

**From:** Daniel Chandler <dwchandl@gmail.com>  
**Sent:** Thursday, November 11, 2021 1:22 PM  
**To:** Miller, John <jpmiller@co.humboldt.ca.us>; mckinleyvillemac@gmail.com  
**Subject:** Comments on Draft Town Center Ordinance

Hi. I know Colin Fiske and have great faith in his knowledge and expertise about transportation and its consequences for quality of life. I live in Westhaven and shop in McKinleyville so I have skin in the game and answered the long questionnaire about how to restructure the city center. But I am borrowing Colin's arguments about how to ensure the new McKinleyville City Center isn't marginalized. I would love something more usable than the "freeway" with stores on either side that we have now.

So here are my comments:

- The denser, pedestrian-oriented development standards proposed for the "Mixed Use Core Area" should apply to the entire Town Center (other than designated open space and wetland areas). It doesn't make sense to designate scattered properties for such walkable development while the actual *center* of the Town Center is set aside for less-dense, less-walkable development.
- Development standards for the entire Town Center should call for 3-4 story mixed-use buildings with pedestrian-oriented street frontages. This kind of development is needed to create a walkable Town Center and support improved public transit in McKinleyville.
- The County should not apply any vehicular parking requirements to Town Center developments. Developers will provide the parking they think is needed, and requiring them to provide more just decreases walkability and increases conflicts between cars, bikes, and pedestrians. On the other hand, the ordinance *should* require extensive bike parking facilities, which encourage biking and take up little space.
- All street designs for the Town Center should include features to slow traffic and prioritize walking, biking, and buses. They should also include design standards for intersections, which are often the hardest spaces for people walking and biking to navigate.

Dan Chandler

Daniel Chandler  
436 Old Wagon Road,  
Trinidad, CA 95570  
[dwchandl@gmail.com](mailto:dwchandl@gmail.com)  
Phone: 707 677 3359  
Mobile: 707 601 6127