

GATEWAY CODE BUILDING DESIGN SURVEY
ADDITIONAL RESPONSES RECEIVED JANUARY 30 TO FEBRUARY 8, 2023

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?

7 responses

- No
- no
- I really like Plaza Point building (#23), across from the Coop.
- Facade: 6, 14, 23, 24, 26, 28, 30, 32, 36, 38, 39, 41, 42. Roof: 5, 6, 11, 23, 24, 25, 28, 30, 38, 41
- I vote for landscaped roofs, hemp-masonry walls, LIVE facades, permacultural design elements, varied materials, recesses, sculptural, curves, varied colors, depths, solar panels and lines. Windows are important for light, but make sure that they're energy efficient and designed for passive-solar optimization, wildlife & earthquake safety.
- 6.Theater Square Petaluma Cornices and color variations distinguishing building bases and tops and rounded corner building element meld with and compliments the older character of Arcata's architecture. 39. Brown Avenue Town Homes Lafayette Fine grain building materials and overall features would complement Arcata's existing architecture and an L Street Linear Park/ Greenway
- Cornices, changing street-facing facades, multiple intersecting street-facing roof forms, step-backs after 3rd story, street-facing garden and/or patio spaces, facade height changes, roof decks and natural wood as a contrasting material.

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?

7 responses

- No
- no
- I do NOT like the new Sorrel Place building (#22). Too high and boxy.
- Facade: 2, 3, 4, 9, 11, 12, 13, 16, 20, 21, 22, 27, 29, 33. Roof: 2, 4, 12, 13, 15, 16, 17, 22, 33
- flat surfaces, too many windows (see comment above: energy efficiency and earthquake), box looks, monotone colors

- 32. Moran Apartments Oakland. The overall structure overs a disconnect to the character of Arcata. Some features, such as the mix forms siding would satisfy basic form-based code, however the overall presentation is hectic. 17. Ashland Place San Leandro. Highlighted design features seem out of place in Arcata.
- Projecting bay windows, decorative features which are not functional, (ie. window shutters, widow boxes and Juliet balconies) and continuous horizontal unbroken roof line.

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?

7 responses

- WHY are you ignoring the basic fact that these buildings are too tall to provide fire protection???
- Please make sure that the codes dictate that the overall facades will fit and match the existing buildings and neighborhoods. Preserve the integrity of historical buildings. 4 stories max... in fact, 40 ft or less (per Arcata Fire District) recommendations is my vote.
- Some of these are non-functional and seem contrived just to meet the code standard, for example, "Projecting or recessed vertical accents (images 13, 21)". Re: Juliet balconies - they shouldn't be in front of fixed windows? Can certain styles be encouraged as they fit the City's existing character, such as Victorian and Craftsman styles, and others be disallowed, such as Brutalist?
- #11 and #32 are my favorites. Art on walls, green living walls, Projecting or recessed vertical accents, Variation in window size and pattern, Rounded building walls, Juliet balconies, Contrasting material and/or color, Sills, lintels, boxes, and other window ornamentation. I'm not sure how the images numbers correspond in this question, but my favorite examples are: example 1. varied exteriors, 6. round corner, 11. Vertical terracotta lattice building skin, Roof garden with cascading landscaping, Visible mass timber structure 14. wood materials, 15. curved structures, 19. (3)projections/recesses & color 20. color contrasts, 23. color variations, 26. all features, 28. SCULPTURAL elements, 32. all elements, 37. depth changes
- 6. Theater Square, Petaluma: The use of Cornices and adjacent lines rounded corner offer complimenting detail to Arcata Architecture. 39. Brown Ave Townhomes, Lafayette: Fine grain building siding materials, along with their more earth tone color, could offer beautification to structures by blending into the environment. Could blend well into a linear park setting. 14.

Saint Paul's Commons, Walnut Creek all three highlighted details checks a number of form-based code boxes and offers a good visual on building step backs.

- 1- "Require projects to select a specified number of options from a list to satisfy facade articulation requirement." It seems to me that there are different categories of articulation. Some, such as "Projecting window frames" or recessed window frames might be seen as requirements. Others, such as "Building wall modulation" and "Contrasting material and/or color" and "Variation in window size and pattern" and "Projecting or recessed vertical accents" may be seen by some people as a matter of aesthetics and may be regarded as garish and ****something to be avoided.**** The image of "Columns" is an example of "fake" architecture. Some items on the list such as "Sills, lintels, boxes, and other window ornamentation" and "Ground level porches and patios" and "Awnings and canopies" may be regarded as actual requirements. So to say that a project needs to choose from some number of elements IMO creates the large possibility of one developer choosing (and the zoning administrator accepting) exactly the wrong combination. It's like making a recipe. You can't say "Choose from the following: Honey, Maple Syrup, Powdered Sugar, Sucralose, Whole wheat flour, pastry flour, oat flour, almond flour, baking powder, baking soda, yeast, raisins, apples, oranges, onions, butter, milk, coffee, tea, cream, soy milk. Now combine your choices and make pancakes." Some items will work together and some will absolutely not.
- 2- Create street-facing building facades that are varied and interesting with human-scale design details. Much depends on the parcel size and the proposed scale of the building. A block-long building has different design requirements than a building that has a 50-foot or 75-foot frontage. In the Gateway District: If you remove the Barrel district and remove the parcels at the far north, there are only FOUR block-size parcels for potential development. Couldn't there be a Form-Based Code that is distinct for these areas? The Barrel district will have a master plan and IMO could be considered for a FBC on an entirely different basis.
- Building wall modulation, ground level porches and patios, green walls, balconies, and awnings and canopies.

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?

7 responses

- These buildings need to be short enough so that they can be protected by the fire department.
- Design for SAFETY first!! I want the new residents to be happy and safe. If there is a way neighbors can interact with each other (build community), that would also be great.
- The entry standards all seem to work well in their respective building designs.

- covered entrances for weather, artistic elements, open/covered porch areas. Permaculture, energy efficiency, sustainable materials, native landscape, microhabitat, cultural, art installation interpretive signage, as appropriate
- 8. Coliseum Connection Homes in Oakland is subtle in Facade and color variation with emphasis on porches for townhomes.
- "Require at least one entrance every 100 feet for ground-floor non-residential uses and 200 feet for ground-floor residential uses." Arcata is small. How about 100 feet for non-residential and 100 feet for ground floor residential. "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. " This would not allow a courtyard design.
- Common areas, gardens or court yards street-facing and as main entryway, entrances covered and protected from elements (porch or recessed bay)

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?

6 responses

- Roof decks and gardens would be great so residents can get to know each other and build community.
- I think "Upper level step backs (image 42)" are most important to respect solar access for surrounding buildings. "Varied roof types such as shed and gable roofs (images 23, 25)" is most important for aesthetics. Don't understand "Multiple hierarchical roof forms (image 17)." In the example, the feature labeled #2 seems monolithic, not multiple. "Changes in street-facing facade plane (images 8, 20, 31)" is good if it is functional, for example, to allow a balcony. Perhaps disallow monolithic, unbroken flat rooflines? (images 2, 4, 12, 13, 15, 17)
- Visible green roof or roof landscaping, Visible roof decks, Dormers and gables, Varied roof types such as shed and gable roofs. Please see list of favorite examples from the lookbook to see favorite roof elements.
- Number 24 - Bluebonnet Ln Scotts Valley: Multiple intersecting street facing roof forms employs gable ends and an example of Corbel Brackets. Number 8 - Coliseum Connection Oakland: Breaks in roof line from varied building height and front building wall modulation offers fairly clean line economical solution for potential home ownership through town homes.
- Requiring this degree of "visual interest" for roof forms could be an opening for a disaster. "Ensure that roof forms are varied are designed with architectural interest." Does this mean

like Plaza Point #23? I hate that style, and I expect it to be viewed in the near future as a failed architectural movement. 24 and 30 are good. "Reduce the perceived mass of buildings as they meet the sky." Generally good, but many buildings need some kind of increased perception of mass in order to delineate the roofline. Examples: 41, 40, 22, 10, 4 even 6, and particularly 2. The Lookbook images are of recently designed buildings ONLY. This is not a good representation of available design elements.

- Upper level step backs starting at 3rd story, repeating roof forms, dormers, green roof, overhanging eaves and multiple street-facing roof forms.

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?

6 responses

- I like it.
- Bird safety should be a priority. I think San Francisco has that in its standards. The Arcata community loves and honors the wildlife around here, esp its birds. Double or triple pane windows will help with energy conservation and noise issues, esp since there might be vibrant, nighttime activities and loud neighbors.
- Require bird-safe glazing!! Not as just an option!
- I'm not sure that all-window facades are the safest option for earthquakes. Passive solar should be maximized, but keep in mind our solar patterns unique to our area. Ground-level windows seem like a good idea to maximize light, but again, my concern is earthquake safety.
- Proposals for windows and glass seem reasonable, however they need to also consider that the Gateway Tall buildings will be in the path of both migratory birds and residence of the Arcata Marsh and Wildlife Sanctuary and therefore need to offer solution for reducing bird strikes and deaths. Suggestions can be found at American Bird Conservancy <https://abcbirds.org/blog20/make-windows-safe/>
- The intents and the proposals listed here are good. "Quality materials" is a non-objective and open to interpretation. The notion of "Create visual interest" may lead to the design where there are windows of varying sizes and placements (21) -- or small windows on a large surface, such as 16, Sorrel Place 22 -- all poor design, IMO.
- Require bird safe glass.

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?

10 responses

- These standards seem good to me.
- No comment on this.
- it is a good idea.
- I like it.
- Require commercial on ground floor areas. Then people can work near their Gateway area homes. Wide sidewalks and unobstructed pathways. SECURE bicycle parking is a necessity. Linear parks and pocket parks, please!
- Standards are good.
- See previous comments about earthquake safety and passive solar. Windows are important for businesses, but crime might be an issue with walls of windows? Entrances should be well lit with natural light, especially for warmth if there are patios or other welcoming spaces.
- The above top right image offers an attractive and functional storefront solution for Arcata's winter climate with an architectural appealing recessed awning. Offering entry from two streets.
- Redwood City had an issue where ground-floor space that was intended as retail or pedestrian-oriented was used instead for office space, later in the life of the building. The windows were covered on the inside with paper, shades, etc. Thus, the transparency requirement should be clear that it is for the use of the building, not only for the approval of the design.
- Set back buildings from street with wide sidewalks, trees, courtyard or gardens.

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?

7 responses

- no color standard

- Variety of materials and colors a must. No cookie cutter buildings. Public art and murals please. Materials should be DURABLE and made to withstand our weather and rain. No maintenance sought b/c peeling paint, mold and lichen is unattractive.
- Disallow gray. We already have too much gray with Sorell (image 22). Perhaps chartreuse and magenta should be disallowed as well. Plaza Point's (image 23) colors are cute but at some point may look dated. Overall, color variances seem to be a cheap way to add interest to a poorly-designed building. Uniform color looks great on a well-designed building (image 28).
- I support varied materials and colors, shapes, and lines and plank house design elements on at least some buildings. I am involved with international certification entities to introduce hempcrete building materials. This technology is fire-resistant, cost-effective, energy efficient, non-toxic, carbon-sequestering, supply-chain sustainable, hypo-allergenic, cradle-to-cradle LCA, and earthquake resilient. I am a certified installer of this type of wall system. I'm working with a group that is planning to bring a learning opportunity and certification processes for local builders. It can be formed to look like timbers, similar to Potawat (UIHS) structures. It can also be formed to create curved surfaces, since it's an infill wall system. Iron oxide tints and inlays can be incorporated for artistic elements. Cladding can be varied, such as lime renders, wood, steel etc. Quick-deployed panel systems and shotcrete can be implemented for commercial-scale buildings. It is a cost-effective building approach, depending on where the materials are sourced. The group I'm involved with has promoted and industry-level proposal for our region to develop the supply chain for this industry, creating hyper-local sourcing and alternative materials for sustainability.
- Numbers 6, 34 and 39 offer more subtler variations in color contrasts and choice of siding a materials. This subtler variation might be more suitable along a bike and pedestrian corridor on an L Street Linear Park which can interphase with the storefront services.
- "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." NO NO NO. Please no. ****Many**** of the buildings in the Lookbook have uniform project design and style. What is this intent? It seems non-productive for good architectural design. See #5 -- a very good-looking building IMO. I do not care for 13, 15, 18, 20, 21 -- but they are a solid uniform design. I like 28, 34, 36, 38 -- one design.
- Encourage use of natural materials such as wood or stone,. Reflect the features of the existing historic buildings of the neighborhood.

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?

7 responses

- No comment on this
- Limit conflicts with pedestrians. Covered parking will help with car maintenance issues.
- Require material of interest (cobblestones, brick, living/permeable driveways).
- Per the Jan 19 replay, I agree with limiting driveways as much as possible or at least making sure garage entries are more recessed to allow for better visibility, time to see pedestrians. Landscaping is very important, but make sure it's low around garages.
- For new developments, the proposal of minimizing pedestrian and vehicle interaction through less street facing garages and curb drops seems like a reasonable solution. Most garage doors installations lend themselves to recess trim. How does this proposal affect existing residences within the proposed District? If the existing residences are grandfathered in, then language should clarify the intent.
- "Minimize the visual dominance of garage entries and garage doors." How about: Prohibit street-facing garage doors.
- Require a landscape buffer.

Additional Comments

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

6 responses

- This is an exercise in futility. These buildings are much too tall to pass the requirements for fire safety. Try running this exercise again with shorter buildings, please.
- No more than 40 feet!!!! Listen to the Fire District!!!
- I would like to see traditional Wiyot cultural facades and designs that are true to historical important places, and place-name signage as much as possible. No one mentioned this in the session. I believe it should always be a part of the conversation. Murals might be another way to include local native history and cultural importance. Also, incorporating other historical design elements to capture our history here, such as victorian elements, farm/barn, nature-inspired elements to showcase how we fit into and appreciate our greater place and time. Use local, sustainably-sourced materials as much as possible. Plan for earthquakes, water sinks and floods in all designs. Open space should mimic local california native habitat species for parks, linear areas, squares, etc as much as poss, with interpretive signage. Again, fiber-based structural elements, such as hemp/canna/kenafcrete can provide alternative material bench design, covered planters, gazebos, etc.
- Hopefully the design and materials referenced from myself, and others can be expressed through local architects to ultimately compliment Arcata's existing character and can bridge from old to new.

- All of the designs in the Lookbook are from the last 20 years. All but 4 are from the SF Bay Area. (3 are from Arcata, and 1 is from Washington DC) This is a misguided view of the available choices of Building Facade and Roof Design for a survey. Perhaps it is the case that we do not want Arcata to look like post-2005 Bay Area design. There are thousands of other design elements out there. Why should the Lookbook contain just this narrow range of design elements? ----- Facade design considerations for a block-long building will be very different from that of a smaller parcel. The FBC should reflect these differences. ----- Keep working at this ! We need a good plan for Arcata. Thank you.
- Protect existing neighborhoods, homes and properties from solar shading with proper set backs of all new buildings.

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.

5 responses

- Craftsman style - brick porches, elevated entries, siding, varied window shapes. Dormers, gables. Photo of State and Hope in Santa Barbara shows a uniform building color with interest added with deep stepbacks, generous landscaped setbacks, varying window shapes, parking area presumably between buildings, contrasting driveway material.
- These are samples of hemp masonry, infill insulation wall systems in the US and EU. I can provide specific examples from the group with which I'm working in France and Sweden, upon request. Shotcrete and panel systems can be employed. We are getting ready to bring experts here to set up the certification process at our institutes of higher learning and building associations. All buildings have to allow for safety services to access easily, of course. Examples also include traditional Wiyot structures and modern replicas. There is also an image of a barn, to incorporate local representation of our area's history, economy, industry. Maritime and forest design elements would be appropriate too.
- 2500 Lyndale Avenue seems like an attractive solution for townhomes, if such a development is desired by any developers. In spite of the uniform coloration, the facades vary in depth and offer a unique roofline. More reasonable siding materials could be substituted for the brick and varying color shades could be employed. Daylight basements would definitely not work; however, the street scape is softened by the trees and the overall feel is welcoming. This image was uploaded with james_bckr@yahoo.com as the associated email.
- See: Garden Village Apartments in Berkeley.
<https://www.sfchronicle.com/bayarea/article/Berkeley-sprouts-creative-housing-topped-by-a->

10816953.php <https://www.aia.org/showcases/155456-garden-village>
<https://www.gardenvillageapt.com/>

- Danco's Alvarado Gardens project is very attractive, with gables oriented in two directions, significant stepbacks, seamless blending with adjacent historic buildings. This exact design could look great in Arcata with different roofing to make it look less Mission styled. Couldn't download a photo but here's the site: <https://www.danco-group.com/projects/alvarado-gardens>.

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.

2 responses

- No brutalist stacked boxes!!
- Avoid box-like, all-linear, monochromatic design elements.

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

- Thank you!

