

Attachment 3: Maximum Development Analysis

Housing	Residential (SF)	Land Area (SF)	Right of Way (Acres) ²	Developable Land Area (acres)	Units/acre	Total Units	Typical Lot Size	Front & Back (LF)	Side Yards (LF)	Front Setbacks	Back Setback	Side Yard Setbacks	Area dedicated to setbacks	Lot Coverage Ratio	Area available for Development (SF)	Parking Requirements (SF building/ space)	Area available for Building		Height Limit (Stories)	Calculated FAR	Building Development (SF)	Max Average Unit size	Percent Open Space	Percent Parking	Percent Building		
																	to Parking & Circulation (SF)	Development (SF)									
Low Density Residential (6 units/acre) ¹	6,360	184,694	1.06	5.3	6	25	already developed																				
Medium Density Residential (6 - 12 units/ acre)	115,200	240,669	2.98	8.0	12	96	3,750	61	61	20	10	5	2,449	50%	1,301	1.5	675	1,301	2	0.7	2,601.02	2,601	50% NA		69%		
High Density Residential (10 - 15 units/ ac)	739,200	792,792	9.80	28.0	24	672	43,560	209	209	20	10	5	8,348	75%	32,670	1.5	14,400	18,270	3	1.3	54,810	2,284	25%	33%	42%		
Central Business District (30 units/ acre)	45,000	113,256	1.40	1.5	30	45	43,560	209	209	0	10	0	2,087	100%	41,473	1.5	20,250	21,223	2	1	43,560	1,452	0%	46%	49%		
Subtotal	899,400	1,146,717		38		813																					
New Residents ³	2,100																										
Commercial, Retail & Hotel																											
Commercial/ Retail (SF)	Land Area (SF)	Right of Way (Acres)	Land Area (acres)	Total Rooms																							
Highway Commercial	99,317	248,292	1.90	8.2	0	248,292	800	350	10	0	10	23,000	80%	198,633.60	300	148,975	49,658	2	0.4	99,317							
Central Business District	243,500	121,750	1.51	1.5	0	121,750	349	349	0	0	0	-	100%	121,750	0	-	121,750	3	2	243,500							
Visitor Serving Hotel Rooms & Hostle ⁸	98,010	392,040	3.00	10.0	140	392,040	626	626	15	30	15	46,960	40%	156,816	500	88,209	68,607	2	0.25	98,010							
Mixed-Use Employment Zone	109,771	274,428	2.70	9.8		274,428	524	524	30	15	15	47,147	80%	219,542	500	98,794	120,748	3	0.4	109,771							
Coastal Dependent	70,000	359,370	2.75	11	22	359,370	500	719	30	30	30	73,124	50%	179,685.00	300	105,000	74,685	2	0.3	70,000							
Subtotal	620,598	1,395,880		41	162																						
New Jobs ⁴	634																										
Industrial & High Tech																											
Industrial & High Tech (sf)	Land Area (SF)	Right of Way (Acres)	Land Area (acres)																								
Heavy Industrial	339,768	849,420	10.50	32.0		849,420	922	922	30	15	15	82,948	70%	594,594	500	305,791	288,803	3	0.4	339,768							
Timber Resources Industrial	585,446	1,463,616	8.40	41.0		1,463,616	1210	1210	30	15	15	108,882	70%	1,024,531	500	526,902	497,629	3	0.4	585,446							
Light Industrial	124,582	311,454	3.85	14.0		311,454	558	558	30	15	15	50,227	75%	233,591	500	112,123	121,467	3	0.4	124,582							
Subtotal	1,049,796	2,624,490		87																							
New Jobs ⁵	1959			0																							
Open Space: Parks, Open Space, Greenway & Urban Reserve																											
Development (SF)	Land Area (SF)	Right of Way (Acres)	Land Area (acres)																								
Parks, Open Space, Greenways & Riparian Areas		2,265,120		52																							
Urban Reserve	100,000	2,918,520	0.03	67																							
Mill Pond District		1,045,440		24																							
Noyo Headlands Park & Coastal Trail	2,000	4,116,420		95																							
Subtotal Open Space	2,427,858	10,345,500		238																							
New Jobs ⁶	126																										
Total Jobs	2,718																										

Table 3: Maximum Development Potential For Land Use Plan E		
Total Parks and Open Space (acres)	230	Acres
Total Housing Units	813	Units
Total Housing (Square Feet)	899,400	SF
Total Square Feet of Industrial Development	1,049,796	SF
Total Square Feet of Commercial & Institutional	622,588	SF
Total Hotel Rooms	162	rooms
Total Jobs	2,718	Jobs
Total Development	2,571,784	SF

Notes

¹This parcel is heavily sloped and developed with 4 units of housing. However a maximum buildout would assume th

² 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.

³ New residents/unit of housing is from US Community Survey which provides existing 2.58 residents/housing unit in Fort Bragg

⁴ Jobs/SF data from USGBC Building Are Per Employee by Business Type and US Energy Informtaion 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

⁵ Assumes 1 job/535 SF for all industrial uses, see above for sources

⁶ Assumes 1 job/556 sf for a hospital see above for sources

⁸ Assumes one hotel room/700 SF of buildings, this includes 20% of space for internal hallways, lobby etc.