

WELCOME TO COMMUNITY MEETING #3

Barber Yard Revitalization

- Formal presentation will start at 6:05 PM
- No audio until presentation starts

- *During the presentation, we will mute everyone.*
- *This presentation will be recorded and posted on the website. The break-out discussions will not be recorded or publicly posted.*
- *We will provide an opportunity for questions and comments at the end of the meeting using the Chat feature.*
- *During the group break-out room discussions, your audio will be unmuted so that you can share your thoughts and ideas.*
- *If you experience any technical difficulties, you can communicate with our meeting host through the Chat feature. Our host will be closely monitoring the chat throughout the entire meeting.*

Welcome



UDA
*Community Engagement
Specialists & Planners*



NorthStar
Engineers & Architects



Melton Design Group
Landscape Architects



October 20, 2021

BARBER YARD REVITALIZATION

HOUSING

Chico, California

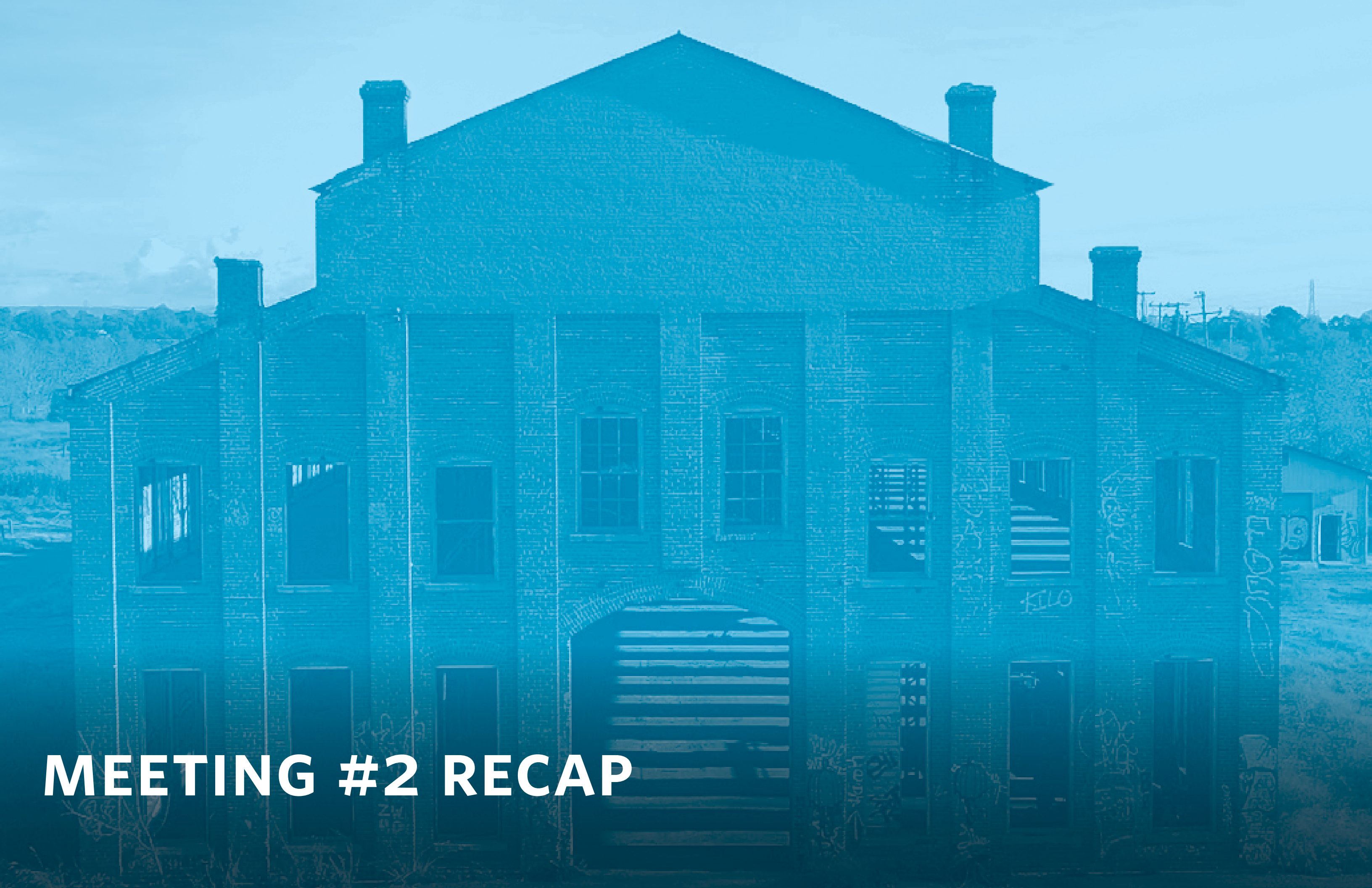


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1. Welcome
2. Meeting #2 Recap
3. Housing Approach
4. Discussion

CONTENTS



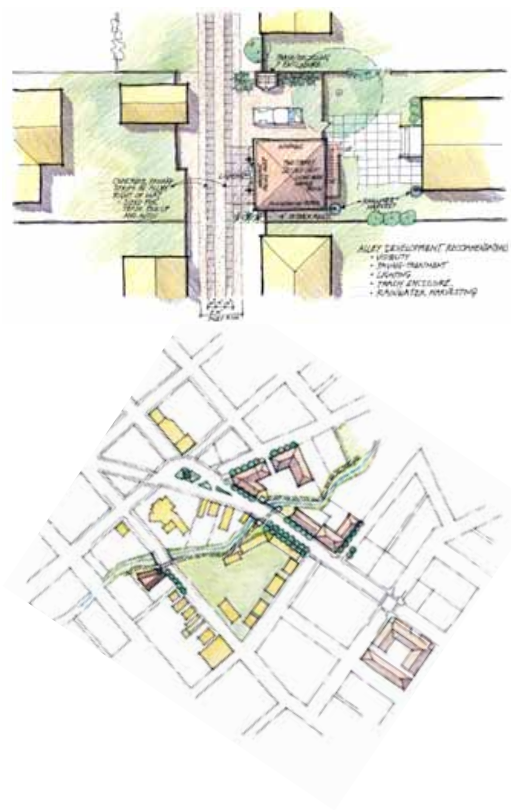


MEETING #2 RECAP



PROJECT TIMELINE

SOUTHWEST CHICO NEIGHBORHOOD IMPROVEMENT PLAN



The City of Chico | December 2008



DESIGN, COMMUNITY & ENVIRONMENT

INTRODUCTION

1

B. PARK AVENUE VISIONING STUDY

The 1994 Chico General Plan, as amended, identifies Park Avenue as a potential component of a ring transportation corridor. In 2002, the Park Avenue Visioning Study was undertaken for the City of Chico to define a vision for Park Avenue north of East 22nd Street and address the future of Park Avenue over a 15- to 20-year horizon. The study imagined future growth along the corridor as being interrelated to the intensification of bus service.

Using input from a community process, the Vision Study identified four component themes for the Park Avenue Corridor:

- ♦ **Community Character:** Ensure that future development makes Park Avenue a unique place.
- ♦ **Pedestrian Scale:** Reintroduce a scale of development that enables Chico residents in the neighborhoods on either side of Park Avenue to safely co-exist with the automobile-oriented nature of Park Avenue.
- ♦ **The Park Avenue Relationship with Chico:** Envision the Park Avenue Corridor as a unique neighborhood that is well integrated into the fabric of the City of Chico.
- ♦ **New Development:** Develop Park Avenue in a manner that implements the Vision. Figure 1-2 illustrates a three-dimensional view of the prototypical building types envisioned for new development along the corridor.



The 1200 Park Avenue Senior Apartments and the street improvements around it were built following the Vision Study's design guidelines.

This Neighborhood Plan expands on the recommendations of the Park Avenue Visioning Study to address how Park Avenue and the surrounding neighborhood can support each other in a socially and economically sustainable manner.

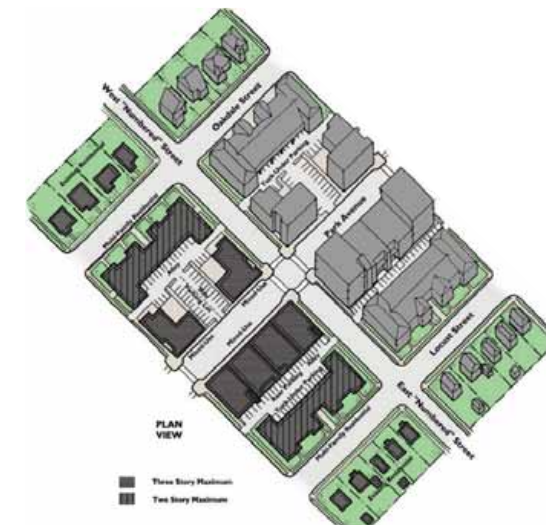


Figure 1-2. Conceptual Building Types from the Park Avenue Visioning Study.



MOBILITY AND AMENITIES FRAMEWORK



ORGANIC FARM



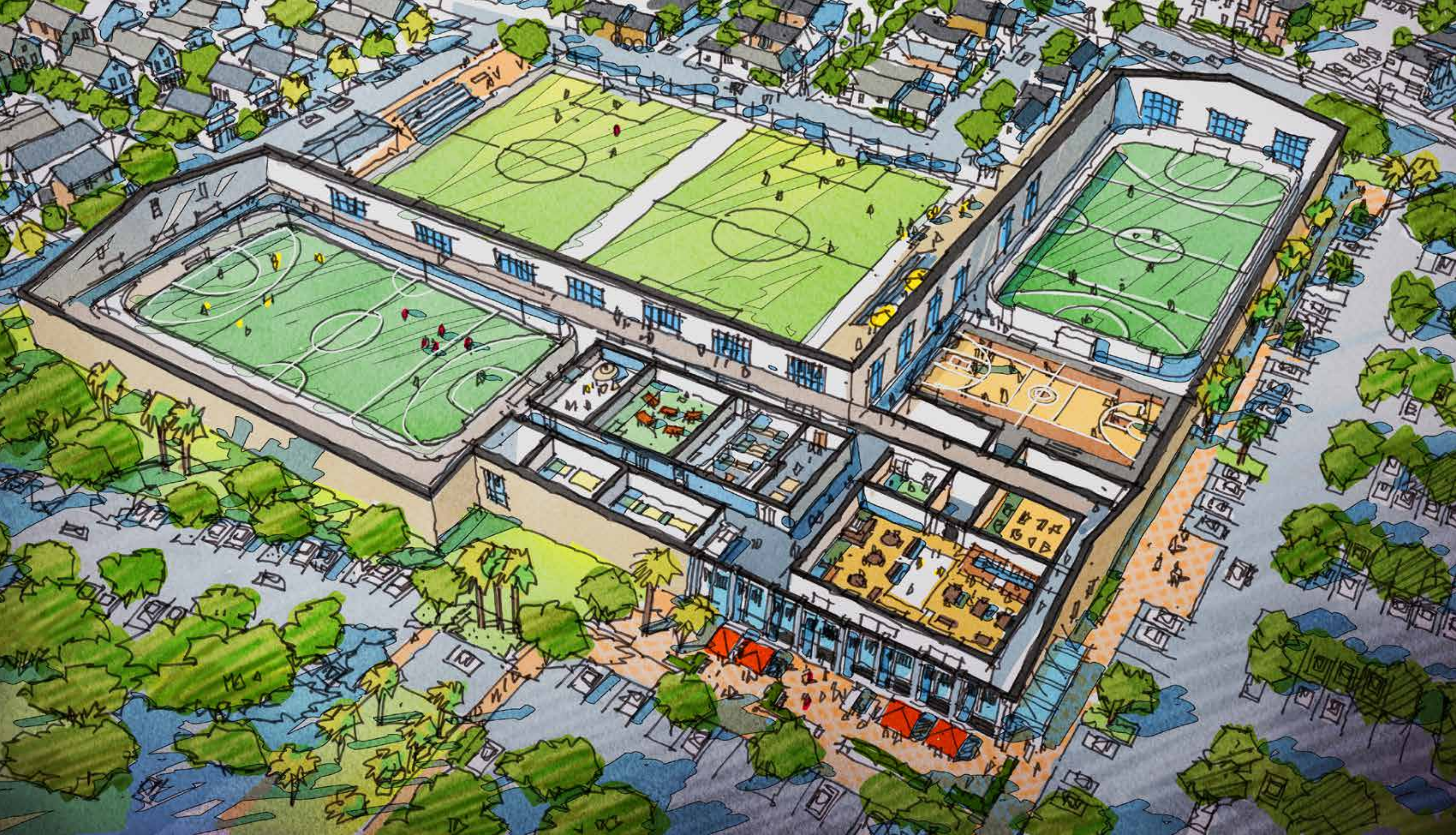
BARBER FOOD PARK



THE DIAMOND



THE MATCH FACTORY



BARBER ATHLETICS

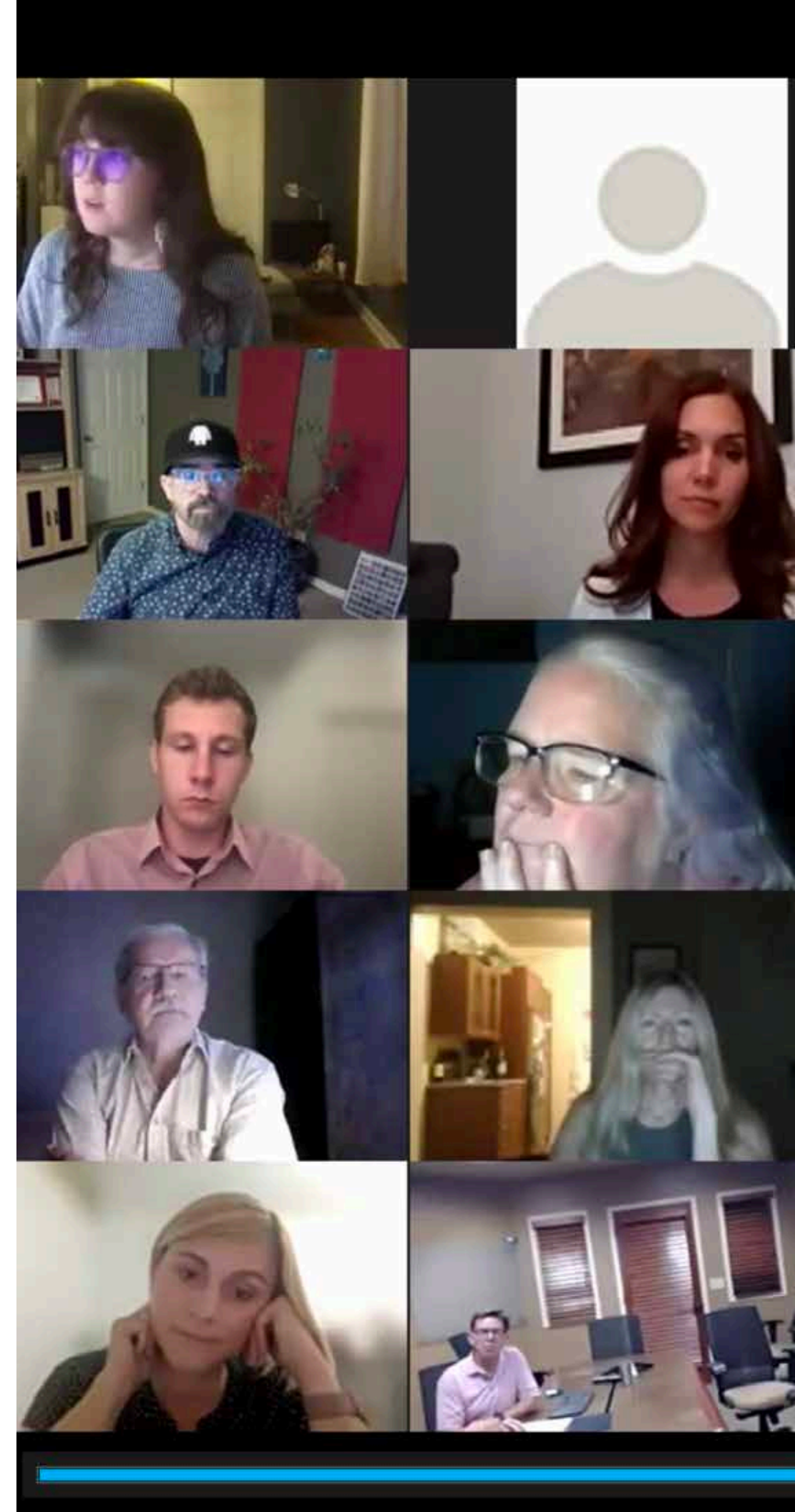


DOG PARK/APIARY PARK/THE YARD

WHAT DID YOU LIKE ABOUT THE MOBILITY AND AMENITIES STRATEGIES PRESENTED?

- The new social hub would be a **great destination** and missing amenity in both the neighborhood and Chico as a whole
- The refurbishment and **re-purposing of the existing buildings/features** on the site feels like a positive and **appropriate** homage to the history of the site and neighborhood
- **Distributing traffic** in/out of the new neighborhood via multiple streets makes sense, especially if the streets are designed to accommodate pedestrians and bicyclists too
- The **focus on walkability and bike-ability** fits right into Barber
- Barber needs more open spaces for a **variety of uses** — lively events, quiet walks, kids playing, recreation, picnics, etc. The new design has a great balance of open spaces
- The **organic farm** is a great way to **connect the old and new communities**. It used to be a wonderful neighborhood anchor and we are happy to see it return

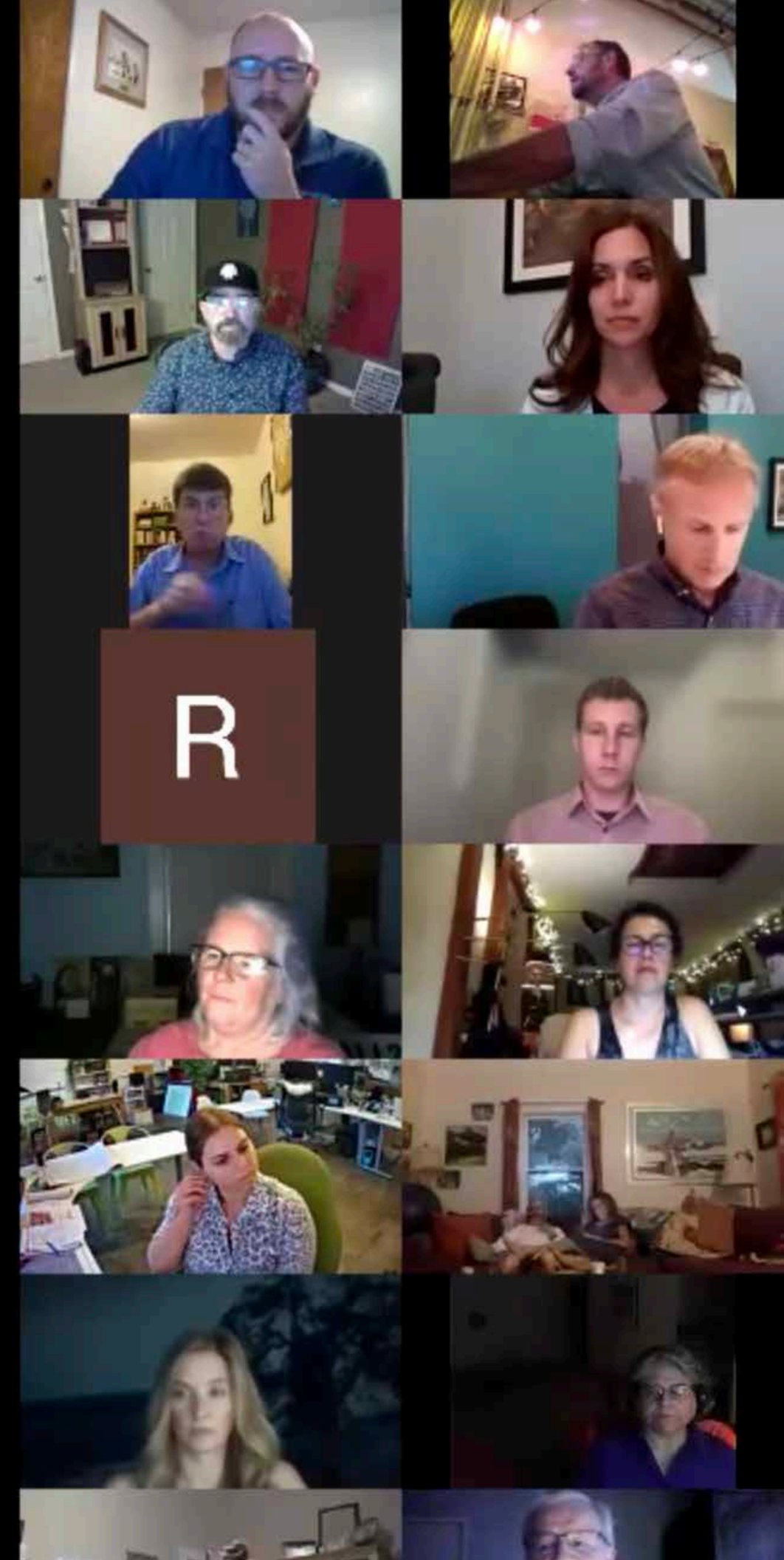
WHAT WE HEARD



WHAT ARE THE WEAKNESSES, IF ANY, OF THE PRELIMINARY MOBILITY AND AMENITIES STRATEGY?

- **Concerned about the potential of traffic increase** on all Barber neighborhood streets: especially on 16th Street, fast-moving traffic is an issue today
- **Existing neighborhood roads need to be better maintained:** poor lighting, missing sidewalks, and poorly-kept asphalt
- **Are we sure that the site has been cleaned up and monitored properly?**
- **Railroad noise could be a problem;** a buffer for sound is necessary
- **Lack of public transit** in the south portion of the neighborhood, including the Barber site. Mobility and accessibility for seniors must be addressed
- **Affordability:** rising housing prices are becoming prohibitive for renters to become owners

WHAT WE HEARD



WHAT ELSE WOULD YOU LIKE TO SEE CONSIDERED?

- **Neighborhood-serving retail** like a grocery store, coffee shop, pharmacy, etc. would be ideal
- **The more bike trails and walking paths**, the better
- **Additional uses for the social hub** might include: maker spaces, art studios, religious buildings, performing arts spaces, farmer's markets, etc.
- The **architecture** of any new/refurbished buildings **should pay homage** to the history of Chico and the **character of the Barber neighborhood**
- **More recreational amenities**, including an aquatic center, mini golf, roller hockey, etc.
- **Family-friendly activities** including playgrounds, splash pads, and more would enhance the community feel
- **Affordable housing**, including smaller subsidized low-income housing units should be added to balance the housing market in the area
- Find **permanent supportive housing** for the unsheltered homeless
- **Age-in-place concept** should be explored; senior accessibility throughout neighborhood
- **Pay homage to the history of the site**; involve indigenous communities (Mechoopda Tribe)
- **Sustainable development** including solar panels, native landscaping, construction techniques, etc. should be a priority

WHAT WE HEARD





HOUSING APPROACH

c. *Landscape*

- ◆ Hardscape materials should enhance the overall appearance of the home and the yard. Impervious surfaces add to water runoff and should be minimized, limited to the driveway, walkways and small patios.



Lanscaping reflecting character, SW Chico, CA.



Transparent fence.



Native plant landscaping to reduce water consumption.

- ◆ Encourage the use of native trees, shrubs and groundcover in order to reduce water consumption.
- ◆ Fences and walls should reflect the style, materials, colors and architectural character of the building and the neighborhood. They should be of high quality materials and should not obstruct views from the street to the front entrance. Stone, stucco, decorative iron and wood fences are examples of appropriate materials. Chain-link and vinyl fencing is not allowed.
- ◆ Fences and walls located along sidewalks should be set back from the sidewalk at a minimum of 12 inches to provide a more accessible walking environment for pedestrians and to provide a location for plantings which enhance the streetscape. Fences within the front yard setback should be no taller than 36 inches in height and should be at least 50 percent transparent. Solid walls within the front yard setback should be no taller than 24 inches in height.
- ◆ Every residence should have a minimum of one street tree from the City-approved list.
- ◆ Native or drought tolerant landscape should be considered over turf.

d. *Crime Prevention Through Environmental Design*

- ◆ All building designs, orientation, lighting, details and finishes should comply with the crime prevention guidelines presented in Section J.

2. *Architecture*a. *Building Form*

- ◆ Building massing should be complementary to the adjacent context of the neighborhood. Where traditional single-family residences exist, new buildings should appear similar in mass and scale to single-family residences. This may be accomplished by reducing the building mass toward the street or by breaking up the mass of the building into smaller parts.
- ◆ Buildings larger than one story should be designed so that their masses are broken into smaller parts; all sides of the building should be considered. Changes in materials, shifts in the plane of the building exterior and changes in color are all tools that can be used to accomplish this requirement.
- ◆ For additions, new construction should respect the original dwelling and the scale of existing homes on the street. It should be visually subordinate to the original structure, either in size or through the use of color and materials. New construction should typically be located to the rear of the home to minimize its visibility from the street.
- ◆ Two-story buildings and additions should respect adjacent properties by limiting intrusiveness to adjacent properties. Shield adjacent properties from views from upper floors by locating exterior windows above head height, by using obscured glazing or by the placement of landscaping.



Appropriately massed neighborhood residence.



Two story building with masses broken by porches, SW Chico, CA.



New construction respecting the original dwelling.



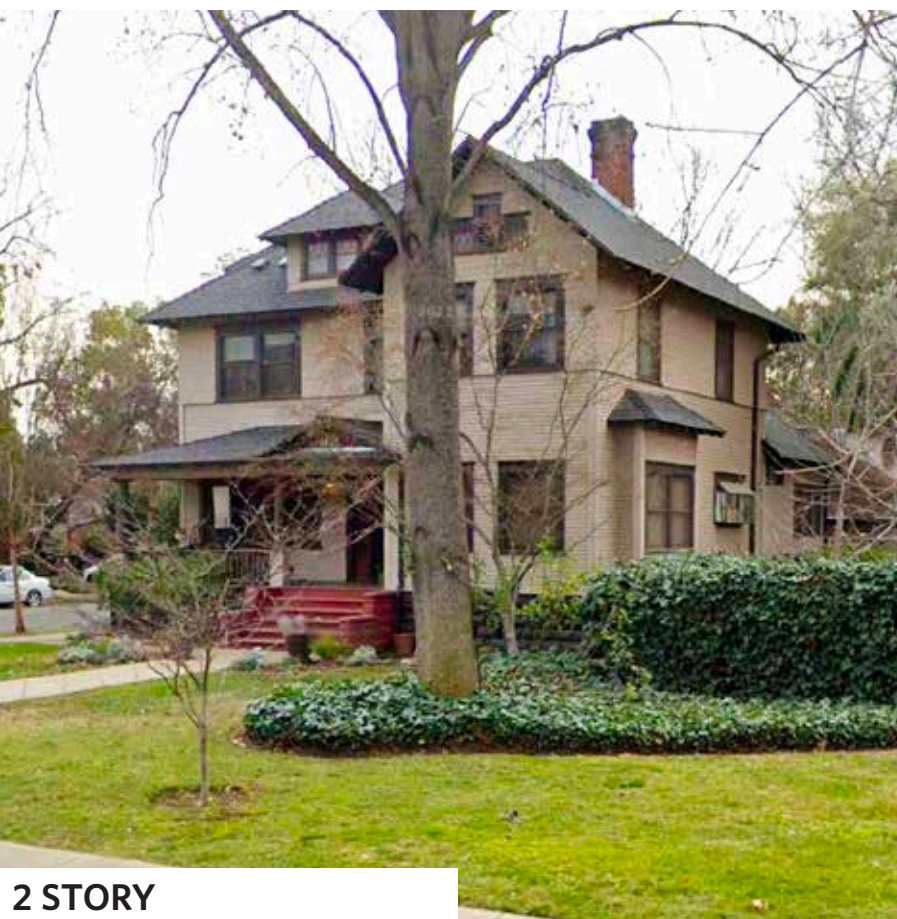
1½ STORY



1 STORY



DUPLEX



2 STORY

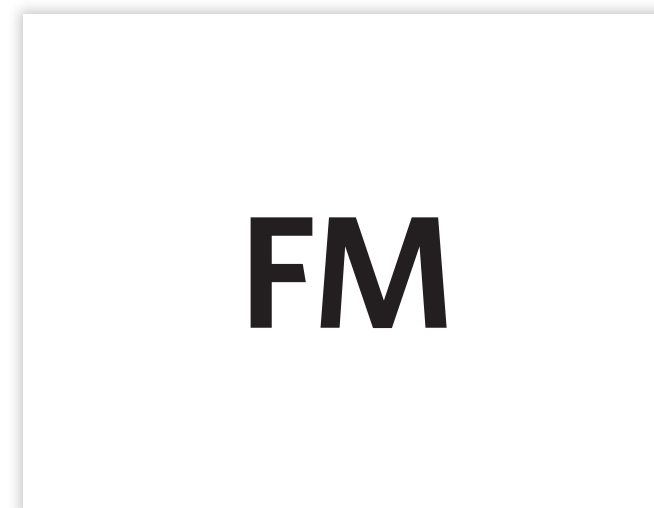


APARTMENTS



ADU

PRELIMINARY BUILDING TYPES



STEP 1



STEP 2



STEP 3



STEP 4

BARBER SPECIFIC PLAN/EIR

Project Zoning & Environmental Analysis

TENTATIVE MAP

Project Design and Street/Park Improvements

FINAL MAP

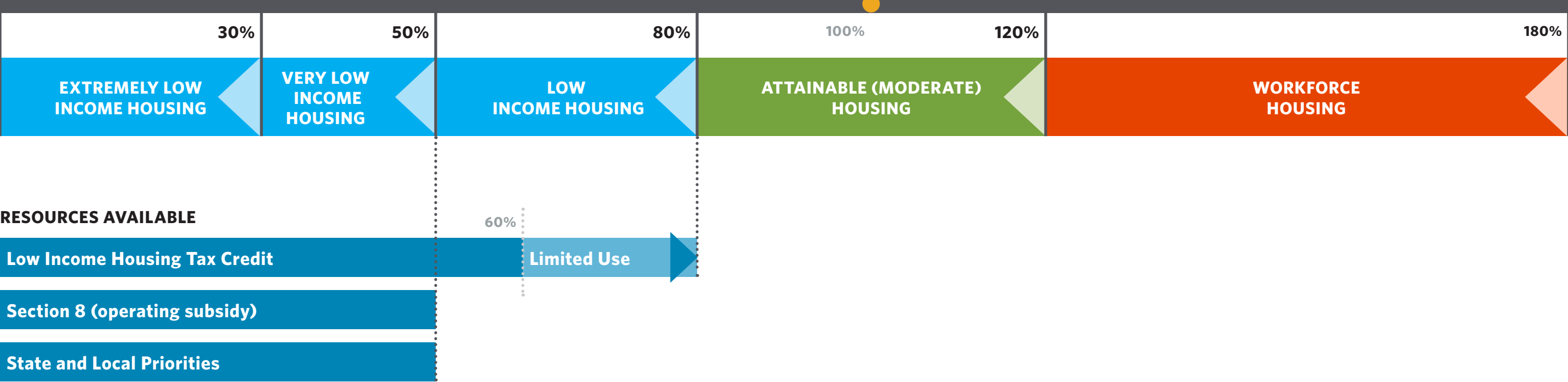
Project Legal Lot Lines

BUILDING PERMIT

Architecture Review

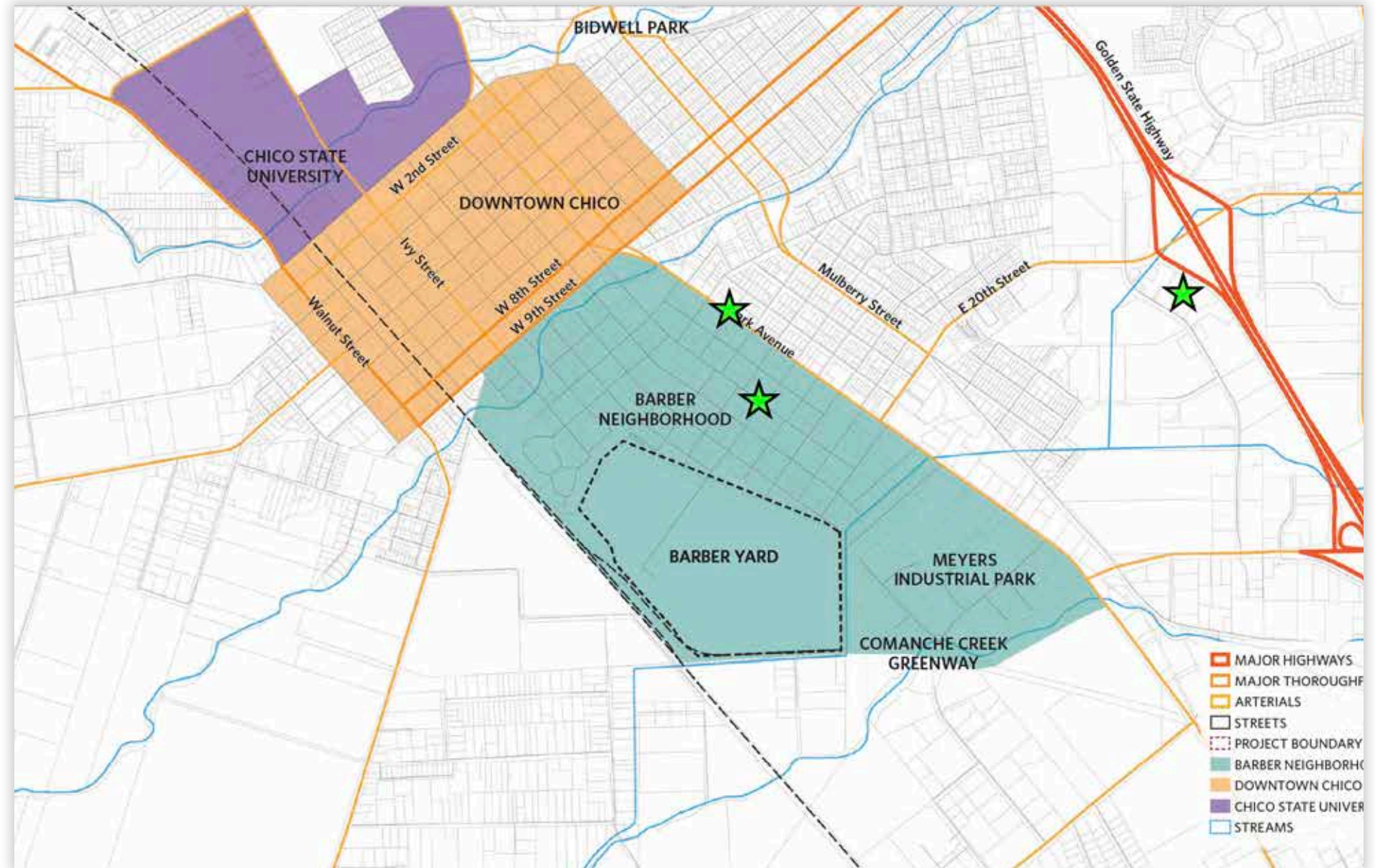
STEPS IN THE ENTITLEMENT PROCESS

INCOME (AREA MEDIAN INCOME %)
Butte County AMI 100% \$68,400
4 Person Household
Monthly Housing Target \$1,710 or less
Source: Fannie Mae



AFFORDABILITY

- ☒ Transit
- ☒ Parks
- ☒ Library
- ☒ Grocery
- ☒ School
- ☒ Medical Office
- ☒ Pharmacy
- ☒ High Resource Area



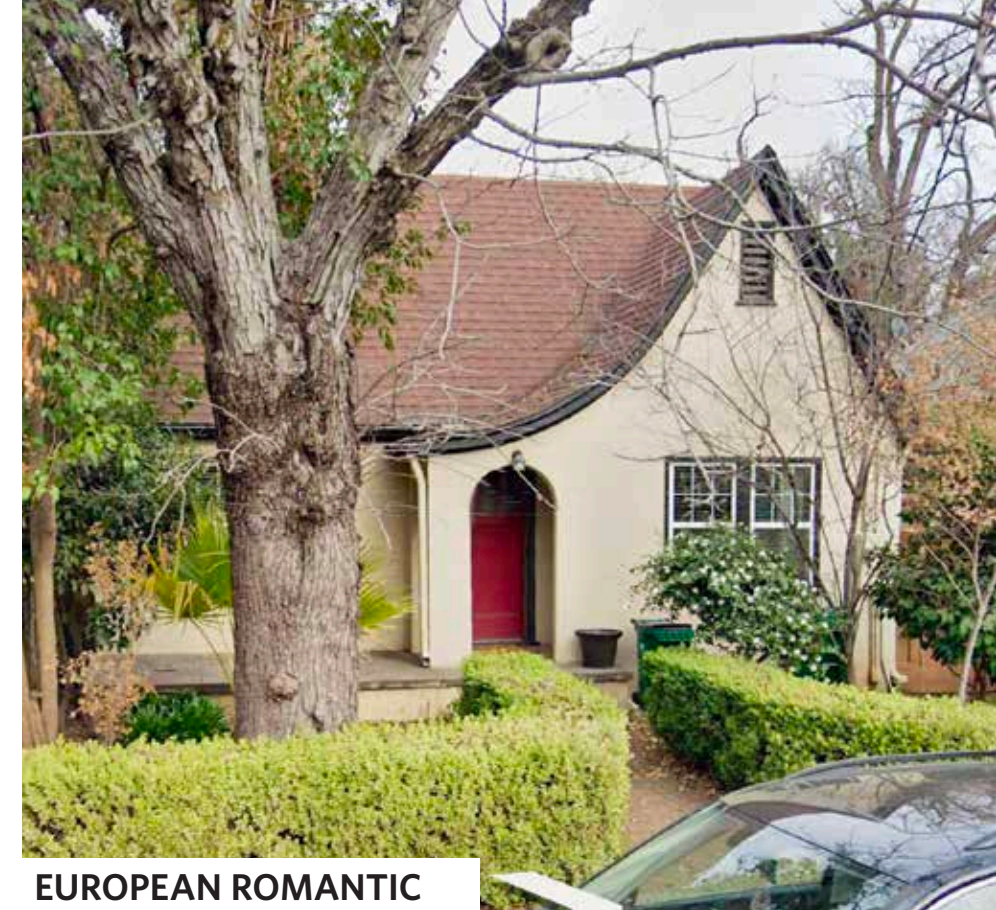
LOW-INCOME TAX CREDIT SCORING



COLONIAL REVIVAL



CRAFTSMAN



EUROPEAN ROMANTIC



VICTORIAN FARMHOUSE



SPANISH REVIVAL



OTHER

EXISTING NEIGHBORHOOD ARCHITECTURAL STYLES



LAND USE

As of right subdivision of one lot into two
without discretionary review or a hearing

Question

How will SB 9 influence Barber?

Answer

Barber Yard is unlikely to be affected by SB 9
due to the compact lot sizes.



- Mix of lot types
- Mix of building types
- Mix of floor plans
- Mix of styles — three per floor plan
- Mix of materials and colors
- Targeted scripting of streets

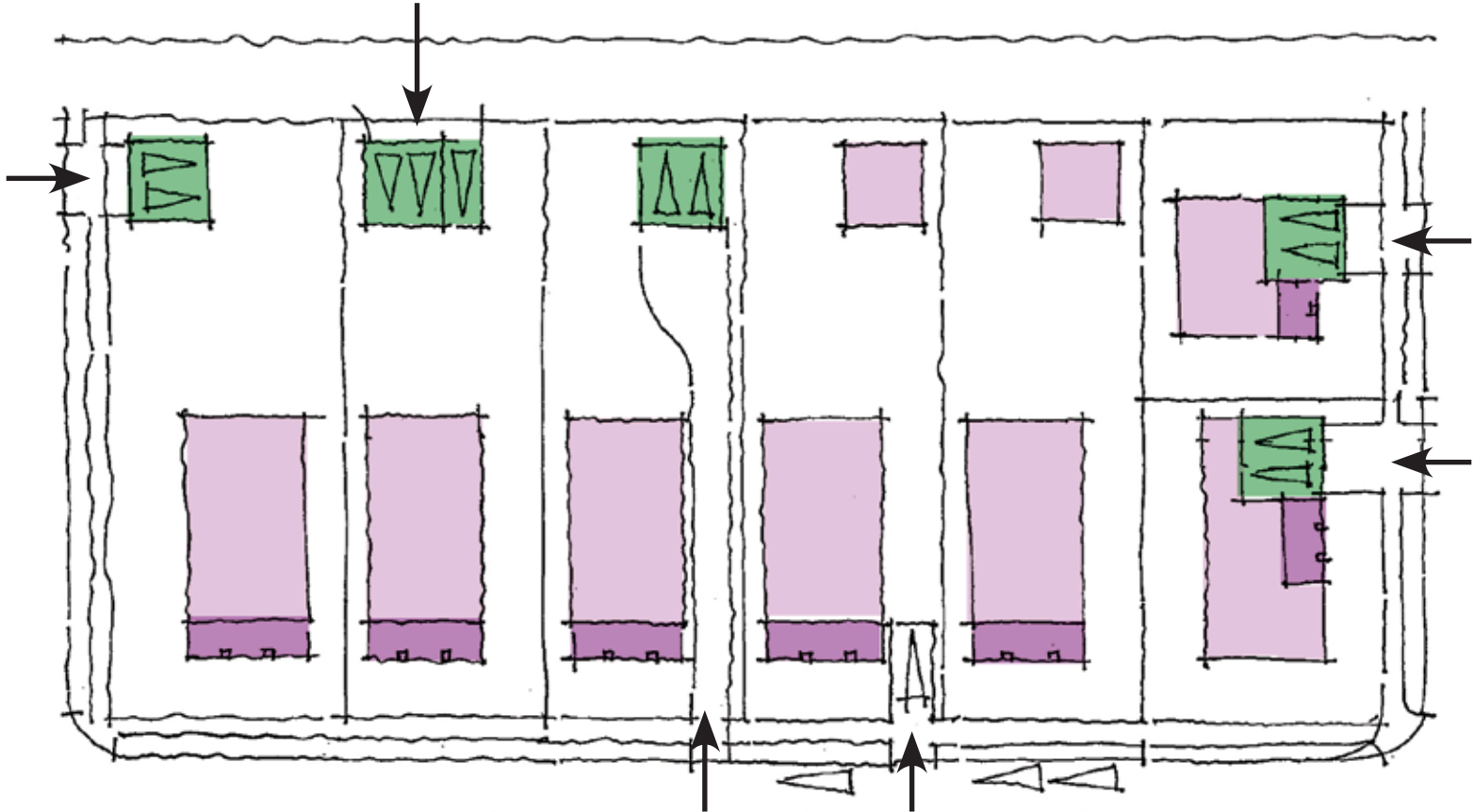
ARCHITECTURAL DIVERSITY



- ☑ Off-street Parking
- ☑ On-street Parking



ALLEY-LOADED



SIDE-LOADED



GARAGE FORWARD



INTEGRAL



DETACHED

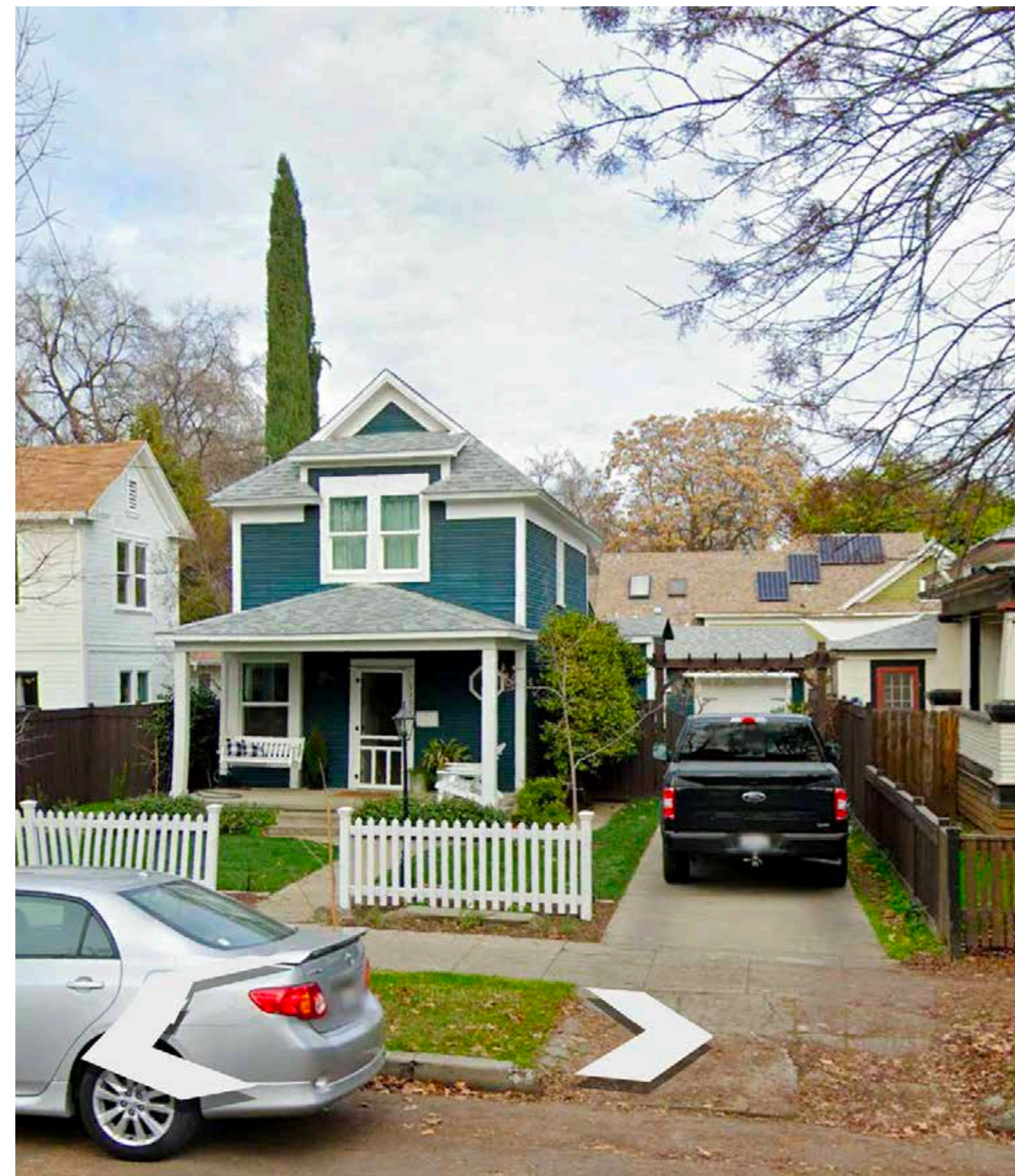


PAD

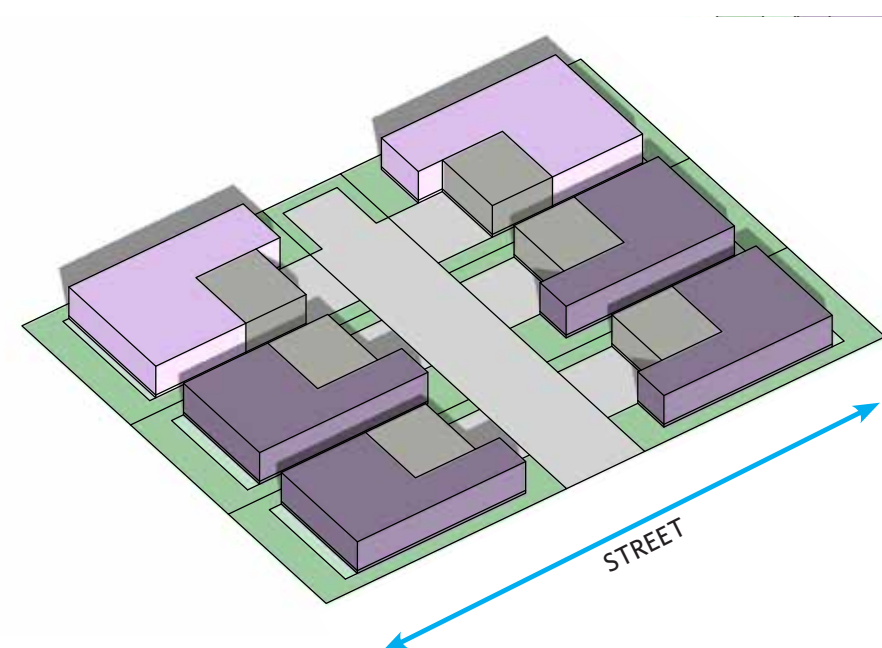


ON-STREET

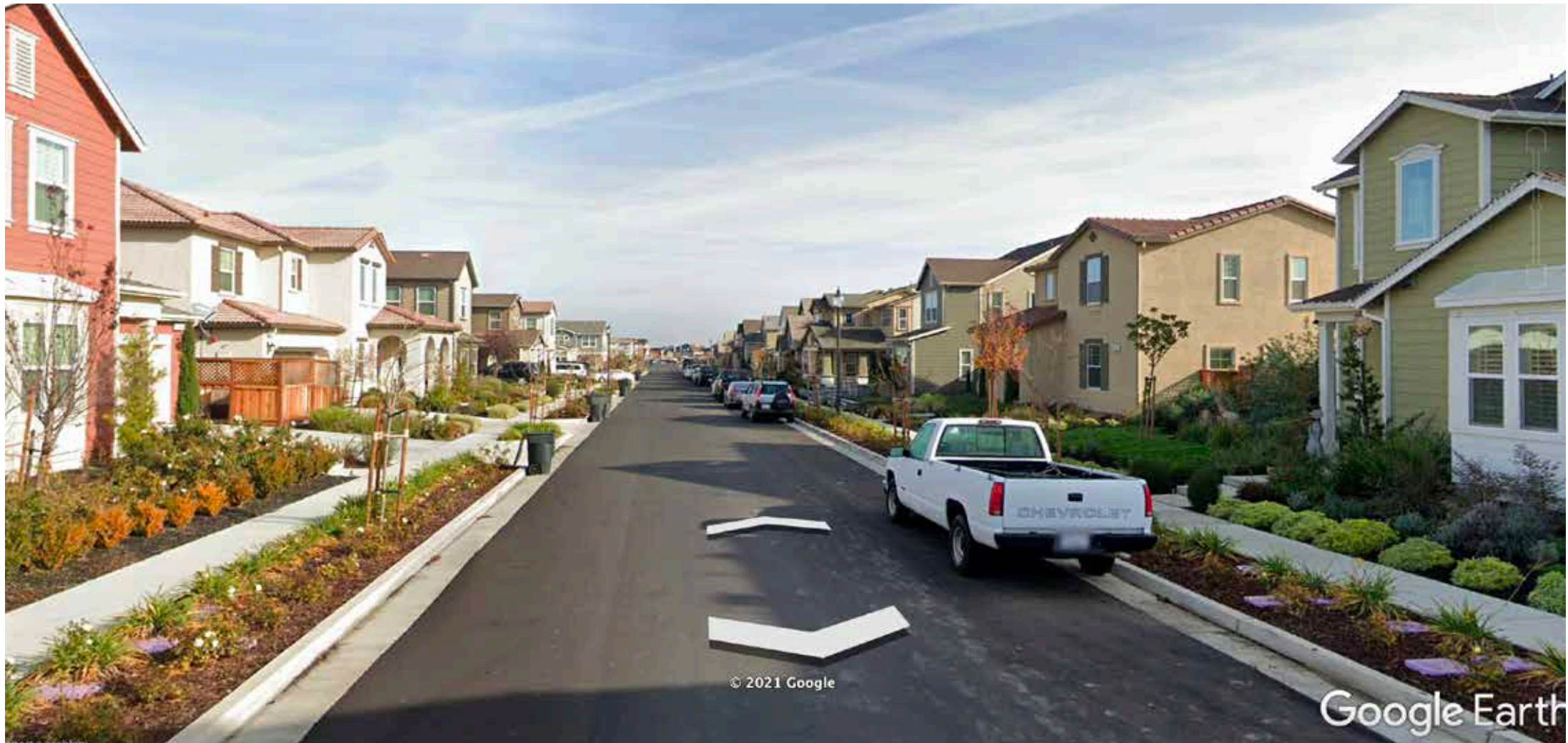
PARKING



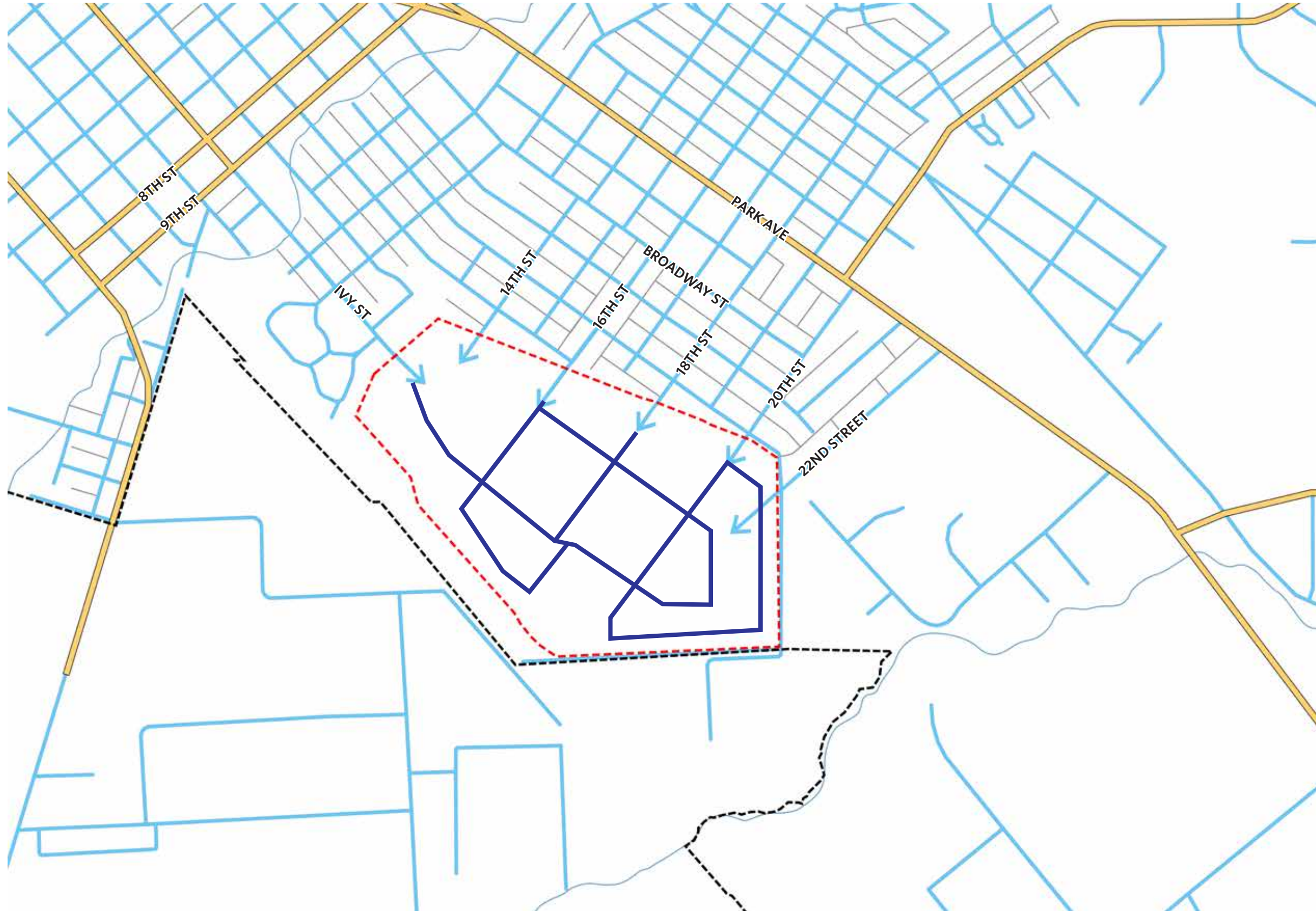
ALLEYS AND GARAGES



ALLEYS AND GARAGES



ALLEYS AND GARAGES



TRAFFIC



STREET TREES & LANDSCAPING



*If the home's porch
doesn't invite you
to get to know
your neighbor,
then the house
doesn't fit in the
Barber neighborhood*

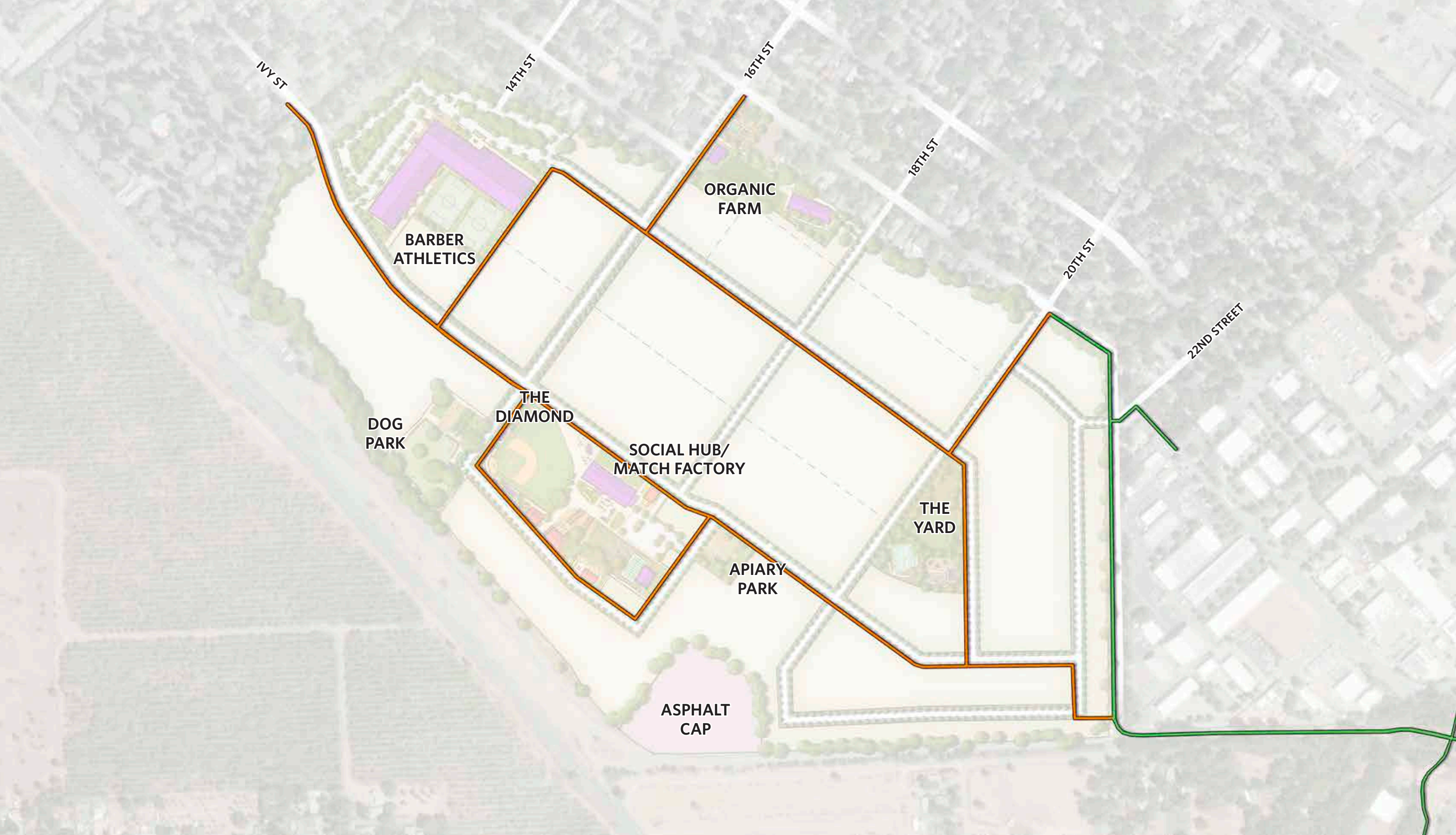


CITY OF CHICO CLIMATE ACTION PLAN UPDATE

Actionable Measures:

- Energy Efficiency
- Renewable Energy
- Sustainable Transportation
- Development Patterns
- Solid Waste
- Water
- Urban Trees and Greenspace
- Community Engagement





MULTI-USE PATH NETWORK — ONE MILE LOOP



THE NEW SENIORS



SUMMARY

BREAKOUT GROUP DISCUSSION

1. What did you like about the housing strategies presented tonight?
2. What are the weaknesses, if any, of the preliminary housing strategy?
3. What else would you like to see considered?

DISCUSSION





Creating a sense of place through collaboration, context, and community.