

Creeks and Wetlands Committee Comment: Gateway Area Plan

(note: this template is a guide to assist in Committee review of relevant GAP policy. However, the full Plan and all draft policies continue to be available for committee discussion/recommendation to the Council).

City staff presented to the Creeks and Wetlands Committee at the Committee’s regularly scheduled March 15th meetings. Feedback provided to staff has been summarized below. Where relevant, committee comment has been noted next to existing policy, should the committee choose to craft additional language to recommend to the City Council.

General Comments

- Develop a restoration/daylighting plan for Jolly Giant Creek and other creeks throughout the area—comprehensive long-term planning for creeks
- More Wetlands & Creeks Committee review requested on projects and opportunities to daylight within; staff to pull together previous restoration efforts and creeks/culverts maps will provide staff report and potential projects list—a subcommittee may be formed
- Clarify “within and around wetland areas” in reference to active recreation in the plan; make clear what, if any, type of recreation is allowed “within” wetlands
- David: the idea is to have a master plan for wetlands; consolidating and taking a bigger picture view than project-by-project
- Private parcel brought up at the end/edge of Linear Park
- Opportunities in public right of way to daylight creeks using bridges; think about the creek when reconstructing bike/bed infrastructure
- Opportunities for “green streets” infrastructure in streets/public right of ways, provide for storm water features off-site (on-site storm water features take up space that could be developed) —“storm water banks”
 - Consider opportunities to improve storm water drainage re: Jolly Giant Creek watershed—the creek is highly affected—consider storm water improvements

Suggestions for language modifications

- Potentially emphasize green streets/green infrastructure in a standalone point of the plan; strengthen language from “encourage” especially in regard to stormwater management
-

M: I don't think we recommended giving priority to off-site stormwater management. The Green Streets (capitalize) approach is better. LID emphasizes that stormwater management BMPs should be as close to where the stormwater falls as feasible. Promote LID BMPs in street right-of ways, and in the streets themselves (e.g., permeable pavement).

Regional off-site stormwater management facilities should only be allowed if on-site stormwater management is not feasible.

Should be stormwater, one word.

Capitalize green streets/green infrastructure Also explain that Low Impact Development is another term for Green Infrastructure.

B: question mark next to second bullet point

“Apple pie policies vs. CEQA’s bio and hydro sections/bio reports, stormwater report...how does this plan policies/land use code compare to existing general plan policies and land use code?”

Policy Chapter 6: Open Space and Conservation	Relevant Committee Comment	Submitted Comment	Committee recommended modification?
<p>Objective: Establish an open space system along streets and paths that enhance community interaction and compliment the urban environment. Promote public gathering, enjoyment, and active and passive use by a broad range of the community.</p>		<p>B: Add “Establish an urban environment that enhances and compliments stormwater management and the open space environment.”</p>	<p>Yes - IIII</p>
<p>Table 8: Open Space Categories and Characteristics. “Privately-owned, Publicly Accessible Open Space.” Small plazas, landscaped areas and public art installations. Small-scale, open space available for civic purposes and commercial, intended as intimate spaces for seating or dining. Can also be used to create a formal space in front of a prominent building entrance.</p>			
<p>GA-6a. Open Space Concept. Provide for an integrated network for publicly accessible open space, including a new park site, consistent with the concept shown in Figure 7 and Table 8.</p>			
<p>GA-6b. Diversity of Open Space Types. Provide for a range of open space types, including urban plazas, pocket parks, linear parks adjacent to creeks, natural open spaces.</p>			
<p>GA-6c. Range of Activities. Accommodate within open spaces a range of activities for all ages and abilities including sitting, walking, gathering, gardening, play and contemplation.</p>			
<p>GA-6d. Design Quality. Ensure that accessible open spaces are visually inviting, safe and interesting.</p>			
<p>GA-6e. Privately-owned Publicly Accessible Open Spaces. Establish a series of privately-owned publicly accessible open spaces in the central area shown in Figure X. Ensure that these spaces are:</p> <ul style="list-style-type: none"> a. Linked together by safe and convenient bike/pedestrian facilities; b. Visible, accessible, and activated by ground floor uses including retail stores and restaurants; and c. Coordinated so that a variety of spaces are provided (courtyards, tot lot, a sculpture garden). 			

<p>GA-6a. Linear Park with Daylighted Creek. Establish a linear park with recreational amenities adjacent to daylighted and restored segments of the Jolly Giant Creek.</p>		<p>B: edit the numbering; note ‘passive’ recreational opportunities; delete “the” Jolly Giant Creek</p>	<p>Y-III</p>
<p>GA-6b. Bike/ped Connections. Establish new off-street bike/ped connections to connect open spaces and activity centers in the Gateway area. Enhance connections between the Plan Area and parks and open space destinations near to the Plan Area, such as Arcata Plaza, Shay Park, and Arcata Marsh.</p>			
<p>GA-6c. Public Plaza in Southwest Industrial Area. Establish a new public plaza in the Barrel District that provides formal public space within the Barrel District that is more than just a green area but that is also entirely distinctive from the existing Arcata Plaza.</p>			
<p>GA-6d. Enhanced Rail-Trail. Could include new recreational amenities within and adjacent to the rail-trail.</p>		<p>B: of and stormwater management</p>	<p>Y-III</p>
<p>GA-6e. Vacant/Underutilized Land Development. Allow for the development of existing vacant and underutilized properties with low natural resource value as a strategy to permanently protect high resource value open space and provide high-quality open space amenities for residents.</p>		<p>B: How? Conflict as written-Strombeck basketball</p> <p>Should have map in Plan</p> <p>Delete “and provide high quality open space amenities for residents” –.</p> <p>High-quality vs. Low-quality resource value defined? List of factors? Incorporate into general plan and reference here...?</p>	<p>Clarify the active recreational amenities.</p> <p>Y-III</p> <p>Y-III (amend as shown in first column)</p> <p>Staff note: added new IP re: Habitat mapping</p>
<p>GA-6f. Wetland Areas. Maintain a no net loss standard but allow for passive recreational uses within and around wetland area in southwestern Gateway Area. Provide for bicycle and pedestrian connections to this area from other Plan Area locations. Enhance and restore wetland functions where feasible. Use mitigation and restoration</p>	<p>Clarify “within and around wetland areas” in reference to active recreation in the plan; make clear what, if any, type of recreation is allowed “within” wetlands</p>	<p>M: Is there any requirement regarding the types of “passive recreation” allowed, so as to protect wetland habitat values?</p>	

<p>together to consolidate scattered low-quality wetlands into larger higher quality wetland complexes.</p>		<p>How is mitigation used to "consolidate" wetlands? What's the definition of "low-quality" wetlands? How does the consolidation of wetlands comply with Coastal Act policy 30233 regulating the filling of wetlands?</p> <p>B: Highlighted "where feasible" Does this create a conflict with GA-6e?</p> <p>Clarify "passive" recreation</p>	
<p>GA-6g. Jolly Giant Creek. Require the restoration and enhancement of the Jolly Giant Creek north of 11th Street. Encourage the daylighting of creek segments south of 11th Street as part of new development projects.</p>	<p>Develop a restoration/daylighting plan for Jolly Giant Creek and other creeks throughout the area—comprehensive long-term planning for creeks</p>	<p>B: highlighted "Encourage"...hand in hand with transportation design</p>	<p><u>Consider additional opportunities for daylighting Jolly Giant Creek, especially along 10th street, including bridges, road closures, and other alternatives to expose more open creek miles.</u> Y - IIII</p>
<p>GA-6h. Incentivize Privately-Owned Open Spaces as a Community Amenity. Utilize the community benefit program to incentivize the creation of new privately-owned, publicly-accessible open spaces in the Plan Area.</p>		<p>B: Highlighted "Incentivize"</p>	
<p>Open Space- New Policy Proposal:</p>			
<p>Existing Open Space Implementation Measures</p>	<p>Relevant Committee Comment</p>		<p>Committee recommended modification?</p>
<p>Imp-GA-6.1. Parkland Dedications and Fees. Require residential development projects to dedicate land and/or pay fees for publicly-</p>			<p>Consider these for definitions.</p>

accessible open space within the Plan Area consistent with the Quimby Act, Land Use Code Section 9.86.030 (Park Land Dedication and Fees).		B: circled “publicly-accessible open space” and noted “not conservation	
Imp-GA-6.2. Open Space Concept Diagram Revisions. As open space is provided, revise the conceptual open space diagram shown in Figure 7 to accurately reflect built conditions and ensure that subsequent open space provided is consistent with the Plan vision.			

Policy Chapter 8: Streetscape	Relevant Committee Comment	Submitted Comment	Committee recommended modification?
GA-11a. Plan Utility Infrastructure to Accommodate Envisioned Growth. In planning for improvements to the overall utility infrastructure, design the systems to accommodate the planned amount of growth outlined in other policies.		B: Stormwater priorities	Clarify additional co-benefits (stormwater, habitat, etc...) to the extent possible.... <u>Consider impact of infrastructure location on potential future restoration opportunities Y – IIII (map these)</u>
GA-8a. Pedestrian Priority. Ensure that streetscape design and improvements prioritize pedestrian circulation that promote walkability and support a car-free lifestyle and accessibility for all ambulatory modes.		B: Stormwater priorities	Clarify additional co-benefits (stormwater, habitat, etc...) to the extent possible....
GA-8b. Improvements Required. Require new development to provide streetscape improvements consistent with the Gateway Area Plan and Gateway Zoning Code.		B: What do they say?	
GA-8c. Sidewalk Zones – Core Area/Pedestrian Oriented Frontage. Along pedestrian-oriented frontages, provide sufficiently wide sidewalks to accommodate outdoor seating, business display areas, and sidewalk sales. Except in unusual circumstances approved by the City Engineer, sidewalks shall be no less than 6 feet wide. Where viable, the City should strive for sidewalks eight feet or greater in width.		B: Stormwater	Clarify additional co-benefits (stormwater, habitat, etc...) to the extent possible....

<p>GA-8d. Sidewalk Dining. Encourage sidewalk dining for restaurants and cafes along commercial and mixed-use street frontages. Areas planned for sidewalk dining may require wider sidewalks including privately-owned public spaces.</p>		<p>B: Underlined “wider sidewalks”</p>	
<p>GA-8e. Street Trees. Install street trees <u>and other landscaping</u> consistent with the standard for the applicable street typology as identified in Chapter 8 (Mobility).</p>		<p>B: Delete “install street trees” and replace with “landscaping shall be...”</p>	<p>Amend as shown in first column – Y - IIII</p>
<p>GA-8f. Street Tree Selection. Street tree species shall be consistent along each street. However, different species may be used at intersections to create special character. Tree species shall be selected from a City tree master list or in consultation with the City.</p>		<p>B: How? Natural areas; non-invasives; natives? Conflict w/ open space uses vs. natural areas .vs streetscape design vs. stormwater vs. landscaping</p>	<p>Y - IIII</p>
<p>GA-8g. Street Furniture. Provide for consistent bicycle racks, seating, and trash receptacles integrated within the right-of-way and consistent and appropriate to the Plan Area character.</p>			
<p>GA-8h. Green Infrastructure. Integrate green stormwater infrastructure into streets and public spaces to create attractive public areas while also capturing and treating runoff to meet water quality requirements.</p>	<p>Potentially emphasize green streets/green infrastructure in a standalone point of the plan</p>	<p>M: Capitalize green streets/green infrastructure. Also explain that Low Impact Development is another term for Green Infrastructure. B: Decentralize S.W. LID systems. Delete “create attractive public areas while also capturing” and replace with “minimizing”</p>	<p>Define Green Infrastructure (consider EPA Definition)/ LID Y – IIII Staff note: used EPA definition from Water Infrastructure Improvement Act: https://www.epa.gov/green-infrastructure/what-green-infrastructure</p>
<p>GA-8i. Utility Screening. Minimize visual impacts from utility boxes, utility meters, backflow preventers, and other similar devices. Utility devices must be underground or located to the side or rear of buildings and screened from public view by landscaping. Exceptions may be granted through a discretionary review process.</p>		<p>B: Fire sprinkler</p>	
<p>GA-8j. Lighting. Provide pedestrian-scaled street lighting enhance public safety, encourage evening use of outdoor spaces, and enhance</p>			

the visual quality of the public realm. Utilize “CPTED” (Crime Prevention through Environmental Design) guidance as applicable to ensure lighting achieves outlined goals of increasing pedestrian safety.			
New Policy Suggestion		B: Lighting in Natural Areas. Use LUC language	Refer to GP dark sky policy and ensure DS policy is up to date. Y – IIII <u>Consider collaboration/partnerships with Wiyot on restoration projects</u> Y – IIII Staff note: new policy added to Open Space.

Policy Chapter 11: Infrastructure and Services	Relevant Committee Comment	Submitted Comment	Committee recommended modification?
GA-11a. Plan Utility Infrastructure to Accommodate Envisioned Growth. In planning for improvements to the overall utility infrastructure, design the systems to accommodate the planned amount of growth outlined in other policies.			
GA-11b. Add Utility Infrastructure System Improvements to City’s Capital Improvement Plan. Generate a list of utility infrastructure projects that will be required to implement this plan and then add those projects to the City’s Capital Improvement Plan.			
GA-11c. Enhanced Infrastructure Finance District. Work with the County to explore the formation of an EIFD to fund infrastructure and housing projects within the Plan Area.			
GA-11d. University Contributions to Infrastructure Costs. Given that the City is planning for substantial residential growth in the Plan Area in part to accommodate the planned growth of Humboldt State University, work with the University to explore ways in which the University can contribute to the infrastructure costs associated with the planned growth.		B: Circled “of Humboldt State University” and underlined “explore ways”	Cal poly throughout
GA-11e. Multi-Modal System Improvements Funding. Identify, develop, and prioritize utility infrastructure projects that are eligible for			

Federal and State funds and continue to pursue all available options for funding new and improved circulation system facilities.			
<p>GA-11f. Align Utility Infrastructure within Circulation System. To the degree possible, locate new utility infrastructure within existing and planned circulation system rights-of-way.</p>		<p>B: underlined “within existing and planned circulation system rights-of-way” – wrote, “no reduce/decentralize” ...”offsite stormwater”</p> <p>Previous conflicts noted</p>	
<p>GA-11g. Green Water Conservation Infrastructure. Continue to encourage the use of <u>green infrastructure and practices</u> that promotes efficient water use and reduced water demand by requiring water-conserving design and equipment in new construction and encouraging the retrofitting of existing development with water-conserving devices, <u>along with water capture and conservation practices.</u></p>		<p>M: This is not what "green infrastructure" is; EPA's definition: "Basically, green infrastructure filters and absorbs stormwater where it falls." https://www.epa.gov/green-infrastructure/what-green-infrastructure</p> <p>Green infrastructure is about stormwater management, not water conservation. Some green infrastructure techniques (e.g., stormwater harvesting for later on-site use) would help with water conservation, though.</p> <p>Explain that Low Impact Development is another term for Green Infrastructure.</p>	<p>Include examples - see first column Y - IIII</p>

		B: Water, not stormwater-green infrastructure includes both	
GA-11h. Natural Drainage. Encourage and maintain the use of natural stormwater drainage systems in a manner that preserves and enhances natural features while also allowing for maximum water reclamation and reuse -infiltration.	Strengthen language from “encourage” especially in regard to stormwater management	<p>M: This policy is vague. What does "natural features" refer to, creeks and swales? What does maximum "water reclamation" mean in relation to stormwater? Do you mean using creek water for irrigation? Stormwater capture for later use typically relies on cisterns, etc., not "natural drainage systems." Water "reclamation and reuse" typically refers to wastewater, not stormwater.</p> <p>B: The opposite of LID/ Keep it in place, reduce decentralizing.</p> <p>“While also allowing for maximum water reclamation and reuse” may need to be rephrased</p> <p>“Stormwater drainage systems”: what does this entail? A creek, wetland? What does “maximum water reclamation and reuse” mean?</p>	Delete Y - IIII
GA-11i. Recreation Opportunities. Continue to consider recreational opportunities and aesthetics in the design of stormwater retention, <u>treatment</u> , and conveyance facilities.		M: What does "stormwater/retention" mean? What's the backslash indicate?	Y - IIII

		<p>Do you mean stormwater retention, treatment, and conveyance facilities?</p> <p>B: In natural drainage ways? E.g. Windsong park?</p>	
<p>GA-11j. Low Impact Development for Redevelopment-Design. Encourage and incentivize opportunities to incorporate Low Impact Development in both new construction and remodeling/renovation <u>redevelopment and other development exempt from MS4 permit requirements</u> of existing structures and sites.</p>		<p>M: The correct term is Low Impact Development, not Design. LID is often used as an interchangeable term with Green Infrastructure, which was addressed previously. Does the plan define LID?</p> <p>It's unlikely that LID would be incorporated into remodeling projects.</p> <p>B: highlighted "and remodeling/renovation of existing structures and sites"</p> <p>B: Make it required...offsite drain? Green streets. For new construction MS4 is required. No waivers in LUC...Hone (sp?) and Wolff building</p>	<p>Change as shown in first column and items below – Y – IIII</p> <p>Consider an implementation or community benefit to address</p> <p>Define – VM to send.</p>
<p>GA-11k. Incentivize Energy Efficiency and Electrification as Community Amenities. Through the Gateway Area community benefit program, allow increased development intensity and simplified development processes for projects that exceed Title 24 energy efficiency</p>			

requirements and all new construction to be electric only, with limited commercial cooking exceptions.			
GA-11. Utility Undergrounding. Existing above-ground and new utilities shall be placed underground as feasible as determined by the City Engineer.			