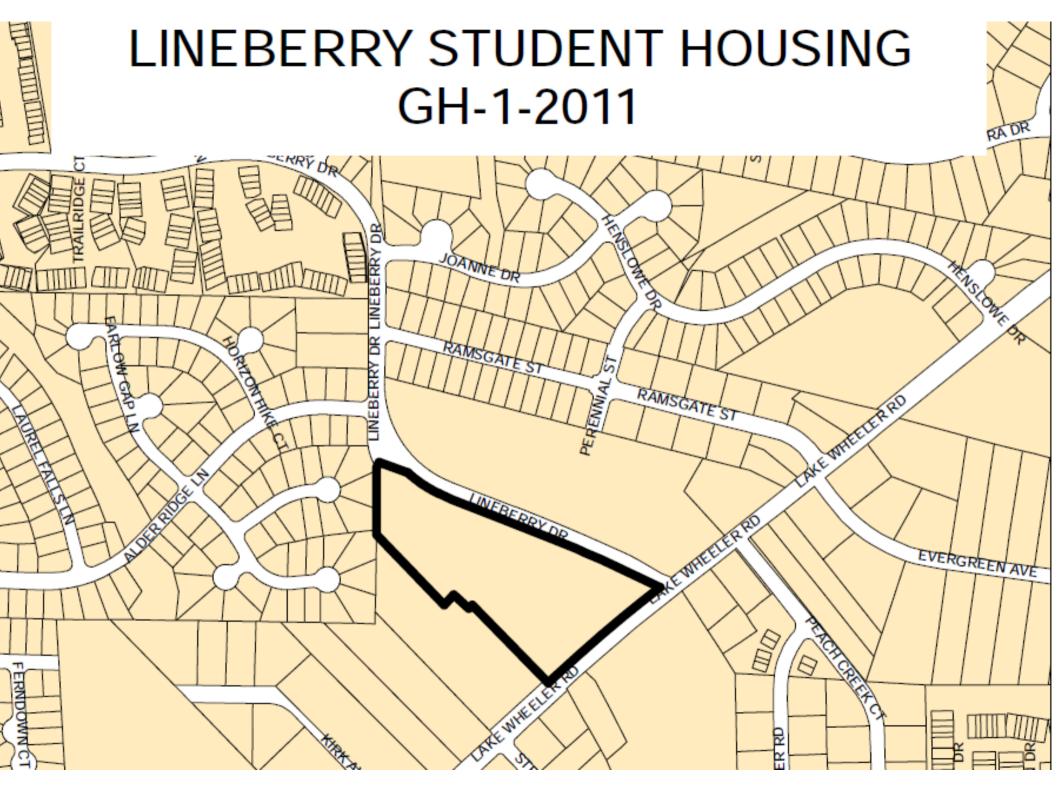
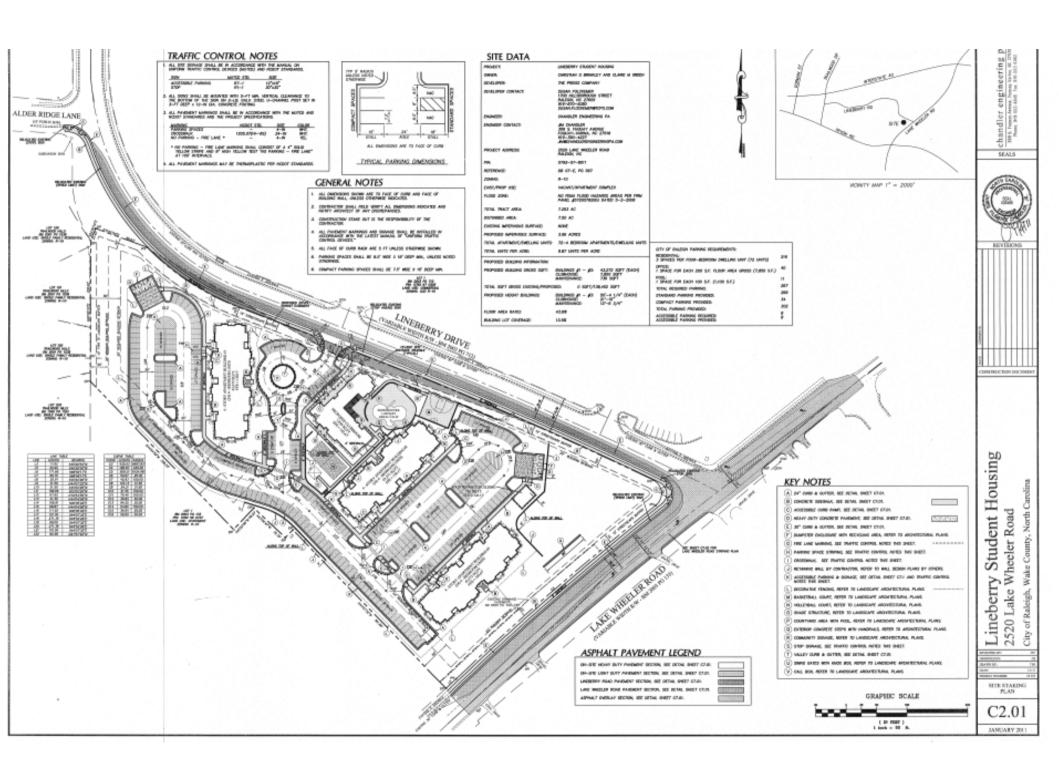
Concerns about Lineberry Student Housing GH-1-2011

Jason Hibbets SouthWest CAC Chair





Why are we here?

- 1) Table GH-1-2011 to explore mixed-use opportunity
- 2) Add an Institution
 Overlay to the UDO
- Add admin approved projects to CAC packets (like rezoning)



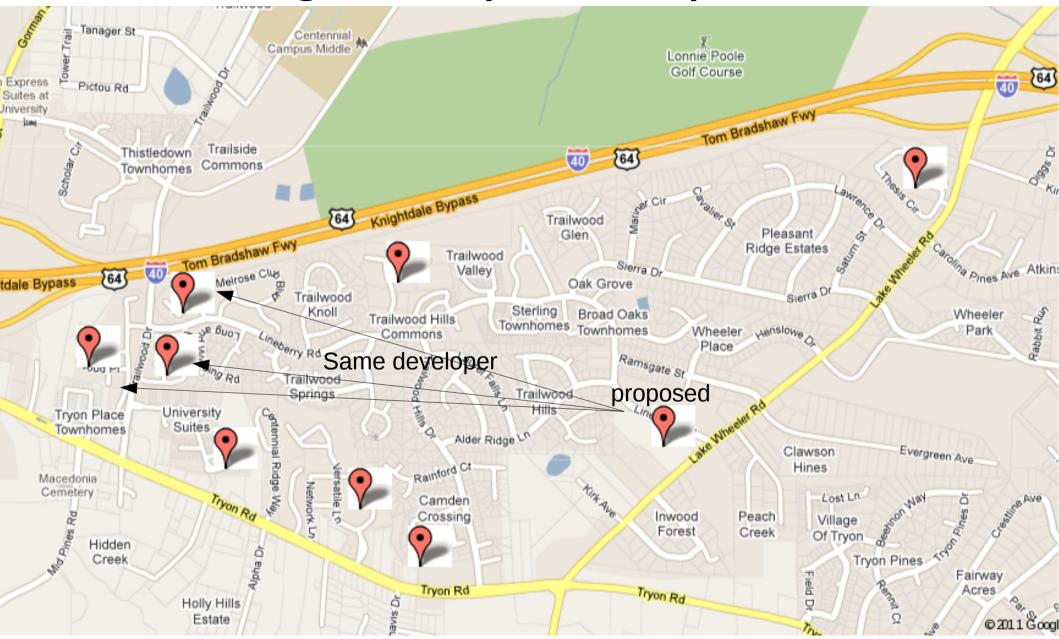
Neighborhood expert

- SWCAC Chair
- 2030 Comp plan
- Leadership NC
- Neighborhood college





Existing & Proposed apartments



Parking woes

- Required: 267 spaces
- Providing: 302 spaces
- One vehicle / resident = 288 spaces
 - 14 Guest spaces!!!

Where will everyone else park?

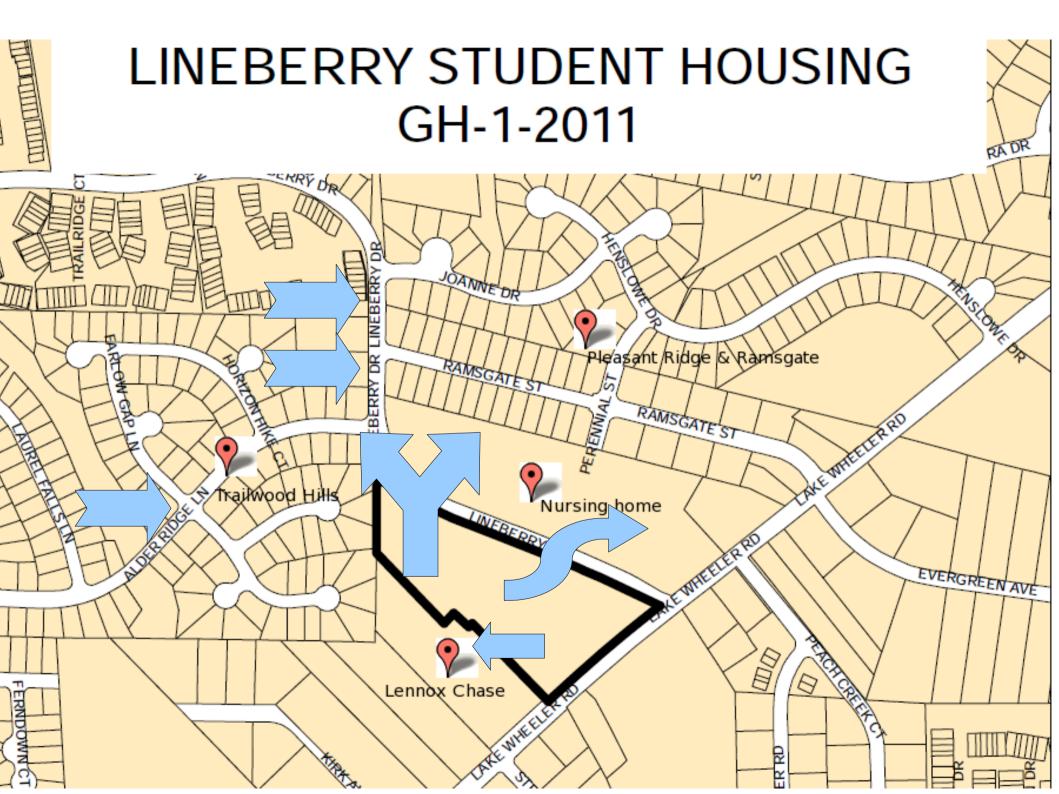
Future parking woes

• At their neighbors:

- Nursing home
- Lineberry Drive
- Alder Ridge
- Ramsgate Street







Noise woes

- Loud party, noise & music
 - 2009

- Party: 237

- Noise: 66

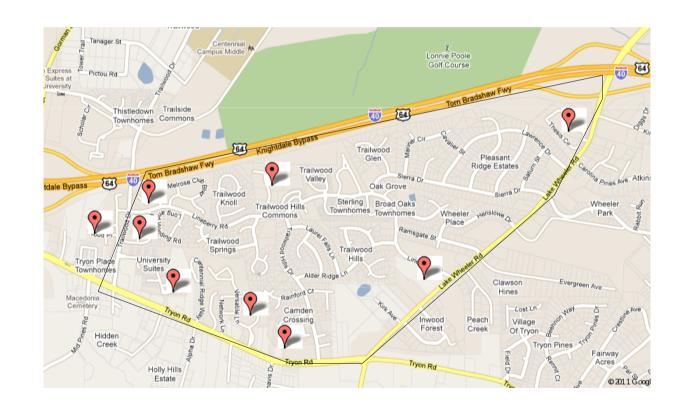
- Music: 156

• 2010

- Party: 203

- Noise: 69

- Music: 124



Future noise woes

• 288 new people

+

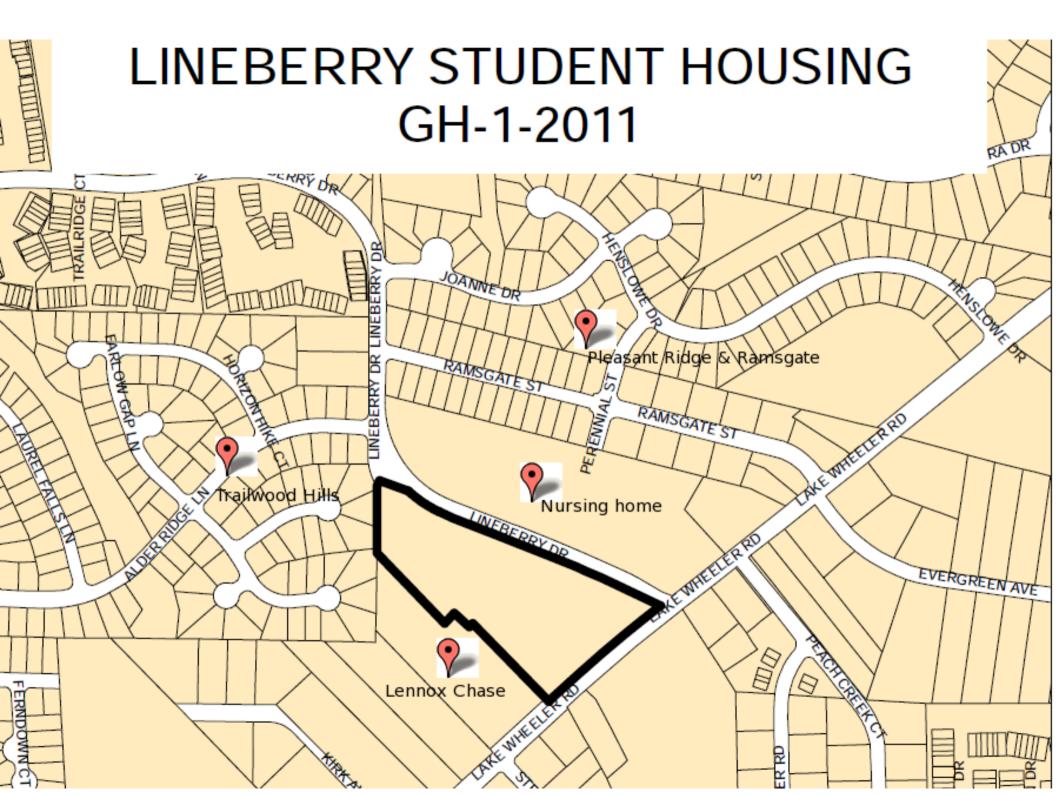
302 more parking spaces

_

More parties and noise

Good project, bad location

- Is student housing a good fit with?
- What's in proximity?
 - Nursing home
 - Lennox Chase
 - Single-family neighborhoods:
 - Trailwood Hills
 - Pleasant Ridge & Ramsgate



Lennox Chase



- 37-unit supportive housing community for very low-income individuals in Raleigh
- Community that helps individuals make the successful transition from homelessness, transitional housing programs and overcrowded, costly or substandard housing
- Partners: DHIC / WCHS

Nursing home



Ramsgate Street



Alder Ridge (Trailwood Hills)



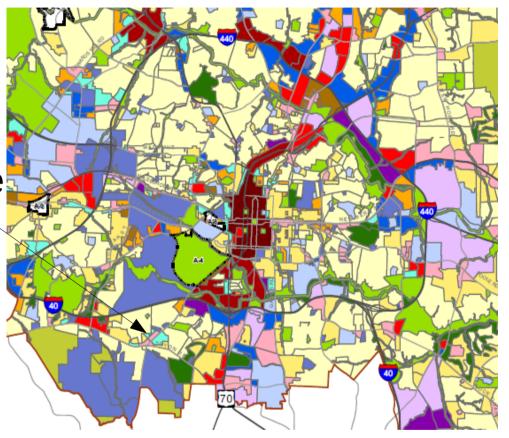
Better idea

Go with the vision / future

2030 is a good vision

Neighborhood mixed-use

- Retail on ground floor
- Living up top



Make our neighborhood walkable

Let's fix this

- Short-term:
 - Table GH-1-11

- Medium term:
 - Explore district in UDO

ZPRR (Minneapolis, MN)

University District Zoning and Planning Regulatory Review (ZPRR)

- Purpose: address land use and development concerns facing neighborhoods in the University District area, including the neighborhoods of Cedar Riverside, Marcy Holmes, Prospect Park, Southeast Como, and University.
- Issues include: parking, occupancy, design standards, zoning, inspections, and public involvement in the development review process.

Source: http://www.ci.minneapolis.mn.us/cped/University District ZPRR.asp

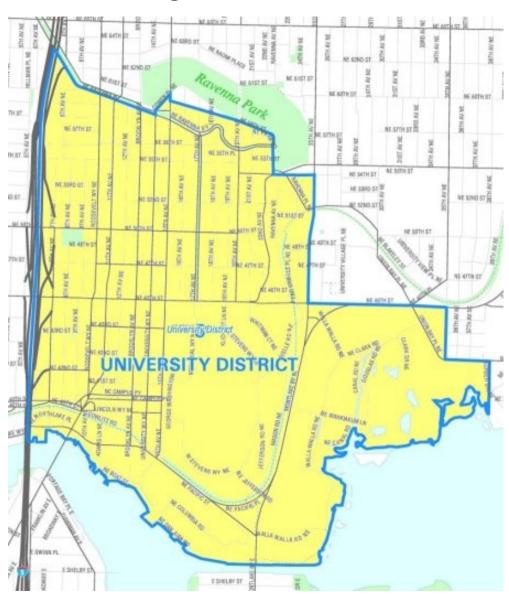
Major Institution Overlay District (Seattle, WA)

The purpose of this chapter is to regulate Seattle's major educational and medical institutions in order to:

- A. Permit appropriate institutional growth within boundaries while minimizing the adverse impacts associated with development and geographic expansion;
- B. Balance a Major Institution's ability to change and the public benefit derived from change with the need to protect the livability and vitality of adjacent neighborhoods;
- C. Encourage the concentration of Major Institution **development on existing campuses**, or alternatively, the decentralization of such uses to locations more than two thousand five hundred (2,500) feet from campus boundaries;
- D.....M

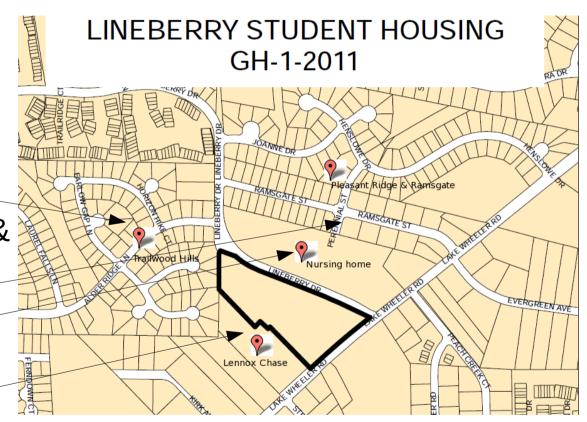
Source: Major Institution Overlay District http://bit.ly/g2yAUx

University District, Seattle



Good project, bad location

- Neigboring
 - Two single family neighborhoods
 - Trailwood Hills
 - Pleasant Ridge & Ramsgate
 - Nursing home
 - Lennox Chase



Next Steps

- 1) Table GH-1-2011 to explore mixed-use opportunity
- 2) Add an Institution Overlay to the UDO
- Add admin approved projects to CAC packets (like rezoning)

