



THE VILLAGE
A Student Housing Community
located at 2905 St. Louis Road, Arcata, CA 95521

Dear Community member,

You are receiving this letter because you live in the vicinity or have expressed interest in the project being proposed for the Craftsman Mall, located at 2905 St. Louis Road, Arcata.

Streamline Planning Consultants has been working with the applicant in processing their application materials for The Village. We are conducting a community meeting this Wednesday, April, 12th, at the City's D Street Community Center (1301 D Street) from 6:00 to 8:00 p.m. and encourage you to join us. We will be discussing the proposed student housing community and presenting our initial findings based on special studies that have been conducted on the property. The project proponent has determined that an EIR (Environmental Impact Report) be completed for this project in order to address any potential significant environmental impacts.

As we complete the EIR we welcome public comments and, to the extent possible, we will include these into the EIR or into our application submittals. After the short presentation we will be available to answer questions and hear any concerns or suggestions you may have. Forms for submitting written comments will also be provided.

During the review of the Draft EIR there will be additional opportunities to comment on the project; these opportunities will be discussed during the meeting.

We look forward to introducing The Village student housing community to you at this meeting.

Sincerely,
Streamline Planning Consultants

Bob Brown

Project Description.

AMCAL Equities, LLC and its development partner, Coleraine Capital Group, are proposing The Village (Project), a student housing community on the property located at 2905 St. Louis Road (Assessor Parcel Numbers (APNs) 505-022-011, -012 and 503-372-002, -003, -004, -005, -006). The Project will be Arcata's first state of the art, purpose-built, off-campus student housing community. It is planned both physically and operationally to provide a healthy, safe and mentoring environment for students attending Humboldt State University (HSU). Since project conception, the applicant has been working with the City and HSU Student Housing

representatives to ensure this project will support the student housing needs of HSU and the housing goals of the City of Arcata (City).

As currently proposed, the Project is a new purpose-built, student housing community comprised of approximately 240 units / 800 beds in four 4-story buildings each with an interior courtyard for socializing and studying. It is intended that the students will share a common kitchen and living room in 2, 3, and 4 bedroom housing pods. Each of the bedrooms will have its own bathroom and each individual bedroom will be lockable for privacy and security. The Project will also include the construction of an approximately 7,500 to 15,000 square foot clubhouse building and outdoor promenade areas between the buildings. Surface parking is shown for 369 cars of which some will have EV-charging stations and some reserved for clean air vehicles. Surface parking for motorcycles and bicycles will also be provided. Over the past 38 years, AMCAL has built an impeccable reputation not only for developing an award-winning portfolio of multifamily properties, but also meticulously maintaining them on the leading edge of their respective markets. On-site management will be available 24 hours/day, 7 days/week, including property employees and resident assistants in each building. Security will be provided by a third party security company.




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Project: The Village
 2905 St. Louis Road
 Arcata, CA

ARCHITECT
 2905 St. Louis Road
 Arcata, CA
 95521

Color
 Preliminary
 Landscape
 Plan

Scale: 1" = 300'-0"

Date: December 28, 2016
 Drawn/Checked: [Name]
 Project No.: [Number]
 Sheet No.: [Number]
 Sheet Title: L.O.0

The Village student housing development will offer a wide range of features and amenities designed to promote both academics and healthy, positive, recreation and socializing. The Village academic features facilitate convenient and collaborative studying with a fully equipped computer lab, study rooms and space for group project development and presentation. In addition to the academic amenities, The Village will offer student residents a state of the art fitness center, internet café, game room, flat-screen televisions, movie theater and outdoor recreation courts. The fitness center will be open from 6:00 a.m. to midnight each day. The study rooms, theater and computer lab will be open 24 hours each day. The game room and internet café will be open 8:00 a.m. to Midnight each day. Leases will provide for community 'quiet hours', which will be from 11:00 p.m. to 8:00 a.m. each day. Special 24 hour quiet hours will be implemented during exam periods at the end of each semester. At The Village student housing community, students will be encouraged and mentored by 'Resident Assistants' - upper-classmen who will reside on each floor of The Village's four buildings and will support, encourage and counsel their fellow HSU residents. The Resident Assistants will collaborate with on-site property management in order to organize regular educational, recreational and community-based charitable events that will provide positive, alcohol-free activities for The Village student residents.

Due to The Village's close proximity (0.5 miles) to the Humboldt State campus, it is expected that most of its residents will either walk or ride their bicycles to school, which will serve to minimize traffic and parking congestion in the surrounding neighborhoods. For those Village residents that may have additional transportation needs, the applicant will work closely with the City of Arcata and the Arcata-Mad River Transit System to provide bus service directly to The Village. Humboldt State University offers free, unlimited bus rides to students on City and County bus systems through the 'Jack Pass' program. This will allow student to easily utilize their 'Jack Pass' for continuous service to campus during school hours and to local community, retail, recreational and entertainment venues in the evenings and on weekends.