

**From:** [Kate McClain](#)  
**To:** [Planning Clerk](#); [Lazar, Steve](#)  
**Subject:** Support for the McKinleyville Valadao development with concerns and recommendations  
**Date:** Tuesday, November 14, 2023 11:07:40 AM

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To Humboldt County Panning Commission:

As a resident of McKinleyville and a neighbor to the proposed Valadao subdivision, I support this housing development with some concerns and recommendations.

1. Density housing:

I support infill with high density housing that is not in the Town Center property.

I would hope that the Valadao project could take some of the pressure off the need to infill the Town Center property with dense residential high rises. Because of government mandate for more affordable housing throughout California there is much pressure on McKinleyville to create more dense residential developments. For years the McKinleyville community has been working to create a viable Town Center ordinance behind the Safeway Shopping Center. Many of us have advocated for that particular property to **not** be infilled with high-rises but rather to have open space to provide local residents with easy access to a nearby natural environment. (Like NYC's Central Park). Because the Valadao property is near the center of town, but not situated as a central town focus, it is a less valuable environmental setting as is the property behind Safeway.

2. Transportation:

I recommend designing ways to encourage walking and biking, rather than driving cars. The effort to limit cars is critical. We will not be an individual-owner automobile culture in the future, so whether we like it or not, it's good to be designing for less parking and more pedestrian/bike infrastructure now.

The Valadao project is located near to public transportation and local resources (banks, shops, library, senior center, child care, school, etc). Safe, wide walking/biking pathways that are separate but parallel with Pickett and Gwinn Roads are needed. (Keep cars safely away from bikes and pedestrians with a landscaping or other type of barrier).

I recommend traffic calming strategies such as reducing the car lanes from 12 to 10 ft wide and a round-about at the intersection of Gwinn and Central.

Safe street crossings for children and adults are most important.

3. Aesthetics:

Requirements for an attractive landscape and structures that blends into the surrounding neighborhood is necessary. Property owners concerns, especially those who are situated close to the site, need to be addressed so that they are assured that their property values won't be diminished.

Thank you,  
Kate McClain , McKinleyville