

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.