

CALIFORNIA COASTAL COMMISSION

NORTH COAST DISTRICT OFFICE
710 E STREET • SUITE 200
EUREKA, CA 95501-1865
VOICE (707) 445-7833
FACSIMILE (707) 445-7877



Th11a

DATE: November 20, 2009

TO: Coastal Commissioners and Interested Parties

FROM: Peter M. Douglas, Executive Director
Robert S. Merrill, North Coast District Manager

SUBJECT: **BRIEFING ON CITY OF FORT BRAGG SPECIFIC PLAN FOR
REUSE OF GEORGIA PACIFIC MILL SITE CITY**
(For the Commission meeting of December 10, 2009)

At the December 10, 2009 Commission meeting, the Commission will be given a briefing as part of the North Coast Deputy Director's Report by Commission staff, City of Fort Bragg staff, and Georgia Pacific officials on the City of Fort Bragg's Specific Plan Process for reuse of approx. 400-ac. Georgia Pacific mill site, west of Highway One, adjacent to downtown Fort Bragg, Mendocino County.

The briefing will be a follow-up to an initial briefing on the reuse plan the Commission received at the August Commission meeting in San Francisco. At the August briefing, the Commission offered a number of comments on the preliminary plan. These comments included, among others, that the residential density and commercial/industrial maximum buildout of the plan should be reduced, open space areas increased, and provision should be made for wildlife corridors through the site.

Since the August meeting, Georgia Pacific and City staff have been working to refine the reuse plan to respond to the comments received from the Commission as well as other comments received from the City Council, Planning Commission, and the public. The attached documents provided by the consultants for Georgia Pacific and the City include a revised conceptual land use plan and illustrative vision plan as well as additional information about the revisions made and the planning process. The changes address the principal comments made by the Commission. At the December 10, 2009 meeting, the Commission will be invited to offer comments on the adequacy of the changes in meeting the Commission's concerns, as well as comments on any other aspect of the revised conceptual land use and visions plans.



MILL SITE SPECIFIC PLAN

MEMORANDUM

Date: November 18, 2009

To: Chairperson Bonnie Neely, and Members of the California Coastal Commission

From: The Fort Bragg Mill Site Specific Plan Team
Roger J. Hilarides (Chip), Georgia-Pacific
Lynette Dias, Urban Planning Partners
Debbie Rudd, RRM Design Group

Topic: Fort Bragg Mill Site Specific Plan Update

Georgia-Pacific and the City of Fort Bragg are working together to prepare a Specific Plan and LCP Amendment for the 403-acre Mill Site to create future reuse opportunities for this property. The Mill Site occupies a full third of the City of Fort Bragg. The redevelopment of the property presents a unique opportunity to reconnect the community to its coastline while at the same time assisting with economic revitalization, tourism, recreation, and other benefits valued by the residents and visitors of Fort Bragg and the North Coast communities.

As part of the Specific Plan process, the Specific Plan team and the City are committed to providing the Coastal Commission with regular progress updates and obtaining input from the Coastal Commission. The first step in the redevelopment of the Mill Site is adoption of a Specific Plan. The Specific Plan is a land use policy and implementation plan that will guide future development on the Mill Site. The Specific Plan and LCP Amendment process was initiated in mid-2008 and it is anticipated that the City will hold hearing and consider the Project EIR and adoption of the Specific in late 2010 or early 2011. Following the City's action on the Specific Plan and LCP Amendment, the LCP Amendment will be submitted to the Coastal Commission for review. We anticipate that submission will occur in early 2011. To date, the Specific Plan team and the City have met with Coastal Commission staff three times and also provided the Coastal Commission with an update on August 14, 2009. The Coastal Commission provided numerous comments at the meeting.

The purpose of this memorandum is to provide the Coastal Commission with a brief update of where the Specific Plan team and the City are in the process and to provide a preview of the updated plans we will be presenting to the Commission on December 10, 2009.

Overview of Specific Plan and LCP Amendment Process

Since initiating the Specific Plan process in mid-2008, the Specific Plan team has been working with the community to develop a conceptual land use plan that frames the community's vision for future reuse and/or redevelopment of the Mill Site and that will serve as the basis for preparing a Specific Plan. Our work with the community has included three community workshops including a design charrette; meetings with focus groups which represent many interests in the City; two City Council and Planning Commission joint study sessions; and regular updates by City staff at City Council and Planning

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Commission meetings. Information on each of these meetings can be found on the project website www.fortbraggmillsite.com and the City website www.city.fortbragg.com.

Following the community workshops, in June 2009, the Specific Plan team presented a recommendation for a preferred land use concept/vision to the City Council and Planning Commission. Based on the City Council and Planning Commission comments, an updated version of that plan was presented to the Coastal Commission in August 2009. On September 2, 2009, the City Council and the Planning Commission held a joint hearing which included consideration of the Coastal Commission comments and revisions to the preferred land use/concept plan. The City Council and the Planning Commission also provided further direction to City staff and the Specific Plan team.

Together with City staff, we have been working to refine the preferred land use concept/vision to respond to comments received from the City Council, Planning Commission, Coastal Commission and the Public. Staff presented the latest plans to the City Council on November 9th and received general support for the revised land use concept/vision which will serve as the basis for preparation of the Mill Site Specific Plan and LCP Amendment.

The anticipated schedule for the Specific Plan and LCP Amendment is as follows:

- Completion of draft Mill Site Specific Plan – Summer 2010
- Completion of Environmental Impact Report – Summer 2010
- Public Hearings on the EIR, Mill Site Specific Plan and the LCP Amendment – Fall 2010
- Consideration of Adoption of Mill Site Specific Plan and LCP Amendment – Winter 2010/2011
- Submittal of LCP Amendments to Coastal Commission – Spring 2011
- Coastal Commission Action on LCP Amendments – Summer/Fall 2012

Revised Plans

The August 14, 2009, presentation to the Coastal Commission included an overview of the planning process and a review of several graphics including an Illustrative Vision Plan. We also presented some very preliminary development buildout numbers in response to questions received from Commissioners. Following the Coastal Commission meeting and the subsequent City Council and Planning Commission meeting, we prepared a Conceptual Land Use Plan and revised the Illustrative Vision Plan. We also prepared a proposed Land Use Buildout Summary which shows the proposed maximum development intensity for land uses shown on the Conceptual Land Use Plan. The attached plans include:

- **Conceptual Land Use Plan**, a land use plan that illustrates the potential general plan zoning designations and overlay restrictions for the property.
- **Illustrative Vision Plan**, a descriptive site plan that illustrates the potential distribution and organization of land uses and the circulation pattern throughout the site. It is important to note that the plan is provided for illustrative purposes only and is not intended to be a development plan.
- **Land use Buildout Summary Table**, a table that identifies the proposed maximum development intensity for the various land use types.

The key revisions that have been incorporated into the plans since August are highlighted as follows:

Development Areas

- Reduced residential densities from a maximum of 660 units to 500 units.
- Reduced total commercial/industrial maximum buildout from approximately 1.7 million sf to a maximum of 795,000 sf.
- Changed the designation of a significant portion of the Southern District from a Mixed Use Employment Zone to Mill Site Urban Reserve that will only allow limited development (Research & Education Center within the overlay area, a Hotel/Resort within the overlay area, and limited and/or temporary uses such as community events). Any additional development proposed in the future would require a subsequent Master Plan approval and an LCP amendment.
- Provided for preservation of Dry Shed #4 in an Industrial Flex area.

Open Space Areas

- Added a neighborhood park in the Northern District.
- Extended the north-south greenway into the northern portion of the Central District.
- Created a 100-foot view corridor adjacent to Oak Street.
- Expanded the riparian area in the Southern District with a more natural edge and a 100-foot buffer.
- Provided a 250+ foot wide "greenway" connection from the riparian area to the Mill Pond area resulting in a 10 acre increase in open space in the Southern District
- Overall Park and Open Space areas (including the Coastal Trail) now comprise 38% of the Specific Plan Study Area including the Urban Reserve area (154.5 acres) or 47% of the Study Area if you exclude the portion of the Urban Reserve not allocated for development (approximately 69 acres).

Attachments:

Table 1: Maximum Buildout Projections and Comparison to General Plan Buildout
Conceptual Land Use Plan, dated October 30, 2009
Illustrative Vision Plan, dated October 30, 2009

**TABLE 1: MILL SITE SPECIFIC PLAN--PREFERRED LAND USE CONCEPT
MAXIMUM BUILDOUT PROJECTIONS AND COMPARISON TO GENERAL PLAN BUILDOUT**

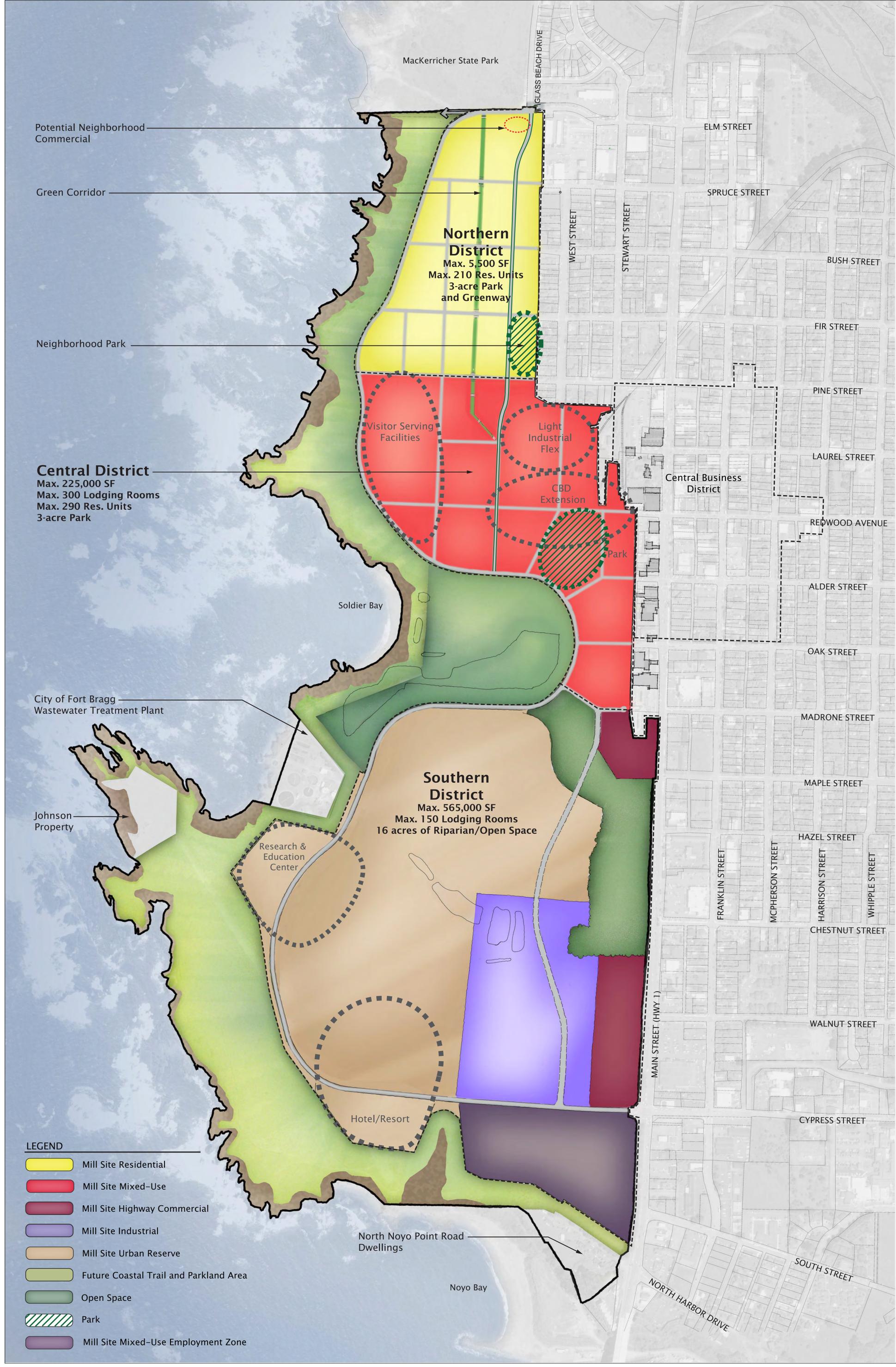
UPDATED 11-18-09

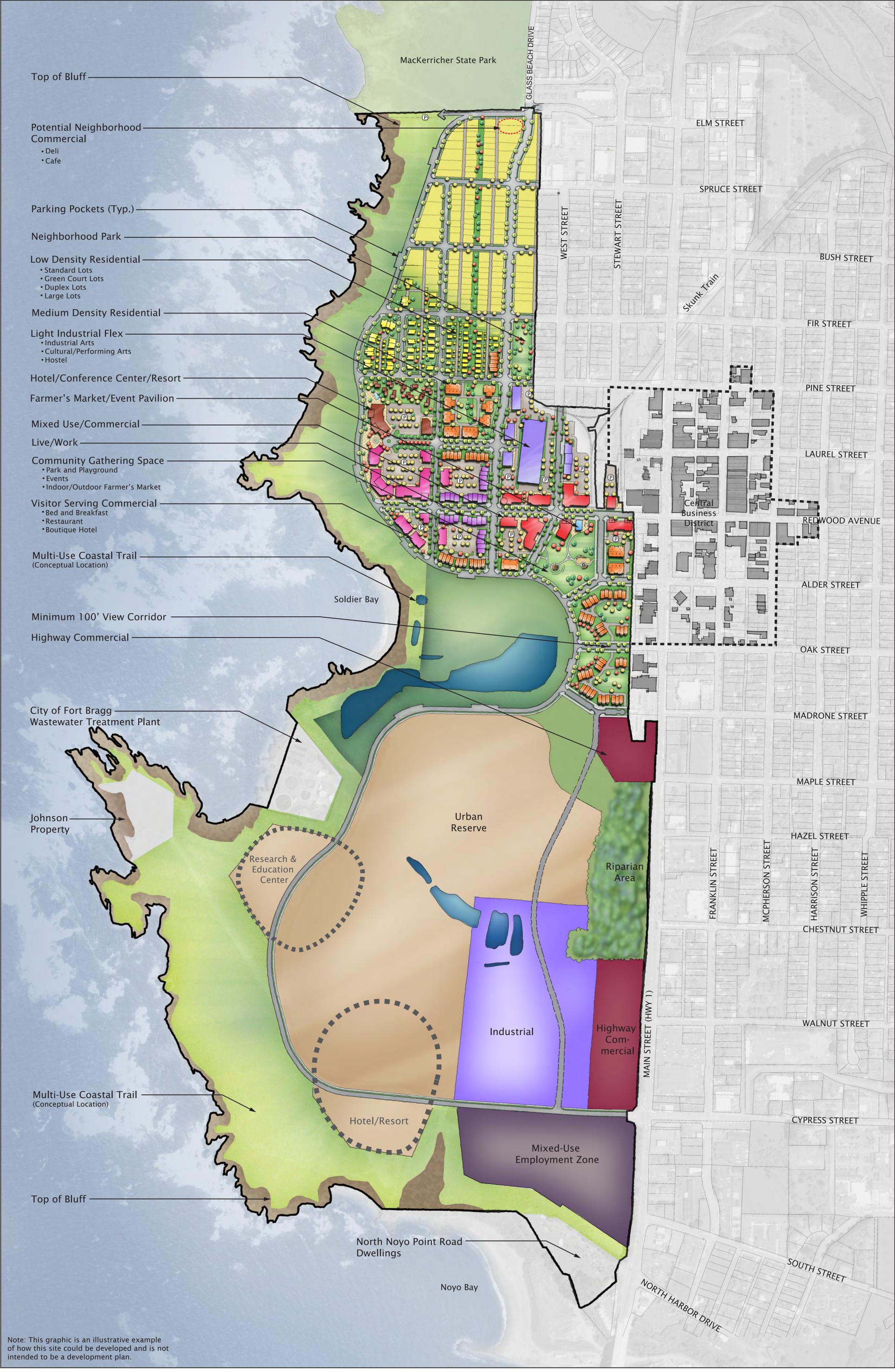
	Land Area (acres)	Residential (Units)	Commercial/ Industrial (sf) ¹	Lodging (rooms)	Approx. Jobs ²	Approx. Population ³
<i>Northern District - Mill Site Residential</i>						
Residential	27.0	210		--	--	481
Park & Greenway	3.0			--		
Neighborhood Commercial	0.5		5,500	--	10	--
Subtotal	30.5	210	5,500	--	10	481
<i>Central District - Mill Site Mixed Use</i>						
Residential (multi-family & live/work, not residential that is part of mixed-use)	14.5	244		--		558
Mixed-Use/Commercial & Residential	6.0	48	100,000	--	250	110
Light Industrial Flex ⁴	5.0	--	65,000	--	118	--
Visitor Serving Commercial Facilities	5.5	--	30,000	100	186	--
Hotel/Conference Center/Resort	4.5	--	30,000	200	200	--
Park including area to accommodate Farmers Market & Event Pavilion	3.0	--	--	--	--	--
Subtotal	38.5	290	225,000	300	754	668
<i>Southern District⁵</i>						
Urban Reserve (allows one hotel/resort, research/education center & limited interim uses)	93.5	--	80,000	150	241	--
Industrial	25.0	--	230,000	--	418	--
Highway Commercial	11.5	--	125,000	--	227	--
Mixed-Use Employment Zone	17.0	--	130,000	--	236	--
Riparian/Open Space Area	16.5	--	--	--	--	--
Subtotal	163.5	--	565,000	150	1,123	0
<i>Open Space and Roads</i>						
Mill Pond Open Space and Future Coastal Trail and Parkland Area	132.0	--	--	--	--	--
Roads (shown on Illustrative), Skunk Train, and Railroad Tracks	38.5	--	--	--	--	--
TOTAL MSSP PROJECTED BUILDOUT⁶	403.0	500	795,500	450	1,885	1,150

	Land Area (acres)	Residential (Units)	Commercial/ Industrial (sf) ¹	Lodging (rooms)	Approx. Jobs ²	Approx. Population ³
Comparison to Current Fort Bragg Conditions						
Current Fort Bragg Conditions (without Mill Site) ⁷	1,427	3,160	1,910,000	960	4,360	7,000
Projected % Increase between MSSP Projected Buildout and Current Conditions	28%	16%	42%	47%	43%	16%
Annual Projected % Increase Per Year Over 20 Years	—	1%	2%	2%	2%	1%
TOTAL WITH MSSP AND CURRENT CONDITIONS	1,830	3,660	2,705,500	1,410	6,245	8,150
Comparison to Buildout of Current General Plan (GP)						
Projected increase in growth under General Plan	319	803	558,000	600	1,440	1,600
Fort Bragg GP Projected Buildout Conditions (without Mill Site)	1,746	3,963	2,468,000	1,560	5,800	8,600
TOTAL PROJECTED BUILDOUT WITH GP AND MSSP	2,149	4,463	3,263,500	2,010	7,685	9,750
Projected Increase between GP Buildout without and with the MSSP Buildout	23%	13%	32%	29%	33%	13%
Annual Projected % Increase Per Year Over 20 Years with GP and MSSP	—	2%	3%	4%	3%	2%

Notes:

- (1) Square footage does not include area associated with lodging rooms or residential units.
- (2) The job generating factors used include: MU commercial: 1:400 sf; hotels: 1 per room; visitor-serving comm (not including hotels): 1:550 sf; urban reserve uses, industrial & highway commercial: 1:550 sf
- (3) The population generation is 2.29 residents per unit which is the average person per household included in the City's General Plan.
- (4) Includes square footage to accommodate a industrial/performing arts center
- (5) The Southern District allows for Ancillary/Work Force housing in conjunction with other uses. If residential is located in the Southern District they must be transferred from the total allowed number of residential units.
- (6) The numbers shown have been rounded; as a result The maximum development limitati included in this table represents the maximum amount of development that could occur the current version of the Illustrative Vision Plan (dated 10-30-09) was built out. At this point in time, this table is for illustrative and discussion purposes only. It is envisioned t the numbers will be revised prior to incorporation into the Specific Plan.
- (7) The total commercial and industrial square footage is an estimate. Actual data is unavailable. Data for the remaining categories was obtained from the following sources Fort Bragg General Plan EIR, 2002; State Department of Finance, 2009; Municipal Service Review, 2008; Community Development Department, 2009; City of Fort Bragg Business License Data, 2009





Top of Bluff

Potential Neighborhood Commercial
 • Deli
 • Cafe

Parking Pockets (Typ.)

Neighborhood Park

Low Density Residential
 • Standard Lots
 • Green Court Lots
 • Duplex Lots
 • Large Lots

Medium Density Residential

Light Industrial Flex
 • Industrial Arts
 • Cultural/Performing Arts
 • Hostel

Hotel/Conference Center/Resort

Farmer's Market/Event Pavilion

Mixed Use/Commercial

Live/Work

Community Gathering Space
 • Park and Playground
 • Events
 • Indoor/Outdoor Farmer's Market

Visitor Serving Commercial
 • Bed and Breakfast
 • Restaurant
 • Boutique Hotel

Multi-Use Coastal Trail
 (Conceptual Location)

Soldier Bay

Minimum 100' View Corridor

Highway Commercial

City of Fort Bragg
 Wastewater Treatment Plant

Johnson Property

Research & Education Center

Urban Reserve

Riparian Area

Industrial

Highway Commercial

Multi-Use Coastal Trail
 (Conceptual Location)

Hotel/Resort

Mixed-Use Employment Zone

Top of Bluff

North Noyo Point Road Dwellings

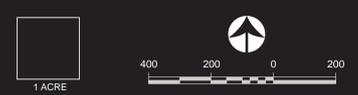
Noyo Bay

Note: This graphic is an illustrative example of how this site could be developed and is not intended to be a development plan.



**MILL SITE
 SPECIFIC PLAN**
 FORT BRAGG, CALIFORNIA

Illustrative Vision Plan



rrmdesigngroup
 creating environments people enjoy