

**Georgia-Pacific Mill Site Reuse Planning Process**  
**Progress Report**  
**March 22, 2004**

1. **Community Survey.** The Community Development Department has received about 500 completed surveys to date, and they continue to pour in. We will begin tabulating the responses this week, but the statistical analysis will not be performed until the inflow of surveys subsides to a trickle.
2. **Community Workshop.** The first Community Workshop for the City's G-P Mill Site Reuse Planning process is scheduled for Wednesday, April 21, 2004. We've decided to hold the workshop at the Dana Grey Elementary School multi-purpose room in anticipation that attendance may exceed the capacity of Town Hall.
3. **Mill Site Reuse Website.** MIG has designed a simple website to help people obtain information about the City's planning process for the G-P Mill Site. The site is being "populated" on the Internet and, within the next day or two, it will be accessible from the City's website ([www.ci.fort-bragg.ca.us](http://www.ci.fort-bragg.ca.us)) by clicking on the "G-P Mill Site Reuse Planning Process" button.
4. **MIG Team Work.** Staff met with the MIG team, Coastal Conservancy staff and representatives from G-P last week. MIG continues to make substantial progress on the various components of the planning process:

**Focus Groups/Key Informant Interviews.** As previously reported, MJC prepared a summary of the Focus Group and Key Informant Interviews. Some minor corrections to the document have been made in response to comments received from participants.

**Economic Development Strategy Plan.** EPS has built upon the economic and market studies prepared by Sedway Group, developing additional information and analysis regarding sales tax leakage, sales tax revenues by category, visitor accommodations by price point, employment data and workforce skill sets. They have constructed an economic model which evaluates the effects of development of different types, intensities and mixes of land uses on the G-P Mill Site on the local economy as a whole. The model will forecast job creation, salaries, sales tax capture rates, TOT revenues, sales tax revenues and other economic indicators. By modeling different alternatives, we can gain a better understanding of how these various economic factors interrelate. This will be helpful in defining economic development strategies for the City. At the April workshop, EPS will present the early findings of the market and economic study and talk about goals for enhancing Fort Bragg's economy.

**Infrastructure Evaluation.** Brelje & Race has prepared an administrative draft report summarizing the results of their peer review of the infrastructure evaluations performed by G-P's consultants. The results of this analysis will be presented at the April workshop.

**Land Use Framework Analysis.** Civitas has developed a number of base maps and is starting to flesh out some concepts about land use, development, and design issues on the Mill Site. In particular, they are working to develop narrative criteria to loosely define: connections between the Mill Site and the rest of the City, alternatives for treatment of the Mill Site edge on South Main Street, circulation alternatives to alleviate traffic congestion on Main Street, volumes and types of open space within developed areas, scale of development, intensities of uses, configuration of development to encourage early “pioneering” uses, and so on. These concepts will be presented for public discussion at the April workshop.

5. **Conservation Acquisition.** The Coastal Conservancy has expressed an interest in helping to acquire a portion of the Mill Site for public access, conservation and recreation purposes. Georgia-Pacific has also expressed interest in the sale of conservation lands separate from the bulk sale of the rest of the property. Public open space along the coastline would serve as an amenity for the City as a whole, and would add value to future development on the Mill Site. The initial dialogue about a conservation acquisition envisions public purchase of a swath of land along the coastline of the Mill Site that would provide an opportunity to extend the Coastal Trail from Glass Beach to the Noyo Bridge. The many factors involved in a conservation acquisition include: (a) defining the configuration of open space with consideration given to natural features and the need for access connections and parking; (b) finding an entity to own and manage the open space; (c) defining a plan for development of access facilities and maintenance of the open space; (d) considering what exactions and dedications might be required of future development on the Mill Site for open space, recreation and access facilities; (e) considering effects of site remediation requirements on timing of purchase transaction. More information about the public acquisition process and brainstorming about configuration alternatives will occur at the April workshop.
6. **G-P Water Rights.** The City’s water rights attorney is performing an initial review of documentation regarding G-P’s water rights on the Noyo and Pudding Creek. Once she has read through the files, organized the information and given some thought to some basic procedural and strategic questions, we will begin a dialogue with G-P about the best means of assuring that the water rights are secured for the benefit of future development on the Mill Site. We are hoping for this meeting to occur in mid-April.
7. **Working Groups.** To date, ten people have signed up to participate in informal citizen-initiated working groups to discuss potential reuse concepts for the Mill Site. Working groups have been established for the following interest areas: marsh; marine research/aquarium; college campus; environment/open space; housing.