

Richardson, Michael

From: Damico, Tracy
Sent: Friday, February 17, 2023 2:26 PM
To: Lippre, Suzanne
Subject: FW: McKinleyville Town Center Comments

Hi Suzanne –
Not sure who gets the town center stuff.
Thanks
Tracy

From: Genevieve Serna <marquez_genevieve@yahoo.com>
Sent: Friday, February 17, 2023 1:22 PM
To: COB <COB@co.humboldt.ca.us>
Subject: McKinleyville Town Center Comments

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Good Afternoon Committee,

My name is Genevieve and I'm contacting you to submit comments on the draft ordinance on the McKinleyville Town Center as it enters its final phases before Environmental Review. While I'm excited to see a long needed plan to revitalize McKinleyville, particularly as a place that encourages walking and cycling I am worried that parts of the draft ordinance are fated to doom that goal.

Particularly what I am referencing are the parking mandates outlined in the ordinance. It has become a clear fact from decades of research and opinion from urban planners across the nation that forcing an exorbitant amount of parking around buildings, irregardless of market need or developer input makes it more difficult for those on foot or biking to reach their destinations. Additionally, excessive parking encourages people, who might otherwise be able to walk or bike to a destination, to drive which creates obvious additional hazards to people outside of those vehicles.

In addition to being completely antithetical to the goal of creating walkability in McKinleyville it creates an unnecessary and expensive burden upon developers who know that land use is better served when being used for housing and commerce, not half-empty storage facilities for people's vacant vehicles. The cost that developers pay to build and maintain excessive parking are costs that they will pay irregardless of if anyone actually uses it and costs that can never be recouped through property or sales taxes. What's worse is that these barren parking lots are often equipped with all the utilities as the buildings they surround, meaning those utilities are benefiting no one but being paid for by everyone.

I commend this committee for taking on the task of creating this draft ordinance. Now let's please give this new development the best opportunity to live up to its potential by removing unnecessary and antiquated parking mandates. Please include this letter as a part of your next meeting's public comment.

Thank you,
Genevieve S