

Action Plan: No Name/Granite Creek Development Master Plan

Responsible: Planning Director

Date: 12/9/18

#	Begin Date	Action Step Description	Party Responsible	Due Date	Desired Outcome	Notes
		Hire Planning Director				Start processes 2-months after this point so they are grounded in the position and can identify workload priorities
		Create an professional services RFQ document to be advertised		1 month		
		Advertise Request for Qualifications RFQ		1 month		
		Give Direction to Planning Commission to be the body that oversees the development of the Master Plan				
		Interview and select Consultant		1 month		
		Develop Scope of Work with Planning Commission		2 month		
		Negotiate final fee, schedule and develop budget		1 month		Potentially \$150k
		Budget Ordinance Assembly approval and Contract Award		1 month		
		Consultant develops a draft plan working with Staff and the Planning Commission		6 months		This is really aggressive given all the goals/details to finalize. It took well over 5-years to do this for the benchlands masterplan
		Assembly review and edits to draft plan		2 months		SEDA review and public comment period
		Assembly adoption of final plan		1 month		
		Start Implementing Master Plan				Work with SEDA for business development opportunities
						Things to Consider:
						If any of these elements are to be added to the planning upfront it would add to the timeline and cost potentially significantly.
						A public infrastructure plan (utilities needed and capacity analysis)
						Benchlands and landslide planning
						High Value Land development planning for the waterside parcels just past the Cove Marina
						Public Private Partnership to expand SS pit into the study area
						Master Plan will: (not all inclusive list)

						Zone land for development
						Delineate wetlands; plan to mitigate wetlands
						Plan for main access roads
						Rock/quarry development areas
						Process and order in which to sell property
						Zoning code changes
						When to develop infrastructure (Water, Waste Water, Electric, Substation)
						Develop RFPs for residential, commercial, and industrial sales
						Other?