

Residential Design Standards Stakeholder Comments-July 29th Meeting

Group 1

Auto Storage

1. We still need cars
2. Is it good to have cars on the street?
3. Street parking widens street pavement
4. Issue- cars clocking walks
5. No one single best solution
6. Form follows function
7. Drive lengths related to yard grading

Building Entrances

1. Porches good should. Be useable. Should not be mandated.
2. Separated sidewalks a good amenity.
3. Security an important aspect of entrances
4. Accessibility, including grade and stops, important
5. Porches add cost. Individual decision

Corner Lots

1. Windows important on sides facing streets, but a cost / decision item
 - Too many windows can distract
2. Buyer beware. Not always builders fault
3. Why not diagonal oriented houses on corners? (still must be done right)
4. Landscaping helps

Group 2

Auto Access/ Auto Storage

1. Garages are market driven
2. Driveways (at least at entry point) should be limited in width to 18-20 feet
3. Limit street-facing garages to two bays
4. Manage ratio of garage frontage to house frontage – keep garage to less than 50 %
5. Everything has a cost element

Building Entrances

1. Entrances need to be clearly defined
2. Entrances need to be “welcoming”

Corner Lot Design

1. Security is a concern – don’t require windows where they are easily accessible from sidewalks or landscaping
2. Prohibit blank walls – require some architectural articulation
3. Screen utilities with landscaping
4. Different problem in infill than in Greenfield development

Group 3

Auto Storage

1. Choices – people should have choices that fit their lifestyle: garage, carport, parking pad, alley, front entry, side entry
2. Home entrance should be evident/ predominant
3. Cost is a consideration
4. People should use mass transit

Entrances

1. Curb appeal
2. Welcoming appearance
3. Clearly defined entrance

Corner

1. Must have some architectural element (windows, dormer, molding, etc.) [Utility box doesn’t count]
2. Landscaping

Group 4

Auto Storage

1. Driveways should have maximum slope
2. Share driveways when possible

Entrance

1. Obvious from street
2. Entrance should be dominate arch feature

Corner Lots

1. Corner Lots should have architectural embellishments and additional landscape

Group 5

Auto Access and Storage

1. Creating a percentage requirement could help balance front loaded garages with the remainder of the façade
2. What can be done to limit impervious coverage?
3. One large garage door vs. two smaller doors can make a big difference in the appearance
4. Color, materials, and articulation of front loaded garages can make a difference
5. The garage should not be the prominent feature on the façade, but the group felt that it is a buyer's choice where and how the garage is designed and should not be mandated design guidelines
 - Image 1: some members felt that this image could work if it was designed better, but about half of the group didn't like it
 - Image 2: everyone was favorable to the image, but mentioned this would just increase impervious coverage and cost
 - Image 3: Many in the group felt alleyways just further increase impervious coverage and were not necessary in most cases
 - Image 4: Not very favorable, but some in the group felt that this might be the only affordable option for some. Maybe by changing the design of the garage door, it could be made palatable
 - Image 5: Rendered unacceptable by all members of the group; slopes should be taken into account when designing and approving driveways and there should be enough room that cars do not have to park across the public sidewalk.
 - Image 6: Considered favorable by most in terms of designs details, but not much usable front yard.

Entrance

1. Group mentioned overall that there should be different regulations regarding infill and suburban Greenfield development as they are facing separate issues in terms of design and function
2. Porches, decorative stoops can help define the entrance and add visual interest to the façade
3. The entryway should be easily recognizable and accessible from the street and if there is a front loaded garage, it should not dominate over the entryways
4. On major thoroughfares, developments should not be required to open out on to the street and developments should be internal rather than external
5. Porches should be usable (at least 6' wide)
 - Image 1: Group felt it was hard to define where the entrance was and it would require a neighbor to walk through the driveway to get to the front door. Should have some sort of walkway from the street or public sidewalk
 - Image 2: Not favorable to any in the group
 - Image 3: Front porch is appealing and front door is easily recognizable. Front entrance can be accessed from the sidewalk
 - Image 4: On a large thoroughfare, so the group didn't have an issue with inward facing development, but could be better designed

Corner Lot Design

1. Group was not opposed to any of the images presented as they felt that the "side" design was up to the individual owner's preference and should not be dictated by design guidelines
2. Was also suggested that closets, etc. have to go somewhere and that windows should not be required
3. Proposed that some articulation (not windows) could help lessen the impact, but that the best alternative is to require buffering or landscaping to minimize visual impacts of the "blank" walls

