			OWPP		WCPP		BWPP		USPP		WhCPP			
Header	Criterion	Explanation	Weight	Rank	Weight	Rank	Weight	Rank	Weight	Rank	Weight	Rank	Data Source(s)	Rationale
PAA01	Prime Farmland	Major soil component farmland classification indicates all areas in soil map unit are prime farmland	High	3	High	8	High	9	None	0	High	9	USDA NRCS Soil DataMart	Productive farmland is important to the local and regional economy.
PAA02	Prime Farmland if well-drained and near surface drainage	Major soil component farmland classification indicates areas in soil map unit are prime farmland if they are well drained and within 50 ft. of stream or river	Medium	2	Medium	5	Medium	5	None	0	Medium	6	USDA NRCS Soil DataMart, USGS NHD streams and water	Productive farmland is important to the local and regional economy. When well drained, these areas are productive.
PAA03	Prime Farmland if well-drained	Major soil component farmland classification indicates areas in soil map unit are prime farmland if they are well drained	Low	1	Low	3	Low	3	None	0	Low	3	USDA NRCS Soil DataMart	Productive farmland is important to the local and regional economy. When well drained, these areas are productive.
PAA03.1	Prime Farmland	Major soil component farmland classification indicates all areas in soil map unit are prime farmland or prime farmland if well drained or farmland of local importance or farmland of unique importance	None	0	None	0	None	0	High	7	None	0	USDA NRCS Soil DataMart	Productive farmland is important to the local and regional economy.
PAA04	Agricultural Land Use	In area where local plans designate future or continued agricultural uses	Medium	2	High	7	High	8	High	8	High	8	MORPC Standardized Land Use Categorization of Local Plans and Zoning	Local plans and zoning reflect local deliberation, decisions, and farmland preservation.
PAA05	Agricultural District	Parcels are enrolled with county auditor by property owner as Agricultural District	High	3	None	0	None	0	High	8	None	0	County Auditors	Agricultural Districts represent individual farmers intention to continue farming into the near term and provide protections from some types of development-inducing actions.
PAA06	Adjacent to Agricultural District	Parcels are adjacent to parcels enrolled with county auditor as Agricultural District	Low	1	None	0	None	0	Low	3	None	0	County Auditors	Farmland around protected farmland should receive priority in future preservation decisions to ensure continued land use compatibility and preserve contiguous tracts of farmland.
PAA07	Large Parcels	Parcel size is greater than or equal to 50 acres	Low	1	Medium	6	High	7	Medium	5	None	0	County Auditors	Larger tracts of farmland are eligible for more farmland preservation programs. Land subdivisions off large parcels represent low density residential land use conversion and potential land use compatibility issues.
PAA08	Agricultural Easements	Areas under Clean Ohio Agricultural Easement Purchase Program (AEPP), Ohio Agricultral Easement Donation Program (AEDP), or other agricultural easement	None	0	High	9	Low	3	None	0	High	9	MORPC, adapted from ODA and various local sources	Agricultural easements exist where landowners have sold or donated the development rights to their farm.
PAA08.1	Agricultural Easements and Century Farms	Areas under Clean Ohio Agricultural Easement Purchase Program (AEPP), Ohio Agricultral Easement Donation Program (AEDP), or other agricultural easement; or farm registered with ODA as having been maintained by the same family for at least 100 continuous years	None	0	None	0	None	0	High	9	None	0	MORPC, adapted from ODA and various local sources	Agricultural easements exist where landowners have sold or donated the development rights to their farm.
PAA09	Agricultural District/Agricultural Security Areas	Parcels are enrolled with county auditor as Agricultural District and/or part of an Agricultural Security Area (ASA)	None	0	Medium	6	None	0	None	0	None	0	County Auditors	Agricultural Districts represent individual farmers intention to continue farming into the near term. ASAs represent community protection of farming practice in a district into the near term. Both provide protections from some types of development-inducing actions.
PAA10	Century Farms	Farm registered with Ohio Department of Agriculture as having been maintained by the same family for at least 100 continuous years	None	0	Medium	4	High	7	None	0	Medium	4	ODA	Farmland with such a long legacy under a single family may have local significance.
PAA11	Adjacent to Protected Farmland	Parcels are adjacent to parcels enrolled with county auditor as Agricultural District and/or part of an Agricultural Security Area (ASA) or adjacent to agricultural easements (AEPP/AEDP)	None	0	Low	3	None	0	None	0	None	0	County Auditors, MORPC	Farmland around protected farmland should receive priority in future preservation decisions to ensure continued land use compatibility and preserve contiguous tracts of farmland.

			OWPP		WCPP		BWPP		USPP		WhCPP			
Header	Criterion	Explanation	Weight	Rank	Weight	Rank	Weight	Rank	Weight	Rank	Weight	Rank	Data Source(s)	Rationale
PAA11.1	Parcels adjacent to Agricultural Easements and Century Farms	Parcels are adjacent to Agricultural Easements or Century Farms	None	0	None	0	None	0	Medium	6	None	0	MORPC, adapted from ODA and various local sources	Farmland around agricultural easements and century farms should receive priority in future preservation decisions to ensure continued land use compatibility and preserve contiguous tracts of farmland.
PAA12	Farmland of Local Importance	Major soil component farmland classification indicates areas in soil map unit are farmland of local importance	None	0	None	0	Low	2	None	0	Low	2	USDA NRCS Soil DataMart	Productive farmland is important to the local and regional economy.
PAA13	Adjacent to Agricultural Easements	Parcels are adjacent to areas under Clean Ohio Agricultural Easement Purchase Program (AEPP), Ohio Agricultral Easement Donation Program (AEDP), or other agricultural easement	None	0	None	0	Medium	6	None	0	Medium	6	MORPC, adapted from ODA and various local sources	Farmland around protected farmland should receive priority in future preservation decisions to ensure continued land use compatibility and preserve contiguous tracts of farmland.
PAA14	Certified Agricultural Use Value (CAUV)	Parcels being taxed only on the CAUV	None	0	None	0	None	0	Low	1	None	0	County Auditors	Use of CAUV may indicate that farmland is being employed for agricultural purposes now and into the near term.
PCA01	Wellhead Protection (1-year)	In modeled one year travel zone around public and municpal groundwater wells	High	3	High	9	High	9	High	9	High	9	OEPA SWAP Program	Land use changes on or near groundwater wells may adversely affect drinking water quality.
PCA02	100-Year Floodplain (1% chance of flooding/yr)	In flood zones A or AE on new format DFIRMs or flood zone A on old format digitized FIRMs.	High	3	Medium	6	High	9	High	9	High	9	FEMA DFIRM, OEPA digitized FIRM	The floodplain area has a direct hydrodynamic relationship with the receiving stream or river. Land use changes within the floodplain may adversely alter its extent.
PCA03	Parks	In area plans designate for future or continued use as parkland.	Medium	2	None	0	None	0	None	0	None	0	MORPC Standardized Land Use Categorization of Local Plans and Zoning	Parks and other open space reflect local priorities for conservation. Improved conservation measures may benefit water quality, stream/river hydrodynamics, and natural habitat protection.
PCA03.1	Parks & Open Space	In park, parkland reserve, or protected open space and/or future plans designate area for parkland.	None	0	Medium	6	Medium	6	High	7	High	9	MORPC Parks & Open Space; MORPC Standardized Land Use Categorization of Local Plans and Zoning	Parks and other open space reflect local priorities for conservation. Improved conservation measures may benefit water quality, stream/river hydrodynamics, and natural habitat protection.
PCA04	Wellhead Protection (5-year)	In modeled five year travel zone around public and municpal groundwater wells	Medium	2	Medium	6	High	7	Medium	6	High	7	OEPA SWAP Program	Land use changes on or near groundwater wells may adversely affect drinking water quality.
PCA05	Natural Land Cover	In land cover categories deciduous forest, grassland/herbaceous, evergreen forest, shrub/scrub, woody wetlands, or emergent herbaceous wetlands	Medium	2	Medium	5	Medium	5	Medium	5	High	7	USGS NLCD	Natural land cover is valuable for recreation and as natural habitat. Its presence is beneficial to the hydrodynamics of the receiving stream or river, and may improve water quality.
PCA06	Wetlands	Presence of wetlands indicated by data analysis and/or protection agency field surveys	Medium	2	Medium	5	Medium	4	High	8	Medium	5	USFWS NWI (managed by ODNR)	Wetlands help protect surface water quality and can be benefecial to stream/river hydrodynamics. They can serve as natural habitat.
PCA06.1	In or Near Wetlands	Within 150 feet of wetlands indicated by data analysis and/or protection agency field surveys	Medium	2	Medium	5	Medium	4	High	8	Medium	5	USFWS NWI (managed by ODNR)	Wetlands help protect surface water quality and can be benefecial to stream/river hydrodynamics. They can serve as natural habitat.
PCA07	Habitats	Areas where state and national threatened and endangered species may have habitat	Low	1	Medium	4	Low	3	Low	3	Low	3	ODNR Natural Heritage Database	Important habitats may be present where there are threatened or endangered species.
PCA08	Corridor Management Zone	In modeled zone upstream from surface water intakes for drinking water	High	3	None	0	High	9	High	9	High	9	OEPA SWAP Program	Land use changes near stream corridors feeding surface water intakes may adversely affect drinking water quality.
PCA09	Soil Permeability Score	Modified WMPI-CPI score of 10 or higher based on soil hydraulic conductivity, slope, depth to water table and distance to river, stream or pond.	Low	1	None	0	None	0	None	0	None	0	USDA NRCS Soil DataMart, USGS NHD streams and water	WMPI recognizes that runoff is a function of slope, the storage capacity of the soil (hydraulic conductivity and depth to water table), the distance to water, and natural land cover (considered independently). Areas scoring high are candidates for conservation to improve water quality and reduce runoff.

			OWPP		WCPP		BWPP		USPP		WhCPP			
Header	Criterion	Explanation	Weight	Rank	Weight	Rank	Weight	Rank	Weight	Rank	Weight	Rank	Data Source(s)	Rationale
PCA09.1	Soil Permeability Score	Modified WMPI-CPI score of 6 or higher based on soil hydraulic conductivity, slope, depth to water table and distance to river, stream or pond.	None	0	Low	3	None	0	Low	3	None	0	USDA NRCS Soil DataMart, USGS NHD streams and water	WMPI recognizes that runoff is a function of slope, the storage capacity of the soil (hydraulic conductivity and depth to water table), the distance to water, and natural land cover (considered independently). Areas scoring high are candidates for conservation to improve water quality and reduce runoff.
PCA09.2	Soil Permeability Score	Modified WMPI-CPI score of 7? or higher based on soil hydraulic conductivity, slope, depth to water table and distance to river, stream or pond.	None	0	None	0	Medium	4	None	0	Medium	5	USDA NRCS Soil DataMart, USGS NHD streams and water	WMPI recognizes that runoff is a function of slope, the storage capacity of the soil (hydraulic conductivity and depth to water table), the distance to water, and natural land cover (considered independently). Areas scoring high are candidates for conservation to improve water quality and reduce runoff.
PCA09.3	High Soil Permeability Score	Modified WMPI-CPI score of 7 or higher based on soil hydraulic conductivity, slope, depth to water table and distance to river, stream or pond.	None	0	None	0	None	0	None	0	Medium	5	USDA NRCS Soil DataMart, USGS NHD streams and water	WMPI recognizes that runoff is a function of slope, the storage capacity of the soil (hydraulic conductivity and depth to water table), the distance to water, and natural land cover (considered independently). Areas scoring high are candidates for conservation to improve water quality and reduce runoff.
PCA09.4	Moderate Soil Permeability Score	Modified WMPI-CPI score of 6 based on soil hydraulic conductivity, slope, depth to water table and distance to river, stream or pond.	None	0	None	0	None	0	None	0	Low	3	USDA NRCS Soil DataMart, USGS NHD streams and water	WMPI recognizes that runoff is a function of slope, the storage capacity of the soil (hydraulic conductivity and depth to water table), the distance to water, and natural land cover (considered independently). Areas scoring high are candidates for conservation to improve water quality and reduce runoff.
PCA10	Hydric Soils	Major soil component has hydric classification	Low	1	Low	1	Low	1	Low	1	None	0	USDA NRCS Soil DataMart	The presence of hydric soils indicates that wetland restoration would be possible.
PCA11	Stream Buffer	Within 100 ft. of stream centerline or edge of stream/river polygon	None	0	High	9	None	0	None	0	None	0	USGS NHD	Setbacks help protect surface water quality. When a natural riparian buffer is maintained, runoff can be intercepted, delayed, and/or filtered.
PCA11.1	Stream Buffer	Within 100 ft. of mainstem and perennial stream centerline or edge of stream/river polygon	None	0	None	0	High	9	None	0	High	8	USGS NHD	Setbacks help protect surface water quality. When a natural riparian buffer is maintained, runoff can be intercepted, delayed, and/or filtered.
PCA11.2	Intermittent Stream Buffer	Within 30 ft. of intermittent stream centerline	None	0	None	0	High	9	None	0	None	0	USGS NHD	Setbacks help protect surface water quality. When a natural riparian buffer is maintained, runoff can be intercepted, delayed, and/or filtered.
PCA11.3	Intermittent Stream Buffer	Within 100 ft. of intermittent stream centerline	None	0	None	0	None	0	None	0	Medium	6	USGS NHD	Setbacks help protect surface water quality. When a natural riparian buffer is maintained, runoff can be intercepted, delayed, and/or filtered.
PCA12	Near 100-Year Floodplain (1% chance of flooding/yr)	Within 75 ft. of flood zones A or AE on new format DFIRMs or flood zone A on old format digitized FIRMs.	None	0	None	0	Low	1	None	0	None	0	FEMA DFIRM, OEPA digitized FIRM	Land use changes on areas immediately adjacent to the floodplain may adversely alter its extent.
PCA13	Scenic Road	Within 100 ft. of the centerline of a road that is part of the Ohio Scenic Byway or America's Byways programs.	None	0	None	0	Low	2	None	0	None	0	ODOT	Byway designations recognize the historic, scenic, and unique quality of some roadway corridors. These corridors are beneficial to cultural heritage preservation and for local tourism.
PCA13.1	Scenic Road	Within 250 ft. of the centerline of a road that is part of the Ohio Scenic Byway or America's Byways programs.	None	0	None	0	None	0	Low	2	None	0	ODOT	Byway designations recognize the historic, scenic, and unique quality of some roadway corridors. These corridors are beneficial to cultural heritage preservation and for local tourism.

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Header	Criterion	Explanation	Weight	Rank	Weight	Rank	Weight	Rank	Weight	Rank	Weight	Rank	Data Source(s)	Rationale
PCA14	Historic Sites & Districts	In a district or within 50 ft. of a structure on the NHRP.	None	0	None	0	Low	2	Low	2	None	0	NRS NHRP (via OHPO)	The NHRP lists historic places worthy of ongoing preservation.
PCA15	Adjacent to Protected Open Space	Parcels within 50 ft. of state parks, regional parks and conservation easements	None	0	None	0	None	0	None	0	Medium	6	MORPC	Environmentally sensitive land around regionally significant protected open space should receive priority in future preservation decisions to maximize the value of existing open space.
PCA16	Covered Bridge	Within 100 ft. of a covered bridge	None	0	None	0	None	0	Low	2	None	0		Covered bridges are important local cultural, historic and aesthetic assets.
PDA01	Sewer Service Area (Current & Future)	In current or future sewer service areas or contract areas as identified in local 208 and 201 plans	Medium	2	None	0	None	0	High	9	None	0	OEPA Statewide 208 Plan, Columbus 201 Facility Plan, other local facility plans	Areas without sanitary sewer infrastructure are difficult to develop. They require additional upfront capital expenditures to provide independent service.
PDA01.1	Sewer Service Area (Current & Future)	In current or future sewer service areas or contract areas as identified in local 208 and 201 plans	None	0	None	0	None	0	None	0	High	9	MORPC	Areas without sanitary sewer infrastructure are difficult to develop. They require additional upfront capital expenditures to provide independent service.
PDA02	On Arterial Road	Within 0.25 mi of an road with ODOT functional classification of "Rural Other Principal Arterial, "Rural Minor Arterial," "Urban Principal Arterial," or "Urban Minor Arterial;" or within quarter mile of a road with future committed improvements to meet the same classifications; but not along state scenic byway	High	3	None	0	None	0	None	0	None	0	ODOT, MORPC, Marion County Engineer	Arterial roads can provide high capacity access to a development site. Close proximity to an arterial limits upfront costs necessary to connect the entire site to the transportation network. On commercial sites such proximity may bring a business enhanced visibility.
PDA02.1	On Arterial Road	Within 0.25 mi of an road with ODOT functional classification of "Rural Other Principal Arterial, "Rural Minor Arterial," "Urban Principal Arterial," or "Urban Minor Arterial;" or within quarter mile of a road with future committed improvements to meet the same classifications	None	0	None	0	None	0	Low	3	None	0	ODOT, MORPC, Union County Engineer	Arterial roads can provide high capacity access to a development site. Close proximity to an arterial limits upfront costs necessary to connect the entire site to the transportation network. On commercial sites such proximity may bring a business enhanced visibility.
PDA03	Near Arterial Road	Within 0.5 mi. of an road with ODOT functional classification of "Rural Other Principal Arterial, "Rural Minor Arterial," "Urban Principal Arterial," or "Urban Minor Arterial;" or within 0.25 mi. of a road with future committed improvements to meet the same classifications; but not along state scenic byway	Medium	2	None	0	None	0	None	0	None	0	ODOT, MORPC, Marion County Engineer	Arterial roads can provide high capacity access near a development site. Limited distance to an arterial reduces upfront costs necessary to connect the entire site to the transportation network.
PDA04	Freeway Interchange	Within 1 mi. of an interchange on a limited access roadway	Medium	2	None	0	High	7	Medium	6	None	0	ODOT, MORPC	Limited access freeways can provide high capacity access from development sites to the region. Development near an interchange has better access to this system.
PDA04.1	Freeway Interchange	Within 1 mi. of an interchange on a limited access roadway, current or planned	None	0	Medium	6	None	0	None	0	None	0	ODOT, MORPC	Limited access freeways can provide high capacity access from development sites to the region. Development near an interchange has better access to this system.
PDA05	Public Transit	Within 0.25 mi. of a fixed route public transit line	Medium	2	None	0	None	0	None	0	None	0	COTA, DATA	A walkable distance to public transit increases mobility options for workers and residents.
PDA05.1	Public Transit	Within 0.25 mi. of a fixed route public transit line	None	0	Medium	4	None	0	Medium	5	None	0	COTA	A walkable distance to public transit increases mobility options for workers and residents.
PDA05.2	Public Transit	Within 0.25 mi. of a fixed route public transit stop	None	0	None	0	Low	3	None	0	None	0	COTA	A walkable distance to public transit increases mobility options for workers and residents.
PDA06	Railroad	Within 0.25 mi. of an active rail line	Low	1	Low	1	None	0	Low	1	Low	1	MORPC, adapted from ORDC	Proximity to rail lines can provide an alternative for freight transportation to and from a development site.
PDA06.1	Railroad	Within 0.5 mi. of a rail spur or siding	None	0	None	0	Low	2	None	0	None	0	MORPC, adapted from ORDC	Proximity to rail spurs and sidings can provide an alternative for freight transportation to and from a development site.

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Header	Criterion	Explanation	Weight	Rank	Weight	Rank	Weight	Rank	Weight	Rank	Weight	Rank	Data Source(s)	Rationale
PDA07	Intermodal Freight Yard	Within 0.5 mi. of an intermodal freight facility	Medium	2	High	8	Medium	5	Medium	6	None	0	ODOT	Proximity to an intermodal freight yard can improve freight transportation access.
PDA08	Urbanized Area/Urbanized Cluster	In or within 0.25 mi. of an Urbanized Area or Urbanized Cluster	Medium	2	Low	2	Medium	4	None	0	None	0	US Census Bureau	Developing in and near the urbanized area limits the cost of future public infrastructure extensions and public service delivery.
PDA08.1	Urbanized Area/Urbanized Cluster	In an Urbanized Area or Urbanized Cluster	None	0	None	0	None	0	Medium	4	None	0	US Census Bureau	Developing in the urbanized area limits the cost of future public infrastructure extensions and public service delivery.
PDA08.2	Urbanized Cluster	In or within 0.25 mi. of an Urbanized Cluster	None	0	None	0	None	0	None	0	Medium	4	US Census Bureau	Developing in and near the urbanized cluster limits the cost of future public infrastructure extensions and public service delivery.
PDA09	Enterprise Zone	In an Enterprise Zone	Low	1	None	0	None	0	Low	2	None	0	ODOD	Development happening within an enterprise zone may have property tax benefits.
PDA10	Airport	Within 0.5 mi. of an airport	Medium	2	High	8	Medium	5	None	0	None	0	ODOT	Proximity to an airport can provide alternative options for freight and passenger transportation.
PDA10.1	Regional Airports	Within 0.5 mi. of an airport	None	0	None	0	None	0	Medium	4	None	0	ODOT	Proximity to an airport can provide alternative options for freight and passenger transportation.
PDA11	High Density Residential Land Use	In area where local plans designate residential uses of 8 or more dwelling units per acre	Medium	2	Medium	4	Low	1	High	7	None	0	MORPC Standardized Land Use Categorization of Local Plans and Zoning	Residential development of this density may have a beneficial impact on local tax base. Local plans and zoning reflect local deliberation and decisions and/or development entitlements in place.
PDA12	Commercial & Industrial Land Use	In area where local plans designate office, commercial, industrial, or warehouse uses	Medium	2	High	8	Low	3	High	8	High	9	MORPC Standardized Land Use Categorization of Local Plans and Zoning	Commercial and Industrial development have a beneficial impact on local tax base. Local plans and zoning reflect local deliberation and decisions and/or development entitlements in place.
PDA13	Major Roads (Arterial)	Within 0.5 mi of an existing road with ODOT functional classification of "Rural Other Principal Arterial," "Rural Minor Arterial," "Urban Principal Arterial," or "Urban Minor Arterial;" or within 0.5 mi. of a road with planned improvements to meet the same classifications	None	0	High	9	High	9	None	0	None	0	ODOT, MORPC	Arterial roads can provide high capacity access to a development site. Close proximity to an arterial limits upfront costs necessary to connect the entire site to the transportation network. On commercial sites such proximity may bring a business enhanced visibility.
PDA13.1	Major Roads (Arterial)	Within 0.5 mi of an existing road with ODOT functional classification of "Rural Minor Arterial"	None	0	None	0	None	0	None	0	High	9	ODOT	Arterial roads can provide high capacity access to a development site. Close proximity to an arterial limits upfront costs necessary to connect the entire site to the transportation network. On commercial sites such proximity may bring a business enhanced visibility.
PDA14	Sewer Service Area	In existing sewer service areas and contract areas	None	0	High	9	High	9	None	0	None	0	OEPA Statewide 208 Plan, Columbus 201 Facility Plan, other local facility plans	Areas without sanitary sewer infrastructure are difficult to develop. They require additional upfront capital expenditures to provide independent service.
PDA15	Joint Economic Development District/Zone (JEDD/JEDZ)	In a JEDD or JEDZ	None	0	High	7	None	0	None	0	None	0	MORPC	A joint economic development district/zone may indicate intergovernmental agreement on the development of that area.
PDA16	Future Sewer Service Areas	In future sewer service areas or contract areas as identified in local 208 and 201 plans	None	0	Medium	6	Medium	6	None	0	None	0	OEPA Statewide 208 Plan, Columbus 201 Facility Plan, other local facility plans	Areas without sanitary sewer infrastructure are difficult to develop. They require additional upfront capital expenditures to provide independent service.
PDA17	Major Roads (Collector)	Within 0.25 mi. of an existing road with ODOT functional classification of "Rural Major Collector," "Rural Minor Collector," or "Urban Collector;" or within 0.25 mi. of a road with planned improvements to meet the same classifications	None	0	Medium	5	Medium	5	None	0	None	0	ODOT, MORPC	Collector roads can provide access to a development site. Close proximity to a collector limits upfront costs necessary to connect the entire site to the transportation network.

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Header	Criterion	Explanation	Weight	Rank	Weight	Rank	Weight	Rank	Weight	Rank	Weight	Rank	Data Source(s)	Rationale
PDA17.1	Major Roads (Collector)	Within 0.25 mi. of an existing road with ODOT functional classification of "Rural Major Collector" or "Rural Minor Collector"	None	0	None	0	None	0	None	0	Medium	5	ODOT	Collector roads can provide access to a development site. Close proximity to a collector limits upfront costs necessary to connect the entire site to the transportation network.
PDA18	Community Reinvestment Area (CRA)	In a CRA	None	0	Medium	4	None	0	High	7	None	0	ODOD	Development happening within a community reinvestment area may have property tax benefits.
PDA19	Cooperative Economic Development Agreement (CEDA) Area	In a CEDA	None	0	Medium	4	None	0	None	0	None	0	MORPC	A cooperative economic development agreement area may indicate intergovernmental agreement on the development of that area.
PDA20	Low Improvement to Land Value Ratio in Urbanized Area or Urbanized Cluster	Parcels in an urbanized area where building improvements (I) are equal to or less than the value of the underlying land (L) such that I/L <=1	None	0	Low	3	None	0	Low	3	None	0	County Auditors; US Census Bureau	A low improvement to land value ratio may indicate that the parcel is vacant or underutilized. Development or redevelopment within the urbanized area or urbanized cluster can help take advantage of the underlying value of the property.
PDA21	Stream Buffer	Within 100 ft. of stream centerline or edge of stream/river polygon	None	0	High (Inverse)	-8	None	0	None	0	None	0	USGS NHD	Setbacks are frequently part of subdivision regulations or other stormwater permitting processes. Development in these locations may be difficult
PDA21.1	Stream Buffer	Within 100 ft. of perennial stream centerline or edge of stream/river polygon.	None	0	None	0	None	0	None	0	High (Inverse)	-8	USGS NHD	Setbacks are frequently part of subdivision regulations or other stormwater permitting processes. Development in these locations may be difficult
PDA22	100-Year Floodplain (1% chance of flooding/yr)	In flood zones A or AE on new format DFIRMs or flood zone A on old format digitized FIRMs.	None	0	High (Inverse)	-9	High (Inverse)	-9	None	0	High (Inverse)	-9	FEMA DFIRM, OEPA digitized FIRM	Buildings within the floodplain are at greater risk to damage from flooding. Additional insurance is often required for financing, making development more costly and thus difficult.
PDA23	Locally Designated Economic Development Areas	In a CEDA, CRA, EZ, JEDD and/or TIF	None	0	None	0	Low	3	None	0	None	0	MORPC, ODOD	Local economic development areas may reflect property tax benefits or the availablity of other development incentives.
PDA23.1	Locally Designated Economic Development Areas	In a CRA or EZ	None	0	None	0	None	0	None	0	Low	3	MORPC, ODOD	Local economic development areas may reflect property tax benefits or the availablity of other development incentives.
PDA24	Tax Increment Financing (TIF)	Districts and parcels covered by a Tax Increment Financing agreement	None	0	None	0	None	0	Low	2	None	0	County Auditors	Tax increment financing areas have property tax benefits as a development incentive.

Criterion	Explanation	Weight	Data Source(s)	Rationale
100-Year Floodplain (1% chance of flooding/yr)	In flood zones A or AE on new format DFIRMs or flood zone A on old format digitized FIRMs.	High	FEMA DFIRM, OEPA digitized FIRM	The floodplain area has a direct hydrodynamic relationship with the receiving stream or river. Land use changes within the floodplain may adversely alter its extent.
Corridor Management Zone	In modeled zone upstream from surface water intakes for drinking water	High	OEPA SWAP Program	Land use changes near stream corridors feeding surface water intakes may adversely affect drinking water quality.
Wellhead Protection (1-year)	In modeled one year travel zone around public and municpal groundwater wells	High	OEPA SWAP Program	Land use changes on or near groundwater wells may adversely affect drinking water quality.
Natural Land Cover	In land cover categories deciduous forest, grassland/herbaceous, evergreen forest, shrub/scrub, woody wetlands, or emergent herbaceous wetlands	Medium	USGS NLCD	Natural land cover is valuable for recreation and as natural habitat. Its presence is beneficial to the hydrodynamics of the receiving stream or river, and may improve water quality.
Parks	In area plans designate for future or continued use as parkland.	Medium	MORPC Standardized Land Use Categorization of Local Plans and Zoning	Parks and other open space reflect local priorities for conservation. Improved conservation measures may benefit water quality, stream/river hydrodynamics, and natural habitat protection.
Wellhead Protection (5-year)	In modeled five year travel zone around public and municpal groundwater wells	Medium	OEPA SWAP Program	Land use changes on or near groundwater wells may adversely affect drinking water quality.
Wetlands	Presence of wetlands indicated by data analysis and/or protection agency field surveys	Medium	USFWS NWI (managed by ODNR)	Wetlands help protect surface water quality and can be benefecial to stream/river hydrodynamics. They can serve as natural habitat.
Habitats	Areas where state and national threatened and endangered species may have habitat	Low	ODNR Natural Heritage Database	Important habitats may be present where there are threatened or endangered species.
Hydric Soils	Major soil component has hydric classification	Low	USDA NRCS Soil DataMart	The presence of hydric soils indicates that wetland restoration would be possible.
Soil Permeability Score	Modified WMPI-CPI score of 10 or higher based on soil hydraulic conductivity, slope, depth to water table and distance to river, stream or pond.	Low	USDA NRCS Soil DataMart, USGS NHD streams and water	WMPI recognizes that runoff is a function of slope, the storage capacity of the soil (hydraulic conductivity and depth to water table), the distance to water, and natural land cover (considered independently). Areas scoring high are candidates for conservation to improve water quality and reduce runoff.

Criterion	Explanation	Weight	Data Source(s)	Rationale
On Arterial Road	Within 0.25 mi of an road with ODOT functional classification of "Rural Other Principal Arterial, "Rural Minor Arterial," "Urban Principal Arterial," or "Urban Minor Arterial;" or within quarter mile of a road with future committed improvements to meet the same classifications; but not along state scenic byway	High	ODOT, MORPC, Marion County Engineer	Arterial roads can provide high capacity access to a development site. Close proximity to an arterial limits upfront costs necessary to connect the entire site to the transportation network. On commercial sites such proximity may bring a business enhanced visibility.
Airport	Within 0.5 mi. of an airport	Medium	ODOT	Proximity to an airport can provide alternative options for freight and passenger transportation.
Commercial & Industrial Land Use	In area where local plans designate office, commercial, industrial, or warehouse uses	Medium	MORPC Standardized Land Use Categorization of Local Plans and Zoning	Commercial and Industrial development have a beneficial impact on local tax base. Local plans and zoning reflect local deliberation and decisions and/or development entitlements in place.
Freeway Interchange	Within 1 mi. of an interchange on a limited access roadway	Medium	ODOT, MORPC	Limited access freeways can provide high capacity access from development sites to the region. Development near an interchange has better access to this system.
High Density Residential Land Use	In area where local plans designate residential uses of 8 or more dwelling units per acre	Medium	MORPC Standardized Land Use Categorization of Local Plans and Zoning	Residential development of this density may have a beneficial impact on local tax base. Local plans and zoning reflect local deliberation and decisions and/or development entitlements in place.
Intermodal Freight Yard	Within 0.5 mi. of an intermodal freight facility	Medium	ODOT	Proximity to an intermodal freight yard can improve freight transportation access.
Near Arterial Road	Within 0.5 mi. of an road with ODOT functional classification of "Rural Other Principal Arterial, "Rural Minor Arterial," "Urban Principal Arterial," or "Urban Minor Arterial;" or within 0.25 mi. of a road with future committed improvements to meet the same classifications; but not along state scenic byway	Medium	ODOT, MORPC, Marion County Engineer	Arterial roads can provide high capacity access near a development site. Limited distance to an arterial reduces upfront costs necessary to connect the entire site to the transportation network.
Public Transit	Within 0.25 mi. of a fixed route public transit line	Medium	COTA, DATA	A walkable distance to public transit increases mobility options for workers and residents.
Sewer Service Area (Current & Future)	In current or future sewer service areas or contract areas as identified in local 208 and 201 plans	Medium	OEPA Statewide 208 Plan, Columbus 201 Facility Plan, other local facility plans	Areas without sanitary sewer infrastructure are difficult to develop. They require additional upfront capital expenditures to provide independent service.
Urbanized Area/Urbanized Cluster	In or within 0.25 mi. of an Urbanized Area or Urbanized Cluster	Medium	US Census Bureau	Developing in and near the urbanized area limits the cost of future public infrastructure extensions and public service delivery.

Criterion	Explanation	Weight	Data Source(s)	Rationale
Enterprise Zone	In an Enterprise Zone	Low	ODOD	Development happening within an enterprise zone may have property tax benefits.
Railroad	Within 0.25 mi. of an active rail line	Low	MORPC, adapted from ORDC	Proximity to rail lines can provide an alternative for freight transportation to and from a development site.

Criterion	Explanation	Weight	Data Source(s)	Rationale
Agricultural District	Parcels are enrolled with county auditor by property owner as Agricultural District	High	County Auditors	Agricultural Districts represent individual farmers intention to continue farming into the near term and provide protections from some types of development-inducing actions.
Prime Farmland	Major soil component farmland classification indicates all areas in soil map unit are prime farmland	High	USDA NRCS Soil DataMart	Productive farmland is important to the local and regional economy.
Agricultural Land Use	In area where local plans designate future or continued agricultural uses	Medium	MORPC Standardized Land Use Categorization of Local Plans and Zoning	Local plans and zoning reflect local deliberation, decisions, and farmland preservation.
Prime Farmland if well-drained and near surface drainage	Major soil component farmland classification indicates areas in soil map unit are prime farmland if they are well drained and within 50 ft. of stream or river	Medium	USDA NRCS Soil DataMart, USGS NHD streams and water	Productive farmland is important to the local and regional economy. When well drained, these areas are productive.
Adjacent to Agricultural District	Parcels are adjacent to parcels enrolled with county auditor as Agricultural District	Low	County Auditors	Farmland around protected farmland should receive priority in future preservation decisions to ensure continued land use compatibility and preserve contiguous tracts of farmland.
Large Parcels	Parcel size is greater than or equal to 50 acres	Low	County Auditors	Larger tracts of farmland are eligible for more farmland preservation programs. Land subdivisions off large parcels represent low density residential land use conversion and potential land use compatibility issues.
Prime Farmland if well-drained	Major soil component farmland classification indicates areas in soil map unit are prime farmland if they are well drained	Low	USDA NRCS Soil DataMart	Productive farmland is important to the local and regional economy. When well drained, these areas are productive.

Criterion	Explanation	Weight	Rank	Data Source(s)	Rationale
Stream Buffer	Within 100 ft. of stream centerline or edge of stream/river polygon	High	9	USGS NHD	Setbacks help protect surface water quality. When a natural riparian buffer is maintained, runoff can be intercepted, delayed, and/or filtered.
Wellhead Protection (1-year)	In modeled one year travel zone around public and municpal groundwater wells	High	9	OEPA SWAP Program	Land use changes on or near groundwater wells may adversely affect drinking water quality.
100-Year Floodplain (1% chance of flooding/yr)	In flood zones A or AE on new format DFIRMs or flood zone A on old format digitized FIRMs.	Medium	6	FEMA DFIRM, OEPA digitized FIRM	The floodplain area has a direct hydrodynamic relationship with the receiving stream or river. Land use changes within the floodplain may adversely alter its extent.
Parks & Open Space	In park, parkland reserve, or protected open space and/or future plans designate area for parkland.	Medium	6	MORPC Parks & Open Space; MORPC Standardized Land Use Categorization of Local Plans and Zoning	Parks and other open space reflect local priorities for conservation. Improved conservation measures may benefit water quality, stream/river hydrodynamics, and natural habitat protection.
Wellhead Protection (5-year)	In modeled five year travel zone around public and municpal groundwater wells	Medium	6	OEPA SWAP Program	Land use changes on or near groundwater wells may adversely affect drinking water quality.
Natural Land Cover	In land cover categories deciduous forest, grassland/herbaceous, evergreen forest, shrub/scrub, woody wetlands, or emergent herbaceous wetlands	Medium	5	USGS NLCD	Natural land cover is valuable for recreation and as natural habitat. Its presence is beneficial to the hydrodynamics of the receiving stream or river, and may improve water quality.
Wetlands	Presence of wetlands indicated by data analysis and/or protection agency field surveys	Medium	5	USFWS NWI (managed by ODNR)	Wetlands help protect surface water quality and can be benefecial to stream/river hydrodynamics. They can serve as natural habitat.
Habitats	Areas where state and national threatened and endangered species may have habitat	Medium	4	ODNR Natural Heritage Database	Important habitats may be present where there are threatened or endangered species.
Soil Permeability Score	Modified WMPI-CPI score of 6 or higher based on soil hydraulic conductivity, slope, depth to water table and distance to river, stream or pond.	Low	3	USDA NRCS Soil DataMart, USGS NHD streams and water	WMPI recognizes that runoff is a function of slope, the storage capacity of the soil (hydraulic conductivity and depth to water table), the distance to water, and natural land cover (considered independently). Areas scoring high are candidates for conservation to improve water quality and reduce runoff.
Hydric Soils	Major soil component has hydric classification	Low	1	USDA NRCS Soil DataMart	The presence of hydric soils indicates that wetland restoration would be possible.

Criterion	Explanation	Weight	Rank	Data Source(s)	Rationale
Major Roads (Arterial)	Within 0.5 mi of an existing road with ODOT functional classification of "Rural Other Principal Arterial," "Rural Minor Arterial," "Urban Principal Arterial," or "Urban Minor Arterial;" or within 0.5 mi. of a road with planned improvements to meet the same classifications	High	9	ODOT, MORPC	Arterial roads can provide high capacity access to a development site. Close proximity to an arterial limits upfront costs necessary to connect the entire site to the transportation network. On commercial sites such proximity may bring a business enhanced visibility.
Sewer Service Area	In existing sewer service areas and contract areas	High	9	OEPA Statewide 208 Plan, Columbus 201 Facility Plan, other local facility plans	Areas without sanitary sewer infrastructure are difficult to develop. They require additional upfront capital expenditures to provide independent service.
Airport	Within 0.5 mi. of an airport	High	8	ODOT	Proximity to an airport can provide alternative options for freight and passenger transportation.
Commercial & Industrial Land Use	In area where local plans designate office, commercial, industrial, or warehouse uses	High	8	MORPC Standardized Land Use Categorization of Local Plans and Zoning	Commercial and Industrial development have a beneficial impact on local tax base. Local plans and zoning reflect local deliberation and decisions and/or development entitlements in place.
Intermodal Freight Yard	Within 0.5 mi. of an intermodal freight facility	High	8	ODOT	Proximity to an intermodal freight yard can improve freight transportation access.
Joint Economic Development District/Zone (JEDD/JEDZ)	In a JEDD or JEDZ	High	7	MORPC	A joint economic development district/zone may indicate intergovernmental agreement on the development of that area.
Freeway Interchange	Within 1 mi. of an interchange on a limited access roadway, current or planned	Medium	6	ODOT, MORPC	Limited access freeways can provide high capacity access from development sites to the region. Development near an interchange has better access to this system.
Future Sewer Service Areas	In future sewer service areas or contract areas as identified in local 208 and 201 plans	Medium	6	OEPA Statewide 208 Plan, Columbus 201 Facility Plan, other local facility plans	Areas without sanitary sewer infrastructure are difficult to develop. They require additional upfront capital expenditures to provide independent service.
Major Roads (Collector)	Within 0.25 mi. of an existing road with ODOT functional classification of "Rural Major Collector," "Rural Minor Collector," or "Urban Collector;" or within 0.25 mi. of a road with planned improvements to meet the same classifications	Medium	5	ODOT, MORPC	Collector roads can provide access to a development site. Close proximity to a collector limits upfront costs necessary to connect the entire site to the transportation network.
Community Reinvestment Area (CRA)	In a CRA	Medium	4	ODOD	Development happening within a community reinvestment area may have property tax benefits.

Criterion	Explanation	Weight	Rank	Data Source(s)	Rationale
Cooperative Economic Development Agreement (CEDA) Area	In a CEDA	Medium	4	MORPC	A cooperative economic development agreement area may indicate intergovernmental agreement on the development of that area.
High Density Residential Land Use	In area where local plans designate residential uses of 8 or more dwelling units per acre	Medium	4	MORPC Standardized Land Use Categorization of Local Plans and Zoning	Residential development of this density may have a beneficial impact on local tax base. Local plans and zoning reflect local deliberation and decisions and/or development entitlements in place.
Public Transit	Within 0.25 mi. of a fixed route public transit line	Medium	4	COTA	A walkable distance to public transit increases mobility options for workers and residents.
Low Improvement to Land Value Ratio in Urbanized Area or Urbanized Cluster	Parcels in an urbanized area where building improvements (I) are equal to or less than the value of the underlying land (L) such that I/L <=1	Low	3	County Auditors; US Census Bureau	A low improvement to land value ratio may indicate that the parcel is vacant or underutilized. Development or redevelopment within the urbanized area or urbanized cluster can help take advantage of the underlying value of the property.
Urbanized Area/Urbanized Cluster	In or within 0.25 mi. of an Urbanized Area or Urbanized Cluster	Low	2	US Census Bureau	Developing in and near the urbanized area limits the cost of future public infrastructure extensions and public service delivery.
Railroad	Within 0.25 mi. of an active rail line	Low	1	MORPC, adapted from ORDC	Proximity to rail lines can provide an alternative for freight transportation to and from a development site.
Stream Buffer	Within 100 ft. of stream centerline or edge of stream/river polygon	High (Inverse)	-8	USGS NHD	Setbacks are frequently part of subdivision regulations or other stormwater permitting processes. Development in these locations may be difficult
100-Year Floodplain (1% chance of flooding/yr)	In flood zones A or AE on new format DFIRMs or flood zone A on old format digitized FIRMs.	High (Inverse)	-9	FEMA DFIRM, OEPA digitized FIRM	Buildings within the floodplain are at greater risk to damage from flooding. Additional insurance is often required for financing, making development more costly and thus difficult.

Criterion	Explanation	Weight	Rank	Data Source(s)	Rationale
Agricultural Easements	Areas under Clean Ohio Agricultural Easement Purchase Program (AEPP), Ohio Agricultral Easement Donation Program (AEDP), or other agricultural easement	High	9	MORPC, adapted from ODA and various local sources	Agricultural easements exist where landowners have sold or donated the development rights to their farm.
Prime Farmland	Major soil component farmland classification indicates all areas in soil map unit are prime farmland	High	8	USDA NRCS Soil DataMart	Productive farmland is important to the local and regional economy.
Agricultural Land Use	In area where local plans designate future or continued agricultural uses	High	7	MORPC Standardized Land Use Categorization of Local Plans and Zoning	Local plans and zoning reflect local deliberation, decisions, and farmland preservation.
Agricultural District/Agricultural Security Areas	Parcels are enrolled with county auditor as Agricultural District and/or part of an Agricultural Security Area (ASA)	Medium	6	County Auditors	Agricultural Districts represent individual farmers intention to continue farming into the near term. ASAs represent community protection of farming practice in a district into the near term. Both provide protections from some types of development-inducing actions.
Large Parcels	Parcel size is greater than or equal to 50 acres	Medium	6	County Auditors	Larger tracts of farmland are eligible for more farmland preservation programs. Land subdivisions off large parcels represent low density residential land use conversion and potential land use compatibility issues.
Prime Farmland if well-drained and near surface drainage	Major soil component farmland classification indicates areas in soil map unit are prime farmland if they are well drained and within 50 ft. of stream or river	Medium	5	USDA NRCS Soil DataMart, USGS NHD streams and water	Productive farmland is important to the local and regional economy. When well drained, these areas are productive.
Century Farms	Farm registered with Ohio Department of Agriculture as having been maintained by the same family for at least 100 continuous years	Medium	4	ODA	Farmland with such a long legacy under a single family may have local significance.
Adjacent to Protected Farmland	Parcels are adjacent to parcels enrolled with county auditor as Agricultural District and/or part of an Agricultural Security Area (ASA) or adjacent to agricultural easements (AEPP/AEDP)	Low	3	County Auditors, MORPC	Farmland around protected farmland should receive priority in future preservation decisions to ensure continued land use compatibility and preserve contiguous tracts of farmland.
Prime Farmland if well-drained	Major soil component farmland classification indicates areas in soil map unit are prime farmland if they are well drained	Low	3	USDA NRCS Soil DataMart	Productive farmland is important to the local and regional economy. When well drained, these areas are productive.

Criterion	Explanation	Weight	Rank	Data Source(s)	Rationale
100-Year Floodplain (1% chance of flooding/yr)	In flood zones A or AE on new format DFIRMs or flood zone A on old format digitized FIRMs.	High	9	FEMA DFIRM, OEPA digitized FIRM	The floodplain area has a direct hydrodynamic relationship with the receiving stream or river. Land use changes within the floodplain may adversely alter its extent.
Intermittent Stream Buffer	Within 30 ft. of intermittent stream centerline	High	9	USGS NHD	Setbacks help protect surface water quality. When a natural riparian buffer is maintained, runoff can be intercepted, delayed, and/or filtered.
Stream Buffer	Within 100 ft. of mainstem and perennial stream centerline or edge of stream/river polygon	High	9	USGS NHD	Setbacks help protect surface water quality. When a natural riparian buffer is maintained, runoff can be intercepted, delayed, and/or filtered.
Corridor Management Zone	In modeled zone upstream from surface water intakes for drinking water	High	8	OEPA SWAP Program	Land use changes near stream corridors feeding surface water intakes may adversely affect drinking water quality.
Wellhead Protection (1-year)	In modeled one year travel zone around public and municpal groundwater wells	High	8	OEPA SWAP Program	Land use changes on or near groundwater wells may adversely affect drinking water quality.
Wellhead Protection (5-year)	In modeled five year travel zone around public and municpal groundwater wells	High	7	OEPA SWAP Program	Land use changes on or near groundwater wells may adversely affect drinking water quality.
Parks & Open Space	In park, parkland reserve, or protected open space and/or future plans designate area for parkland.	Medium	6	MORPC Parks & Open Space; MORPC Standardized Land Use Categorization of Local Plans and Zoning	Parks and other open space reflect local priorities for conservation. Improved conservation measures may benefit water quality, stream/river hydrodynamics, and natural habitat protection.
Natural Land Cover	In land cover categories deciduous forest, grassland/herbaceous, evergreen forest, shrub/scrub, woody wetlands, or emergent herbaceous wetlands	Medium	5	USGS NLCD	Natural land cover is valuable for recreation and as natural habitat. Its presence is beneficial to the hydrodynamics of the receiving stream or river, and may improve water quality.
Soil Permeability Score	Modified WMPI-CPI score of 7? or higher based on soil hydraulic conductivity, slope, depth to water table and distance to river, stream or pond.	Medium	4	USDA NRCS Soil DataMart, USGS NHD streams and water	WMPI recognizes that runoff is a function of slope, the storage capacity of the soil (hydraulic conductivity and depth to water table), the distance to water, and natural land cover (considered independently). Areas scoring high are candidates for conservation to improve water quality and reduce runoff.
Wetlands	Presence of wetlands indicated by data analysis and/or protection agency field surveys	Medium	4	USFWS NWI (managed by ODNR)	Wetlands help protect surface water quality and can be benefecial to stream/river hydrodynamics. They can serve as natural habitat.
Habitats	Areas where state and national threatened and endangered species may have habitat	Low	3	ODNR Natural Heritage Database	Important habitats may be present where there are threatened or endangered species.
Historic Sites & Districts	In a district or within 50 ft. of a structure on the NHRP.	Low	2	NRS NHRP (via OHPO)	The NHRP lists historic places worthy of ongoing preservation.

Criterion	Explanation	Weight	Rank	Data Source(s)	Rationale
Scenic Road	Within 100 ft. of the centerline of a road that is part of the Ohio Scenic Byway or America's Byways programs.	Low	2	ODOT	Byway designations recognize the historic, scenic, and unique quality of some roadway corridors. These corridors are beneficial to cultural heritage preservation and for local tourism.
Hydric Soils	Major soil component has hydric classification	Low	1	USDA NRCS Soil DataMart	The presence of hydric soils indicates that wetland restoration would be possible.
Near 100-Year Floodplain (1% chance of flooding/yr)	Within 75 ft. of flood zones A or AE on new format DFIRMs or flood zone A on old format digitized FIRMs.	Low	1	FEMA DFIRM, OEPA digitized FIRM	Land use changes on areas immediately adjacent to the floodplain may adversely alter its extent.

Criterion	Explanation	Weight	Rank	Data Source(s)	Rationale
Major Roads (Arterial)	Within 0.5 mi of an existing road with ODOT functional classification of "Rural Other Principal Arterial," "Rural Minor Arterial," "Urban Principal Arterial," or "Urban Minor Arterial;" or within 0.5 mi. of a road with planned improvements to meet the same classifications	High	9	ODOT, MORPC	Arterial roads can provide high capacity access to a development site. Close proximity to an arterial limits upfront costs necessary to connect the entire site to the transportation network. On commercial sites such proximity may bring a business enhanced visibility.
Sewer Service Area	In existing sewer service areas and contract areas	High	9	OEPA Statewide 208 Plan, Columbus 201 Facility Plan, other local facility plans	Areas without sanitary sewer infrastructure are difficult to develop. They require additional upfront capital expenditures to provide independent service.
Freeway Interchange	Within 1 mi. of an interchange on a limited access roadway	High	7	ODOT, MORPC	Limited access freeways can provide high capacity access from development sites to the region. Development near an interchange has better access to this system.
Future Sewer Service Areas	In future sewer service areas or contract areas as identified in local 208 and 201 plans	Medium	6	OEPA Statewide 208 Plan, Columbus 201 Facility Plan, other local facility plans	Areas without sanitary sewer infrastructure are difficult to develop. They require additional upfront capital expenditures to provide independent service.
Airport	Within 0.5 mi. of an airport	Medium	5	ODOT	Proximity to an airport can provide alternative options for freight and passenger transportation.
Intermodal Freight Yard	Within 0.5 mi. of an intermodal freight facility	Medium	5	ODOT	Proximity to an intermodal freight yard can improve freight transportation access.
Major Roads (Collector)	Within 0.25 mi. of an existing road with ODOT functional classification of "Rural Major Collector," "Rural Minor Collector," or "Urban Collector;" or within 0.25 mi. of a road with planned improvements to meet the same classifications	Medium	5	ODOT, MORPC	Collector roads can provide access to a development site. Close proximity to a collector limits upfront costs necessary to connect the entire site to the transportation network.
Urbanized Area/Urbanized Cluster	In or within 0.25 mi. of an Urbanized Area or Urbanized Cluster	Medium	4	US Census Bureau	Developing in and near the urbanized area limits the cost of future public infrastructure extensions and public service delivery.
Commercial & Industrial Land Use	In area where local plans designate office, commercial, industrial, or warehouse uses	Low	3	MORPC Standardized Land Use Categorization of Local Plans and Zoning	Commercial and Industrial development have a beneficial impact on local tax base. Local plans and zoning reflect local deliberation and decisions and/or development entitlements in place.
Locally Designated Economic Development Areas	In a CEDA, CRA, EZ, JEDD and/or TIF	Low	3	MORPC, ODOD	Local economic development areas may reflect property tax benefits or the availablity of other development incentives.
Public Transit	Within 0.25 mi. of a fixed route public transit stop	Low	3	COTA	A walkable distance to public transit increases mobility options for workers and residents.

Criterion	Explanation	Weight	Rank	Data Source(s)	Rationale
Railroad	Within 0.5 mi. of a rail spur or siding	Low	2	MORPC, adapted from ORDC	Proximity to rail spurs and sidings can provide an alternative for freight transportation to and from a development site.
High Density Residential Land Use	In area where local plans designate residential uses of 8 or more dwelling units per acre	Low	1	MORPC Standardized Land Use Categorization of Local Plans and Zoning	Residential development of this density may have a beneficial impact on local tax base. Local plans and zoning reflect local deliberation and decisions and/or development entitlements in place.
100-Year Floodplain (1% chance of flooding/yr)	In flood zones A or AE on new format DFIRMs or flood zone A on old format digitized FIRMs.	High (Inverse)	-9	FEMA DFIRM, OEPA digitized FIRM	Buildings within the floodplain are at greater risk to damage from flooding. Additional insurance is often required for financing, making development more costly and thus difficult.

Criterion	Explanation	Weight	Rank	Data Source(s)	Rationale
Prime Farmland	Major soil component farmland classification indicates all areas in soil map unit are prime farmland	High	9	USDA NRCS Soil DataMart	Productive farmland is important to the local and regional economy.
Agricultural Land Use	In area where local plans designate future or continued agricultural uses	High	8	MORPC Standardized Land Use Categorization of Local Plans and Zoning	Local plans and zoning reflect local deliberation, decisions, and farmland preservation.
Century Farms	Farm registered with Ohio Department of Agriculture as having been maintained by the same family for at least 100 continuous years	High	7	ODA	Farmland with such a long legacy under a single family may have local significance.
Large Parcels	Parcel size is greater than or equal to 50 acres	High	7	County Auditors	Larger tracts of farmland are eligible for more farmland preservation programs. Land subdivisions off large parcels represent low density residential land use conversion and potential land use compatibility issues.
Adjacent to Agricultural Easements	Parcels are adjacent to areas under Clean Ohio Agricultural Easement Purchase Program (AEPP), Ohio Agricultral Easement Donation Program (AEDP), or other agricultural easement	Medium	6	MORPC, adapted from ODA and various local sources	Farmland around protected farmland should receive priority in future preservation decisions to ensure continued land use compatibility and preserve contiguous tracts of farmland.
Prime Farmland if well-drained and near surface drainage	Major soil component farmland classification indicates areas in soil map unit are prime farmland if they are well drained and within 50 ft. of stream or river	Medium	5	USDA NRCS Soil DataMart, USGS NHD streams and water	Productive farmland is important to the local and regional economy. When well drained, these areas are productive.
Agricultural Easements	Areas under Clean Ohio Agricultural Easement Purchase Program (AEPP), Ohio Agricultral Easement Donation Program (AEDP), or other agricultural easement	Low	3	MORPC, adapted from ODA and various local sources	Agricultural easements exist where landowners have sold or donated the development rights to their farm.
Prime Farmland if well-drained	Major soil component farmland classification indicates areas in soil map unit are prime farmland if they are well drained	Low	3	USDA NRCS Soil DataMart	Productive farmland is important to the local and regional economy. When well drained, these areas are productive.
Farmland of Local Importance	Major soil component farmland classification indicates areas in soil map unit are farmland of local importance	Low	2	USDA NRCS Soil DataMart	Productive farmland is important to the local and regional economy.

Criterion	Explanation	Weight	Rank	Data Source(s)	Rationale
100-Year Floodplain (1% chance of flooding/yr)	In flood zones A or AE on new format DFIRMs or flood zone A on old format digitized FIRMs.	High	9	FEMA DFIRM, OEPA digitized FIRM	The floodplain area has a direct hydrodynamic relationship with the receiving stream or river. Land use changes within the floodplain may adversely alter its extent.
Corridor Management Zone	In modeled zone upstream from surface water intakes for drinking water	High	9	OEPA SWAP Program	Land use changes near stream corridors feeding surface water intakes may adversely affect drinking water quality.
Wellhead Protection (1-year)	In modeled one year travel zone around public and municpal groundwater wells	High	9	OEPA SWAP Program	Land use changes on or near groundwater wells may adversely affect drinking water quality.
Wetlands	Presence of wetlands indicated by data analysis and/or protection agency field surveys	High	8	USFWS NWI (managed by ODNR)	Wetlands help protect surface water quality and can be benefecial to stream/river hydrodynamics. They can serve as natural habitat.
Parks & Open Space	In park, parkland reserve, or protected open space and/or future plans designate area for parkland.	High	7	MORPC Parks & Open Space; MORPC Standardized Land Use Categorization of Local Plans and Zoning	Parks and other open space reflect local priorities for conservation. Improved conservation measures may benefit water quality, stream/river hydrodynamics, and natural habitat protection.
Wellhead Protection (5-year)	In modeled five year travel zone around public and municpal groundwater wells	Medium	6	OEPA SWAP Program	Land use changes on or near groundwater wells may adversely affect drinking water quality.
Natural Land Cover	In land cover categories deciduous forest, grassland/herbaceous, evergreen forest, shrub/scrub, woody wetlands, or emergent herbaceous wetlands	Medium	5	USGS NLCD	Natural land cover is valuable for recreation and as natural habitat. Its presence is beneficial to the hydrodynamics of the receiving stream or river, and may improve water quality.
Habitats	Areas where state and national threatened and endangered species may have habitat	Low	3	ODNR Natural Heritage Database	Important habitats may be present where there are threatened or endangered species.
Soil Permeability Score	Modified WMPI-CPI score of 6 or higher based on soil hydraulic conductivity, slope, depth to water table and distance to river, stream or pond.	Low	3	USDA NRCS Soil DataMart, USGS NHD streams and water	WMPI recognizes that runoff is a function of slope, the storage capacity of the soil (hydraulic conductivity and depth to water table), the distance to water, and natural land cover (considered independently). Areas scoring high are candidates for conservation to improve water quality and reduce runoff.
Covered Bridge	Within 100 ft. of a covered bridge	Low	2	0	Covered bridges are important local cultural, historic and aesthetic assets.
Historic Sites & Districts	In a district or within 50 ft. of a structure on the NHRP.	Low	2	NRS NHRP (via OHPO)	The NHRP lists historic places worthy of ongoing preservation.
Scenic Road	Within 250 ft. of the centerline of a road that is part of the Ohio Scenic Byway or America's Byways programs.	Low	2	ODOT	Byway designations recognize the historic, scenic, and unique quality of some roadway corridors. These corridors are beneficial to cultural heritage preservation and for local tourism.

Criterion	Explanation	Weight	Rank	Data Source(s)	Rationale
Hydric Soils	Major soil component has hydric classification	Low	1	USDA NRCS Soil DataMart	The presence of hydric soils indicates that wetland restoration would be possible.

Criterion	Explanation	Weight	Rank	Data Source(s)	Rationale
Sewer Service Area (Current & Future)	In current or future sewer service areas or contract areas as identified in local 208 and 201 plans	High	9	OEPA Statewide 208 Plan, Columbus 201 Facility Plan, other local facility plans	Areas without sanitary sewer infrastructure are difficult to develop. They require additional upfront capital expenditures to provide independent service.
Commercial & Industrial Land Use	In area where local plans designate office, commercial, industrial, or warehouse uses	High	8	MORPC Standardized Land Use Categorization of Local Plans and Zoning	Commercial and Industrial development have a beneficial impact on local tax base. Local plans and zoning reflect local deliberation and decisions and/or development entitlements in place.
Community Reinvestment Area (CRA)	In a CRA	High	7	ODOD	Development happening within a community reinvestment area may have property tax benefits.
High Density Residential Land Use	In area where local plans designate residential uses of 8 or more dwelling units per acre	High	7	MORPC Standardized Land Use Categorization of Local Plans and Zoning	Residential development of this density may have a beneficial impact on local tax base. Local plans and zoning reflect local deliberation and decisions and/or development entitlements in place.
Urbanized Area/Urbanized Cluster	In an Urbanized Area or Urbanized Cluster	Medium	4	US Census Bureau	Developing in the urbanized area limits the cost of future public infrastructure extensions and public service delivery.
Freeway Interchange	Within 1 mi. of an interchange on a limited access roadway	Medium	6	ODOT, MORPC	Limited access freeways can provide high capacity access from development sites to the region. Development near an interchange has better access to this system.
Intermodal Freight Yard	Within 0.5 mi. of an intermodal freight facility	Medium	6	ODOT	Proximity to an intermodal freight yard can improve freight transportation access.
Public Transit	Within 0.25 mi. of a fixed route public transit line	Medium	5	COTA	A walkable distance to public transit increases mobility options for workers and residents.
Regional Airports	Within 0.5 mi. of an airport	Medium	4	ODOT	Proximity to an airport can provide alternative options for freight and passenger transportation.
Low Improvement to Land Value Ratio in Urbanized Area or Urbanized Cluster	Parcels in an urbanized area where building improvements (I) are equal to or less than the value of the underlying land (L) such that I/L <=1	Low	3	County Auditors; US Census Bureau	A low improvement to land value ratio may indicate that the parcel is vacant or underutilized. Development or redevelopment within the urbanized area or urbanized cluster can help take advantage of the underlying value of the property.
On Arterial Road	Within 0.25 mi of an road with ODOT functional classification of "Rural Other Principal Arterial, "Rural Minor Arterial," "Urban Principal Arterial," or "Urban Minor Arterial;" or within quarter mile of a road with future committed improvements to meet the same classifications	Low	3	ODOT, MORPC, Union County Engineer	Arterial roads can provide high capacity access to a development site. Close proximity to an arterial limits upfront costs necessary to connect the entire site to the transportation network. On commercial sites such proximity may bring a business enhanced visibility.

Criterion	Explanation	Weight	Rank	Data Source(s)	Rationale
Enterprise Zone	In an Enterprise Zone	Low	2	ODOD	Development happening within an enterprise zone may have property tax benefits.
Tax Increment Financing (TIF)	Districts and parcels covered by a Tax Increment Financing agreement	Low	2	County Auditors	Tax increment financing areas have property tax benefits as a development incentive.
Railroad	Within 0.25 mi. of an active rail line	Low	1	MORPC, adapted from ORDC	Proximity to rail lines can provide an alternative for freight transportation to and from a development site.

Criterion	Explanation	Weight	Rank	Data Source(s)	Rationale
Agricultural Easements and Century Farms	Areas under Clean Ohio Agricultural Easement Purchase Program (AEPP), Ohio Agricultral Easement Donation Program (AEDP), or other agricultural easement; or farm registered with ODA as having been maintained by the same family for at least 100 continuous years	High	9	MORPC, adapted from ODA and various local sources	Agricultural easements exist where landowners have sold or donated the development rights to their farm.
Agricultural District	Parcels are enrolled with county auditor by property owner as Agricultural District	High	8	County Auditors	Agricultural Districts represent individual farmers intention to continue farming into the near term and provide protections from some types of development-inducing actions.
Agricultural Land Use	In area where local plans designate future or continued agricultural uses	High	8	MORPC Standardized Land Use Categorization of Local Plans and Zoning	Local plans and zoning reflect local deliberation, decisions, and farmland preservation.
Prime Farmland	Major soil component farmland classification indicates all areas in soil map unit are prime farmland or prime farmland if well drained or farmland of local importance or farmland of unique importance	High	7	USDA NRCS Soil DataMart	Productive farmland is important to the local and regional economy.
Parcels adjacent to Agricultural Easements and Century Farms	Parcels are adjacent to Agricultural Easements or Century Farms	Medium	6	MORPC, adapted from ODA and various local sources	Farmland around agricultural easements and century farms should receive priority in future preservation decisions to ensure continued land use compatibility and preserve contiguous tracts of farmland.
Large Parcels	Parcel size is greater than or equal to 50 acres	Medium	5	County Auditors	Larger tracts of farmland are eligible for more farmland preservation programs. Land subdivisions off large parcels represent low density residential land use conversion and potential land use compatibility issues.
Adjacent to Agricultural District	Parcels are adjacent to parcels enrolled with county auditor as Agricultural District	Low	3	County Auditors	Farmland around protected farmland should receive priority in future preservation decisions to ensure continued land use compatibility and preserve contiguous tracts of farmland.
Certified Agricultural Use Value (CAUV)	Parcels being taxed only on the CAUV	Low	1	County Auditors	Use of CAUV may indicate that farmland is being employed for agricultural purposes now and into the near term.

Criterion	Explanation	Weight	Rank	Data Source(s)	Rationale
100-Year Floodplain (1% chance of flooding/yr)	In flood zones A or AE on new format DFIRMs or flood zone A on old format digitized FIRMs.	High	9	FEMA DFIRM, OEPA digitized FIRM	The floodplain area has a direct hydrodynamic relationship with the receiving stream or river. Land use changes within the floodplain may adversely alter its extent.
Corridor Management Zone	In modeled zone upstream from surface water intakes for drinking water	High	9	OEPA SWAP Program	Land use changes near stream corridors feeding surface water intakes may adversely affect drinking water quality.
Parks & Open Space	In park, parkland reserve, or protected open space and/or future plans designate area for parkland.	High	9	MORPC Parks & Open Space; MORPC Standardized Land Use Categorization of Local Plans and Zoning	Parks and other open space reflect local priorities for conservation. Improved conservation measures may benefit water quality, stream/river hydrodynamics, and natural habitat protection.
Wellhead Protection (1-year)	In modeled one year travel zone around public and municpal groundwater wells	High	9	OEPA SWAP Program	Land use changes on or near groundwater wells may adversely affect drinking water quality.
Stream Buffer	Within 100 ft. of mainstem and perennial stream centerline or edge of stream/river polygon	High	8	USGS NHD	Setbacks help protect surface water quality. When a natural riparian buffer is maintained, runoff can be intercepted, delayed, and/or filtered.
Natural Land Cover	In land cover categories deciduous forest, grassland/herbaceous, evergreen forest, shrub/scrub, woody wetlands, or emergent herbaceous wetlands	High	7	USGS NLCD	Natural land cover is valuable for recreation and as natural habitat. Its presence is beneficial to the hydrodynamics of the receiving stream or river, and may improve water quality.
Wellhead Protection (5-year)	In modeled five year travel zone around public and municpal groundwater wells	High	7	OEPA SWAP Program	Land use changes on or near groundwater wells may adversely affect drinking water quality.
Adjacent to Protected Open Space	Parcels within 50 ft. of state parks, regional parks and conservation easements	Medium	6	MORPC	Environmentally sensitive land around regionally significant protected open space should receive priority in future preservation decisions to maximize the value of existing open space.
Intermittent Stream Buffer	Within 100 ft. of intermittent stream centerline	Medium	6	USGS NHD	Setbacks help protect surface water quality. When a natural riparian buffer is maintained, runoff can be intercepted, delayed, and/or filtered.
High Soil Permeability Score	Modified WMPI-CPI score of 7 or higher based on soil hydraulic conductivity, slope, depth to water table and distance to river, stream or pond.	Medium	5	USDA NRCS Soil DataMart, USGS NHD streams and water	WMPI recognizes that runoff is a function of slope, the storage capacity of the soil (hydraulic conductivity and depth to water table), the distance to water, and natural land cover (considered independently). Areas scoring high are candidates for conservation to improve water quality and reduce runoff.
In or Near Wetlands	Within 150 feet of wetlands indicated by data analysis and/or protection agency field surveys	Medium	5	USFWS NWI (managed by ODNR)	Wetlands help protect surface water quality and can be benefecial to stream/river hydrodynamics. They can serve as natural habitat.
Habitats	Areas where state and national threatened and endangered species may have habitat	Low	3	ODNR Natural Heritage Database	Important habitats may be present where there are threatened or endangered species.

Criterion	Explanation	Weight	Rank	Data Source(s)	Rationale
Moderate Soil Permeability Score	Modified WMPI-CPI score of 6 based on soil hydraulic conductivity, slope, depth to water table and distance to river, stream or pond.	Low	3	USDA NRCS Soil DataMart, USGS NHD streams and water	WMPI recognizes that runoff is a function of slope, the storage capacity of the soil (hydraulic conductivity and depth to water table), the distance to water, and natural land cover (considered independently). Areas scoring high are candidates for conservation to improve water quality and reduce runoff.

Criterion	Explanation	Weight	Rank	Data Source(s)	Rationale
Commercial & Industrial Land Use	In area where local plans designate office, commercial, industrial, or warehouse uses	High	9	MORPC Standardized Land Use Categorization of Local Plans and Zoning	Commercial and Industrial development have a beneficial impact on local tax base. Local plans and zoning reflect local deliberation and decisions and/or development entitlements in place.
Major Roads (Arterial)	Within 0.5 mi of an existing road with ODOT functional classification of "Rural Minor Arterial"	High	9	ODOT	Arterial roads can provide high capacity access to a development site. Close proximity to an arterial limits upfront costs necessary to connect the entire site to the transportation network. On commercial sites such proximity may bring a business enhanced visibility.
Sewer Service Area (Current & Future)	In current or future sewer service areas or contract areas as identified in local 208 and 201 plans	High	9	MORPC	Areas without sanitary sewer infrastructure are difficult to develop. They require additional upfront capital expenditures to provide independent service.
Major Roads (Collector)	Within 0.25 mi. of an existing road with ODOT functional classification of "Rural Major Collector" or "Rural Minor Collector"	Medium	5	ODOT	Collector roads can provide access to a development site. Close proximity to a collector limits upfront costs necessary to connect the entire site to the transportation network.
Urbanized Cluster	In or within 0.25 mi. of an Urbanized Cluster	Medium	4	US Census Bureau	Developing in and near the urbanized cluster limits the cost of future public infrastructure extensions and public service delivery.
Locally Designated Economic Development Areas	In a CRA or EZ	Low	3	MORPC, ODOD	Local economic development areas may reflect property tax benefits or the availablity of other development incentives.
Railroad	Within 0.25 mi. of an active rail line	Low	1	MORPC, adapted from ORDC	Proximity to rail lines can provide an alternative for freight transportation to and from a development site.
Stream Buffer	Within 100 ft. of perennial stream centerline or edge of stream/river polygon.	High (Inverse)	-8	USGS NHD	Setbacks are frequently part of subdivision regulations or other stormwater permitting processes. Development in these locations may be difficult
100-Year Floodplain (1% chance of flooding/yr)	In flood zones A or AE on new format DFIRMs or flood zone A on old format digitized FIRMs.	High (Inverse)	-9	FEMA DFIRM, OEPA digitized FIRM	Buildings within the floodplain are at greater risk to damage from flooding. Additional insurance is often required for financing, making development more costly and thus difficult.

Criterion	Explanation	Weight	Rank	Data Source(s)	Rationale
Agricultural Easements	Areas under Clean Ohio Agricultural Easement Purchase Program (AEPP), Ohio Agricultral Easement Donation Program (AEDP), or other agricultural easement	High	9	MORPC, adapted from ODA and various local sources	Agricultural easements exist where landowners have sold or donated the development rights to their farm.
Prime Farmland	Major soil component farmland classification indicates all areas in soil map unit are prime farmland	High	9	USDA NRCS Soil DataMart	Productive farmland is important to the local and regional economy.
Agricultural Land Use	In area where local plans designate future or continued agricultural uses	High	8	MORPC Standardized Land Use Categorization of Local Plans and Zoning	Local plans and zoning reflect local deliberation, decisions, and farmland preservation.
Adjacent to Agricultural Easements	Parcels are adjacent to areas under Clean Ohio Agricultural Easement Purchase Program (AEPP), Ohio Agricultral Easement Donation Program (AEDP), or other agricultural easement	Medium	6	MORPC, adapted from ODA and various local sources	Farmland around protected farmland should receive priority in future preservation decisions to ensure continued land use compatibility and preserve contiguous tracts of farmland.
Prime Farmland if well-drained and near surface drainage	Major soil component farmland classification indicates areas in soil map unit are prime farmland if they are well drained and within 50 ft. of stream or river	Medium	6	USDA NRCS Soil DataMart, USGS NHD streams and water	Productive farmland is important to the local and regional economy. When well drained, these areas are productive.
Century Farms	Farm registered with Ohio Department of Agriculture as having been maintained by the same family for at least 100 continuous years	Medium	4	ODA	Farmland with such a long legacy under a single family may have local significance.
Prime Farmland if well-drained	Major soil component farmland classification indicates areas in soil map unit are prime farmland if they are well drained	Low	3	USDA NRCS Soil DataMart	Productive farmland is important to the local and regional economy. When well drained, these areas are productive.
Farmland of Local Importance	Major soil component farmland classification indicates areas in soil map unit are farmland of local importance	Low	2	USDA NRCS Soil DataMart	Productive farmland is important to the local and regional economy.

Acronym List

ASA	Agricultural Security Area
CAUV	Certified Agricultural Use Value
CEDA	Cooperative Economic Development Agreement
COTA	Central Ohio Transit Authority
CRA	Community Reinvestment Area
DATA	Delaware Area Transit Agency
DFIRM	Digital Flood Insurance Rate Maps
EZ	Enterprise Zone
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Maps
JEDD	Joint Economic Development District
JEDZ	Joint Economic Development Zone
MORPC	Mid-Ohio Regional Planning Commission
NCRS	Natural Resources Conservation Service
NHD	National Hydrology Database
NLCD	National Land Cover Database
NPS	National Parks Service
NRHP	National Register of Historic Places
NWI	National Wetland Inventory
ODA	Ohio Department of Agriculture
ODNR	Ohio Department of Natural Resources
ODOD	Ohio Department of Development
ODOT	Ohio Department of Transportation
OEPA	Ohio Environmental Protection Agency
OHPO	Ohio Historic Preservation Office
ORDC	Ohio Rail Development Commission
SWAP	Source Water Assessment and Protection
TIF	Tax Increment Financing
USDA	United States Department of Agriculture
USFWS	United States Fish & Wildlife Service
USGS	United States Geological Survey
WFMIS	Watershed Forest Management Information System
WMPI	Watershed Management Priority Indices
WMPI-CPI	WMPI Conservation Priority Index