

**University District Zoning and Planning Regulatory Review Task Force
Development Potential Implementation Strategies – 10/28/08 Draft**

Potential strategy	Issues to be addressed
Planning consistency	
Rezone properties to better match desired development patterns, in line with neighborhood, district, and citywide objectives	<ul style="list-style-type: none"> • What parcels need to be targeted? • What will be the criteria for rezoning?
Evaluate neighborhood, district, and citywide land use plans to determine context for decision making, and support planning efforts to fill in any policy “gaps”	<ul style="list-style-type: none"> • What is the best approach to implementing this? • How consistent should policies be across the District? • How does this relate to District’s urban design plan (scope now underway)?
Design and development standards	
Consider higher standards for building quality and construction	<ul style="list-style-type: none"> • What would be specific standards (materials, architectural elements, etc?) • Need to determine what is enforceable under current building code • Would desired character/style vary by neighborhood?
Make administrative review process more stringent by requiring more points for approval, possibly more points available	<ul style="list-style-type: none"> • Need to be aware of 60/120 law for project approval, related constraints • Would this be an attempt to change citywide standards, or just for District? • What are most important criteria?
Discourage construction of “mini dorm” style developments that create concentrations of unsupervised students, such as disincentives for 3-4 unit buildings with maximum occupancy in bedrooms, or incentives for housing that is more readily convertible to non-student housing	<ul style="list-style-type: none"> • What are unforeseen consequences of this direction? (e.g. disguising bedrooms, over occupancy, etc.) • What are other strategies for managing these properties?
Create incentives for the construction and proper maintenance of well-managed and supervised student housing	<ul style="list-style-type: none"> • Is it better to have students in large buildings with staff, or spread out in low density properties? • How can good management be incentivized, bad penalized?
Consider use of conservation district or other tools to define community character and encourage development to comply with identified character (somewhat like a historic district, but less restrictive)	<ul style="list-style-type: none"> • Would need research, as this would be fairly new direction for the city • What areas of the District would be most appropriate? Unlikely to be a “one size fits all” approach.
Investigate strategies to limit number of	<ul style="list-style-type: none"> • Need to avoid unforeseen consequences

unrelated individuals living together in certain areas (NOTE: research suggests there is no direct relationship between reducing occupancy and decreased disturbances)	<p>for larger non-student households which might be caught by this</p> <ul style="list-style-type: none"> • How to handle difficult legal issues of definition of family or functional family households? • Could this be addressed more effectively through other means?
Public process	
Incorporate public notification more directly into administrative review process by strengthening requirements	<ul style="list-style-type: none"> • Could this be strengthened by adding admin review points for consultation? • What would be purpose of consultation and/or notification? • How can this be effectively synched with legal limits of review time?
Improve outreach – through student, neighborhood, and U of M groups – to improve student-community relations	<ul style="list-style-type: none"> • Who should take the lead on these initiatives? • What is the most important information to convey? • How can this be used in coordination with enforcement efforts?
Improved communication with landlords regarding community expectations and standards for development and management	<ul style="list-style-type: none"> • What is the appropriate way to work with them, and who initiates? • Is there a way to make this more positive/cooperative, rather than strictly confrontational?
Support role of District as reviewer of larger projects (i.e. ones that go through public hearing process)	<ul style="list-style-type: none"> • What is the appropriate role for the District, and what types of projects should be considered? • What is the relationship between District and neighborhood level review and comments? • How should timing issues be addressed, especially when comments needed with fairly quick turnaround?
Enforcement	
Increase regulatory enforcement actions in District related to livability violations	<ul style="list-style-type: none"> • How will additional enforcement be funded to give this area priority over others in the city? • What areas/issues are of the most concern? • What is role of neighborhoods, residents in reporting violations?
Require disclosure of additional information for landlords regarding occupancy, maintenance, conduct, etc.	<ul style="list-style-type: none"> • When will this be collected? • How much of this can be effectively enforced?

<p>Review existing and potential penalties for violations (e.g. rental license revocation, loss of nonconforming rights, fines and fees, etc.)</p>	<ul style="list-style-type: none"> • Are current penalties appropriate and effective as deterrents? • How should landlords and tenants be held accountable?
<p>Register and/or track landlords – possibly through licensing program – to determine which ones</p>	<ul style="list-style-type: none"> • Exceptions for small-scale renters (e.g. own just one rental property, or live on the site as primary residence)? • Need to explore legal limitations on this approach • Potential unofficial process to just document who is responsible • Problem: landlord may have both good and bad properties • Could landlord performance be used as a criteria for approval of new projects?
<p>Improved enforcement in response criminal complaints (drugs, alcohol, noise, etc.)</p>	<ul style="list-style-type: none"> • How should problems be reported and documented? • Link between regulatory and criminal enforcement around rental properties? • Role of University Police? • Additional resources needed to implement?