

THE VILLAGE – REVISED PROJECT PRESENTATION AND COMMUNITY MEETING 01-30-19

After the City Council voted against The Village project in August, 2018, the developer revised the project in response to community and City Council input. A comparison of the project as of August, 2018, and the new proposal can be found in “*The Village – Comparison.*” In addition, “*The Village – Community Features*” describes revised amenities. Both are attached.

City staff held an informal meeting on January 30, 2019 to share project revisions, obtain stakeholder feedback through working groups, and discuss the process for reconsideration of the project by the City Council.

This was not a public hearing. It was recorded, and the recording can be found on the City’s website (Major Developments page) and the City’s YouTube channel. All written comments are provided below.

The meeting began with brief presentations by David Loya, Director of Community Development, and Dave Mooney for the developer, AMCAL. These presentations are part of the recording. Attendees then broke into three primary working groups in separate areas with City staff:

1. Project Changes and Process – identified concerns addressed by the project revisions, and concerns that remain.
2. Neighborhood Compatibility – identified current situations; the desired future; action needed; and responsibility for that action.
3. Housing Mix – identified the current situation; the desired future; action needed; and responsibility for that action.

People worked at each table for 20 – 25 minutes, after which they rotated to the next table, so that all could have a chance to weigh in on each area of discussion.

Circulation: There was also a map showing existing and proposed circulation, focusing on the 101 corridor between Sunset and 14th Street, where people could identify and discuss current concerns and proposed solutions, as well as the City’s future plans with City staff.

Blue Box: In addition, staff provided a “blue box” where people could leave comments about issues not specifically addressed at the meeting, or where they wished to expand on comments they made in groups.

At the end of the meeting there was a brief period for questions, which were addressed either by Director Loya or the developer. This Q & A period was also recorded.

The public was invited to the meeting in these ways:

1. Two notifications to the Major Developments - The Village e-notification list
2. News Flash on the City's website
3. Press release in the Mad River Union
4. Social media announcements on Facebook and My Neighborhood

The meeting was attended by approximately 45 community members, excluding media and staff.

PROJECT CHANGES AND PROCESS

CHANGES WORK TO ADDRESS CONCERNS

1. Open market, non-student housing added
2. Ecologically compliant and environmentally conscious.
3. On site management and security
4. Mixed units. Family units.
5. Bike accommodations.

STILL HAVE THESE CONCERNS – *Summary*

Size / Design Concerns:

- Too tall, dense, and out of character and scale
- Shading created by 4 story units
- Project is larger, too large, and too many people; will create impacts on neighborhoods, traffic, parking, and noise
- Cap on number of occupants
- Will lose views of redwoods and farmland
- Project is not too large and could be larger; most concentration by highway
- Lighting directed toward neighborhoods

Amenities Concerns:

- Amenities driving up cost
- On-site storage
- Food access
- On-site storage
- Native and water efficient landscaping
- Internet access in all areas

Traffic Concerns:

- Foot and bike traffic at St. Louis – Sunset – 101 intersection
- Intersections owned by HSU and CalTrans
- Traffic studies do not reflect reality

Parking Concerns:

- Spillover and impact on neighborhood parking
- Monitoring and controlling off-site parking
- Location and security of bike parking

Affordability Concerns:

- Rental costs are high
- Cost of other rentals will be driven up

Safety Concerns:

- What on-site security will be specifically
- Length of any on-site security – contract or agreement
- Establishing neighborhood watch

Community / Inclusivity Concerns:

- The project is not all open market
- Separation between student and community housing
- HSU involvement

Energy Concerns:

- Renewable purchasing
- Solar power
- Water and electrical panels on each building

Other Concerns:

- Area(s) dedicated for smoking
- Could annex property nearer to HSU instead

Still Have These Concerns – *Verbatim Comments*

Size / Design:

1. Bldg. 1 & 2 (4 story) interior courts are enclosed with relatively small south facing opening – how much sun will enter? Bldg may be shaded always on NE corner do to shade from bldg. on SE corner.
2. This project is larger. Why? How?
3. Too big. x10
4. Could be bigger. Not too big, density is by highway anyway.
5. Still way too large / many people. Limit to 400-500. x2
6. Total # of occupants is increased? Total capped?
7. Community visibility of the redwoods and farmland will be decimated. x3
8. Project still too big. Too tall; out of character w/neighborhood. Too much development in a small area. Height out of scale with remaining neighborhood. x8
9. Project got bigger, not smaller. More impact on neighborhoods, traffic, parking, noise . . .
10. Concentration of development in 1 area of Arcata. Foster, Sunset Terrace, etc.
11. Lighting needs to have “barn doors” to direct light downward or toward building (away from surrounding neighborhoods).

Amenities:

1. Are the plants going to be native and water / energy efficient?
2. Provision of on-site storage.
3. Provision of internet service throughout.
4. Food access on-site.
5. Are amenities driving up cost? How affordable would it really be? Will create intense amount of crowding & congestion. x5

Traffic:

1. Intersections owned by HSU and CalTrans x2
2. St. Louis / Sunset x4
3. Traffic!! I do not believe studies reflect the reality we face! x2
4. Sunset + 101 intersection impact on foot and bicycle traffic. x4

Parking:

1. Spillover into neighborhood. x4
2. Where is bike parking and how secured?
3. Provision for controlling / monitoring parking off-site.
4. Still very concerned about impact on street parking.

Affordability:

1. \$750 + for one bed in a 4-bedroom unit is cheapest option ... can we make it \$600? x2
2. Pricing is key to help with housing market – unit pricing? Is it going to drive the rental market up?
Price based on beds vs. family units. x3
3. Unit Pricing? Is it affordable? Will it rise rents in single family homes?
4. PRICING needs to be important feature of new housing. x3

Safety:

1. Establish neighborhood watch areas.
2. Nature of on-site security.
3. How long is agreement / contract for security?

Community / Inclusivity:

1. All open market housing?
2. Why is student housing segregated from community housing within the project? Where's the sense of community?
3. What is HSU's involvement in this project?

Energy:

1. R Solar? Water & Elect. Panels on all buildings. Please "yes!" x2
2. Required renewable power purchasing at >80%.

Other:

1. Is it a smoke free zone or smoke in certain areas
2. Use annex properties next to campus for student housing.

NEIGHBORHOOD COMPATIBILITY

Note: x# means that number of people supported the comment

<p>CURRENT SITUATION – NEW PLAN – Summary</p> <ol style="list-style-type: none"> 1. 4 stories is too high; should be limited to 35' 2. The new proposal has more people and size than the earlier proposal – limit number to reduce congestion in one area 3. Parking lot does not fit with neighborhood 4. Too large for Arcata 5. Number of units (or more) with better central access is satisfactory 6. Concern students will reside in open market (community) housing 7. Site amenities exclude community 8. House parties in neighboring areas will increase 9. Student community is seasonal <p>CURRENT SITUATION – CRAFTSMANS MALL – Summary</p> <ol style="list-style-type: none"> 1. Quiet times due to no 24 hour presence 2. Minimal lighting means minimal light pollution 	<p>DESIRED FUTURE – NEW PLAN – Summary</p> <ul style="list-style-type: none"> • Limit structures to 35' high • Improved lighting for foot, bike, and skate traffic, especially Sunset – LK Wood • Lighting should be directed away from adjacent neighborhoods • Quiet hours during evenings and weekends • Less parking – unbundle • More parking for less impact on adjacent neighborhoods • Year-round residents • Residents interact with broader community • Children are welcomed • Smoking area • Small convenience store • Additional games amenities • More students close to HSU campus
<p><u>Verbatim Comments</u></p> <ol style="list-style-type: none"> 1. The new proposal has more people than the earlier proposal. That's going in the wrong direction. 2. Not 24-hour presence, so there are quiet times – eves. and weekends. 3. Lighting is minimal, so light pollution is minimized. 4. I'm not at all convinced that the "open-market" housing will attract many non-students. It will end up being almost all students. 5. Exclusive amenities that exclude community. 6. We do not want huge (huge in Arcata) in Arcata. 7. 50' buildings are too tall. Rezoning would only be 35'. x12 8. Height of 4 story dorms in the SE corner – next to Eye St. neighborhood. 9. Increase in house parties in neighboring areas. 10. Seasonal community. 	<p><u>Verbatim Comments</u></p> <ol style="list-style-type: none"> 1. Destination lighting for pedestrians, bikes, skateboards NEED. 2. Corn hole and spike ball. 3. 35' high structure x12 4. All year long residents. 5. Residents need to mix with community. 6. More students living here = close to campus. 7. Lighting should be directed downward / away from Maple Lane and surrounding neighborhoods. x2 8. Sunset – LK Wood pedestrian safety is NEEDED. Need safe lighting sidewalks / bridges. 9. Kids feel welcome. 10. Quiet hours in evenings & weekends. x2 11. Less parking. Unbundle parking. x2 12. More parking will have less impact on adjacent neighborhoods. 13. Is it a smoke free zone? They need certain areas to smoke on project property.

<ol style="list-style-type: none"> 11. This project is <u>larger</u> when one of the priority objections was bulk. Why? x2 12. Huge parking lot doesn't fit with neighborhood. x2 13. Cumulative housing impacts. 14. Too many people – 500 max. x2 15. More rooms. Better access to trail + HSU + downtown so more units is fine. Don't decrease please. 16. Not enough units. 17. Too big! With: Strombeck Todd Court, Foster Avenue, Village Site, & Open Door. Impact to foot / bike & vehicle congestion will be <u>huge</u>! So much growth in <u>one</u> area of Arcata! YIKES!! 18. High concentration in new development (Foster, Sunset, Craftsmans, all in 1 area. Traffic, parking, etc. 	<ol style="list-style-type: none"> 14. Small convenience store on site – to help mitigate the need for driving &/or walking to Murphy's on Alliance. 15. There are inadequate sidewalks + lighting in Westwood, which will see pedestrian traffic?
<p>ACTION NEEDED – NEW PLAN – Summary</p> <ul style="list-style-type: none"> • Ensure security, safety, and policing would be adequate, including property maintenance for safety • Reduce density to lessen impact in one area of Arcata 	<p>WHO IS RESPONSIBLE?</p> <ul style="list-style-type: none"> • Onsite security should be private • General security is APD and UPD • Who is responsible for area between the site and Maple Lane?
<p><u>Verbatim Comments</u></p> <ol style="list-style-type: none"> 1. Lower density to not impact one area of Arcata. 2. Adequate policing. x12 3. Maintain grass to protect against wildfires. 4. Security and safety issues. 	<p><u>Verbatim Comments</u></p> <ol style="list-style-type: none"> 1. Security on + off site? Onsite private. APD – UPD. 2. Responsibility for mowing area to west, between site and Maple Lane?
<p>QUESTIONS AND ISSUES RAISED – These are (verbatim) questions and issues not specifically addressing Neighborhood Compatibility.</p> <ol style="list-style-type: none"> 1. Need to abide by the traffic impact report! Traffic circle at Sunset and LK Wood. 2. Affordable housing. 3. More units, less amenities, more density = cheaper. Can students afford these units? x2 4. [City-Wide Parking] Consolidated and comprehensive parking City wide – tax metered parking spaces based on greenhouse gasses. 5. Units are affordable. 6. What is the future of ownership of the project? <u>Is the University involved?</u> 7. How did buildings “grow” again when the primary plan rejected by Council had smaller buildings? 8. Restorative justice between students, community & police. 9. Better community events geared towards students. 10. Will recreational facilities in the site be available to the public? 11. Mix of student versus open market is <u>NOT</u> 48/52 – it's 65/35. 	

HOUSING MIX

Note: x# means that number of people supported the comment

<p>CURRENT SITUATION – Summary</p> <ul style="list-style-type: none"> • Student homelessness • Lack of affordable housing • Insufficient housing stock • Insufficient housing for pet owners • Mixed housing already works in Arcata 	<p>DESIRED FUTURE – Summary</p> <ul style="list-style-type: none"> • More affordable family oriented housing • Low income units; units supported by programs like Section 8 and Tenant Based Rental Assistance • Diverse, mixed use, student / community housing structured to ensure the mix remains diverse – see actual comments below for variants of concept • Dense, affordable housing close to HSU along bike and pedestrian trails • Quiet areas / zones
<p><u>Verbatim Comments</u></p> <ul style="list-style-type: none"> • Large rate of student homelessness @ HSU <u>AND</u> lack of affordable housing in Arcata in general • Racial Inequities and Discrimination • I currently live in a group of houses that have students, single adults and families. Mixed housing already works in Arcata! • Not enough housing stock • Lack of housing for pet owners x3 	<p><u>Verbatim Comments</u></p> <ol style="list-style-type: none"> 1. Need more family housing – affordable, yards, parking, etc. 2. Is there an opportunity for low-income units? Even a portion? x7 3. Can there be a way to limit # of students in community half? 4. How can you keep “community housing” for community (seniors, etc.) 5. Limit certain units to “only families.” 6. Separate students + community housing? 7. Noise Concerns. Designate quiet areas/zones. x6 8. Truly <u>affordable</u> housing. Section 8 / low income support. 9. Section 8. City’s Tenant Based Rental Assistance & Integrated. 10. Sustainable, functional mixed use housing (this is a college town!). x3 11. Concerned about student housing entirely segregated from community housing. They should be mixed – physically. x2 12. More housing that is dense, affordable, close to HSU, along bike/ped trails. I support the Village) 😊 13. Diverse area – elders / families / students. x2 14. High density and affordable. 15. Some like a small town, maybe that’s why we are here. x4 16. Make student housing only available to non-freshmen. x2

<p>ACTION NEEDED – Summary</p> <ul style="list-style-type: none"> • Identify other properties for development • Clearly define what is meant by student • Identify student rental costs and determine what is affordable for a student 	<p>Who is Responsible?</p> <p>Potential responsible parties listed, but what they would be responsible for is not identified.</p>
<p><u>Verbatim Comments</u></p> <ol style="list-style-type: none"> 1. Look at vacant houses. 12th and I st. AirBNB, Hunts, 10th J St. 2. This is not affordable for students. 3. Are there projected rents for the student housing? x2 4. How do we define student? Grad student? Age? Family needs? CR students included? x2 	<p><u>Verbatim Comments</u></p> <ol style="list-style-type: none"> 1. DHHS? Arcata House? PHA? 2. The City and the developer.
<p>QUESTIONS AND ISSUES RAISED – These are (verbatim) questions and issues not specifically addressing Housing Mix.</p> <ol style="list-style-type: none"> 1. For “MIX:” the 52% / 48% “statistic” is horribly misleading. 423 beds are for students, 228 “open.” 2. No return of deposits 3. Poor housing conditions (mold, dilapidated) x2 4. Unit pricing? Will it drive the market up? Does it take in consideration the need for affordable housing? x2 5. Development will enhance the area 6. Who is responsible for security + management? x2 	

CIRCULATION

(Verbatim comments placed on map)

1. Will need stop signs at Alliance and Stromberg!
2. Stop sign on Alliance @ Stromberg. (Increased foot traffic due to trails from development into neighborhood.)
3. Closest pedestrian and bike/skate route to beer. [Arrows pointing from proposed development toward Westwood Shopping Center]
4. Inadequate and unsafe lighting + sidewalks for pedestrian traffic in all of Westwood.
5. Intersection at Southbound 101 & H & Sunset needs more control – flashing ped[estrian] activated light? Traffic circle?
6. Developer should be required to pay for a bike/pedestrian overpass to decrease impacts on traffic circle at “J” – Foster & Sunset.
7. Difficult pulling out of this subdivision already. How bad will it get?
8. Need more lights all the way across the pedestrian bridge.
9. Pedestrian x-ing signs and push lights at all Sunset interactions. Roundabout @ Sunset/H intersection/101 offramp.

BLUE BOX COMMENTS

Verbatim comments

1. Indoor children's area for community center.
2. AMCAL raising rent in SF on Affordable Housing. Started at 10%, in 6 months went down after called out.
3. Are there story poles that are the correct height now?
4. The Craftsmans Mall provides low-income people have their own business spot. Arcata needs this support, if this housing pops up I will loose [lose] a place where I do business.
5. All projects past, present + future are smoke free zones. Low Income Housing needs to have an area to smoke and not send them next to adjacent properties.
6. Beyond this project (The Village) . . . HSU + City of Arcata need more ALTERNATIVES in Housing Choices:
 - a. Co-op buy-in
 - b. A campus camping/RV/Trailer Park like at UCC ("College 8")
 - c. A Hosted (w/HSU Housing "Hosting" when classes not in session
 - d. Upper div[ision] / grad[uate] / Staff Complex[email address] [phone number]
7. My concern is that you are driving out small businesses in the Craftsmans Mall. What is being done to counter this? I am low income, and rent a space for 450/mo. There is no where I can rent for that low amount.

[Name] [phone number]
8. How will the "breakdown" between non-student + student housing be maintained over time?
9. Why does City feel the need to push an outside corporation on our community. We have many local developers building units.
10. Double the price for Planning Department Fees on projects over 8 units to off-set MIL infill.
11. Jobs that pay a living wage.
12. Build Department in Arcata cost 25K for a MIL more, from an Arcata Builder, than Arcata, than Eureka.
13. Please maintain vision for mode shift + designing for transport that is not single occupancy vehicles. High density housing, near the university w/bus access + trails is excellent planning. P.S. Unbundle parking, less parking please!

[Name] Coalition for Responsible Transportation Priorities (CRTP)
14. I am 26. I work in Arcata. If there was more affordable housing I'd probably live here. I am a young professional. I support this project. I'm concerned what it shows symbolically for a Council to deny a desperately needed housing project, so I'm really happy to see this hasn't died.

15. 600 units over 8 years for State Housing Regs. We have 8 years, 7th I St.
16. Offering Chicken Noodle w/Parsley.
17. HSU Enrollment is down and projected to decrease again. Applications for 19/20 are down. Why the big push?
18. It's too big – the number of people needs to come down to closer to 500 people total.
19. Maybe not with this project, but housing that is \$750+ is unaffordable for the average person making under \$15 an hour. More help is needed.

The Village – Comparison

DEVELOPMENT ELEMENTS	PRIOR PLAN	NEW PLAN
Buildings 1 and 2	3 Stories	4 Stories
Elevation – Buildings 1 and 2	45' – 4 1/2 "	50'
Buildings 3, 4, and 5	2 Stories	2 and 3 Stories
Elevation – Buildings 3, 4, and 5	33'	33' (2 Story) and 45' 4 1/2
Buildings 1 and 2 – Orientation	Courtyard Openings Face West	Courtyard Openings Face South
Total Units	152	240
Total Bedrooms	602	651
Target Markets	100% Purpose-Built for Students	48% Purpose-Built for Students 52% Open Market Apartments
Unit Mix	<u>All</u> 3-bedroom, 1-bath	<u>Buildings 3, 4, and 5 Mix:</u> Studio 2-bedroom, 2-bath 3-bedroom, 2-bath, plus den
Total Parking	409 Spaces	449 Spaces
Amenities	7,225 SF	11,825 SF – facilities targeted for each market <i>(for example, a tot lot for the open market apartments)</i>
Elevators	None	1 Elevator each – in Buildings 1, 2, 3, and 5

THE VILLAGE

COMMUNITY FEATURES

REVISED WITH COMMUNITY INPUT

UNITS	115 (48%) Student Housing with 423 beds in a mix of studio, 3 bedroom/2 bath and primarily 4 bedroom/2 bath apartments.																														
	125 (52%) Community apartments in a mix of studio, 2 bedroom/2 bath and 3 bedroom with den / 2 bath apartments.																														
PARKING	0.65 per Student Housing bed for a total of 273 parking spaces																														
	1.0 per Community apartments studio, 1.5 per Community apartments 2 bedroom and 2.0 per Community apartments 3 bedroom plus den for a total of 177 parking spaces																														
	Includes 13 EV Charging Stations and 21 parking spaces reserved for Clean Air Vehicles																														
AMENITIES	<table><thead><tr><th><u>Student Housing (6,225 square feet)</u></th><th><u>Community apartments (5,600 square feet)</u></th></tr></thead><tbody><tr><td>8 Study Rooms - one on each floor</td><td>Tot Lot</td></tr><tr><td>8 Laundry Rooms - one on each floor</td><td>1 Central Laundry Room</td></tr><tr><td>2 Elevators - one in each building</td><td>2 Elevators – one in each 3 story building</td></tr><tr><td>Leasing Office</td><td>Business Center with conference room</td></tr><tr><td>24-Hour Fitness Center</td><td>24-Hour Fitness Center</td></tr><tr><td>Community Lounge with Billiards Table</td><td>Clubhouse</td></tr><tr><td>Video Gaming Lounge</td><td>Bocce Ball</td></tr><tr><td>Computer Lab with Printing and WiFi</td><td>BBQ Area with picnic tables</td></tr><tr><td>Lobby, Mail Room & Package Delivery</td><td>Storage - bikes and kayaks</td></tr><tr><td>Corridors featuring Student Art Galleries</td><td>Dog Run</td></tr><tr><td>Intimate Courtyard with Lounge Seating</td><td>On-site Management</td></tr><tr><td>Dog Run</td><td>Outdoor seating and tables</td></tr><tr><td>Storage - bikes and kayaks</td><td>Outdoor cover areas</td></tr><tr><td>On-site Management and Security</td><td>On-site Management and Security</td></tr></tbody></table>	<u>Student Housing (6,225 square feet)</u>	<u>Community apartments (5,600 square feet)</u>	8 Study Rooms - one on each floor	Tot Lot	8 Laundry Rooms - one on each floor	1 Central Laundry Room	2 Elevators - one in each building	2 Elevators – one in each 3 story building	Leasing Office	Business Center with conference room	24-Hour Fitness Center	24-Hour Fitness Center	Community Lounge with Billiards Table	Clubhouse	Video Gaming Lounge	Bocce Ball	Computer Lab with Printing and WiFi	BBQ Area with picnic tables	Lobby, Mail Room & Package Delivery	Storage - bikes and kayaks	Corridors featuring Student Art Galleries	Dog Run	Intimate Courtyard with Lounge Seating	On-site Management	Dog Run	Outdoor seating and tables	Storage - bikes and kayaks	Outdoor cover areas	On-site Management and Security	On-site Management and Security
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PUBLIC BENEFITS	675-foot section of the Arcata Rail with Trail along the eastern edge of the site																														
	650-foot section of the Arcata Rail with Trail along the northern edge of the site and continue 175-feet to connect with the existing public trail at Maple Lane																														
	Sidewalk and pedestrian trails throughout the project																														
	Contributions to Wastewater Treatment Plant and Traffic Improvements																														

January 30, 2019