

Talking Points for Discussion of Development Documents

- I. What Is Being developed?
 - A. Block by block
 - B. Thumb parcel
 - C. Housing units
 - 1. Rental housing
 - 2. Owner occupied housing
 - 3. Affordable housing goals
 - 4. Density
 - 5. Financing
 - D. Corporate headquarters
 - E. Commercial development
 - F. Parks
 - G. Policy Goals
 - 1. Environmental, energy resiliency and construction standards
 - 2. Job creation goals and business subsidy law
 - 3. Progress reports
 - H. Parking requirements and structures
 - I. Timing and construction deadlines
 - J. Process for approving development projects
 - 1. vertical development agreements
 - 2. escrows
- II. Mass grading
 - A. Which party will do it?
 - B. Access to Parcels prior to acquisition
 - C. Specifications and engineering
 - D. Plan for relocation of soil
 - E. Risk of contaminated or poor soils
 - F. Public bidding
 - G. How is cost paid/reimbursed?
 - H. Inspection and acceptance
- III. Infrastructure
 - A. Design, specifications and engineering
 - B. Public bidding
 - C. How is cost paid/reimbursed?
 - D. Storm drainage
 - E. Sanitary sewer

- F. Water mains
 - G. Spine Road
 - H. Ring Road
 - I. Internal roads
 - J. Town Center roads and utilities
 - K. Natural resources corridor
 - L. Water Tower
 - M. Geothermal
 - N. Public transit
 - O. Inspection and acceptance
- IV. Conveyance of property
- A. Timing
 - B. Parcels or phases
 - C. Satisfaction of construction and financing contingencies
 - D. Right of re-entry
 - E. Purchase price
 - 1. Revenues from sales to Vertical Developers
 - F. Payment of SAC and WAC
 - G. Payment of Park dedication
 - H. Brokerage fees
- V. Public financing assistance – What options are on the table?
- A. Tax increment financing
 - 1. pro forma analysis of vertical development
 - B. Tax abatement authority
 - C. County bonding authority
 - D. City bonding authority
 - E. Discounted purchase price
 - F. Affordable housing resources
- VI. Ongoing and post development efforts
- A. Recruitment of corporate campus
 - B. Tax base and job creation goals and measurement
 - C. Policing and security
 - D. Maintenance of natural resources corridor
 - E. Maintenance of Public parks

- F. Maintenance of common areas
 - 1. Homeowners association
 - 2. Town Center association
- G. Organized garbage collection
- H. Special taxing districts