Downtown Revitalization Project

Milestones Towards Construction

1. **CITY:** Submits Long Range Property Management Plan of Contested Parcel to DOF—Starting 100 day review
2. **CITY COUNCIL:** Executes ENA Extension with Genton
3. **CITY:** Submits sales agreement for Contested Parcel to D.O.F. - Starting 100 day review
4. **CITY COUNCIL:** Approves Contract w/ Environmental Consultant to do CEQA
5. **PLANNING:** Checks PDP Application for Completeness; Sends PDP Modifications to Env. Consultant for CEQA Analysis
6. **CITY:** CEQA Documents Complete 30-Day Public Review Begins
7. **ENVIRONMENTAL CONSULTANT:** Prepares Responses to Public Comments to be included in the CEQA Documents
8. **DESIGN REVIEW BOARD:** Makes Recommendation to Planning Commission on Overall Design *(PUBLIC HEARING)*
9. **PLANNING COMMISSION:** Reviews CEQA, DDA, Design, and PDP Modifications to Make Recommendation to City Council *(PUBLIC HEARING)*
10. **CITY COUNCIL:** Adopts CEQA Documents, and Considers a decision on DDA, Design, and PDP Modifications *(PUBLIC HEARING)*
11. **DESIGN REVIEW BOARD:** Consideration of final Design Details *(PUBLIC HEARING)*
12. **BUILDING DIVISION:** Begins Plan Check Process for Building and Safety Codes
13. **CITY:** Conveys Parcels to Genton Developer
    BUILDING DIVISION: Issues Permits

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1. **GENTON:** Presents Conceptual Designs to Ad-Hoc Committee *(PROJECT SHAPING)*
2. **GENTON:** Two Meetings to present Development Program to Ad-Hoc Committee for *(PROJECT SHAPING)* & **GENTON:** Goes *live* with a project website
3. **GENTON:** Submits project's Pro Forma to Staff and Consultant for Review and Comment
4. **GENTON:** Provides City w/ evidence of equity financing/financial wherewithal in an amount sufficient to pay for acquisition and development
5. **GENTON:** Submits Plans for Modified Project to Planning Division to modify project entitlements (DDA, Planned Development Permit and CEQA Analysis)
6. **GENTON:** Upon PDP Approval, Submits Design Development Drawings for Design Review Board
7. **GENTON:** Submits Construction Drawings to Building Division "Plan Check" & Infrastructure Plans, Reports, and Studies to Public Works Department
8. **GENTON:** Begins Construction of Phase 1

2013 2014 2015