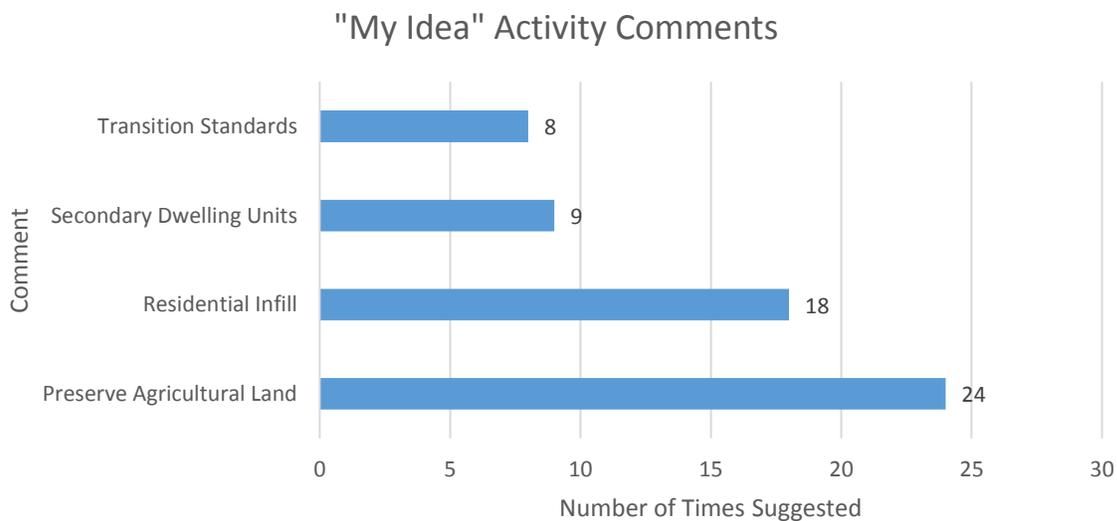


“My Idea for the Neighborhood” Activity Comments: Land Use

As part of the outreach for the River Road – Santa Clara Neighborhood Plan, residents were asked to draw or write their ideas for the neighborhood. This document summarizes the results of that activity related to land use. The original “My Idea for the Neighborhood” materials that neighbors created are available to view [here](#) (large pdf), and show the breadth and depth of information collected.

The chart at the top of this document shows the most common ideas from residents and the number of times each was mentioned in a “My Idea” sheet. The comments that follow are additional ideas for the future that are not represented in the bar chart. Read through and see the creative, innovative ideas that neighbors provided!



- Developers should have to put in sidewalks, maintain ag. land- don't extend UGB
- Farmland preservation on 3 sides
- Promote rain gardens, reduce garden chemicals, cleaner wood burning stoves, encourage community and backyard gardens
- No commercial pot growing next to residential land
- Maintain rural feel
- Can neighborhood keep up with growth?
- Better plan urban density, don't allow more than 2 story apartments, discourage herbicide/pesticide use in gardens
- Subsidized tiny houses for low-income
- Make new irrigation wells legal in RR
- Front yard gardens
- New lots have minimum size (.12 acre)
- Respect for land, open thinking for development for new zoning
- Set aside land for urban ag., don't sacrifice soil for housing development
- Garbage on street corners
- Only low density residential

- No PUD/apartments, more affordable homes, enough parking (not like ECCO), follow code and be consistent
- Tax breaks and no annexation for mother-in-law units in yard to achieve densification
- Waive fees for ADUs, better mixed use development
- Protect farmland while meeting housing needs, adjust building codes to account for mixed use with townhouses/clustered green development
- Protect farmland/no more marijuana farms, don't overdevelop, leave room for community and parks
- Preserve farmland
- Smart development vs. infill
- Want people to clean garbage and old cars of driveways
- Stop building developments and paving over nature
- Living side by side (rowhouses, etc.) would be nice
- Use more zeroscape to reduce lawns, soil improvements/gardening, new tree planting, prevent gravel company from taking farming land, ask neighbors with overgrown lawns to beautify
- Edible landscaping- urban food forest, keep agriculture and large lots for gardening, zoning to enable small/tiny houses on large lots
- Keep nearby farmland
- Value green space, preserve orchards
- Like single-family homes and open space
- Assisted living/senior housing
- Open space, larger lot sizes
- Increased traffic will decrease home values
- Need space between homes to retain community's feel, new developments do not have enough space between houses
- Green space
- Bio swales next to sidewalks, save room for the good things (parks, markets), purchase land before the developers
- Value ag. and open space
- Unhappy about proposed apartment at North Park & Maxwell, will increase traffic near schools and make parking worse, were told the area would be single family housing and not transient apartment living
- How to control trash that blows into Bennett Ln?
- Allow maximum housing density with appropriate regulation changes
- Co-housing (for aging in place), density increase with low/moderate impact, zoning flexibility to allow multiple dwelling on one parcel/ subdivide a parcel, tiny house exemptions, flexibility to integrate multiple dwelling parcels into residential neighborhoods
- Tasteful, affordable density that fits character of neighborhood, not huge apartments
- Garden/pea patch within apartment complex
- Gardens in front yards
- Code to ensure new developments/subdivision design will consider the existing neighborhood, new subdivision will value open space, gardens, and trees, pleasant-to-inhabit design vs. pencil-out prioritization
- Increase density (like co-housing)
- Change zoning to allow gardening in parking strip-makes community resilient

- Keep peace and quiet, like having enough room on property for camper and being able to pull out of driveway, less apartments that do not have enough parking, front yard gardening
- Discussion of Block Planning, depaving, regulations that encourage green & resilient living, more front yard gardens
- Build additional unit without annexing or raising taxes
- Design guidelines in the code and more coordinated code enforcement (County has practically none), guidelines should preserve focus on trees/vegetation, take neighbors into consideration when siting multi-use and commercial, require more landscaping and de-emphasize auto
- 20-minute neighborhoods
- Nodal development and River Rd redesigned, greenhouse gas reduction- have one company doing trash & recycling
- Neighborhood feel
- No apartment complexes in the middle of a neighborhood, a place for homeless to live- dispose of trash, bathe, toilet
- Manage housing density more wisely
- Housing affordability
- Limit number of cars parked on the street per residence, limit short term rentals (Air BnB), limit "flag lot" infills
- More housing without destroying natural spaces
- Preserve wildlife (build up, not out), more solar panels
- Affordable housing-keep neighborhood diverse
- Tree lined streets-preferably nut trees for community, aesthetic solar/wind generators on homes and in gardens for pumping irrigation water and providing energy to homes, more wild areas interspersed in neighborhoods & seeded with native plants
- New housing compatible to current housing
- Want to be able to legally build an SDU, but property cannot annex because it is not adjacent to City property, want it to be easier to build
- Neighborhoods are currently fractured by private unpaved road
- More mixed income housing
- Work with City and County to make backyard tiny homes possible
- Mixed-use and increased density on RR-not in side neighborhoods, facilitated car-camping/hut camps
- Fixed UGB to stop further sprawl into farmland, easement of City regulations that stop in-fill for development of existing lots to increase density
- Missing middle/more housing types/affordable housing, mixed use redevelopment along RR
- Keep 'rural' streets in established neighborhoods-no curbs, change regulations to make ADUs easier to build and existing units legal, preserve urban farmland & CSA's
- Walkable neighborhood close to shops and parks
- Keep RR unique by keeping its farmland & large lots & community gardens
- More affordable housing- more accessible to people with disabilities and a playground nearby in back lot
- More parking for Ross Lane tenants, designated parking spots for each unit
- Do not cut down trees as a solution to the homeless problem
- Would like a locked bike shed
- Homeless camps gone- bathing in my backyard (along Beltline)
- Solar power generator- help get away from oil

- Rent to own tiny homes, hickory sheds & place to put them
- Spacious living areas (not crammed housing)
- Unique style or color to buildings (become more visually vibrant city), bigger buildings
- Limit housing developments- don't have infrastructure, support "rest stop" movement, if condo/townhouse building continues develop alt. access roads and alt. to river
- Dense urban development along corridor, mixed use buildings that encourage small and large businesses, maintain large garden lots,
- Encourage residents to plant fruit trees, keep neighborhood farm-based
- Green land use/building
- Middle housing- small design for singles, retired, couples
- Preserve green areas from development, keep RR beautiful
- Have adequate parking and open space (park, wider sidewalks) where there is housing/apartments
- Paved streets and sidewalks with gutters throughout RR (for both City and County residents)
- No large development
- No more new housing
- Blend of farm and open spaces
- No small houses for homeless (safety issues), no large homeless camps
- 20-minute neighborhoods
- Encourage gardens
- Affordable housing, apartments with studios and one-bedrooms, new construction designed with communal parking, set-backs, alternative energy
- Clean up abandoned houses so transients don't occupy them (3 on W. Hilliard Ln)
- Dense affordable housing and single family homes, no sprawl