

# DEVELOPMENT PREFERENCE SURVEY: INSTRUCTOR'S DISCUSSION NOTES

These notes are provided for use by the instructor only. The instructor should familiarize him/herself with the types of development illustrated, and some of the characteristics associated with each. As the group shares their favorite photos and the ones they dislike, the instructor may supplement the discussion with ideas and other considerations provided in the following notes.







Photo #		Comments
1		<ul style="list-style-type: none"> <li>• This photo shows housing in a traditional neighborhood format, with generous front porches near the street, garages behind the housing units, sidewalks set back from the street, and quality design and building materials.</li> <li>• Garages and driveways do not interrupt the pattern of development along the street.</li> </ul>
2		<ul style="list-style-type: none"> <li>• This photo shows housing in a more suburban pattern, with protruding garages and driveways, larger front yards and setbacks, and very narrow rollover sidewalks adjacent to the street.</li> </ul>
3		<ul style="list-style-type: none"> <li>• This photo shows multi-family housing that is designed with front porches that are oriented to face the street, garages behind the housing units, sidewalks set back from the street, quality, unique and differentiated design between units.</li> <li>• Garages and driveways do not interrupt the pattern of development along the street.</li> </ul>
4		<ul style="list-style-type: none"> <li>• This photo shows multi-family housing that is designed as one large building surrounded by an expansive parking lot and few common areas or amenities for residents.</li> </ul>
5		<ul style="list-style-type: none"> <li>• This photo shows retail developed along a major street.</li> <li>• Notice how the parking/vehicular area is much more visible than the buildings, and the lack of sidewalks and considerations for pedestrians.</li> </ul>
6		<ul style="list-style-type: none"> <li>• This photo is of a traditional main street retail area.</li> <li>• Notice how the buildings are set right up against the street, with on-street parking and wide sidewalks, and the historic and interesting architecture and quality building materials.</li> </ul>











Photo #		Comments
7		<ul style="list-style-type: none"> <li>This photo is of a big box retail store located in a community that required parking lot landscaping, high quality building materials (brick), variation in the building massing and roofline, and variation in the corporate design.</li> </ul>
8		<ul style="list-style-type: none"> <li>This photo is of a prototypical big box retail store located in a community that does not require parking lot landscaping, high quality building materials, variation in the building massing or roofline, or tailoring of the corporate design.</li> </ul>
9		<ul style="list-style-type: none"> <li>This photo shows a newer industrial development that features a metal building with few adornments like a defined entrance or windows and few site improvements like landscaping or signage.</li> </ul>
10		<ul style="list-style-type: none"> <li>This photo shows another industrial use that produces and distributes goods. Notes that while the building still features metal components, it features variation in massing, windows and brick accents, and is complemented by attractive signage and landscaping.</li> </ul>
11		<ul style="list-style-type: none"> <li>This photo is of civic use (post office) located in the downtown area of a community.</li> <li>The post office features high quality architecture that complements the surrounding buildings</li> </ul>
12		<ul style="list-style-type: none"> <li>This photo is of a civic use (community center).</li> <li>The building does not add visual interest or match the historic character or the surrounding community.</li> <li>Note how the blank walls are uninviting and do not project the positive character of the community.</li> </ul>
13		<ul style="list-style-type: none"> <li>This photo is of a gas station in a community that did not require perimeter landscaping.</li> </ul>
14		<ul style="list-style-type: none"> <li>This photo is of a gas station in a community that did require perimeter landscaping.</li> </ul>

Photo #		Comments
15		<ul style="list-style-type: none"> <li>• This photo shows rural residential development clustered at the center of the community.</li> <li>• This type of development allows the homes to take advantage of centralized water and sewer service and helps conserve the surrounding agricultural land.</li> </ul>
16		<ul style="list-style-type: none"> <li>• This photo shows a residential development pattern with large, spread out lots.</li> <li>• These residential uses can be located anywhere and can lead to fragmentation of agricultural lands and lack of coordinated water/sewer and other community services and infrastructure.</li> </ul>