

**University District Zoning and Planning Regulatory Review  
Task Force Meeting #7**

Wednesday, November 25, 2008  
12 Morrill Hall  
100 Church St SE  
8:00 AM – 9:30 AM

**MEETING NOTES**

Task force participants present: Florence Littman, Mary Miller, Tim Harmsen, Diane Hofstede, Ron Lischeid, Jason Klohs, Jo Radzwill, Kate Fournier, Karen Harmsen, Doug Carlson, Bill Dane, Chad McGuire

Others present: Peg Wolff, Haila Maze, Jessica Thesing, Bob San

**Welcome and Introductions**

- Task force members and other attendees introduced themselves

**Recap of Recommendations to Date**

- Reviewed summary of all recommendations compiled to date by topic
- Additional suggestions for parking recommendations:
  - Investigate parking levels provided for dormitory residents
  - Consider allowing a larger percentage of compact car spaces to meet parking requirements
  - Look into strategies to encourage shared parking
  - Allocate parking fines collected via enforcement to neighborhood specific improvements
  - Consider bonus for enclosed bicycle parking, not just racks
  - Provide directions to more locations via transit, and provide discounted bus passes in addition to validated parking
- Additional suggestions for design and development recommendations:
  - Consider use of historic district where appropriate
  - Consider increasing occupancy allowed in large single family homes, along with lots of additional requirements, to make it more attractive and marketable for developers to maintain existing homes rather than tear them down
- Distinguish between which recommendations are specific to the District and which ones have citywide implications
- Clarify where and how an overlay district may be applied
- Does new Dinkydome project have adequate parking provided?
- Use point of inspection when owner-occupied housing is converted to rental to educate landlords about the issues of over-occupancy and other issues
- Recommendations should address how to maintain a variety of housing, including ownership housing, as well as how to preserve (and promote the preservation of) existing homes?

- Need to create disincentives to tear down properties
- Increased occupancy in single family structures may make it more attractive for landlords to keep properties intact – but does not guarantee additional money will be used to fix up the place and keep it in good repair
- Inspections and related efforts should apply to both owners and renters – there are examples of both responsible and irresponsible property owners for both of these

### **Draft Interim Report**

- Outline presented for review and discussion
- Draft report will be developed soon and distributed, containing all recommendations reviewed today plus background/context material

### **Outreach Plan**

- With next meeting being the last in this series of task force meetings, will launch into a new phase of public meetings to more thoroughly vet the recommendations developed to date
- Task force members will be charged with bringing this information to their respective groups (likely at pre-existing meetings) including neighborhood and business associations
- City staff will support this, as well as providing materials to make the presentation and discussion relatively straightforward, including:
  - Brief overview of process and goals
  - Short Power Point outlining the process/recommendations to date
  - Draft summary report
  - List of questions to guide discussions and solicit input
- Reviewed list of stakeholders and recommended levels of involvement
  - Landlords, property managers, and developers will be targeted at a forum on December 8 (9-11 AM, Van Cleve Park); invitations have been sent but ZPRR participants are encouraged to invite others as well
  - Student input is being solicited through a survey done as a class project – with results to be presented at the next task force meeting
  - Need to more directly involve IFC/PHC, possibly along with other property managers – fraternity purchasing organization ties into network of alumni groups, should contact about 12/8 forum
  - Homeowners, co-op, and condominium associations should be more involved, hopefully through the neighborhood associations
- Series of smaller meetings will be conducted throughout January-February to allow for in-depth discussion and increase community buy-in for the plan
- Larger community meetings will be held after this phase is complete, to provide an opportunity to draw a broader cross-section of the District
- The next task force meeting, to be held on December 9 (regular time and place) will focus on preparing for this outreach phase