

SITE CHARACTERIZATION TIER LEVELS

In today's fast-paced site selection landscape, enhancing your site's marketability is crucial to landing business investment. Companies and site selectors are looking for sites that will effectively mitigate risks and speed up their time to market. In working with a consultant, we have developed a five-tier system to characterize sites as they progress from initial site awareness to true site readiness, giving property owners and potential users a more granular perspective on a site's current status and the steps required for industry use.

Tier 1

- Owner(s) is/are agreeable to marketing the site for economic development purposes.
- Owner(s) will allow access to the property for site assessment and marketing purposes.

Tier 2

- Documented price and terms via an option agreement or other acceptable documentation.
- Comprehensive Plan reflects that the site is intended for industrial or commercial development land use, but the site is not zoned as such.

Tier 3

- The site is zoned for industrial or commercial development land use.
- Boundary survey with easements and encumbrances identified.
- Geotechnical Report.
- Topographic Survey.
- Completed Phase I Environmental Site Assessment.

Tier 4

- Archeological Report.
- Endangered Species Report.
- Completed waters of the US (wetlands and streams) delineation.
- Master Development Plan.

Tier 5

- Must be served or plan to be served with electrical service within 12 months.
- Must be served or a plan in place to be served with water service within 12 months.
- Must be served or a plan in place to be served with wastewater service within 12 months.

