

Appendix A: Residential Land Suitability Scoring System

Miami Valley Land Suitability Assessment - Built Environment Factors

Built Environment Factors	Residential Considerations				
	Data Attributes	Suitability Measures	Attribute Score	Weight Factor	Suitability Score
Airport Noise	Below 65 Decibels	Suitable	5	2	10
	65 - 70 Decibels	Somewhat Suitable	3		6
	70 - 75 Decibels	Not Suitable	1		2
	75+ Decibels	Not Suitable	1		2
Educational Amenities	Good Accessibility	Suitable	5	3	15
	Medium Accessibility	Somewhat Suitable	3		9
	Poor Accessibility	Not Suitable	1		3
Fire Protection Services	Inside Service Area	Suitable	5	3	15
	Outside Service Area	Not Suitable	1		3
Industrial Clusters	Outside Industrial Cluster	Suitable	5	4	20
	Adjacent to Industrial Cluster	Somewhat Suitable	3		12
	Inside Industrial Cluster	Not Suitable	1		4
Job Clusters	Inside Job Cluster	Suitable	5	2	10
	Outside Job Cluster	Not Suitable	1		2
Major Thoroughfare Access	Good Accessibility	Suitable	5	2	10
	Poor Accessibility	Not Suitable	1		5
Other Amenities	Good Accessibility	Suitable	5	2	10
	Medium Accessibility	Somewhat Suitable	3		6
	Poor Accessibility	Not Suitable	1		2
Potential Environmental Hazards	Not a Potential Hazard Site	Suitable	5	4	20
	Adjacent to Potential Hazard Site	Somewhat Suitable	3		12
	Potential Hazard Site	Not Suitable	0		0
Public Transportation Services	Good Accessibility	Suitable	5	2	10
	Medium Accessibility	Somewhat Suitable	3		6
	Poor Accessibility	Not Suitable	1		2
Public Wastewater Services	Currently Serviced	Suitable	5	3	15
	Potential Future Service	Somewhat Suitable	3		9
	Not Serviced	Not Suitable	1		3
Public Water Services	Currently Serviced	Suitable	5	3	15
	Potential Future Service	Somewhat Suitable	3		9
	Not Serviced	Not Suitable	1		3
Recreational Amenities	Good Accessibility	Suitable	5	3	15
	Medium Accessibility	Somewhat Suitable	3		9
	Poor Accessibility	Not Suitable	1		3
Restricted Development Lands	Non-Restricted Site	Suitable	5	4	20
	Restricted Site	Not Suitable	0		0
Retail Clusters	Good Accessibility	Suitable	5	2	10
	Medium Accessibility	Somewhat Suitable	3		6
	Poor Accessibility	Not Suitable	1		2
Transportation Network Connectivity	Good Connectivity	Suitable	5	2	10
	Poor Connectivity	Not Suitable	1		2

Appendix B: Non-Residential Land Suitability Scoring System

Miami Valley Land Suitability Assessment - Built Environment Factors

Built Environment Factors	Non-Residential Considerations				
	Data Attributes	Suitability Measures	Attribute Score	Weight Factor	Suitability Score
Airport Noise	Below 65 Decibels	Suitable	5	1	5
	65 - 70 Decibels	Somewhat Suitable	3		3
	70 - 75 Decibels	Somewhat Suitable	3		3
	75+ Decibels	Not Suitable	1		1
Educational Amenities	Good Accessibility	Suitable	5	2	10
	Medium Accessibility	Somewhat Suitable	3		6
	Poor Accessibility	Not Suitable	1		2
Fire Protection Services	Inside Service Area	Suitable	5	2	10
	Outside Service Area	Not Suitable	1		2
Industrial Clusters	Inside Industrial Cluster	Suitable	5	3	15
	Adjacent to Industrial Cluster	Somewhat Suitable	3		9
	Outside Industrial Cluster	Not Suitable	1		3
Job Clusters	Inside Job Cluster	Suitable	5	3	15
	Outside Job Cluster	Not Suitable	1		3
Major Thoroughfare Access	Good Accessibility	Suitable	5	4	20
	Poor Accessibility	Not Suitable	1		4
Other Amenities	Good Accessibility	Suitable	5	1	5
	Medium Accessibility	Somewhat Suitable	3		3
	Poor Accessibility	Not Suitable	1		1
Potential Environmental Hazards	Not a Potential Hazard Site	Suitable	5	3	15
	Adjacent to Potential Hazard Site	Somewhat Suitable	3		9
	Potential Hazard Site	Not Suitable	0		0
Public Transportation Services	Good Accessibility	Suitable	5	2	10
	Medium Accessibility	Somewhat Suitable	3		6
	Poor Accessibility	Not Suitable	1		2
Public Wastewater Services	Currently Serviced	Suitable	5	4	20
	Potential Future Service	Somewhat Suitable	3		12
	Not Serviced	Not Suitable	1		4
Public Water Services	Currently Serviced	Suitable	5	4	20
	Potential Future Service	Somewhat Suitable	3		12
	Not Serviced	Not Suitable	1		4
Recreational Amenities	Good Accessibility	Suitable	5	2	10
	Medium Accessibility	Somewhat Suitable	3		6
	Poor Accessibility	Not Suitable	1		2
Restricted Development Lands	Non-Restricted Site	Suitable	5	4	20
	Restricted Site	Not Suitable	0		0
Retail Clusters	Good Accessibility	Suitable	5	3	15
	Medium Accessibility	Somewhat Suitable	3		9
	Poor Accessibility	Not Suitable	1		3
Transportation Network Connectivity	Good Connectivity	Suitable	5	3	15
	Poor Connectivity	Not Suitable	1		3