

Steps for new development

Q. Who needs to go through the procedure? A. Changes to property outside of the current city zoning.

If within zoning, proceed. If not within zoning schedule meeting with Development Committee.

1. FIRST DEVELOPMENT COMMITTEE MEETING

A. Bring proposal. Include drawing and images to be distributed.

B. Questions you will be asked.

a. How is your proposal similar to or different from current zoning?

b. How does your proposal differ from or align with the Area Specific Plan (ASP)?

c. Does your proposal promote quality architectural design?

d. Does the exterior of your proposal reflect materials commonly used in the neighborhood?

remember that these buildings are intended to be experienced by someone walking by at 3 miles per hour, rather than someone in a car, going by at 45 miles per hour

e. Size and Scaling to community, Right Sizing (reference ASP)

f. Does the proposal respecting the rich historic character of the neighborhood?

i. This maybe on a house by house basis

g. Is the proposal residential, commercial, or mixed use?

h. Are you aware of City requirements?

i. Trees, parking, transparent surfaces etc.

i. Do you have Parking? It is hidden from the street; we are against open flat lot parking. Against on street garages, for the removal of curb cuts, against parking in the front of the property.

j. Does the decision benefit the citizens of Belknap? How?

ii. Infill, walkability, Diverse building stock, Age in place, diversity, ADA, Green space

iii. reservation of historic buildings with creative, context-sensitive redevelopment of open spaces

C. There will be additional questions based on your proposal. This may include pricing and timeline.

D. You will receive feedback from the group: Notes will be taken at this meeting

E. You will receive next steps via email. This may include a rejection of your plan and a refusal to endorse this phase of your proposal. You may be given a second meeting to make modifications

2. 2nd ROUND COMMITTEE MEETING- Neighbors Have Been Contacted by Proponents (Developer)

A. Bring Updated Proposal. Include drawing and images to be distributed

B. Present any changes to proposal

C. Be prepared to answer same questions as above

D. Be prepared to demonstrate evidence of contacting and support from neighbors.

E. You will receive feedback from the group: Notes will be taken at this meeting

F. You will receive next steps via email. This may include a refusal to endorse to the full board the current phase of your proposal. Recommendation for Continued Development Committee Meeting or Progressing to Public Meeting

3. PUBLIC MEETING: Invite Stakeholders to meeting (Neighbors)

A. Bring Update Proposal

B. Prepare for questions from Public

C. You will receive feedback and

D. You will receive next steps. This may include a refusal to endorse to the full board the current phase of your proposal.

4. City Review

5. PUBLIC MEETING /DEVELOPMENT COMMITTEE MEETING-To review changes made by City

6. FINAL REVIEW- Board approval or disapproval

A. Bring Updated Proposal. Include drawing and images to be distributed

B. Be prepared to demonstrate evidence of contacting and support from neighbors

C. You will receive feedback a vote will occur.