



AGENCY: Council/Redevelopment Agency
MEETING DATE: May 27, 2008
DEPARTMENT: Community Dev'pmt
PREPARED BY: M. Jones
DEPT. DIR. APPROVAL: _____
CITY MGR. APPROVAL: _____
PRESENTED BY: M. Jones

AGENDA ITEM SUMMARY

TITLE:

RECEIVE PRESENTATION BY GEORGIA-PACIFIC MILL SITE SPECIFIC PLAN CONSULTANTS REGARDING SCOPE OF WORK FOR THE SPECIFIC PLAN PROCESS

ISSUE:

In order to redevelop the Georgia-Pacific Mill Site into an integrated part of the City of Fort Bragg, a number of interrelated activities must be completed, including:

1. **Completion of a Specific Plan.** The Specific Plan will set land use and development standards for the site. The Specific Plan will include a number of different components, such as: land use regulations and development standards, multi-modal circulation plan and design standards, sustainable design plan, architectural design guidelines, landscape/streetscape design guidelines, conceptual utilities and public facilities plan, financial and implementation/phasing plan, and a fiscal impact analysis.
2. **Negotiation of a Development Agreement.** Development agreements are utilized by cities to provide surety for both the developer and the City about the quality of a proposed development that is phased over time. Through the negotiation of a Development Agreement, the property owner can gain certainty for future approvals, and the City can require the completion of public benefit projects as part of the approval process.
3. **Completion of Environmental Remediation.** The Department of Toxic Substances Control (DTSC) will use the designated land uses in the Specific Plan to help set clean up levels for the environmental remediation of the site. The environmental remediation itself will take some time and will continue after the Specific Plan is complete.
4. **Completion of an Environmental Impact Report (EIR).** Both the Specific Plan and site remediation will require environmental review. We anticipate preparing a joint environmental document that addresses both activities. An EIR team will be selected in about six months.
5. **Completion of a variety of parallel activities.** In addition to the major tasks outlined above, the City will also be engaged in furthering additional key activities: updating the Fort Bragg Redevelopment Plan, completing planning, permitting and construction of the coastal trail, establishing the Noyo Center for Science and Education, researching the feasibility of establishing an Industrial Arts Facility for the site, etc.

AGENDA ITEM NO. _____

The Mill Site Coordinating Committee (composed of three members of the Georgia-Pacific (GP) team and three City of Fort Bragg representatives) is managing the Specific Plan process as well as many of the other activities described above. In January 2008, the Coordinating Committee prepared a Request for Qualifications to select a consultant team to complete the Specific Plan. After an extensive panel interviews, RRM Design Group was selected unanimously as the Specific Plan consultant. In April, the RRM Design team came to Fort Bragg to complete a tour of the site and the City and to be debriefed on: infrastructure capacity and constraints, site remediation, cultural and botanical resources, the Coastal General Plan and related planning issues, the coastal trail project, Noyo Center, industrial arts facility, and economic development.

More recently, RRM Design has been preparing a detailed scope of work for the planning process. This meeting is intended to provide the City Council with an opportunity to review an outline of the proposed scope of work and to provide feedback to staff and the consulting team.

RECOMMENDED ACTION:

Receive Presentation by Georgia-Pacific Mill Site Specific Plan Consultants Regarding Scope of Work for the Specific Plan Process

ALTERNATIVE ACTION(S):

No formal action by the Council/Agency is needed at this time.

ANALYSIS:

This matter is presented to the Council to review the basic scope of work for the Mill Site Specific Plan process. The Council and the community will be involved in formulating the Specific Plan through a variety of focus groups, community workshops, and hearings throughout the process. The general process for completing and adopting the Specific Plan is outlined below:

- a. Complete Existing Conditions, Opportunity & Constraints Analysis
- b. Prepare Specific Plan Vision and Framework
- c. Prepare Draft Specific Plan, which will consist of:
 - i. Land Use Regulations and Development Standards
 - ii. Multi-Modal Circulation Plan and Design Standards
 - iii. Sustainable Design Plan
 - iv. Architectural Design Guidelines
 - v. Landscape/Streetscape Design Guidelines
 - vi. Conceptual Utilities and Public Facilities Plan
 - vii. Financial and Implementation/Phasing Plan
 - viii. Fiscal and Financial Analysis
- d. Complete Review and Final Drafts of Specific Plan
- e. Complete and Certify the Environmental Impact Report

- f. The City Council and Planning Commission will hold Public Hearings and take action on the Specific Plan
- g. If adopted, the City will submit an Amendment to the Local Coastal Program to the Coastal Commission for consideration.

RRM Design Group's draft Scope of Work is attached (Attachment 1) and includes a variety of venues for community input and review of the Specific Plan as it is formulated, such as: two sets of focus group meetings, four community workshops, two City Council/Planning Commission study sessions, and two hearings.

FISCAL IMPACT:

The item is agendized to allow for Council/Agency discussion of the Mill Site Specific Plan and process. No actions with a financial impact will be taken.

IMPLEMENTATION/TIMEFRAMES:

Assuming Council's concurrence with the scope of work, RRM Design Group will begin work immediately to prepare the Specific Plan.

ATTACHMENTS:

- 1. RRM Design Group Mill Site [Specific Plan Scope of Work](#)

NOTIFICATION:

- 1. Chip Hilarides G-P
- 2. Alicia Guerra, Cox-Castle-Nicholson
- 3. Bridgette DeShields, BBL
- 4. Walter Kieser, EPS
- 5. Steve Mattas, Meyers-Nave

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Agency Action <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Approved as Amended Resolution No.: _____ Ordinance No.: _____ Moved by: _____ Seconded by: _____ Vote: _____ <input type="checkbox"/> Deferred/Continued to meeting of: _____ <input type="checkbox"/> Referred to: _____
