

Site Analysis

Note: This handout was created for a cohousing design workshop presented by Design Coalition in 1993

Tasks include:

1. Review available **information from preliminary site evaluation**, and obtain any missing information required (e.g. topo, utilities, etc.)
2. Obtain copy of and become familiar with any **local master planning**
3. Obtain copy of and become familiar with **zoning regulations**. Evaluate impact on project
 - a. summarize applicable constraints, need for rezoning etc.
 - b. contact local government for interpretations/information/ political "feel"
 - c. make recommendations and present alternatives, if any, to committee
 - Likely timetable for working out problems
 - Services likely to be required (legal, engineering, testing, preparation of applications)
 - Estimate of costs of obtaining government approvals
4. Inspect any **existing buildings** on the site. Form an opinion as to reusability.
5. Prepare **concept site plan**. Ideally, this is done after some programming is done. Review concept site plan with group and revise once if necessary
 - a. based on site characteristics (e.g. scope, access points, natural features etc.)
 - b. based on group assumptions of number and mix of dwelling units, and size of common house
 - c. schematic layout of units and common house on site
 - d. paving (roads walks and parking)
6. Analyze **utilities** available at site
7. Estimate **site improvements** costs
8. Identify **information which is lacking**. Make recommendations what information to obtain and costs related to obtain
9. Prepare **summary report** if necessary