



# Welcome Mill Site Reuse Workshops & Open House Activities

1. **Get Smart!** Learn about the Mill Site & the planning process
  - ✦ Watch our short video - participate in a virtual site tour
  - ✦ Review educational panels and get informed
2. **Deepen your understanding**
  - ✦ Contemplate your vision
  - ✦ Ask questions of Community Development staff
  - ✦ Review draft Specific Plan and previous work for the Mill Site
3. **Participate & share your opinions**
  - ✦ Work with others to develop a draft reuse map. Work session are scheduled as follows:
    - ✦ 10:00am - 11:00am
    - ✦ 1:00pm - 2:00pm
    - ✦ 4:00pm - 5:00pm
4. **Vote your preferences**
  - ✦ (by dot) on panels for various development scenarios and policy for reuse of the site
5. **Continue the conversation**
  - ✦ Participate in the on-line survey at survey monkey
  - ✦ Come back to future meetings
  - ✦ Write City Council about your ideas, vision, concerns
  - ✦ Participate in future Council discussions and deliberations



FIGURE 1-3 ILLUSTRATIVE RENDERING OF REDWOOD AVENUE EXTENSION FROM DOWNTOWN FORT BRAGG INTO THE PLAN AREA



FIGURE 1-4 ILLUSTRATIVE RENDERING OF COMMUNITY PARK AND FARMERS' MARKET PAVILION ON REDWOOD AVENUE



# Get Smart



## Frequently Asked Questions

### Who owns the Mill Site?

- ✦ The City owns 107 acres (shown in green): Noyo Headland Park (92 acres), Noyo Center (11 acres), Waste Water Treatment Plant (4 acres)
- ✦ Georgia-Pacific owns 312 acres (shown in blue).

### Why can the City tell GP what to do with the land?

- ✦ The City is empowered by the State of California to set zoning for land use within City limits.
- ✦ Currently the site zoning allows a lumber mill and parks. For the land to be used for any other purpose, it must be rezoned.

### Why are we doing this now?

- ✦ The City was awarded \$150,000 in grants to complete the rezoning of the mill site.
- ✦ Local businesses owners are interested in expanding onto the Mill Site and it must be rezoned to proceed.

### Why was the Specific Plan scuttled?

- ✦ The Specific Planning process was halted in 2012, as GP focused on remediation.

### When will new projects be built?

- ✦ The rezoning process will take two+ years.
- ✦ All new projects will require permits, which could take a year or more.

### Will Georgia-Pacific Redevelop the site?

- ✦ GP will sell the property. GP is currently negotiating to sell various portions of the site.

### Is one developer going to buy all the property and develop it at once?

- ✦ The site is too large for one developer.
- ✦ It will be redeveloped by a number of different businesses and developers.



### What is the Coastal Commission's role?

- ✦ The Coastal Commission will shape the final reuse plan. Once the City completes the plan, the Coastal Commission will likely change it and certify it prior to the reuse plan becoming law.

### Does the City have enough water?

- ✦ The City will need to develop additional water sources and storage to serve new development on the Mill Site.



## Get Smart



## Site Opportunities, Constraints & Access



### The Mill Site's assets include:

- ✦ 300 acres of vacant ocean-view property.
- ✦ Located within the City of Fort Bragg.
- ✦ Access to City water and sewer facilities.

### Physical constraints that limit where new houses, roads and businesses may locate, include

- ✦ Wetlands and ponds (shown in pink & purple)
- ✦ Cultural & archaeological resource areas (not illustrated for confidentiality)
- ✦ City parks and sewer treatment plant location (green & brown)
- ✦ Clean up levels around the Skunk Train require light industrial uses (shown in light purple).

### Site access can be achieved through the westerly extension of:

- ✦ Cypress Street
- ✦ Oak Street
- ✦ Redwood Avenue



Riparian Area



Pond 8 - Mill Pond



# Get Smart



## Past Planning Activities

- ✦ The Georgia Pacific lumber mill closed in 2002.
- ✦ In 2004, the City hired a consultant team to facilitate a community-based planning process to develop a basic framework and market study for reuse of the site along with some specific tools to assist in that endeavor.
- ✦ Starting in 2009, the City of Fort Bragg and Georgia Pacific undertook a multi-year community-based planning process to rezone the Mill Site, which resulted in a draft Specific Plan and a number of detailed studies to support the reuse of the site
- ✦ In 2012, the planning process stopped, when GP withdrew its application to rezone the site, and the City was pulled into the GP vs. Office max litigation regarding site clean up.

### 2004 Mill Site Study:

- ✦ Volume I: Land Use Principles and Concepts
- ✦ Volume II: Demographic and Market Analysis
- ✦ Volume III: Economic Development Strategy
- ✦ Volume IV: Economic Development Tools and Resources
- ✦ Volume V: Community Survey and Focus Group Results



## Get Smart



### Mill Site Specific Plan

The Specific Plan is organized into nine chapters:

#### **1. Introduction**

- ✦ Describes the community vision and purpose of the plan.

#### **2. Land Use Development Standards**

- ✦ Illustrates the Land Use Plan: zoning areas for residential, commercial, industrial, visitor serving, parks, open space and urban reserve.
- ✦ Sets forth allowable development amounts: 520 residential units, 795,500 square feet of commercial and industrial & 450 hotel rooms.
- ✦ Includes development policies. For example one policy requires that development progress from east to west; another requires a mix of parcel sizes.

#### **3. Multimodal Circulation, Streetscape, and Stormwater**

- ✦ Describes the circulation plan - the roadway, bicycle and pedestrian network.
- ✦ Sets policies and requirements for the design of streets, sidewalks, landscaping, storm water management, street furniture and street lighting.
- ✦ Includes a storm water management approach that emphasizes sustainable techniques such as rain gardens, permeable paving, and bioswales.

#### **4. Sustainable Design**

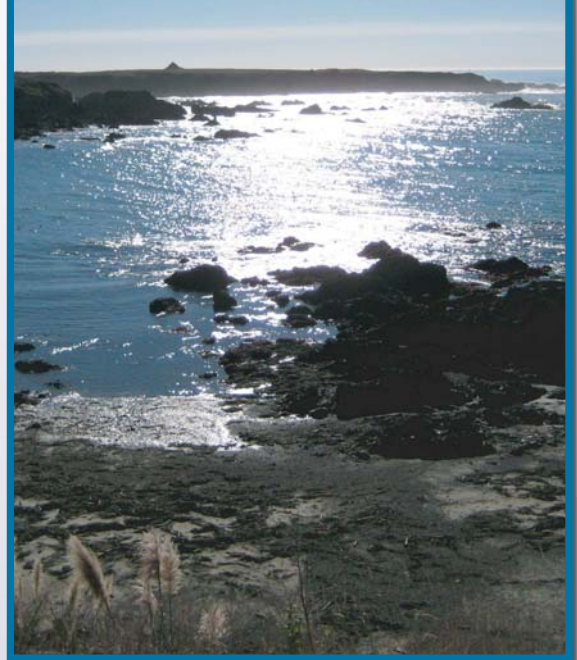
- ✦ Addresses energy, water and green building.
- ✦ Sets forth policies that require passive heating and lighting, renewable energy, water conservation, green building and recycling.

#### **5. Open Space, Parks and Resource Conservation**

- ✦ Defines open space, park & conservation areas.
- ✦ Sets forth minimum design and management for open space, parks, and wetlands.
- ✦ Includes policies to construct Maple Creek.
- ✦ Sets safety requirements for undeveloped portions of the Mill Site.

### MILL SITE SPECIFIC PLAN

PRELIMINARY DRAFT JANUARY 2012



#### **6. Hazards**

- ✦ Provides a discussion of potential hazards.
- ✦ Identified recorded Land Use Covenants.
- ✦ Addresses tsunami hazards.

#### **7. Utilities & Public Services**

- ✦ Defines water, sewer, storm drainage and other systems necessary to serve new development.
- ✦ Sets policies regarding police, fire, hospital, emergency and the provision of solid waste services on the Mill Site.

#### **8. Implementation and Phasing:**

- ✦ Defines permitting requirements for new development.
- ✦ Sets procedures to finance and manage public facilities (infrastructure, streets, parks, etc.).
- ✦ Identifies phasing policies for new development.

#### **9. Glossary**

- ✦ Defines key terms.

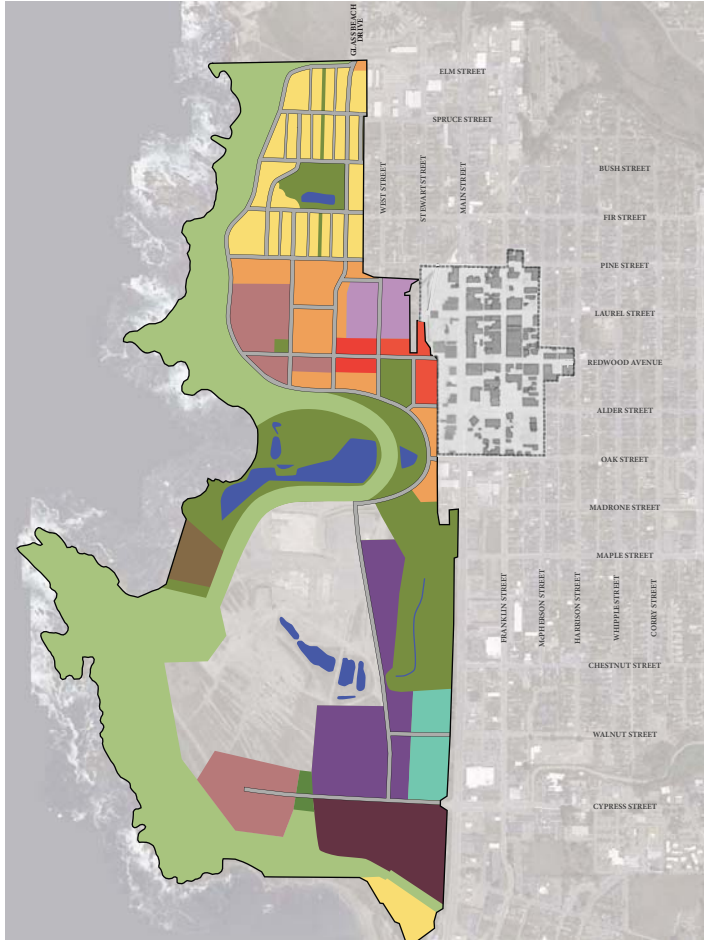






## Mill Site Land Use Plan (2012 Specific Plan)

### 100% PLAN



SPECIFIC PLAN  
LAND USE MAP

The Coastal Commission indicated that they would not approve the level of development in the 2012 Land Use Plan.

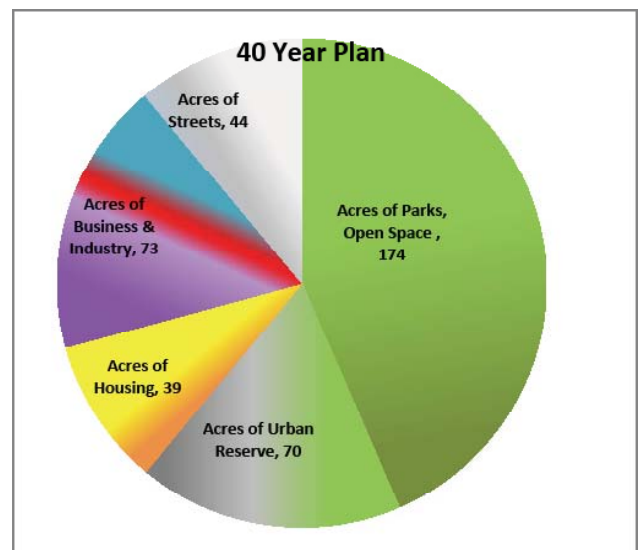
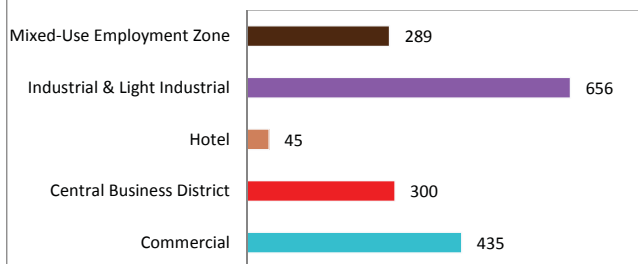
The Draft Plan would have allowed the following levels of development:

- ✦ Potential for 520 new houses
- ✦ Potential for 1,950 Jobs
- ✦ Potential for 790,000 Square Feet total of Commercial, Industrial, Office, High Tech
- ✦ 174 acres of open space and parks

### Goals

- ✦ Maximize Job creation
- ✦ Sustainability/Mixed use
- ✦ Maximize single family, townhome and multi-family residential
- ✦ Larger hotel area close to the ocean
- ✦ Extend downtown onto the Mill Site
- ✦ Provide for a downtown park and a linear park
- ✦ Leave 65 acres unzoned for a future City Council to plan
- ✦ 50% of the site would be open space, public parks, coastal access & habitat restoration.

### 40 Year Plan 1,950 Total Possible Jobs





## **Speak out!**

**Even though rezoning is not about specific projects, we know you can't resist. Please write down the specific types of projects you want to see on the Mill Site.**

# Get Smart

## Mill Pond Remediation & Creek Daylighting

### The City Council supports daylighting Maple Creek

Daylighting means removal of the culverts and restoration of the creek. All of the proposed Mill Site reuse land use maps would allow creek daylighting. Daylighting the creek would be expensive and complex. It will cost \$8-\$12 million and take 5-10 years.

1. The creek daylighting property is currently owned by Georgia-Pacific and will need to be acquired by the City.
2. A number of regulatory agencies will need to approve permits for the project.
3. The project will require significant grant writing and fund raising.



Mill Pond (Pond 8)

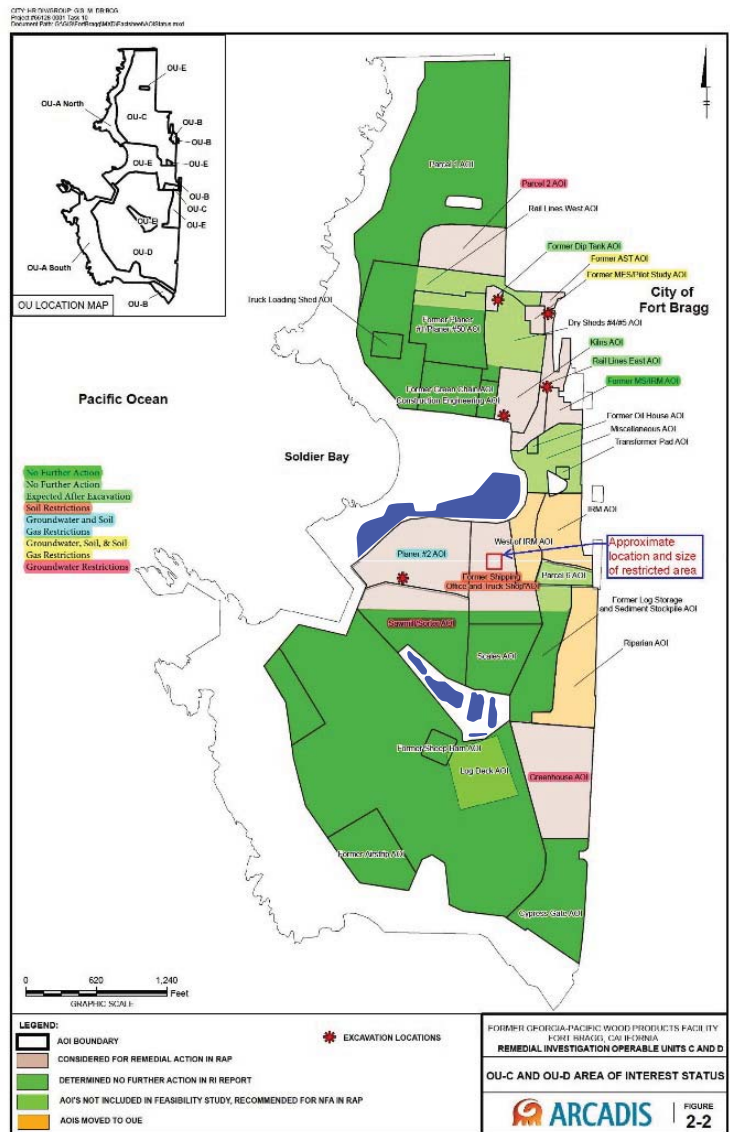
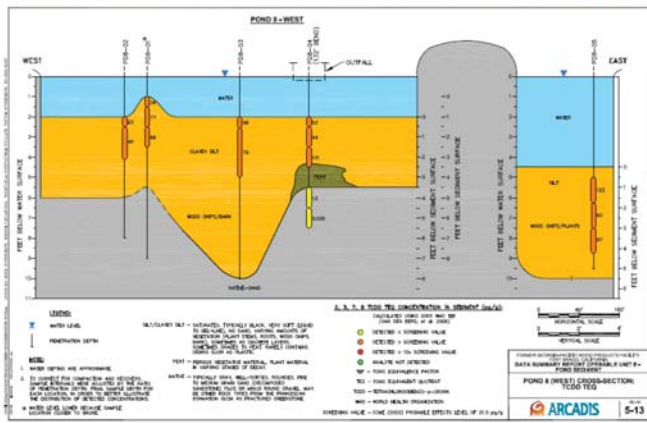




## Remediation - Site Clean Up

- ✦ Cleanup has been completed (No Further Action letter issued) for 290 acres of site (green area).
- ✦ Most of the lowland area and Ponds 1-4, 6 and 7 were cleaned up this summer.
- ✦ DTSC is exploring a variety of clean up options for the Mill Pond, which is the last contaminated area (blue areas).

- ✦ Current contamination levels in the Mill Pond would result in a 2 in a million risk (0.0000002%) of cancer for someone who enters the Mill Pond 50+ days per year continuously for 35 years.
- ✦ The DTSC will determine the final remediation requirements for the pond. Current options include: dig and haul away all the sediment (\$17 million), cover with soil (\$8 million) and leave in place (\$120,000 plus the cost of stabilizing the dam).





# Get Smart

## Current Conditions

### Housing

#### Fort Bragg has a housing shortage

- ✦ Difficult to find a home: less than 1% of units are vacant.
- ✦ High rental costs: \$1,300 to \$1,800 for a one or two bedroom.
- ✦ High purchase price: Home values have gone up 9.0% over the past year. The median price of homes currently listed in Fort Bragg is \$399,000.
- ✦ Severe shortage of affordable homes for seniors and families.

### Economy & Jobs

- ✦ Tourism is the largest employer of our economy.
  - ✦ City has 950 hotel rooms.
  - ✦ Restaurants, retail stores and hotels earn 70% of income from May through October.
- ✦ Government, manufacturing, health care and construction are our other large employers.

### Open Space

- ✦ 103 acres (25%) of Mill Site is currently dedicated to open space and owned by the City of Fort Bragg.
- ✦ Open space, parks and recreational features are expensive to maintain. In 2016 the operation of the Coastal Trail cost the City an estimated \$150,000 in staff time, materials and supplies.

### Water

- ✦ Fort Bragg has insufficient water storage now to serve Mill Site redevelopment in drought conditions.
- ✦ The new Summers Lane Reservoir provides some relief to the City for drought conditions.
- ✦ New water sources and/or water storage may be needed to serve new development on the Mill Site.
- ✦ Georgia-Pacific has water rights and storage facilities that may help, however the legal status of these water rights is uncertain and the storage capacity of the Pudding Creek Reservoir is compromised by sedimentation.

### Sewer

- ✦ The City has sufficient sewage treatment capacity to serve new development on the Mill Site.

### Mill Site Infrastructure

- ✦ Very little functional infrastructure on site.
- ✦ Reuse will require installation of roads, sidewalks, drainage, sewer lines, water lines, PG&E and ATT lines.

### Mill Site condition

- ✦ All buildings have been demolished except for the guard shack and Dry Shed 4.
- ✦ 60% of the site is covered in asphalt or gravel.
- ✦ 30% of the site is covered with vegetation or wetlands.







## Get Smart

### What is rezoning? What are we really doing?

#### Rezoning does:

- ✦ **Allow or prohibit** different uses in different areas.
- ✦ Provide an **opportunity** for reuse of site as: residential, retail, office, medical, industrial, arts, parks, restaurants and hotels in different areas.
- ✦ Set **requirements** for reuse: height limits, design, sustainability requirements, etc.
- ✦ Define the **permitting process and permit requirements** for new development.
- ✦ Define the **public places**, such as the street grid and parks.

#### Rezoning does **NOT**...

- ✦ Make any project happen.
- ✦ Guarantee that development will occur.
- ✦ Directly result in new development. First a developer must buy the property, design a project, apply for permits, gain approvals, get financing, and then build the project.

### The actual amount of development that occurs on the Mill Site will depend on zoning AND development feasibility, which includes many intersecting factors:

- ✦ Market demand and price for the proposed project: housing, industrial and/or office space;
- ✦ Cost of capital (interest rates);
- ✦ Cost of the land;
- ✦ Cost of construction;
- ✦ Cost to install infrastructure such as streets, utilities, water and wastewater improvements;
- ✦ Zoning regulations and requirements;
- ✦ The decisions of the Planning Commission, City Council, Coastal Commission, and other regulatory agencies for each development project.

### Development Feasibility

#### Reuse of the Mill Site will not be fast or easy. Challenges include:

##### 1. Limited Demand

- ✦ There is limited demand for new retail, restaurant and office space in Fort Bragg. High vacancy rates make it hard to build new facilities.

##### 2. High Infrastructure Costs

- ✦ The Mill site has no roads, sidewalks, drainage systems, sewer lines, water lines, sewer pumping stations, fire hydrants or power lines. The developers and business owners will have to install all infrastructure to serve their projects.
- ✦ Infrastructure is very expensive.
- ✦ Off-site infrastructure will also be needed. Water mains in other parts of town may need to be up-sized to serve the Mill Site. New sources of water, water storage facilities, and water pumps may be required.

##### 3. Uncertainty & the Permitting Process

- ✦ All projects will comply with the California Environmental Quality Act (CEQA) which requires an approved Environmental Report.
- ✦ All projects will go through the City's local permitting process. Required permits may include: Coastal Development Permit, Design Review Permit, Use Permit and/or Subdivision. All Coastal Development Permits are appealable to the Coastal Commission.



## Get Smart

### The Right Balance?

When the Specific Plan was originally prepared, the City Council envisioned one or a few large developers purchasing large portions of the site and completing their projects in compliance with the plan.

There is very limited interest by major developers in the site, due to weak local market demand and the high level of uncertainty and risk associated with redevelopment of the site, in particular with regard to Coastal Commission requirements, water availability and infrastructure costs.

It is most likely that the site will be developed more slowly by a variety of small local contractors and business owners seeking to expand their operations.

Small local developers and local businesses may not have sufficient capital or margins required for “bells and whistles.”

**“Rezoning provides only for the possibility of redevelopment; there are many other steps that must happen before a project is actually built...”**



## Speak out!

What is the right balance to strike between jobs, economic growth, environmental protection and beautiful design?





## Vote Your Preference

### Mill Site Reuse Guiding Principles

In 2008, the City Council identified the following reuse guiding principles through numerous community and City Council workshops.

- ❖ Extend the City street grid onto the site;
- ❖ Retain views to the ocean;
- ❖ Create new job opportunities on the Mill Site;
- ❖ Extend the downtown commercial district onto the Mill Site;
- ❖ Establish a coastal park with a multi-use trail and other park amenities;
- ❖ Zone for residential uses in the Northern District;
- ❖ Zone for visitor serving uses, such as hotels and restaurants;
- ❖ Zone for compact mixed use residential development near downtown;
- ❖ Zone for job-generating uses: light industrial, education, and office space in on the southern portion of the site;
- ❖ Establish an Urban Reserve to preserve a portion of the site for future residents/City Councils to plan and shape for reuse;
- ❖ Implement sustainable practices as part of future development, such as low impact development, green building, storm water catchment, etc.;
- ❖ Incorporate “smart growth” practices such as compact design, mixed-use development, and higher density residential development adjacent to the City’s downtown;
- ❖ Incorporate high quality design criteria for all new development on the Mill Site; and
- ❖ Daylight the culverted Maple Creek.



## Make Comments

**What matters most to you for the reuse of the Mill Site?**





## Vote Your Preference

### Key Mill Site Reuse Policies

#### Commercial & Business

Policy LU-2. **Phase Development.** Commercial Development is preferred in the Central District prior to the Southern District.

Policy LU-4. **Provide for “the Big Idea.”** The City Council may reassign up to 90,000 square feet to a comparable high-quality job-generating use in the Urban Reserve or a different zone in the Southern District in order to accommodate a significant employer in the Plan Area.

Policy LU-11. **Encourage a Mix of Uses.** A mix of uses in the Central District shall contribute to the creation of a lively urban environment and help strengthen the connection between the coast and the existing Central Business District. The mix of uses shall include public-oriented; cultural/arts; commercial, including office and retail; visitor-serving, including hotels/resorts, conference facilities, and restaurants; multi-family residential; and open space/recreational uses.

Policy LU-12. **Complement the Existing Central Business District.** In the Central District, uses that complement and are synergistic with existing uses in the Central Business District shall be promoted, to the extent feasible. New development shall enhance the small-scale, pedestrian-friendly, and historic character of the existing Central Business District.

Policy LU-13. **Transition Development Intensity From East to West.** Development intensity shall transition from the highest-intensity development on the eastern edge of the Mill Site to lowest-intensity development along the Coastal Trail. In the Central District, the most intense development shall be located along and adjacent to Redwood Avenue.

Policy LU-14 **Active Ground-Level Uses.** Active and pedestrian-oriented ground-level uses shall contribute to the pedestrian environment along Redwood Avenue within the Mill Site Central Business District designation.

Policy LU-21. **Encourage Good Jobs.** Uses in the Southern District that provide jobs that provide compensation at higher than the area median income are preferred.

#### Sustainability

Policy SD-1. **Require Solar Design**

**Strategies.** Building and site design shall use passive solar design strategies for space and water heating and lighting to reduce energy demand, to the extent feasible.

Policy SD-2. **Minimize Energy Use.** Reduce Energy Demand with a Goal of Net Zero Energy Buildings. All new construction shall minimize energy use. Net zero buildings and homes are encouraged. These homes produce as much energy (through conservation, photo voltaic panels, solar hot water, and wind, geothermal) as they consume.

Policy SD-3. **Design for Low Water Use.** Development projects shall be designed and constructed to achieve minimum water demand.

Policy SD-5. **Require Rainwater Capture.** Rainwater cisterns shall be sized and located throughout the Plan Area in order to encourage active rainwater collection, storage, and use.

Policy SD-8. **Require Green Building.** Development in the Northern and Central Districts of the Plan Area shall achieve Leadership in Energy and Environmental Design for New Construction (LEED-NC), Build-it-Green, or comparable certification.

Policy SD-12. **Require Recycling.** All development in the Plan Area shall provide a centralized drop-off location or locations for all recyclables, including compostable materials.



## Add Your Mill Site Policies

### Residential

Policy LU-8. ***Provide for a Mix of Residential Densities and Types.*** A mix of lot sizes, densities, and product types shall be provided in the Residential District. A variety of lot sizes and residential product types on each block shall be a priority throughout the district.

### Open Space

Policy MSOS-17. ***Wildlife Corridor Features.*** The 200-foot-wide wildlife corridor shall include:

- A daylighted Maple Creek and riparian habitat extending from the Maple Creek drainage and Maple Street Riparian Area to the Mill Pond Complex; and
- Restored natural habitat along the length and width of the wildlife corridor.

### Infrastructure

Policy IF-1. ***Infrastructure Development.*** Backbone infrastructure, including streets, sidewalks, street lighting, sewer, stormwater and water main lines, and other utilities, shall be financed, designed, constructed, and dedicated to the City by the property owner/developer.

Policy IF-5. ***Development Phasing for Backbone Infrastructure.*** As feasible, development is preferred along the backbone infrastructure (as identified in the phasing study) within each district, prior to development occurring along peripheral streets, in order to ensure that the site is developed logically with effective infrastructure connections.

Policy IF-2. ***Funding Infrastructure Improvements.*** The full cost of all public infrastructure and facilities shall be paid proportionally by developers according to benefits received at the time of project approval.



## Vote Your Preference

### What do you want more of on the Mill Site?

**More Open Space**



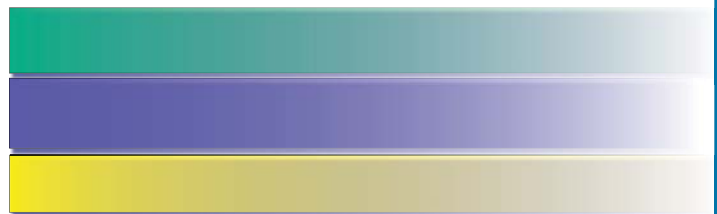
**More Business and jobs**



**More Housing**



**A mix of housing, jobs and open space**

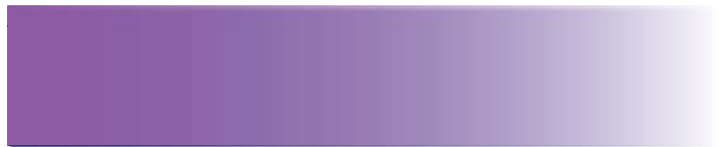


### What kinds of jobs & businesses do you prefer?

**High-Tech, Research & Development**



**Light Manufacturing - brewery, artisan shops, small lumber mill, etc.**



**Hotels, Restaurants &  
Other Visitor Serving**



**Retail, Office & General Commercial**






















## Vote Your Preference

What kind of housing would you prefer to see on the Mill Site?

	Single Family Homes	Affordable - Small homes, Co-housing	Large homes & suburban	Multifamily & Mixed Use Housing	
	Standard Single Family	Small Single Family (Affordable)	Cohousing (Affordable)	Large Homes/Suburban	Multifamily
					
					
					
Illustrative Photos	5,000 - 7,500 sf 1 or 2 6 to 8	3,500 - 5,000 1 or 2 8 to 12	2,500 - 4,000 SF 1 to 2 10 to 16	1/4 to 1/2 acre 1 to 3 2 to 4	Not applicable 1 to 3 10 to 24
	Typical single family residential found in Fort Bragg often includes a second unit or alley house.	Small homes on small parcels can provide good starter homes for singles, couples and for senior retirement	Cohousing is an intentional community of private homes clustered around shared space. Each attached or single family home has traditional amenities, including a private kitchen. Shared spaces typically feature a common house, which may include a large kitchen and dining area, laundry, and recreational spaces.	Single family residential on large parcels. May include a second unit.	Mixed-Use residential includes separate housing units upstairs and commercial or retail space on the first floor. Typically located in the downtown area
	Lot size Building Floors	Units/ Acre	Description	Not applicable 3 to 4 10 to 24	Mixed-Use residential includes separate housing units upstairs and commercial or retail space on the first floor. Typically located in the downtown area



The Land Use Map Alternatives define the amount of land that could be developed in the future.

Staff has prepared three Land Use Map Alternatives. At buildout, each plan would result in different levels of development: number of new houses, new jobs and acres of open space.

1. Please review the draft plans and vote for the one that most closely resembles your vision for the site.
2. Feel free to provide comments on how you would further revise your preferred plan, by noting comments on sticky notes and attaching them.
3. There are many possible configurations of land use (zoning). Feel free to work on your own map, using the materials provided or work in a small group to develop a land use map with others.

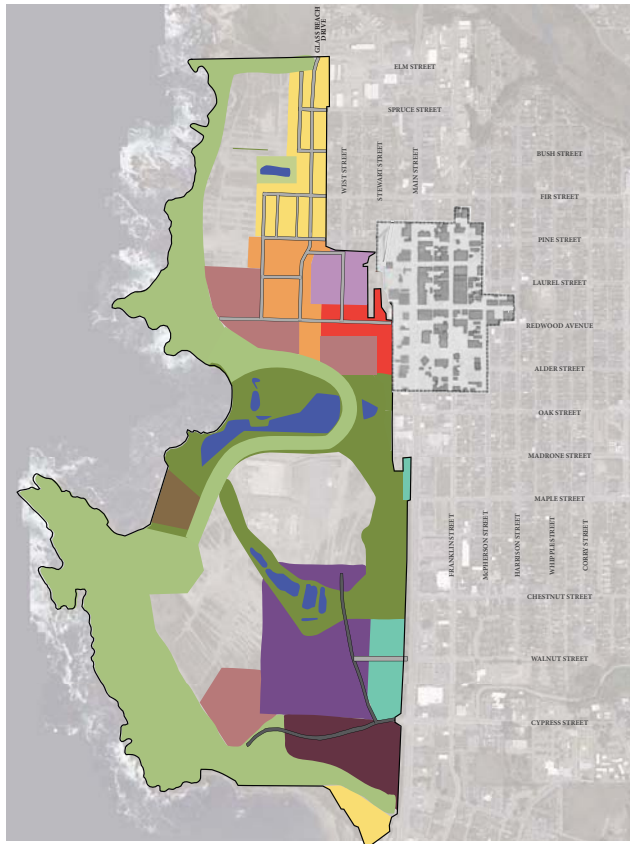
## But first some Zoning Definitions....

1. **Urban Reserve.** This designation is intended to preserve land for future planning efforts. Uses should provide employment opportunities and expand the local economic base. Interim uses (such as community events, ball fields, gold course) would be permitted until this area is rezoned by a future Council. This area can also be developed with the "Big Idea" per policy.
2. **Mill Site Employment.** This land use is intended to allow a broad mix of research and development, office, light manufacturing, education, and health service business that increase the employment base in Fort Bragg.
3. **Central Business District.** This land use establishes pedestrian-oriented mixed-use extension of the existing downtown. Residential uses, of 15 to 30 units per acre, are encouraged on upper floors.
4. **Visitor.** This designation allows restaurants, hotels, boutique lodging, and ancillary visitor-serving commercial uses.
5. **Highway Commercial.** This land use allows commercial uses on large parcels fronting Main Street.
6. **Industrial.** This land use provides for a variety of light and limited heavy industrial uses, including manufacturing, wholesale and distribution.
7. **Light Industrial.** This land use designation is intended for a variety of light industrial uses, especially local artisan uses. Live/work units are permitted up to 15 units per acre.
8. **Low Density Residential.** Permitted housing types include single-family, duplex, triplex and townhouse. The allowable density range is 6 units per acre.
9. **Multi-Family.** This designation permits triplexes, townhouses, live work, co-housing, and apartment units. Density can range from 10 to 15 units per acre.
10. **Open Space.** This land use provides for the preservation of natural resources and habitat.
11. **Parks and Recreation.** This designation is for both active and passive recreation and community facilities such as trails and playing fields.



## Vote Your Preference

Land Use Map: Alternative 3



MILL SITE  
LAND USE MAP

## This plan would allow the following levels of development

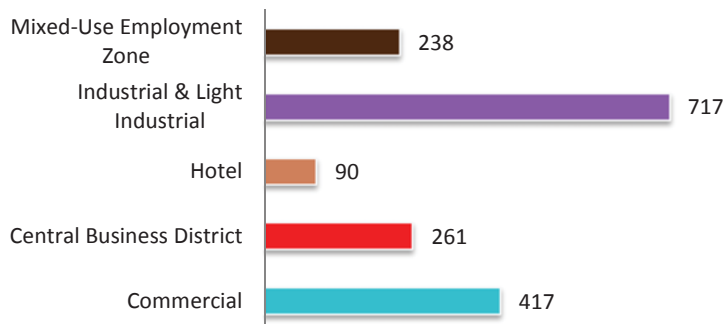
- ✦ Potential for 340 new houses
- ✦ Potential for 1,700 new Jobs
- ✦ Potential for 345,000 Square Feet total of Commercial, Industrial, Office, High Tech
- ✦ 260 acres of open space, parks & Urban Reserve

## Goals

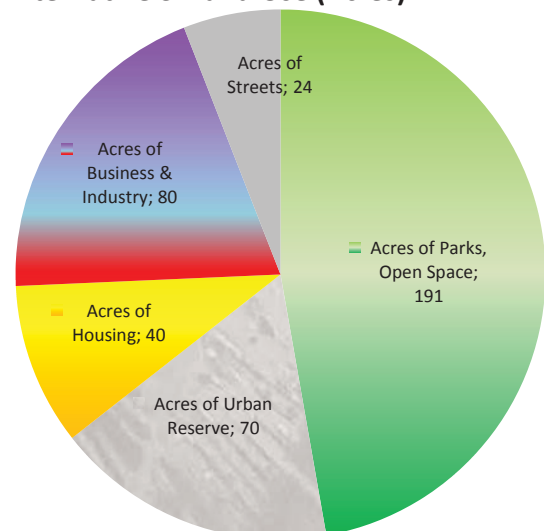
- ✦ Maximize job creation
- ✦ Sustainability
- ✦ Allow a moderate amount of new single family, townhome and multi-family residential
- ✦ Allow for a moderate amount of new business opportunities and job growth
- ✦ Small extension of a consolidated Downtown onto the Mill Site
- ✦ Retain 70 acres (21% of the site) zoned as Urban Reserve for a future City Council to plan

## Alternative 3:

### 1,700 Total Possible Jobs



## Alternative 3: Land Use (Acres)

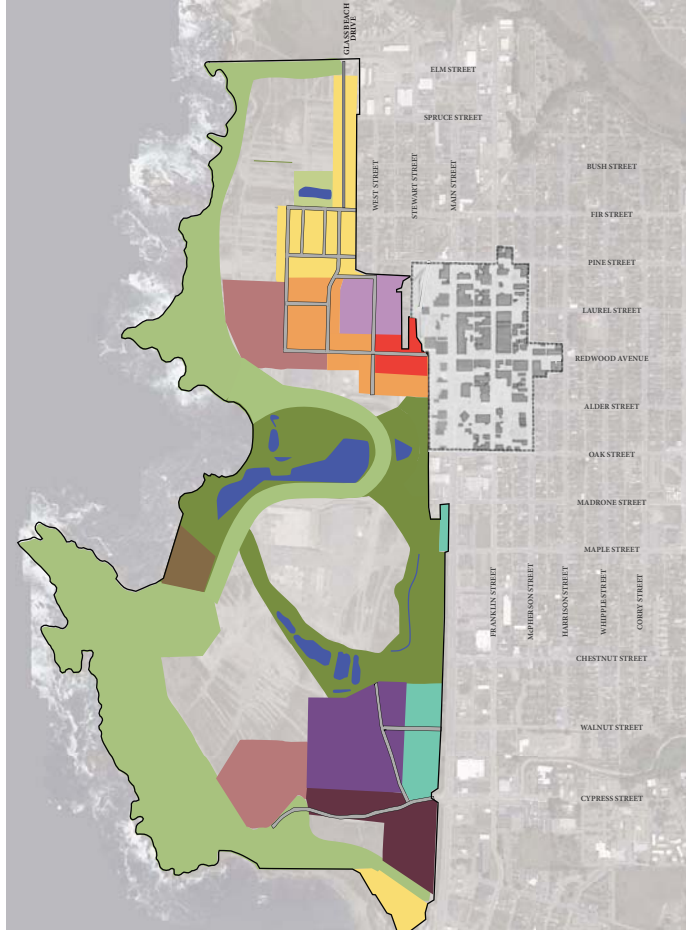






## Vote Your Preference

Land Use Map: Alternative 2



Mill Site  
LAND USE PLAN

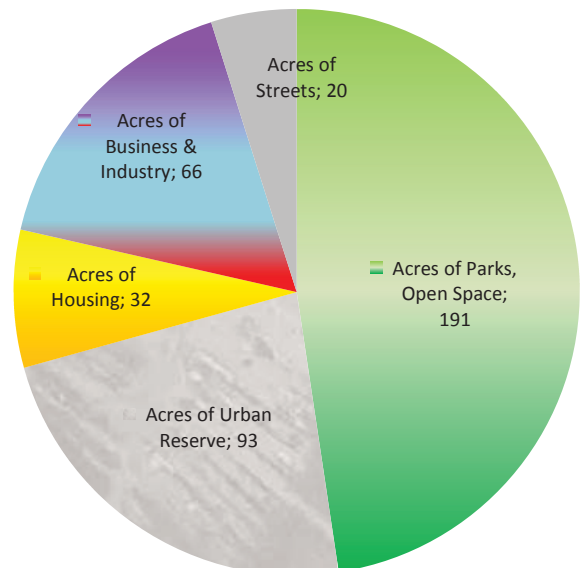
## This plan would allow the following levels of development

- ✦ Potential for 270 new houses
- ✦ Potential for 1,400 new Jobs
- ✦ Potential for 282,000 Square Feet total of Commercial, Industrial, Office, High Tech
- ✦ 283 acres of open space, parks & Urban Reserve

## Goals

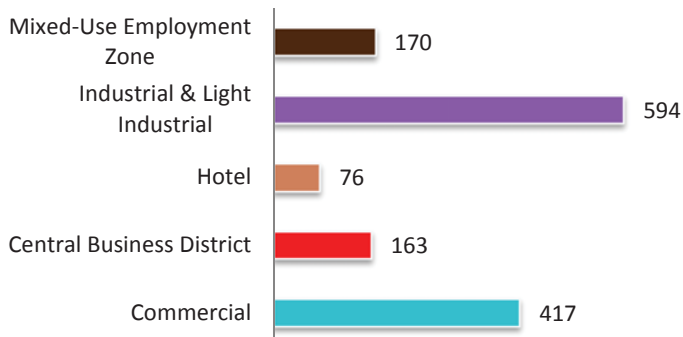
- ✦ Moderate job creation
- ✦ Sustainability
- ✦ Some single family, More multi-family residential
- ✦ Less new business opportunities and job growth
- ✦ Small extension of Downtown onto the Mill Site
- ✦ Retain 92 acres (28% of site) as Urban Reserve for a future City Council to plan

Alternative 2: Land Use (Acres)



## Alternative 2:

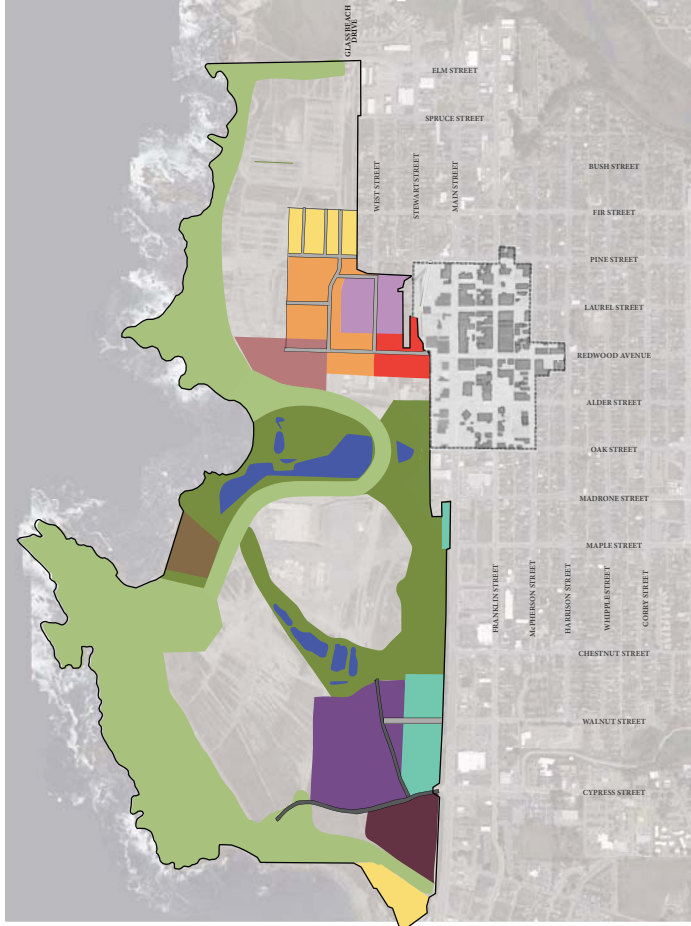
### 1,400 Total Possible Jobs





## Vote Your Preference

Land Use Map: Alternative 1



## This plan would allow the following levels of development

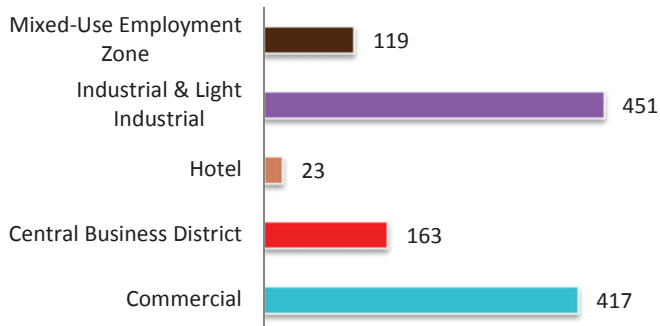
- ✦ Potential for 210 new houses
- ✦ Potential for 1,100 new Jobs
- ✦ Potential for 240,000 Square Feet total of Commercial, Industrial, Office, High Tech
- ✦ 321 acres of open space, parks & Urban Reserve

## Goals

- ✦ Less job creation
- ✦ Very limited new single family, reduced amount of multi-family residential
- ✦ One small hotel area closer to downtown
- ✦ Small extension of Downtown onto the Mill Site
- ✦ Retain 126 acres (40% of site) as Urban Reserved for a future City Council to plan

## Alternative 1:

### 1,100 Total Possible Jobs



Alternative 1: Land Use (Acres)

