

Mill Site Reuse Plan Status Check In

City Council Planning Commission Joint Meeting
1/31/2019



Photos

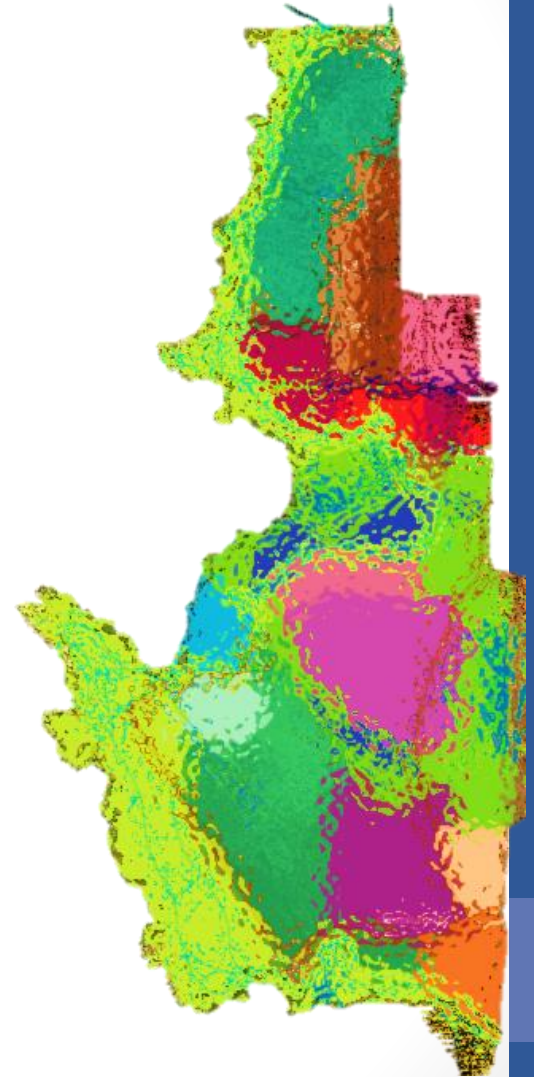


Drone Video of the Mill Site



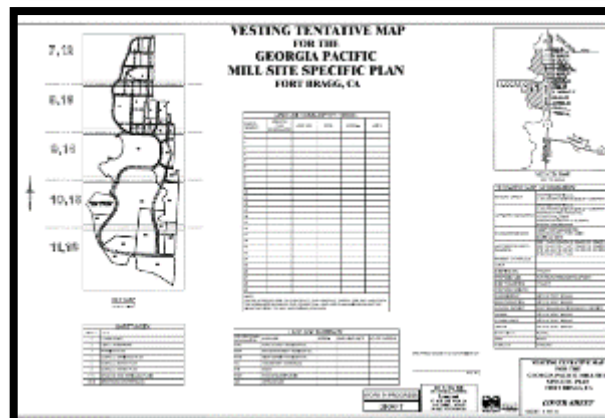
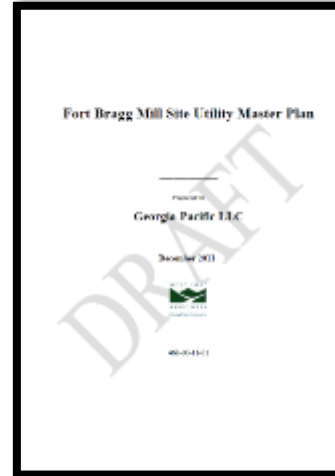
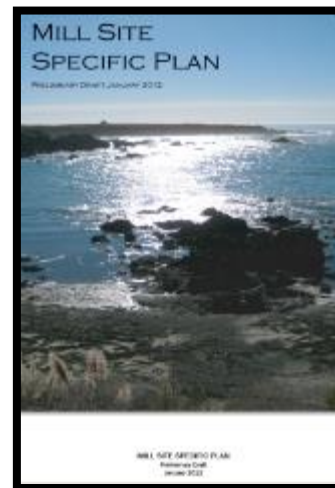
Mill Site Reuse Plan

1. Site History
2. 2012 Specific Plan & Land Use Plan
3. 2017-18 Community-Based Planning Process
 1. Community Meetings & Workshops
 2. Community Survey
 3. Mill Site Reuse Vision & Guiding Principles
 4. Site Constraints
 5. Land Use Plan
 - ❖ History & process
 - ❖ Existing and Proposed Open Space
 - ❖ Existing & Proposed Housing and Jobs
 - ❖ Existing & Proposed Coastal Act Priority Uses
 6. Virtual Site Visit
 7. LCP Amendment Process



2012 Draft Specific Plan Process

- Draft Mill Site Specific Plan
 - Land Use Plan
 - Land Use Policy
 - Land Use Regulations
- Draft Utility Master Plan
- Draft Master Subdivision Tentative Map
- Draft Development Agreement
- Market Analysis
- Application withdrawn
- No EIR
- Not adopted



Community Based Planning Process

Community Meeting

- Two all day open houses with workshops – 220 participants
- Four meetings with community organizations
- Two community surveys with 1,200+ participants
- Farmer's Market table
- Site tours

21 City meetings

- 8 City Council Meetings
- 6 Planning Commission Meetings
- 7 Joint City Council & Planning Commission Meetings



Mill Site Reuse Vision

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 a **healthy, sustainable** community with **open space, parks and natural communities**.

New development on the Mill Site should **enhance** Fort Bragg's role as an **economic and cultural center** for the Mendocino Coast.



Mill Site Reuse Guiding Principles

1. Establish a **coastal park** with a multi-use trail and other parks.
2. Create new **job opportunities** on the Mill Site.
3. Establish **zoning for residential** & visitor serving uses in the Northern District. Establish **zoning for jobs** in the Southern District (light industrial, education, visitor serving, R & D, and office space).
4. Provide for **visitor services** along Redwood Ave.
5. Establish an **Urban Reserve** to preserve part of the site for a future planning effort.
6. Incorporate **smart growth** practices such as compact design, mixed-use development, and higher density residential development adjacent to the City's central business district.
7. Require **sustainable development practices** such as low impact development and green building.
8. Require **high quality design** for all development.
9. Retain **public view corridors** to the ocean.
10. Allow for daylighting of **Maple Creek**.
11. Extend the City **street grid** onto the site.

Vision Check In

- Would City Councilmembers or Planning Commissioners like to discuss: t
- The vision and/or guiding principles, and
- Propose any new language or changes, new ideas, provide a different emphasis, add or remove concepts?
- Is there anything missing from the Vision or Guiding Principles?

Existing Conditions

- Asphalt & compacted Gravel throughout
- No site utilities
 - **No** electricity, telecom, water or sewer lines
- Limited access
- Existing zoning
- Wetlands & ESHA
- Cultural resources



2018 Community Survey Priorities & Rezoning

Question 5: How much of the Mill Site should be dedicated to Housing, Jobs and Open Space?

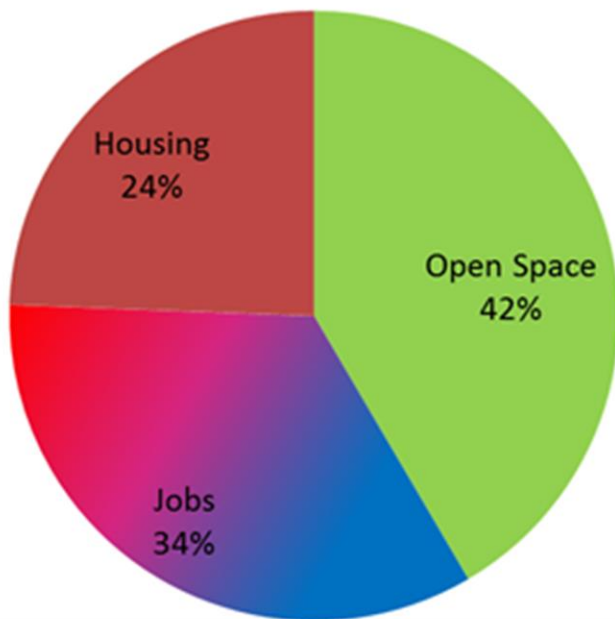
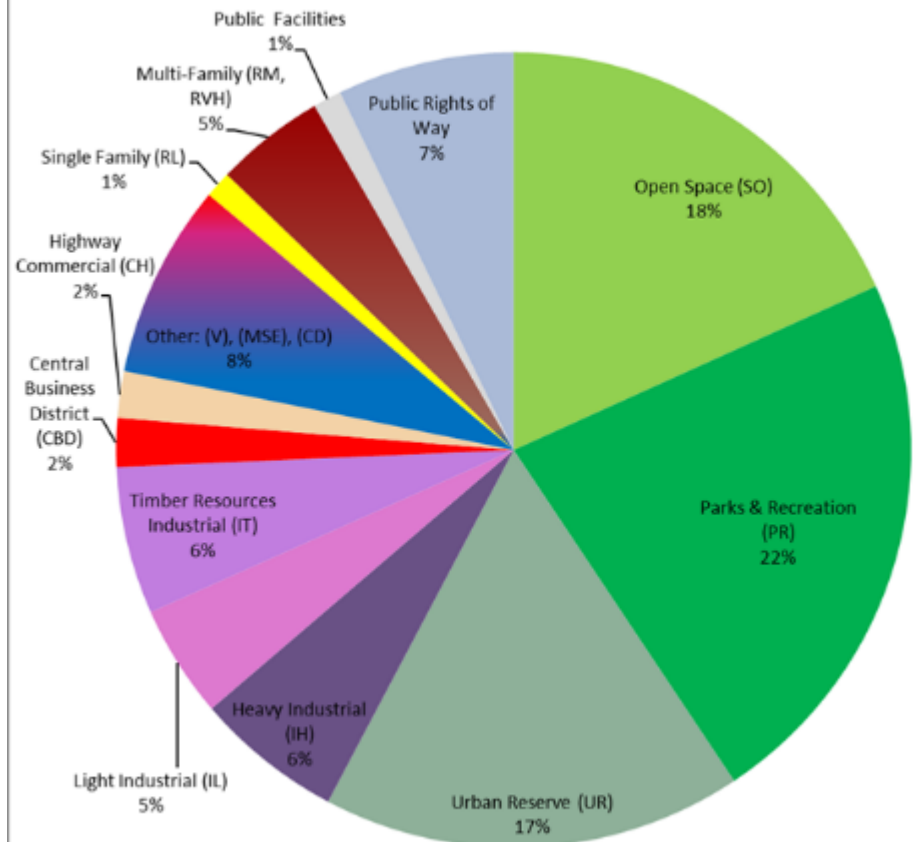


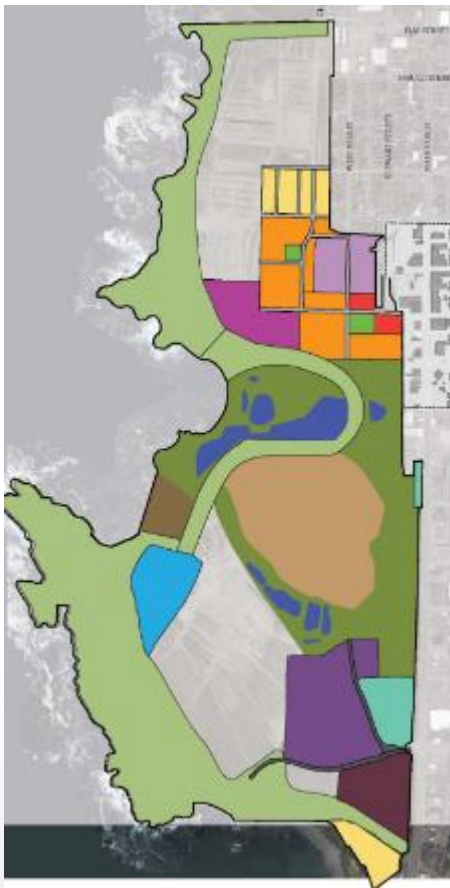
Figure 1: Mill Site Reuse Zoning



Community Survey

Initial Land Use Plan Alternatives

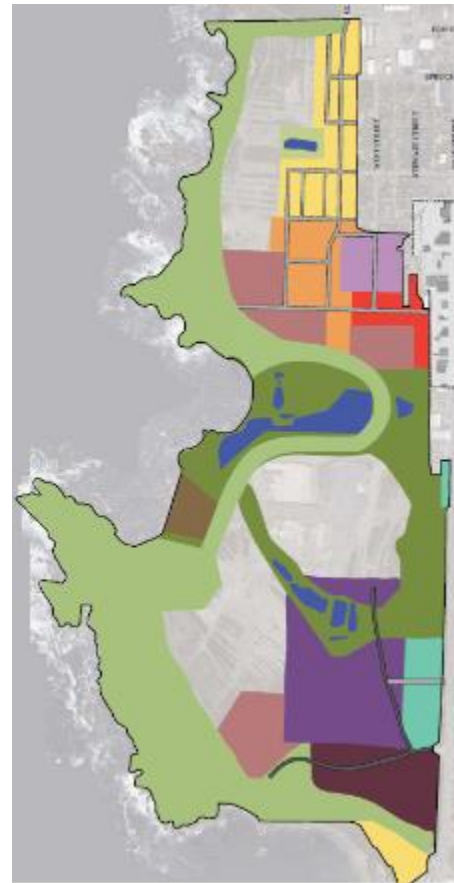
Alt 1: 43%



Alt 2: 26%



Alt 3: 31%



Land Use Plan Alternatives



Oct 2017

Land Use Plan Alternatives



Jan 2018

More Land Use Plans



May 2018



June 2018



July 2018

More Versions of Land use Plan



July 2018



Aug 2018

Land Use Plan Revisions



Sept 2019



Oct 2019

Parks, Open Space & Urban Reserve 59% of site

Parks, Open Space, Greenway & Urban Reserve	Acres
Noyo Headlands Park & Urban Parks	104
Open Space	76
Urban Reserve	67
Total	247

Mill Site - Proposed Openspace Framework



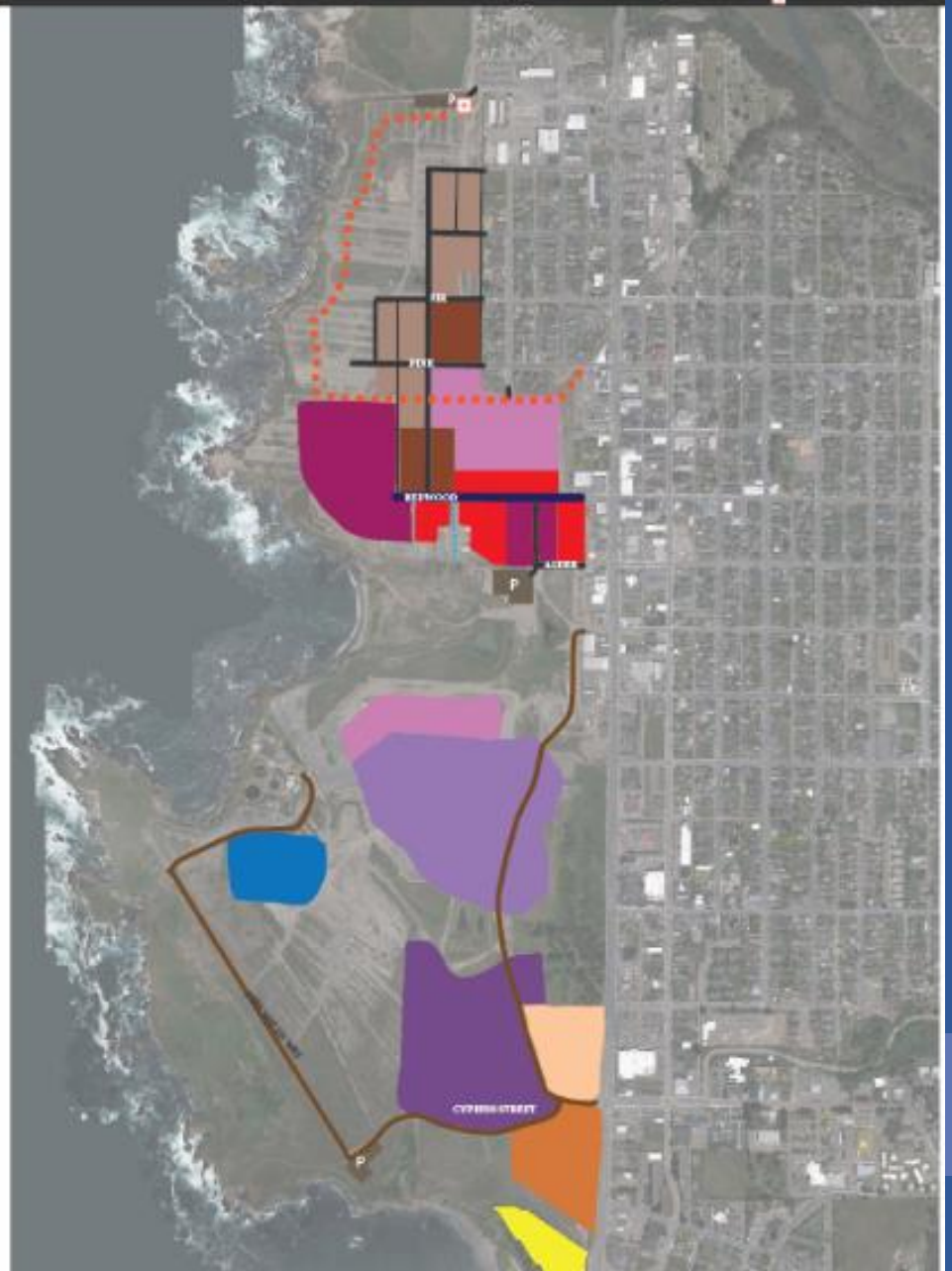
Jobs & Housing

28% of site

Mill Site Rezoning Land Use Plan Version 10-2018

	Total Acres	% Mill Site
Heavy Industrial (IH)	26	6%
Light Industrial (IL)	20	5%
Timber Resources Industrial (IT)	26	6%
Central Business District (CBD)	9	2%
Highway Commercial (CH)	8	2%
Other: (V), (MSE), (CD)	34	8%
Total Jobs	123	28%
Single Family (RL)	5	1%
Multi-Family (RM, RVH)	19	4%
Total Housing	24	6%

Mill Site - Proposed Areas of Zoning for Development



Coast Act Priority Uses 68% of site

Mill Site Rezoning Land Use Plan Version
10-2018

	Total Acres	% Mill Site
Open Space (SO)	79	18%
Parks & Recreation (PR)	97	22%
Urban Reserve (UR)	74	17%
Central Business District (CBD)	9	2%
Highway Commercial (CH)	8	2%
Visitor	18	4%
Coastal Dependent	11	3%
Total Coastal Dependent	296	68%

Coastal Dependent Uses, include:

- Coastal Access
- Recreation
- Open Space
- Education & Marine Protection
- Visitor Serving

Mill Site Reuse Plan - Coastal Act Priorities



Build Out Analysis

Table 3: Maximum Development Potential For Proposed Land Use Plan

Total Parks and Open Space (acres)	250	Acres
Total Housing Units	406	Units
Total Housing (Square Feet)	452,760	SF
Industrial Development (SF)	1,251,566	SF
Commercial & Institutional (SF)	1,225,023	SF
Total Hotel Rooms	293	Rooms
Total Jobs	3,729	Jobs
Total Development	2,929,349	SF

Table 4: Most Likely Development Potential For Proposed Land Use Plan

Total Parks and Open Space (acres)	250	Acres
Total Housing Units	315	Units
Total Housing (Square Feet)	361,236	SF
Total Square Feet of Industrial Development	460,313	SF
Total Square Feet of Commercial & Institutional	775,763	SF
Total Hotel Rooms	293	Rooms
Total Jobs	1,895	Jobs
Total Development	821,549	SF

Are there any changes that Councilmembers or Planning Commissioners would like to discuss regrading the Land Use Plan based on these build out numbers?

Land Use Plan Version 1-2019?

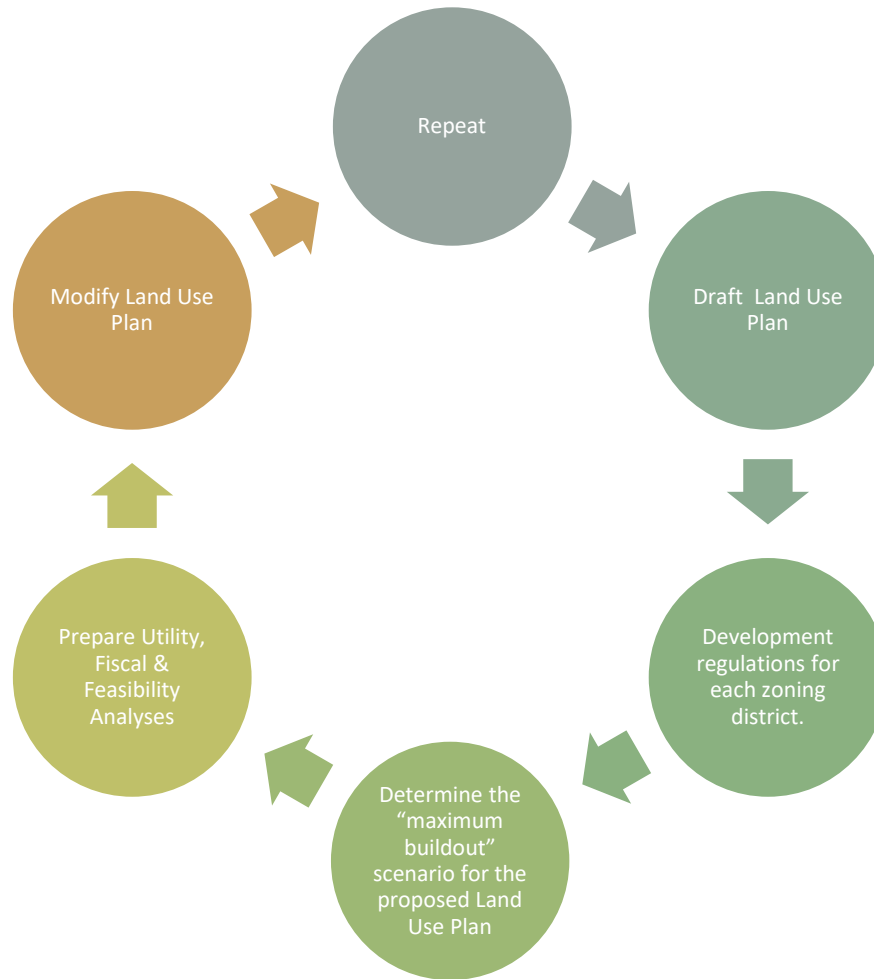
The Land Use Plan will continue to evolve and change based on:

- Based on further input from the community;
- As directed by the City Council & the Planning Commission;
- As required by the Coastal Commission; and
- Based on further staff analyses
 - Utility Analysis
 - Fiscal Impact Analysis
 - Feasibility Analysis

Are there any Land Use Plan modifications that Council and/or the Planning Commissioners would like to discuss at this time?

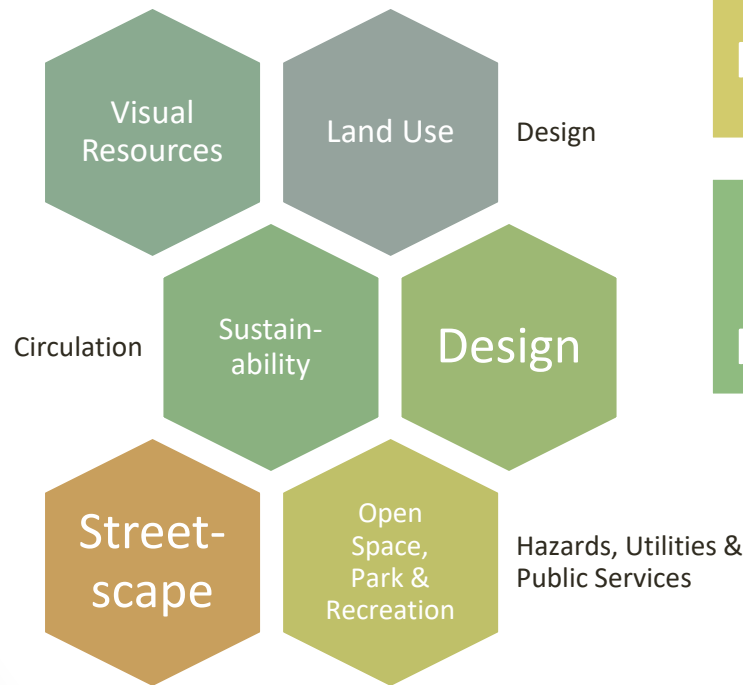
Prior to receiving initial feedback from the Coastal Commission or reviewing the completed Utility, Fiscal Impact and Feasibility analyses.

Next Steps – Refine Land Use Plan



Next Steps – Review & Refine Policies & Regulations

Coastal General Plan - Policies



CLUDC- Regulations



Coastal General Plan –Status Update

Coastal General Plan	Review & Direction Provided
Chapter 1: Introduction Vision, Guiding Principles & Land Use Plan	Rough draft has been completed. New direction may be forthcoming from the new City Council and Planning Commission.
Element 2: Land Use Land Use and Phasing Policies	Rough draft has been completed. Direction provided on all policies and regulations.
Element 3: Public Facilities	Rough draft has been completed. Direction provided on all policies and regulations.
Element 4: Conservation, Open Space and Environment	Rough draft has been completed. Direction provided on all policies and regulations.
Chapter 5: Circulation	Initial direction provided, further direction pending transportation study
Element 6: Community Design	Pending
Element 7: Safety	Pending
Element 8: Noise	Pending
Element 9: Sustainability	Direction provided on all policies except for USGBC LEED requirement, which needs further discussion
Element 10: Housing	Pending, Fall of 2019. Will include many required changes per state law.

Resource Studies

Buildout Analysis

Visitor Serving Accommodations Analysis

Visual Analysis

Sea level rise/bluff vulnerability

Tsunami Study

Utility Analysis, Fiscal Impact Analysis, Feasibility Study

Transportation Study

Botanical and Wetland Study

LCP Amendment Process

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