

Mill Site Reuse Plan

City Council

February 12, 2018

Confirmation of Vision

Over the next 20 years, reuse of the Mill Site should compliment 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.

Guiding Principle 5 – needs work

Guiding Principle	Council & Commission Feedback
1. <i>Extend the City street grid onto the site</i>	concur
2. <i>Retain public view corridors to the ocean</i>	concur
3. <i>Create new job opportunities on the Mill Site</i>	concur
4. <i>Establish a coastal park with a multi-use trail and other park amenities</i>	completed
5. <i>Extend the downtown commercial district onto the Mill Site</i>	needs further discussion
6. <i>Establish zoning for residential uses in the Northern District; zoning to extend 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, and office space in the Southern District</i>	needs further discussion
7. <i>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
8. <i>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
9. <i>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
10. <i>Incorporate high quality design criteria for all development on the Mill Site</i>	concur
11. <i>Allow for daylighting of culverted Maple Creek</i>	concur

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

Land Use Plan 1

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

Land Use Plan 1A

Land Use Map: Alternative 1A



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

1. Zone for the Noyo Center.
2. Add small park.
3. Bring back the downtown square.
4. Don't extend the downtown onto the site.
5. Keep some of site for a lumber mill.
6. Zone for a mix homes, cohousing, multi-family and mixed-use housing.

Land Use Plan 1B

Land Use Map: Alternative 1B



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

1. Extend CBD along Redwood Ave.
2. CDB around the downtown park.
3. Extend the multi-family to the west to compensate for multifamily residential that was replaced by downtown zoning.
4. Add neighborhood park back.

Land Use Plan 1C

Land Use Map: Alternative 1C

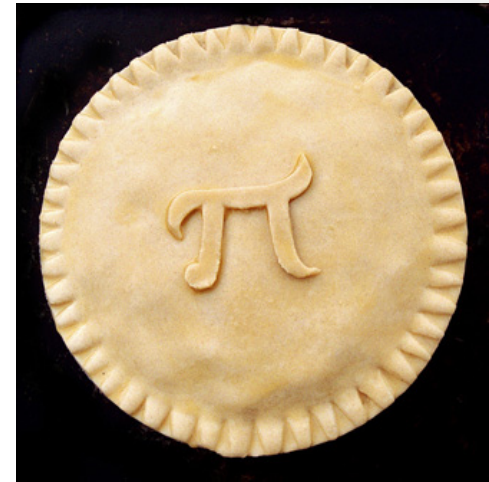


Timber Resources	Low Density Residential	Multi-Family	Industrial	Public Facilities
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Visitor	Mill Site Employment	Ponds	Highway Commercial	

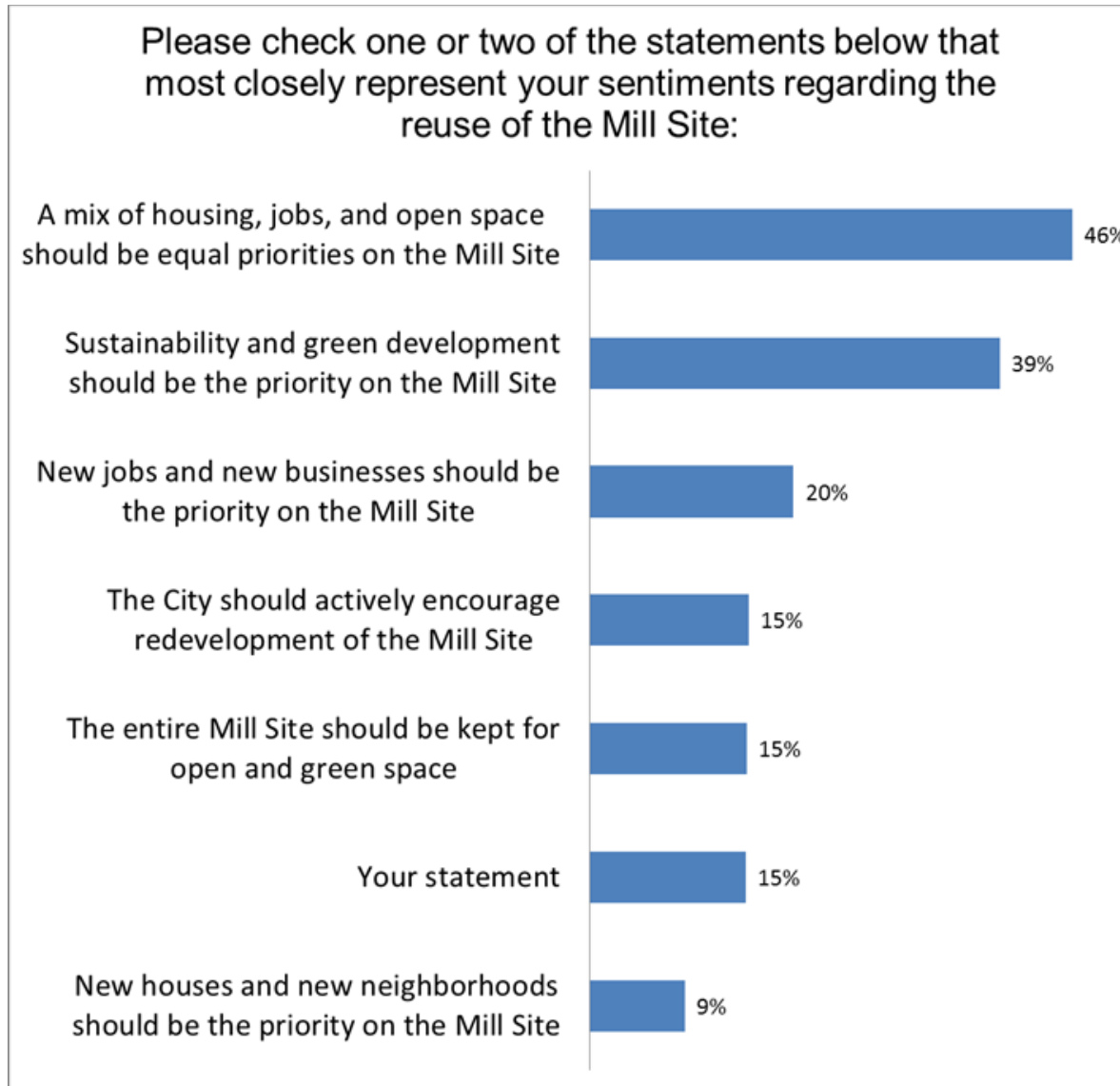
1. Allow Limited Visitor serving along Redwood Ave.
2. Replace HVC zoning with Open Space for area with trees across from Starbucks.
3. Extend HVC zoning slightly to the west to eliminate strange pie shape of industrial.

A Pie Analogy

- The Land Use Plan is the Pie Tin
- The Policies are the Crust
- The Regulations are the Filling
- Each pie slice is a different topic:
 - **Sustainability**
 - Open Space
 - Circulation & Transportation
 - Utilities
 - Land Use
 - Housing
 - Design
 - Etc.



Sustainability: Community Input...



Planning Commission Recommendations

- The City should not exceed the State's Green Building requirements.
 - California is already the national leader: CalGreen Building Code
 - Fort Bragg does not have the staff/expertise to require more.
- The goal of Net Zero energy use (Policy SD-2) should be incentivized with planning incentives rather than required.
- All policies should be general in their requirements so that they don't become outdated by new technologies, etc.
- Concurred with staff recommendations regarding sustainability policies.

Sustainability Policy Concerns

What is important?	Where is it addressed?
Utilities: water & energy	Utility & Infrastructure policies, Land Use policies, Sustainability policies
Green building	CalGreen Building Code, Sustainability policies
Transportation, complete streets, walkability, bicycle facilities	Circulation policies, Coastal General Plan, CLUDC
Development: compact development, mixed-use, mix of housing types	Design guidelines, land use regulations, housing policies, development policies, CLUDC
Open space & parks	Open space policies
Conservation, restoration, & resource protection	Open space policies, Coastal General Plan, CLUDC
Climate adaptation & impacts	Coastal General Plan, sustainability policies

What is the preferred approach?

DECIDE NOW?

or

**LEARN MORE &
COME BACK TO
IT LATER?**

What is Green Building?

Location & transportation:

- building location
- compact development
- alternative transportation
- connection with amenities, such as restaurants and parks.

Sustainable sites:

- vital relationships among buildings
- integrating the site with local and regional ecosystems, and preserving biodiversity

Water efficiency

- “efficiency first” approach to water conservation

Energy & atmosphere:

- energy use reduction
- energy-efficient design strategies
- renewable energy sources

Material & resources:

- minimizing embodied energy
- life-cycle approach

Indoor environmental quality:

- indoor air quality and thermal, visual, and acoustic comfort
- protect health & comfort of building occupants

Green Building in Fort Bragg

- Should the City lead or follow the State in our requirements for green building?
 - California is a world leader in green building through its CalGreen Building Code.
 - CalGreen has now reached parity with the USGBC Silver standard - 56 LEED points.
 - City does not currently have staff/expertise to mandate tougher requirements than CalGreen.
- What is the trade-off between requiring very high levels of sustainability and the ability of local businesses to develop projects on the Mill Site?
- If all new development is required to achieve the very best and cutting edge in sustainability, will it increase construction costs?
- Will it result in fewer local projects and fewer projects overall?

What policy language?

...**MAY**...

...**ENCOURAGED**...

...**PREFERRED**...

...**SHALL**...

Green Building Policies

- Policy SD-6. **LEED for Large Projects**. All new development projects of more than 10,000 square feet **shall** achieve the LEED Gold rating.
- Policy SD-7. **Preferred Green Techniques**. **All green building techniques are encouraged**, with preference given to techniques that address local issues, such as use of locally produced natural materials, water and energy conservation measures, and techniques that respond appropriately to Fort Bragg's cool, rainy environment, such as passive solar design and low impact development (LID) strategies.
- Policy SD-8. **Recycling**. All development in the Plan Area **shall** provide a centralized location for all recyclables, including compostable materials.

Water Conservation Policies

- Policy SD-3. **Design for Low Water Use**. Development projects **shall** be designed and constructed to minimize water use through the installation of best available water conservation technology, fixtures and practices.
- Policy SD-4. **No Potable Water Use for Landscape Irrigation**. Development projects in the Plan Area **shall** not use potable water for landscape irrigation. Landscape irrigation can be provided through rainwater capture or use of graywater systems, or landscaping that does not require irrigation can be used. Graywater systems shall meet all health and safety standards. Potable water use is permitted only for irrigation of vegetable gardens and fruit trees.
- Policy SD-5. **Rainwater Capture**. Rainwater cisterns **may** be sized and located throughout the Plan Area in order to encourage active rainwater collection, storage, and use. The installation of cisterns is encouraged to capture rainwater from roofs for all water needs and for flood control during heavy storms. Cisterns may be located above or below ground.

Energy Conservation Policies

Policy SD-1: Passive Solar Design Strategies. *Building and site design shall use passive solar design strategies for space and water heating and lighting to reduce energy demand, to the extent feasible.*

Policy SD-2 Minimize Energy Use. *Reduce Energy Demand with a Goal of Net Zero Energy Buildings. All new construction shall minimize energy use. The following strategies are encouraged to achieve this goal:*

- **Use of Local and Renewable Energy.** *Buildings and infrastructure that create and/or use locally and renewably generated energy are encouraged.*

Energy Conservation Policies

- **Leadership in Energy and Environmental Design (LEED).** Modify the Land Use and Development Code to **require** that new development of more than 10,000 square feet or five acres qualify for at least 50 percent of the credits from the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) in the Energy and Atmosphere category of LEED.
- **Reducing Energy Demand.** Building systems **shall** include active strategies to reduce energy demand, such as the use of high-performance heating, ventilation, and air conditioning (HVAC) systems, glazing, and hot water systems.
- **Photovoltaic and Wind Energy Systems.** Because of the significant solar and wind resources available in the Plan Area, photovoltaic and wind energy systems are **encouraged**. To preserve scenic views, smaller wind energy infrastructure is preferred.
- **District Heating.** District heating (i.e., heat generated in a central location) is **encouraged**. District heating is **preferred** for large development projects of more than 15 acres or 20,000 square feet.