

Mill Site Planning Process

- 2003 GP/Sedway visioning process
- 2004 MIG Mill Site Reuse Study
 - 11 focus groups, 3 community meetings, community survey
 - Five reports: land use, market analysis, economic development strategy, summary of community participation.
- 2009-2010 Mill Site Specific Plan process
 - 3 well-attended community meetings
 - 8 focus groups
 - 15 key informant interviews
 - Background research – traffic, water, sewer, market analysis, geology, remediation, etc.
 - Two presentations to Coastal Commission
 - 2 Mill Pond restoration meetings
- 2011-2012 City/GP Prepare Preliminary Draft Specific Plan
 - Numerous City Council & Planning Commission meetings on
 - Land Use Plan
 - Development Limitations
 - Design Guidelines
 - Mill Pond Complex Restoration Strategy
 - Remediation
 - Draft Specific Plan
- 2017-2019 City lead process
 - Change from Specific Plan to LCP Amendment only process
 - Numerous City Council & Planning Commission workshops, two community workshops, community survey.
 - Land Use Plan
 - Revisions to five chapters of the General Plan.
 - 85% complete

City of Fort Stagg
Georgia Pacific Mill Site Reuse Study
Land Use Principles
and Concepts

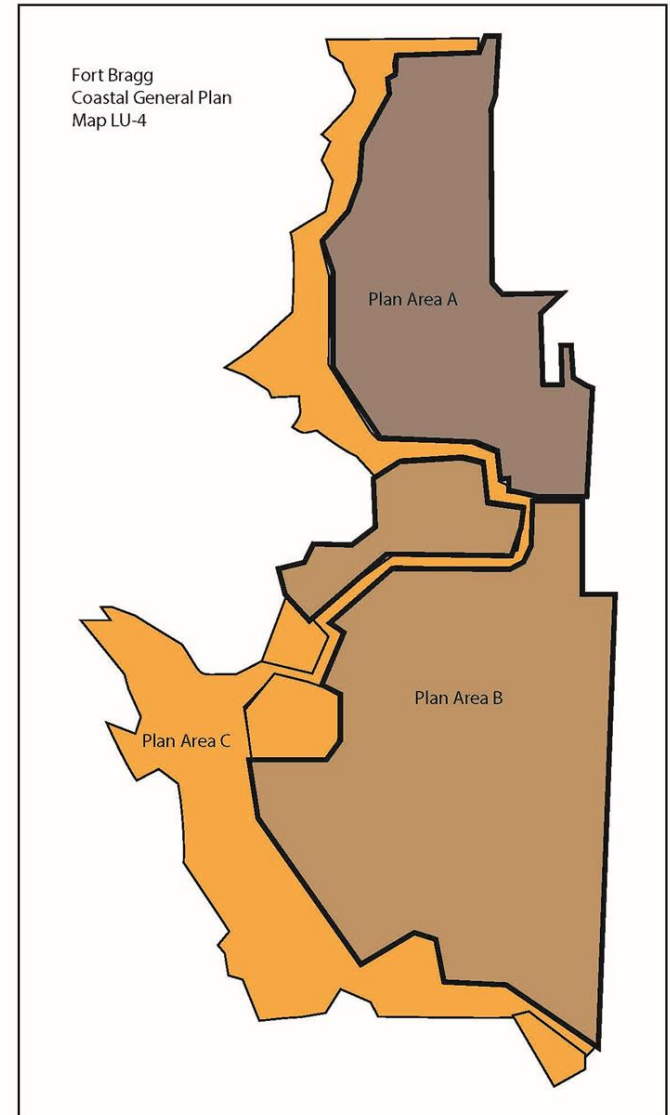


City of Fort Stagg
Georgia Pacific Mill Site Reuse Study
Economic
Development Tools



Amend Map LU-4

- From two planning areas to three



Why a new Plan Area C & Separate LCP Amendment?

- Coastal trail parcels
 - Acquired 2006-2010.
 - All parcels deed restricted for coastal access.
- The Noyo Center parcel
 - Acquired in 2010
 - Deed restriction to Science Center or passive recreation.
- SVBP Parcels
 - Tribal members have lived here since 1950.
 - Existing zoning makes homes a non-conforming use. Homes cannot be expanded and no new ADUs are allowed.
- All parcels have gone through the required comprehensive planning process.
- Areas have consistently been designated for coastal access, a science center and residential use.

Community Planning Process

2024 - 8/16, 9/9

2018 - 1/10, 1/22, 1/24, 2/12, 2/14, 3/18

2017 - 6/27, 6/27, 3/23, 8/25, 9/6, 9/7, 9/16,
9/21, 10/18

2012 - 1/17, 1/18, 2/29, 3/1

2011 - 2/28, 5/9, 6/22, 8/29

2010 - 2/10, 7/07, 10/20

2009 - 2/23, 5/9, 5/11, 6/24, 8/10, 9/2, 10/13,
11/09

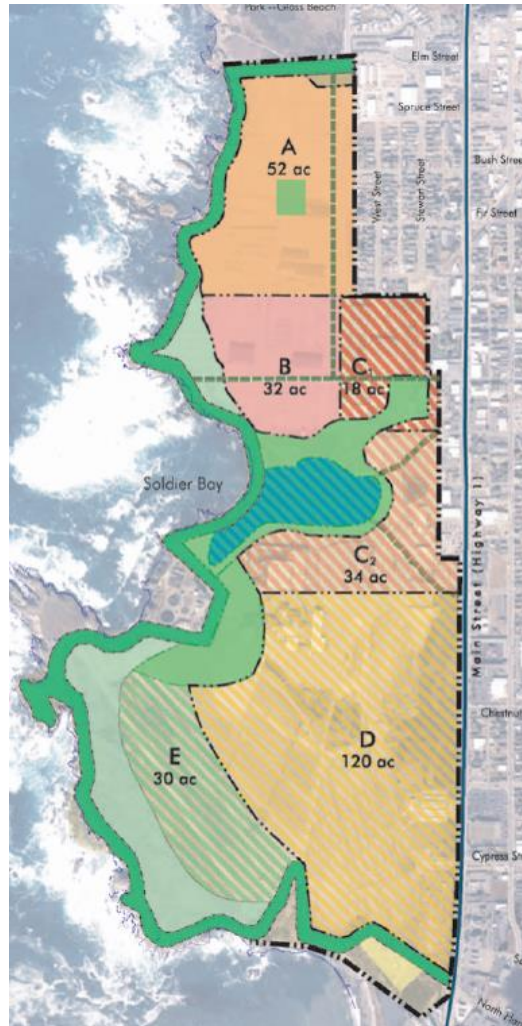
2008 - 2/25, 4/14, 4/28,
5/27, 8/25

2007 - 3/27, 4/09, 6/11,
6/25, 11/26

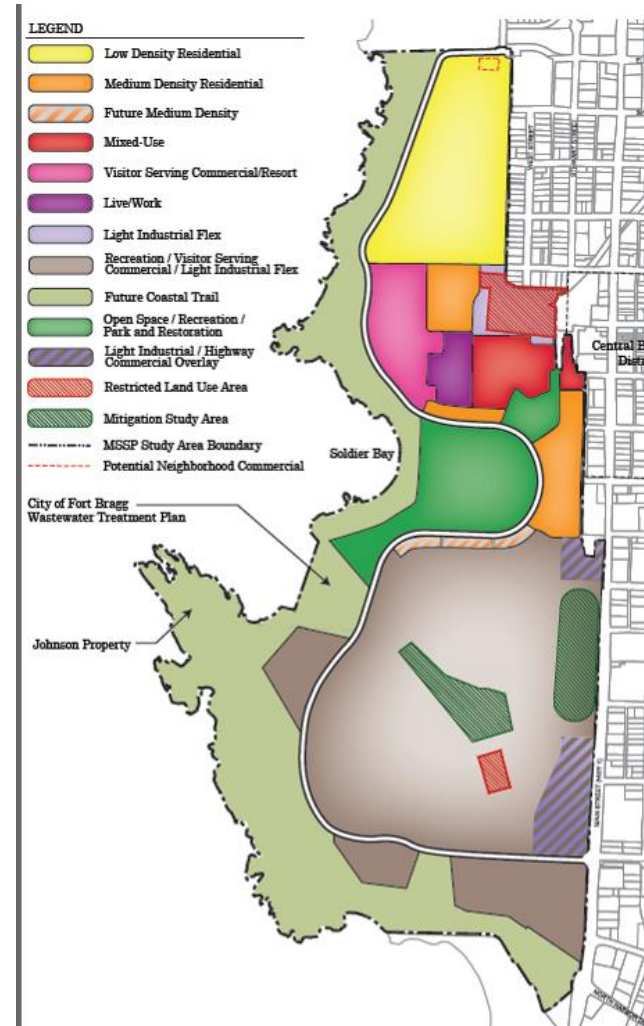
** NOTE: Numerous additional meetings held for Coastal Trail,
Noyo Center, Mill Pond restoration, site remediation,
wetland treatment, etc.



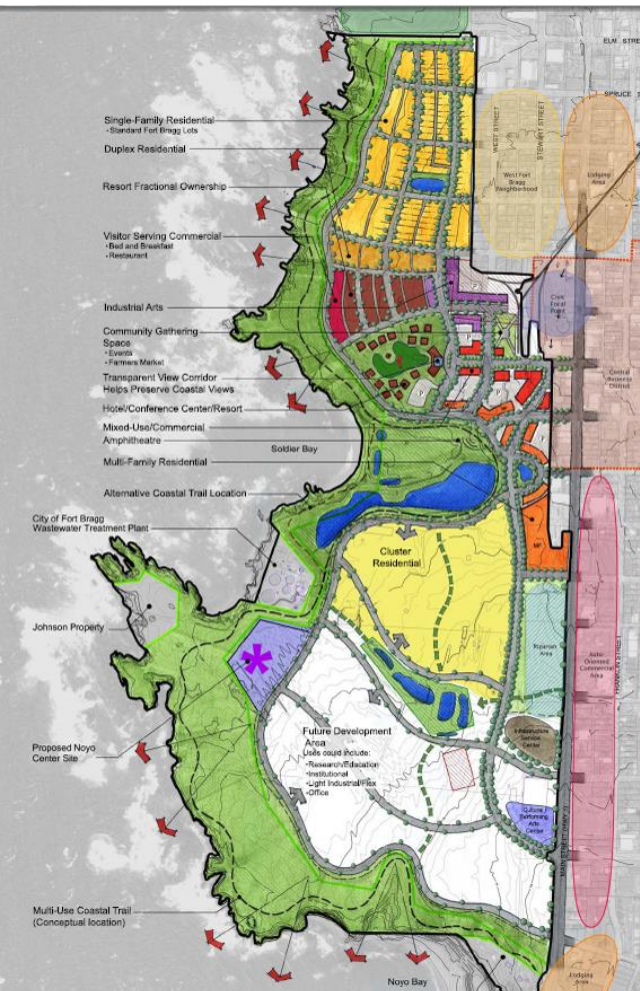
The Land Use Plan, has evolved over time, but has also illustrated the Coastal Trail, SVBP and Npyo Center Sites with the proposed zoning



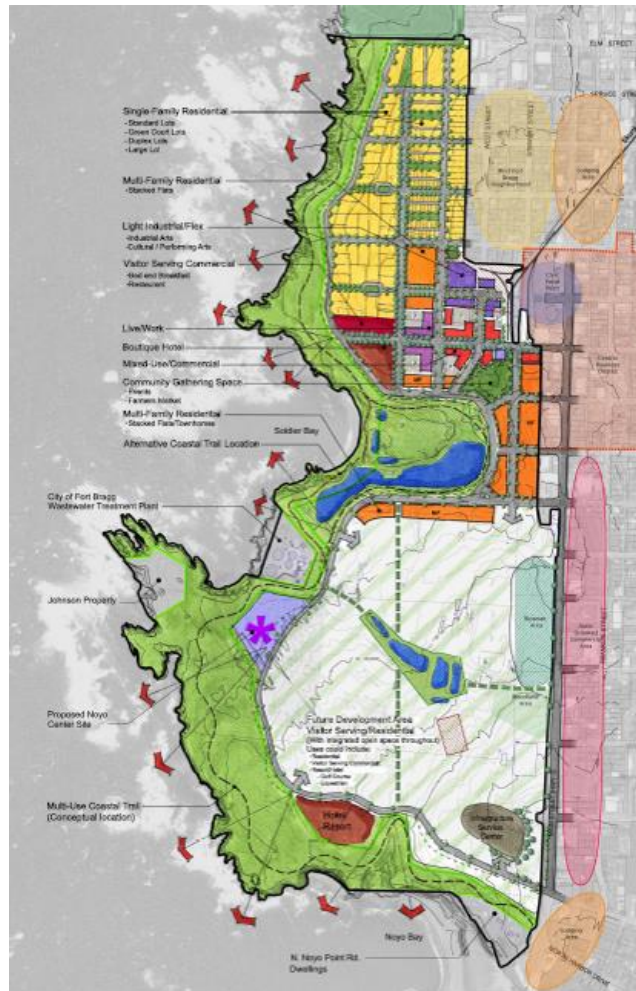
2004



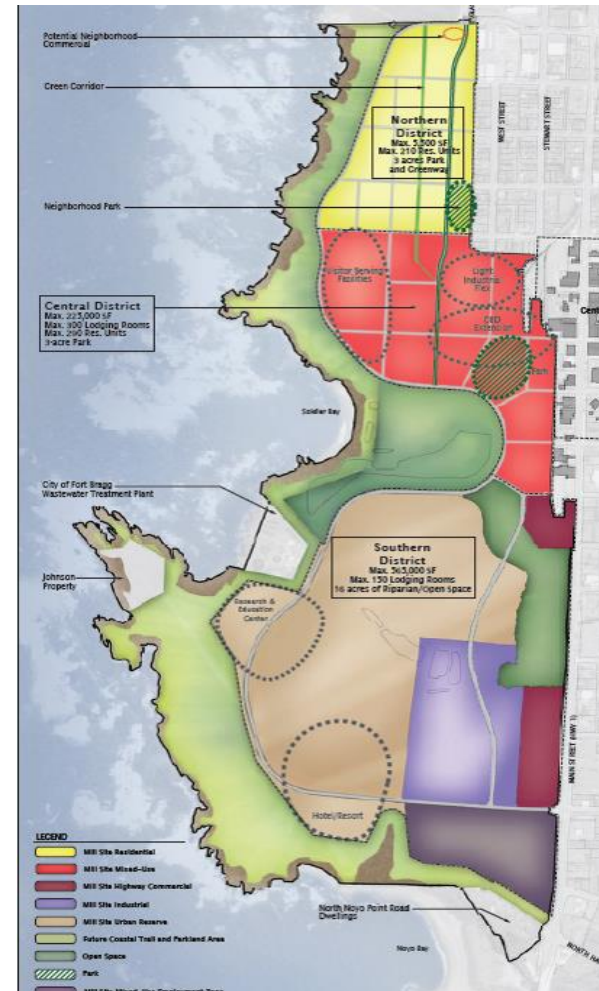
2008



2009

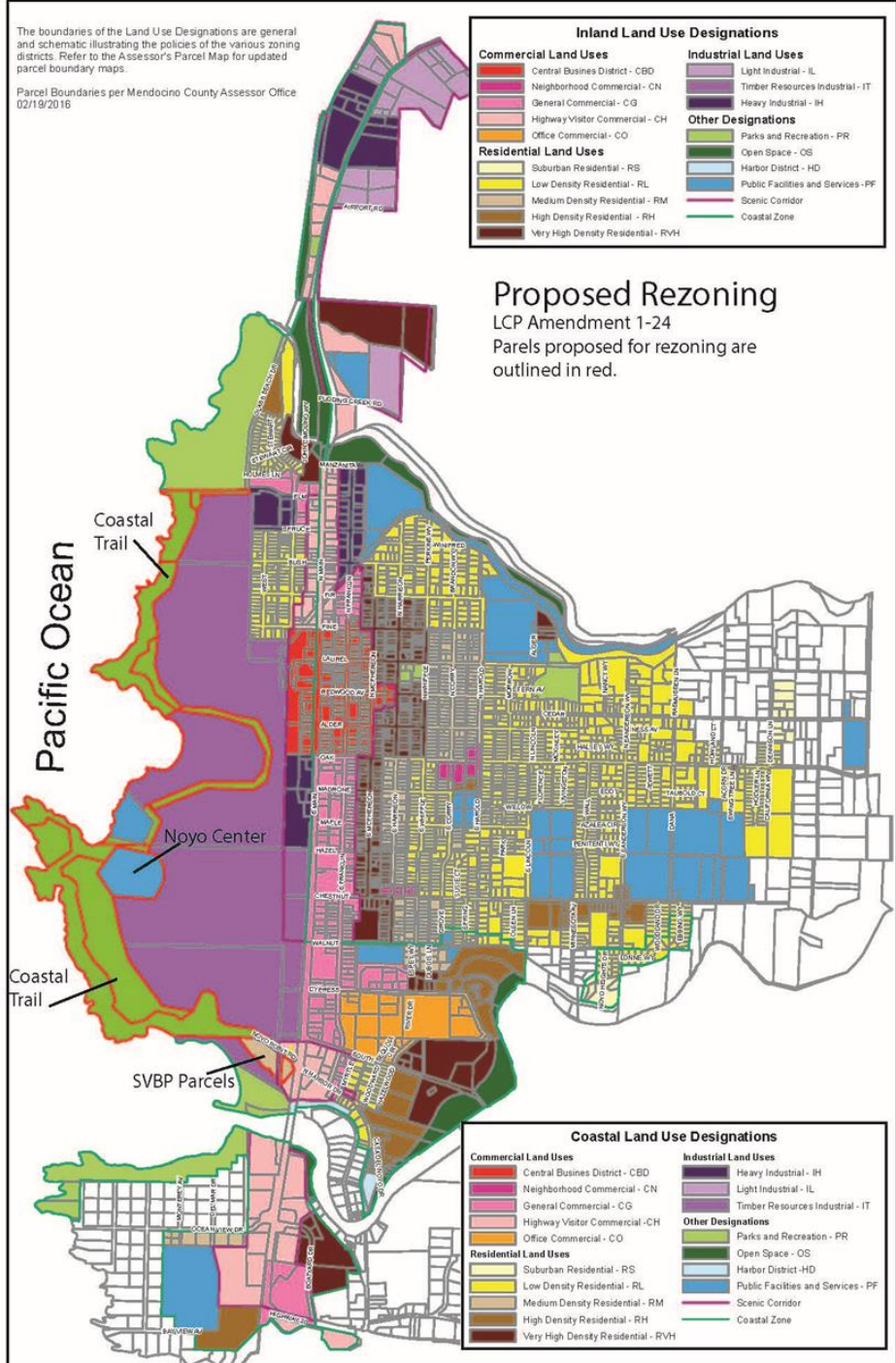


2009

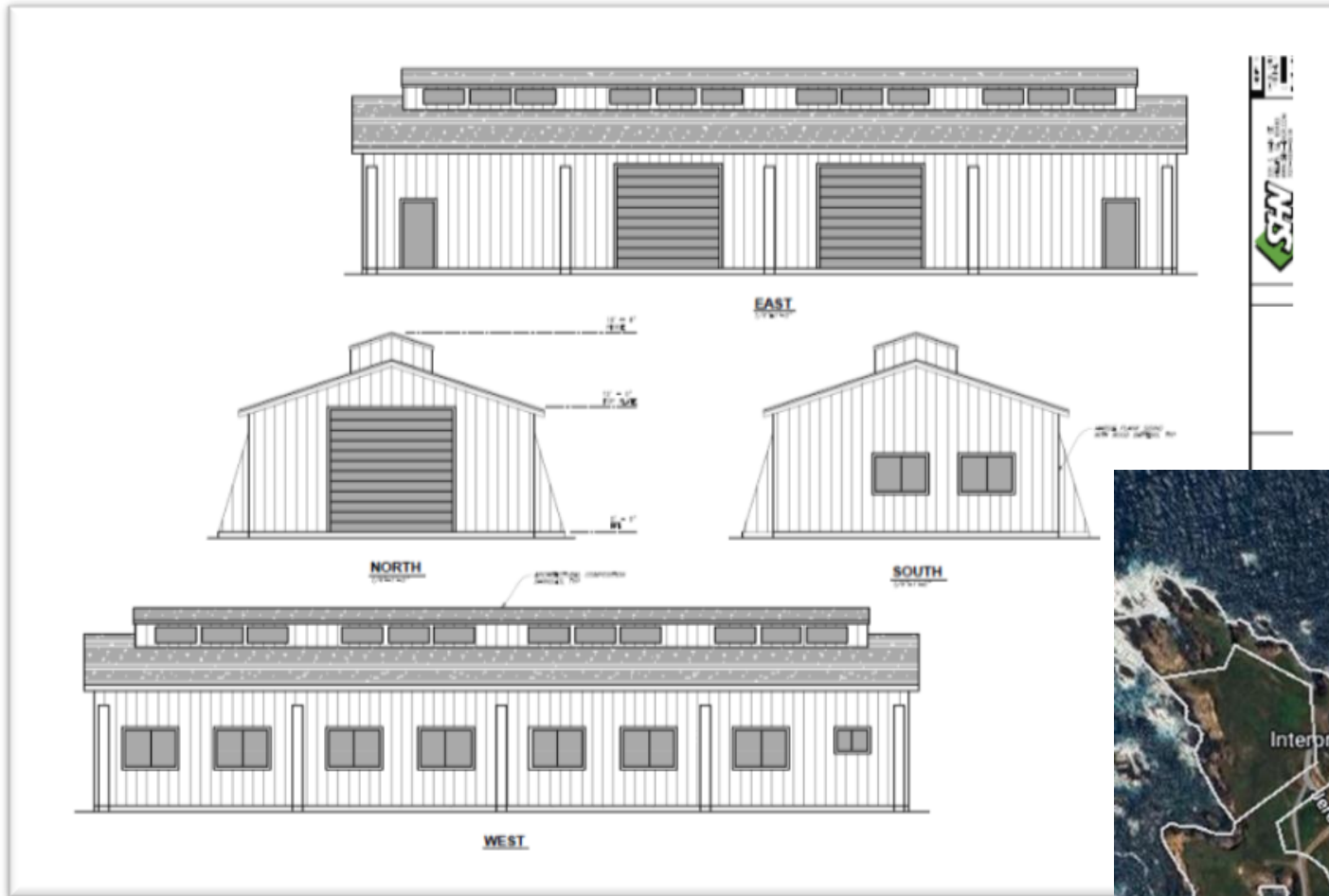


2010

Proposed Zoning Change through this LCP Amendment



Noyo Center “La-bone-atory”



Visual Impacts

Photo 1: Looking WNW from the Cypress St. Gate



Photo 2: Looking ESE from the runway



Visual Impacts

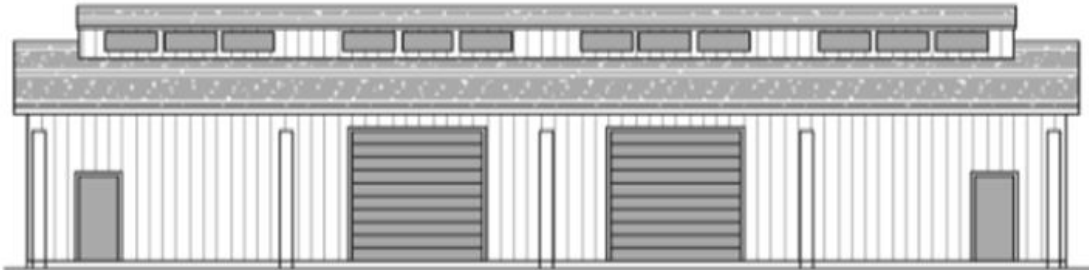
Photo 3: Looking ESE from Crow's Nest & Jere Melo Dr.



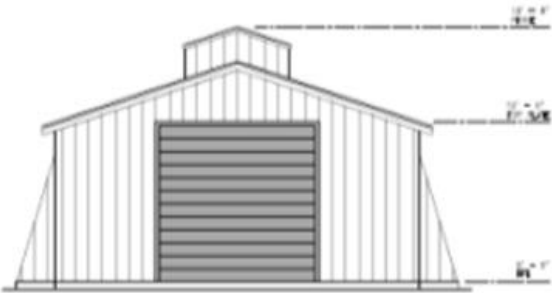
Photo 4: Looking WSW from Coastal Trail at Jere Melo Dr. near WWTF



Design Review



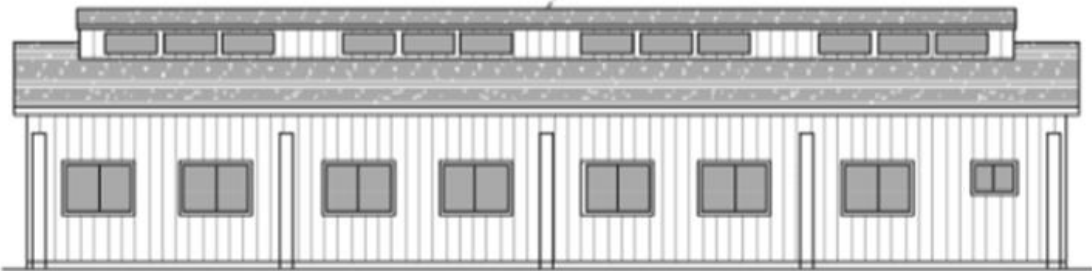
EAST



NORTH



SOUTH



WEST



THIS IS A PRELIMINARY DESIGN
FOR INFORMATION ONLY
NO PART OF THIS DESIGN
SHOULD BE USED WITHOUT
CONSULTATION WITH THE ARCHITECT

PRELIMINARY

A1.0
1/2024

Sign

La-BONE-atory Sign

Size: 24”h x 48”w

Material: Wood, CNC design similar to signage for the Crow’s Nest Interpretive Center.

