

## Fort Bragg Mill Site – Site-Specific Topics

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There are several specific topics, beyond the land use designations, that will need to be evaluated, designed, and integrated as may be appropriate in the subsequent formal planning process.

1. **Scale and Locate Visitor Parking** -- The Master Plan offers the opportunity to further enhance coastal access through the strategic location of additional visitor parking, expanding bicycle/pedestrian access, and providing transit access.
2. **Determine Mill Pond & Wetland Areas Uses** -- The Mill Pond, as remediated, will require special planning and engineering, and facility or infrastructure improvements. The industrial ponds, wetlands, and potential restored creeks on the Mill Site will also require special planning and related engineering and facility or infrastructure improvements.
3. **Respond to Spatial Constraints** – In addition to the constraints reflected in the formation of the Illustrative Plan, the Mill Site is subject to a range of development constraints that will need to be addressed as part of Master Plan preparation and implementation. These constraints include avoidance of areas actively needed for hazardous materials remediation, sea cliff erosion (related to sea level rise), archeological sites, soils conditions, wetlands, etc. These constraints will be mitigated or avoided as part of the Mill Site formal planning process.
4. **Create an Internal Trolley Transit Circulation System** -- The large size and linear configuration of the Mill Site, its eastern boundary comprised of the urban core of Fort Bragg, and the need to provide enhanced visitor coastal access may create an opportunity to provide a 'fixed guideway' rail system to move people around.