

Hacienda Business Park TOD Specific Plan

SCHEDULE

	May-05	June	Jul	Aug	Sep	Oct	Nov	Dec	Jan-06	Feb	Mar	
Project Tasks												
Stage 1: Team Immersion/Background and Data Collection												
1. Mobilization Meeting	●											
2. Baseline Research												
2.A Data Collection/Base Mapping		★										
2.B Preliminary Goal Setting			★									
3. Existing Conditions Analysis/Background Report												
3.A Land Use and Public Policy Review												
3.B Building Stock and UD Assessment												
3.C Core Group Stakeholder Interviews												
3.D Real Estate Market Overview												
3.E Demographic Overview												
3.F Housing Market Overview												
3.G Office/R&D Market Overview												
3.H Retail Market Overview												
3.I Comparative Analysis												
3.J Transportation												
3.K Background Report				★								
Meetings and Workshops			●	◇								
Stage 2: Evolution of Ideas												
4. Development of Alternatives												
4.A Alternatives Preparation					★							
Meetings and Workshops				●	◇							
5. Refine Preferred Alternative/Develop Specific Plan Outline												
5.A Refine Preferred Alternative							★					
5.B Specific Plan Outline								★				
Meetings and Workshops							●					
Stage 3: Produce Final Plan Document												
6. Draft Specific Plan												
									★			
7. Revised Specific Plan/Implementation Plan												
											★	
8. Produce Final Specific Plan												
												★
Meetings and Workshops										●	◇	▲

Key:	
Task	
Product/Deliverable	★
Team Meeting	●
Community Workshop	◇
Public Hearing	▲