SITEREADY IOWA: IDENTIFIED SITE

IOWA™ Economic Development

OVERVIEW

SiteReady Iowa: Identified Site is the entry point into the SiteReady Iowa program by requiring a thorough property listing on IEDA's site and building database, LOIS. Designed for communities beginning their site readiness journey, this designation helps position available sites for initial marketing while building a deeper understanding of the site's characteristics to help advance to the next level.



PROCESS

1. The property must be in LOIS with all the required fields and supporting documentation completed (see Minimum LOIS Requirements for details).
2. Once the property listing has been published, the Identified Site Application Form must be completed.
3. The SiteReady Iowa Program Manager will then review the property listing. If there are deficiencies, the applicant will be given an opportunity to address the issues. Properties that successfully complete the submission process will be designated as a SiteReady Iowa: Identified Site. Properties that fail to provide adequate information or repeatedly submit incomplete materials may be denied classification and required to resubmit at a later date.

Note: *Each applicant may only have one property undergoing Identified Site review at a time. Once a property has achieved Identified Site status, the applicant may submit the next additional property for review by repeating this process.*

IDENTIFIED SITE REVIEWS ARE ACCEPTED ON A ROLLING BASIS

ANNUAL UPDATES

Identified Site status is good for one year from the date the designation is issued. The property listing must be updated at least every 12 months in order to maintain its valid status. Each year, you will receive an email requesting that you review and update any fields necessary to ensure that the property can be relied upon for future prospects. All properties will have to be updated under the program guidelines and minimum criteria in place at the time.

Eligible properties include individual sites and parks that are currently on the market and available for industrial development.

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 LOIS REQUIREMENTS

The following are the required fields that must be completed for the LOIS property listing, but it is recommended that as many fields as possible are completed. Review all entries carefully to ensure complete information can be used for external property marketing.

BASIC INFORMATION

- City
- Zip or Postal Code
- Within City Limits?
- Pricing Note

DETAILS

- Property Description
- Zoning
- Specialty Features
- Site Topography
- Land Setting
- Adjacent Land Use
- Within 100 Year Flood Plain

UTILITIES

Note: *The description of capability should include information on how service would be provided including the existing infrastructure, current capacities, and any improvements that may be needed.*

- **All Utilities:** Supplier Name, Website URL, Description of Capability, Ownership
- **Electric:** Electric Infrastructure Extended to Site, Distance to Nearest Substation (Miles)
- **Natural Gas:** Size of Line (Inches), Pressure (PSI)
- **Water:** Size of Line (Inches)
- **Wastewater:** Size of Line (Inches)
- **Telecommunications:** Platforms

TRANSPORTATION

- Nearest Interstate; Distance to Interstate (miles)
- Nearest Highway; Distance to Highways (miles)
- Description Ingress/Egress
- Nearest General Aviation Airport; Distance to General Aviation Airport (miles)
- Nearest Commercial Airport; Distance to Commercial Airport (miles)
- Rail (if applicable): Rail Served, Railroad Serviced By, Rail Accessible, Rail Type, Existing Rail Infrastructure in Place

MEDIA

Note: *All maps should include the property name, property boundaries, and include a map title.*

- **Images:** Aerial with the property boundaries indicated (this must be the main display image).
- **Attachments** (in the following order)
  - 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 applicable)
  - FEMA floodplain map
  - National wetlands inventory map

FOR MORE INFORMATION

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