

# STUDENT HOUSING WORK SESSION **MAYOR'S RECOMMENDATION**

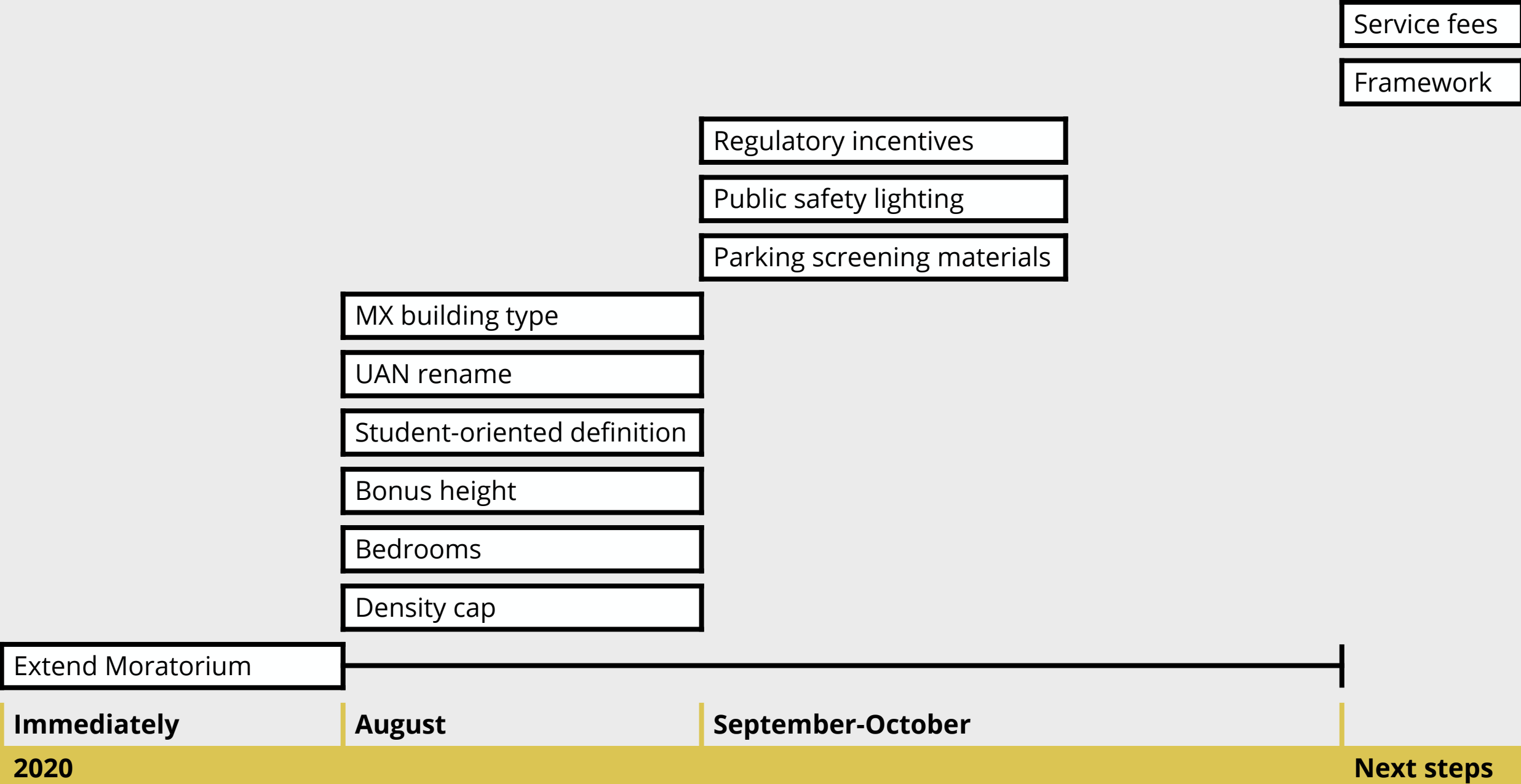
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**JULY 21, 2020**

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# TIMELINE



# MORATORIUM

Current moratorium **adopted June 23, 2020; effective June 29, 2020**

Any multifamily or attached housing development consisting of 200 or more bedrooms with four or more bedrooms per unit in any capacity, and/or student-oriented housing developments of 200 bedrooms or more.

Allows the City to conduct and finish a review of its code, housing data, service fees, and multifamily definitions.

Expires no less than 90 days from the effective date (**Sept. 26, 2020**)

## RECOMMENDATION

Extend moratorium to Dec. 31, 2020

Immediately

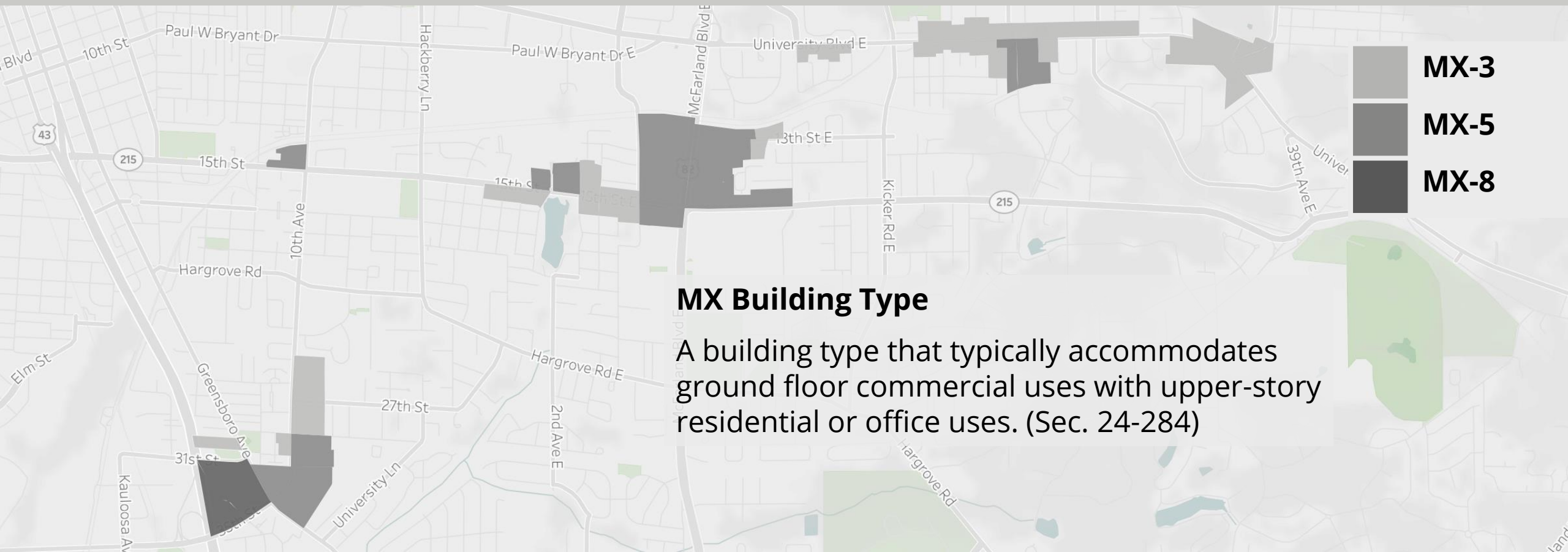
August

September-October

2020

Next steps

# MIXED-USE BUILDING TYPE IN MX ZONES



## MX Building Type

A building type that typically accommodates ground floor commercial uses with upper-story residential or office uses. (Sec. 24-284)

## RECOMMENDATION

Remove MX building type from MX zones

Immediately

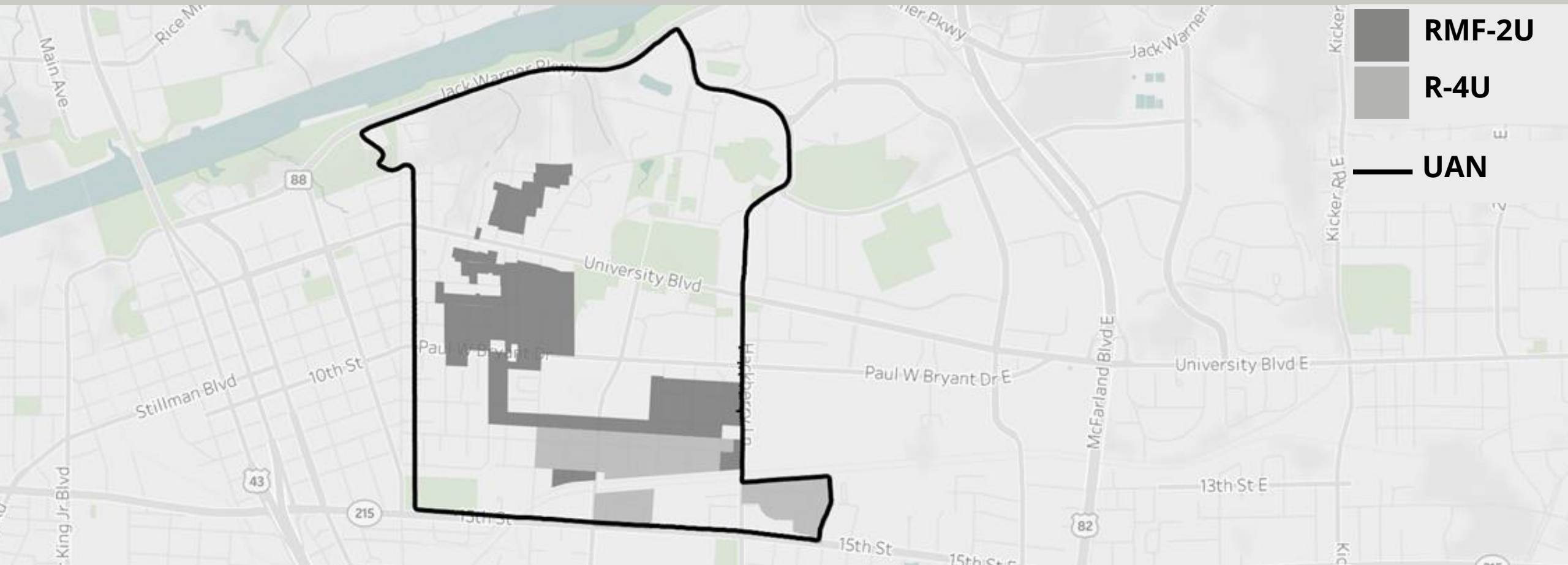
August

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Next steps

# UNIVERSITY RESIDENTIAL DISTRICT



## RECOMMENDATION

Rename University Area Neighborhood (UAN) to University Residential District (URD)

Immediately

August

September-October

2020

Next steps

# STUDENT-ORIENTED DEVELOPMENT **DEFINITION**

A building **not owned or operated** by a college or university, containing bedrooms for **students** attending a college or university.

Any multifamily structure consisting of:

- **Bedrooms** with **private baths**
- **Individually rented**
- Arranged around a **common area** with a **kitchen shared by tenants** renting the bedrooms, or along a hall, which provides access to a common kitchen space

Defining characteristics are not exhaustive, and the absence of one or more does not preclude a finding that the development is a student-oriented housing development

## **RECOMMENDATION**

Create definition of student-oriented development

Immediately

August

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2020

Next steps

# STUDENT-ORIENTED DEVELOPMENT **DETERMINATION CRITERIA**

**Determination criteria can include, but is not limited to**

Interior layout

Location

Company portfolio

Marketing/branding

## **RECOMMENDATION**

Create definition of student-oriented development

Immediately

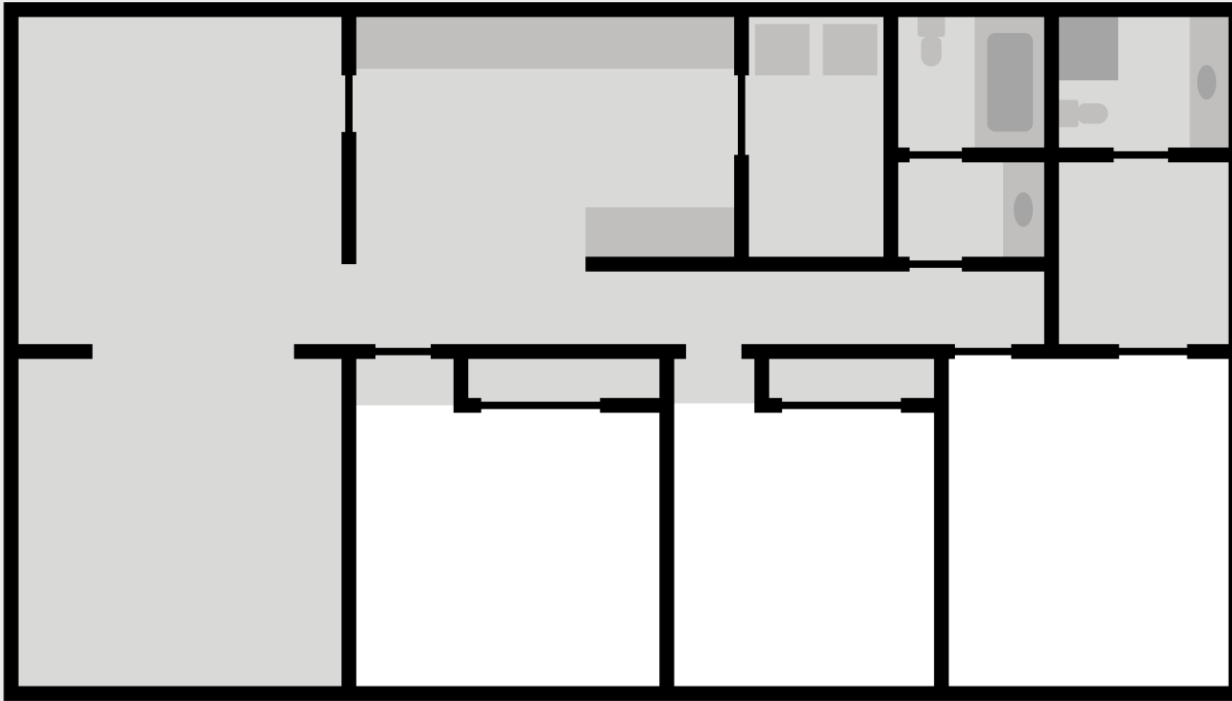
August

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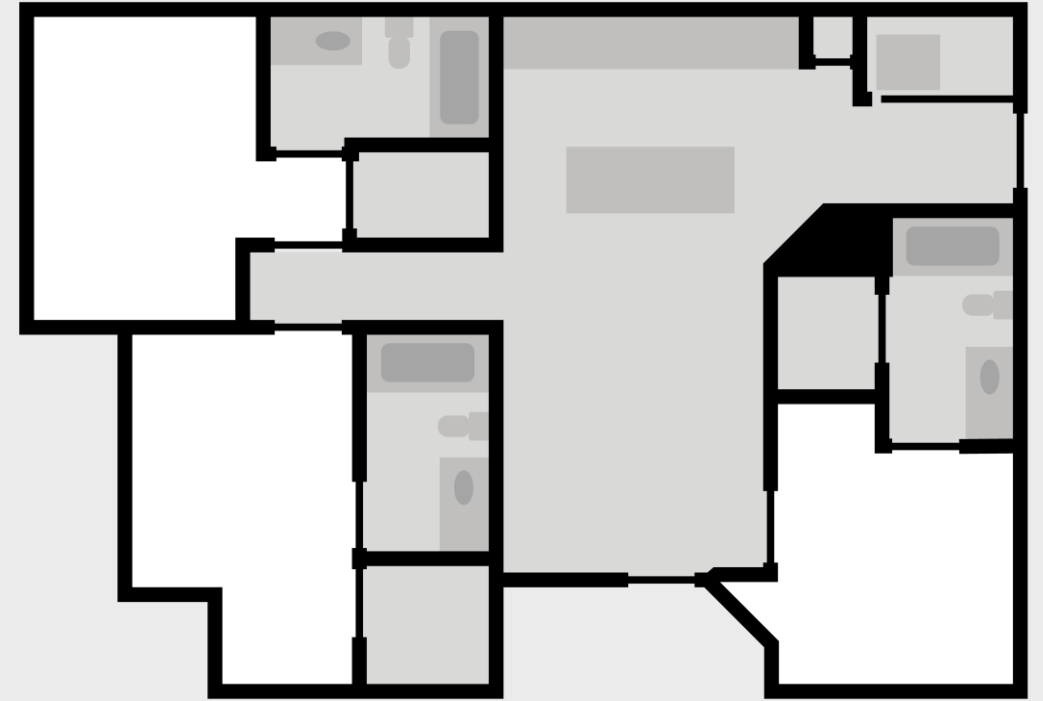
2020

Next steps

# STUDENT-ORIENTED DEVELOPMENT **INTERIOR LAYOUTS**



**Multifamily Layout**



**Student-Oriented Layout**

## **RECOMMENDATION**

Create definition of student-oriented development

Immediately

August

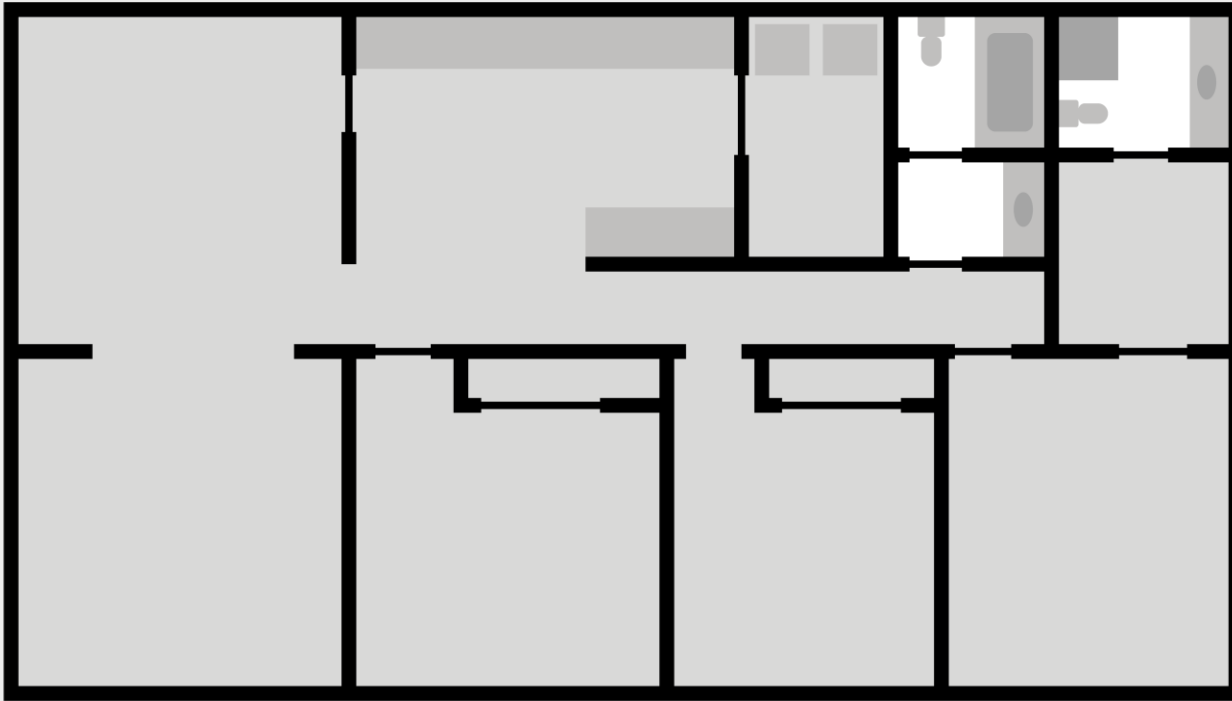
September-October

2020

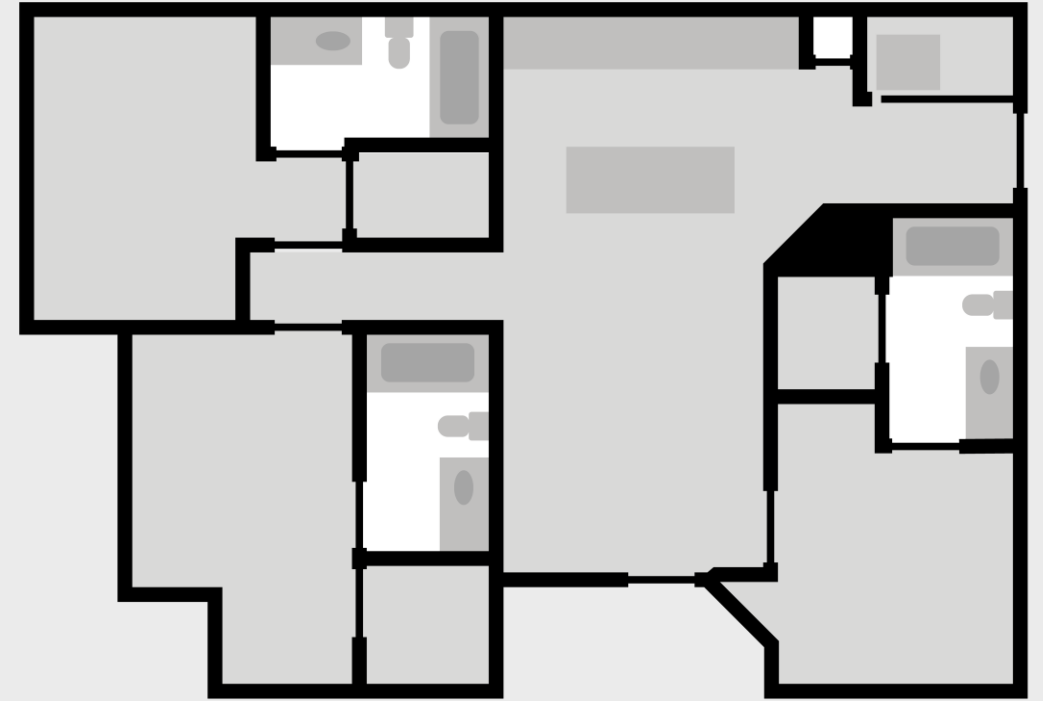
Next steps



# STUDENT-ORIENTED DEVELOPMENT **INTERIOR LAYOUTS**



**Multifamily Layout**



**Student-Oriented Layout**

## **RECOMMENDATION**

Create definition of student-oriented development

Immediately

August

September-October

2020

Next steps

# BONUS HEIGHT



## RECOMMENDATION

Remove bonus height provisions from University Area Neighborhood (UAN)

Immediately

August

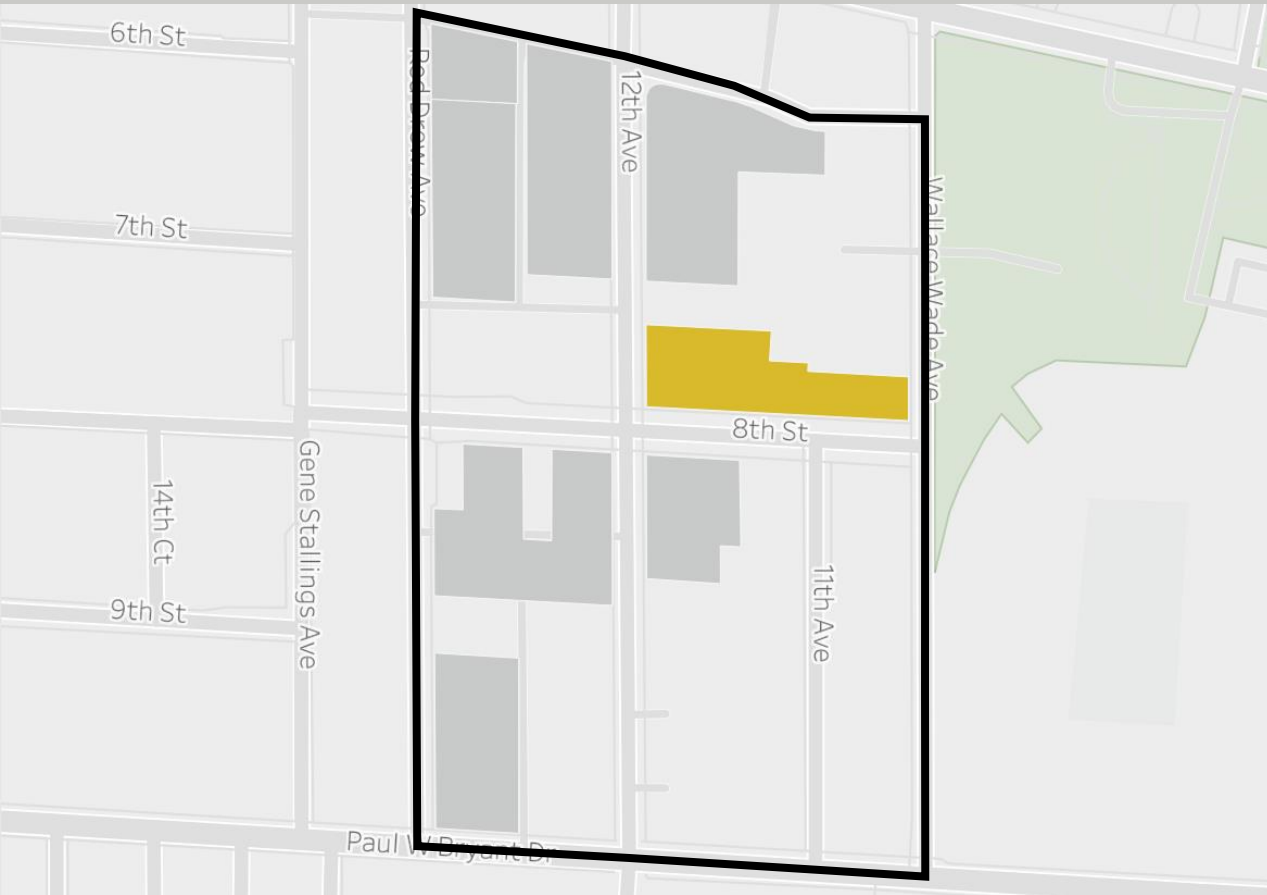
September-October

2020

Next steps

# BONUS HEIGHT **WESTGATE**

**68** units | **177** beds | **155** beds per acre



## **RECOMMENDATION**

Remove bonus height provisions from University Area Neighborhood (UAN)

Immediately

**August**

September-October

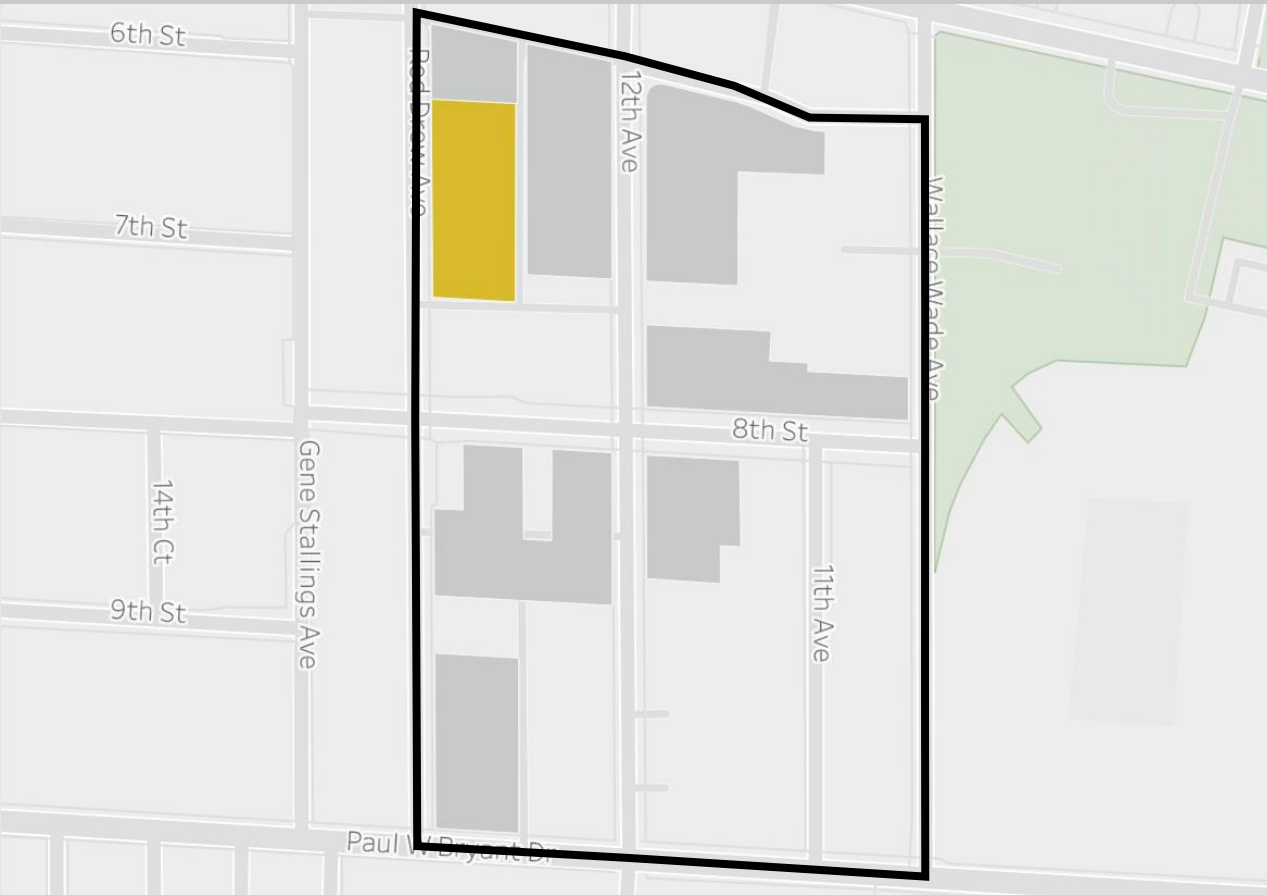
2020

Next steps



# BONUS HEIGHT **THE HUB**

**152** units | **485** beds | **425** beds per acre



## RECOMMENDATION

Remove bonus height provisions from University Area Neighborhood (UAN)

Immediately

August

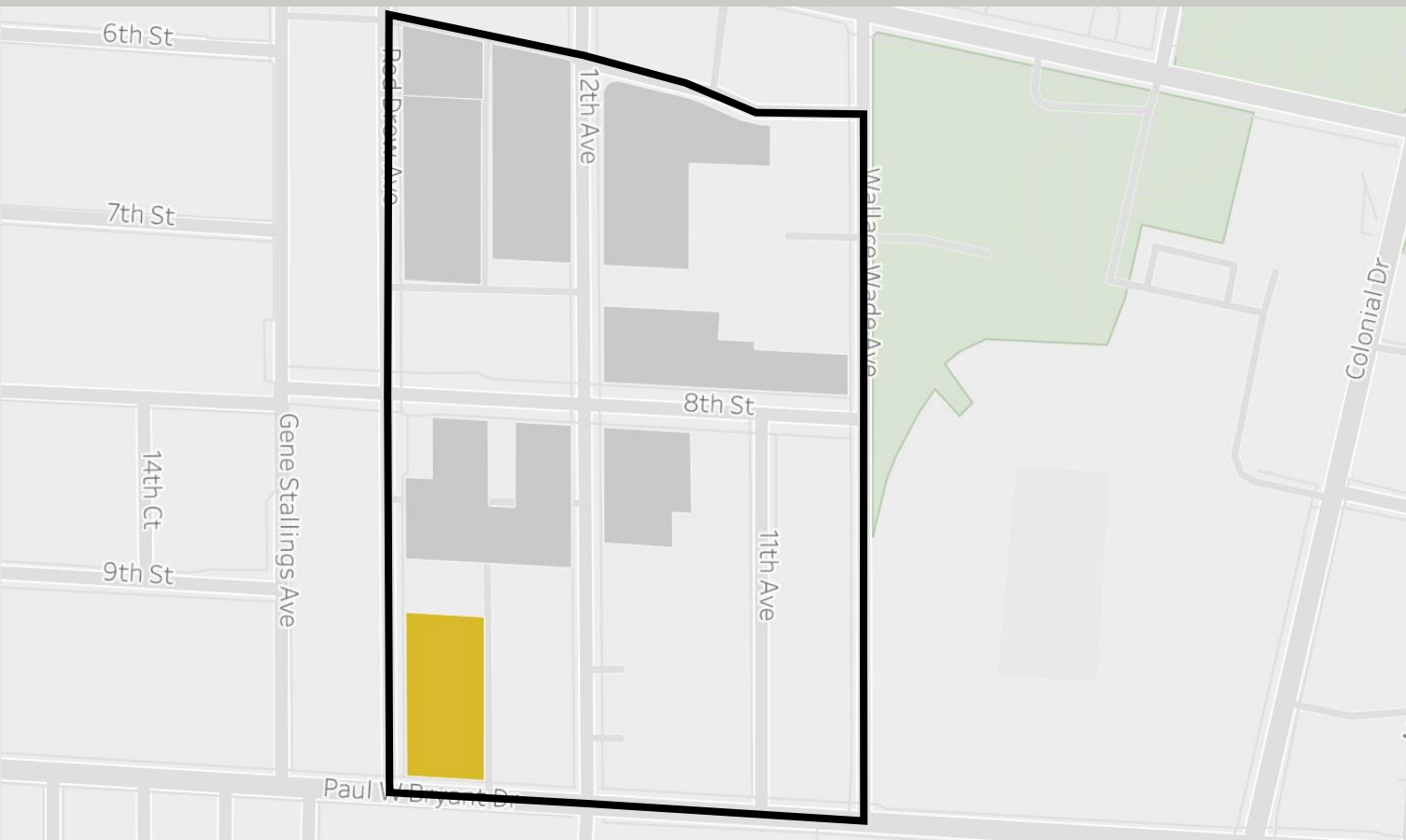
September-October

2020

Next steps

# BONUS HEIGHT **UNCOMMON**

**132** units | **296** beds | **293** beds per acre



## RECOMMENDATION

Remove bonus height provisions from University Area Neighborhood (UAN)

Immediately

2020

**August**

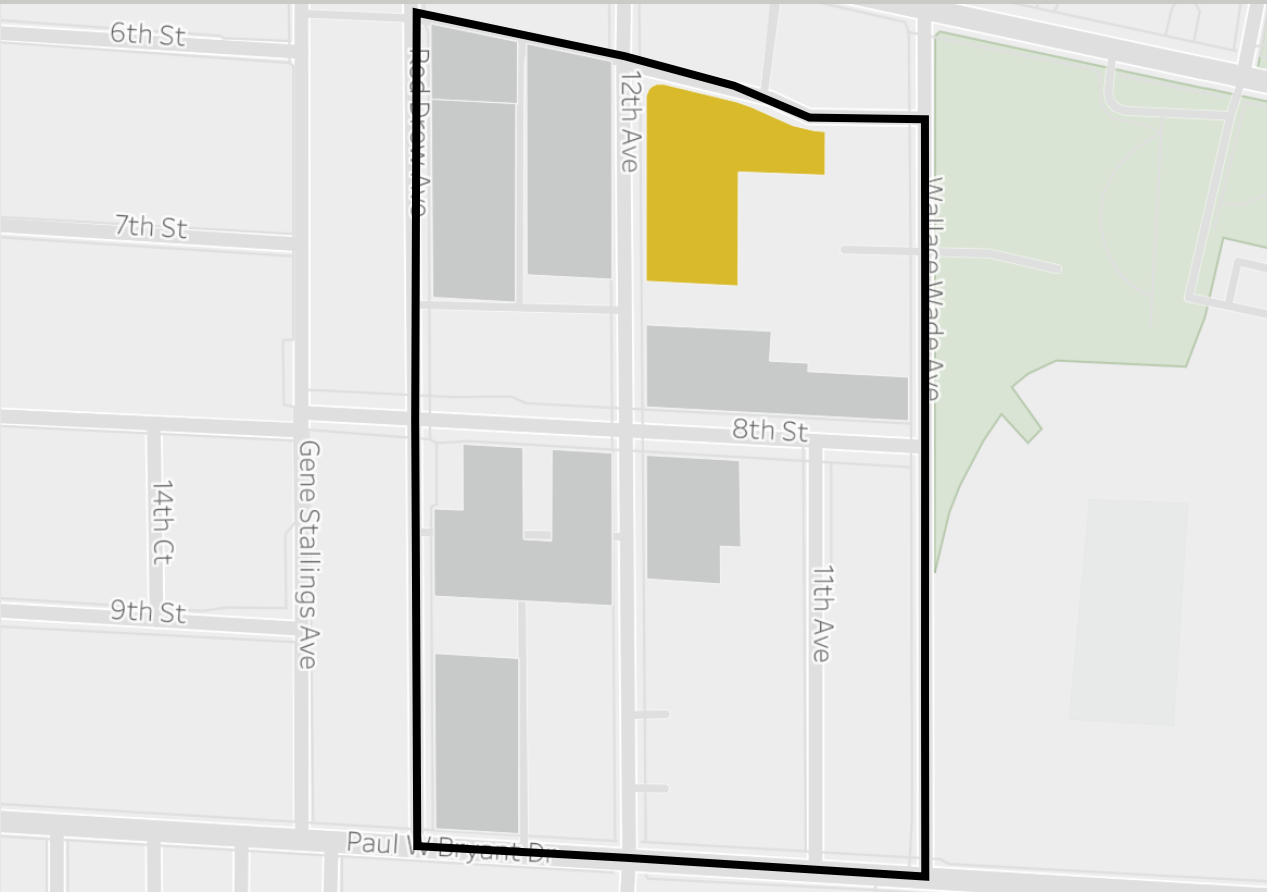
September-October

Next steps



# BONUS HEIGHT **HERE TUSCALOOSA**

239 units | 430 beds | 279 beds per acre



## RECOMMENDATION

Remove bonus height provisions from University Area Neighborhood (UAN)

Immediately

August

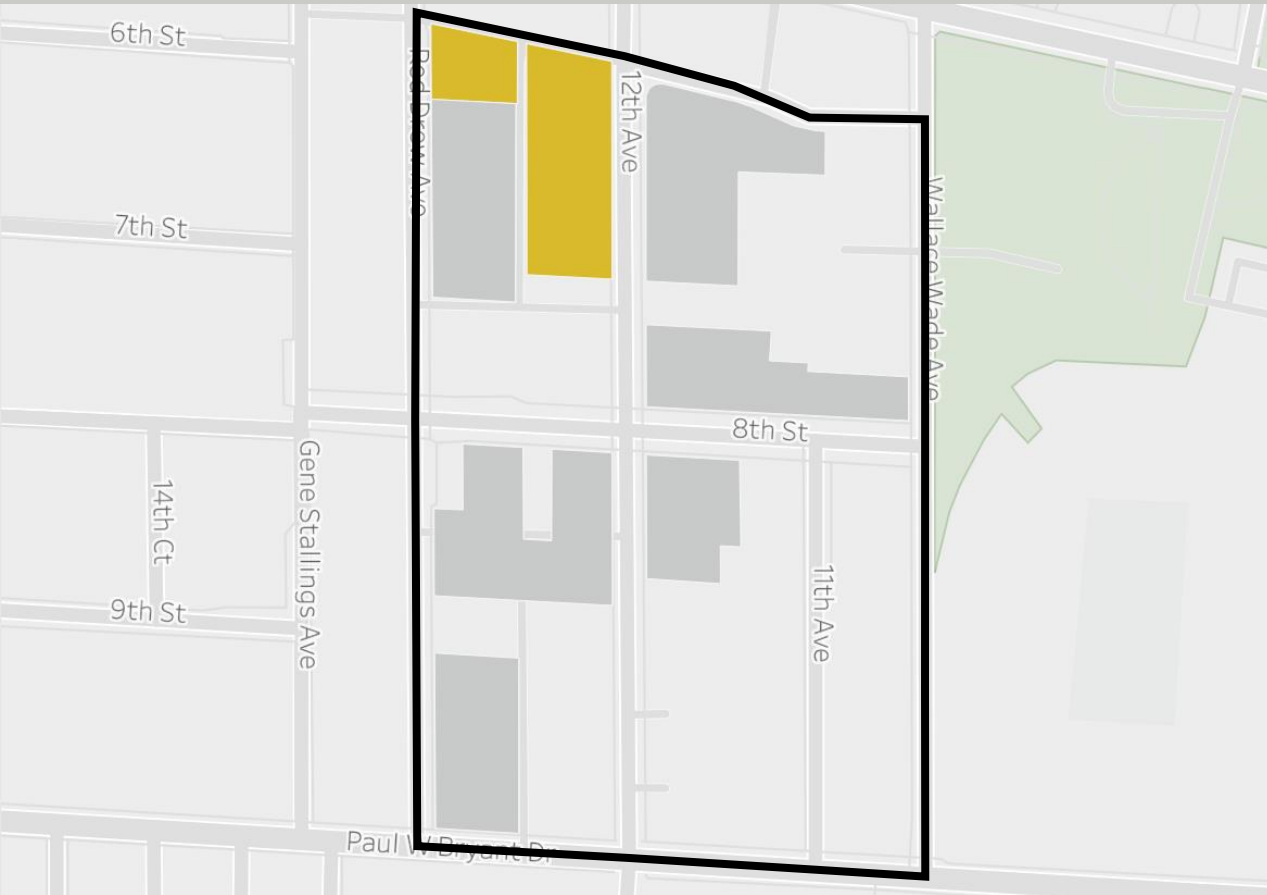
September-October

2020

Next steps

# BONUS HEIGHT **UNION ON FRANK**

**238** units | **396** beds | **232** beds per acre



## RECOMMENDATION

Remove bonus height provisions from University Area Neighborhood (UAN)

Immediately

August

September-October

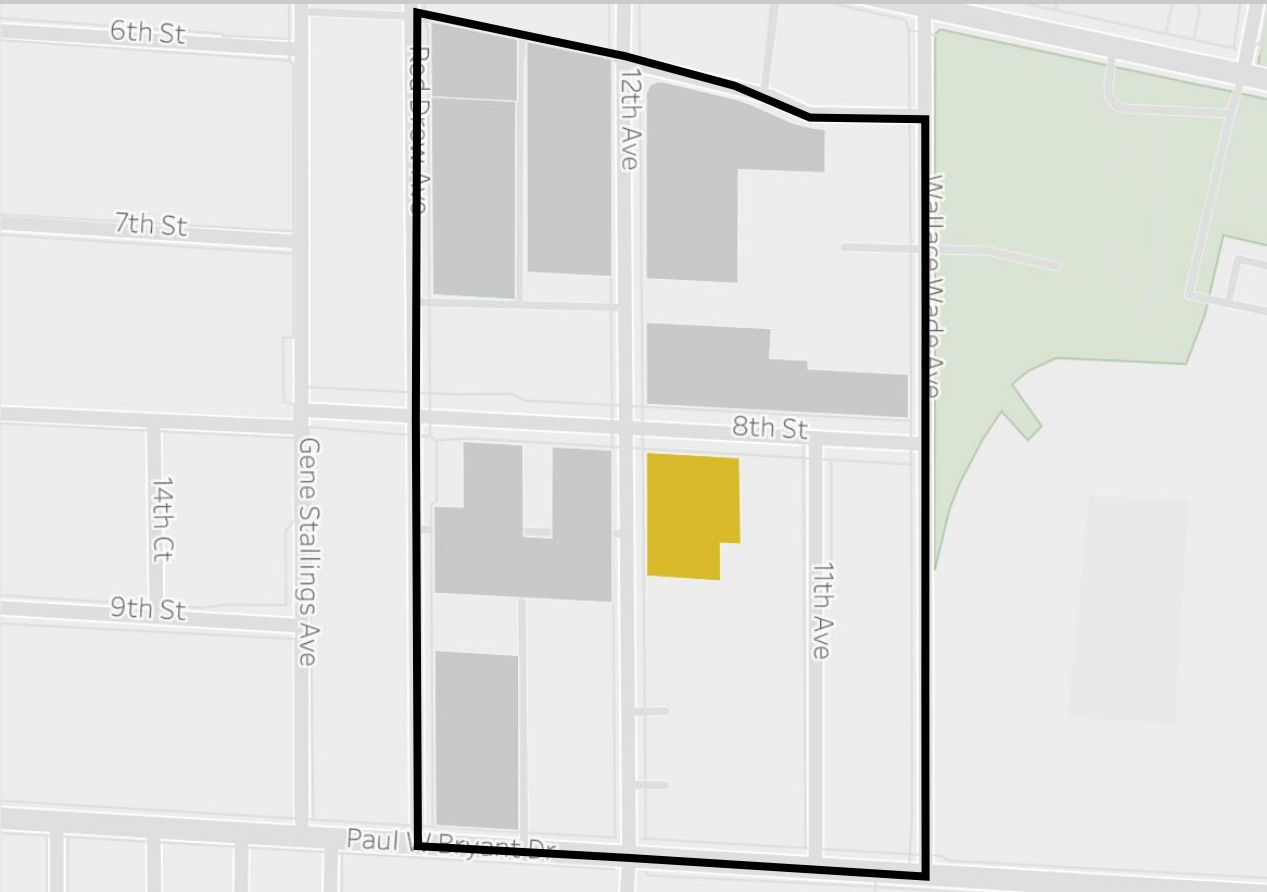
2020

Next steps



# BONUS HEIGHT **TRADITION ON THE 50**

**44** units | **155** beds | **207** beds per acre



## **RECOMMENDATION**

Remove bonus height provisions from University Area Neighborhood (UAN)

**Immediately**

**August**

**September-October**

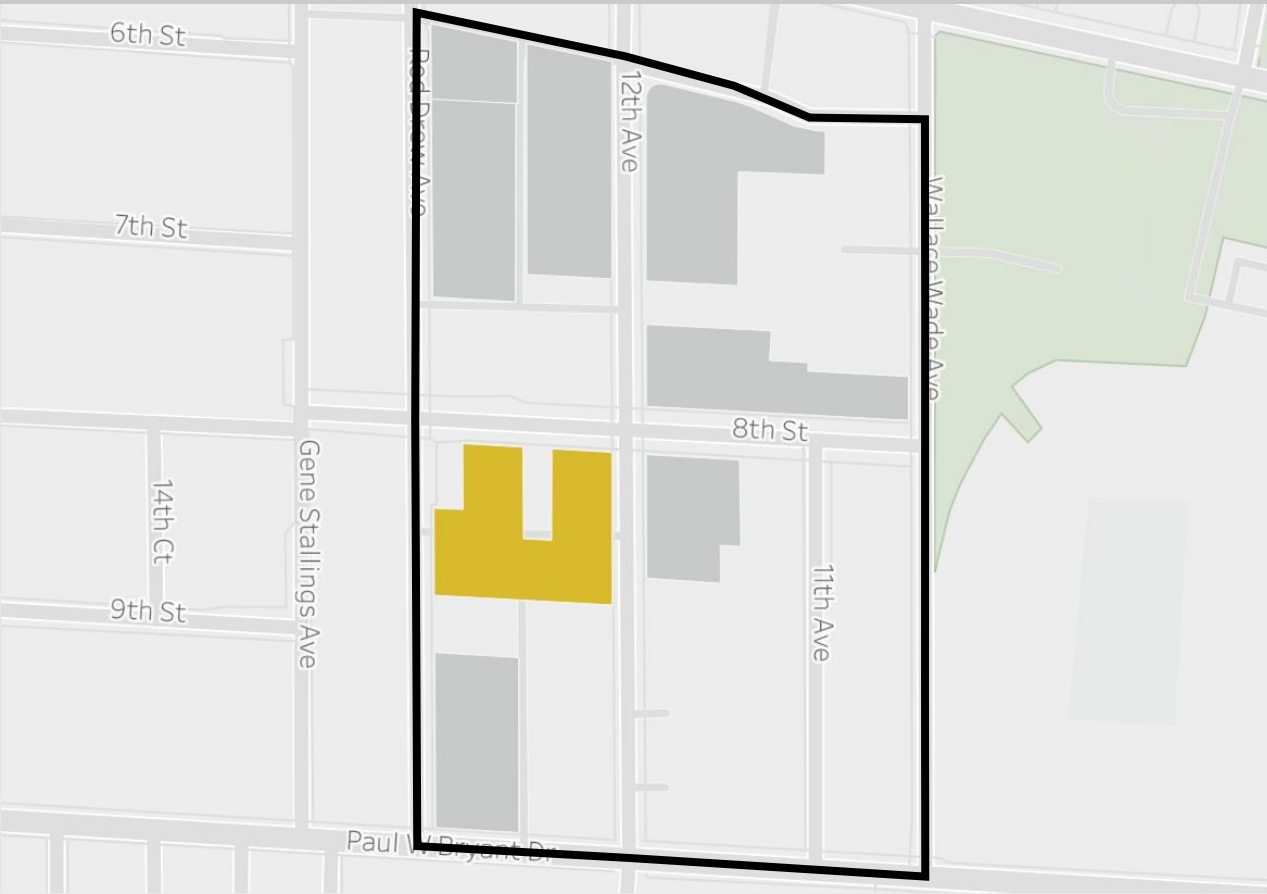
**2020**

**Next steps**



# BONUS HEIGHT **TIME SQUARE**

21 units | 96 beds | 67 beds per acre



## RECOMMENDATION

Remove bonus height provisions from University Area Neighborhood (UAN)

Immediately

August

September-October

2020

Next steps

# FIVE BEDROOM UNITS

## Five Bedroom Units

Not allowed for any development



## RECOMMENDATION

Remove five bedrooms per unit

Immediately

2020

August

September-October

Next steps

# FOUR BEDROOM UNITS

## **Not allowed for**

Apartment/multifamily developments

## **Allowed for**

Duplexes/U-duplexes

Triplexes/U-triplexes

Quadplexes

Townhomes/U-rowhomes

## **RECOMMENDATION**

Eliminate four bedroom units from apartment/multifamily developments

Immediately

2020

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September-October

Next steps



# FOUR BEDROOM UNITS 1001 ELMWOOD DRIVE

**Not allowed for**  
Apartment/multifamily developments

**Allowed for**  
Duplexes/U-duplexes



## RECOMMENDATION

Eliminate four bedroom units from apartment/multifamily developments

Immediately

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Next steps

# FOUR BEDROOM UNITS 413 MEADOR DRIVE

**Not allowed for**  
Apartment/multifamily developments

**Allowed for**  
Triplexes/U-triplexes



## RECOMMENDATION

Eliminate four bedroom units from apartment/multifamily developments

Immediately

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# FOUR BEDROOM UNITS 535 WESLEY PLACE

**Not allowed for**  
Apartment/multifamily developments

**Allowed for**  
Quadplexes/U-quadplexes



## RECOMMENDATION

Eliminate four bedroom units from apartment/multifamily developments

Immediately

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# DENSITY CAP

**200 beds per acre cap, not to exceed 200 bedrooms total** in any development

**Scaled cap** for lots less than one acre

100 beds per 0.5 acre

50 beds per .25 acre

Add cap to **Downtown Overlay (DROD)** and **Riverfront District (RDD)**

**Engage stakeholders** to evaluate calculation for scaled cap

## RECOMMENDATION

Add density cap and provide regulatory incentive for smaller lot redevelopment

Immediately

August

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Next steps

# DENSITY CAP

Determine regulatory incentives to redevelop smaller lots



## RECOMMENDATION

Add density cap and provide regulatory incentive for smaller lot redevelopment

Immediately

2020

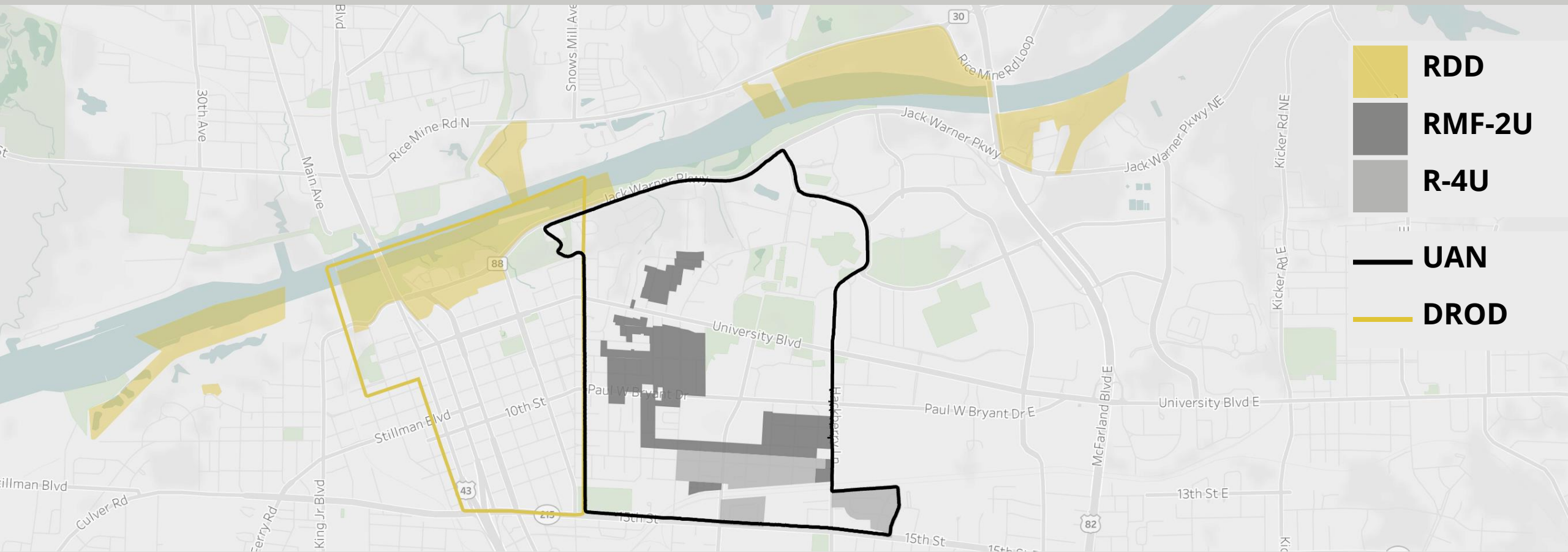
August

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Next steps



# DENSITY CAP



## RECOMMENDATION

Add density cap and provide regulatory incentive for smaller lot redevelopment

Immediately

August

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Next steps



# PUBLIC SAFETY **LIGHTING**



## **RECOMMENDATION**

Add requirements for significant lighting

Immediately

2020

August

September-October

Next steps



# PARKING SCREENING MATERIALS REQUIREMENT

**CURRENT STANDARD**



**DESIRED STANDARD**



## RECOMMENDATION

Amend screening requirements

Immediately

2020

August

September-October

Next steps

# TIMELINE

