



CITY OF ARCATA

PLANNING COMMISSION SPECIAL MEETING

Council Chamber
736 F Street, Arcata

November 15, 2022
Tuesday, 4:00 p.m.

AGENDA

Special accommodations for the disabled who attend City meetings can be made in advance by contacting the City Clerk at 822-5953. Assistive listening devices are available.

Pursuant to Government Code section 54957.5, all writings or documents relating to any item on this agenda which have been provided to a majority of the Planning Commission, including those received less than 72 hours prior to the Planning Commission meeting, will be made available for public inspection in the agenda binder located on the counter in the lobby at Arcata City Hall, 736 F Street, during normal business hours, and on the City's website at www.cityofarcata.org.

PLEASE NOTE: Speakers wishing to distribute materials to the Planning Commission at the meeting are requested to provide 10 copies to the assigned project Planner.

**Public Advisory: The Council Chamber in City Hall
is now open to the public.**

COVID-19 Notice

The Planning Commission has returned to in-person hybrid meetings. The City Council asks that when attending City meetings, persons socially distance as best they can and be courteous to those who continue to choose to wear a mask.

How to Observe and Participate in the Meeting:

Observe:

Members of the public can attend the meeting in person or observe the meeting on Zoom (see below), on Access Humboldt Channel 10, online by visiting www.cityofarcata.org and clicking on the See Live Meetings, Agendas, and Archives button on the home page, or on the City's YouTube channel at <https://www.youtube.com/c/CityofArcataCA>

Public Comment Participation in Person and on Zoom:

Members of the public may attend the meeting in person and give public comment. Or, they may access the meeting via Zoom to provide public comment.

1. Join from a PC, Mac, iPad, iPhone or Android device: Please use this URL:
<https://us06web.zoom.us/j/87488740605>

2. If you want to comment during the public comment portion of any item, click on **raise your hand** on the right-hand side of your screen. When it is time for public comment on the item on which you wish to speak, the Clerk will unmute you. You will have 3 minutes to comment, subject to the Chair's discretion.

Or join by phone:

1. *67 1-669-900-6833
2. Enter Webinar ID: 874 8874 0605
3. If you are accessing the meeting via telephone and want to comment during the public comment portion of any item, press **star (*) 9** on your phone. This will raise your hand. When it is time for public comment on the item on which you wish to speak, the Clerk will unmute your phone. You will hear a prompt that will indicate your phone is unmuted. You will have 3 minutes to comment, subject to the Chair's discretion.

I. CALL TO ORDER.

II. ROLL CALL.

III. PUBLIC COMMENT

Prior to opening each public hearing, Commissioners will provide *Ex Parte* disclosures. Disclosures include a summary of information and sources gathered outside of the public hearing.

IV. BUSINESS ITEMS.

1. Consider the Community Benefits Program Associated with the Gateway Area Plan

The Draft Arcata Gateway Area Plan includes a streamlined pathway for projects in the Gateway Area that meet the requirements of the Form-Based Code (still under development), provide moderate to high density housing, and provide amenities through a community benefits program. This item provides the Commission an opportunity to weigh in on which items should be considered community benefits worthy of incentivizing development in our community, and how to rank those benefits in terms of the value they bring to the community. This meeting will include a facilitated exercise led by our consulting team to select and rank community benefits. This item is intended to start the conversation with the Commission, but subsequent hearings will be required to finalize the details. While there is more work needed to develop the community benefits program, this meeting focus on the selection and ranking process.

RECOMMENDATION:

Staff recommends the Planning Commission consider the Arcata Gateway community benefits program and provide staff direction regarding the program's structure and ranking.

V. ADJOURNMENT.



STAFF REPORT

PLANNING COMMISSION MEETING

November 15, 2022

TO: Honorable Chair and Commissioners

FROM: David Loya, Director of Community Development

PREPARER: Susan Diehl McCarthy, Community Development Specialist

DATE: November 10, 2022

TITLE: **Consider the Community Benefits Program Associated with the Gateway Area Plan**

RECOMMENDATION:

Staff recommends the Planning Commission consider the Arcata Gateway community benefits program and provide staff direction regarding the program's structure and ranking.

INTRODUCTION:

The Draft Arcata Gateway Area Plan includes a streamlined pathway for projects in the Gateway Area that meet the requirements of the Form-Based Code (still under development), provide moderate to high density housing, and provide amenities through a community benefits program. This item provides the Commission an opportunity to weigh in on which items should be considered community benefits worthy of incentivizing development in our community, and how to rank those benefits in terms of the value they bring to the community. This meeting will include a facilitated exercise led by our consulting team to select and rank community benefits. This item is intended to start the conversation with the Commission, but subsequent hearings will be required to finalize the details. While there is more work needed to develop the community benefits program, this meeting focus on the selection and ranking process.

What are community benefits? In essence, a feature of a project that the public generally agrees benefits the community. Outside the context of the planning work we are doing, you can probably come up with a handful of examples of community benefits off the top of your head. Some of you may have thought about the many parks we have in our community. Some may have gone directly to the trails in places like the community forest or miles of country roads on the bottom lands you can lose yourself in on a long bike ride. Perhaps the arts scene was the first thing that came to mind.

The Gateway Area Plan envisions a community benefit system that will function much like conditions of approval. In a way, they will be pre-approved conditions of approval that ensure that larger projects provide more benefit to the community in exchange for ministerial review and streamlined permitting. The size and number of community benefits required of each project should generally match the scale of the project to ensure cost feasibility and proportional contribution to improvements in our community. So, in the context of the Gateway Plan, a community benefit is

specifically tied to a proposed development project and is a cost-feasible, proportional contribution to benefits that implement the values and vision of the community as outlined in the Plan.

Currently, the community benefits program is drafted to incentivize a range of outcomes that were expressed by the community, committees, the Commission, and the Council over the years leading up to the Draft Gateway Plan. The benefits were based on the input from these early meetings and were designed to respond to the values and concerns we heard about housing production, open space and recreation needs, energy conservation, and alternative transportation, among other subject areas. These draft ideas should be vetted by the Commission before making a formal recommendation to the Council on the program.

In establishing a community benefits program in the Plan, the work of the community and the Commission is to define the connection between the multitude of benefits we can imagine, the values expressed in the Plan, and the feasibility of implementing the benefits. To do this, we suggest the Commission start by developing a large and aspirational list of benefits. The list can then be ranked by value to the community. The exact structure of the program will be fleshed out at future meetings, but the Commission should establish which benefits should be ranked higher for larger projects, which should be ranked lower, and which should be dropped from the list entirely. After this step, the benefits list will be ranked and the connection between the values and vision will be established. The exercise for the November 15, 2022, meeting will make significant progress developing this list.

As drafted, the benefits program has three types of outcomes. Each of these outcomes have been expressed as values of the community and recognizing them as community benefits incentivizes projects to result in these outcomes. The outcomes result in projects, programs, or objectives that further the community vision and values.

- The first outcome is tangible projects that would be completed by the project developers. Several examples of either on-site or off-site projects fall into this category, such as building indoor bike lockers or publicly accessible private open space.
- The second type of outcome is a collection of programs that accomplish community objectives. Some examples of programs include fee programs for conservation easements, fee programs for alternative transportation infrastructure (like the bus pass program or carshare and bikeshare programs), and other regional scale programs.
- The third type of outcome is obtaining our objectives and policies, such as creating more affordable housing to address specific household income ranges, rapidly producing housing to address the housing crisis, or creating more homeownership opportunities.

In addition to the types of outcomes, the list can be sorted based on the nexus to the project. Some recommended community benefits are relatively unexceptional and are similar to those that would be considered conditions of approval for projects that receive discretionary review. An example of this might be providing public access through natural areas or agreeing to onsite tribal monitoring of ground disturbing activities where not otherwise required by law.

While they would not be sufficient on their own to garner streamlined permitting, the concept in the draft ensures that these reasonable lower tier improvements are recognized as positive contributions to the community that projects bring. This ‘lower tier’ group of amenities could be kept as recognized benefits or made conditions of approval, via standards in the Form-Based Code. As currently envisioned, they are recognized as community benefits, which surely they are or we would not have required them of projects in the past.

Some of this lower tier benefits category may already be required by other regulations. These could be enhanced beyond the requirement to push them into a 'benefit' category. An example of this might be the sidewalk requirement with expanded width. Typical conditions of approval and the municipal code require minimum five-foot-wide sidewalks. A community benefit might include adding three feet of sidewalk on private property where it isn't otherwise required, for example. The electric reach code is another example of going above the requirements as a way to better accomplish our shared goals. The Commission should consider whether to create new classes of lower and middle tier benefits whether they decide to keep the low tier benefits discussed above.

Lastly, there are some benefits that clearly go beyond the requirement. Adding affordable housing beyond requirements, building a net-zero building, adding a microgrid, funding a project based carshare program, and daylighting a creek are all examples of beyond condition of approval nexus and proportionality. These high-value, upper tier benefits are generally more readily understood by the public as community benefits.

The Commission should consider the range of community benefits and make recommendations to include those that they feel help to bring about outcomes that implement the community value. The ranking exercise the Commission will work through at this meeting will help provide structure for the community benefits program.

ATTACHMENTS:

- A. Compiled List (PDF)
- B. Committee Review (PDF)
- C. August 16, 2022 FBC Workshop (PDF)
- D. Submittals - Mayer (PDF)
- E. Submittals - Barstow (PDF)

Community Amenities to be Considered for “Community Benefits” Incentives:

Housing Creation.

1. Increased Residential density (**Policy GA-3j**).
2. Affordability beyond requirements of inclusionary zoning/density bonus law, per benefit tier (**GA-3k**).
3. Owner-occupied affordable housing (**Policy GA-3i**)-e.g., community land trust, condo development.
4. Set mixes of: affordability, unit size, tenure (e.g. SRO and multi-bedroom unit mix).
5. Purpose-built special needs housing: students, seniors, mobility-impaired residents, homeless.
6. Housing for artists / craft workers / small businesses using live-work or other models (**GA-5d**).
7. Limited-equity cooperatives/co-housing with permanent affordability restrictions.
8. Rent-stabilized housing.
9. On-site management for large projects.
10. Tribal housing partnerships.
11. Percentage of units that employ universal design and/or exceed ADA standards.

Arts and Culture / Beautification.

1. “Benefits” guided by Arcata’s Strategic Arts Plan Identified Projects (**GA-5h**).
2. Contribution to an Area-wide Beautification Fund .
3. Blight Reduction and Adaptive reuse of historic structures (**GA-10f**).
4. Set aside land to support an Native Arts and Cultural Space (**GA-5d**).
5. Contribution to “community arts trust” (**GA-5c**).
6. Provide performing arts spaces.
7. Housing for artists/ craft workers / small businesses using live-work (**GA-5d**).

Open Space.

1. Permanent *transfer* of land to City ownership for use as public open space in priority locations.
2. Significant public open space *easements* dedicated to the City in priority locations and linked to pedestrian and cycle networks (**GA-7k**).
3. On-site *publicly accessible* recreation facilities (playground equipment, benches/tables, drinking fountains, toilets) (**GA-6m**).

4. “Daylighting” waterways within private holdings.
5. Landscaping or maintenance by project management adjacent to wetlands or creeks.
6. Payment into fee program for open space/recreational maintenance and expansion.
7. On-site *publicly accessible* space / infrastructure for community gardens.
8. Wetland Banking (**GA-6k**).

“Green” Building, Sustainability, and Resilience.

1. Credit for highest levels of “sustainable” design certification (LEED Gold/Platinum or other).
2. Energy-efficient “Net Zero” design or “Carbon Negative” design, construction, and operation (i.e. project that generates energy).
3. On-site stormwater management significantly beyond Low Impact Development, (i.e. improved water retention and recharge features).
4. Technology to limit wastewater discharges to City sewer (zero-discharge toilets, onsite greywater recycling, etc.).
5. Beyond-minimum dark-night lighting & window treatments; bird-safe and bird-friendly construction.
6. Publicly accessible landscape features beyond FBC standard, e.g. street trees, green walls.
7. Remediation of toxic contamination above costs compensated by government programs.
8. Provision of emergency off-grid electricity access open to the public during emergency events (Red Cross and CA standards).
9. Solar micro-grid development.
10. Maximize effective recycling/reuse of building materials from existing buildings that are demolished.
11. Use of building materials from sustainable sources, very low VOC emitting materials.
12. Employ building techniques that capture passive solar; increase thermal insulation and sound isolation.
13. Install control systems that minimize energy use of heating and cooling equipment, elevators, and large electric motors.

Transportation & Mobility: Active Movement and Other Features to Minimize Car Impacts.

1. Bus stop and rider shelter facilities beyond those required.
2. Project-provided bus passes to residents (specify minimum number of years).

3. Bike parking and storage for all residents/employees.
4. Cycle facilities (indoor or covered safe cycle storage; public access bike racks on private lands).
5. Provide shower facilities for employees who bike to work.
6. Underground parking.
7. Contribution to fund for bike lane/trail enhancement and associated public space.
8. Contribution into fund for electric car share/bike share.

Enhanced Architectural Features and Exterior Design. (GA-9z)

1. Underground utilities not otherwise required.
2. Interesting and attractive articulated rooflines; articulated facades, balconies, and streetside porches not otherwise required.
3. Pedestrian sheltering (awnings; second-story overhangs or cantilevers with public access beneath).
4. Universal design & access features beyond ADA (GA-3I).
5. Public access features adjoining project “interior” spaces (open courtyards, etc.).
6. Culturally or regionally significant design features (e.g. architecture or landscaping features that speak to Wiyot heritage).
7. Living roof/rooftop open space for residents.
8. Install very low water use and/or native landscaping.

Building Amenities - Structural and Operational Features that Enhance Residents' Quality of Life.

1. Free wi-fi and internet access.
2. Exercise room/gym.
3. Common lounge area.
4. Meeting rooms.
5. Shared workshops/studios.
6. Computer room equipped with devices for residents' use.
7. First floor storefronts occupied by businesses that support residents' basic needs such as grocers, clothing stores, and medical services.
8. Prohibition of indoor smoking and vaping (beyond State/City requirements).
9. Convenient, purpose-built waste collection and recycling areas (beyond City-wide requirements).

Economic Development and Job Creation, and Provision of Essential Services.

1. Purpose-built spaces for children's day-care; services for seniors
2. Purpose built spaces for co-working and business incubators.
3. Health-care facilities and social services that generate relatively little parking demand.
4. Non-chain, street level retail that will generate relatively little parking demand.
5. Commercial uses that accommodate delivery vehicles off-street.
6. Cultural and event spaces with appropriate means to limit parking.
7. Use of locally sourced materials and labor in construction.

Committee Community Amenities Review

Dates / Structure

The presentations and exercises were part of the Community Development Department's own "Committee Roadshow." The intent of the first round of committee engagement was 1) to get the word out to a variety of local stakeholders with an invested interest in the future development of the City; 2) to provide additional opportunities for public engagement and comment on the concept of the Gateway Plan and associated development "amenities", which could be used as part of an approval process for large-scale development projects that would otherwise not be allowed through a streamlined approval process. Amenity options brought forward by staff varied by Committee, and were informed by a series of interviews conducted by Community Development Specialist Karin Roscoe and AED Economics through the process of the Infill Market Study development. Interviews were held with Gateway Area businesses and property owners, as well as local real estate and development professionals.

Six out of the City's nine committees were engaged in this work between July and September 2021, prior to release of the draft Gateway Plan in December 2021.

Each City Committee:

- Received a PowerPoint presentation by Community Development staff on the conceptual draft Gateway Area Plan (which was still in development at that time);
- Received a list of implementation measures tailored to its expertise and purview;
- Participated in an exercise to prioritize and customize its top choices to be incorporated into the draft Plan and/or the proposed Form-Based Code, as appropriate.

2021 Dates & Committees:

- 7/6: Economic Development Committee
- 7/14: Parks and Recreation Committee
- 7/15: Historic Landmarks Committee
- 7/19 & 9/20: Energy Committee
- 7/20 & 8/17: Transportation Safety Committee
- 7/20: Wetlands & Creeks Committee

City Committee Prioritized Implementation Measures

Economic Development Committee

- Alternative Transportation/Connectivity/Trails.
- Low-Income/Mixed-Income Housing.
- Mixed-Use Development.
- Beautification.
- Job Creation "(50+ Jobs, etc.)"--per screenshot/Minutes discussion
- Community Support Services.

Energy Committee

- “Enhancements” bus stop amenities, secure bike parking, park and ride lots, textured sidewalks, trail lighting, contribution to an all electric bus, etc.
- Encourage design features which reinforce linkage to nature and use of alternative transportation for properties being developed adjacent to trails and greenbelts (adopt a trail, windows facing greenbelt, creek daylighting, native plant landscaping, retail/dining access facing trail, edible and/or native landscaping, etc.).
- Development that provides needed services such as low-cost health/dental providers, substance abuse treatment, mental health counseling, childcare services, teen or youth centers, emergency shelter, job training support, senior care/services, support services for the disabled, foster youth support, etc. “(SOCIAL AND SUPPORT SERVICES NEEDS Broaden this.)”--per screenshot
- Prioritizing all electric development.

Historic Landmarks Committee

- Blight reduction and adaptive reuse of existing structures (emphasis on residential? Commercial?).
- Development of potentially significant historic structures mapped as in need of
- repair/rehabilitation (perhaps measured by code enforcement records and/or APD calls for service?).
- Rehabilitation of existing housing.
- Conserve the many examples of early residential building styles found in the city’s older neighborhoods, from Bayside to Arcata Heights.
- Assure that new construction and additions to existing historically designated buildings maintain the character and livability of the historic neighborhoods.

Parks and Recreation Committee

- Improved access to alternative transportation (including bike route enhancements, bus stop amenities, secure bike parking, park-and-ride lots, textured sidewalks, trail maintenance and lighting, etc.
- Concentrate particularly on trail enhancement and associated public space.
- Contribution of an area-wide beautification fund which would be used for public art, landscaping streets and buffers, sidewalk or entry mosaics, information kiosks, street trees, furniture in public places, park amenities, parklets, etc.
- Easements provided to the city for links to parks, open space, or natural areas.
- Additional park in-lieu fees (community wide?).
- Contributing to community (“activity” per screenshot) programming in tandem with Arcata Main Street or with developments (e.g., Plaza Point) closer to downtown.

Transportation Safety Committee

- Increase secure and weather-proof bike storage.
- Offer bike parking and/or bus passes as well as vehicle parking for residents.
- Trail connectivity.
- New bike lanes and trails.

- Encourage mixed-use construction with businesses and residences.

Wetlands & Creeks Committee

- Habitat “stepping stones” (patches of plants/trees; chains of small wetlands across property).
- Develop a stormwater management bank for Jolly Giant Creek water quality improvements to be applied within the stormwater watershed area.
- Improving passage and habitat conditions for migrating anadromous salmonids (e.g. invasive vegetation management).
- Maximize geomorphic restoration (alteration and/or daylighting of disturbed streams so their form and behavior emulate those of undisturbed streams).
- Easement for drainage and other public uses of floodplains, where desirable to maintain stream courses in a natural state or daylight new sections of Jolly Giant Creek.
- Easement or payment towards “wetland banking” to restore habitat in southern portion of Area (directly north of Samoa Blvd).
- Low-impact development including site-design strategies to reduce runoff generation and bioretention and infiltration practices (e.g. rain gardens, bioswales and artificial wetlands, catchment systems pervious pavement)-part of Low Impact Development.

Themes

Throughout Committee engagement, there were themes that spanned multiple decision-making bodies. These themes are generally related to the development of safe and attractive alternative modes of transportation; investment in blight reduction and neighborhood beautification; and providing access to housing and services for community members in need of assistance.

Alternative transportation Connectivity / Trails

- Alternative transportation Connectivity/trails (*Economic Development Committee*)
- Improved access for alternative transportation (including: bike route enhancements, bus-stop amenities, secure bike parking, park-and-ride lots, textured sidewalks, trail maintenance and lighting etc.) (*Parks and Recreation Committee*)
- Concentrate particularly on trail enhancement and associated public space (*Parks and Recreation Committee*)
- Enhancements, bus-stop amenities, secure bike parking, park-and-ride lots, textured sidewalks, trail lighting, contribution to an all-electric bus, etc.) (*Energy Committee*)
- Offer bike parking and/or bus passes as well as vehicle parking for residents. (*Transportation Safety Committee*)
- Trail connectivity. (*Transportation Safety Committee*)
- New bike lanes and trails. (*Transportation Safety Committee*)

Beautification / Investment

- Contribution to an Area-wide Beautification Fund which could be used for: public art, landscaping streets and buffers, sidewalk or entry mosaics, information kiosks, street trees, furniture in public places, park amenities, park-lets, etc. (*Parks and Recreation Committee*)

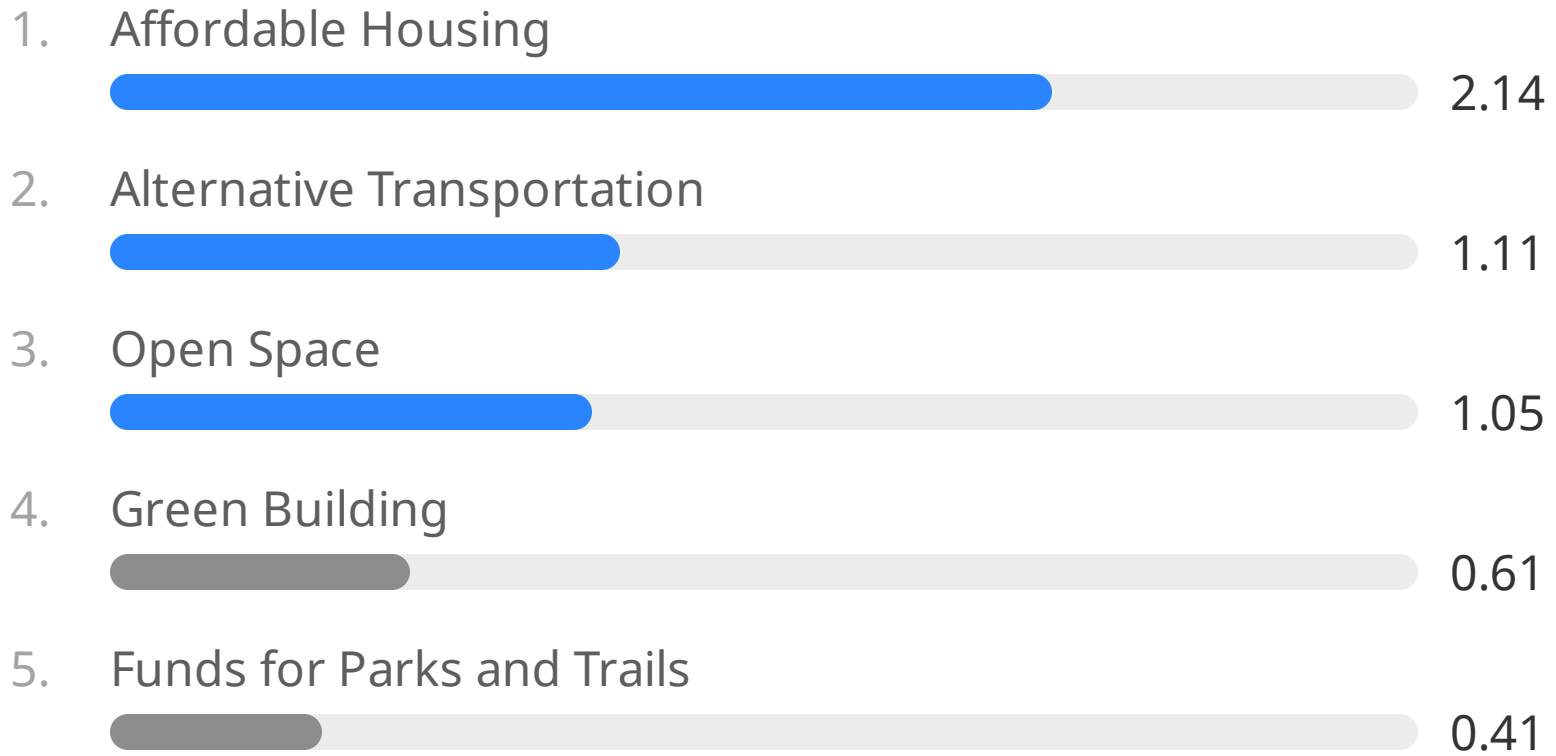
- Blight Reduction and Adaptive reuse of existing structures (*Historic Landmarks Committee*)
- Beautification (*Economic Development Committee*)

Housing and Community Services

- Development that provides needed services such as; low-cost health/dental providers, substance abuse treatment, mental health counseling, childcare services, teen or youth centers, emergency shelter, job training support, senior care/services, support services for the disabled, foster youth support, etc. (*Energy Committee*)
- Housing development that includes a percentage of units set-aside for low-income households (rental or purchase) (*Energy Committee*)
- Community support services (*Economic Development Committee*)

Please select your top THREE priority community benefits from the list provided.
(1/2)

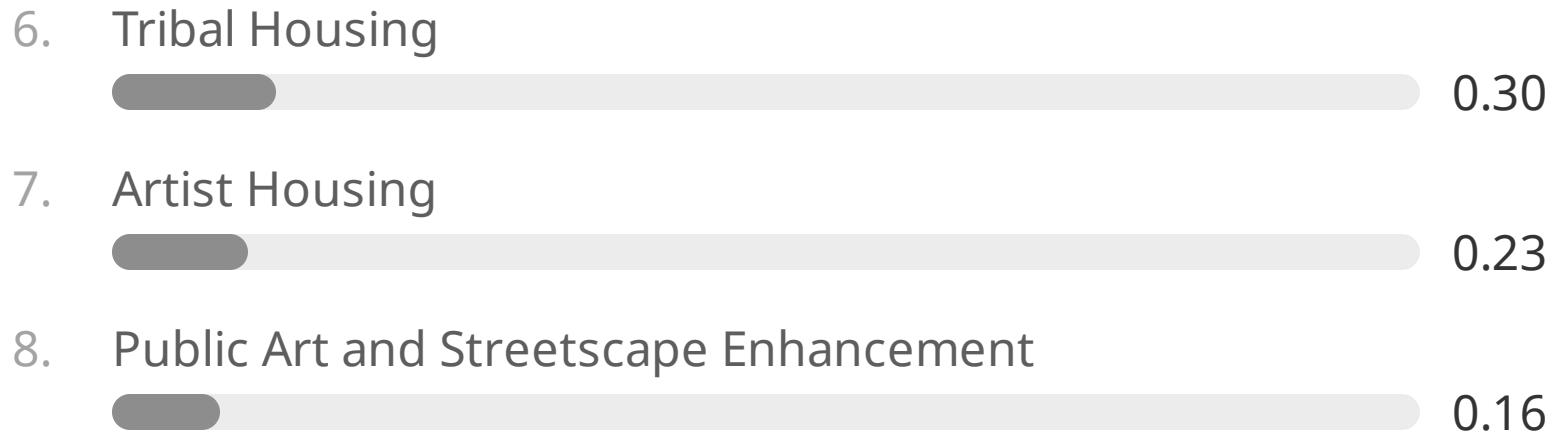
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Attachment: C. August 16, 2022 FBC Workshop (4038 : Gateway Community Benefits)

Please select your top THREE priority community benefits from the list provided.
(2/2)

0 4 4



Attachment: C. August 16, 2022 FBC Workshop (4038 : Gateway Community Benefits)

Is there anything you think is missing from the list that you believe should be considered a top priority?

Idea text	Score	Upvotes
Expanded public transit	25	25
Home ownership	22	22
people	20	20
senior housing	18	18
cooperative housing	18	18
neighborhood	16	16
Home ownership	15	15
community	14	14
housing	13	13
Rooftop solar	13	13
Ownership opportunies	12	12
Rooftop top solar, battery storage, EV charging	12	12
Health and social services for low-income Arcatans	12	12
Build with sea level rise in mind	11	11
Childcare	11	11
Public housing projects	11	11
supported homeless housing	11	11
High Density Housing	10	10
Car free	10	10
ADA accessible housing	10	10
Homeownership opportunities	10	10
Home ownership!	10	10
older adult community	10	10
Pocket parks and plazas	9	9
Townhouses / not all tall apartments	9	9

Being able to buy a home	9	9
Senior and ADA	9	9
low-interest loans for home ownership	9	9
community land trusts	9	9
First time homebuyer housing units	9	9
friendly,	8	8
climate resiliency	8	8
Rent to own	8	8
homeownership opportunities	8	8
Architectural Compatibility with the current look and feel of Arcata	7	7
Root garden.	7	7
Habitat for Humanity Land available	7	7
cooperative housing	7	7
solar	6	6
Public safety features	5	5
Pet friendly!!	5	5
Supportive homeless housing	4	4
aDA accessibility	3	3
Housing production is most important. Adding costs to building construction through community benefits is counterproductive to goal of increased housing.	3	3
Operable windows	3	3
mixed tenure housing	3	3
Solar, electrification	3	3
Height benefit if give land back to native community or consult with tribes	2	2
Diversty	2	2

hub	2	2
tiny homes	2	2
habitat for humanity	2	2
keep light industrial and light manufacturing usage	2	2
Funds for art	1	1
Funds for arts the same as finds for parks	1	1
community villages	1	1
workforce housing	1	1
Moving from industrial to residential zoning, will the soil need to be detoxed? Is there a health risk?	0	0

From Judith Mayer for the City of Arcata Planning Commission, September 27, 2022
 Considerations for the Gateway Area Plan's proposed "Community Benefits" program

General considerations:

1. The Planning Commission should discuss and decide on an appropriate process with which to address development of a Community Benefits program as a measure to implement the Gateway Area Plan, and its associated Form Based Code proposals. This should be a deliberative process, not just a series of yes-or-no votes.
2. ONLY features that benefit the community at large, or particular underserved groups or environments within it, should be promoted through "community benefits" incentives.
3. The Planning Commission should determine whether development proposals involving use of the "community benefits" program fulfill the requirements of objective program standards. City Staff should monitor continuing compliance with those standards as projects are built and managed over time. Staff should bring proposed changes that might reduce or jeopardize the project's compliance with those standards before the Planning Commission to assess whether the project still qualifies for "benefits" credit or approval streamlining. Staff should monitor compliance, and periodically report on benefits program use to the Planning Commission. Staff should identify aspects of the program that should be updated as local goals, and local, state, and federal standards change.
4. Only features not otherwise required or paid for under local, state, or federal law or programs qualify for "community benefits" incentives or streamlined approval.
5. Qualifying "community benefits" should not pose significant risks to safety or to environmental features or processes. (Example: No "benefits" points for sports facilities such as ropes courses; or for buildings requiring extraordinary construction techniques in hazard zones.)
6. Remember that the GAP process may become a precedent for other Community Benefits development incentive programs implemented under future General Plan amendments.

My own concerns:

1. Benefits credit should be "weighted" according to their value to the public, rather than their costs to the developer. Not all amenities that appear in the Draft GAP should be included. Some "amenities" proposed as "community benefits" in the Draft GAP should actually be required.
2. Buildings over 4 stories equivalent height including roof-mounted equipment should provide designated community benefits. I hope Arcata will approve a maximum building height equivalent to 6 stories, including roof-mounted equipment. Since this would eliminate the Draft's proposed Tier 3 and Tier 4 incentive levels, those levels should be "geared down" to provide leverage for designated benefits in lower buildings (5 & 6 story equivalent height).
3. Cal Poly could conceivably acquire land and build above 6 stories, and not subject to the Gateway's form based code, or other land use permission from the City. The GAP should include policies explaining the City's expectations for the university's voluntary provision of community-wide benefits linked to university developments in the Gateway.
4. Things that should NOT be counted as "community benefits" for GAP incentives:
 - o Density is not a community benefit in-and-of-itself, so features that are mainly density-increasing must demonstrate other community benefits.

- Any feature that is a City-wide, Gateway-wide, or other government requirement for new development. (*Periodic Staff review the GAP's Community Benefits program should propose updates to the Planning Commission regarding benefit program changes.*)
- Features fully paid for by other subsidies (avoid “double-dipping”). But GAP “community benefits” credit may be used for features above-and-beyond other subsidies’ payments
- Relocation costs for projects that displace existing residents
- Features or activities that will likely “pay for themselves” through business profits (e.g., no “community benefits” credits for private dining businesses in private buildings, or which encroach on public rights-of-way). *If the City does opt to consider these for “community benefit” credit, they should be relatively lower-value / lower-priority subsidies, beyond their job-creation potential.*

Community Amenities to be considered for “Community Benefits” incentives:

Housing Creation:

- *Residential density in-and-of-itself is NOT a community amenity.* (Delete Policy GA-3j from the draft plan.) Gateway high densities should provide significant community benefits. For the purpose of calculating density-related housing amenities, a single-resident efficiency apartment, “group quarters” dorm room, or SRO is not equivalent to a 3-bedroom family dwelling, regardless of how the state RHNA counts it.
- **Affordability:** Benefits credit at varied levels should provide incentives for projects with a high portion or large number of dwelling units affordable to very low, low, and moderate income residents, including below-market-rate rental & owner-occupied dwellings. (Benefit credit levels should be adjusted as Citywide or Statewide requirements change.)
- **Diverse housing & tenure types:** Projects that mix housing types and dwelling sizes, designed to house people of varying income levels and household structures, and with mixed tenure types (owners & renters)
- **Purpose-built special needs housing:** Projects that include housing with size, cost, and facilities appropriate for students, seniors, mobility-impaired residents, or artists/ craft workers / small businesses using live-work opportunities
- Projects that enable cooperatives, co-housing, live/work businesses, and other innovative tenure models that support affordability
- **Rent-stabilized housing** (specify minimum period, occupancy conditions, & continuity if ownership changes)
- **Low-income-qualified deed restricted housing** for purchase, possible community land trust holdings
- **On-site management** for large projects (this is should eventually be built into City-wide standards – Once it’s City-wide, it will no longer count as a “benefit” incentive in GAP)

Arts and Culture:

- “Benefits” credit designation should be guided by Arcata’s Strategic Arts Plan.
- Incentives should reward only features in publicly accessible areas, or visible from them.
- Input from cultural organizations should advise a City-designated committee subject to the City Council, and Brown Act openness and transparency rules and processes

Open Space: (Consider this also Open Space, Conservation, and Restoration)

The City should act now to identify resources to acquire open space for public use, conservation, and future public facilities in specific locations. (GAP Draft Fig. 7 map is a good start.) Do not depend on the upper “Tiers” of Community Benefits incentives to provide the most significant public open spaces.

The GAP process should address retaining and further developing L Street linear park features, regardless of whether L Street becomes part of a K/L one-way couplet.

Community benefits credit should provide incentives for:

- Permanent *transfer* of land to City ownership for use as public open space in priority locations
- Significant public open space *easements* dedicated to the City in priority locations, & linked to ped & cycle networks
- On-site *publicly accessible* recreation facilities, including playground equipment; sports courts; benches, picnic tables & shelters; drinking fountains; public toilet facilities
- “Daylighting” waterways within private holdings, contributing funds for stream or wetland restoration and maintenance above and beyond resources provided through grants, or required by City-wide parkland dedication or in-lieu fees etc.
- Landscaping or maintenance by project management adjacent to wetlands or creeks, under City-designated standards

“Green” Building, Sustainability, & Resilience:

Expect upgrading of city-wide & state standards – “benefits” points should be significantly better than those, with periodic review & updating of standards.

- Graduated benefits credit for highest levels of “sustainable” design certification (LEED or other)
- Energy-efficient “net zero” design, construction & operation for an entire project
- “Carbon negative” design, construction & operation may receive greater credit (projects that produce more electricity or other power than they use)
- On-site stormwater management significantly beyond City-wide requirements (Low Impact Development); water retention & recharge features, “rain gardens,” rooftop gardens, etc
- Purpose-built waste collection & recycling areas (beyond City-wide requirements)
- Technology & design to stringently limit wastewater discharges to City sewers – incentives to adopt new technologies (zero-discharge toilets; onsite greywater recycling; etc)
- Beyond-minimum dark-night lighting & window treatments; bird-safe & bird-friendly construction
- Specified types of publicly accessible landscape features (see form based code), including additional street trees beyond FBC, greenscaped building frontages or “devil strips,” community garden spaces (not just for residents).
- Remediation of toxic contamination and land degradation caused by previous uses, above costs compensated by government programs, under gov’t supervision and standards
- Project provision of emergency off-grid electricity access open to the public during emergency events (priority for medical equipment charging or plug-in); commercial kitchens available for emergency food distribution, spaces for emergency medical triage, & public assembly points (Red Cross & CA standards)

Transportation & mobility: Active movement & other features to minimize car impacts:

- Bus stop & rider shelter facilities beyond those required City-wide or by the Gateway code
- Project-provided bus passes to residents (specify min # years)
- Cycle facilities beyond City-wide or FBC requirements (indoor or covered safe cycle storage; public access bike racks not in City right-of-way)
- Electric vehicle charging stations beyond basic city or state requirements & not encroaching on public right-of-way
- Streetside benches / tables accessible to public, but not blocking public right-of-way
- Dedicated ped/ cycle easements or land transfers linked to City/ Regional networks
- Underground parking in low-risk locations

Enhanced Architectural Features and Exterior Design:

The GAP-linked form based code will specify minimum design requirements. “Community benefits” would designate types of design features beyond those. “Benefits” criteria are likely to change over a 20+ year plan horizon.

- Underground utilities not paid for by others or required throughout Gateway or Citywide
- Interesting & attractive articulated rooflines; articulated facades, balconies, streetside porches
- Pedestrian sheltering (awnings; 2nd-story overhangs or cantilevers with public access beneath)
- Universal design & access features, above & beyond ADA or upgraded City-wide requirements
- Public access features adjoining project “interior” spaces (open courtyards, unfenced apartment yards, U-shaped frontages, etc.)
- Culturally or regionally significant design features (TBD)
- Design features that serve both aesthetic and sustainability/ resilience purposes

Retail and Job Creation: (& provision of essential services):

“Community Benefits” credit should be given for benefits that neighborhood residents will use and afford, not just to attract businesses that create jobs or pay property owners. Attracting business and employment not dependent on abundant parking is problematic. Benefit “points” should not go to luxury-serving businesses largely unaffordable for neighborhood residents or workers. (I do not believe that creating spaces for profitable rooftop or outdoor dining should receive benefits credits as community amenities.)

- Purpose-built spaces for children’s day-care, services for Seniors
- Health-care facilities & social services that generate relatively little parking demand
- Non-chain, street level retail that will generate relatively little parking demand
- Commercial uses that accommodate delivery vehicles off-street
- Cultural & event spaces with appropriate means to limit parking demand

Table 6: Categories of Community Amenities

Housing - Creation of housing for residents at all income levels.

Arts - Features that encourage participation in, and production and enjoyment of arts and culture.

Open Space - Features that provide high quality public and private open spaces.

Green Building - Amenities that reduce energy use, reduce carbon output, and/or facilitate a more sustainable environment.

Transportation - Amenities that facilitate use of non-motorized and zero-carbon transportation options.

~~**Enhanced Architectural Features and Exterior Design**~~ - Delete this category because enhanced features and good design should be specified in the form based code. Add the following category.

Building Amenities - Structural and operational features that enhance residents' quality of life.

Jobs - Encourage building uses that provide for new businesses and employment opportunities as well as providing new housing.

**Table 6: Categories of Community Amenities
with Examples**

Housing - Creation of housing for residents at all income levels.

- Maximize/optimize density of residential units by including small units and single room occupancy units along with multi-bedroom units.
- Include owner-occupied units.
- Create new deed-restricted affordable housing.
- Include high percentage of affordable and low income units.
- Include additional units that employ universal design and/or meet ADA accessibility standards.

Arts - Features that encourage participation in, and production and enjoyment of arts and culture.

- Include public art, murals, and sculptures.
- Provide performing arts spaces.
- Include live/work units for artists and low-impact crafts practitioners.

Open Space - Features that provide high quality public and private open spaces.

- Provide for creek daylighting.
- Dedicate open space for public use.
- Provide space and infrastructure for community gardens.
- Participate in open space fee program.

Green Building - Amenities that reduce energy use, reduce carbon output, and/or facilitate a more sustainable environment.

- Include additional energy generation.
- Plant street trees.
- Manage rainwater.
- Incorporate existing structures in new development.
- Maximize effective recycling/reuse of building materials from existing buildings that are demolished.
- Include densely planted rooftop gardens or green roofs.
- Install solar PV panels on parking structures and accessory buildings.
- Use solar PV siding and shingles to increase energy generation.
- Provide convenient, sheltered areas for recyclables and trash.
- Include trash chutes or collection areas on upper floors for trash and recyclables.
- Use building materials from sustainable sources.

- Select building materials that have less negative environmental impact over their complete life cycle, taking into consideration environmental costs of production, transportation, installation, maintenance, removal, and disposal.
- Maximize capture of passive solar energy.
- Select very low VOC emitting and off-gassing building materials.
- Design and dimension buildings for minimum waste of building materials.
- Employ building techniques that result in increased thermal insulation and sound isolation.
- Install control systems that minimize energy use of heating and cooling equipment, elevators, and large electric motors.
- Install very low water use landscaping.
- Provide all tenants and residents with a manual that details environmentally responsible living practices and energy use along with descriptions and instructions for the specific equipment and features of the building.

Transportation - Amenities that facilitate use of non-motorized and zero-carbon transportation options.

- Provide numerous electric vehicle charging stations.
- Include sheltered, secure bike parking/storage spaces.
- Provide shower facilities for employees who bike to work.
- Provide free bus passes for residents.
- Dedicate parcel frontage areas for non-motorized transportation infrastructure.
- Include vehicle sharing services for residents.

~~**Enhanced Architectural Features and Exterior Design**~~ - Delete this category because enhanced features and good design should be specified in the form based code. Add the following category.

Building Amenities - Structural and operational features that enhance residents' quality of life.

- Free wi-fi and internet access.
- Exercise room/gym.
- Common lounge area.
- Meeting rooms.
- Shared workshops/studios.
- Computer room equipped with devices for residents' use.
- First floor storefronts occupied by businesses that support residents' basic needs such as grocers, clothing stores, and medical services.
- Prohibition of indoor smoking and vaping.

Jobs - Encourage building uses that provide for new businesses and employment opportunities as well as providing new housing.

- Provide for significant ground-floor retail and/or restaurant spaces.
- Include numerous small spaces for one or two person offices such as insurance agents, IT consultants, attorneys, specialty medical service providers, etc.
- Plan for outdoor and/or rooftop dining.
- Employ on-site building management.

Sources of Examples

- Draft Gateway Area Plan
- LEED checklists
- Community member comments