

ASSESSMENT OF NEGATIVE IMPACTS FROM INCOMPATIBLE INFILL

Negative impacts identified by residents of Westside area from Polk to Fillmore Streets between W. 8th and W. 13th Aves.

Functional impacts on immediate neighbors	JWN OS Wrkshp
Views into adjacent dwelling intrude on privacy.	***
Views into adjacent backyard intrude on privacy.	***
Excessive wall adjacent to existing dwelling.	
Excessive wall adjacent to existing backyard.	
Excessive exterior area lighting.	
Sunlight obstruction.	***
Excessive noise from building-related equipment.	***
Excessive noise from parking and/or driveway traffic adjacent to existing dwelling or backyard.	***
Parking or excessive driveway surface in front of structure (i.e., between structure and street), or excessive curb cut.	***
Excessive, poorly located, and/or poorly screened on-site parking.	
Excessive alley traffic due to alley-access parking for multi-unit infill.	
Appearance or aesthetic impacts	
House or apartments adjacent to street aren't oriented towards street.	***
"Snout-nosed" (garage in front) dwellings.	
Apartment with open garage (carport) underneath, facing street or adjacent dwelling.	
Parking (or excessive driveway surface) in front of dwelling structure.	
Excessive impervious surfaces.	
Infill on alleys doesn't meet appropriate aesthetic standards.	***
Excessive scale or mass.	***
Incompatible overall "style".	
Excessively plain wall facing street or adjacent to existing dwelling.	
Incompatible setback to street.	***
Inadequate landscaping.	
Removal of existing mature trees.	***
General impacts on neighborhood	
Too many multi-family structures added to block with predominantly single-family houses.	
Excessive impervious surfaces.	
Demolition or removal of existing dwellings.	

*** Negative impacts identified at the JWN OS workshop June 2008

Excess number of bedrooms w/ too little parking – problems w/ noise levels, safety
"Block" design (lack of articulation), "Warehouses" rather than living spaces
Excessive lots in interior of neighborhood
Degraded front yards structures
Alley access to causes dust and sidewalk-alley intersection danger
Alley degradation & unfair improvement costs to existing residents
Increased traffic , Reduced pedestrian safety
Excessively high fencing
Decreased on-street parking availability

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Negative impacts identified by an ICS Task Team committee

ARCHITECTURAL IMPACTS

1. Incompatible architectural styles
2. Low quality or inappropriate construction materials
5. Excessive wall adjacent to existing dwelling
6. Excessive wall adjacent to existing back yard
7. Excessive building height
8. Inadequate design standards for steeply-sloped lots
9. Inadequate design standards for infill on alleys
10. House or apartments adjacent to street but not oriented toward street
11. Snout-nosed houses
12. Apartment with open garage or carport facing street or adjacent
13. Excessively plain wall facing street or adjacent to existing dwelling.
14. Insufficient common open space/green space
16. Inappropriate and inadequate landscaping and vegetation on lots
24. Buildings situated inappropriately on the lot
55. Removal of historic or heritage structures

NEGATIVE ENVIRONMENTAL IMPACT

2. Low quality or inappropriate construction materials
6. Excessive wall adjacent to existing dwelling
7. Excessive building height
14. Insufficient common open space/green space
16. Inappropriate and inadequate landscaping and vegetation on lots
- 17a. Removal of existing mature trees on private property
- 17b. Removal of existing mature trees in public space
20. Encroachment on natural drainage channels
21. Solar access obstruction
22. Excessive impervious surfaces
28. Excessive lighting pollution (light leaving property)
36. Demolition or removal of existing dwellings
37. Reduced pedestrian/bike safety
39. Excessive pavement for parking
40. Excessive poorly located or poorly screened parking
41. Excessive alley traffic due to alley-access parking for multi-family infill
50. Excessive lot coverage (structure and parking)
53. Excessive number of buildings for carrying capacity

IMPACT ON ADJACENT OR NEARBY LOTS

3. Buildings out of scale to adjacent dwellings
4. Excessive scale or mass in relation to lot size
5. Excessive wall adjacent to existing dwelling.
6. Excessive wall adjacent to existing back yard
7. Excessive building height
9. Inadequate design standards for infill on alleys
10. House or apartments adjacent to street but not oriented toward street
12. Apartment with open garage or carport facing street or adjacent dwelling
14. Insufficient common open-space/green-space
16. Inappropriate and inadequate landscaping

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- 17a. Removal of existing mature trees on private property
- 17b. Removal of existing mature trees on public property
- 20. Encroachment on natural drainage channels
- 21. Solar access obstruction
- 23. Insufficient interior setbacks
- 24. Buildings situated inappropriately on the lot
- 25. Incompatible setbacks to street
- 26. Views into adjacent dwelling
- 27. Views into adjacent back yard
- 28. Excessive lighting pollution (light leaving property)
- 29. Excessive noise from building systems (fans, pumps, etc.)
- 31. Proliferation of small lots in an area of large lots
- 32. Too many multi-family structures added to a block with predominately single-family dwellings.
- 35. Views from existing dwellings and back yards significantly diminished by new development
- 36. Demolition or removal of existing dwellings
- 39. Excessive pavement for parking
- 40. Excessive poorly located or poorly screened parking
- 41. Excessive alley traffic due to alley-access parking for multi-family infill
- 43. Parking or excessive driveway surface in front of dwelling
- 44. Lack of sufficient on-site parking for new development
- 50. Excessive lot coverage for building and parking

NEIGHBORHOOD INCONGRUITY

- 1. Incompatible architectural styles
- 2. Low quality or inappropriate construction materials
- 3. Buildings out of scale to adjacent dwellings
- 4. Excessive scale or mass in relation to lot size
- 5. Excessive wall adjacent to existing dwelling.
- 6. Excessive wall adjacent to existing back yard
- 7. Excessive building height
- 9. Inadequate design standards for infill on alleys
- 10. House or apartments adjacent to street but not oriented toward street
- 11. Snout-nosed houses
- 12. Apartment with open garage or carport facing street or adjacent dwelling
- 14. Insufficient common open-space/green-space
- 16. Inappropriate and inadequate landscaping
- 17a. Removal of existing mature trees on private property
- 17b. Removal of existing mature trees on public property
- 22. Excessive impervious surface
- 23. Insufficient interior setbacks
- 25. Incompatible setback to street
- 24. Buildings situated inappropriately on the lot
- 28. Excessive lighting pollution (light leaving property)
- 31. Proliferation of small lots in an area of large lots
- 32. Too many multi-family structures added to a block with predominately single-family dwellings.
- 43. Parking or excessive driveway surface in front of dwelling
- 47. Increased traffic resulting in upgrading of street classification

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- 49. Odd private street configuration
- 50. Excessive lot coverage by structure and paving
- 51. Inadequate or inappropriate lot standards (frontage, size and aggregation)
- 52. Gerrymandered lot configuration (breakdown of grid pattern).
- 55. Removal of historic or heritage structures

Vehicle/Bike/Pedestrian Accommodation Issues

- 9. Inadequate design standards for infill on alleys
- 12. Apartment with open garage or carport facing street or adjacent dwelling
- 22. Excessive impervious surface
- 25. Incompatible setback to street
- 37. Reduced pedestrian and bicycle safety
- 39. Excessive pavement for parking
- 40. Excessive poorly located or poorly screened parking
- 41. Excessive alley traffic due to alley-access parking for multi-family infill
- 42. Excessive curb cuts
- 43. Parking or excessive driveway surface in front of dwelling
- 44. Lack of sufficient on-site parking for new development
- 46. Inadequate street infrastructure for the increased density
- 47. Increased traffic resulting in upgrading of street classification
- 48. Disjointed public street network
- 49. Odd private street configuration
- 53. Excessive number of dwellings for area's carrying capacity

MISCELLANEOUS IMPACTS

- 15. Over use/inappropriate use of nearby parks and playgrounds
- 54. Negative impact on supply of affordable housing