To indicate when each tool would be employed during the development process, we have created a timeline composed of three stages:

1. Stage 1: Acquisition is entirely devoted to the process of acquiring land and/or determining who will be the property owner for a catalytic development site.

2. Stage 2: Pre-Development denotes the time before any physical improvements to land have begun. This stage is absolutely critical for promoting equity—especially in the case of private development—as it is the time when government intervention and community voice are most effectively able to shape development. Please note, there can be overlap between stages 1 and 2, depending on the order in which catalytic projects are identified and planning ensues.

3. Stage 3: Development indicates the time from when site improvements begin, and onward.

Tools that are employed at one stage but can or will continue to play a role in the development process are shown as relevant in the stages that follow.