

## **Review of Findings (from 3-27-2013 Steering Committee Meeting)**

### **Housing and Neighborhoods**

- Slow down student housing in downtown and increase owner occupied SFR impacts in neighborhoods – balance workforce housing
- Decline of affordability at city center and age groups (<120% ami, no credit counseling, diversify where we place people avoid concentration of lower income households)
- Balance in age and demographics including mix of rentals
- Quality of design
- Innovation of housing standards – size live work for private sector to capitalize on (NY 250sf challenge, co-housing)
- Students in urban center – takes pressure off core neighborhoods – how about infill near stadium – long range student housing plan – (student boom may subside)
- Numerical goal for households in the downtown – other areas
- Less rental and more owner occupied in neighborhoods 35/65
- Stability of neighborhoods – cost, building context, gentrification, association participation, protection is working (conservation district)

### **Downtown**

- Defined as urban core – transect concept
- Preservation is a challenge for balancing urban core and historic context – design is very important – townhouse
- Avoid mono culture in downtown
- CTP, merchants and convention center are important

### **Land Use**

- Zoning has led to unintended consequences by segregating uses – need the mix of age, ability, statue, and building style everywhere
- Zoning weaknesses towards infill and conservation districts – missing design review – perhaps tilt towards form rather than use, consider preservation incentives
- Thorough historic preservation analysis – designation (don't want to regulate)
- Mixing land uses and impacts associated with infrastructure and other neighborhood services (transit)
- Equity is very important for context to diversity