

Introduction

Cutting Through the Red Tape with Fast Track Permitting

Where business and industry are concerned, we understand that time is money. The time it takes to issue a permit and the complexity of the permitting process are often determining factors over whether to start, expand, or redevelop a business in The Research Valley. We understand your business has specific needs and time constraints and your need to move quickly to complete your project and we can cut through the red tape without cutting corners. Unparalleled turnaround times for construction plans and cooperative project management and facilitation based on the needs of your business allows your project to move faster and increases your ability to focus on other key issues.

The goal is to provide a business friendly, solutions oriented, customer focused and expedited planning and permitting process for projects that provide a significant economic impact on The Research Valley. We are committed to modifying our standard development process to meet the specific needs and time constraints of your business.

We understand:

- The standard development process may not meet the special needs and time constraints of your business/project.
- A customized approach to your development is necessary to complete your project in a timely manner.

Fast Track Process Description

The Research Valley Partnership has developed a “fast track” process to expedite those projects that bring significant economic impact to The Research Valley. To receive this designation a company must submit a request to The Research Valley Partnership for Fast Track project designation. Requests that meet the initial determination will be forwarded to the Board who will make the final decision on Fast Track designation. Because the Community will expend significant resources in expediting this review process, the applicant, project engineer, and project architect must also commit to exercise their respective roles in a similar time frame.

The City will customize a development process to meet the specific needs of your business. In order to expedite your project, a Development Coordinator will be assigned to facilitate and manage your project from start to finish. The Development Coordinator will:

- Be your primary contact throughout the project from the initial conceptual phase to completion of the project.
- Work with you to customize a development process based on the specific needs of your business and time constraints of your project.

- Lead a review team of experts and reviewing entities in evaluating the construction plans for your development.
- Work closely with your design professionals to customize a project timeline to meet your development needs that may include:
 - Weekly work sessions between the City's review team and your design professionals to identify and work out site issues early in the process.
 - Special meetings of appointed boards, commissions and City Council if needed to facilitate the project.
 - Phased permitting to allow construction to begin while other elements of the site are being designed.
 - Concurrent reviews of site plans, architectural and engineering plans.
 - Submittal dates for your design professionals to provide construction plans and completion dates for the City's review of all construction plans.
There is a maximum turnaround time on all construction plans of 10 days.
 - City designated contact and client designated contact.

Projects That Qualify

To qualify for Fast Track Program consideration for either City, a project must be identified as a target industry in the Incentive Guidelines and meet one of the following criteria:

- Create a minimum of 35 permanent full-time jobs;
- Invest a total of at least \$3,000,000 in building and/or equipment;
- Produce a minimum of \$2,000,000 in gross annual payroll.

Existing platted and zoned land are eligible for this expedited approval process. Sites requiring re-platting or re-zoning may be eligible for portions of the expedited process.