

General Plan Topic	Recommendation	Source	Policy Implications/Staff recommendation	PC Recommendation
<b>Gateway Vision</b>				
<b>Opportunity Sites</b>	Opportunity Site "A" is too large and should be broken into smaller sections to be more realistic	Public Member	Opportunity sites are intended to identify areas of anticipated redevelopment but are not intended to be specific to individual developments. Leave as is.	
<b>Gateway Chapter 1: Land Use</b>				
<b>GA-1b</b>	Require all high density residential buildings, particularly those with very small units, to have storage space available to occupants within the building particularly if mini-storage is going to be eliminated from Gateway Area, as well as bike storage	Public Member	EDC recommended to not include. Staff suggests that such standards be considered in the Form-Based Code.	
<b>GA-1f</b>	"Strengthen GA-1h" ("Relocate Existing Uses Incompatible with Plan Vision")	WCC	The policy should be a goal but not a requirement since it is dependent on future funding not currently available. Staff recommends the policy remain as written to provide future City Councils the flexibility to implement the policy as the need and funding arises.	
<b>GA-1h</b>	Make explicit those existing uses that are deemed incompatible, and where they can possibly be relocated so as to not eliminate existing businesses from Arcata	Public Member	Form Based Code will specify	
<b>Non-conforming uses</b>	Make anything auto oriented( gas stations, car washes) non-conforming	C RTP	The plan includes several balanced transportation policies and seeks to reduce the necessity for reliance on autos. Staff recommends against prohibiting future auto related industry in the district writ large. No changes required.	
<b>Single family homes</b>	Amend plan to include section defining what owners of single family homes on typical lots can do under the plan	Public Member	Form-based code will address in detail. The plan allows all existing uses, including single-family homes, to develop or redevelop. These projects just do not fit in the streamlined process that requires community benefits. No changes required. ]	
<b>Land Use Mix</b>	Set percentage of buildings over 2 stories that are required to have commercial space on first floor/be mixed use	Public Member	This policy change would be counterproductive to the purpose of the plan which allows flexibility in uses. The City has a long history of projects not being built because of requirements for ground floor commercial. This policy work is responsive to that history. Staff recommends no change.	
<b>Notification</b>	Make it part of the plan document that notice is required to be given to developers and future occupants about what may happen in their neighborhood	Public Member	Notice of changes to land use designation required by state law and will occur with rest of land use element review; determined to not be necessary or appropriate as a plan policy. The purpose of this work is to engage the community in the design work now to understand how the community may look in the future. Notice in the future does not provide constructive input on projects subject to a Form-Based Code.	

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<b>Zone boundaries</b>	Create new zone type surrounding Creamery District	Public Member	Staff recommends the zoning around the Creamery Building be respectful and considerate of the unique site. Staff recommends these requirements be conveyed in the Form-based Code instead of developing a new district.	
<b>Gateway Chapter 2: Community Benefits and Development Standards</b>				
	Limit to 3-stories	Public Member	Lowering building height will affect housing production, amenities feasibility, lower population, lot coverage, diversity of design. Limiting development will likely not meet the City's housing objectives. Recommend no change.	Concur with staff
<b>Building Height</b>	Limit to 4-stories	Public Member	Lowering building height will affect housing production, amenities feasibility, lower population, lot coverage, diversity of design. Limiting development will likely not meet the City's housing objectives. Recommend no change.	Concur with staff
<b>Building Height</b>	Limit to 6-stories	Architects Stakeholder Group	Lowering building height will affect housing production, amenities feasibility, lower population, lot coverage, diversity of design. Limiting development will likely not meet the City's housing objectives. Recommend no change.	Concur with staff
<b>Building Height</b>	Focus 8-story buildings in Gateway Hub	CRTP, NEC	There are three properties with a small number of parcels large enough to support 8-stories within the Gateway Hub that this policy change would effectively eliminate 8-story buildings from consideration. The highest density opportunities are in the Barrel District. Staff recommends no change.	Concur with staff
<b>Building Height</b>	Limit to 45 feet	RGA	Lowering building height will affect housing production, amenities feasibility, lower population, lot coverage, diversity of design. Limiting development will likely not meet the City's housing objectives. Recommend no change.	Concur with staff
<b>Density</b>	Make Gateway Hub the densest district, minimum size 3 stories	CRTP	The Gateway Hub has only three properties comprising a handfull of parcels in Primary Opportunity Sites that could support large stature buildings. Staff recommends retaining the Barrel District, which has the highest potential for redevelopment as the densist district.	Concur with staff
<b>GA-2b</b>	Consider whether all developments over 3 stories should require Planning Commission review to determine whether they meet Arcata's objective standards vs. by-right approval or Zoning Administrator approval.	Public Member	EDC recommended to exclude this recommendation. Staff recommends the process be designed to balance the length of time required to process permits with the sense of immediacy of need for housing and economic developemnt opportunities.	Concur with staff

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<b>GA-2d, IMP-GA-2.2</b>	Determine priorities among and relative value of community benefits and determine if some of amenities should be development requirements.	Public Member	The amenities should satisfy the community need scaled commensurate with the size and impact of the projects. Staff recommends this be considered during developemnt of the Form-based Code.	Concur with staff
<b>Gateway Chapter 3: Housing</b>				
<b>GA-3i Mixed Tenure</b>	Set specific targets for the mix of owner-occupied vs. rental housing for all residential buildings	Public Member	EDC recommended excluding. There are soft targets included in broad categories in Table 5. Anything more granular than this table would be speculation.	
<b>GA-3j</b>	Define "simplified development procedures" and at what point it kicks in	Public Member	EDC recommended excluding. Will be addressed through FBC.	
<b>GA-3k</b>	The implication that increased density results in increased affordability is questionable. What are the minimum densities and how are they determined?	Public Member	This is addressed in the Market Study. This comment is not a specific change to the Gateway Plan, so was excluded on that basis.	
<b>Maintenance of Multifamily strucutres</b>	Formation of a community maintenance district supported by landowner fees should be considered	Public Member	Assessment districts can be a source of revenue generation to support maintenance of public or common space. However, maintaining the structures themselves are the responsibility of the landowners.	
<b>Rental cost estimates</b>	Include estimates of pricing of new housing	Public Member	It is speculative to estimate costs over the planning horizon of the document. However, the affordability ranges provided in the Housing Element are available for consideration.	
<b>Housing Affordability</b>	Develop an affordability Plan for the range of income levels anticipated for the future of Arcata	RGA	Affordability is outlined as part of state Regional Housing Needs Allocation (RHNA) process. The Plan does call for implementing Inclusionary Zoning at feasible densities.	
<b>Owner Occupancy</b>	Add a 10% minimum requirement of owner occupied units	Humboldt Association of Realtors	Staff recommends either no change - the current policy supports home ownership, or make soft targets to guage progress achieving goals. Staff does not recommend making this regulatory.	
<b>Gateway Chapter 4: Employment</b>				
<b>Business Development</b>	Allow new businesses in Gateway to expand without adding residential units	Public Member	Current policy proposal allows businesses to expand without adding residential units. No change required.	Concur with staff
<b>Business Development</b>	Require developers to notfiy prosepective tenants of existing business use to avoid noise/traffic complaints or legal action	Public Member	EDC recommended excluding this. Staff does not have a recommendation, but requiring every project to notify prospective tenants/owners that they may experience noise and traffic seems excessive and unnecessary.	
<b>Office/business development</b>	Existing businesses should be able to expland without attaching hosing units to their properties and be able to go through normal review process	Public Member	Current policy proposal allows businesses to expand without adding residential units. No change required.	Concur with staff
<b>Office/business development</b>	Purpose-built office/business buildings should not require a UP	Public Member	Housing has been identified as a critical component to this plan for a variety of reasons. Allowing large scale office buildings without housing is at cross purposes with the objectives of the plan. Staff recommends no change.	

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<b>Gateway Chapter 6: Open Space and Conservation</b>				
<b>POPs</b>	Require developers to convey POPs to City ownership but agree to perform ongoing maintenance	C RTP	There is no legal mechanism to require dedication with the kinds of approvals being contemplated. In addition, the location, relationship to other development, and other factors could make such dedications problematic and/or undesirable. Policy has already been updated to reflect obtaining either public easements for recreation space or fee title.	
<b>Play areas for children</b>	Create strict language for play areas for children	Public Member	PRC recommended this not be included. Staff supports the PRC recommendation.	
<b>Parks map</b>	Update existing parks and recreational facilities map to make walk times more realistic, separate out wildlife/riparian habitat from open space	Public Member	PRC recommended this not be included. Staff supports the PRC recommendation.	
<b>GA-6e</b>	Delete this policy and let free market decide what is redeveloped and when	Public Member	PRC recommended this not be included. Staff supports the PRC recommendation.	
<b>Gateway Chapter 7: Mobility</b>				
<b>GA-7a.</b>	Create/ or require potential for parking revenue, and/or ticketing revenue to be used to help support transit, pedestrian, and biking infrastructure [in Barrell District/ or in full Gateway Area.	EDC	Parking ticket revenue is general fund revenue and cannot be earmarked for a specific purpose or area. There are other more effective ways to generate revenue proposed in the plan, including the buss pass program and existing grant programs.	
<b>GA-7a.</b>	Invest proceeds of metered parking in Gateway Area as feasible.	TSC	Parking ticket revenue is general fund revenue and cannot be earmarked for a specific purpose or area. There are other more effective ways to generate revenue proposed in the plan, including the buss pass program and existing grant programs.	
<b>L Street</b>	Maintain current configuration; remove concept of L as an arterial couplet with K from figures	TSC	Direct conflict with plan as drafted. On PC list of concerns and alternatives will be presented with opportunity to discuss.	Concur with staff
<b>L Street</b>	Maintain current configuration of L Street, retain/expand as a linear park	Public Member	Direct conflict with plan as drafted. On PC list of concerns and alternatives will be presented with opportunity to discuss.	Concur with staff
<b>L Street</b>	Retain L Street, make K Street one way and I Street one way with stop lights at Samoa and I	Public Member	Direct conflict with plan as drafted. On PC list of concerns and alternatives will be presented with opportunity to discuss.	Concur with staff
<b>Parking</b>	Ensure adequate parking for local businesses and employees. Consider paid parking and parking structures.	EDC	Plan prioritizes multi-modal transportation and walkability over parking. PC will set specific ratio in FBC.	
<b>Parking</b>	Require at least one parking space per unit and adequate parking for business access	Public Member	Plan prioritizes multi-modal transportation and walkability over parking. PC will set specific ratio in FBC.	
<b>Parking</b>	Require sufficient parking spaces to accommodate at least 50% of units proposed as well as parking for new and existing businesses. Provide regulations to protect nearby neighborhoods from parking overreach.	Public Member	Plan prioritizes multi-modal transportation and walkability over parking. PC will set specific ratio in FBC.	

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<b>Parking</b>	Concerns about the lack of on-street parking resulting from high-density development, parking ratios less than 1 space per unit	Public Member	Plan prioritizes multi-modal transportation and walkability over parking. PC will set specific ratio in FBC.	
<b>Bike Lanes</b>	Make 11th Street a Class 4, not Class 3, boulevard. Make K, L, 8th, 9th Class 4 from the outset	C RTP	Bicycle network improvements are being planned in the General Plan Circulation Element and include recommended bikeway improvements for 11th Street. 8th and 9th Streets are currently the focus of a grant-funded effort to enhance Complete Streets and bicycle connectivity.	
<b>Multi Use Trail conversion</b>	Remove option to convert trail to road in Policy GA-7b(i)	C RTP	Q Street may be necessary for service traffic. If converted, the policy should add "Class I or II trails shall be incorporated into the road design to minimize impacts on the proposed trail system."	
<b>Lane width</b>	Reduce lane widths in cross-sections from 12 feet to 10 feet to slow traffic and reduce ped crossing distance	C RTP	Road widths are proposed at the minimum necessary to safely function at projected volumes.	
<b>Lane width</b>	Limit width of car lanes to 9-11 feet	Public Member	Road widths are proposed at the minimum necessary to safely function at projected volumes.	
<b>Circulation</b>	Decrease driving speed on K and 11th	HCAOG	Speed on K and 11th is currently 25. Staff recommends no change.	
<b>Chapter 11: Infrastructure and Services</b>				
<b>GA-11k</b>	Require energy efficiency and electricification as objective standards	Public Member	EDC recommended excluding this. Energy efficiency and electrification follows building code. The Community Benefits program of the Form-Based Code should include options to exceed the requirements.	