

# 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

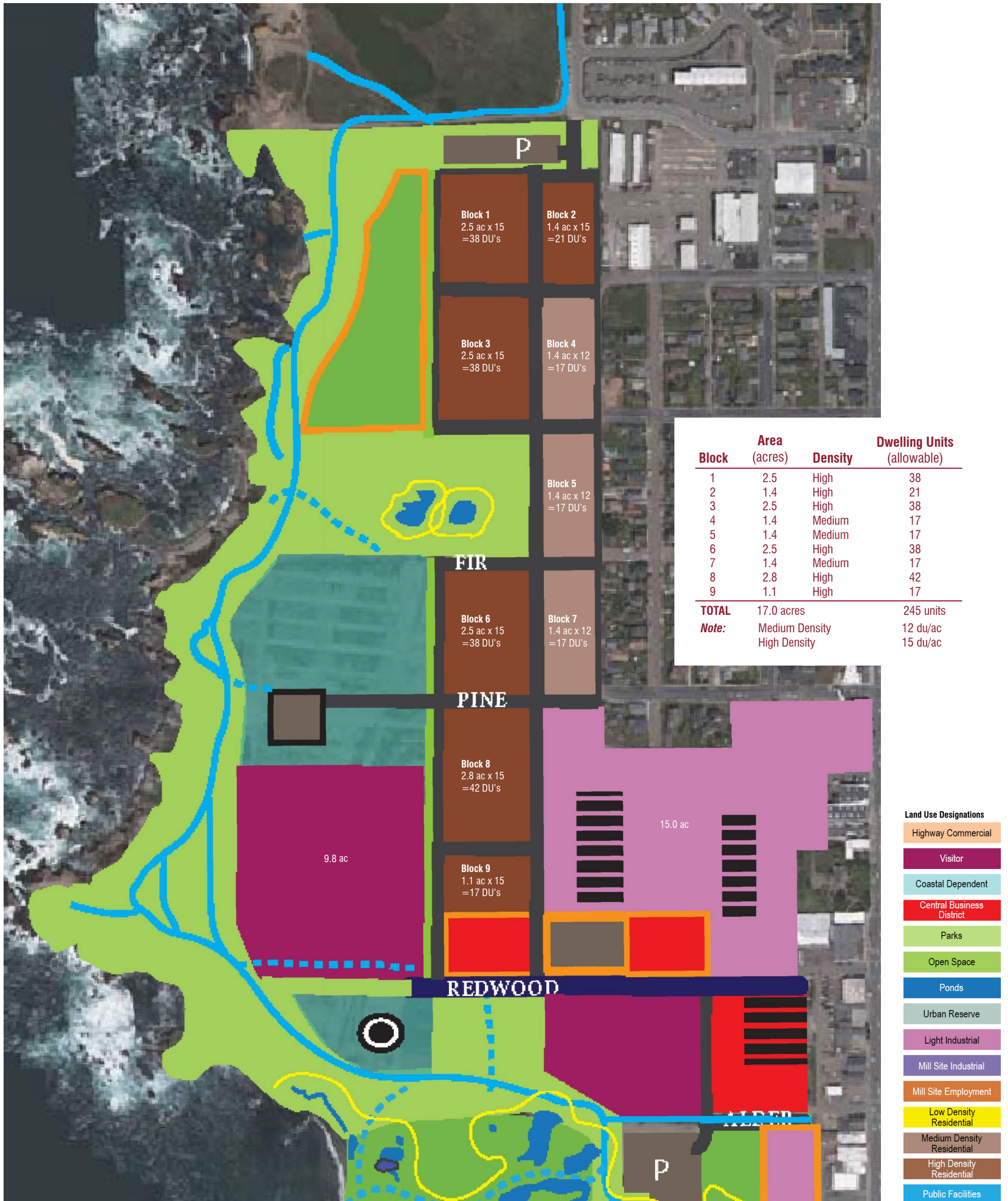
AERIAL VIEW





# 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





# Mill Site North - Glass Beach Station Area

MASTER PLAN CONCEPT STUDY





# Mill Site North - Residential Neighborhoods

MASTER PLAN CONCEPT STUDY



8-10 du/ac



10 du/ac



13-15 du/ac



15 du/ac

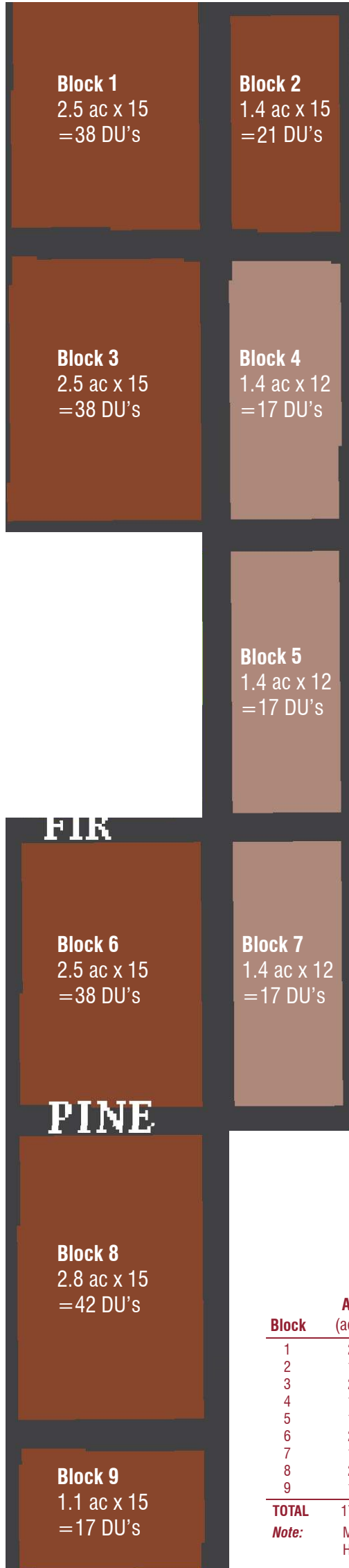


42-45 du/ac

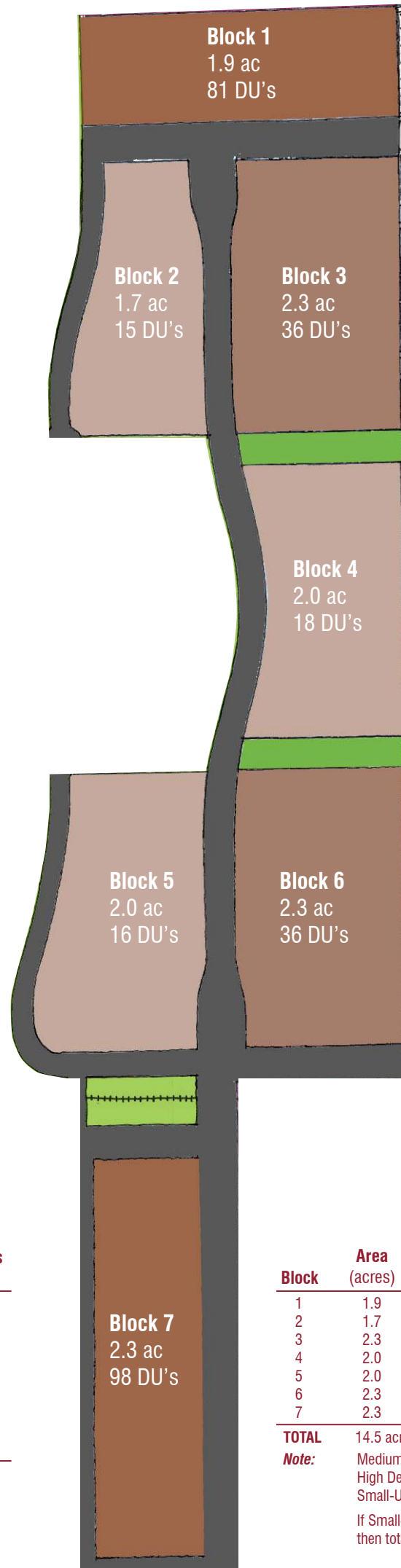


# Mill Site North - Housing Types and Densities

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
<b>TOTAL</b>	17.0 acres		245 units
<b>Note:</b>	Medium Density High Density		



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
<b>TOTAL</b>	14.5 acres			300 units
<b>Note:</b>	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.			



# 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

MASTER PLAN CONCEPT STUDY





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

MASTER PLAN CONCEPT STUDY





# Mill Site North - Railroad Square

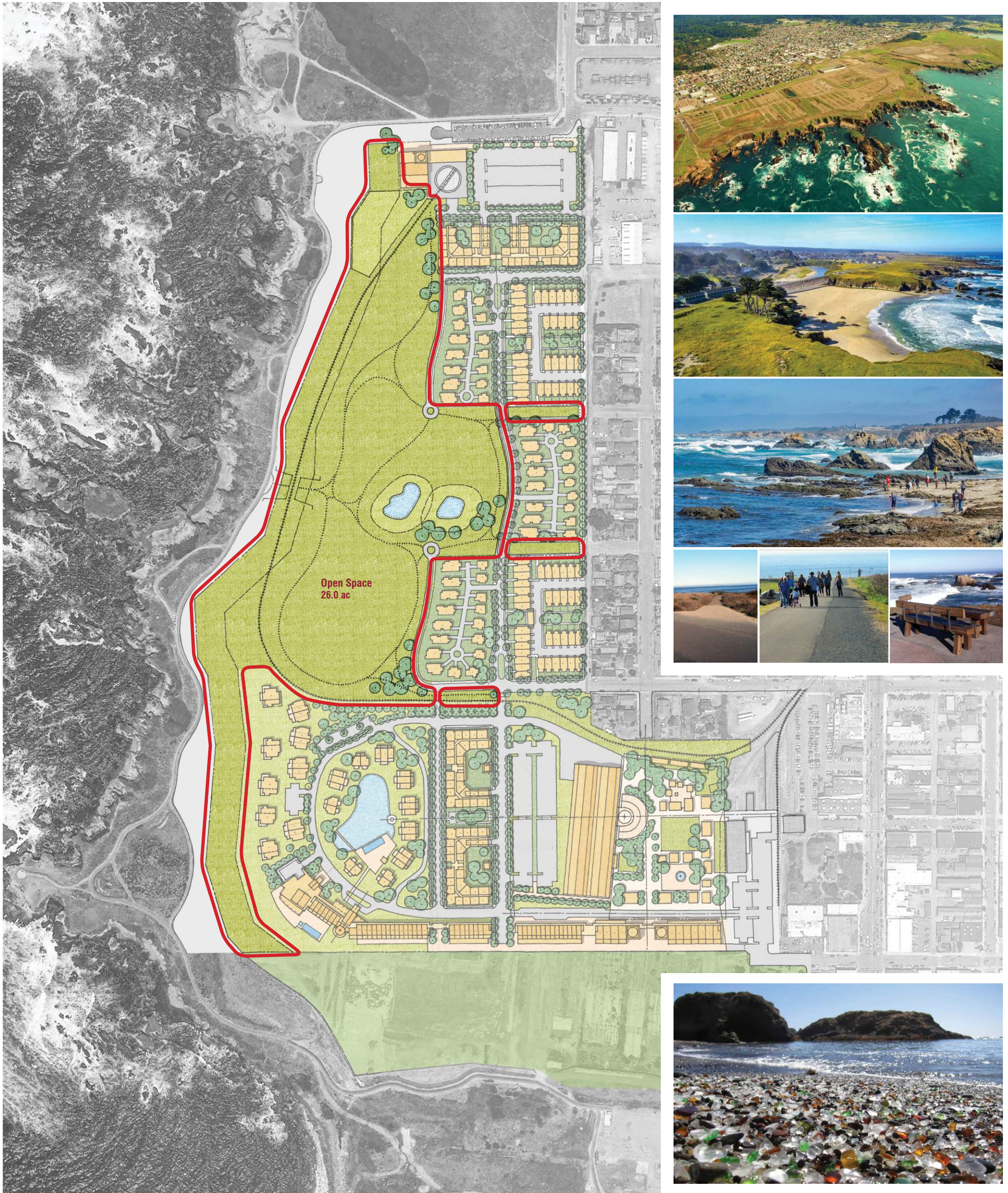
MASTER PLAN CONCEPT STUDY





# Mill Site North - Parks and Open Space

MASTER PLAN CONCEPT STUDY





# 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
<b>TOTAL</b>	<b>14.5 acres</b>			<b>300 units</b>

**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 - Existing Brownfield Condition

MASTER PLAN CONCEPT STUDY





# Mill Site North - Illustrative Concept Master Plan

MASTER PLAN CONCEPT STUDY

