

Date 18 April 2022
Subject Cannon Beach Community Development Ordinance (CDO) Audit Project
To Jeffrey Adams, Planning Director; Bruce St. Denis, City Manager
From Marcy McInnelly AIA, Urbsworks, Inc., Keith Liden, AICP

Village character survey results

Survey overview

The survey was made available by city staff starting on Friday 08 April. It was officially closed on Friday 15 April, however, at the request of city staff a link to the survey was provided to several people because they requested extra time to complete the survey.

The survey consisted of an introduction and four questions, as follows.

Introduction

Cannon Beach Village Character Survey

The Cannon Beach Code Audit consultants would like to hear from members of the Code Audit project Joint Commission.

An important issue discussed at the March 2nd Joint Session was how to articulate in clear and objective zoning code language those characteristics that contribute to Cannon Beach “village character,” particularly in the City’s residential districts. The Comprehensive Plan currently states “Cannon Beach will continue to be a small town where the characteristics of a village are fostered and promoted.” As part of the code audit review, the team is investigating whether the zoning code supports this vision with specific standards for residential dwellings or lots.

On the next two pages are example images of Cannon Beach residential neighborhoods for your reference.* Please respond to the 2-question survey about the various features and characteristics of residential neighborhoods in Cannon Beach. We are seeking your input to help us better understand what are the physical components that define village character. You may proceed through the survey either by scrolling or hitting the “okay” button. Your responses are confidential and will be used to inform our discussion at the April 19th Joint Session. Thank you for sharing your knowledge with the consultant team.

*POST SURVEY NOTE

The images provided are not intended to be examples of “good” or “true” village character. They are only examples of the variety of sizes, shapes, and colors of residential structures from around the community.

Questions

Q1

When defining “village character” for Cannon Beach residential areas, which characteristics are most important to you? Please rank the following items (1 being the most important, 6 being the least important). To add an item to the list, select “other” and rank it from 1 to 6. Add the description of your specific item to the dialog box that follows, below.

Building size | Building shape) | Architecture of the street-facing wall(s) or façade | Landscaping between the street and the building | Building materials and treatments | Other (describe below)

Q2

Please add your description of "other" here, if applicable. Otherwise, please mark N/A

Q3

Would your ranking of these characteristics vary within different neighborhoods? For example, are certain characteristics more important in the Presidential Streets Neighborhood? Please explain below

Q4

Your response will be confidential. However, for our reference please share your name and the Council, Commission, or Board you serve on.

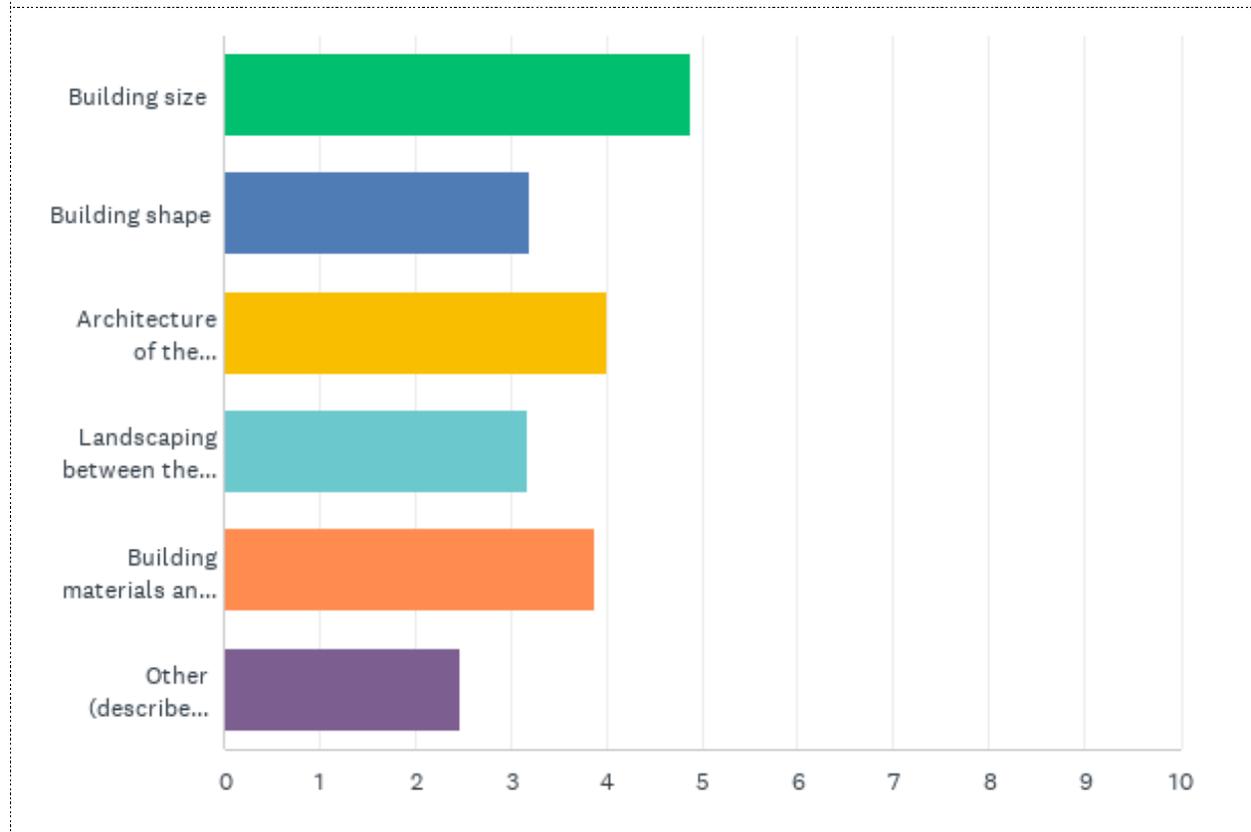
Responses

18 responses were received. Complete responses are provided at the end of this summary report. Names and group affiliations have been removed.

Question #1 Results

When defining "village character" for Cannon Beach residential areas, which characteristics are most important to you? Please rank the following items (1 being the most important, 6 being the least important). To add an item to the list, select "other" and rank it from 1 to

6. Add the description of your specific item to the dialog box that follows, below.



Fifteen "other" answers were provided, see next page.

Question #2 Results

To add an item to the list, select "other" and rank it from 1 to 6. Add the description of your specific item to the dialog box that follows, below.

Response #	Response
1	NA
2	How a building blends in with other buildings in the area
3	NA
4	NA
5	Color; walkability of a village and how buildings are oriented to the street, inviting to pedestrians
6	Relationship to neighborhood, how the new relates with its surroundings
7	Building size and shape are every bit as important as my first three rankings. Not too big, not too tall and no ugly boxes
8	NA
8	The way the building fits into the natural environment, rather than blocking, destroying, or detracting it.
10	NA
11	NA
12	NA
13	Relationship with the neighborhood. Any new or remodel should consider how not to be overtly disconnected to their neighbors, while being unique and individual.
14	How the building (commercial or residential) fits with its neighboring buildings and within the block.
15	NA
16	Color of structure
17	NA
18	Instead of providing examples to us the we should have been asked to provide you with our pictures as I will provide to you in another email

Question #3 Results

Would your ranking of these characteristics vary within different neighborhoods? For example, are certain characteristics more important in the Presidential Streets Neighborhood? Please explain below

Response #	Response
1	yes, size is more important in some areas where current homes are small. The same is true of materials (singles as opposed to siding).
2	Ranking may vary within and between neighborhoods depending on surrounding developments
3	No.
4	Hmmmm. It's a very small town. I think it's important everywhere. Just because there's are more cottages in the presidentials doesn't mean we shouldn't apply village character equally everywhere. I would say it more of an issue in the presidential neighborhood because there's less building space so the new construction is towering over the classic cottages more urgent but not more important.
5	Yes, maybe Presidential Streets and Tolovana
6	All about how the 'new' relates to the existing Is it too big Is it out of place It it a disconnected color or off material
7	This is about the whole village character, not a particular neighborhood. If a distinction is warranted, perhaps Hwy 101 could be the dividing line.
8	I would like all neighborhoods to comply with the village atmosphere.
8	No
10	No
11	Mostly applicable to downtown and the Hemlock/Spruce corridor.
12	no, the same
13	No, and this would not adversely be a problem as long as a designer related to the neighborhood
14	They could. It's difficult to give individual rankings because building materials, architectural facade and building shape are so close to being the same thing. A two-story lavender slick-sided house in a block of shingled cottages (no matter which neighborhood it's in) doesn't fit in the village character we're striving for here. I think there may be somewhat more architectural "freedom" in a commercial area. That being said, however, all houses don't have to — and shouldn't — look alike. But there could be an envelope of standards that houses and commercial buildings fit into. And that's why we have zoning codes. I like the modest, shingled cottages that don't occupy an entire lot, especially in the Presidential streets (both east and west of Hemlock. I don't want to see sprawling McMansions anywhere. Let

	<p>those be built in another ocean-side community. We're more of a well-kept "tumble-down" village of modest homes and small, nonfranchised businesses surrounded by trees with narrow, often unpaved neighborhood streets. We're not a Carmel or Malibu.</p> <p>I'd like to see more strength in codes protecting existing trees and natural landscape on lots before construction. There needs to be a close look at restrictions on lot coverage, which I know we're doing now. Building facades also need to be discussed.</p> <p>While the area west of Highway 101 should, I believe, feel like a more cohesive "arts" village, there may be more room east of the highway for larger, different housing.</p>
15	i don't think so. as long as the FAR is applied appropriately in all situations, my answers are set. if the FAR is not applied evenly, then i could see moving building size closer to the top of the rankings
16	No
17	Yes 3000 sf houses in the President streets are too big. Not so much in Haystack hts or Chapman area
18	No, it should be consistent throughout town.