

Delo Freitas

From: Sherri Starr [REDACTED]
Sent: Sunday, February 26, 2023 3:37 PM
To: Sarah Schaefer; Meredith Matthews; Kimberley White
Cc: David Loya; Jennifer Dart; City Manager's Office
Subject: City Council meeting agenda for 3-1-23, regarding Old Business A: Receive an Update on the Gateway Area Plan Engagement Process
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; Building height maximum.pdf

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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 number of responses were hidden by overlapping sticky notes or were illegible.

Open House feedback was not included for consideration at the August, 2022 Planning Commission and City Council study session and was not mentioned in the packet for the Planning Commission's form-based code workshop that took place on February 11, 2023. Why not? Everyone who took the time to attend and provide feedback should be heard. Their feedback continues to be relevant to the current discussion.

Considering this, I have attached reports regarding the posters that are most relevant to the current topics of building design and streetscape. 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
- comments that mention 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.

Please redact my contact information and include my email and attachments in the public record. Thank you!

Sherri Starr
Bayside

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: _____.**

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!".

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

City of Arcata Community Open House

January 21 and 22, 2022

Final Thoughts/Feedback poster - feedback results

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

"Wouldn't it be cool to have a 3-D model (analog, not digital) of the area?! Yes!!!" (Seconded with one dot)

"Thank you for the thought & brain power that has/is going into this. I am excited to see how Arcata grows & develops thoughtfully"

"What can we do to help this project? Is there a vote? Is there a petition?"

"Need more input about infrastructure & height - **0>4 high**" (Seconded with three dots)

"What about coordination between HSU & the City about needed infrastructure to support all the ____ development of both entities"

"**NO** to GREENFILL. (Sun Valley) We're watching"

"**There should be a collected effort w/ the Staff and the Public to read and compile all of these stickers & post-it notes together. Total transparency is a must!**" (Seconded with one dot)

"Leave Arcata as is!" (Seconded with three dots and a sad face)

"**4 stories max!** Thank you for listening" (Seconded with two dots)

"If nothing else, ditch the 8-story config. **Max 4 stories.** This is a small town. And, regional transit pass!"

"**4 stories max!** Wise people came up with the Arcata General Plan. Let's not dumb it down for big developers and specious environmental claims by grant writers and gov't bureaucrats"

"Can the AFD protect/handle 8 story high buildings?"

"We (the public) need to hear from the Fire Chief's thoughts" (Seconded with one dot)

"Thank you for the opportunity to comment and learn about this ____ & important work"

"Please make Arcata more Green & more Progressive" (Seconded with two dots)

"**LOVE THE OUTREACH!** Thanks for checking in with us." (Seconded with "yep")

"More focus on creating racial equity & safe space for us"

"Art spaces for BIPOC - queer residents"

"Thank you!!! Yes, thank you" (Seconded with one dot)

"Thank you! **4 stories max!**" (Seconded with one dot)

"Displacing people + businesses to do your project is bad planning. There are other areas"

"How do we keep homeless turning these "attractive" housing units into garbage pits. Yes - I understand the issues, but live the reality of seeing a ____ dirty Arcata" (Seconded with two dots)

"Why does the City always try to reinvent the wheel? Please look up other communities that have successfully absorbed large numbers of students into the community with ____"

"Address the rise in racist attacks of BIPOC protestors (sp). Make it safer for BIPOC to protest" (heart added)

"Mental health is an important part of society. The "pandemic" has created a lot of stress for adults as well as children. It could be a benefit for our citizens to have affordable counseling" (Seconded with one dot and a heart)

"**4 stories max!**" (Seconded with four dots)

"More investment in racial equity (paying BIPOC to lead) Invest in POC/queer youth, arts, culture NOT POLICE they aren't needed if all basic needs are met (heart)"

"Thank you for inviting the public to join the discussion"

"Reduce police funds + move them to effective community lead organization"

"More community BIPOC + queer artist events + pay/allow BIPOC to teach racial equality + equity"

"Stay flexible for good ideas that may not have been considered." (Seconded with two dots and a checkmark)

"Thank you for the opportunity to participate. Yay! Thank you!"

"Will there be enough clean water available for the increased population?"

"Adequate health care facilities?"

"Better care for vets. Stop this scam on old folks"

"Question the assumption that Arcata has to be the housing refuge for thousands more.

Why???"

"Excellent and extensive efforts at community engagement and input THANK YOU!"

"New housing to fit neighborhood architecture existing - Continuity not excessive height -

Utilize solar as much as feasible - provide safe access on foot and vehicle"

"Need more emphasis on importance of high paying jobs, not just minimum wage jobs

-STIM industry -service industry - light industrial -etc"

"_____ plant"

"Separate bikes/ped from cars"

"The security fence around G5 project at 11th & M St is incompatible w/ neighborhood! Also I worry about the noise from the server cooling fans"

"Thanks for all your work on this!! Great job!"

"Pandemic economic crisis political caos (sp) WRONG TIME for this"

"What about the Giuntoli area taking some of the impact?"

"MORE community outreach to inform/inquire abt plan" (Seconded with one dot)

"Does this benefit developers?" (Seconded with one dot)

"What protections against WILD FIRE are built into the new developments?"

"For those who want to _____ to town (Safeway, Co-Op, Plaza, Hensels...) what _____ way if people can't _____"

"Advisory Committee that includes POC and unhoused to get important feedback"

"Demonstrate your flexibility and gain the communities' (sp) trust by implementing the most wanted changes NOW (4 story max, etc)" (Seconded with one dot)

"I do not see where this plan provides for multi-generational families. What about the needs of children & seniors?"

"1) 3-story ht max 2) better use mix - not just mostly residential 3) just meet minimum state housing requirements but not more 4) process as a specific area plan - which will address infrastructure"

"Thank you. Looking forward to this project"

"Remember cars are needed to access nature outside city limits _____ Have dedicated _____ in the Plaza"

"Infill development is SO important! Don't let the nay-sayers/go-slowers kill this plan. But yes details to work out - 8 stories too high? and on sea level rise vulnerable -LT parking option off-site - walking w/out cars losing Creamery _____"

"Great thought overall and _____ warranted compared to existing use. BUT please 4 stories MAX" (Seconded with one dot)

"Infrastructure? (sp) Water systems? Wastewater plans for pop. increase? (Seconded with two dots)

"Reduce police funds + move them to effective community lead (sp) organization"

"Need to reserve some space north of 255 for future WWTP components"

"Great job! Keep it up!"

"_____ planning Thank you!"

"More emphasis on sustainability, green solutions, active transportation infrastructure above the minimum"

"The Housing Element for 2019-2027 states we need 610 units - How did we get to 3500 + then 2500 in the green belt?"

"Need to consider recreation facilities ie courts fields programs"

"Thanks for encouraging feedback!"

"It took 1 year for PGE to upgrade electrical box for an ADU (800 sf) in Arcata. How will they do for big projects?" (Seconded with two dots)

"Thanks for this type of opportunity (@ Com. Center) Lots of info/lots to ponder. I need time to digest it now!"

"Meet the housing targets 3500"

"How many Arcata planners currently ride/walk to work? Odd to plan that nobody else will own cars"

"Joe Mateer does, and he deserves a raise!!! (heart)"

"No 8 stories, **3 stories max**. I appreciate the opportunity to voice my input I think a lot are on the same page."

"Will the Gateway Area make the now unaddressed 'downtown square' obsolete?" (Seconded with one dot)

"Will our waterway/watersheds be protected like the Jolly Giants stream that runs through town?" (Seconded with one dot)

"I think this plan assumes that the students will be single young individuals. the Poly's attract older students with families and returning students. Don't forget about the children and creating a safe environment"

"Thank you for asking for our input! Most important first step"

"How much time has been dedicated to mitigating ocean rising?" (Seconded with one dot)

"Keep Arcata livable"

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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
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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.”

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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:

<u>Amenity:</u>	<u>Vote Tally</u>
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:

<u>Amenity:</u>	
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:

<u>Amenity:</u>	
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”

***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: _____.**

Delo Freitas

From: James Becker [REDACTED]
Sent: Monday, February 27, 2023 4:58 PM
To: David Loya
Cc: Julie Vaissade-Elcock; Jennifer Dart; Fred Weis; Karen Diemer; Kimberley White; Patricia Cambianica; Info; Delo Freitas
Subject: Re: Proposed Side walk and parking spaces in front of 732 L Street and 1188 7th street

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

Thanks for the quick reply. Conceptual or not, a fast and loose graphic is unsettling, when a public correction is not addressed.

The recent Form Based Code Workshop's proposed Streetscape Design Standard, on page 2, could have served as guide to whoever hastily prepared the figure 10-e, that runs a sidewalk through our living space and fairly deep into our frontage.

"An existing property that does not redevelop will not be required to install new streetscape improvements or conform with new building placement standards."

Thanks for the opportunity to participate in the Form Based code workshops as Arcata works out the details of future infill, and for all the hard work of Staff, Planning Commission, Committees and Council.

Jim Becker

On Monday, February 27, 2023 at 03:43:42 PM PST, David Loya <dloya@cityofarcata.org> wrote:

Hi James,

Thank you for your comments on the draft Plan. I may have shared this with you previously, but the graphics in the Gateway Area Plan are conceptual and are applied without regard for site specific conditions. The intent of these diagrams is to set out the vision for the mobility infrastructure, including roads, bike lanes, sidewalks, and trails. These are not intended to be project level designs. So they do not consider that level of detail as a matter of policy.

The Form-Based Code will provide a more detailed description of the standards for width, amenities, and placement based on the vision laid out in the policy document. While this richer level of detail will indicate where each standard would be applied, again, it will fall short of a project level detail, as well. Together, the plan and the standard in the code provide guidance for project level design. At the project level, the details, including existing site conditions, will be addressed.

There is no plan, scope, or funding at this point to revise the Plan figures to reflect site specific characterization. Currently, the plan describes the level of detail as "conceptual" in a few places. The "Level of Detail for Mobility Planning" section on

Page 63 of the draft Plan, Policy GA-7b; and in the subheading “Mobility Concepts” on pages 70-72, primarily. We will consider ways to better ensure the public understand the Plan level depictions of the mobility network are conceptual and do not reflect project level design.

I hope this helps. Please feel free to follow up if you have other questions or comments.

Sincerely,

David Loya (him)

Community Development Director

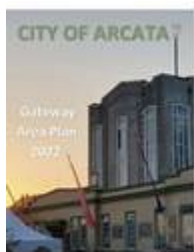
City of Arcata

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: James Becker [REDACTED]
Sent: Sunday, February 26, 2023 11:33 AM
To: David Loya <dloya@cityofarcata.org>

Cc: Julie Vaissade-Elcock <julieve@cityofarcata.org>; Jennifer Dart <jdart@cityofarcata.org>; Fred Weis [REDACTED]
Karen Diemer <kdiemer@cityofarcata.org>; Kimberley White [REDACTED]

Subject: Proposed Side walk and parking spaces in front of 732 L Street and 1188 7th street

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Hi David

I'm returning to discussion we had last year concerning figure 10-e in the revised Gateway Draft Plan. My assumption is that these maps have still not been revised to accurately depict our existing curb drop for our garage access and an alignment of the sidewalk that appears to run through the front of our living space and garage.

The diagram still shows parking spaces in front of our garage access.

On the commercial property at the west side of 8 and L the sidewalk alignment respects the existing property line. By contrast from 8th Street south to 7th Street the sidewalk randomly steps in 3 times as it approaches 7th Street.

At this point I request that this diagram be accurately amended to acknowledge our existing property line. I look forward to a response.

Jame Becker



Figure 10-e

Created by GHD
Map Date: 11/9/2021



Source: If applicable, enter source information here.



Sent from my iPhone

Delo Freitas

From: Patrick Carr [REDACTED]
Sent: Monday, February 27, 2023 8:07 PM
To: Sarah Schaefer; Meredith Matthews; Stacy Atkins-Salazar; citymrg@cityofarcata.org; Kimberley White; Alex Stillman; David Loya
Subject: Gateway Plan Engagement

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 City of Arcata decision-makers,

I'm writing simply to say that I continue to support developing the Gateway Area as a densely developed area that will provide rental and (I hope) some resident-owned housing in Arcata, and do so in a way that encourages people to get around by bike, on foot, or by bus.

I'm content with the engagement efforts the City has made, in fact I'm very impressed by them. If anything, I think the City should be moving more rapidly on this project.

Thanks, Patrick Carr, [REDACTED] Arcata

Delo Freitas

From: Colin Fiske [REDACTED]
Sent: Monday, February 27, 2023 11:05 AM
To: Sarah Schaefer; Meredith Matthews; Kimberley White; Alex Stillman; Stacy Atkins-Salazar
Cc: David Loya
Subject: Comments on Gateway Area Plan Engagement Process

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.

Councilmembers,

At your meeting this week you will be receiving an update on the Gateway Area Plan public engagement process. As you know, CRTP strongly supports the Gateway plan. We also appreciate the significant efforts of city staff to make this planning process as transparent as possible and to continue engaging the public. However, we note that as the process has dragged on, with more and more public meetings and no final decisions, public participation has declined and become less diverse and representative. This is an almost inevitable result of a process like this, and one which we previously predicted.

Please take this opportunity to establish deadlines - or at least clear targets - for adoption of the Gateway Area Plan and its implementing form-based code. The plan is a key element of the city's strategy to address the housing shortage and to meet climate, economic and public safety goals. Its adoption is urgently needed - both to enable more walkable, climate-friendly housing production, and so that staff can move on to other important tasks, including infill planning for other parts of the city.

Thank you for your consideration.

--

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

Delo Freitas

From: Mark Moschetti [REDACTED]
Sent: Monday, February 27, 2023 9:45 AM
To: COM DEV; Delo Freitas
Subject: Gateway Area Plan Input

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#

To whom it may concern,

I am a long time Arcata resident and am writing to formally have my thoughts taken as part of the community record regarding the 'Gateway Area plan'.

Arcata needs to better understand how quick growth in the near future will forever change the community and culture of our city. Arcata has never been, nor should it ever be, a large city, which is often defined by their high density populations. The beauty and allure of our community is in the small town setting which allows a feeling of community with all that live here: whether they are friends, neighbors, transplants or tourists. Four story and smaller buildings are the average height of the apartments and buildings that have been built here in the last couple of decades. We should hold to this precedent. No buildings taller than four stories should be allowed to be zoned, permitted or built in the city of Arcata. The future neighborhoods of Arcata need to be walk, bike and public transportation friendly and stick to building schemes putting the Arcata community first in all of its design. Cal Poly's housing dilemma should NOT be the city's primary concern.

Please allow Arcata to remain Arcata in feel, look and designs for the future

Thank You

Mark Moschetti

Delo Freitas

From: [REDACTED]
Sent: Tuesday, February 28, 2023 7:00 PM
To: Julie Vaissade-Elcock; Scott Davies; Judith Mayer; Christian Figueroa; Dan Tangney; Matthew Simmons; Peter Lehman; David Loya; Jennifer Dart; Delo Freitas; Karen Diemer
Subject: from Fred Weis - Starting the conversation: What is Affordable Housing ?
Attachments: 2023-02-28 to PC - What is Affordable Housing.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.

To the Planning Commissioners and Staff:

The report that is attached here is **a starting point for a conversation** on "What is Affordable Housing?"

- At the Planning Commission study session on February 11, 2023, David Loya said "We're going to have an agenda item on affordable housing."
- Vice-Chair Scott Davies said "I think I think that is the piece where the rubber meets the road for the things we want as a Planning Commission and the things that everyone in the audience thinks they want. Because I think there's a disconnect between our collective stated goals about building affordable housing."
- One concern at this time, with the discussions about Community Benefits – both options and requirements -- is to what extent these may add to the cost of the project, and have the effect of increasing the rents.

Thank you for your work on helping to maintain and create a great Arcata.

-- Fred Weis

Delo Freitas

From: lisab [REDACTED]
Sent: Tuesday, February 28, 2023 5:26 PM
To: Julie Vaissade-Elcock; Judith Mayer; Dan Tangney; Scott Davies; Christian Figueroa; Peter Lehman; Matthew Simmons
Cc: David Loya
Subject: Comment on Growth Management and Land Use
Attachments: Agricultural land.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.

Dear City of Arcata Planning Commissioners,

I am writing to follow up on comments I made at your last hearing regarding agricultural land with respect to growth management and land use. I have attached a map in an effort to help you identify the areas that I am most concerned about which are highlighted in red. Please note that there may be parcels to the north near 101 and east in the Buttermilk area of Sunnybrae that may share similar concerns.

At the last meeting, I agreed with Director Loya that in GP2020 we tried an approach of utilizing the Sphere of Influence and Urban Services Boundary as a method to influence what happens on prime agricultural lands that skirt the city limits to the west. These parcels have been vulnerable and subject to annexation and development requests over many years. They are critically important as they are the last remaining undeveloped prime soil parcels in the Arcata Bottom, encompassing a narrow swath of this prime soil that skirts the city to the west. The strategy at the time of GP2020 was to include these lands in our Sphere, but not include them in the Urban Services Boundary, in an effort to protect them from development.

Given state law that defines the Sphere as an area of eventual growth for cities the previous strategy may be too risky and I believe that within this update, we should shrink the Sphere of Influence to remove all of these agricultural parcels to the west,

...UNLESS we take a similar tract as the previous GP2020 AND provide ADDITIONAL language to the Growth Management chapter that includes a strong layer of protection stating: **Annexation of prime agricultural or natural resource lands shall only be considered if protected with a conservation easement.**

The additional specific comments I made follow:

Guiding Principles and Goals (packet page 16) F- I recommend that it reads..."and other open space into the planning area and sphere of influence in order to..."

Growth Management 1d Greenbelt- The end of that policy language is vague and problematic and should be removed, specifically "and development only at rural densities be approved".

Then, on Land Use.

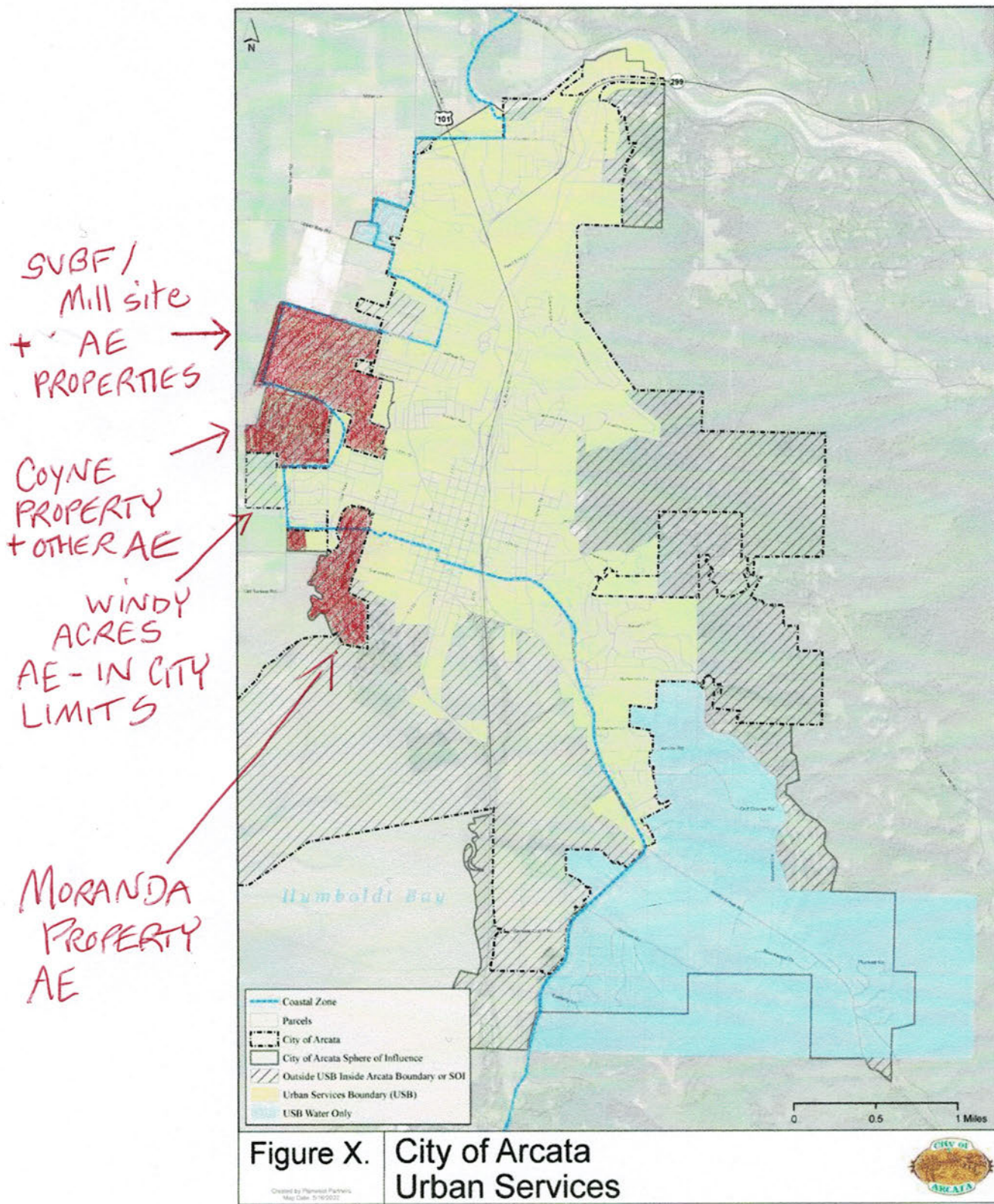
LU1a Protection of natural and agricultural lands (top of packet pg. 37)- The last sentence should read, "Their productive, open space and natural resource values are important to the community and shall be preserved and conversion to other non-compatible uses shall be prohibited.

Thank you for your attention.

Lisa Brown

Arcata

FIGURE GM-a URBAN SERVICES BOUNDARY



What is Affordable Housing?

At the Planning Commission study session on February 11, 2023, David Loya said “We’re going to have an agenda item on affordable housing.” Vice-Chair Scott Davies said “I think I think that is the piece where the rubber meets the road for the things we want as a Planning Commission and the things that everyone in the audience thinks they want. **Because I think there’s a disconnect between our collective stated goals about building affordable housing.**”

One concern at this time, with the discussions about Community Benefits – both options and requirements -- is to what extent these may add to the cost of the project, and have the effect of increasing the rents.

This document can serve as starting point -- to get your input and continue this conversation.

Definitions of the word “Affordable”

First, we need to define what we are talking about.

The word has been used to mean four different things by Staff, Commissioners, and speakers at the Planning Commission and Council level. I think it’s a complete misrepresentation to call an apartment “affordable” – when what is meant is that it is less expensive than other apartments. That does not make it actually affordable.

To get the conversation going, here are four definitions (at least four) of the word “affordable” – as I’ve heard the word used by Staff and the Planning Commissioners. The Commissioners may want to modify or add to this list.

1. **Deed-restricted affordable.**

There are strict guidelines on this. Often set at 50% (very low) or 60% of median income levels. An example is the Sorrel Place apartments on 7th Street.

2. **Affordable by federal guidelines.**

Rent + utilities not more than 30% of gross (pre-tax) income.

We can also call this “**Workforce Affordable**” or “**Affordable for the Missing Middle.**”

We can base this level of affordability on the notion that someone with a job who is earning \$20 or \$25 an hour should be able to find and have housing.

As an example, \$25 per hour is \$4325 per month and \$52,000 per year, pre-tax. Taking 30% of that is **\$1270 for rent and utilities**, for one person. That \$1270 might translate to \$1150 for rent and \$120 for PG&E (if the landlord pays for water) or \$1050 for rent (if the landlord does not). (We can note that on an after-tax basis, this is **44% of the take-home salary.**) At a **\$20 per hour** salary, the 30% guideline **becomes \$1015 for rent and utilities** – or about **\$900 for rent**.

A medical administrative assistant, or a vocational nurse (not a registered nurse), might earn \$19-\$25 per hour. So while there are plenty of people who make less than \$25/hour, it can be a starting point for the discussion.

In conjunction with this is using the HUD guideline of **80% of median income** as a basis for that 30% figure. The State has set the 2022 income limits for Humboldt County of "Low Income 80%" as:

1 person in the household:	\$43,650	= \$1,090 for rent and utilities
2 persons in the household:	\$49,850	= \$1,250 for rent and utilities
3 persons in the household:	\$56,100	= \$1,400 for rent and utilities
4 persons in the household:	\$62,300	= \$1,560 for rent and utilities

If the landlord is not paying for water/sewage, the minimum water bill in Arcata is now \$88. A "reasonable" gas/electric bill might be \$100/month on a year-average basis.

3. "Market Price" affordable.

This, of course, is somewhat subjective, but can be agreed upon within a range based on direct and anecdotal experience. What is considered as "affordable" might be at the lower end of the market rate. As an example, a 400 sq.ft. one-bedroom apartment, in today's climate, might be \$1250 plus PG&E, or about \$1350-\$1400 total. So this is currently a bit higher than the 30% guideline. This figure can be used as a point of reference, to gauge a rent that is higher than that point. Example: A 1-bedroom apartment at a rental price of \$1500 **would not be considered reasonably affordable** by a typical working person. [Estimated costs as of February-March, 2023.]

4. "Affordable by Design."

To me, this is a terrible phrase and should be removed from our use entirely. To say that something is "affordable by design" -- because it is smaller than an apartment that is larger, and therefore the larger one would cost more and the smaller one would cost less -- is a misleading argument. That it is "less expensive" than if it were larger does not impart actual affordability. Also, **what we are talking about is the cost to the developer being lower.** There is no guarantee that the developer will pass that lower cost on to the renter. We can agree that developers are in business to earn a profit, not to be nice necessarily.

There are two differing definitions of "affordable by design." One, as has been used by David Loya and in the draft Gateway Plan, is that a smaller unit, by definition, costs less to construct than a larger unit.

But also there is this: “Affordable by Design” occurs when the developer **uses innovative design or innovative construction techniques** – and that by using that technique a lower cost is achieved. Examples would be modular factory-built kitchens or bathrooms, or lower-cost materials, or quicker construction methods (stacked modular units).

In my view, true affordable by design (by the first definition) comes from shared housing. A 3- or 4-bedroom, 1 or 2 bath is both 50-60% of the cost to build and 50-60% cost for rent and utilities, on a per-person basis when compared with one-bedroom or studio housing.

What does the City of Arcata mean by “Affordable” ?

From the City’s SIRP Frequently Asked Questions page, in the SIRP section. (Highlighting added.)

Q: WHAT DOES THE CITY MEAN WHEN IT SAYS AFFORDABLE HOUSING?

A: Affordable housing means one of three things depending on the context. We use the term

- 1) in relation to what is affordable at the household level,
- 2) to describe state mandated policy objectives, and
- 3) within the context of our affordable housing regulatory programs.

Affordable housing at the household level means the household is not overpaying for housing costs. Generally, housing is considered affordable if the household is paying 30% or less of its income towards rent or less than 38% of its income towards a mortgage.

From a policy perspective, affordability is defined at the population level. The City’s Housing Element goes into greater detail, but in short, **the City must plan for housing that is affordable to all economic segments of its population.** Housing affordability categories are based on Area Median Income (AMI), and **the City is responsible for providing sufficient land to accommodate housing for all income levels.**

Commissioners:

Is what is stated here being done?

Is the City planning for housing that is affordable to all economic segments of our population?

Is the City providing sufficient land to accommodate housing for all income levels?

DeLo Freitas

From: Fred [REDACTED]
Sent: Thursday, March 02, 2023 10:21 AM
To: Julie Vaissade-Elcock; Judith Mayer; Scott Davies; Christian Figueroa; Dan Tangney; Peter Lehman; Matthew Simmons; David Loya; Karen Diemer; Sarah Schaefer; Meredith Matthews; Kimberley White
Subject: Handout to the City Council - March 1, 2023 - Images of the Carwash site

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.

To: The Planning Commissioners, David Loya, Karen Diemer
Mayor Schaefer, Vice-Mayor Matthews, Councilmember White
From: Fred Weis Note: **You can skim, or just look at the pictures.**

At last night's City Council meeting, an agenda item was about where we stand in the development of the Form-Based Code, and ideas for public engagement.

I supplied a handout (below) that I want to share with you (the Commissioners). What I said was:

"This is a bit tongue in cheek, but I'll explain it. The first drawing is the great drawing that Julian Berg did for an imaginary building at the carwash site. And this is on the City website. And then on the second page, I took the building and put it on a Google Earth view. So you can actually see how it looks in Arcata. The third page is what is **not** going to happen in the Gateway Plan -- where we have five-story buildings scattered all over the place. But I think people may **think** that this is what it [the Gateway Plan] is, and that needs to be cleared up. The second page I like very much, because it gives people an idea of how things [i.e. a building] fit in."

I also brought a model that I'd made during the design stage of a house that a friend had built in Arcata, about 25 years ago.

It is my belief that among what is missing in the public engagement process is something "real" that people can see and touch. Words and diagrams are great and necessary, but based on my experience **most people don't comprehend plans** (even if they think they do). Fly-by videos and 3D modeling are great, and they have not been utilized in this process to the degree that they might be. (See here, [2-minute flyover video of the McKinleyville Town Center](#)). But a model is even better.

I like models. They are concrete. They are more meaningful to people than an image. This house model here can be picked up, rotated at different angles, held, inspected. In theory, a 3D modeling can show the same details, but the impact to the viewer is far different -- far less impact.



Last night I proposed making a model of the Julian Berg carwash site design, and placing it on a Google Earth view of the Gateway Area. The scale of the model might be 18-24" in size, and the whole display about 4 x 6 feet or so. It does not have to be a detailed model -- just a representation. Or -- perhaps better -- **a rough model of an imaginary building at the AmeriGas site.** And this would give people an idea of the scale and massing of what's being proposed here. That it's not some "big giant monster" -- but that a well-designed building that respects the existing neighborhood will fit in. This could be kept in the lobby at City Hall.

Important: **If L Street is a linear park and not a thoroughfare truck route street, then this building design is not what would be desired at that location.** In that event, a building might be 4 or 5 stories on K Street and then taper down to 2 or 3 stories (with perhaps a deep setback deck/garden on the 3rd story, facing L Street) along the L Street side. (Similar in a sense to the St. Vinnie's image stepbacks, see below.)

The handout to the three Gateway-voting Councilmembers last night.

A depiction of what could be constructed at the "Car Wash" site, between K & L Streets, between 9th and 10th Streets. Designed and drawn by Julian Berg, Architect.

Shows the daylighting of Jolly Giant Creek, and zero or very little on-site parking.



This design was done prior to a decision on whether to make L Street be a walking park. If "L Street" became a walking park, then the building height along that side would likely be reduced to 2 stories, or 3 stories with a setback on the 3rd floor.

Arcata1.com: 3D Images and Aerial Views

<https://arcata1.com/3d-images-and-aerial-view>



Here we have the drawing put onto a Google aerial view of the site. We can see the Creamery Building on the left, with Northcoast Children's Services and Holly Yashi above that. To the upper right of the drawing is the Clothing Dock / German Motor building, and in the upper right corner is Arcata High.

Seeing the building in the context of Arcata, we can see how it would



For all we know, this what people THINK the plan is. Clearly there would not be this level of density.

But without adequate visual information, the public does not know what will unfold in the Gateway Plan.

Recommendation: Better visual displays and models.

see more at: Arcata1.com/council

David showed this in his "Building and Massing" series with the 3D modeling of an imaginary building at the St. Vinnie's site, at 5th and K. (Videos with transcripts. Full 47 minutes, [click here](#). Specific St. Vinnie's presentation is in Module #3 - Proposed Setbacks and Massing Impacts, 9-minute section, [here](#).) Here we see the setbacks that go from the 4-story height on K Street to a height of two and one stories at the rear of the building.

This is an important image.

I don't think it is anywhere else other than in that video.



About 6 minutes into the Proposed Setbacks and Massing Impacts video.

David explains the concept of the glass-box images. **We hope people don't misinterpret the height standards images** in Module #1 - Proposed Setbacks and Massing Impacts video (16 minutes, [click here.](#)) David explains this clearly, but you never know what people may think.

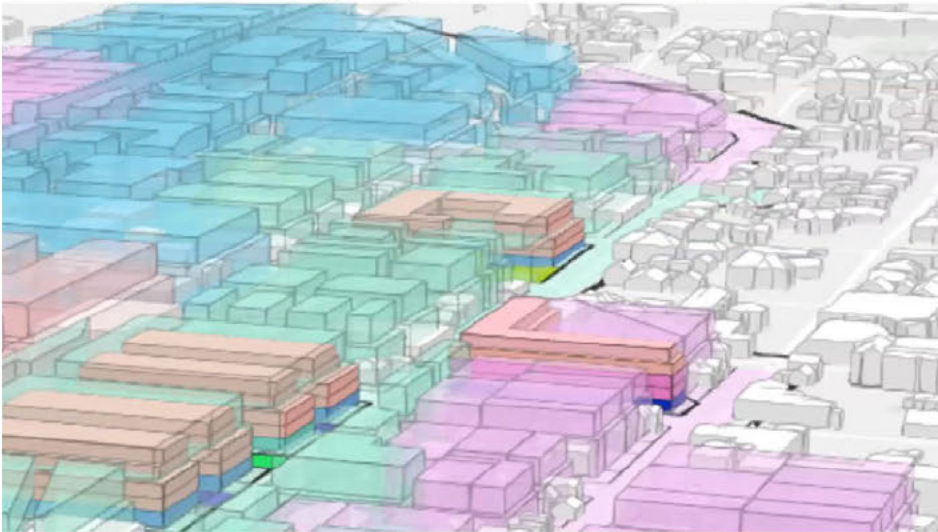


Image from about 8 minutes into the Current and Proposed Height Standards video.

Thank you.

-- Fred Weis

[A PDF of this letter will be supplied for the record.]

Delo Freitas

From: Gregory Daggett [REDACTED]
Sent: Monday, March 06, 2023 2:18 PM
To: Stacy Atkins-Salazar; Sarah Schaefer; Meredith Matthews; Alex Stillman; Scott Davies; Christian Figueroa; Judith Mayer; Dan Tangney; Julie Vaissade-Elcock; Kimberley White; David Loya; COM DEV; Delo Freitas; City Manager's Office; Matthew Simmons; Peter Lehman
Subject: California Coastal Act, Sea Level Rise, Local Coastal Program, SB1000, & General Plan
Attachments: State-SLR-Principles-Doc_Oct2020_al.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.

Dear City Council, Planning Commission, Staff, and City of Arcata Leaders,

Last year I was very vocal at the Planning Commission and City Council meeting regarding the conflict that the Gateway Area Plan building heights has with the Coastal Act, Sea Level Rise in California: Planning for the Future and transportation circulations issues SB1000. <https://www.coastal.ca.gov/climate/slr/>

The Coastal Act Laws and Regulation Chapter 3-Coastal Resources Planning and Management Policies Article 6 30251 states

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

(Added by Stats. 1976, Ch. 1330.)

CALIFORNIA COASTAL ACT

C. § 6 : 8# #COASTAL RESOURCES PLANNING AND MANAGEMENT POLICIES

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Section 30270 - Consideration of the effects of sea level rise

The commission shall take into account the effects of sea level rise in coastal resources planning and management policies and activities in order to identify, assess, and, **to the extent feasible, avoid** and mitigate **the adverse effects of sea level rise**.

Ca. Pub. Res. Code § 30270

Added by Stats 2021 ch 236 (SB 1), s 2, eff. 1/1/2022.

SB 1000-Environmental Justice in Local Land Use Planning. "Environmental justice" is defined in California law as the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies. (Cal. Gov. Code, § 65040.12, subd. (e).)

(a) A land use element that designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The location and designation of the extent of the uses of the land for public and private uses shall consider the identification of land and natural resources pursuant to paragraph (3) of subdivision (d). The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall identify and annually review those areas covered by the plan that are subject to flooding identified by flood plain mapping prepared by the Federal Emergency Management Agency (FEMA) or the Department of Water Resources.

A noise element that shall identify and appraise noise problems in the community. The noise element shall analyze and quantify, to the extent practicable, as determined by the legislative body, current and projected noise levels for all of the following sources:

(A) Highways and freeways.

(B) Primary arterials and major local streets.

Noise contours shall be shown for all of these sources and stated in terms of community noise equivalent level (CNEL) or day-night average sound level (Ldn). The noise contours shall be prepared on the basis of noise monitoring or following generally accepted noise modeling techniques for the various sources identified in paragraphs (1) to (6), inclusive.

The noise contours shall be used as a guide for establishing a pattern of land uses in the land use element that minimizes the exposure of community residents to excessive noise.

California Environmental Quality Act & Environmental Impact Report. The study is based on standard checklists covering topics such as air quality, traffic, and noise. The environmental effects of a project will cause substantial adverse effects on human beings, either directly or indirectly. The EIR shall also analyze any significant environmental effects the project might cause or risk exacerbating by bringing development and people into the area affected. The Noise Element is required by California cities and counties (Government Code Section 65302) It falls under the California General Plan Guidelines. Local governments must analyze and quantify noise levels, and the extent of noise exposure, through actual measurements. Under Government code section 65302(f) Noise Element Requirement primary arterial and major streets such as H and 16th streets, G street, K street, to be monitored and noise research be done such as Average daily level of activity (traffic volume per days of the week, and seasonal variations. Distribution of activity over day and night time periods, day of the week, and seasonal variations. Average noise level emitted by the source. City of Arcata 3.1.1 Noise Element. Within the Noise Element of the General Plan, it specifies an exterior noise standard of 60 dB CNEL and an interior noise standard of 45 dB CNEL for multi-family residential. The Secretary of Interior's Standards for the treatment of Historic Properties, Preserving windows, and the relation to noise/environment for Historic Neighborhoods and houses, circulation systems, such as roads and streets. The Circulation system of traffic flow using the H street and G street for exiting and entering 101 North freeway is a disaster. The quality of life for people living on these busy streets in the future will be unbearable with the increase in air pollution and noise. This is a violation of SB1000 Environmental Justice in local planning.

The Gateway Area Plan must do an EIR on the noise exposure from the addition of thousands of more vehicles using the major streets H & 16th streets, G street, 8th and 9th Streets, K street and Alliance Road. Government section 65302(f)Noise Element Requirement primary arterial and major streets that falls under the California Environmental Quality Act and the California General Plan Guidelines.

In the near future Cal Poly Humboldt is building additional housing for 2,400 students with the goal of building additional housing in the future.

Craftsman Student Housing the project will resemble prior planning infill housing at the site. Total project budget 150 million. Planned opening Dec 2024

Library Circle Student Housing, Health, and Dining Building & Parking Structure. Total Project budget 175 million. Planned opening August 2026

Campus Apartments Student Housing and Parking Structure. Total project budget 110 million. Planned opening August 2026.

All of these projects at Cal Poly and the 3,500 units Gateway Area Project will be putting too much traffic, noise and air pollution on the North-town and Downtown of Arcata. Look at how the California courts ruled in the Berkeley vrs Berkeley case regarding CEQA requirements and the inadequate environmental impact report addressing polluting neighborhoods with traffic and noise. After air pollution, noise is the second biggest environmental factor causing health problems, increasing the risk of cardiovascular disorders, high blood pressure, sleep disruption, hearing loss, and heart attacks. Noise exposure has also been linked to cognitive impairment and behavioral issues in children. All people have the right to a reasonably quiet environment.

A safety element for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence; liquefaction; and other seismic hazards identified pursuant to Chapter 7.8 (commencing with Section 2690) of Division 2 of

the Public Resources Code, and other geologic hazards known to the legislative body; flooding; and wildland and urban fires. The safety element shall include mapping of known seismic and other geologic hazards. It shall also address evacuation routes, military installations, peak load water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards. Tsunami Mapping page 7 for Arcata. https://nctr.pmel.noaa.gov/tsu400/documents/Course_1_Day_2/Session_11/NCEE_patton_dengler.pdf Update to the NOAA Dengler was published by Lori Dengler on Oct 8th, 2022.

Lori Dengler | What sea level rise, tectonics mean for North Coast

NOAA relative sea level rise is shown from tide gauge trends graphic. Numbers are in millimeters per year. If the current trend at the North Spit gauge continued for 100 years, the water level would rise 1.6 feet. (Contributed)

By [Lori Dengler](#) |

PUBLISHED: October 8, 2022 at 12:14 p.m. | UPDATED: October 8, 2022 at 12:35 p.m.

Sea level is rising more rapidly in the Humboldt Bay region than in any other place on the US West Coast. Cal Poly Humboldt's Center for Sea Level Rise has been looking at the implications and last Monday, the San Francisco Chronicle gave us feature treatment.

Sea level rise became news in the 1970s. Studies were published and in 1988 the UN formed the Intergovernmental Panel on Climate Change was formed. Since 1993, satellite altimetry has provided a global picture of the rising oceans. The current estimate of average sea level rise is 3.4 millimeters (.13 inches) per year. There is no gray area here, it is a measured fact.

But the ocean isn't a bathtub, and the rise is not uniform, rising more rapidly in some areas and dropping in others. How water level changes locally is a function of many variables. The three most important are thermal expansion, the supply of water, and deformation of the sea floor.

Water expands as it warms. A warmer ocean raises sea level with no additional water. Expansion rates are complex and depend on salinity, temperature, and pressure. There are seasonal changes and longer ones. Thermal expansion in strong El Niño years can raise the background tide levels by nearly a foot.

Added water comes from three main sources: valley glaciers, the Greenland ice sheet, and the Antarctic ice sheet. I called them the three dominos when I taught about sea level rise. Alas, the valley glaciers are nearly gone and much of their contribution is already in the ocean. Melting of the Greenland ice sheet is well underway and all eyes are now on Antarctica. It will be the primary driver of sea level rise over the next century.

Little attention is paid to seafloor depth. It is not a constant. The weight of sediment, ice, or lava flows can depress it; removing weight causes it to rise. Tectonic stresses squeeze or stretch the crust.

Ice sheet melting and the warming climate are my top concerns when it comes to the future of human habitability but the response of sea levels to tectonics is closer to my area of expertise. I am fascinated by how sea levels give a picture of the forces at work beneath our feet.

Sometimes those forces work quickly. The Great Alaska earthquake in 1964 lowered some areas by as much as 8 feet. Other locations like Montague Island rose up 30 feet. But most tectonic changes are very slow, occurring over decades and centuries as strain accumulates in between major earthquakes.

Tide gauges provide a record of those subtle changes. By averaging daily water levels, regional trends going back a half-century or longer emerge. NOAA maintains fifteen tide gauges in California. South of Cape Mendocino, they all show a rising sea at rates between 1 and 2.5 mm/year. The North Spit tide gauge south of Fairhaven on the Samoa Peninsula has a rate about twice as high, just below 5 mm/year. And to further complicate the story, Crescent City, 65 miles north of Humboldt Bay, is the only site on the California coast where sea level is falling. The land is rising more rapidly than the water.

Something very unusual is going on along the Northern California coast. Ocean temperatures and water supply are essentially the same yet over a space of 65 miles, we have the most rapidly dropping and the highest uplifting coasts in the State. The culprit has to be tectonics.

USGS scientist George Plafker was the first to note an unusual pattern of land level changes after the 1964 Alaska earthquake. He spent more than a year documenting areas that had uplifted and those that had dropped and proposed what today we know of as the megathrust earthquake cycle. In between great earthquakes, the slow forces of the subducting plate pull down the land near the edge of the plate offshore and squeeze the area further away causing a bulge.

The Cascadia subduction zone is similar to the geologic setting that produced the Alaska earthquake. The edge roughly coincides with the continental shelf. It is almost at the coast at Cape Mendocino and is further and further offshore heading north into Oregon and Washington. The simple megathrust model means we would expect that areas in Humboldt and Del Norte County where the edge is closer to be pulled down during interseismic times.

Tide gauges show a more complex story. The relative sea-level drop in Crescent City and Port Orford in southern Oregon point to a rising coast. But what is going on in Humboldt Bay?

Ah, the complexities of subduction zones. They aren't a single fault and Humboldt County is one of the few places on the planet where we can see the complexity on land. We are perched on the edge of the North American plate and the Gorda plate is being pulled beneath us. The pull may be slow, but it is relentless causing the edge to crumple, fold and, in some cases, break.

The 60-mile zone from the edge to the coast, the accretionary fold and thrust belt. The crumpling created Humboldt Bay and the lagoons. Secondary faults such as the Little Salmon and the Mad River fault zone cut across the coastal area. All of these features are also deforming at slow rates.

Could we get a better picture of Humboldt Bay if we had more tide gauges? Yes, and fortunately a group from Cascadia Geosciences led by Jason Patton has done this. There were temporary tide gauges in the past at a number of Bay locations and this team was able to track down four of them and compare their rates to the NOAA gauge. No surprise — their data show differences in rates around the Bay and one area is dropping even more quickly. Their paper is coming out soon and I will revisit the story then.

The implication for Humboldt is enormous. It will require moving wastewater treatment plants and moving/protecting roads and highways. Proposed developments like Arcata's Gateway project will find themselves in the tsunami hazard zone. And of course, these rates won't continue indefinitely. They are signs of accumulating strain on faults that will eventually rupture. When that happens, the Bay will look substantially different.

Note: * NOAA maintains a global database of relative sea level rise as measured by tide gauges at <https://tidesandcurrents.noaa.gov/sltrends/>, the Chronicle article is at <https://www.sfchronicle.com/climate/article/california-sea-level-rise-17478689.php>.

Lori Dengler is an emeritus professor of geology at Cal Poly Humboldt, an expert in tsunami and earthquake hazards. Questions or comments about this column, or want a free copy of the preparedness magazine "Living on Shaky Ground"? Leave a message at 707-826-6019 or email [REDACTED]

Upon the next revision of a local hazard mitigation plan, adopted in accordance with the federal Disaster Mitigation Act of 2000 (Public Law 106-390), on or after January 1, 2017, or, if a local jurisdiction has not adopted a local hazard mitigation plan, beginning on or before January 1, 2022, the safety element shall be reviewed and updated as necessary to address climate adaptation and resiliency strategies applicable to the city or county. This review shall consider advice provided in the Office of Planning and Research's General Plan Guidelines and shall include all of the following:

A vulnerability assessment that identifies the risks that climate change poses to the local jurisdiction and the geographic areas at risk from climate change impacts, including, but not limited to, an assessment of how climate change may affect the risks addressed to the Arcata WasteWater Treatment Plant and Gateway Area Plan. The Humboldt County Grand Jury report *The Sea Also Rises* states that Antarctica could disintegrate within ten years leading to flooding the roads to the Arcata Wastewater Treatment Plant and creating an island.

<https://coast.noaa.gov/slr/#/layer/slr/3/-13813859.28977252/4993173.846714883/14/satellite/none/0.8/2050/interHigh/midAccretion>

Making California's Coast
Resilient to Sea Level Rise:
Principles for Aligned State Action

California's coast, bays, estuaries, and ocean are facing an immediate threat from sea-level rise. To improve effectiveness in addressing the immediate challenge of adapting

our state to sea-level rise, California state agencies with coastal, bay, and shoreline climate resilience responsibilities, including for coastal infrastructure and Californians' safety, endorse the following Principles for Aligned State Action. These Principles will guide unified, effective action toward sea-level rise resilience for California's coastal communities, ecosystems, and economies around:

Best Available Science, Partnerships, Alignment, Communications,
Local Support, Coastal Resilience Projects, and Equity

Background

- Californians' safety, local and state economies, critical infrastructure, and natural resources face increasing threats from sea-level rise (SLR).
- Every scientific assessment since California's 2009 Climate Adaptation Strategy has revealed that coastal impacts from climate change-caused SLR will occur more quickly and be more severe than previously projected. California's coast faces a significant risk of experiencing SLR of up to 1.0 feet by 2030 and 7.6 feet by 2100.
- Projections of future SLR point to significant impacts to California communities, with considerable environmental justice implications, upwards of hundreds of billions of dollars in impacts to property and development, impacts to statewide and regional water supplies, as well as significant damage to and loss of many miles of beaches, tidepools, coastal rivers, estuaries, and wetlands.
- As California has repeatedly demonstrated, a bold, statewide climate agenda benefits our natural resources, health and safety, economy, critical infrastructure, and communities. Our state has led global efforts on climate change mitigation and is poised to do so on climate change adaptation.
- These Principles will enable California to scale up coastal resiliency efforts through aligned strategies that create consistent, efficient decision-making processes and actions coastwide while improving collaboration across state, local, tribal, and federal partners.
- Action now saves up to six times the cost of action later, allows time for the state and communities to test and leverage needed solutions, and prevents untold impacts. By enhancing alignment and partnerships now, we will significantly improve the climate resiliency of our coast, bays, shorelines, and communities, particularly frontline communities most vulnerable to the impacts of SLR.

Goal

1. Develop and Utilize Best Available Science

- Apply best available science to planning, decision-making, project design, and implementation. Prioritize frequent engagement with stakeholders to ensure the science is actionable.
- Utilize SLR targets based on the best available science and a minimum of 3.5 feet of SLR by 2050. Develop and utilize more protective baseline 2050 and 2100 targets for road, rail, port, power plants, water and waste systems.

Experts believe that most of the Gateway area will be inundated by 2120 and that almost all of the sea level rise will happening in the next 25 years as the dikes are overtopped.

Even if you shore up the dikes, we are also going to have rising ground water and salt-water intrusion into wells. According to SLR experts, this could happen within the next 10 to 40 years, which when combined with

the King tides will lead to more frequent and chronic flooding.

In about 25 years the WTP will be an island surrounded by water, so you will need to insulate all the plumbing and infrastructure leading to the WTP, then build a causeway out to it, which will be very expensive - not to mention the difficulty of performing maintenance when most of the surrounding area will be under water. We need to be planning for where to relocate the plant now. It's likely that the only viable place to relocate it is in the southern section of the Gateway Area, such as the Barrel District. SLR experts have stated that building mid-rise structures on mud flats is a very bad idea.

We can expect salt-water intrusion and rising ground water levels in this area. SLR experts have provided an illustration of what can happen by pointing to the beachfront buildings in Surfside, Florida that collapsed due to salt-water intrusion into the foundations of the buildings. Given these conditions, is it viable to build in the GAP? ``Does it make sense to invest public money on a part of the city that will ultimately be part of the bay?" Are we just creating the next lower G Street problem by building in the GAP Coastal Zone? We need a plan for where to move the residents, businesses and infrastructure south of Samoa and West of Old Arcata Rd and not move them into another high risk area.

Please address the conflicts the Gateway Area Draft Plan has with the California Coastal Act, Sea Level Rise, Local Coastal Program, SB1000, and General Plan Update with Emphasis on the Land Use and Growth Management Element Updates.

Sincerely,

Gregory Daggett

One attachment • Scanned by Gmail

Delo Freitas

From: David Loya
Sent: Tuesday, March 07, 2023 3:30 PM
To: Glen Colwell
Cc: Jennifer Dart; Delo Freitas; Joe Mateer; Netra Khatri
Subject: RE: Can the form based code include incentives for low carbon building systems ? Fwd: Fast Company Selects BamCore as World's Third Most Innovative Manufacturer of 2023

Yes! Absolutely. We wouldn't likely build in a specific company, but conceptually, we absolutely want to see a range of new building techniques and materials that will make a net zero future a reality. Honestly, if we're going to fix climate change, we need net negative, but let's start with net zero!

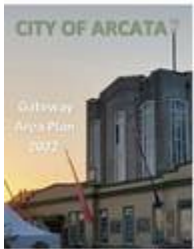
Thanks for passing this info along and please share other low- and no-carbon building materials sources if you have leads.

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.

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From: Glen Colwell [REDACTED]
Sent: Tuesday, March 7, 2023 9:13 AM
To: David Loya <dloya@cityofarcata.org>
Subject: Can the form based code include incentives for low carbon building systems ? Fwd: Fast Company Selects BamCore as World's Third Most Innovative Manufacturer of 2023

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, re Gateway and form based code; this company is located in Windsor CA and is receiving recognition for

“scalable, beyond-zero-carbon framing
system that is custom prefabricated to
millimeter accuracy and code-compliant
up to five stories. “

Can the form based code include incentives for low carbon building systems in addition to requiring compliance with Title-24 energy code ?

We were highly interested in and impressed by this company and wall system for our project on Western Ave, but turn around time was too lengthy.

BamCore incorporates carbon sequestration, sustainability, energy efficiency, social responsibility, and reduced waste in construction - so many positives.

Is there a category under development in the Gateway form based code system that would incentivize use of building systems that can demonstrate benefits like this one?

Thanks,
Glen Colwell
Arcata
[REDACTED]

Begin forwarded message:

From: Tobe Sheldon [REDACTED] >
Date: March 7, 2023 at 7:32:45 AM PST
To: Glen [REDACTED]
Subject: Fast Company Selects BamCore as World's Third Most Innovative Manufacturer of 2023
Reply-To: [REDACTED]

BAMCORE

HIGH PERFORMANCE
BEYOND ZERO
CARBON FOOTPRINT
FRAMING SYSTEMS



Nature & Technology For The Win!

We are delighted to announce that BamCore made Fast Company's prestigious list of the **World's Most Innovative Companies** of 2023!

BamCore's innovative Gen 3 Prime Wall™, a digitally enabled industrialized construction framing system, was awarded third place in the manufacturing category for increasing a building's energy efficiency while reducing embodied carbon.

"We are honored to be recognized by Fast Company as one of the Most Innovative Companies of 2023. At BamCore, we are pioneering the way for carbon-negative construction around the world, a revolution that is sure to positively benefit the planet and our communities," said Hal Hinkle, CEO of BamCore.

The BamCore Prime Wall™ is a scalable, beyond-zero-carbon framing system that is custom prefabricated to millimeter accuracy and code-compliant up to five stories. It is faster and easier to install, stronger, and has better thermal and acoustic performance than traditional wood framing. It also reduces operating costs and construction waste while sequestering more carbon.



To drive these innovations, BamCore built the first global supply chain for sustainably sourced timber bamboo, supporting rural infrastructure in the Global South. Developing this supply chain creates opportunities beyond BamCore as the demand for this fast-growing, strong, regenerative, carbon-capturing fiber increases.

“By encouraging the planting of new timber bamboo in deforested areas of the tropics and subtropics, we aid in recovering lands and clean water while providing an avenue for a strong economy in remote villages,” shared Kate Chilton, Chief Sustainability Officer at BamCore.

Further validation of BamCore's commitment to decarbonization arrived on January 9th in the form of a \$2.2 million award from the US Department of Energy's [ARPA-Energy HESTIA](#) program. This, along with BamCore's inclusion on Fast Company's list of the World's Most Innovative Companies, is a testament to our potential in bringing energy-efficient and carbon-negative building materials to the market while simultaneously creating economic opportunities in underserved communities.



Fast Company's editors and writers sought out the companies making the biggest strides around the globe. They also judged nominations received through their application process. The World's Most Innovative Companies is Fast Company's signature franchise and one of its most highly anticipated editorial efforts of the year. It provides a firsthand look at the inspiring and innovative efforts of companies across all sectors of the economy.

"What a strange and thrilling year it has been to honor this year's Most Innovative Companies. This year's list compiles some of the most cutting-edge groundbreakers who are changing our world every single day, from legacy organizations like McDonald's to upstarts like MrBeast and institutions such as NASA. Everyone on this list does something completely, uniquely different, yet, they all have one thing in common: innovation," said Fast Company editor-in-chief Brendan Vaughan.

BamCore is dedicated to decarbonizing the built environment. For more information, please get in touch with us at [Build with BamCore](#)



Wood is good. Bamboo is better.



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