

Metro Joint Development Process

STAGE

Initial Community Outreach

Developer Solicitation/ Selection**

Project Refinement, Joint Development Agreement (JDA) and Ground Lease (GL) Negotiations

Permitting and Construction

ACTIONS



- >Stakeholder Outreach
- >Community Meetings
- >Creation of Development Guidelines*

- >Issue Request for Information and Qualifications (RFIQ) and/or Request for Proposals (RFP)
- >Evaluate Proposals
- >Community update

- >Developers progress architectural design
- >Community outreach and input - several iterations
- >Entitlements and CEQA process***
- >Negotiation of financial terms

- >City engineering
- >Construction documents
- >City building permits
- >City-related approvals
- >On-site construction
- >Occupancy

RESULT

Board approves Development Guidelines

Metro Board authorizes Exclusive Negotiation Agreement (ENA) with recommended developer(s)

Metro Board approves JDA and GL

Completed project

approximate overall time frame: 42 to 64 months

6 to 8 months

6 to 8 months

12 to 24 months

18 to 24 months

*Staff may undertake preliminary market analysis or related studies prior to the drafting of development guidelines.

**Once the RFIQ/RFP is released, Metro is in a "blackout" period. During this period, Metro cannot discuss the specific content of proposals until staff releases their recommendations for a developer. Metro can do general outreach to keep stakeholders apprised of the process and key dates.

***Proposed use requires local jurisdiction approval and may include environmental, zoning, and local plan consistency review and public hearings.