

RDS Meeting Comments-Revised

Auto Storage

- Need alleys for trash receptacles, auto storage
- Consider requirement of alleys
- Reduce % of lot dedicated to parking or driveway
- Look at garage placement relative to front and corner of house
- Reduce % of front of house occupied by garage (front elevation)
- Do not like big garages on the street
- Do not like inconsistency in newer neighborhoods-Phase 1 all two car garages, Phase 2 all one car

Building Coverage

- Open Space text amendment needs to be revisited
- Impervious coverage needs to be considered, not just building footprint
- There is nothing to prevent paving the entire lot. Runoff should be considered.
- Consider floor area ratios
- All paving should be considered for coverage purposes

Building Design

- Could be regulated by neighborhood by-laws if desired
- Self imposed by neighborhoods-deed restrictions

Landscaping

- Consider diversity of trees planted-should not be all same species
- Focus should be placed on native plantings
- Native landscaping is important, maintain existing landscaping as much as possible
- Allow for newer trees blended with older ones. Too many trees of the same age and species.

Scale

- Height should be regulated relative to surrounding structures
- Maximum height should be imposed when within certain distance from single family zoning
- Floor area ratio could be useful
- Must consider open space requirements in conjunction with height limits in order to avoid pushing buildings higher by limiting footprint
- Scale should be regulated relative to lot size

- New development in older neighborhoods needs to keep the same scale and massing as the existing and should maintain the character of the neighborhood
- Relate scale and height to lot size

Setbacks

- Streetscape must be maintained
 - Consider limiting front setbacks relative to adjacent homes
 - Consider limiting new house to front setback of existing structure if structure is torn down
- Consider making one side setback greater than the other thus allowing for a driveway to go down the side- One side could be 6' and the other 12'
- Rear yard setbacks should be same for adjoining properties - All adjoining properties should be subject to the greatest rear setback so that one neighbor cannot build closer to the rear yard than their backyard neighbor

Accessory Dwelling Units

- Consider greater rear yard for garages that are more than one story
- More than one story would include structure with stairs and windows above the eaves
- Two story garages should be required to sit further away from the rear and side yards than the 3 ft as required today
- Height should be considered here as it pertains to the relative proximity and shadow affect they have on adjoining properties
- Needs to be better defined
- Need specific setbacks for ADU's

Variety

- Not an issue other than affordable housing
- Allow for a mix of housing choices (size, materials, etc.)
- Intermingle the price points for newer neighborhoods
- Mix duplexes and quads into single family development
- Look at Austin, Texas-If you build larger you have a higher threshold to cover (more design?). Build large=spend more
- Lack of variety and mixed use. Do not place restrictions but have consequences.
- Need distinctions between single lot-cluster-large scale projects. One set of standards cannot cover all possibilities.
- Variety of building types is important

Parking Lot Issues

Sustainability

- Not a high priority
- Higher quality housing with improved safety
- Newer building is not sustainable and should be built to outlast the mortgage
- Poor quality, auto dependent neighborhoods are deteriorating the suburbs
- Build with quality materials
- Provide incentives for building more sustainable housing
- Sustainability is important

Tree Canopy

- Better efforts to save existing trees
- Consider setting a % of trees inside the required setback that must be saved
- Consider guidelines for native plantings
- Save landscaping, no clear cutting. Takes too long for new growth to mature.
- Needs to be better understood by public and better enforced

Other

- More connectivity, both auto and pedestrian to allow for walkability and more transit choices
- More pedestrian lighting in residential neighborhoods to increase safety and security
- Build with quality materials
- Code enforcement
- Conditional zoning throughout the city
- Rehab code needs to be better understood and more proactively used by LUESA
- Better public education
- Development projects that are phased need better coordination in planning and implementation
- No more Phase 1-Price point A, Phase 2-Price Point B. Needs to be mixed together.
- Incentives for density by meeting design criteria