

**Table 4: Realistic Development Analysis (Land Use Plan E1, E2 & E3)**

Housing	Residential (SF)	Total Units	Units/ acre	Developable Land Area (SF)	Developable Area (Acres)	Right of Way (acres) 2	Land Area (acres)
Low Density Residential (6 units/acre) <sup>1</sup>	4,800	4	6	184,694	4.24	1.06	5.3
Medium Density Residential (6 - 12 units/acre)	53,040	44	8	240,669	5.53	2.98	8.5
High Density Residential (10 - 15 units/ac )	327,600	273	15	792,792	18.20	9.80	28.0
Central Business District (30 units/acre)	26,000	26	10	113,256	2.60	1.40	4.0
<b>Subtotal</b>	<b>406,640</b>	<b>343</b>		<b>1,146,717</b>	<b>30.57</b>	<b>15.24</b>	<b>41</b>
<b>New Residents <sup>3</sup></b>	<b>885</b>						
Commercial, Retail, Institutional Hotel & High Tech	Commercial/ Retail (SF)	Total Rooms <sup>8</sup>	Real FAR <sup>7</sup>	Developable Land Area (SF)	Developable Area (Acres)	Right of Way (acres)	Land Area (acres)
Highway Commercial	72,005		0.29	248,292	5.70	1.90	7.6
Central Business District	115,663		0.95	121,750	2.80	1.51	4.3
Visitor Serving Hotel Rooms & Hostle <sup>9</sup>	98,010	140	0.3	392,040	9.00	3.00	12.0
Mixed-Use Employment Zone	96,050		0.35	274,428	6.30	2.70	9.0
Coastal Dependent	70,000	22	0.3	359,370	8.25	2.75	11
<b>Subtotal</b>	<b>451,727</b>	<b>162</b>		<b>1,395,880</b>	<b>32.05</b>	<b>11.86</b>	<b>44</b>
<b>New Jobs <sup>4</sup></b>	<b>470</b>						
Industrial	Industrial & High Tech (SF)	NA	Real FAR	Developable Land Area (SF)	Developable Area (Acres)	Right of Way (acres)	Land Area (acres)
Heavy Industrial	98,123		0.12	849,420	19.50	10.50	30.0
Timber Resources Industrial	39,480		0.03	1,463,616	33.60	8.40	42.0
Light Industrial	107,785		0.35	311,454	7.15	3.85	11.0
<b>Subtotal</b>	<b>245,387</b>			<b>2,624,490</b>	<b>60.25</b>	<b>22.75</b>	<b>83</b>
<b>New Jobs <sup>5</sup></b>	<b>458</b>						
Parks, Open Space, Greenway & Urban Reserve	Development (SF)		Real FAR	Land Area (SF)	Area (acres)	Right of Way (acres)	Land Area (acres)
Open Space				2,265,120	49.50	2.50	52
Urban Reserve	100,000		0.03	2,918,520	67.00	NA	67
Mill Pond District				1,045,440	23.52	0.48	24
Noyo Headlands Park & Urban Parks	2,000			4,116,420	89.78	4.73	95
<b>Subtotal Open Space</b>	<b>102,000</b>			<b>10,345,500</b>	<b>230</b>	<b>7.71</b>	<b>238</b>
<b>New Jobs <sup>6</sup></b>	<b>180</b>						
<b>Total All Zoning Districts</b>	<b>1,205,754</b>			<b>15,512,587</b>	<b>353</b>	<b>57.55</b>	<b>405</b>

**Table 4: Most Likely Development Potential For Land Use Plans E1-3**

<b>Total Parks and Open Space (acres)</b>	230	Acres
<b>Total Housing Units</b>	343	Units
<b>Total Housing (Square Feet)</b>	406,640	SF
<b>Total Square Feet of Industrial Development</b>	245,387	SF
<b>Total Square Feet of Commercial &amp; Institutional</b>	455,717	SF
<b>Total Hotel Rooms</b>	162	Rooms
<b>Total Jobs</b>	1,108	Jobs
<b>Total Development</b>	<b>652,027</b>	<b>SF</b>

**Notes**

- <sup>1</sup> This parcel is heavily sloped and developed with 4 units of housing. No additional development is anticipated.
- Right of way allocations vary in other cities from 17% to 47% of land use. This analysis assumes that 35% of land is used for streets/alleys/sidewalks in all residential zones; 35% for commercial zones; 15% to 35% for Industrial zones; and 2% to 5% for open space and parks. This reflects the existing allocation of land use to streets in the city of Fort Bragg.
- New residents/unit of housing is from US Community Survey which provides existing 2.58 residents/housing unit in Fort Bragg
- Jobs/SF data from USGBC Building Are Per Employee by Business Type and US Energy Information Administration Commercial Buildings Emnergy Consumption Survey. Jobs multiplies include the following: Assumes 1 job/1200 SF for HC and CBD, 1 job/2,541 SF of hotel, 1 job/405 for R&D park & 1 job/2,000 SF for Coastal Dependent
- Assumes 1 job/535 SF for all industrial uses, see above for sources
- Assumes 1 job/556 sf for a hospital see above for sources
- the real FAR is calculated from a representative sample of similar projects in Fort Bragg by dividing the SF of a representative sample of buildings by the SF of each building's parcel
- Assumes one hotel room/700 SF of buildings, this includes 20% of space for internal hallways, lobby etc.
- Maximum developed space is limited by parking requirements more than FAR. Additionally existing hotels were build under a different zoning ordinance and the FAR ration of this buildings is not achievable with the current or proposed development standrads.

**Table 4a: Existing Development Comparables (FAR Calculation)**

Zoning	Address	Business	Parcel Size Acres	Parcel Size SF	Building Foot Print (SF)	Total Building Size (SF)	Units	FAR	Units/Acre
<b>High Density Multi-Family Residential</b>									
	311 Walnut Street		3.37	142,247	42,000	42,000	54	0.30	16.51
	330 Cypress Street		2	46,789	17,257	17,257	25	0.37	23.23
	421 S Street			121,549	19,438	38,876	48	0.16	17.17
	990 Chestnut Street			6,579	2,270	2,270	4	0.35	26.44
	531 Cypress Street		2.61	112,709	12,795	12,795	48	0.11	18.52
	<b>Average</b>							<b>0.26</b>	<b>20.37</b>
<b>Mill Site Visitor (V)</b>									
	1141 Main Street	Ocean View Lodge	1.2	52,272	24,042	24,042		0.46	
	1111 N Main Street	Beach Comber		59,702	17,260	34,520		0.58	
	1131 N Main Street	Surf and Sand		31,511	11,440	21,736		0.69	
	1100 N Main Street	Best Western		189,714	21,371	36,331		0.19	
	1220 South Man Street	Surf Motel		112,229	26,375	52,750		0.47	
	250 Highway 20	Holiday Inn		96,137	11,558	28,895		0.30	
	<b>Average</b>							<b>0.45</b>	
<b>Heavy Industrial</b>									
	1221 N Main Street	Geoaggregates	6.48	282,000	19,900	19,900	NA	0.07	
	1220 N Main Street	Geoaggregates	6.4	278,784	-	-		-	
	1260 N Main Street	North of Town	2.2	95,700	17,000	17,000		0.18	
	1240 N Main Street	Propane Distributor		27,509	6,621	6,621		0.24	
	1200 N Main Street	Caltrans		106,557	16,175	16,175		0.15	
	1251 N main Street	Superior Pump		116,280	6,095	6,095		0.05	
	<b>Average</b>							<b>0.12</b>	
<b>Light Industrial</b>									
	920 N Franklin Street			47,299	8,873	8,873		0.19	
	900 N Franklin Street			22,400	12,088	12,088		0.54	
	635 N.Franklin Street			21,933	2,578	2,578		0.12	
	721 N. Franklin Street			11,999	6,418	6,418		0.53	
	705 N.Franklin Street			24,000	5,518	5,518		0.23	
	522 N. Franklin Street			6,454	3,013	3,013		0.47	
	<b>Average</b>							<b>0.35</b>	
<b>Highway Commercial</b>									
	101 Boatyard Street	Boatyard Shopping Center		287,481	118,653	130,518		0.45	
	660 S Main	Safeway		174,999	49,000	49,000		0.28	
	1190 S Main	McDonalds		37,953	3,347	3,347		0.09	
	490 S main	Rite Aid		105,329	28,000	28,000		0.27	
	350 S Main Street	Paul Bunyon		30,000	15,000	15,000		0.50	
	150 S Main	Gas Station		14,300	2,500	2,500		0.17	
	<b>Average</b>							<b>0.29</b>	
<b>Timber Resources Industrial</b>									
	90 W Redwood Ave	Georgia Pacific	400	17,424,000	470,000	470,000		0.03	
	<b>Average</b>							<b>0.03</b>	
<b>Central Business District</b>									
	90 West Redwood Ave	Lynn Industries		113,155	14,941	14,941		0.13	
	247 N Main Street	various		15,000	5,330	10,660		0.71	
	300 N main Street	Coast Hardare		15,000	10,000	14,000		0.93	
	250 N main Street	Various - Takas, etc.		22,500	15,768	23,652		1.05	
	401 N Main Street	Various - Depot Mall		18,717	15,733	15,733		0.84	
	410 N main Street	Splendiforous +		3,749	3,749	7,498		2.00	
	<b>Average</b>							<b>0.94</b>	