Socioeconomics (cont.)

Socioeconomic Factors

- Infrastructure
- Land Use
  - Zoning
  - Land Use Value
  - Farmlands
  - Community Plans
  - Fiscal Issues (public cost vs. revenues)
- Neighborhood Cohesiveness
- Relocations

Assessing Impacts to Infrastructure

- Water Supply
- Waste Water Treatment
- Solid Waste Disposal
- Utilities

- Identify Source of Potential Impacts
  - Changes in Demographics
  - Crossing or Construction Near Utilities
- Determine Study Area
  - Usually area of direct effected by project
- Determine Existing Conditions
  - Water Supplier Data
  - Waste Water Treatment Provider
  - Solid Waste Disposal Provider
  - Utilities
  - County/Municipal Data
Infrastructure (cont.)

- **Identify Standard**
  - Ability to Satisfy Demand
- **Impact Prediction**
  - Using National/State/Regional Averages
  - Employment Related
    - Construction Phase
    - Operation Phase
  - Attraction Related
- **Assess Significance of Impacts**
  - Ability to Satisfy Demand
- **Mitigation**
  - Short-Term Facilities
  - Long-Term Facilities
  - Move Utilities

---

Model Factors for Utilities

<table>
<thead>
<tr>
<th>Factor</th>
<th>Use</th>
<th>Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Water Consumption</strong></td>
<td>Residential</td>
<td>85 gallons/day/person</td>
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<tr>
<td></td>
<td>Office Space</td>
<td>93 gallons/day/1000 ft²</td>
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<tr>
<td></td>
<td>Retail Space</td>
<td>106 gallons/day/1000 ft²</td>
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<tr>
<td></td>
<td>Industrial</td>
<td>150 gallons/day/person</td>
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<tr>
<td><strong>Solid Waste Production</strong></td>
<td>Residential</td>
<td>0.00175 tons/day</td>
</tr>
<tr>
<td></td>
<td>Office Space</td>
<td>0.001 tons/day</td>
</tr>
<tr>
<td></td>
<td>Retail Space</td>
<td>0.001 tons/day</td>
</tr>
<tr>
<td></td>
<td>Industrial</td>
<td>0.00138 tons/day</td>
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<tr>
<td><strong>Sewage Production</strong></td>
<td>Residential</td>
<td>65 gallons/day/person</td>
</tr>
<tr>
<td></td>
<td>Office Space</td>
<td>80 gallons/day/1000 ft²</td>
</tr>
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<td></td>
<td>Retail Space</td>
<td>91 gallons/day/1000 ft²</td>
</tr>
<tr>
<td></td>
<td>Industrial</td>
<td>123 gallons/day/person</td>
</tr>
</tbody>
</table>

---

Assessing Impacts to Land Use

- **Zoning**
- **Land Use Value**
- **Farmlands**
- **Community Plans**
- **Fiscal Issues (public cost vs. revenues)**

- **Identify Source of Potential Impacts**
  - Changes in Demographics
  - Changes in Access
  - Direct Changes Land Use Due to Project
  - Project Related Demands
  - NIMBY
- **Determine Study Area**
  - Area of direct impact
  - County
- **Determine Existing Conditions**
  - County/Municipality Data
Land Use (cont.)

- Identify Standard
  - None
- Impact Prediction
  - Zoning/Farmlands/Community Plans
  - Indirect/Attraction Related
  - Land Use Value
  - Comparison to an Existing Facility
  - Fiscal
  - Calculation of Public Costs
  - Calculation of Public Revenues
- Assess Significance of Impacts
  - Inbalance in Zoning
  - Percent Change in Value
  - Percent Farmland
  - Conflicts with community plans
  - Budget Deficit
- Mitigation
  - Move Project
  - Re-zoning
  - Buy Out
  - Change Taxes

Farmland Assessment

- Farmland includes:
  - Prime – best combination of physical/chemical characteristics for producing of agricultural crops without intolerable soil erosion
  - Unique – Other than prime, used for production of high-value food/fiber crops
  - Statewide or Local Importance – Other than prime or unique, used for production of food/fiber/forage/oil-seed crops determined by state or local agencies
  - Does not include urban areas
- Consultation with NRCS
- Form AD 1006 (Farmland Conversion Impact Rating) should be processed

Assessing Impacts to Neighborhoods

- Neighborhood Cohesiveness
- Places of Worship/Community
- Identify Source of Potential Impacts
  - Changes in Demographics
  - Changes in Access
  - Direct Taking of Places of Community Cohesion
- Determine Study Area
  - Area of direct impact
- Determine Existing Conditions
  - County/Municipality Data
  - Survey of Places of Worship/Community
- Identify Standard
  - None
Neighborhoods (cont.)

- Impact Prediction
  - Employment Related
  - Construction Phase
  - Operation Phase
  - Indirect/Attraction Related
  - Analysis of Access Routes
  - Displacement of Places of Community Cohesion
- Assess Significance of Impacts
  - Professional Judgment
- Mitigation
  - Additional Access
  - Move Project
  - Buy Out of Places of Worship

Highway Impacts to Communities

Mitigation for Community Cohesion
Assessing Impacts of Relocations

- Residences
- Businesses

- Identify Source of Potential Impacts
  - Changes in Access
  - Direct Taking of Residences
  - Direct Taking of Businesses
- Determine Study Area
  - Area of direct impact
- Determine Existing Conditions
  - County/Municipality Data
  - Survey
- Identify Standard
  - None

Relocation (cont.)

- Impact Prediction
  - Analysis of Access Routes
  - Displacement of Residences
  - Displacement of Businesses

- Assess Significance of Impacts
  - Professional Judgment

- Mitigation
  - Additional Access
  - Move Project
  - Relocate Residences
  - Relocate Businesses