

**University District Zoning and Planning Regulatory Review
Task Force Meeting #11**

Tuesday, May 26, 2009
12 Morrill Hall
100 Church St SE
8:00 AM – 9:30 AM

MEETING NOTES

Task force participants present: Dick Poppele, Bill Dane, Jason Klohs, Annie Welch, Ron Lischeid, Diane Hofstede

Others present: Peg Wolff, Joe Bernard, Jessica Thesing, Haila Maze

Welcome and Introductions

Task force members and other attendees introduced themselves

Implementation Priorities

Focused on priorities for implementation in the report, particularly those that will require City Council action:

- University Area Overlay District
 - Will shift parking requirement from 1 space/unit to 0.5 spaces/bedroom
 - Site paving and parking area design requirements to reduce extent of paving, improve screening
 - Incentives for enclosed bicycle/scooter parking and shared vehicles
 - Questions regarding definition of bedroom: need to address how bedrooms are defined in the building code (including window requirement); also determine if interior bedrooms allowed in sprinkled buildings
 - Will need to refine curbing requirement to encourage on-site stormwater management
 - Need to present example of how requirements will apply to houses without alley access – many in Prospect Park have none
 - Will provide information from recent TDM's showing demand for parking in residential development in District
 - Meet with U of M Parking and Transportation Services staff to discuss issue of parking for dormitory residents
 - Still must determine how shared car arrangement would be monitored over time, change of ownership, etc.
 - Will add design requirements for bike shelter

- Other possible text amendments, issues

- Potential amendment to define porch in administrative review requirements to ensure it meets higher standards: match building, no untreated wood, etc.; currently not defined at all except by size
- Potential amendment to ensure primary entrances for units face the street rather than the side yard
- Consider addressing concerns with indoor air quality, including mold in converted basement space used for bedrooms
- Coordinate with fire department regarding standards and enforcement linked to fire hazards, including grilling and smoking on porches, presence of flammable materials, etc.

Review Development Case Studies

- Review approved developments at 2313 Cole Ave SE, 1085 26th Ave SE, and 1331 8th St SE
- 1331 8th was approved before current standards were put in place, and could not be built today; the other two are in compliance with current standards
- Concerns raised centered around scale and style of development; interest in incentivizing good design
- Note that a positive community process allows for more input into design of properties than does straight opposition

Timeline of Next Steps

- Will be scheduling public meeting to present plan to the public in the coming weeks
 - Tentative date and time will be circulated soon via email
- The next ZPRR Task Force meeting is scheduled for Tuesday, June 9, from 8:00am – 9:30am in Morrill Hall Room 12.