

Soccer Complex Site Criteria:	Lamb	Landfill	North Elk Vale	Polo - Star of West	Sod Farm	Tyler Property	Wally Byam
Site marketability (access: hotels, restaurants, shopping, guests)	Less than favorable. not easy to reach hotel shopping areas or restaurants negative	Decided by group that location is not in the best interest of the complex	Has great access to hotel, shopping and restaurant areas already in existence positive	Has great access to some shopping, restaurant areas neutral	No major access road, location is out of sight and near residential area negative	Decided by the group that the size of this property does not meet the goals of the complex	Great access to major road, no hotels or restaurants positive
Size to accommodate 25 fields: 80 acre minimum	yes positive		yes positive	fits 12-18 field neutral	works, but creates challenges with land layout to fit fields positive		yes positive
Driving distance for Rapid City Residents	fair neutral		fair neutral	fair neutral	fair neutral		fair neutral
Ability to handle large volumes of traffic	residential road currently exists that would need widened negative		Major roads: Country and N Elk Vale need work/widened neutral	possible, but need one more exit from Star of West positive	2 accesses but are in residential areas and on smallest section of land negative		only one exit at the time neutral
Access to irrigation water	good - watering rights positive		May be a well create a holding pond for irrigation? negative	has rights, need to check where limited to Gal/day use positive	above ground rights exist positive		rights based on Lytle property, need verification on this positive
Site development issues (terrain, floodplain)	flat floodplain FEMA study positive		flat floodplain no FEMA study positive	mostly flat floodplain FEMA study neutral	mostly flat floodplain FEMA Study neutral		flat floodplain FEMA Study neutral
Publicly owned property (current or acquisition)	private purchase necessary negative		city owned donated neutral	city owned part private owned negative	private property is for sale negative		Life Estate exists for this property city owned neutral
Property boundary configuration for efficient layout	good postive		excellent positive	good, but stretches across major road negative	not favorable due to land boundaried neutral		good some design considerations/issues positive
Access to public infrastructure (streets, utilities)	Current residential use road, no other infrastructure in place negative		no current infrastructure at this time negative	currently the roads exist to accommodate traffic neutral	would need roads, infrastructure built negative		need to get infrastructure to back portion of property neutral
City park land links	along creek, future extension of green way is possible neutral		no current parks connected, but park wa part of design negative	currently linked to bike path etc positive	could be easily connected to green way positive		good positive
General site attractiveness	good positive		good positive	negative neutral	good positive		good next to golf course positive
Surrounding land uses	now agriculture land with residential to west and south neutral		agriculture land with commercial / It industrial to south positive	mixed neutral	residential to east neutral		residential to east commercial to north positive