

Sunnyside Developer Focus Group Discussion Topic

How can Sunnyside's commercial corridors be revitalized to include a more dense mix of housing and neighborhood services?

Sample Questions

**all questions are for a residential building or mixed residential-retail building
all questions are for development on a street such as West 44th Avenue or Tejon**

1. What sparks your interest to do a project in a particular neighborhood or area? \
2. What demographic data do you look at in doing market research?
3. What sparks your interest in a particular property?
4. What minimum parcel depth do you look for?
5. What minimum lot size do you think is needed? What FAR is needed?
6. What maximum height (feet and stories) do you think works to make a project feasible and at the same time fit into a neighborhood like Sunnyside?
7. How do you recommend transitioning between a new 2-3 story building, and single family house next door?
8. What rule of thumb do you use in determining how much parking you need for residential units? How would you provide parking for a project (garages, underground, open parking lots, etc.)
9. To make a project work, what is the range of for land costs per square foot?
10. How long does a development project usually take between conception and completion?
11. What amenities do you look for in a neighborhood – such as mature trees, proximity to a park, streetscape, etc.?
12. What possibilities do you see for new mixed use development on 44th Avenue or Tejon Street? Re-use and rehab of existing building? New construction? Old gas station sites and car repair garages?
13. What is the worst-case scenario for Sunnyside's 44th/Tejon Street development?
14. How can neighborhood groups help the development process in their neighborhood?