

Q1 - Are you generally satisfied with the trend of new construction in Rollingwood? Please mention what you do and/or don't like about building trends, be specific.

CRCRC Conclusions: The yes and no responses are pretty evenly split. Most people recognize and welcome positive new growth, but have concerns over the trend of some newer homes to maximize the buildable area, removing too many mature trees, and thus creating impacts to the quality of life of nearby neighbors. Finding the least invasive way to promote positive growth and development without impacting the property value of neighbors is a priority.

Following summaries provided by ChatGPT:

Yes (50%):

The feedback on the trend of new construction in Rollingwood is generally positive, with residents expressing satisfaction about the increased investment and the overall improvement of the neighborhood. Many appreciate the variety of architectural styles and the introduction of modern and elegant designs. However, there are concerns about some houses being too large for lot sizes, particularly with high foundations and odd-looking structures. The desire for height restrictions, cautious approaches to impervious cover, and concerns about specific modern boxy spec homes are also mentioned. While some express worry about the uniformity of designs, others appreciate the eclectic mix of homes in the neighborhood. Overall, residents seem to value the freedom to build and update their properties, with a preference for a balance between growth and maintaining the unique character of Rollingwood.

The positive feedback from respondents regarding new construction in Rollingwood includes the following key points:

1. **Architectural Quality:** Many respondents appreciate the elegant and modern designs of the new homes, noting that top-notch architects and builders contribute to maintaining a high standard in the neighborhood.
2. **Variety in Designs:** Some respondents value the variety of architectural styles in the neighborhood and the assortment of home designs. They appreciate the uniqueness and character that different homes bring to Rollingwood.
3. **Increased Property Values:** Several respondents mention that the new builds have increased property values throughout Rollingwood, contributing to the overall improvement of the community.
4. **Desirability and Community Growth:** The trend of increased investment, new development, and the turnover of older homes is seen as positive. Some respondents express satisfaction with the quality of new residents moving into the neighborhood.

5. **Custom Homes Over Spec Homes:** There is a preference for custom homes over builder spec homes. Some respondents believe that certain builder spec homes maximize square footage and height to the limits, resulting in oversized structures that may intrude on neighboring properties.
6. **Modernization and Efficiency:** The modernization of homes is generally well-received, with respondents expressing approval of more efficient use of space and tasteful designs.
7. **Allowing Property Owners Freedom:** Respondents appreciate the flexibility given to property owners to improve their properties without overly restrictive rules. The lack of an HOA and overregulation is viewed positively.
8. **Concerns and Suggestions for Improvement:** While overall satisfaction is expressed, some respondents note concerns such as potential rule violations (e.g., impervious cover), oversized houses, and the need for height restrictions. There are also suggestions for maintaining aesthetic standards and ensuring appropriate setbacks.
9. **Market-Driven Development:** There is an acknowledgment that the market and buyer preferences should play a role in determining factors like tree preservation. Some respondents highlight the importance of allowing property owners to make choices that align with market demands.
10. **Positive Impact on Neighborhood Character:** Many respondents see the new construction as contributing positively to the overall character of the neighborhood, bringing in new life and vibrancy.

In summary, while there are diverse opinions, the majority of respondents appreciate the positive impact of new construction on Rollingwood, with a focus on architectural quality, variety, increased property values, and overall community growth. Some concerns and suggestions for improvement have also been raised, indicating a desire for thoughtful development that aligns with the unique character of the neighborhood.

No (48%):

The feedback highlights various concerns about the trend of new construction in Rollingwood. Residents commonly express dissatisfaction with the size of homes, emphasizing issues related to excessive height, inadequate setbacks, and encroachment on neighboring properties. There are consistent complaints about the removal of trees, reduction in green space, and the impact on the character and aesthetics of the neighborhood. Concerns about drainage problems, privacy invasion, and noise during construction also feature prominently. The desire for more thoughtful and considerate design, along with a call for better communication between builders and residents, emerges as a recurring theme. Overall, the majority of responses

suggest a need for a balance between property rights, neighborhood aesthetics, and environmental considerations.

The feedback from respondents highlights several concerns related to the size, height, and impact of new construction in Rollingwood. Some common themes include:

1. **Size and Privacy:** Many respondents express dissatisfaction with the size of new homes, stating that they are too large for the lots and often lack adequate yard space or buffers between neighbors. The trend of maximizing square footage is seen as a departure from the original appeal of the neighborhood, leading to privacy issues.
2. **Height and Design:** Concerns are raised about the height of new constructions, with comments about homes being built too tall or having designs that impact the privacy and sunlight of neighboring properties. The aesthetics of new homes, including the use of stucco and the removal of trees, are also mentioned as issues.
3. **Tree Removal and Impervious Cover:** Several respondents express dissatisfaction with the removal of trees during construction, emphasizing the importance of preserving the natural beauty of the neighborhood. The increase in impervious cover is seen as contributing to drainage issues.
4. **Lack of Consistency:** There are mentions of inconsistency in the enforcement of codes and ordinances, leading to varied building heights, setbacks, and designs. Some respondents call for better regulation to maintain neighborhood character and aesthetics.
5. **Noise and Construction Impact:** Concerns are raised about the impact of construction activities on the quality of life, including noise pollution, traffic congestion, and the lack of communication or notification from builders about disruptive activities.
6. **Loss of Neighborhood Character:** Respondents express a sense of loss regarding the changing character of the neighborhood, with mentions of homes looking similar, loss of green space, and a departure from the original charm and appeal of Rollingwood.
7. **Consideration for Existing Neighbors:** Some respondents feel that new construction does not adequately consider the impact on existing neighbors, with examples of homes being built too close to property lines, reducing privacy and negatively affecting adjacent properties.

8. **Overall Urban Forest Preservation:** Concerns about the reduction of the urban forest due to tree removal and increased impervious cover are highlighted as issues that need attention.

The feedback suggests a desire for more thoughtful, considerate, and consistent development practices that preserve the unique character of Rollingwood while addressing concerns related to size, privacy, and environmental impact.

Blank (2%)

The responses indicate a mixed sentiment, with individuals expressing a neutral stance on the trend of new construction in Rollingwood. Some acknowledge the benefits of increased property values but also highlight concerns such as congestion, noise, and diverse opinions on the architectural styles of new houses. Overall, it appears that opinions vary, and individuals may appreciate certain aspects while remaining indifferent or critical of others.