

Site Analysis: A Checklist

December 2015

OVERVIEW

The purpose of the Site Analysis Checklist is to provide an outline of the types of information to be collected and evaluated when considering a parcel of property for purchase or development. The analysis includes the cost and timing for obtaining the necessary entitlements, providing infrastructure and addressing physical features of the site.

The proposed development could be a private residential or commercial project or a public school or park. The issues are the same; the challenge is to determine the opportunities and limitations associated with a piece of property given its intended use.

Client/Owner Provided Information:

- Owner objectives and vision
- Proposed development program
- Desired level of sustainability
- Comparable projects to examine
- Anticipated schedule and phasing
- Restrictions, e.g., easements or CCRs

Basic Site Data:

- Site description and site visit
- Recent aerial photo, to scale
- Property location; boundary and topo survey
- Product – Base Map

Natural Systems:

- Soils
- Wetlands and water bodies
- Topography & drainage characteristics
- Vegetation
- Flood hazard conditions [FEMA]
- Endangered species habitat
- Designated conservation lands
- Product - Determination of land available for development

Transportation Systems:

- Regional transportation network and site systems of streets, transit and bike/pedways
- Planned & programmed improvements
- Near-site capacity and access standards
- Parking standards and needs
- Product - Transportation system map

Schools:

- Existing schools serving the site
- School capacities, existing and projected
- Plans for expanded and new schools

Parks:

- Existing and proposed parks, civic venues and trails serving the site

Water/Wastewater and Stormwater:

- Existing service providers
- Capacities and expansion plans for all systems
- Land required for all systems, especially stormwater
- Costs and schedules for service, on-site and off-site

Land Development Entitlements:

- Comprehensive plan designation
- Zoning designations
- Estimated regulatory needs w/costs and timing
- Special district requirements

Socio-Economic Scan:

- Market overview or analysis
- Near-site land use patterns
- Near-site population and employment data

Product – Site Analysis Report with Maps and Recommendations for Further Study