## **Adams County Animal Shelter & Adoption Center Site Selection Criteria**

	/	On the tree the tree the or it			Service De	the state of the s	and People Profit	stand Antic	per spet	E A GOVERN	reent Adei	ies Dra	restraint in the second of the	Topogra	and supplied the supplied to t	ance from	Infrastructure Cost is investing in the County							
	1	Regional Park	Υ		Υ	Υ		Υ						Υ	Υ	P	Infrastructure Cost is investing in the County							
Site Visit Conducted	2	120th & Holly (5820 E 120th Ave)	Р	Υ	N	Υ	P	N	Υ	Υ	Υ	Υ	Р	N	N	Р	Very Small Parcel, Demolitionm Required							
	3	120th & Quebec (12070 Quebec)	Υ	Υ	Υ	Υ	Υ	P	Υ	Υ	Υ	Р	Υ	N	Υ	N	Very Expensive (\$4.4M), Required 3 Parcels, Close to Homes							
	4	104th & Brighton (SWC)	Υ	Υ	N	Р	Υ	Υ	N	Υ	Υ	N	N	N	Υ	Υ	Property Placed Under Contract after Review							
	5	Government Center (4430 S. Adams Cty Pkwy)	Р	Р	Υ	Υ	Р	N	Υ	Υ	Υ	N	Υ	Υ	Υ	Υ	Not Central to Municipal Partners							
	6	104th & Potomac	Р	Υ	Р	Υ	Υ	N	Υ	Υ	Υ	Р	Υ	Υ	Υ	P	Within Breed Ban area, Not Central to Municipal Partners							
	7	4992 E. 100th Court, Thornton, CO	Р	N	N	Р	Υ	Y	N	Р	Υ	N	N	N	Υ	Υ	Water and Ditch a concern, Not on a main Thoroughfare							
	8	4901 East 100th Avenue	P	N	N	Р	Υ	Υ	N	Р	Υ	N	N	N	Υ	Υ	Water and Ditch a concern, Not on a main Thoroughfare							
	9	Washigton Center Parkway	Р	Р	Р	Υ	P	N	Υ	Υ	Υ	Υ	Υ	Υ	Υ	N	Very Expensive Parcel (\$6.9M), Not Central to Municipal Partners							
	10	12480 East 124th	Р	Р	Υ	Р	Υ	Υ	Υ	Р	Υ	N	Р	N	Υ	Υ	US85 Intersection Difficult, Not Central to Municipal Partners							
Existing	11	Existing Animal Shelter	Р	N	N	N	Υ	N	N	Υ	Υ	N	N	Υ	Р	Р	Location Discussed in Study Session, September 22, 2015							
of Criteria	12	2751 Washington Street N. Thornton, CO		Not Recommended because: Not Availabe (no longer listed)																				
	13	12121 Washington Street, Thornton, CO						use: Vei																
	14	128th Avenue & E. Quebec Avenue		Not Recommended because: Site Size too Large, Not Central to Municiapl Partners																				
	15	E. 86th Street & Grant Avenue	N <sub>1</sub>	Not Recommended because: Primarily Commercial Area, Not Central to Municipal Partners																				
	16			Not Recommended because: Site Size too Large, Not Central to Municiapl Partners																				
7	10	Colordo Blvd & Thornton Parkway (NEC)								ny Evno	nsive N													
ity of	17	128th Avenue & I-25	Not	t Recom	mende	d becau		e too La					Not Recommended because: Not Visible, Not Central to Municipal Partners											
ajority of	17 18	128th Avenue & I-25 126th Avenue (SEC)	Not	t Recom	mende	d becau ommen	ded bed	ause: N	Not Visi	ible, No	t Centra	al to M	_	Partne	rs									
Majority of	17 18 19	128th Avenue & I-25 126th Avenue (SEC) W. 88th Avenue & Pecos Street	Not	t Recom N	mendeo lot Reco	d becau ommen Not	ded bed Recom	ause: N	Not Visi I becau	ble, No ise: Ou	t Centra t of Bou	al to M indary	Area											
eet Majority of 1)	17 18 19 20	128th Avenue & I-25 126th Avenue (SEC) W. 88th Avenue & Pecos Street 128th Avenue & Quebec Riverdale		t Recom N Not	mende lot Reco t Recom	d becau ommen Not omende	ded bed Recomi d becau	ause: N mended use: Vei	Not Visi I becau ry Smal	ible, No ise: Ou Il Site, N	t Centra t of Bou Not Cen	al to M Indary tral to I	Area Municip	al Partı	ners									
t Meet Majority of ided)	17 18 19 20 21	128th Avenue & I-25 126th Avenue (SEC) W. 88th Avenue & Pecos Street 128th Avenue & Quebec Riverdale E. 128th Avenue	N	Recom N Not Not Reco	mended lot Recont Recom	d becau ommende Not omende ded bec	ded bed Recomi d becau ause: S	ause: N mended use: Vei Small Sit	Not Visi I becau ry Smal te, Indu	ible, No ise: Ou Il Site, N istrial A	t Centra t of Bou Not Cen rea, No	al to M indary tral to I t Centr	Area Municip al to Mu	al Parti unicipal	ners Partne	ers								
Not Meet Majority of nended)	17 18 19 20 21 22	128th Avenue & I-25 126th Avenue (SEC) W. 88th Avenue & Pecos Street 128th Avenue & Quebec Riverdale E. 128th Avenue 136th Avenue & Quebec Street	N	Not Not Reco	mended lot Recom t Recom ommended imended	d becau ommende Not omende ded becau d becau	Recomi d becau ause: S ise: Site	mended use: Ver Small Sit e too La	Not Visi I becau ry Smal te, Indu rge, Ve	ible, No ise: Ou Il Site, N istrial A ery Expe	t Centra t of Bou Not Cen rea, No ensive, N	al to M indary tral to I t Centr Not Cer	Area Municip al to Mu itral to I	al Parti unicipal Municip	ners   Partne	ers								
Did Not Meet Majority of ommended)	17 18 19 20 21 22 23	128th Avenue & I-25 126th Avenue (SEC) W. 88th Avenue & Pecos Street 128th Avenue & Quebec Riverdale E. 128th Avenue 136th Avenue 136th Avenue 136th Avenue & Quebec Street	N	Not Not Reco	mended lot Recom t Recom ommended imended	Moterate Not a mende ded becau ommen de do becau ommen de dommen d	Recomi d becau ause: S ise: Site	mended use: Ver Small Sit e too La cause: S	Not Visi I becau ry Smal te, Indu rge, Ve Small S	ible, No ise: Ou Il Site, N istrial A ery Expe ite, Not	t Centra t of Bou Not Cen rea, No ensive, N	al to Mo indary tral to I t Centr Not Cer I to Mu	Area Municip al to Mu itral to I	al Parti unicipal Municip	ners   Partne	ers								
<ul><li>Jid Not Meet Majority of Criteria ecommended)</li></ul>	17 18 19 20 21 22 23 24	128th Avenue & I-25 126th Avenue (SEC) W. 88th Avenue & Pecos Street 128th Avenue & Quebec Riverdale E. 128th Avenue 136th Avenue & Quebec Street 136th Avenue & I-25 E. 144th Avenue & York Street	N	Not Not Reco	mended lot Recom t Recom ommended imended	d becau ommende nmende ded becau d becau ommen	ded bed Recoming d because: Site ded bed Recoming	mended use: Ver Small Sit e too La cause: S mended	Not Visi d becau ry Smal te, Indu rge, Ve Small S d becau	ible, No ise: Ou Il Site, N istrial A ery Expe ite, Not ise: Ou	t Centra t of Bou Not Cen rea, No ensive, No Centra t of Bou	al to Mi indary tral to I t Centr Not Cer I to Mu indary	Area Municip al to Mu stral to I iniciapl Area	al Parti unicipal Municip	ners   Partne	ers								
cted - Did Not Meet Majority of st Recommended)	17 18 19 20 21 22 23 24 25	128th Avenue & I-25 126th Avenue (SEC) W. 88th Avenue & Pecos Street 128th Avenue & Quebec Riverdale E. 128th Avenue 136th Avenue & Quebec Street 136th Avenue & L-25 E. 144th Avenue & York Street 160th Avenue & Washington Street	N	Not Not Reco	imender lot Recom t Recom ommend imender Not Reco	d becau ommende Not ommende ded becau ommen Not	Recoming the second declaration of the secon	mended use: Ver Small Sit e too La cause: S mended mended	Not Visi I becau ry Smal te, Indu rge, Ve Small S I becau I becau	ible, No ise: Ou Il Site, N istrial A ery Expe ite, Not ise: Ou ise: Ou	t Centra t of Bou Not Cen rea, No ensive, No Centra t of Bou t of Bou	al to Mindary tral to I t Centr Not Cer I to Mu indary indary	Area Municip al to Mu itral to I iniciapl Area Area	al Partı unicipal Municip Partner	ners   Partne	ers								
iducted - Did Not Meet Majority of (Not Recommended)	17 18 19 20 21 22 23 24 25 26	128th Avenue & I-25 126th Avenue (SEC) W. 88th Avenue & Pecos Street 128th Avenue & Quebec Riverdale E. 128th Avenue 136th Avenue 136th Avenue & Quebec Street 136th Avenue & I-25 E. 144th Avenue & York Street 160th Avenue & Washington Street Washington Street	N	Not Not Reco	t Recom ommende imende Not Reco	ommende ommende ded becau ommen Not Not t Recor	ded because: Site ded because: Site ded because: Recommended	mended use: Ver Small Sit e too La cause: S mended mended ed becar	Not Visid because y Small se, Industree, Versiand Small Second decauses: N	ible, No ise: Ou Il Site, N istrial A ery Expe ite, Not ise: Ou ise: Ou ot Cent	t Centra t of Bou Not Cenn rea, No ensive, No Centra t of Bou t of Bou real to M	al to Mindary tral to I t Centr Not Cer I to Mu Indary Indary Iunicia	Area Municip al to Mu itral to I iniciapl Area Area ol Partn	al Parti unicipal Municip Partner	ners   Partne   Part   Part	ers								
Conducted - Did Not Meet Majority of (Not Recommended)	17 18 19 20 21 22 23 24 25 26 27	128th Avenue & I-25 126th Avenue (SEC) W. 88th Avenue & Pecos Street 128th Avenue & Quebec Riverdale E. 128th Avenue 136th Avenue 136th Avenue & L-25 E. 144th Avenue & I-25 E. 144th Avenue & Washington Street 136th Avenue & Washington Street Saso E. 112th Avenue. Thornton, CO	N	Not Not Recom t Recom	t Recom ommender work Reco Mot Reco	ommende ded becau ommende ded becau ommen Not Not t Recon	Recommended because: Site ded because: Site ded because: Recommended because deduction and deduction deduc	mended use: Ver small Site e too La cause: S mended mended ed beca Site Size	Not Visid becausery Small ste, Industre, Industre, Versian Small Sd because: New York Not American Small steel with the steel of the steel	ible, No ise: Ou Il Site, N istrial A ery Expe ite, Not ise: Ou ise: Ou ot Cent arge, Ar	t Centra t of Bou Not Cen rea, No ensive, N Centra t of Bou t of Bou rral to M my Cor	al to Mondary tral to let Centre Not Cere I to Mu Indary Indary Iunicia ps of Er	Area Municip al to Mu itral to I iniciapl Area Area bl Partn ngineers	al Parti unicipal Municip Partner ers s issues	ners   Partne   Part   Part	ers								
ew Conducted - Did Not Meet Majority of (Not Recommended)	17 18 19 20 21 22 23 24 25 26 27	128th Avenue & I-25 126th Avenue (SEC) W. 88th Avenue & Pecos Street 128th Avenue & Quebec Riverdale E. 128th Avenue & Quebec Street 136th Avenue & Quebec Street 136th Avenue & I-25 E. 144th Avenue & York Street 160th Avenue & Washington Street Washington Street Washington Street Washington Street Jake Tube Avenue & Washington CO 13847 Washington Street, Thornton, CO	N	Not F	t Recommended Not Recommended	Not on the Not of Not on Not on Not of Not o	Recommended because: Site ded because: Site ded because: Recommended: because because ded	mended use: Ver Small Site too La cause: S mended mended ed becar Site Size e: Site S	Not Visit because y Small Small Small S because he because New York La Size too La Size too	ible, No ise: Ou Il Site, N istrial A ery Expe ite, Not ise: Ou ise: Ou ot Cent or Cent or Large,	t Centra t of Bou Not Cen- rea, No ensive, N Centra t of Bou t of Bou ral to M my Cor Not Ce	al to Mindary tral to lit Centr Not Cer I to Mu Indary Indary Indary os of Er Intral to	Area Municip al to Mu itral to I iniciapl Area Area ol Partn ngineers	al Parti unicipal Municip Partner ers sissues iapl Par	ners Partne pal Part 's	ers								
eview Conducted - Did Not Meet Majority of (Not Recommended)	17 18 19 20 21 22 23 24 25 26 27 28	128th Avenue & I-25 126th Avenue (SEC) W. 88th Avenue & Pecos Street 128th Avenue & Quebec Riverdale E. 128th Avenue 136th Avenue 136th Avenue 136th Avenue & Quebec Street 136th Avenue & I-25 E. 144th Avenue & York Street 160th Avenue & Washington Street Washington Street Washington Street 13847 Washington Street, Thornton, CO 1 Hunter Douglas Circle, Thornton, CO	N	Not F	t Recommended Not Recommended	Not here were a commended because of the commended because of the commended because of the commended because of the commended	Recomi d because: Site ded because: Site ded because: Recomi Recominended: because because because	mended use: Ver Small Site too La cause: S mended mended ed becar Site Size e: Site S	Not Visit because y Small Smal	ible, No isse: Ou Il Site, N istrial A ery Expe ite, Not isse: Ou isse: Ou ot Cent or Cent or Large, o Large,	t Centra t of Bou Not Cen- irea, No ensive, N Centra t of Bou t of Bou rral to M my Corj , Not Ce	al to Mindary tral to lit Central to Cert lito Mu indary indary funicia ps of Er intral to	Area Municip al to Mu stral to I uniciapl Area Area ol Partn ngineers o Munic o Munic	al Parti unicipal Municip Partner ers sissues iapl Par	ners Partne pal Part 's	ers								
is Review Conducted - Did Not Meet Majority of (Not Recommended)	17 18 19 20 21 22 23 24 25 26 27 28 29 30	128th Avenue & I-25 126th Avenue (SEC) W. 88th Avenue & Pecos Street 128th Avenue & Quebec Riverdale E. 128th Avenue 136th Avenue & Quebec Street 136th Avenue & I-25 E. 144th Avenue & I-25 E. 144th Avenue & York Street 160th Avenue & Washington Street Washington Street 5880 E. 112th Avenue. Thornton, CO 13847 Washington Street, Thornton, CO IHUNTEN Douglas Circle, Thornton, CO NEC I-25 & E-470	Not	Not F	t Recom ommence mender Not Recom Not Re Recomm	Not home needed because ommen Not Not Recommen Not Not needed hended Not	Recommended because: Site ded because Recommended: because because Recommended: Because Recom	mended use: Ver Small Site e too La cause: S mended mended ded beca Site Size e: Site S mended mended	Not Visit because y Small Ste, Industry Small Ste Small Ste because: New York Steel to Last Size too Size tood because y because y too Last Size tood y too Last Size tood y too Last Size Size Size Size Size Size Size Size	ible, No isse: Ou Il Site, N istrial A sery Expe ite, Not isse: Ou isse: Ou ot Cent inge, Ar o Large, o Large, sse: Ou	t Centra t of Bou Not Cen rea, No ensive, N Centra t of Bou t of Bou ral to M my Corp , Not Ce t of Bou t of Bou	al to Mindary tral to It Central Not Cer I to Mu Indary Indary Indiary Intral to Intral to Intral to Indary Indary	Area Municip al to Mu itral to I iniciapl Area Area ol Partn ngineers o Munic Munic Area	al Parti unicipal Municip Partner ers issues iapl Pai	ners Partners rtners rtners	ers ners								
Pass Review Conducted - Did Not Meet Majority of (Not Recommended)	17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	128th Avenue & I-25 126th Avenue (SEC) W. 88th Avenue & Pecos Street 128th Avenue & Quebec Riverdale E. 128th Avenue & Quebec Street 136th Avenue & Quebec Street 136th Avenue & I-25 E. 144th Avenue & I-25 E. 144th Avenue & York Street 160th Avenue & Washington Street Washington Street 5880 E. 112th Avenue. Thornton, CO 13847 Washington Street, Thornton, CO 1 Hunter Douglas Circle, Thornton, CO NEC I-25 & E-470 9151 - 9191 Pearl Street, Thornton, CO	Not	Not F	t Recom ommence mender Not Recom Not Re Recomm	Motor Not mended because Motor Not Recommended bended bended bended Motor Not Motor Not Recommended Motor Not Motor	Recommended because: Site ded because Recommended: because because Recommended: site ded because: Site ded because because: Site ded because: Site ded because because: Site ded because: Site ded because because because: Site ded because because because because site ded because because site ded because because site ded because	mended use: Ver Small Site to La cause: S mended mended ded becar Site Size e: Site S mended	Not Visit because y Small Ste, Industry Small Ste Small Ste because: Note too Lasting Size too Size too di because, Very	ible, No isse: Ou Il Site, N istrial A sery Expe ite, Not isse: Ou isse: Ou ot Cent inge, Ar o Large, o Large, se: Ou y Expensi	t Centra t of Bou Not Centrea, No ensive, No c Centra t of Bou t of Bou ral to M my Cor , Not Ce , Not Ce t of Bou sive, No	al to Mindary tral to I t Centr Not Cer I to Mu Indary Indary Iunicia ps of Er entral to Intral to Indary t Centr	Area Municip al to Mu itral to I iniciapl Area Area ol Partn ngineers o Munic O Munic Area al to Mu	al Parti unicipal Municip Partner ers issues iapl Pai	ners Partners rtners rtners	ers ners								
rst-Pass Review Conducted - Did Not Meet Majority of (Not Recommended)	17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	128th Avenue & I-25 126th Avenue (SEC) W. 88th Avenue & Pecos Street 128th Avenue & Quebec Riverdale E. 128th Avenue 136th Avenue 136th Avenue 136th Avenue & Quebec Street 136th Avenue & Usebec Street 136th Avenue & Vork Street 160th Avenue & Washington Street Washington Street Washington Street Washington Street, Thornton, CO 1Hunter Douglas Circle, Thornton, CO 1Hunter Douglas Circle, Thornton, CO NEC I-25 & E-470 15151 Washington Street, Thornton, CO	Not	Not F	t Recommender Not Recommender Recommender Recommender Recommender Recommender	Motor Not mended becaute ommen Not Not Recommen Not commen Not commen Not commen Not commen Not Not Recommen Not	Recoming the control of the control	mended use: Ver Small Site to La cause: S mended mended ed becar Site Size se: Site S mended mended	Not Visid because, Industry Small Sm	ible, No ise: Ou Il Site, No istrial A ery Expe ite, Not ise: Ou ot Cent or Cent or Large, or La	t Centra t of Bou Not Cen rea, No ensive, N c Centra t of Bou ral to M my Cor , Not Ce , Not Ce t of Bou d t of Bou Sive, No Bounda	al to Mindary tral to I t Centr Not Cer I to Mu Indary Indary Indary Intral to Intral to Indary t Centr	Area Municip al to Mu itral to I iniciapl Area Area ol Partn ngineers o Munic Munic Area al to Mu	al Parti unicipal Municip Partner ers issues iapl Par iapl Par	Partne pal Part s tners tners	ers ners								
First-Pass Review Conducted - Did Not Meet Majority of (Not Recommended)	17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33	128th Avenue & I-25 126th Avenue (SEC) W. 88th Avenue & Pecos Street 128th Avenue & Quebec Riverdale E. 128th Avenue B. 128th Avenue 136th Avenue & Quebec Street 136th Avenue & I-25 E. 144th Avenue & I-25 E. 144th Avenue & York Street 160th Avenue & Washington Street Washington Street Uashington Street S880 E. 112th Avenue. Thornton, CO 13847 Washington Street, Thornton, CO NEC I-25 & E-470 9151 - 9191 Pearl Street, Thornton, CO S15151 Washington Street, Thornton, CO 8331 Steele Street, Thornton, CO	Not	Not F Not Reco	Not Recommender	d becau ommende ded becau ommen Not Not t Recor comme enended nended Not ded bec	ded because: State of the commendation of the	cause: Nemended use: Versimall Site too La cause: Semended becares Site Site Site Site Site Site Site Site	Not Visid because, Industry Small Sm	ible, No ise: Ou Il Site, N istrial A sery Expe ite, Not ise: Ou ot Cent or Cent or Large, or La	t Centra t of Bou Not Cen- rea, No ensive, No Centra t of Bou t of Bou my Cor Not Ce Not Ce t of Bou Sive, No Bounda in, Not (6	al to Mundary tral to I t Central Not Cer I to Mu Indary Indary India ps of Er Intral to Intral to Indary t Central Central	Area Municip al to Mu itral to I iniciapl Area Area ol Partn ngineers o Munic Area al to Mu to Mun to Mun	al Parti unicipal Municip Partner ers i issues iapl Par iapl Par unicipal	Partners Ttners Partners Ttners	ers ners								
First-Pass Review Conducted - Did Not Meet Majority of (Not Recommended)	17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	128th Avenue & I-25 126th Avenue (SEC) W. 88th Avenue & Pecos Street 128th Avenue & Quebec Riverdale E. 128th Avenue 136th Avenue 136th Avenue 136th Avenue & Quebec Street 136th Avenue & Usebec Street 136th Avenue & Vork Street 160th Avenue & Washington Street Washington Street Washington Street Washington Street, Thornton, CO 1Hunter Douglas Circle, Thornton, CO 1Hunter Douglas Circle, Thornton, CO NEC I-25 & E-470 15151 Washington Street, Thornton, CO	Not	Not F Not Reco	t Recommended Not Recommended	mended because of the second o	ded because: Some second of the cause of the	mended use: Ver Small Site to La cause: S mended mended ed becar Site Size se: Site S mended mended	Not Visid becausery Small See, Industry Small See Small	ible, No ise: Ou ill Site, No istrial A ery Expe ite, Not ise: Ou ot Cent or Cent or Large, or Large, or Large, or Expension Out of I pood Plai industria	t Centra t of Bou Not Cen- rea, No ensive, No centra t of Bou t of Bou my Corp Not Ce Not Ce t of Bou sive, No Bounda in, Not (al Area,	al to Mundary tral to I t Central Not Cer I to Mu Indary Indary Municial ps of Er Intral to Indary t Central t Central Central One Pa	Area Municip al to Mu itral to I iniciapl Area Area ol Partn ngineers o Munic Area al to Mu to Mun arcel Un	al Parti unicipal Municip Partner ers issues iapl Par iapl Par unicipal icipal P	ners   Partne pal Part rs  rtners rtners   Partne artners	ers ners								

## Legend:

Yes. Met the Criteria Partial. Partially met the Criteria

No. Did not meet the minimum Criteria

## Criteria Descriptions:

Service Delivery: Visibility/Accessibility:

Access to Sidewalks, Trails, Parks, Open Space:

Safe for People and Animals:

Proper Zoning:

Supportive Local Government:

Community Friendly: Access to Utilities:

Adequate Drainage, Soils, Topography:

Contextual "Fit" with the Area:

Visually Attractive:

Adequate Distance from Homes:

Sufficient Size: Land and Infrastructure (Cost): Central to Municipalities (a balanced driving distance for Animal Control Partners) and Population Served. Ease in Access.

Easily Recognizable and Notable. Location along a well traveled / main Thoroughfare. Visible to passing traffic & pedestrians. Direct driving routes.

Conducive for increased animal care & health through exercise/outdoor activities. Minimal interaction with vehicles. Environmentally friendly to both people and animals with safe neighborhoods amd minimal interaction with hazards.

Permissible under current, or modified, land zoning restrictions.

Economically supported and socially promoted as positive asset in the community. Breed ban areas.

Convenient with positive image - located near similar institutions/community assets. Local neighborhood tolerance.

Availability or easy access to water, sewer, gas, electricity and telecommunications utilities. Proper storm water drainage, geotechnical conditions, and floodplain/floodway. Not to steep/hilly.

Functional compatibility within the local area. How well does it "fit" with neighboring uses. Aesthetic compatibility within the local area. Visually appealing and pleasing to visitors.

Close enough to be convenient, but not so close that local residents will be impacted by Shelter operations.

Preferably between 8 to 12 acres (4 to 8 minimum) with room for public Dog Park. Adequate to offer flexible ingress/egress. Relative cost of site development versus available utilities and property purchase costs. Ongoing utility rates to municipalities.