

Public Meeting 2 and Feedback Form Results Summary

August 26, 2019

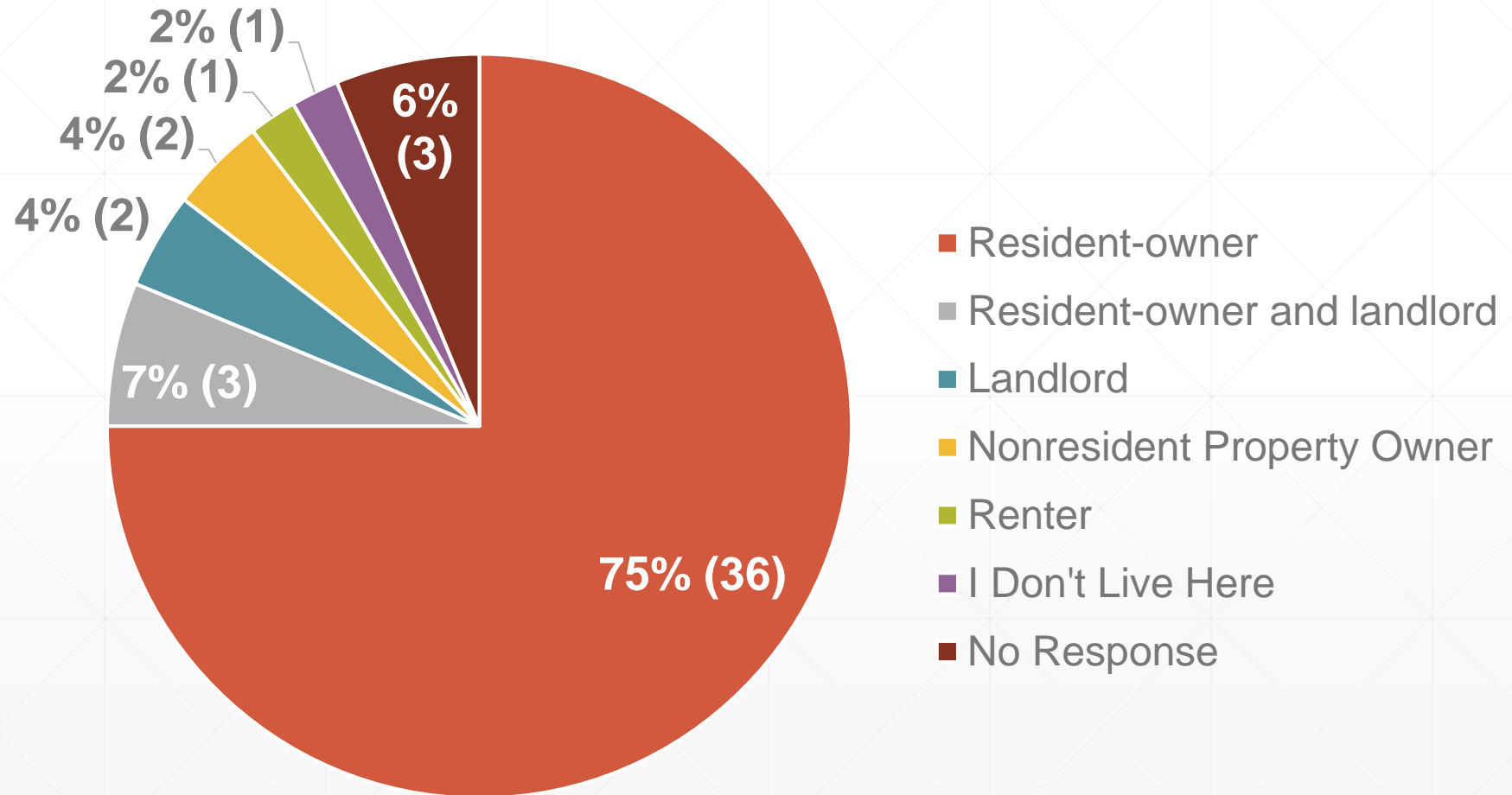
Public Meeting Recap

- 43 meeting attendees, not including Committee or staff
 - 30 feedback forms received during meeting
 - All positive reviews in meeting evaluation forms
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Feedback Form

- Total of 48 feedback forms received
 - 30 feedback forms received during meeting
 - 18 online town hall submissions
- Out of 48 respondents there were:
 - 44 addresses listed, 12 duplicates = 31 unique properties (15%)
 - 6 did not provide address, 2 did not provide house number
- Actually heard from **28 property owners (15%)**
 - Does not include 8 that did not provide addresses

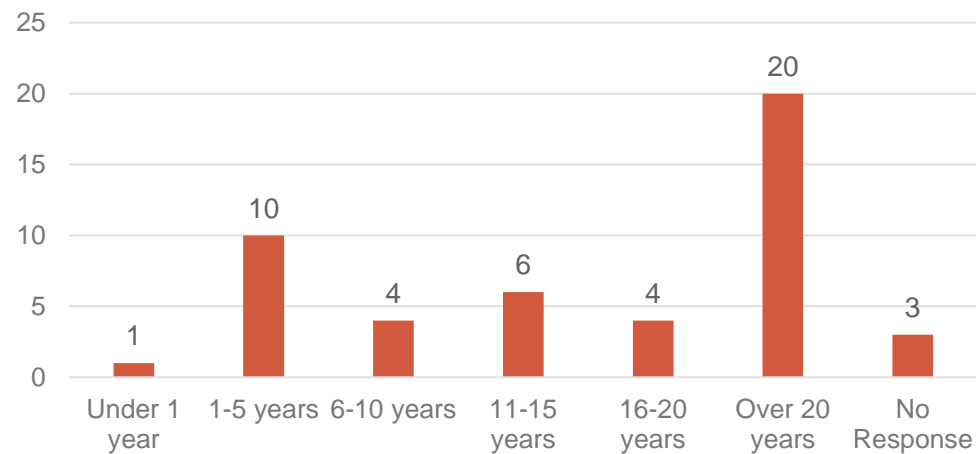
Who we heard from – Property Owner Status



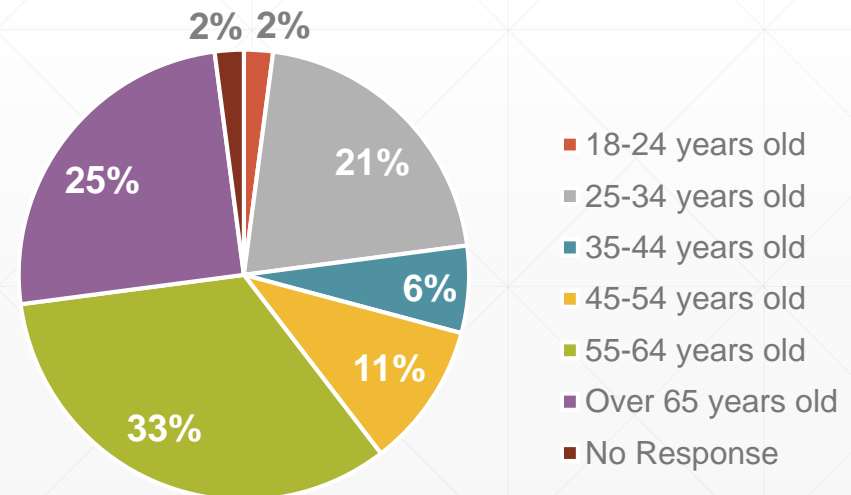
Who we heard from

- ~42% of respondents have lived in The Hill over 20 years
- 58% of respondents are over 55 years old

Years Living or Owning Property in The Hill



Age Distribution of Respondents



Feedback Form Results

Vision Statement

- Do you agree with this statement as the vision for the future character of The Hill?
 - Survey Data/Takeaway – 92% agreed with the vision statement.
 - Nobody disagreed
 - Comments:
 - *“I agree with the vision but what exactly is modern needs?”*
 - *“Absolutely! The character of the hill, as described above, is what attracts people to the area and preserves our home values. If new builds continue to cut down all trees and build giant cookie cutter homes, it will diminish the neighborhood’s charm and subsequent value.”*
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The Hill Boundaries

- Recommendation

- Include homes east of Wood St and north of Lakeview Dr in the HR-1 zoning district

- Survey Data/Takeaway - 79% agree with recommendation, 15% disagree

- In previous survey 94% of people agreed with boundaries presented
- Realized periphery areas are different than central Hill area

- Comments:

- *"It may be too late but actually homes on south side of Lakeview and homes on 7th St north of the alleyway behind homes on the north side of 6th St should probably not be included in the Hill due to the great degree of difference in housing design."*
 - *"Homes south of Lakeview are modern and too late to do anything about. North of Lakeview is in character with the rest of the Hill."*
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Lot Coverage

- Recommendation
 - Explore reducing lot coverage (currently 40%) or other methods to prevent from building out too much of the lot
 - Survey Data/Takeaway - 52% agree with recommendation, 38% disagree
 - Lot coverage was concern in past survey, would have thought more people would agree
 - Seemed a different group of people responded to this
 - (10 new property owners, 17 from previous survey)
 - Comments:
 - *“...this scenario is what we are trying to avoid: a house that technically meets the zoning restrictions but looks huge and out of character for the neighborhood!”*
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Building Height

- Recommendation
 - Explore maintaining existing height restrictions (27 ft) but consider design solutions to ensure scale is still in character with other homes
 - Survey Data/Takeaway - 67% agreed with recommendation, 21% disagreed
 - Comments:
 - *"I am more concerned about the front façade and maintaining the character; also, the building of the homes too close to other homes"*
 - *"Again, the height is not as important to me as whether they look "to scale" with original houses in the neighborhood."*
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Front Yard Setbacks for Porches– requested input

- Should the front yard setback for front porches be less than the front yard setback for the home (currently 25 ft)?
 - Survey Data/Takeaway - 60% agreed, 25% disagreed
 - Some people thought only existing homes should be allowed to encroach, not new construction
 - Comments
 - *“I think for new construction the porch and home should have to be at least 25 feet set back. If an existing home wants to add a porch that makes it closer than 25 feet, I have no problem with that. I think we should allow existing homes to add porches but insist that new construction have everything at least 25 feet from the road.”*
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Garages – requested input

- December 2018 Survey provided inconclusive results regarding garages
 - Requested additional input due to recent concerns in the community
 - Series of questions regarding
 - Number of Stories/ Height
 - Side setback
 - Attached garages
 - Location of garage relative to home
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Garages – requested input

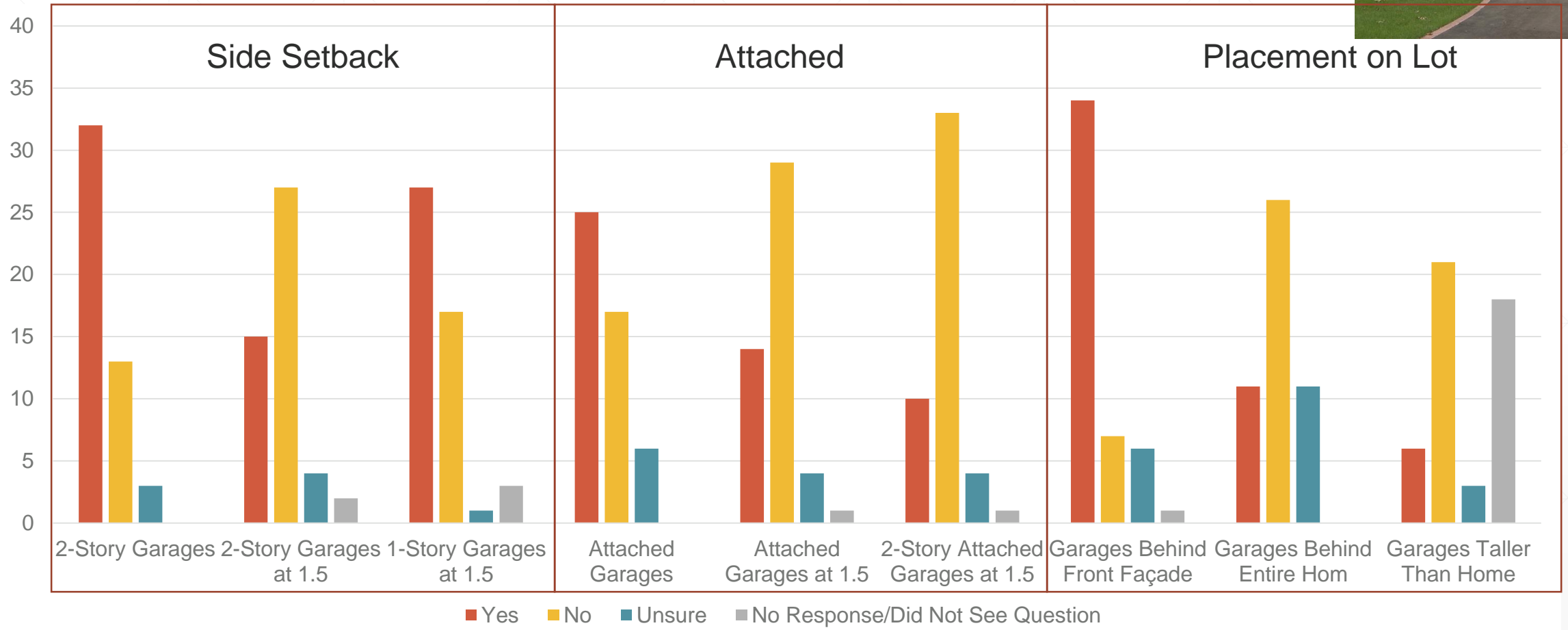
- Survey Data/Takeaway –

- 2-story garages should be allowed, but not as close as 1.5 feet from property line
- 1-story garages can be that close
- Attached garages should be allowed but not as close as 1.5' from property line and not two stories
- Garages should be located behind façade of home

- Comments

- *“Allowing a home with an attached garage to be 18” from the property line is ridiculous and should never be allowed due to overcrowding. A detached garage sitting behind the house with the 18” is acceptable as this is the fashion the 1920 homes were designed with.”*
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Garages – requested input



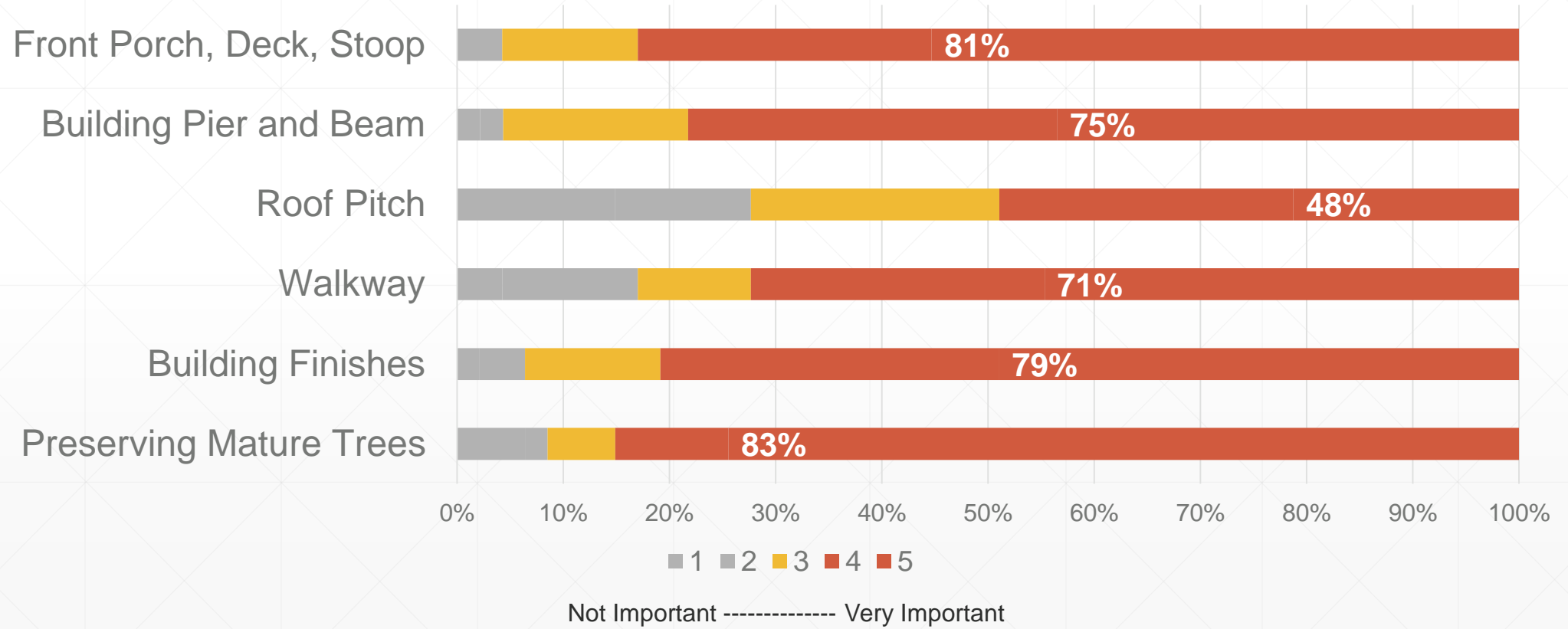
Architecture Style

- Recommendation
 - Define architecture style and features of The Hill and build new construction/remodels in character
 - Survey Data/Takeaway - 96% agreed with recommendation, nobody disagreed
 - Comments
 - *"We should have input on the final wording of the definition."*
 - *"I think it's very important to limit what styles are allowed to be built on the Hill."*
 - *"If you notice, the 7 styles above most agreed to be in character with the hill all have garages that are set completely behind the house. This is a style element that people may not identify as important but consistently identify as 'in character with the hill'."*
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Character Features

- Requested input on common character features in highest rated photos from survey.
 - Asked respondents to rate on scale 1-5 how important the following character features are to defining the character of The Hill.
 - Front Porches, Deck, Stoop
 - Building on Pier and Beam or imitating elevated look
 - Roof Pitch
 - Walkway to Street
 - Using Similar Building Finishes
 - Preserving Mature Trees
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Character Features



Character Features

- Survey Takeaway
 - Most important feature – preserving mature trees
 - Least important feature – roof pitch
 - Comments
 - *“I don’t care about trees in backyards but I think the city should not allow front yard trees to be cut down unless there is a problem with the tree.” (trees)*
 - *“Too steep not in character.” (roof pitch)*
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Next Steps - Phase II

- Do you agree with continuing the process into Phase II?
 - Survey Data/Takeaway - 92% agreed, 4% disagreed
 - Comments:
 - *“We hope that this process will move forward quickly because since August 2018 I can think of at least 4 homes that have been demolished so the neighborhood is changing at a terrifying pace and we need to move quickly, before it’s too late.”*
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