



Mill Site Zoning

City Council/Planning Commission Ad hoc

Feb. - 2020

Objectives

Commercial Vitality

Greenspace

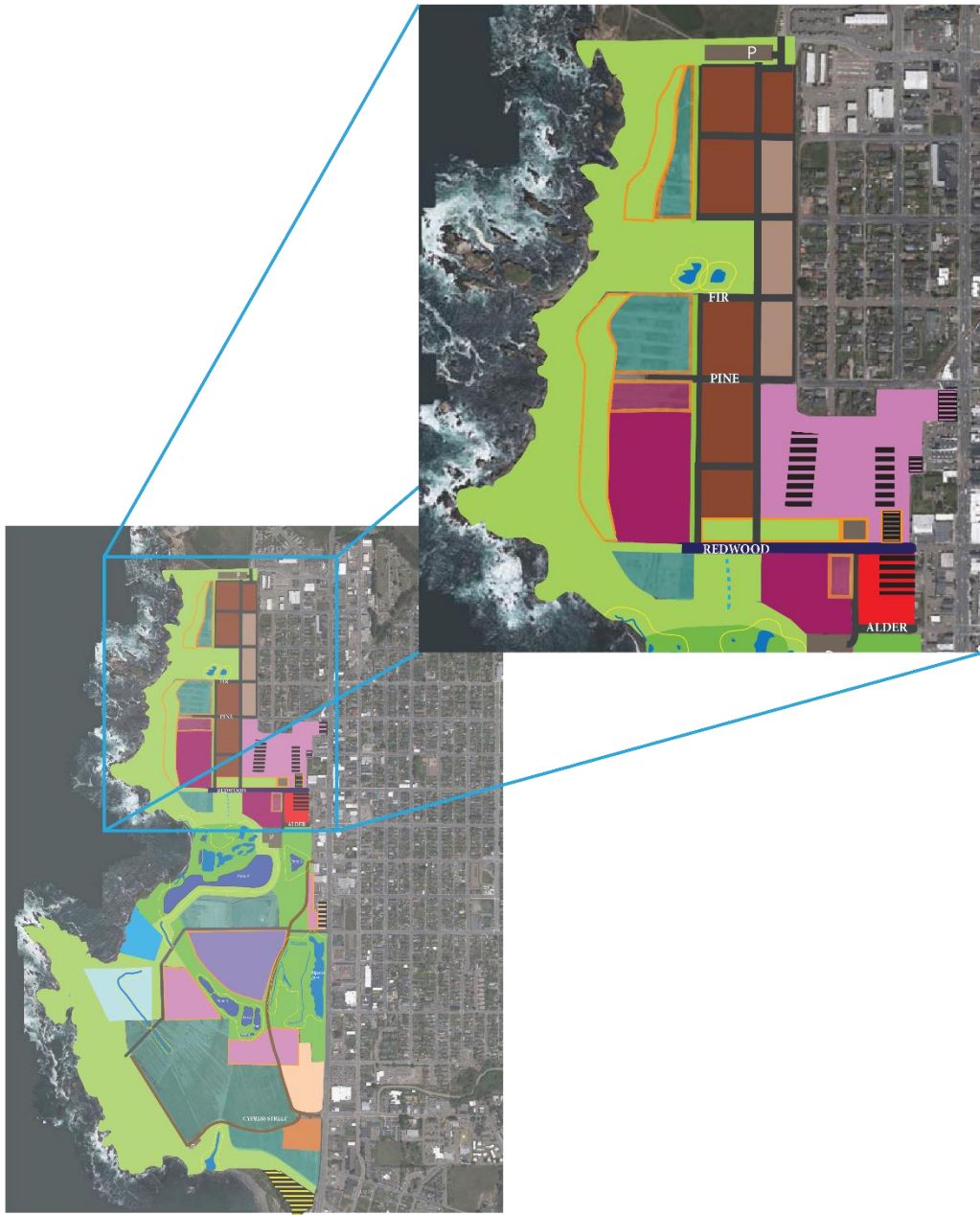
Smart Growth

Housing

Forward Thinking



“OK, that’s five votes in favor of saving the historic old hotel, and one vote for stomping it to bits and eating everyone inside!”



Mill Site North

More Consensus

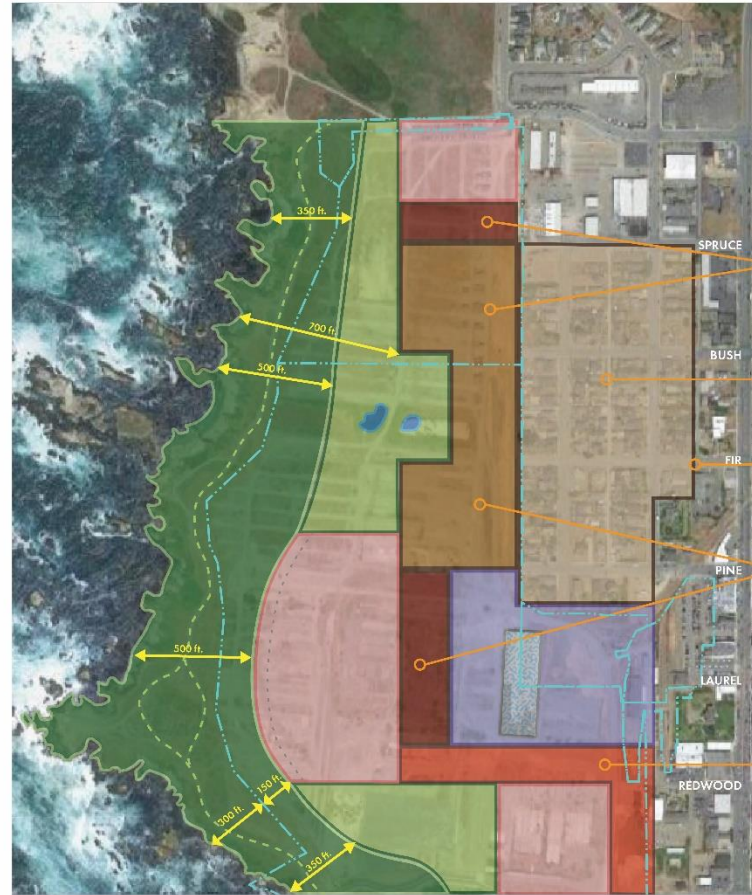
Clear Vision

Potential for Development

No Urban Reserve

Mill Site Land Use Map (Plan Area A)

City Council/Planning Commission • Ad hoc 2-26-20



Increased residential density to address recommended units per acre and to encourage smart growth and walkability

Rezone existing residential to medium density.

Encourage extension of existing circulation and view corridors into mill site development

Maximize greenbelt and reduce sprawl by increasing housing density

Extend Central Business District and Redwood corridor

Med. Density Residential 6-12 units per acre	Visitor Commercial Bar tavern, groceries, general retail, lodging (B&B), indoor recreation, etc.
High Density Residential 10-15 units per acre	Central Business District Mixed use residential, restaurant, studio/art, dance, artisan shops, furnishings, etc.
Very High Density Residential 12-24 units per acre	Coastal Industrial Medium intensity, limit outdoor uses, no storage, no heavy manufacturing
Open Space Equestrian facility, hiking/riding trails, nature preserve, fishing, and dogging meadows, etc.	Existing Dry Shed
Parks & Recreation Park/playground, hiking/riding trails, nature preserve, Amphitheater, Play fields, etc.	Property Line (approx.)
	50 ft. setback (approx.)
	Coastal Trail (approx.)
	500 ft

Proposed new land use, "Visitor Commercial" zone.

Proposed new land use, "Coastal Industrial" zone.

Southern section will be addressed in phase 2 of the Coastal Land Use exploration