SITEREADY IOWA: EVALUATED SITE

IOWA™ Economic Development

OVERVIEW

SiteReady Iowa: Evaluated Site is the mid-level classification within the SiteReady Iowa program. It provides a structured assessment of a property's current conditions, infrastructure, development potential, and key readiness factors. Supported by targeted due diligence, this classification focuses on identifying strengths, constraints, and recommended improvements that can enhance a site's competitiveness. The result is a clearer roadmap for advancing properties toward greater readiness and marketability.

PROCESS

1. Applicants must first achieve Identified Site status before pursuing Evaluated Site designation. Email the SiteReady Iowa Program Manager to express interest. IEDA and Quest Site Solutions will schedule a call to review program requirements and confirm site eligibility for evaluation.
2. Submit property information and supporting documents through Lasso. Quest will provide software access; no subscription is required.
3. Application review: Quest will evaluate submissions and may request additional information or clarification.
4. Virtual site visit: A virtual site visit will be conducted with the applicant team, Quest, and IEDA to validate site information, discuss development considerations, and identify readiness improvements. This visit should be conducted as if it were for an actual site visit.
5. Evaluation outcome: Successful properties will earn the SiteReady Iowa: Evaluated Site designation and receive a summary of strengths, constraints, and improvements to enhance market competitiveness. Properties that do not meet requirements may address deficiencies or reapply. Only one property may be under review at a time per applicant.



SCHEDULE AND UPDATES

While there is no formal application deadline, the Lasso application is expected to be completed in a timely manner once you begin the process.

There is no expiration date for an Evaluated Site, but the property listing must be updated at least once every 12 months to maintain the designations. Applicants will receive an annual reminder to review the information and make updates. Failure to update the property listing within the required timeframe may result in loss of Evaluated Site status until the information has been brought into compliance. All properties will have to be updated under the program guidelines and minimum criteria in place at the time.

MINIMUM SITE REQUIREMENTS

- Must be at least 25 acres
- Should be appropriately zoned or demonstrate ability to be rezoned for industrial use
- Should be served, or capable of being served by electric, natural gas, water, sewer, and telecom
- Local EDO should acknowledge participation and confirm its support of the property
- Served or capable of being served by roadway that meets DOT standards for industrial traffic
- Should be on the market and have an established price with an explanation of the terms of a sale or lease

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MINIMUM INFORMATION REQUIREMENTS

This level of the SiteReady Iowa program is designed to capture the information typically requested during the initial stages of a site selection project. The specific questions required within each category listed below will be found within Lasso, the property data collection platform used to collect, manage, and evaluate site information. Applicants who may pursue Certified Site status are encouraged to review the Certified Site Program Guidebook before beginning. Providing materials that meet program requirements from the outset helps support future certification eligibility.

SINCE **IDENTIFIED SITE STATUS IS A PREREQUISITE FOR EVALUATED SITE STATUS**, ALL PREVIOUS REQUIREMENTS OF THE IDENTIFIED SITES DESIGNATION REMAIN APPLICABLE.

CATEGORIES

- Property and Applicant Information
- Property Characteristics
- Ownership and Availability
- Utility Infrastructure
- Transportation Infrastructure
- Environmental
- Permitting
- Workforce
- Marketing
- Miscellaneous

REQUIRED ATTACHMENTS

*Note: All attachments utilized for the Identified Site designation can be utilized for the Evaluated Site process, unless site information has changed. All maps should include the property name, property boundaries, and include a map title. Hand-drawn maps are not acceptable.

- Aerial image with the property boundaries indicated*
- County tax map with tax parcel identification numbers and acreages*
- General location map that shows the property in relation to the county and state
- Zoning map that shows property and surrounding area's zoning*
- Rail map with property boundaries (if marketed as rail served)*
- FEMA floodplain map*
- National wetlands inventory map
- Owner, applicant, and EDO acknowledgement form
- Survey (including property boundaries, total acreage, and all easements and/or rights-of-way)
- Geotechnical Investigation (including a minimum of 4 borings or one boring per 50 developable acres along with the Seismic Site Class per current International Building Code)
- Phase I Environmental Site Assessment (in accordance with ASTM Standard E1527-21)
- Resource List from U.S. Fish and Wildlife's IPaC System
- Quotes for additional environmental due diligence
- Concept plan (total acreage, proposed lot locations and sizes, proposed roads, and notes the location and size of development limitations like wetlands, floodplains, and permanent easements)

FOR MORE INFORMATION

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