

# Real Estate Development Process Map



**Step 1: Track and evaluate all concept applications (inc. GDP, IMP and site plans) that come through the city planning office**

Consider the size of the development (# of units) and the type of development (unit mix)

Consider the potential impact on student population both now and in the future



**Step 2: Submit comments on concept applications to city planning office**

Correspondence is generally received from developers regarding comments within 2-8 weeks of the application date



**Step 3: Review application with developer**

A phone call or in-person meeting is generally held with a developer to obtain more details about the size, type, location, and timing for completion of the development



**Step 4: Determine the type of request that will be made**

Land Dedication

Cash In Lieu of Fees

Criteria for this decision include but are not limited to: location and impact of development, school capacity in the area and long-term enrollment forecasts



**Step 5: Issue Land Dedication and Fees Proposal to Developer**

Proposal Includes:

- Development's Estimated Student Yield
- Land Dedication Required (to be used to calculate cash in lieu of fees if land is not requested)

If cash in lieu of fees are requested by DPS, then the developer must submit a proposal for DPS to review on the fair market value per acre of the proposed development to determine the cash in lieu of value of the land dedication.



**Step 6: Draft & Execute Final Land Dedication or Cash In Lieu of Fee Agreement**