

Main Gate Urban Overlay District
Issue: Balconies on Group Dwellings
Public Meeting
Wed., May 25, 2016 / 5:30 – 6:30 p.m. / Ward 6 Office

FLIPCHART NOTES

Taken and Transcribed by Rebecca Ruopp, PDSD

Note: These notes capture points made during meeting attendees' discussion; however, notes are not intended to be comprehensive. The note taker accepts responsibility for any mistakes/inaccuracies and can be contacted at Rebecca.Ruopp@tucsonaz.gov or (520) 837-6973.

- Are we going to have more group dwellings in area? Would like to see no more group dwellings.
- Rent out rooms as offices on south side, rather than as apartments.
- Limit window openings on public side – not on courtyard side.
- Why pass ordinances to regulate criminal behavior rather than arresting students?
- Concern that eliminating balconies could contribute to safety problems in the case of something such as fire.
- *CM Kozachik* said that anything that is decided will have to meet fire and safety codes.
- West University Neighborhood Association brought the balcony issue up before the original towers were built, but issue wasn't acknowledged.
 - I'd say no balconies
 - Would like to see bulk to east, not west
 - Design Review Committee should include some professionals, such as architect and planners, who can address design issue from a professional perspective.
- How are police being allocated in area?
- UA Code of Conduct should apply citywide.
- Don't think there should be balconies.
- TPD should review plans for group dwellings.
- There was a lot of public process at the beginning and throughout the process to develop the Main Gate Urban Overlay District.
- Glad we are revisiting red tag process.
- Trouble within student dorms also. Alcohol and students not a good mix. Should be no balconies.
- Legally person who leases apartment is responsible for what goes on in apartment.
- Design Review Committee could prohibit balconies; but hasn't done so to date.
- Balconies not just an issue for UA area. Was a proposal for student housing in Armory Park, and developer worked with neighborhood and agreed not to put balconies on side facing neighborhood.
- Should think beyond Main Gate. Should be a separate set of parameters for "group dwellings," and those should apply throughout city.
- *CM Kozachik* explained why the focus was on Main Gate, but said he was not against broadening the focus.
- So often just put band aids on problems.
- What happened to development plan for Chase site from years ago? Would the plan still apply?

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- *Dan Bursuck, PDSD*, explained that the Main Gate Urban Overlay District would allow that plan to go higher if developer wanted to pursue the overlay option.
- Nothing is sacred. Neighborhood can't count on protections in place because things keep changing.
- What was the process for developing the Main Gate Urban Overlay District?
 - *Dan Bursuck* said it was quite an extensive process.
- Wasn't an inclusive process. Staff didn't always answer questions. Neighborhood had an alternative plan. Neighborhood said it didn't support balconies.
- Mayor and Council said this is great. What could go wrong?
- Other student dwellings have had problems.
- Student housing going downtown. Mayor and Council need to hear about/learn what happened at a Study Session rather than special meetings, which all M&C cannot attend.
- TPD can only put so many resources toward behavior related to balconies because they have lots of other issues to deal with in UA area.
- Is there a way group dwellings could be required to hire more security?
- Might be able to address in code. Is addressed for large bars with over 200 capacity – they are required to have on-site security.
- Students are double parking on 2nd and Tyndall, which wasn't anticipated.
- Should be a Code of Conduct that runs with land, not owner.
- What are we going to do with existing balconies?
- One suggestion was to close all balconies for remainder of semester following an incident.
- Rent south side apartments and only to Muslims.
- Is it really true nothing can be done regarding existing balconies until there is another incident?
- *CM Kozachik* noted he had been talking to the City Attorney about what might be done, including charging management as a criminal nuisance if another incident occurs.
- Could balconies be cited as "attractive nuisances"?
- Developers consider balconies a marketing opportunity.
- *CM Kozachik* noted that the student housing industry is now not building with balconies elsewhere.
- *CM Kozchik* has worked with developers, the University of Arizona and TPD. Eventually someone is going to get hit.
- Taking action is not the same as solving the problem.
- Feldman Neighborhood's Design Manual does not permit any balconies. Manual is cited in the UDC.