

Richmond: 11/23/15

In the room:

About 35 people

General Concerns

- Relationship between zone changes and taxation. Staff explained that zone changes alone do not trigger reassessment, but change in use or new development does. ADU taxation situation breeds skepticism
- Parking
- Relationship to Residential Infill Project. Can't judge if don't know setback and height will remain stable. Staff encouraged to "beef up communication" around RIP. Interest in being more involved in RIP.
- Demolition controls needed. Preserve "architecturally traditional homes" Prefer slow "natural development" change to leaving people "surrounded abruptly" Speaker talked about hiding their ADU behind their house to "look like neighborhood street"
- "Don't want to look like the suburbs" meaning new townhome development
- "compatibility"—some dissent over term. Different heights (4 story next to one story). What tools do people have to address compatibility concerns where they live
- Related to density in MU corridors, City should consider impact of density on roadway conditions and capacity.
- Property values—will they change.
- Consider balance of growing density on Division and Clinton
- Don't encourage "density of rich people" don't want big houses and canyons
- One person wants us to know they like density and even boxy architecture and to remember that there are many voices

Analysis Criteria

- Look at *recent* activity in quasi-judicial (owner-initiated) Zoning Map Amendments, versus just how many there have been since the split was in effect in the 80's. Recent trends may be better indicator
- Displacement: consider age, specifically % of elders.
- Infrastructure, emphasize road capacity.
- Parks availability—more open space for "cramped circumstances"
- include bikes as traffic, consider interactions between people
- Consider N/S corridor density differently. Consider just going up in key nodes. Division Design Initiative proposals.

Other Concerns

- Changes in EG1/EG2
- 35th & Division
- Some do not want the new proposed commercial on 37th & Caruthers "changes...don't' match neighborhood feel"
- Development on SE Lincoln creating multiple large homes (negative)