

From: Amy@WCPlan.com
To: [Miller, Tabatha](#); [McCormick, Sarah](#)
Subject: City Council Meeting - Economic Development, item 1A comment
Date: Monday, March 1, 2021 4:42:21 PM
Attachments: [Vacant Parcels Zoned Industrial.pdf](#)
[Signature Screen Shot 2018-05-02 at 3.59.11 PM.png](#)

Hello Tabatha and Sarah,

I'm happy to see Economic Development on the agenda for a Special City Council meeting this evening.

As the Council considers direction to Staff, I would like to encourage them to prioritize bringing City Water & Sewer to the industrially zoned parcels north of Pudding Creek.

As you know, I have had clients in the past work their way through proposals - to levels of exploration - for unique development that would only have been permissible in these zoning districts. As these parcels are relatively small for Industrial parcels, it would help potential developers greatly if these lands were a part of the City's water/sewer infrastructure.

Individual developers for parcels of this size have not yet been able to pencil out projects that can afford to bring such services to those lands. Any City support would prove helpful in utilizing these lands as they are zoned.

I've attached a screen shot from an exhibit pretended to City Council in July 2019 as a part of the Mill Site zoning exploration performed by City Staff; this illustrates the industrially zoned parcels north of Pudding Creek.

Thank you for receiving and considering my commentary.

All the best,
Amy

Amy Wynn, Principal Planner
Wynn Coastal Planning & Biology
703 North Main Street
Fort Bragg, CA 95437
ph: 707-964-2537
fax: 707-964-2622
www.WCPlan.com



Disclaimer

The information contained in this message and any attachments may be privileged, confidential and protected from disclosure. If you are not the intended recipient, you are hereby notified that any use, dissemination, distribution or copying of this communication is strictly prohibited. If you have received this email in error, please notify us immediately then permanently delete the email. Thank you.

From: [Megan Caron](#)
To: [Albin-Smith, Tess](#); [Peters, Lindy](#); [Norvell, Bernie](#); [Morsell-Haye, Jessica](#); [Miller, Tabatha](#); [McCormick, Sarah](#); [Lemos, June](#)
Subject: Comment on Economic development meeting
Date: Tuesday, March 2, 2021 1:05:59 AM

Greetings,

Thank you for having tonight's special meeting, opening up this important conversation is imperative to the revitalization of our community. Below are some things I would like to add to the discussion.

Housing

Fort Bragg is abundant with entrepreneurial opportunity however opportunity cannot be taken without the availability of basic housing. Obviously housing should be our first priority, little can be done without it.

Encouraging ADU's is great however many property owners may not have the financial ability to build one from scratch. Many homes already have existing structures behind them that could potentially be turned into small rentals. Could the city provide low interest loans to fix up these existing structures? This alternative may be more financially viable for some homeowners and at the same time preserving some of our historical buildings.

Can we please prohibit all vacation rentals including those in the CBD?

Downtown

Vacancy tax -long overdue

Code enforcement- long overdue

We have too many property owners using downtown Fort Bragg as a tax write off, this is unacceptable.

Empty overgrown lots in the CBD should be landscaped with native drought tolerant plants and maintained or the owner should have to lease the lots to the city for public use.

Unfortunately our local community has little to no connection to their own downtown, how do we change this?

We use one of the vacant lots (corner of Redwood and Franklin) to create a small green space. We desperately need a place for our community to be a community, where live music could play and coffee could be enjoyed. These are the places where communities become "close knit" we don't have these places in Fort Bragg. I believe this is one of the reasons people don't feel a strong sense of community here and this is one of the reasons they end up leaving.

The overgrown lot across from City Hall should be turned into a weekend open air market place for makers, artists and antique dealers. It could also be used for the farmers market which would open up parking spaces which are in short supply on Wednesdays.

The Footlighters building (not the organization) needs to be saved from going to auction where someone from the cannabis industry will probably buy it. Community art centers are essential in every arts community. Arts and culture are a product we already have but we lack a place that makes them accessible. It is a fact that artist communities bring in tourist dollars, the people who visit these communities tend to spend more money and time in them.

Certainly there is some CBDG money that could be appropriated to save this piece of local history. At the same time fulfilling a serious need in our community.

Visit Fort Bragg

These funds need to be redirected into more substantial endeavors. We continue to invite people here and often they leave disappointed. Whether it was the lack of colored glass at the beach or a clean restroom to use downtown.

Funds need to be spent on celebrating our local history with building placards and developing an app for a downtown history walk. These could easily be done with collaboration with the guest house museum.

Speaking of the guest house museum, it has one of the best views in DTFB and no one goes back there. There should be tables there for people to sit and enjoy their coffee. After all, it is one of the only places in DTFB with a view, we need to start using these assets.

We also need more public art, the kind that is interactive and engaging. Perhaps Flockworks could be involved in this type of endeavor.

I have serious doubts about the impact of restaurant week and shop small campaigns. While the idea may appear beneficial to our business community, the financial return on these endeavors should at least exceed the cost to execute them. I have a strong feeling it does not. This was one of the reasons I was hesitant to join the Visit Fort Bragg committee. The public perception of this organization is that it is waste of taxpayers dollars. We need to do what we can to change that.

Thank you for your time,
Megan Caron
Fort Bragg

Sent from my iPhone

Vacant & Underutilized Industrial Parcels, Fort Bragg CA

| Parcel Number | Address | Acres | Usable Acres | Water & Sewer |
|---|----------------|--------------|----------------|---------------|
| Heavy Industrial Parcels | | | | |
| 069-232-11-00 | 1261 N MAIN ST | 1.4 | 0.7 | No |
| 069-232-10-00 | 1265 N MAIN ST | 0.153 | 0.0612 | No |
| 069-241-13-00 | 1220 N MAIN ST | 6.48 | 3 | No |
| Subtotal | | 8.033 | 3.7612 | |
| Light Industrial Parcels | | | | |
| 069-232-08-00 | 1281 N MAIN ST | 2.35 | 1.175 | No |
| 069-231-21-00 | 1280 N MAIN ST | 6.96 | 3.48 | No |
| 069-241-17-00 | 1216 N MAIN ST | 2.4 | 2.4 | No |
| 069-241-19-00 | 1206 N MAIN ST | 2.37 | 2.37 | No |
| Subtotal | | 14.08 | 9.425 | |
| Total Vacant & Underutilized | | 22.11 | 13.1862 | |

