



Ray Hashimoto
Principal
Land Development Manager

HMH can assist your project by combining our proficiency in information collection with the expertise and knowledge of how it applies to your endeavour.

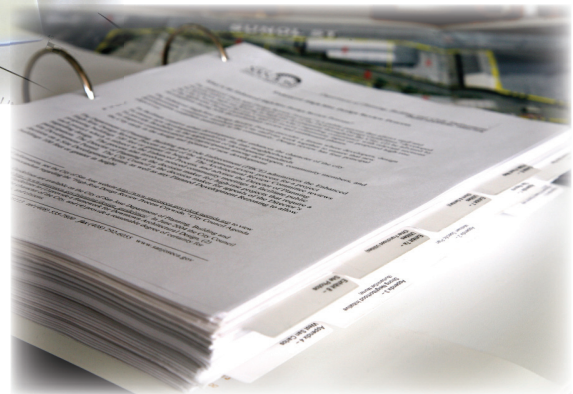
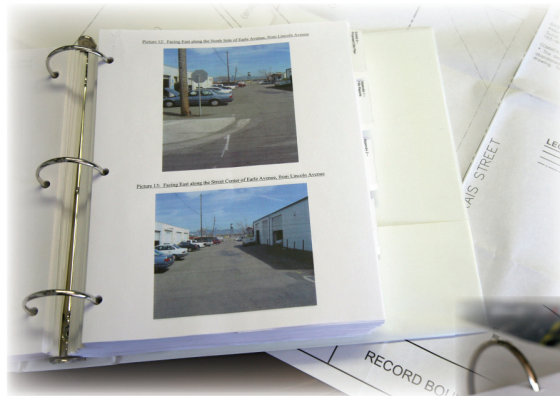


1570 Oakland Road
San Jose, CA 95131
(408) 487-2200
www.HMHca.com

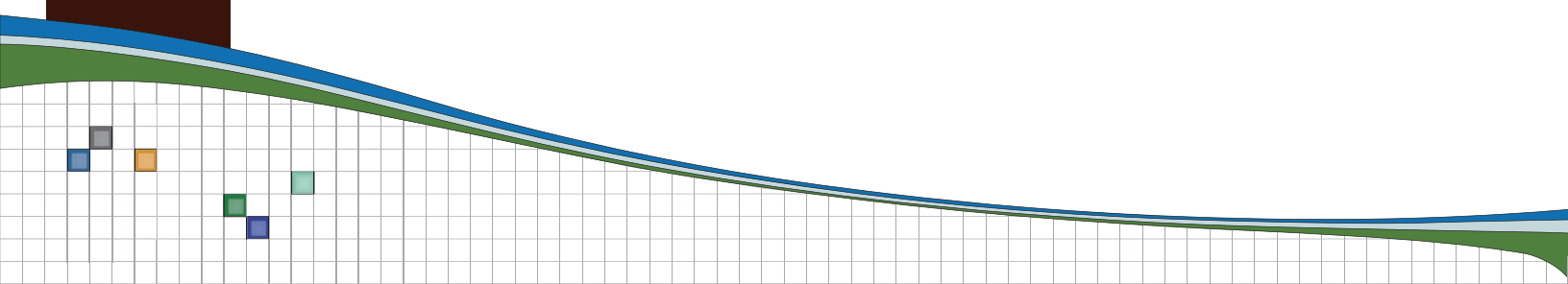
HMH NEWSLETTER - November 2010
Due Diligence - The value of knowing.

Save Time and Money With DUE DILIGENCE REPORTS

Prepared by:



Proactive Relationships = Informed Results





Ray Hashimoto
Principal
Land Development Manager

“Information is a source of learning. But unless it is organized, processed, and available to the right people in a format for decision making, it is a burden, not a benefit.” - William Pollard



Awareness and Understanding

Doing business in the information age is not without pitfalls and perils. Collecting vast amounts of data and record documents in an assortment of digital and paper formats can result in a mire of information difficult to navigate through and understand. This “search engine” style of research can go only so far in efforts of project development and understanding. It is essential to have an experienced development team that can identify current, outdated, or influx data, has the awareness and understanding of current and emerging city policies, and maintains reputable local relationships to verify the accuracy of the information gathered when needed. This is where HMH can add value to your efforts because we understand the risks associated with development. For over 34 years HMH has been successfully providing these services to a diverse client group in the greater Bay Area.



The due diligence study of a property is a basic, but critical, first step in a successful development approval process. It can also reveal hidden assets and potential challenges of a prospective site. Preparing these documents has become more critical as project densities have increased and regional planning pushes to more complicated in-fill development. In the transition to new urbanism and transit oriented projects a process must consider existing, potentially inadequate infrastructure, stormwater quality and quantity regulations, green building ordinances and policies, and the integration of multimodal transportation amenities and pedestrian connectivity. With this in mind we have developed a report format successful in revealing site characteristics that may be hidden and ultimately a challenge to address.

Achieving Results

HMH land planners, civil engineers, landscape architects and technical support staff have developed procedures that allow quick and efficient data research, the acquisition of maps and record drawings from agencies and private utility companies. Our existing relationships with the right agency staff enable our approach to efficiently and effectively gain the appropriate depth of knowledge needed for the project.

Expertise

- Site Boundary and Encumbrances.
- Master Plans, General Plans, Specific Plans, Strong Neighborhood Initiative priority lists, Zoning and Development Guidelines, and Policies for Transit Oriented Development, Green Building and Smart Growth practices.
- Location of the public services and utilities.
- Availability of private utilities such as cable television and telephone lines.
- Flood Zones, geologic hazards, biological / archaeological sensitivity, endangered species, tree preservation / protection, special service / finance districts, FAA / ALUC review and school districts.
- Existing and likely future land use / development proposals in the vicinity of the subject site.
- Estimated agency fees that may be exacted and potential reimbursements.

Having the expertise in knowing what to look for before you get started streamlines the effort and produces accurate and valuable information early in the decision making process.

Relationships

HMH maintains relationships with a wide variety of local public and private constituents. We are on numerous committees and task forces, volunteer staff time, sponsor local programs, attend local agency development meetings and maintain active memberships in many of the local professional networks involved in land development and green building movements. Our ear to the ground approach and the experience amongst our land use planners and support staff provides keen insight to the day to day workings of the land development entitlement process throughout the Bay Area.

HMH continues to maintain the unique combination of proactive relationships with agency staff and key political decision makers and couples it with measurable project experience with infill development. This provides our clients and business partners keen and unique insight into the development review process and adds quantifiable value to a projects due diligence effort. Contact Ray Hashimoto today for information on how we can help you at (408) 487-2200 or at RHashimoto@hnmca.com.



HMH
1570 Oakland Road
San Jose, CA 95131
(408) 487-2200
www.HMHca.com

HMh NEWSLETTER - November 2010
Due Diligence - The value of knowing.

