Welcome

Brendan Moore, AICP
Executive Director
Office of Urban Development

Ashley Crites, AICP
Director of Planning
Office of Urban Development
Agenda

1. Welcome
2. Previous Student Housing Policies
3. Moratorium Overview
4. Possible Build-outs
5. Infrastructure
6. Next Steps
7. Adjourn
Previous Student Housing Policies
Previous Student Housing Policies

1. Student Rental Housing Task Force (2013)
2. UAN Task Force (2014)
4. UAN Task Force (2016)
5. Bonus Height Provision (Feb. 2016)
1. Purpose: Advise Mayor/Council on the following:
   a) Current and future student rental housing markets; whether the market is becoming overly saturated, and whether the city can/should take measure to address housing trends.
   b) Planning, land use, zoning, and other regulatory frameworks that will facilitate orderly development of student rental housing.
   c) Infrastructure needs to accommodate student rental growth.
2013 Student Rental Housing Task Force: 9 recommendations

1. PZC and Council should not approve any request to rezone property for multi-family if it will contain 200 bedrooms outside of “the Box”

2. PZC and Council should not approve rezoning of historic district of historic district buffer zoning for multifamily uses

3. PZC should immediately update the Comprehensive Plan and Council should take steps to fund it. Plan update should be coordinated with UA Master Plan
2013 Student Rental Housing Task Force: 9 recommendations

4. City Council should **study the use of impact fees to offset the related costs of upgrades, ongoing maintenance, and improvements to infrastructure systems**

5. **Eliminate the provision in the landscape ordinance that allows a reduction in parking for multi-family housing developments**

6. **Delete the provision that allows up to 4 unrelated individuals to reside in a dwelling unit in MX-5**
2013 Student Rental Housing Task Force: 9 recommendations

7. Eliminate Apartment Building type from MX zoning list of permitted building types

8. 4- and 5- bedroom units should be limited to the UAN area. Consider rezoning property to a mixed-residential or mixed-use zoning with University designation for a more predictable, built environment

9. Remove R-4S zoning district from zoning ordinance and rezone all property from R-4S to R-4, eliminating ability to build 4- and 5- bedroom units outside “the Box”
2014 University Area Neighborhood Task Force

1. Original UAN Plan in 2004; Original UAN Zoning adopted in 2005

2. Task force created based on recommendation by SRHTF to improve building material standards, promote more varied housing types, and safer construction

Highlights:

1. Architectural and site standards for all new construction
2. More varied housing types allowed
3. Reduced building setbacks
4. More flexible parking requirements
5. More protection for adjacent historic districts
6. Additional safety requirements for 5-bed units
7. No changes to zoning map
8. Chapter reformatted to put all requirements in one place
2015 Student Rental Housing Task Force

1. Stood by the **nine recommendations in the first report**

2. Focus on:
   a) **Updating Comprehensive Plan in step with UA Master Plan and reviewing the utilization of impact fees should be addressed as soon as feasible.**
   b) **High-density developments in Downtown should have economically viable first floors**
   c) **Address parking in Downtown**
2016-2017 University Area Neighborhood Task Force

1. Looked at BNU zoning first, then at R-4U and RMF-2U to address items of concern as the 2014 changes had been through the first round of construction

2. Highlights:
   a) On-street parking allowances, corner lot parking allowances, landscape strip requirements in high-traffic areas, regulations for fences and walls, allowing for triplexes and townhomes
1. Established height for U-triplex, quadplex, and apartment or multi-family dwelling.
   a) Up to 4 stories, not to exceed 60 feet

2. Established **bonus height provision**.
   a) Apartments or multifamily dwellings in area bounded by 6th Street, Wallace Wade Avenue, Bryant Drive, and Red Drew Avenue, may be up to 75’ in height in conjunction with a PUD.
   b) **ONLY applies to development sites containing a minimum of 1 acre**
Steering Committee Meeting 3

Properties in Bonus Height Area

- Completed Projects
- Approved Projects
- Pending Projects
- University of Alabama
- Condominiums
- Consolidation w/ 1 Owner
- Consolidation w/ 2+ Owners

Number of Beds

1. The HUB - 485
2. My House on 50 - 155
3. Westgate - 179
4. Uncommon - 296
5. Frank Thomas - 490
6. Time Square - 293

Total Beds - 1898
Moratorium Overview

Timeline and Future Topics

*Following slide presented 1-15-19 at Administration and Policy Committee
January 15

• Definitions

January 22

• Infrastructure

January 29

• Update from 1/23 PZC meeting and 1/24 Framework Housing Sub Committee

Possible Future Topics

Geography

Public Safety

Design, Density, and UAN regulations
Moratorium Overview

Definitions

*Following slide presented 1-15-19 at Administration and Policy Committee
Dormitory, Private. A building not owned or operated by a college or university that contains bedrooms for students attending a college or university. Each bedroom shall have an individual private bathroom with a bath or shower. Bedrooms may be arranged around a common area with a kitchen which is shared by students renting the bedrooms, or along a hall which provides access to a common kitchen space. Bedrooms shall be rented to the student on an annual basis or for an academic semester or summer term. Accessory uses may include fitness facilities, pools, parking areas, and similar facilities.
Standards for Private Dormitory:

- Distance regulations from certain zones
- Maximum density of 150 bedrooms per acre. Allows ZBA to grant special exception to exceed density – operation and management plan must be provided detailing: a. uses and activities in conjunction with the dormitory; b. hours and operation of non-residential activities; c. security plan; d. noise control; e. transportation plan for buses; f. location of entrances, exits; g. location and management of parking; h. location of amenities and compatibility with adjacent uses.

Columbia, SC (Pending)

- No more than one person per bedroom
- Parking standards (including bicycles)
- Minimum sidewalk widths
- On-site managers on premises 24 hours/day, 7 days/week
- Comply with design guidelines
- No more than 60% total dwelling units occupied by more than 3 unrelated in certain districts
- No variances permitted at ZBA level
- Not allowed to be part of PUD except in certain areas
Infrastructure

Current Status

*Following slides presented 1-22-19 at Public Projects Committee
Potential Infrastructure Concerns

- Sanitary Sewer
- Water
- Storm Sewer & Water Quality
- Vehicular Traffic
- Pedestrian and Bicycle Traffic
- Parking
Sewer Sub-Basin 10 Overview
Pinehurst 15” Sewer
Manhole #1819
### Pinehurst 15” Sewer

#### Existing Conditions

<table>
<thead>
<tr>
<th></th>
<th>Bedroom Increase</th>
<th>Cumulative Bedroom Increase</th>
<th>Cumulative Flow (cfs)</th>
<th>% Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Peak</td>
<td>N/A</td>
<td>N/A</td>
<td>2.27</td>
<td>84%</td>
</tr>
</tbody>
</table>
Pinehurst 15” Sewer

Projects Under Construction

<table>
<thead>
<tr>
<th></th>
<th>Bedroom Increase</th>
<th>Cumulative Bedroom Increase</th>
<th>Cumulative Flow (cfs)</th>
<th>% Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Peak</td>
<td>N/A</td>
<td>N/A</td>
<td>2.27</td>
<td>84%</td>
</tr>
<tr>
<td>Projects Under Construction</td>
<td>225</td>
<td>225</td>
<td>2.36</td>
<td>88%</td>
</tr>
</tbody>
</table>

- 1007 Elmwood Drive (+14 Beds)
- 1110 13th Street (+6 Beds)
- 1415 6th Street (+7 Beds)
- 1419 6th Street (+9 Beds)
- 605 15th Avenue (+4 Beds)
- Bryant Row (+8 Beds)
- Westgate Condos (+177 Beds)
## Pinehurst 15” Sewer Projects in LDP Review

<table>
<thead>
<tr>
<th></th>
<th>Bedroom Increase</th>
<th>Cumulative Bedroom Increase</th>
<th>Cumulative Flow (cfs)</th>
<th>% Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Peak</td>
<td>N/A</td>
<td>N/A</td>
<td>2.27</td>
<td>84%</td>
</tr>
<tr>
<td>Projects Under Construction</td>
<td>225</td>
<td>225</td>
<td>2.36</td>
<td>88%</td>
</tr>
<tr>
<td>Projects Under LDP Review</td>
<td>303</td>
<td>528</td>
<td>2.50</td>
<td>93%</td>
</tr>
</tbody>
</table>

- Uncommon Tuscaloosa (+252 Beds)
- Park Place Condos (+40 Beds)
- St. James (+6 Beds)
- 1001 Elmwood (+5 Beds)
### Pinehurst 15” Sewer Projects Approved by Planning Commission

<table>
<thead>
<tr>
<th></th>
<th>Bedroom Increase</th>
<th>Cumulative Bedroom Increase</th>
<th>Cumulative Flow (cfs)</th>
<th>% Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Peak</td>
<td>N/A</td>
<td>N/A</td>
<td>2.27</td>
<td>84%</td>
</tr>
<tr>
<td>Projects Under Construction</td>
<td>225</td>
<td>225</td>
<td>2.36</td>
<td>88%</td>
</tr>
<tr>
<td>Projects Under LDP Review</td>
<td>303</td>
<td>528</td>
<td>2.50</td>
<td>93%</td>
</tr>
<tr>
<td>Projects Approved by PZC</td>
<td>599</td>
<td>1127</td>
<td>2.76</td>
<td>102%</td>
</tr>
</tbody>
</table>

- Here! Tuscaloosa (+378 Beds)
- 1027 Convent (+24 Beds)
- Times Square (+197 Beds)
Bryant Dr. 10” Sewer
Manhole #1724
<table>
<thead>
<tr>
<th></th>
<th>Bedroom Increase</th>
<th>Cumulative Bedroom Increase</th>
<th>Cumulative Flow (cfs)</th>
<th>% Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Peak</td>
<td>N/A</td>
<td>N/A</td>
<td>0.93</td>
<td>74%</td>
</tr>
<tr>
<td>Projects Under Construction</td>
<td>28</td>
<td>28</td>
<td>0.94</td>
<td>75%</td>
</tr>
<tr>
<td>Projects Under LDP Review</td>
<td>252</td>
<td>280</td>
<td>1.05</td>
<td>84%</td>
</tr>
<tr>
<td>Projects Approved by PZC</td>
<td>221</td>
<td>501</td>
<td>1.14</td>
<td>91%</td>
</tr>
</tbody>
</table>
University Blvd 10” Sewer
Manhole #1932
## University Blvd. 10” Sewer
### Summary

<table>
<thead>
<tr>
<th></th>
<th>Bedroom Increase</th>
<th>Cumulative Bedroom Increase</th>
<th>Cumulative Flow (cfs)</th>
<th>% Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Peak</td>
<td>N/A</td>
<td>N/A</td>
<td>0.74</td>
<td>59%</td>
</tr>
<tr>
<td>Projects Under</td>
<td>177</td>
<td>177</td>
<td>0.81</td>
<td>65%</td>
</tr>
<tr>
<td>Construction</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Projects Under</td>
<td>46</td>
<td>223</td>
<td>0.83</td>
<td>67%</td>
</tr>
<tr>
<td>LDP Review</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Projects Approved by</td>
<td>378</td>
<td>601</td>
<td>0.99</td>
<td>80%</td>
</tr>
<tr>
<td>PZC</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
21st Avenue / Jack Warner Pkwy Sewer Project

- Connect 30” 21st Ave. Sewer to Line A
- $1,000,000
Queen City Sewer
Jumper to 21st Avenue

- Connect MH 1724 (Bryant/Queen City) to MH 13019 (8th St / 21st Ave)
- $4,200,000
Infrastructure

Service Fees
## Service Fee Tables

### Fee Schedule
10/30/2018 - 9/30/2019

<table>
<thead>
<tr>
<th>Meter Size</th>
<th>Water Fee</th>
<th>Sewer Fee</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>3/4&quot; *</td>
<td>1,078</td>
<td>1,048</td>
<td>2,126</td>
</tr>
<tr>
<td>1&quot;</td>
<td>1,797</td>
<td>1,746</td>
<td>3,543</td>
</tr>
<tr>
<td>1.5&quot;</td>
<td>3,593</td>
<td>3,491</td>
<td>7,084</td>
</tr>
<tr>
<td>2&quot;</td>
<td>5,749</td>
<td>5,586</td>
<td>11,335</td>
</tr>
<tr>
<td>3&quot;</td>
<td>10,780</td>
<td>10,475</td>
<td>21,255</td>
</tr>
<tr>
<td>4&quot;</td>
<td>17,967</td>
<td>17,459</td>
<td>35,426</td>
</tr>
<tr>
<td>6&quot;</td>
<td>35,934</td>
<td>34,917</td>
<td>70,851</td>
</tr>
<tr>
<td>8&quot;</td>
<td>57,494</td>
<td>55,867</td>
<td>113,361</td>
</tr>
</tbody>
</table>
## Service Fee Revenues by District

<table>
<thead>
<tr>
<th>Council District</th>
<th>Water Service Fees</th>
<th>Sewer Service Fees</th>
<th>Total Service Fees</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$43,106</td>
<td>$41,886</td>
<td>$84,992</td>
</tr>
<tr>
<td>2</td>
<td>$72,087</td>
<td>$70,057</td>
<td>$142,144</td>
</tr>
<tr>
<td>3</td>
<td>$7,067</td>
<td>$6,867</td>
<td>$13,934</td>
</tr>
<tr>
<td>4</td>
<td>$67,514</td>
<td>$60,112</td>
<td>$127,626</td>
</tr>
<tr>
<td>5</td>
<td>$5,653</td>
<td>$5,493</td>
<td>$11,146</td>
</tr>
<tr>
<td>6</td>
<td>$105,647</td>
<td>$101,627</td>
<td>$207,274</td>
</tr>
<tr>
<td>7</td>
<td>$17,667</td>
<td>$17,167</td>
<td>$34,834</td>
</tr>
<tr>
<td>PJ</td>
<td>$1,060</td>
<td>-</td>
<td>$1,060</td>
</tr>
<tr>
<td>Grand Total</td>
<td>$319,801</td>
<td>$303,209</td>
<td>$623,010</td>
</tr>
</tbody>
</table>
Possible Build-Outs

Density Around Stadium
Possible Build-Outs

Geography of Developments Marketed to Students
Existing Developments Marketed to Students:

- 780 total acres
- 156 developments
- Approx: 30,000 beds

Created using off-campus housing resource information
Possible Build-Outs

Crime Data
2011 - July 2017
Property Crime Data in UAN

Note: 3,566 total data points
2011 - July 2017
Violent Crime Data in UAN

Note: 589 total data points
### UAN Crime 2011 – July 2017

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Crime</th>
<th>Property Crime</th>
<th>Violent Crime</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011</td>
<td>646</td>
<td>569</td>
<td>77</td>
</tr>
<tr>
<td>2012</td>
<td>609</td>
<td>512</td>
<td>97</td>
</tr>
<tr>
<td>2013</td>
<td>637</td>
<td>563</td>
<td>74</td>
</tr>
<tr>
<td>2014</td>
<td>537</td>
<td>448</td>
<td>89</td>
</tr>
<tr>
<td>2015</td>
<td>662</td>
<td>555</td>
<td>107</td>
</tr>
<tr>
<td>2016</td>
<td>703</td>
<td>608</td>
<td>95</td>
</tr>
<tr>
<td>2017</td>
<td>360</td>
<td>311</td>
<td>50</td>
</tr>
</tbody>
</table>

#### 2011-2017

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Crime</th>
<th>Property Crime</th>
<th>Violent Crime</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011-2017</td>
<td>4,155</td>
<td>3,566</td>
<td>589</td>
</tr>
</tbody>
</table>

### Tuscaloosa 2011 – July 2017

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Crime</th>
<th>Property Crime</th>
<th>Violent Crime</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011</td>
<td>9,177</td>
<td>7,349</td>
<td>1,828</td>
</tr>
<tr>
<td>2012</td>
<td>9,166</td>
<td>7,321</td>
<td>1,845</td>
</tr>
<tr>
<td>2013</td>
<td>9,329</td>
<td>7,663</td>
<td>1,666</td>
</tr>
<tr>
<td>2014</td>
<td>9,169</td>
<td>7,430</td>
<td>1,739</td>
</tr>
<tr>
<td>2015</td>
<td>9,496</td>
<td>7,598</td>
<td>1,898</td>
</tr>
<tr>
<td>2016</td>
<td>8,903</td>
<td>7,122</td>
<td>1,781</td>
</tr>
<tr>
<td><strong>2017</strong></td>
<td><strong>5,048</strong></td>
<td><strong>4,086</strong></td>
<td><strong>962</strong></td>
</tr>
</tbody>
</table>

#### 2011-2017

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Crime</th>
<th>Property Crime</th>
<th>Violent Crime</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011-2017</td>
<td>60,288</td>
<td>48,569</td>
<td>11,719</td>
</tr>
</tbody>
</table>
2011 Property Crime Data with Student-Targeted Housing

Note: 7,349 total data points
2011 Violent Crime Data with Student-Targeted Housing

Note: 1,828 total data points
2012 Property Crime Data with Student-Targeted Housing

Note: 7,321 total data points
2012 Violent Crime Data with Student-Targeted Housing

Note: 1,845 total data points
2013 Property Crime Data with Student-Targeted Housing

Note: 7,663 total data points
2013 Violent Crime Data with Student-Targeted Housing

Note: 1,666 total data points
2014 Property Crime Data with Student-Targeted Housing

Note: 7,430 total data points
2014 Violent Crime Data with Student-Targeted Housing

Note: 1,739 total data points
2015 Property Crime Data with Student-Targeted Housing

Note: 7,598 total data points
2015 Violent Crime Data with Student-Targeted Housing

Note: 1,898 total data points
2016 Property Crime Data with Student-Targeted Housing

Note: 7,122 total data points
2016 Violent Crime Data with Student-Targeted Housing

Note: 1,781 total data points
2017 Property Crime Data (through July 2017) with Student-Targeted Housing

Note: 4,086 total data points
2017 Violent Crime Data (through July 2017) with Student-Targeted Housing

Note: 962 total data points
<table>
<thead>
<tr>
<th>Year</th>
<th>Total Crime</th>
<th>Property Crime</th>
<th>Violent Crime</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011</td>
<td>646</td>
<td>569</td>
<td>77</td>
</tr>
<tr>
<td>2012</td>
<td>609</td>
<td>512</td>
<td>97</td>
</tr>
<tr>
<td>2013</td>
<td>637</td>
<td>563</td>
<td>74</td>
</tr>
<tr>
<td>2014</td>
<td>537</td>
<td>448</td>
<td>89</td>
</tr>
<tr>
<td>2015</td>
<td>662</td>
<td>555</td>
<td>107</td>
</tr>
<tr>
<td>2016</td>
<td>703</td>
<td>608</td>
<td>95</td>
</tr>
<tr>
<td>2017 (Through July)</td>
<td>360</td>
<td>311</td>
<td>50</td>
</tr>
<tr>
<td>2011-2017</td>
<td>4,155</td>
<td>3,566</td>
<td>589</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Crime</th>
<th>Property Crime</th>
<th>Violent Crime</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011</td>
<td>9,177</td>
<td>7,349</td>
<td>1,828</td>
</tr>
<tr>
<td>2012</td>
<td>9,166</td>
<td>7,321</td>
<td>1,845</td>
</tr>
<tr>
<td>2013</td>
<td>9,329</td>
<td>7,663</td>
<td>1,666</td>
</tr>
<tr>
<td>2014</td>
<td>9,169</td>
<td>7,430</td>
<td>1,739</td>
</tr>
<tr>
<td>2015</td>
<td>9,496</td>
<td>7,598</td>
<td>1,898</td>
</tr>
<tr>
<td>2016</td>
<td>8,903</td>
<td>7,122</td>
<td>1,781</td>
</tr>
<tr>
<td>2017 (Through July)</td>
<td>5,048</td>
<td>4,086</td>
<td>962</td>
</tr>
<tr>
<td>2011-2017</td>
<td>60,288</td>
<td>48,569</td>
<td>11,719</td>
</tr>
</tbody>
</table>
Occupancy Discussion
Percent of Vacant Beds by Distance from Denny Chimes

Note: These numbers were provided independently by individual property managers to an outside source.

Note: Total beds: 14,214
Total vacant beds: 1,955
**Note:** Total units: 5,513
Total studio units: 304
Total 1-bed units: 925
Total 2-bed units: 1,500
Total 3-bed units: 1,220
Total 4-bed units: 1,383
Total 5-bed units: 181

Total beds: 14,214
Total vacant beds: 1,955
Total vacant studio: 3
Total vacant 1-bed: 10
Total vacant 2-bed: 194
Total vacant 3-bed: 509
Total vacant 4-bed: 1,139
Total vacant 5-bed: 100

**Note:** These numbers were provided independently by individual property managers to an outside source.
Note: Total beds: 14,214
Total vacant beds: 1,955

Note: These numbers were provided independently by individual property managers to an outside source.
Note: Total beds: 14,214
Total vacant beds: 1,955

Note: These numbers were provided independently by individual property managers to an outside source.
Note: These numbers were provided independently by individual property managers to an outside source.
20% of UA students receive Pell Grants, meaning total family income is $50K or less

Note: These numbers were provided independently by individual property managers to an outside source.
Note: These numbers were provided independently by individual property managers to an outside source.
Vacancy and MLS Data

Transitional Developments
Case Study: Landmark (nee: Boardwalk at Brittain Landing)
Proposed Floor Plan (4BR – 1 BR & 1 BR)
Proposed Floor Plan (4BR – 1 BR & 2BR)
Proposed Floor Plan (4BR – 3BR)
The WHY:

1. Apartment or multifamily dwelling is only permitted in R-4 as long as the dwelling unit density does not exceed 15 dwelling units per net site acre
The ASK (ZBA-93-17):

1. Existing student housing apartment (Boardwalk at Brittain Landing) – 150 units, 600 bedrooms (all 4-bed units)

2. Proposed to convert the 4-bed units into 1, 2, & 3 units and decrease total beds from 600 to 426 (net loss: 174 beds)

3. Increased the number of units from 150 to 264 (increase of 114 units), which would exceed the 15 units per acre limit (22 units per acre)

4. 138 one-bed units, 90 two-bed units, and 36 three-bed units
Next Steps
Next Steps

1. Meeting Schedules
   a) Student Housing: One more meeting before May 1
   b) Workforce Housing: Meeting before March 20 Steering Committee meeting

2. Items for considerations
Items for Consideration
Items for Consideration

- Historic Districts
- Single Family Detached
- Single Family Attached
- Multi Family
- Commercial
- Institutional
- Open Space
Adjourn