

OVERVIEW OF THE DISTRICT OF COLUMBIA'S CAMPUS PLAN REVIEW PROCESS

Community Task Force Meeting – July 28, 2009

I. Zoning Regulations' Process for Campus Plan Review

- A. Section 210.2 – “Use as a college or university shall be located so that it is not likely to become objectionable to neighboring property because of noise, traffic, number of students, or other objectionable conditions.” (The complete list of filing requirements are attached)
- B. Campus Plan Approval – Sets out the broad parameters for development of the Main Campus and the Tenley Campus
- C. Further Processing Approval – Provides detailed approval of individual projects noted in the approved Campus Plan.

II. Examples of Campus Plan and Further Processing Applications

- A. The Approved Campus Plan and Zoning Commission Order No. 949
 - 1. Campus Plan is valid until August 15, 2011
 - 2. Zoning Commission Order No. 949 includes 19 conditions guiding development and use of the Main Campus and Tenley Campus
 - 3. AU limited its development to 400,000 square feet
 - 4. The Campus Plan established caps on the number of students and employees
- B. SIS Further Processing Application
 - 1. ZC Order No. 05-27 approves the appearance, environmentally sensitive elements of the building and the location of the parking garage entrance

III. Proposed Timeline for Review of 2011 AU Campus Plan

- A. July-Dec. 2009 - Meetings with Community Taskforce, Community Groups, ANC's, DDOT and OP to develop and review list of issues
- B. Jan.-March 2010 – AU prepares draft Campus Plan
- C. March-May 2010 – Community Taskforce, Community Groups, ANC's, DDOT and OP review and comment on draft Campus Plan
- D. June-July 2010 – AU revises Campus Plan based on comments received
- E. August 2010 – AU files Campus Plan application with the Zoning Commission
- F. August 2010 – August 2011 – Zoning Commission considers Campus Plan application, holds public hearing(s), decision meeting(s) and publishes written order

SOURCE: § 3101.44 of the Zoning Regulations effective May 12, 1958; renumbered by Final Rulemaking published at 35 DCR 6916, 6918 (September 16, 1988-); and as amended by the Final Rulemaking published at 47 DCR 9741 (December 8, 2000), incorporating by reference the text of Proposed Rulemaking published at 47 DCR 8335, 8349 (October 20, 2000).

209 COMMUNITY CENTERS (R-1)

- 209.1 Use as a community center building, park, playground, swimming pool, or athletic field operated by a local community organization or association shall be permitted as a special exception in an R-1 District if approved by the Board of Zoning Adjustment under § 3104, subject to the provisions of this section.
- 209.2 A community center shall not be organized for profit, but shall be organized exclusively for the promotion of the social welfare of the neighborhood in which it is proposed to be located.
- 209.3 A community center shall offer no articles of commerce for sale in the center.
- 209.4 A community center shall not likely become objectionable in a Residence District because of noise or traffic.
- 209.5 The use of a community center shall be reasonably necessary or convenient to the neighborhood in which it is proposed to be located.

SOURCE: § 3101.45 of the Zoning Regulations effective May 12, 1958; renumbered by Final Rulemaking published at 35 DCR 6916, 6918 (September 16, 1988-); and as amended by the Final Rulemaking published at 47 DCR 9741 (December 8, 2000), incorporating by reference the text of Proposed Rulemaking published at 47 DCR 8335, 8350 (October 20, 2000).

210 COLLEGES AND UNIVERSITIES (R-1)

- 210.1 Use as a college or university that is an academic institution of higher learning, including a college or university hospital, dormitory, fraternity, or sorority house proposed to be located on the campus of a college or university, shall be permitted as a special exception in an R-1 District if approved by the Zoning Commission under § 3104, subject to the provisions of this section.
- 210.2 Use as a college or university shall be located so that it is not likely to become objectionable to neighboring property because of noise, traffic, number of students, or other objectionable conditions.
- 210.3 In R-1, R-2, R-3, R-4, R-5-A, and R-5-B Districts, the maximum bulk requirements normally applicable in the Districts may be increased for specific buildings or structures; provided, that the total bulk of all buildings and structures on the campus shall not exceed the gross floor area prescribed for the R-5-B District. In all other

Residence Districts, similar bulk increases may also be permitted; provided, that the total bulk of all buildings and structures on the campus shall not exceed the gross floor area prescribed for the R-5-D District. Because of permissive increases as applicable to normal bulk requirements in the low-density districts regulated by this title, it is the intent of this subsection to prevent unreasonable campus expansion into improved low-density districts.

- 210.4 As a prerequisite to requesting a special exception for each college or university use, the applicant shall have submitted to the Commission for its approval a plan for developing the campus as a whole, showing the location, height, and bulk, where appropriate, of all present and proposed improvements, including but not limited to the following:
- (a) Buildings and parking and loading facilities;
 - (b) Screening, signs, streets, and public utility facilities;
 - (c) Athletic and other recreational facilities; and
 - (d) A description of all activities conducted or to be conducted on the campus, and of the capacity of all present and proposed campus development.
- 210.5 Within a reasonable distance of the college or university campus, and subject to compliance with § 210.2, the Commission may also permit the interim use of land or improved property with any use that the Commission may determine is a proper college or university function.
- 210.6 When a major new building that has been proposed in a campus plan is instead moved off-campus, the previously designated site shall not be designated for, or devoted to, a different major new building unless the Commission has approved an amendment to the campus plan applicable to the site; provided, that for this purpose a major new building is defined as one specifically identified in the campus plan.
- 210.7 In reviewing and deciding a campus plan application or new building construction pursuant to a campus plan, the Commission shall consider, to the extent they are relevant, the policies of the District Elements of the Comprehensive Plan.
- 210.8 As an integral part of the application requesting approval of new building construction pursuant to a campus plan, the college or university shall certify and document that the proposed building or amendment is within the floor area ratio (FAR) limit for the campus as a whole, based upon the computation included in the most recently approved campus plan and the FARs of any other buildings constructed or demolished since the campus plan was approved.

210.9 Before taking final action on an application for use as a college or university, the Commission shall submit the application to the D.C. Office of Planning and the D.C. Department of Transportation for review and written reports.

SOURCE: § 3101.46 of Zoning Regulations effective May 12, 1958; renumbered by Final Rulemaking published at 35 DCR 6916, 6918 (September 16, 1988); ~~by~~ and as amended by Final Rulemaking published at 41 DCR 6623 (September 30, 1994); ~~as~~ and amended and renumbered by Final Rulemaking, 45 DCR 1045, 1046 (February 27, 1998); and amended by Final Rulemaking, 47 DCR 9725, 9728-29 (December 8, 2000).

211 ANTENNA, COMMERCIAL BROADCAST (R-1)

211.1 Use as an antenna for commercial television and frequency modulation broadcasting to any height and in conjunction with the erection, alteration, or use of buildings for transmission or reception equipment on the same lot or elsewhere, shall be permitted as a special exception in an R-1 District if approved by the Board of Zoning Adjustment under § 3104, subject to the provisions of this section.

211.2 The proposed location, height, and other characteristics of the antenna shall not adversely affect the use of neighboring property.

211.3 The antenna shall be mounted in a location that minimizes to the greatest practical degree its visibility from neighboring property and from adjacent public space, or that is appropriately screened by landscaping or other techniques so as to soften or minimize the visibility of the antenna.

211.4 Each part of a ground-mounted commercial broadcast antenna, including support system and guy wires, shall be removed a minimum of ten feet (10 ft.) from each lot line or a distance of at least one-sixth of the mounted height of the antenna, whichever is greater.

211.5 The proposed height of the tower shall not exceed that which is reasonably necessary to render satisfactory service to all parts of its service area.

211.6 No transmission equipment shall be located in a Residence District, unless location in the district is necessary for technically satisfactory and reasonably economical transmission.

211.7 If review by the Historic Preservation Review Board or Commission of Fine Arts is required, concept review and approval shall occur before review by the Board of Zoning Adjustment.

211.8 No height of an antenna tower in excess of that permitted by the Act to Regulate the Height of Buildings in the District of Columbia, approved June 1, 1910 (36 Stat. 452, as amended; D.C. Official Code, 2001 Ed. §§ 6-601.01 to 6-601.09 (formerly codified