

**From:** Jocelyn Tipple

**Sent:** Sunday, December 5, 2021 12:58 PM

**To:** Maya Conrad, MMAC Chair <mckinleyvillemac@gmail.com>; Miller, John <jpmiller@co.humboldt.ca.us>

**Subject:** "Town Center" comments

I am writing because I have many concerns about the "Town Center" plan. I am a resident and live under a mile away from the proposed development. I have had a hard time finding information about the development and being able to comment on it. The most recent public meeting was held when I could not attend. I asked for an opportunity to comment but was not sent the link to comment while it was open.

The "Town Center" plan It will have a huge effect on the area creating traffic, congestion and, with it's tall crowded buildings, forever change the character of our wonderful rural community. Can we not find a way to grow McKinleyville without making it into another sprawling industrial age wasteland?

The whole "Town Center" concept is worrisome on many levels. First, McKinleyville is not a town but rural, and the land that is being developed is not public/common but private. This makes the whole idea of a "Town Center" untrue. This is a development for the land owners. Second, there is a glut of empty business spaces on Central. Do we really need to pave more land destroy a wetland to become vacant commercial space? These very owners can't fill their present commercial rentals in McKinleyville.

Does this "Town Center" really address the housing needs of this community? We do need more housing for a variety of incomes not just wealthy transplants or transitory students from HSU. We need housing for young families, teachers, nurses, chain store employees, home insecure individuals, students, low income housing, housing for seniors ready to transition to smaller spaces (thereby releasing their homes to younger families), middle income wage earners, on up. We need to resist the home-flipping, air bnb model that drives prices up quickly all over the rest of the state with no real long-term return to the general community.

McKinleyville has so much to offer. I hope that it grows keeping its original character in mind. It is a rural community with homes, open space, farming, places to hike/bike, river, the ocean, forests and chances are you know your neighbors. We have fresh air, fresh food, water and space. We should not take these for granted. These are things that billions of people only dream about having especially in this

time of Climate Change. Let's make McKinleyville a beacon to what the 21<sup>st</sup> century can be with clean air, clean water, clean energy, less to zero reliance on petroleum/cars, friendly access by foot and pedal, creative planning that incorporates nature/green common spaces/water recycling/celebration of the nature of this land, local businesses catering to locals, instead of a copycat sprawling wasteland of chain store short-term profit that so much of the west has become. Can we create attainable homes for every person regardless of income? (If we allow chain stores to come into the area and pay low wages, then we should provide low income houses for those people that work there.) The world is making a move from the industrial petroleum-fueled mindset of the last 150 years to one more in line with nature, clean fuels, community and the longsightedness of protecting the world for our children, their children, and all the other beings on this planet. Can we develop our McKinleyville using this lens instead of paving over the very treasures that make McKinleyville?

McKinleyville has been working to create land trusts, open space and preserve so much of what makes this particular land special. Let's continue taking care of the land and take care of it's people as well. We have indigenous people living here who have lived and cared for this land for centuries; are they being consulted? Perhaps the county of Humboldt and the planners of the "Town Center" could stretch beyond the idea of making this a sprawling Sacramento strip mall or destination Monterey beach/shopping/bedroom community, instead work to make this "Town Center" a true-to-the-McKinleyville-community design worthy of the 21<sup>st</sup> century and our new paradigm!

Thank you for reading my thoughts.

--

Jocelyn Tipple

Live in the sunshine, swim in the sea, drink in the wild air ~ Ralph  
Waldo Emerson