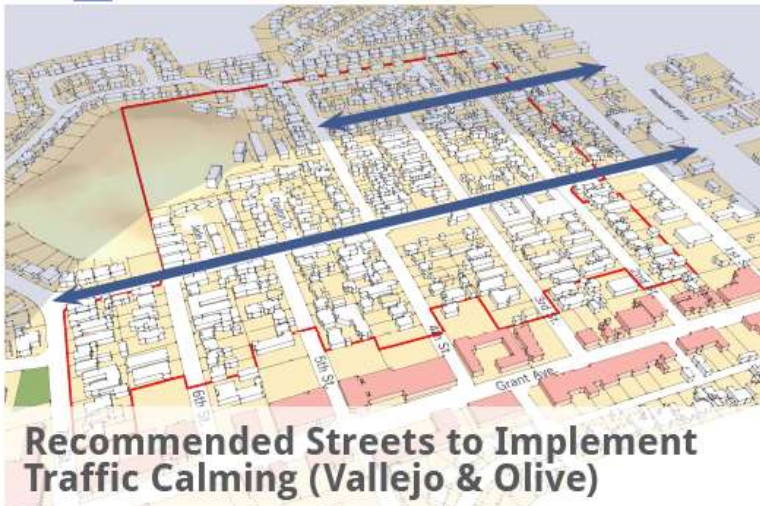


Participant Feedback – March 25, 2015

1

Slow Down Traffic Through Neighborhood



COMMENTS:

- Good idea (3).
- I would like to see the intersection bricks to beautify Vallejo & Olive.
- I do not want you to divide the transitional blocks. I want a cohesive look to the community.
- Stop sign at 2nd & Vallejo (blind corner many accidents). Big crosswalks at 3rd & 4th on Vallejo.
- Yes, and add trees.
- Add multiple crosswalks, trees, like the idea of “borders”, beautiful to create/encourage lollygagging.
- Trees! Plants! Use xeriscape and permaculture.
- Trees, speed bumps, crosswalks, police patrols (avoid pushing traffic onto Carmel Drive).
- Discourage thoroughfare and bypassing Grant.
- While recognizing our neighbors have input to encourage traffic calming solutions, we do not feel traffic on Vallejo or Olive is destined to get worse in general.
- Agree.
- Entrance sidewalks and roundabouts sound good.
- Yes, please.
- More crosswalks. Limited hours for street parking.
- Reduce speed to 15 mph.

Improve Pedestrian Safety & Walkability

2



COMMENTS:

- Yes, trees would work well for the street. I would also like bump outs into the street to allow trees to calm parking and for visual improvement.
- Yes, but no speed bumps.
- Add multiple crosswalks, light strips, trees, more bike lanes/racks, more places to go and encourage lollygagging.
- Clean streets.
- Anything that could slow traffic and signify that children and families live nearby.
- Street trees look wonderful.
- Good idea (3).
- Bike lanes and crosswalks.
- Support all these ideas as well as raised thresholds at entrances to neighborhood.
- Crosswalks would be appropriate. Trees are nice but have no immediate influence on zoning.
- Cross walks, and yes, lots of trees.
- Also consider limiting street parking to one side. Reduces street clutter.
- Very important!
- Crosswalks are good. Speed bumps are a bad idea. Street trees: all the same type on both sides of the street is a good idea.
- Install walkways where handicapped curb cuts exist.
- Make walkways into speed humps, the same width as walkway.

3

Explore Potential for Park Space or Tot Lot



Potential Sites for Park or Tot Lot

COMMENTS:

- More than a tot lot – a larger space.
- At least one park, please.
- Open space (City owned site) off 7th as greenbelt or trail & overlook.
- Community garden or park.
- Difficult to find space to implement. Could City offer financial help to families who want to create usable xeriscape?
- Kids need parks!
- Good idea (3).
- Purchase adjacent parcels for park/trail on City parcel at 7th/Carmel.
- Access lot to City's parcel on the hill is vacant & possibility for acquisition.
- Do not see the necessity for a neighborhood park with so much open space nearby.
- City should buy the remaining 3 acres on the hill and create a trail/park.
- Park or community garden to bring people together.
- The City should buy the three vacant lots and create a park for the future of this neighborhood. The residents can create a crowd-funded park.
- We don't need parks. We took our kids to the one on 7th and the big field and neither are utilized.
- Depends on location and whether or not City would lease or buy property.
- Only in conjunction with a city-wide parking review.
- Underground parking for larger lots, if possible.
- City to pass tax to help buy empty lots.

4

Strengthen Neighborhood Identity



COMMENTS:

- Create a contest to name the neighborhood and add signs.
- Good idea (5).
- Yes, but the neighborhood needs a catchy name first.
- Streetlights, borders, community spaces.
- Attractive!
- Not necessary (3).
- Support efforts.
- Allow this signage.
- A good neighborhood name is needed – “Hillview.”
- Agree.
- Branding or identification is actually a detraction from the neighborhood’s character.
- Small, inexpensive touches like signage would improve the neighborhood. Also would like to see decorative torches added to the street.

Prioritize Code Enforcement

5

COMMENTS:

- Enforce your codes and ordinances truthfully.
- Good idea ().
- Safety, walkability & cleanliness. One a week remove cars for regular street cleaning.
- Code Enforcement Division is user friendly.
- Illegal businesses.
- Parking permits?
- Spread the word about code enforcement process.
- Do a better job!
- Change code that allows people to park multiple vehicles on area in front of home.
- Yes, tell neighbors they need to file a complaint.
- Important! Accountability is big here.
- Base code enforcement on complaints.
- Enforce parking code – permit parking between 9pm and 6am.
- Verify number of families living in rental units.

6

Strengthen Communication within Neighborhood



COMMENTS:

- Communication is good – civil participation should increase.
- Websites are preferred – more people use them, but you have to promote them.
- Better achieved via computer.
- Good idea – perhaps hear a restaurant.
- Great kiosk.
- Kiosks on all four corners.
- Too socialist for us.
- Yes, yes, yes. We can find people to care for it.
- Community signs are great, especially if there is a park to put them in. If you add a board, we will step up and take care of it.
- Good idea.
- Good thoughts, but e-mail could work as well.
- Via social networking – kiosks not sure about.
- Not a great idea – encourage neighborhood meetings.

Refine Rules to Ensure Compatible Development

7

COMMENTS:

- Much needed.
- Desirable.
- Critical.
- Yes.
- Yes! Stop intentional blight!
- Single families can have granny units and street parking.
- Change zoning to prohibit anything over two stories or larger than four units.
- Maximum height 2 stories (2).
- As several people have indicated, multi-family dwellings should be prioritized.
- Parking at rear of site, not on street.
- Established code for required landscaping.
- Support lower height, courtyard type development.
- Limited density.
- Planning on redevelopment should include the present residents of the area and the need to enhance the presence of the Northwest Quadrant.
- Please do something to encourage removal of the 4-plex units if it means slightly more compatible units.
- Yes, 1 floor less for 2 more units.
- Keep density low. Encourage zoning that keeps existing single family residences as priority.
- Encourage redevelopment of apartments.
- Discourage apartments. How about condos?
- Not if you start by doubling the density maximum going to 10-20 units.
- Your efforts to plan are appreciated. This area definitely need love and nurturing. Start with low-hanging fruit and move up.

50x150 ft Lot: Three Scenarios

Downtown Northwest Neighborhood Study

March 2015
Novato, California



COMMENTS:

- Looks terrible. Encourages dumping.
- Can the City enforce cleanup of these vacant lots?
- Development opportunity.
- Not certain that existing conditions promote properties to deteriorate.
- Need code to encourage a scaled replacement.
- What's the problem? As long as an owner is not allowed to build a 3-story structure. It's their property and they pay taxes.
- Ick!



COMMENTS:

- Yikes!
- Awful.
- Ugly – not compatible with neighborhood.
- Current zone rule is fine. Plan should be inspected by the Planning Department.
- OK
- 2 levels yes. If you can afford 3, I'm not opposed although 2 levels is better.
- Too tall. Do not like car in front.
- No. Sucks.
- Out of scale.
- Terrible footprint.
- Unlikely that Design Review would allow.
- A nightmare for the audience.
- Looks scary and it is meant to look scary.
- Massive, out of neighborhood character. No need for 3 stories.
- Yuck!



Scenario 2: Allowed by General Plan
3 Unit Apartment Building

COMMENTS:

- Not great.
- Don't like cars in front. Not attractive.
- Why are the cars out front?
- Probably what the lot owner has in mind.
- If parking is moved to back where will area be for children to play?
- Ugly.
- Borderline, but acceptable.
- Do not like front yard parking. Apartments look like a single family house – good.
- Ick!
- Hate this!
- Increase the density of the neighborhood. It will lower the value of the neighborhood property value.
- Not great – but would blend in somewhat with present buildings on certain streets.
- Awful.
- No.



COMMENTS:

- Not bad. Big in back, bungalows in front?
- Good.
- Could work! Best of 3 scenarios from this page.
- Increase the density.
- This is great! Allow 4-flex owners to redevelop condo units that can be sold individually to encourage investment
- Yes.
- Like the best. Looks like big home.
- Parking in back.
- Out of character with the neighborhood.
- Good option.
- Yes – 4 or 3-plex would be mid-range use.
- A question for the City Council to decide.
- Looks better than Scenario 2.
- Looks better. I think your idea is to mix in some slightly higher density forms among the single family houses, i.e. duplexes or triplexes.
- More like the rest of neighborhood.
- Keep green area in front.
- I feel like this is misleading. You are drawing us to the conclusion you want us to come to. Focus on traffic calming, beautification and neighborhood identity and win the community's trust. People want this area to be great and to maintain neighborhood small town character.
- Preferred.

100x300 ft Lot: Three Scenarios

Downtown Northwest Neighborhood Study

March 2015
Novato, California



COMMENTS:

- Great property – has potential.
- This is not good.
- The chickens look healthy that roam on this lot.
- I like this open space. Nice house here.
- Their land, their choice as long as they do not build more than 4 units and only 2 story.
- Approach the owners to create a park.
- Plant trees.
- Keep it as it is.
- Let's bury utility poles.



COMMENTS:

- Criminal.
- Design Review won't allow. Can we encourage development that enhances our existing neighborhood?
- Too massive, has wall to street.
- Yuck.
- Out of the question. You approve this and we'll start a recall.
- Too big, too dense.
- Do not like garage doors lining the street.
- No.
- Appears to be a scare tactic.
- If done high end, would be very cool.
- Recommend the city impact the design.
- Too high. 2 floors with parking in back and less apartment-like would be better.
- Bad.
- Yikes
- Do not allow this.



Scenario 2: Allowed by General Plan
11 Townhouses, Existing Single-Family Home Retained

COMMENTS:

- Do not allow this.
- No.
- Bad.
- Too high, too much, too plain.
- Density increase, quality of life decrease.
- Don't like – too big.
- No.
- Too tall, too dense.
- Sucks.
- Yuck.
- Still too big, massive, not like the rest of neighborhood.
- Still looks very dense.
- Design Review wouldn't allow. Can we encourage development that enhances our existing neighborhood.
- Yuck.



Scenario 3: Allowed by General Plan

12-unit Cottage Court, Existing Single-Family Home Retained

COMMENTS:

- Much better.
- Must make sure adequate space for on-site parking.
- I like this cottage court but I would prefer less density.
- Yes! Best use of property.
- Okay.
- Acceptable, but limits on size and scope. Only four units maximum, not 14.
- Better, smaller scale.
- Yes! Or a park.
- OK.
- I like the look of senior housing at First & Olive for this property.
- Better scenario than #1 and #2.
- More friendly, home-looking feeling.
- Better neighborhood look.
- Best.
- Sweet.
- More units will increase the density of the area. It will not be good for the neighborhood.
- Still too dense.