

The location factor checklist

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The location Factor Checklist *

A - Distance in time :-

- 1. Airport.**
- 2. Downtown.**
- 3. Entertainment center.**
- 4. Historic sites.**
- 5. Industrial parks.**
- 6. Interstate highways and intersection.**
- 7. Office parks.**
- 8. Recreation(parks ,beaches ,scenic areas, sports facilities).**



The location Factor Checklist *

9. Residential areas.
10. Shopping malls.
11. Sports stadiums.
12. Tourist attractions(theme parks ,museums ,and cultural sights).

B - Economic factors :-

1. Competition (existing and proposed hotels ,restaurants).
2. Population and business growth trends.
3. Land value.
4. Construction cost index.



The location Factor Checklist *

5. Energy costs.
6. Hotel labor rates.
7. Taxes.

C - Environmental factors :-

1. Character of surrounding neighborhood.
2. Security.
3. Soil conditions.
4. Topography.
5. Natural landscaping.
6. Drainage.



The location Factor Checklist *

- 7. Utilities availability (electricity ,gas ,water ,sewerage).**
- 8. Noise (traffic ,airport).**
- 9. Wind direction.**
- 10. Climate.**
- 11. Environmental impact report (if required).**

D - Expansion potential :-

- 1. Site size.**
- 2. Availability of adjacent land.**



The location Factor Checklist *

E - Future development trends :-

1. Area.
2. Regional.

F - Political and legal factors :-

1. Planning and zoning controls.
2. Acceptability to the community.
3. Easements ,restrictions.
4. News.



The location Factor Checklist *

G - Visibility and roadway access :-

- 1. Approach visibility from roadways.**
- 2. Acceptability to guest traffic ,tour busses.**
- 3. Pedestrian access.**
- 4. Service access.**
- 5. Employee transportation.**
- 6. Parking requirements and restrictions .**

***[Rate on a scale from 1 to 10 and compare each item with that of other alternate site locations.**



Environmental Planning Checklist

Data	Source
Location map	Planner
Topographic map	Surveyor
Land use analysis	Planner
Traffic analysis	Traffic consultant
Air quality analysis	Environmental engineer
Noise analysis	Environmental engineer
Urban design analysis	Planner
Growth inducement	Planner



Environmental Planning Checklist

Data	Source
Employment opportunities	Economist
Public services	Planner
Archaeological resources	Archaeologist
Grading plan	Civil engineer
Site utilities design	Civil and mechanical engineer
Site plan and building elevations	Architect
Landscape concept	Landscape architect
Geotechnical report	Soils engineer

The Site Factors [Human and Urban Factors]

1. Location:-

a. The indication of site location:-

where , near which sectors ... Residential, commercial or administrative sector. Shape of the site. Total area of the site.

b. Indication the Entrances:-

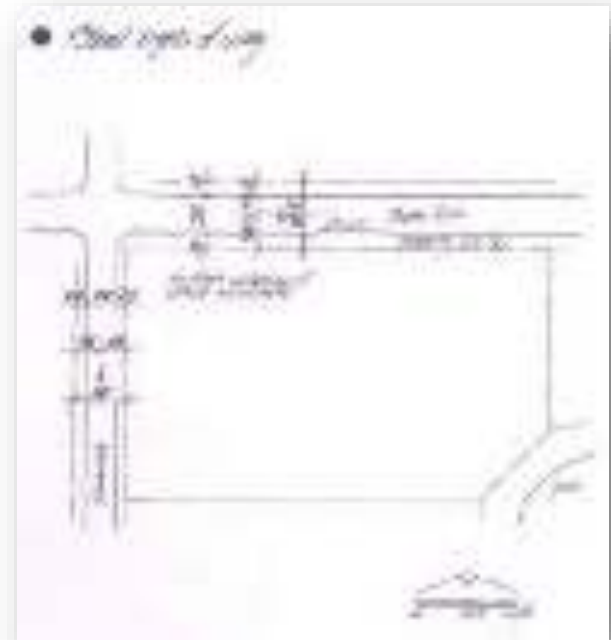
the indicates of entrance from the main to the minor in progressive way till it reaches human scale as possible to be physically readiness for entry from (open-semi open-closed).



The Site Factors [Human and Urban Factors]

2-Accessibility (road and paths):-

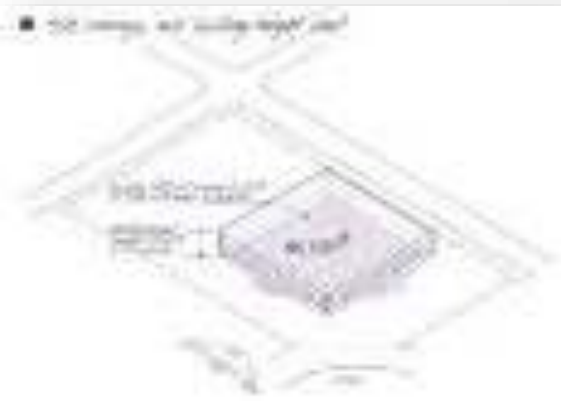
- a. The relation with the streets around the site (existing road) ,must be accessible by public transportation.
- b. Study the movement around the site & inside it.
- c. Parking in site without conflicting with entry or pedestrians.



The Site Factors [Human and Urban]

3. Buildings Surrounding :-

Indicates the urban context (height ,building density), land uses for the surrounding buildings &its functions, and if it could serve the hotel.



The Site Factors [Human & Cultural]

4. Cultural Attraction:-

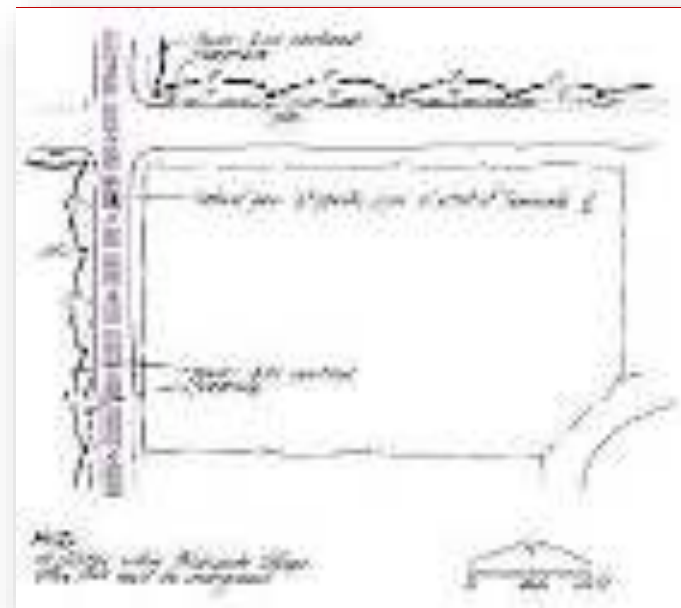
- a. **Historic notes:** archeological sites,
- b. landmarks, building type, size, condition
- c. **Natural Features:** significant natural features of the site, natural parks, water elements, rock formations, plant materials

5. Utilities:-

(Elec., water supply, gas, sanitary , telephone services, garbage ...etc.)

6. Services:-

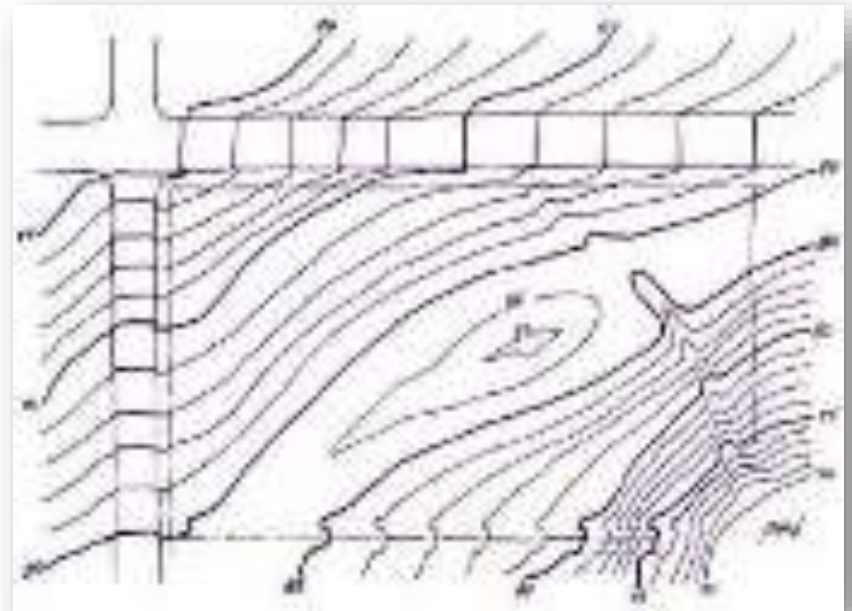
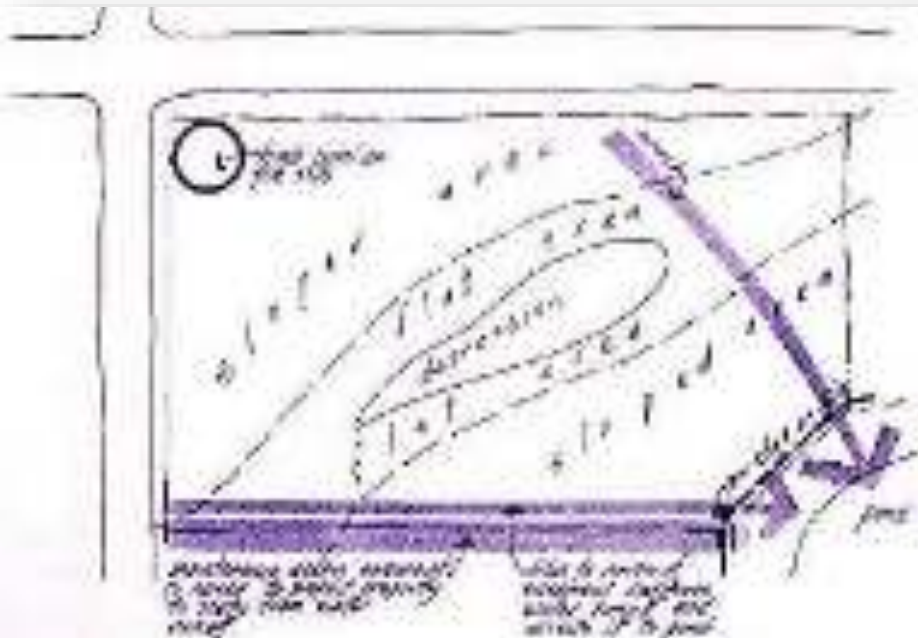
Indicates any social & public services, cultural, educational and the range of it from our site project .



The Site Factors [Natural Factors]

1. Topography:-

(mountains, valises, hills, deserts,etc.)

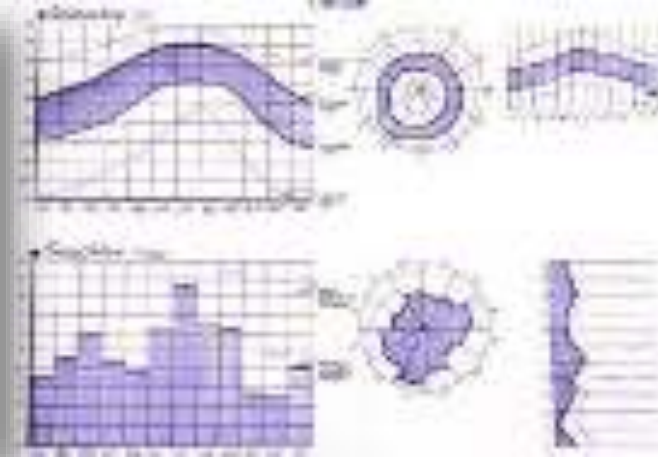
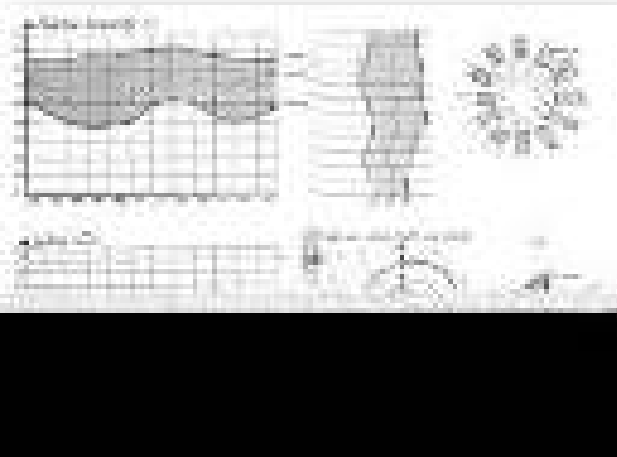


The Site Factors [Natural Factors]



2. Climatic Conditions:-

- a. Sun orientation.
- b. Humidity (ventilation devices).
- c. Wind direction (the common wind in the city).
- d. Air temperature (its average - night and day).
- e. Precipitation (rain level, its periods, rain quantity in each period).



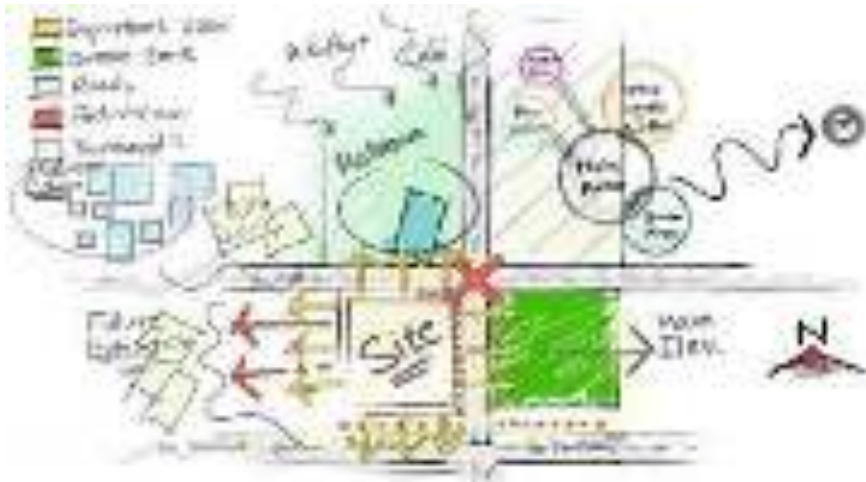
The Site Factors [Natural Factors]

3. Vegetation :-

Type, size, location, shade pattern, aesthetics, ecology etc.

4. Water bodies:-

(lake, river, sea, ocean,)





The Site Factors [Natural Factors]

5. Soil :-

(chemical content, Porous - permeability - acidic – alkaline, soil resistance).

- a. **Geology:** Geological history of the area, bedrock type & depth etc.
- b. **Hydrology:** Underground water table, aquifers, springs etc.
- c. **Soil Genesis:** Erosion susceptibility, moisture (pF), reaction (pH) organic content, bearing capacity etc.

Contextual analyses:-

It is the process of studying the nature of surrounding buildings with the architectural special pattern in order to place **a contextual design** for Hotel to be **integrated with urban environment**.