

MINUTES
Parking and Housing Issues Near Colleges and Universities
November 27, 2012

Citizens In Attendance:

Keith Wassum	Martin Zimmerman	Nate Dolittle	Anayo Ezeigbo
Tad Reynolds	Keith Wassum	Keith MacVean	Sean Langley
Will Russell	James Minton	Mary Newsome	Lindsay Ruebens
Chet Brown	William Hutto	Tammy Wagner	Christopher Hagan
Ymani Staton	Peter Franz	Lindsay McAlpine	Bill Waters
Shadrian Hamrick	Ken Burrows	Corbin Peter	Mary Hopper

Staff In Attendance:

Michelle Jones, Planning Department	Barry Mosley, Planning Department	Laura Harmon, Planning Department
Katrina Young, Planning Department	Sandra Montgomery, Planning Department	Rick Grochoske, CDOT
Candace Inge, CDOT	Michael Cataldo, Planning Department	Jason Lawrence, CATS
Officer R. Botzenmayer, Charlotte-Mecklenburg Police Department	Krista Dodd, Charlotte-Mecklenburg Police Department	Lt. D. Johnson, Charlotte-Mecklenburg Police Department

Planning Commission Members in Attendance:

Steven Firestone	Greg Phipps
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1. *Welcome and Introduction*

Barry Mosley welcomed everyone to the meeting, which began at 6:09 p.m., and introduced himself. He gave a brief overview of the ground rules, reviewed the text amendment process, and highlighted the key meeting dates :

November 15, 2012	Meeting #1: Topic: What are the Issues
November 22, 2012	Meeting #2: Topic: Transportation and Public Safety
December 13, 2012	Meeting #3: Topic: Parking, Zoning and Land Use
January 10, 2013	Meeting #4: Topic: Draft Staff Recommendations and CAG Response
January 30, 2013	Meeting #5: Topic: Final Staff Recommendation and Wrap Up

2. *Presentations*

Mr. Mosley introduced Jason Lawrence who presented information about the Charlotte Area Transit System. Mr. Lawrence reviewed the existing and future transit services near Johnson C. Smith University, Johnson & Wales University, Central Piedmont Community College, Queens College, and University of North Carolina at Charlotte. See PowerPoint Presentation for details.

Mr. Mosley introduced Rich Grochoske from the Charlotte Department of Transportation who reviewed student housing transportation facts, trip generation research, and discussed transportation improvements near UNCC. See PowerPoint Presentation for details.

Mr. Mosley introduced Lt. Dave Johnson from the Charlotte-Mecklenburg Police Department. Lt. Johnson discussed statistics related to number of students enrolled at UNCC, on-campus housing accommodations, number of multi-family communities, number of multi-family communities that rent

by the room (or bedroom) in the University City Division, Response Area Two. Next, he discussed crime statistics from 2011 and 2012 (to date) for the area, detailing specific Part I Crimes in the multi-family complexes and in the rent by the room complexes, and the number of probationers located near the campus, and the probationer charges. The number of calls for service was also provided for 2011 and 2012, to date. See PowerPoint Presentation for details.

Lt. Johnson then discussed contributing factors related to rent by the room. See PowerPoint Presentation for details.

3. *Questions and Next Steps*

The following questions or comments were received:

- Is the transit service serving UNCC, that was noted as the highest CATS ridership route, used by campus students? Response: This is a long route, with many destinations and transfers. The route does have good use among students.
- Is there a plan to provide paid or free parking spaces at future Park & Ride lots along the LYNX Blue Line Extension serving UNCC? Response: Staff is still working on the number of parking spaces and determining if they will be free or paid spaces. Currently all Park & Ride lots are free. No overnight parking is permitted in any Park & Ride lot.
- Is it possible to extend the bus routes past 6:00 p.m.? Response: This request will be forwarded to UNCC. Some complexes help pay for shuttles.
- Is NC 49 an evacuation route? Response: It is called a strategic corridor by the State. Not aware that it is an evacuation route.
- Is UNCC planning on building more parking spaces for students? Response: One parking area is under construction now and another opened recently.
- Are there any statistics that show that the majority of students at UNCC come with a vehicle? Response: At UNCC, about 70% of the upper classmen have a parking permit, with about 60% of the lower classmen also having permits. However, more students may have vehicles, but have not applied for permits and park nearby off-campus.
- When homes located in the College Downs neighborhood are rented by the room, what happens when parking is restricted along the neighborhood streets? Some streets have 24-hour restrictions and some have restrictions Monday through Thursday from 9:00 am to 3:00 pm. Response: Parking will be a property owner problem. The Police will re-evaluate the restrictions in six months. Parking is not permitted on front yards.
- Has the quality of housing been cross-referenced for newer vs. older rent by the room complexes? Response: Property safety and security is desired for new properties.
- Is it possible to have officers available at the complexes where students live with non-students? Response: The police are available 24/7, by calling 911. Providing off-duty police officers are a decision made by the housing complex.
- What are the implications for landlords if they have inferior safety standards? Response: These units were built to the minimum building code standards in place when they were constructed. If they meet those standards, then there will be no repercussions.
- Is there any outreach to students? Response: There are safety tips on the UNCC student website. UNCC currently does not endorse any housing complex.
- Between 2011 and 2012, the statistics show a drop in the number of crimes committed in the UNCC Response Area 2. Has the police presence helped reduce the number? Response: Yes, the increased number of hours the police have been present has helped reduce this number.
- What safety features give the biggest bang for the buck? Response: The biggest crime issue is thefts and burglaries inside the units that rent by the room. Solid core doors and controlled access to the unit is top on the list. Renting exclusively to students is also important.

- What change is best for a complex to rent by the room or lease an apartment and sublet to others? Response: Certainly renting by the room lowers rental costs for students. The complex also makes more money if rent by the room. This is a business practice.
- UNCC growth and student growth has not changed a lot over the past 10-15 years. What do you see for the future? How do you manage students if UNCC doesn't provide housing? Response: Older complexes are the main issue related to crime. On-site personnel and complexes that meet safety and security standards will help students.
- Why aren't properties regentrifying? Response: Complexes that house students should be the safest properties. Unfitting older properties to meet higher safety and security standards would help.
- Property owners are lowering their standards: not conducting background checks, not checking if applicants are on probation. Property owners need to take ownership of the problem, not just rent to make a profit.
- PowerPoint presentation from UNCC on their policy toward off-campus housing is recommended. Could give presentation with Police Department to identify what to do and how the university perceives the crime problem.
- Is the density of the multi-family complexes and rent by the room complexes different from other areas of the City? Response: No.
- How many of the 14 rent by the room complexes are problem ones? Response: Could rank them.
- There is a movement to tighten down on the rental ordinance. How much can be solved with the Zoning Ordinance vs. Code Enforcement, vs. Forcing people to do background checks? Are we going after a lot when we should be going after a few? Are you looking beyond the Zoning Ordinance? Response: The national trend is to rent by the room. Staff is looking beyond the Zoning Ordinance in conducting research.
- New "purpose-built" student housing complexes provide private management, monitor ingress/egress, monitor parking spaces, and generally require co-signers on leases. How many of the 53 complexes near UNCC are purpose-built student housing? Response: The newer complexes are more purpose-built.
- Are the crime statistics in the 14 complexes available to the public and on campus's? Response: Yes, the crime rates are available on the CMPD.org website. You can select information by a radius, but not by a specific neighborhood. The Police Department can run it by neighborhood.
- A solution to the rent by the room problem is to rent only to students, not to non-students.
- Are there standards for purpose-built complexes? Response: There are developers who specialize in building such complexes. Typical design criteria include parking spaces, monitoring of ingress/egress, amenities, and a management that focuses on issues between residents and safety issues. Management standards and scrutiny of new applicants is also important.
- Is the parking issue that there are too many parking spaces provided or too few at rent by the room complexes? Response: There is also a concern about parking in adjacent neighborhoods. Parking in multi-family complexes may be too much or not enough. Does the campus have enough parking spaces for their students? What shuttles or other transportation alternatives are available for students?
- Why do recent rezoning petitions near UNCC request a reduction in the number of parking spaces? Suggest that student housing sites are ranked like the GDP: are there multi-modal paths available? Pedestrian paths? Bike paths/lanes? Sidewalks? Public transportation? What is the distance to campus?
- Is there cooperation between rent by the room properties, universities, and police? Response: yes.

- Could the university website rank the complex by safety?
- Is it possible that universities can partner with the management companies for the complexes to only rent to students?
- When will the consultant's research be presented? Response: Yes, it will be presented at future meetings.
- How many students does UNCC have? Response: About 22,000 students, with 5,000 housed on campus, and 8,000 housed off-campus, within a 2-mile radius. Project about 42,000 students in the future.
- If lease by the room units become legal in the Zoning Ordinance, then any leverage to make them safer and more secure is gone.
- Observation: Why do we need parking spaces to accommodate students so that everyone has a parking space? How do we transition to a more transit supportive environment?
- Is it staff's intent to allow rent by the room in the Zoning Ordinance? Response: This is the purpose of the CAG and staff is seeking your input.
- The transportation issue is larger than just demand for vehicle parking. Look at the light rail and other future transit opportunities. What should parking be about in the long-term?
- UNCC is contemplating setting some standards for such complexes. If a complex met certain safety standards, then UNCC would promote them as a housing opportunity.

Mr. Mosley thanked everyone for their participation.

The next meeting will be held on December 13 at 6:00 pm in the Government Center.

The meeting was adjourned at 8:03 p.m.