

**Residential Design Stakeholder Issues/Comments**  
**Thursday February 16, 2006**

1. **Sustainable development**-New housing should be built to last.
2. **Enhancing surrounding communities**-New development should enhance the neighborhood around it.
3. **Price point**-There should be a variety of price points in new developments.
4. **2 types of housing models (low-end/high-end)**-There are two types of housing being built now; there is not much choice for middle income people.
5. **There are distinctions between urbanized areas & green fields**
6. **There is a lack of choices for housing types in new developments**
7. **There is a lack of choices of building placement**-Allow variances for setbacks and side yards in urban communities.
8. **Definition of maximum building envelope**
9. **Need clearer regulations (more stream lined), make them easier to understand**
10. **Is Open Space Stakeholder Committee working with the Residential Design Standards group?**
11. **Look at other cities that are over regulated & how that affects the quality of life**
12. **Why do certain areas seem powerless?**
13. **Mass grading and tree clearing is an issue**
14. **Density is an issue**-Too much density in transit areas.
15. **Foreclosure rates are related to housing types**-People are buying more house than they can afford.
16. **Refine mixed-use MX zoning**
17. **Look at redefining 'tree save'. It is abused/misused.**
18. **Tear-downs in existing neighborhoods is causing a loss of middle tier housing & trees**
19. **Political will for mandating well designed affordable housing is not there**
20. **Connectivity/defensible space – are they compatible?**
21. **Come up with a formula to define "character" of neighborhood**
22. **Define half-story**
23. **Follow guidelines to the intent, do not use liberal interpretations**
24. **New levels of property improvement incentives, consider legalizing Accessory Dwelling Units**
25. **Look at minimum standards of state building code**
26. **Allow variances for older neighborhoods with smaller lots**-Setbacks, build-to lines, other site development regulations that are limiting.
27. **Track shoddy construction**-Post construction sustainability
28. **Landscaping on private lots**-Landscaping improves the look of any house type
29. **Minimum size of trees**-There should be a new minimum caliper size for tree save areas.
30. **Tear down architectural advice**-Provide an advisory service for developers who want to tear down existing structures and infill.

- 31. Mandate Homeowners Association**-City should mandate HOA's and regulate.
- 32. Developers should communicate more with communities**
- 33. Define affordable**
- 34. Minimum # windows improve the look of a house**-Quantity of windows and appropriate scale in relation to building mass.
- 35. Minimize blank walls**
- 36. Design standards can be viewed as elitist. May hurt people who have limited/lower incomes (elderly, service employees, etc.).**