



PILOT

PRE-DEVELOPMENT and INNOVATIVE LAND-USE OPTIONS for TAKE-OFF

Owning or developing *Real Estate* is vital to building wealth and framing community assets. It is a multi-faceted business venture. The Hill District offers ample opportunities for existing residents and stakeholders involved in real estate ventures.

The Hill CDC intends to mitigate the risk of real estate development for prospective proprietors and business owners by providing *Development, Planning and Consultations*. Understanding the value of your asset, and how to formulate an idea into real property is essential to growing the Hill District community. To guide this critical process, the Hill CDC offers a 6-month **PILOT** program*:

Pre-Development Advisement:

- Real Estate Development Overview + Options
- Project Review
- Narrative Development "Visioning"
- Site Identification
- Due Diligence & Pre-Entitlement
- Programming
- Market Analysis Overview
- Community Participation
- Cost Estimating
- Feasibility Analysis
- Pro Forma Analysis
- Preliminary Financial Plan

Architectural Advisement:

- Architectural Design Overview + Options
- Narrative Development "Visioning"
- Site Identification
- Programming
- Market Analysis Overview
- Schematic Design
- Urban Design Strategies
- Project Representation
- Community Participation
- Cost Estimating
- Feasibility Analysis

The following services offer prospective proprietors and business owners an understanding of a project's viability as well as increasing the value of a real estate venture. Through the Hill CDC's **PILOT** program, prospective proprietors and business owners are encouraged and positioned to formulate a development plan; and ultimately contribute to the on-going and anticipated development opportunities in the Hill District and within its commercial markets.

Contact the Hill CDC for more information about *pre-development and architectural advisement*.

*A service donation may be associated with this program.

Your front door to the Hill District. | hilldistrict.org

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