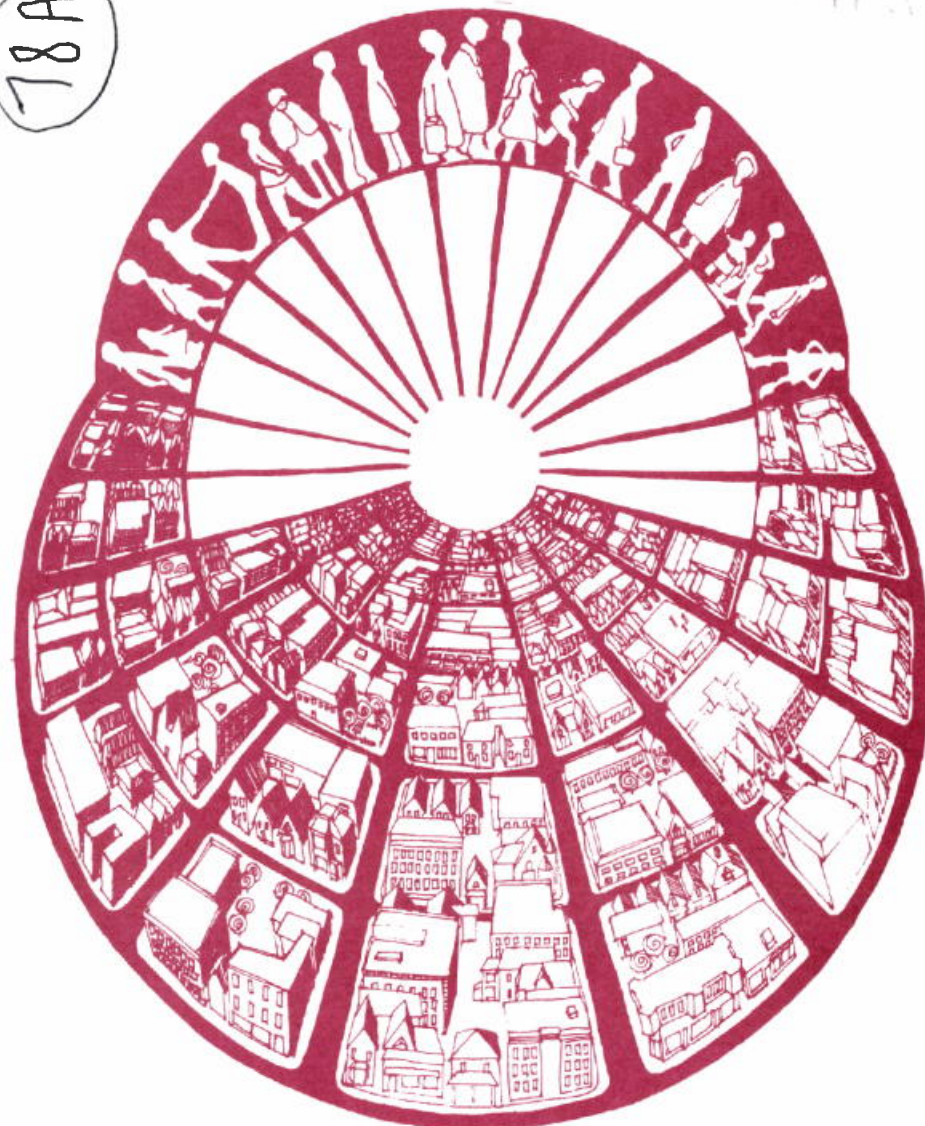


78A

78A



NEIGHBORHOOD LAND USE WORKBOOK

Footnotes (Agencies to Call for Information)

¹ Fire Department	232-8135
¹ Building Bureau	248-4230
² Police Department, Community Relations Division	226-7551
³ Columbia-Willamette Air Pollution Authority	233-7176
⁴ Traffic Engineering Office	248-4162
⁵ Tri-Met	233-8373
⁶ City Engineer's Office	248-4162
⁷ Multnomah County Assessment and Taxation Department	248-3326
Portland City Planning Commission	248-4250
Portland Development Commission	224-4800
Model Cities Agency	288-8261

Credits

Text	Evelyn Martin
	Dennis Wilde
Graphics	Fredrika Spillman
Edit and Review	A whole lot of people
Special thanks to	John Platt

FLOOR PLANS AND ELEVATION

These designs should be based on careful study of the development program and conceptual site plan.

DWELLING UNIT SCHEMATIC DESIGNS

Dimensioned floor plans and sections for each typical unit including doors and window locations
Room Area, dimensions, and designation of each room and space (including storage)

Plans and elevations of typical residential buildings

COMMUNITY FACILITIES

Dimensioned floor plans, sections, and elevations
Gross Area of community building(s)

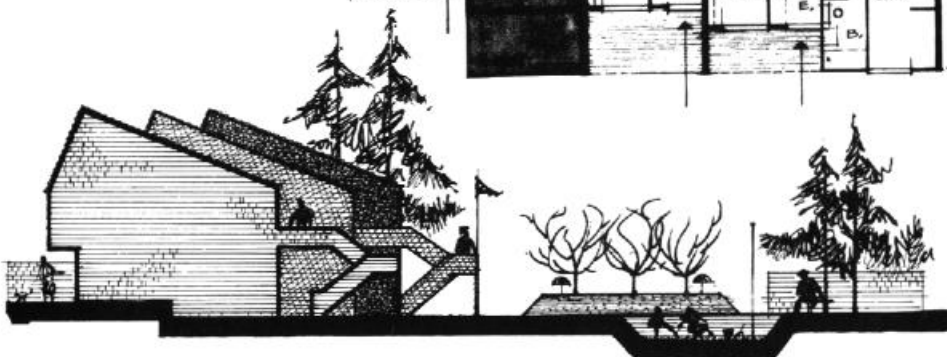
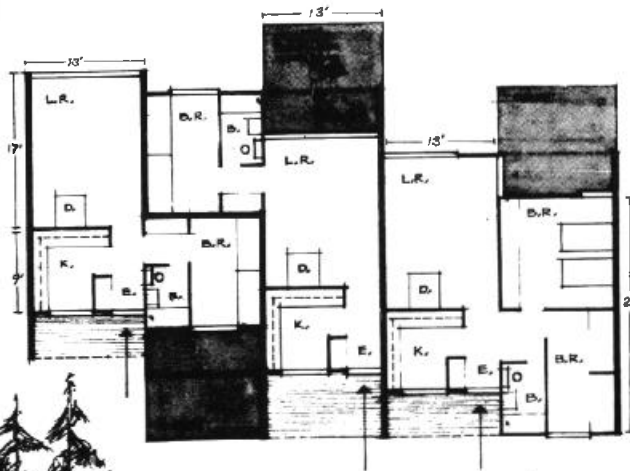
NON-RESIDENTIAL FACILITIES

Plans and elevations of commercial and other non-residential facilities included in project as appropriate

NEIGHBORHOOD LAND USE WORK BOOK

This workbook was prepared as a part of the Comprehensive Development Plan for Model Cities by the Office of Dennis Wilde, Urban Planner, under contract to the City Demonstration Agency of Portland, Oregon. This Plan is funded through Title I of the Demonstration Cities and Metropolitan Development Act of 1966.

GROUND FLOOR PLAN



SECTION AA

PLANTING

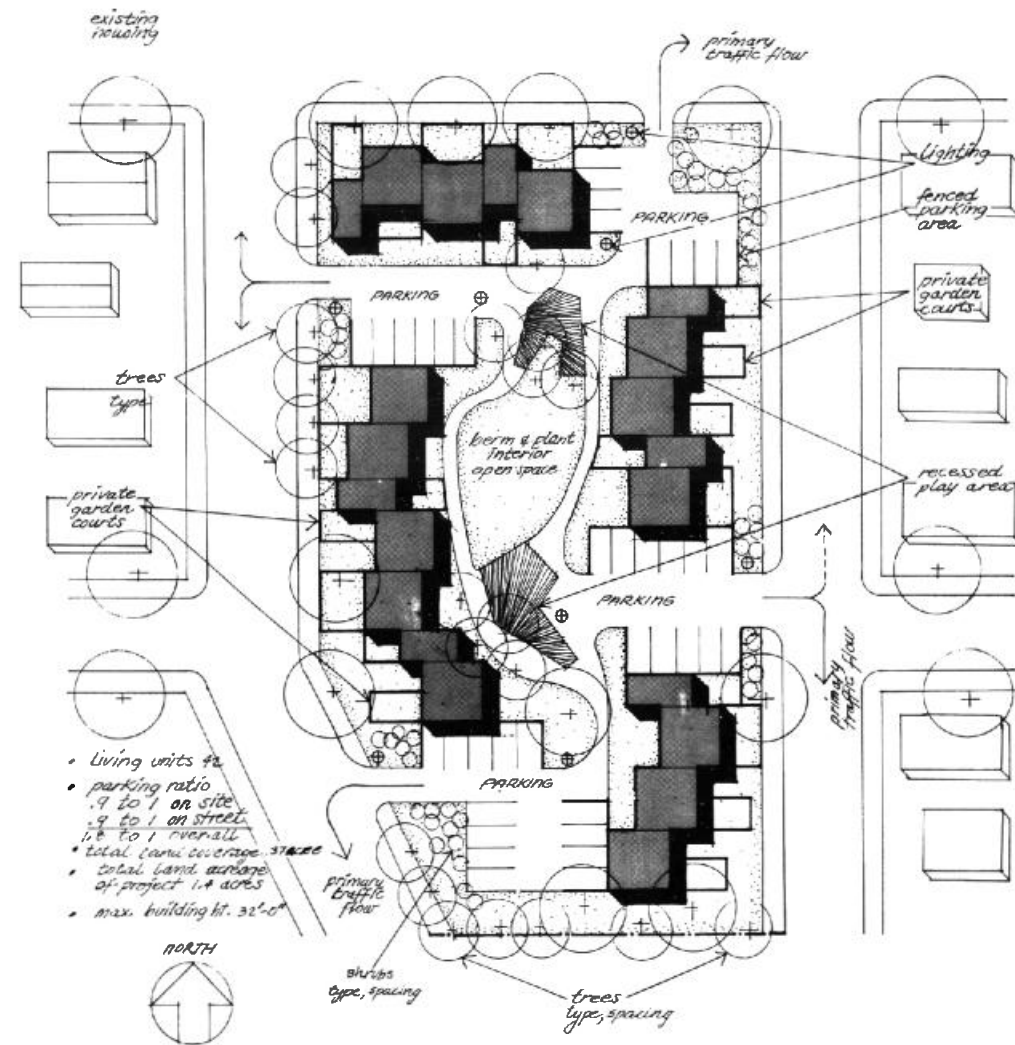
Indicate character

Indicate screening concepts, planting relationship to units and open space, etc., with sections or sketches

LIGHTING

Location

Character (catalogue illustration)



SITE PLAN

SITE PLAN

The site plan should be developed from careful study and observation of the conceptual plan. The plan should refine to a more exact scale the arrangement and groupings of units to create a sequence of usable spaces.

IMPACT ON NEARBY LAND USES - TRAFFIC

Indicate direction traffic will proceed in from site.

PHYSICAL RELATIONSHIPS

Indicate ground floor coverage and height of development as compared to that of adjacent uses (specifically) and as compared to development within 400' of the property lines (generally)

Indicate shadows cast

PROJECT CHARACTERISTICS - STRUCTURES

Location, shape, size, arrangements and groupings

CIRCULATION

Indicate location and materials of vehicular and pedestrian routes

Indicate parking-dwelling unit relationships

UTILITIES

Indicate general major utility layout and connections

This can be done as an overlay

RECREATION

Location

Type of facilities

PARKING

Location, material, number of spaces, and parking ratio

GRADING

General grading character, proposed contours, sections, etc.

Berms and mounds

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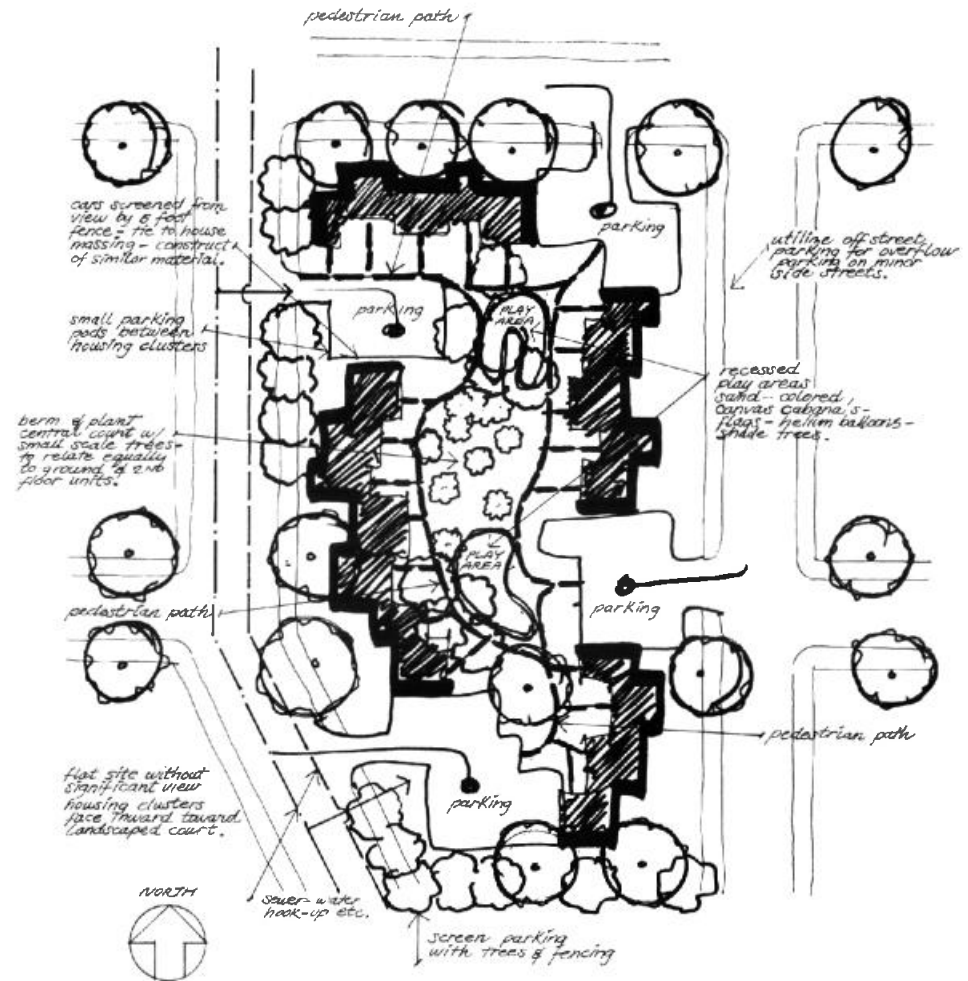
INTRODUCTION

This workbook is intended to provide the Neighborhood Organization with a means for legitimizing its voice in land use matters affecting its area. The philosophy behind the book is that those persons who will live with the consequences of a zone change or a development project must be an essential part of the decision-making process. The Planning Commission and City Council will be aware of the neighborhood's concerns when making the final decision, and the neighborhood will have a chance to bring out concerns which might not have been identified by those not so close to the action.

The workbook is a guide for the neighborhood to use in formulating its decisions. It consists of a review procedure covering eleven planning issues, with which the neighborhood can evaluate proposed development projects. Going through the list of questions will bring out the information necessary for an objective evaluation. The questions, however, are not meant to cover every possible concern; they simply provide a general format for discussion.

The information can then be used to:

1. Understand the nature of a particular proposed development;
2. Understand how the development would "fit" into the neighborhood - its impact on the social, physical, and economic factors of neighborhood life;
3. Analyze and weigh the advantages and disadvantages of both the proposal and its impact on the neighborhood;



CONCEPTUAL PLAN

CONCEPTUAL PLAN

This plan should relate the needs identified in the development program to the physical site structure as clarified by the site analysis. In general, it should convey the intent, spatial form, and system of development.

STRUCTURES

- Indicate location, arrangement, general massing groupings
- Locate any recreation or service structures

CIRCULATION

- Vehicular
 - Show system of roads, parking, service
- Pedestrian
 - Indicate general walkway system, connection to common facilities

UTILITIES

- Indicate major trunk lines, connection points to existing utilities

RECREATION

- Show open space and facilities for recreational use
- Indicate parking and service for common facilities

PARKING

- Location

GRADING

- General character
- Mounds and berms
- Indicate any special grading problems

PLANTING

- Consider existing vegetation in the development of the concept
- General planting concept

4. Form a decision, and submit a written statement to the Portland City Planning Commission. This statement can include:
 - Suggestions as to how the development could be improved.
 - Additional issues and concerns not contained in this workbook, which the neighborhood wishes the Planning Commission or developer to respond to.

The neighborhood can review a proposed land use change as thoroughly or as briefly as it wishes, depending on how important it feels the change to be. Since the same review procedure can be used by the Planning Commission staff, and since copies of it will be available to developers, the workbook provides a common framework for everyone to evaluate and discuss land use matters.

And, as a final note on decision-making: sometimes the opinions of those persons living in the immediate area of a proposed development will differ from those of the neighborhood as a whole. In making the final neighborhood decision, there is no magical solution to this problem. When the situation occurs, the best that can be done is that everyone understand the reasons for the difference and the legitimacy of the other side's opinions. In the end, a decision will always be based on a trade-off between interest groups and between the relative importance of the various issues in the workbook.

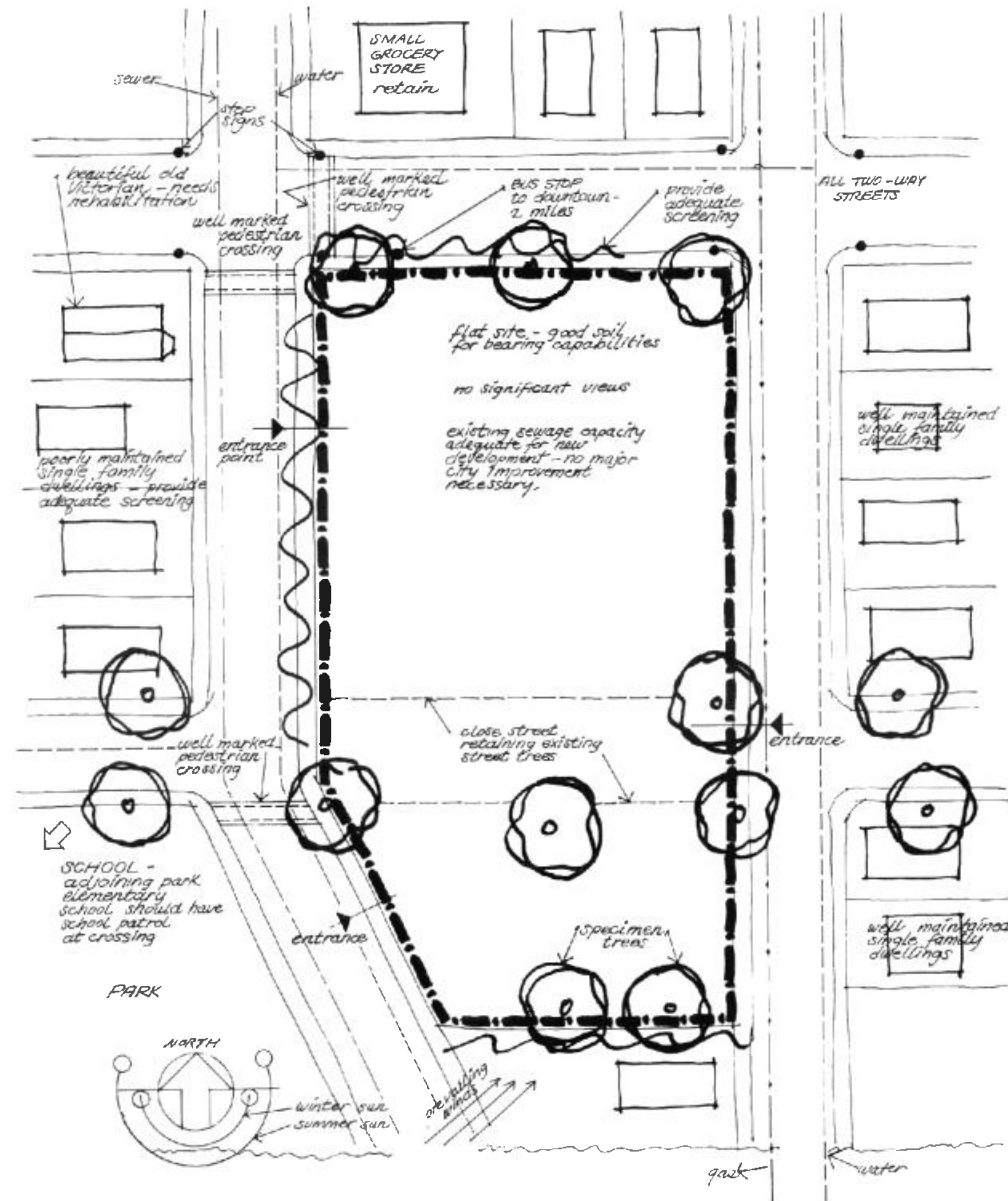
At the end of the workbook are several lists of design submittals which the neighborhood may wish to request from the developer. Some of the lists are accompanied by sample sketches which may help to visualize the development project.

WHAT IS THE ISSUE?

1. EFFECT OF THE PROJECT ON NEIGHBORHOOD PLANS

The neighborhood must rely on its adopted plan.

The neighborhood's primary basis for making decisions is its plan. Therefore, if decisions are to have political weight and technical credibility, they must be based on the plan as much as possible.



SITE ANALYSIS

SITE ANALYSIS

The site analysis should identify the character, structure, and potential of the site. It should also consider the surrounding areas that may influence site uses and design.

NEARBY LAND USE

Indicate type and impact of adjoining land use
Indicate direction and distance to community services, hospitals, shopping, etc.
Show public transportation route and stops

TOPOGRAPHY

Indicate basic topography
Special or unique ground forms
Percent of slope

VEGETATION

Locate and identify existing tree masses
Locate and identify plant material

CLIMATOLOGY

Prevailing wind direction
Sun angles

EXISTING CONDITIONS

Structures
Utilities
Circulation

SPECIAL FEATURES

Dramatic views
Historical buildings

- a. Is the proposed development* compatible with the adopted comprehensive plan?
 - Have any conditions (e.g., property ownership, traffic patterns) changed significantly since the plan was written? If so, then the new conditions must be considered in decisions.
 - Is the development in accordance with the land use plan?
 - Is it in accordance with the policies or objectives?
 - If the project is allowed in the plan, yet subject to neighborhood review, does it appear to meet the neighborhood's development criteria or standards?
- b. If the development project involves a change to the plan, is it a better use than the planned one?
 - Does the project appear to be more beneficial to the policies or objectives?
- c. If there is no plan, is the proposed use a better one than the existing use?
 - Does the project appear to be more beneficial to the neighborhood than the existing use?

* "Development" is used synonymously with "change of use within an existing building."

Underlined questions are those which are generally most important.

WHAT IS THE ISSUE?

2. EFFECT ON THE PRESENT USE OF THE SITE AND ON RELOCATION OF RESIDENTS AND BUSINESSES

Development shall consider the present use of the site and relocation of residents and businesses.

Development projects often displace residents and businesses which can least afford to move. Sometimes vital parts of a neighborhood are threatened by new development. It is important to consider both the present use of the site and the nature of the relocation problem so that those persons and activities which help to form a stable neighborhood can remain there if possible.

DEVELOPMENT PLANS RESIDENTIAL AND COMMUNITY BUILDINGS

The development plans provide the guidelines for development of the project, as well as the basis for the other submittals.

BUDGET

Project design budget allocated for on and off site improvements, residential and accessory buildings, etc.

TIME SCHEDULE

Target time periods for completion

Anticipated "construction start" date

DWELLING UNITS

Type of ownership or tenancy (rental, co-op, condominium); prices and rental or ownership structure

Total number of units anticipated

Allowable site density

Types of dwelling units (differentiated by number of bedrooms, floor areas, and configurations)

and distribution of total number of units among the various types

Special requirements, conditions, or features

COMMUNITY FACILITIES

Methods and requirements of project management and maintenance

Management and maintenance spaces and facilities anticipated

Indoor and outdoor community recreation and social spaces and facilities anticipated

NON-RESIDENTIAL FACILITIES

Non-residential facilities anticipated

SUBMITTALS

Development Plans

Residential and Community Buildings

Site Analysis

Conceptual Plan

Site Plan

Floor Plans and Elevation

- a. Does the present use of the site perform any valued service within the neighborhood or city?
 - Is the service unique to the neighborhood or to Portland?
 - Is it a neighborhood identification point?
 - How many people live or work there now?
 - What are the rents or payments?
 - What is the condition of the structure(s)?
 - If it is a nonresidential establishment, what geographical area does it serve and where do its employees live?
 - Is it of historical character?
- b. Are there any detrimental aspects of the present use of the site which the proposed project would eliminate?
 - Would it remove a nonconforming use?
 - Would it remove abandoned buildings or junkyards?
 - Would any existing buildings be upgraded (e.g., painted)?
- c. If the proposed project were not built, what would happen to the site?
 - Would the buildings be torn down anyway?
 - Would the land or buildings remain vacant?
 - Would the land use remain the same? Is this good or bad? Why?
 - Would the land possibly be turned over to a higher use? Is this good or bad? Why?

Source for Submittals:
Townhouse Development Process,
Michigan State Housing Development Authority;
October 1970.

WHAT IS THE ISSUE?

(Effect on Present Use of the Site and Relocation of Residents and Businesses)

HOW CAN THE ISSUE BE REVIEWED?

Does the proposed project significantly alter the existing skyline, views, or vistas? If so, to what extent?

- How many homes and businesses are affected?
- How many open spaces are affected?
- Does the project distort the physical scale of the area?

3. PERFORMANCE AND DESIGN OF THE PROJECT

A project must be sensitive to the needs of its users.

One of the most important aspects of a development project is that it be designed to meet the needs of its users. To be a success, a project must make those who live and work there feel comfortable within their setting. If it can do this, it will also create a sense of pride among the users.

- If the project is allowed in the plan, yet subject to neighborhood review, does it meet the neighborhood's development criteria or standards?
 - If not, will this be detrimental? Why? Could this be compensated for?
- If the project involves a change to the plan, then is the project a better use than the planned one?
 - Does it have fewer negative impacts or a greater number of positive impacts on the planning issues in the workbook? What are these impacts?
- If there is no plan, is the project a better use than the present one?
 - Does it have fewer negative impacts or a greater number of positive impacts on the planning issues in the workbook? What are the impacts?

WHAT IS THE ISSUE?

11. EFFECT ON THE SKYLINE, VIEWS, AND VISTAS

Development should consider its relationship to the city's skyline and its impact on views and vistas.

The skyline and views and vistas are city-wide design features. Since they are meant to be enjoyed by everyone, development should consider how it might affect these features.

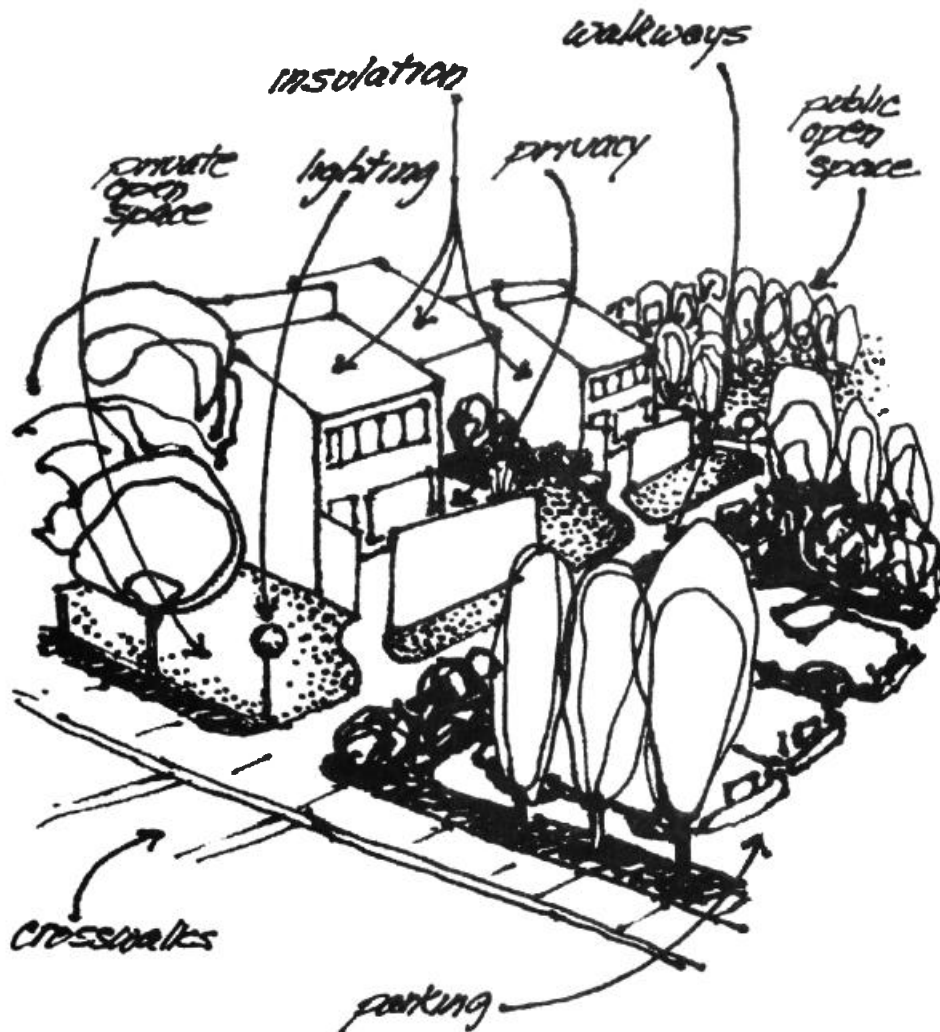
12. WHAT, THEN, ARE THE OVERALL ADVANTAGES AND DISADVANTAGES OF BOTH THE PROJECT AND ITS IMPACT ON THE NEIGHBORHOOD?

HOW CAN THE ISSUE BE REVIEWED?

- d. Will the residents and businesses which would be removed from the site be able to find replacement housing and facilities?
 - Could the proposed project rehouse or reestablish any of those removed from the site?
 - What are the rent prices of the proposed project, and how do they differ from the present prices?
 - How many new units will there be, and how many persons will occupy them, as compared to the number of persons which would be moved and units which would be torn down?
 - Will the displaced residents and businesses be able to relocate elsewhere in the neighborhood? If not, where would they possibly relocate?
 - e. Is an alternative site available?
-
- a. Does the proposed project meet the open space needs of its users?
 - What age groups will be served?
 - Is there a large enough area set aside for play space, directly accessible private open space, and public open space?
 - Is street furniture (e.g., benches) provided where needed?
 - b. Are recreational opportunities and social opportunities (e.g., meeting rooms) adequate?

WHAT IS THE ISSUE?

(Performance and Design of the Project)



HOW CAN THE ISSUE BE REVIEWED?

Does the project require additional public service investments? If so, will the developer provide them? If not, will this mean that other property owners will have to pay for part of the improvements through increased property taxes, bonds, or levies?

- Will police and fire protection be adequate? (1,2)
- Will the schools or other public facilities be overburdened?
- Will special social or recreational services have to be provided to project users?
- Will sewers and utilities be adequate? (6)

a. Will the project create employment opportunities?

- What kinds of employment and how much employment will occur?
- Where do the prospective employees live?
- Will the developer make any attempts to hire neighborhood residents?

b. Will the project generate an increase in tax income from the site?(7)

- How much tax income will be generated, and how does it compare with that currently received from the site?
- Will the tax revenues be returned to the area, by means of a special assessment district?
- Is there any chance that property taxes or values on land around the project will change as a result of the development? If so, will this create a burden for either homeowners or businesses? (7)

WHAT IS THE ISSUE?

HOW CAN THE ISSUE BE REVIEWED?

9. EFFECT ON PUBLIC SERVICES

Public services should go hand-in-hand with development.

If public services - such as police and fire protection - are not coordinated with development, the result may be too many people with too few services. So that this will not happen, the additional services which will be needed should be provided at the time of development.

10. EFFECT ON EMPLOYMENT AND TAX INCOME

Employment and tax income brighten a neighborhood's economic picture.

The economic factors of employment and tax income which will be generated by a development may mean a more healthy economic picture for a neighborhood. They can bring more purchasing power into the area, particularly if neighborhood residents will be employed in the project. The neighborhood should state how important it feels these economic factors are.

c. Does the design ensure adequate privacy for the users?

- Are the arrangements of windows, doors, and walkways suitable?
- Is noise insulation in the construction of the units adequate?

d. Is pedestrian circulation safe and convenient?

- Is lighting arranged for safety (e.g., at entranceways and walkways)?
- Are the distances between the units and the on-site utilities (e.g. laundry and garbage facilities) convenient?
- Have physical barriers to handicapped and old persons been reduced?
- Is pedestrian-vehicular separation adequate?
- Are crosswalks provided where needed?

e. Are parking provisions adequate?

- Is the number of parking spaces adequate?
- How many persons will use cars?
- How many cars will be parked at one time, and how long and at what times will they be parked?
- Would any on-street parking be bothersome to surrounding residents and businesses?
- Are the parking spaces combined into one large lot, or are they separated into smaller, more easily screened lots?
- Are the parking spaces covered or uncovered?

WHAT IS THE ISSUE?

(Performance and Design of the Project)

4. EFFECT ON THE PERFORMANCE AND DESIGN OF NEARBY STRUCTURES AND OPEN SPACE

Development shall consider its impact on nearby properties.

Any development affects the uses surrounding it in a myriad of ways. The neighborhood is the group which has first-hand ability to understand how the use will really affect the surrounding ones. Therefore, the neighborhood must state how such relationships should be handled.

HOW CAN THE ISSUE BE REVIEWED?

- a. Will the project affect the safety or efficiency of present or proposed transportation systems in the immediate area? (4)
 - What will be the increase in traffic, and at what hours will it occur?
 - Will controlled intersections be provided where needed?
- b. Will the project affect the safety and efficiency of present or proposed transportation systems beyond the immediate area (e.g., on major arterials, collectors, side streets, and freeway ramps)?
 - What will be the increase in traffic, and at what hours will it occur?
 - From what direction(s) will traffic approach and leave the site?
 - Will controlled intersections be provided where needed?
- c. Does the project respond to the needs of its mass transit users? (5)
 - Is the project located near bus routes which residents and workers will need?
 - How frequent is the transit service?
 - Are there bus shelters?

WHAT IS THE ISSUE?

8. EFFECT ON THE TRANSPORTATION SYSTEM

Development should consider its impact on the safety, efficiency and convenience of the transportation system

The transportation system is supposed to tie a neighborhood together. Development should not occur where it would harm the human factors of safety, efficiency and convenience of pedestrian and vehicular circulation. Therefore, development projects requiring a high level of accessibility should be located where this exists or could be provided without undue hardship to the community.



HOW CAN THE ISSUE BE REVIEWED?

- f. Is there a need for public pedestrian and bicycle circulation within the project? If so, has it been provided?
 - g. If there is a mix of unit types, are they arranged for the convenience of the users?
 - Are larger apartments which are likely to house children located on the ground level?
 - Are smaller apartments likely to house the elderly located near elevators and entranceways?
-
- a. Will construction of the project take too long?
 - When will it start, and how long will it take?
 - b. How will the development visually affect surrounding structures?
 - Is the ground floor coverage and height of the development comparable to that of surrounding development?
 - If it is greater, is this detrimental or can it be compensated for with landscaping buffers or other devices?

WHAT IS THE ISSUE?

(Effect on Performance and Design of Nearby Structures and Open Space)



HOW CAN THE ISSUE BE REVIEWED?

- Will the project result in an overabundance of one age group or social institutions?
- Does the project offer child care services to residents, employees, or shoppers?
- Does the project provide services to handicapped or disadvantaged persons?
- Will the schools be overburdened by an influx of new residents?
- Will the development employ neighborhood residents?

- a. Will the project result in increased or decreased air pollution around the site?(3)
- b. Will the project result in increased or decreased noise pollution around the site (e.g., from cars, trucks, industrial sounds)? If so, at what hours?
- c. Will the project increase or decrease the vegetation on the site? If so, where and to what extent?
- d. Does the development complement the topography of the area?
- e. Are there any unusual or important natural features on or adjacent to the site? If so, will they be endangered or preserved?

WHAT IS THE ISSUE?

(Effect on Public Safety
and Social Problems)

7. EFFECT ON THE NATURAL ENVIRONMENT

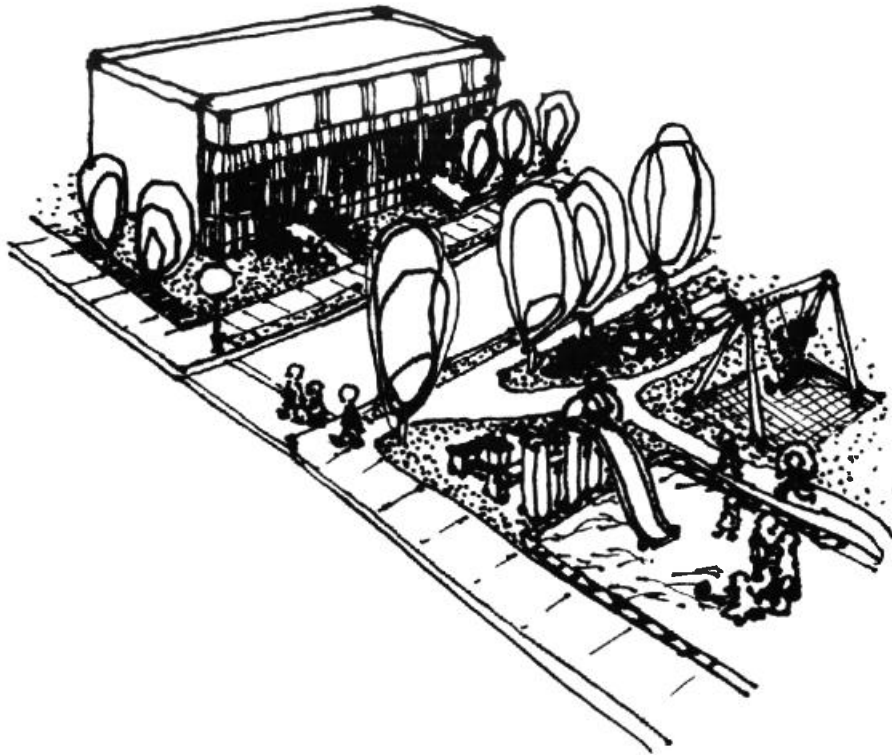
The natural environment affects the physical and mental well-being of residents and workers. Too many adverse environmental conditions can result in an unpleasant and unhealthy neighborhood setting. The neighborhood should state how these conditions would affect it.

HOW CAN THE ISSUE BE REVIEWED?

- c. Does the project provide landscaped buffers or screening where needed to protect surrounding development? If not, how could it?
- d. Does the project's design include any blank walls or other features which might visually detract from the appearance of the area?
- e. Would the kind or amount of street level activity of the project enhance or detract from existing pedestrian circulation patterns?
(Will cars or trucks be bothersome to children or adults who use the area now?)
 - Will the activity be pedestrian or vehicular oriented?
 - If it will be vehicular oriented, how much space is taken up with driveways and curbcuts?
 - Will the activity be a significant increase or decrease over the present level of activity? Is this good or bad? Why?
- f. If the project is a non-residential establishment, will the hours of operation be bothersome to neighboring residents?
 - What hours will noise occur?
 - Will lighting or blinking lights at night shine through the windows of any residences?

WHAT IS THE ISSUE?

(Effect on Performance and Design of Nearby Structures and Open Space)



HOW CAN THE ISSUE BE REVIEWED?

- a. Does the project endanger or ensure the control of possible dangers to the public safety? (1,2)
 - Are there fire problems not covered by code?
 - Is refuse and outdoor storage containment adequate?
- b. Will the project's design discourage or encourage crime? (3)
 - What is the crime problem of the immediate area?
 - What is the crime potential of the project?
 - Are adequate locks and alarms provided?
 - Is public and private lighting located so as to deter crime (e.g., at entranceways and alleys)?
 - Will there be much pedestrian activity to "keep the streets safe"?
 - Is the project designed so that persons can see inside buildings to notice crime? Or will concealment (screening, etc.) prevent this?
- c. Will the project create or relieve social problems and concerns within the neighborhood?
 - Will the project perform a valuable service to the neighborhood or the city?
 - Is the developer willing to contribute to social programs, for example, by providing for neighborhood use of his facility at night?

6. EFFECT ON PUBLIC SAFETY AND SOCIAL PROBLEMS

Development should not endanger the public safety or increase social problems.

Sometimes it is difficult for a developer to understand how his project would affect the public safety or social aspects of an area. This is partly because problems unique to a site, such as crime, are often hard for an outsider to detect. Since the concerns are different from place to place, each neighborhood should state how it feels its situation should be handled.

g. Will a proposed commercial project support or change the economic situation of nearby commercial enterprises?

- Are the nearby enterprises doing a healthy business?
- Will the project create a larger trade area by bringing in more customers?
- Or will it draw customers away from established businesses or create an overabundance of businesses?

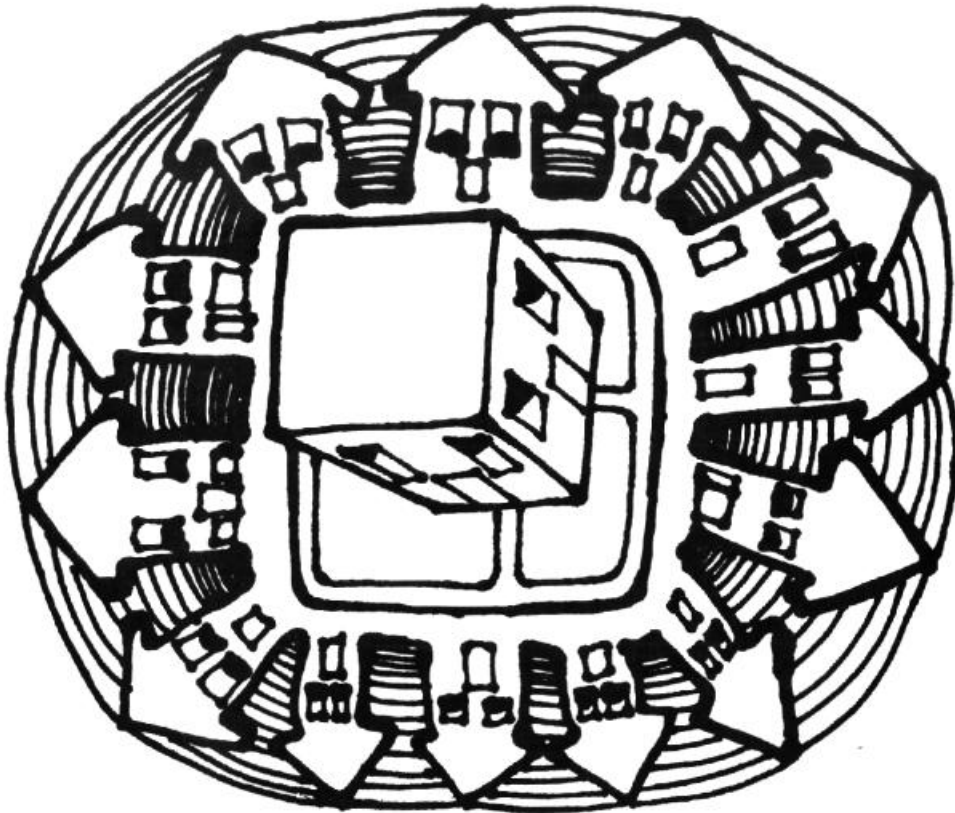
h. Will nearby open space be affected by the project?

- Is pedestrian circulation to the open space convenient and safe?
- Will the development cast shadows over the open space?
- Will the development result in an overuse of the open space?
- How many new persons will be expected to use it and at what hours?

5. EFFECT ON SIGNIFICANT
NEIGHBORHOOD CHARACTER

Development shall enhance neighborhood character.

Neighborhood character is a result of a host of social, physical, and economic patterns which have developed over the years. If the character is to be preserved, then development projects must be sensitive to it.



- a. Will the development perform a needed service to the neighborhood?
 - Does it provide needed housing or commercial facilities?
- b. Will the development provide an identity to the neighborhood or "tie" the area together?
- c. Would those people using the proposed project differ substantially in income and age, etc., from the present residents in the neighborhood? Is this good or bad? Why?
- d. Is the size of the project in keeping with the present or planned physical characteristics of the neighborhood? Is this good or bad? Why?
- e. Is the proposed project significantly different from those uses of the surrounding neighborhood? If so, will this create a problem? Why?
- f. Does the project differ from past development trends? If so, is this good or bad? Why?
 - Has the area been changing to higher land uses? If so, at what rate? Is this good or bad? Why?
- g. Are the present or proposed commercial facilities in the neighborhood adequate to serve the additional population?

Land Use Worksheet

This worksheet is the accompaniment to the Neighborhood Land Use Workbook. Go through the questions which are relevant to the proposed land use change and write out the responses. The "summary" space after each planning issue can be used for jotting down the good and bad points of proposed developments, as well as any recommendations for improvements. Then, the summaries can be combined to form the final decision.

The questions are arranged in the same order as those in the workbook, which contains additional information to help answer each question.

➔ ARROWS AND CAPITAL LETTERS INDICATE THOSE QUESTIONS WHICH ARE GENERALLY THE MOST IMPORTANT.

Applicant _____

Location of Proposed Land Use Change _____

Description of Proposed Change _____

Date of Planning Commission Hearing _____

1. EFFECT OF THE PROJECT ON NEIGHBORHOOD PLANS

➔ a. THE PROPOSED DEVELOPMENT (IS, IS NOT) COMPATIBLE WITH THE COMPREHENSIVE PLAN BECAUSE _____

➔ If the project is allowed in the plan, yet subject to neighborhood review: THE PROJECT (DOES, DOES NOT) APPEAR TO MEET OUR NEIGHBORHOOD'S DEVELOPMENT CRITERIA OR STANDARDS BECAUSE _____

➔ b. If the project involves a change to the plan: THE PROPOSED USE (DOES, DOES NOT) APPEAR TO BE A BETTER ONE THAN THE PLANNED USE BECAUSE _____

➔ c. If the neighborhood has no plan: THE PROPOSED USE (DOES, DOES NOT) APPEAR TO BE A BETTER ONE THAN THE EXISTING USE BECAUSE _____

2. EFFECT ON PRESENT USE OF THE SITE AND RELOCATION OF RESIDENTS AND BUSINESSES

➡ a. THE PRESENT USE OF THE SITE (PERFORMS, DOES NOT PERFORM) A VALUABLE SERVICE TO THE NEIGHBORHOOD BECAUSE

b. The proposed project (would, would not) remove the following detrimental aspects of the site's present use:

➡ c. IF THE PROPOSED PROJECT WERE NOT BUILT, THE FUTURE OF THE SITE WOULD PROBABLY BE THE FOLLOWING:

THIS IS (GOOD, BAD) BECAUSE

➡ d. THE RESIDENTS AND BUSINESSES WHICH WOULD BE REMOVED FROM THE SITE (WOULD, WOULD NOT) BE ABLE TO BE REHOUSED IN THE PROJECT BECAUSE

THE RESIDENTS AND BUSINESSES WHICH WOULD BE REMOVED FROM THE SITE
(WOULD, WOULD NOT) BE ABLE TO RELOCATE IN THE NEIGHBORHOOD BECAUSE

THOSE DISPLACED WOULD PROBABLY RELOCATE (GEOGRAPHIC AREA OF TOWN)

e. To the best of our knowledge, an alternative site for the project (is, is not) available because

Summary:

Good Points

Bad Points

Recommendations for Improvements

[illegible]

b. THE GROUND FLOOR COVERAGE AND HEIGHT OF THE PROJECT IS (GREATER, LESS, SAME) THAN THAT OF SURROUNDING DEVELOPMENT BY THE FOLLOWING AMOUNT:

THIS IS (GOOD, BAD) BECAUSE

c. Landscaped buffers or screening (is, is not) adequate to protect surrounding development because

d. The design of the project (does, does not) detract from the appearance of the area because

e. THE STREET LEVEL ACTIVITY OF THE PROJECT (WILL, WILL NOT) INTERFERE WITH EXISTING PEDESTRIAN CIRCULATION PATTERNS BECAUSE

f. The project's hours of operation (will, will not) be bothersome to neighboring residents because

g. The commercial project will be (detrimental, beneficial) to nearby commercial activities because

h. Nearby open space (is, is not) adversely affected by the project because

Summary:

[illegible]

6. EFFECT ON PUBLIC SAFETY AND SOCIAL PROBLEMS

- a. The project (endangers, ensures) the public safety because _____
- b. The project's design (discourages, encourages, has no effect on) crime because _____
- c. THE PROJECT WILL (CREATE, RELIEVE, HAVE NO EFFECT ON) SOCIAL PROBLEMS BECAUSE _____

Summary:

Good Points	Bad	Recommendations for Improvements
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

7. EFFECT ON THE NATURAL ENVIRONMENT

- a. The project will result in (increased, decreased, same) level of air pollution on the site _____
- b. Noise pollution from the site will be increased, decreased, held constant) at the following hours _____
- c. The development (decreases, increases, does not effect) the site's vegetation by _____
 _____ (amount and type of vegetation).
- d. The development (does, does not) complement the topography because _____

Summary:

Good Points

Bad

Recommendations
for Improvements

8. EFFECT ON THE TRANSPORTATION SYSTEM



a. THE SAFETY OR EFFICIENCY OF PRESENT OR PROPOSED TRANSPORTATION SYSTEMS IN THE IMMEDIATE AREA (WILL, WILL NOT) BE THREATENED BY THE PROJECT BECAUSE _____

b. The safety or efficiency of present or proposed transportation systems beyond the immediate area (will, will not) be threatened because _____

c. The project (does, does not) respond to the needs of its mass transit users because _____

Summary:

Good Points

Bad Points

Recommendations
for Improvements

9. EFFECT ON PUBLIC SERVICES AND UTILITIES

Public service requirements of the project (will, will not) be met because _____

11. EFFECT ON THE SKYLINE, VIEWS, AND VISTAS

The project alters the existing skyline, views, or vistas to the following extent:

This is (good, bad, unimportant) because

Summary:

Good Points

Bad Points

Recommendations for Improvements

[illegible]

12. OVERALL ADVANTAGES AND DISADVANTAGES OF THE PROJECT AND ITS IMPACT ON THE NEIGHBORHOOD



a. (If the project is allowed in the plan yet subject to neighborhood review): THE PROJECT (DOES, DOES NOT) MEET THE NEIGHBORHOOD'S DEVELOPMENT CRITERIA OR STANDARDS. THIS (WILL, WILL NOT) CREATE PROBLEMS BECAUSE (list concerns identified in the earlier questions in their order of importance to you; include suggestions for improvements if you wish):

This image shows a single page of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.



b. (If the project involves a change to the plan): OVERALL, THE PROJECT (IS, IS NOT) A BETTER USE THAN THE PLANNED ONE BECAUSE (list concerns identified in the earlier questions in their order of importance to you; include suggestions for improvements if you wish):

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

c. (If the neighborhood has no plan): OVERALL, THE PROJECT (IS, IS NOT) A BETTER USE THAN THE PRESENT ONE BECAUSE (list concerns identified in the earlier questions in their order of importance to you; include suggestions for improvements if you wish):

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.