



AdvantageSite Requirements

Please review the criteria to verify that your site meets the minimum requirements for AdvantageSite designation.

APPLICANT

The desired applicant is the recognized local economic development office. Eligible applicants for AdvantageSite designation include local economic development organizations, industrial development agencies, public authorities, chambers of commerce and, in some cases, municipal and county governments that register as a program participant and agree to the terms of participation in the program.

GENERAL SITE CRITERIA

Property Ownership and Control

- The applicant organization or other recognized economic development entity must demonstrate ownership/control of the site or have expressed permission to offer the site for sale or lease for industrial purposes.
- Site is marketable for a minimum of four years for industrial purposes (length of designation).
- Site has an established price and related terms of sale or lease.

Site Characteristics

- The site has a minimum of 25 contiguous, developable acres in an industrial park or 50 contiguous, developable acres for a standalone site.
- The site is reasonably rectangular.
- Zoning for the site clearly permits industrial land uses or, where no zoning exists, an industrial use compatible with the existing land uses in the vicinity.
- The site is accessible at minimum by a two-lane, paved public roadway.
- The appropriate unit(s) of local government supports the site for industrial use.

Utility Status

- Public water and wastewater: Documentation of status. (Where service is not at the site, preliminary plans, cost estimates, and timelines are required)
- Electric Power: Documentation of status
- Natural Gas: Where natural gas is available, documentation of status
- Telecommunications: Documentation regarding the location, extent and quality of service



Environmental and Geotechnical Due Diligence*

- Environmental Phase 1 Site Assessment (ASTM International Guidelines)
- Preliminary Wetlands Assessment
- Preliminary Geotechnical Exploration
- Information concerning rare or endangered species, archeological findings or sites with historical concerns

*Note: All required environmental and geotechnical studies, assessments, and reports must address conditions across the entire boundary of the site being submitted for designation in order to provide adequate coverage of the entire subject property. Additional mapping, exploration or review may be required to meet designation requirements. All studies must be complete at the time of the consultation.

REQUIRED DOCUMENTATION

In addition to meeting general program criteria, you will be asked to provide documentation including, but not limited to, the following:

- Ownership/control - such as deed(s), option(s) or detailed letter from owner.
- Community Support - Letter(s) of support from appropriate government(s) supporting the site for industrial use.
- Conditions of Sale or Lease - Complete sales or lease information including disclosure of conditions or limitations placed upon the sale, lease or use of site. If there is an exclusive agent, a copy of the listing agreement is required.
- Location - Documentation including location map and parcel map of site.
- Basic Site Description - Including aerial and maps illustrating site boundaries, topography, flood areas for the site and surrounding areas as well as geotechnical information. If available, copies of master plan, surveys and site development estimates.
- Zoning and/or land use regulations, maps, covenants and building restrictions, where applicable.
- Infrastructure and Transportation maps documenting infrastructure serving the site
- Directions from site to main highway access points and rail service documentation (letter from rail service provider).
- Environmental - Phase 1, preliminary wetlands report, information regarding rare and endangered species. Should they exist, other environmental information such as mitigation plans or wetland delineations are requested. Reports must address conditions across the entire boundary of the site being submitted for designation in order to provide adequate coverage of the entire subject property.
- Utilities - Map of utilities at the site, letters from the utilities regarding the status and in some cases preliminary plans, cost estimates and time lines for getting utilities to the site.