

CEDS PROJECT IMPACT ASSESSMENT CHECKLIST

This checklist presents mostly easy to use methods for assessing the impact of a proposed development project. A **Yes** to a question below indicates no negative impact. For any **No's** go to the CEDS [Equitable Solutions](#) webpage for advice on resolving the impact. Clicking the blue text below takes you to information sources. If you have any questions then please contact CEDS at 410-654-3021 or Help@ceds.org. Advice by phone is provided free to citizens seeking to protect their community and environment from the effects of land development and other activities.

COMMUNITY & ENVIRONMENT IMPACT FACTOR	YES	NO
CLEAN WATER (ceds.org/aquatic.html)		
Will a buffer of forest or other native vegetation be left undisturbed within 100 feet of streams, wetlands and other aquatic resources?		
Will all rooftops, streets, parking lots and other impervious surfaces drain to bioretention, infiltration or other highly-effective stormwater practices ?		
If sewage from the project will be sent to a treatment plant then is it correct that:		
The pipes (sewerlines) carrying sewage to the plant never overflow?		
The treatment plant has met pollution discharge limits for the last 3 years?		
If the project will be served by onsite sewage disposal then are site soils rated <i>Not Limited</i> for Septic Tank Absorption Fields according to the USDA Web Soil Survey ?		
TRAFFIC CONGESTION & SAFETY (ceds.org/traffic.html)		
During rush hour can you get through the nearest signalized intersections in just one green cycle ?		
While standing at each proposed new intersection location, can you see approaching vehicles at the minimum, safe sight-distance computed with the formula: (posted speed limit + 10 mph) x 11 feet/mph? <i>(e.g. 30 mph + 10 = 40 x 11 = 440 feet sight-distance)</i>		
With the trips generated by the project, will traffic volume on neighborhood streets remain below 2,000 vehicles per day?		
SCHOOL OVERCROWDING & SAFE STREETS (ceds.org/school.html)		
If the project is residential, then can the students from the project be accommodated without exceeding the capacity of any affected school?		
Are sidewalks or other features adequate to allow students to safely walk or bike to school along the streets receiving traffic from the project?		
TREES & FOREST		
If the project must comply with tree canopy or forest conservation laws , then are the requirements met onsite? <i>Skip this question if requirements do not exist.</i>		
For rural residential projects, are homes clustered to maximize forest preservation?		
ENVIRONMENTAL JUSTICE (energyjustice.net)		
Do project impacts affect all people equally as opposed to concentrating negative effects among low-income or minority communities?		

COMMUNITY & ENVIRONMENT IMPACT FACTOR	YES	NO
BUFFERING & VIEWS		
If the project is commercial-industrial, then will it be screened from the view of those residing in existing homes?		
If a project will eliminate natural views from existing homes, then will proposed landscaping be sufficient preserve views? <i>Visit a location with landscaping similar to that proposed to assess effectiveness.</i>		
PROPERTY VALUE		
Will commercial or industrial uses be at least 300 feet from homes ?		
If the project is commercial-industrial, can trucks reach the site without travelling on residential streets ?		
AIR QUALITY & HEALTH		
If the project is a gas station , will it be at least 500 feet from homes, hospitals, schools, senior centers, day care facilities, or other sensitive land uses?		
Will proposed homes be at least 500 feet from a highway with a traffic volume of 50,000 or more vehicles per day ?		
FIRE & EMERGENCY MEDICAL SERVICES		
Will the project be within a 4- to 8-minute fire-EMSs response time ?		
In suburban-urban areas, is water pressure at the site sufficient to meet fire suppression needs? <i>Ask the chief of the nearest fire station for their opinion.</i>		
PARK & RECREATION AREAS		
For residential projects, is there a minimum of 10 acres of park or other recreation areas for every 1,000 residents of the area ?		
With regard to suburban-urban residential projects, will there be a neighborhood park within a ¼ mile walking distance of the site ?		
WATER SUPPLY		
If the project will be served by a community water system then does the latest Consumer Confidence Report show that all contaminants met water quality standards?		
If a project will be served by wells, is it rare that area wells fail or become contaminated?		
If the site is served by public (piped) water then can the project be accommodated without exceeding the safe or sustainable yield ?		
FLOODING (ceds.org/flooding.html)		
Are all proposed structures outside the 100-year floodplain ?		
Will project runoff be managed to prevent an increase in floodwater elevations downstream of the site ?		
HISTORIC-ARCHEOLOGICAL RESOURCES (ceds.org/pdffdocs/Chapter11.pdf)		
If a designated historic-archeological resource is present on or near the site then does the local historic society feel it has been adequately protected? <i>If an undesignated building is older than 50 years and proposed for demolition, check with a local historic society about the need for protection.</i>		