

## **UK Master Plan Update**

### Landlords Meeting Minutes

Location: 127 Wethington Bldg., Commons Room

Date: October 3, 2012

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#### **I. Introductions/Overview**

Members of the Master Plan Team were introduced by Tom Harris. Jeff Stivers of RossTarrant Architects provided an overview of the master plan process including project goals, timeline and work completed to this point. Dall Clark of UK Capital Projects provided an overview of the status of the new housing plan.

#### **II. Discussion of Landlords' Needs and Concerns**

##### **Alcohol Policies and Student Conduct**

- It is a matter of behavioral control.
- Landlords need assistance with this issue. It is difficult for them. They are held responsible for the actions of their tenants.
- Landlords with students are held to a higher standard than anyone else.
- The restricted alcohol policy pushed all the parties into our basements. It led to the black plastic on windows and made our living rooms into dance floors.
- We need UK to take the lead. If students can get in trouble for their conduct off campus it will help us.
- We only have so much we can do to our renters. We have clauses in our leases for everything from grills on porches to furniture on lawns to the density of parties allowed in the house. But we only have so many repercussions that we can use. We can give them a 14-day notice if they don't obey the rental agreement or local laws, but this doesn't get us very far.
- UK can apply the student code when incidents happen on campus. Why can't they do that for off campus conduct too?
- Students live off campus because they have more freedom, so we don't want changes that are too drastic.
- UK should have learned from previous incidents after football or basketball games. They should have more patrols during athletic events. We have a problem of no support from the University.

##### **Parking**

- Constant elimination of parking puts pressure on neighborhoods.
- All landlords are impacted by the extra parking in yards. UK should provide parking for students other than at the football stadium so it's more convenient.
- The city lost control of the parking situation. They allowed gravel parking and when that got to be too much, they made us pave the parking. Then they charged us a storm water fee for the extra impervious area.
- The city keeps removing parking for bike lanes. Can something else be provided for parking when new bike lanes are added?
- The City allows parking by permit in many neighborhoods and then they give tickets for parking in that spot when the street cleaners come through.

## **Safety**

- What is in the Master Plan to address safety issues? We have to call City Police when we have problems. We should be able to call UK Police.
- There are safety issues along the railroad track. We (landlords) are working with the City to replace the fencing there. Even though the people causing problems may not be students, it still looks bad on us as landlords.

## **Demolition without Permits and 'Vinyl Box' Construction**

The UK project team stated that the change in architecture in the neighborhoods surrounding the University is causing a strain on relations between UK and the City as well as the surrounding residents. How can UK be a better partner with developers so we don't lose the architectural integrity of our neighborhoods?

- The City should be responsible for setting and enforcing good standards for allowable frontage and parking.
- When property owners build houses such as the ones that have the cantilevered sides they are just trying to maximize their land value. This is good business practice. It's the same thing the University is doing as it constructs new housing.
- The City can control the development through zoning.
- It is the same problem with the parking on residential property. The City restricted parking on single family homes when they should have been allowing more because there is a need for more parking in the neighborhoods. This was addressed in the Student Housing Study but the City went back on their initial discussions and continued the attacks on the landlords. They need to look at this again as they promised after the study was completed.

## **Other**

- Are there any plans for student housing across from the hospital? As a landlord I don't want to see this happen.
- What is UK doing about the area between Waller and Red Mile? I want to see plans for what is proposed.
- As UK grows, there is an increase in student housing in the secondary impact zones farther from campus. This brings a lot of these same problems to the outskirts of town.

## **III. Discussion of Opportunities**

- The Ohio State model is a good one to emulate. The Director of Office Campus Housing is an advocate for students. He established a rapport with students and was respected because of it.
- Ohio State also has designated party area where student organizations can register to conduct parties there.
- Some campuses have '21 Clubs' for legal-age drinkers.
- UK should partner with the City to upgrade the lighting and landscaping in the transition area from campus to the town. Right now there is a change in quality from on campus to off campus that creates a distinct border.
- Collaboration with landlords on a new off-campus code of conduct.
- The new housing will provide more opportunity for younger students to live on campus. Students have more socialization opportunities on campus. It is better for 18 and 19 year olds to be on campus.

- UK can collaborate with the City on the issues discussed. As landlords we don't have much of a voice.

#### **IV. What Do You Like About Owning Rental Property Near Campus?**

- Consistency of rentals
- My house. I only own one rental property, and I like the house and neighborhood.
- The activity. The vibrant neighborhoods.
- Watching the students grow over the years they rent with us.
- For every difficult student we have, there are 9 terrific ones that rent from us.

cc: website