

Table 1: Mill Site Land Use Plan - Water Demand at Maximum Buildout

Land Use	Water Use per Square Foot (Fully Developed)						Water Use Per Acre (Fully Developed)				
	Maximum Buildout	Water Use Factor (GPY/SF)		Annual Water Demand (gallons)	Peaking Factor	Peak Daily Water Demand	Acres	Water Use Factor (gpd/acre)	Annual Water Demand (gallons)	Peaking Factor	Peak Daily Water Demand
Housing	Total Units										
Low Density Residential (6 units/acre) ¹	28	NA		-		-	4.7	NA	-		
Medium Density Residential (6 - 12 units/acre)	104	74.0	/unit	2,819,844	1.10	8,522	8.7	1,189	3,757,952	1.10	11,356
High Density Residential (10 - 15 units/ac)	257	74.0	/unit	6,936,168	1.10	20,961	10.7	1,981	7,738,662	1.10	23,386
Central Business District (30 units/acre)	45	74.0	/unit	1,215,450	1.00	3,339	8.6	NA	1,215,450	1.00	3,339
Total	406			10,971,462		32,822	32.6		12,712,065		38,082
Commercial, Retail & Hotel	Square Feet										
Highway Commercial	142,877	30.8	/SF	4,406,321	1.10	13,316	8.2	1,067	3,183,488	1.10	9,620
Central Business District	744,876	15.2	/SF	11,284,871	1.05	32,553	8.6	733	2,281,917	1.05	6,582
Visitor Serving Hotel Rooms & Hostel ⁸	271	70	/room	6,930,489	1.30	24,752	17.4		6,930,489	1.30	24,752
Mixed-Use Employment Zone	167,270	10.2	/SF	1,707,831	1.19	5,583	9.6	649	2,267,693	1.19	7,414
Coastal Dependent	70,000	8.4	/SF	587,300	1.23	1,985	7.2	463	1,212,395	1.23	4,097
Total	1,125,295			24,916,811		78,188	#		15,875,981		52,465
Industrial & High Tech	Square Feet										
Heavy Industrial	453,024	3.6	/SF	1,639,947	1.18	5,316	26.0	348	3,293,472	1.18	10,677
Timber Resources Industrial	453,024	2.1	/SF	951,350	1.18	3,084	26.0	624	5,901,480	1.18	19,131
Light Industrial	345,518	3.6	/SF	18,948,455	1.03	53,618	19.8	NA	20,209,586	1.03	57,186
Total	1,251,566			21,539,752		62,018	71.8		29,404,538		86,994
Open Space: Parks, Open Space, Greenway & Urban Reserve	Square Feet										
Open Space & Passive Recerational Parks		-		-			146.0		-		-
Urban Reserve	100,000	24.0	/SF	2,400,000	1.19	7,846	10.0	649	2,362,360	1.19	7,723
Mill Pond District		-		-		-	28.0		-		-
Active Recreational Parks	-	-		-			2.5		-		-
Total	100,000			2,400,000		7,846	186.5		2,362,360		7,723
Grand Total				59,828,025	1.10	180,874			60,354,944	1.12	185,264
Existing Water Demand Rest of City						718,000	718,000				
Percent Increase in Water Demand						25%	26%				