

QUESTION #3: *Newly constructed and proposed housing developments are more dense than housing in older parts of the city. Would you like to see this concept of increased density applied to older, established neighborhoods? Why/why not?*

DON HEDRICK: To say newer developments are more dense than the older neighborhoods is not sure of a statement. The planned development between Bullock and Orcutt is an example of multiple densities of housing in the same project. In the lower lands down by the rail road tracks they propose the more dense areas and the parcels get larger the further up in elevation. The minority of people in the higher elevations get the best views and the higher density along the tracks get to block the train sounds for those on top. I guess you will get what you pay for. We seem not to be a classless society after all. The older established neighborhoods should not have to change their density but keep to the character it was conceived as. The older neighborhoods are closer to the old town areas that are of more interest to tourism and should be kept for that reason. Density is one of the tools used to extract a higher degree of bottom line for the limited resource of land. Those hills we love also limit our growth.

JAN MARX: I feel that greater density is important economically, socially and environmentally and that new neighborhoods should be more dense than older parts of the City. I would like to see the issue of density be decided by the neighborhoods themselves, on a neighborhood by neighborhood basis. Increased density should not be forced on older, established neighborhoods which do not want it.

JEFFERY SPECHT: I would like the established neighborhoods to be left alone and I would like there to be more affordable housing developed in the city. I would like to see the students kept on campus and the university held responsible for its students.

DANIEL CANO: Older established neighborhoods should be protected from developments and code changes that change their value and character. Older homes that have been converted into small apartments tend to fracture neighborhoods when they cater to short term renters. New developments, however, should be designed to be affordable, efficient, and attractive in a way that blends into cultural landscape of our community.

CARLYN CHRISTIANSON: In general I would not favor increased density in older, established single-family-housing neighborhoods, and I believe the city's General Plan contains policies to that effect. Increased density will be an important tool as part of any future "Smart Growth", but the city's policies do stress important concepts such as neighborhood character, historic context and compatibility with surrounding development.

MICHAEL CLARK: Our older established neighborhoods should be left alone. Over the years, residents have sought out various neighborhoods – older as well as newer – for a variety of personal reasons. They selected specific neighborhoods because the neighborhood appealed to them and met their lifestyle needs, and they had the expectation that the neighborhood they chose would remain much the same as time progressed. We should respect those expectations of continuity.

Some of our newer – and newly proposed – neighborhoods are more compact and have higher density levels and appeal to a different demographic. This is advantageous to all as it gives current and future residents more choices and a wide selection of housing options to pick from in finding a neighborhood suited to their individual lifestyle needs.

GORDON MULLIN: In many cases yes, others no. Clearly this should be handled on a case by case basis. There are some locations that are appropriate for increased density and some that are not.

DAN RIVOIRE: I'm running for City Council because my wife Megan and I love San Luis Obispo and dream of raising our family here. Many local families share this dream and struggle to make it a reality. We need more housing.

Our priority should be to approve densities that are appropriate in the context of their surroundings. Development must respect growth limits approved by prior councils, address traffic impacts, and consider the needs of the neighborhood. I support the specific densities detailed in the Land Use Element of the City's General Plan that is currently being updated by the City Council.