

Expression of Community Input

Prior to Board Authorization to Accept a Proposal

One of the required elements of a Redevelopment Proposal Package is a written expression of community input, i.e., a letter from an established community group providing their commentary on the prospective Redeveloper's plans.

The URA requires a prospective Redeveloper to present Proposal Drawings, which must include:

- A site plan that includes approximate dimensions of the Property;
- Approximate size and location of proposed Improvements to be constructed on the Property, including all new or renovated structures, new or renovated landscaping, new or renovated hardscape, and general improvements;
- Elevations;
- Tentative layout of water, sewer, and other utility connections, driveways, and walkways;
- The Property's address, if known, and block/lot number(s);
- Name of architect and/or engineer;
- Name of Redeveloper; and
- Date of preparation

to an established community group or, if no group is active for the neighborhood, to a community representative.

The written expression of community input should include:

- The identity of the development discussed, with block and lot number(s) or addresses;
- **Identification—by date, title, and architect—of the drawings that were presented**, to confirm that the drawings that were presented to the community are the same as are being submitted to the URA;
- Commentary on the drawings;
- The name of the community group;
- The position (staff or board member) of the person providing the expression;
- The date(s) of the meeting(s);
- The nature of the meeting(s) (i.e., regular board meeting, community discussion, etc.); and
- The names of the people with whom the Redeveloper met and of the organizations they represented.

In the event that there are changes to the site plan, the exterior improvements, or the scope or intensity of uses after the drawings were presented and the expression of community input was supplied, the Redeveloper will notify the community group or representative to determine if additional review is required. If additional review is requested by the community group, the Redeveloper shall provide an updated expression of community input to the URA.

If a community group is acting as a Redeveloper, or has any ownership stake in a Redeveloper or a proposed redevelopment, then, to avoid an actual conflict of interest and/or the appearance thereof, the URA requests that the expression of community input come from an alternate community group. If that is not practicable, then the Redeveloper must demonstrate to the URA that members of the community

were engaged and had an opportunity to provide feedback on the Proposal Drawings. Typically this would be achieved through one or more open meetings where plans were presented and feedback collected. The URA's goal is to ensure that the community was engaged and had an opportunity to provide feedback on the Proposal Drawings included with a Proposal Package.

If, following the presentation of Proposal Drawings or updated drawings, the community group or community representative declines to provide written feedback, then the URA may accept a letter from the Redeveloper setting forth the information above, along with a description of the Redeveloper's good-faith efforts to obtain an expression of input from the community group or representative, instead.

If the community group or community representative declines to meet with the Redeveloper, the URA may accept a letter from the Redeveloper setting forth a description of its good-faith efforts to arrange such a meeting instead.

Prior to Board Authorization to Enter into Exclusive Negotiations

The purpose of exclusive negotiations is to give a prospective Redeveloper time to complete the due diligence and community engagement necessary to prepare a Redevelopment Proposal Package. Prior to entering into a period of exclusive negotiations for the conveyance of a property with a prospective Redeveloper, the URA will require the Redeveloper to obtain a preliminary expression of community input from a recognized community group referencing a schematic plan and the general parcels involved. This preliminary expression of community input will notify the URA that a Redeveloper has engaged with the community, but it will not serve as a full expression of community input in satisfaction of Redevelopment Proposal Package requirements.