CITY OF
EXCELSIOR

MEMORANDUM

Re: 02/05/18 – Item 12(c)
Single Family Scale Standards

Date: February 1, 2018

To: City Council

From: Patrick Smith, Planning Director

SUMMARY:

- The City Council has approved an 11-member Task Force to study the bulk standards for new single-family residences.
- The City Council has expressed an interest in taking the lead on the discussion of the pertinent issues.
- The proposed Time and Event Schedule anticipates the City Council leading the discussion with the Task Force following up the discussion.

STAFF RECOMMENDATION: Approve the Time and Event Schedule and the objective for the Task Force.

TIME AND EVENT SCHEDULE

The attached Time and Event Schedule outlines the process for reviewing and determining the appropriate new bulk standards. The process is organized in three separate stages, which may overlap. The three stages are:

1) Organization, scope definition and issue identification
2) Reviewing different bulk regulations from other cities and determining appropriate new regulations
3) Discussion of a possible Conservation District

ISSUE IDENTIFICATION

Attached are the last 38 homes that have been constructed. Staff is requesting the City Council, and eventually the Task Force, fill out the attached survey regarding if there are any concerns with various aspects of the recent houses that have been built. Please complete and return the survey by Wednesday, February 14. Staff will then compile the results for the February 20th City Council meeting.

TASK FORCE OBJECTIVE

In order to provide clarity of the City Council's direction, staff recommends that the City Council provide the newly formed Task Force with an objective. The Council should discuss the following statement as the Task Force's objective:

"Develop regulations that are easily understood that allow the modernization of single-family homes while respecting the scale of the existing neighborhood."

RECOMMENDED CITY COUNCIL ACTION

Adopt the Time and Event Schedule and objective for the Task Force.

Attachments:

1. Time and Event Schedule
2. Survey of Recently Built Houses

Time and Event Schedule

Date	Meeting	Task
February 5	**City Council**	• Approve Task Force responsibilities and goals • Approve work plan and Time and Event schedule • Work Plan – *Bulk Standards* - Side yard setbacks - Building height - Mass – building footprint *Design Related Issues* - Measuring height - Design of tuck-under garages - Setbacks of attached garages - Backyard decks - Design of subdivisions *Conservation District/Design Guidelines* - Conservation District - Guidelines for respecting the surrounding properties and the context of the new building. The contextual elements could be height, setbacks, driveway placement, materials, etc.
February 20	**City Council**	• Start discussion on design related items and send to Planning Commission - Measuring height - Design of tuck-under garages - Setbacks of attached garages - Backyard decks - Design of subdivisions • Issue identification - review existing houses • Review other cities' bulk standards • Discuss possible bulk standards - Side yard setbacks - Building height - Mass – building footprint
February 26	**Task Force**	• Introductions • Appoint Chair and Vice Chair • Review existing houses • Issue identification - review current regulations • Review other cities' bulk standards • Discuss possible bulk standards - Side yard setbacks - Building height - Mass – building footprint
March 5	**City Council**	• Review and comment on possible bulk standards
March 12	**Task Force**	• Review bulk standards
March 19	**City Council**	• Review and comment on possible bulk standards
March 26	**Task Force**	• Review and recommend bulk standards
April 2	**City Council**	• Review Task Force's recommendation on bulk standards • Direct Planning Commission to hold public hearing on new standards • Start discussion on the pro's and con's of Conservation Districts

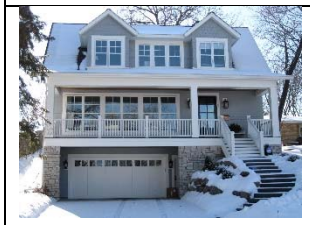
April 9	**Task Force**	• Review of Conservation District and provide recommendation on if the City should initiate one or not
April 16	**City Council**	• Review Task Force's recommendation on Conservation District
April 23	**Planning Commission**	• Hold public hearing on bulk standards
May 2	**Moratorium Ends**	

	Front Yard Setback	Side Yard Setbacks	Building Height	Building Footprint	Massing (size of house)	Design	Total Hardcover (buildings plus paving)
 182 Second St.	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____
 2 Third St.	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____
 127 W. Lake St.	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____
 150 Lake St.	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____
 100 Grove St.	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____

	Front Yard Setback	Side Yard Setbacks	Building Height	Building Footprint	Massing (size of house)	Design	Total Hardcover (buildings plus paving)
 209 George St.	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____
 274 Second St.	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____
 175 Maple St.	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____
 422 Lafayette Ave.	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____
 182 Third St.	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____

	Front Yard Setback	Side Yard Setbacks	Building Height	Building Footprint	Massing (size of house)	Design	Total Hardcover (buildings plus paving)
 826 Pleasant St.	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____
 731 Hidden Ln.	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____
 153 Maple St.	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____
 241 Academy Ave.	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____
 603 Glencoe Rd.	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____

	Front Yard Setback	Side Yard Setbacks	Building Height	Building Footprint	Massing (size of house)	Design	Total Hardcover (buildings plus paving)
 176 Maple St.	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____
 141 West Lake St.	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____
 233 First St.	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____
 221 George St.	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____
 157 Third St.	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____

	Front Yard Setback	Side Yard Setbacks	Building Height	Building Footprint	Massing (size of house)	Design	Total Hardcover (buildings plus paving)
 151 First St.	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____
 250 Morse Ave.	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____
 171 West Lake St.	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____
 164 Third St.	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____
 **166 Linwood Ave.**	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____

	Front Yard Setback	Side Yard Setbacks	Building Height	Building Footprint	Massing (size of house)	Design	Total Hardcover (buildings plus paving)
 328 W. Lake St.	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____
 128 Third St.	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____
 655 Glencoe Rd.	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____
 270 Third St.	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____
 220 Center St.	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____

	Front Yard Setback	Side Yard Setbacks	Building Height	Building Footprint	Massing (size of house)	Design	Total Hardcover (buildings plus paving)
337 George St.	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____
215 Third St.	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____
635 Third Ave.	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____
226 Courtland St.	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____
100 Lake St.	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____

	Front Yard Setback	Side Yard Setbacks	Building Height	Building Footprint	Massing (size of house)	Design	Total Hardcover (buildings plus paving)
 142 First St.	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____
 130 Lake St.	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____
 174 Third St.	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____	☐ Great Concern ☐ Little Concern ☐ Neutral ☐ Good Example Why:_____ _____

In general, what are the concerns about the infill developments in Excelsior (please rank 1-4, 1 being of highest concern). Don't have to rank four if you only have one or two concerns.

___ Loss of "affordable" single-family residences

___ Loss of smaller houses that are typical of Excelsior (i.e. loss of character)

___ Size/scale of the new houses

___ Design of the new houses

___ Keeping Excelsior's housing stock marketable

___ Other: _____