

Planning & Real Estate Consultants

Memorandum

To: Master Plan Steering Committee

From: Keenan Hughes, AICP, PP
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Date: November 15, 2023

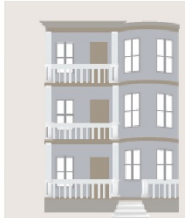
Re: Community Workshop Summary (October 11, 2023)

This memorandum provides a summary of the Master Plan Community Workshop on October 11, 2023, held at the Richard Rodda Community Center. The meeting was attended by approximately 50 participants. The workshop was organized around four topical discussions: 1) Housing & Affordability, 2) Aesthetics & Design, 3) Business Districts & Commercial Revitalization, and 4) Transportation & Mobility. The four topics were selected based on the Master Plan Kick-off Meeting, existing conditions research and analysis, stakeholder interviews, and community survey results. Initially, participants were split evenly between the four discussion groups, and then each cohort rotated through the four topic areas in 25-30-minute intervals during the workshop. The following summary is based on facilitator notes, participant notecards, polling, sticky notes, pins, and sticker placement on activity boards.

1. Housing & Affordability


The Housing & Affordability group discussion focused on how to expand and diversify housing options in Teaneck. The facilitators set the groundwork for the discussion by highlighting community concerns regarding a lack of diverse housing options, affordability, and also changing demographics (e.g., increase in senior population), as reflected in the research and outreach conducted in the initial phase of the Master Plan process. The discussion addressed various potential housing types and how/where each could or should be accommodated within Teaneck.

Missing Middle Housing Types




STACKED TRIPLEX

👍👎




TOWNHOUSE

👍👎




FOURPLEX

👍👎




COTTAGE

👍👎



SIDE-BY-SIDE DUPLEX

👍👎




STACKED DUPLEX


👍👎

Types of Accessory Dwelling Units (ADUs)


- ADUs are smaller, independent living units that are either attached to or detached from a single-family home.
- They benefit homeowners as they could provide rental income. They also help older residents age in place by providing space for family, home health aides, or tenants.




DETACHED




ATTACHED




INTERIOR (UPPER LEVEL)



INTERIOR (LOWER LEVEL)



ABOVE GARAGE



GARAGE CONVERSION

Would you allow for ADU's in your neighborhood?
 If not, what are your concerns?

Image Source: AARP(2023) Open Publication: Re-legalizing Middle Housing

General Comments

- Almost all areas can handle accessory dwelling units (“ADUs”). The ADU concept was generally well received.
- North of Route 4 - too many tall buildings.
- Mixed-use development in business districts (residential above ground floor commercial use) was broadly supported.
- The lack of available land was cited as a challenge to addressing Teaneck’s housing needs.

- Many participants noted that current homeowners are priced out of new developments. All new townhome developments in the Township are far from being affordable.
- Some raised concerns about potential negative impacts of ADUs on property values.

Feedback on ADUs

- 30 out of 35 (85.7%) of participants who completed the handout activity would allow ADUs in their neighborhood and/or were in favor of ADUs.
- Factors that would make ADUs acceptable in the community included: 1) if ADUs are properly constructed, and 2) if the ADU design is compatible with the look of the main house.
- Participant consensus that ADUs would be a great use of space while maintaining the neighborhood.

ADU Concerns

- Parking - ADU residents will have additional cars which might make parking difficult.
- No way to ensure the aesthetic character of a neighborhood will not be impacted.
- Increase in traffic congestion.
- Could people claim trailer homes as ADUs?
- Parking; property values; environment.
- ADUs will become rent controlled and we cannot evict a bad tenant.
- Safety concerns.
- Should not be Airbnb.
- Should not be built too close to property lines.

Feedback on Missing Middle Housing

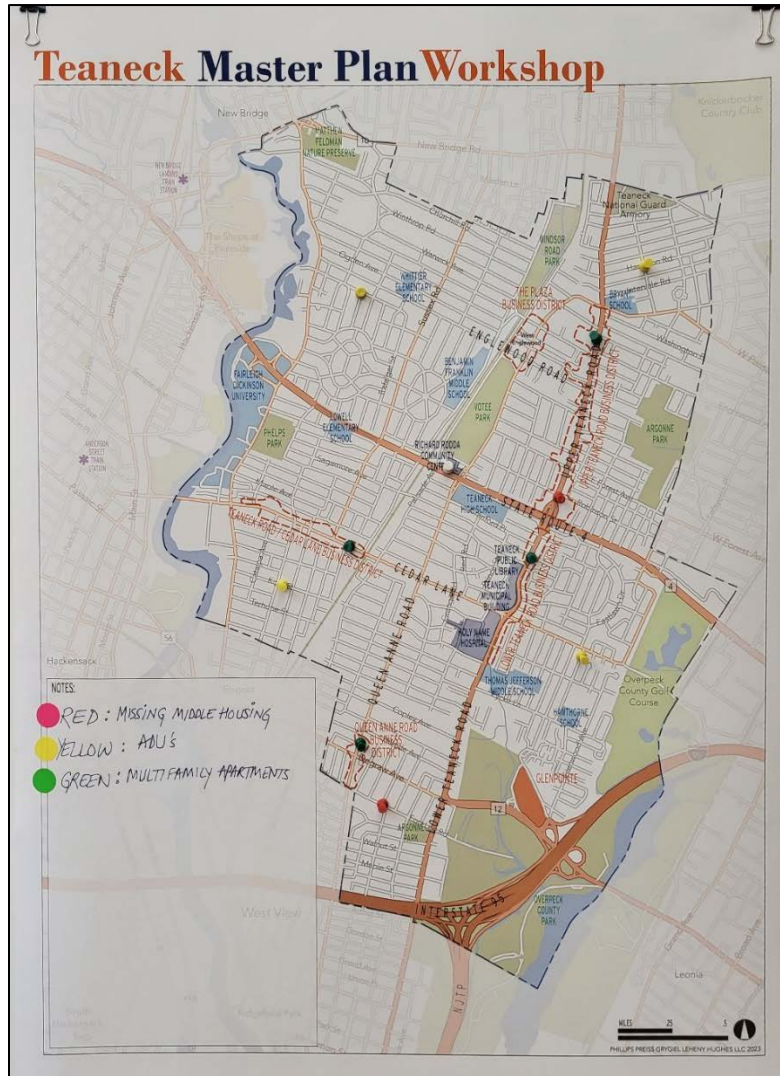
Housing Type	Responses in Favor	Percentage in Favor
Stacked Triplex	17/35	48.6%
Townhouse	25/35	71.4%
Fourplex	18/35	51.4%
Cottage	22/35	62.8%
Side-by-side Duplex	25/35	71.4%
Stacked Duplex	18/35	51.4%

- Multi-level townhomes are not fit for seniors due to inaccessibility of stairs.
- 3 stories and no more is appropriate

Location of Housing

- The group facilitator placed pins on a Township map to indicate where participants thought that certain housing types should be located, including: 1) "Missing Middle" housing, 2) ADUs, and 3) Multifamily apartments. Participants believed that:

- o Missing middle housing is appropriate within the upper Teaneck Road commercial corridor (north of Route 4) and in the neighborhood near Argonne Park, roughly south of DeGraw Avenue and west of lower Teaneck Road.
- o ADUs are appropriate in primarily single-family residential neighborhoods, including in the northwest (pin placed near Whittier Elementary School), in the northeast (pin placed near Bryant School), in the southeast (pin placed near Overpeck Park, Thomas Jefferson High School, and Hawthorne School), and in the southwest (pin placed near the intersection of Larch Avenue and Kipp Street).
- o Multifamily apartments are appropriate within the upper and lower Teaneck Road business districts, within the Cedar Lane business district, and within the Queen Anne Road/DeGraw Avenue business district.



2. *Aesthetics & Design*

The Aesthetics & Design group offered participants a design preferences activity on four development types: mixed-use/business districts, multifamily development, townhouses, and two-family dwellings. The group did not focus on single-family home design, as standalone single-family design decisions were less likely to be made by a developer and best left to individual homeowners. Photographs depicting a range of designs were selected and arranged on boards for each of the four development types. Participants were encouraged to add colored stickers to indicate favorability (green stickers = like, yellow/orange stickers = neutral, pink/red stickers = dislike) and to use sticky notes or index cards to provide comments. Participants were asked to think about why they liked or disliked the different photos, focusing on elements of design including but not limited to: building materials, colors, windows, roofline, height, flat walls vs. breaks in walls, landscaping, and setbacks; and for the mixed-use development type, to also focus on: lighting, signage, awnings/canopies, public features (benches, sidewalks, planters, open space, art, etc.), outdoor seating, landscaping, and variety vs. uniformity of styles. A summary of the feedback is provided as follows. A full collection of comments and preferences is provided at the end of this memorandum.

Applicable to all development types:

- Preference for traditional architectural styles (Tudor, Colonial, etc.), with the most favored being the Tudor style.
- Least favorable ratings for “boxy” modern architectural styles or industrial styles.
- Favorability ratings were often related to landscaping, architectural vernacular, extent of detailing/variety (favorable), and the “bulkiness” of a building (unfavorable).
- Unfavorable ratings for parking garages in prominent locations at the front of a building. Preference for parking garages to be out of view (in rear or side yards).
- Strong preferences for full-foliage landscaping, lawns/courtyards, and greenery in front yards. The extent of greenery was more likely to sway the favorability of an image than was the building architecture.
- Unfavorable ratings for discontinuity of design in the same building - e.g., modern with traditional styles used within the same building.
- A few participants objected to the premise of design restrictions or guidelines. They preferred a free-market approach, believing that architects and developers should have freedom to choose whatever designs they believe are appropriate and feasible.

Mixed-use (residential/commercial) and business districts:

- Preference for variety of materials, colors, scale, height, and patterns in storefronts/signage, provided they were compatible in the same architectural vernacular.
- Preference for multiple, narrower buildings along a street, rather than one wide building, often seen in older mixed-use corridors.
- Preference for Tudor architectural style, particularly along Cedar Lane.
- Preference for public open spaces, plazas, etc.
- Unfavorable rating for one-story buildings in a business district (“strip mall look”). Taller buildings (2-4 stories) were rated more favorably in business districts.



- Unfavorable ratings for prominent corner features. Preference for subtlety and detailing, rather than large massing.¹
- Preference for streetscapes with variety of plantings (e.g., full-foliage trees, low plantings, planters on sidewalks).
- Preference for wide sidewalks and outdoor dining.
- The presence or absence of decorative street lighting had no effect on favorability.
- Limited comments or consensus on signage. One comment suggested prohibiting flashing or neon signs.
- Five stories without a stepback² were seen as “too high.” Buildings with the appearance of four stories with reduced massing (e.g., using a stepback) were not deemed too high, with a caveat that the location for these buildings be in commercial districts and away from single-family neighborhoods.
- Preference for upper-floor building designs with traditional elements - i.e., double-hung windows, etc.

¹ Building mass: The three-dimensional bulk of a structure: height, width, and depth. (Source: Moskowitz, Lindbloom, Listokin, Preiss, & Merriam. *The Completed Illustrated Book of Development Definitions, Fourth Edition*. 2015. Transaction Publishers.)

² Step-back: Refers to the step-like recessions in the profile of a building. (Source: Urban Toronto. “Explainer: Setbacks and Step-backs.” April 14, 2022. <https://urbantoronto.ca/news/2022/04/explainer-setbacks-and-step-backs.47688>)

- Some noted that mixed-use design was their least favorite design concept.
- Some noted that building height should be determined based on the density that is appropriate to mitigate traffic and school capacity concerns.

Multifamily:

- Preference for visible open spaces - courtyards, plazas, landscaped setbacks, open space for "gathering," etc.
- Preference for street trees with full-foliage canopies.
- Unfavorable ratings for visible parking lots in the front yard or visible parking garage entries.
- Unfavorable ratings for architecture seen as too "bulky" (box bays,³ flat rooflines, etc.)
- Preference for features that break up the bulk or massing of the building, e.g., stepbacks, roof dormers,⁴ recessed portions of the façade, broken-up roofline, etc. Unfavorable ratings for flat building facades that extended the full height of the building.



- Preference for building designs with traditional elements - i.e., double-hung windows.
- Industrial architectural style was polarizing - some liked the natural materials and design, while some strongly disliked it.
- Unfavorable ratings for highly modern or "urban" design aesthetic.

Townhouses:

- Unfavorable rating for uniformity or "cookie cutter" patterns - seen as too "bland," "boring," or "cold."

³ Bay: Any number of principal divisions of a wall, roof, or other part of a building marked off by vertical or transverse supports. (Source: Ching, Francis. "A Visual Dictionary of Architecture." 1997. Van Nostrand Reinhold). Box bay refers to a bay with rectangular shape.

⁴ Dormers: A projecting structure built out from a sloping roof, usually housing a critical window or ventilating louver. (Source: Ching. "A Visual Dictionary of Architecture.")

- Preference for variety in architectural detailing and window treatments, as long as designs elements were compatible with one another.
- Preference for natural materials (i.e. stone, brick) or colors that were complimentary.
- Unfavorable ratings for prominent garage doors and hardscape areas (driveways) in the front yard / Preference for hidden parking (e.g., in the rear).
- Preference for buildings that included dormers and front-facing gables⁵ punctuating a sloping roof.
- Preference for buildings that provided a small canopy over entries.
- Preference for lawns or landscaping along the full length of building frontage / Unfavorable ratings for plantings limited to ends of townhouse rows or in periodic planting strips between driveways.

Two-Family:

- Unfavorable ratings for dwellings with high stairs to reach 2nd floor entries - seen as prohibitive for seniors aging-in-place. More favorable ratings for ground-level entries or gradual front stairs with landings.
- Unfavorable ratings for prominent garages at the front of the building.
- Unfavorable ratings for large hardscape areas (driveways) in front yard.
- Preference for use of stepbacks, recessed entries or porches, and other changes in the façade plane (walls) to break up bulk.
- Lack of consensus on traditional vs. modern architectural styles.
- Preference for a balance in architectural detailing - not too "bland" or "cold," but not too "fussy" or "tacky."
- Preference for wider side yards.

3. Business Districts & Commercial Revitalization

The business districts in Teaneck included Cedar Lane, Queen Anne Road/DeGraw Avenue, West Englewood/The Plaza, and Teaneck Road. The discussion topics included what is holding back Teaneck's business districts, promoting residential growth in the districts, potential zoning changes to allow more flexibility, parking, branding/marketing opportunities, events programming, accessibility, and district management.

- The business districts in Hackensack and Englewood were viewed as competing with Teaneck.

⁵ Gable: The triangular portion of wall enclosing the end of a pitched roof from cornice or eaves to ridge. (Source: Ching. "A Visual Dictionary of Architecture.")

Gable roof: A roof sloping downward in two parts from a central ridge, so as to form a gable at each end. (Source: Ching. "A Visual Dictionary of Architecture.")

- Montclair and Ridgewood were frequently cited as model downtowns. Many participants also pointed to Englewood as an example of a vibrant weekend dining environment.
- There was general support for accommodating more housing within the business districts.
- The concept of creating a public gathering space along Cedar Lane for community events, concerts, outdoor dining and other activities garnered enthusiastic support. The existing Chestnut Avenue Plaza was deemed too small to support the community's needs. The Township should identify opportunities for plaza-type spaces in future development projects.
- Many businesses are closed on Saturdays due to religious observance, which poses certain practical challenges for the business districts.
- Participants also discussed the potential benefits of creating identities and identifying market niches for each of Teaneck's business districts. This could also help create a cohesive aesthetic for each district.
- The FDU population is a largely untapped market. Teaneck businesses should be capturing more spending from Teaneck students, faculty, and staff. It was noted that it is not particularly pleasant or easy to walk from campus to Cedar Lane.
- Maintenance of Cedar Lane has declined in recent years. It used to be more actively managed and maintained.
- The Cedar Lane area east of Palisade Avenue is not perceived as part of the business district, but could accommodate more mixed-use development, including ground floor retail.
- Parking availability is generally adequate on Cedar Lane, but not everyone is willing to walk 1-2 blocks from one of the municipal lots to their destination.
- The idea of constructing one or more parking garages is supported, but there was broad-based concern about allowing overly-imposing large garages that could impact surrounding neighborhoods.
- The Queen Anne Road/DeGraw Avenue district was noted by several participants as a potential location for residential or mixed-use development, which could provide additional support for the businesses.
- Teaneck Cinemas was cited as an important asset for the community. There is not enough dining and other entertainment available for visitors before or after movies.
- More restaurants and food/beverage options are needed.
- There was broad support for outdoor dining, but participants noted the lack of available sidewalk space to accommodate it.

- Participants were generally supportive of providing some flexibility to allow office uses on the ground floor in some areas while maintaining the retail-only requirement in the core of Cedar Lane.
- Teaneck Road is a long corridor that lacks a concentrated retail area. Participants generally supported the existing condition as opposed to trying to limit/focus the business district to one or more focal points.

4. *Transportation & Mobility*

The Transportation & Mobility group discussed topic areas including pedestrian/bicycling issues, transit, and driving or traffic. The following provides a summary of the discussion on these topics.

General Notes

- Average attendee has lived in Teaneck for 15+ years.

Location-Specific Feedback

Pedestrian/Bike

- Intersection of Cedar Lane & River Road:
 - Challenging to cross the street on foot.
 - Multiple lanes to cross.
 - Many turning vehicles, "chasing the green arrow" or right-turn-on-red.
 - Vehicles turning in/out of the gas stations.
- Mid-block crossing of Cedar Lane at Teaneck Cinemas:
 - Difficult place to cross, despite the pedestrian signs.
 - Many drivers do not yield to pedestrians.
- DeGraw Avenue and Teaneck Road have long stretches without traffic signals, making it difficult for pedestrians to find opportunities to cross.
- Cedar Lane between Queen Anne Road and Palisade Avenue - no sidewalk on the south side of the street.
- Teaneck Road and Queen Anne Road both have long stretches with no traffic light, making it difficult for pedestrians to find a safe place to cross.
- Challenge accessing Cedar Lane from "behind", often have to trek through parking lots.
- Sidewalk drops on the east side of Windsor Road south of the Avalon (Givaudan Drive).
- Interest in pocket park at Hargreaves Avenue and Ardsley Court.
- Pedestrian overpass on River Road between Bogota & Cedar Lane needed to allow for safe crossing for people wishing to utilize recreational facilities along the river (playground, tennis courts, walkway along river, swim club, etc.)
- Access to Overpeck Park from Teaneck very difficult, have to walk in the street crossing over NJTPK to access.

- Better speed reduction devices needed on Teaneck Road, Cedar Lane, West Tryon, and many other streets in Township.
- Public Parks needing some updating, Votee Park needs better walking surfacing.

Transit

- Access to the Route 4 jitney requires crossing the on-ramp. Need better access to the jitney.

Driving

- Vehicles double park on Cedar Lane, Teaneck Road, and Queen Anne Road (perhaps short-term or loading-only restrictions could help?)
 - Ample municipal parking is available, but people do not like to be inconvenienced.
- Route 4 has congestion issues due to narrowing of roadways, but difficult to address as it is narrow and a State road.
- Cedar Lane bridge to Hackensack needs to be replaced.
- Larch Avenue has no stop signs between Cedar Lane & Main Street in Bogota, so as a relatively wide street, it becomes a speedway. Stop signs could help discourage this (or speed bumps).

General Feedback

Pedestrian/Bike

- Older pedestrians need additional time to cross the street, slower walkers.
- Desire for more than just a pedestrian sign or a marked crosswalk - something to encourage more driver yielding.
- Interest in linear parks, pathways, and trails.
- Overgrown shrubbery along the sidewalk makes for difficult pedestrian travel.
- Need for easier ways to cross the river on foot.
- Consider restricting right-turn-on-red.
- Some major roads have sufficient width to add in bike lanes.
- It's good that the railroad crossings are not at-grade, but still need more opportunities to cross the railroad tracks.
- Sidewalk maintenance is an issue - uneven surface challenging to walk on:
 - This is on the landowner to fix, but often not enforced.
 - Could potentially be taken on by the town (paid through taxes), which may be cheaper for the residents than doing it individually.
- Where bike lanes exist, they often drop at the intersection or disappear without connecting to another comfortable facility.
- Often there are bike/ped conflicts.
- Need more curb ramps both for ADA as well as children who bike on the sidewalk.
- Need improved lighting, particularly for pedestrians.

- Stormwater issues on sidewalk after rain or in the street after snow (icy and slippery).
- Town could hold some events to promote cycling (open street event?)
- Interest in raised crossings to slow drivers down and raise awareness of pedestrians.
- Need for consistent treatments, driver education, and enforcement.
- Planning for e-scooters.
- Bike parking should be easily accessible.
- Teaneck is hilly - topography makes it difficult to travel east-west.
- Are there some streets that could be closed and just used for walking/biking?
- Lots of recreational walking in the parks, access to park is a priority (though many also drive to the parks).
- When one driver yields to pedestrians crossing the street, cars sometimes try to go around them.

Transit

- Buses to the city are full (e.g., 167), but there isn't capacity at stations in NYC to add additional buses .
- Hard to take the bus a short distance, easier to get into NYC than to neighboring communities or around Teaneck.
- Some transit routes that exist are poorly promoted (e.g., access to the mall).
- Need for better bus amenities, such as bus shelters or real-time arrival data. However, some bus stops are in front of people's homes, making it difficult to add this infrastructure.
- Desire for better lighting near bus stops.
- Consider review of nearside/farside bus stops for safe crossings.
- Congestion pricing is likely to impact transit use.
- Desire for (free) shuttle to Hackensack so people can take the train to the PATH.
- Desire for bus to the ferry in Edgewater.
- Interest in circulator or jitney.
- Existing shuttle for seniors (is it full? Could this be repurposed?)
- Parking revenue could be used for transit.

Appendix: Design Preferences Comments

General Comments:

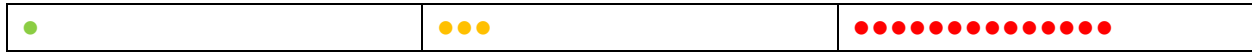
Restrict development in flood zone / restore flood plains
I would allow more housing everywhere, including 6 stories or whatever the homeowner or developer thinks is viable.
<ul style="list-style-type: none"> o No giant apts - blocks out sun o Too city-like o Like 2-family, but not narrow side yards - need space. o As many trees as possible - native, support the ecology, no opinion on ornamental vs. shade trees or flowering vs. evergreen plants o Like the plaza on Cedar Lane - socialize, people watching, community space o Not a lot of public space o Parks are not accessible (busy streets) - Terhune, Sagamore o No lights on River Road
I am so worried about having more apartment buildings & multifamily & how it will impact the traffic which is getting horrific!
I am against design/aesthetics restrictions. Let owners and developers use their own judgement. We neighbors should not be dictating what <u>we</u> want it to look like. I have to look at your haircut, but I don't get to tell you what hairstyle to have! (Neighbors don't know the market like developers do.)

Mixed-Use/Business District (MU/BD)

General Comments:

Add more Tudor style to Cedar Lane
I really don't like mixed use. I'm not sure why but it's not aesthetically pleasing. Avoid. Isn't appealing
Mixed use is <u>ugliest</u> . Brick is nicest. Variety is best. Setbacks + public spaces are great.
I don't like the use of flashing lights on signs for stores in Teaneck. Sometimes windows are outlined in lights that flash. I find it very unsightly.
Additional stories on mixed use needs to be decided based on traffic, congestion, school capacity, etc. No decisions in a vacuum.
<ul style="list-style-type: none"> o Like mixed-use downtown o Brick, not metal panels o Light colors are not so hot o Fancy street lamps o Like apts. above o Maintenance needed o Variety in the plane (walls)

MU/BD Photo #1:

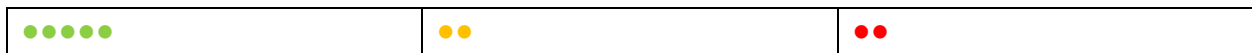


Description of photo:

- Cedar Lane storefronts, north side
- One-story row of storefronts, mix of commercial uses only
- Roofline is mostly flat cinder blocks, unadorned, and colored blackened by dirt
- Narrow storefront widths. Low height of buildings.
- Large glass storefront windows are typical. Entries are recessed slightly.
- Wall signage is varied in colors, lettering type, size. No awnings or canopies.
- Background of storefronts have different colors and materials (metal panels, wood panels, stucco)
- No setback to sidewalk
- Bus shelter on sidewalk
- Varying sidewalk width (wider at bus shelter)
- Small landscaped island with flowering plants
- Parallel parked cars along street
- Decorative streetlamps

Strip mall look 😞	Old, rundown buildings. Lost opportunity above stores.	Too short, looks decaying, + bus stops
A bit mono type, but typical Teaneck	No continuity	Pink, no character
Not mixed	-	-

MU/BD Photo #2:



Description of photo:

- Three-story, mixed-use buildings attached along party walls - ground floor commercial, apartments above.
- Width of each building can accommodate four double-hung windows on upper floors.
- Ground floor design is varied - large glass storefront windows common, but also storefront facades of cementitious siding in horizontal bands with glass doors and smaller windows.
- Horizontal breaks in the building facades between the ground floors and upper floors, with some detailing.
- Some wall signs, some canvas awnings and retractable awnings.
- Variety of sign colors, letters, sizes, and placement.
- Materials of upper floors are varied: beige cementitious siding in horizontal bands, dark brown brick, stucco or concrete, clapboard siding.
- Rooflines are flat, with varied articulation - some are flat with no articulation, others with decorative cornices, another with an awning.

- No setback to sidewalk
- Chairs and benches placed on sidewalk
- Large planters on sidewalk
- Decorative streetlamps
- Street trees present, but no foliage shown (winter photo).

Variety of designs	Inoffensive	Trees, pedestrian crossing w/ sign
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MU/BD Photo #3:

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Description of photo:

- Building height varies from one story (commercial only) to three stories (mixed use-ground floor commercial and upper-story residential or office).
- Building widths are narrow, only one storefront wide.
- Building designs are varied:
 - o One-story buildings have tall parapets, extending the height of the building façade.
 - o Materials are varied - clapboard siding, brick, shutters around windows, flat stucco, etc.
 - o Rooflines are varied - flat roofs, shingle awnings, box gable feature on façade above storefront, simple cornice, decorative cornice, etc.
 - o Window types are varied.
 - Ground floor commercial - Large glass storefronts are typical. Recessed entires.
 - Upper floor residential/office - double-hung windows typical, variety of shapes and sizes. Windows are not horizontally aligned.
 - o Colors are varied - primarily off-white, red, orange, blue, dark gray, red-brown brick, etc.
- Wall signs are varied in color, letters, placement height, etc. All generally the same size.
- Some awnings, fixed or retractable.
- Decorative street lights. Storefront lighting includes gooseneck lighting and decorative sconces.
- Slight grade change (slope) to the street.
- Concrete sidewalk with brick band on outer edge.
- Tall street trees, with canopies reaching 2nd and 3rd story heights. No foliage shown (winter photo).
- Parallel parking delineated along street frontages, but no parked cars shown in photo.

Good variety in type, material, scale	Narrow sidewalk	Trees are great
Variety of designs	Appealing	Same as 2

MU/BD Photo #4:

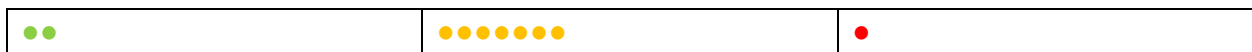


Description of photo:

- Building height varies from one story (commercial only) to two stories (mixed use-ground floor commercial and second-story residential or office).
- One-story buildings have tall parapets, extending the height of the building façade.
- Building widths vary - one storefront wide, or a row of storefronts within the same building.
- Materials are:
 - o On one-story buildings, stucco/concrete facades in beige with black detailing or in blue stripes (unique).
 - o On two-story buildings, red-brown brick facades; beige stucco/concrete ground floor facades with decorative horizontal bands along storefronts and highlighting second story windows.
- Flat roofs primarily with simple or decorative cornices.
- Large glass storefront windows and doors.
- 2nd story windows are double-hung or tall and narrow non-operable windows.
- Wall signs are uniform in color (black letters affixed to beige stucco/concrete wall). Letter types are varied. Placement is in large panel/parapet above storefront windows. One decorative blade sign shown.
- Awning signs are varied in color, quality, and lettering.
- Storefront lighting includes gooseneck lighting, and small-bulb string lights across all storefronts.
- Decorative street lighting.
- Street trees are tall (canopies at 2nd-story level) with full foliage.
- Parallel parking along street frontages.
- Parklet/outdoor seating provided in place of on-street parking, delineated by gray planters.

Variety - nice greenery + sidewalk usage	<ul style="list-style-type: none"> o Inviting o Enough trees o Variety of height of buildings o Doesn't feel too closed in o Pedestrian friendly 	Tree-lined Inviting Variety of uses
Attractive	+ Outside dining	Nice also quaint

MU/BD Photo #5:




Description of photo:

- Single four- to -five story mixed-use building. Fifth story is stepped back, reducing visual prominence. Appearance of a four-story building.

- Ground floor commercial and upper-story residential.
- Building is 10 windows wide.
- Materials are primarily light orange-brown brick, light gray/beige concrete detailing, and dark gray metal panels on ground floor.
- Vertical brick bands between windows on upper stories. Decorative brickwork above fourth-story windows.
- Horizontal bands in light gray/beige concrete located above storefronts, above second-story windows, above fourth-story windows, and at top of vertical brick bands.
- Dark gray panels above storefronts with rendered wall signs (uniform light gray lettering).
- Fifth floor façade is light gray panels.
- Windows are:
 - o Large glass floor-to-ceiling windows and doors on ground-floor storefronts.
 - o Large, rectangular, and modern in design on upper stories.
- Roofline is most prominently above fourth story. Flat cornice on 4th and 5th story rooflines.
- Sidewalk is brick.
- Street trees shown along sidewalk, with canopy at height of ground floor, with foliage.
- Decorative street lights. Wall sconces on building wall.
- Benches on sidewalk shown in foreground of photo.

Too high	A bit industrial	-
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MU/BD Photo #6:

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Description of photo:

- Same as #12, but with foliage (warmer months) people on streets, and side view (looking down sidewalk)
- View of ground-floor storefronts - upper stories not shown in photo.
- Grade changes (slopes). Storefronts are at varied grades.
- Storefronts have large glass windows.
- Façade materials/colors are beige stucco, black panels, red-brown brick, and green.
- Street trees are large and small, with tree canopies at ground-floor level and higher.
- Planters have shrubs and small decorative trees along sidewalk.
- Outdoor seating provided on sidewalk, with umbrellas over tables.
- Wide sidewalk.
- Awnings are typical, in green, blue, red, etc. at varying heights (due to change in grade). One wall sign is shown. One large black blade sign provided at 2nd-story level.
- People are walking on the street.
- No view of street/cars.

oInviting oLooks pedestrian friendly	oUnity oCharm oIdentity visually	Looks busy but nice
Attractive	Downtown Englewood Quaint in the sun	-

MU/BD Photo #7:

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Description of photo:

- Cedar Lane storefronts, south side
- One-story row of storefronts, mix of commercial uses only.
- Roofline is primarily mansard-style with wooden shingles. One box gable feature above a storefront.
- Narrow storefront widths. Low height of buildings.
- Large glass storefront windows are typical. Entries are recessed.
- Wall signage is varied in letter and background colors and lettering type. Wall signs are similar in size. Short horizontal strip above storefronts for signs, so placement is at the same level across storefronts. No awnings or canopies.
- Some window signs and neon lights/signs in windows.
- Storefronts have white columns between stores and white background.
- Storefront lighting includes gooseneck lighting of signs and neon lights in windows, and string lights in a storefront windows.
- Varying sidewalk width (wider near crosswalk)
- Small landscaped islands with flowering plants and a small tree.
- Parallel parked cars along street
- Decorative streetlamps

Looks like a strip mall	Time for a change Make it mixed use	Looks like Long Island Suburban sprawl
Not horrible, but not great		

MU/BD Photo #8:

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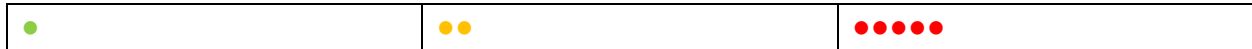
Description of photo:

- Single five-story mixed-use building, occupying most of a street block.
- Ground floor is commercial, and upper stories are residential.
- Windows:
 - o On ground floor, large floor-to-ceiling windows and doors across storefronts. Entries are not recessed.
 - o On upper floors, windows have appearance of double-hung windows in sets of two or three, with mullion separations.

- Flat blue canopies are above storefront entries.
- Materials are red-brown and orange brick in alternative bays across all stories, gray panels on bays on 5th floor, and beige blocks/masonry on ground floor (alternating with brick bays), and white panels below the windows and between windows across multiple floors.
- Horizontal belt cornices in beige masonry provided above ground floor and above 4th floor.
- Distinctive corner created by box bay across all floors and prominent cornice.
- Box bays or slight changes in façade plane (wall) provided every 2-3 sets of windows in a pattern.
- Roofline is flat, alternating between flat cornice, parapet extension, and absent a cornice/parapet.
- Street trees are short with small tree canopies, spaced across street frontage.
- Sidewalk appears narrow.
- No storefront signage is shown.
- Modern wall sconce lighting.
- Decorative street lighting.

Out of character with Teaneck	Odd Too big	Too big
Too tall	Too high	Reasonable
Dislike No sidewalk	-	-

MU/BD Photo #9:



Description of photo:

- Three story mixed-use building shown.
- Ground floor is commercial, and upper stories are residential.
- Large glass windows and doors at building entry and storefronts.
- Residential entry is central and prominent, while storefront entries are recessed slightly.
- Materials are primarily dark gray brick and light gray panels between 2nd and 3rd floor windows. Gray brick created vertical belts between windows.
- Windows are wide rectangles and modern, separated into three vertical sections by black mullions.
- Flat canopy above main residential entry.
- Residential sign is halo-lit and affixed to front canopy.
- Roofline has prominent cornice/parapet in light gray panels.
- Modern wall sconce lighting
- Street trees are short, at ground floor height, and only one street tree is shown across street frontage.
- Sidewalk is concrete with brick edge.

- On-street parking is delineated, but no cars are shown.
- Decorative street lighting.

Better to have taller buildings in areas that are already commercial <u>not</u> near single family	Looks like a garage/warehouse	No sidewalk
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MU/BD Photo #10:

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Description of photo:

- Single four-story mixed-use building.
- Ground floor commercial, and primarily residential on upper stories (portion of 2nd and 3rd story appears to be vaulted to the ground floor below at the building's corner).
- Ground floor has large storefront windows and transom windows or metal grilles above storefronts.
- Belt panels above storefronts to accommodate signage.
- Materials are red-brown brick primarily, and horizontal and vertical cornices or belts of beige masonry.
- Windows are double hung with black muntins, and recessed slightly into façade. Patterned brickwork at tops and bottoms of windows.
- Large corner of vertical windows across 2nd and 3rd floors at the building corner.
- Signs have light gray background and varied lettering colors and styles. Lettering size and placement is uniform across storefronts. Some blade signs shown.
- Street trees provided and reach 3rd floor in height, with full foliage shown.
- Roofline is flat, and gray parapet is provided above, likely for roof deck.
- Modern wall sconce lighting.
- Decorative street lighting.

Like the trees Open walkable space	Urban, but ok	-
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MU/BD Photo #11:

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Description of photo:

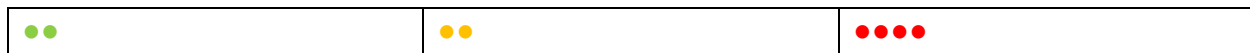
- Two-story mixed-use buildings
- Multiple attached buildings, but similar in architectural style (commercial ground floor and residential 2nd floor)
- Buildings are several storefronts wide
- Ground floor storefronts have large glass windows, some recessed entries
- Tudor-style architecture on 2nd story

- Materials are beige stucco façade with dark brown Tudor-style half-timbering on 2nd story
- Roofline is gabled with open front gables punctuating the roofline at intervals
- Some box bay windows beneath open gables
- Horizontal articulation above ground floor through decorative belt cornice or structural awnings with roof shingles. Some canvas awnings.
- Signage tends to use earth tone colors (browns), but varied placement, lettering, and size
- Windows are double-hung in groups of two or three on 2nd story
- Storefront lighting is varied
- Street tree (one) is medium-sized, with tree canopy height at 2nd floor
- Parallel parked cars along the street frontage
- Small planter on the sidewalk, obscuring view of some storefronts
- No decorative streetlights

Good design for SFH community	Attractive facade	Good aesthetic design
Attractive	But with poss one or two more floors	-

Note: SFH = single family housing. Poss = possibly.

MU/BD Photo #12:



Description of photo:

- Same buildings as #6, but no foliage (winter) and head-on view (as viewed from across the street).
- Buildings are two stories or more in height (full height not shown for most).
- Buildings are 1-2 storefronts wide.
- Materials are varied - stucco, corrugated metal panels, wide clapboard siding, painted brick/blocks, red-brown brick. Vertical bands between storefront windows.
- Windows are:
 - o Large glass floor-to-ceiling windows and doors across storefronts. Entries are recessed sometimes.
 - o 2nd story windows are double-hung of different sizes. Shutters around one set of windows. Varied height of 2nd floor windows.
- Large panels or space above storefronts for signage.
- Wall signs are varied in size (large lettering is typical), colors, style.
- Fixed awnings are typical, with printed sign letters on front.
- Roofline has decorative cornice (only one roofline is shown).
- Many parked cars along street frontage in angled parking.
- Street trees are tall and short, but no foliage shown (winter photo).
- Decorative street lighting.

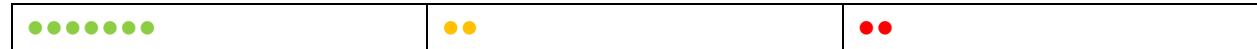
Not pedestrian friendly	Scattered, but ok	-
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Multifamily (MF)

General Comments:

Courtyard. More character, balcony. Good landscaping (native plants and trees).

MF Photo #1:



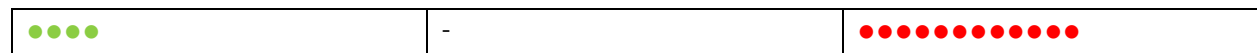
Description of photo:

- Five stories, including four residential floors above an open parking garage on the ground floor.
- Fifth floor is stepped back from front façade.
- Materials are brown brick and beige stucco on parts of the fourth and fifth floors.
- Windows are double-hung, uniform size, but occasionally in pairs. Black shutters around windows on the brick portions of the façade.
- Vertical bays are created by extending the brick vertically to the fourth and fifth floors in a pattern along the façade.
- Hip roof on top, but with gable roof elements atop vertical brick bays, at the fourth or fifth floors.
- Full foliage street trees spaced close together along the street frontage.
- Some parallel parked cars along the street.

Space for trees	Big block. Not enough variety in elements	The trees & the peaked roofs are great. Ditto
Dislike No comm unity No open space	-	-

Note: comm = common? community?

MF Photo #2:





Description of photo:

- Five stories
- Flat black canopy across top of ground floor
- Change in façade plane - one side of building is set back, plus upper three stories are stepped back on that side.
- Materials are red-orange brick. Slight change in plane of brickwork to create vertical bands between the windows. Some slate gray panels on ground floor façade.
- Large industrial-style windows with muntins. Black metal window frames. Windows account for high percentage of façade area (±50%). Floor-to-ceiling windows on ground floor.
- Front entry not visible due to photo angle.

- Flat roofline with flat slate-gray cornice.
- Industrial look and feel.
- Sidewalk along frontage. Some small street trees, but foliage not showing (winter).
- Cars parallel parked along street frontage.



Looks nice! Typical materials which are more natural	Too big for Teaneck	✓Industrial + classic materials
Ugly	Reminds me of a factory!	Too high
Dislike No comm unity No open space	-	-

MF Photo #3:

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Description of photo:

- Three stories on front building, but back building is four stories.
- Large vertical box bays on 2nd and 3rd floors
- Corners are prominent, creating a bay across all three floors.
- Projecting balconies for upper two stories on front building, but do not project far beyond the box bays.
- In back building, recessed balconies for upper three floors
- Ground floors have windows or upper floor overhangs, and brick columns create openings to the overhang. Entries not shown.
- Materials are red-brown brick, and dark gray cementitious panels on box bays and between 2nd and 3rd story windows.
- Flat roofline with flat dark gray cornice.
- Monument sign on front lawn.
- Large front lawn with small trees, shrubs, and flowering plants, including around the monument sign and in other planting beds on the lawn.
- No sidewalk.

Space for trees	oEnough green space oSet back from the road	Green (i.e., like) Plaza Entry Trees Plants
 Massive setback  Bad varied materials	Nice setback	Greens

MF Photo #4:

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Description of photo:

- Three-story garden-apartment building in U-shape configuration around inner courtyard
- Colonial style architecture. Flat façade plane (walls).
- Main entry at center of the back wall, and side entries on the side wings of the building. Two entries are at ground level, and one entry has front steps. White pilasters around entries.
- Materials are brown brick on lower two floors, with white clapboard siding on dormer windows and gables.
- Roofline is gabled with white dormers on 3rd floor, and a white open box gable on the roof above the main entry.
- Windows are double-hung in pairs or alone, with white frames and muntins. Dark red shutters around most windows on lower two floors.
- Courtyard consists of large lawn, walking path to entry doors, and medium-sized shrubs

Too dated	Nice space for gathering on grass courtyard	This has a community feel
Courtyard (like #4).	Garden Apt - takes up space	-

MF Photo #5:

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Description of photo:

- Five-story building. Bulk of the building is within lower four stories, and 5th story consists of vertically projecting bays above the 4th floor roofline.
- Ground floor design consists of floor-to-ceiling glass windows, framed by faux wood paneling and pergola canopy.
- Upper floors have prominent vertical box bays and recessed balconies between the bays.
- Roofline is flat, with projecting flat cornices above the 4th floor and at the top of the 5th floor bays.
- Materials are dark blue panels, with faux wood panels between 2nd, 3rd, and 4th floor windows.
- Windows are double-hung in groups of three on the box bays, and in groups of two behind the balconies. No mullions.
- One small ornamental tree in front
- No streetscape shown

oSome variation in design ✓ oDo not like the flat roof	Modern (green sticker)	Too industrial "cold"
Boxy architecture	-	-

MF Photo #6:

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Description of photo:

- Five-stories in height. Building is setback around the central entryway.
- Mostly flat façade plane (walls) between ground floor and upper floors. Shallow vertical box bay connecting 4th and 5th floor windows.
- Materials are red-brown brick on upper floors, light gray masonry (stone) on ground floor façade and in flat belts above windows, and in a horizontal belt above the 2nd floor. Copper colored panels used on box bays and between some ground floor and 2nd story windows.
- Windows are boxy and modern, divided vertically into groups of two or three by black mullions.
- Front entry has large glass windows and doors, topped with a flat canopy.
- Roofline is flat, with a flat copper-colored cornice.
- Modern wall sconce lighting.
- Street trees are very small (ground floor height) and narrow tree canopy, with foliage not fully in (spring photo). Very small shrubs planted along building frontage.

Warehouse-like	No comm unity No open space	-
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Note: comm = common? community?

MF Photo #7:

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Description of photo:

- Five-story building, occupies large portion of a block (wide frontage).
- Prominent corner feature with open gable roofline, and no change in façade plane. Remainder of building has alternating setbacks and upper-floor stepbacks across the façade.
- Setbacks (recessed walls) occur every two windows. Stepbacks occur above 2nd floor of recessed facades, and above 3rd floor on remain façade walls. On upper 3rd, 4th, and 5th floors, alternating façade wall setbacks.
- Materials are primarily red-brown brick, light gray masonry on ground floor of corner feature, and beige paneling on recessed portions of 4th and 5th floors. Masonry strips above windows.
- Windows are double-hung across all five floors, in groups of two or alone. Black muntins.
- Entry is in recessed portion of façade. Not prominent.

- Roofline is open gable above prominent corner wall, and flat rooflines across stepbacks and top roofline, with decorative cornices. Rooflines do not project outward past the building wall.
- Planter boxes and shrubs planted along building frontage. Medium-sized street trees (height reaches 2nd floor, medium-full tree canopy) are evenly placed along frontage.

Nice design	-	-
Nice mixed lines		

MF Photo #8:



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Description of photo:

- Three-story building.
- Tudor-style architecture
- Materials are beige stucco, dark brown half-timbering, and red-brown brick on portions of ground floor façades.
- Change in façade plane (vertical bays). Partially recessed balconies (or ground-floor decks) on all floors.
- Roofline is gabled, with open front gable at top of vertical bays.
- Open stone courtyard between buildings.
- Planter beds with small shrubs in front of ground-floor decks.
- Woods shown beyond the buildings in the background (no foliage - winter photo).
- No entries shown.

Fits with Teaneck's existing home aesthetic	Needs some green space	Large plaza Good open space use
Courtyards for mingling is fantastic!	Good open space use	-

MF Photo #9:

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Description of photo:

- Six-story building. Width is nine sets of windows.
- Modern design.
- Ground floor has floor-to-ceiling glass windows and doors (to lobbies).
- Materials are light gray brick in vertical and horizontal belts, creating checkerboard look. Vertical green brick accents divide the windows within the checkerboard rectangles.
- Windows are modern, floor-to-ceiling full glass.
- Roofline is flat and unadorned. Rooftop appears to have green roof.
- Street trees provided on the sides of the building, but none along the building frontage.

- Parked car in front.
- No garage or driveway shown.

Boring Horrible	Too high	-
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MF Photo #10:

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Description of photo:

- Four-story building. Modern in design.
- Windows are large and floor-to-ceiling on all floors. Some black mullions in asymmetrical rectangular shapes.
- Materials are faux wood panels (both as vertical bands and a horizontal band across the roofline) and thin bands of off-white masonry surrounding the large windows. Some black metal accents.
- Roofline is a small flat cornice.
- Street trees are medium (2nd story height, medium canopy width), but no foliage (winter photo). Planter beds included shrubs and evergreen trees.
- Building is set back from the street, allowing for the planter beds.

Poor design No trees	Too high	-
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MF Photo #11:

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Description of photo:

- Three stories primarily, but four stories at corner. Building is wide, stretches along the block across 20+ horizontal sets of windows.
- Variation in building design throughout. Appears to be three primary vertical designs in a row, then mirrored on itself further down the street.
- Parking garage is located on ground floor, and garage entrance is shown. Ground floor has faux square window openings (to the garage) and decorative black metal bars across openings.
- Corner is prominent, rising four stories and having floor-to-ceiling glass windows on the ground floor (no garage behind).
- Materials are mix of red-brown brick and slate-gray brick on the ground floors; and on the upper floors, light blue and medium blue clapboard siding, light gray panels, and beige brick.
- Roofline is varied. Corner feature has hip roof. Mansard-style roof on remainder of roofline, punctuated with dormers with open gable rooflines (either peaked and arched), and large open gable rooflines extending as high or above the mansard

roofline (either peaked or arched). The portion of the building with a vertical gray panel façade has a flat roofline.

- Windows are mix of double-hung in pairs with frames and muntins, or modern rectangular window pairs with black frames.
- Head-on parking spaces provided in the front yard.
- Street trees are small (ground floor height, narrow tree canopy) and placed along sidewalk/street frontage. Shrubs of small and large sizes are also planted along street frontage.
- Large curb cut on street is prominent in photo (ingress and egress driveways separated by concrete island).
- Modern wall sconce lighting. Decorative streetlights.

Need more setback	-	-
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Townhouses (TH):

General Comments:

None.

TH Photo #1:

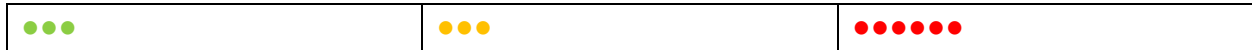
		
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Description of photo:

- Four stories
- Entries on ground level with small canopy above
- Cross-gable roof, and dormers
- Variety of window sides and shapes, including hexagonal, oval, picture windows, use of muntins, decorative brick and stone trim. Black window frames
- Brown brick, sand-color stones, and tan shingle siding on dormers
- Breaks in materials and plane between all three floors and vertically, varied building plane
- Building pattern repeats after every 4 doors
- Shallow setback to sidewalk, stone planter bed with evergreen shrubs
- No parking or garages shown

oNatural materials oRoofline varied oVaried windows	Brick front is welcoming <u>Style</u> Warm Nice window <u>design</u> Plants & trees	oNice use of materials ✓ oNot enough greenery × oVariety of window shapes ✓
Brick is nice Variety of surfaces	Like the varied architecture + greenery	Very warm
Like: Fits town, variety of front	Neutral. Too much stone	-

TH Photo #2:

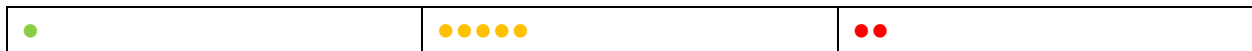


Description of photo:

- Two stories
- Canopies above ground-floor entries
- 1-car garage doors on ground level and short driveway
- Vertical bays above garage doors
- Materials are stone on ground level around some garages, off-white clapboard siding across both levels, and dark gray vertical siding at 2nd floor level
- Double-hung windows, some black shutters, white window frames, dark doors
- Building pattern repeats after every 3 bays
- Lawn in between driveways
- No sidewalks visible

Too bland	Quaint	Boring Monotone USA
Too patterned - cookie cutter	Too much of the same	Love the green & peaked roofs
Pretty but where is the walking space?	Unsure	Devoid of personality

TH Photo #3:



Description of photo:

- Three stories
- 1-car garage and entry on ground floor, gable canopy with columns above entries
- Canted bays and box bays on upper two floors
- Low hip roof
- Materials are red/brown brick on upper stories, light gray bays, yellow/tan clapboard on ground floor. Door fram is white, door is dark, window muntins are black.
- Garage doors are white carriage house-style.
- Building pattern repeats every other bay/unit, but bays looks similar, so appears that design is repeated every one unit
- Stone driveways
- Small planting area in front of entries/between driveways
- Decorative streetlights

Cold Cracker box	OK	Not enough greenery
Not enough green	Dislike: No variety	Too heavily paved
Too uniform, crackerbox	-	-

TH Photo #4:

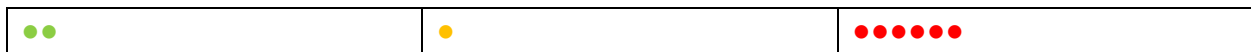


Description of photo:

- 3½ stories (dormers on ½ story)
- Garages at rear (not seen), between rows of townhouses
- Walkway along front
- Entries on ground floor, with covered by gable canopy framed by white columns.
- Materials are clapboard siding, alternating colors between beige and dark gray-blue per dwelling unit. Vertical brick divider between dwellings. Vertical white panel (similar in look to waitscoting panels) between two decorative windows on the first and second floors. Window and door frames are white.
- Double-hung windows, one decorative arched window per dwelling, all with muntins.
- Box gable roof on every-other dwelling, and two small dormers on alternating dwellings.
- No variation in façade plane. Flat walls.
- Dwelling design repeats as in a palindrome (center is distinct, and mirrored designs moving outward).
- Large lawn in front with small shrubs and trees on-site, large trees in background.
- Sidewalk and decorative lightposts.

o Nicely designed o Complementary colors	Arche Modern (pink "dislike" sticker)	Too plastic
I like green buffer	Like	Reasonably attractive
Nice design, good color Complementarity	-	-

TH Photo #5:



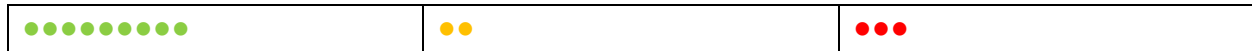
Description of photo:

- Three stories.
- Series of 1-car garages prominent on ground floor.
- Entries recessed between garages, every four garages.
- Materials are primarily clapboard siding in light green and beige, and some third-floor elements have white board-and-batten siding. Brick horizontal base. Garage doors are white carriage house-style. Window and door frames are white.
- Second-floor balconies recessed into façade wall, framed by white columns, fence, and canopy.
- Windows are double-hung with muntins. French doors to balconies. Black shutters around just one third-story window.

- Variation in façade plane. Upper stories are stepped back in bays, including recessed balconies.
- Roof is varied between open and box gables.
- Design repeats every four garage doors, but as in a mirror image.
- Small lawn strip and small shrubs between driveways. Sidewalk along street frontage.
- Decorative sconce lighting between garages.

Too busy	Too dense More urban	Nice textures Balconies
Buildings look congested	Too cookie cutter!	Too assembly line design 😞
Looks like ocean front	Like	No personality/hate hate the garage doors

TH Photo #6:



Description of photo:

- Four stories, with fourth story stepped back from front façade.
- Series of 1-car garages are prominent on ground floor.
- Entries are recessed between garages, every four garages.
- Box bays either projecting from third floor, or placed vertically across second and third floor.
- Materials are textured gray shingle siding, gray board-and-batten siding on bays, and darker gray trim and garage doors. Box bays are either lighter or darker gray than main façade, depending on dwelling.
- Fourth story rooftop porch at front of dwellings, lined by gray fence. Fourth floors is stepped back behind the porch.
- Windows are modern and rectangular single glass panes, without mullions or minimal mullions.
- Gable roof, but looks like a flat roof in picture with small eave.
- Building design repeats every four garages, but with alternating light/dark gray coloring on main façade and box bays.
- Small planting strips between driveways with small shrubs and small trees. Larger planting area with shrubs and small tree at end of townhouse row. Sidewalks along frontage.

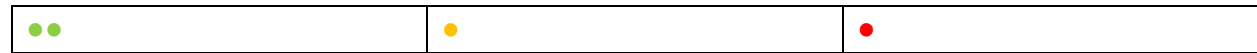
Best	Welcoming for cars, not people	Looks like a prehab colony for living on the moon
Like the way the flat surface is <u>broken up</u> Color scheme + variety is nice - not overpowering	No setback or landscaping	Dislike: Too modern, blah front
Some appeal	-	-

Two-Family (2F) Dwelling:

General Comments:

One 2-family development board - too many examples w/ high stairs + front facing garages

2F Photo #1:

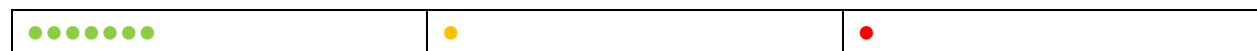


Description of photo:

- Side-by-side two-family, three stories
- 1-car garages and main entries on ground floor
- Materials are dark blue clapboard siding, gray stone, and white window frames/doors/garages
- Roofline is several low, open gables, one atop each dwelling and one small gable in between
- Wide driveways
- Minimal landscaping, small area of grass in front
- Set back from street to allow for driveways

Too bulky Jarring mirror image	oDepressing oFlat tire design oUnnecessarily fussy facade	Plasticville
No landscaping	Hideous	Like: suits 1-family neighborhood

2F Photo #2:



Description of photo:

- Top-over-bottom two-family, three stories
- Side-by-side 1-car garages and shared stone driveway
- Side-by-side entries, along horizontal center of building, and at top of front stairs
- Entry is recessed
- Stone planter boxes along driveway
- Bay window in front above garages
- Materials are taupe brick façade, gray metal panels for box bay, with wood accents. Dark brown window frames/doors/garages
- Flat roof with flat masonry cornice
- 2nd story balcony stepped back, with black metal railing

Large windows = light Front deck & railing Nice garages Spacious driveway	Nice aesthetics but car garage Clever design	oModern design ✓ oWill look dated quickly × oNeeds green space ×
Too trendy	Good design	Neutral
Dislike: Too modern	-	-

2F Photo #3:

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Description of photo:

- Side-by-side two-family, two stories
- Second story is stepped back
- Side-by-side entries on right side of building, recessed into building wall, at top of front stairs
- Front stairs rise in two sets, with landing in between
- Materials are tan clapboard siding, white window frames, and red doors
- Flat rooflines for 1st and 2nd stories, but open box gable at third level (covered in white clapboard siding)
- 1-car driveway in side yard
- Lawn in front yard, small shrubs along building wall, sidewalk in front

Ugly	Ok Bland, cold	Ugly See above ↑
Doable Needs more pizazz	Bland, cold	Reasonable
Like: suits 1-family neighborhood	-	-

2F Photo #4:

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Description of photo:

- Side-by-side two-family, three stories
- 1-car garages
- Vertical bays on each side of building
- Side-by-side entries at 2nd floor level, along horizontal center of building
- Tall shared front stairs lead to 2nd floor entries
- Materials are tan/gray brick tan window bays with white diamond accents
- Double-hung windows
- Low hip roof over dwellings. Open gable roofline feature at 2nd story atop entryway
- Wide driveways
- Minimal landscaping. Mostly paved driveways and stairs in front yard

Steps area a concern as I age in place	Ugly Unwelcoming Too many steps	Overall most colors are too dark
Tacky	Too many steps Agreed Agree	Too many stairs
oStairs not practical oToo many geometric shapes oOval windows in doors look odd	Ugly unwelcoming Too many steps	Ugly
Dislike	-	-

2F Photo #5:

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Description of photo:

- Side-by-side two-family, three stories
- Two 2-car garages on ground floor
- Separate entries at 2nd floor level on outside edges, set back but under canopies that project beyond building wall, use of columns
- Two front stairs leading to each entry, running along outside edge of driveways
- Vertical window bay on front of each dwelling, with stone-cast crest design between windows
- Materials are light-tan masonry bays and canopy columns, remainder is red brick façade and stairs
- Window frames, doors, and roofline are dark brown, garage doors are reddish brown
- Double-hung windows on bays
- Flat roofline, flat black cornice
- Stone driveway
- Narrow planting strip between driveways with low shrubs

Too much driveway + car garage	Stone and color (green sticker)	Faux riche
Issue with stairs Agree	Too much paving, no personality	Dislike

2F Photo #6:

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Description of photo:

- Side-by-side two-family, two stories
- Separate entries, at outside edges of building, under a front porch
- Low front steps leading to entries

- Materials are dark blue-green clapboard siding, white window frames/doors/railings
- Narrows double-hung windows
- Low gable roof, black shingles are front-facing. Porch roof has both hip and gable designs
- No driveways or garages shown
- Small lawn area in front yard

Good Nicely designed	Nice classic style	Nice porch + color
oMost inviting design o"Homey"	Cute Nice for Teaneck if we had the land	Very nice
Like: last choice	Reasonably attractive	-