

Point of the Mountain Development Commission Overview

June 2016

Long-term Goal

The goal of the Point of the Mountain Development Commission is to formulate a strategy to maximize the opportunity provided by the development of the area including and surrounding the state-owned land that is the current site of the state prison. This strategy will seek to identify and understand the needs of the stakeholders involved—including taxpayers across the state, local communities, businesses, workers, and commuters—and maximize the benefits—including economic, quality of life, environmental, and other benefits—these stakeholders receive.

As a major landowner in the area, the state, through this commission, will study the possible uses for the state-owned land in the area. Because the development of the state-owned land will have an impact beyond that land, the commission will solicit community and stakeholder input to develop a shared vision for the site and the surrounding area and formulate a strategy for implementing that vision.

Approach

The commission will hire a third-party consulting firm through an RFP process. Under the direction of the commission, the firm will gather information, involve stakeholders, engage the public, analyze data, provide recommendations, and generate reports of the firm's findings. The study and reporting will likely be completed in phases, ideally by one consulting firm or team. Given the scope of this study, firms with significant experience with similar undertakings will be sought out to be the lead consultant. The lead consultant may also subcontract with other firms to obtain additional expertise.

Scope of Work

Phase 1

The first phase of the study involves identifying the area that will be the focus of the commission. It also involves reaching out to various stakeholders and the public to identify the community's goals for the area and creating a preliminary vision statement based on stakeholder and public input, which will be used to guide future development. Accordingly, the commission will study and develop strategies to engage the public and collaborate with stakeholders, including public forums to gather insight from citizens. Additionally, phase one involves: gathering and analyzing data on past, current, and projected trends in area employment, demographics, and real estate market activity; identifying perceived constraints; evaluating the costs and benefits of growth, land use, and economic development strategies in the area; and assessing the impacts of those strategies on residents of the area and the state.

Phase 2

The second phase of the study involves determining what is needed to make the agreed upon vision come to fruition. This phase will include identifying and planning for future transportation and infrastructure needs for the area.

Phase 3

The third phase of the study involves identifying strategies for funding the desired development in order to best achieve the goals of the many stakeholders involved.

Timeline

H.B. 318 requires a report to the legislature by December 2016 outlining the commission's findings and recommendations. The initial report will focus on the community vision statement and other findings and recommendations related to the stakeholder involvement and public outreach portion of phase one. Additional work on phase one and the other two phases will likely continue into 2017 and 2018.

Meetings

Meetings will be held at the Capitol Hill Complex in order to facilitate an open and public process.

Responsibilities

Chairs

Set the agendas for meetings and provide direction to the commission and the third-party consulting firm.

Commission

Make decisions regarding how to allocate commission resources, provide support for the third-party consultant to ensure a quality work product, and engage with stakeholders and the public. At the initial meeting the commission may want to authorize a subcommittee to formulate an RFP and an evaluation committee to review and score proposals and provide a proposal selection recommendation to the entire commission.

Office of Legislative Research and General Counsel (OLRGC)

In accordance with statute, OLRGC will staff the commission, in coordination with GOED. OLRGC will take the lead on preparing agendas, providing public notice, scheduling meetings, hosting meetings, drafting minutes, providing counsel, and carrying out other duties assigned by the chairs including drafting RFPs.

Governor's Office of Economic Development (GOED) Staff

In accordance with statute, GOED staff will coordinate with OLRGC on the duties outlined above, will assist in the development of RFPs, provide strategic communications support, and provide technical economic development support and analysis, as needed by the commission and as approved by GOED management.

Third Party Consultant

Fulfill the scope of work outlined in the RFP issued by the commission to include:

- Communications and PR
- Facilitating stakeholder involvement and public input through:
 - Surveys
 - Stakeholder interviews
 - Facilitated workshops/charrettes
 - Town hall meetings
- Baseline projections
- Data analysis
- Transportation study
- Financing strategy
- Report generation

Office of Legislative Fiscal Analyst

Administer the funds associated with the commission.