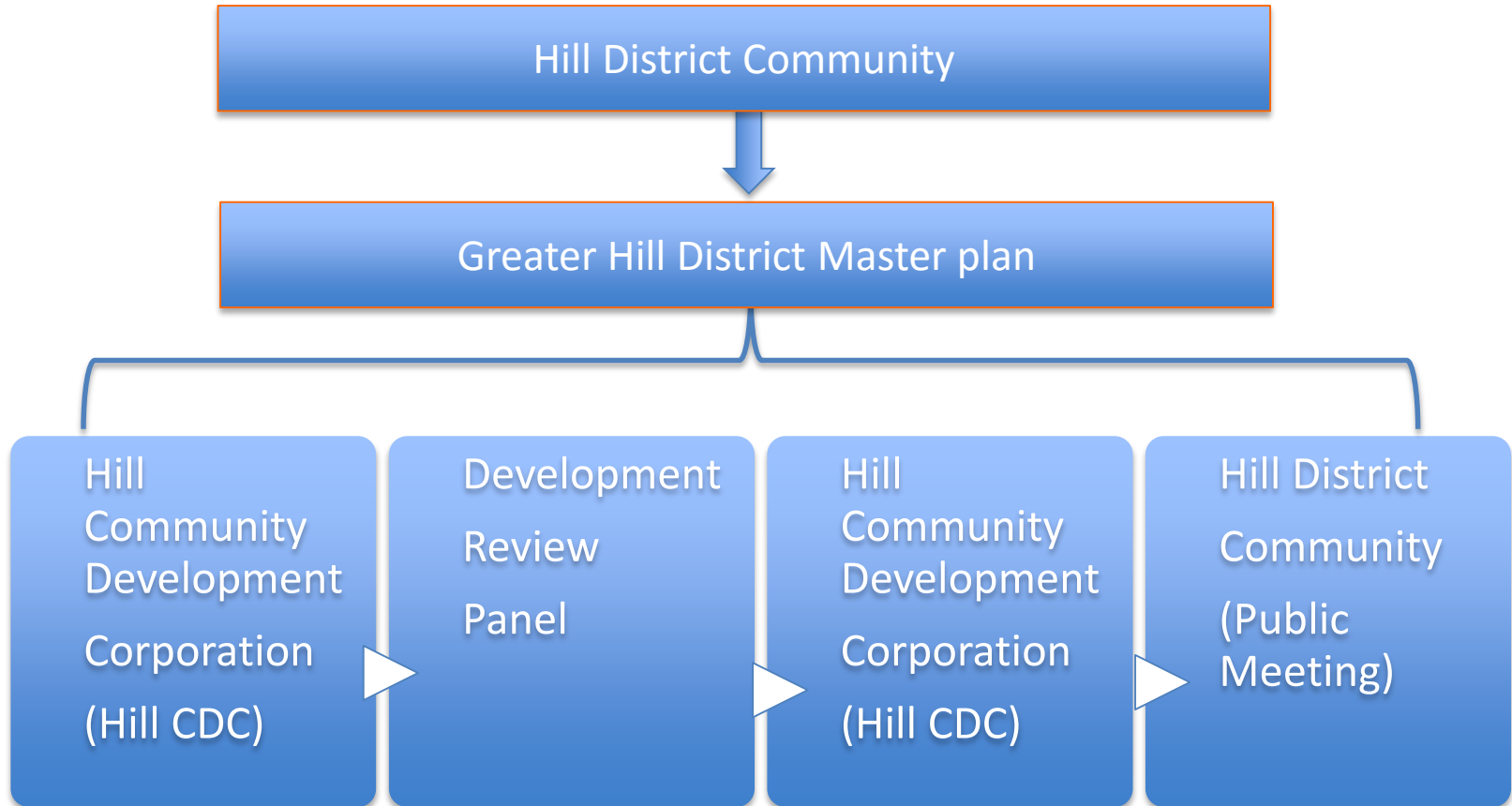




THE COMMUNITY TABLE

Development Review Structure



Development Review Panel Members

Eleven member appointed committee

Hill CDC Appointees – 3

HDCG Appointees – 3

Social Service Background – 1

Faith-Based Background – 1

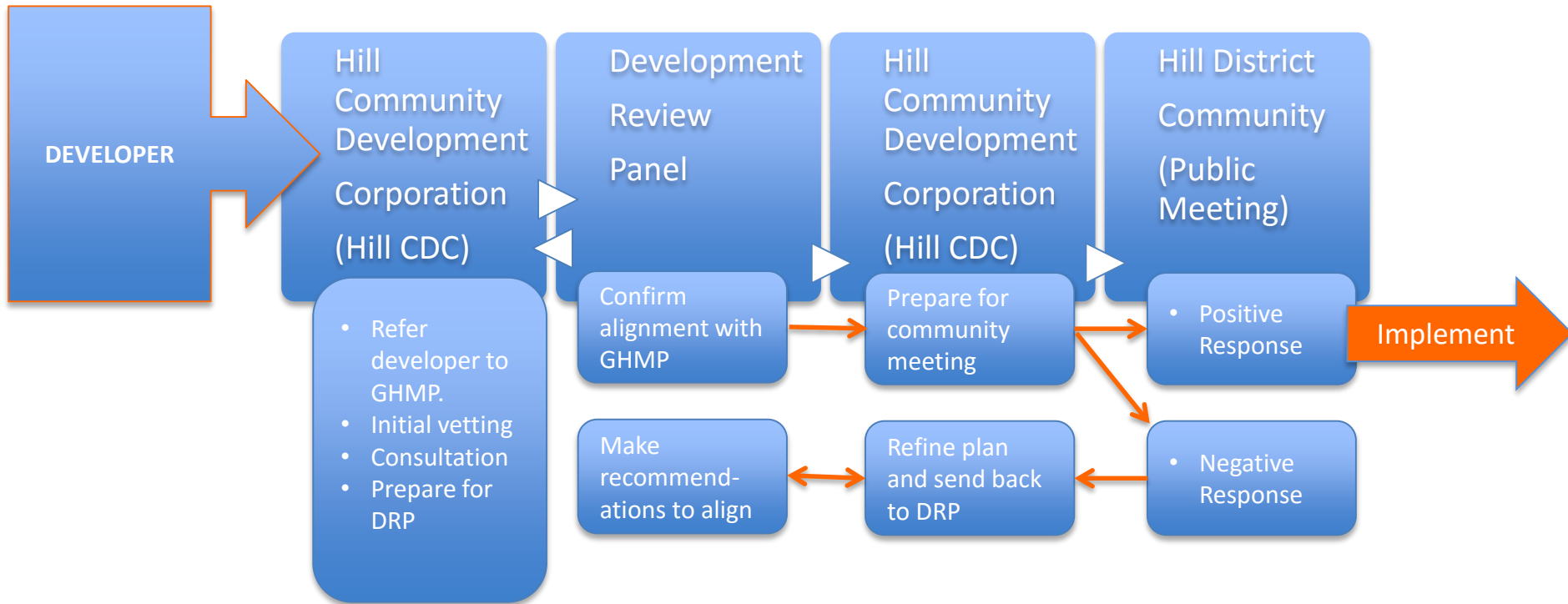
Education Background – 1

Cultural Pro/Artist Background - 1

Residents Perspective – 1

-- All Hill District residents.

Development Review Process



DRP Project Score Card, Page 1

Hill District Development Proposals Score Card

Developer: _____

Project Name: _____

DRP Member: _____ Date: _____

Does not meet community goals - 1

Meets community goals - 2

Exceeds community goals - 3

Greater Hill District Masterplan Principles	Score (please circle)		
Builds Upon African American Cultural Legacy	1	2	3
<ul style="list-style-type: none"> • Honors the historic and cultural legacy of African Americans in the Hill District • Advances existing and creates new relationships to move the Hill District forward according to the Greater Hill District Masterplan • Ensures that Hill District residents are empowered and informed during the new development and planning. 	Comments:		
Housing Development Without Displacement	1	2	3
<ul style="list-style-type: none"> • Includes an appropriate level of housing including rental and for sale units that are affordable to various income levels • Establishes a target housing mix for new projects • Provides quality rental and ownership housing opportunities for a broad range of unit sizes and incomes • Uses housing development to spur economic and community development • Allows existing residents and business to stay • Includes "right to return" preferences for displaced residents 	Comments:		

DRP Project Score Card, Page 2

Economic Empowerment and Commercial Development	1	2	3
<ul style="list-style-type: none"> • Contains retail and commercial use on the first floor; promotes ground level activity • Uses existing neighborhood resources first • Supports economic activities that directly benefit Hill District residents, organizations and existing businesses • Demonstrates a commitment to retain and provide expanded businesses opportunities for new and existing entrepreneurs • Includes “right to return” preferences for displaced business • Demonstrates partnership with Hill District organizations including equity or support for long term sustainability • Restores commercial vibrancy and strength by concentrating market demand such as leveraging proximity to Oakland and Downtown and encouraging shared live and work space; and other state of the art projects • Demonstrates an effective plan to hire Hill District residents with a goal of hiring 1 in 3 persons from the Hill District 	Comments:		
Make the Hill District a Green and Well-Designed Community	1	2	3
<ul style="list-style-type: none"> • Promotes the Hill District’s natural land features as an economic asset for neighborhood development • Improves Hill District land and streetscaping, complements existing community character • Keeps or creates important walkways or vehicular connections • Preserves existing structures and history; integrates into new construction when possible • Promotes usage of high quality entertainment and open spaces (ie outdoor cafés) 	Comments:		
Mobility, Transportation and Parking	1	2	3
<ul style="list-style-type: none"> • Improves transportation networks and services to the city and within the Hill District • Promotes walkability, street accessibility for the disabled, and access to work, retail and social amenities • Supports Hill District community in improving public transportation to and from the commercial corridor • Creates a well-planned strategy that supports new development while minimizing negative impacts on residents 	Comments:		

Additional comments:

DRP Project Score Card, Page 3

Notes/Concerns/Recommendations: _____

PARTNERSHIPS WITH PUBLIC AGENCIES

- CITY: Projects should be sent through the Development Review Panel process prior to approval of property sales to individuals and private entities.
- URA: Projects should be sent through the Development Review Panel process prior to URA Board approval of land transactions and/or funding support.
- HOUSING AUTHORITY: Projects should be vetted by the Development Review Panel prior to submission of local, state and federal funding applications to assure Master Plan compliance.