

Attachment 5: Realistic Buildout Analysis 2012-2050

Year	2020	2025	2030	2035	2040	2045	2050	Total Jobs	Total Market Support	Total Likely
Rest of City of Fort Bragg - New Construction										
Residential - Single Family Density	30	30	25	25	15	15	10		150	Units
Residential - Multifamily Units	45	25	25	20	20	-	-		135	Units
Total Housing Units	75	55	50	45	35	15	10		285	
Hotel Rooms & Jobs	-	45	-	30	-	45	-	96	120	Rooms
Commercial (square Feet & jobs)	15,000	5,000	5,000	10,000	5,000	5,000	10,000	110	55,000	SF
Institutional, Health Care, Hospitals, Schools...	3,000	8,000	4,000	8,000	4,000	8,000	4,000	78	39,000	SF
Industrial	3,000	5,000	2,000	4,000	2,000	4,000	2,000	37	22,000	SF
Total Business: Jobs & Square Feet of Development								321	116,000	
Jobs Housing Balance								1.13		
Mill Site Specific Plan Area - New Construction										
Residential - Medium Density Units	4	30	30	20	12	-	-		96	96 Units
Residential - High Density Units	-	60	60	75	50	48	-		293	299 Units
Total Housing Units	4	90	90	95	62	48	-		389	395
Hotel Rooms	-		50		40	-	50	112	140	162 Rooms
Commercial (SF)	-	30,000	10,000	20,000	10,000	15,000	5,000	182	90,818	187,667 SF
Institutional, Health Care, Hospitals, Schools (SF)	-	20,000	90,000	10,000	5,000	12,000	20,000	314	157,000	170,000 SF
Industrial (SF)	-	25,000	25,000	10,000	25,000	10,000	15,000	183	110,000	245,387 SF
Total Business: Jobs & Square Feet of Development								791	357,818	
Jobs Housing Balance								2.03		
Entire City of Fort Bragg - New Construction										
Residential - Medium Density Units	34	60	55	45	27	15	10		246	Units
Residential - Multifamily Units	45	85	85	95	70	48	-		428	Units
Total Housing Units	79	145	140	140	97	63	10		674	
Hotel Rooms & Jobs	-	45	50	30	40	45	50	208	260	Rooms
Commercial (square Feet & jobs)	15,000	35,000	15,000	30,000	15,000	20,000	15,000	292	145,818	SF
Institutional, Health Care, Hospitals, Schools...	3,000	28,000	94,000	18,000	9,000	20,000	24,000	392	196,000	SF
Industrial	3,000	30,000	27,000	14,000	27,000	14,000	17,000	220	132,000	SF
Total Business: Jobs & Square Feet of Development								1,112	473,818	
Jobs Housing Balance								1.65		

Notes:

Past residential development trends in the City amount to approximately 15 new single family and ADU's per year, and one larger multifamily development of around 50 units every five years. This analysis doubles demand in order to house employees of new business on the Mill Site. In otherwords the redevelopment of the Mill Site would create demand for housing on the Mill Site.

Past commercial development trends indicate that about 14,300 SF of commercial space is built per year.

Past hotel trends indicate that about one hotel of 50 rooms is built every five years.

Approximately 10,000 SF of Industrial space is constructed every five years.

New development on the Mill Site may reduce development in the remainder of the City, as the Mill Site provides exceptional views, good parcel size and new infrastructure.

Development in other areas of the City will likely decline below historic levels.