

Proposed Design Element Amendment

Amend the Draft Design Element to add a policy group D-8 to hold the Community Benefits program that will be applied where zoning allows for its use. The new policy group would read as follows:

Policy D-8 Community Benefits

Objective. Ensure new development benefits the community generally while streamlining approval and accountability in the development planning process.

- D-8a **Choice of Benefits.** Allow applicants to select community benefits from a menu of available options. The Form-Based Code will reflect the community’s priorities among and relative value of community benefits. All buildings that exceed four stories must include architectural features amenities.
- D-8b **Housing Production Emphasis.** Ensure that the available community benefits emphasize and support the City’s goal of maximizing housing production.
- D-8c **Value of Benefits.** Ensure that the additional intensity allowed is appropriately calibrated to the value of the community benefits provided. High-cost benefits should allow for a greater increase in allowed intensity than low-cost benefits.
- D-8d **Owner-Occupied Affordable Housing as a Community Amenity.** Encourage new home ownership opportunities affordable to households of all income levels. Include deed-restricted affordable opportunities for low- and moderate-income households. Encourage a range of ownership opportunities including condominiums, townhouses, and other alternative ownership models. Provide strong incentives through community benefits program for owner occupancy.
- D-8e **Incentivize Residential Density as a Community Amenity.** Through the community benefit program, allow increased development intensity and simplified development processes for projects that provide residential densities above established minimums.
- D-8f **Incentivize Affordable Housing as a Community Amenity.** Through the community benefit program, allow increased development intensity and simplified development processes for projects that provide deed-restricted affordable units -above established inclusionary zoning minimums.
- D-8g **Incentivize Adaptable Design.** Through the community benefit program, allow increased development intensity and simplified development processes for projects that provide fully accessible or “adaptably designed” units to facilitate the conversion to housing accessible for people with disabilities or general frailty.
- D-8h **Incentivize the Arts as Community Amenities.** Through the community benefit program, allow increased development intensity and simplified development processes for projects that provide amenities that supports the arts and area artists, such as murals on building exteriors, art installations in public-facing locations, and outdoor pedestals for sculptures. Arts-related community amenities shall be informed by consultation with Arcata’s Local Arts Agency as well as other arts and equity-related stakeholders as determined appropriate by staff (e.g., equity Arcata “Just Arts” group, Cal Poly stakeholders, etc.).

- D-8i **Public Art.** Through the community benefit program, encourage new development to incorporate public art that both is creative and reflects neighborhood identity and history, and speaks to the goals and intent of the Arcata Strategic Arts Plan (Arts Plan). Specifically encourage development of public art that uplifts and support BIPOC artists and narratives as described in the Arts Plan.
- D-8j **Incentivize Active and Alternative Transportation as a Community Amenity.** Through the Gateway Area community benefit program, allow increased development intensity and simplified development processes for projects that provide on-site active and alternative transportation amenities, such as car share/bike share, free electric vehicle charging stations, employee showers, on-site covered and secure indoor bike parking, bus passes for residents and/or employees, dedication of parcel frontage to transportation uses, charging stations for e-bikes, shared parking, and related amenities that stimulate non-motorized and zero-carbon transportation options above and beyond current requirements of state law.
- D-8k **Sustainable and Green Buildings as Community Amenities.** Through the community benefit program, allow increased development intensity and simplified development processes for projects that provide designated levels of sustainable and green building features.
- D-8l **Incentivize Energy Efficiency and Electrification as Community Amenities.** Through the Gateway Area community benefit program, allow increased development intensity and simplified development processes for projects that exceed Title 24 and other State or local energy efficiency requirements and all new construction to be electric only, with limited commercial cooking exceptions.
- D-8m **Incentivize Privately-Owned Open Spaces as a Community Amenity.** Utilize the community benefit program to incentivize the creation of new privately-owned, publicly accessible open spaces in the Plan Area.
- D-8n **Incentivize Mixed Use as a Community Amenity.** Incentivize mixed-use projects that have a ground-floor non-residential (retail, office, light industrial, or other job-creation component) through the Gateway Area community benefit program where not otherwise required by the form-based code.