

DOWNTOWN TRANSFER OF AUTHORIZED DEVELOPMENT BETWEEN SUBAREAS CHECKLIST

The following checklist is designed to assist applicants in preparing required materials for review.

Submission Requirements:

ITEMS OMITTED WILL DELAY REVIEW PROCEDURES

- 1. Completed application, completed and signed checklist form.
- 2. A Transfer Assessment Report including:
 - (a) An assessment indicating why the project justifies a transfer of authorized development between sub-areas based upon its furtherance of the goals of the Amended Downtown Plan and the Development Order. This assessment should among other things address:
 - (1) The need for redevelopment of the proposed property
 - (2) The design, fiscal and economic impact on the sub-area and Downtown as a whole.
 - (b) An assessment of the impact on the sub-area from which the authorized development is being transferred.
 - (c) A summary of the findings from the impact assessment in item 3 below.
- 3. An impact assessment, except in the case of Minor Low Intensity Projects, which analyzes the extent to which the transfer of a portion of authorized development between sub-areas alters the public facility needs established in the Development Order and details any infrastructure needs necessary to mitigate any impact or additional public facility needs caused by the transfer of authorized development. The impact assessment shall include, at a minimum, the following as determined by the City's Engineering Services Director:

Traffic Impact Assessment
Water & Sewer Impact Assessment