

## **Draft Concept Report #2: Proposed Campus Institution Allowed Use(s) and Development Standards**

After a review of location factors such as the presence of business zoning in the neighborhood, presence of public transportation options and relationship to Comprehensive Plan “centers and corridors”, staff is reducing the number of proposed base zones that will implement the Campus Institution designation from three to two. These base zones are:

CI-1: Urban Campus: CI-1 zoning will apply to medical center and college campuses larger than 10 acres that are located along civic and/or neighborhood corridors, accessible by frequent service public transit and adjacent to/or within “Regional, Town or Neighborhood Centers”. Likewise these campuses are more likely to be located within a Plan District that influences the magnitude and character of the development permitted. This zone is designed to accommodate building height and floor area ratios supportive of modern medical facilities and educational campuses in an urban environment. Use and development standards acknowledge that such institutions may be adjacent to and contribute towards commercial corridors as well as residential neighborhoods.

CI-2: Residential Campus: CI-2 zoning is intended for academic institutions with campuses located in neighborhoods that are otherwise predominantly residential in character. Due to the larger size and generous open space of these campuses, a lower floor area ratio supports traditional academic site planning and architecture. These campuses are not located in designated Town or Neighborhood Centers nor are they typically located adjacent to civic or neighborhood corridors. Access to public transit may be limited.

The fundamental variables that are regulated by base zones include 1) allowed uses, and 2) physical development standards. The basics of these two regulatory structures are outlined below and presented in draft form on the attached Use and Development Standards tables:

**Allowed Use:** Allowed uses are permitted by right, that is, the use itself does not trigger any land use review procedure.

**Limited Use:** Limited Uses are subject to specific limitations (such as maximum size) further described in the zoning code. A limited use designation does not necessarily trigger an additional land use review.

**Conditional Uses:** Conditional Uses are land uses that “may, but do not necessarily, have significant adverse effects on the environment, overburden public services, change the desired character of an area, or create major nuisances.” Because of this potential, a Type III or Type II application and review process is required depending on the magnitude of the proposal. The conditional use review process allows an opportunity to; allow the use when there are minimal impacts, to allow a use but impose mitigation measures to address identified concerns, or to deny the use if then concerns cannot be resolved.

The following draft primary land use provisions are proposed for the two Campus Institution zoning districts.

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**Retail Sales and Service:** Retail sales and services are allowed uses in the CI-1 Urban Campus zone. Retail sales and service in the CI-2 Residential Campus zone are considered accessory uses if they are not oriented to the perimeter of the campus. (Think cafeteria or bookstore.) Limited retail sales and service up to 5,000 square feet in size (total) can be approved as a conditional use and oriented towards the perimeter of the campus. Retail activity of this size is unlikely to generate additional traffic into a residential neighborhood but may provide a neighborhood serving commercial amenity such as a coffee shop.

**Manufacturing and Production:** Limited manufacturing and production facilities are permitted in both the CI-1 and CI-2 zones to accommodate commercial research and business incubator activities that may be associated with colleges and hospitals. Staff's initial thinking is to limit such facilities to 10,000 square feet as an allowed use (by right) with an option to increase the size of such facilities through a conditional use review. This is similar to size limitations placed on manufacturing and production facilities located within existing urban and general commercial zones.

**Colleges** are an allowed use in both zones.

**Medical Centers** are permitted in the Urban Campus Zone. They are not permitted in the Residential Campus Zone. (A college infirmary would be considered an accessory use.)

**High Schools** are considered a conditional use in both zones. This is intended to be an interim measure until such time as a high school base zone or alternative regulatory approach is developed in cooperation with the high schools and relevant stakeholders.

**Daycare** is an allowed use in each district.

**Major Entertainment** uses such as theaters will remain a conditional use in both zones.

### Development Standards

Development standards control the height, bulk and placement of a building on a development site. The following concepts will be used to influence the specific development standards applied to the Campus Institution zones.

**Height:** As initially discussed at the June Advisory Group meeting (meeting #4) base zone height standards should allow greater height at the interior of campuses, match adjoining commercial height allowances at the campus periphery and step height away from boundaries with residentially zoned districts.

Within the CI-1 Urban Campus zone medical center towers of up to 150' challenge the ability of the code to accommodate such heights within a single height standard so some height mapping is anticipated that will assign specific height allowances to medical centers consistent with their current approvals. Elsewhere a CI-1 base zone height of 75' is proposed combined with a requirement that such height is stepped back from the site boundary consistent with the goals of buffering building mass from adjoining residential zones and coordinating with new development standards emerging from the "Mixed Use Zoning" project.

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Within the CI-2 Residential Campus building heights up to 60' are contemplated allowing for 4-5 story buildings subject to a similar setback requirement to buffer these building from adjoining residential zones.

**Setback:** Building setback requirements will require greater setbacks for taller buildings. In combination with the height standards, building setback requirements are intended to provide a buffer from adjacent residentially zoned properties and match adjoining commercial zone requirements.

**Floor Area Ratio (FAR):** Floor Area Ratio is a measurement of the total floor area of the buildings on a site relative to the site area. When used as a regulatory standard it establishes a limit to the total development that can occur on a property. Staff's current proposal contains two FAR limits: a 3:1 FAR for Urban Campuses and a 0.5:1 FAR for Residential Campuses. As with the height standards, the FAR assigned to a specific campus can be increased due to its location within a specific Plan District or Town Center.

**Other Perimeter Standards:** There are additional development standards under consideration that are intended to make an institution more interactive with adjoining commercial streets including: required pedestrian entrances from the mixed use street, minimum ground floor window coverage, and maximum building setbacks. The specifics of these development standards will be coordinated with the recommendations of the Mixed Use Zoning Project currently underway.

### **Non-Conforming Use and Development Features:**

Institutions have expressed concern that uses allowed under existing conditional use master plans or impact mitigation plans may no longer be considered "allowed uses" under the proposed base zones. Similarly, there is concern that specific existing buildings on a campus may conflict with the proposed base zone "development standards". While the mechanics are yet to be confirmed it is staff's intent to carry forward all general and building specific adjustments that have been created as part of a CUMP/IMP approval process.

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<b>Draft Table 150-*</b>		
<b>Campus Institution Zones - Primary Uses</b>		
<b>Use Categories</b>	<b>IC1 Urban Campus</b>	<b>IC2 Residential Campus</b>
<b>Residential Categories</b>		
Household Living	Y	Y
Group Living	L/CU[*]	L/CU[*]
<b>Commercial Categories</b>		
Retail Sales And Service	Y	L/CU(*)
Office	Y	L(*)
Quick Vehicle Servicing	N	N
Vehicle Repair	N	N
Commercial Parking	N	N
Self-Service Storage	N	N
Commercial Outdoor Recreation	N	N
Major Event Entertainment	CU	CU
<b>Industrial Categories</b>		
Manufacturing And Production	L/CU[*]	L/CU[*]
Warehouse And Freight Movement	N	N
Wholesale Sales	N	N
Industrial Service	N	N
Railroad Yards	N	N
Waste-Related	N	N
<b>Institutional Categories</b>		
Basic Utilities	Y/CU[*]	Y/CU[*]
Community Service	L/CU[*]	L/CU[*]
Parks And Open Areas	Y	Y
Schools	CU[*]	CU[*]
Colleges	Y	Y
Medical Centers	Y	N
Religious Institutions	Y	L/CU[*]
Daycare	Y	Y
<b>Other Categories</b>		
Agriculture	L[*]	L[*]
Aviation And Surface Passenger Terminals	CU	N
Detention Facilities	N	N
Mining	N	N
Radio Frequency Transmission Facilities	L/CU [*]	L/CU [*]
Rail Lines And Utility Corridors	CU	CU

Y = Yes, Allowed L= allowed but special limitations  
 CU = Conditional Use Review Required N= No, Prohibited  
 \*explanatory notes to be included in Chapter text

<b>Draft Table 150-*</b>		
<b>Summary of Development Standards in Campus Institutional Zones</b>		
<b>Standard</b>	<b>IC-1 Urban Campus</b>	<b>IC-2 Residential Campus</b>
Minimum Site Area	10 Acre	10 Acre
Maximum FAR	3:1-4:1 (mapped)	0.5:1
Maximum Height Range	75-80 ft. or as Mapped*	45-60 ft.
Height & Stepback from Mixed Use Street	TBD	TBD
Height and Setback from Residential Zoned Street and zoned property	TBD	TBD
Maximum Building Setbacks: Street Lot Line, Transit Street or Pedestrian District	TBD	NA
Building Coverage	Max. of 85% of site area	Max. of 50% of site area
Maximum Building Length	NA	NA
Min. Landscaped Area	15% of site area	35% of site area
Landscaping Abutting an R Zoned Lot	5 ft. @ L3	5 ft. @ L3
Ground Floor Window Standards	Yes	No
Pedestrian Requirements	Yes	No

\*Building height allowed in approved CUMP/IMPs referenced

<b>DRAFT Table 150-*</b>		
<b>Minimum Building Setbacks From Residential Zone Lot Lines</b>		
Height of the building wall	Lots abutting a side lot line of an R zone lot	Lots abutting a rear lot line of an R zone lot
TBD	TBD	TBD
TBD	TBD	TBD
TBD	TBD	TBD
TBD	TBD	TBD.