

Institutional Uses in Residential Zones Worksheet (Z.C. Case No. 08-06-7)

1. Consistent Regulation of Institutional Uses

OPTION ONE (OP Recommendation)

All institutional uses in residential zones should be subject to the same regulatory structure (outlined below), with requirements divided by the size and impact of the use rather than the type of use. (See page 4 of the OP report for discussion of what is included in the institutional definition. As of now, public schools and chanceries are not included in this recommendation.)

OPTION TWO

Retain existing system of separate requirements and processes for separate types of use regardless of size.

OPTION THREE

Create standard special exception process for institutional uses in residential zones, but maintain separate requirements for different types of uses.

2. Types of review

OPTION ONE (OP Recommendation)

A. No Review. The matter-of-right threshold for institutional uses in residential zones would be set for each residential zone. Thresholds would be substantially less than 300,000 square feet of gross floor area. Institutional uses in more than one building located within a contiguous campus-like area would be treated as a single use for the purposes of the determination of size. Individual institutional uses with separate ownership and governing structures will be considered separate uses even if contained within a single building or campus.

B. Review by Project or of Campus Master Plan. Either special exception approval option would be available to Institutional uses above the matter-of-right threshold and below 300,000 square feet. Requirement would be triggered by establishment of new institutional uses, expansion of existing use, or expiration of prior special exception or campus plan order. Unless and until a Campus Master Plan is approved, special exceptions would be required for construction of new building or additions to the GFA or increase in the intensity of the use of an existing. Once a Campus Master Plans is approved, it will be valid for a period of ten years, during which time all construction and uses must proceed as approved in the plan.

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C. Review by Campus Master Plan only. Campus plan approval required for institutional uses of 300,000 square feet of total gross floor area or more.

Adverse impact analysis will include the cumulative impacts of other institutional uses within a defined area.

OPTION TWO

Same as Option One, but calculation of the 300,000 square foot threshold would also include cellar area.

OPTION THREE

Same as Option One, but the threshold between individual special exception and special exception as a campus plan is a number less than or greater than 300,000 sf.

3. Special Exception – Individual

OPTION ONE (OP Recommendation)

Establish special exception criteria for the establishment and expansion of institutional uses that address the full range of possible adverse impacts associated with these uses, including cumulative effects of existing nearby institutional uses.

For certain uses, such as universities and hospitals, overall minimums and maximums may need to be established, such as staff caps and minimum or maximum parking requirements.

In addition, the Commission may consider granting flexibility from matter of right standards based upon the circumstances or the public benefits that will arise from the use.

Each application for an individual special exception would identify each new building proposed to be constructed and expanded and any existing buildings. For each new and existing building the application would have to indicate all existing and proposed uses and the actual or proposed size and intensity of each structure.

More specifically, OP recommends that each application provide the following information, all of which must be found to not cause adverse impacts should the application be granted.

Core requirements:

1. Facilities Plan:

- Existing conditions:

- Form (FAR, Height, Bulk, etc.)
 - Building use
- Proposed conditions:
 - Future needs/capital improvements
 - Form (FAR, Height, Bulk, etc.)
 - Building use
- 2. Neighborhood Context
 - Student/Faculty count
 - Edge conditions/Border transitions, Economic implications
 - Community relations
 - Community benefits
 - Identification/Mitigation of impacts
 - Noise, lighting, special events, etc.
- 3. Comprehensive Accessibility
 - Transportation demand management plan
 - Multi-modal transportation plan
 - Parking, loading study
- 4. Conservation
 - Historic considerations
 - Sustainability considerations
 - Environmental impacts
- 5. Landscape/Open Space

OPTION TWO

Create additional criteria to those above.

OPTION THREE

Do not establish application requirements, limit to existing “no adverse impact” statement.

4. Special Exception – Campus Plan

OPTION ONE (OP Recommendation)

Create special exception criteria through a campus plan for the largest institutional uses that address the full range of possible impacts associated with these uses.

The campus plan special exception would have to identify all new and existing buildings and uses and establish the maximum size and intensity of each. For certain uses, such as universities and hospitals, overall minimums and maximums may need to be established, such as staff caps and minimum or maximum parking requirements. In addition, the Commission may consider granting flexibility from matter of right standards based upon the particular needs of the institution, or the public benefits that will arise from the use.

More specifically, OP recommends that campus plan special exceptions contain the following items, which large institutional use applicants must address:

Comprehensive requirements:

1. Background/History
2. Mission/Guiding Principles
3. Facilities Plan:
 - Existing conditions:
 - Form (FAR, height, bulk, etc.)
 - Building use
 - Proposed conditions:
 - Future needs/capital improvements (10 yrs.)
 - Form (FAR, height, bulk, etc.)
 - Building use
4. Neighborhood Context
 - Student/Employee count
 - Edge conditions/Border transitions, Economic implications
 - Community relations
 - Community benefits
 - Identification/Mitigation of impacts
 - Noise, lighting, special events, etc.
5. Comprehensive Accessibility
 - Transportation demand management plan
 - Multi-modal transportation plan
 - Parking, loading study
6. Conservation
 - Historic considerations
 - Sustainability considerations
 - Environmental impacts
7. Landscape/Open Space
8. Streetscape Treatment
 - Signage/Wayfinding

OPTION TWO

Create additional criteria to those above.

OPTION THREE

Do not establish application requirements, limit to existing “no adverse impact” statement.

5. Need for Second Stage Review for Campus Plans

OPTION ONE (OP Recommendation)

Buildings and uses reviewed and approved as part of the special exception process would not require further review.

Additions or use changes not anticipated in the plan would require an update to the plan unless they contain less than 3,500 square feet of GFA.

In order to insure continued compliance with campus plan conditions, review of campus plan conditions should be done by the Zoning Administrator for each building permit or certificate of occupancy application.

OPTION TWO

Require second stage review for buildings above a particular size threshold. Original OP recommendation had been 20,000 sf for new buildings or 50,000 for use changes.

OPTION THREE

Same as Option One, but establish a different threshold for unanticipated changes.

OPTION FOUR

All buildings receive second stage review.

6. Ancillary Campus Uses

OPTION ONE (OP Recommendation)

Allow ancillary non-residential uses for institutional uses as a part of an approved campus master plan special exception, but not as part of an individual special exception. Such uses should be limited to less than half of the total GFA of the campus. Examples include campus-serving retail, service, and industrial uses.

OPTION TWO

Allow ancillary non-residential uses as part of any institutional special exception.