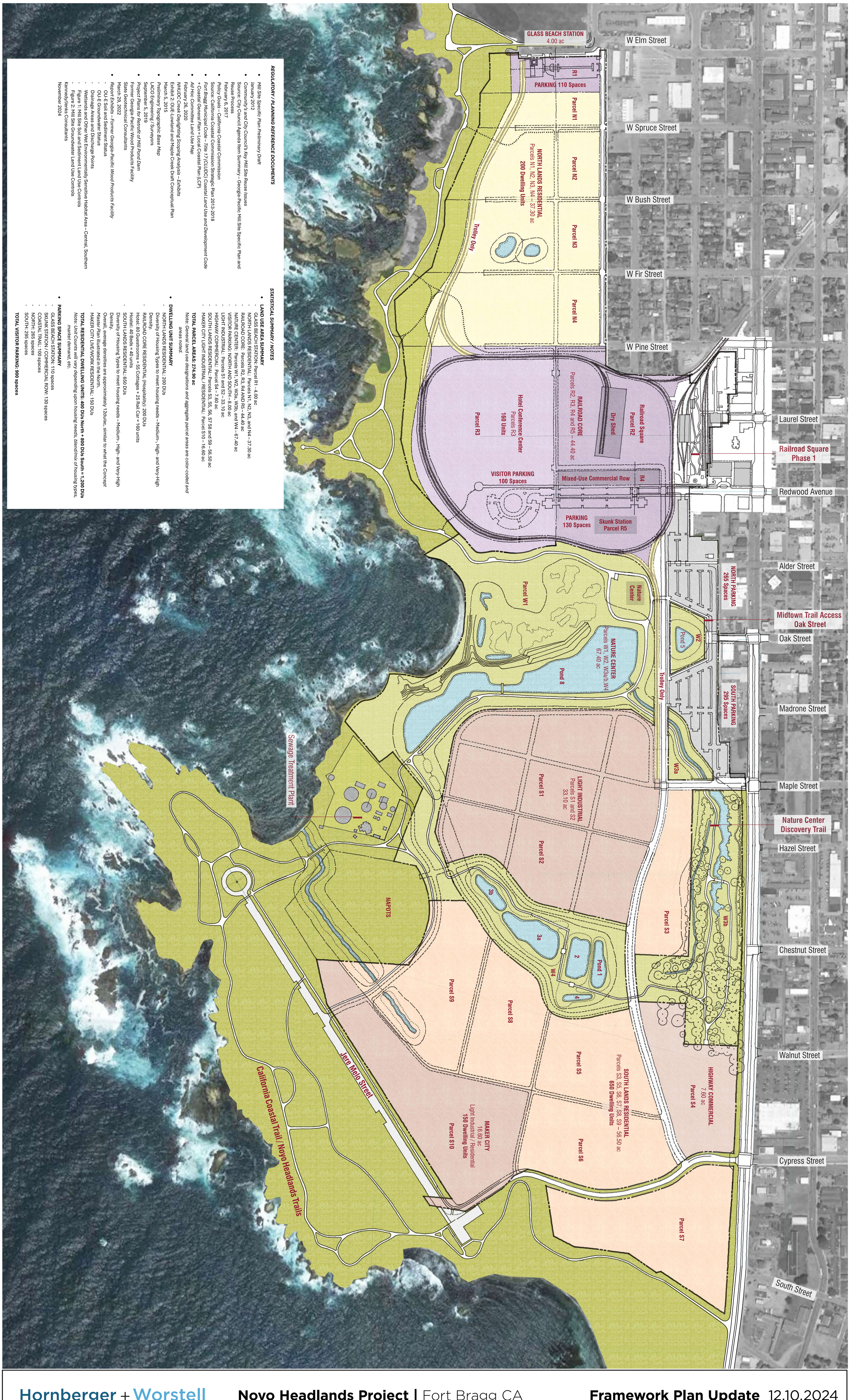

STATISTICAL SUMMARY / NOTES

- **LAND USE AREA SUMMARY**
  - GLASS BEACH STATION: Parcel R1 – 4.00 ac
  - NORTH LANDS RESIDENTIAL: Parcels N1, N2, N3, and N4 – 37.30 ac
  - RAILROAD CORE: Parcels R2, R3, R4 AND R5 – 44.40 ac
  - NATURE CENTER: Parcels W1, W2, W3a, W3b, and W4 – 67.40 ac
  - VISITOR PARKING: NORTH AND SOUTH – 8.00 ac
  - LIGHT INDUSTRIAL: Parcels S1 and S2 – 33.10 ac
  - HIGHWAY COMMERCIAL: Parcel S4 – 7.60 ac
  - SOUTH LANDS RESIDENTIAL: Parcels S3, S5, S6, S7 S8 and S9 – 56.50 ac
  - MAKER CITY LIGHT INDUSTRIAL / RESIDENTIAL: Parcel S10 – 16.60 ac

  TOTAL PARCEL AREAS: 274.90 ac

  Note: *General land use designations and aggregate parcel areas are color-coded and areas noted.*
- **DWELLING UNIT SUMMARY**
  - NORTH LANDS RESIDENTIAL: 200 DUs
  - Diversity of Housing Types to meet housing needs – Medium-, High- and Very-High Density.
  - RAILROAD CORE RESIDENTIAL (Hospitality): 200 DUs
  - Hotel: 80 Guestrooms + 55 Cottages + 25 Rail Car = 160 units
  - Hostel: 40 Beds = 40 units
  - SOUTH LANDS RESIDENTIAL: 650 DUs
  - Diversity of Housing Types to meet housing needs – Medium-, High- and Very-High Density.
  - Overall, average densities are approximately 12du/ac, similar to what the *Concept Master Plan* illustrated in the North.
  - MAKER CITY LIVE/WORK RESIDENTIAL: 150 DUs

  TOTAL RESIDENTIAL DWELLING UNITS: 400 DUs North + 800 DUs South = 1,200 DUs

  Note: Unit Counts will vary depending upon housing needs, blend/mix of housing types, market demand, etc.
- **PARKING SPACE SUMMARY**
  - GLASS BEACH STATION: 110 spaces
  - SKUNK STATION / COMMERCIAL ROW: 130 spaces
  - COASTAL TRAIL: 100 spaces
  - NORTH: 265 spaces
  - SOUTH: 295 spaces

  TOTAL VISITOR PARKING: 900 spaces

REGULATORY / PLANNING REFERENCE DOCUMENTS

- *Mill Site Specific Plan Preliminary Draft*
  January 2012
- *Community's and City Council's Key Mill Site Reuse Issues*
  Source: City Council Agenda Item Summary – Georgia-Pacific Mill Site Specific Plan and Reuse Process
  February 6, 2017
- *Policy Goals – California Coastal Commission*
  Source: California Coastal Commission Strategic Plan 2013-2018
- *Fort Bragg Municipal Code – Title 17 (CLUDC) Coastal Land Use and Development Code + Coastal General Plan* = Local Coastal Plan (LCP)
- *Ad Hoc Committee Land Use Map*
  February 26, 2020
- *NHUDC Creek Daylighting Scoping Analysis – Exhibits*
  Exhibit 2: OUE-Lowland and Maple Creek Draft Conceptual Plan
  March 5, 2015
- *Preliminary Topographic Base Map*
  LACO Engineering / Surveyors
  September 5, 2019
- *Project Plans for Retrofit of Mill Pond Dam*
  Former Georgia-Pacific Wood Products Facility
  Slate Geotechnical Consultants
  March 29, 2022
- *Report Exhibits – Former Georgia-Pacific Wood Products Facility*
  - OU-E Soil and Sediment Status
  - OU-E Groundwater Status
  - Drainage Areas and Discharge Points
  - Wetlands and Other Wet Environmentally Sensitive Habitat Area – Central, Southern
  - Figure 1: Mill Site Soil and Sediment Land Use Controls
  - Figure 2: Mill Site Groundwater Land Use Controls
  Kennedy/Jenks Consultants
  November 2024

Hornberger + Worstell **Noyo Headlands Project |** Fort Bragg CA **Framework Plan Update** 12.10.2024

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