

Mill Site North

CONCEPT MASTER PLAN PRESENTATION
SPECIAL JOINT CITY COUNCIL/PLANNING COMMISSION MEETING
September 21, 2019



Hornberger + Worstell

Architects and Planners
170 Maiden Lane
San Francisco, CA 94108

415.391.1080
design@hwiarchitects.com



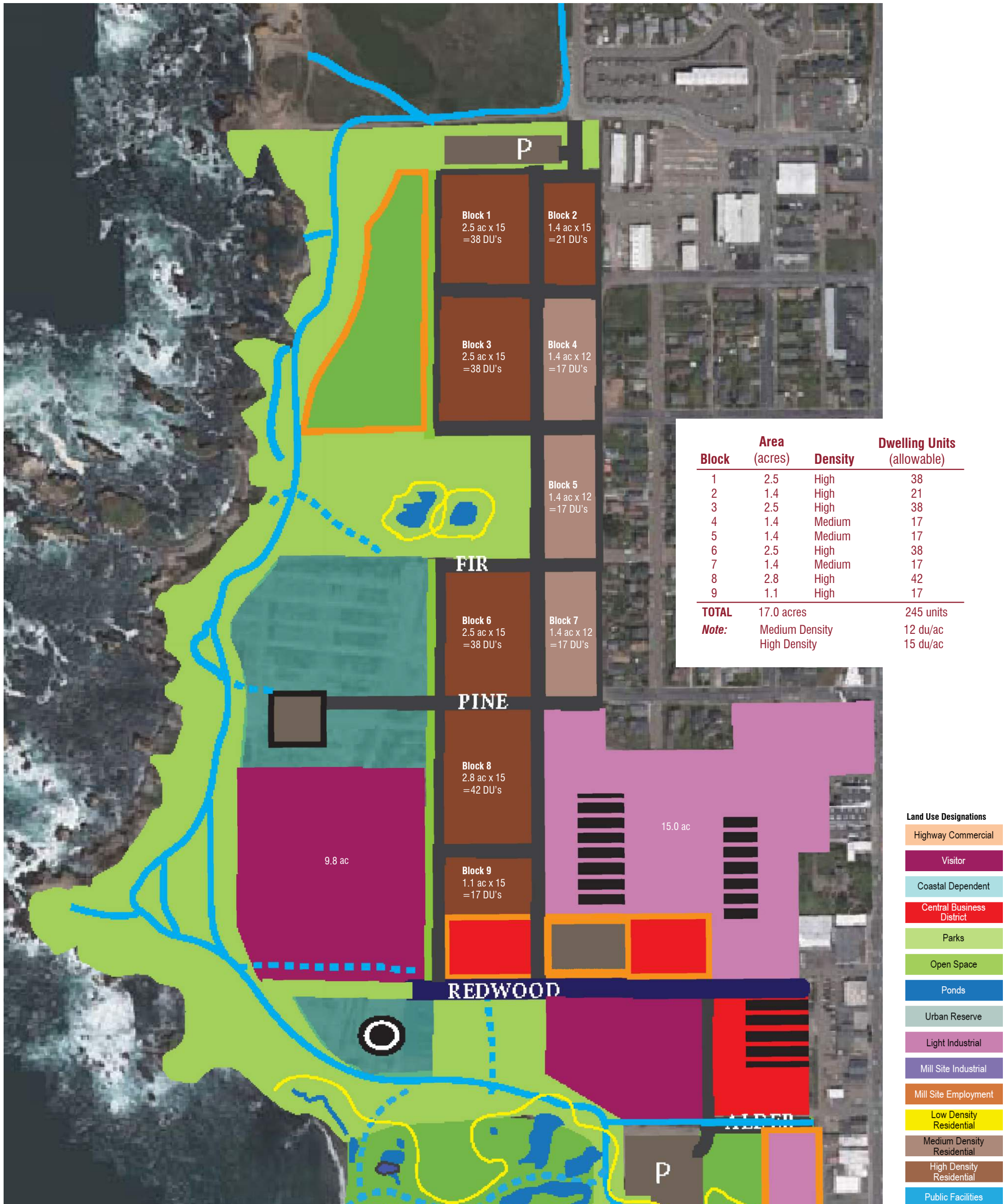
Mill Site North

AERIAL VIEW



Mill Site North - Planning Commission 6-2019 Land Use Map

MASTER PLAN CONCEPT STUDY



Mill Site North - Concept Master Plan Phase 1

MASTER PLAN CONCEPT STUDY



Mill Site North - Concept Master Plan Proposed Phase 2

W REDWOOD AVENUE EXTENSION



Mill Site North - Concept Master Plan Land Use Map

MASTER PLAN CONCEPT STUDY



Block	Area (acres)	Density	As Designed (du/ac)	Dwelling Units
1	1.9	Small-Unit	42	81
2	1.7	Medium	9	15
3	2.3	High	15	36
4	2.0	Medium	9	18
5	2.0	Medium	8	16
6	2.3	High	15	36
7	2.3	Small-Unit	42	98
TOTAL	14.5 acres			300 units

Note:
 Medium Density 12 du/ac
 High Density 15 du/ac
 Small-Unit High Density 42 du/ac
 If Small-Unit High Density is 30 du/ac, then total unit count is 250 units.

- Proposed Land Use**
- Small-Unit High Density Residential
- Land Use Designations**
- Highway Commercial
 - Visitor
 - Coastal Dependent
 - Central Business District
 - Parks
 - Open Space
 - Ponds
 - Urban Reserve
 - Light Industrial
 - Mill Site Industrial
 - Mill Site Employment
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Public Facilities

Mill Site North - Glass Beach Station Area

MASTER PLAN CONCEPT STUDY



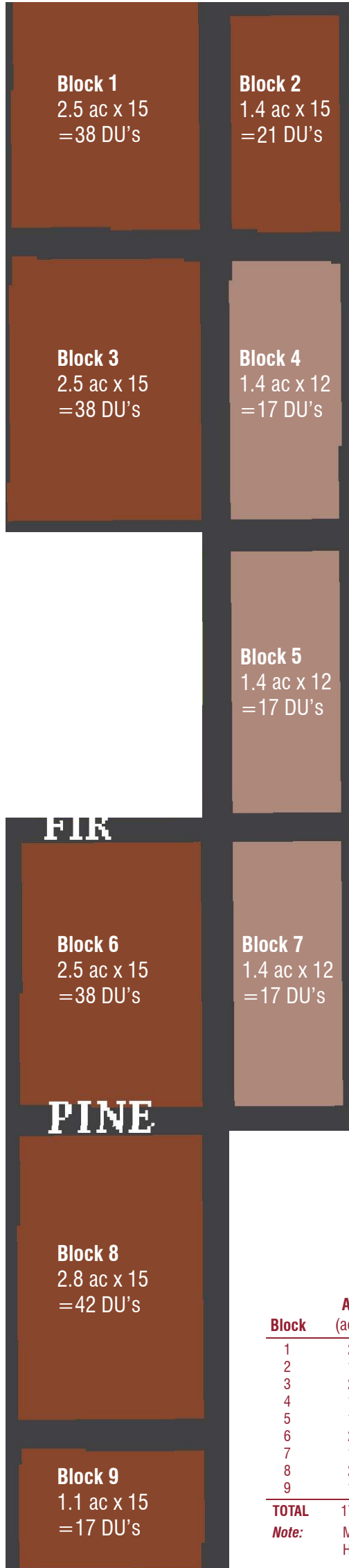
Mill Site North - Residential Neighborhoods

MASTER PLAN CONCEPT STUDY

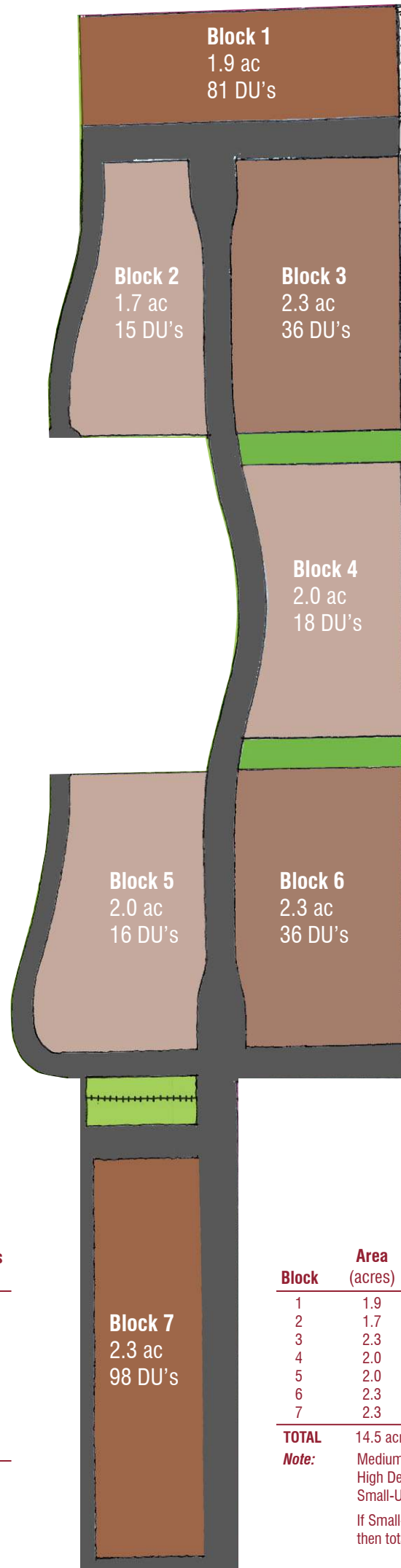


Mill Site North - Housing Types and Densities

MASTER PLAN CONCEPT STUDY



Block	Area (acres)	Density	Dwelling Units (allowable)
1	2.5	High	38
2	1.4	High	21
3	2.5	High	38
4	1.4	Medium	17
5	1.4	Medium	17
6	2.5	High	38
7	1.4	Medium	17
8	2.8	High	42
9	1.1	High	17
TOTAL	17.0 acres		245 units
Note:	Medium Density High Density		



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Mill Site North - Housing Types and Densities

MASTER PLAN CONCEPT STUDY



10 du/ac



13-15 du/ac



15 du/ac



8-10 du/acre



42-45 du/ac

Mill Site North - Oceanfront Hotel and Condominiums

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Mill Site North - W Redwood CBD Mixed-Use and Promenade

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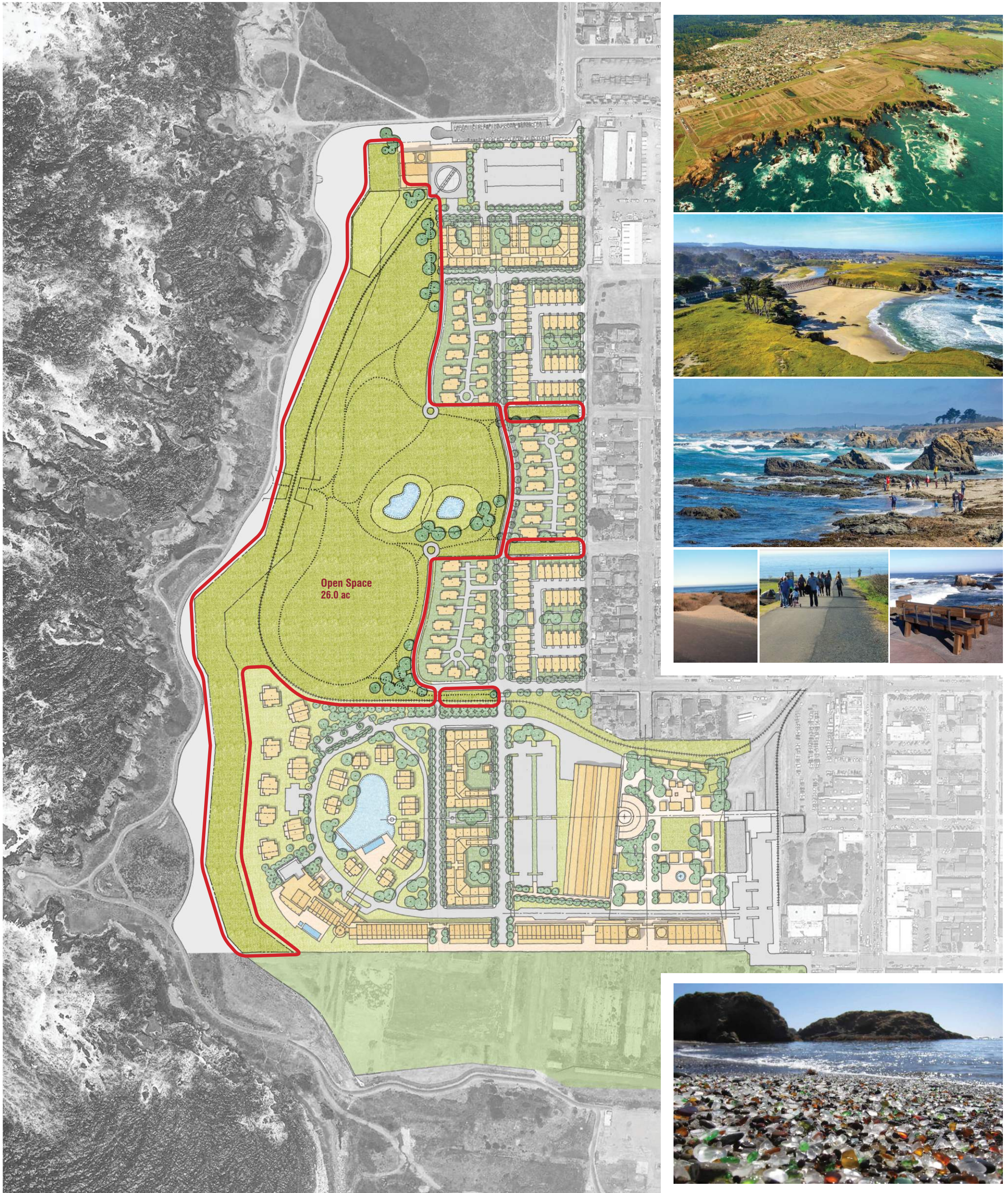
Mill Site North - Railroad Square

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Mill Site North - Parks and Open Space

MASTER PLAN CONCEPT STUDY



Mill Site North - Concept Master Plan Land Use Map

MASTER PLAN CONCEPT STUDY



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Mill Site North - Existing Brownfield Condition

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Mill Site North - Illustrative Concept Master Plan

MASTER PLAN CONCEPT STUDY

