



ADU Task Force – General Comment Sheet Responses March 2015 Community Meeting

Urban Sprawl & density (31 responses)

- Increased density is good for businesses in the community - 31%
- Relevant - 24%
- Maintain current density - 17%
- Will increase sprawl - 10%
- Not relevant - 10%

Reduce carbon footprint (29 responses)

- Relevant - 38%
- Will add to carbon footprint - 31%
- Will decrease by more fully occupied homes, or homes built more sustainable materials -21%
- Not sure or minimal effect - 7%
- Not relevant - 3%

Reduce energy use (24 responses)

- Relevant - 42%
- Will increase - 17%
- More effective - better efficiency standards, energy conserving retrofits , walkable community - 17%
- Not sure or minimal effect for projected density - 12%
- Not relevant - 8%
- Energy use reduced per individual in large home with heated unused space - 4%

Affordable housing (12 responses)

- Affordable for young family or grad students who can't afford a house – 25%
- Initially provides cheap rent to relative or caregiver, later become market rate rental - 25%
- Depends on construction costs, internal ADU least expensive – 17%
- Relevant - 17%
- Not relevant - 17%

Off-street parking (13 responses)

- Little impact, plenty of on-street parking, public transit and use of shared vehicles - 31%
- Don't increase paved parking - 15%
- Concern about additional parking needs during snow emergencies -15%
- Provide off-street parking - 15%
- Relevant - 15%
- Not relevant - 8%

Property values (29 responses)

- Relevant - 28%
- Will raise - 21%
- Concerned about effect on neighbor's property - 17%
- Will decrease - 10%
- Not sure, check with real estate agents, or properties with carriage houses - 10%
- Quality of life, not investment valued in St. Anthony Park - 7%
- Not relevant - 7%



Open space, trees (30 responses)

- Fewer gardens and trees, reduced views, reduced light - 50%
- Relevant - 20%
- Depends in individual property and size of ADU, internal ADU minimal impact - 13%
- Not relevant - 10%
- Laws can help tree preservation and renewal - 7%

Benefit to senior citizens (12 responses)

- Able to downsize and stay in neighborhood, possibly living with extended family - 42%
- Unpredictable, need more statistics - 25%
- Relevant - 16%
- Apartments or condos close to commercial center and public transit would be better - 8%
- After seniors are gone would become rental - 8%

Design Issues – which ones? Why? (26 responses)

- Not relevant or premature questions - 42%
- Proper scale, depth of lot, design standards - 23%
- Blend in with existing structures - 15%
- Internal, attached and detached okay - 8%
- Relevant - 8%
- Attached only - 4%

Other Issues (29 responses)

- The following are additional comments not covered by the survey questions.
 - Regulation and enforcement
 - Owner occupancy requirement
 - Changes would be in place for a long time
 - Task Force did not address zoning changes of the 1970's
 - Too many references to Portland, Oregon
 - Why not have a city-wide, or community -wide ballot?
 - Current zoning and variance requests would allow for neighbor input, ADUs would not.
 - “Granny” apartment already exist in single-family homes, many grand-fathered in during the 1970's

Are ADUs appropriate for St. Anthony Park? Why or why not? (40 responses)

- No – 45% Yes – 37.5% Uncertain or response not clearly stated -17.5%

Why or why not? (30 responses)

- Makes sense environmentally, socially, demographically, and economically -33%
- Would adversely change a good neighborhood -30%
- Expensive to build, few likely built, would benefit only a small group -17%
- Beneficial based on good design, limited ADU types, owner occupancy, some neighbor input - 10%
- Won't reduce carbon footprint - 6%
- ADU concept still in experimental phase - 3

What should the Task Force know about your neighborhood in considering ADUs? (24 responses)

- ADUs are not appropriate, other options available - 41%
- A variety of housing options is good - 17%
- Build more apartment and senior housing near Como Ave - 8%
- Need off-street parking or parking permit for an ADU - 8%
- Neighborhood has changed over time, ADUs may allow us to continue to adapt to changing needs – 8%