

Arcata Gateway

As shown in **Figure A4-2**, the Gateway Corridor is a 90-acre site near downtown, generally north of Samoa Boulevard and east of K Street. This area is predominantly zoned Industrial Limited and Industrial General. The proposed development in the corridor will involve the development of a specific plan to create a neighborhood of midrise, mixed-use buildings. **Table A4-5** lists all the parcels that are being rezoned to support the Arcata Gateway development and describes their size, current zoning and land use, and their vacancy status. The table shows that a total of 87.64 acres are being used to prepare for the development. As can be seen, the majority of the sites are currently used for commercial or residential activities. 53.99 acres are located in the Coastal Zone and 33.65 acres are located outside of the Coastal Zone. The new zoning created by the Arcata Gateway Specific Area Plan would be available to those properties outside the Coastal Zone immediately, and the City plans to update the Local Coastal Plan by January 2021 to make the zoning available to the parcels within the Coastal Zone. See Implementation Measures 20 and 23.

Development of the Corridor would be an opportunity to shift underutilized industrial land into more housing and would include the rehabilitation of Greenview Park. The project will be oriented to alternative transportation to limit transportation impacts, and the project will be developed using CEQA streamlining. Ultimately, this is estimated to generate between 2,500 and 5,000 new units of housing, of which 20 percent will be deed restricted for residents with income below 80 percent of the area median income. The project has also received HOME funding in order to provide rental assistance to low-income tenants. The full development of this region would result in more housing than is currently being counted in the RHNA estimate in this housing element and will occur over a longer timeline than this eight-year housing element cycle. In order to count homes that are expected to be built during the first wave of redevelopment in the Gateway Corridor toward the City's RHNA (99 units in the very low-income category and 24 for the low-income category), Implementation Measure 20 is included in the programs. The City has been awarded an SB2 Planning Grant of \$160,000 which will be used toward the Arcata Gateway Specific Area Plan. The City anticipates starting this process in early 2020. A portion of the Arcata Gateway Planning Area is in the Coastal Zone, but it is not in the area most vulnerable to sea-level rise. The Coastal Commission has guidance to ensure there are adequately zoned parcels to relocate residential uses out of immediate sea level rise danger (i.e., measured retreat).

Underutilized Sites

There are a limited number of undeveloped sites in the city limits that are suitable for new housing. Therefore, it is important to consider the opportunities of underutilized sites. Key examples of underutilized sites are properties with low density housing reaching the end of its lifespan and located where higher density housing is appropriate; blighted and/or vacant structures; mostly vacant sites with outbuildings or barns; and outdated commercial or industrial uses. Most underutilized sites present opportunities for infill development, which can contribute to meeting a minimum threshold of density necessary to support neighborhood businesses in adjacent mixed-use or commercial areas and support alternative transportation-oriented development such as bike lanes or new transit stops that could encourage transit, walking, and biking and mitigate the transportation impact of the density increase.

Figure A4-2 Arcata Gateway

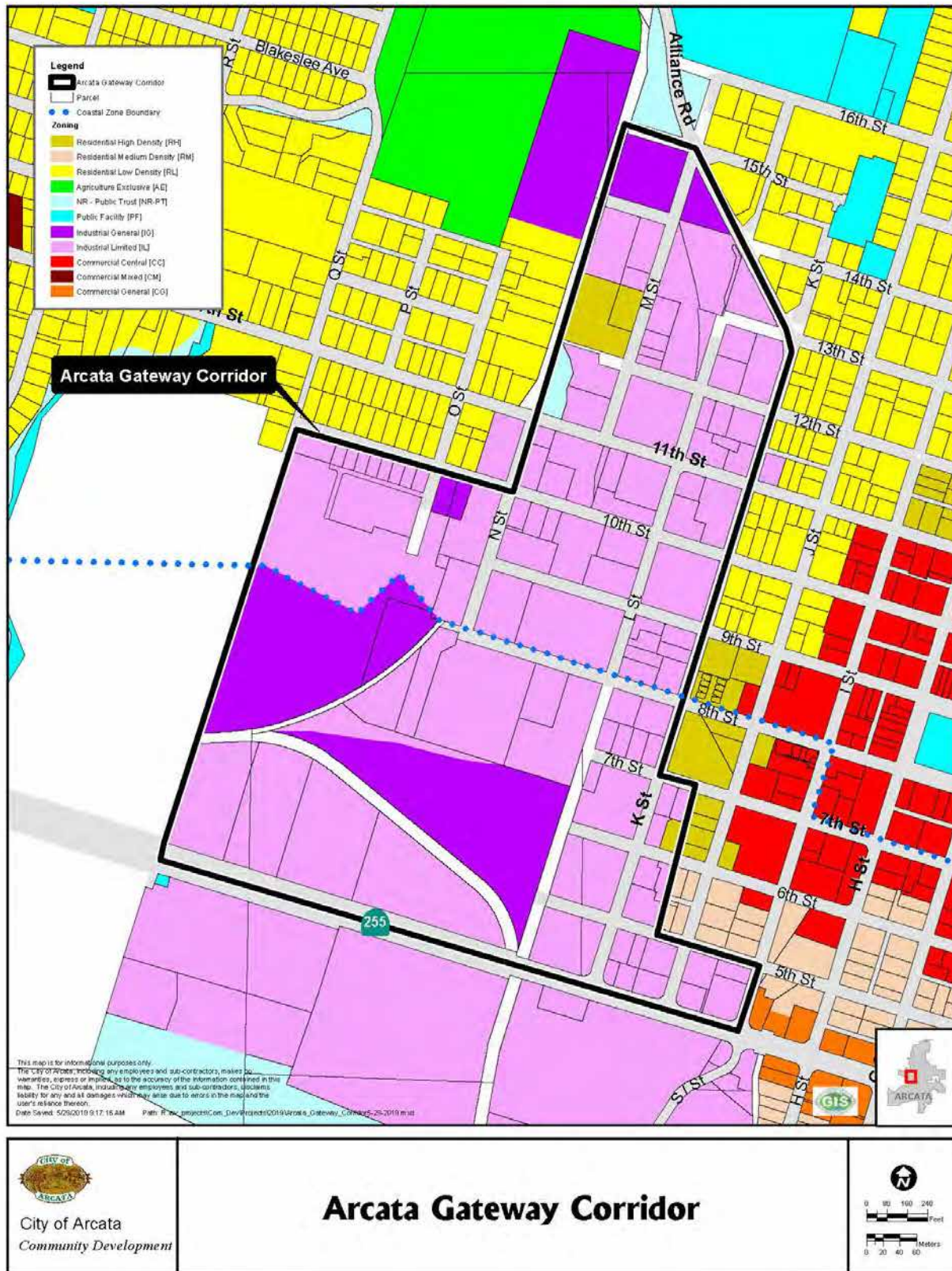


TABLE A4-5. ARCATA GATEWAY PARCEL DATA

APN	Acres	Coastal Zone	Zoning	Current Land Use	Vacant
021-211-002	1.08	Yes	Industrial General	Commercial	No
021-174-009	1.97	Yes	Industrial Limited, Industrial Limited Planned Development	Commercial	No
021-156-006	0.35	Yes	Industrial Limited	Commercial	No
021-156-007	0.37	Yes	Industrial Limited	Commercial	No
021-161-002	1.30	Yes	Industrial Limited	Commercial	No
021-167-009	0.43	Yes	Industrial Limited	Commercial	No
021-181-001	0.93	Yes	Industrial Limited	Commercial	No
021-182-002	0.35	Yes	Industrial Limited	Commercial	No
021-183-005	0.35	Yes	Industrial Limited	Commercial	No
021-183-006	0.50	Yes	Industrial Limited	Commercial	No
020-127-001	0.47	No	Industrial Limited	Commercial	No
020-118-001	0.58	No	Industrial Limited	Commercial	No
020-127-003	0.18	No	Industrial Limited	commercial	No
020-115-003	0.71	No	Industrial Limited	Commercial	No
020-123-002	1.44	No	Industrial Limited	Commercial	No
021-141-001	0.23	No	Industrial Limited	Commercial	No
021-141-002	0.76	No	Industrial Limited Planned Development	Commercial	No
021-172-011	0.92	No	Industrial Limited	Commercial	No
021-172-009	0.51	No	Industrial Limited	Commercial	No
021-172-010	0.56	No	Industrial Limited	Commercial	No
021-173-003	0.98	No	Industrial Limited	Commercial	No
021-173-002	2.19	No	Industrial Limited Planned Development	Commercial	No
021-151-007	0.17	No	Industrial Limited Planned Development	Commercial	No
021-151-008	0.17	No	Industrial Limited Planned Development	Commercial	No
021-151-004	0.30	No	Industrial Limited	Commercial	No

TABLE A4-5. ARCATA GATEWAY PARCEL DATA

APN	Acres	Coastal Zone	Zoning	Current Land Use	Vacant
021-201-011	8.37	Yes	Industrial Limited, Industrial General	Commercial/Industrial	No
021-201-009	3.08	Yes	Industrial Limited	Commercial/Industrial	No
021-201-010	3.38	Yes	Industrial Limited	Commercial/Industrial	Yes
021-151-011	0.27	No	Industrial Limited	Commercial/Medical	No
021-174-007	0.71	Yes	Industrial Limited Planned Development	Commercial/Storage	Yes
021-146-001	1.44	No	Industrial Limited	Commercial/Storage	No
020-128-003	0.45	No	Natural Resource - Public Trust	Detention Basin	Yes
021-183-003	0.23	Yes	Industrial Limited	Parking Lot	No
021-151-009	0.17	No	Industrial Limited	Parking Lot	No
020-128-005	0.51	No	Industrial Limited	Preschool	No
021-201-003	1.57	Yes	Not Zoned	Railroad	No
021-156-005	0.18	Yes	Industrial Limited	Residential	No
021-156-004	0.18	Yes	Industrial Limited	Residential	No
021-156-003	0.18	Yes	Industrial Limited	Residential	No
021-156-002	0.18	Yes	Industrial Limited	Residential	No
021-162-008	0.18	Yes	Residential High Density	Residential	No
021-167-002	0.20	Yes	Industrial Limited	Residential	No
021-182-006	0.22	Yes	Industrial Limited	Residential	No
021-182-007	0.14	Yes	Industrial Limited	Residential	No
020-127-005	1.20	No	Residential High Density	Residential	No
020-122-005	0.33	No	Industrial Limited	Residential	No
020-115-004	0.36	No	Industrial Limited	Residential	No
020-122-004	0.15	No	Industrial Limited	Residential	No
020-122-003	0.08	No	Industrial Limited	Residential	No
020-122-002	0.08	No	Industrial Limited	Residential	No
020-115-005	0.36	No	Industrial Limited	Residential	No
020-114-004	0.14	No	Industrial Limited	Residential	No

TABLE A4-5. ARCATA GATEWAY PARCEL DATA

APN	Acres	Coastal Zone	Zoning	Current Land Use	Vacant
020-114-005	0.22	No	Industrial Limited	Residential	No
020-114-001	0.36	No	Industrial Limited	Residential	No
021-171-010	0.13	No	Industrial Limited	Residential	No
020-114-007	0.37	No	Industrial Limited	Residential	No
020-114-002	0.10	No	Industrial Limited	Residential	No
021-171-005	0.30	No	Industrial Limited	Residential	No
021-141-006	0.44	No	Industrial Limited	Residential	No
021-172-005	0.18	No	Industrial Limited	Residential	No
021-172-006	0.20	No	Industrial Limited	Residential	No
021-172-007	0.16	No	Industrial Limited	Residential	No
021-151-002	0.21	No	Industrial Limited	Residential	No
021-151-003	0.16	No	Industrial Limited	Residential	No
020-114-006	0.24	No	Industrial Limited	Restaurant	No
021-168-001	0.57	Yes	Industrial Limited	Storage	No
021-168-002	0.87	Yes	Industrial Limited	Storage	No
020-136-002	0.52	No	Industrial General	Storage	No
020-121-004	1.38	No	Industrial Limited	Storage	No
020-121-005	1.21	No	Industrial Limited	Storage	No
021-211-005	0.92	Yes	Industrial Limited	Vacant	Yes
021-201-005	2.41	Yes	Industrial Limited	Vacant	Yes
021-201-006	0.04	Yes	Industrial Limited	Vacant	Yes
020-137-001	1.45	No	Industrial General	Vacant	Yes
020-127-002	0.94	No	Industrial Limited	Vacant	Yes
020-127-004	0.38	No	Residential High Density	Vacant	Yes
020-128-004	0.62	No	Industrial Limited	Vacant	Yes
021-211-007	0.05	No	Industrial Limited	Vacant	Yes
021-201-008	2.05	Yes	Industrial Limited	Commercial/Industrial	No
021-201-007	0.47	Yes	Industrial Limited	Commercial/Industrial	No

TABLE A4-5. ARCATA GATEWAY PARCEL DATA

APN	Acres	Coastal Zone	Zoning	Current Land Use	Vacant
021-162-001	0.18	Yes	Industrial Limited	Commercial	No
021-162-002	0.18	Yes	Industrial Limited	Vacant	Yes
021-162-009	0.18	Yes	Industrial Limited	Mixed Use	No
021-167-008	0.23	Yes	Industrial Limited	Commercial	No
021-181-002	0.33	Yes	Industrial Limited	Commercial	No
021-182-005	0.11	Yes	Industrial Limited	Commercial	No
021-183-007	0.19	Yes	Industrial Limited	residential	No
021-182-004	0.17	Yes	Industrial Limited	Residential	No
021-182-003	0.27	Yes	Industrial Limited	Gas Station	No
021-174-011	0.85	Yes	Industrial Limited	Vacant	Yes
021-174-012	3.56	Yes	Industrial Limited	Commercial	No
021-211-009	12.38	Yes	Industrial Limited, Industrial General	Commercial	No
021-211-004	0.41	Yes	Not Zoned	Railroad	No
505-241-024	0.20	Yes	Not Zoned	Railroad	No
021-201-004	0.90	Yes	Not Zoned	Railroad	No
021-161-003	0.13	Yes	Industrial Limited	Commercial/Industrial	No
021-171-016	0.85	No	Industrial Limited	Commercial	No
021-171-015	0.10	No	Industrial Limited	Commercial/Parking	No
021-171-014	0.27	No	Industrial Limited	Commercial	No
021-171-018	0.76	No	Industrial Limited	Commercial/Industrial	No
021-171-004	0.35	No	Industrial Limited	Residential	No
021-223-005	0.23	No	Industrial General	Commercial	No
021-223-004	0.20	No	Industrial General	Commercial	No
021-223-008	1.03	No	Industrial Limited	Commercial	No
021-171-017	0.40	No	Industrial Limited	Commercial	No
021-172-004	0.02	No	Industrial Limited	Residential	No
021-172-003	0.63	No	Industrial Limited	Commercial	No
021-223-018	1.35	No	Industrial Limited	Commercial	No

TABLE A4-5. ARCATA GATEWAY PARCEL DATA

APN	Acres	Coastal Zone	Zoning	Current Land Use	Vacant
021-223-009	0.34	No	Industrial Limited	Preschool	No
021-223-010	0.10	No	Industrial Limited	Residential	No
021-223-011	0.10	No	Industrial Limited	Residential	No
021-223-012	0.10	No	Industrial Limited	Residential	No
021-223-013	0.10	No	Industrial Limited	Residential	No
021-223-014	0.10	No	Industrial Limited	Residential	No
021-223-015	0.10	No	Industrial Limited	Residential	No
021-223-016	0.10	No	Industrial Limited	Residential	No
021-223-017	0.11	No	Industrial Limited	Residential	No
021-211-011	0.72	No	Industrial Limited, Industrial General	Vacant	Yes
020-121-006	0.09	No	Industrial Limited	Trail	No
020-122-006	0.22	No	Industrial Limited	Railroad	No
Total	87.6	--	--	--	--

Source: City of Arcata 2019.

Limited vacant land pushes the market toward redevelopment and infill development. However, many landowners are unaware of the full development potential of their property. The City encourages infill development in its policies and programs and gives priority to infill development before rezoning vacant land. Underutilized sites represent an opportunity to maximize the housing potential of the urbanized area without rezoning.

The City can encourage landowners to intensify the development on sites that are already zoned for residential use by identifying these sites and communicating with landowners about the development incentives available to them. The redevelopment of underutilized sites not only creates more locations for housing development but may also create opportunities to remove blighted or vacant structures that would otherwise have a negative effect on the surrounding neighborhood.

Although the City is not relying on any underutilized sites to meet its RHNA, the City believes they can be another tool to support the development of additional affordable housing. Policy HE-5 and Implementation Measure 4 are included and evidence the City's commitment to encouraging residential development on underutilized sites.

Small Site Analysis

As with redevelopment of underutilized sites, identifying small sites and ensuring that smaller buildings can be permitted on them will allow for more dense development of the existing urbanized area. Sites in

the RL and RH zones are considered “small” if they are less than 6,000 square feet. In the RM zone, sites less than 3,000 are considered “small.”

Together, development trends and the City’s policies have facilitated small site development for affordable housing in several recent developments and can continue to do so in the future. Two local housing developers are heavily invested in the low-income market, dedicating all or a significant portion of their business to affordable housing development. Among students and households that cannot afford single-family homes, there is a high demand for multifamily housing, resulting in increased pressure to develop even traditionally difficult sites. The City’s density bonus zoning regulations ensure affordable housing is included in most new developments, which are typically developed at higher densities than predicted in the inventory. Therefore, there are market forces and policy direction from the City to develop small sites for affordable housing.

The City’s history with developing small sites specifically for affordable housing includes several single-family homes but also some multifamily projects. Specifically, Housing Humboldt (HH) (formerly Humboldt Bay Housing Development Corporation) worked with the City to develop a 0.70-acre site for 10 units in the Janes Creek Meadows development. This development included small parcels with “duettes,” attached housing units on separate parcels. The land is held as a land trust to assist in affordable home ownership. Another notable multifamily project completed in the 2009-2014 planning cycle is the 8th and I Street senior housing development by the DANCO Group. This mixed-use project, with commercial on the first floor, was built on a 0.51-acre parcel and provided 28 affordable units and a manager’s unit for a total of 29 units (APN 021-154-002). This parcel, although not on the inventory because it is zoned Central Commercial, shows how small sites can be developed. These recent examples demonstrate the trend for developing small sites in the city and indicate an opportunity to continue using this strategy in the future.

Market forces that encourage multifamily development include student housing pressure; low-income niche market created by Tax Credit Incentives, HOME, and CDBG funding sources; and the typically high price of single-family housing. Students create market pressure for multifamily housing in two ways. First, they create direct demand for multifamily housing since many students rent in apartment complexes. Second, the student presence in the single-family marketplace necessitates additional multifamily housing to address the permanent resident family population. This demand has in turn created a thriving low- and very low-income housing market niche in which at least two local developers have come to specialize. This market was particularly robust over the 2004-2009 planning period, yielding over 100 affordable multifamily units. However, it slowed following 2009 due to poor economic conditions nationwide. The low-income niche market is further supported by the generally high price of market-rate, single-family housing in Arcata.

In addition, City policy and the Land Use Code (LUC) support affordable housing development on small sites. The LUC zoning regulations provide several options to allow for maximizing development potential through exceptions to development standards. Although small lots can present challenges to developing affordable housing, trends and market forces in combination with City policies help alleviate or eliminate the constraints related to the feasibility of small lot development.

While the decision to develop affordable housing is generally a private landowner choice, the City can continue to assist in the production of affordable housing on small sites through incentives and exceptions. There are several underutilized and/or nonresidential-zoned parcels on which multifamily housing may be developed. Although the City is not relying on any small sites to meet its RHNA, the City

believes they can be another tool to support the development of additional affordable housing. Policy HE-5 and Implementation Measures 4 and 11 are included and evidence the City's commitment to encouraging residential development on small sites.

Potential Infill Opportunity Zones

By increasing the density of local zoning and reducing requirements and barriers to development in areas with the potential for infill development, the City can target higher-density development to priority areas for affordable housing. The City has identified four neighborhoods whose current mix of uses present opportunities for infill development, though some sites would require rezoning. As shown in **Figure A4-3**, potential sites include a number of industrial and commercial sites (as well as low- and medium-density residential in the Craftsman Mall site) that can be rezoned for mixed -use, infill development, that includes housing.

Current areas that have been identified as possible infill opportunity zones are the Downtown area, the Arcata Gateway and Creamery District, the Craftsman Mall area, and the Valley West section in the City's northern end. By identifying these opportunities in close proximity to commercial areas, the City can encourage a mix of land uses that may allow residents to live closer to their places of work and thereby encourage alternative modes of transportation. Infill in these locations can also support parallel economic development efforts, such as the recent growth of small businesses since the 2015 implementation of the Creamery District Commercial Zone. The Arcata Gateway and Creamery District Infill Opportunity Zone includes the Gateway District project, previously described, which will include a substantial amount housing development when completed. The Valley West Infill Opportunity Zone and Downtown areas include central commercial anchors such as the Valley West Shopping Center and Uniontown Plaza Shopping Center. Policy HE-6 and Implementation Measures 11, 12 and 20 are included and evidence the City's commitment to encouraging residential development on infill sites.

Figure A4-3 Potential Infill Opportunity Zones

