

July 10th Roadshow

General Comments from builders:

- Current City rules and guidelines are easy to read and consistent in enforcement.
- The City is allowing more variances but this is too risky for small developers to try to request variations and deviating from the standards.
- Some sites are oddly shaped and there should be more consistency on the basis that variances are granted. A property that is approved for development of 14 units through variances, when complying with all the standards and guidelines will only be allowed 12 units. In some instances, as many as 7 variances were granted including providing only 29% open space vs. 40%. Is there a limit to the number of variances granted?
- Small lot subdivision for detached SFR development should remain a policy to promote ownership/ housing.
- The parking standards should be relaxed. The four space requirement for a 3 bedroom unit is too high; 1.75 spaces per unit works. Parking design drives the layout of projects
- Lower parking ratios work with proper management to not allow garage to be used as storage.
- The use of compact parking spaces for residential projects should be left up to the developer but the smaller spaces exclude buyers with larger vehicles.
- 18' x 18' garage works for most units instead of the 20' X 20' because the sides of garages are usually used as storage.
- Floor Area Ratio (FAR) and density should be increased to allow more vertical projects with higher densities
- Consider using average setbacks instead of straight line setbacks.
- Allow increased density and height to incentivize development on the Westside. The existing 13 du/acre does not work for reinvestment.
- Property owners are not motivated to sell industrial properties for conversion to other uses.
- Reconsider traffic neutrality for new development.
- More communication and transparency would help foster community trust with developers.
- Higher density does not mean lower quality development.
- Providing housing at various price ranges is necessary to address the community's needs.
- A certain percentage of existing housing supply is obsolete and needs to be rebuilt.