

# PHASE 1: TIERING CRITERIA

Score	System Mobility Scoring Criteria
A	Local Access and Transportation System Mobility are Good
B	Local Access is Good and Transportation System Mobility is Poor
<b>-OR-</b>	
C	Local Access is Poor and Transportation System Mobility is Good
C	Local Access and Transportation System Mobility are Poor

### Local Access

**Good:** Property has direct connection and no off-site improvements are necessary.

**Poor:** Property does not have a direct connection and/or significant improvements are necessary to gain local access.

### Transportation System Mobility

**Good:** Mobility of adjacent system has a PM peak hour volume-to-capacity ratio (v/c) < 0.99 (an approximate Level of Service (LOS) F or better).

**Poor:** Mobility of adjacent system has a PM peak hour v/c ratio > 0.99 (an approximate LOS F or worse).

Utility System	Score	Utility Evaluation Scoring Criteria
Sewer	A	≥ 8" main located adjacent to or stubbed to site or within ~200 ft of site. No downstream pipe/treatment capacity issues.
	B	≥ 6-8" main located within ~ 1000 ft, with no downstream deficiencies. Possible pump station needed.
	C	No nearby pipe and/or significant lift station and force main needed. Downstream deficiencies may be present.
Water	A	≥ 12" main adjacent or within ~200 ft, preferred loop system existing. No low-pressure issues.
	B	≥ 8" adjacent, or ≥ 12" main within ~ 1000 ft. No pump station or pressure/treatment deficiencies.
	C	No nearby pipe and/or system deficiencies present.
Storm	A	≥ 12" public main adjacent or within ~200 ft, or ability to discharge to managed surface waters. No capacity issues.
	B	≥ 12" main within ~ 500 ft; possible outfall to nearby regulated surface channel or wetland.
	C	No adjacent public storm or no available discharge point to surface water.

	25 net developable acres	Use Restriction	Brownfield Remediation	Annexation Required	Sewer, Water, & Storm	System Mobility	Currently for Sale or Lease		Willingness to Transact
Tier 1	Within 6 months	No	No or Within 6 months (Score of A)	No	A or B	A or B	Yes	<b>O</b> <b>R</b>	Yes
Tier 2	Within 7-30 months	Yes or No	Within 7-30 Months (Score of B)	Yes	A, B, or C	A, B, or C	Yes	<b>O</b> <b>R</b>	Yes or Unknown
Tier 3	>30 months	Yes or No	>30 months (Score of C)	Yes	A, B, or C	A, B, or C	Yes or No	<b>O</b> <b>R</b>	Yes or No or Unknown