University District Zoning and Planning Regulatory Review Task Force Meeting #6

Wednesday, November 12, 2008 12 Morrill Hall 100 Church St SE 8:00 AM – 9:30 AM

MEETING NOTES

<u>Task force participants present:</u> Florence Littman, Mary Miller, Tim Harmsen, Rachel Gartner, Diane Hofstede, Ron Lischeid, Jason Klohs, Jo Radzwill, Kate Fournier

Others present: Peg Wolff, Jan Morlock, Haila Maze, Jessica Thesing, Robb Clarksen, Bob San

Welcome and Introductions

• Task force members and other attendees introduced themselves

Rezoning Meeting

- Held on Monday to discuss option of rezoning properties
- Identified some general areas to investigate; will have future meetings to discuss more in detail

Design and Development Review

- Presented matrix of proposed strategies to improve process; the following comments were made:
- Need to look into noise ordinance language Cam Gordon is introducing; will provide wording to the group
- People are concerned about noise violations from both noisy parties and commercial uses
- Questions about upcoming parking requirements changes City proposing
- Dinkytown meters may have too short a time on them (1 hour) to be useful for some errands; however parking lot nearby and don't want to encourage people to park there for classes
- Need better direction regarding notification of neighborhoods for projects approved via administrative review:
 - Sometimes developers invited to neighborhood meetings but don't show up for some reason
 - Need better notification timeline if send it out at same time they pull permits, might not get notification until after project approval
 - Need to notify both property owner and tenants
 - Consider adding points for neighborhood consultation; ensure that notification is mandatory

- Question: how to incentivize developing older homes instead of tearing them down? Neighborhoods want to preserve and fix up old homes
- Neighborhoods would generally accept some multi-family use of older homes, recognizing they're too expensive to all be single family
- Note that students as well as families often prefer smaller-scale homes rather than large apartment buildings
- Lowering lot size for duplexes back to 5,000 from 10,000 would allow neighborhood-compatible duplexes to be built; still raises concerns with some
- Can the City require developers to manage property? probably not
- Perhaps limit or incentivize lowering number of bedrooms in 3-4 unit buildings
- Land assembly a big issue: individual lots often developed in isolation because challenging to buy up enough land to build something larger
- City possibly have a notification list for tenants to get information about upcoming projects via email; provide information on this with the lease?
- Standards for porch construction need to be improved in administrative review points system not just raw lumber thing stuck on front of house (concrete?)
- Possibly fewer optional points, more mandatory requirements?

Next Steps

- Next meeting to be held <u>Tuesday</u>, <u>November 25</u>, same time and place
- Focus of next meeting will be on interim products to be prepared for January's legislative report and broader outreach to community
- Focus group for landlords, developers, and building managers to be held in early December in coordination with other Alliance activities
- Next rezoning meeting to be scheduled separately