





# Metro Joint Development Process

STAGE

ACTIONS

RESULT

Initial Community Outreach	Developer Solicitation/ Selection**	Project Refinement, Joint Development Agreement (JDA) and Ground Lease (GL) Negotiations	Permitting and Construction
 <ul style="list-style-type: none"> <li>&gt;Community Meetings</li> <li>&gt;Creation of Development Guidelines*</li> </ul>	 <ul style="list-style-type: none"> <li>&gt;Issue Request for Information and Qualifications (RFIQ) and/or Request for Proposals (RFP)</li> <li>&gt;Evaluate Proposals</li> <li>&gt;Community update</li> </ul>	 <ul style="list-style-type: none"> <li>&gt;Developers progress architectural design</li> <li>&gt;Community outreach and input - several iterations</li> <li>&gt;Entitlements and CEQA process***</li> <li>&gt;Negotiation of financial terms</li> </ul>	 <ul style="list-style-type: none"> <li>&gt;City engineering</li> <li>&gt;Construction documents</li> <li>&gt;City building permits</li> <li>&gt;Seek Concurrence from FTA (for properties with federal interest)</li> <li>&gt;City-related approvals</li> <li>&gt;On-site construction</li> <li>&gt;Occupancy</li> </ul>
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 - 60 months			
6 months	6 months	12 - 24 months	18 - 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.