

SAGGIO HILLS PUBLIC BENEFIT PROJECTS

An Update on Fire Substation, Park Site and Affordable Housing Site



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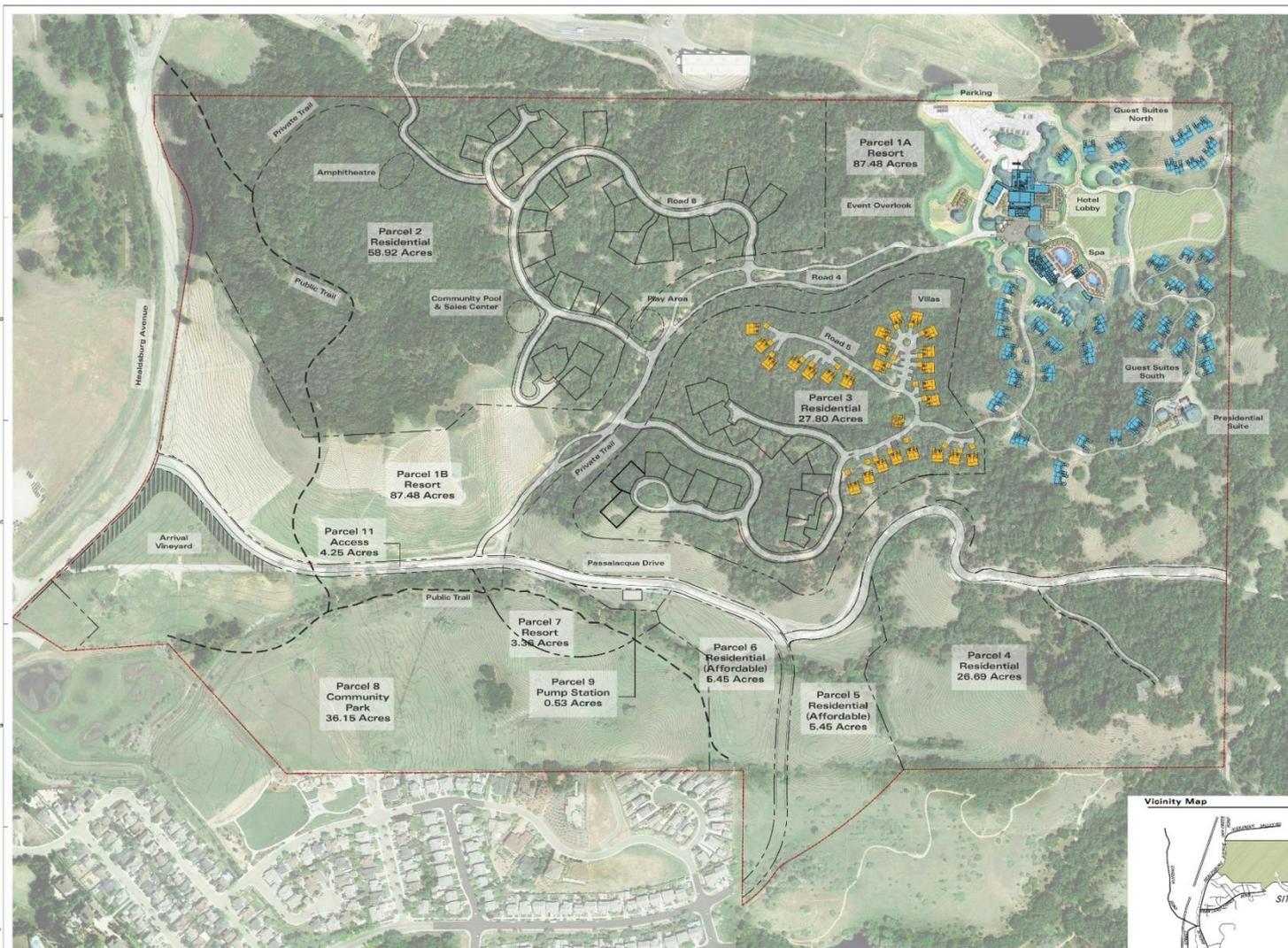
Project Approvals to Date

- Improvement Plan Approval
 - Healdsburg Ave
 - Passalacqua Road
 - Pump Station

- Design Review Approval
 - Pump Station
 - 130 room resort hotel with related amenities
 - 25 residential villas
 - Related infrastructure, roadways, parking & landscaping



Project Site





Development Agreement

- City executed Development Agreement with Developer April, 2011
- Sets forth development requirements for Saggio Hills
- Includes public benefit projects:
 - Fire Substation – 0.85 acres
 - Park Site – 36.15 acres
 - Affordable Housing Site -14.16 acres
- Developer Notice given December 31, 2015

Housing Allocations Related to Project

- 70 Allocations have been reserved by the Develop as part of the DA
- Developer Notice given December 31, 2015 (Option 2)
 - Able to claim 20 unissued allocations
- On January 1st of the second year and each subsequent year the developer shall receive an additional 15 allocations until all 70 allocations have been accrued.
- Currently the developer has reserved 35 allocations
 - 20 from 2015, 15 from 2016

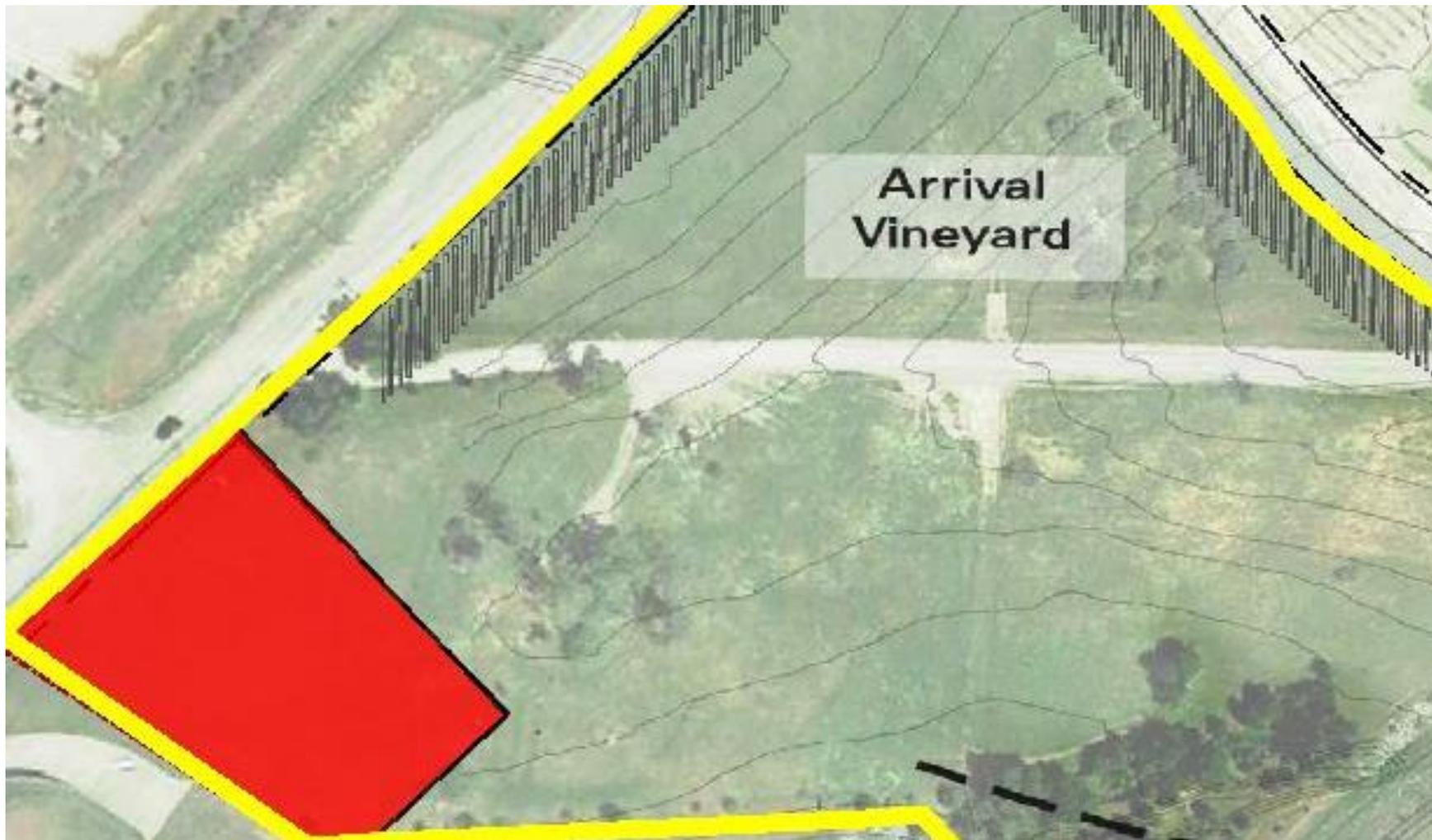


Public Benefit Projects





Fire Substation





Background

- The total budget for the Fire Substation is \$1.75 Million, provided by the Developer
- Any costs over the \$1.75 must be covered by the City of Healdsburg

Location and Design

- The Fire Substation will be located on Healdsburg Avenue, South of Passalaqua Road
- The overall aesthetics will be designed by the Developer's Architect, and the functionality will be determined by the Fire Chief
- The design will incorporate an apparatus bay, training conference room, computer work stations, training equipment, showers and bathrooms, kitchen and be ADA compliant
 - Design will meet the requirements of the Development Agreement
- The project will go through design review

Construction Timeline

- The Fire Substation is to be completed prior to the resort being open to the public
- The City and the Fire Chief will be involved in the schematic plan, design development plans, and the construction plan process
- The Fire Substation will also go through the City Planning and Building approval process
- If City initiated plan changes adversely affect the construction schedule of the Fire Substation, it may result in the resort being open prior to the substation being completed
- If this were to occur, the developer will provide temporary housing for fire apparatus

Benefits to the Community

- The Fire Substation will be used as a second station if the main fire station were compromised such as the flood of December 2014
- The Fire Substation will be utilized and staffed during training exercises, equipment and station maintenance and various other fire department activities. This allows faster response times to the north area of the City
- The training room and kitchen can be used for City sponsored community events
- The training area will be utilized to train and promote our volunteer reserve staff and facilitate interdepartmental training



Park Site





Development Agreement - Terms

- Developer Requirements
 - Land dedication of 36.15 acres
 - Payment of \$3 million toward the park's design and construction (by City)
 - Grade park area
 - Conduct wetland mitigation

- City Requirements
 - Design and construct the park (24 to 30 months)
 - Park to have (i) active recreation use areas; (ii) passive recreation use areas; (iii) public trails; (iv) existing and new wetlands; (v) a riparian zone for Foss Creek; (vi) parking areas; (vii) a pavilion area; (viii) landscaped areas
 - Goal is to complete the park by the time the resort opens

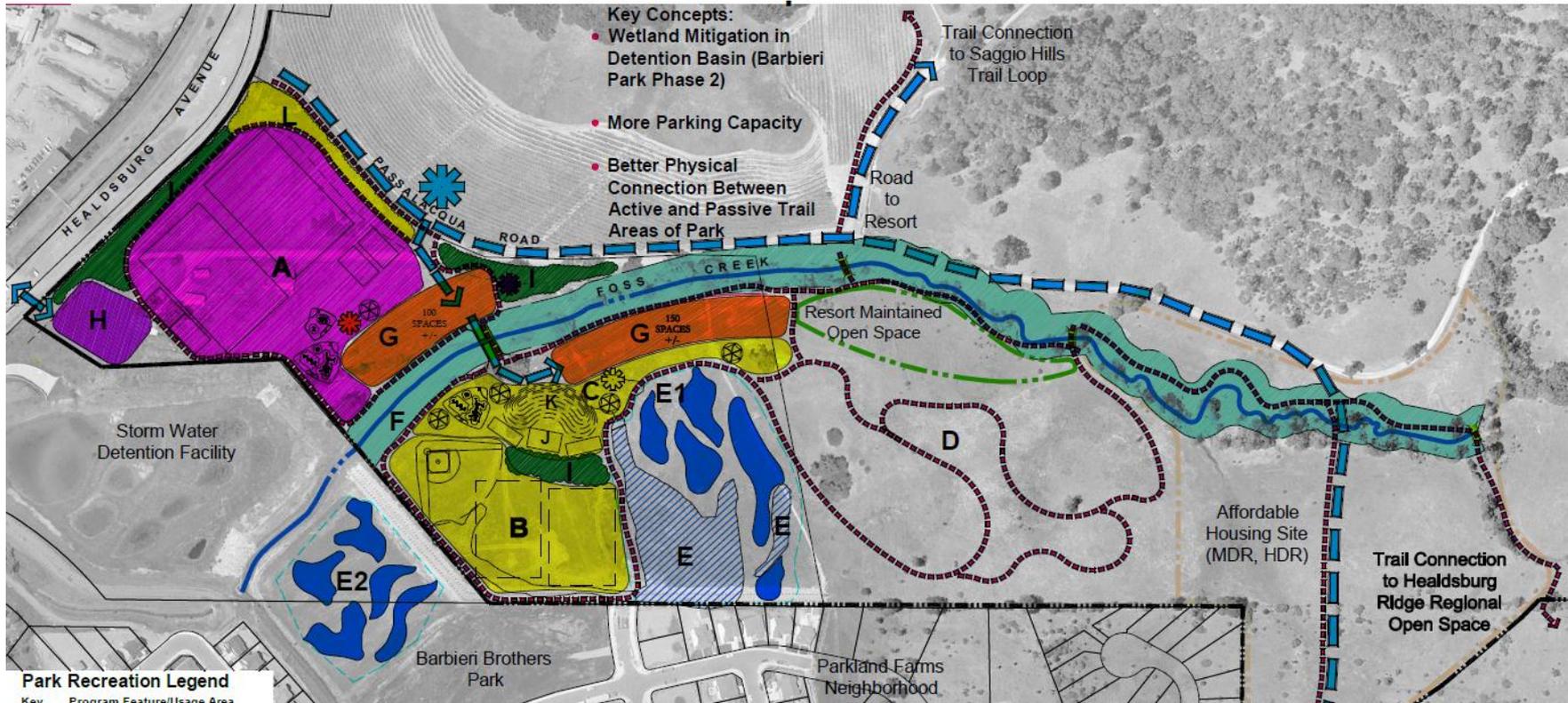


Review of Original Conceptual Plan

- 2006: Saggio Hills park concept plan developed
 - In addition to active and passive recreation opportunities, the plan identified a synthetic turf field for the Saggio park site
 - Saggio park site selected due to limited available space at other City-owned parks



2006 Approved Park Master Plan



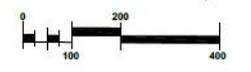
- Key Concepts:**
- Wetland Mitigation in Detention Basin (Barbieri Park Phase 2)
 - More Parking Capacity
 - Better Physical Connection Between Active and Passive Trail Areas of Park

Park Recreation Legend

- | Key | Program Feature/Usage Area |
|-----------|---|
| A | Active Use Recreation Area
<ul style="list-style-type: none"> • Soccer Fields-LT, All Weather Synthetic Turf (1); Natural Turf (1) • Basketball Courts (4) • Playground (Ages 6-12) • Totlot • Concession/Kiosk |
| B | Active Use Recreation Area - Day Use (Unlit)
<ul style="list-style-type: none"> • Multi-Use Field: Soccer Practice Fields, Family Play Area, Volleyball, T-Ball Backstop. |
| C | Passive Use Recreation Area
<ul style="list-style-type: none"> • Group Picnic Areas (Shelters - 75 People Capacity) (4) • Covered Pavilion Area (Conjunctive Use with Special Events) • Totlot (1) |
| D | Trail Network
<ul style="list-style-type: none"> • Linkages to Off-site Recreation Areas (Fox Pond and County Open Space) • Scenic Overlooks |
| E | Existing Wetlands - Preserved - 1.69 Acres
<ul style="list-style-type: none"> • Fill Area - 0.63 Acres |
| E1 | Proposed Wetland Mitigation Area
<ul style="list-style-type: none"> • Wetland Basins - 1.07 Acres • Wetland Uplands/Watershed Buffer Area - 4.6 Acres (Net) |

- | | |
|-----------|---|
| F | Riparian Zone |
| G | Parking Areas
<ul style="list-style-type: none"> • (2) Lots with Total Capacity 250 Cars +- |
| H | Fire Station Site |
| I | Landscape Buffer Zone (Typical)
<ul style="list-style-type: none"> • Screening, Entry Design |
| J | Pavilion Area
<ul style="list-style-type: none"> • Special Events • Picnic Area |
| K | Landscape Berm |
| L | Resort Maintained Landscape Easement (40' Wide) |
| E2 | Proposed Wetland Mitigation Area in Detention Basin
<ul style="list-style-type: none"> • Wetland Basins - 0.92 Acres • Wetland Uplands/Watershed Buffer Area - 2.0 Acres (Net) |

- Legend**
- | | |
|--|---|
| | Vehicular Circulation |
| | Vehicular Road - Access (Emergency) |
| | Bicycle/Pedestrian Trail |
| | Bridge |
| | Primary Entrance |
| | Restroom Building Location (2) |
| | Picnic Shelter (75-100 People) |
| | Trailhead Staging Area and Kiosk for Regional Trail Connections |



Healdsburg Park
City of Healdsburg

MAY 22, 2006

pros consulting
Carter-Burgess



Community Center Site Master Plan

- 2008: City purchased the former Foss Creek Elementary School to function as the City's Community Center
 - Created new space opportunities
- 2014: City completed a community-wide needs assessment and master plan for the Community Center
 - Saggio: Strong interest in retaining more of the natural characteristics while still providing the amenities called for in the Development Agreement
 - Community Center: Utilize existing space, infrastructure, and operational efficiencies for active uses facilities
 - Outcome: Relocation of the synthetic turf field from Saggio to the Community Center desirable





Community Center Master Plan





Park Development Process

- Phase 1: Design Review - Compliance with the EIR (3 Months)
- Phase 2: Park Design and Grading Plans (3 months)
- Phase 4: Preparation of Bid Documents (2 months)
- Phase 5: Bidding and Bid Award (3 month process)
- Phase 6: Construction (9 months)



Wetland Mitigation

- Wetland replacement is required under the Development Agreement
- It is anticipated the wetlands replacement work by the Developer will begin in 2016
- The wetlands are required to have a one season grow in period before any grading may begin

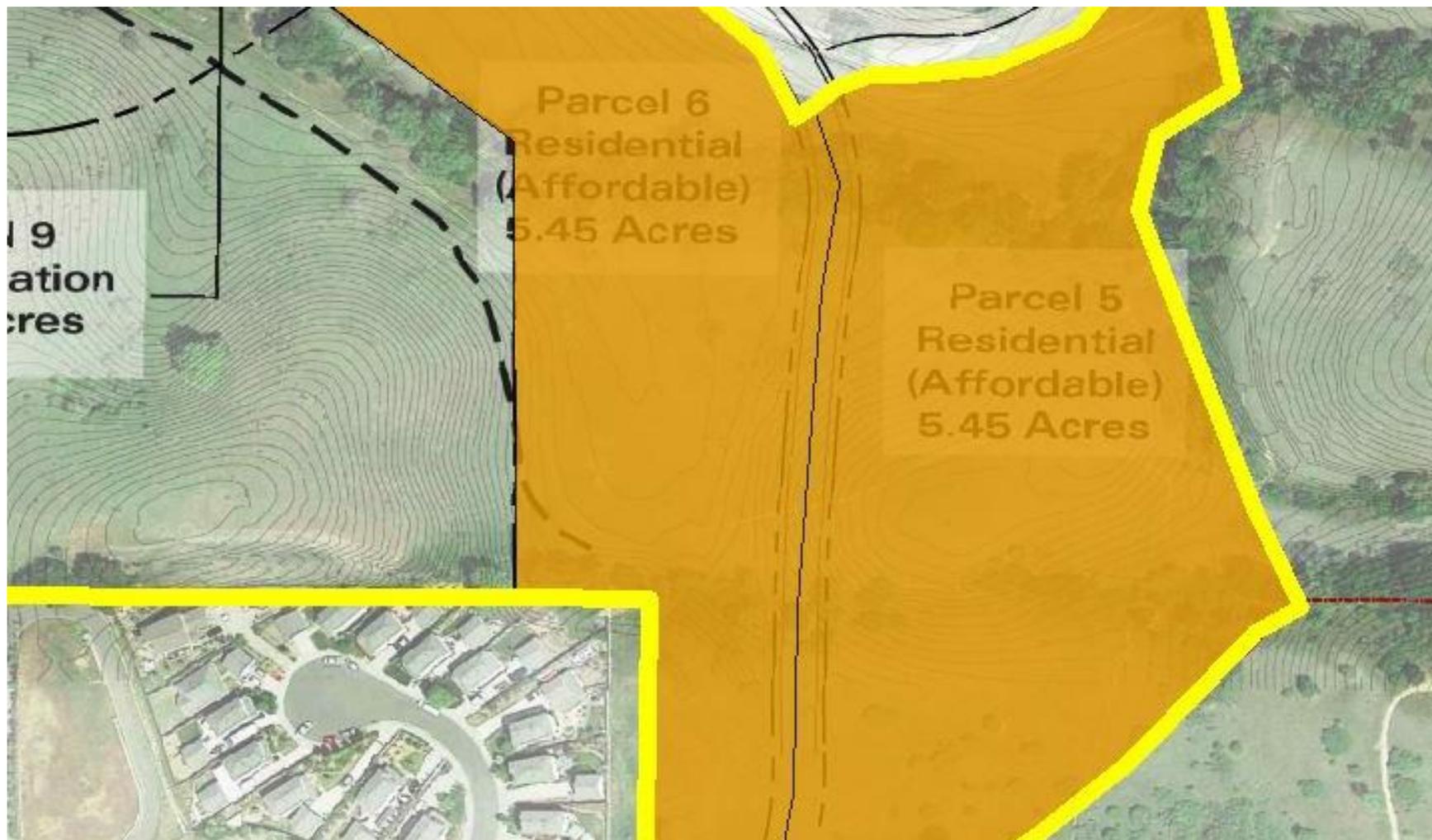


Park Funding

- Developer to provide \$3 million
- City would utilize a portion of the developer's \$3 million contribution to design and construct the Saggio park site
 - Relocating the synthetic turf to the Community Center would reduce the Saggio park scope while still providing the amenities required in the Development Agreement
- Goal: Utilize \$3 million to include Saggio park improvements while utilizing the balance of the developer's contribution in providing active park amenities at the Community Center



Affordable Housing Units





Development Agreement - Terms

○ Developer Requirements

- Land dedication of 14.16 acres
 - Development of up to 150 affordable units
- Payment of up to \$50k for Site Needs Analysis
 - Assess type, location and number of units
- \$1.0m funding to support affordable housing components at Saggio Hills or supplemental affordable housing within the city limits
 - May be used City-wide
- Wetlands mitigation
- Site mass grading, construct entry road & major infrastructure to serve site
 - No grading to occur until construction document approval for affordable housing site

○ City Requirements

- Reimburse up to \$1.0m for costs to construct entry road from Road 4 to affordable housing site



Preliminary Project Approach

- City-led Affordable Housing Project

- 3-Phase Project Approach
 - Preparation of Site Needs Analysis
 - Selection of Affordable Housing Developer (AHD)
 - Completion of Development Review Process



Preparation of Site Needs Analysis

- Evaluate affordable housing needs City-wide
- Inventory publicly-owned available housing sites & identify site constraints/opportunities
- Determine development potential of each site
- Identify appropriate housing types for each site
- Conduct public outreach to solicit input on potential development scenarios
- Determine highest & best use of Saggio Hills site
- Develop preliminary conceptual plans for Saggio Hills site
- Present to City Council for approval

- **Up to \$50k paid by Saggio Hills Developer for Site Needs Analysis*



Selection of Affordable Housing Developer

- City to prepare & solicit request for qualifications for qualified AHDs
- Conduct interviews & identify preferred AHD(s)
 - Conclusion of Site Needs Analysis will determine number of AHDs
- Negotiate Development Agreement
- City Council review & approval



Completion of Development Review Process

- Planning Review Process
 - Application prepared by Developer
 - Receive City Council & public input on preliminary proposal
 - Application revised (if needed) & submitted by AHD
 - Application processed & environmental document(s) prepared & circulated by Staff
 - Planning Commission recommendation to City Council
 - City Council Final Approval



Completion Development Review Process

- Construction Documents & Final Map Plans & map prepared & submitted by AHD
 - Plan check(s) completed by Staff
 - Plans revised by AHD
 - Final approval issued

- Building Permit Process
 - Plans & map prepared & submitted by AHD
 - Plan check(s) completed by Staff
 - Plans revised by AHD
 - Final approval issued

**Site mass grading would not occur until construction document approval for affordable housing site*



Questions?