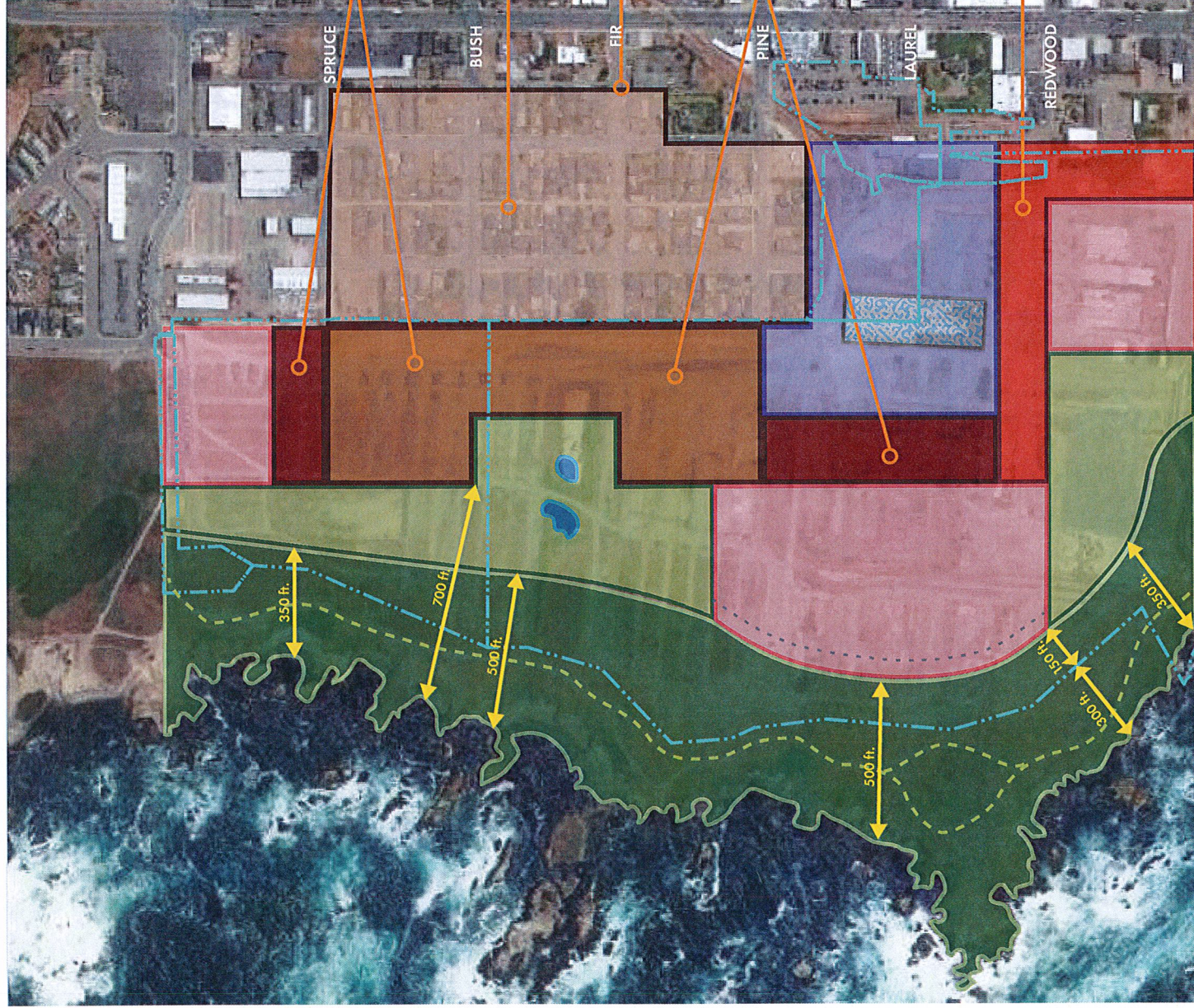


Mill Site Land Use Map (Plan Area A)

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

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

	Med. Density Residential 6-12 units per acre		Visitor Commercial Bar tavern, groceries, general retail, lodging (bab), indoor recreation, etc.
	High Density Residential 10-15 units per acre		Central Business District Mixed use residential, restaurant, studios/art, dance, artisan shop, 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, filling, and dredging wetlands, 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