

## Creamery District Meeting Summary Report

On Tuesday, May 16<sup>th</sup>, the City of Arcata Community Development Department hosted a meeting to discuss the Gateway Area Plan's expected impact on the Creamery District, the Creamery Building, and surrounding businesses. The meeting was held in the Creamery Building at the Arcata Playhouse and had 30 to 40 attendees.

The objectives of the meeting were 1) to collect information on outstanding concerns and hopes regarding the Creamery District related to the Planning Commission's Concerns and Solutions set adopted in November of 2022, and 2) for staff to provide information and foster conversation about issues related to the Plan's expected impacts on businesses and residents in the Creamery District, on the Creamery Building, and on the Creamery District as a whole.

Staff selected six Creamery District-focused topic areas for discussion from public engagement thus far:

1. Non-conforming uses
2. Relocation of existing uses
3. Community Benefits Program
4. Permitting processes
5. Architectural features
6. "Cool things" about the Creamery District, cool ideas for the District

Staff sat at three tables, each hosting conversations on two of the six topics. Community members provided feedback in 15 minute intervals, allowing them to comment on four of the six topics (and move freely between conversations if there was desire to participate in all six). People who wished to comment on other topics were encouraged to write their thoughts on sticky notes and place them on the "Other Items" poster. Participants were encouraged to write their comments in their own words (see photo documentation attached). Participants were further encouraged to write the Planning Commission, come to the meetings, or reach out to staff.

The following summarizes staff's takeaways from these discussions.

**Non-conforming uses and relocation.** Understanding that the re-zoning proposed in the Gateway Area Plan would not require existing businesses to move their operations, business owners and District residents did not have concerns regarding non-conforming uses. Staff shared contact information with some business owners to discuss their specific situations in further detail.

**Community Benefits Program.** Many of the desires voiced in all topic conversations are already codified in the current draft Community Benefits Program (home ownership, green space, bike infrastructure, etc.). Participants generally understood and agreed with the Community Benefits Program direction.

**Permitting processes.** Participants left with a greater understanding of the ministerial review process. Learning that the public would still be able to participate in hearings as part of a ministerial process addressed many of the concerns voiced.

**Architectural features.** Feedback heard on desired architectural standards aligned with what has already been heard from the community through the Form-Based Code workshops and survey hosted over the last year. Participants were in favor of designs that utilize natural materials, have functional features (e.g. usable balconies rather than Juliet balconies), and consider environmental elements (e.g. plan for rain).

**“Cool things.”** The conversation on cool aspects of the Creamery District as it exists today was wide-ranging, reflecting both what staff have already heard (i.e. keep the District arts-centric and commercially focused, respect the historic structures existent, make the Creamery District identity more visible in the draft Plan) and adding new ideas. All “cool things” and ideas are reflected in the posters from the event attached to this report.

**Other Ideas** - There was also an “other ideas?” poster on which community members could place concerns/aspirations that did not fall into one of the six conversation topics. These spanned the topics of protecting the L Street corridor as a car-free space, limiting building height to 4 stories, ensuring that no buildings dominate the Creamery Building, ensuring the plan stimulates the local economy, and more. All “other ideas” from the community are reflected in the poster from the event attached to this report.

# Community Benefits / Permitting

Protect  
Cafeteria  
Eld-helpers  
must be paid  
in (renewal) fee

Arts fund  
rather  
than public  
Art - let the  
artists decide

• asking  
etc. that  
use arts  
community  
benefits if  
not in  
Cafeteria

Open Space  
the space  
is a  
Community  
benefit

Encourage  
private use  
of public and  
shared space  
for  
community  
benefits

• if possible  
include  
in zoning  
the small  
open space  
that is  
often  
overlooked  
in zoning

- Focus on Open Space as shared amenity
- NEW LIBRARY
- COMMUNITY PROJECT IMPACT FEE
- CPH May buy up properties & build what they want
- Set heights lower than they currently are
- What about fire service
- Ownership of...

Focus on Open Space  
as shared amenity  
NEW LIBRARY  
COMMUNITY  
PROJECT IMPACT  
FEE

- CPH May buy up properties & build what they want
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• Ownership ops

Protect  
Creamery  
Bld - historic  
must be paid  
in Creamery dev

Arts fund  
rather  
than Public  
Art - let the  
artists decide

• building  
dev. must  
use "arts  
community  
benefits" if  
dev in  
Creamery

~~Green~~ Emphasize  
park space  
as a  
community  
benefit.

Incorporated  
wetlands next  
to pathways as  
& privately owned  
~~private spaces~~  
Public  
as a community  
benefit

If maximum  
Building ~~Height~~  
Height  
is 7 stories

How much higher  
can a build be  
built with  
100% building density?

- 12 stories?
- 14 stories

# DESIGN STANDARDS

- SOLAR, NESTING SITES, GREY WATER FEATURES
- TAKE ENVIRONMENTAL CUES
- BIRD-SAFE WINDOWS
- ROOF TOP ~~WIND~~ GARDEN
- BALCONIES
- NOT A FAN OF FLOOR TO CEILING GLASS
- NO MISSION ARCHITECTURE
- WEATHER-EFFICIENT; INSULATED - CONSIDER MOLD - CARBON BOARD
- AMERICAN CLAY
- ART - MURALS
  - INDIGENOUS FEATURES (ROUND OPENINGS)
- NATURAL LINES (NOT HARSH)  
BOXY - BROKEN UP, DIVERSE, NOT SUPER SLEEK)



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Boxy - Broken up, DIVERSE, NOT SUPER SLEEK)

# DESIGN STANDARDS

- OUTDOOR SPACE - DON'T COMPROMISE ON
- DON'T LIMIT COLORS, ALLOW VARIATION - NO PRESETS
- LIVING ROOFS
- OPERABLE <sup>(ON A)</sup> ~~ABLE~~ WINDOWS
- VARIATION IN SIDING/MATERIALS
- WATER COLLECTION
  - BIKE ROOM / INFRASTRUCTURE -
  - 1ST FLOOR - EASY ROOMY
- AVOID UNIFORMITY
- BUILD WITH CHARACTER
- STREET TREES
- CREAMERY AS AN EXAMPLE OF DESIRED SETBACK
- WIDE SIDEWALKS (WIDER THAN 8 FT ON NEW DEVELOPMENT?)
- UNDERGROUND PARKING? (GROUNDWATER?)
- PLAN FOR RAIN - COVERED ARCHWAYS / ENTRIES / EXITS
  - ESPECIALLY COMMERCIAL - BALCONIES
- ACCESSIBLE FEATURES - ADA PARKING - ensure spaces for persons with disabilities/  
<sup>disability</sup>
- ARCHITECTURAL STYLES THAT COMPLEMENT THE CREAMERY <sup>existing</sup> INFRASTRUCTURE
- EV VEHICLES INFRASTRUCTURE
- VARYING SIZES OF UNITS

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# COOL IDEAS/PRESERVE/

PROTECT

- NEW HOME FOR ARCATA LIBRARY
- TRAILS - LINEAR PARK
- ARCATA PLAYHOUSE
- KINETIC LAB (HISTORIC SITE, NOT OWNED)
- BUILDING ITSELF - HISTORIC STRUCTURE
- RENT CONTROL / AFFORDABLE HOUSING
- HISTORIC ARCHITECTURAL DESIGN / PRECEDENT
- CAN CREAMERY BE IT'S OWN DISTRICT WITHIN THE PLAN?  
HISTORIC FEATURES THAT HAVE SPECIFIC NEEDS FOR PROTECTIONS
- KID FRIENDLY, DANCE STUDIO, KEEPING FAMILY-ORIENTED  
↳ DANCE STUDIOS, PLAY AREAS
- OPEN SPACE/FIELD - ORGANICALLY CREATED / FEEL
- NOT A WHOLE LOT OF TRAFFIC
- GOLF CARTS ON THE ROAD (IN CAR-FREE DISTRICTS)  
BESIDES BARBER DISTRICT
- <sup>ELECTRIC</sup> - CREEK DAYLIGHTING
- ARTIST-ORIENTED / CELEBRATED; OLD ARCATA-INNOVATION
- MORE MURALS

# COOL IDEAS

## WETLANDS AS PRIVATELY-OWNED PUBLIC SPACE

- LIVE/WORK COMMUNITY
- HONOR WIKOY
- HONOR RAILROAD HISTORY
- PROTECT OUR LOCAL ECONOMY
- ROADS BLOCKED OFF; COMMERCIAL FIRST FLOOR (RESTAURANTS, GALLERIES)
- ↳ MIXED USE, GREENERY/OPEN SPACES
- ↳ THINK ABOUT GENTRIFICATION/FORCING ARTISTS OUT IN THIS
- GREAT REDWOOD TRAIL / BIKE TOURISM - (could BIKE TO/FROM SF)
- LIGHT RAIL - (SANTA CRUZ AS INSP) - CONNECTING TO NEIGHBORING COMMUNITIES
- THINGS TO PROTECT: NATURAL AMENITIES - WATER, AIR, WILDLIFE CORRIDORS
- PRESERVING OPEN SPACES AT NORTH AND SOUTH
- DAYLIGHTING CREEKS! SALMON FOUND IN ARCATA CREEKS
- EASEMENTS - OPEN SPACE EASEMENTS, FRONTAGES -  
open up space on corridors
- ENSURE "MISSING MIDDLE" HOUSING/HOME OWNERSHIP OPPORTUNITIES
- NEIGHBORHOOD MEETINGS / ~~THE~~ OPEN DIALOGUE
- MORE CREATIVITY MEETINGS/ENGAGEMENT

BENCHES

I JUST WANT  
CAL POLY  
TO  
WITHDRAW!  
TRULY!

I JUST WANT  
CAL POLY

to  
WITHDRAW!  
TRULY!

## COOL CONT.

- KEEP BUSINESS/COMMERCIAL FEATURES
  - NOTHING DOMINATES CREAMERY BUILDING
  - PRESERVE ARTS/BUSINESS-FOCUSED TITLE OF DISTRICT - MAKE MORE EXPLICIT
  - KEEP NOISE/LOUD SPACES - ARTIST DISTRICT
- 

## DESIGN STANDARDS

- Setback considerations - enough to give sidewalks <sup>more than 10 ft back (solar shading, moderns)</sup> Space
- STEPPACKS/SETRACKS FOR SHADING RE: EXISTING STRUCTURES; GATHERING ON STREETS
- SOLAR ON TOP OF PARKING STRUCTURES/CARPORTS  
↳ SOLAR WATER HEATING
- PRACTICAL/USABLE ARCHITECTURAL FEATURES
- COURTYARDS/PARKLETS (children-friendly) - INTERMIXED
- AREAS FOR EDBLE GARDENS/COMMUNITY GARDENS
- FLEXIBLE COLORS/ALLOWING TENANTS TO HAVE SAY IN COLORS





Make the Creamery area  
the "5<sup>th</sup> district" in  
gateway plan, Respecting  
the historic site, the community  
gathering, Arts + small  
business incubator of this  
area

# LINEAR PARK

- No L STREET AS COUPLET
- L ST SHOULD NOT BE A THROUGH STREET
- Keep linear park + trail for bikes + pedestrians only
- BASICALLY CAR FREE

command benefits

~~carfree~~  
E. St. Linear Park - what  
would be the mechanism  
for establishing this  
under current state regs  
re: housing density.

Keep L ST. car free

No complet

We have a unique chance in  
Arcata to create a lovely

Linear Park

## K St. concerns —

- Stop signs
- stop light
- parking structure & trolley to downtown
- flashing crosswalks
- bulb outs
- reduce speed limit
- remove parking on K St to allow for biking & bike lanes.
- Signage to direct people off K St.
- paint curbs red so it's clear where we can/can't park

concerns/hopes →

? where  
• is all  
the public  
input going?

4 stories max

Adequate/realistic parking

No L-couplet/Yes Linear park

Principal Review only = not good  
↳ have community input for certain size projects

↑ mixed housing types & mixed  
uses (business + housing)

## Primary Concerns →

- height
- parking
- L-couplet
- principal review
- mixed housing types
- incorporate businesses

→ public feedback not showing up in changes?

~~Force~~ Force builders  
who are not familiar  
with local climate  
to hire Local  
building consultant  
(Keep Grant \$ Local)



GATEWAY -

NO MORE

than 4  
STORIES!

A central warehouse on the city limits where large ~~trucks~~ trucks were to off load goods which would then be delivered to stores via a fleet of electric vans would eliminate the need for making a thoroughfare out of the non-existent 'L' street.

Protect the L St  
corridor and make  
it a linear park  
as the 2010 Rail  
Trail Feasibility  
Study

People have  
concerns about  
Cal Poly growth  
& lack of  
pre-planning for  
student housing.

Linear park  
will make our  
Gateway  
pleasant. "First  
Impressions"

THROU

- Kee  
bike

- BA

I PROPOSE NO  
Buildings taller  
than the Creamery,  
not be built  
on any side  
of the Creamery.  
No Height Dominance →

K St.

- St

- stop lig

- parking  
tally

4 story

immediately  
around Cameroon!

Stop at 4 story  
height limit as  
the rest of the  
City of Arcata

Stop at  
4 stories

Protect wetlands  
especially linear  
ditch south of  
7th St. that is a  
Fish + Wildlife designated  
wetland + used for  
flood control as well.

Is it Grant  
money intended  
to Stimulate  
Local economy?





"Vortex  
Bladeless  
wind turbine"  
retrofitted as  
Street lights. ASD

Protect wetlands  
especially linear  
ditch south of  
7th St. that is a  
Fish + Wildlife designated  
wetland + used for  
flood control as well.

CITY

MAILER

RE:

GATEWAY

Linear  
park is  
our Gateway  
when Great Redwood  
Trail Arrives here.