

Mads Odom

From: Alex Stillman
Sent: Monday, June 05, 2023 8:03 PM
To: craig knox
Subject: Re: Gateway Plan

Thank you. I appreciate you reaching out to me. Alex

Alex Stillman

iPhone

On Jun 5, 2023, at 7:27 PM, craig knox [REDACTED] wrote:

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Dear Councilmember Alexandra Stillman :

It is a scientific reality that multistory buildings on Alluvial Soil do not do well in earthquakes, because:

1. Alluvial soil, when involved in an earthquake, turns to "jello". The nature of soil size and shape combined with interstitial water creates a mobile, nonsupporting base.

2. Multistory buildings, due to the laws of physics, resonate. That means a 7.5 quake on the ground floor becomes a 9.2 quake on the 7th story.

Even though multistory buildings are an excellent way to concentrate population and conserve agriculture land. They are a disaster waiting to happen on alluvial soil.

I remember seeing a "earthquake engineered" building that had undergone a 7.6 earthquake in Japan. It was all welded steel. And, yes, the steel building maintained it's integrity. However, the building rested at an angle of 20

degrees. One wonders about the fate of the office workers, working on the "down side" of the floor.

I would urge you to set the height limit of the Gateway Plan to a maximum of four stories. We can live with that today, we can live with that tomorrow.

Regards,
Craig Knox

Mads Odom

From: Fred [REDACTED]
Sent: Tuesday, June 06, 2023 9:15 AM
To: Sarah Schaefer; Meredith Matthews; Stacy Atkins-Salazar; Alex Stillman; Kimberley White; Scott Davies; Dan Tangney; Judith Mayer; cfigueroa@cityofarcata.org; Matthew Simmons; Peter Lehman; Joel Yodowitz; David Loya; Delo Freitas; Jennifer Dart
Subject: The Gateway Plan Form-Based Code has arrived

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: Planning Commissioners, City Councilmembers, Staff

As you know, the Gateway Plan's draft Form-Based Code has arrived.

For your ease of viewing, it is available on Arcata1.com through your City Council / Planning Commission portal page at:

arcata1.com/council or arcata1.com/pc

There is no commentary or discussion on the FBC at that website page -- just the code, sized for either tablet/desktop or for cell phones.

There are a few points we can note:

- We acknowledge that this is a draft. Still, there is much in this draft Form-Based Code which appears to have **ignored what Planning Commissioners have discussed and requested.**
- As is typical for documents from our Community Development Department, **there is no date or version number** written on this draft. Nor is the word "draft" anywhere on the document.
- **Inclusionary Zoning** is shown as: For projects with 30 dwelling units or more, a minimum of **3 percent of the units affordable to low income** households or 5 percent of the units affordable to moderate income households.
I see this is **an unacceptably low amount of low- or moderate-income housing.**
- It calls for **approval of four-story apartment buildings by a single person** -- the Zoning Administrator. That is, a building the size of Sorrel Place would be approved by one person. For buildings of 2 or 3 stories, no noticing of the public and no hearing where the public might speak are required.
- The Plaza-sized public space shown in the Gateway Plan as a square block in the Barrel District has been **reduced to a half-acre** -- that is, roughly **one-third of the size shown in the draft Gateway Plan.**
- There is **no mention or any requirement for smaller buildings along the proposed L Street Corridor Linear Park.** These commercial-below / apartments-above buildings could be two stories, or three-stories with a deep stepback on the 3rd story with an open patio, perhaps. But this is not brought up even as a concept.

- This draft Form-Based Code allows the construction of two-story buildings throughout the Gateway area. To me **this defeats the entire purpose of providing dense, walkable, ecological housing** for the people of Arcata. If what is built in the Gateway area are two-story apartments, then we have failed.
- This Form-Based Code allows the construction of **a five-story building that could be built as a vertical wall right on the property line** -- even if the adjacent property has a one-story single-family home.
- I've looked at or read a half-dozen or so Form-Based Codes, and I am not an expert by any means. To me, this draft Form-Based Code has about **40% of the information and code that is needed** for a good Form-Based Code for the Gateway Plan.

Unfortunately, after all this waiting, what we have here is a "Grade C" Form-Based Code -- or worse. As some people might view it, this is a Form-Based Code that **fails to provide for the intents and interests and purposes of the Gateway Plan**.

I am sorry to be such a "skeptic," as I am sometimes called. **But this is just not a very good or complete Form-Based Code. It does not fulfil our needs.**

-- Fred Weis