



Northwest Superior Planning Project: Original Town Supplemental Outreach Summary

August 2018



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Cover image credit: J.Birkey, 2012

Background

Supplemental Original Town Outreach

On July 24, 2018 the Planning Commission hosted a pair of events specific to Original Town to allow for more in-depth discussion on issues unique to this part of Northwest Superior. The events—which built from information presented during the May 2018 outreach conducted for Northwest Superior—were designed to help clarify key aspects of the community’s vision for Original Town, evaluate preferred housing characteristics, and explore what potential tools could be used to achieve desired outcomes.

The agenda for the outreach events included:

- **Walking Tour.** An informal walking tour of Original Town was conducted to explore different aspects of the neighborhood and encourage participants to start thinking about the questions they were asked to respond to as part of the community workshop discussions. Supporting outreach materials were provided to participants to highlight key information and help guide discussions throughout the tour.
- **Community Workshop.** Following the walking tour, participants returned to Town Hall for a Community Workshop. Participants were organized into six groups, each of which was facilitated by a Planning Commissioner or project team member. Each group was provided with a map and large format worksheets to encourage a more interactive discussion among participants. Copies of the completed worksheets are attached to this summary.

Approximately 50 people participated in one or both events. Although the vast majority of participants indicated through a show of hands that they were residents of Original Town, a small number of participants did note that they lived in the Coal Creek Crossing or Sagamore neighborhoods.

After completing the exercises, each small group shared their findings with the larger group. The results of both are summarized below. This event was advertised through the Town's website, a mailing to all Original Town residents, yard signs placed throughout Original Town, and posters at Town Hall.

Outreach Summary

The results of the group discussions have been combined and organized into the following parts:

1. **Original Town Vision.** Discussions on key characteristics of Original Town and desired improvements for the neighborhood.
2. **Housing Characteristics.** Discussions on preferred housing characteristics for future infill/redevelopment and new development projects for the R-L and R-M zone districts.
3. **Potential Tools.** Discussions on potential scenarios to achieve the desired outcomes for Original Town.

Original Town Vision

Participants were asked to explore and record their priorities and ideas for Original Town by reviewing photos of existing Original Town characteristics provided on the group worksheet. Using colored sticky dots, participants indicated which Original Town characteristics they would (or would not) like to protect/preserve. They also had the opportunity to indicate what specific changes they would like to see (or would be comfortable with).

1) What would you like to protect/preserve/enhance about Original Town in the face of future growth? Please be as specific as possible with regard to the following below.

Sidewalks

- Okay with informal sidewalks but parking should be regulated in those areas
- Sidewalks may be more necessary as/when traffic increases from more development
- Don't want to change informal sidewalks - don't want a narrower right of way or restrictive drainage
- Preserve informal sidewalks
- More free form of walking, not looking for formal sidewalk and landscaping
- Don't want sidewalks
- Want sidewalk and pedestrian Crosswalk across Marshall
- No sidewalk
- Informal pedestrian walkways are preferred
- Split on informal walkways – cars are often parked on them which can be unsafe for pedestrians
- Preserve informal sidewalks – they provide a unique character to the neighborhood

Trees and Landscaping

- Preserve both street and mature trees
- Yes to openness and large trees
- Preserve trees whenever possible
- More trees and sound mitigation from McCaslin – but ensure pedestrian access is provided
- Any trees are good
- Attention to mature trees, arborist
- Replace fallen trees
- Problem seeing around street trees
- Improve landscaping along streets
- Require landscape requirements

- Big trees
- Sound barriers and landscaping along Marshall and McCaslin
- Really like mature trees- help save them from disease
- Maintain street and mature trees
- Freeform of walking with trees
- Keep larger trees in the future

Older Housing Stock

- Maintain original homes
- Protection of historical buildings and heritage
- Older housing stock preservation
- Preservation of older homes should be encouraged with potential tax incentives, but not mandated
- Preserve existing housing
- Save historical properties
- Protect older housing stock but allow for improvements
- Like older housing stock
- Protect and preserve historical community assets and parks
- Support to retain existing homes through subsidies
- Some tend to be in better conditions than others

Mix of Housing Options

- Preserve manufactured housing
- Height and size limits on new build - 2-3 story homes are too tall
- Preserve existing footprint of homes
- No cookie cutter homes
- Preserve a collective diversity of homes and streetscape
- Keep smaller foot prints trees in the future

Historical Context and Community Assets

- Strongly support historic and cultural facilities
- Strongly support parks
- Public art inclusion
- Public-private partnership with Superior Marketplace
- More community gardens that build on the community uses in the Superior Marketplace
- Community gardens on 5th Street
- Public Art
- Farmer's Market
- Events for community between Founder's Park and Market Place
- More public-private partnership to encourage public art that goes along with the nature and charm of Superior and continuing that in the future
- A place for concerts – maybe the park where people could park in the marketplace and shop and eat and enjoy an evening of music like they do in Louisville.

- Some kind of dance hall or special music place
- I think we need a wonderful place for families to eat – like spaghetti since the Blue Parrot is gone in Louisville, maybe the Spaghetti Factory – which attracts families.

Block Patterns/Alleys

- Improved, more frequent street and alley maintenance
- Alleys need to be better maintained if we are going to force residents to use the alleys
- There should be limited traffic through Original Town. No access from the new 2nd Ave development.

Coal Creek

- Preserve Coal Creek
- Really liked the idea of improved access to coal creek
- Support trail connections and access to Coal Creek and providing safe connections to the marketplace and Downtown

Other

- Leave it be, let people build what they want - paid taxes
- Provide flexibility
- Junkyard use (nonconforming use) poses a safety hazard

2) What types of public investments would you like to see that would enhance the livability/desirability of Original Town over time? Please record your suggestions on the map

Trees and Landscaping

- Add more trees - Tree-lined, shaded walking areas are preferred
- Connections to marketplace
- Mix of sizes and character

Trails and Connectivity

- Traditional architectures that includes front porches except suburban homes
- Trail connection improvement along Depot Street
- Move Third Ave. Trailhead
- Pedestrian friendly access to increasing/expanding amenities
- More connectivity to amenities
- More developed creek path drives away animals – avoid over development
- Trail connections are important
- No sidewalks
- It would be great if a park could be located in the interior of Original Town
- Trees and flowers would be great (shade trees rather than pines)
- Better connectivity to marketplace and DT

3) What types of specific change would you like to see (or would you be comfortable with) in Original Town as growth occurs over time?

2nd Avenue Property

- Limit traffic from Rogers Farm through town. Access/exit to McCaslin
- 2nd Ave property – more density on the McCaslin side, least density on the 2nd Ave side to lessen the impact on current residents. This development should include a park, if at all possible

Trees and Landscaping

- Like to see Landscaping/streetscaping (general)
- Allow sustainability, concern for water and Xeriscaping

Height, Scale, and Orientation

- Footprint and height limits
- Rear-loaded garages are a plus
- ADUs of all types are of interest
- Traditional/cottage homes are preferred
- Affordable housing/ senior housing
- Large contemporary homes not wanted

Community Facilities and Connectivity

- Room for: 1) Educational type school or similar (daycare, preschool) 2) Something community oriented (art, cooking classes, community gardens)
- Connectivity – safe bicycling and walking to areas bordering Original Town

Housing Characteristics

Using the colored sticky dots, participants were asked to review photo examples of different housing characteristics from other communities and determine how well they would “fit” in the R-L (single-family) and R-M (multi-family) portions of Original Town.

1) How well do the types of characteristics reflected in the examples below “fit” in Original Town and Vicinity

ADUs

- No campers or temporary ADUs
- Related people occupying ADUs are okay
- Needs to consider lot coverage and other size limitations. Smaller units are better – tiny homes
- Parking may be a problem for ADUs that are over a garage
- More support for ADUs if it were occupied by family members
- Wide support for ADUs – nothing temporary and prefer to have a related family member to occupy the ADU
- ADUs can provide diversity and rental income. It also has the ability to add density - perhaps consider restricting them to family

Cottage Homes

- Additions to existing cottage homes are a great solution

- Most support for cottage homes

Manufactured Homes

- Preserve manufactured homes
- Manufactured homes – no additional
- Replace trailers with single-family homes and duplexes
- Like manufactured homes as it provides affordable options for housing

Contemporary Architecture

- Do not like slot apartments
- Neutral on super contemporary townhomes for MF zone district
- Avoid contemporary
- Large contemporary homes not preferred at all
- Don't like contemporary homes
- No support for contemporary duplexes – need to support limiting density
- No contemporary high density (townhomes)
- Not fan of contemporary
- No to contemporary duplexes and townhomes
- Contemporary and other styles ok, but not all throughout. Ok to be scattered
- Height concerns with contemporary homes
- Support for traditional architecture rather than contemporary

Traditional Architecture

- Like traditional design
- Support for traditional single-family homes and side and rear additions to existing homes
- Like duplexes/townhomes with traditional architecture
- Support traditional duplex homes – fit with the character of existing homes in the neighborhood
- Single family traditional character are too big, too close, too high
- Traditional single-family homes were too big and high
- Supportive of any type of single-family homes other than suburban-like homes
- No support for single-family suburban homes
- Split on contemporary and traditional single-family home
- Single-family detached is favorite

Variety in Architectural Style

- Like Flexible architecture (except suburban)
- Little bit of everything is a good thing
- Reacting to the variety, therefor neutral overall, but wouldn't want to see any one of them anywhere.
- Fine as long there is variety rather than just one style
- Need to consider the size and height of these buildings
- Dislike tract development
- Supportive of pedestrian-friendly duplexes

Garage Orientation

- Utilize alleys

- Alley loaded garages are preferred
- Alley-loaded but avoid contemporary homes
- Alley-loaded garages are nice
- Garage Placemen –context matters. Garages in the rear are better but aren't always paved or have snow removal. Power lines may also be a constraint
- Huge support for alley-loaded garages
- Multi-family housing two story and garages in the rear
- Front-loaded ok - if necessary
- Don't like the look for front loaded garages
- Split on side-loaded garage
- Garage at rear of lot okay if there is an alley
- Front loaded garages are just fine
- Would like to park in the front
- Diversity of homes and streetscape and landscaping

Porches

- Favored houses with porches
- Do not like tiny porches
- Like great front porches

Rooflines

- Varied roofline - okay if roofline isn't too high
- Varied roof line and wall articulation – no strong opinion
- Varied rooflines and wall articulation - does not fit

Height and Scale

- Preserve height limits and size limits on new homes
- Keeping smaller footprint
- Smaller dwellings encouraged
- There should be height restrictions, i.e. No more buildings as tall as the Maple Street homes.
- Like 2nd floor but not too high
- Height restrictions and maintenance of alleys so that It builds on the character
- Height/footprint
- Restrictions on height and having healthy setbacks

Cookie Cutter/McMansions

- No McMansions
- Do not want – cookie cutter homes
- No cookie cutter homes
- We don't like McMansion and cookie cutter homes

General Development Considerations

- Long-time and life-time residents – allowing them more variances and considerations
- Limit medium density
- Grandfather-in or tear down/new construction
- Going up is not as important as going out. Like downtown.

- Prefer to build out and not up
- Allow people to do what they want to do on their property – keep it independent
- More consideration and flexibility for longtime residents

Affordability/Rentals

- Concern that rental units are not being maintained
- Affordable housing – the community needs it
- Rental units not being maintained
- Affordable home

Other Considerations/Concerns

- Undergrounding of utility pole
- Underground utilities
- Junkyard – concerned about fire hazard/chemicals.
- Consideration for animal wildlife
- Preserve Charm and quaintness
- Consider lifetime residents
- What makes a cute neighborhood?

Potential Tools

Following the group reporting, project team members described the four potential scenarios that were presented to the community as part of the various outreach activities conducted in May-June 2018 as a way to achieve desired outcomes for Original Town:

- Scenario A: Maintain Existing Tools (No Action)
- Scenario B: Design Guidelines
- Scenario C: Design Standards/Overlay District
- Scenario D: Design Standards/Overlay District + Regulatory Incentives

As part of a facilitated question and answer session, participants provided the following observations/questions:

- Need to select the tool that is most conducive to our challenges
- Design guidelines doesn't seem helpful since people want to make a profit – what looks nice is subjective; we need standards to accomplish what we want
- We keep hearing that we don't want cookie-cutter houses, but if we have large lots that have that kind of capability then the uniformity associated with new development is to be expected
- Want flexibility for existing residents but don't trust outsiders to do what is desired by neighbors
- Scenarios should be considerate to the scale of development – single lot owner versus large developer
- Scenario D seems appropriate for new development
- Like D because we're talking about a menu and it makes sense to incentivize people. Remington could have used a little more diversity – could have a benefit from a menu to encourage variety and more interesting design
- Going to get a developer that buys out a large lot and wants to develop the same type of housing – what's more efficient

- Can we innovate to encourage the developer to develop something that the community desires?
- One option for R-M areas would be to have the Town buy the property and downzone to single-family
- Scenario C – can easily see that Coal Creek has adhered to those setbacks – can result in a uniformity that people don't want to see
- Where do streetscapes and alleys come into this conversation?
- May need to consider a double set of rules – one for long-time residents and one for new developers (e.g., more flexibility for individual home and stricter standards for someone that builds more than one home)
- We have large areas where developers are coming in – ask PC and TB look carefully at people coming and understand their motives?
- How can PC make decisions for OT residents if they don't live here?
- Create a disincentive for cookie cutter development and make it easier for existing property owners to do additions
- Individual level captures the intent
- ADUs in particular need community feedback as it develops
- What kind of incentives could be put in place for developers?

As a follow up to the discussion, participants were asked to indicate through a show of hands whether they were supportive of Scenario A: Maintain Existing Tools (No Action). Two participants raised their hands.

Next Steps

A preliminary approach is outlined below, based on input received from the community. This approach is intended as a starting point for continued discussion and will be refined based on input from Planning Commission on August 7.

Part 1: Establish an overlay district and accompanying design standards/incentives for R-L and R-M portions of Original Town¹

What would the overall intent of the design standards/incentives be?

Based on the input received during the supplemental outreach, the general intent of the design standards/incentives would be to:

- Encourage infill/redevelopment and new development that reinforces the eclectic character of Original Town and to discourage “cookie cutter” development
- Maintain a greater degree of flexibility for single-family homes on a single lot versus multi-unit projects
- Allow for, and establish parameters, for accessory dwelling units (ADUs)
- Incorporate the use of incentives wherever possible

¹ Overlay District would apply to all portions of Original Town not subject to a PD.

What would the standards apply to?

Several tiers of applicability would be defined based on the type of dwelling and development context:

R-L

- Major additions²
- Single-family detached (one unit)
- Single-family detached (two or more units)
- Accessory dwelling unit

R-M

- Single-family, detached
- Duplex (single-family, attached)
- Townhome
- Other small multi-family building forms
- Accessory dwelling unit

What types of potential standards/incentives are envisioned for R-L (single-family) portions of Original Town?

Major additions

- Incentivize horizontal versus vertical expansion (e.g., major addition is located to the rear or side of the existing home versus a “pop top,” aka full floor addition) and/or retention of an historic structure³
- Bulk plane to help deter tall/boxy building forms
- Menu of roof forms (to discourage more contemporary building forms)
- Incentivize front porches by allowing for encroachment into front setback up to a certain point

Single-family detached (one unit)

- Garage orientation (incentivize alley-loaded⁴)
- Bulk plane to help deter tall/boxy building forms
- Side wall articulation/four-sided design (limit blank walls and use of long, uninterrupted two-story walls)
- Indicate that building forms that are more typical of traditional architecture/Original Superior are preferred through the use of examples, but allow for contemporary interpretations of those forms (e.g., don't dictate a particular architectural style)

Single-family detached (two or more units)

- Garage orientation (incentivize alley-loaded)

² Will be defined to exclude routine maintenance/minor improvements

³ Will need to discuss alternate terminology or define for this purpose in terms of what the community wishes to encourage the retention of. For example, definition could be tied to typical characteristics of original miner's cottages, age, etc.

⁴Types of incentives the community is open to will need to be defined. Lot coverage and height are often used – either by allowing for higher lot coverage/height than is currently allowed, or by reducing baseline height/lot coverage and allowing applicants to earn back to the current maximum using the incentives that work for them. The use of reduced off street parking requirements could also be explored.

- Bulk plane to help deter tall/boxy building forms
- Side wall articulation/four-sided design (limit blank walls and use of long, uninterrupted two-story walls)
- Must provide variation in the design, massing, and form of individual homes. Establish a menu of ways in which required variation can be met:
 - Height/Massing/Form (e.g., mix of one, one and half, and two-story homes)
 - Architectural details (e.g., front porch, materials, roof form)
- Indicate that building forms that are more typical of traditional architecture/Original Superior are preferred through the use of examples, but allow for contemporary interpretations of those forms (e.g., don't dictate a particular architectural style)

What types of potential standards/incentives are envisioned for R-M (multi-family) portions of Original Town?

Single-family detached/duplex

- Require alley-loaded garages
- Bulk plane to help deter tall/boxy building forms
- Must provide variation in the design, massing, and form of individual homes. Establish a menu of ways in which required variation can be met, such as:
 - Height/Massing/Form (e.g., mix of one, one and half, and two-story homes)
 - Architectural details (e.g., front porch, materials, roof form)
 - Variation in size of home (e.g., total above ground square footage or total lot coverage)
 - Others parameters as defined
- Indicate that building forms that are more typical of traditional architecture/Original Superior are preferred through the use of examples, but allow for contemporary interpretations of those forms (e.g., don't dictate a particular architectural style)

Townhome/small-scale multifamily

- Require alley-loaded garages
- Must provide variation in the design, massing, and form of individual buildings. Establish a menu of ways in which required variation can be met, such as:
 - Height/Massing/Form (e.g., mix of one, one and half, and two-story building forms)
 - Architectural details (e.g., front porch, materials, roof form)
 - Others parameters as defined
- Provide examples of multifamily building forms that are more typical of traditional architecture/Original Superior are preferred through the use of examples, but allow for contemporary interpretations of those forms (e.g., don't dictate a particular architectural style)
- Require common open space

Supplemental requirements for larger projects⁵

- Block size (align with existing block size in Original Town, or underlying plats)
- Streetscape (detached walk and street trees)

⁵ Parameters to be defined; typically would be based on unit or size threshold

- Require a mix of housing types (e.g., single-family detached, duplex, and townhome versus all single-family)
- Transition to established single-family neighborhood
 - Limit to single family or duplexes along shared street frontage
 - Establish definition of “comparable” height within a certain distance of shared lot line (e.g., within 10-12 feet)

Potential Types of Standards/Incentives for Accessory Dwelling Units

ADU requirements could be varied for R-L and R-M, or be limited to R-L. Typically, they would address some combination of the following:

- Location (explore varied approaches: e.g., above/adjacent to garage versus attached to primary dwelling)
- Dimensional standards (setbacks, height, etc.)
- Number and size (one per parcel, living area – min/max, subordinate to principal structure)
- Utilities and dedications (separate metering)
- Limitations on use of space (guest quarters vs. rental unit)

Part 2: Related Strategies for Consideration

The following strategies reflect ideas that emerged from discussions with participants that do not fall within the purview of the potential design standards/incentives outlined above, or strategies identified by the project team that should be considered to help support desired outcomes for Original Town:

- Potential tree conservation/tree planting program
- Explore potential of creating a community garden in Original Town (as part of an existing park?)
- Explore the potential of establishing a grant program to encourage owners of original homes in Original Town to reinvest in their properties
- Potential updates to Transportation Plan to reflect preference for:
 - Informal pedestrian walkways/lack of sidewalks (in R-L area)
 - Enhanced pedestrian connections to Superior Marketplace
- Explore the feasibility of paving existing alleys and increasing levels of service to provide ongoing snow removal in Original Town to support preferences for alley-loaded garages and enhance livability

Further discussion with the Planning Commission and Town Board is needed to determine which, if any of these strategies warrant further discussion.

PART 1: ORIGINAL TOWN VISION

1) What would you like to protect/preserve/enhance about Original Town in the face of future growth? Please be as specific as possible with regard to the following below.

STREETSCAPE



Attached or detached sidewalk with landscaping



Informal pedestrian walkway



No sidewalk or dedicated pedestrian walkway



TREE CANOPY



Street trees



Mature trees



OLDER HOUSING STOCK



Older housing stock



Older housing stock



MIX OF HOUSING OPTIONS



Older housing stock



Contemporary homes (front-loaded garage)



Contemporary homes (alley-loaded garage)



Manufactured homes



HISTORICAL CONTEXT AND COMMUNITY ASSETS



Protection of historic context/resources



Historic cultural facilities



Parks



BLOCK PATTERN/ ALLEYS



Traditional grid layout of neighborhood blocks with alley access



COAL CREEK



Coal Creek



OTHER

Empty text box for other suggestions.

2) What types of public investments would you like to see that would enhance the livability/desirability of Original Town over time? Please record your suggestions on the map.

PUBLIC INVESTMENTS



Trail connections



Improved access to Coal Creek



Sidewalk improvements and general streetscape enhancements



OTHER

Empty text box for other suggestions.

3) What types of changes would you like to see (or would you be comfortable with) in Original Town as growth occurs over time?

Large empty text box for suggestions.

PART 1: ORIGINAL TOWN VISION

1) What would you like to protect/preserve/enhance about Original Town in the face of future growth? Please be as specific as possible with regard to the following below.

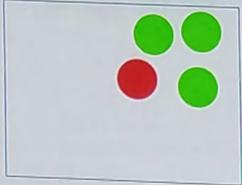
STREETSCAPE



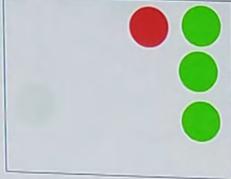
Attached or detached sidewalk with landscaping



Informal pedestrian walkway



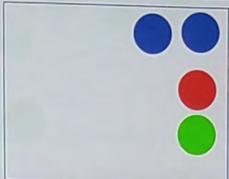
No sidewalk or dedicated pedestrian walkway



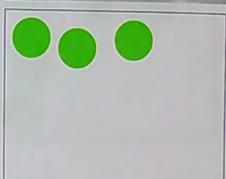
TREE CANOPY



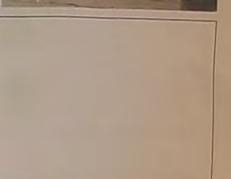
Street trees



Mature trees



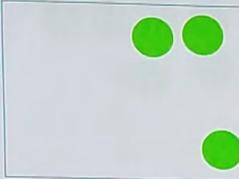
OLDER HOUSING STOCK



MIX OF HOUSING OPTIONS



Older housing stock



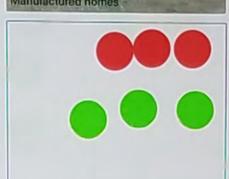
Contemporary homes (front-loaded garage)



Contemporary homes (alley-loaded garage)



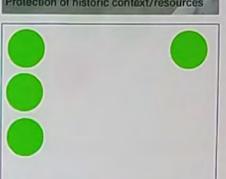
Manufactured homes



HISTORICAL CONTEXT AND COMMUNITY ASSETS



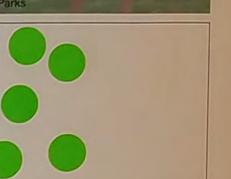
Protection of historic context/resources



Historic cultural facilities



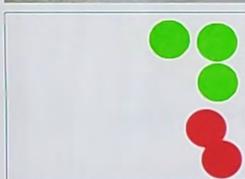
Parks



BLOCK PATTERN/ ALLEYS



Traditional grid layout of neighborhood blocks with alley access



COAL CREEK



Coal Creek



OTHER

Empty box for other suggestions.

2) What types of public investments would you like to see that would enhance the livability/desirability of Original Town over time? Please record your suggestions on the map.

PUBLIC INVESTMENTS



Trail connections

Empty box for trail connections suggestions.



Improved access to Coal Creek

Empty box for improved access to Coal Creek suggestions.



Sidewalk improvements and general streetscape enhancements

Empty box for sidewalk improvements suggestions.

OTHER

Empty box for other public investment suggestions.

3) What types of changes would you like to see (or would you be comfortable with) in Original Town as growth occurs over time?

Large empty box for general change suggestions.

PART 1: ORIGINAL TOWN VISION

1) What would you like to protect/preserve/enhance about Original Town in the face of future growth? Please be as specific as possible with regard to the following below.

STREETSCAPE



TREE CANOPY



OLDER HOUSING STOCK



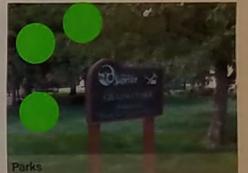
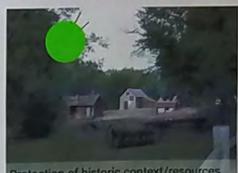
Don't want change ROW, More Narrow, Drainage More Restrictive

Any Trees are good Replace fallen trees

Attention to Mature trees Arborist

Maintain Original homes

MIX OF HOUSING OPTIONS



Low Income Housing Economic Replace Trailers w SFD Duplex

Strongly Support

Strongly Support

BLOCK PATTERN/ ALLEYS



COAL CREEK



OTHER

Connectivity of OT to Market place

2) What types of public investments would you like to see that would enhance the livability/desirability of Original Town over time? Please record your suggestions on the map.

PUBLIC INVESTMENTS



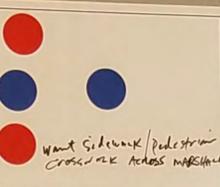
OTHER

3) What types of changes would you like to see (or would be comfortable with) in Original Town as growth occurs over time?

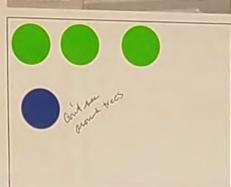
PART 1: ORIGINAL TOWN VISION

1) What would you like to protect/preserve/enhance about Original Town in the face of future growth? Please be as specific as possible with regard to the following below.

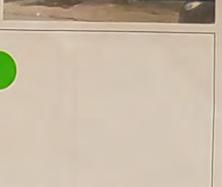
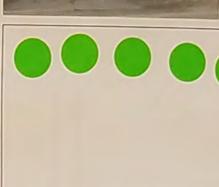
STREETSCAPE



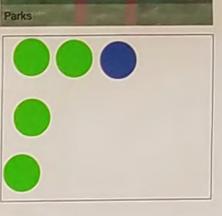
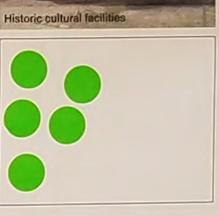
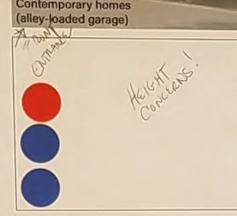
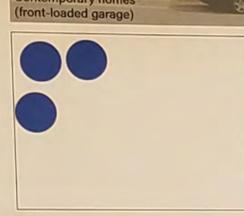
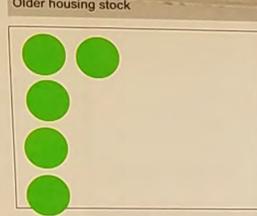
TREE CANOPY



OLDER HOUSING STOCK



MIX OF HOUSING OPTIONS

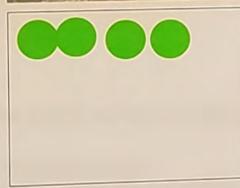


HISTORICAL CONTEXT AND COMMUNITY ASSETS

BLOCK PATTERN/ ALLEYS



COAL CREEK

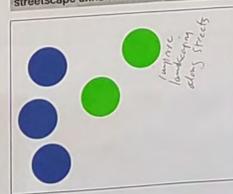
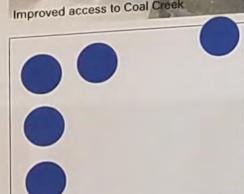
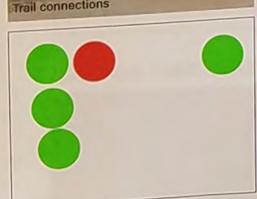


OTHER



2) What types of public investments would you like to see that would enhance the livability/desirability of Original Town over time? Please record your suggestions on the map.

PUBLIC INVESTMENTS



OTHER

Blank area for suggestions.

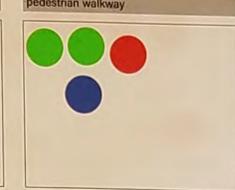
3) What types of changes would you like to see (or would you be comfortable with) in Original Town as growth occurs over time?

Blank area for suggestions.

PART 1: ORIGINAL TOWN VISION

1) What would you like to protect/preserve/enhance about Original Town in the face of future growth? Please be as specific as possible with regard to the following below.

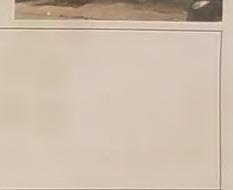
STREETSCAPE

 Attached or detached sidewalk with landscaping	 Informal pedestrian walkway	 No sidewalk or dedicated pedestrian walkway
		

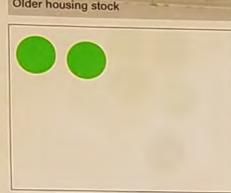
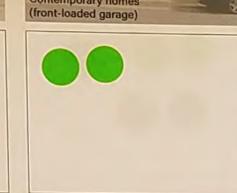
TREE CANOPY

 Street trees	 Mature trees
	

OLDER HOUSING STOCK

MIX OF HOUSING OPTIONS

 Older housing stock	 Contemporary homes (front-loaded garage)	 Contemporary homes (alley-loaded garage)
		

HISTORICAL CONTEXT AND COMMUNITY ASSETS

 Manufactured homes	 Protection of historic context/resources	 Historic cultural facilities	 Parks
			

BLOCK PATTERN/ ALLEYS

 Traditional grid layout of neighborhood blocks with alley access


COAL CREEK

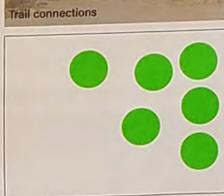
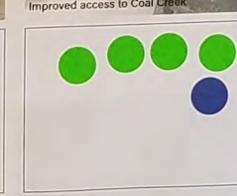
 Coal Creek


OTHER

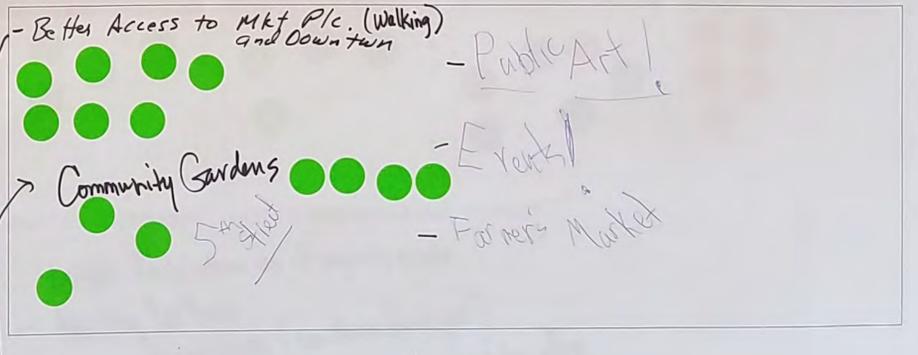

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2) What types of public investments would you like to see that would enhance the livability/desirability of Original Town over time? Please record your suggestions on the map.

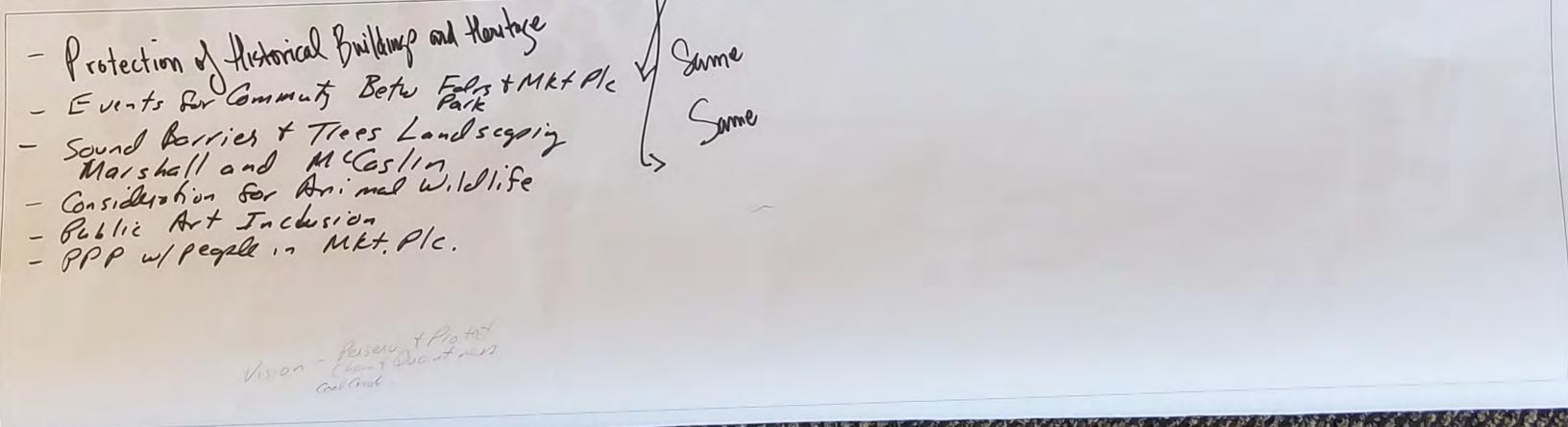
PUBLIC INVESTMENTS

 Trail connections	 Improved access to Coal Creek	 Sidewalk improvements and general streetscape enhancements
		

OTHER

<p>- Better Access to Mkt Plc. (walking) and Downtown</p> <p>- Public Art!</p> <p>- Events!</p> <p>- Farmer's Market</p> <p>Community Gardens</p> <p>5th Street</p> 

3) What types of changes would you like to see (or would you be comfortable with) in Original Town as growth occurs over time?

<ul style="list-style-type: none"> - Protection of Historical Buildings and Heritage - Events for Community Betw Falls + Mkt Plc Park - Sound Barriers + Trees Landscaping Marshall and McCaslin - Consideration for Animal Wildlife - Public Art Inclusion - PPP w/ people in Mkt. Plc. <p>Same</p> <p>Same</p> <p>Vision - Preserve + Protect Coal Creek</p>	
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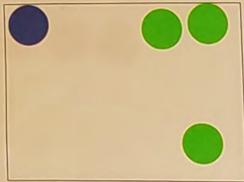
PART 1: ORIGINAL TOWN VISION

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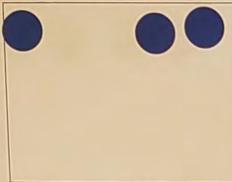
STREETSCAPE



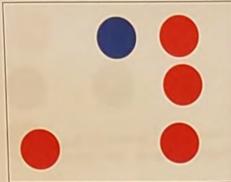
Attached or detached sidewalk with landscaping



Informal pedestrian walkway



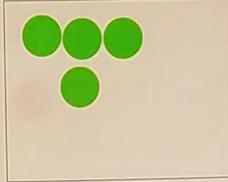
No sidewalk or dedicated pedestrian walkway



TREE CANOPY



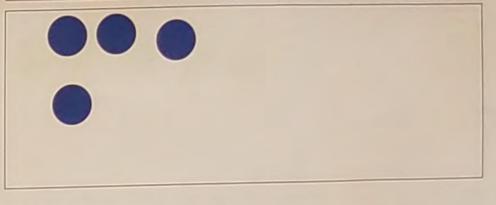
Street trees



Mature trees



OLDER HOUSING STOCK



MIX OF HOUSING OPTIONS



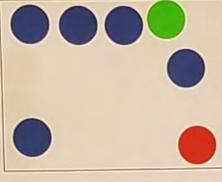
Older housing stock



Contemporary homes (front-loaded garage)



Contemporary homes (alley-loaded garage)



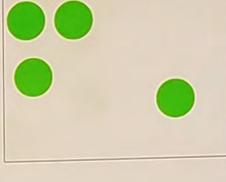
Manufactured homes



HISTORICAL CONTEXT AND COMMUNITY ASSETS



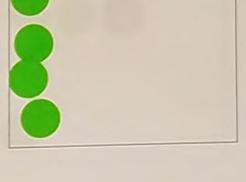
Protection of historic context/resources



Historic cultural facilities



Parks



BLOCK PATTERN/ ALLEYS



Traditional grid layout of neighborhood blocks with alley access



COAL CREEK



Coal Creek



OTHER

Empty box for other suggestions.

2) What types of public investments would you like to see that would enhance the livability/desirability of Original Town over time? Please record your suggestions on the map.

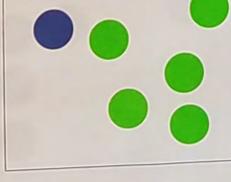
PUBLIC INVESTMENTS



Trail connections



Improved access to Coal Creek



Sidewalk improvements and general streetscape enhancements



OTHER

Empty box for other suggestions.

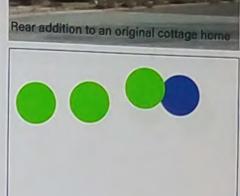
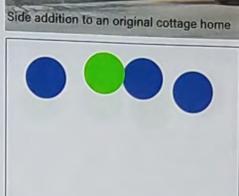
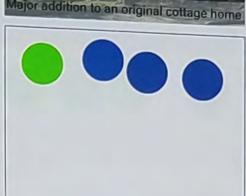
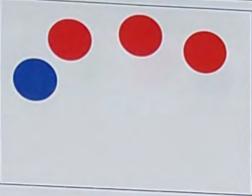
3) What types of changes would you like to see (or would you be comfortable with) in Original Town as growth occurs over time?

Large empty box for suggestions on changes over time.

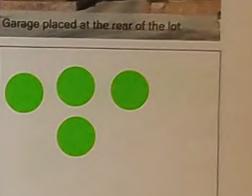
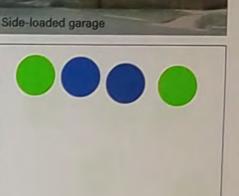
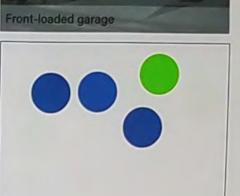
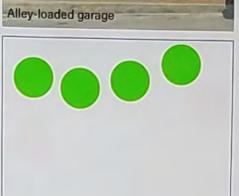
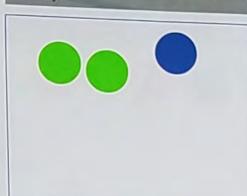
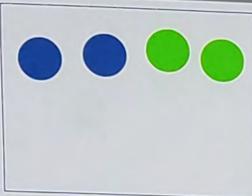
PART 2: HOUSING CHARACTERISTICS

1) How well do the types of characteristics reflected in the examples below "fit" in R-L (single-family) portions of Original Town?

CHARACTER/MASSING/FORM



ACCESSORY DWELLING UNITS (ADUS)

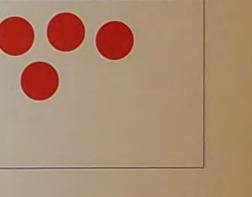
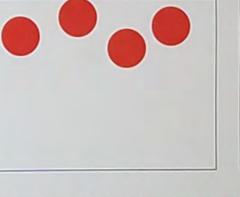
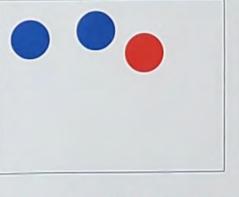
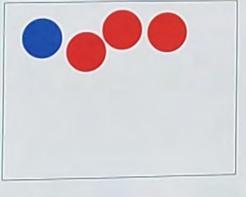
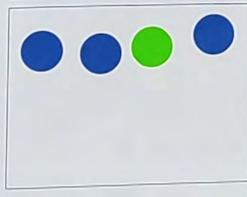
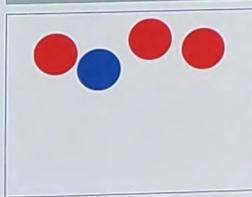


GARAGE ORIENTATION

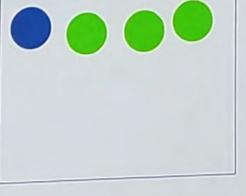
WHAT OTHER CHARACTERISTICS ARE IMPORTANT TO YOU?

2) How well do the types of characteristics reflected in the examples below "fit" in R-M (multi-family) portions of Original Town and Vicinity?

MIX OF HOUSING TYPES/STYLES



GARAGE ORIENTATION

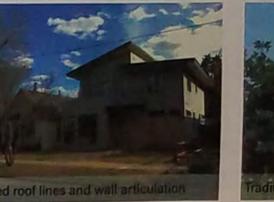
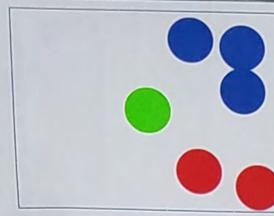
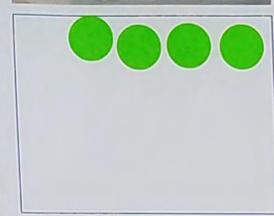
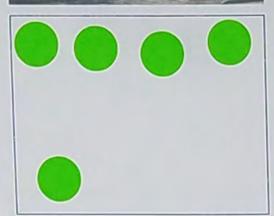
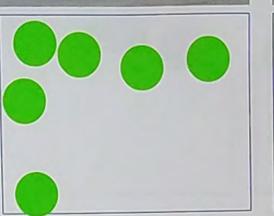
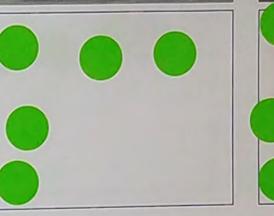
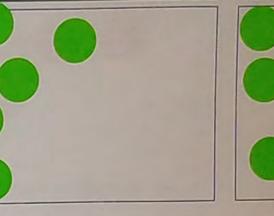
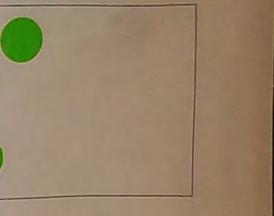


WHAT OTHER CHARACTERISTICS ARE IMPORTANT TO YOU?

PART 2: HOUSING CHARACTERISTICS

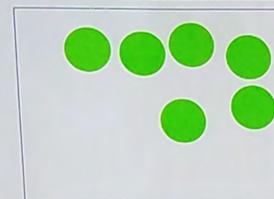
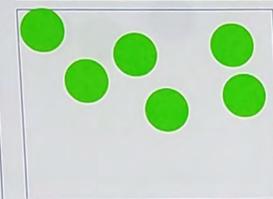
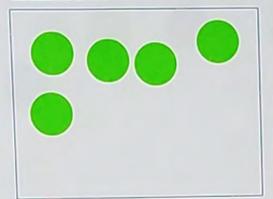
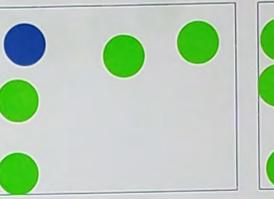
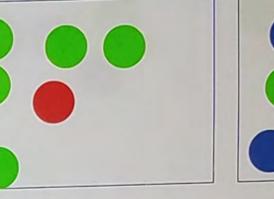
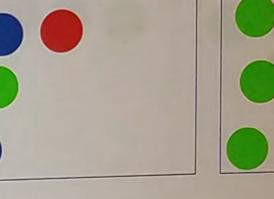
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CHARACTER/MASSING/FORM

 Contemporary single family	 Traditional single family	 Major addition to an original cottage home	 Side addition to an original cottage home	 Rear addition to an original cottage home	 Varied roof lines and wall articulation	 Traditional cottage home
						

ACCESSORY DWELLING UNITS (ADUS)

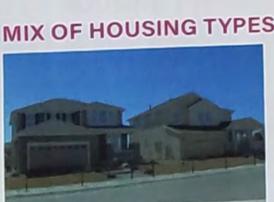
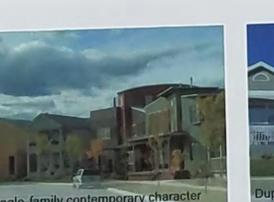
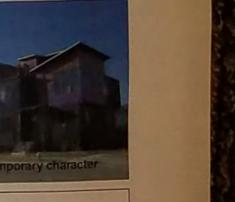
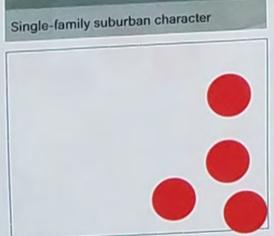
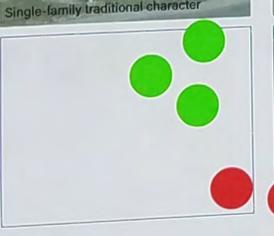
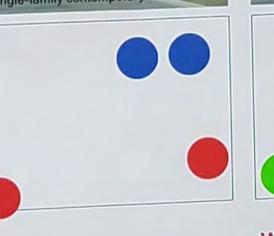
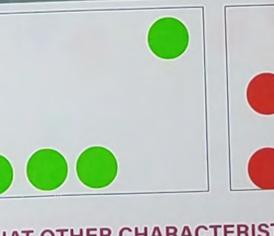
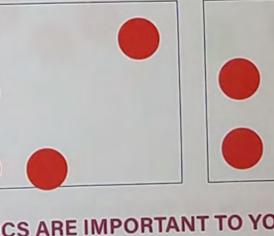
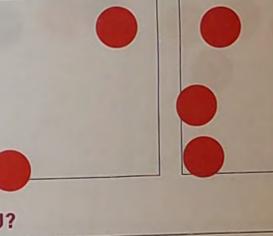
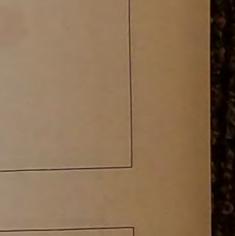
GARAGE ORIENTATION

 ADU attached to garage of an existing home	 ADU above a garage with access from the alley	 ADU above a garage with access from the street	 Alley-loaded garage	 Front-loaded garage	 Side-loaded garage	 Garage placed at the rear of the lot
						

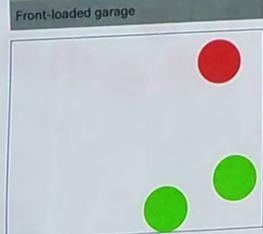
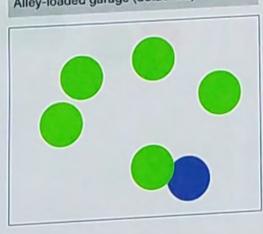
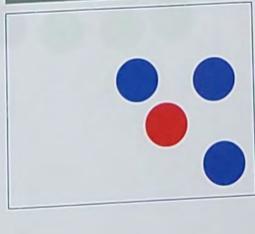
WHAT OTHER CHARACTERISTICS ARE IMPORTANT TO YOU?

2) How well do the types of characteristics reflected in the examples below "fit" in R-M (multi-family) portions of Original Town and Vicinity?

MIX OF HOUSING TYPES/STYLES

 Single-family suburban character	 Single-family traditional character	 Single-family contemporary character	 Duplex traditional character	 Duplex contemporary character	 Townhomes traditional character	 Townhomes contemporary character
						

GARAGE ORIENTATION

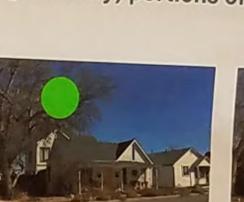
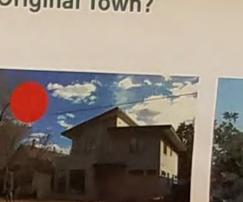
 Front-loaded garage	 Alley-loaded garage (detached)	 Side-loaded garage (attached)
		

WHAT OTHER CHARACTERISTICS ARE IMPORTANT TO YOU?

PART 2: HOUSING CHARACTERISTICS

1) How well do the types of characteristics reflected in the examples below "fit" in R-L (single-family) portions of Original Town?

CHARACTER/MASSING/FORM

 Contemporary single family	 Traditional single family	 Major addition to an original cottage home	 Side addition to an original cottage home	 Rear addition to an original cottage home	 Varied roof lines and wall articulation	 Traditional cottage home
			Great Solution →		Dont fit	

ACCESSORY DWELLING UNITS (ADUS)

 ADU attached to garage of an existing home	 ADU above a garage with access from the alley	 ADU above a garage with access from the street
	NO Campers, Temporary	Related People - ok

GARAGE ORIENTATION

 Alley-loaded garage	 Front-loaded garage	 Side-loaded garage	 Garage placed at the rear of the lot
	Not suitable Just fine		if there is an ally

WHAT OTHER CHARACTERISTICS ARE IMPORTANT TO YOU?

+ Going up is not as important as going out. Like ~~Mountain~~ town.
+ Rental units not being maintained
+ Connection to Marketplace
+ Better connectivity, walking

2) How well do the types of characteristics reflected in the examples below "fit" in R-M (multi-family) portions of Original Town and Vicinity?

MIX OF HOUSING TYPES/STYLES

 Single-family suburban character	 Single-family traditional character	 Single-family contemporary character	 Duplex traditional character	 Duplex contemporary character	 Townhomes traditional character	 Townhomes contemporary character
			Traditional Architecture	no	yes	NO

GARAGE ORIENTATION

 Front-loaded garage	 Alley-loaded garage (detached)	 Side-loaded garage (attached)
The look		

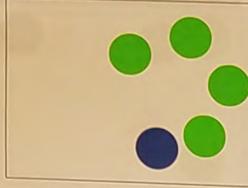
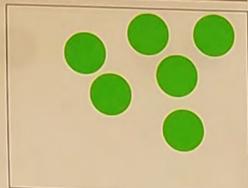
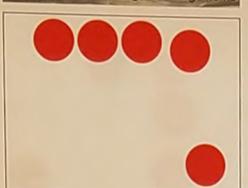
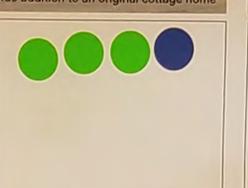
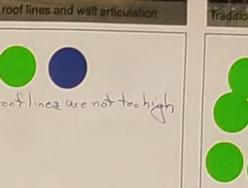
WHAT OTHER CHARACTERISTICS ARE IMPORTANT TO YOU?

Life time Resident - Consideration
Grandfather-In or Tear Down/New Const.

PART 2: HOUSING CHARACTERISTICS

1) How well do the types of characteristics reflected in the examples below "fit" in R-L (single-family) portions of Original Town?

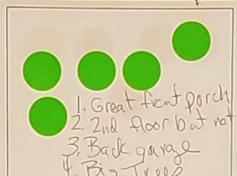
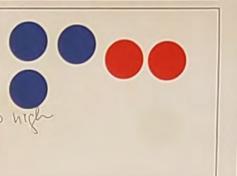
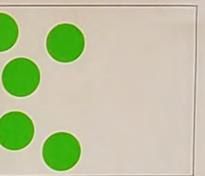
CHARACTER/MASSING/FORM

 Contemporary single family	 Traditional single family	 Major addition to an original cottage home	 Side addition to an original cottage home	 Rear addition to an original cottage home	 Varied roof lines and wall articulation	 Traditional cottage home
						

ACCESSORY DWELLING UNITS (ADUS)

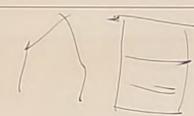
 ADU attached to garage of an existing home	 ADU above a garage with access from the alley	 ADU above a garage with access from the street
		

GARAGE ORIENTATION

 Alley-loaded garage	 Front-loaded garage	 Side-loaded garage	 Garage placed at the rear of the lot
			

WHAT OTHER CHARACTERISTICS ARE IMPORTANT TO YOU?

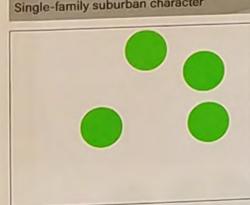
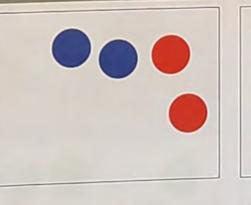
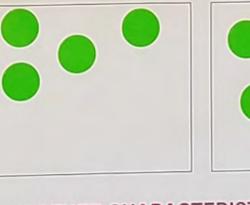
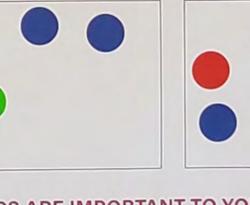
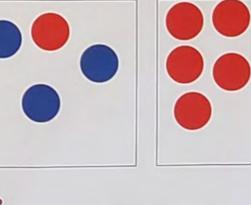
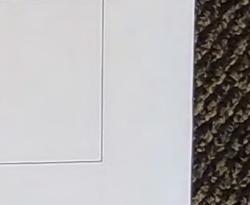
Healthy setbacks
 Landscape requirements
 Improved, more frequent "street" maintenance (alleys also)
 Undergrounding of utility poles
 No McMansions



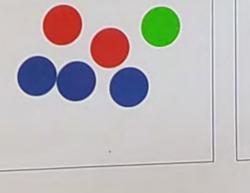
* underground utilities
 * What makes a "cute neighborhood"?

2) How well do the types of characteristics reflected in the examples below "fit" in R-M (multi-family) portions of Original Town and Vicinity?

MIX OF HOUSING TYPES/STYLES

 Single-family suburban character	 Single-family traditional character	 Single-family contemporary character	 Duplex traditional character	 Duplex contemporary character	 Townhomes traditional character	 Townhomes contemporary character
						

GARAGE ORIENTATION

 Front-loaded garage	 Alley-loaded garage (detached)	 Side-loaded garage (attached)
		

WHAT OTHER CHARACTERISTICS ARE IMPORTANT TO YOU?

- Height Restrictions as it impacts views
 - Healthy Setbacks
 - Landscape Requirements (see Danes front yard)
 - Improved more frequent "street" maintenance including alleys

PART 2: HOUSING CHARACTERISTICS

1) How well do the types of characteristics reflected in the examples below "fit" in R-L (single-family) portions of Original Town?

CHARACTER/MASSING/FORM

 Contemporary single-family	 Traditional single-family	 Major addition to an original cottage home	 Side addition to an original cottage home	 Rear addition to an original cottage home	 Varied roof lines and wall articulation	 Traditional cottage home
● ● ● ●	● ● ● ●	● ● ● ●	● ● ● ●	● ● ● ●	● ● ● ●	● ● ● ●

ACCESSORY DWELLING UNITS (ADUS)

 ADU attached to garage of an existing home	 ADU above a garage with access from the alley	 ADU above a garage with access from the street
● ● ● ● <i>How dependent on the garage space you have when adding an ADU?</i>	● ● ● ● <i>Apex, size matters! Small units better - tiny home</i>	● ● ● ● <i>Easy Parking problem!</i>

GARAGE ORIENTATION

 Alley-loaded garage	 Front-loaded garage	 Side-loaded garage	 Garage placed at the rear of the lot
● ● ● ●	● ● ● ●	● ● ● ●	● ● ● ●

WHAT OTHER CHARACTERISTICS ARE IMPORTANT TO YOU?

2) How well do the types of characteristics reflected in the examples below "fit" in R-M (multi-family) portions of Original Town and Vicinity?

MIX OF HOUSING TYPES/STYLES

 Single-family suburban character	 Single-family traditional character	 Single-family contemporary character	 Duplex traditional character	 Duplex contemporary character	 Townhomes traditional character	 Townhomes contemporary character
● ● ● ● ● ●	● ● ● ● ● ● <i>To big, too close, too high</i>	● ● ● ● ● ●	● ● ● ● ● ●	● ● ● ● ● ●	● ● ● ● ● ●	● ● ● ● ● ●

GARAGE ORIENTATION

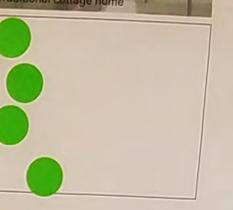
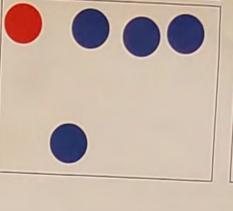
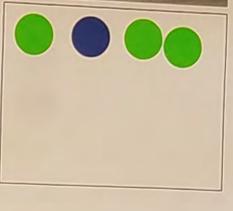
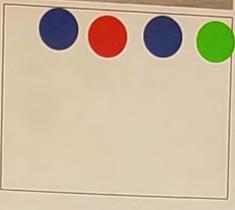
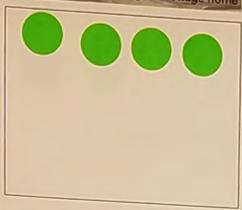
 Front-loaded garage	 Alley-loaded garage (detached)	 Side-loaded garage (attached)
● ● ● ● ● ●	● ● ● ● ● ●	● ● ● ● ● ●

WHAT OTHER CHARACTERISTICS ARE IMPORTANT TO YOU?

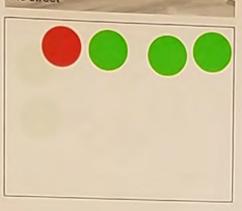
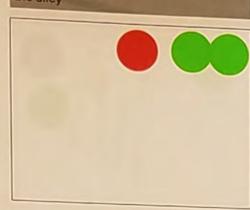
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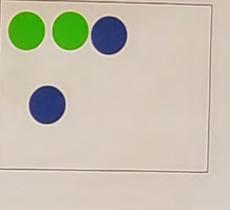
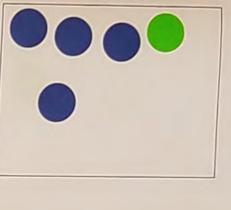
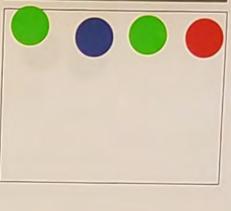
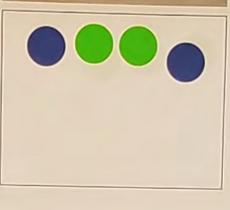
CHARACTER/MASSING/FORM



ACCESSORY DWELLING UNITS (ADUS)



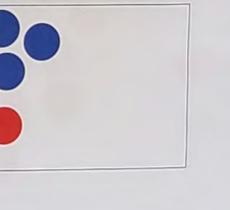
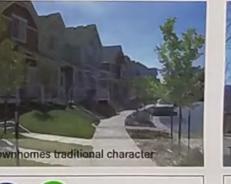
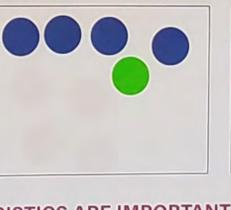
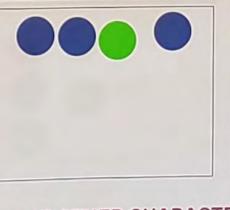
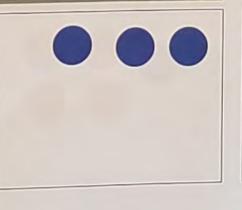
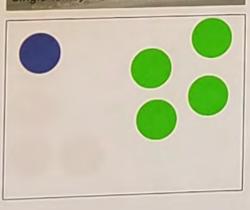
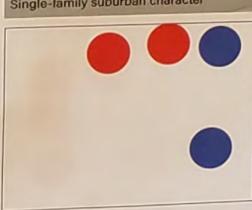
GARAGE ORIENTATION



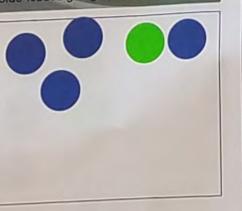
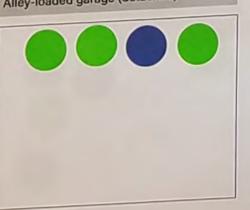
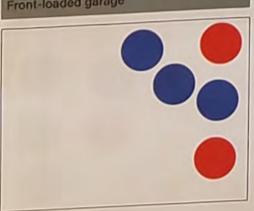
WHAT OTHER CHARACTERISTICS ARE IMPORTANT TO YOU?

2) How well do the types of characteristics reflected in the examples below "fit" in R-M (multi-family) portions of Original Town and Vicinity?

MIX OF HOUSING TYPES/STYLES



GARAGE ORIENTATION



WHAT OTHER CHARACTERISTICS ARE IMPORTANT TO YOU?