

## City Council's and Planning Commission's Mill Site Reuse Guiding Principles (2019)

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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 Mill Site.