

# Mill Site Reuse

Join City Council & Planning Commission Workshop #1:  
Community Workshop and Survey Results

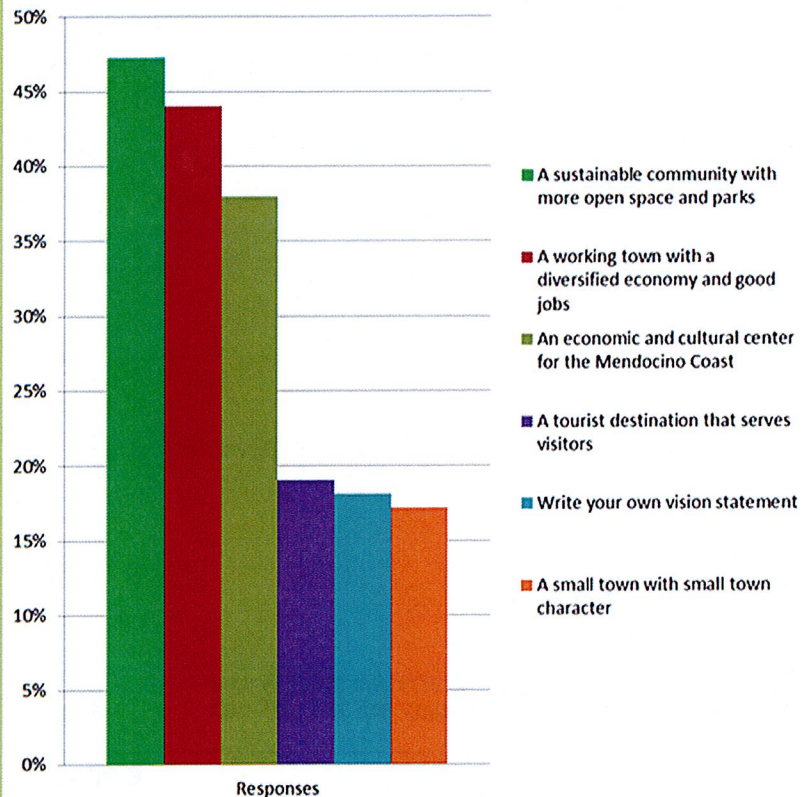
# Topics for tonight

Understand Community input received through the workshops and community survey

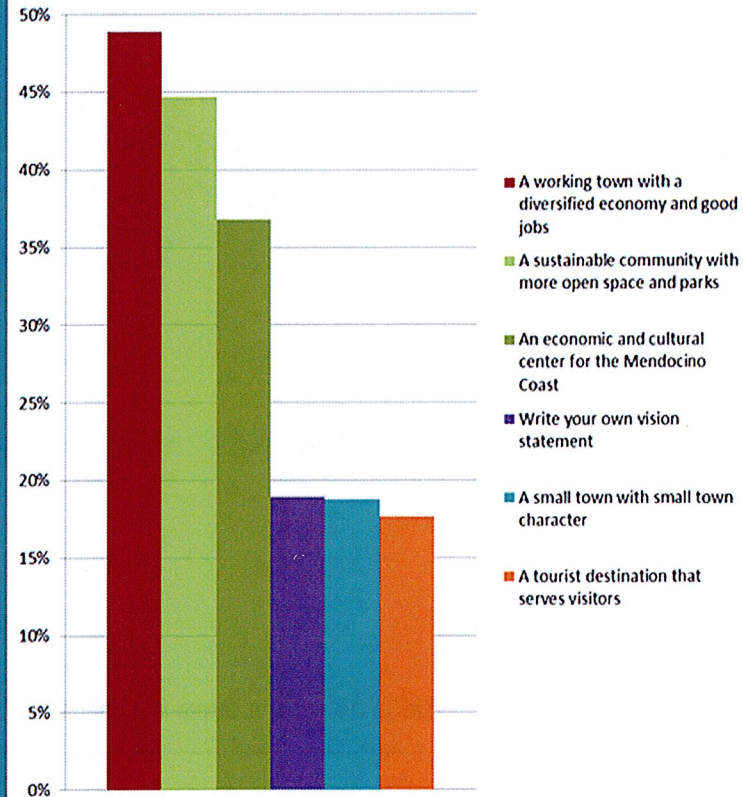
- Vision
- Land Use Priorities
  - Open Space
  - Jobs & Business
  - Housing
- Land Use Plan Alternatives
- Land Use Policies & Regulations
- Next Steps
- Discussion & Preliminary Direction

# Vision

Please select up to two statements from the list below that best represent your vision for Fort Bragg over the next 20 years. "Over the next 20 years, the Mill Site should be reused to make Fort Bragg more of:



Fort Bragg Residents: Please select up to two statements from the list below that best represent your vision for Fort Bragg over the next 20 years. "Over the next 20 years, the Mill Site should be reused to make Fort Bragg more of:



### Slide 3

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**RL1**

can you get the color for the "a sustainable community..." to appear the same in the two charts?  
Ruffing, Linda, 10/16/2017



# Draft Vision Statement

*Over the next 20 years, reuse of the Mill Site should help support Fort Bragg as a working town with a diversified economy and good jobs, and as a sustainable community with open space and parks. New development on the Mill Site should enhance Fort Bragg's role as an economic and cultural center for the Mendocino Coast.*

# Reuse Priorities

**Table 1: Fort Bragg Residents: Please prioritize the following statements about the reuse of the Mill**

	Priority 1	Priority 2	Priority 3	Priority 4
It is more important to add new businesses and jobs to our community	31.68%	22.38%	27.72%	18.22%
It is more important to get well designed and sustainable projects on the site	28.32%	35.94%	26.56%	9.18%
It is more important to build more housing for our community	21.21%	26.26%	24.24%	28.28%
It is more important to limit development and maximize open space	22.44%	15.16%	18.70%	43.70%

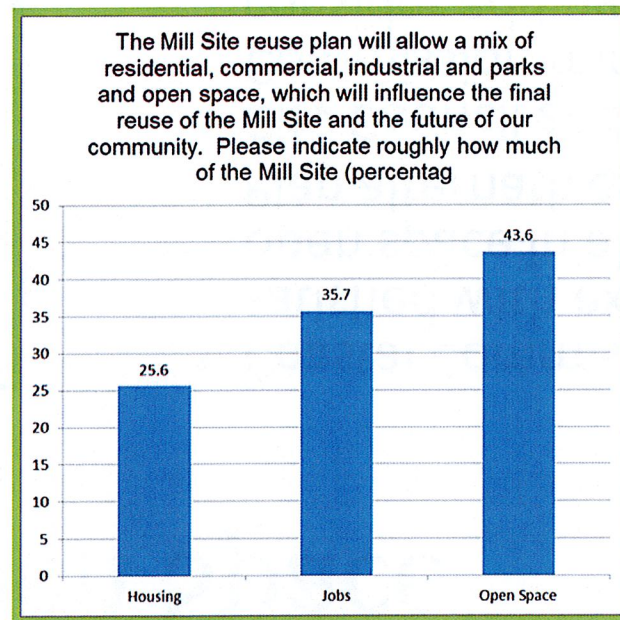
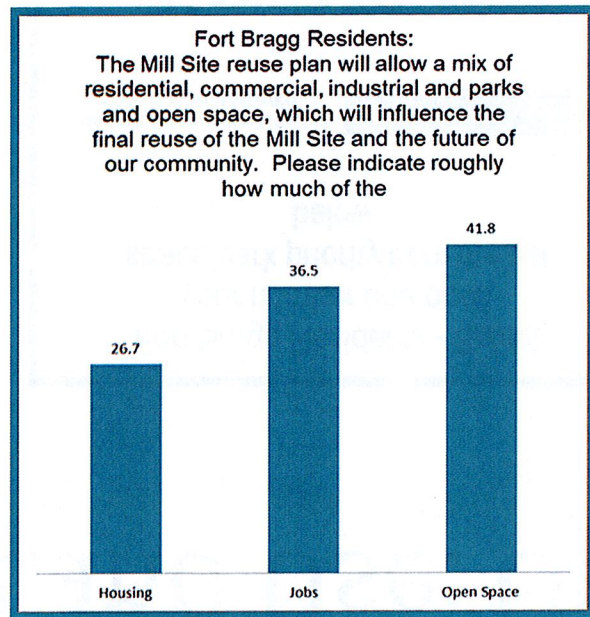
**Table 1: All Respondents: Please prioritize the following statements about the reuse of the Mill Site. (1 is top priority and 4 is the bottom priority) n=899**

	Priority 1	Priority 2	Priority 3	Priority 4
It is more important to get well designed and sustainable projects on the site	33.93%	35.48%	23.03%	7.56%
It is more important to add new businesses and jobs to our community	28.01%	23.28%	26.66%	22.05%
It is more important to build more housing for our community	16.65%	25.09%	29.08%	29.19%
It is more important to limit development and maximize open space	24.94%	16.33%	19.24%	39.49%

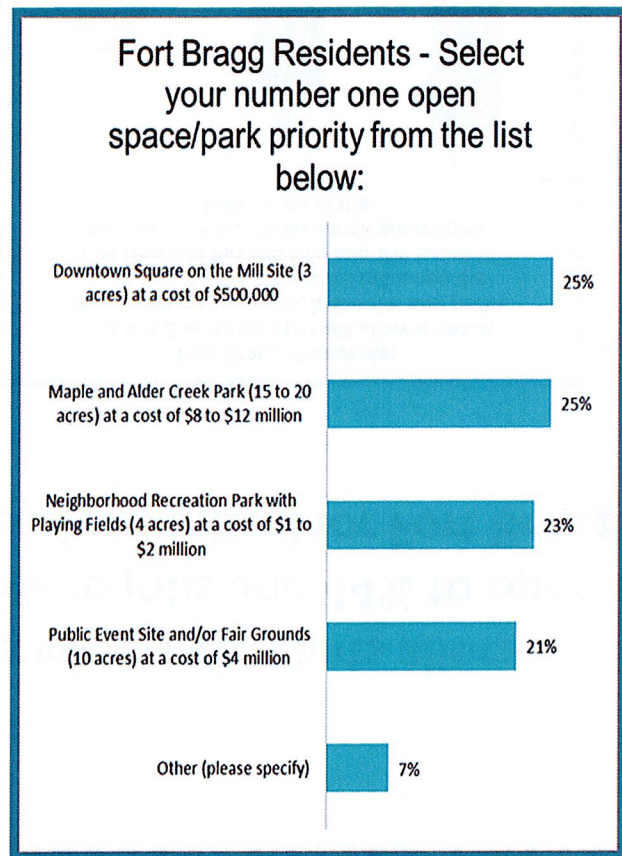


# Land Use Allocations

Survey participants allocated 26% of the site to housing, 36% to jobs and 44% to open space. The numbers are nearly identical for Fort Bragg residents.



# Land Use: Open Space



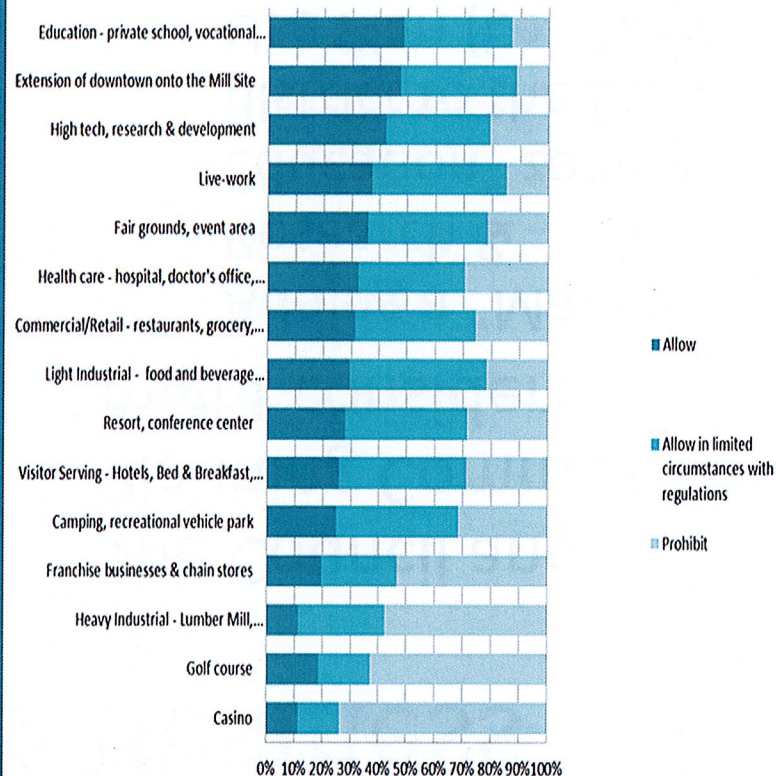
- Coastal Commission staff satisfied with extent of open space in all Land Use Plan alternatives.
- City Council and Planning Commission might consider adding:
  - Zoning for a Downtown Square
  - Zoning for a neighborhood park with playing fields
  - A fairground could be accommodated within the Urban Reserve.
  - Maple Creek/Alder Creek Park is identified in the Land Use Plan alternatives.



# Land Use: Jobs & Business

- On average, survey participants felt that 36 percent of the Mill Site should be set aside for jobs and businesses. This exceeds the land zoned for jobs in all Land Use Plan alternatives.
- Preference for:
  - Jobs in high tech, research & development, light industrial, education and health care on the site
  - An extension of the downtown on to the Mill Site
- Less support for:
  - visitor serving uses, retail, office and heavy industrial.
- Strong opposition to:
  - heavy industrial, franchise businesses, and casinos on the site.
- The land dedicated to each type of use in the Land Use Plan alternatives appears to reflect community priorities.

**Fort Bragg Residents: Which of the following specific types of businesses and ventures would you like the zoning ordinance to allow, allow in some circumstances with regulations, or prohibit?**



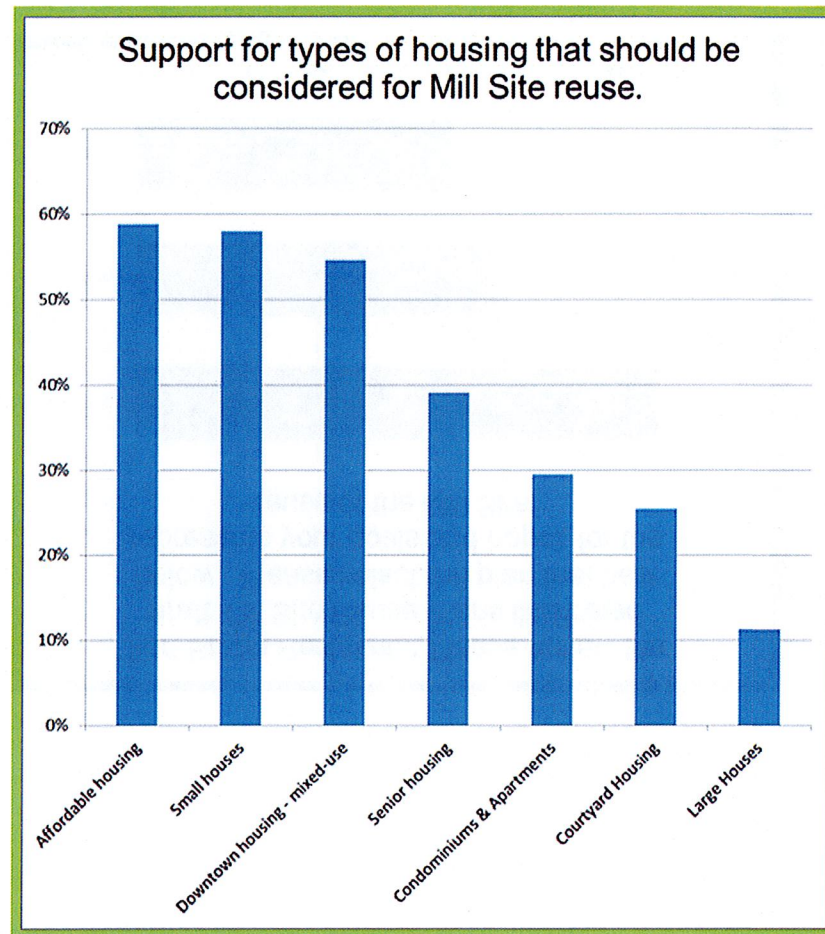
# Land Use: Jobs & Business

- Coastal Commission top zoning priorities:
  1. Establishment of visitor serving uses; and
  2. Identification of specific zoning for coastal dependent uses.
- The Council and Planning Commission might consider:
  1. Adding a “Marine Research & Education” zoning district to the Land Use Plan (i.e., Noyo Center site).
  2. Reducing the amount of land zoned for visitor serving uses.



# Land Use: Housing

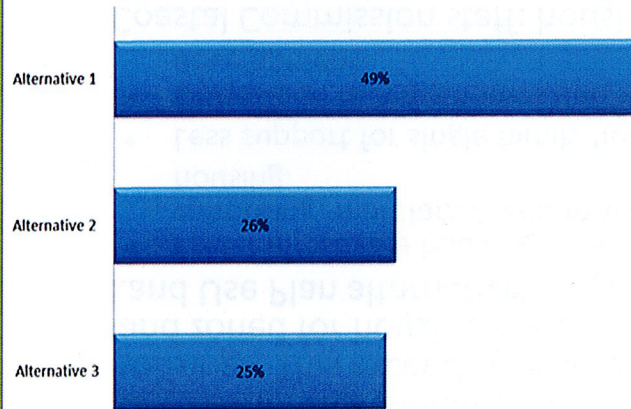
- On average, survey participants felt that 25% of Mill Site should be set aside for housing. This exceeds the amount of land zoned for housing in all 3 draft Land Use Plan alternatives.
  - Prefer affordable housing, small homes, cohousing, multifamily and mixed use housing.
  - Less support for single family homes
  - Opposition to large homes and suburban development.
- Coastal Commission staff: housing is a State priority. Prefer lower cost and higher density housing.
- City Council and Planning Commission might consider:
  - Reducing the amount of land that is dedicated to single family homes
  - Increasing the amount for higher density housing (small homes, multi-family, and co-housing).



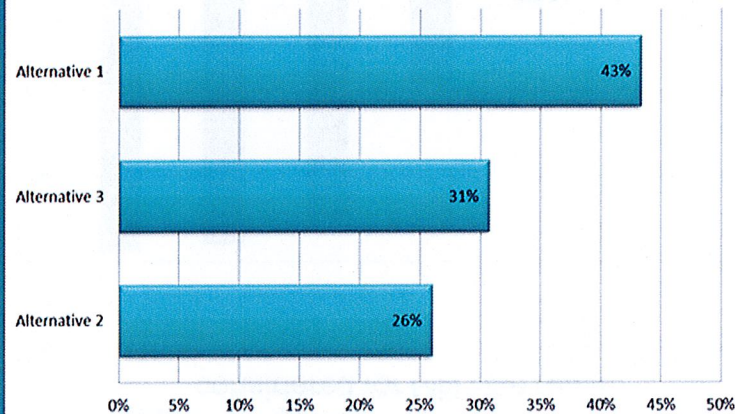


# Land Use Plan Alternatives

All Repsondents: Please review the draft Mill Site Reuse Plans illustrated below. Please select the plan that best represents your goals and hopes for the reuse of the Mill Site:



Fort Bragg Residents: Please review the draft Mill Site Reuse Plans illustrated below. Please select the plan that best represents your goals and hopes for the reuse of the Mill Site:





# Alternative 1

- 1/3 (33%) of the 2012 Land Use Plan
- Allows the least amount of development
- Leaves 125 acres for a future planning effort
- Provides for up to 210 new residential units
- Maximum of 1,100 new jobs at build out
- Up to 240,000 square feet of industrial, office, high-tech hotels and commercial businesses.

Land Use Map: Alternative 1



Low Density Residential	Multi-Family	Industrial	Public Facilities
Central Business District	Light Industrial	Open Space	Parks
Visitor	Mill Site Employment	Ponds	Highway Commercial
			Urban Reserve

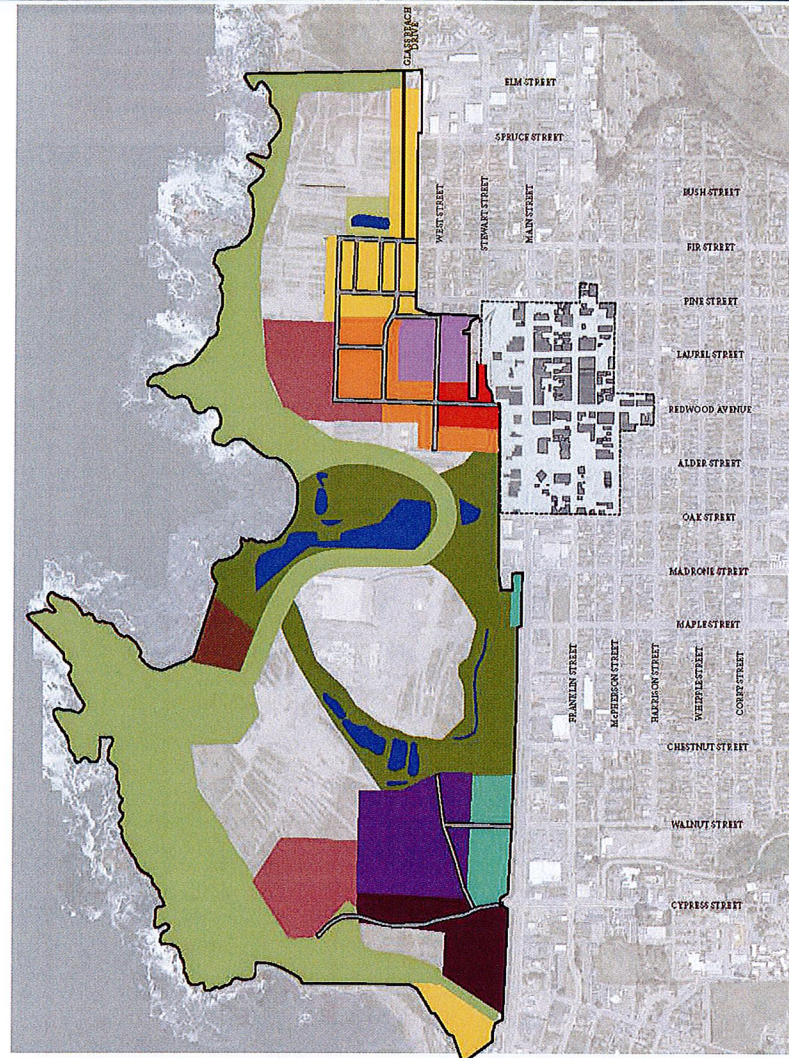
Mill Site  
LAND USE PLAN



# Alternative 2

- Moderate amount of development
- Leaves 90 acres of the site for a future planning effort.
- Provides for up to 270 new residential units
- Maximum of 1,400 new jobs at build out
- Up to 280,000 square feet industrial, office, high-tech hotels and commercial businesses.

Land Use Map: Alternative 2



Low Density Residential	Multi-Family	Industrial	Public Facilities
Central Business District	Light Industrial	Open Space	Parks
Visitor	Mill Site Employment	Ponds	Highway Commercial

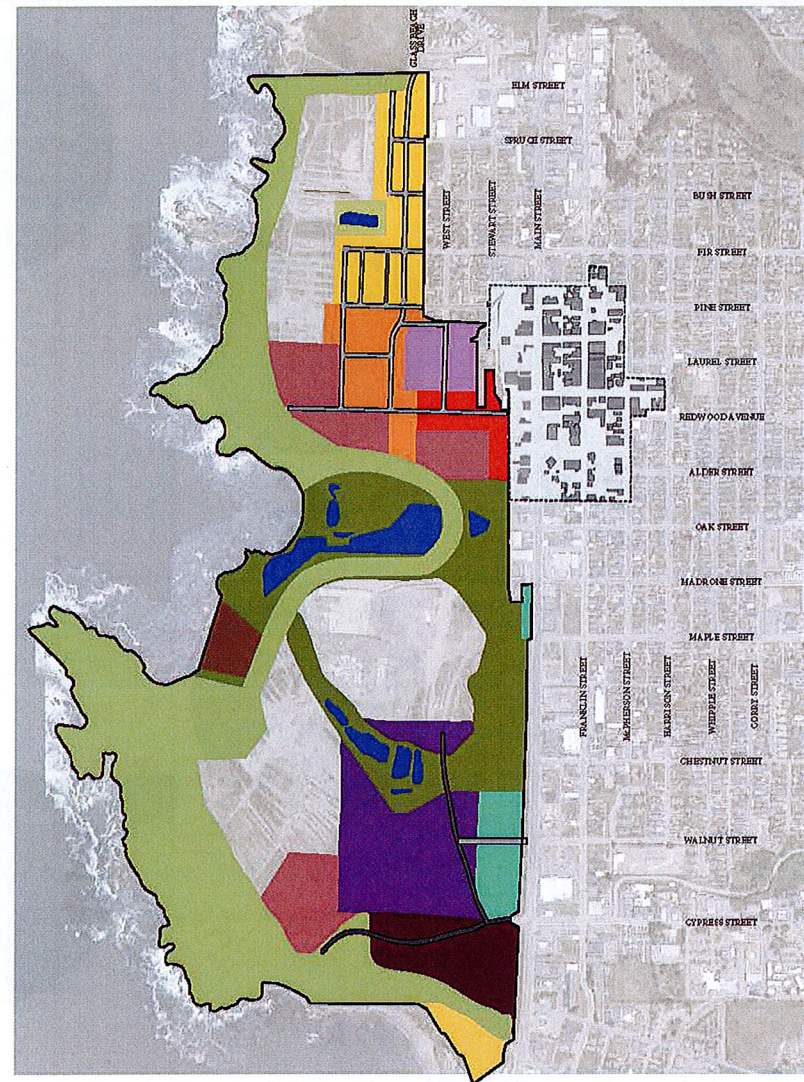
Mill Site  
LAND USE PLAN



# Alternative 3

- Most development
- Leaves 70 acres of the site for a future planning effort.
- Provides for up to 340 new residential units,
- Maximum of 1,700 new jobs at build out
- Up to 350,000 square feet industrial, office, high-tech hotels and commercial businesses.

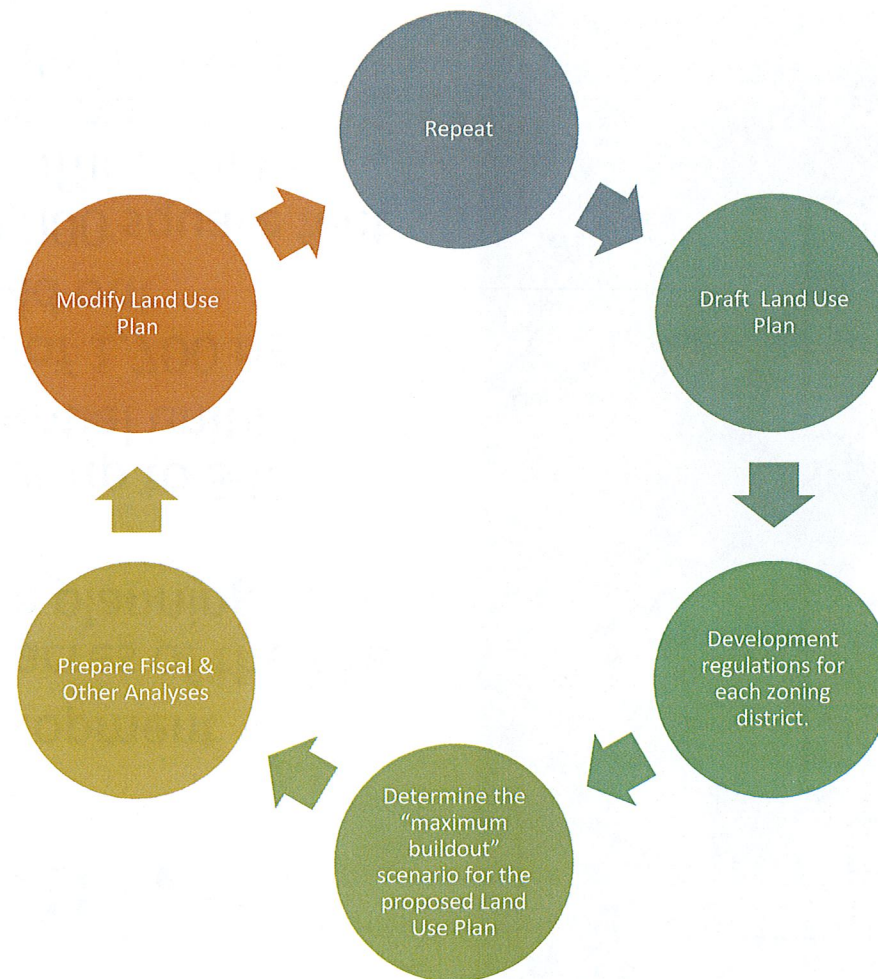
Land Use Map: Alternative 3



MHI SITE  
LAND USE MAP



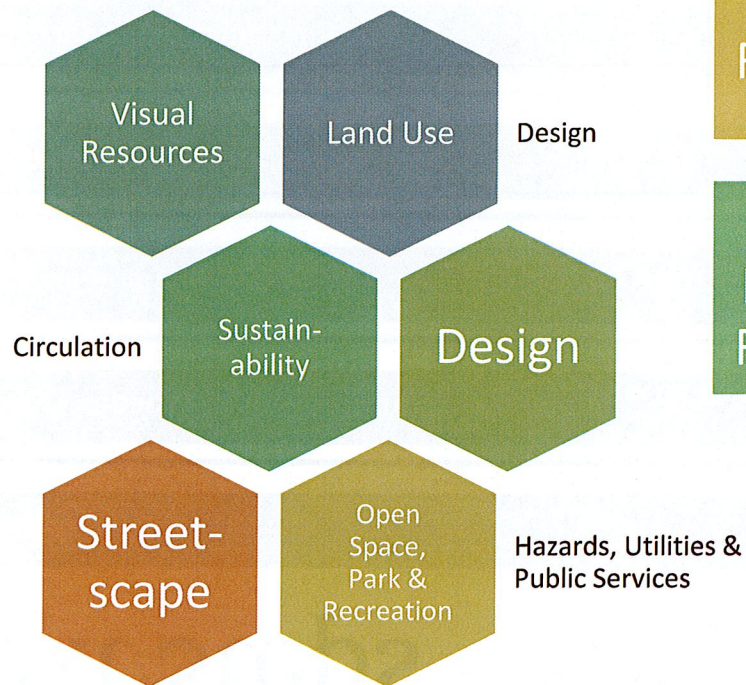
# Next Steps – Refine Land Use Plan





# Next Steps – Refine Policies & Regulations

## Policies



## Regulations





# Next Steps – Many Resource Studies

Buildout Analysis

City's capacity to serve future development

Visual Analysis

Transportation Study

Sea level rise/bluff vulnerability

Botanical and Wetland Study

Climate Change Analysis

Tsunami Study



# Next Steps – LCP Amendment

Interactive Process between City  
Council & the  
Coastal Commission

## LCP Amendment

Update  
Zoning Map

Integrate  
New Policies  
into Coastal  
General Plan

Integrate  
New  
Regulations  
in CLUDC

LCP  
Amendment  
Development

LCP  
Submission

LCP  
Certification



# Questions, Comments & Direction...

