

HOSPITAL CAMPUS DISTRICT OVERLAY

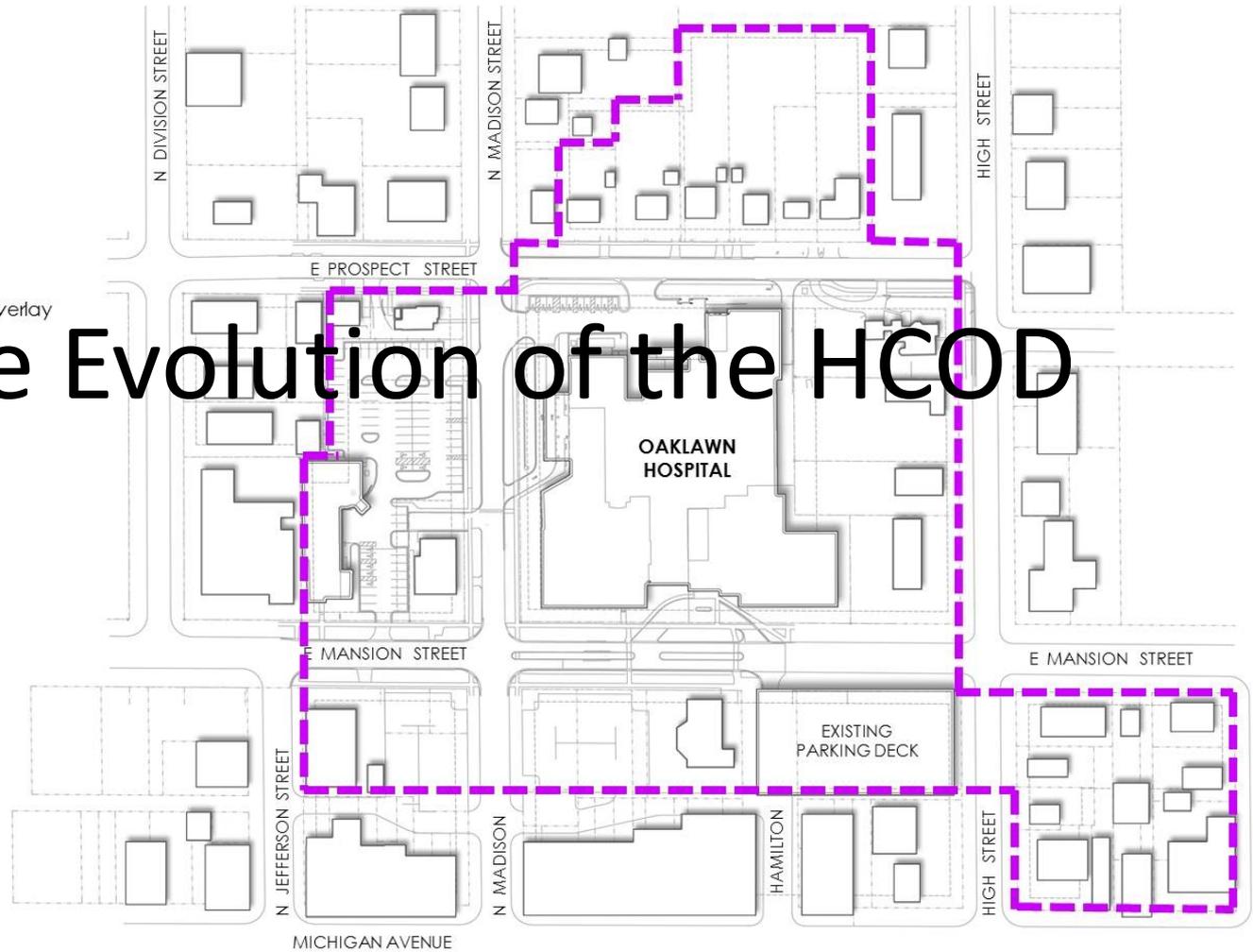
LEGEND



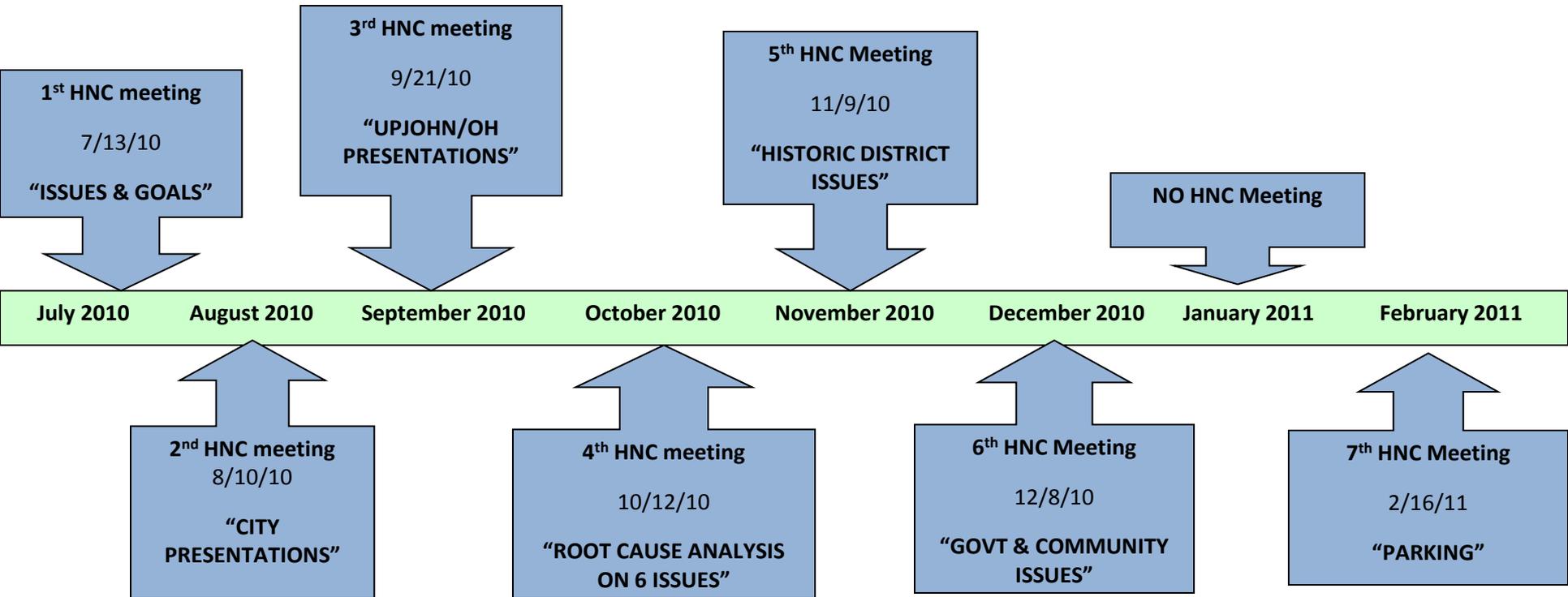
Existing Buildings

 Hospital Campus District Overlay

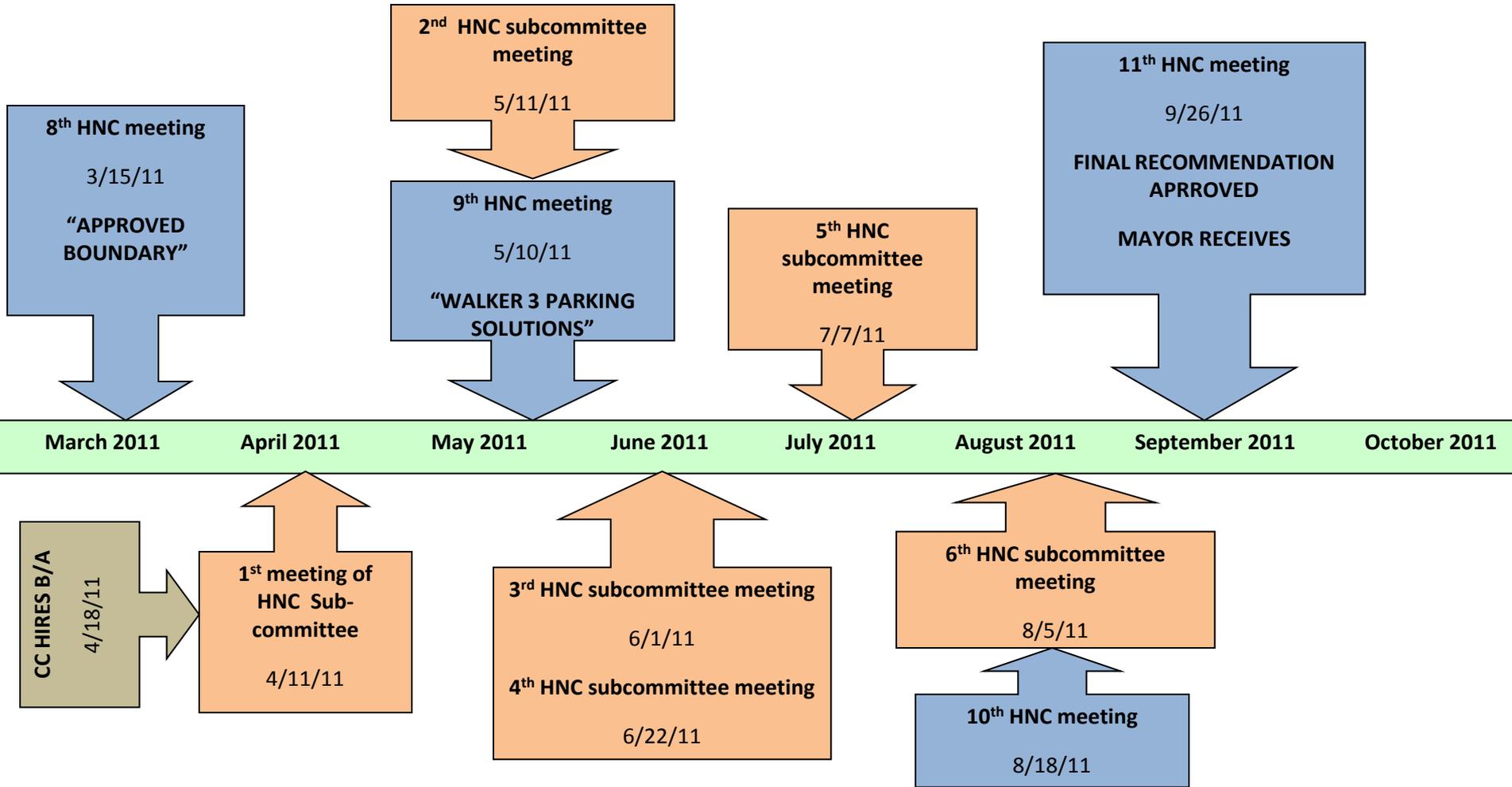
The Evolution of the HCOD



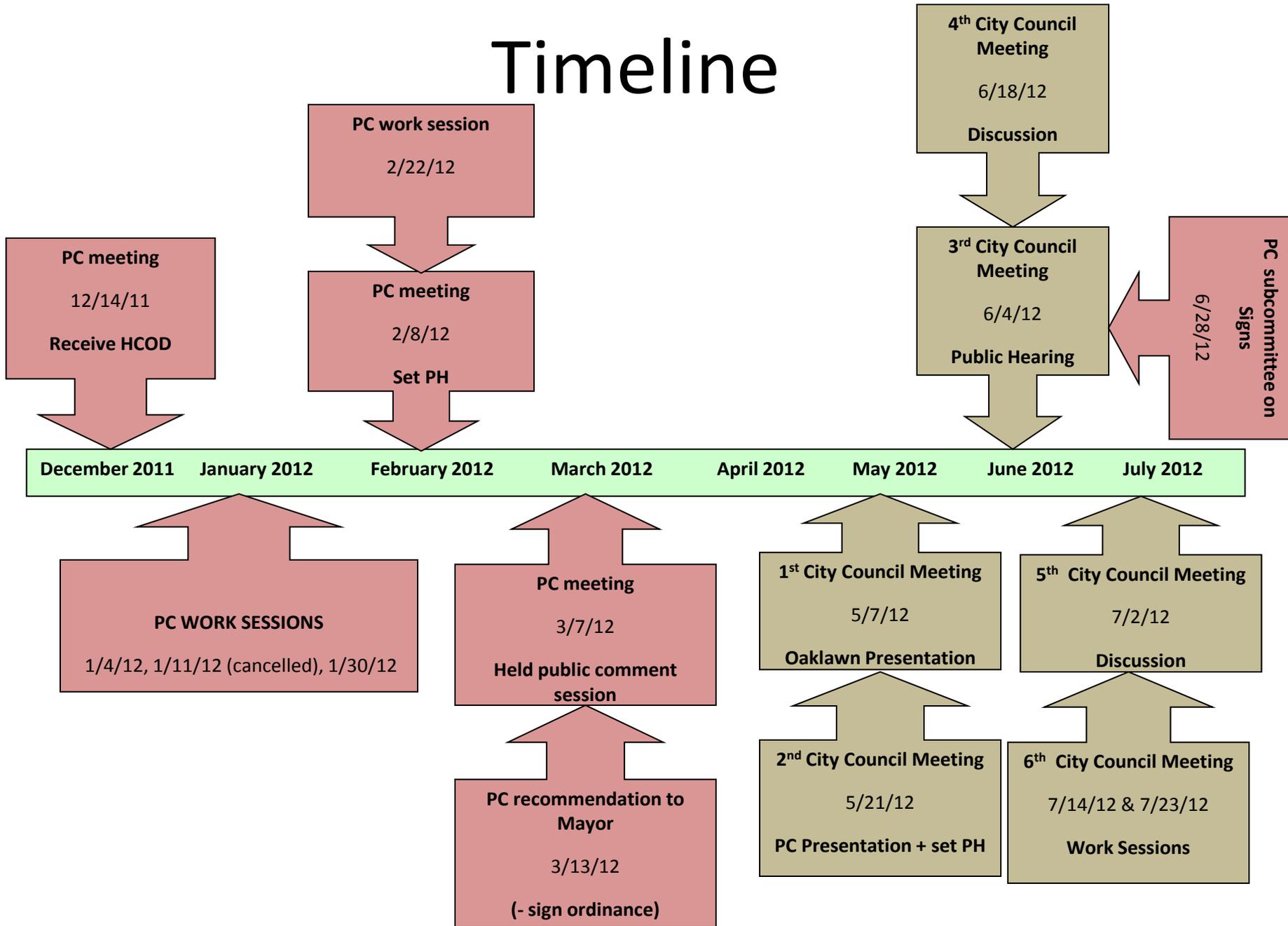
Timeline



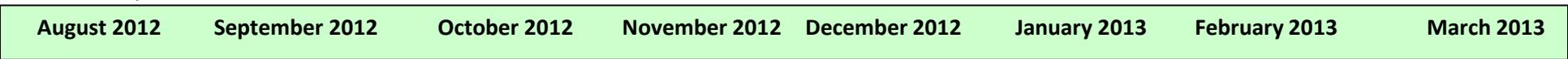
Timeline



Timeline



Timeline



The Beginnings

Mayor Bruce Smith appoints the Hospital Neighborhood Committee. They held their first meeting July 13, 2010.

Goal: ***Provide a plan to accommodate hospital expansion that is satisfactory to the Community and the Hospital.***

THE HNC

Over the next 9 meetings, held between July of 2010 and May of 2011, the HNC:

Listed common issues of hospital expansion

Identified/explored 6 areas of concern/issues

Were Privy to 2 parking studies (Walker/URS)

Heard several presentations

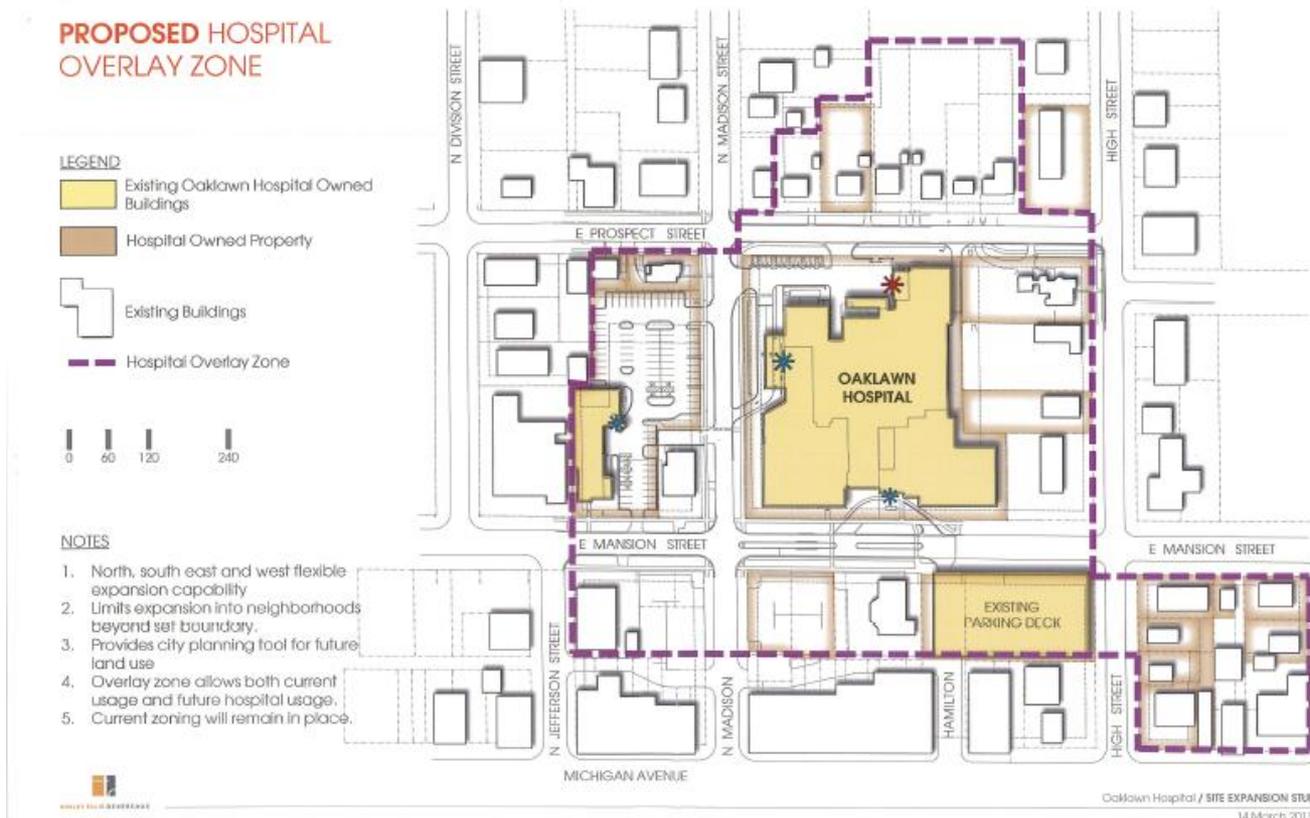
Listened to/addressed public comment

Developed Goal and Purpose of Overlay Ordinance

Approved boundaries of HCOD

HCOD Boundaries

On March 15, 2011, the HNC approved the proposed boundaries for the overlay.



The HNC Subcommittee

Formed by Chairman Jendryka & held their first meeting in April 2011.

Purpose was to use the information received at the HNC to develop the HCOD ordinance

Worked with several professionals: Rod Arroyo-Birchler/Arroyo, Deb Axelrood-HED, Robb McKay-SHPO

In a Nutshell...



The HNC Subcommittee sent information from HNC meetings to Rod Arroyo of Birchler/Arroyo.

Rod Arroyo issued several drafts of the overlay ordinance to the Subcommittee.

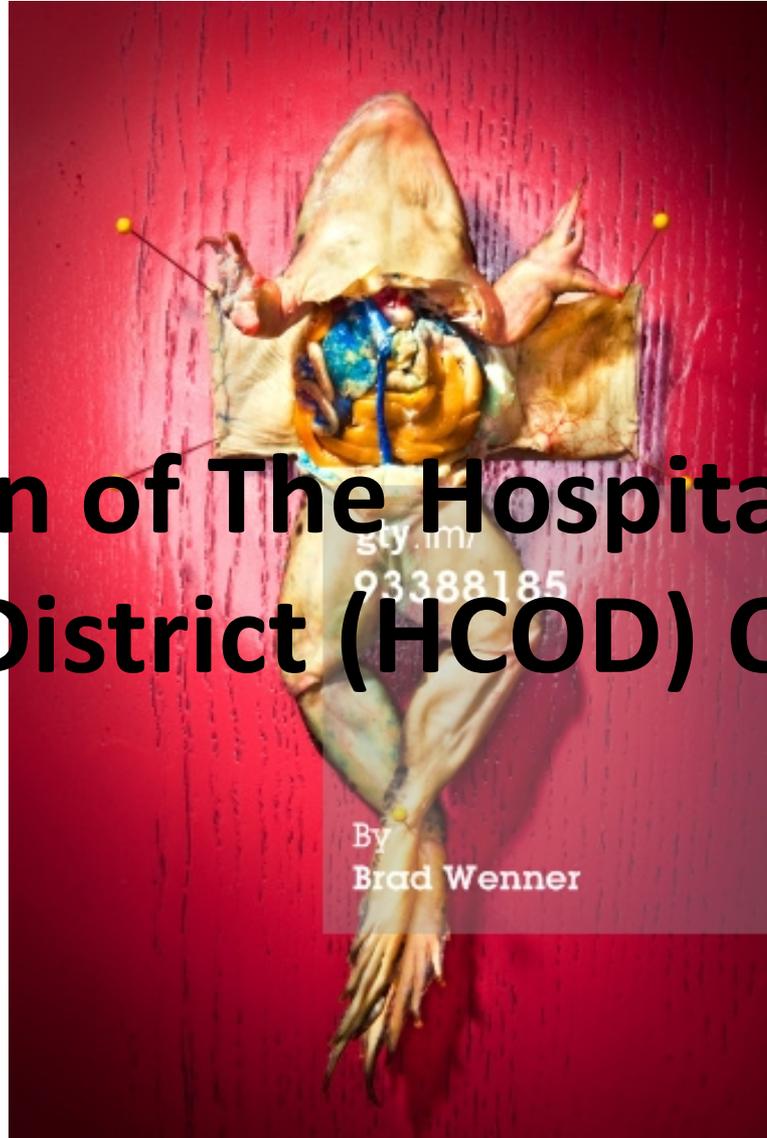
The Subcommittee with help and input from the Rod, HNC, professionals, and city staff, issued 2 more drafts.

Final HNC Recommendation

The HNC held 2 more meetings after receiving the HCOD draft from the subcommittee. At these 2 meetings, the HNC finalized and recommended:

- **Hospital Campus Overlay District Ordinance**
- **HCOD Boundary Map**
- **Development Agreement**
- **Signs Document**
- **Refined Concerns**
- **Executive Summary & Recommendation**

Dissection of The Hospital Campus Overlay District (HCOD) Ordinance



By
Brad Wenner

Drafts

PLEASE NOTE for the purpose of this presentation:

“Draft A”: The first draft from Rod Arroyo...based on information gathered at HNC meetings. The earliest draft from Birchler/Arroyo.

“Draft B”: The draft which was recommended by HNC. This version was still drafted by Rod Arroyo and based on HNC ideas.

“PC draft”: Draft B with Planning Commission recommended changes. Draft B was the only draft the Planning Commission was given.

The drafts are being compared to show how the HCOD evolved over time.

Definitions

Draft A had 3 definitions (to be included in the zoning ordinance general definitions):

Adaptive Reuse

Building, Contributing Historic

Overlay District

Draft B replaced two of these definitions with the following:

Non-Residentially Used Lot

Residentially Used Lot

and kept one definition the same:

Overlay District

(All definitions were still meant to be included in the zoning ordinance general definitions):

The PC draft left **Overlay District** in the general definitions of the zoning Ordinance.

It was recommended that two definitions be included in the HCOD ordinance specifically:

Non-Residentially Used Lot

Residentially Used Lot

Purpose Statement

The first sentence of the purpose statement attempts to describe the overlay district.

Draft A: ...in the vicinity of Oaklawn Hospital

Draft B: ...in the vicinity of the block bounded by Madison, Mansion, High, and Prospect Streets.

PC Draft: No description of area included.

The PC felt that these blocks were not totally inclusive of the HCOD. They felt it unnecessary to define since the map technically defines the districts.

Purpose Statement

- Other changes in Purpose paragraphs #1 and #2 are small and technical.

See #4-#6 of Staff Comment Sheet

Purpose Statement

- Changes in paragraph #3:

Sentence #1

Change from Draft A “the hospital” to Draft B
“healthcare services”

Sentence #2

PC deleted the sections in this sentence that they felt were narrative and subjective.

Purpose Statement

- Changes in paragraph #3:

Sentence #3

Draft B deleted Draft A “...while considering the historical context that exists.”

156.185 Permitted Uses Item #1

- PC made changes adding “diagnostic” and “hospital related” and deleting “as well as those other uses typically associated with a hospital”.

PC felt that the last sentence could be too widely interpreted.

156.185 Permitted Uses Item #3

- Again, PC narrowed the interpretation of sentence #3 replacing “included but not limited to” to “to include the following”.
- Deleted: “...and similar or allied professions.”

Additional Permitted Uses in HCOD

- hospital/health care uses
- outpatient clinics
- long term/hospice services
- laboratories
- medical research facilities
- Urgent or emergency medical
- physical therapists
- Home health/home medical Equipment
- off-street parking
- sleep centers

156.185 Permitted Uses

Item #5

- Accessory Structures
 - Draft A and B had a separate subsection (156.186) planned for accessory structures and uses.

The PC added accessory structures and uses as a separate item number under principal permitted uses which follows the format other ordinances are written.

156.187 Dimensional Requirements

- Draft A says “residentially zoned” and Draft B calls it “residentially used”

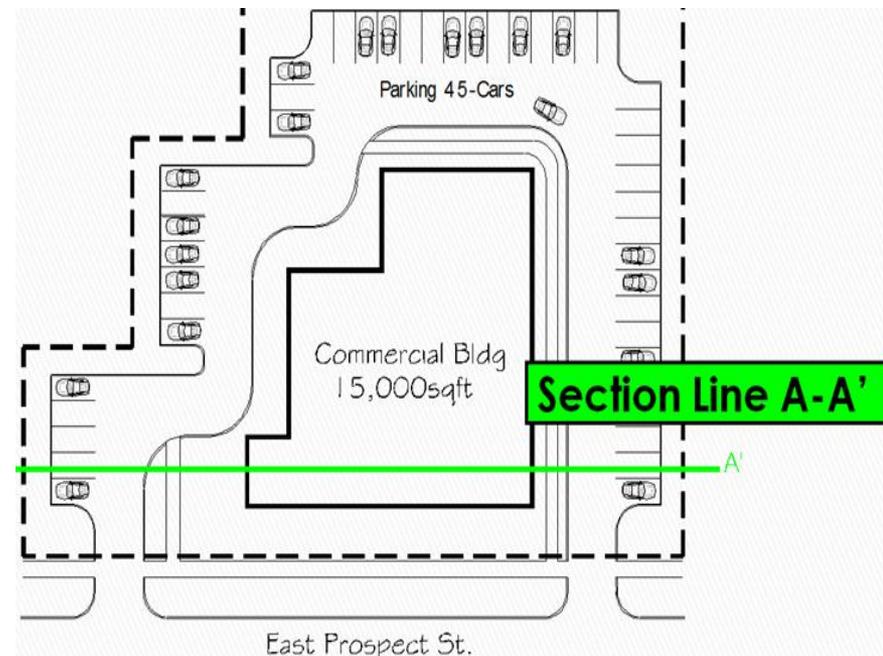
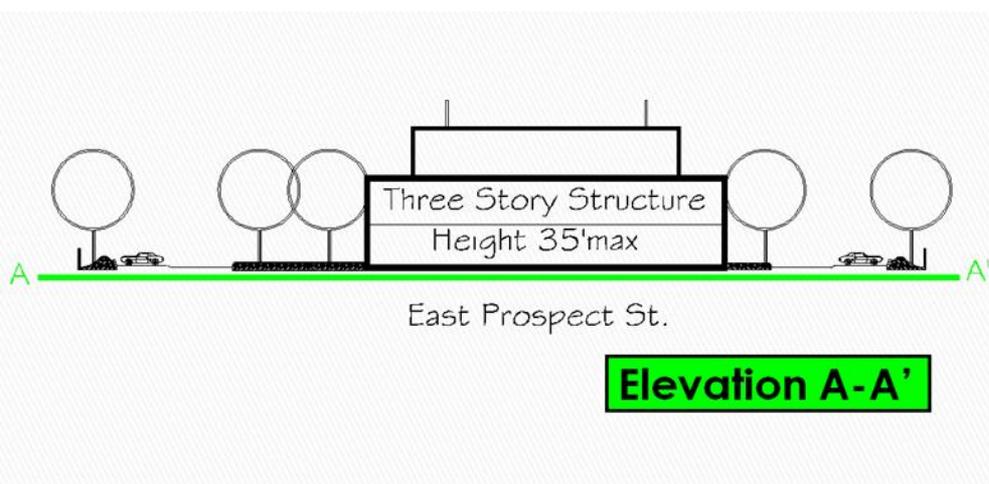
From Rod Arroyo: “A key idea behind using “residentially used lots” instead of “residentially zoned lots” was that the current use of adjacent property would trigger the need for screening. For example, if a hospital expansion went on to a new lot that abutted a single family home and that home was zoned for office use, the use of the property would require screening. Without this language, the residential home would have little or no screening from the expanded use.”

156.187 Dimensional Requirements (cont)

Draft B deleted the statement that roof appurtenances should be screened along with mechanical equipment.

156.187 Dimensional Requirements

The PC did not change the bulk of this section; however the one difference they recommended was increasing the setbacks and decreasing the height in the section north of Prospect.



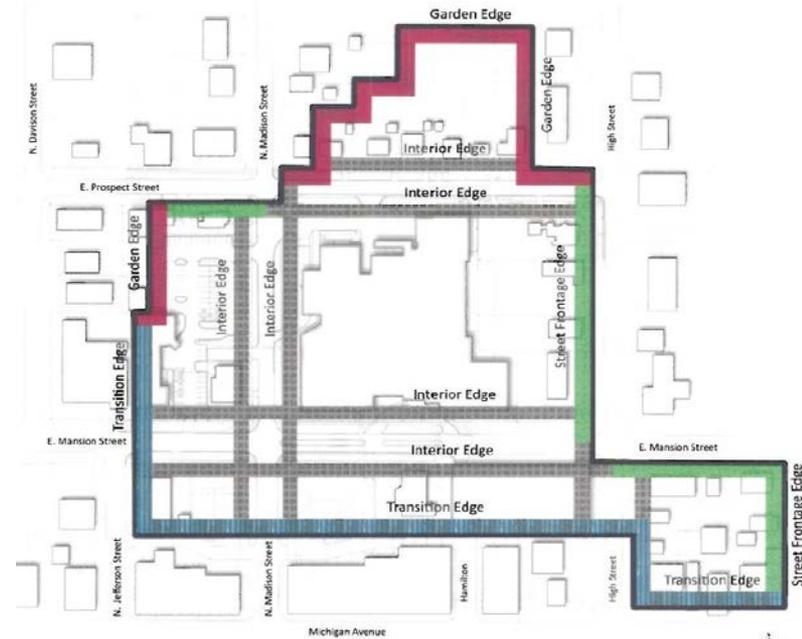
- **Decrease Impact on Residential.** The northern section of the HCO District presents special concerns as it has the capacity to greatly impact residential. Decrease the amount of impact by lowering the allowable height of a building to 3 stories and increasing the building setback.
- **MOTION** by Banfield, supported by Oates, to recommend limiting the height of structures within the proposed HCO District North of Prospect to 35 feet, plus 15 feet for mechanical equipment, and to require a 50 foot setback allowing for a 10 foot landscaped buffer, surface parking and vehicular circulation. On a roll call vote-Ayes: Oates, Banfield, Fleming, Burke Smith, and Collins. Nays: Davis and Revore.
MOTION CARRIED.

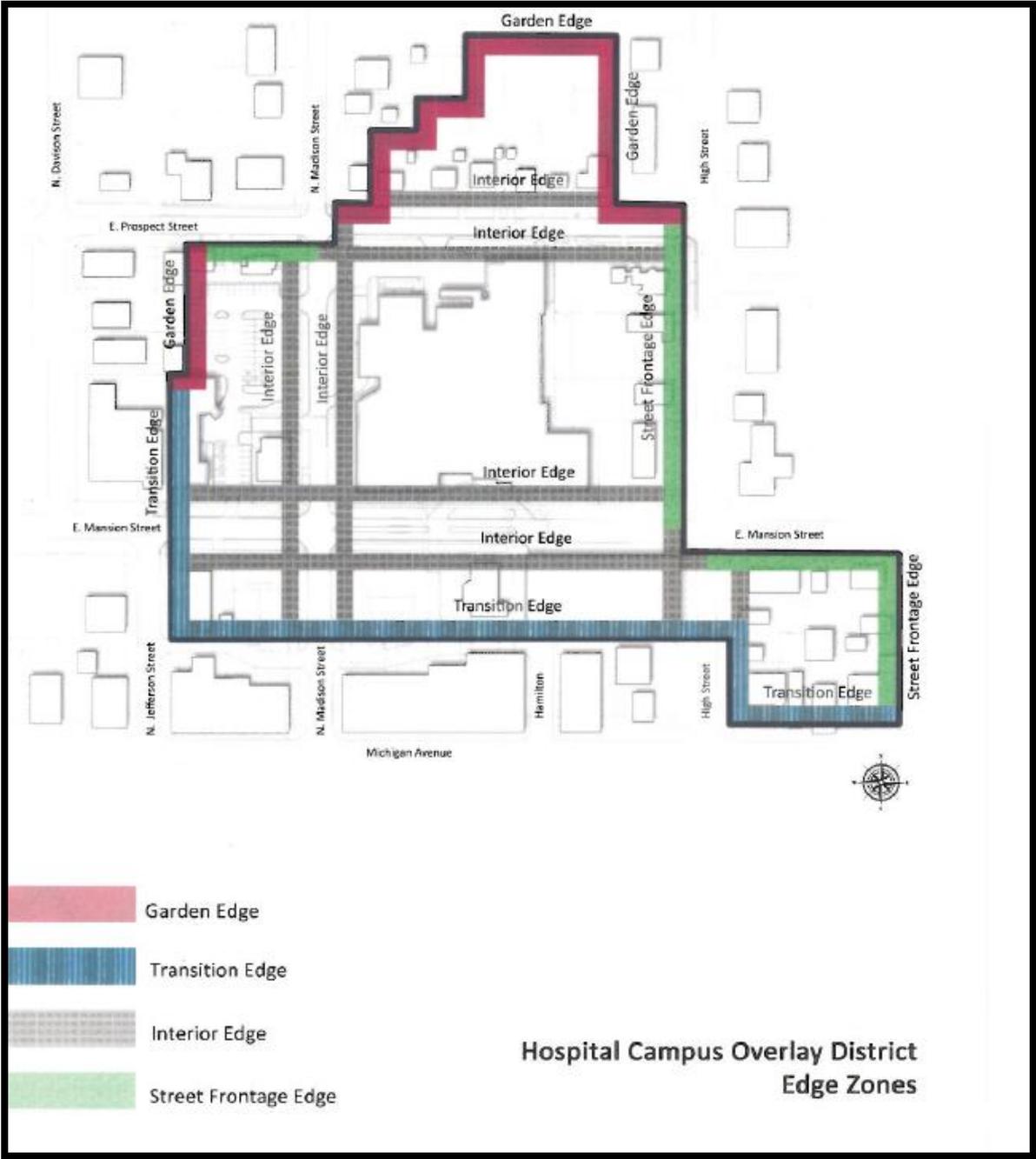
156.189 Design Regulations

2. Landscaping & Buffer Treatment

- Draft B added a descriptive paragraph.

“The following provides a description and related standards for various landscape and buffer treatment types in the HCO District. Also refer to the HCO District Edge Zones graphic.”





- Garden Edge
- Transition Edge
- Interior Edge
- Street Frontage Edge

**Hospital Campus Overlay District
Edge Zones**

The Edges of the HCOD

The overlay area is bordered by 4 different types of edges according to the types of uses surrounding the edge.

Garden Edge – *adjacent to residential*

Street Frontage Edge – *residential across street*

Transition Edge – *adjacent or across street from non-residential*

Interior Edge

Opening Paragraphs

...of edge descriptions:

Draft A refers to “land within the HCO District”

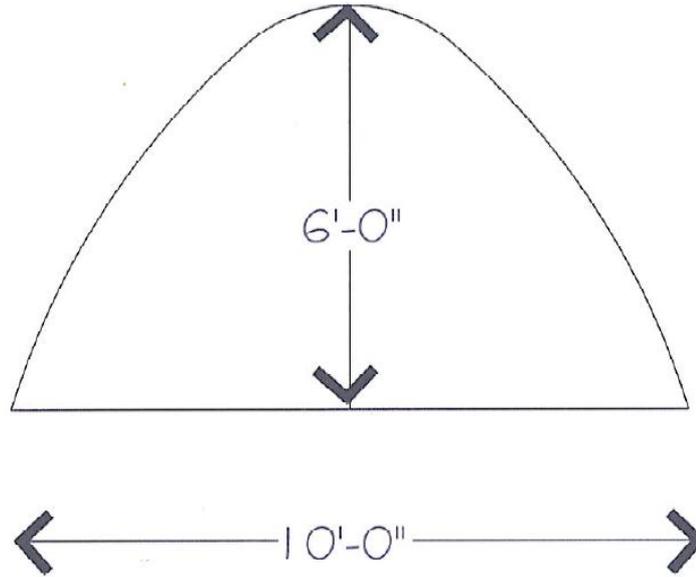
Draft B changed reference to “non-residential use”

The Garden Edge (18-24)

- Draft A “residential zone” vs. HNC “residential use”
- Landscaping requirements –Draft B adds “fence”
- Minor text changes by PC
- Item #5 “berm” dilemma
- Draft A vs. Draft B –text changes on Item #6
- PC requirement –maximum 25’ lighting height

The Berm Dilemma

Item #5 under Garden Edge



As a matter of practicality, the PC felt that it would be impossible to have a 6' high berm in a 10' setback without a retaining wall.

The Street Frontage Edge (25-32)

- Draft A vs. Draft B restatement of Street Frontage Edge description.
- Minor text changes by PC
- Draft A vs. Draft B restatement of wayfinding #3 and #5
- PC requirement –maximum 25' lighting height
- #31-PC required a 3' wall since the Landscaping chapter requires walls 2'min. – 4' max.
- PC struck #6, #8 and #9

The PC felt that sidewalks, benches, and public works of art are not items that are generally referred to in an ordinance.

The Transition Edge(33-37)

- #1-PC struck sentence saying “least extensive”.
- Draft A vs. Draft B restatement of wayfinding #2
- PC requirement –maximum 25’ lighting height
- #4-Draft B added that alleys are exempt from screening.

The Interior Edge(38-42)

- #4 Draft A vs. Draft B wayfinding statements
- #5 Overhead walkway is expounded on by Draft B and PC strikes “approval from Council”.

The PC felt that it was a well-known fact that an overhead walkway would need approval of council and it wasn't necessary to state it.

Planning Commission

“Recommendation B”

All changes to Draft B were recommended under “Recommendation A”.

There were additional recommended changes by the Planning Commission which would qualify as additional ideas to Draft B. These changes were grouped under “Recommendation B” and voted on separately.

Recommendation B

- **High Street.** Exclude the four parcels along the West side of High Street, between Mansion and E. Prospect, from the HCO District. It was expressed that this would protect the neighborhood by serving as a natural buffer between uses.
- **Decrease Impact on Residential.** The northern section of the HCO District presents special concerns as it has the capacity to greatly impact residential. Decrease the amount of impact by lowering the allowable height of a building to 3 stories and increasing the building setback.

Recommendation B

- **Prospect Street.** Consider leaving the two houses north of the Ricketson Building out of the HCO District. It was expressed that this would buffer this portion of the Prospect neighborhood.
- **Significant Structures.** The Franke Center and Magic Museum Library are significant structures to the landmark district; As such, they should be excluded from the HCOD.