣	■	■	?	▣	■	□	■	▣	?	□	?	?
R0012157	40.32	■	■	□	▣	?	□	■	□	■	▣	?	▣	?	?
R0023438	14.76	□	□	■	■	?	■	■	■	■	▣	?	■	?	?
R0042226	4.83	■	□	■	■	?	□	▣	□	■	▣	?	□	?	?

The next step in the process is to formulate recommendations for the County to consider of it wishes to secure a stable base of industrial land for the future. The implementation and policy options outlined in the next chapter form the Heavy Services Action Plan proper.