

## Project Management



Lamphier-Gregory frequently provides short-and long-term staff assistance to local governments in both current and advance planning. Our role typically involves providing

professional planning services to assist in managing large and complex projects. These projects typically have seemingly unrealistic timeframes and are controversial in nature. Generally, these assignments place us in the role of providing independent and objective review, and of conducting established processes and procedures. We are neither advocates nor opponents of the projects for which we have been retained. Our work typically involves coordination with staff, team members and members of the public and other local agency departments. Our experience in urban planning, environmental review and permit processing allows us to prepare staff reports and other products thoroughly and efficiently, with a minimum of project "start-up" time. This is especially useful for local governments that have an overloaded staff but need to keep pace with important planning programs.

We focus our effort on the end goal of the process – the public hearings before the local planning commission and/or city councils where decisions on projects are made. Our work typically includes preparing the staff reports and making presentations at the hearings.

## Representative Assignments

### Oak Knoll Planned Unit Development Project, City Of Oakland

**Client:** City of Oakland and SunCal (Oak Knoll Venture Acquisitions LLC)

**Assignment:** SunCal submitted an application to develop the former Oak Knoll Naval Medical Center, Oakland as a new master-planned community known as the Oak Knoll Mixed Use Community. The application requested planning-related permits including a General Plan amendment, rezoning and other planning-related actions to develop 918 residential units and 72,000 square feet of primarily neighborhood-serving commercial uses. The project also entailed relocation and rehabilitation of the historic Club Knoll building to accommodate commercial uses and civic uses, with the remainder of the site consisting of parks, open space and streets. Scott Gregory served as contract planner to the City, assisting in project review and General Plan consistency determinations, as well as drafting a new zoning district for the Project. He provided detailed peer-review of the EIR.



*Oak Knoll Master Plan Diagram*

Mr. Gregory assisted the City's planning and permitting process by reviewing the Planned Unit Development permit, Preliminary Development Plan and Design Guidelines, Final Development Plan for Site Improvements, Final Development Plan for Club Knoll Relocation and Rehabilitation, the Vesting Tentative Tract Map. Mr. Gregory

prepared CEQA Findings including a Statement of Overriding Considerations, and prepared Conditional Use Permits for Shared Access Facilities, Creek Permits, Tree Permits and other development-related land use permits. Scott Gregory also prepared staff reports for the City's Landmark Preservation Advisory Board, the Design Review Commission, the Planning Commission, the City Council Community and Economic Development Committee and the City Council. He also prepared all City of Oakland Resolutions and Ordinances necessary for ultimate City Council approval.

Scott Gregory was also instrumental in helping to prepare numerous plans related to conditions of project approval needed to satisfy the City including a TDM program, Historic Rehabilitation requirements, ownership and maintenance agreements for public and community properties, establishment of a Community Facilities District (CFD)

**Results:** The Oak Knoll Project was approved by vote of the City Council in November 2017, but not without extensive discussion and negotiation between the City and the applicant.

## **Kaiser Oakland Medical Center Replacement Project, City Of Oakland**

**Client:** The City of Oakland, Kaiser Permanente as applicant

**Assignment:** Provided planning and project management services to the City of Oakland for the proposed new Kaiser Permanente Oakland Medical Center and Hospital. Lamphier-Gregory ran regular meetings with City staff and Kaiser's representatives, met with and coordinated input from various City departments, and provided City department heads with updates and briefings on the project and its status.

Lamphier-Gregory also facilitated public workshops with interested neighborhood groups, coordinated a major urban design review effort, prepared the entitlement documents (conditions, findings, permits, ordinances and resolutions) and peer-reviewed the CEQA document.

**Results:** The Kaiser Oakland Medical Center Master Plan was approved by unanimous vote of the City Council/ Redevelopment Agency in November 2006.



## **Sutter Health, Alta Bates Summit Medical Center Project, City of Oakland**

**Client:** City of Oakland & Sutter Health

**Assignment:** Lamphier-Gregory was retained to manage and oversee the processing of the Summit Campus Master Plan for the City of Oakland. Working as an extension of City planning staff, Lamphier-Gregory provided application review services to determine conformance with City standards, prepared regular briefings to City department heads, and prepared agendas and facilitated coordinated discussions at City staff meetings, which kept City staff fully informed of project status and progress.

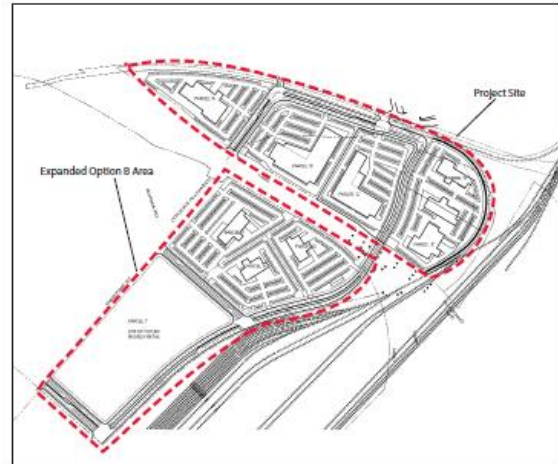


Lamphier-Gregory also coordinated and facilitated the City's public outreach efforts, conveying to the public the City's preliminary goals and objectives for the Master Plan. Lamphier-Gregory coordinated the City's design review process as part of this project. Finally, Lamphier-Gregory assisted the City by reviewing discretionary applications, conducting peer-review of all project CEQA documents and technical studies, and by preparing the necessary entitlement documents (conditions, findings, permits, ordinances and resolutions).

**Results:** The ABSMC Master Plan was approved by unanimous vote of the City Planning Commission in May 2010 and by the Oakland City Council (on appeal) in July 2010.

## **Oakland Army Base Reuse / Redevelopment Plan EIR**

**Client:** The City of Oakland and Oakland Base Reuse Authority



*Oakland Army Base Redevelopment Plan and EIR*

**Assignment:** Provide project management assistance to the City of Oakland toward preparation of a Redevelopment Plan, Reuse Plan and EIR for the transfer and reuse of the former Oakland Army Base. Lamphier-Gregory's role was to coordinate the scope of services provided by the EIR consultant with a committee of representatives from the City and the Port of Oakland; prepare staff reports and informational items for City decision-makers; represent the City in discussions with the Port pertaining to mitigation requirements, land use and ownerships; and maintain the overall project schedule.

**Results:** The Oakland Base Reuse and Redevelopment Plan were approved by unanimous vote of the City of Oakland, the Oakland Base Reuse Authority and the Port of Oakland in late 2003. Lamphier-Gregory continues to serve as contract planner to assist in implementation of the Reuse Plan and to conduct further detailed environmental review.

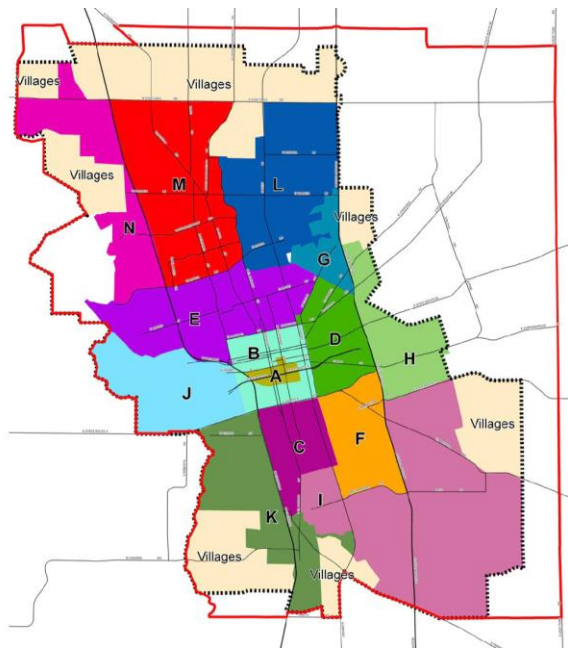
## Specific Plan Projects, City Of Stockton

**Client:** The City of Stockton

**Assignment:** Serve as contract planner for several large Specific Plan "Village" proposals throughout the City of Stockton's General plan planning area, which combined amount to more than 10,000 proposed new dwelling units.

Lamphier-Gregory's role includes preparing, reviewing and coordinating land use development plans; reviewing and collaborating with applicants on urban design strategies; ensuring adequate environmental review under CEQA; and processing all permit applications.

**Results:** Lamphier-Gregory's efforts enable City staff to spread the workload for review and processing of more than a dozen such plans throughout the City efficiently, so that all plans received careful review and attention.



*City of Stockton Specific Plan Projects*

## Other Major Project Management Assignments

The following is a partial list of clients and major Project Management/contract planning services provided by Lamphier-Gregory.

- o El Dorado Hills Incorporation Study, on behalf of El Dorado County Local Agency Formation Commission (LAFCO)

- o Wind River Corporate Campus Master Plan and CEQA Review, on behalf of City of Alameda

- o Gasser Foundation Master Plan Project and EIR, on behalf of the City of Napa

- o Mossdale Landing East (105 acres) and Mossdale Landing South (150 acres) Urban Design Concepts, on behalf of City of Lathrop

- o Fairfield Villages Specific Plan EIR - Lewis Operating Co. as applicant, on behalf of City of Fairfield

- o Marina Village Master Plan and CEQA Review, on behalf of the City of Alameda

- o North Livermore Specific Plan and EIR, on behalf of the # O #

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