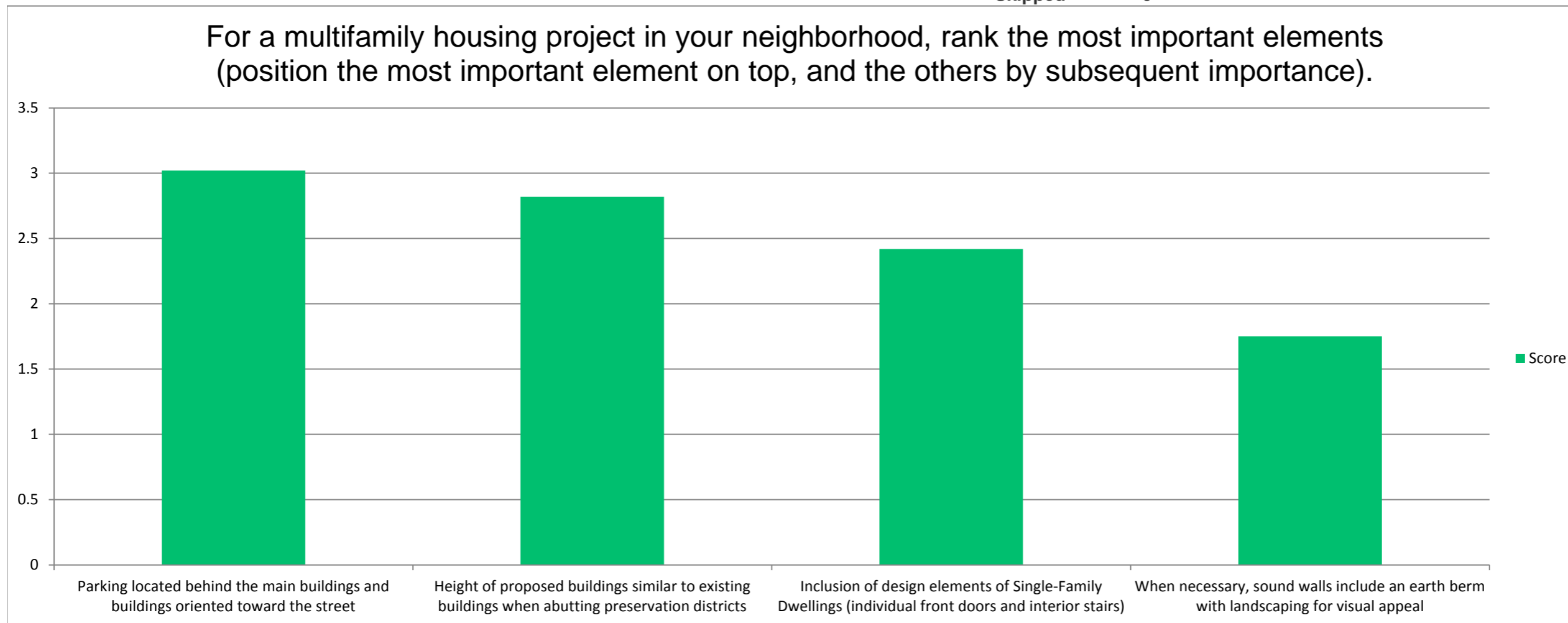


Multifamily Residential Design Standards

For a multifamily housing project in your neighborhood, rank the most important elements (position the most important element on top, and the others by subsequent importance).

	1	2	3	4	Total	Score
Parking located behind the main buildings and buildings oriented toward the street	39.68% 50	33.33% 42	15.87% 20	11.11% 14	126	3.02
Height of proposed buildings similar to existing buildings when abutting preservation districts	38.89% 49	20.63% 26	23.81% 30	16.67% 21	126	2.82
Inclusion of design elements of Single-Family Dwellings (individual front doors and interior stairs)	12.70% 16	30.95% 39	42.06% 53	14.29% 18	126	2.42
When necessary, sound walls include an earth berm with landscaping for visual appeal	8.73% 11	15.08% 19	18.25% 23	57.94% 73	126	1.75
	Answered					126
	Skipped					0



Multifamily Residential Design Standards

Please specify any additional standards that create Neighborhood Compatibility.

Answered 91
Skipped 35

Respondents	Response Date	Responses
1	Aug 13 2019 02:01 PM	No parking minimums
2	Aug 02 2019 06:13 PM	Residential areas should not have noisy public areas, like a concert area, etc.
3	Aug 02 2019 06:12 PM	New Design to Historical Period and Historical Design of our historical neighborhood that we as current residents are held to.
4	Aug 02 2019 10:19 AM	Provide sidewalks along periphery of built structures, and shade trees to facilitate pedestrian access; publicly accessible playscapes. Provide green amenities to facilitate neighborhood compatibility, especially shade and street trees and ground cover plantings of easily maintained and/or native species that make public housing attractive part of neighborhood.
5	Aug 01 2019 11:04 AM	My main concerns are that new multi-family developments fit into the aesthetics of an existing neighborhood. I think form-based code could be a great way to achieve this.
6	Jun 27 2019 03:21 PM	Street trees, traffic calming
7	Jun 21 2019 06:57 AM	Individual Entries; Personal and Communal Outdoor Space; Stroage; Solid Waste Management
8	Jun 20 2019 09:09 PM	Design similar to current structures in the neighborhood. Not inspired by but similar.
9	Jun 20 2019 04:51 AM	More single family homes
10	Jun 18 2019 02:54 PM	PARKING LIKE ON REDWOOD HWY NORTH OF LARKFIELD, EST./4 CARS PER UNIT, ALL PARKED ON THE SIDE OF THE ROAD. TRAFFIC LIKE IN ROSELAND WHERE THERE ARE HUNDREDS OF UNITS BEING BUILT (AT THIS TIME), WITHIN A HALF MILE AREA, THESE ARE ON THE MARKET AND NOT SOLD YET.
11	Jun 18 2019 11:18 AM	I am concerned about massing and density. Density should not be extraordinarily different than surrounding parcels.
12	Jun 17 2019 06:48 PM	attached garage
13	Jun 16 2019 06:38 PM	Blending ! Variable accomodated family size designs. <input type="checkbox"/> Inclusion of low income rental units. <input type="checkbox"/>
14	Jun 16 2019 05:18 PM	The design should go with the character of the neighborhood. For example in the Junior College neighborhood the design should not be a modern building amongst older characteristic houses. It should also not be larger than our existing apartments. <input type="checkbox"/> The Junior College neighborhood is one of the few neighborhoods here in Santa Rosa with character and charm. We chose this neighborhood to live because it feels like a neighborhood. <input type="checkbox"/> Now it seems that the city of Santa Rosa wants to change the JC neighborhood into a crowded mismatch area that most people that chose to live here got away from. <input type="checkbox"/> I know many home owners that have moved from the JC because of the 101 and Mendocino noise pollution (which is unbearably loud and the windows have to be shut even on hot nights). <input type="checkbox"/> I have been to your planning meetings and the focuse for development is for new companies to come to Santa Rosa and build not only their offices downtown but use the JC neighborhood for housing development for their employees to walk to work. Believe me they won't be walking and our streets will be filled with more cars. <input type="checkbox"/> I suggest the people who have rented here and own homes be part of the committee to decide on the design. Why shouldn't we? Do we really count? Many of us from previous experience don't think so. So we leave...is that what the city of Santa Rosa wants? <input type="checkbox"/> <input type="checkbox"/>
15	Jun 16 2019 10:16 AM	

- 16 Jun 15 2019 10:55 PM Community gardens, especially if More apartments are coming.
 - Requirement for appropriate landscaping☐
 - Walkability☐
 - Setbacks and design sensibility☐
- 17 Jun 14 2019 08:45 AM - appropriate materials
- 18 Jun 13 2019 07:20 PM Upgraded city infrastructure to accommodate greater area population
 Multifamily structures should be near shopping and bus stations. I believe a park/art structure should e part of the structure, much like SF buildings. These offer residents a place to sit and enjoy the outdoors.
- 19 Jun 13 2019 04:27 PM Diverse economics...lower income vs mid vs higher. Dont mix well! Remove homeless by incentive not freebies!!!
- 20 Jun 13 2019 06:27 AM In the Wui area we MUST have adequate roads to accommodate additional housing population
- 21 Jun 12 2019 08:50 PM Including single bedroom apartments, and single occupancy that can grow to 2 people maybe an infant. Rosenberg Resident with a health business license answered this, and has a problem for income/space/family factors when he tried to get married to a beautiful female wife.
- 22 Jun 12 2019 08:21 PM Parking is my absolute biggest issue. I dont care where it is, under buildings makes the most sense to me, but there needs to be enough. Specifically, 1 br units need 2 spots at least and 2 and 3 bedroom units need an absolute minimum of 3. Sure people should use public transit, but that is not reality. We also should have a limit on how many individuals can live in each unit. 12 people should not live in a 3 bedroom dwelling.
 Enough parking spaces for inevitable multiple cars per households and visitor parking on site. One space per unit is unrealistic, short sighted and resulting in an intentionally created reduction in quality of life of your citizens.
- 23 Jun 12 2019 03:41 PM Underground power lines to help prevent wildfires and to orient Santa Rosa toward the future not the past.
 In areas of single family homes, heights should not exceed 5 stories. Parking behind the building or underneath is critical. Making the are facing the street friendly is essential.
- 24 Jun 12 2019 02:00 PM Reliable security.
- 25 Jun 12 2019 12:39 PM .
- 26 Jun 12 2019 12:07 PM Copying details from surrounding houses, like front porches and front yards, not concrete.
- 27 Jun 12 2019 12:03 PM Parking is the only concern as most families have multiple vehicles and junk in the garage. I live in Courtside Village and do not know how the number of granny units were ever approved. Parking is ridiculous.
- 28 Jun 12 2019 09:25 AM none
- 29 Jun 12 2019 09:16 AM Require native plants and trees for all projects.
- 30 Jun 12 2019 09:04 AM Building height compatibility in general
- 31 Jun 12 2019 07:53 AM Include ground floor retail, including groceries and restaurants of a kind to serve residents☐
- 32 Jun 12 2019 05:54 AM Include a community room where residents can gather/entertain.
- 33 Jun 12 2019 12:27 AM Color and structural design should be compatible with existing buildings.
 Set back and landscape between building and side walk.☐
- 34 Jun 11 2019 08:15 PM Street trees, Inclusion of design elements of single family homes if integrated on a residential street.
- 35 Jun 11 2019 06:26 PM Natural ecosystem included and/or enhanced. Trees, wildlife habitat, natural waterways, and open green space included and considered.
- 36 Jun 11 2019 05:27 PM Front porch....which can be an eye on neighborhood
- 37 Jun 11 2019 05:05 PM similar style, height, quality of materials
- 38 Jun 11 2019 04:53 PM off street parking restriction
- 39 Jun 11 2019 04:18 PM Nicer shrubbery
- 40 Jun 11 2019 03:45 PM Sidewalk or egress walkways to prevent parking areas used as walkways; thoughtfulness to neighborhood schools and Safe Routes to Schools, sound concerns from an influx of a number of people,
- 41 Jun 11 2019 03:31 PM Architectural styles
- 42 Jun 11 2019 02:34 PM Landscaping should conserve water
- 43 Jun 11 2019 02:22 PM No gated communities. I'd like to be able to walk through the neighborhood.
- 44 Jun 11 2019 01:57 PM
- 45 Jun 11 2019 01:25 PM

- 46 Jun 11 2019 01:16 PM Size. New or remodeled dwellings should be similar size to existing garages or outbuildings, no massive replacements eating up any available ground space.
- 47 Jun 11 2019 12:48 PM I find 3 and 4 to be overly restrictive and prohibitive and only add fire to NIMBY arguments against adding much needed housing.
- 48 Jun 11 2019 12:47 PM Design similar to established neighborhoods
Storing junk and unnecessary items outside and on balconies is not allowed. The building and area needs to look clean and neat. Unfortunately, we have too many homeless leaving trash and items all around downtown.
- 49 Jun 11 2019 12:11 PM no comment
- 50 Jun 11 2019 12:06 PM no comment
- 51 Jun 11 2019 12:03 PM Should have design compatible with neighborhood, especially for historic districts or neighborhoods like the JC with a lot of historic homes.
Santa Rosa is filled with very eclectic building styles and types and "neighborhood compatibility" has consistently been used to stop projects throughout the city, especially in historic districts. I am uncomfortable with allowing very subjective and personal design criteria to be the driving process for defining neighborhood compatibility
- 52 Jun 11 2019 11:54 AM Ability to easily walk to stores and businesses. (Sidewalks without power poles sunk in the middle of them would be nice.)
- 53 Jun 11 2019 11:37 AM Design features and detail that are compatible with existing housing.
- 54 Jun 11 2019 11:35 AM Landscaping including larger trees to "soften" new building. Only small projects for infill in existing single family dwelling areas.
- 55 Jun 11 2019 11:28 AM I would hesitate to apply blanket requirements when determining neighborhood compatibility. The unique nature of each site and neighborhood should be more important than a generic 'compatibility requirement'.
- 56 Jun 11 2019 11:24 AM Bike lanes, definitely there own parking because we already have a parking problem in our neighborhood (Luther Burbank Home and Gardens)
- 57 Jun 11 2019 11:22 AM Space for trees and landscaping compatible with the neighborhood.
- 58 Jun 11 2019 11:15 AM I do not want multifamily homes in my neighborhood.
- 59 Jun 11 2019 11:06 AM I would appreciate if multi-family dwellings integrate into the existing community. Anything that increases curb appeal for pedestrians in the neighborhood, like community gardens landscaping near the street, etc.
- 60 Jun 11 2019 11:05 AM
- 61 Jun 11 2019 10:59 AM Should not place nearby homes and yards in deep shadow. Buildings and grounds should be somewhat visually similar to existing homes and yards.
The City needs to be responsible for traffic flow and re-timing lights and widening streets. Look at the corner of Petaluma Hill Road and Kawana Springs at 5:00. What will happen when the new development opens on the corner. Re-time the light at Yolanda already!
- 62 Jun 11 2019 10:54 AM Color, shared public spaces and similar landscaping
- 63 Jun 11 2019 10:52 AM Harmony with neighbors. North Coffey and Dennis are homes w acreage. No multi home developments should coexist.
- 64 Jun 11 2019 10:51 AM Adequate parking.
- 65 Jun 11 2019 10:44 AM Compatible construction materials, e.g. no concrete and steel structures adjacent to older residential construction.
I think you have to take a look at the renter/owner mix. In a established owner neighborhood, renters sometimes do not have stake in the neighborhood and consequently the shared responsibility for the neighborhood suffers.□
- 66 Jun 11 2019 10:41 AM I also believe in more rental units.
- 67 Jun 11 2019 10:36 AM Controlling number of people (adults/families) and cars associated with an individual dwelling.
- 68 Jun 11 2019 10:32 AM green areas for health and relief
- 69 Jun 11 2019 10:31 AM Keeping street parking to a minimum. Building heights are JUST as important in every neighborhood as to preservation districts, and should be kept similar to the adjacent buildings.
- 70 Jun 11 2019 10:28 AM Already, too many standards. Too many opinions. Maybe a little more common sense.
- 71 Jun 11 2019 10:27 AM "front yard landscaping"
- 72 Jun 11 2019 10:25 AM Colors of paint.
- 73 Jun 11 2019 10:21 AM Walkable sidewalks and pocket parks.
- 74 Jun 11 2019 10:19 AM Well-designed pedestrian entry points that encourage walkability. Visible accessible visitor bicycle parking.
- 75 Jun 11 2019 09:56 AM

We must accept the reality the "American dream" concept is no longer appropriate in California - it has resulted in excessive sprawl, traffic, property prices, etc. The future start now, and we must realize that increased density is absolutely necessary. Five to ten story apartment/condo development is the way to go, with concentration around public transit, walkable areas. Also, since most of Santa Rosa is flat, we must promote and develop safe bicycle routes, even when that means losing a lane for automobiles or automobile parking or both.□

This process is very successful in city of roughly the same size as Santa Rosa and its nearby suburbs. I have observed how successful this can be in recent visits to Osnabrück, Germany (population about 180,000), Odense, Denmark (about 178,000), and Tartu, Estonia (about 110,000). These 3 cities are not major tourist sites, thus excellent sources for local success. All 3 have infinitely better public transit than Santa Rosa, much higher central density (and attractive low density suburbs), first-rate downtown shopping facilities, and wonderful safe bicycle routes both within the city and connecting to nearby suburbs.

76 Jun 11 2019 09:56 AM

77 Jun 11 2019 09:43 AM

78 Jun 11 2019 09:25 AM

The building should be aesthetically similar to the neighborhood's existing buildings.

Landscape maintenance

Density - Do studies show critical mass # for well being? I mean what's the limit for the # of people /square footage? Let's stay within the limit, sociologically speaking.

79 Jun 11 2019 09:03 AM

80 Jun 11 2019 08:26 AM

81 Jun 11 2019 08:21 AM

parks and landscaping

Facilities for secure bicycle parking for residents and visitors.

That the buildings not be too tall, and stand out.□

FOR EXAMPLE: The Bethlehem Towers and SilverCrest□

82 Jun 11 2019 07:53 AM

83 Jun 11 2019 06:53 AM

Towers in Santa Rosa are horrible.

Style and scale similar to existing homes.

Private fenced outdoor spaces especially on main floor for gardens mg and pets. Windows that open for fresh air. Green spaces for pets and outdoor enjoyment. Parking underneath buildings instead of taking up□

84 Jun 10 2019 08:00 PM

85 Jun 10 2019 07:57 PM

86 Jun 10 2019 05:35 PM

87 Jun 10 2019 05:17 PM

88 Jun 10 2019 05:06 PM

89 Jun 10 2019 05:02 PM

90 Jun 10 2019 04:46 PM

Land

Height similar to existing buildings in any district. Buffers and vegetation to existing buildings. Traffic is a big issue.

Front elevations should compliment surrounding housing styles.

More than minimum parking required so no spillover into existing residential. Two or three spaces per unit but extra for visitors

Common outdoor areas

Stepped back height for buildings that abut low scale residential neighborhoods (not necessary for those that abut commercial areas.)

Scaling projects to fit single family neighborhoods and taking into account the impact of cars---neighborhood traffic and parking!

No parking on streets, particularly near corners, which reduces visibility for turning cars. Require limits on vehicles owned to assigned parking spaces. □

91 Jun 10 2019 04:40 PM

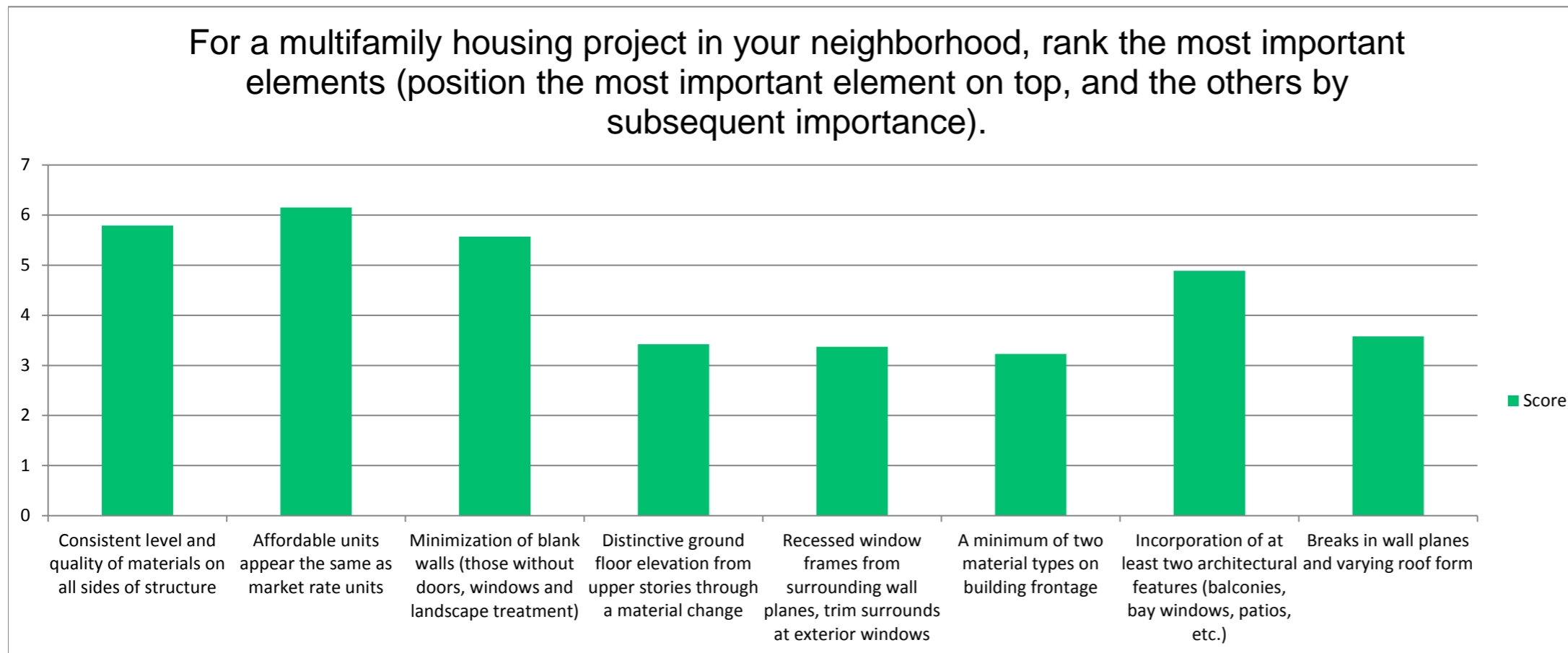
No ugly colors like red, orange, or velveeta yellow.

Multifamily Residential Design Standards

For a multifamily housing project in your neighborhood, rank the most important elements (position the most important element on top, and the others by subsequent importance).

	1	2	3	4	5	6	7	8	Total	Score								
Consistent level and quality of materials on all sides of structure	28.57%	36	21.43%	27	13.49%	17	8.73%	11	11.90%	15	3.17%	4	6.35%	8	6.35%	8	126	5.79
Affordable units appear the same as market rate units	38.89%	49	20.63%	26	15.08%	19	5.56%	7	1.59%	2	6.35%	8	3.97%	5	7.94%	10	126	6.15
Minimization of blank walls (those without doors, windows and landscape treatment)	9.52%	12	22.22%	28	30.16%	38	14.29%	18	9.52%	12	8.73%	11	3.17%	4	2.38%	3	126	5.57
Distinctive ground floor elevation from upper stories through a material change	1.59%	2	4.76%	6	5.56%	7	19.05%	24	16.67%	21	11.90%	15	24.60%	31	15.87%	20	126	3.42
Recessed window frames from surrounding wall planes, trim surrounds at exterior windows	0.79%	1	1.59%	2	8.73%	11	10.32%	13	28.57%	36	17.46%	22	15.87%	20	16.67%	21	126	3.37
A minimum of two material types on building frontage	0.79%	1	6.35%	8	4.76%	6	11.90%	15	11.90%	15	26.19%	33	19.84%	25	18.25%	23	126	3.23
Incorporation of at least two architectural features (balconies, bay windows, patios, etc.)	15.08%	19	11.11%	14	15.87%	20	19.05%	24	7.14%	9	12.70%	16	14.29%	18	4.76%	6	126	4.89
Breaks in wall planes and varying roof form	4.76%	6	11.90%	15	6.35%	8	11.11%	14	12.70%	16	13.49%	17	11.90%	15	27.78%	35	126	3.58

Answered 126
Skipped 0



Multifamily Residential Design Standards

Please specify any additional standards you think represent superior Building Design

Answered 64
Skipped 62

Respondents	Response Date	Responses
1	Aug 02 2019 06:13 PM	Housing density should be such that it doesn't impact traffic in the area and allows egress during emergencies.
2	Aug 02 2019 06:12 PM	New Design to adhere to historical design period of neighborhood.
3	Aug 02 2019 10:19 AM	Stone and masonry elements, plaster, and other non-flammable materials used on facades as opposed to plywood, and sob siding.
4	Aug 01 2019 11:04 AM	. Windows/Entries should be recessed or projecting; Need some flexibility to promote unique designs; All designs should be unique to their site, not "off the shelf" plans. □
5	Jun 21 2019 06:57 AM	
6	Jun 20 2019 04:51 AM	Parking is scattered, buildings are scattered with space in between
7	Jun 17 2019 06:48 PM	landscaping
8	Jun 16 2019 10:16 AM	The Building Design should reflect the character of the Neighborhood. NOT change the character of the neighborhood!
9	Jun 15 2019 10:55 PM	Sustainability: natural light/heat, sustainable materials, energy efficiency, beautiful landscaping, etc. - Appropriate scale and proportions□ - units should be furnish-able. I.E. plans need to show furniture so that we know they are livable.□
10	Jun 14 2019 08:45 AM	- Materials other than stucco should be required, stucco does not exhibit the aesthetic qualities of this region
11	Jun 13 2019 07:20 PM	Use of local materials and builders
12	Jun 13 2019 04:27 PM	Leeds certified would be great. Underground parking, solar power, open windows, gray water system .
13	Jun 12 2019 08:50 PM	Must stay within the market rate and affordability of surrounding area
14	Jun 12 2019 08:21 PM	Plenty of corners inside living space is nice, necessary to prevent boredom from a shutin resident like elderly or disabled.
15	Jun 12 2019 06:38 PM	Integration with the existing character of the neighborhood; architecture that is a gift to the street (form is as important as function).
16	Jun 12 2019 12:39 PM	Don't make it look like a motel -- outside corridors, stairways, etc. It looks cheesy.
17	Jun 12 2019 09:53 AM	Paint in neutral colors, not the popular mix of green, brown, rust, etc.that we are seeing on buildings recently built.
18	Jun 12 2019 09:25 AM	.
19	Jun 12 2019 07:53 AM	Using color shades other than gray, brown, or white. Using something that is lighter and more welcoming than ugly dark colors. Some softened rounded features are attractive, as opposed to all flat verticals and horizontals.□ Design for residents' safety in stairwells - allow some visibility.□
20	Jun 11 2019 08:15 PM	Some attempts to fit in with adjacent architecture are desired.
21	Jun 11 2019 06:26 PM	Facade materials should be same as those found in the environment — wood, stone. The architectural style should be harmonious with the age and style of the neighborhood. Street scape is important.□
22	Jun 11 2019 05:27 PM	Entrances should be close to ground level. Blank walls and garage doors should be minimal on the ground floor main facade.
23	Jun 11 2019 05:05 PM	All Electric Ready! Green roofs, solar panels, electric car hookup, sustainable building materials.
24	Jun 11 2019 04:53 PM	Representing good design elements of neighborhood.

From above, varying roof forms, two materials on frontage, trim at widows, material change at 1st floor; none of these should be addressed in city regulations. Could stymie design. □
□

25 Jun 11 2019 04:18 PM Superior building design has richness in materials and forms that are timeless.

26 Jun 11 2019 03:31 PM Detailing

27 Jun 11 2019 02:34 PM Standards for sound - especially in tight areas (ac units, etc.), recreational consideration, traffic flow consideration,

28 Jun 11 2019 02:22 PM Attractive landscaping that screens utilities and eyesores.

29 Jun 11 2019 01:57 PM none

30 Jun 11 2019 01:25 PM Build around a central park and play area.
Easy walkability to downtown or transit hubs. Permitted or limitation of on street parking so tenants with multiple vehicles per unit don't consume all on street parking. Incredibly well-done and well-maintained landscaping.

31 Jun 11 2019 01:03 PM Design needs to be similar existing housing.

32 Jun 11 2019 12:47 PM no comment

33 Jun 11 2019 12:06 PM no comment

34 Jun 11 2019 12:03 PM Architecture should fit with character of neighborhood.

35 Jun 11 2019 11:54 AM #2 or other design and architectural features. This starts to sound a bit too prescriptive, we are not Santa Barbara.

36 Jun 11 2019 11:28 AM Similar roofing to existing neighborhood

37 Jun 11 2019 11:24 AM These are absolutely terrible 'important design elements'. Similarly to my comment about neighborhood compatibility, site specificity and unique character are much more important than a blanket 'kit of parts' design framework. The first two items are legitimate 'generic requirements', but the rest will just lead to generic cookie cutter development wherein Santa Rosa will lose ANY distinct regional identity that it might otherwise develop. I think it's probably more important to require initial 'concept design' consultation with the design review board (which hopefully is made up of Architects), than to describe any required cookie cutter 'kit of parts'.
Necessary ways for folks to have garden (for food source) perhaps a community roof garden - also nice landscaping around the complex and if there's a pool, a way for locals to buy a pass to use it.

38 Jun 11 2019 11:22 AM Compatible with other structures and materials in the neighborhood.

39 Jun 11 2019 11:15 AM None

40 Jun 11 2019 11:05 AM None

41 Jun 11 2019 10:59 AM Variation in finish color and other simple design elements, among multiple buildings within the same complex

42 Jun 11 2019 10:51 AM North Coffey and Dennis are homes w acreage. Even though within city limits, the beauty is the panoramic views unhindered
Maximize Passive Solar Design. □
Maximize Sustainable Materials use.

43 Jun 11 2019 10:41 AM Must observe green building standards and water wise landscaping including shade trees for cooling.

44 Jun 11 2019 10:36 AM Plans for upkeep so units don't become unsightly.

45 Jun 11 2019 10:32 AM Something that will not quickly degrade and takes into account weather/sun. Too many buildings look great for 3-4 years and then go downhill substantially.

46 Jun 11 2019 10:28 AM preserving mature trees on site. using exterior colors or materials that blend with landscaping.

47 Jun 11 2019 10:27 AM no comment

48 Jun 11 2019 10:27 AM I think some of the items above don't represent superior design but are an indication of preferred design style.

49 Jun 11 2019 10:25 AM none

50 Jun 11 2019 10:21 AM Don't try to imitate styles from the past to try to create visual harmony. Visual diversity creates interesting places, not bad imitations of bygone eras. Keep it in the 21st century.

51 Jun 11 2019 10:19 AM New developments should includes structures 3 to 6 stories higher than existing structures.

52 Jun 11 2019 09:56 AM This question is too detailed. How about asking if the building should fit within the neighborhood's existing aesthetic.

53 Jun 11 2019 09:43 AM Plant Trees

54 Jun 11 2019 09:03 AM more window spaces for additional light

55 Jun 11 2019 08:26 AM Higher quality finishing materials

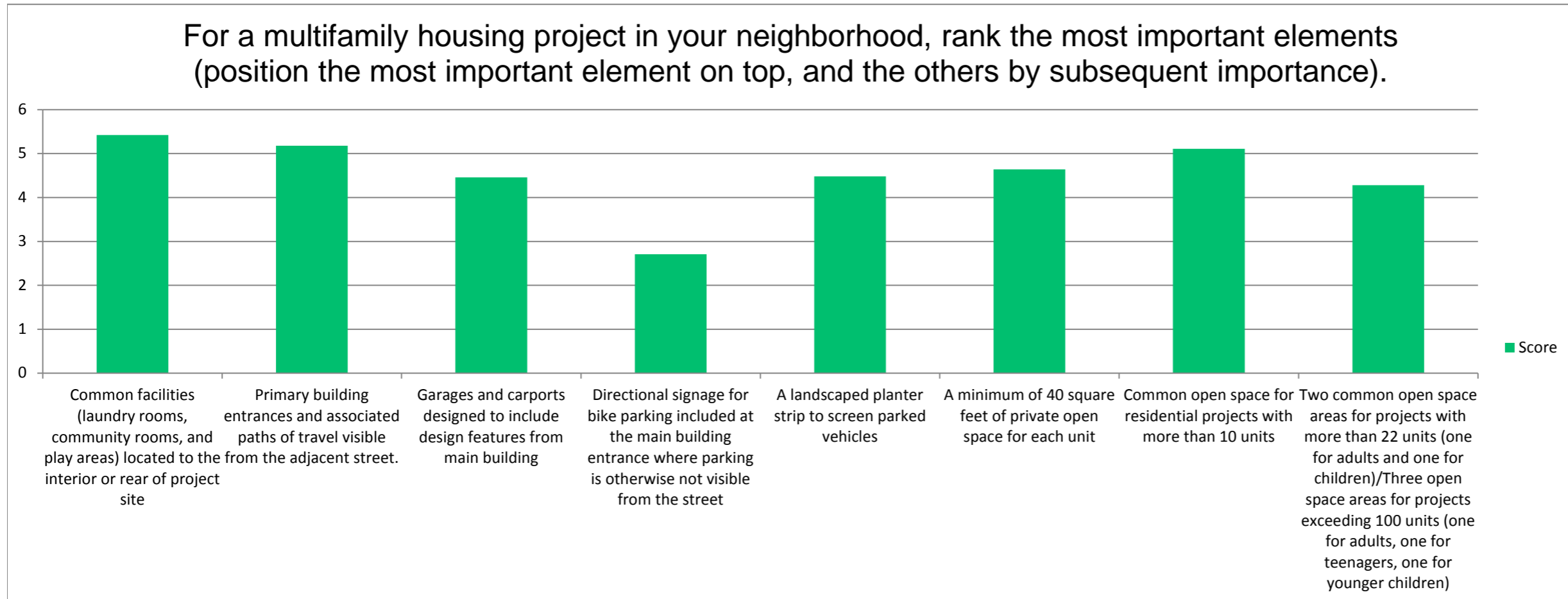
56 Jun 11 2019 08:21 AM

- 57 Jun 11 2019 07:53 AM To not look too bulky and "pre-fab"
- 58 Jun 11 2019 06:53 AM Avoid overly trendy or designs that try too hard to be "avant grade" and will be dated soon.
- 59 Jun 10 2019 08:00 PM Green materials, nice durable window coverings that shade western sides etc.
- 60 Jun 10 2019 05:35 PM Fire resistant materials and roofing should be the standard.
- 61 Jun 10 2019 05:06 PM Individual personal spaces for each unit
- 62 Jun 10 2019 05:02 PM The incorporation of zero net energy and zero net water standards
- 63 Jun 10 2019 04:46 PM I know very little about architectural features so this was hard to rank.
Landscaping, water features, safety. Our neighborhoods are overloaded already. Build in the rich parts of town instead of sticking us with
- 64 Jun 10 2019 04:40 PM more traffic and other problems.

Multifamily Residential Design Standards

For a multifamily housing project in your neighborhood, rank the most important elements (position the most important element on top, and the others by subsequent importance).

	1	2	3	4	5	6	7	8	Total	Score
Common facilities (laundry rooms, community rooms, and play areas) located to the interior or rear of project site	22.31% 27	12.40% 15	16.53% 20	18.18% 22	11.57% 14	8.26% 10	4.96% 6	5.79% 7	121	5.42
Primary building entrances and associated paths of travel visible from the adjacent street.	17.89% 22	24.39% 30	8.13% 10	6.50% 8	14.63% 18	13.82% 17	8.13% 10	6.50% 8	123	5.18
Garages and carports designed to include design features from main building	7.50% 9	5.83% 7	22.50% 27	15.00% 18	11.67% 14	19.17% 23	12.50% 15	5.83% 7	120	4.46
Directional signage for bike parking included at the main building entrance where parking is otherwise not visible from the street	0.83% 1	1.65% 2	4.96% 6	9.92% 12	14.88% 18	14.05% 17	18.18% 22	35.54% 43	121	2.71
A landscaped planter strip to screen parked vehicles	10.66% 13	8.20% 10	9.84% 12	24.59% 30	15.57% 19	8.20% 10	13.11% 16	9.84% 12	122	4.48
A minimum of 40 square feet of private open space for each unit	15.70% 19	10.74% 13	14.05% 17	10.74% 13	9.09% 11	19.01% 23	10.74% 13	9.92% 12	121	4.64
Common open space for residential projects with more than 10 units	14.63% 18	23.58% 29	12.20% 15	8.13% 10	13.82% 17	8.13% 10	15.45% 19	4.07% 5	123	5.11
Two common open space areas for projects with more than 22 units (one for adults and one for children)/Three open space areas for projects exceeding 100 units (one for adults, one for teenagers, one for younger children)	12.30% 15	14.75% 18	13.11% 16	7.38% 9	9.02% 11	7.38% 9	16.39% 20	19.67% 24	122	4.28
									Answered	124
									Skipped	2



Multifamily Residential Design Standards

Please specify any additional standards that represent desirable Site Design

Answered 53
Skipped 73

Respondents	Response Date	Responses
1	Aug 02 2019 06:13 PM	Security fencing around perimeter of development
2	Aug 02 2019 10:19 AM	Buildings placed on site to avoid minimum disturbance of existing trees, waterways, slopes and drainage.
3	Aug 01 2019 11:04 AM	. All signs should be minimal in size; Pedestrian circulation should be prioritized; Accessory structure location is secondary to design consistency; Context of surrounding buildings should be thoughtfully reflected in the siting of structures
4	Jun 21 2019 06:57 AM	Decks and entrances with privacy
5	Jun 20 2019 04:51 AM	Sidewalks! Easy pedestrian access to streets and neighborhood amenities.
6	Jun 18 2019 11:18 AM	each unit s/have space for washer and dryers
7	Jun 17 2019 06:48 PM	Parking should be at rear of building. Units should not exceed 15. 22 to 100 is otrageous!
8	Jun 16 2019 10:16 AM	Ensure the street view of the property is nice.
9	Jun 15 2019 10:55 PM	- Substantial setbacks to provide open space and landscaping at the perimeter of the building where it faces the neighborhood□
10	Jun 14 2019 08:45 AM	
11	Jun 13 2019 07:20 PM	Drought tolerant planting, Ample parking for quantity of units
12	Jun 12 2019 08:50 PM	Affordable units appear the same as market value
13	Jun 12 2019 08:21 PM	Smoking section away from entrance, and maybe bus stop nearby. Nice to have passenger car pick up zone close to entrance.
14	Jun 12 2019 12:39 PM	Assigned parking spaces, with enforcement.
15	Jun 12 2019 09:25 AM	. Landscaping that is attractive and perhaps using plants with flowers that are drought tolerant. No phormuim tennax or strap shaped leaves that have been planted in landscapes in the city.
16	Jun 12 2019 07:53 AM	Allow for space around entry areas away from traffic.
17	Jun 11 2019 08:15 PM	
18	Jun 11 2019 05:27 PM	Any parking lot or garages should be at the back of the building. All units should at least have a balcony for outdoor living but not for storage. There should be accommodations for bicycle storage. 2 parking places should be provided for any unit over 2 bedrooms.
19	Jun 11 2019 05:05 PM	Extreme energy efficiency and self-sufficiency for all buildings. Minimize heat loss in winter and retain coolness in summer. Include extreme conservation, wind and solar power for long-term survival. Incorporate bike paths and provide safe parking for bicycles.
20	Jun 11 2019 04:18 PM	Similar to above, some of this criteria wouldn't work for all projects.
21	Jun 11 2019 03:31 PM	NA
22	Jun 11 2019 02:34 PM	Consideration of mass transportation - through schedules and stops; fire protection (sprinklers?, fire hydrants; shielding of neighborhood from
23	Jun 11 2019 02:22 PM	none
24	Jun 11 2019 01:57 PM	none
25	Jun 11 2019 01:25 PM	Incorporate existing oaks into design instead of cutting
26	Jun 11 2019 01:03 PM	none
27	Jun 11 2019 12:06 PM	no comment

28 Jun 11 2019 11:54 AM this is so complicated to provide in an importance hierarchy. so much of good design is predicated on project specific elements. For instance, if this were a true downtown infill project why legislate open space, many features may be available in close proximity to the unit, for instance courthouse square. When we treat site and building design as if there are prescriptive design elements that will work no matter where the project site is, then the flexibility to create great spaces is eroded.

29 Jun 11 2019 11:24 AM Again - I would encourage a more 'site specific' approach. Some of these 'requirements' may be more or less viable depending on the specific restraints of the site.

30 Jun 11 2019 11:22 AM Community Roof Garden!

31 Jun 11 2019 11:05 AM none

32 Jun 11 2019 10:59 AM Green areas bordering directly on adjacent residential homes and yards.

33 Jun 11 2019 10:51 AM North Coffey and Dennis keep rural even though within city limits

34 Jun 11 2019 10:41 AM Minimize lawn/maximize native plant species. Include edible fruit and nut plant species. Use of plantings for shade.

35 Jun 11 2019 10:36 AM The units must be easy to maintain and maintenance is the key to well cared for buildings.

36 Jun 11 2019 10:32 AM Plan for upkeep so neighborhood remains attractive.

37 Jun 11 2019 10:28 AM Don't create blind areas where homeless can camp. Enclose dumpsters in a way that they are not attractive nuisances.

38 Jun 11 2019 10:27 AM no comment

39 Jun 11 2019 10:27 AM attractive landscaping - trees

40 Jun 11 2019 10:25 AM functional areas for the residents

41 Jun 11 2019 10:21 AM no

42 Jun 11 2019 10:19 AM Back off on the requirements for open spaces that make the buildability of the project financially difficult. Instead, make our public parks safer, more user friendly and accessible to multi-family dwellers.

43 Jun 11 2019 09:25 AM Clean and green

44 Jun 11 2019 09:03 AM Plant Trees

45 Jun 11 2019 08:26 AM lower units should be available for seniors

46 Jun 11 2019 08:21 AM Lighting for common space areas.

47 Jun 11 2019 07:53 AM attractive landscaping.

48 Jun 10 2019 08:00 PM Noisy spaces away from bedrooms. Good sound insulation between units. AC units away from bedroom windows. Bedroom should be quietest area of home

49 Jun 10 2019 07:57 PM Large buffers and screening for multistory units in existing neighborhoods.

50 Jun 10 2019 05:35 PM Parking areas and walkways should be well lit.

51 Jun 10 2019 05:06 PM Colorful variety of landscaping plants and trees

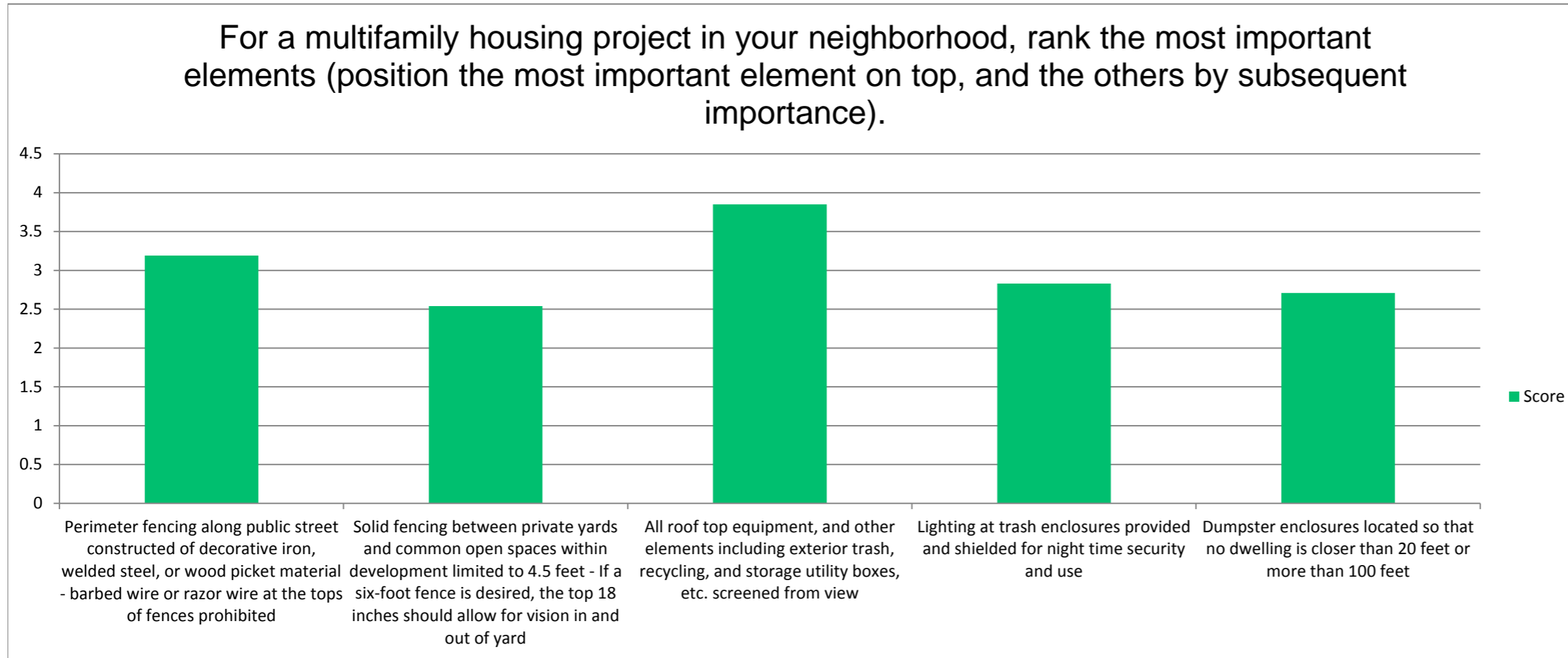
52 Jun 10 2019 05:02 PM If the building occupies a full city block than the facade should have breaks such as set-backs. The goal is a streetscape that is comfortable for pedestrians.

53 Jun 10 2019 04:40 PM Don't put any more multifamily units near Coddington/smart train area. There is too much already.

Multifamily Residential Design Standards

For a multifamily housing project in your neighborhood, rank the most important elements (position the most important element on top, and the others by subsequent importance).

	1	2	3	4	5	Total					
Perimeter fencing along public street constructed of decorative iron, welded steel, or wood picket material - barbed wire or razor wire at the tops of fences prohibited	26.45%	32	19.83%	24	19.83%	24	14.05%	17	19.83%	24	121
Solid fencing between private yards and common open spaces within development limited to 4.5 feet - If a six-foot fence is desired, the top 18 inches should allow for vision in and out of yard	10.66%	13	14.75%	18	18.85%	23	29.51%	36	26.23%	32	122
All roof top equipment, and other elements including exterior trash, recycling, and storage utility boxes, etc. screened from view	40.32%	50	25.81%	32	17.74%	22	10.48%	13	5.65%	7	124
Lighting at trash enclosures provided and shielded for night time security and use	11.57%	14	19.83%	24	26.45%	32	24.79%	30	17.36%	21	121
Dumpster enclosures located so that no dwelling is closer than 20 feet or more than 100 feet	13.22%	16	21.49%	26	17.36%	21	19.01%	23	28.93%	35	121
										Answered	Skipped



Multifamily Residential Design Standards

Please specify any additional standards that represent well designed Accessory Elements.

Answered 37
Skipped 89

Respondents	Response Date	Responses
1	Aug 02 2019 06:13 PM	Traffic and Noise standards critical. Quiet residential area should remain quiet.
2	Aug 02 2019 10:19 AM	Architecturally compatible shading devices and seating placed at bus stop platforms.
3	Aug 01 2019 11:04 AM	.
4	Jun 21 2019 06:57 AM	Consistency with primary building design; thoughtful location and access to promote use and functionality; minimize fencing and prohibit chainlink.
5	Jun 16 2019 10:16 AM	Small dwellings that match the character of the neighborhood and don't over populate our neighborhood with cars.
6	Jun 12 2019 08:50 PM	Affordable units appear the same as market rate units
7	Jun 12 2019 08:21 PM	Private yards or balconies should be able to have a BBQ and be safe about it.
8	Jun 12 2019 02:00 PM	People need privacy more than decorative fencing. Fence heights in personal space should not be 4 1/2 feet tall max.
9	Jun 12 2019 12:39 PM	Provide separate parking for large vehicles, as has been done at Oakmont and other places.
10	Jun 12 2019 09:25 AM	.
11	Jun 12 2019 07:53 AM	make it attractive not ugly.
12	Jun 11 2019 08:15 PM	As much as possible, greenery will soften the ground floor entrances
13	Jun 11 2019 06:26 PM	Lockers for package delivery inside rental office building or adjacent to laundry room.
14	Jun 11 2019 05:05 PM	Please legalize compost toilets or similar devises such as the new one designed by Bill Gates. Sewage and septic are a major drawback to progressive building designs and make alternative housing projects feasible. We know not to use poop compost on food. Put a warning label on every compost toilet and let us use this excellent technology.
15	Jun 11 2019 03:31 PM	NA
16	Jun 11 2019 02:34 PM	CAL Fire standards should be incorporated - after attending a seminar - I am shocked that their standards are not incorporated into the City of Santa Rosa building standards. CAL Fire does not recommend solid fencing - especially when it butts into any building - embers get caught and also it secures itself as kindling for a building. One of the big issues for Coffey Park was the domino effect from the housing all being joined by wood structures in the form of fencing!
17	Jun 11 2019 01:57 PM	none
18	Jun 11 2019 01:25 PM	Why fences?
19	Jun 11 2019 01:03 PM	none
20	Jun 11 2019 12:06 PM	In historic districts the facades should pay try to homage to the historic architecture of the neighborhood. A good example is 615 Healdsburg Ave apt building. The front is modern and tasteful The rear entrance on Historic B Street looks like a row of period townhouses.
21	Jun 11 2019 11:54 AM	proximity to property lines
22	Jun 11 2019 11:24 AM	The way the "perimeter fencing" item is worded is problematic. While I do agree that no barbed wire is probably the most important aspect - I don't agree that perimeter fencing should be the most important aspect of the accessory structures. (I think it should be absent, or limited if at all possible.)
23	Jun 11 2019 11:22 AM	Roof Top community garden or Pool!
24	Jun 11 2019 10:59 AM	Exterior lighting should not shine directly into adjacent homes and yards.
25	Jun 11 2019 10:51 AM	North of Coffey at Dennis should be kept rural. These acreage homes are at the end of city limits and the characteristic of the neighborhood should stay
26	Jun 11 2019 10:41 AM	Achieve privacy, or boundaries, with plantings in lieu of hard materials, wherever possible.
27	Jun 11 2019 10:36 AM	All dumpster areas must be rat proof.
28	Jun 11 2019 10:32 AM	Upkeep for property to stay attractive
29	Jun 11 2019 10:31 AM	handicapped access to everything for people in wheelchairs and those who walk with canes or walkers
30	Jun 11 2019 10:28 AM	Good fences do make good neighbors. Privacy is important -- a recent study showed that lower income housing is all about "community" (i.e., no privacy) whereas expensive housing is all about privacy. EVERYONE needs and deserves privacy.

- 31 Jun 11 2019 10:27 AM no comment
- 32 Jun 11 2019 10:19 AM Barbed wire is required when there is a safety threat and public/personal safety is a top concern within any community. If there is a better way to insure safety than barbed wire, great. But don't legislate against something that may be required to keep residents safe.
- 33 Jun 11 2019 09:03 AM Plant Trees
- 34 Jun 11 2019 08:26 AM plenty of outside green space
- 35 Jun 10 2019 08:00 PM Walking paths around exterior of community for exercise and walking. Well lit for night access
- 36 Jun 10 2019 05:06 PM Good exterior lighting for residents from parking lots/garages and individual units.
- 37 Jun 10 2019 04:40 PM Barbed or razor wire as mentioned is insane. If you can't make it safe, don't make it at all.