

GENA Rezoning Survey Report

Marvin Wanders Petition

Responders: 64 out of approx. 250-300

within 200 ft buffers

- Just Wanders 0
- Just Olson 2
- Both 7
- Neither 55

Approve, Disapprove, Unsure

- **Wanders**
 - Approve 24
 - Disapprove 21
 - Unsure 19
- **Olson**
 - Approve 2
 - Disapprove 50
 - Unsure 12

Benefits of the Wanders Proposal

1. If prospective market materializes, the new residents would add vibrancy and be a good fit for the University neighborhood.
2. Big improvement If the appearance fits neighborhood character and if it is maintained well..."replaces current dumps."
3. Could improve property values if #1 & #2 are realized.
4. Higher tax base is a considerable tax benefit for the City.
5. Could be a boon for neighborhood retail businesses.

Concerns about the Wanders Petition

1. Appearance and quality of construction that will fit the character of the neighborhood and will last (25)
2. Traffic and parking, especially as it will affect Emerson children (24)
3. Increased density and disconnect from neighborhood (18)
4. Impact on future neighborhood development, exceeds TND limits, establish a trend (18)
5. Conviction that renters will primarily be students, with issues that accompany student housing... noise, litter, garbage, dumpsters, parties, parking (16)

Provisions for Acceptance of Wanders Petition

1. Adopt high quality construction designs and materials

- sound proofing
- ample setback, green space buffers... front yards
- steel or concrete
- consider neighborhood scale, don't size-up too much
- restrict height to 2 stories
- garbage containers "landscaped to invisibility"
- condominium quality construction... option for conversion?

2. Traffic and Parking

- restrict cars to number of bedrooms
- require 2 hr parking or permits
- provide additional off-street parking
- develop underground parking
- fewer units, more parking

3. Encourage neighborhood connection and reduce density

- contextual building appearance
- fewer units... 2-story
- include some owner occupied, duplexes, detached construction
- include green space, gardens, options for children's spaces

4. Discourage student housing market

- high rents
- lease design... timing, occupancy restrictions/penalties, discourage subleasing
- assign a renters' association fee that can be used toward maintenance
- include family-oriented amenities
- explicitly market to high end tenants

5. Create a comprehensive plan to preserve and support family neighborhood character

- create a comprehensive plan that preserves R-1 zoning; restrict multi-family development
- commit to maintenance, occupancy, and parking oversight and enforcement