



**CITY OF ARCATA
PLANNING COMMISSION SPECIAL MEETING
STUDY SESSION**

Council Chamber
736 F Street. Arcata

February 11, 2023
Saturday, 8:30 a.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. ***This Study Session is not a hybrid meeting.*** 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.

I. CALL TO ORDER

II. 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.

III. CONSIDER GATEWAY FORM-BASED CODE STANDARDS

- 1. Work Session Framework**
- 2. Planning Commission Work Session Memo v3**
- 3. Building Placement and Massing Standards (Revised)**

4. **Building Facade & Roof Design and Lookbook**
5. **Building and Roof Design Standards v2**
6. **Building Design Virtual Workshop Summary**
7. **August 16, 2022 Survey**
8. **Survey Responses 01-29-23**
9. **Emeryville Bird Safe Ordinance**

IV. ADJOURNMENT

**Gateway Area Form-Based Code
Planning Commission Work Session
February 11, 2023 | 8:30 AM – 12:30 PM
Arcata City Council Chambers**

Meeting Framework

1. **Meeting Purpose and Agenda Review (10 minutes)**
2. **Public Comment (30 minutes expected)**
3. **Building Placement and Massing Standards**
 - a. Presentation (15 minutes)
 - b. Planning Commission Discussion (75 minutes)
4. **Break (15 minutes)**
5. **Building Design Standards**
 - a. Presentation (15 minutes)
 - b. Planning Commission Discussion (75 minutes)
6. **Open Space**
 - a. Presentation (5 minutes)
 - b. Planning Commission Discussion (15 minutes)



memorandum

To: City of Arcata Planning Commission
From: Ben Noble
Subject: February 11, 2023 Gateway Code Work Session

This memorandum presents materials for the Planning Commission February 11, 2023 Gateway Code work session. At this work session the Planning Commission will discuss the following Gateway Code topics:

- Building Placement and Massing Standards
- Building Facade and Roof Design Standards
- Public Open Space

Attached to this memorandum are proposed draft standards and summaries of public input received from recent workshops and on-line surveys. Following Planning Commission input, staff and consultants will continue to develop and refine these standards.

At the work session, staff and consultants will request Planning Commission input on specific questions. These questions are presented in this memorandum, identified with an ➤ symbol and *italicized* text.

Below is additional background information about the meeting materials with discussion questions for the February 11th work session.

Building Placement and Massing Standards

Chapter 9 (Design and Architectural Standards) of the draft Gateway Area Plan contains the following policies about building placement and massing:

- **GA-9i. Building Placement.** Locate building at or close to the sidewalk to support a pedestrian-friendly public realm.
- **GA-9j. Public to Private Realm Transitions.** Provide for sensitive transition from the public realm (sidewalk) to the private realm (residences).
- **GA-9k. Use of Setback Areas.** Encourage outdoor dining, publicly-accessible courtyards, window-shopping areas, and other pedestrian-friendly uses in spaces between building walls and the sidewalks.
- **GA-9o. Human-Scale Massing.** Provide for human-scale and pedestrian-friendly building massing where large buildings are broken into smaller volumes that fit into the surrounding neighborhood.
- **GA-9p. Transitions to Lower Intensity Uses.** Require buildings to incorporate massing strategies to minimize impacts on adjacent single-family homes.

Based on the draft Plan policies, staff and consultants have prepared preliminary building placement and massing standards for the Gateway Hub (G-H) district. We seek Planning Commission and public feedback before preparing building placement and massing standards for all Gateway districts.

Attachment 1 contains the preliminary G-H district building placement and massing standards. Placement standards vary for different ground-floor uses. For ground-floor commercial projects, there is a build-to zone with minimum and maximum front and street side setbacks. A building wall must be located within the build-to zone for at least 50 percent of the lot width. For ground-floor residential projects, the main building wall must be setback a minimum of 15 feet from the required new sidewalk with stoops and porches allowed to project 10 feet into that setback area.

Massing standards are the same for all uses, though two massing diagrams have been prepared given the different building placement standards for ground-floor commercial and residential projects. Standards also vary by community benefit tiers, with projects providing higher value benefits granted increased heights.

Height is controlled by a maximum feet and a maximum and minimum number of stories. Massing is controlled by four standards: height ratios, upper-story stepbacks, maximum building length, and building modulation requirements.

Height ratio is a standard that limits the footprint of upper stories, resulting in reduced massing on the tops of buildings. As proposed, the first four stories may occupy 100 percent of the ground floor footprint. For projects providing community benefits, the fifth and sixth stories may occupy no more than 80 percent of the ground floor footprint, and the seventh story may occupy no more than 60 percent of the ground floor footprint.

As shown in Table 3 of Attachment 1, the height ratio standard will require upper story stepbacks for projects five stories or more. The height ratio standard will work in tandem with an upper story step back standard that requires an 8-foot minimum stepback for 75 percent or more of the 5th to 7th story street building frontage.

Buildings are subject to a maximum building length of 300 feet, with building 150-300 feet required to incorporate measure that create the appearance of two distinct volumes. Buildings are also subject to modulation standards that require horizontal changes in the street-facing building plane.

At the August 16, 2022 Gateway Code virtual workshop, participants considered strategies to modulate building massing, including upper-story step backs, variation in building height, and breaks in street-facing building walls. Participants expressed interest in exploring all of these strategies in the Gateway Code. See Attachment 3 for workshop polling results. This public input was considered when preparing the preliminary G-H district standards.

Pending Planning Commission and public feedback on these preliminary G-H district standards, we will prepare building placement and massing standards for the other Gateway districts. These standards will be tailored to the desired form and character of each district.

At the work session, City staff and consultants request Planning Commission feedback on the following questions:

- *Generally speaking, do the proposed standards successfully implement the relevant Draft Gateway Area Plan policies?*
- *Do you support using height ratios, upper-story setbacks, building length, and building modulation as the standards to control building massing?*
- *Do you recommend any specific changes to the proposed standards?*
- *Do you support using a similar approach in the other Gateway districts?*
- *Is additional information or analysis needed for future review of the draft building placement and massing standards (e.g., shadow studies)?*

Building Façade and Roof Design Standards

The Design and Architectural Standards chapter of the draft Gateway Area Plan contains the following policies about building façade and roof design:

- **GA-9t. Varied and interesting Facades.** Create street-facing building facades that are varied and interesting with human-scale design details.
- **GA-9u. Articulation.** Incorporate architectural elements that reduce the box-like appearance and perceived mass of buildings.
- **GA-9v. 360-Degree Design.** Provide for buildings designed as a unified whole with architectural integrity on all sides of the structure.
- **GA-9w. Quality Materials.** Ensure quality materials that maintain their appearance over time.
- **GA-9x. Design Details.** Promote design details and materials compatible with the existing neighborhood character.
- **GA-9y. Incentivize Enhanced Architectural and Exterior Design as Community Amenities.** Through the Gateway Area community benefit program, allow increased development intensity and simplified development processes for projects that provide enhanced architectural and exterior designs that go beyond base standards.

On January 19, 2023, the City hosted a virtual workshop to receive public input on Gateway Code standards for building facade and roof design. Prior to the workshop, the City shared meeting materials consisting of a memorandum presenting high-level proposed standards, a “Lookbook” illustrating building design strategies. The Lookbook is provided as Attachment 4.

Attachment 5 contains a summary of public input received at the workshop. As expected, participants expressed a range of opinions on the Lookbook images. Common themes in this discussion included the following:

- **Street-Level Pedestrian Experience.** Provide for a ground floor facade design that emphasizes a positive pedestrian experience. Discourage garages facing the street and driveways crossing sidewalks. Provide for street-facing ground-floor frontages that are open and visible. Emphasize entrances. Promote human-scale design (e.g., broken up storefronts and recognizable individual dwelling units).

- **Construction Costs and Affordability.** Consider the costs of design standards. Ensure desired housing remains financially feasible with design standards. Consider construction costs that will be passed on to future renters and homebuyers.
- **Design Diversity.** Achieve diversity in building types, forms, and materials. Consider design diversity at the building, block, and district scales. Discourage uniform designs where all buildings choose the same design features and look similar. Achieve design diversity and visual interest while also avoiding designs that are cluttered or “knick-knacky.”
- **Arcata’s Unique Character.** Promote design that reflects and reinforces Arcata’s unique character (“funky vibe”). Encourage art and artist contributions to new development. Recognize area’s history and existing context (built and natural environments).

Following the virtual workshop the City allowed for additional input on the proposed standards with an on-line survey. As of January 30, 2023, a total of 23 residents participated in the survey. Survey responses are provided in Attachment 6.

Staff and consultants considered public input and further developed and refined the proposed building facade and roof design standards. Attachment 2 contains these standards for Planning Commission consideration, which address the following topics:

- Facade Articulation
- Building Entries
- Roof Forms
- Windows and Doors
- Ground-floor Frontages
- Materials and Colors
- Garage Entries and Doors

At the work session, City staff and consultants request Planning Commission feedback on the following questions:

- *Do the proposed standards successfully implement the relevant Draft Gateway Area Plan policies and intent statements?*
- *Do you recommend any specific changes to the proposed standards?*

Additional information about the standards with additional questions is provided below.

Facade Articulation

The proposed facade articulation standard requires a project to select facade articulation technique from two categories of techniques. This approach aims to promote design diversity and allow for flexibility and creativity in how projects create visual interest. The approach does not mandate specific architectural styles or building features.

Additional requested Planning Commission feedback:

- *Would you suggest any changes to the categorization of techniques?*
- *Are there specific techniques that should be added or removed from the list?*

- *Are there any techniques that should be mandatory and not optional?*

Roof Forms

The proposed standards requires visual interest in roof forms by requiring projects to select at least one roofline articulation technique from a menu of options. Techniques include changes in roof pitch, varied roof forms, variation in height, building wall modulation, among others. Standards will allow for a variety of roof forms, including flat roofs.

Additional requested Planning Commission feedback:

- *Several survey responses expressed preference for specific roof forms and styles (e.g., gable, shed). Please confirm the Gateway Code should allow for a variety of roof forms, including flat roofs provided the roof incorporates one of the roofline articulation techniques.*

Building Entries

The proposed building entries standards require a minimum number of entries along public-facing building walls. The standards also require entrances to be emphasized with projects selecting preferred features from a list of options (e.g., awnings, patios, building wall modulation changes, contrasting colors and materials).

Additional requested Planning Commission feedback:

- *Several survey responses suggested including entry lighting/security standards. Is this something you would like to add?*

Ground-Floor Frontages

The proposed ground floor frontage standards apply to all uses. This is a change to the previously proposed standards, which applied to ground-floor non-residential uses only. The standard, as now proposed, requires a window, door, or other opening every 30 feet for all ground-floor uses. For ground floor residential uses, at least 20 percent of the ground-level building wall must be comprised of windows or doors (including trim and railings). A minimum of 65 percent of a public-facing non-residential ground-level building wall must be transparent (between 3 and 7 feet above sidewalk).

Additional requested Planning Commission feedback:

- *The standards as now proposed do not allow exceptions to transparency/opening requirements that could be granted through a by-right approval process. A project requesting an exception would be ineligible for a by-right process. Should objective criteria be added to allow for reduced transparency requirements in certain circumstances?*
- *Some codes include additional storefront standards, such as minimum ground-floor height, finished level above sidewalk, minimum entry inset, required entry cover/protection, bulkhead dimensions, minimum tenant space depth, maximum ground-floor recess. Should the Gateway Code include any of these standards?*

Windows

The proposed standards require trim or recess for residential windows, require differentiated windows for different building components, and prohibit window films, mirrored glass, and spandrel glass are prohibited along the ground-floor building frontage.

Additional requested Planning Commission feedback:

- *Multiple survey responses requested window standards to address bird safety. Attachment 7 provides an example bird-safe buildings ordinance that aims to reduce the risk of bird-to-building collisions. Should City staff and consultants further research options for bird-safe building standards? These options would consider when bird-safe building methods are required and the costs/feasibility of these methods.*
- *Some codes prohibit street-facing vinyl windows. Should such a standard be considered for the Gateway Code?*

Materials and Colors

The proposed standards do not identify permitted or prohibited exterior building materials. The standards also do not include specific color requirements. Instead, variation in material and colors can be used as one method to satisfy (in part) the facade articulation standard.

Multiple survey responses expressed material and color preferences. Some form-based codes do identify permitted and prohibited materials, require material/color variation, and limit material/color variation. The proposed standards do not take this approach to support design diversity and creativity. Personal color preferences also vary considerably, building colors may change over time without City approval, and color requirements may create code enforcement problems over time.

Additional requested Planning Commission feedback:

- *For the reasons provided above, do you support the proposed approach to regulating color and materials in the Gateway Code?*

Garage Doors and Entries

The proposed standards include three options for garage doors serving individual units: 1) allow street-facing garage doors subject to design standards; 2) prohibit garage doors facing a public street; and 3) prohibit garage doors for facing specified streets but allow elsewhere subject to design standards. For shared garages and parking structures, the proposed standards limit the size of garage openings, require lined parking structure with commercial or residential uses, limit the height of podium parking, and require podium parking landscaping.

Additional requested Planning Commission feedback:

- *Three options for street-facing garage doors serving individual units were prepared. Which option should be used to regulate garages?*

Public Open Space

Chapter 6 (Open Space and Conservation) of the Draft Gateway Area Plan calls for an integrated network of public open space that enhance community interaction and compliment the urban

environment. Types of open spaces include a community square in the Barrell District, linear parks, privately-owned publicly accessible open space, and passive open space.

At the January 19, 2023 virtual workshop participants discussed amenities and design features they would like to see in open spaces. Common themes from this discussion included the following:

- **Natural Environment.** Open spaces should be designed with the natural environment in mind (e.g., preserve and enhance wetlands, incorporate natural features, use native drought-resistant landscaping).
- **Year-Round Use.** Incorporate structure into open space that provide for rain and cold (e.g., pavilions, covered structures).
- **Linear Parks.** Promote network of linear parks integrated with other parks, open space and destination.

City staff and consultants will prepare more specific open space standards for public review and comment. Prior to beginning this work, staff and consultant request the following Planning Commission input:

- *What amenities and design features are most important for the different types of Gateway Area open spaces?*

Attachments:

1. Proposed G-H District Massing Standards
2. Proposed Building Facade and Roof Design Standards
3. Polling Results from August 16, 2022 Gateway Code Virtual Workshop
4. Building Design Lookbook
5. January 19, 2023 Virtual Workshop Summary
6. Building Design Survey Results
7. Example bird-safe building ordinance

Proposed Building Placement and Massing Standards Gateway Hub (G-H District)

Table 1: G-H District Building Placement, Ground Floor Commercial and Non-Residential

| Setbacks | | |
|---------------|------------------------------|---|
| Front | | |
| A | Minimum | None |
| B | Maximum | 10 ft. |
| Street Side | | |
| C | Minimum | None |
| D | Maximum | 10 ft. |
| Interior Side | | |
| | Minimum | None, except 10 ft. if abutting an existing single-family residential use |
| Rear | | |
| E | Maximum | None, except 10 ft. if abutting an existing single-family residential use |
| Build-To Zone | | |
| F | Build-To Zone Percentage [1] | 50% minimum |

[1] Build-to zone percentage means the minimum percentage of lot width that must contain a building located between the minimum and maximum front and street side setbacks.

Figure 1: G-H District Building Placement, Ground Floor Commercial

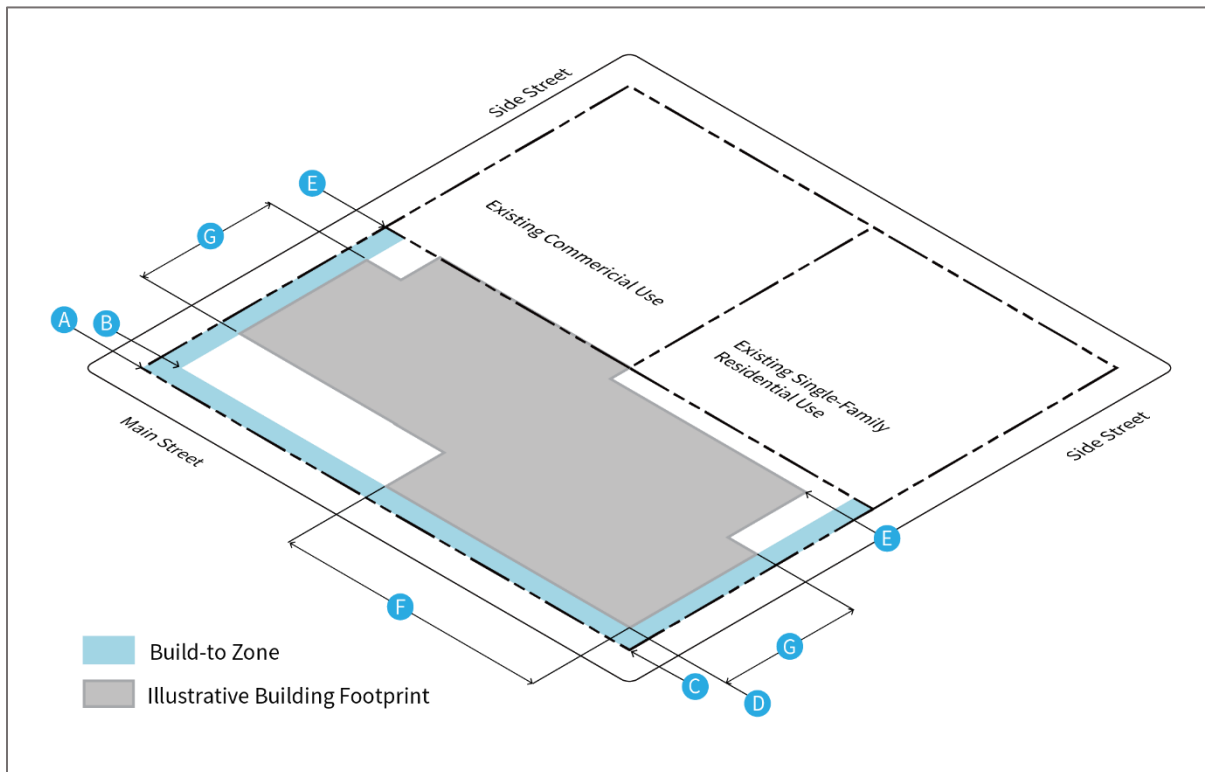


Table 2: G-H District Building Placement, Ground Floor Residential

| Setbacks | | |
|----------------------|--------------------|---|
| Front, Minimum | | |
| A | Main building wall | 15 ft. from back of required new sidewalk |
| B | Entry features [1] | 5 ft. from back of required new sidewalk |
| Street Side, Minimum | | |
| C | Main building wall | 15 ft. from back of required new sidewalk |
| D | Entry features [1] | 5 ft. from back of required new sidewalk |
| Interior Side | | |
| | Minimum | None, except 10 ft. if abutting an existing single-family residential use |
| Rear | | |
| E | Maximum | None, except 10 ft. if abutting an existing single-family residential use |

Notes:

[1] Includes porches, patios, stoops, and front steps.

Figure 2: G-H Building Placement, Ground Floor Residential

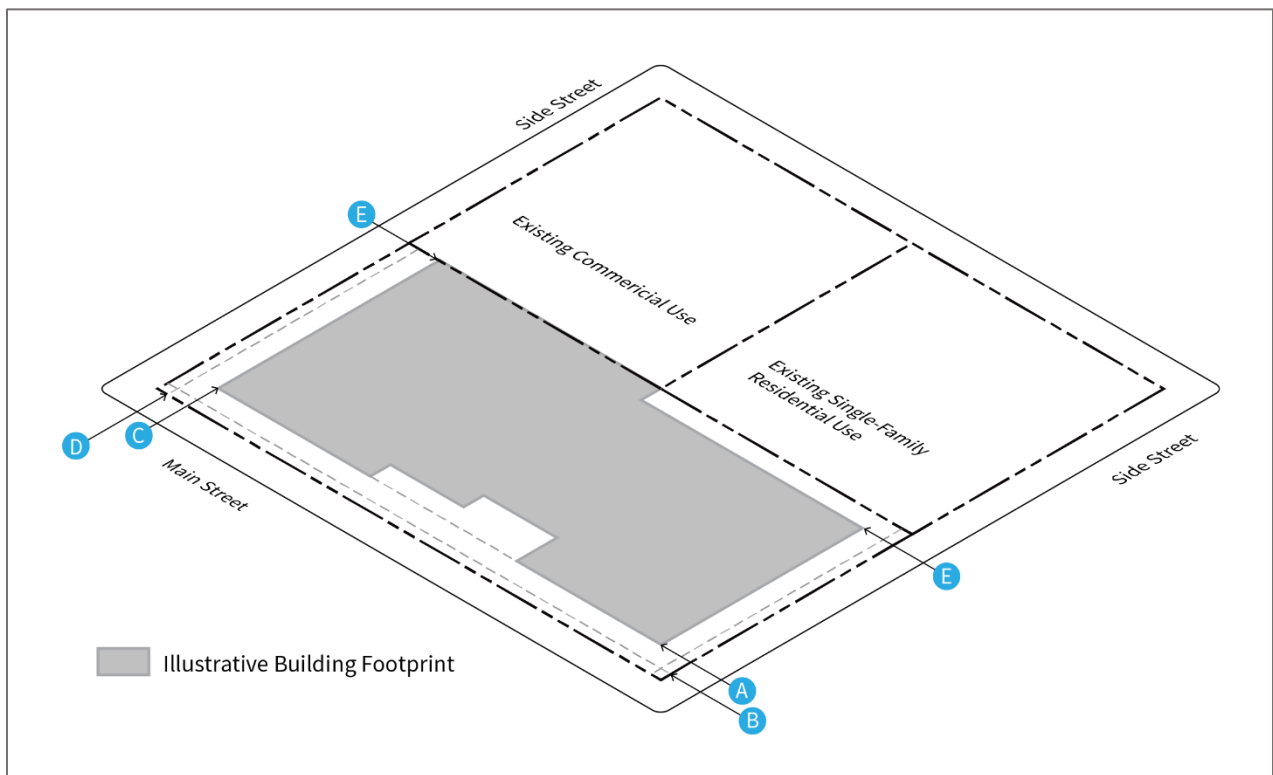


TABLE 3: G-H DISTRICT BUILDING MASSING (GROUND FLOOR COMMERCIAL AND RESIDENTIAL)

| | Base Tier | Tier 1 | Tier 2 | Tier 3 | |
|----------------|---|--|--------|--------|--------|
| Height | | | | | |
| A | Feet, Max. | 50 ft. | 60 ft. | 70 ft. | 80 ft. |
| B | Stories, Max. | 4 | 5 | 6 | 7 |
| C | Stories, Min. | 2 | 2 | 2 | 2 |
| Massing | | | | | |
| | Height ratios (% of ground floor by story) | | | | |
| | 1-4 | 100% | 100% | 100% | 100% |
| | 5-6 | N/A | 80% | 80% | 80% |
| | 7 | N/A | N/A | N/A | 60% |
| | Upper Story Step Backs (from ground-level street-facing building walls) | | | | |
| | 4 th story and below | None required | | | |
| D | 5 th to 7 th story | 8 ft. min. for 75% or more of building street frontage [1] | | | |
| E | Max. Building Length [2] | 300 ft. [3] | | | |
| | Building Modulation | See A (Building Modulation) | | | |

Notes:

[1] For buildings walls with less than 120 feet of street frontage, an 8 ft. step back is required for all but 30 feet of the frontage.

[2] Measured parallel to the adjacent street.

[3] See long building division requirement for buildings 150-300 feet in length.

Figure 3: G-H District Building Massing, Ground Floor Commercial

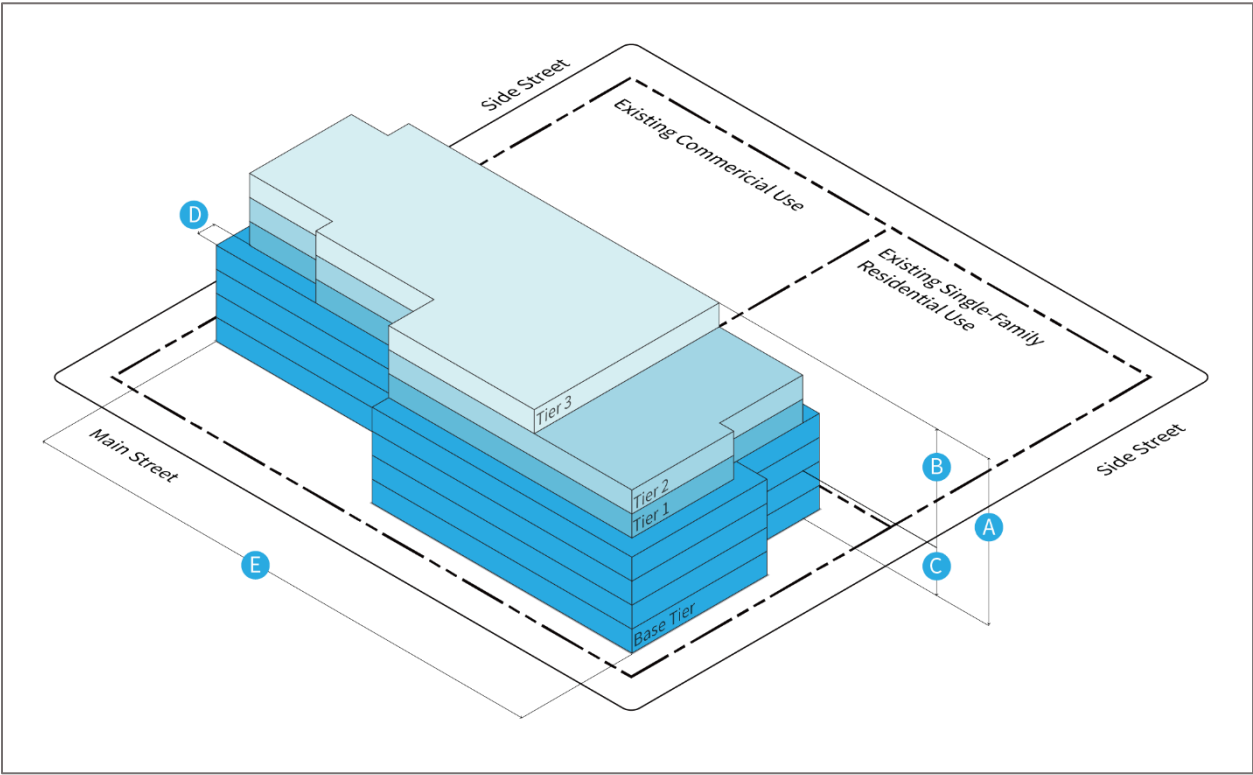
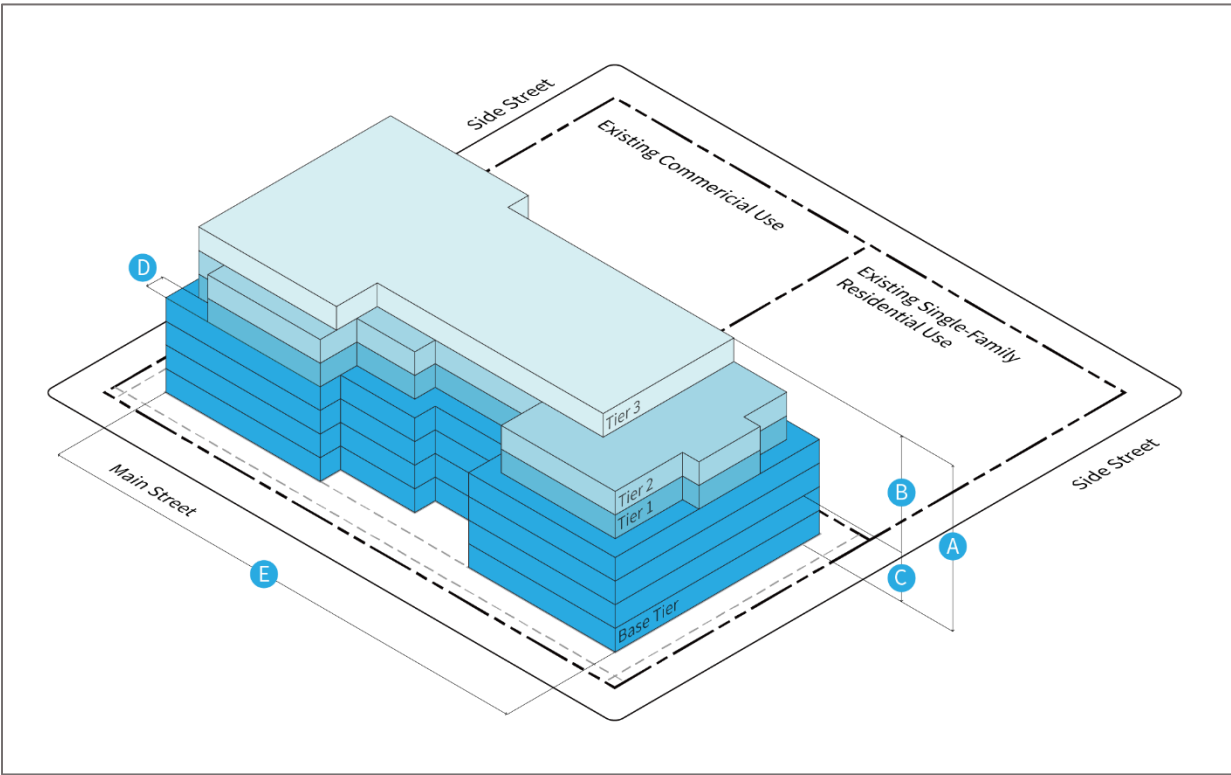


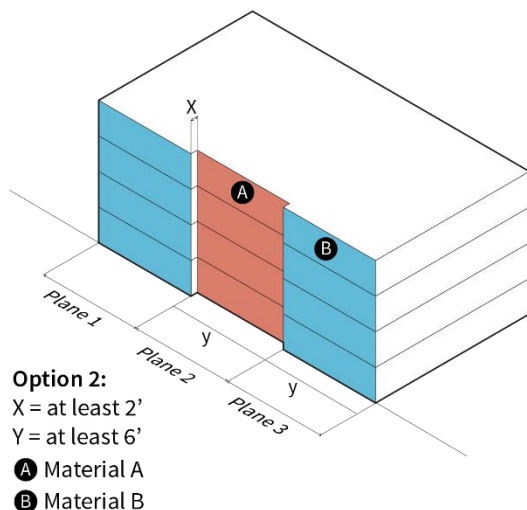
Figure 4: G-H District Building Massing, Ground Floor Residential



Communication: Building Placement and Massing Standards (Revised) (Consider Gateway Form-Based Code Standards)

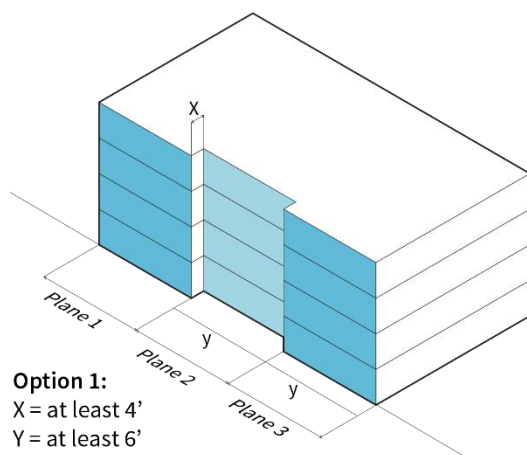
- A. Building Modulation.** A building frontage that is longer than 30 feet wide and faces a public street, right-of-way, or publicly accessible path, shall be modulated in one of the following ways:
1. Provide one horizontal change in plane for every 30 feet of frontage, rounded up to the nearest whole number (e.g., a frontage of 31 feet would be required to provide two changes in plane). The change in plane must be at least 4 feet deep and 6 feet wide and must be open to the sky. See Figure 4.

Figure 4: Minimum 4x6' Break



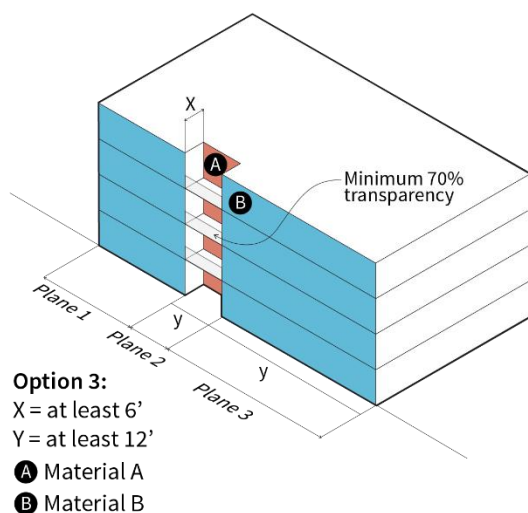
2. Provide a horizontal change in plane for every 30 feet of frontage, rounded up to the nearest whole number (e.g., a frontage of 31 feet would be required to provide two changes in plane). The change in plane must be at least 2 feet deep and 6 feet wide and be combined with a change in material. See Figure 5.

Figure 5: Minimum 2x6' Break with Material Change



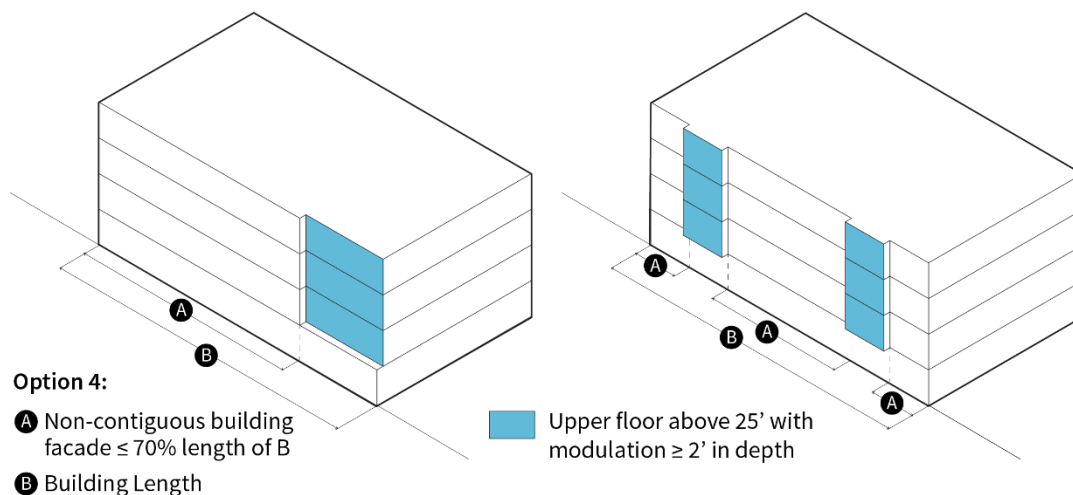
- Provide a horizontal change in plane at an interval of 50 feet or less. The change in plane must be at least 6 feet deep and 12 feet wide and be combined with a change in material. When implemented as building notches, notches may contain balconies as long as the railing is at least 70 percent see-through or transparent. See Figure 6.

Figure 6: Minimum 6x12' Break



- Provide upper floor modulation such that the building façade contains a continuous façade plane of no more than 70 percent of the façade length. The upper floor modulation must be a minimum of 2 feet in depth and may be a recess or a projection. See Figure 7.

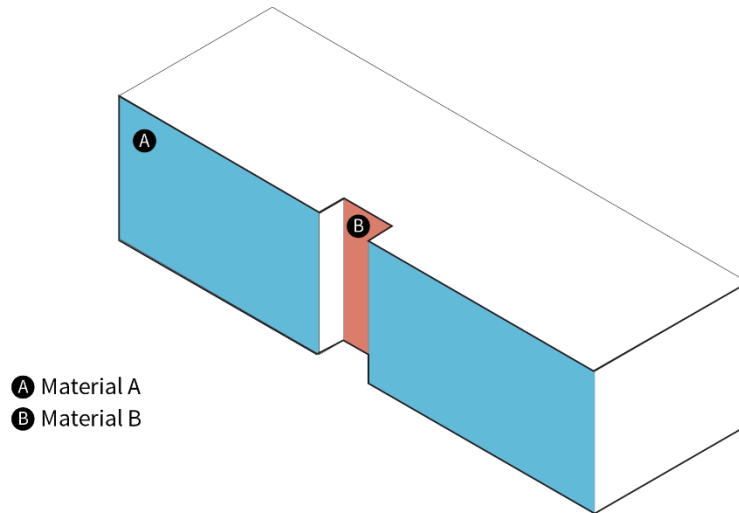
Figure 7: Upper Floor Modulation



B. Long Building Division. A building 150 to 300 feet in length, which face a public street, right-of-way, or publicly accessible path, shall utilize one of the following methods to create the appearance of two distinct volumes.

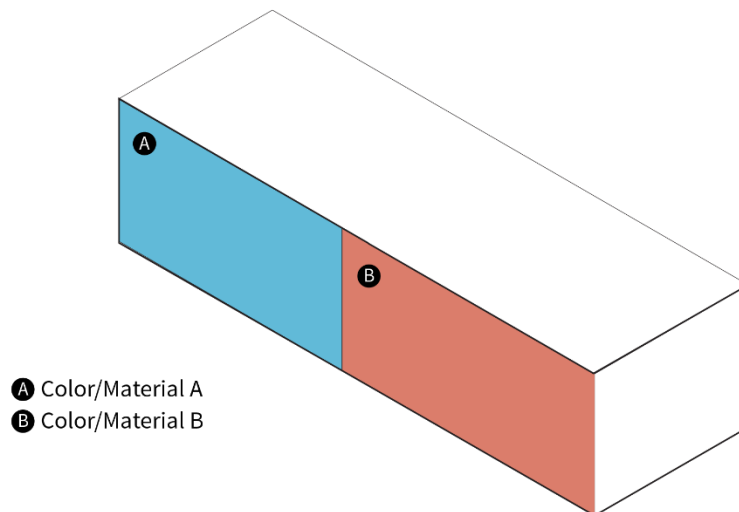
- 1. Vertical Façade Break.** At least one vertical façade break with a minimum area greater than 64 square feet, a minimum width of 8 feet, and a minimum depth of 4 feet. See Figure 8.

Figure 8: Vertical Façade Breaks



- 2. Contrasting Materials and Colors.** Distinctive primary colors and materials for each volume. See Figure 9.

Figure 9: Contrasting Materials and Colors





memorandum

To: The Arcata Community
From: Ben Noble
Subject: Building Facade and Roof Design Standards for the Gateway Code

Attached to this memorandum are proposed building facade and roof design standard for the Gateway Code. The standards are described at a high level and will be further developed and refined with guidance from the Planning Commission and City Council, with consideration of public input gathered through these meetings. Proposed standards reflect prior public input and draft Gateway Plan policies related to building design.

At the January 19, 2023 virtual workshop you will have the opportunity to provide input on the proposed standards. You can also provide feedback through an on-line survey. The City will consider this input and prepare recommended standards for Planning Commission review. You will have an opportunity to review and comment on this recommendation prior to Planning Commission review. Based on Planning Commission feedback and direction, draft building facade and roof design standards will be prepared for the Gateway Code. You will be able to review and comment on the draft standards as part of the Gateway Code review process.

The attached building facade and roof design standards will complement other standards in the Gateway Code. In particular, the Gateway Code will require projects to comply with building massing standards that will prohibit monolithic blocks and break larger buildings into small volumes. Other standards will also address building placement, parking access and location, landscaping, fencing and screening, utilities and equipment, and other topics.

The attached standards address the following topics:

- Facade Articulation
- Building Entries
- Roof Forms
- Windows and Doors
- Ground-floor Frontages for Non-residential Uses
- Materials and Colors
- Garage Entries and Doors

For each topic, an intent statement describes what the proposed standards aim to achieve. The proposed standards reference images included in the Building Design Lookbook. These images illustrate different design strategies and are intended to facilitate a discussion of the proposed standards. These photographs are not meant to represent the desired form and character of development in the Gateway Area.

For some topics other possible standards are described. These other standards can be found in some form-based codes, but are not currently proposed for the Gateway Code.

At the January 19 workshop, the City will ask for your feedback on the proposed standards. Do you have thoughts on the proposed standards that we should consider as they are further developed and refined? Do you have other ideas for how the Gateway Code can best achieve the intent statements? Your input is valuable and we look forward to hearing from you.

PROPOSED BUILDING FAÇADE AND ROOF DESIGN STANDARDS FOR THE GATEWAY CODE

Prepared for public discussion at the January 19, 2023 Virtual Workshop. Example images are found in the separate Building Design Lookbook.

1. Facade Articulation

Intent:

- Create street-facing building facades that are varied and interesting with human-scale design details.
- Incorporate architectural elements that reduce the perceived mass and box-like appearance of buildings.

Proposal: Require projects to select a specified number of options from a list to satisfy facade articulation requirement. Projects may choose which options to use. Options may include the following:

- Contrasting material and/or color (images 1, 2, 7)
- Bay windows (images 1, 14, 17, 31)
- Building wall modulation (images 3, 19)
- Awnings and canopies (images 3, 14)
- Balconies (images 4, 40, 42)
- Cornices and decorative horizontal accent lines (images 5, 6, 34)
- Recessed windows (image 5)
- Juliet balconies (images 6, 16)
- Rounded building walls (images 6, 15)
- Shade/screening devices (images 7, 9, 33)
- Projecting or recessed vertical accents (images 13, 21)
- Variation in window size and pattern (images 9, 19, 42)
- Green walls (image 14)
- Columns (image 15)
- Ground level porches and patios (22, 35)
- Sills, lintels, boxes, and other window ornamentation (images 24, 36, 38)
- Art on walls (images 28, 32)
- Projecting window frames (images 29, 37)
- Fine-grain building materials such as bricks and shingles (image 39)

2. Building Entries

Intent:

- Support cohesive neighborhoods and social interaction with outward facing buildings.

- Support a pedestrian-oriented public realm with an attractive and welcoming streetscape character.

Proposal:

- For buildings facing a public street or open space, require at least one entrance every 100 feet for ground-floor non-residential uses and 200 feet for ground-floor residential uses. (images 23, 28, 33, 38)
- Require corner buildings to provide an entrance facing both streets or have a single corner entrance accessible to both streets. (images 22, 26)
- For units adjacent to a public street that are accessed through ground level individual entrances (e.g., townhomes), require the entrances to face the street. Require entrances to be emphasized with a porch, covered entry, or recessed entry. (images 8, 24, 35)
- For buildings with an entrance that provides access to two or more units, require the primary entrance to be emphasized with a roofed projection, a recessed bay, a projecting vertical mass, or other specified technique. (images 10, 17, 22, 28, 32)
- For projects with ground-floor commercial uses, require entrances to be clearly visible from the street with visual prominence. Projects may select options from a list to satisfy this requirement. (images 27, 29)

3. Roof Forms

Intent:

- Ensure that roof forms are varied and designed with architectural interest.
- Reduce the perceived mass of buildings as they meet the sky.

Proposal:

Require visual interest in roof forms. Projects may select specific methods from a list of options. Options may include:

- Combining multiple street-facing roof forms (image 5)
- Multiple hierarchical roof forms (image 17)
- Varied building or facade height (images 8, 16, 27, 41)
- Changes in street-facing facade plane (images 8, 20, 31)
- Visible green roof or roof landscaping (image 11)
- Visible roof decks (image 18)
- Varied roof types such as shed and gable roofs (images 23, 25)
- Overhanging eaves (image 24)
- Dormers and gables (image 30)
- Repeating roof forms (image 30)
- Decorative cornice and parapet treatments (image 40)
- Upper level step backs (image 42)

4. Windows

Intent:

- Create visual interest and provide relief for flat walls.
- Ensure long-term durability with quality materials.
- Prevent glare and ensure transparency of ground-floor openings.

Proposal:

- Require windows for residential uses to have trim at least one-half inch in depth or be recessed at least two inches from the plane of the surrounding exterior wall. (images 5, 22)
- Require window designs to differentiate the various components of the building such as ground-floor retail spaces, stair towers, corners, or residential units. (images 12, 33)
- Prohibit window films, mirrored glass, and spandrel glass along the ground-floor frontage.

5. Ground-Floor Frontages for Non-Residential Uses

Intent:

- Support an active and welcoming pedestrian environment.
- Create an environment that will help attract and retain successful local businesses.

Proposal:

- Prohibit street-facing ground-floor building walls 30 feet or longer without a window, door, or other similar building opening. (images 13, 15)
- Require the ground-floor street-facing building walls of non-residential uses to provide transparent windows or doors with views into the building for a minimum of 65 percent of the building frontage located between 3 and 7 feet above the sidewalk. (images 2, 29)
- Allow exceptions with landscaping requirement where transparency is infeasible (e.g., mechanical rooms, parking garages).

Other design details that could be regulated, but that are not proposed, include the following:

- Minimum ground-floor height (image 7)
- Finished level above sidewalk
- Minimum entry inset
- Required entry cover/protection (e.g., awning)
- Bulkhead dimensions
- Minimum tenant space depth
- Maximum ground-floor recess (images 4, 13)

6. Materials and Colors

Intent:

- Support variation in building materials and color and materials as a method to create visual interest, balance, and design diversity.
- Discourage uniform project designs and architectural styles.

Proposal:

- Allow projects to use varied exterior building materials and colors as one method to satisfy (in part) the facade articulation standard. (most images)
- Do not include any other material or color standard.

Other standards that could be included, but are not proposed, include the following:

- Identify allowed materials (e.g., wood, stucco, concrete, cement plaster, metal)
- Identify prohibited materials (e.g., unfinished or natural T1-11 siding, spray stucco)
- Require two or more primary materials on each building face (image 36 would conflict)
- Limit number of contrasting primary building materials (images 23, 35 could conflict)
- Specify durability requirements

7. Garage Entries and Doors

Intent:

- Minimize the visual dominance of garage entries and garage doors.
- Support a safe and inviting pedestrian environment

Proposal:

- Allow garage doors serving individual units to face a public street subject to standards that minimize their visual prominence. Standards include limitations on the percent of building frontage with garage doors, and required recess, trim, and landscaping. (images 30, 37)
- Require a landscape buffer and maximum height at the street for structured podium parking.

Other standards that could be included, but are not proposed, include the following:

- Prohibit garage doors serving individual units to face a public street (images 30 and 37 would conflict)
- Prohibit access to structured garage entrances from certain streets.

Building Design Lookbook



Prepared for the City of Arcata Gateway Code Public Engagement Process
January, 2023

Communication: Building Facade & Roof Design and Lookbook (Consider Gateway Form-Based Code Standards)

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This Building Design Lookbook contains images illustrating different building façade and roof design strategies. These images show recent mixed-use and multifamily development projects, mostly in the San Francisco Bay Area. Most images are photographs of built projects; though some are renderings of projects that have not yet been constructed.

Each image includes notes that call out design features related to the following topics:

- Façade Articulation
- Building Entries
- Roof Forms
- Windows and Doors
- Ground-floor Frontages for Non-residential Uses
- Materials and Colors
- Garage Entries and Doors

Project images were selected to illustrate a range of design strategies, including aspects of building design that may be regulated through the Gateway Code. Project images are not intended to represent preferred architectural styles for the Gateway Area. In some cases, images may conflict with building massing standards anticipated to be included in the Gateway Code.

This Lookbook is a companion document to the Proposed Building Façade and Roof Design Standards Memorandum. This memorandum contains high-level level proposed standards for public discussion at upcoming virtual workshops and Planning Commission work sessions. The proposed standards reference images in this Lookbook to illustrate specific design strategies. Lookbook images are intended to clarify potential standards and help stimulate discussion of desired building façade and roof design standards for the Gateway Code.

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1. Zephyr Gate Oakland



- ① Contrasting stucco, wood, and metal exterior materials
- ② Ground-floor entries to individual units oriented toward courtyard
- ③ Projecting bay windows

2. Temescal Station Oakland



- ① Continuous, unbroken horizontal roof form
- ② Two contrasting primary exterior colors
- ③ Continuous ground-floor storefront transparency

3. Ed Lee Apartments San Francisco



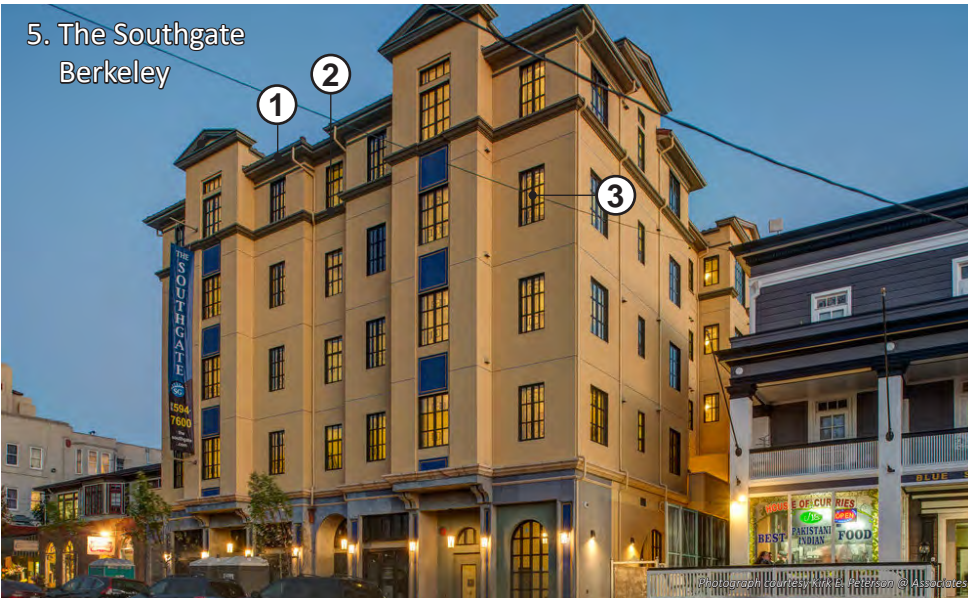
- ① Angled exterior building wall modulation
- ② Projecting awning above windows on each upper level
- ③ Photovoltaic panels covering exterior building wall

4. San Pablo Multifamily El Cerrito



- ① Balconies with varied railing materials
- ② Contrasting secondary color accents
- ③ Recessed ground-floor storefronts

5. The Southgate Berkeley



- ① Multiple intersecting street-facing roof forms
- ② Decorative horizontal accent lines
- ③ Recessed windows

6. Theatre Square Petaluma



- ① Juliet balconies
- ② Cornices and color variation distinguishing building base, middle, and top
- ③ Rounded corner building element

7. 901 Jefferson Workforce Housing Oakland



- ① Deep projecting sunscreens wrapping around building corner
- ② Pattern of repeating vertical bays with contrasting color and material
- ③ Ground floor height greater than upper floors

8. Coliseum Connections Oakland



- ① Breaks in roof line from varied building height and front building wall modulation
- ② Townhome entrances facing the street with elevated stoops
- ③ Changes in street-facing facade plane

9. Casa Arabella Oakland



- ① Pattern of repeating vertical bays
- ② Variation in window size and pattern
- ③ Variation in louvre size, pattern, and orientation

10. Bayside Park Assisted Living
Emeryville



- ① Rounded balconies above building entry
- ② Contrasting material with upper level step back
- ③ Windows, colors, materials, and awnings differentiate building corner

11. The Village SF
San Francisco

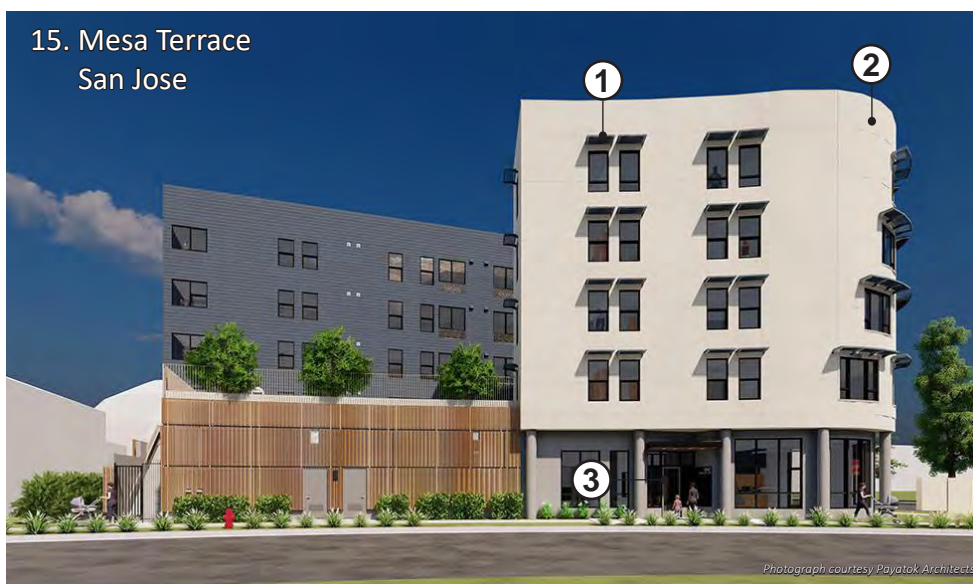
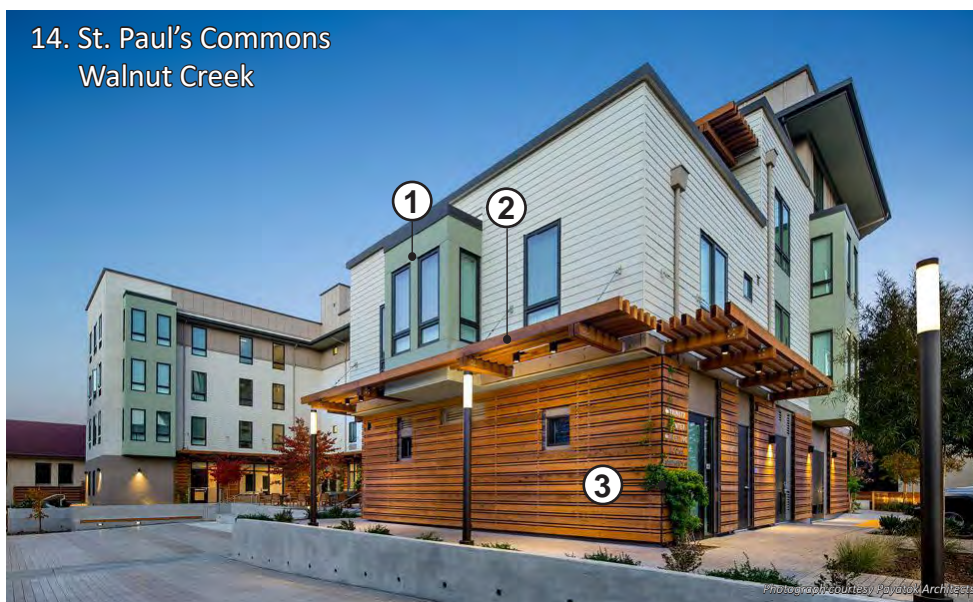


- ① Roof garden with cascading landscaping
- ② Vertical terracotta lattice building skin
- ③ Visible mass timber structure

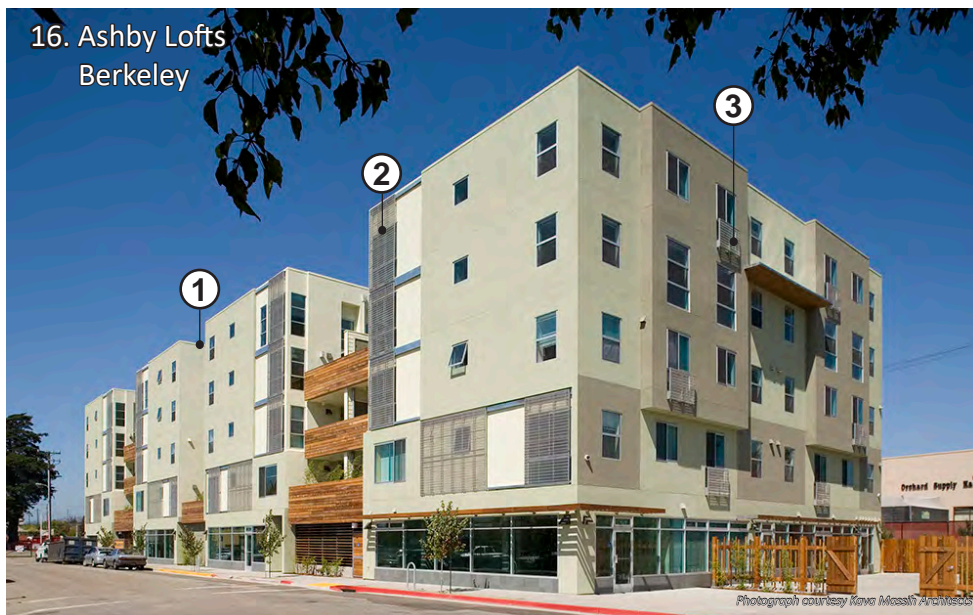
12. 1701 MLK
Oakland



- ① Bright accent color applied to recessed window groupings
- ② Varied window dimensions
- ③ Base differentiated with ground floor windows



16. Ashby Lofts
Berkeley



- ① Building wall modulation creates roofline offset
- ② Perforated metal screens
- ③ Juliet balconies

17. Ashland Place
San Leandro



- ① Varied horizontal and vertical projecting windows
- ② Two hierarchical unbroken horizontal roof form
- ③ Building entry with awning sign

18. Atlantic Plumbing
Washington D.C



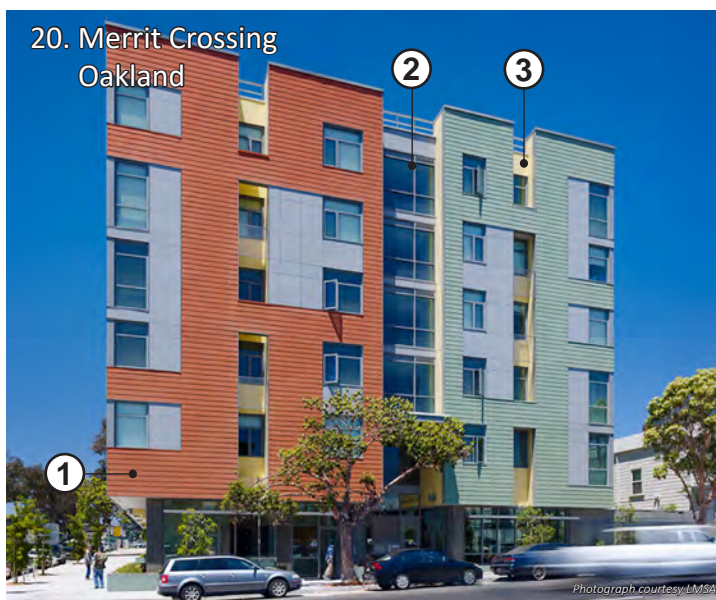
- ① Multi-paned floor to ceiling windows with staggered pattern
- ② Ground floor stepped back behind upper floor facades
- ③ Roof deck

19. Parc on Powell
Emeryville



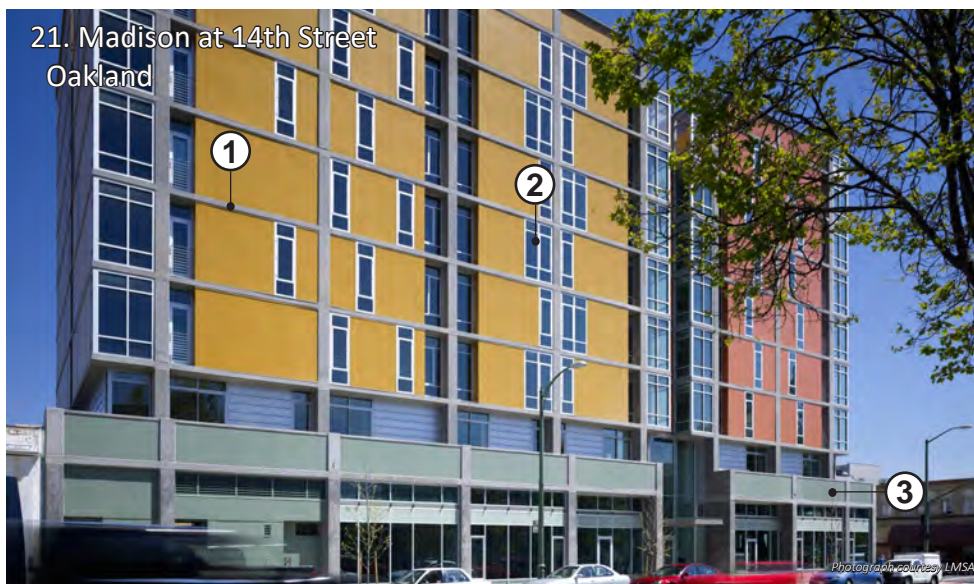
- ① Variation in window size and pattern
- ② Entry awning between storefront and transom windows
- ③ Pattern of repeating vertical projections and recesses

20. Merrit Crossing
Oakland



- ① Two contrasting primary colors distinguish building volumes
- ② Vertically-oriented pattern of recesses and projections
- ③ Street-facing roofline breaks

21. Madison at 14th Street
Oakland



- ① Projecting vertical and horizontal accent lines
- ② Vertically-oriented geometric window patterns
- ③ Contrasting color distinguished building base

22. Sorrell Place
Arcata



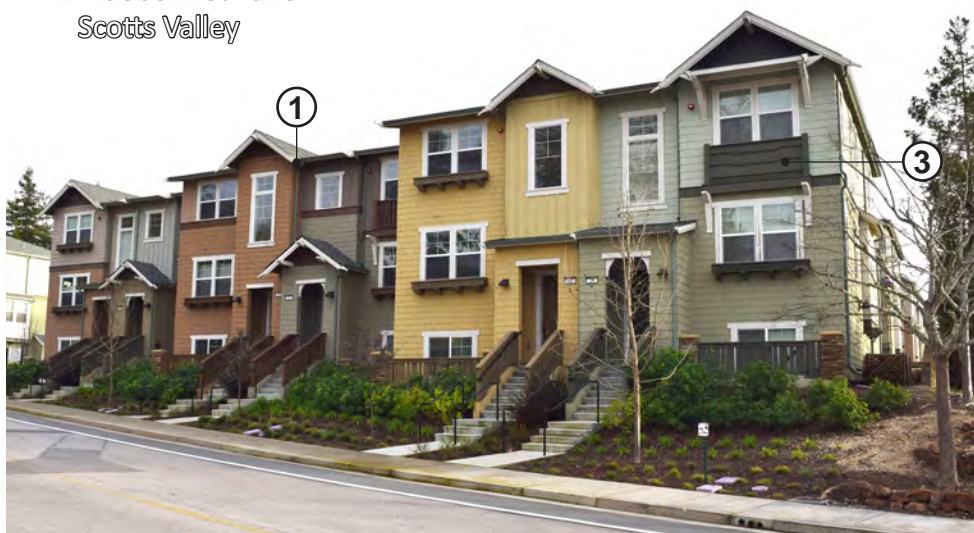
- ① Window trim
- ② Usable outdoor entry area recessed from primary facade plan
- ③ Ground floor street-facing porches for individual units

23. Plaza Point Apartments
Arcata



- ① Varied balcony railing material
- ② Varied roof forms (shed and gable)
- ③ Five primary exterior building color

24. Bluebonnet Lane
Scotts Valley



- ① Multiple intersecting street-facing roof forms
- ② Garages accessed from behind building
- ③ Wooden window boxes and juliet balcony railings

25. Laguna Commons
Fremont



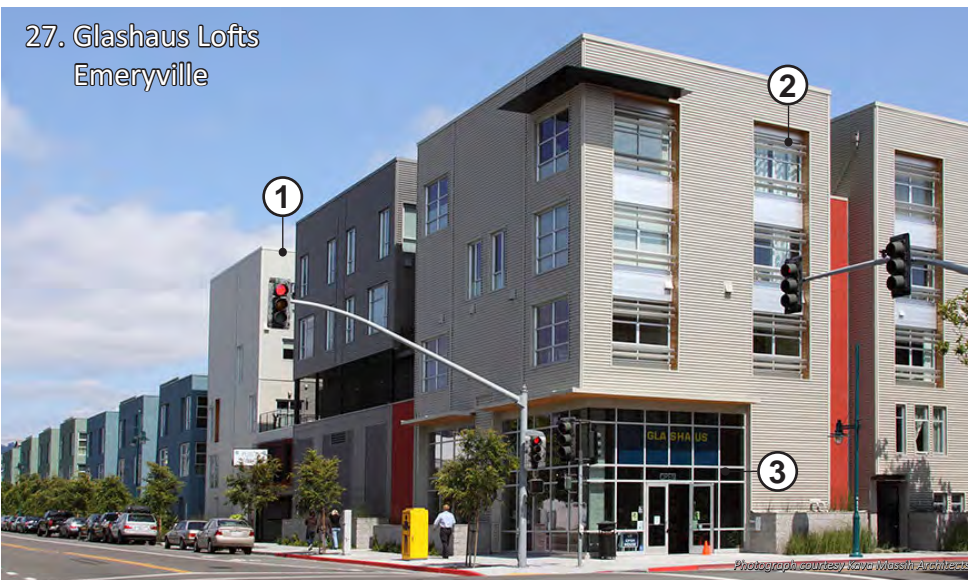
- ① Shed and flat roof forms
- ② Matching ground-floor and upper-floor awning design
- ③ Repeating vertical balcony pattern

26. Bittersweet
Arcata



- ① Front entry on side building wall
- ② Two contrasting front facade colors and materials
- ③ Metal canopy

27. Glashaus Lofts
Emeryville



- ① Breaks in roof line from facade modulation and varied heights
- ② Recessed window groups with metal louvers
- ③ Recessed corner entry

28. 1645 Pacific
San Francisco



- ① Architectural sculpture integrated into facade wall
- ② Ornamental downspouts integrated with facade design
- ③ Exterior lighting emphasizing building entry

29. 1800 Van Ness
San Francisco



- ① Geometric pattern of projecting window frames
- ② Ground floor height greater than upper levels
- ③ Color accent emphasizing building entry

30. Kains Street Townhouses
Albany



- ① Elevated first level of living space
- ② Repeating gabled roof forms
- ③ Street-facing garage doors occupying two-thirds of ground floor facade

31. Nancy & Stephen Grand Family House
San Francisco



- ① Projecting bay windows with color accents
- ② Perforated metal panels emphasizing corner element
- ③ Street-facing roofline breaks

32. The Moran Apartments
Oakland



- ① Contrasting facade materials and colors
- ② Color accent emphasizing building entry
- ③ Reflective art feature attached to front facade

33. CCA Blatner Hall
San Francisco



- ① Canopy between transom and display windows
- ② Combination of vertical and horizontal shading devices of varied size
- ③ Color and material variation separates volumes

34. Studio Walk
Hayward



- ① Datum lines along full length of facade
- ② Ground floor entrances facing street
- ③ Varied placement of perforated awnings

35. 6951 Lion Way
Oakland



- ① Five primary exterior building colors
- ② Changes in facade height creates breaks in horizontal roof line
- ③ Ground floor unit entries facing the street

36. Bay Meadows
San Mateo



- ① Uniform primary exterior building material and color
- ② Wooden lattice awnings
- ③ Wooden window sills



- ① Primary entry with recessed doors
- ② Projecting frames and balconies provide depth to facade
- ③ Garage doors occupying one-third of ground-floor building frontage



- ① Street-facing entries accessed from elevated stoops
- ② Ground floor outdoor patio space with low wall along sidewalk
- ③ Window shutters, lintels, and window boxes



- ① Fine-grained building material (brick)
- ② Upper story decks
- ③ Ground-floor entrances facing the street

40. The Landing
Alameda



- ① Roof decks
- ② Recessed corner balconies
- ③ Flat roof cornice

41. Slate
San Mateo



- ① Primary townhome entrances facing interior walkway
- ② Variation in facade materials and color
- ③ Breaks in roof line from varied building height and front building wall modulation

42. Latitude at Communications Hill
San Jose



- ① Horizontal step back of upper floor for a portion of length of the facade
- ② Recessed and projecting balconies of varied sizes
- ③ Varied window sizes

PROPOSED BUILDING FAÇADE AND ROOF DESIGN STANDARDS

A. Facade Articulation.

1. **Intent.** The intent of the façade articulation standards is to:
 - a. Create street-facing building facades that are varied and interesting with human-scale design details; and
 - b. Incorporate architectural elements that reduce the perceived mass and box-like appearance of buildings.
2. **Standards.** A project must select at least one façade articulation technique from Category 1 (Functional/Green Techniques) and two façade articulation techniques for Category 2 (Decorative Techniques) as listed in Table 1.

Table 1: Façade Articulation Techniques

| |
|---|
| <p>Category 1: Functional/Green Techniques Provides resident amenity and/or environmental benefit</p> |
| <ul style="list-style-type: none"> • Window boxes • Green and living walls • Usable balconies • Ground level porches and patios • Bay windows • Shade/screening devices • Cascading rooftop landscaping |
| <p>Category 2: Decorative Techniques Primarily cosmetic</p> |
| <ul style="list-style-type: none"> • Variation in window size and pattern • Sills, lintels, and other non-functional window ornamentation • Recessed windows beyond minimum requirement • Projecting window frames beyond minimum requirement • Contrasting material and/or color • Fine-grain building materials such as bricks and shingles • Juliet balconies • Awnings and canopies beyond minimum requirement • Cornices and decorative horizontal accent lines • Projecting or recessed vertical accents • Columns • Art on walls |

Note: More specificity will be added to techniques following Planning Commission input.

Communication: Building and Roof Design Standards v2 (Consider Gateway Form-Based Code Standards)

B. Roof Forms

1. **Intent.** The intent of the roof form standards is to:
 - a. Ensure that roof forms are varied and designed with architectural interest; and
 - b. Reduce the perceived mass of buildings as they meet the sky.
2. **Standards.** Projects must provide for roofline articulation by selecting one or more of the following techniques:
 - a. At least one change in roof pitch or form for every 40 feet of street-facing building frontage.
 - b. A change in façade or roof height of at least 5 feet for a minimum of 25 percent of the building frontage.
 - c. At least one horizontal change in the street-facing building plane every 30 feet. Change in plane must be at least 4 feet deep, 6 feet wide, and open to the sky.
 - d. Green roof or roof landscaping along a minimum of 75 percent of the building frontage. Landscaping must be designed to be visible from the adjacent public sidewalk, street, pathway, or right-of-way.
 - e. A roof deck along a minimum of 75 percent of the building frontage. The roof deck railing must be within five feet of the street-facing parapet. At least one amenity structure for the use and enjoyment of the roof deck (e.g., pergola, wind barrier) permanently affixed to the roof deck must be visible from the adjacent public sidewalk, street, pathway, or right-of-way.
 - f. Varied roof types where at least two different roof types each occupy at least 25 percent of the building frontage. Roof types include gable, hipped, shed, and flat roof forms.
 - g. Overhanging eaves extending at least two feet beyond the building face for the full length of the building
 - h. Gables that break the horizontal eave at intervals of no more than 40 feet along the building façade.
 - i. Dormer windows, integrated into a sloped roof, occupying a minimum of 25 percent of the street-facing roof length as measured at the eave.
 - j. Decorative cornice and parapet treatments for the full length of the top-most roof line.

Note: Lookbook examples include image #11 (roof landscaping), 18 (roof deck), 24 (overhanging eaves), 30 (cornice), 40 (change in façade height), 8 (change in street-facing façade plane), 23 (varied roof forms).

C. Building Entries.

1. **Intent.** The intent of the building entries standards is to:
 - a. Support cohesive neighborhoods and social interaction with outward facing buildings; and
 - b. Support a pedestrian-oriented public realm with an attractive and welcoming streetscape character.

2. **Standards.**

- a. **Minimum Number of Entrances.** The ground floor of building that faces a public sidewalk, street, pathway or right-of-way shall have entrances as required by Table 2.

Table 2: Minimum Number of Entrances Required

| Ground Floor Use | Average Distance between Entrances |
|------------------------------------|------------------------------------|
| Residential or Office | 50 ft. |
| Non-residential (excluding office) | 100 ft. |

Note: The average distance between residential entries is approximately 40 feet in image #8, 17 feet in #24, and 25 ft. in #25 . The average distance between commercial entries is approximately 25 ft. in image #3, 25 feet in #19, and 20 ft. in #23.

- b. **Corner Buildings.** A corner building must have an entrance facing both streets or have a single corner entrance accessible to both streets.

Note: Image #8 has a corner entrance accessible to both streets. Image #23 has an entrance facing both streets.

- c. **Entrances to Individual Units.**

- (1) For units adjacent to a public street that are accessed through ground level individual entrances (e.g., townhomes), the primary entrances must face the street.
- (2) Entrances must be emphasized with one or more of the following:
 - i. An awning or canopy above the entry with a minimum outward projection of 3 feet and minimum width sufficient to clear the entrance on both sides.
 - ii. A recess in the building wall with a minimum width of 4 feet and depth of 2 feet. A recessed entry must feature design elements that call attention to the entrance through contrasting materials, crown molding, decorative trim, external lighting, or differentiated paving in recessed area.
 - iii. A covered porch, providing access to the entry, with a minimum dimension of 5 feet by 5 feet.

- iv. A patio with minimum dimensions of 5 feet by 5 feet. A patio must include a row of shrubs, a fence, or a wall not to exceed 42 inches in height between the sidewalk and the patio to define the transition between public and private space.

Note: Lookbook images with street-facing entries to individual units include images #8, 24, 30, 34, 35, 36, 37, and 38.

- d. **Other Primary Entrances.** The following standards apply to all primary building entrances, excluding entrances to individual dwelling units.
 - (1) **Weather Protection.** Primary building entrances shall include weather protection with either:
 - i. A projecting awning, canopy, extended eave, or other similar feature above the entry, minimum 4 feet wide by 4 feet deep; or
 - ii. A recessed entry, minimum 4 feet wide by 4 feet deep.
 - (2) **Visual Prominence.** Primary building entrances, excluding entrances to individual dwelling units, must be clearly visible from the street with visual prominence. Projects must select one or more of the following methods to satisfy this requirement:
 - i. A building wall modulation, either a recess or a projection, for the full building height above the entrance, minimum 4 feet in depth.
 - ii. A taller building roof element above an entry that projects above the adjacent roofline by at least 4 feet.
 - iii. A frontage court, minimum 25 feet wide by 25 feet deep, enclosed on at least three sides by building walls.
 - iv. A distinctive corner building treatment integrated into a corner entrance, such as rounded or angled facets or an embedded corner tower.
 - v. Entry materials or colors that contrast with surrounding facade treatment.
 - vi. Fenestration pattern that contrasts with surrounding window treatment.
 - vii. Projecting architectural elements surrounding the entrance, such as columns, porticos, and ornamental light fixtures.
 - viii. Artwork integrated into the entry design.

Note: Lookbook images with visually prominent entries using these techniques include images #6 (corner), 17 (awning), 27 (fenestration pattern), 28 (architectural elements), 32 (color accent).

D. Ground-Floor Frontages.

1. **Intent.** The intent of the ground-floor frontage standards is to:

- a. Support an active and welcoming pedestrian environment;
- b. Limit blank walls facing the street; and
- c. Create an environment that will help attract and retain successful local businesses.

2. **Standards.**

- a. **Openings Required - All Uses.** For all land uses, ground-level building walls facing and within 20 feet of a public sidewalk, street, pathway or right-of-way shall run in a continuous plane for no more than 30 feet without a window, door, or other similar building opening.
- b. **Ground-Floor Residential Openings.** A minimum of 20 percent of a ground-level residential building wall that faces and is within 20 feet of a public sidewalk, street, pathway, or right-of-way shall be comprised of entries, windows or glazing, and/or railings. Trim, including window shutters, is counted towards meeting this requirement. Garage doors are not included.
- c. **Non-Residential Transparency.** A ground-level non-residential building wall that faces and is within 20 feet of a public sidewalk, street, pathway, or right-of-way must provide transparent windows or doors with views into the building for a minimum of 65 percent of the building frontage width located between three and seven feet above the sidewalk.

Note: Ground floor transparency of the Plaza Point Apartments building is approximately 50 percent. Approximately 20 percent of the street-facing Sorrell Place building is comprised of entries, windows or glazing, and railings.

d.

E. Windows.

1. **Intent.** The intent of these window standards is to:

- a. Create visual interest and provide relief for flat walls;
- b. Ensure long-term durability with quality materials; and
- c. Prevent glare and ensure transparency of ground-floor openings.

2. **Standards.**

- a. Windows for residential uses must have trim at least one-half inch in depth or be recessed at least two inches from the plane of the surrounding exterior wall.
- b. Window designs must differentiate the various components of the building such as ground-floor retail spaces, stair towers, corners, or residential units. To satisfy this requirement different building components must feature variation in at least two of the following: fenestration size, proportions, pattern, and depth or projection.

- c. Window films, mirrored glass, and spandrel glass are prohibited along the ground-floor building frontage.

Note: Residential windows have trim in Lookbook image #22 and are recessed in image #5. Image #12 illustrates differentiated ground floor windows.

F. Garage Doors and Entries.

1. Intent.

The intent of the garages doors and entries standards is to:

- a. Minimize the visual dominance of garage entries and garage doors; and
- b. Support a safe and inviting pedestrian environment.

2. Standards.

- a. **Garage Doors Serving Individual Units.** The following standards apply to garage doors serving individual units that face a public street.

Option 1:

- (1) Garage doors may occupy no more than 40 percent of a building's street frontage and shall be recessed a minimum of 12 inches from a street-facing wall plane.
- (2) Garage doors must incorporate one or more of the following so that the garage doors are visually subservient and complementary to other building elements:
 - i. Landscaping occupying 50 percent or more of driveway area serving the garage (e.g, "ribbon" driveway with landscaping between two parallel strips of pavement for vehicle tires)
 - ii. A permanent arbor for climbing plants or other similar projecting feature above the garage doors.
 - iii. Trim for each garage door of at least 1.5 inches in depth.
- (3) Garage door windows or architectural detailing consistent with the main dwelling.

Note: Garages occupy approximately one-third of the ground-floor building frontage in Lookbook image #37 and about two-thirds of the ground-floor building frontage in Lookbook image #30.

Option 2:

- (1) Garage doors serving individual units may not face a public street. Such garage doors must be oriented towards an alley or a private street/driveway that is internal to the project.

Note: Garages are oriented toward a rear drive aisle in Lookbook images #24 and #38.

Option 3:

- (1) Garage doors serving individual units may not face the following streets:
 - i. L and K Street south of 11th Street
 - ii. 11th Street
 - iii. 10th, 9th, and 8th Street east of M Street
 - iv. 7th, 6th, and 5th Street east of L Street.
 - v. Samoa Boulevard east of M Street
 - (2) Where allowed, garage door must comply with standards in Option 1.
- b. **Shared Garages and Parking Structures.** The following standards apply to garages serving multiple dwelling units and/or non-residential uses.
- (1) No more than 25 percent of the site frontage facing a street may be devoted to garage opening.
 - (2) Above grade structured parking levels facing a public right-of-way or publicly accessible open space/path, with the exception of vehicular alleys, must be lined with commercial or habitable uses with a minimum depth of 20 feet.
 - (3) Partially sub-grade parking (“Podium parking”) shall not have an exposed façade that exceeds 5 feet in height above abutting grade at back of sidewalk.
 - (4) Podium parking must include a landscaped planter between the street and the podium. The planter must be at least 4 feet wide with a planting height and vegetative cover sufficient to fully screen the podium edge and ventilation openings from view. At maturity, plantings must comprise a minimum of 75 percent of the total landscape planter.

Note: Structured parking is lined by commercial and residential uses in Lookbook images #19 and #35. The garage entry (including side doors) in image #28 occupied 20 percent of the building frontage.

**CITY OF ARCATA GATEWAY CODE
BUILDING DESIGN AND OPEN SPACE VIRTUAL WORKSHOP – January 19, 2023
WORKSHOP SUMMARY**

Virtual Workshop Background

On January 19, 2023 the City of Arcata hosted a virtual workshop for the Gateway Code. The purpose of this workshop was to receive public input on Gateway Code standards for 1) building facade and roof design; and 2) public open space. Prior to the workshop, the City public shared meeting materials consisting of a memorandum presenting high-level proposed standards, a “Lookbook” illustrating building design strategies, and photographs illustrating different types of open space envisioned for the Plan area.

The virtual workshop began with an introductory presentation that provided background information about the Gateway Code, summarized high-level proposed building façade and roof design standards, and shared images illustrating different types of public open space. Participants then divided into three breakout rooms to discuss the workshop materials. A facilitator and notetaker were present in each breakout room. The facilitator shared the workshop materials and discussed the following questions with participants:

Lookbook Images

In response to facade and roof design features shown in Building Design Lookbook images:

- What do you want to see in Gateway Area?
- What don’t you want to see in Gateway Area?

Proposed Standards

- For each topic (e.g., façade articulation, building entries) what is your reaction to the proposed standards?
- Do you have thoughts on the proposed standards that we should consider as they are further developed and refined?
- Do you have other ideas for how the Gateway Code can best achieve the intent statements?

Open Space

What amenities and design features do you most want to see in different types of Gateway Area open spaces?

- Privately owned publicly accessible open space
- Linear Park
- Barrell District Community Square

In total, 14 residents (excluding staff and consultants) attended the virtual open house. After the workshop, residents also had the opportunity to provide input on the workshop materials through an on-line survey (survey results reported in separate document).

Workshop Input Feedback

Below is an overview of common themes in public comment from the breakout room discussions.

Lookbook Images and Proposed Standards

Participants expressed a range of opinions on the Lookbook images. In some cases participants agreed that certain design features are desirable, and in some cases they did not. Discussion focused on Lookbook images, with less attention given to the proposed standards. Common themes in this discussion included the following:

- **Street-Level Pedestrian Experience.** Provide for a ground floor façade design that emphasizes a positive pedestrian experience. Discourage garages facing the street and driveways crossing sidewalks. Provide for street-facing ground-floor frontages that are open and visible. Emphasize entrances. Promote human-scale design (e.g., broken up storefronts and recognizable individual dwelling units).
- **Construction Costs and Affordability.** Consider the costs of design standards. Ensure desired housing remains financially feasible with design standards. Consider construction costs that will be passed on to future renters and homebuyers.
- **Design Diversity.** Achieve diversity in building types, forms, and materials. Consider design diversity at the building, block, and district scales. Discourage uniform designs where all buildings choose the same design features and look similar. Achieve design diversity and visual interest while also avoiding designs that are cluttered or “knick-knacky.”
- **Arcata’s Unique Character.** Promote design that reflects and reinforces Arcata’s unique character (“funky vibe”). Encourage art and artist contributions to new development. Recognize area’s history and existing context (built and natural environments).

Different opinions were expressed about the Plaza Point Apartments building. Some participants appreciated the variation in colors, materials, and forms. Other participants found the building too busy.

Other comments addressed solar panels, solar access (orientation), plans for L & K Street, building placement on lots, weather protection, landscaping, garden space, social interaction, shading, massing transitions to adjacent uses, and other topics.

Open Space

Two of the three breakout rooms discussed the example open space images. Common themes in this discussion included the following:

- **Natural Environment.** Open spaces should be designed with the natural environment in mind (e.g., preserve and enhance wetlands, incorporate natural features, use native drought-resistant landscaping).
- **Year-Round Use.** Incorporate structure into open space that provide for rain and cold (e.g., pavilions, covered structures).
- **Linear Parks.** Promote network of linear parks integrated with other parks, open space and destination.

Groups also discussed the different types of open spaces (e.g., community squares, pocket parks) and how they can be designed to promote community interaction.

August 16th Form-Based Code Workshop

16 - 16 Aug 2022

Poll results

Table of contents

- Who is in the room?
- Upper Story Step Backs
- Variation in Building Height
- Breaks in Street-facing Building Walls
- Please select your top THREE priority community benefits from the list provided.
- Are you open to some of the buildings in the Gateway Area being taller than 4 stories if this provided community benefits such as those that you ranked earlier?
- Considering the relationship to possible community benefits, what is the maximum number of stories you would support in the Barrel sub-area
- Considering the relationship to possible community benefits, what is the maximum number of stories you would support in the Gateway Hub sub-area?
- Considering the relationship to possible community benefits, what is the maximum number of stories you would support in the Gateway Corridor sub-area?
- Considering the relationship to possible community

Table of contents

- benefits, what is the maximum number of stories you would support in the Gateway Neighborhood sub-area?

Who is in the room? (1/6)

0 4 2

What is one thing you love about Arcata?



Communication: August 16, 2022 Survey (Consider Gateway Form-Based Code Standards)

Who is in the room? (2/6)

0 4 2

If you live in the City of Arcata, do you rent or own your home?

I currently own my home



I currently rent my home



This question doesn't apply to me



Who is in the room? (3/6)

0 4 1

What race best represents you (based on US census definitions)? Check all boxes that apply to you.

(1/2)

American Indian or Alaska Native

2 %

Asian

0 %

Black or African American

2 %

Native Hawaiian and other Pacific Islander

0 %

White



Who is in the room? (3/6)

0 4 1

What race best represents you (based on US census definitions)? Check all boxes that apply to you.

(2/2)

Two or more races



Who is in the room? (4/6)

0 3 2

For this survey, Hispanic ethnicity is separated from race. Which of the following categories best represents you? (patterned after 2010 census categories)

(1/2)

Not of Hispanic, Latino, or Spanish origin



Mexican, Mexican American, Chicano



Puerto Rican



Guatemalan



Who is in the room? (4/6)

0 3 2

For this survey, Hispanic ethnicity is separated from race. Which of the following categories best represents you? (patterned after 2010 census categories)

(2/2)

Cuban

0 %

Another Hispanic, Latino, or Spanish origin

3 %

Who is in the room? (5/6)

0 4 2

In this workshop I am representing... (1/2)

Myself, I am a resident



Gov. agency



Small Business



School, university



Nonprofit, community-based org.



Who is in the room? (5/6)

0 4 2

In this workshop I am representing...
(2/2)

Myself, I am a resident outside of Arcata



Who is in the room? (6/6)

0 4 1

Age

Pre- Baby Boomer Generation (born 1920-1946)

2 %

Baby Boomer Generation (born 1946-1964)

29 %

Generation X (born 1965-1979)

27 %

Millenials/Generation Y (born 1980-1994)

39 %

Generation Z (born 1995-present day)

2 %

Upper Story Step Backs (1/2)

0 5 1

Where do you think Upper Story Step Backs should be applied for the Gateway Area?

Apply to ALL Gateway Area Plan



41 %

Apply to SOME of the Gateway Plan sub-areas



51 %

Do not include in the form based code at all



8 %

Upper Story Step Backs (2/2)

0 3 1

If you answered "Apply to SOME of the Gateway Plan sub-areas," which areas do you think it should be applied to? Select all that apply.

Gateway Barrel



Gateway Hub



Gateway Corridor



Gateway Neighborhood



Variation in Building Height (1/2)

050

Where do you think Variation in Building Height should be applied for the Gateway Area?

Apply to ALL Gateway Area Plan



Apply to SOME of the Gateway Plan sub-areas



Do not include in the form based code at all



Variation in Building Height (2/2)

0 2 4

If you answered "Apply to SOME of the Gateway Plan sub-areas," which areas do you think it should be applied to? Select all that apply.

Gateway Barrel



Gateway Hub



Gateway Corridor



Gateway neighborhood



Breaks in Street-facing Building Walls (1/2)

050

Where do you think Breaks in Street-facing Building Walls should be applied for the Gateway Area?

Apply to ALL Gateway Area Plan



Apply to SOME of the Gateway Plan sub-areas



Do not include in the form based code at all



Breaks in Street-facing Building Walls (2/2)

0 2 2

If you answered "Apply to SOME of the Gateway Plan sub-areas," which areas do you think it should be applied to? Select all that apply.

Gateway Barrel



Gateway Hub



Gateway Corridor

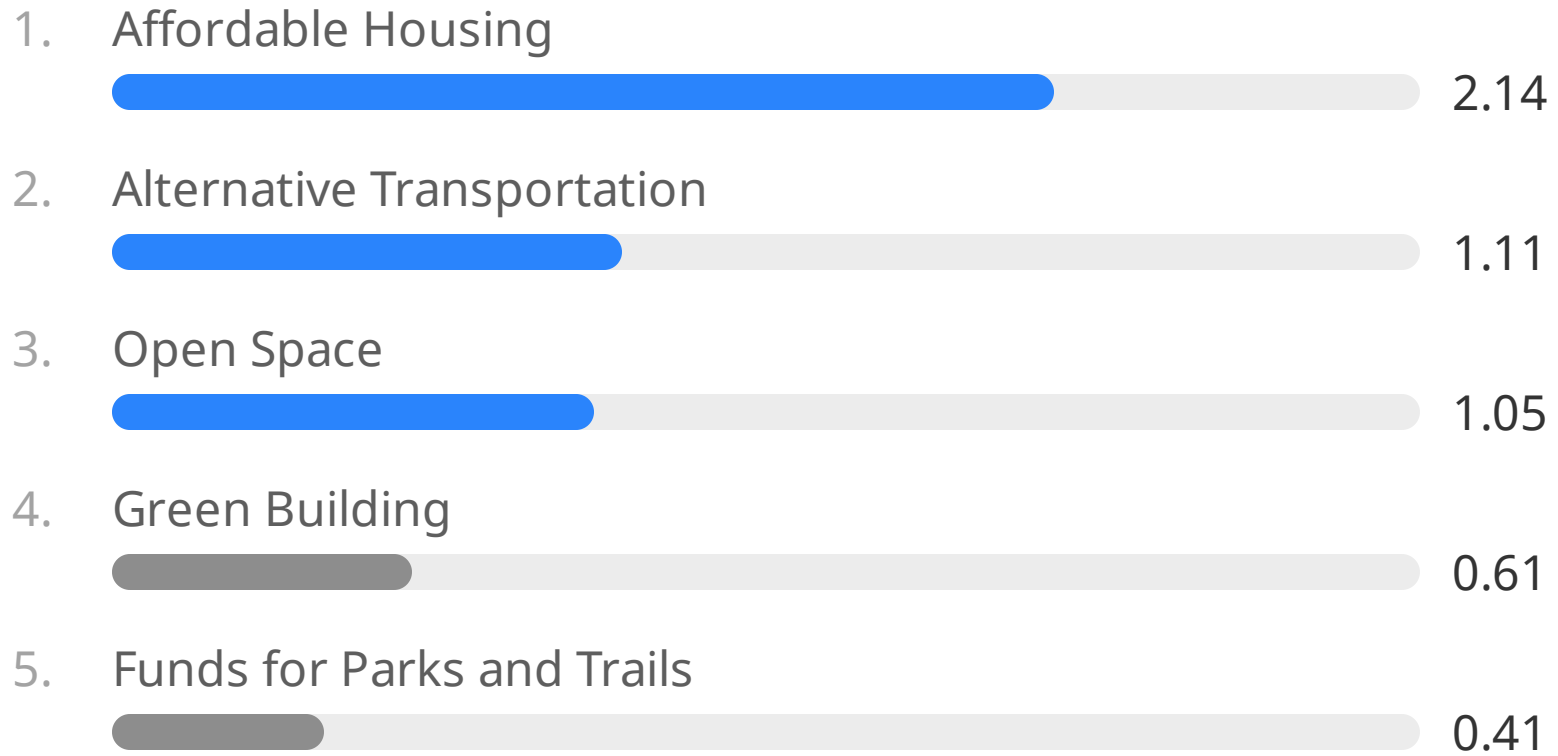


Gateway neighborhood



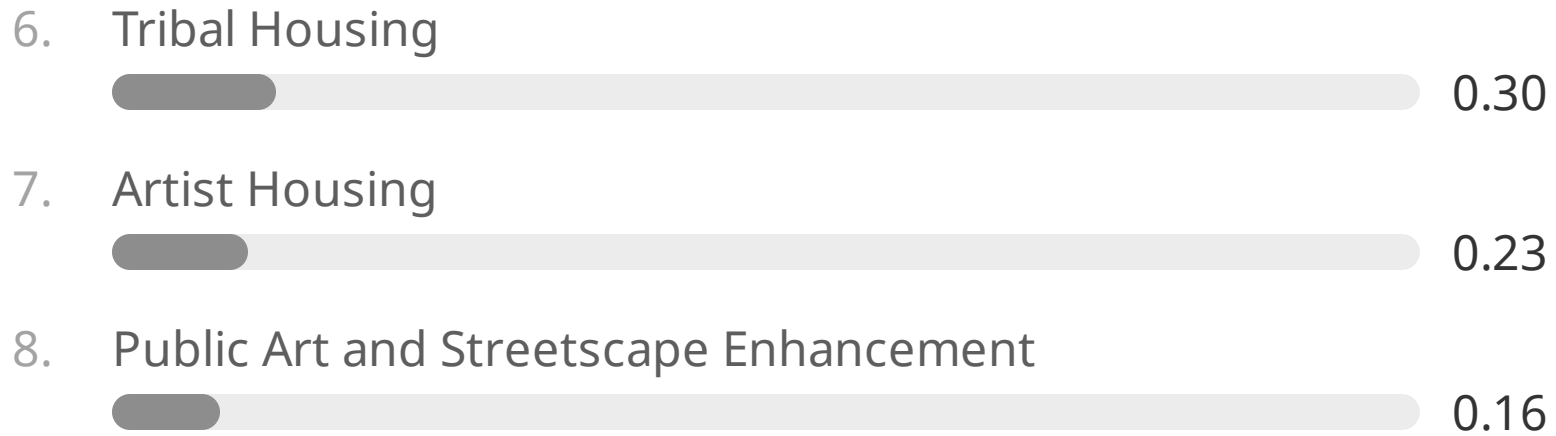
Please select your top THREE priority community benefits from the list provided.
(1/2)

0 4 4



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

0 4 4



Are you open to some of the buildings in the Gateway Area being taller than 4 stories if this provided community benefits such as those that you ranked earlier?

0 5 1

Yes



No

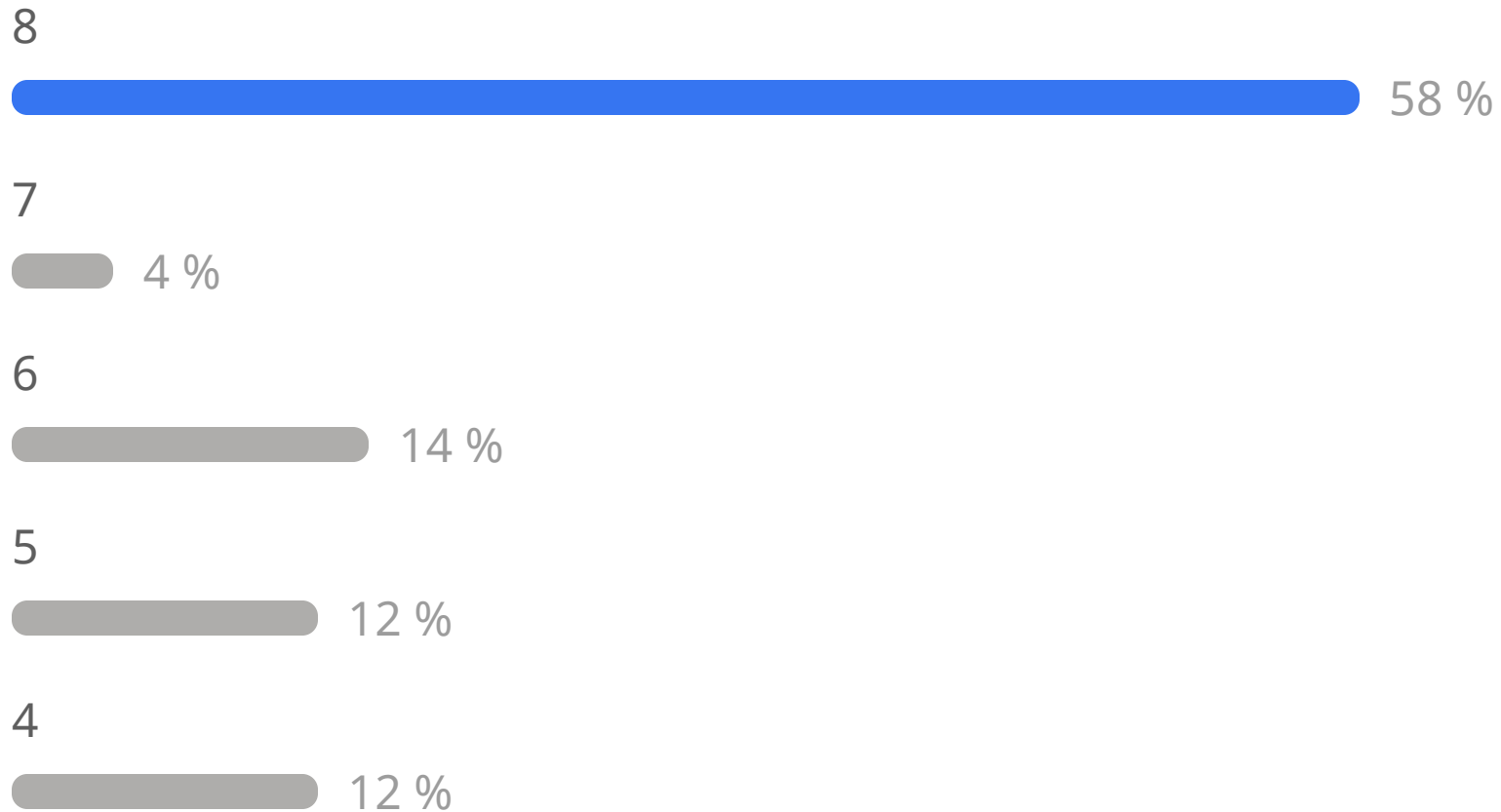


I'm not sure



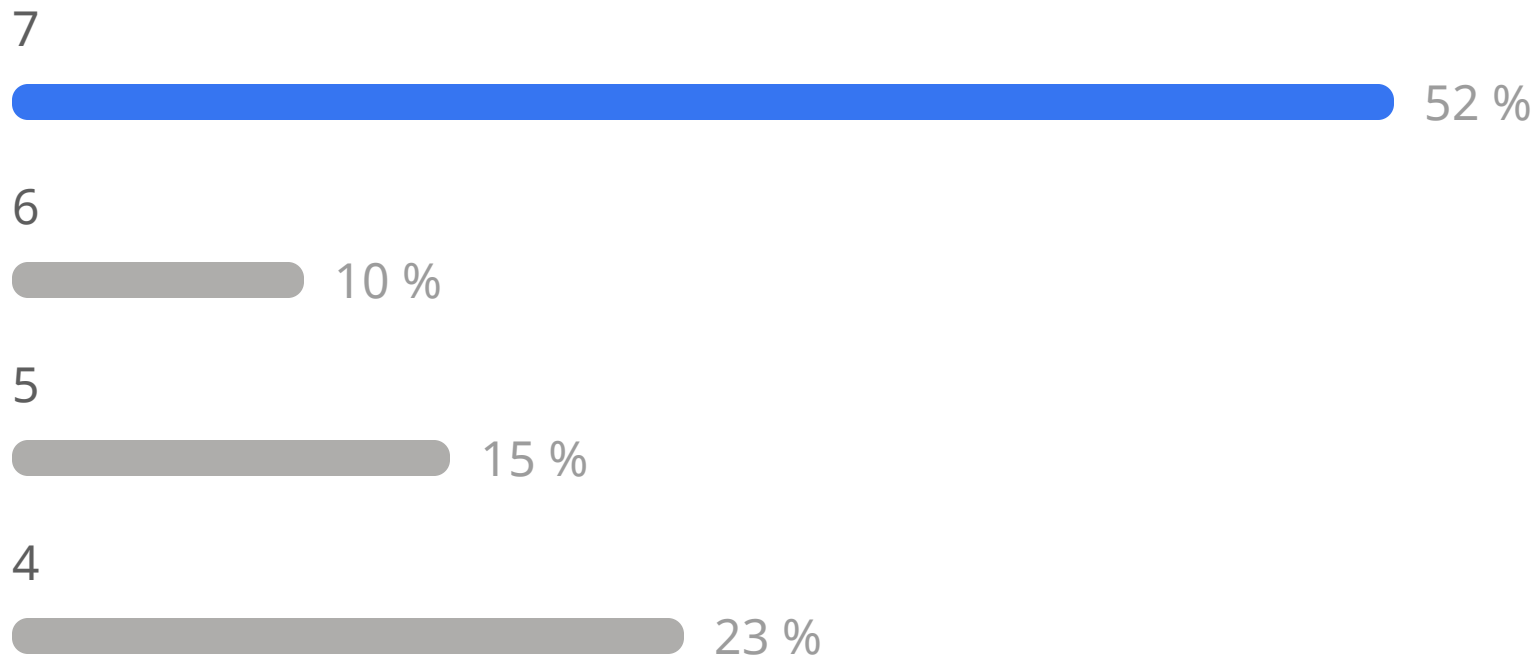
Considering the relationship to possible community benefits, what is the maximum number of stories you would support in the Barrel sub-area

050



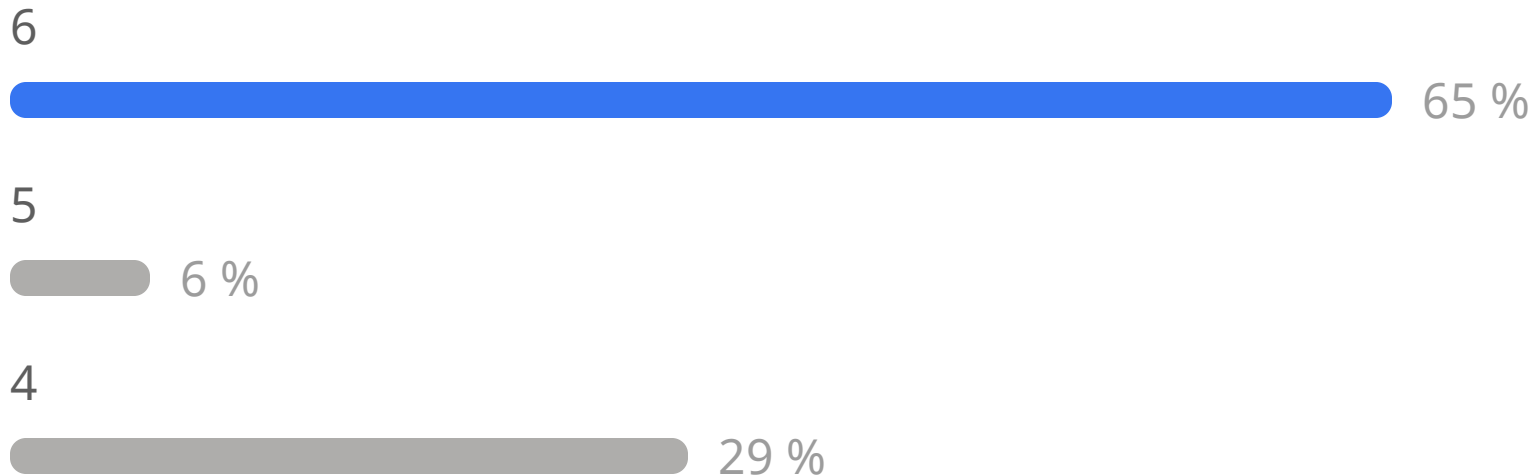
Considering the relationship to possible community benefits, what is the maximum number of stories you would support in the Gateway Hub sub-area?

0 5 2



Considering the relationship to possible community benefits, what is the maximum number of stories you would support in the Gateway Corridor sub-area?

0 4 9



Considering the relationship to possible community benefits, what is the maximum number of stories you would support in the Gateway Neighborhood sub-area?

050



| Idea text | Score | Upvotes |
|--|-------|---------|
| Do you have other ideas for strategies to break up the massing of larger buildings? Other suggestions related to building massing? | | |
| Places to chill like little tiny pocket parks. | 29 | 29 |
| Parks and green spaces between | 26 | 26 |
| Don't add a bunch of requirements that will reduce potential housing production and good environmental design. | 25 | 25 |
| Having commercial on the first floor makes walking around much more interesting | 23 | 23 |
| use space between buildings for community gardens; flowering arrangements and trees on the roofs. | 20 | 20 |
| Greenery, art, paths | 19 | 19 |
| Step back upper stories | 18 | 18 |
| Green roofs | 15 | 15 |
| Courtyards | 14 | 14 |
| Public art | 13 | 13 |
| landscaping, balconies, rooftop gardens, murals | 13 | 13 |
| Whatever construction designs, methods and materials will enable low-income housing and ultra-low-cost shelter for an appropriate percentage of the h | 13 | 13 |
| ensuring minimum greenspace areas | 11 | 11 |
| Rooftop restaurant | 11 | 11 |
| Community green spaces/gardens/trees | 10 | 10 |
| Keep the tallest stories toward the back or center of the design in the neighborhood and hub areas | 10 | 10 |
| L Street Linear Park Green Belt | 10 | 10 |
| Pathways between buildings so people can walk to the next block. | 10 | 10 |
| The first image has a row of Victorian appearing facades. Looks good | 9 | 9 |
| Use landscaping/trees between | 9 | 9 |
| Native plants only! | 9 | 9 |
| step backs starting at 3 stories | 8 | 8 |
| San Francisco style development with wall-to-wall buildings on the street-facing side and open courtyards/backyards facing inward (sort of a square doug | 8 | 8 |
| Public shared spaces and greenery and balconies, rooftop access/gardens | 8 | 8 |
| parks and green spaces between, pocket parks, arts | 7 | 7 |
| different "skin" materials to aesthetically break up massing (allow) | 7 | 7 |
| Tree walkways | 6 | 6 |
| Include sloped roof design | 5 | 5 |
| Pubic-access patios within the mass of the building | 4 | 4 |
| Rooftop gardens. Inspired architecture, not just right angles. | 4 | 4 |
| Green space | 4 | 4 |
| The community benefit of taller buildings is creating public spaces in between | 3 | 3 |
| Not straight lines? Circle and curves | 3 | 3 |
| Keep buildings right next to the pedestrian zone for an engaging street frontage | 3 | 3 |
| Lots of setbacks to higher buildings and keep larger buildings apart from where there are traditional single family areas | 3 | 3 |
| Space between buildings, green spaces, variable heights, facade variation various angles and pitches; overhangs | 3 | 3 |
| Places for the homeless to sleep | 3 | 3 |
| Places to grow flowers and veggies | 3 | 3 |
| maximize access to daylight. | 3 | 3 |
| Parks | 2 | 2 |
| How are the # of housing units built impacted by the implementation of the 3 strategies in all or some places? | 2 | 2 |
| Library | 2 | 2 |
| Mote museums and art | 2 | 2 |
| Protection from solar shading on existing neighborhoods | 2 | 2 |
| Food carts | 1 | 1 |
| Mid level stairs to access exterior doors | 0 | 0 |

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 opportunities | 12 | 12 |
| Rooftop 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 |

Communication: August 16, 2022 Survey (Consider Gateway Form-Based Code Standards)

| | | |
|---|---|---|
| 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 |

GATEWAY CODE BUILDING DESIGN SURVEY RESPONSES

Survey Part 1: Reaction to Lookbook Images

Question 1: Are there building facade and roof design features shown in the Lookbook images that you would want to in the Gateway Area?

23 responses

- Yes
- No
- Some yes and some no. Yes on 5, 6, 9, 10, 11, 14, 24, 26, 28, 32, 38,
- yes, but few of them fit into our towns "look"
- Yes, The picture with the set of 4 on page 7 in the lower right hand Corner is a better fit for the Architecture of Arcata.
- 5, 9, 14, 23, 24, 30, 32, 40, 41 (Plaza Point is a wonderful example of a building that visually/functionally aligns with Arcata values/character: visually interesting; variety of materials/colors; practical/usable balconies; commercial on first floor; wide sidewalks; parking in back to encourage interactions; communal space on bottom floor; etc.)
- Require some gabled and even hip roofs in design to avoid "blocky" designs like Sorrel Place. Require setback of residential floors above ground floor commercial services to allow for unique entries. Require underground utilities for frontages exceeding half a block.
- Love #11, with rooftop garden in SF and overall look of building. Others I like: #10, 14, 24, 26, and 32. Def use plants in some way other than just curb appeal...helps with cooling and air quality...light.
- contrasting materials and colors, multiple intersecting roofs
- roof gardens and roof decks
- Some that I would want to see: 6, 14, 23, 24, 26, 30, 38
- 6. Theatre square, or something resembling Pythian castle or Jacoby's Storehouse
- Some.
- 6, 13, 14, 18, 24, 26, 30, 31, 32, 37, 38, 41
- Yes, specifically images #11, 13, 14, 26, 30, diverse exteriors with blending colors into the surrounding, broken roof lines, greenspace, porches/decks add unique look and home comfort.
- 5, 6, 9, 24, 28, 32, 34, 36, 38, 40

- I like the ones with individual covered balconies for each unit
- - green building efforts: solar panels, wooden trellis awnings and green walls and roofs; sun shading panels less important than allowing winter sun; water collection systems integrated with green/growing options; roof = deck and garden? -articulating ground level with setbacks and/or awnings, or material and fenestration distinctions while still harmonious with the whole; maybe bay windows IF they are appropriate for view/light for interiors; balconies for outdoor light/access - contrasting colors and vertical or horizontal accents only when it makes sense with the overall uses inside and spatial articulation; - prefer cars left to the perimeter or back parking/garage access - ground floor patio space (38) can be nice for appropriate setting/streetscape. - primary entries off walkway or courtyard or garden(s)
- Upper left picture and bottom right picture
- Multiple intersecting street-facing roof forms; Two contrasting primary exterior colors; Two contrasting primary exterior colors; Pattern of repeating vertical bays; Lobby entrance; Ground floor stepped back behind upper floor facades; Varied roof forms; five primary exterior building colors; Multiple intersecting street facing roof forms; varied window sizes;
- Yes, those that create an engaging pedestrian environment and allow sufficient density for walkability.
- Yes.. top left. But please NO BUILDINGS OVER 4 FLOORS

Question 2: Are there building facade and roof design features shown in the Lookbook images that you would not want to see in the Gateway Area?

22 responses

- Yes
- Some yes and some no. No on 1-4, 7, 8, 12-13, 15-23, 25, 27, 29-31, 33-37, 39-42
- most of these. 30 and 39 are acceptable.
- Yes. Again on page 7 the Upper right and lower left are not great.
- 1, 2, 3, 4, 6, 7, 8, 10, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, 25, 26, 27, 28, 29, 31, 33, 34, 35, 36, 37, 38, 39, 42.
- Designs that include exclusively flat roofs.
- Don't like: #'s 2, 3 (although I like the use of solar), 4, 7, 8, 12, 16, 17, 19, 20, 21 and 27.
- unbroken horizontal roofs, reflective art,
- Ones I would not want to see: All be the numbers mentioned in answer to question 1
- Am ambivalent about the rest but support housing density regardless of architectural styles.

- 16, 21
- Yes, no single colors/materials, no level roofs, must see some Greenspace, use local related materials=wood & stone, not stucco metal, etc.
- 1, 2, 3, 4, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 26, 27, 29, 30, 33, 37
- No
- I don't like the ones with flat, mono-chromatic facades, no balconies, no covered entrance ways.
- - don't use material, color, or fenestration changes just for visual effect of the massing! - probably not curves on facades; probably NOT floor to ceiling windows; - don't try to look like historic townhouse patterns; probably not "Juliet balconies" - corner entries can be awkward - IF some living levels are elevated (so: stoops/stairs) make sure there are sufficient units that are single level/accessible! - avoid front facing garages, no matter how much you try to conceal/minimize their gaping hole. - avoid urban massing if possible - we are not in the Bay Area. . .
- Lower left and upper right images
- Reflective art feature attached to front facade; color accent emphasizing building entry; Ground floor outdoor patio space with low wall along sidewalk; Window shutters, lintels, and window boxes; Juliette balconies; continuous, unbroken horizontal roof form
- No street-facing driveways or dark, recessed ground floor facades, please.
- Top right and bottom left are not aesthetically pleasing

Survey Part 2: Proposed Building Facade and Roof Design Standards

Facade Articulation

Question 3: what is your reaction to the proposed facade articulation standard? Do you have thoughts on the proposed standards that we should consider as they are further developed and refined? Do you have other ideas for how the Gateway Code can best achieve the intent statement?

20 responses

- Mandatory use of fine-grain building materials
- The standards look good. I like that they require variety and interest in the facades. I wonder if we should include some codes on color of the buildings? Wood is a beautiful way to include neutral tones but I'm not loving the brown/yellow color combo in the example image.
- I think there are too many options available. I believe limiting the options will still provide for interesting building details.

- image 30 is the most fitting but that doesn't say its a good fit. Wood and glass.porches, patios and room or greenery. trees....gardens.
- Proposed standards here in Arcata should take into consideration that any extra shading is not a great idea and not necessary for the climate of Arcata. Also any additions that add to available outdoor garden, play and open space that has sunlight opportunities is a big plus.
- Arcatans consistently value COMMUNITY as a top priority. Please develop codes with a "community by design" intention, so neighbors can easily/passively build connections to each other. This would help to facilitate that ability to build community, which we value so much.
- There is probably a need for block or parcel specific codes for facades due to the many different current buildings and homes. Some buildings will look out of place and unwelcome with such a broad list of options to choose from.
- Use of plants in green/living roof and/or walls.
- Do not require art that would be cost prohibitive (optional only), variation in style is good from building to building
- Bay windows and any other design that provides the most light to the inhabitants.
- Generally agree with intent, variation should be required. Projects need to strive for facades and roof design that look more like houses (images 24, 30) than apartments or hotels (images 3, 5)
- The upper left and lower right images are much more desirable than the lower left and upper right
- I prefer the more classic look. I think it fits in better with our community. Also sloped roofs are important for rain drainage and hopefully positioned for solar panel charging. I've heard complaints that some of our recent buildings have not been built well for structural integrity and mold mitigation. We live in a rainforest so we all have to think about that. Also I hope every resident has access to some type of personal outdoor space like a balcony. Enough space to hang out and have a few plants or some thing.
- Overall, excellent.
- Use as much natural and environmental cues as possible, keep the building looking modern and with greenspace, but natural with choice of materials. Windows and greenspace over wall modulation definitely. No new buildings should look like they belong in a city/metro.
- I like the ones with different window sizes and ground floor patios.
- from the above, the following are MUCH MORE appealing for me: Recessed windows (image 5);Recessed windows (image 5);Awnings and canopies (images 3, 14);Balconies (images 4, 40, 42);Shade/screening devices (images 7, 9, 33);Ground level porches and patios (22, 35); Green walls (image 14);less so, but ok: Sills, lintels, boxes, and other window ornamentation

(images 24, 36, 38); Projecting window frames (images 29, 37); Art on walls (images 28, 32) = YES!!!

- You need to keep in mind what the PREDOMINANT style/material/facade/roofs are like in Arcata now. We have 2 new multi-floor structures on I Street that DO NOT fit in our town. More like these would have a detrimental impact on our lovely little city.
- If I were designing the standard, I would group the options into 3 categories (A, B, and C). A would be functional options e.g. patios, balconies, canopies. B would be design e.g. accents, variations in window size, contrasting material and color. C would be for artistic flourishes (art on walls, columns, Juliette balconies). And then I would have the developer choose a certain amount of each category.
- I think it's a good start

Building Entries

Question 4: what is your reaction to the proposed building entries standard? Do you have thoughts on the proposed standards that we should consider as they are further developed and refined? Do you have other ideas for how the Gateway Code can best achieve the intent statement?

20 responses

- Take into account that most people living there will have a vehicle and incorporate parking that weaves in with the landscaping
- The standards look good to me.
- I like it.
- safety and privacy are important. we have too many buildings with broken doors and windows.
- Agreed that covered entry for rainy conditions is a plus. Although image 8 does not appear to have covered or recessed entry unless they are inside the door.
- Develop "community by design" codes that will allow for neighbors to passively/actively connect with each other.
- Achieve groundfloor commercial services prominence from residential uses above by requiring setback of residential uses.
- Include good lighting for safety...
- No driveways with sloped or different curb heights,
- Porches and covered entries are nice features for the people who will live there.

- Agree with intent, obvious/welcoming/house-like entrances should be required. Would like to see significant setback requirements that would facilitate home-like and welcoming factors.
- For buildings with residential on the ground floor, potted plants/patios should be encouraged to connect the public and private sphere
- Sounds good. I have no additional input here.
- Requirements seem reasonable, but variances should be allowed if the design is otherwise acceptable - depending on building orientation or lot locations entry requirements may make more sense to point towards a courtyard or adjacent buildings rather than the street.
- Both entries like stated to support ped-oriented, but also back entries for more private access (possibly entries from a building garden space or back outdoor lounge area for occupants)
- Covered entrances are necessary in this climate.
- the examples for the spacing are underwhelming, yet the proposed concept is good. and probably there are code requirements about spacing, design and corner entry issues. good to have porch, covering or recessed entries, yes. differentiate between private/residential entry design and public/commercial designs. review "Community and Privacy" [very old book, still important for layers of public to private!]
- Follow the "Intent" description above and it will fit it.
- Wherever possible, I would encourage ground floor to be commercial rather than residential. I wouldn't "require" it but I would favor it.
- I think they are mostly fine, although 100 feet may be a little far between entrances from a pedestrian perspective.

Roof Forms

Question 5: what is your reaction to the proposed roof forms standard? Do you have thoughts on the proposed standards that we should consider as they are further developed and refined? Do you have other ideas for how the Gateway Code can best achieve the intent statement?

21 responses

- The ultra modern roof forms are really distracting and unattractive. Round forms, shed and gable roofs, and repeating roof forms are more cohesive with the rest of Arcata.
- The standards look good to me.
- To many options. I'd propose limiting the options to present a slightly more uniform look.
- I think less stories and less vertical is needed. We are not southern cal. We are Native American not hispanic taco bell we are redwoods and ocean.

- Set-backs that start at 3 stories. Again, any varied roof height or visible decks should have the vision of sunlight availability whenever possible.
- Easy access to roof space/gardens would be a wonderful way to connect with neighbors.
- Disallow exclusively flat roofs for buildings exceeding a half block. Consider adding hip roof design to the list.
- Yay, you included green roofs! How about solar? Some kind of element to help with temperature regulation of building?
- varied heights is good
- I like the look of Varied roof types such as shed and gable roofs, as well as visible roof gardens and decks. The less blocky and uniform appearance is more pleasing.
- Agree with intent, as with building facade, roof forms should have variation. Rooftops must have usable outdoor space/rooftop gardens, to compensate for residents not having yards or significant outdoor space.
- Prefer A-shaped rooftops but affordability is main concern
- I don't mind variation or consistency. I am more concerned with functionality, aesthetics and quality. I don't recommend flat roofs in Arcata. And hopefully the roofs will slant in a way that has best access to the sun for solar panels. I personally prefer the more classic styles like some of the older architecture in our community.
- Flexibility should be allowed when it comes to drainage given our wet seasons.
- I Highly support keeping roofs mass appearance as low and breaking the horizon lines by not using one roof type. Historically, our area has used Victorian and highly crafted trim work, using and integrating our history into the new buildings would show cohesiveness within the Arcata infrastructure.
- Roof decks are a great idea.
- Roof forms responding to the local climate, green design standards, and playful options for a space usually underutilized are of interest: Visible green roof or roof landscaping (image 11); Visible roof decks (image 18); Overhanging eaves (image 24) and Dormers and gables (image 30) can help provide more private and individualized spaces esp. if responsive to views and climate.
- The only roof line that would fit in Arcata is the lower left image. (But that building with the variety of colors is garish!)
- Looks good to me.
- Please do not create roof form restrictions that unduly limit either the number of units that can be included with a given height restriction or the capacity for solar PV panels on the roof.

- Maybe cover all the roofs with enough solar to power the surrounding homes that the buildings are impeding on?

Windows

Question 6: What is your reaction to the proposed windows standards? Do you have thoughts on the proposed standards that we should consider as they are further developed and refined? Do you have other ideas for how the Gateway Code can best achieve the intent statement?

20 responses

- Incorporate victorian design elements. Tall bay windows, window seats, round windows. A beautiful view and natural light makes even the most horrible apartment bearable.
- These standards look good to me.
- I like it.
- all are ugly
- Windows on 3 story and higher should take into consideration our local bird migration and population. Also window style should take into consideration existing building style.
- Yes re durability with quality materials. Also, BIRD SAFETY is very important. Please develop window standards that include this as a priority.
- Consider that fact that these buildings will be adjacent to the bird sanctuary and along riparian areas. I see no language about bird safe(r) windows. It is cruel to create a home for these species and then permit the installation of their greatest source of mortality.
- Is the consideration of safety included? I hear horror stories of upper level windows being opened by toddlers. My own friend is on the 6th floor in NYC and her floor to ceiling windows are easily accessible and once opened by her kids there is no barrier or protection. Very scary.
- I like the proposal, no changes
- I think the intent should be to let as much light into the dwellings as possible (with the possible exception of bedrooms). Bay windows, large corner windows and balconies, etc.
- Agree with intent, but there should also be requirements related to the following: Windows must be high-efficiency for lower energy use and costs. Windows must have elements that minimize bird collision at certain heights. There should some sort of threshold for number/size of windows that must be met, to facilitate adequate natural lighting (for well being of tenants).
- sounds good
- I have no input other than that hopefully everyone will have some sun everyday.

- Seems reasonable. Trim and recessed window requirement may be a bit much, but I'm not an architect :)
- Create so light still flows both into the structures, but naturally illuminates the outside around the structure without the building creating large shadow space
- Awning windows are best in this climate. Casements are the worst. Double hung windows are nice too.
- this seems weak; the 2nd one (differentiate components. . .) is good; the minimum trim seems insufficient: 1/2 inch wide is not much; the 2nd and 3rd intent statements are good.
- The window standard seems at odds with the images shown. The only one that would fit in Arcata is the center top image.
- Looks good
- I appreciate the requirement for actual transparency on the ground floor.

Ground-Floor Frontages for Non-Residential Uses

Question 7: what is your reaction to the proposed ground-floor frontages for non-residential uses standards? Do you have thoughts on the proposed standards that we should consider as they are further developed and refined? Do you have other ideas for how the Gateway Code can best achieve the intent statement?

21 responses

- No exception to landscaping requirements. Figure out a better solution than an above ground parking garage.
- These standards seem good to me.
- I like it.
- it is a good idea.
- A solid line of windows as in image 2 is not a great look. Also does not seem to give way to outdoor seating, bus stops, ect.
- Develop codes with community-enhancing designs and standards. Wide, unobstructed sidewalks, lighting, and SAFE bike parking features should all be requirements (and not merely optional).
- Just make the ground floor uses prominent.
- overhangs for impending weather, built in seating, good lighting...
- Limit the amount of parking garages, more walkability

- Windows facing the street is good for meeting the intent, which I agree is important. Allowing space for outdoor seating for cafes and restaurants is always in high demand here - I'd love to see more of what Brio Cafe has!!
- No comment on this.
- all sounds good
- No input at this point in time.
- Solid.
- Require alternate transportation parking (ex. Bike racks/bikeshare) space along storefronts and on sidewalks. Promote ease of access to commercial storefronts with smart and limited direct parking in front, promote short efficient non-vehicular travel for shopping. Keep commercial spaces small/affordable for local companies to rent.
- Room for a bench or two outside each door and, of course, covered bike racks.
- consider cooperative spaces for residents and not just assume a business/capitalist model for the street level uses. Services for residents and the community would also be good, as part of the 'active and welcoming pedestrian environment' - i.e., don't just assume that retail shops or offices are best
- The ground floor non-residential spaces should have overhangs to allow some outside use space/tables, as well as a bit of protection from the rain.
- Looks good.
- I am concerned about how the "feasibility" exception will be administered and if it can pass the state's test for objective design standards.
- How are you addressing the homeless issue in the creamery area now? Seems like ground floor should be accommodating to them as well,no?

Materials and Colors

Question 8: what is your reaction to the proposed materials and colors standards? Do you have thoughts on the proposed standards that we should consider as they are further developed and refined? Do you have other ideas for how the Gateway Code can best achieve the intent statement?

20 responses

- Please pick quality building materials over cost saving. Please.
- I made a comment about color in a previous questions but I suppose it could be applied here.
- I agree.
- keep it natural. n ot pink, lime green nor blue...hues of brown, reds, cream....subtle

- Again. Please take into consideration existing buildings style and color. Standing out like a sore thumb may be great in some locations as a bold new look, but next to a small neighborhood not so good.
- 1) Unclear what "Do not include any other material or color standard" means. 2) Would rather see stronger language than "Discourage uniform project designs..." such as "Prohibit uniform project designs..."
- Varied materials is great, but consider that sometimes varied vibrant colors just looks silly. Like sad clown silly.
- mixed materials has a nicer appeal than mixed colors. really don't like the artificial color look, like a bag of gross candy. natural muted colors but varied have a longer lasting appeal in my opinion. green and red contrasting with white? looks christmasy...
- no color standard
- It's good.
- Instead of 'allow' projects to use varied exterior materials/colors... 'Require'
- Standards should encourage natural, or natural-looking materials; harsh metallic materials should be discouraged
- I don't think we should be micromanaging that kind of stuff. I prefer a more classic look that doesn't have a lot of color variation. But I would never ask other people to prefer that same thing. Some of the varied paint is attractive and some of it is not. So it just depends.
- Love it.
- Not a high enough standard. A material standard that in part, some local resources/material is incorporated. Ex. Wood, stone, etc. to integrate the design into the environment. Color alone will not be sufficient to provide diversity. Also, prohibit the use of low quality usually used DANCO materials like corrugated sheet metal, plywood/stucco siding, or too many grey tones - example, sorrel place, DANCO headquarters, Fairhaven housing all look drab and use industrial like materials, it's noticeable.
- How about at least one wall suitable for a mural?
- we're in a wet, damp, earthquake environment, so yes: even as you design to meet those codes consider materials that are - reused/repurposed; fitting to the community and environment; playful and not static (changing murals? community gathering/posting areas can be part of the TEXTURE of the facades)
- I understand the intent with the proposed standards, however the current building that we have in Arcata (the lower left image) shows you how this standard goes too far. Too much variation in colors materials is distracting and non-conducive to the character of Arcata. The upper right image is an example of how the standards can be used effectively and aesthetically.

- Looks good.
- I think this is fine. Please don't get any further into regulating building materials, as this can rapidly increase costs and also limit possibilities for future building materials not yet developed.

Garage Entries and Doors

Question 9: What is your reaction to the proposed garage entries and doors standards? Do you have thoughts on the proposed standards that we should consider as they are further developed and refined? Do you have other ideas for how the Gateway Code can best achieve the intent statement?

21 responses

- People are going to lose their shit if they think you're going to build parking garages. Just fyi.
- I prefer the standard of only allowing 1/3 of a building façade to be occupied by a garage as seen in image 37.
- I agree.
- build a public garage. two levels. gardens on roof. away from town center.
- Garage doors for individual units should be located in the rear whenever possible. Any large new neighborhood style development plans should make this a big priority.
- 1) Garages in back to help reduce ped/bike conflicts. 2) Communal parking to help facilitate community building activities (i.e., interactions/greetings; extra eyes on cars to deter crime; etc.).
- Wood garage doors will always look appealing. Especially with landscaping and/or street trees.
- how about requiring subfloor garages? build down!
- disrupt sidewalks as little as possible
- Garages and driveways along the building fronts are not good for pedestrians and bicyclists. Need to design these with bike-ped safety as the priority.
- No comment on this
- Discourage podium parking, garages should face alleys, and alleys should be created where applicable
- I like the idea of cars exiting through a back alley instead of the front street were bikers and pedestrians are trying to get somewhere.
- Seems reasonable

- Limit garages and use covered parking, multistory parking, etc. If garages are used, have them open to alleys/not main roads. Garages and vehicle access to roads are dangerous for bikers and pedestrians.
- Nope. The fewer cars, the better.
- no garages at front side or minimize whenever that can't happen. no cars would be even better: design the whole system to be not just "pedestrian friendly" but one that supports public transit, bikes, alternative systems (sharing); safety for kids and folks with mobility challenges.
- I would rather that any garage doors are not on the main street. Instead, an entryway that leads to a side or back of the building where the garage doors would be accessed.
- I would oppose allowing garage doors to face a public street. I oppose garages in general. The purpose of the gateway is to reduce car dependency and that requires reducing parking options.
- Please prohibit all garage entrances facing the street, as well as all parking garages! There's just nothing you can do to make driveways, curb cuts, and parking garages pedestrian friendly.
- I thought tenants aren't to have cars?

Additional Comments

Do you have any additional comments on the proposed building facade and design standards?

16 responses

- They look good to me for the most part. The largest note I had to make was regarding the width of the garages as a part of the façade. My opinion is the narrower the better to encourage less car storage for a car-free neighborhood.
- Please match style and size to existing neighborhood styles. Sandwiching a huge tower in a small friendly neighborhood is not Good Form Base Coding. Save the fancy new big development styles for areas that do not have existing small neighborhood housing.
- 1) Primarily to develop codes that help facilitate "community by design." 2) "CPTED" (Crime Prevention Through Environmental Design) would also be beneficial. 3) Also, re this survey itself: a space for feedback/assessment on the actual survey would be a great opportunity for improvements, esp if there are plans for additional surveys in the future. Thank you for considering and for your hard work in general.
- What's most important is that you don't permit McUrbanized silly looking structures in the hopes that someday the whole neighborhood will look silly also. Classic and timeless is

always a sure bet. I don't know how well-received the Sorrel Place is, and it is not likely to get better with age.

- You guys are doing good work. Thank you for including the community on this process.
- Make sure to encourage use of local and especially Indigenous (Wiyot, Blue Lake, etc.) artists
- I like the look of the buildings with a taller ground floor than the rest of the floors.
- General Gateway Plan comments: No buildings higher than 4 stories! Allow for mixed use (businesses and housing, don't discourage/disallow businesses)! Must incorporate opportunities for public input on all projects over a certain size!
- Standards should emulate existing buildings like Jacoby's Storehouse and the multiuse victorian building at F st/11th. Brutalist/modernist/mission style architecture is inappropriate for the area and will fuel community opposition to projects
- I am a little disappointed with the proposed style offerings. The facades. It doesn't feel or look like Arcata.
- Looking great!
- Thanks for asking for public input. My highest priority is that housing is balanced with greenspace for the occupants and our community. Let's keep Arcata feeling green and somewhat local/small: balance new growth with more gardens, parks, trails, community areas, trees, playgrounds, bikeshares/racks, YES YES YES!
- Thanks.
- While I appreciate the approach and process proposed, I am still a bit concerned about standards that try to cover all bases, i.e., try to be 'one size fits all' - and I also recognize the effort to provide flexibility in each standard.
- FYI: This was a deeply problematic survey. None of the images had #s to make references easier, yet image numbers were referenced on some of the questions. The questions were so wordy that it is unclear what you're asking in some. Simpler is better. This survey was clearly written by people who have LOTS of experience with these standards and images already, not for those who are new to the process.
- As a resident of the Creamery district now.. we explore you to not build massive buildings next to preexisting homes that block sun like the Sorrel building already has. Or create these huge structures that have no parking in neighborhoods that already are cramped. And lastly.. our roads and fire department and police department are pitifully struggling now.. this whole project is just going to compound things.

Survey Part 3: Share Your Images

Upload [here](#) images that illustrate building facade and roof design features you would like to see in the Gateway Area. You can explain your uploaded images

below. Please identify the specific file name for any uploaded image that you reference.

2 responses

- I am unable to do participate in this portion of the survey. It is too technically sophisticated for me.
- Buildings that best emphasize the aesthetic of Arcata

Upload [here](#) images that illustrate building facade and roof design features you would not like to see in the Gateway Area. You can explain your uploaded images below. Please identify the specific file name for any uploaded image that you reference.

3 responses

- most of the ones you have shown. except the Petaluma one, Scotts Valley one and the #39
- Metal awnings and artificial building materials that detract from the aesthetic of the region
- [Imagine picture of fancy parking garage] Cities are starting to get creative by trying to make parking garages look nicer, but it's just lipstick on a pig. Don't allow parking garages or any street-facing garages.

Upload [here](#) any other images you would like to share relevant to the Gateway Code building facade and roof design standards. You can explain your uploaded images below. Please identify the specific file name for any uploaded image that you reference.

1 response

- B&GPortland- While the colors on this building are solid, instead of mixed, I feel like the visual interest comes from good window variety, recessing of storefront entries and roof and window details. The building itself while modern, doesn't take on so many modern building features that it wouldn't fit into the Gateway District. GreshamSmith 1 & 2- For both of these I just like the use of the mixed brick and stucco facades. Materials like brick and wood I feel really help new buildings have their own character while not totally disrupting the look of an older neighborhood. I also love the address sign used on #2. It's a classic boutique, small neighborhood touch that I hope the developers will utilize.



Communication: Survey Responses 01-29-23 (Consider Gateway Form-Based Code Standards)

Uploaded Images: Features You Would Like to See



Communication: Survey Responses 01-29-23 (Consider Gateway Form-Based Code Standards)



Communication: Survey Responses 01-29-23 (Consider Gateway Form-Based Code Standards)

Uploaded Images: Features You Would Like to See



Communication: Survey Responses 01-29-23 (Consider Gateway Form-Based Code Standards)

Uploaded Images: Features You Would Not Like to See



Communication: Survey Responses 01-29-23 (Consider Gateway Form-Based Code Standards)



Communication: Survey Responses 01-29-23 (Consider Gateway Form-Based Code Standards)

B&G Portland



GreshamSmith 2



GreshamSmith 1



Communication: Survey Responses 01-29-23 (Consider Gateway Form-Based Code Standards)

9-4.801 Purpose.

The purpose of this article is to reduce the risk of bird-to-building collisions.

(Sec. 3 (part), Ord. 20-015, eff. Aug. 6, 2020)

9-4.802 Applicability.

The bird-safe building standards apply to the following types of projects when such projects require a building permit:

- (a) **New Construction.** New buildings, additions, and renovations involving new glass or other rigid transparent material.
- (b) **Window Replacement.** Any replacement window, glass door, or other rigid transparent material.
- (c) **Glass Structures.** Any new or replacement structure that has transparent glass or rigid transparent walls, including but not limited to freestanding glass walls, wind barriers, skywalks, balconies, greenhouses, gazebos, pavilions, passageways, and rooftop appurtenances.

The bird-safe glazing requirement must be met on any window or contiguous glazed segment (area within mullions and/or frames) with an area of twelve (12) square feet or more.

(Sec. 3 (part), Ord. 20-015, eff. Aug. 6, 2020)

9-4.803 Bird-Safe Glazing Requirement.

At least ninety percent (90%) of the glazing on any building facade or glass structure, and all glass near plants or water features, shall include features that enable birds to perceive the glass as a solid object. The requirement can be satisfied by using one or more of the following treatments:

- (a) External screens installed permanently over glass such that the glass does not appear reflective.
- (b) Translucent or opaque glass, or transparent or opaque film applied to glass.
- (c) Glass covered with patterns such as dots, stripes, images, art, or abstract patterns. Such patterns may be etched, fritted, stenciled, silk-screened, or applied to the glass as films or decals, or another method of permanently incorporating the patterns into or onto the glass. Elements of the patterns must be either at least one-eighth inch (1/8") tall and separated by no more than two inches (2") vertically, or at least one-quarter inch (1/4") wide and separated by no more than four inches (4") horizontally, or both (the two (2) by four (4) rule).
- (d) Weatherproof grates, netting or cords mounted outside of the glass, near but not touching the

glass, meeting the two (2) by four (4) rule.

- (e) Grooved glass block.
- (f) Other glazing treatments providing an equivalent level of bird safety and approved by the Planning Director.

(Sec. 3 (part), Ord. 20-015, eff. Aug. 6, 2020)

9-4.804 Alternative Compliance.

As an alternative to meeting Section [9-4.803](#), Bird-Safe Glazing Requirement, an applicant may propose building and fenestration designs that will minimize bird collisions and achieve an equivalent level of bird safety. The applicant shall submit a bird collision reduction plan along with the project application. The bird collision reduction plan shall be prepared by a qualified biologist. Design solutions may include but need not be limited to the following techniques, singularly or in combination:

- (a) Layering and recessing of glazed surfaces.
- (b) Angled or faceted glazing that minimizes reflectivity and transparency.
- (c) Louvres or grates not meeting the two (2) by four (4) rule.
- (d) Overhangs or awnings.
- (e) Clear (nongrooved) glass block.
- (f) Grilles that allow birds to perceive the grilles, together with the glass behind them, as solid.
- (g) Glass embedded with photovoltaic cells.
- (h) Placement of landscaping in such a way as to minimize bird collisions, including but not limited to placing outdoor plants directly against windows.

(Sec. 3 (part), Ord. 20-015, eff. Aug. 6, 2020)

9-4.805 Interior Lighting.

- (a) Nonresidential spaces shall have automatic light shutoff systems using timers, photo sensors, motion sensors, or a combination of sensors.
- (b) Shades, blinds, curtains, or other window coverings for all windows shall be included as part of the construction project for which the building permit is issued.

(Sec. 3 (part), Ord. 20-015, eff. Aug. 6, 2020)

9-4.806 Site Design.

(a) No mirrors shall be placed in or near planted areas or water features, or in locations where they would reflect trees, plants, or water.

(b) Vent grates shall meet the two (2) by four (4) rule as described in Section [9-4.803\(c\)](#).

(Sec. 3 (part), Ord. 20-015, eff. Aug. 6, 2020)