

Delo Freitas

From: Colin Fiske [REDACTED]
Sent: Wednesday, February 08, 2023 3:00 PM
To: Peter Lehman; Scott Davies; Christian Figueroa; Judith Mayer; Dan Tangney; Julie Vaissade-Elcock; Matthew Simmons
Cc: David Loya
Subject: Comments for February 11, 2023 Planning Commission Meeting

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Planning Commissioners,


CRTP has the following comments regarding building placement, massing and design in the Gateway area form-based code, which we understand are the primary topics to be discussed at your 2/11/2023 study session:

- We strongly encourage you to prohibit any kind of garage door from facing a public street. Garage doors not only create an unfriendly pedestrian environment, they also decrease safety by introducing vehicles directly into the pedestrian zone and require curb cuts which make mobility more difficult for people using wheelchairs and other mobility devices, as well as strollers, carts, etc.
- We support a prohibition on parking structures, which are pedestrian-unfriendly (no matter how much art or landscaping you slap on them) and an expensive subsidy for car use in what should be a pedestrian-oriented area. In the absence of a complete ban on structured parking, there should at least be a prohibition on podium parking and any other type of structure which does not allow the perimeter to be occupied by pedestrian-friendly commercial or residential uses.
- All buildings should have build-to lines (BTL), and setback requirements - if any - should be minimized. Requiring a minimum setback with no corresponding maximum setback or BTL would allow buildings to be built far from the street at low densities that do not support walkability, good public transit, or an engaging pedestrian environment.
- We support a BTL percentage above 50% to ensure a more vibrant pedestrian environment.
- We encourage you to keep setback and related requirements modest so as not to place unnecessary restrictions on density and housing production.
- Previously discussed building facade articulation and massing standards include horizontal variations, which would be intended to break up boxy or monolithic building appearance. We encourage specifying both minimum and maximum depths for such features, to prevent extremely deep recesses or alcoves which could create an unwelcoming pedestrian environment under some conditions, especially if poorly lit.
- We encourage you to consider increasing minimum building height to 3 stories to ensure adequate density. As a reminder, desired community amenities like high-quality public transit can only be supported at relatively high residential densities.

Thank you for your consideration.

--

Colin Fiske (he/him)
Executive Director
Coalition for Responsible Transportation Priorities
www.transportationpriorities.org

From: [David Loya](#)
To: 
Cc: [Community Development Mailing List](#)
Subject: RE: "Affordable housing" definition in the GAP? Re: Displacement considerations in new City of Arcata policy
Date: Monday, February 13, 2023 11:22:50 AM
Attachments: [image002.png](#)

Hi Bruce,

I am working on a more in depth staff report and presentation to the PC and CC on this topic. I'll give a high-level synopsis here, but ask that you tune in to the discussion when it comes up (March or April).

The term affordable in relation to housing has many definitions that are context specific. The definition you cited below is a good starting point that is broad enough to encompass the starting point for most situations. Unfortunately, there is not exact specific definition that will work in all contexts.

The definition you cited can be used as a rule of thumb to determine if housing is affordable to a household with a given income level. That is, you can sample a population of households and compare their housing cost to their income and determine whether it meets the definition of affordable. However, it is a bit misleading to then think that affordable housing in all uses means that a household's housing cost is 30% of their income.

In fact, in most cases where there is a covenant regulating rents (restricted affordable housing) to serve a particular income group, in almost every case, those households are paying more than 30% of their household income to housing costs. This is because rents in "affordable housing" projects, as in housing that is restricted for means tested individuals, are based on averages. In restricted affordable housing projects you would need to earn say 80% area median income or less to qualify for the housing unit. This means, a household earning 50% AMI would qualify for the unit restricted to 80% AMI.

The rent for an 80% AMI unit is "High HOME Rent", which is set annually by HCD. They are paying a fixed rate that has been determined by HCD to generally be considered affordable to a household earning 65% of AMI (so, 30% of 65% of AMI adjusted for unit size). So, an individual household earning less than that (our 50% AMI household from above) would be paying more than 30% of their income in housing costs. (if you want to research this, see <https://www.hudexchange.info/programs/home/home-rent-limits/>).

"Affordable housing" is used in the context of our Homeownership Program. These are programs that require borrowers to earn no more than 80% AMI for their household size when they are approved for the loan program. The homeownership program allows deviations of the rule to up to 39% of a household's income in some instances for the "front end" housing costs. The front end ratio does not include utilities. So, in the context of a homeownership program for low-income households (those earning 80% AMI or less), almost every household is going to pay more than 30% AMI. These are still considered "affordable housing" programs.

The Tenant Based Rental Assistance program (and I believe Section 8 programs) are designed to ensure that the household is paying as close to 30% of their income on rent as possible. When the rent standard is established it is based on a Part 5 Income Determination. Their income is recertified, and the rent subsidy from these programs is reestablished periodically. So in the context of a TBRA program, affordable housing is as close to 30% of household income as is possible.

I've shared these examples to show that any attempt at a reductionist definition of affordable housing is fraught at best. Part of the confusion stems from using the same term for different purposes. The definition you cited is intended as a measure as to whether an individual household approximates a common definition of affordable housing. Using the term affordable housing as an adjective about a project or a program, the term is context specific, but generally does not mean that housing cost is 30% of income. And, when we use it to describe the market in general, (market rate affordable housing) we need to qualify what income group we are anticipating the housing will be affordable.

Having said all of that, I appreciate the feedback. We do need a better narrative in our plans about what we mean when we say affordable housing. If we can't provide an exact definition, we at least need to provide a framework for understanding the complexity of the context. When there is a specific programmatic use of the term, there are generally a series of criteria that are used to qualify and quantify what is meant in that context.

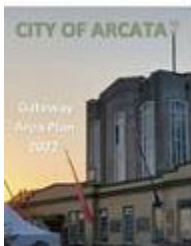
Cheers,

David Loya (him)
Community Development Director
City of Arcata
p. 707-825-2045

I acknowledge my residence in Goudi'ni (Arcata), part of the ancestral territory of the Wiyot peoples. I offer my reconciliation and respect to their elders past and present.

<https://www.wiyot.us/162/Wiyot-Placename-Video>

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our website www.cityofarcata.org for the latest information on accessing City services.



From: [REDACTED]
Sent: Thursday, February 9, 2023 10:35 AM
To: COM DEV <comdev@cityofarcata.org>; David Loya <dloya@cityofarcata.org>
Subject: "Affordable housing" definition in the GAP? Re: Displacement considerations in new City of Arcata policy

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello David,

"Affordable housing" is defined by the federal government as follows, per the California Housing Consortium:

<https://calhsng.org/resources/affordable-housing-101/what-is-affordable-housing/#:~:text=%20California%20Housing%20Consortium%20Resources%20%3A%3A%20Affordable%20Housing,the%20monthly%20household%20income%20for%20rent%20and%20utilities.>

"According to the federal government, housing is "affordable" if it costs no more than 30% of the monthly household income for rent and utilities. Most affordable housing developments are built for families and individuals with incomes of 60% or less than the area median income (AMI)."

Is this also how "affordable housing" is defined in the Gateway Area Plan? If not, please send to me the definition of "affordable housing" as used and referred to in the Gateway Area Plan.

Thanks for your help with this.

Best regards,
Bruce LeBel



[REDACTED]
Arcata, CA 95521

On Mon, Feb 6, 2023 at 10:26 AM City of Arcata - Community Development Dept.

<listserv@civicplus.com> wrote:

[View this in your browser](#)

Dear Community,

As we prepare for growth, we also need to be prepared to balance new development with appropriate measures to prevent displacement. I know that several of you have this on your mind as we discuss the potential for growth and change over the next 20 years.

There is disagreement in the scholarship about the magnitude of displacement related to gentrification. But recent studies using new methods to tease apart the impact of new market rate housing on existing residents suggests the impacts may not be as significant as feared (<https://ccrl.stanford.edu/blog/housing-interventions-new-production>). Importantly, this study pointed to the positive outcomes of anti-displacement policy, such as 'for cause eviction'.

The Gateway Plan already incorporates policy to offset the potential stresses that could lead to displacement. The plan includes relocation assistance for displaced individuals. It also incorporates inclusionary zoning, which will set a base percentage of affordable housing within new market rate buildings. There are incentives for going above the inclusionary zoning base for affordable housing. And the City can continue to prioritize policy that will help stabilize neighborhoods.

I look forward to bringing the Community, Commission, and Council more information on the impact of different policy choices for a discussion. I encourage you to explore the various studies that Stanford's Changing Cities Research Lab, as well as other sources, to prime your thinking on this complex issue. As we work to meet the significant housing challenges we have now, and those we will have in the future, we will need to address the potential for gentrification caused displacement.

Sincerely,

David Loya (him)

Community Development Director

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Delo Freitas

From: James Becker [REDACTED]
Sent: Friday, February 10, 2023 12:23 PM
To: Judith Mayer; Julie Vaissade-Elcock; Dan Tangney; Scott Davies; Christian Figueroa; Peter Lehman; Matthew Simmons
Cc: Sarah Schaefer; Kimberley White; Meredith Matthews; Delo Freitas; Joe Mateer; David Loya; Jennifer Dart; Karen Diemer; Fred Weis; Pat; Sherri Starr
Subject: Additional Survey Responses from Gateway Code Building Design Review
Attachments: Survey-Responses_Additional.pdf

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Hello Commissioners

I was hoping you will review the additional Survey responses from the Building Design and Roof Facade Survey.

I pointed out to Director Loya that a number of survey responses, that were received before January 31, were left out of your agenda packet for Saturday's meeting. I would appreciate if you would take them into consideration before Saturday's workshop. Please note that they are listed as being received after January 31, that statement is not correct. The surveys were overlooked, not late.

Thank you for your time.

James Becker

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.cityofarcata.org%2fDocumentCenter%2fView%2f12697%2fSurvey-Responses_Additional&c=E,1,nMHtkD6ePlo7vJPFVvROXwrz2do0bLfwMP3PgO4ynH9FyPCX5U9_UFMdnfx108LFnc21h7aO29daTH23hj8050I_sldMIAA-05TI7IR48X7PJvXov1g,&typo=1

Sent from my iPhone

GATEWAY CODE BUILDING DESIGN SURVEY

ADDITIONAL RESPONSES RECEIVED JANUARY 30 TO FEBRUARY 8, 2023

Survey Part 1: Reaction to Lookbook Images

Question 1: Are there building facade and roof design features shown in the Lookbook images that you would want to in the Gateway Area?

7 responses

- No
- no
- I really like Plaza Point building (#23), across from the Coop.
- Facade: 6, 14, 23, 24, 26, 28, 30, 32, 36, 38, 39, 41, 42. Roof: 5, 6, 11, 23, 24, 25, 28, 30, 38, 41
- I vote for landscaped roofs, hemp-masonry walls, LIVE facades, permacultural design elements, varied materials, recesses, sculptural, curves, varied colors, depths, solar panels and lines. Windows are important for light, but make sure that they're energy efficient and designed for passive-solar optimization, wildlife & earthquake safety.
- 6.Theater Square Petaluma Cornices and color variations distinguishing building bases and tops and rounded corner building element meld with and compliments the older character of Arcata's architecture. 39. Brown Avenue Town Homes Lafayette Fine grain building materials and overall features would complement Arcata's existing architecture and an L Street Linear Park/ Greenway
- Cornices, changing street-facing facades, multiple intersecting street-facing roof forms, step-backs after 3rd story, street-facing garden and/or patio spaces, facade height changes, roof decks and natural wood as a contrasting material.

Question 2: Are there building facade and roof design features shown in the Lookbook images that you would not want to see in the Gateway Area?

7 responses

- No
- no
- I do NOT like the new Sorrel Place building (#22). Too high and boxy.
- Facade: 2, 3, 4, 9, 11, 12, 13, 16, 20, 21, 22, 27, 29, 33. Roof: 2, 4, 12, 13, 15, 16, 17, 22, 33
- flat surfaces, too many windows (see comment above: energy efficiency and earthquake), box looks, monotone colors

- 32. Moran Apartments Oakland. The overall structure overs a disconnect to the character of Arcata. Some features, such as the mix forms siding would satisfy basic form-based code, however the overall presentation is hectic. 17. Ashland Place San Leandro. Highlighted design features seem out of place in Arcata.
- Projecting bay windows, decorative features which are not functional, (ie. window shutters, widow boxes and Juliet balconies) and continuous horizontal unbroken roof line.

Survey Part 2: Proposed Building Facade and Roof Design Standards

Facade Articulation

Question 3: what is your reaction to the proposed facade articulation standard? Do you have thoughts on the proposed standards that we should consider as they are further developed and refined? Do you have other ideas for how the Gateway Code can best achieve the intent statement?

7 responses

- WHY are you ignoring the basic fact that these buildings are too tall to provide fire protection???
- Please make sure that the codes dictate that the overall facades will fit and match the existing buildings and neighborhoods. Preserve the integrity of historical buildings. 4 stories max... in fact, 40 ft or less (per Arcata Fire District) recommendations is my vote.
- Some of these are non-functional and seem contrived just to meet the code standard, for example, "Projecting or recessed vertical accents (images 13, 21)". Re: Juliet balconies - they shouldn't be in front of fixed windows? Can certain styles be encouraged as they fit the City's existing character, such as Victorian and Craftsman styles, and others be disallowed, such as Brutalist?
- #11 and #32 are my favorites. Art on walls, green living walls, Projecting or recessed vertical accents, Variation in window size and pattern, Rounded building walls, Juliet balconies, Contrasting material and/or color, Sills, lintels, boxes, and other window ornamentation. I'm not sure how the images numbers correspond in this question, but my favorite examples are: example 1. varied exteriors, 6. round corner, 11. Vertical terracotta lattice building skin, Roof garden with cascading landscaping, Visible mass timber structure 14. wood materials, 15. curved structures, 19. (3)projections/recesses & color 20. color contrasts, 23. color variations, 26. all features, 28. SCULPTURAL elements, 32. all elements, 37. depth changes
- 6. Theater Square, Petaluma: The use of Cornices and adjacent lines rounded corner offer complimenting detail to Arcata Architecture. 39.Brown Ave Townhomes, Lafayette: Fine grain building siding materials, along with their more earth tone color, could offer beautification to structures by blending into the environment. Could blend well into a linear park setting. 14.

Saint Paul's Commons, Walnut Creek all three highlighted details checks a number of form-based code boxes and offers a good visual on building step backs.

- 1- "Require projects to select a specified number of options from a list to satisfy facade articulation requirement." It seems to me that there are different categories of articulation. Some, such as "Projecting window frames" or recessed window frames might be seen as requirements. Others, such as "Building wall modulation" and "Contrasting material and/or color" and "Variation in window size and pattern" and "Projecting or recessed vertical accents" may be seen by some people as a matter of aesthetics and may be regarded as garish and ****something to be avoided.**** The image of "Columns" is an example of "fake" architecture. Some items on the list such as "Sills, lintels, boxes, and other window ornamentation" and "Ground level porches and patios" and "Awnings and canopies" may be regarded as actual requirements. So to say that a project needs to choose from some number of elements IMO creates the large possibility of one developer choosing (and the zoning administrator accepting) exactly the wrong combination. It's like making a recipe. You can't say "Choose from the following: Honey, Maple Syrup, Powdered Sugar, Sucralose, Whole wheat flour, pastry flour, oat flour, almond flour, baking powder, baking soda, yeast, raisins, apples, oranges, onions, butter, milk, coffee, tea, cream, soy milk. Now combine your choices and make pancakes." Some items will work together and some will absolutely not.
- 2- Create street-facing building facades that are varied and interesting with human-scale design details. Much depends on the parcel size and the proposed scale of the building. A block-long building has different design requirements than a building that has a 50-foot or 75-foot frontage. In the Gateway District: If you remove the Barrel district and remove the parcels at the far north, there are only FOUR block-size parcels for potential development. Couldn't there be a Form-Based Code that is distinct for these areas? The Barrel district will have a master plan and IMO could be considered for a FBC on an entirely different basis.
- Building wall modulation, ground level porches and patios, green walls, balconies, and awnings and canopies.

Building Entries

Question 4: what is your reaction to the proposed building entries standard? Do you have thoughts on the proposed standards that we should consider as they are further developed and refined? Do you have other ideas for how the Gateway Code can best achieve the intent statement?

7 responses

- These buildings need to be short enough so that they can be protected by the fire department.
- Design for SAFETY first!! I want the new residents to be happy and safe. If there is a way neighbors can interact with each other (build community), that would also be great.
- The entry standards all seem to work well in their respective building designs.

- covered entrances for weather, artistic elements, open/covered porch areas. Permaculture, energy efficiency, sustainable materials, native landscape, microhabitat, cultural, art installation interpretive signage, as appropriate
- 8. Coliseum Connection Homes in Oakland is subtle in Facade and color variation with emphasis on porches for townhomes.
- "Require at least one entrance every 100 feet for ground-floor non-residential uses and 200 feet for ground-floor residential uses." Arcata is small. How about 100 feet for non-residential and 100 feet for ground floor residential. "For units adjacent to a public street that are accessed through ground level individual entrances (e.g., townhomes), require the entrances to face the street. " This would not allow a courtyard design.
- Common areas, gardens or court yards street-facing and as main entryway, entrances covered and protected from elements (porch or recessed bay)

Roof Forms

Question 5: what is your reaction to the proposed roof forms standard? Do you have thoughts on the proposed standards that we should consider as they are further developed and refined? Do you have other ideas for how the Gateway Code can best achieve the intent statement?

6 responses

- Roof decks and gardens would be great so residents can get to know each other and build community.
- I think "Upper level step backs (image 42)" are most important to respect solar access for surrounding buildings. "Varied roof types such as shed and gable roofs (images 23, 25)" is most important for aesthetics. Don't understand "Multiple hierarchical roof forms (image 17)." In the example, the feature labeled #2 seems monolithic, not multiple. "Changes in street-facing facade plane (images 8, 20, 31)" is good if it is functional, for example, to allow a balcony. Perhaps disallow monolithic, unbroken flat rooflines? (images 2, 4, 12, 13, 15, 17)
- Visible green roof or roof landscaping, Visible roof decks, Dormers and gables, Varied roof types such as shed and gable roofs. Please see list of favorite examples from the lookbook to see favorite roof elements.
- Number 24 - Bluebonnet Ln Scotts Valley: Multiple intersecting street facing roof forms employs gable ends and an example of Corbel Brackets. Number 8 - Coliseum Connection Oakland: Breaks in roof line from varied building height and front building wall modulation offers fairly clean line economical solution for potential home ownership through town homes.
- Requiring this degree of "visual interest" for roof forms could be an opening for a disaster. "Ensure that roof forms are varied are designed with architectural interest." Does this mean

like Plaza Point #23? I hate that style, and I expect it to be viewed in the near future as a failed architectural movement. 24 and 30 are good. "Reduce the perceived mass of buildings as they meet the sky." Generally good, but many buildings need some kind of increased perception of mass in order to delineate the roofline. Examples: 41, 40, 22, 10, 4 even 6, and particularly 2. The Lookbook images are of recently designed buildings ONLY. This is not a good representation of available design elements.

- Upper level step backs starting at 3rd story, repeating roof forms, dormers, green roof, overhanging eaves and multiple street-facing roof forms.

Windows

Question 6: What is your reaction to the proposed windows standards? Do you have thoughts on the proposed standards that we should consider as they are further developed and refined? Do you have other ideas for how the Gateway Code can best achieve the intent statement?

6 responses

- I like it.
- Bird safety should be a priority. I think San Francisco has that in its standards. The Arcata community loves and honors the wildlife around here, esp its birds. Double or triple pane windows will help with energy conservation and noise issues, esp since there might be vibrant, nighttime activities and loud neighbors.
- Require bird-safe glazing!! Not as just an option!
- I'm not sure that all-window facades are the safest option for earthquakes. Passive solar should be maximized, but keep in mind our solar patterns unique to our area. Ground-level windows seem like a good idea to maximize light, but again, my concern is earthquake safety.
- Proposals for windows and glass seem reasonable, however they need to also consider that the Gateway Tall buildings will be in the path of both migratory birds and residence of the Arcata Marsh and Wildlife Sanctuary and therefore need to offer solution for reducing bird strikes and deaths. Suggestions can be found at American Bird Conservancy <https://abcbirds.org/blog20/make-windows-safe/>
- The intents and the proposals listed here are good. "Quality materials" is a non-objective and open to interpretation. The notion of "Create visual interest" may lead to the design where there are windows of varying sizes and placements (21) -- or small windows on a large surface, such as 16, Sorrel Place 22 -- all poor design, IMO.
- Require bird safe glass.

Ground-Floor Frontages for Non-Residential Uses

Question 7: what is your reaction to the proposed ground-floor frontages for non-residential uses standards? Do you have thoughts on the proposed standards that we should consider as they are further developed and refined? Do you have other ideas for how the Gateway Code can best achieve the intent statement?

10 responses

- These standards seem good to me.
- No comment on this.
- it is a good idea.
- I like it.
- Require commercial on ground floor areas. Then people can work near their Gateway area homes. Wide sidewalks and unobstructed pathways. SECURE bicycle parking is a necessity. Linear parks and pocket parks, please!
- Standards are good.
- See previous comments about earthquake safety and passive solar. Windows are important for businesses, but crime might be an issue with walls of windows? Entrances should be well lit with natural light, especially for warmth if there are patios or other welcoming spaces.
- The above top right image offers an attractive and functional storefront solution for Arcata's winter climate with an architectural appealing recessed awning. Offering entry from two streets.
- Redwood City had an issue where ground-floor space that was intended as retail or pedestrian-oriented was used instead for office space, later in the life of the building. The windows were covered on the inside with paper, shades, etc. Thus, the transparency requirement should be clear that it is for the use of the building, not only for the approval of the design.
- Set back buildings from street with wide sidewalks, trees, courtyard or gardens.

Materials and Colors

Question 8: what is your reaction to the proposed materials and colors standards? Do you have thoughts on the proposed standards that we should consider as they are further developed and refined? Do you have other ideas for how the Gateway Code can best achieve the intent statement?

7 responses

- no color standard

- Variety of materials and colors a must. No cookie cutter buildings. Public art and murals please. Materials should be DURABLE and made to withstand our weather and rain. No maintenance sought b/c peeling paint, mold and lichen is unattractive.
- Disallow gray. We already have too much gray with Sorell (image 22). Perhaps chartreuse and magenta should be disallowed as well. Plaza Point's (image 23) colors are cute but at some point may look dated. Overall, color variances seem to be a cheap way to add interest to a poorly-designed building. Uniform color looks great on a well-designed building (image 28).
- I support varied materials and colors, shapes, and lines and plank house design elements on at least some buildings. I am involved with international certification entities to introduce hempcrete building materials. This technology is fire-resistant, cost-effective, energy efficient, non-toxic, carbon-sequestering, supply-chain sustainable, hypo-allergenic, cradle-to-cradle LCA, and earthquake resilient. I am a certified installer of this type of wall system. I'm working with a group that is planning to bring a learning opportunity and certification processes for local builders. It can be formed to look like timbers, similar to Potawat (UIHS) structures. It can also be formed to create curved surfaces, since it's an infill wall system. Iron oxide tints and inlays can be incorporated for artistic elements. Cladding can be varied, such as lime renders, wood, steel etc. Quick-deployed panel systems and shotcrete can be implemented for commercial-scale buildings. It is a cost-effective building approach, depending on where the materials are sourced. The group I'm involved with has promoted and industry-level proposal for our region to develop the supply chain for this industry, creating hyper-local sourcing and alternative materials for sustainability.
- Numbers 6, 34 and 39 offer more subtler variations in color contrasts and choice of siding a materials. This subtler variation might be more suitable along a bike and pedestrian corridor on an L Street Linear Park which can interphase with the storefront services.
- "Support variation in building materials and color and materials as a method to create visual interest, balance, and design diversity." "Discourage uniform project designs and architectural styles." NO NO NO. Please no. ****Many**** of the buildings in the Lookbook have uniform project design and style. What is this intent? It seems non-productive for good architectural design. See #5 -- a very good-looking building IMO. I do not care for 13, 15, 18, 20, 21 -- but they are a solid uniform design. I like 28, 34, 36, 38 -- one design.
- Encourage use of natural materials such as wood or stone,. Reflect the features of the existing historic buildings of the neighborhood.

Garage Entries and Doors

Question 9: What is your reaction to the proposed garage entries and doors standards? Do you have thoughts on the proposed standards that we should consider as they are further developed and refined? Do you have other ideas for how the Gateway Code can best achieve the intent statement?

7 responses

- No comment on this
- Limit conflicts with pedestrians. Covered parking will help with car maintenance issues.
- Require material of interest (cobblestones, brick, living/permeable driveways).
- Per the Jan 19 replay, I agree with limiting driveways as much as possible or at least making sure garage entries are more recessed to allow for better visibility, time to see pedestrians. Landscaping is very important, but make sure it's low around garages.
- For new developments, the proposal of minimizing pedestrian and vehicle interaction through less street facing garages and curb drops seems like a reasonable solution. Most garage doors installations lend themselves to recess trim. How does this proposal affect existing residences within the proposed District? If the existing residences are grandfathered in, then language should clarify the intent.
- "Minimize the visual dominance of garage entries and garage doors." How about: Prohibit street-facing garage doors.
- Require a landscape buffer.

Additional Comments

Do you have any additional comments on the proposed building facade and design standards?

6 responses

- This is an exercise in futility. These buildings are much too tall to pass the requirements for fire safety. Try running this exercise again with shorter buildings, please.
- No more than 40 feet!!!! Listen to the Fire District!!!
- I would like to see traditional Wiyot cultural facades and designs that are true to historical important places, and place-name signage as much as possible. No one mentioned this in the session. I believe it should always be a part of the conversation. Murals might be another way to include local native history and cultural importance. Also, incorporating other historical design elements to capture our history here, such as victorian elements, farm/barn, nature-inspired elements to showcase how we fit into and appreciate our greater place and time. Use local, sustainably-sourced materials as much as possible. Plan for earthquakes, water sinks and floods in all designs. Open space should mimic local california native habitat species for parks, linear areas, squares, etc as much as poss, with interpretive signage. Again, fiber-based structural elements, such as hemp/canna/kenafcrete can provide alternative material bench design, covered planters, gazebos, etc.
- Hopefully the design and materials referenced from myself, and others can be expressed through local architects to ultimately compliment Arcata's existing character and can bridge from old to new.

- All of the designs in the Lookbook are from the last 20 years. All but 4 are from the SF Bay Area. (3 are from Arcata, and 1 is from Washington DC) This is a misguided view of the available choices of Building Facade and Roof Design for a survey. Perhaps it is the case that we do not want Arcata to look like post-2005 Bay Area design. There are thousands of other design elements out there. Why should the Lookbook contain just this narrow range of design elements? ----- Facade design considerations for a block-long building will be very different from that of a smaller parcel. The FBC should reflect these differences. ----- Keep working at this ! We need a good plan for Arcata. Thank you.
- Protect existing neighborhoods, homes and properties from solar shading with proper set backs of all new buildings.

Survey Part 3: Share Your Images

Upload [here](#) images that illustrate building facade and roof design features you would like to see in the Gateway Area. You can explain your uploaded images below. Please identify the specific file name for any uploaded image that you reference.

5 responses

- Craftsman style - brick porches, elevated entries, siding, varied window shapes. Dormers, gables. Photo of State and Hope in Santa Barbara shows a uniform building color with interest added with deep stepbacks, generous landscaped setbacks, varying window shapes, parking area presumably between buildings, contrasting driveway material.
- These are samples of hemp masonry, infill insulation wall systems in the US and EU. I can provide specific examples from the group with which I'm working in France and Sweden, upon request. Shotcrete and panel systems can be employed. We are getting ready to bring experts here to set up the certification process at our institutes of higher learning and building associations. All buildings have to allow for safety services to access easily, of course. Examples also include traditional Wiyot structures and modern replicas. There is also an image of a barn, to incorporate local representation of our area's history, economy, industry. Maritime and forest design elements would be appropriate too.
- 2500 Lyndale Avenue seems like an attractive solution for townhomes, if such a development is desired by any developers. In spite of the uniform coloration, the facades vary in depth and offer a unique roofline. More reasonable siding materials could be substituted for the brick and varying color shades could be employed. Daylight basements would definitely not work; however, the street scape is softened by the trees and the overall feel is welcoming. This image was uploaded with [REDACTED] as the associated email.
- See: Garden Village Apartments in Berkeley.
<https://www.sfchronicle.com/bayarea/article/Berkeley-sprouts-creative-housing-topped-by-a->

10816953.php <https://www.aia.org/showcases/155456-garden-village>
<https://www.gardenvillageapt.com/>

- Danco's Alvarado Gardens project is very attractive, with gables oriented in two directions, significant stepbacks, seamless blending with adjacent historic buildings. This exact design could look great in Arcata with different roofing to make it look less Mission styled. Couldn't download a photo but here's the site: <https://www.danco-group.com/projects/alvarado-gardens>.

Upload [here](#) images that illustrate building facade and roof design features you would not like to see in the Gateway Area. You can explain your uploaded images below. Please identify the specific file name for any uploaded image that you reference.

2 responses

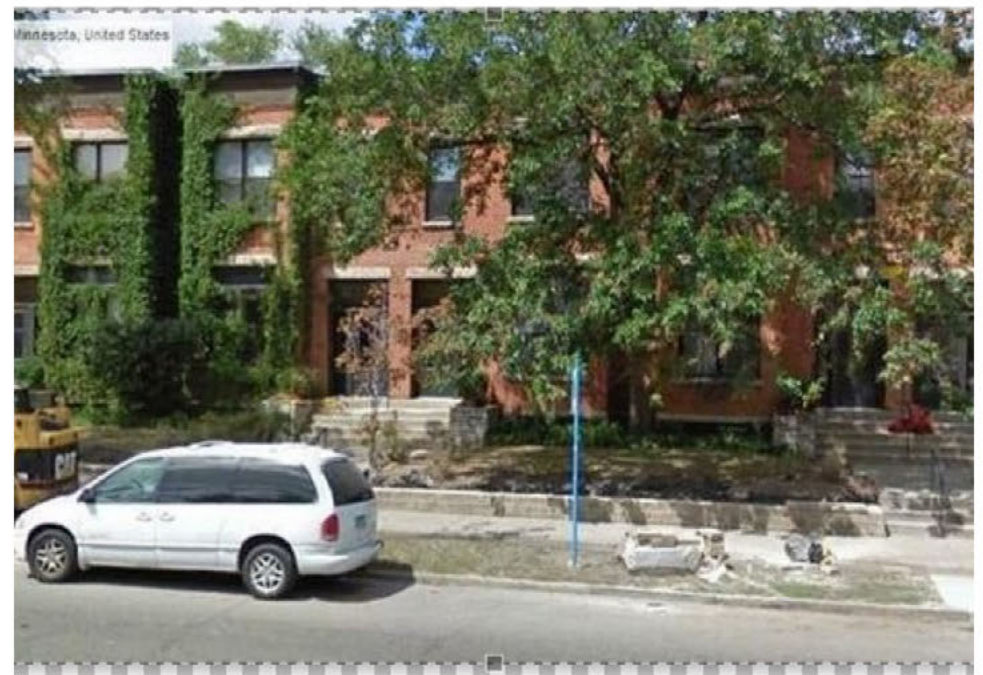
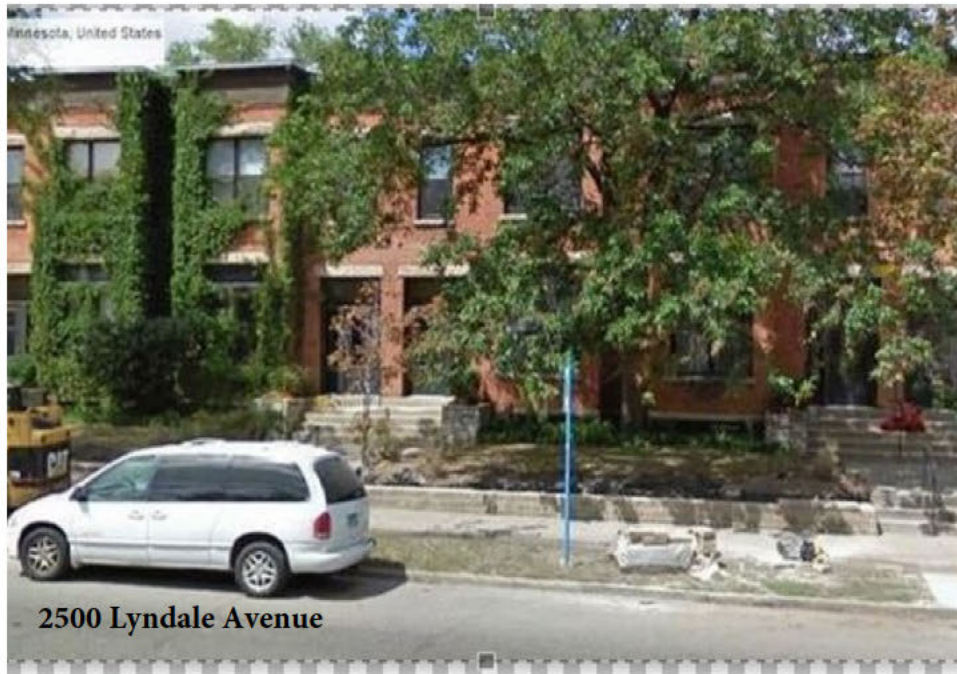
- No brutalist stacked boxes!!
- Avoid box-like, all-linear, monochromatic design elements.

Upload [here](#) any other images you would like to share relevant to the Gateway Code building facade and roof design standards. You can explain your uploaded images below. Please identify the specific file name for any uploaded image that you reference.

1 response

- Thank you!

Uploaded Images: Features You Would Like to See



Uploaded Images: Features You Would Like to See



Garden Village Apartments



Uploaded Images: Features You Would Like to See



Project Team

Owner
The Danco Group
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Sheet Index

- | | |
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| 1 | Cover Sheet |
| 2 | Project Site Plan and Site Information |
| 3 | Upper Floor Plans |
| 4 | North Elevation & Typical Units |
| 5 | Design Features & Rendering |

Alvarado Gardens Apartment

San Pablo, Cal

Concept Design
01.1

SGPA ARCHITECT
SAN PABLO, CALIF.

Uploaded Images: Features You Would Like to See



Uploaded Images: Features You Would Like to See



Uploaded Images: Features You Would Like to See



Uploaded Images: Features You Would Like to See



The mixed-use Mjøstårnet commercial building in Brumunddal, Norway, is currently the world's largest CLT built structure. Nicknamed the 'plyscraper',

Uploaded Images: Features You Would Like to See



Other Images



Other Images



Delo Freitas

From: Sherri Starr [REDACTED]
Sent: Friday, February 10, 2023 2:12 PM
To: Julie Vaissade-Elcock; Scott Davies; Christian Figueroa; Peter Lehman; Judith Mayer; Matthew Simmons; Dan Tangney
Cc: David Loya; Jennifer Dart
Subject: Re: For consideration at tomorrow's FBC workshop (Feb 11, 2023)
Attachments: Building height maximum.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I would like to blame my new foster kitty for hitting "send" before I could attach the "Building height maximum - per January 2022 Open House engagement" table.
Thank you for all you do!

On Fri, Feb 10, 2023 at 1:11 PM Sherri Starr [REDACTED] wrote:

The best attended public engagement event regarding the Draft Gateway Area Plan was the open house held in January, 2022. Community members gave a great amount of feedback on a number of topical posters that were placed around the room. The City did not document the feedback given at this event in sufficient detail. A very limited summary is included in the Draft Engagement Report.

Community members took it upon themselves to review photos of the engagement posters and prepared reports for each poster, documenting all feedback that was visible in those photos. A small amount of responses were hidden by overlapping sticky notes or was illegible.

Open House feedback was not included for consideration at the August, 2022 Planning Commission and City Council study session and it is not mentioned in the packet for tomorrow's FBC workshop. Why not? Everyone who took the time to attend and provide feedback should be heard. Their feedback is relevant to tomorrow's topics of discussion.

Considering this, I have attached the most relevant of the engagement poster reports for your review:

What Have We Heard So Far?

Arcata is Growing...Planning for Growth Helps Manage It

Arcata's future multi-family housing developments should look...More like this

Gateway Area Amenities

Final Thoughts/Feedback

The table “Building height maximum - per January 2022 Open House engagement” documents the following:

- written feedback from all posters
- opinions regarding a specific number of building stories
- vague references not included
- visible written comments

Please note that the overwhelming number of attendees want buildings with no more than four stories. A distant second is three stories.

Thank you for considering the community’s voice in your decision making process.

Building height maximum - per January 2022 Open House engagement

Poster title	Two	Three	Four	Five	Six	Seven	Eight
Arcata's future multi-family...	2	1	11	0	0	0	0
Built environment and Architecture	0	0	16	1	2	0	0
Gateway Area Amenities	0	1	2	0	0	0	0
How did we get here?	0	0	1	0	0	0	0
What have we heard so far?	0	6	7	0	0	0	0
Final thoughts/ feedback?	0	2	19	0	0	0	0
Full list of Plan topics	0	0	5	0	0	0	0
Arcata is Growing...	0	0	14	0	0	0	0
Built Environment Streetscape	0	1	5	0	0	0	0
Equitable Housing	3	0	7	0	0	0	0
Totals	5	11	87	1	2	0	0

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Subject: For consideration at tomorrow's FBC workshop (Feb 11, 2023)
Attachments: What Have We Heard So Far.pdf; Arcata is Growing...Planning for Growth Helps Manage It .pdf; Arcata's future multi-family housing developments should look...More like this.pdf; Gateway Area Amenities I - results.pdf; Gateway Area Amenities II .pdf; Final ThoughtsFeedback poster - results.pdf

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Thank you for considering the community's voice in your decision making process.

City of Arcata Community Open House

January 21 and 22, 2022

“Gateway Area Amenities I” poster - feedback results

(Collated by Responsible Growth Arcata volunteers, based on photos taken at the end of the event*)

Housing Creation:

<u>Amenity:</u>	<u>Vote Tally</u>
High-density housing	14
Small units (750sf or less)	30
Family units (3 or more bedrooms)	16
Owner-occupied units	31
Single room occupancy	9
Preserving existing affordable housing	17
Creating new affordable housing (deed-restricted units)	16
Creation of new mixed income housing	25

Write-in:

Homeless housing allowing for pets and disability	3
---	---

Open Space:

<u>Amenity:</u>	<u>Vote Tally</u>
Trail enhancement/new bike and pedestrian trails	32
Contribution to area beautification fund	7
Easements dedicated to city for parkland or creek daylighting	20
Contribution to parkland fund	4
Creek daylighting	20
Street trees	33
Community gardens	21
Edible/native landscape	19

Art and Culture:

<u>Amenity:</u>	<u>Vote Tally</u>
Creation of public art or related infrastructure	16
New performance space	6
Art & culture fee program	6
Artist live/work housing	18
Community-building infra (seating along trail, drinking fountains, little free libraries etc)	24
Contributions towards partnership with Arcata Main Street on community connectivity events between Plaza/Gateway	7

Green Building/Sustainability:

<u>Amenity:</u>	<u>Vote Tally</u>
LEED Gold or higher, all electric development	15
Mass Timber Construction	6

Renewable energy generation	20
Contamination remediation	5
Stormwater runoff management in addition to state requirements	16
Light pollution reduction	17
Jolly Giant Creek water quality improvements	13
Improving fish passage for salmonids	19
“Wetland banking” for habitat restoration	16

Write-in:

Prevent bird window strikes	3
NOISE CONTROL esp at nite (sp) from HVAC equipment	2

General comments:

“100 AirBnB units? That’s housing that’s lost! And it’s a lot of units” (Seconded with four dots)

“Enforce limit ____ 100 short term rental units”

“Anyone looking at 3D printed units for single occupancy?”

“ADA accessible”

“Subsidies for homeless to ____ housing to home ownership”

“D) All of the above”

“Street trees are great. Make sure there is \$ for biannual cleanup. There is very little street cleaning & I see lots of debris going down sewer grates Lots of \$\$ to clean out once underground” (Seconded with one dot)

“Do the Gateway Plan keeping ____ ecosystem function in mind - creeks, vegetation corridors, pocket parks & playgrounds for kids”

“These should be necessities (requirements) not amenities” (Seconded with two dots)

“What about safe areas for youth sports. This will affect young families that would be emotionally invested in our community.”

“Outdoor bandstand theater” (Seconded with one dot)

“All electric is good, LEED adds cost and not necessarily value”

“Preserve solar access to adjacent properties. Daylight more of Jolly Giant Creek” (Seconded with one dot)

“How do we control noise from parties if these are to be also student housing mixed w/ professionals?”

“Have lots of lighting in diff forms & intensity. Well lit areas can create moods.”

***Note: Everything visible was collated. Some content is covered by stickies or illegible. Illegible is noted with a blank line: _____.**

City of Arcata Community Open House

January 21 and 22, 2022

“What Have We Heard So Far?” poster - feedback results

(Collated by Responsible Growth Arcata volunteers, based on photos taken at the end of the event*)

Citywide Visioning:

Vote Tally

Creating housing for all user groups and incomes	27
Love of Arcata's natural resources (ocean, forest, working ag lands, parks)	42+
Encouraging walkability and bike ability, investing in multimodal transportation	28
Comments: “Buses” “Public transit” “Horses”	
Creating job opportunities, including Arcata's arts and manufacturing sectors as well as finding jobs for recent HSU graduates	11
Increasing feelings of safety in public spaces for all users	20
Coordination between HSU and the City	16
Thoughtful City growth, meaning both infill and protection of the City's green spaces	35
Arcata for All and racial equity work	25
Comment: “Pay POC for the work”	
Using arts for self expression, place making and mental health	16
Reducing Greenhouse Gas Emissions	18
Climate change/sea level rise preparation and armoring	20
Youth/child support, care, representation and engagement	10
Re-connecting with local indigenous communities	23
Investing in mental and physical health care	18

Gateway Visioning:

Vote Tally

Area has good potential and strong community of businesses and residents looking for new ways to build on that potential	7
Area is a strong off-plaza center for the core downtown, and is well-positioned to downtown, nature, and the ocean-connect to Plaza with bike/ped priority-need safe routes to parks	6
Creamery District as strong center and Arcata Playhouse as strong center of Creamery	12
Area needs maintenance/investment-more and bigger sidewalks, repainting of storefronts, more lighting, more landscaping and greenery, more public art-murals, etc.	14
Focus on human-scale activity- flow designed for people, design that brings people together	11
Encourage uses that lead to more events/ people on the street	11
Encourage a diversity of uses and business types, more jobs in the area	9
Focus on communal and shared space, green space, edible landscaping and native plants-places to linger safely in a beautiful environment	18
Strong arts identity in Creamery and interest in expanding that beyond Creamery-creating spaces and structures for artists, including artist housing and roles in decision making	13
Concerns of proposed building height/scale, and its effects-shading, aesthetics, parking	33
Comments: “More parking” “3 max”	
Incorporate Wiyot place naming and find ways to honor the fact the Gateway Area is on unceded land	14
Concerns of re-configured roadway in impacts to surrounding neighborhood-	

Other thoughts to share (on City vision and on Gateway vision):

*Note: lots of engagement on sticky notes; appears that as the poster filled up, thoughts shared were not delineated between the City and the Gateway. Also, notes written on Dots were included above. Some were not legible in the poster photos.

"Not at all Senior friendly. How many floors will get an elevator? Who will service?" - Sara Turner

"Seniors and their needs - how about their accessibility issues (biking in rain)?" (Seconded with three dots)

"Infrastructure concerns are very important - sewer, water, solid waste, electricity"

"Sound proof and color access - so important"

"Arcata has opportunity to bomb as an arts city with the right marketing to create job"

"Try to create (post around the City) messages of minority acceptance"

"Healthcare, transportation, sewage"

"Streamline Section 8 housing vouchers, not the approval process for Big Developers. Time to stop using public policy to fatten the pocket of the wealthy!" (Seconded with one dot)

"We don't need to provide housing for every person who wants to live in Arcata. We don't need high density." (Seconded with three dots)

"Design pedestrian and cycling ONLY streets from Gateway Hood to Central Arcata"

"My biggest concern for Arcata is the homeless problem. Is there a formula for how many homeless our town can manage. I think _____ are way _____ our abilities to manage this issue." (Seconded with three dots)

"Business incubators - Platform Cooperatives:

- Artist/Artisan
- Child Care
- Elderly Care
- Home Care"

"More focus on safe spaces for youth, BIPOC residents and Queer celebrated areas, art spaces" (Seconded with two dots)

"6-8 story buildings are not compatible and are out of scale!" "Yes, agree!" (Seconded with two dots)

"Let's demonstrate mass timber construction (CLT) substitute for concrete & steel"

"Need more townhouses and condos for home ownership"

"Weather does not allow non-car lifestyle for all - Seniors, commuters to Eureka"

"Dog + kid friendly homes"

"Mandate owner occupied properties, to discourage buying and renting out of investment properties, as we have now."

"Work on _____ transportation out/in of area to help decrease cars"

"ZIP Cars"

"Waste treatment - will it meet the demand? It's a future (sp?) in 20/30 yrs. Consignally (sp?) services"

"Moving forward with this project when residents are overwhelmed w/ current events is WRONG"

"_____ I support multi-modal transportation, there is a severe lack of parking in Arcata so I hope that increased housing goes hand in hand with consideration of increased parking"

"Provide more parking citywide and especially downtown". (Seconded with one dot)

"Pay BIPOC + let lead rail equity/equality initiatives"

“Small electric buses run frequently, easy on/off (reduce auto use)” “good idea!” (Seconded with one dot)
 “Increase home ownership”
 “Increase parking”
 “Protect from flooding and sea level rise”
 “The City needs to do a better job of planning and maintaining public spaces”
 “People will leave their cars in SoCal IF we have excellent PUBLIC TRANSIT!” (Seconded with one dot)
 “**Four stories plenty!** Love bikes + be realistic - most folks still have cars - need to park!”
 “Does wastewater treatment system have capacity to accommodate all this?? Land should be designated & saved for relocation of treatment plant esp. as sea level rises” “Duh” (Seconded with two dots)
 “BIPOC need to be the leaders of racial equity work for the City + need to get paid for it” “Yes”
 “**Minimum 3 stories for housing + walkability**”
 “**Max 3 stories**” “Healthcare” “**Agree!**” (Seconded with three dots)
 “Preparedness for big tech coming to Humboldt?”
 • Housing
 • Arts
 • Culture
 • Accessibility”
 “**Max 4 stories.** Laundromats. Child care & mental health care accessibility” (Seconded with one dot)
 “More visibility and partnership with the Wiyot and other tribes”
 “Invest in hemp and green waste from weed farms and trim jobs”
 “**Max 3 stories in all districts but Barrel - Max 4 stories in Barrel District**”
 “**City of Arcata should keep maximum building height of 4 stories as stated in the General Plan**”
 “**4 story max** _____ include more parking. I like the traffic _____ But 2 _____”
 “Perhaps sharing some illustrations of projected building heights/outlines would help more people accept the zoning changes. How many 2, 4, 6, 8 story buildings expected in 10 years?”
 “Please explain how the number (3500) of proposed increased new dwellers who want to move here to live in high rise apartments was figured” (Seconded with two dots)
 • “**No buildings >4 stories**”
 • Maintain planning commission & city council (public) approval process
 • Maintain solar access as a human right”
 “Building height 8 - 7 - 5 story buildings adverse affect on whole/shading surrounding area”

***Note: Everything visible was collated. Some content is covered by stickies or illegible. Illegible is noted with a blank line: _____.**

City of Arcata Community Open House

January 21 and 22, 2022

“Gateway Area Amenities II” poster - feedback results

(Collated by Responsible Growth Arcata volunteers, based on photos taken at the end of the event*)

Multi-Modal Transportation:

Amenity:

Vote Tally

EV charging stations	14
Employee showers	4
On site bike parking/storage in addition to what is required in form based code	15
Bus passes for residents	17
_____ parcel frontage for transportation use	3
Comment: one person added a question mark to this category	
Utility undergrounding	26
Comment: “Only way this plan does not become a huge blight”	
Contribution to all-electric bus	15
Trail lighting and aesthetic improvements	21
Park & ride lots	7
<u>Write-in:</u>	
A parking space for each new residence built	2

Enhanced Architecture/Design:

Amenity:

Roof form variation	14
Architectural detail, ornamentation, articulation in addition to what is required in form based code	19
Comment: “think of sun”	
Cantilevered upper floors	5
Retail/dining facing trail or creek	20
Comments: “think of sun” “south facing” (one other, illegible)	
Rehab and adaptive reuse of existing history structures	25
Comments: “Very important”	
“What happened to the log cabin at the fiber optic center?”	
“What about architecture that fits in with architecture in neighborhood?”	

Retail and Job Creation:

Amenity:

Ground-floor retail/mixed use developments	10
Outdoor dining	29
Comment: “think of sun”	
Rooftop dining	9
Comment: “100”	
Owner-occupied units	22

Comment: "Don't let landlords buy up properties to jack up rents"	
Creation of 50+ jobs	12
Community health/support services	22

Other ideas?

Amenity:

Public art - sculpture, music, dance, benches, _____	6
Solar outdoor decorative lighting	1
Etched glass or other ways to make windows bird safe	1
Solar panel covered picnic tables - yes! Generic CSU-style - no	1
Campground	1
Outdoor picnic area	1

General comments:

"If you build it, they will ride. We need an excellent public transit system!"

"Secure bike parking - covered. Outdoor racks in this weather are not encouraging..."

"Better public transportation and also to get out of the area. Decrease cars - HSU freshman no cars if in Arcata. Can do other 1st years in other colleges.). HSU busses at holidays to Sac, SF, Oregon, etc and return after holidays."

"Maintenance over long term!! Shabby paint, siding, balconies turn into slums!"

"Sight lines!"

"Lighting!"

"CCTV!"

"City sponsored ride share program"

"Stop pretending we don't need cars..."

"Recreation facilities for new residents, i.e. tennis courts, basketball courts, soccer/baseball fields" (Seconded with the note, "Public")

"Need a transportation plan for people that work in Arcata but don't live there, and vice versa."

"3500 units with little parking is unrealistic and not workable."

"Necessities & requirements (not amenities) (Seconded with "absolutely!")

"Maintain light industrial space for service work businesses" (Seconded with dot "Keep it ind use"

"Keep light industrial use"

"8 stories is too high - max 3 or 4. Will change character of small Arcata"

"No stucco"

"No more than four storys. (sp) Put taller buildings on south side of block to avoid blocking sun on neighboring buildings"

"We cannot keep businesses one on the Plaza. Why add more retail space now? (Seconded with two dots)

"Mandates, not amenities" (Seconded with "Yes, please!" and "Me three!")

"Where are the higher paying service/light industrial options? STEM businesses that support HSU Poly?"

"The plan needs more public space as opposed to privately owned 'public' space". (Seconded with a heart)

"This plan proposes to allow windowed walls erected adjacent to the bird sanctuary and up the riparian corridors. According to Sibly Guides and Audobon groups, windows are the highest faster for bird mortality."

"I feel saying 8 stories was a way to get people to agree to 4. Too High! 3 stories MAX!"

“Mandate affordability!” (Seconded with another dot and a “ditto”)

“100 AirBnB units? That’s housing that’s lost!” (Seconded with four dots)

“Enforce limitation of 100 short term rental units”

“Do deed-restricted units mean that low income families end up not building much equity in their property? Is there a way to make housing more affordable for everyone without needing subsidy programs?”

“Anyone looking at 3D printed units for single occupancy?”

“ADA accessible”

“Subsidies for homeless to transitional housing to home ownership”

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City of Arcata Community Open House

January 21 and 22, 2022

“Arcata’s future multi-family housing developments should look...More like this” poster - feedback results

(Collated by Responsible Growth Arcata volunteers, based on photos taken at the end of the event*)

Sticky notes:

“3 to 4 story max - save the look and feel of our town”

“Photos of reference of places w/ greater populations do not apply to us - too large for our city”

“Unsafe - decreased visibility, more alley ways for crime.” 2 stories seems high enough for down-town. Multi story building (sp) belong outside city _____” (Seconded with one dot)

“It should be 3 to 4 storie (sp) or less”

“These all have underground utilities. It will look much different with our awful above ground utilities”

“Something that includes ample parking”

“I’m against all building (sp) on 3 stories. I like what Kramer(?) _____ 2 story apartments”

“5 stories too much”

“Where do cars park? Really!”

“No boxes please!”

“4 stories maximum”

“Better-looking 4-storey (sp) buildings with open space”

“3-4 stories ok. Design review over 8,000 sf”

“4 floors max, por favor!”

“Duplexes, triplexes, 4-plexes with yards AND common open space will still provide desirable density. Larger apartments would be more likely for short term residents and students”

“4 story max. Intersperse with small gardens + parks, benches.”

“Need to encourage home ownership not tenement buildings owned by 2-3 rich developers”

“We are not Orange County! :-)”

“2-4 storys (sp) taller (4) near Plaza, smaller (2) as you get further away”

“I have to admit the renderings of higher-rise buildings are not very attractive and are hard to imagine as part of Arcata. Greenspace is essential. Air space is essential.”

“The max should be 3-4 stories”

“EACH should have its own unique style! 4 floors is optional max. Many options are possible.”

“Limit _____ building based on shadow criteria for small communities. Example present tall building block sunlight _____ produce dark areas in a city _____ should be _____ larger effect” (Seconded with one dot)

Photos, left to right/top to bottom, with dots and/or written notes:

Dots indicate favor unless otherwise noted.

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16 dots



36 dots and two notes:

"This looks nice but could be taller and have front porches"

"Also hot tub"



32 dots



14 dots "Yes," 1 dot "No!"



2 dots "Yes" and 3 dots "No!"



13 dots "Yes" and 3 dots "No!"



10 dots



9 dots



4 dots "Yes," 2 "No!"



40 dots and 1 note:
"Like the shared garden space"



9 dots, one with a note:
 "Like the house!"



6 dots "Yes," 5 dots "No!"



17 dots; 1 with initials? and 1 with note:
 "Good compromise"



6 dots "Yes," 2 dots "No!" and one note:
 "I don't want to live in Orange County!"



10 dots "No!" and three notes:
 "Ugly!"
 "No thank you!"
 "Ewww"



8 dots "Yes," 6 dots "No!".

City of Arcata Community Open House

January 21 and 22, 2022

Arcata is Growing...Planning for Growth Helps Manage It poster - feedback results

(Collated by Responsible Growth Arcata volunteers, based on photos taken at the end of the event*)

Too much growth could lead to...

On the left side of the poster:

Some sticky notes were covered by others and/or the handwriting was too small

"Why are we not challenging State of CA mandates?" (Seconded with one dot)

"Growth may be inevitable but how much and what's 1st? We need people to have major behavior change" (Seconded with one dot)

"What about the empty buildings (lots of houses) in Arcata"

"**Too tall buildings (over 4 stories) will ruin Arcata's small town** ____ -Traffic problems will erode quality of life -Reasonable density only" (Seconded with seven dots)

"What are you planning for the 358 acre ____ 2,000 units near Sun Valley? Don't see reference to it on your map"

"Seems like great opportunity for Danco to build another city ____ How did Housing Element go from 610 to 3,500+?"

"Too many buildings **should comply with existing ordinance of 4 stories** Parking is not at all adequate!" (Seconded with four dots)

"Sewage ____" (Seconded with one dot)

"How will wastewater be addressed in the plan"

"____ economic developments' None of these ____ in Arcata ____"

"Buildings that look like everywhere else"

"____" blue sticky

"Arcata should spread out development throughout the City"

"Housing ____ rental rates rising ____"

"Its not about too much - its about how we grow - Consider all ____ community small ____ Home Ownership" (Seconded with two dots)

"Growth isn't really ____ We can ____" yellow sticky

"____ infrastructure ____" blue sticky

"How will wetland be addressed in the plan"

"Water Waste Sea level ____"

"How much time has been dedicated to mitigating climate change - ocean rising -sloughs filling up -bridges needed -poop from Marsh overflowing -Think about ____ our current population"

"Quality of life problems - Traffic" (Seconded with one dot)

"Infrastructure failure Overpopulation for small ____ space" (Seconded with one dot)

"Our current public transportation is woefully insufficient ____" (Seconded with one dot)

"Housing and rental market getting way too expensive"

"Traffic Parking Sewage Need more parks for those people"

"____ more housing in Valley West? It will ____ services there"

Not enough growth could lead to...

"Stagnant & ____ economy growth"

"Why put so many dwellings in one neighborhood especially when it is low lying?" (Seconded with four dots, "No!")
 "8 story buildings become ghettos over time - create Parking issues Noise increase" (Seconded with five dots)
 "Arcata's small town 'charm' is already being ruined by lack affordable housing & healthcare - HSU _____" (Seconded with one dot)
 "A _____ balance between _____"
 "Building into the forest or Ag land will not be allowed FYI"
 "How can we put the cart before the horse. We need to first build our infrastructure medical services fire and police _____ services for the population _____" (Seconded with two dots)
 "Local housing prices inflating from the sudden increase in demand lack of housing for locals" (Seconded with two dots)
 "Infringement on Bottoms" (Seconded with four dots)
 "We home owners can't park in front of our own houses during farmers mkt + events! No parking!" (Seconded with one dot)
 "Building in our forests, green spaces, agri-land"
 "Longtime _____" pink sticky
 "Keeping Arcata a special unique place + home for _____ who live and work here now" (Seconded with one dot)
 "_____ earn more money _____ workers _____ locally"
 "Not enough _____" (Seconded with one dot)
 "Humboldt County is huge we don't need to put everyone in Arcata" (Seconded with two dots)
 "YES! Urban infill _____ building UP is the best practice"
 "Arcata has been growing by 10% _____ in the past. Why the huge jump. We need more housing but why SO much"
 "Lets be creative why are we trying to be like everyone else _____ buildings to (sp) tall?"
 "The gateway is the only place for growth? This is horrible! A bunch of people living too close together? When you put too many rats together the get aggressive. Not healthy for people or rats!" (Seconded with two dots)
 "People are not RATS - Check yourself - WE ALL DESERVE A PLACE TO LIVE"
 "_____ " blue sticky
 "Arcata isn't the only community in HumCo Is there a County-wide effort? (Seconded with one dot)
 "We don't have to provide housing to everyone who wants to live in Arcata. This is not feasible _____"
 "But HSU enrollment was 7,206 in 1976 so going to 11,000 not really a big _____"
 "McKinleyville considered? (Seconded with one dot)
 "_____ " Three yellow stickies with small print (Seconded with one dot)
 "I've been here long enough to hear about HSU's growth projections before. It is currently a couple thousand less students than when I was a student 20 years ago. Eureka's population decreased in the Census 2020. _____"
 "I think _____ will be hard for _____ people like me to work"
 "PLEASE get more locals input, not enough folks know. 4 stories maximum _____"
 "More trees more _____ more public art more _____"

***Note: Everything visible was collated. Some content is covered by stickies or illegible. Illegible is noted with a blank line: _____.**

Delo Freitas

From: Marilyn Andrews [REDACTED]
Sent: Saturday, February 11, 2023 7:31 AM
To: David Loya
Subject: Gateway meeting Sat Feb 11th

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi David,

I am unable to attend the meeting today, but I do have one piece of input.

The Gateway zoning allows for tall buildings, 4 to 8 stories high. I think that tall buildings should only be built where there is sufficient open space around them. An example of this is the Jacoby Storehouse, which has open space in the plaza. A proposed tall building in the barrel district would have open space south of Samoa Blvd. A negative example would be the Sorrel Place building, which does not have enough open space around it, and so it seems cramped. Whenever tall buildings are concerned, I think adequate attention should be placed to their context, and how they fit in to their surroundings.

Good luck at the meeting,

Marilyn Andrews

From: [David Loya](#)
To: [REDACTED]; [Meredith Matthews](#); sshaefer@cityofarcata.org; [Scott Davies](#); [Julie Vaissade-Elcock](#); [Karen Diemer](#); [Jennifer Dart](#); [DeLo Freitas](#)
Cc: [REDACTED]
Subject: RE: I agree
Date: Monday, February 13, 2023 10:14:32 AM
Attachments: [image002.png](#)

Dear Lee,

Thank you for your letter. We'll upload this to the ongoing engagement website on the Gateway.

I understand it can feel sometimes like the decision makers are not listening because they do not respond to each and every comment or because the direction they seem to be heading does not align well with some community member's ideas about the future of Arcata. With this long-range planning work, the decision makers are balancing a lot of competing priorities. And the community's ideas and perspectives And until they have made a decision, it is important to keep having the conversation about these competing priorities.

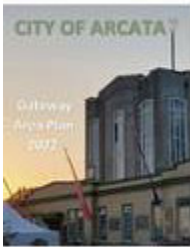
I am confident that they are listening and considering all of the information they are learning from the community. And I know they appreciate that not everyone feels comfortable speaking in public; email correspondence is a great way to get in touch with them.

Sincerely,

David Loya (him)
Community Development Director
City of Arcata
p. 707-825-2045

I acknowledge my residence in Goudi'ni (Arcata), part of the ancestral territory of the Wiyot peoples. I offer my reconciliation and respect to their elders past and present.
<https://www.wiyot.us/162/Wiyot-Placename-Video>

To grow opportunity and build community equitably.



Exciting work is happening in the **Arcata Gateway** – 138 acres once used for mostly industrial purposes. The **Arcata Gateway Plan** allows innovative residential development, using streamlined permitting while protecting working forests, ag lands, open space and natural resources. You are encouraged to take part in the public process that will affect the City for years to come.

[READ THE GATEWAY PLAN](#)

[Learn More About Public Meetings and Planning](#)

Some services, such as water bills and police services, are available on-call. Please check our website www.cityofarcata.org for the latest information on accessing City services.



From: Lee Torrence [REDACTED]
Sent: Sunday, February 12, 2023 9:38 AM
To: Alex Stillman <astillman@cityofarcata.org>; Stacy Atkins-Salazar <satkinssalazar@cityofarcata.org>; Meredith Matthews <mmatthews@cityofarcata.org>; Kimberley White <kwhite@cityofarcata.org>; sshaefer@cityofarcata.org; David Loya <dloya@cityofarcata.org>; Peter Lehman <plehman@cityofarcata.org>; Scott Davies <sdavies@cityofarcata.org>; Judith Mayer <jmayer@cityofarcata.org>; dtagney@cityofarcata.org; Julie Vaissade-Elcock <julieve@cityofarcata.org>; Matthew Simmons <msimmons@cityofarcata.org>; cfiguera@cityofarcata.org
Cc: [REDACTED]
Subject: I agree

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Council members and Planning Commissioners,

First, I need to thank you all for the work you do for our community. I understand that you all have the best of intentions for Arcata present and future. But, something seems to be lacking.

I would like to state again, that just because more community members do not write their concerns to you about the Gateway Plan, does not mean they agree with what you seem to think is best for Arcata. People either don't have the time, don't feel competent or simply don't prioritize commenting formally. People want housing, but once the problems are explained to them they normally say, "oh, I didn't know that," and start to question the plan. So I take my hat off to and am extremely grateful to those who attend your meetings regularly and speak out on our behalf.

Fred Weis's opinion piece in the Mad River Union states the obvious reasons very efficiently why you need to reign in the scope of the Gateway Plan. He has, along with many, many members of the community stated these concerns since the plan was "unveiled." I attend meetings and don't comment because I don't like to speak in public. But, I see that most of the members of the city council (except Kimberly White) seem ready to rubber stamp anything David Loya proposes to move

the Gateway Plan forward. I don't see you listening to the community. Fred points out in the attached opinion piece, that even Chris Dart, a president of Danco, believes it's not economically feasible to build higher than 4 stories. From every angle possible, Fred shows expert after expert stating flaws with your plan. But you still seem bent on surging ahead. Why? When will you write a response to the community stating how you can refute what the experts are saying? It's incredulous.

I watch the city council meetings and it actually seems a waste of time for anybody to comment. It looks like your minds have been made up since the beginning. I don't mean to sound rude, but it seems like the public comment period is something you just tolerate as a formality you have to put up with.

I urge you to read Fred Weis's reasonable words and take heed. Please listen to the experts and make a reasonable plan for the future of Arcata.

<https://www.madriverunion.com/articles/fred-weis-tall-buildings-are-unfeasible-in-the-gateway-area-plan/>

Very Sincerely,
Lee Torrence
Arcata