

## Attachment 3: Mill Site Reuse Plan “Final” Decisions

### Vision Statement

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

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### Guiding Principles

<i>Guiding Principle</i>	<i>Council &amp; Commission Feedback</i>
<i>1. Extend the City street grid onto the site</i>	concur
<i>2. Retain public view corridors to the ocean</i>	concur
<i>3. Create new job opportunities on the Mill Site</i>	concur
<i>4. Establish a coastal park with a multi-use trail and other park amenities</i>	completed
<i>5. Extend the downtown commercial district onto the Mill Site</i>	needs a joint CC/PC workshop
<i>6. Establish zoning for residential uses in the Northern District; zoning for the extension of the Central Business District, visitor serving uses and compact mixed-use residential development in the Central District; and zoning for job-generating uses such as light industrial, education, retail, research and development and office space in the Southern District.</i>	concur
<i>7. Establish an “Urban Reserve” to preserve an area of the site so that future residents/City Council can shape redevelopment of a portion of the site</i>	concur
<i>8. Implement sustainable practices in conjunction with future development on the Mill Site, such as low impact development, green building, storm water catchment, etc.</i>	concur
<i>9. Incorporate “smart growth” practices such as compact design, mixed-use development, and higher density residential development adjacent to the City’s central business district</i>	concur
<i>10. Incorporate high quality design criteria for all development on the Mill Site</i>	concur
<i>11. Allow for daylighting of culverted Maple Creek</i>	concur