

Campus Institutional Zoning Project

EARLY IMPLEMENTATION OF THE 2035 COMPREHENSIVE PLAN

RECOMMENDED DRAFT - AUGUST 2016



City Council Public Hearings
October 6 and 13, 2016



August 2016
www.portlandoregon.gov/bps/pdxcomplan



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- **By Email:** cputestimony@portlandoregon.gov with subject line “Comprehensive Plan Implementation”
- **By U.S. Mail:** Portland City Council, 1221 SW 4th Ave, Room 130, Portland, OR 97204, Attn: Comprehensive Plan Implementation
- Through the Map App: www.portlandmaps.com/bps/mapapp, click on Zoning Map Changes and use the comment tab to provide your testimony
- **In person at a public hearing:**

October 6 at 2 p.m. or

October 13 at 2 p.m.

City Council Chambers

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Table of Contents

I.	Introduction	1
II.	Relationship to the Comprehensive Plan	5
III.	Public Involvement	9
IV.	Analysis and Proposal.....	15
V.	Zoning Code Amendments	19
VI.	Zoning Map Amendments.....	21
VII.	Other Implementation Tools.....	23
VIII.	Appendices.....	25

Appendix A: Listing of scheduled meetings (editor’s note: Prior to PSC Hearing)

Appendix B: Listing of multi-modal transportation system improvements

Appendix C: Staff Memo To PSC dated January 13, 2016

Maps

- Map 1: Concordia University
- Map 2: Legacy Emanuel Hospital and Health Center
- Map 3: Legacy Good Samaritan Hospital and Health Center
- Map 4: Kaiser Medical Center
- Map 5: Lewis and Clark College
- Map 6: Multnomah University
- Map 7: Portland Community College – Cascade
- Map 8: Portland Community College – Southeast Center
- Map 9: Portland Community College – Sylvania
- Map 10: Adventist Medical Center
- Map 11: Providence Portland Medical Center
- Map 12: Reed College
- Map 13: University of Portland
- Map 14: University of Western States
- Map 15: Warner Pacific University

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Section I: Introduction

The Campus Institutional Zoning Project is one of eight projects that implement Portland’s 2035 Comprehensive Plan, adopted by the Portland City Council on June 15, 2016. These “Early Implementation” projects are the final stage of the state-required periodic review of Portland’s Comprehensive Plan. Each project was considered through its own public process and timeline.

The Comprehensive Plan Early Implementation Package

On August 23, 2016, the Portland Planning and Sustainability Commission voted to consolidate its recommendations on all of the Early Implementation projects into one submittal to City Council. This submittal, the “Comprehensive Plan Early Implementation Package,” includes:

- Zoning Code changes
- Zoning Map changes
- A new Community Involvement Program
- Transportation System Plan – Stage 2

The Planning and Sustainability Commission’s recommendations for each individual Early Implementation project are summarized in separate reports. This report addresses the Campus Institutional Zoning Project only.

Project Summary

More than one third of the forecast job growth in Portland over the next 20 years is expected to be in the health care and education sectors, which is particularly concentrated in 19 large college and hospital campuses dispersed throughout the city. The City’s draft Economic Opportunity Analysis (EOA) estimates that there is not enough suitably zoned developable land to accommodate this growth. Additionally, the Conditional Use Master Plan (CUMP) and Impact Mitigation Plan (IMP) land use reviews are considered cumbersome and expensive by many involved in the process, and they often generate conflict between the institutions and their neighborhoods.

To address these concerns, the Campus Institutional Zoning Update Project (CIZUP) will allow institutions more flexibility to develop on their campuses, while protecting adjoining neighborhoods from undesired offsite impacts, including encroachment of campus uses.

The primary policy goal of this project is to provide for the growth of Portland's major campus institutions as essential service providers, centers of innovation and major employers.

The project will:

1. Designate major campus institutions as a type of employment land and enhance transportation and public facilities.
2. Improve the campus master planning process to accommodate the changing needs of institutions while reducing development impacts to surrounding neighborhoods.
3. Encourage transitional development, including mixed use, along the edges of campus institutions and surrounding neighborhoods.

4. Encourage expanding institutions to develop satellite facilities in urban centers and corridors.
5. Improve ongoing communications between institutions and their surrounding communities.

The CIZUP achieves these objectives by designating 15 dispersed hospitals and colleges as “Institutional Campus” (IC) on the Comprehensive Plan Map, creating two new base zones in the Zoning Code (CI1 and CI2), and rezoning the 15 campuses to the corresponding CI zone in conformance with the 2035 Comprehensive Plan Map.

Why is this important?

Through the new Comprehensive Plan, the City of Portland is increasing the development potential for hospital and college campuses to provide enough land area to meet 20-year job growth forecasts. The recommended code changes and infrastructure investments will also enhance the ability for hospitals and colleges to meet the needs of a growing community.



Reed College

What is in the recommended draft report?

This report contains:

- Background information from the Employment Opportunity Analysis (EOA).
- Portland Plan and recommended 2035 Comprehensive Plan policies that prompted the Campus Institutional Zoning Update work program.
- A description of the Planning and Sustainability Commission review and recommendation of this project’s proposed draft report
- Technical analysis and policy documents.
- Reference to recommended code language with accompanying commentary.
- A series of maps portraying the proposed zone changes for each institution.
- Detailed maps and other documentation in the appendices that support the proposal.

A staff proposal was presented to the Planning and Sustainability Commission on December 15, 2015 before a public hearing on the same date. The PSC subsequently considered all testimony and voted to recommend approval of the proposed code changes at their January 26, 2016 work session subject to two amendments:

1. Extend the date at which time existing master plans in the campus institution zone expire from 12/31/2020 to 12/31/2023, and
2. Include language encouraging institutions to engage adjoining neighborhoods in on-going “good neighbor agreements”.

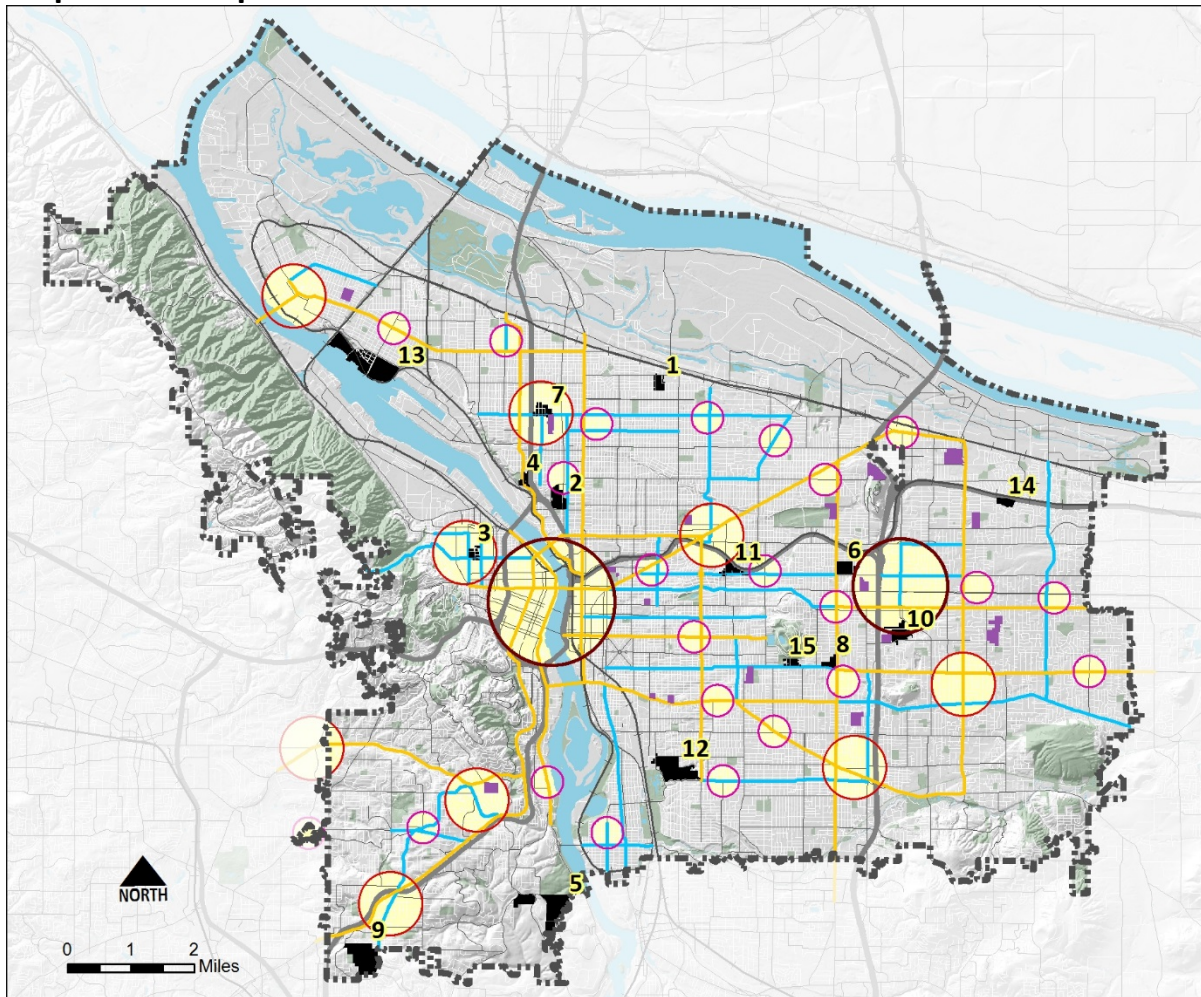
Formal PSC consideration of the proposed zone map amendments followed as a component of the Composite Zoning Map Amendment Project. The Planning and Sustainability Commission held a public hearing regarding the proposed zone map amendments on July 12, 2016 and the record was held open until July 19th for written testimony. At a scheduled August 2nd work session, the Planning and Sustainability Commission voted to adopt the proposed consolidated zoning map amendments as they pertain to the Campus Institutional Zoning Update Project subject to minor boundary adjustments and clarification regarding the “d” Design Overlay Zone.

City Council is tentatively scheduled to hold additional public hearings and take formal public testimony on the recommended code and map changes on October 6 and 13, 2016.

Hospitals on Marquam Hill are assigned the (IC) Institutional Campus Comprehensive Plan designation in recognition of their current land use but are not candidates for either the (CI1) Residential Campus zone or (CI2) Urban Campus zone. This is because the Marquam Hill campuses are currently zoned (EX) Central Employment with a plan district that provides development standards and entitlements specific to these particular institutions. No zoning changes are expected on Marquam Hill as part of this project.

High schools are also assigned an Institutional Campus(IC) designation on the recommended Comprehensive Plan Map. 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.

Dispersed Campus Institutions



Map Number Institution

1	Concordia University
2	Legacy Emanuel Hospital & Health Center
3	Legacy Good Samaritan Hospital & Health Center
4	Kaiser Medical Centers
5	Lewis and Clark College
6	Multnomah University
7	Portland Community College--Cascade
8	Portland Community College--Southeast Center
9	Portland Community College--Sylvania
10	Adventist Medical Center
11	Providence Portland Medical Center
12	Reed College
13	University of Portland
14	University of Western States
15	Warner Pacific University

Institutions

- Hospital, College, or University
- High School

Centers

- Regional Center
- Town Center
- Neighborhood Center

Corridors

- Civic Corridor
- Neighborhood Corridor
- Park

The 15 dispersed campus institutions considered in this update are located across the city. See Section VI and the Appendix for detailed campus boundary maps.

Section II: Relationship to the Comprehensive Plan

The Campus Institutional Zoning Project implements updated Comprehensive Plan Guiding Principles and Policies to provide adequate growth capacity in Portland’s dispersed campus institutions, where roughly 22,700 new jobs are projected by 2035.

Guiding Principles of the Comprehensive Plan

The Campus Institutional Zoning Update Project implements the following guiding principles of the City of Portland Comprehensive Plan.

Economic prosperity. Support a low-carbon economy and foster employment growth, quality education and training, competitiveness and equitably distributed household prosperity.

The Campus Zoning Update Project promotes economic prosperity by accommodating the projected job growth in healthcare and higher education employment sectors. This is significant because the draft Employment Opportunities Analysis (EOA) projects that these dispersed institutional campuses will gain some 22,700 healthcare and higher education jobs over the next 20 years. Jobs in healthcare and higher education are important to the local economy because they occur across a broad range of income levels and include traded sector jobs, which draw money into the local economy from outside the region in the form of tuition, research and specialized healthcare services.

Human health. Avoid or minimize negative health impacts and improve opportunities for Portlanders to lead healthy, active lives.

Environmental health. Weave nature into the city and foster a healthy environment that sustains people, neighborhoods, and wildlife. Recognize the intrinsic value of nature and sustain the ecosystem services of Portland’s air, water, and land.

The recommended zoning update also supports guiding principles related to human and environmental health. New base zone standards allow for continued development of medical centers to serve a growing regional population. Review procedures, allowable land use and development standards promote compatibility between the institutions and their surrounding neighborhoods. Development is encouraged to “grow up rather than out” into the surrounding neighborhood. Additionally, edge standards promote building design and land uses at the perimeter of these campuses that will support either a predominantly residential environment or contribute to active neighborhood commercial streetscapes.

Equity. Promote equity and environmental justice by reducing disparities, minimizing burdens, extending community benefits, increasing the amount of affordable housing, affirmatively furthering fair housing, proactively fighting displacement, and improving socio-economic opportunities for under-served and under-represented populations. Intentionally engage under-served and under-represented populations in decisions that affect them. Specifically recognize, address, and prevent repetition of the injustices suffered by communities of color throughout Portland’s history.

Growing institutions advance equity principles through employment opportunities across all wage and training categories and expanded educational opportunities that provide a pathway for advancement. In particular, Portland Community College (PCC) campuses will be eligible for this new zoning, which facilitates their ability to expand to better serve the region. Development review procedures and design standards are recommended that will encourage institutions to build up rather than out while transportation impact mitigation requirements will limit encroachment on adjoining neighborhoods. By allowing more flexibility for campus alterations, PCC and other institutions will be able to respond to emerging industry training needs more rapidly and expand to serve a larger more diverse student body.

Resilience. *Reduce risk and improve the ability of individuals, communities, economic systems, and the natural and built environments to withstand, recover from, and adapt to changes from natural hazards, human-made disasters, climate change, and economic shifts.*

Resilience is supported by increased healthcare and higher education employment opportunities that support a diverse economy. More robust institutions can provide regional and neighborhood resources, such as emergency medical facilities and places of assembly after any future natural disasters. Campus institutions are leaders in development of green building and promotion of more sustainable transportation options. And the transportation demand management elements of this proposal will encourage institutions to play a leadership role in sustainable transportation.

Comprehensive Plan Goals and Policies

The recommended Comprehensive Plan includes policy language directing the City to “provide for the growth of Portland's major campus institutions as essential service providers, centers of innovation, and major employers.” Expanded policy language specific to campus institutions from the recommended Comprehensive Plan, Chapter 6: Economic Development is included below:

Campus institutions

Health care and education sectors are concentrated in large hospital, college, higher education and high school campuses as well as dispersed smaller facilities. Major institutions are large employers with campuses that vary from pastoral expanses to more concentrated urban grounds. Health care and education are projected to be the city’s leading job growth sectors, adding more than 50,000 new jobs by 2035 at campus institutions and in other commercial areas. Rapid growth of campus institutions is a national trend, and best practices offer opportunities to plan effectively for this campus growth, and reduce neighborhood impacts. Examples of new directions in the policies below include designation of major campuses as employment land, regulatory improvements, and transportation-related improvements.

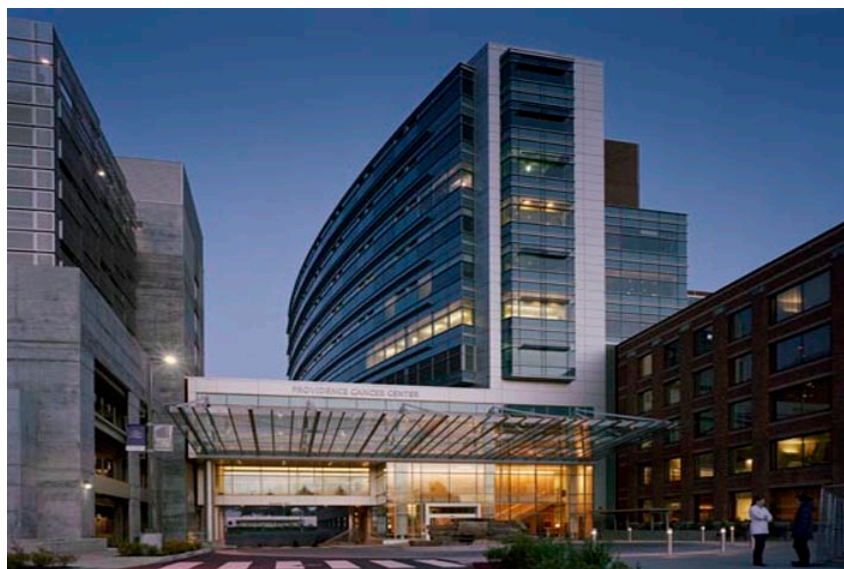
Policy 6.56 **Campus institutions.** *Provide for the stability and growth of Portland’s major campus institutions as essential service providers, centers of innovation, workforce development resources, and major employers. See Figure 6-2 –Campus Institutions*

Policy 6.57 **Campus land use.** *Provide for major campus institutions as a type of employment land, allowing uses typically associated with health care and higher education institutions. Coordinate with institutions in changing campus zoning to provide land supply that is practical for development and intended uses.*

- Policy 6.58** ***Development impacts.** Protect the livability of surrounding neighborhoods through adequate infrastructure and campus development standards that foster suitable density and attractive campus design. Minimize off-site impacts in collaboration with institutions and neighbors, especially to reduce automobile traffic and parking impacts.*
- Policy 6.59** ***Community amenities and services.** Encourage campus development that provides amenities and services to surrounding neighborhoods, emphasizing the role of campuses as centers of community activity.*
- Policy 6.60** ***Campus edges.** Provide for context-sensitive, transitional uses and development at the edges of campus institutions to enhance their integration into surrounding neighborhoods, including mixed-use and neighborhood-serving commercial uses where appropriate.*
- Policy 6.61** ***Satellite facilities.** Encourage opportunities for expansion of uses, not integral to campus functions, to locate in centers and corridors to support their economic vitality*

The Campus Institutional Zoning Update Project addresses these policies through its recommended regulatory structure and application of these land use and development standards to 15 dispersed institutional campuses. Institutional Campus (IC) land uses are identified on the Comprehensive Plan Map and their impact accounted for in corresponding infrastructure and transportation system plans (policy 6.56, 6.57).

Two new corresponding Campus Institutional (CI) zones are recommended and applied with land use regulations, development standards and review procedures to support the policies described above (policy 6.58, 6.59, 6.60). Satellite facilities are allowed in mixed use zones and will be eligible for development incentives offered through those zones (policy 6.61). Possibilities for expansion into adjoining mixed use zones will be facilitated through the removal of Conditional Use Master Plan and Impact Mitigation Plan boundaries.



Portland Providence Medical Center

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Section III: Public Involvement

Campus Institutional Zoning Update Project outreach has been an extension of efforts begun during policy development in the Portland Plan and later in conjunction with the Economic Development Policy Expert Group (PEG) undertaken during Task 4 of the Comprehensive Plan Update.

Portland Plan (adopted in 2012)

The result of more than two years of research, dozens of workshops and fairs, hundreds of meetings with community groups, and 20,000 comments from residents, businesses and nonprofits, the Portland Plan’s three integrated strategies and framework for advancing equity were designed to help realize the vision of a prosperous, educated, healthy and equitable Portland.

The Portland Plan’s resulting **Economic Prosperity and Affordability Integrated Strategy** contains a goal to “expand economic opportunities to support a socially and economically diverse population by prioritizing business growth, a robust and resilient regional economy, and broadly accessible household prosperity.” This strategy was further defined by the following policy and action plan, which are particularly relevant to the Campus Institutional Zoning Update Project.

Guiding policy P-22 instructs the city to “*Provide capacity for Portland’s campus institutions to grow and to remain competitive.*”

Five year action plan item 69 campus institutions instructs the Bureau of Planning and Sustainability to “*Develop, as part of the new Comprehensive Plan, new land use and investment approaches to support the growth and neighborhood compatibility of college and hospital campuses.*”

Comprehensive Plan Update

As part of its Comprehensive Plan Update, the City of Portland assembled an Economic Development Policy Expert Group (PEG) that met from June 2012 through September 2013 to advise on policy and map changes relevant to the Equity Framework and Economic Prosperity & Affordability strategies of the Portland Plan. Issues related to economic development, forecast shortfalls of industrial and institutional land supply, and brownfield redevelopment were of particular focus. A subset of this Policy Expert Group, including representatives of both campus institutions and neighborhood associations, convened three times to consider issues specific to healthcare and higher education. They addressed the following questions:

1. How should the city meet its growth capacity shortfall for campus institutions?
2. What are the components of neighborhood compatibility that both the City and institutions themselves should consider as part of campus expansions?

Zoning Project Advisory Group

At the conclusion of the PEG deliberations, Bureau of Planning and Sustainability staff commenced an effort to address the shortfall in campus institutional employment capacity through a review of the City’s regulatory framework. A project advisory group was convened comprising institutional representatives and neighborhood stakeholders most involved in the Portland’s dispersed campus institutions. This group met 11 times over the course of the CIZUP development. A roster of advisory

group members is provided below. Agendas, meeting notes and background materials from these meetings are available on the project webpage at www.portlandoregon.gov/bps/institutions

Project Advisory Group	
Beverly Bookin, Bookin and Associates	Tom Karwaki, University Park NA
Elizabeth Decker, JET Planning	Julia Kuhn, Kittleson and Associates
Tamara DeRidder, Rose City Park NA	Sharon Maxwell, Contractor/Business Owner
Justin Dollard, Portland Public Schools	Rebecca Ocken, Portland Community College
David Ellis, Lewis and Clark College	Jill Panches, University of Western States
Daniel Heffernan, N/NE Business Association	Marty Stiven, Providence Medical Center
Dave Johnston, Collinsview NA Resident	Mike Warwick, Eliot NA
Karen Karlsson, NWDNA	Pamela Witherspoon, Legacy Emanuel

Additional public outreach during the concept development phase included more than 20 meetings with neighborhood and business associations and 10 with institutional representatives as well as staffing two Comprehensive Plan Open Houses. See Appendix A for a partial list of project outreach meetings. (Editor’s note: This list includes only those meetings that occurred prior to the PSC Public Hearing and publication of the Proposed Draft Report.)

A project website has been maintained over the duration of this project. CIZUP updates were published on the project blog/news feed and in bureau e-newsletters (circ. 5,000 – 8,000). Both the Land Use Map and Zoning Map changes were reflected on the Comprehensive Plan interactive Map App, which has had more than 31,000 pages views since its release in late September.

These efforts are consistent with the Institutional Zoning Project Public Involvement Plan, reviewed and endorsed by the Comprehensive Plan Community Involvement Committee in November 2013.

Concept and Discussion Draft Input

Below is an abbreviated synopsis of public input that was submitted through a variety of channels over the course of the project’s concept development and Discussion Draft report.

Institutions

Institutional representatives expressed concerns about the current review process. They cited the expense involved in preparing and submitting an adequate application and the conflict such reviews invariably generate between the institutions and their surrounding neighborhoods.

Given the realities of institutional funding and evolving trends in both healthcare and higher education, long range development master plans are imperfect planning tools for these institutions. The recurring, complex nature of City reviews can lead institutions to distort their expansion plans and limit their ability to take advantage of emerging opportunities.

Institutions seek a zoning designation that recognizes them as a permanent presence befitting their tenure in the neighborhoods that, in some cases, dates back 100 years.

Institutions expressed concerns that they are often assigned more than their fair share of neighborhood traffic impact and the resulting mitigation expense.

Neighborhoods

There remains considerable support for the existing CUMP and IMP plan review process among neighborhood associations and individual neighbors despite the recurring effort required. They value the existing review processes' ability to address unique circumstances that accrue to individual institutions and neighborhoods and support the Hearings Officer as an independent authority who reviews the evidence submitted against the applicable law to render a fair judgment.

Traffic and parking issues related to institutional expansion and operations are the most predominant, substantive concerns of neighbors. Other offsite impacts, such as athletic field lighting, noise, off-campus housing, public safety and campus boundary expansions, are also common concerns.

Surrounding neighbors are more interested in building design and land uses that occur at the edge of a campus than buildings in the campus interior. Edge standards should contribute to the adjoining neighborhood character, whether that means accommodating a quiet single-family residential neighborhood or activating a neighborhood commercial district.

Satellite facilities within nearby commercially zoned centers and corridors may provide an alternative location for growth. However, consideration should be given to their relationship to the main campus, particularly where transportation issues are concerned, such as a requirement for a shuttle bus to reduce traffic.

Development that may be good for the region is not necessarily perceived as good for the neighborhood. Use of good neighbor agreements, community benefit agreements and other appropriate tools should be explored that would address non-land use issues and promote local hiring, contracting and procurement policies as components of the institutions' business operations.

City Service Bureaus

Service bureaus support development code options that are straightforward to administer. The Portland Bureau of Transportation is particularly interested in the continued ability to review transportation impacts from campus institutions and require proportional improvements to the affected transportation network. PBOT also wants to retain the requirement for institutions to develop and administer ongoing Transportation Demand Management (TDM) programs.

Proposed Draft Input

A Discussion Draft report was published on August 6, 2015. It included proposed Zoning Code that creates two new campus institutional zones and implements the concepts developed by staff through the Project Advisory Group deliberations. Comments regarding the Discussion Draft were solicited and submitted by a number of institutions and neighborhood associations. While not all proposed revisions were implemented, staff did make a number of changes to the proposed text in response to these comments, including two significant changes from the Discussion Draft:

1. Legislative Rezoning and Expiration of Existing Approvals

This proposal includes a component to *legislatively* rezone the 15 campuses and to include an expiration date (2023), at which point existing CUMPs and IMPs will expire. Subsequent development on the campuses will be subject to the underlying zone district regulations, in addition to any applicable overlay zone and plan district regulations that apply. This is a significant change from the project’s Concept Report and Discussion Draft, which stopped short of applying the newly created zones and relied instead on future quasi-judicial zone change applications to apply the new zone standards.

Staff proposed these changes in order to proactively move institutions toward the new base zone standards and procedures, as well as to resolve persistent concerns regarding administration of the increasingly complex combination of development regulations for campus institutions. Corresponding revisions have been made to the Transportation Impact Review and TDM sections to require ongoing traffic impact analysis and TDM programs that match transportation system improvements to development on campuses.

2. Retail Sales and Service Use Designated a Conditional Use in CI1 Zone

In response to neighborhood concerns, Primary Retail Sales and Service Use has been reclassified as a conditional use and limited to 10,000 square feet in the CI1 zone. Through such a classification, limited neighborhood-serving retail opportunities are made available on CI1 zoned campuses. A heightened level of neighborhood input will also help ensure compatibility with the surrounding neighborhood.

Other suggestions, notably a call for “good neighbor agreements” as a requirement within the campus institutions zones, were considered but not included in the Proposed Draft because of administrative and legal concerns, consistency with other code sections, and conflict with project goals and objectives.

Planning and Sustainability Commission Review and Recommendations

This report is the PSC’s Recommended Draft of the Campus Institutional Zoning Update Project. The Planning and Sustainability Commission (PSC) held a public hearing to review the Campus Institutional Zoning Update Project on December 15, 2015. At the conclusion of this meeting the PSC closed the hearing for testimony about the draft code-changes. The PSC subsequently held a work session on January 26, 2016 culminating with a vote to recommend approval of the proposed draft document subject to a number of revisions identified through public comment or PSC deliberations. The draft code changes referenced in this report are those recommended by PSC to City Council.

After discussion of approximately seven code-amendment issues that were raised through public testimony or by individual commission members, the PSC adopted the Proposed Draft with two revisions: 1) extend the date at which time existing master plans in the campus institution zone expire from 12/31/2020 to 12/31/2023, and 2) include language encouraging institutions to engage adjoining neighborhoods in on-going “good neighbor agreements”. See staff memo dated January 13, 2016 attached as Appendix C. for a further description of the possible amendments considered

by the Planning and Sustainability Commission. The PSC also requested further discussion of Transportation Demand Management requirements.

On July 12, 2016 the Planning and Sustainability Commission revisited the proposed location and boundaries of the campus institution zones as well as clarified the relationship of the “d” Design Overlay zone to the campus institution zones as part of the public hearing held on the Composite Zoning Map. These boundaries were subsequently recommended for adoption following a PSC workshop on this topic held August 23, 2016.

On April 12, June 14, and August 2, 2016, the PSC discussed the relationship between the campus institutional zoning code and Title 17 requirements for Transportation Demand Management Plans. As a result of those discussions, and other discussion related to the Mixed Use Zoning code, the PSC recommended some changes to Chapter 33.852, which applies to the approval of campus Transportation Demand Management Plans.



University of Portland

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Section IV: Analysis and Proposal

The primary policy goal of this project is:

Provide for the growth of Portland's major campus institutions as essential service providers, centers of innovation, and major employers.

This goal is supplemented by the following objectives:

- A. Designate major campus institutions as a type of employment land and enhance transportation and public facilities as needed to serve them, while minimizing development impacts to surrounding neighborhoods; or improve the campus master planning process to accommodate the changing needs of institutions while reducing development impacts to surrounding neighborhoods.
- B. Encourage transitional development, including mixed use, along the edges of campus institutions and surrounding neighborhoods, providing opportunities for neighborhood enhancement and campus expansion.
- C. Encourage expanding institutions to develop satellite facilities in urban centers and corridors to spur economic development and relieve growth pressures in residential neighborhoods.
- D. Improve ongoing communication between institutions and surrounding communities to maximize the role of institutions as an asset to the community while reducing negative impacts.

With the help of project advisors and community members, staff developed seven review criteria to evaluate alternative methodologies for achieving the policy goal and objectives:

1. How well does this alternative recognize the distinctions between the different types of institutions?
2. Does this alternative provide opportunity for meaningful input for neighborhoods and other interested parties?
3. Does this alternative address the institutions' expressed desire for stability and flexibility?
4. Can this review process accommodate different levels of review between the interior of campuses and their perimeter?
5. Is this alternative straightforward for applicants to comply with during the application process, for interested parties to participate in and for the City to administer?
6. Can an institution readily transition from their current status to the new designation?
7. Is the review procedure required to expand the institutional campus boundary proportional to its potential impact on the neighborhood?

There are three parts to the implementation strategy:

1. Designate 15 dispersed hospitals and colleges as "Institutional Campus" (IC) on the Comprehensive Plan Map. This designation is applied to individual properties currently included within a City-approved conditional use master plan (CUMP) or impact mitigation plan (IMP) boundary. In circumstances where there is no current CUMP/IMP, this designation is applied to the contiguous ownership of the institution.

2. Draft two new base zones for the zoning code:

Campus Institutional 1 (CI1) for application to college campuses that are predominantly surrounded by residential neighborhoods and are expected to develop at a lower intensity. Maximum heights of up to 75' may be permitted towards the interior of these campuses with an overall floor area ratio (FAR) of 0.5:1. Limited commercial activity in addition to that which is accessory to the primary institutional land uses is allowed subject to conditional use review at the periphery of the campus in order to provide for shared campus and neighborhood amenity.

Campus Institutional 2 (CI2) for medical centers and select college campuses. Campuses assigned this zone are characterized by an urban level of development and are generally located along neighborhood or civic corridors and within, or adjacent to, Town and Neighborhood Centers. Development standards include allowed building heights up to 150 feet and floor area ratios (FAR) up to 3:1. Allowed land uses, which are comparable to those allowed in the draft Mixed Use Zones Project, include a wide range of commercial activity in addition to the primary medical and educational activities.

The recommended lot coverage, floor area ratios and building height standards provide sufficient development capacity to meet the projected shortfall identified in the City's draft Employment Opportunity Analysis. Development standards, transportation impact analysis and demand management requirements of the new zones will act to successfully incorporate the institution into the surrounding neighborhood. Institutions will be able to more efficiently develop within their existing campus boundaries without the need to expand out into their surrounding neighborhoods.

Finally, the existing Institutional Residential (IR) zone will be relocated from its current location within the multi-dwelling zone chapter of the Zoning Code (chapter 120). The existing procedural requirements, land use allowances and development standards of the IR zone are retained.

3. Legislatively rezone the 15 dispersed institutional campuses to the corresponding campus institutional zone in conformance with the 2035 Comprehensive Plan Map. Provide a transition period (through 12/31/2023) in which conditional use master plans and impact mitigation plans would remain in effect after which time development proposals will be reviewed against the applicable campus institution base zone criteria and proceed by right or subject to plan district, overlay zone, adjustment and/or conditional use reviews as indicated.

Transportation impact review and transportation demand management plans, will be required in advance of significant development and updated on a recurring basis to determine adequacy of public services and to mitigate or prevent neighborhood impacts. Transportation Impact Review and Transportation Demand Management requirements were considered separately by the Planning and Sustainability Commission as components of the Transportation System Plan and recommended for adoption on August 2, 2016.

Alternative approaches to achieving these objectives were further explored by staff, who were informed by the Project Advisory Group. The following five options for updating the zoning process and standards for these institutions were the result:

1. Update existing CUMP/IMP Process & Standards.
2. Add development standards for hospitals and higher education institutions.
3. Add new Campus Institution Overlay Zone(s).
4. Apply Plan District(s) to Campus Institutions.
5. Create new Campus Institution (CI) base zones.

There was advisory group support for more discussion about three of these options (1, 3 and 5), but there was no consensus on a single preferred alternative.

The Planning and Sustainability Commission recommends the new base zone option (5) as the best means of addressing Comprehensive Plan policy and objectives for the following reasons:

- Institutional Campus land uses will be reflected on the Comprehensive Plan Map. Their development impact will be more directly accounted for in underlying transportation and other infrastructure modelling.
- Prescriptive base zone development standards rather than subjective review processes simplify development review. Conditional use reviews will be retained for those land use proposals and adjustment reviews for physical development that have the most potential for offsite impacts.
- Specific Comprehensive Plan Map boundaries and specific development standards encourage new development within the existing campus boundaries rather than expansion outward, which would displace existing housing and other neighborhood uses. Recommended use and development standards also promote edge standards that promote neighborhood compatibility.
- Legislative zone changes in conformance with the Comprehensive Plan, along with the establishment of a specific expiration date for the Conditional Use Master Plans and Impact Mitigation Plans, allow for a predictable transition from the current land use status to the new zones.
- Transportation impact analyses and transportation/parking demand management programs of most interest to the adjoining neighborhoods will be updated prior to significant development on campus and regularly thereafter to acknowledge changes to the background traffic in a surrounding neighborhood, in addition to proposed development on campus.

Transportation Issues

Transportation issues are of significant concern to both institutions and their surrounding neighborhoods. Effective transportation and parking management strategies are vital for an institution's successful integration into its surrounding neighborhood — as are opportunities for public input throughout the initiation and administration of these programs. The recommended zoning code update requires both a current Traffic Impact Analysis and a Transportation Demand Management Plan as an ongoing obligation of a CI-zoned campus institution. Such requirements are referenced in sections 33.150, 33.266 and 33.852 of the zoning code, which establish the requirement and procedures. The specific components of particular impact analysis and mitigation and TDM programs will be presented in Title 17 of City Code pertaining to public improvements and permitting in the rights-of-way and related administrative guides.

Section V: Zoning Code Amendments

Zoning Code text amendments recommended by the Planning and Sustainability Commission have been incorporated into a consolidated document titled, Early Implementation of the 2035 Comprehensive Plan: Zoning Code Amendments Recommended Draft—August 2016.

Text changes recommended to implement the Miscellaneous Zoning Amendments described in this report can be found in the above referenced document as follows:

33.150 Campus Institutional Zones.....	page 211
33.258 Nonconforming Situations	page 285
33.266 Parking and Loading	page 287
33.508.220 Maximum Development/Transportation Capacity	page 357
33.730.130 Expiration of an Approval	page 433
33.815 Conditional Uses	page 447
33.820 Conditional Use Master Plans	page 463
33.848 Impact Mitigation Plans	page 471
33.852 Transportation Impact Review	page 473
33.855 Zoning Map Amendments	page 499
33.900 General Terms	page 505

There will be other, minor amendments to the Zoning Code, largely in recognition of the new zone categories, that are not included in this report. These administrative amendments will be presented in a subsequent code amendment project that addresses not only the campus zones but task 5 changes made to the employment zones and mixed use zones as well.



Legacy Good Samaritan Hospital

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Section VI: Zoning Map Amendments

The Comprehensive Plan Map, land use designation of the fifteen (15) dispersed campus institutions subject to this project was changed by City Council action to Institutional Campus(IC) as part of Task 4 of the Comprehensive Plan Update.

The current Task 5, early implementation effort of the Comprehensive Plan Update proposes to rezone these same campuses to a corresponding campus institutional zone. The specific zone type and geographic extent of this zoning is portrayed on the following maps. More detailed campus specific maps are also portrayed in an appendix to this report. For final campus institutional zoning district boundaries, including minor boundary adjustments recommended by the Planning and Sustainability Commission at their August 2, 2016 meeting and overlay zones, please refer to the Recommended Zoning Map.

Transition from Existing Conditional Use Master Plans and Impact Mitigation Plans

Existing conditional use master plans and impact mitigation plans will be honored during an approximate eight year transition period ending December 31, 2023. (See code section 33.700.110) During this transition period Institutions may elect to continue development under the entitlements and obligations described in their approved CUMP/IMPs. At the end of this time period, or sooner if proposed by the institution, development proposals will be reviewed against the requirements of the campus institution base zone and other code sections as applicable. Once the decision has been made to develop under a provision of the new campus institution zone the applicable CUMP/IMP will expire.

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Section VII: Other Implementation Tools

Balancing the growth needs of the campus institutions with the quality of life of the surrounding neighborhoods is not only accomplished through adoption of the new Campus Institution zones. There are other City codes and infrastructure investments that will serve to support the objectives of this project as well.

Affiliated City Codes

The two new proposed base zones will operate within a larger regulatory structure that will continue to influence how campus institutions will develop and interact with their adjoining neighborhoods. Within the Zoning Code, Chapter 200 Additional Use and Development Chapter 400 Overlay zones, and Chapter 500 Plan Districts contain specific procedures and development standards that will apply to institutions. Depending on the proposed development and the specific location of the institution one or more of the following additional regulatory requirements may be applicable:

Chapter 200 Additional Use and Development Regulations

- 33.243 Helicopter Landing Facilities
- 33.248 Landscaping and Screening
- 33.262 Off-Site Impacts
- 33.266 Parking and Loading

Chapter 400 Overlay Zones

- 33.420 Design Overlay Zone
- 33.430 Environmental Overlay Zone
- 33.440 Greenway Zones

Chapter 500 Plan Districts

- 33.526 Gateway Plan District (Adventist Medical Center)
- 33.555 Marquam Hill Plan District
- 33.561 North Interstate Plan District (Legacy Emanuel Hospital)
- 33.562 Northwest Plan District (Legacy Good Samaritan Hospital)

Chapter 800 Land Use Reviews

- 33.805 Adjustments
- 33.852 (proposed) Transportation Impact Analysis
- 33.815 Conditional Use Review
- 33.825 Design Review

Other Codes

Other city codes relevant to the development and operation of institutions remain in place including but not limited to: Title 11 Trees; Title 17 Public Improvements; Title 18 Noise Control and Title 32 Signs and Related Regulations.

Transportation System Improvements

In addition to the regulatory constraints that limit development potential on the dispersed campus institutions there are specific infrastructure impediments to institutional growth, which have been identified in transportation analysis done as part of the Comprehensive Plan. Transportation improvements that mitigate for these impediments and improve the multi-modal transportation system in the neighborhoods surrounding these institutions are presented for inclusion in the City's "Transportation Systems Plan" (TSP). The TSP identifies over \$700 million dollars in transportation infrastructure projects within 1/2 mile of the dispersed campus institutions including \$122 million dollars in projects that directly improve the transportation networks within the neighborhoods surrounding these campuses. An abbreviated list of these recommended TSP projects is included as appendix b. to this report. As the City and region secures funding for transportation improvements, that money is spent on projects identified in the TSP. Funding is not guaranteed for these identified projects. The City expects to coordinate funding strategies with the colleges and hospitals that will benefit from these projects.

Expanded Transportation Demand Management (TDM) Requirements

TDM encompasses a variety of strategies to encourage more efficient use of the existing transportation system and reduce reliance on the personal automobile. This is achieved by encouraging people through education, outreach, incentives, and pricing to choose other modes, share rides, travel outside peak times, and telecommute, among other methods. Effective transportation demand management also incorporates management of parking supply and demand.

As part of the Campus Institutional Zoning Project, PBOT has updated the requirement that each campus has an approved, performance-based TDM Plan. TDM plans for colleges and medical centers will be approved through Transportation Impact Review (proposed Chapter 33.852). These plans will be updated when development occurs over certain impact thresholds or every ten years to account for changes in the surrounding transportation network. Changes may include better integration of TDM and parking management; and revitalized TDM program monitoring. Implementation of these concepts involve changes to the Zoning Code (in Chapter 33.266), and to Title 17. Title 17 changes will address minimum requirements for TDM plans, fees, and enforcement. Title 17 also authorizes PBOT to publish administrative rules that contain the specific forms and monitoring requirements. These rules will be finalized in 2016 or early 2017.

Section VIII: Appendices

Appendix A: Outreach Meeting Schedule

Appendix B: Representative Transportation System Improvements

Appendix C: Staff memo dated January 13, 2016

Maps

Map 1: Concordia University

Map 2: Legacy Emanuel Hospital and Health Center

Map 3: Legacy Good Samaritan Hospital and Health Center

Map 4: Kaiser Medical Centers

Map 5: Lewis and Clark College

Map 6: Multnomah University

Map 7: Portland Community College – Cascade

Map 8: Portland Community College – Southeast Center

Map 9: Portland Community College – Sylvania

Map 10: Adventist Medical Center

Map 11: Providence Portland Medical Center

Map 12: Reed College

Map 13 University of Portland

Map 14: University of Western States

Map 15: Warner Pacific University

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Appendix A: Outreach Meeting Schedule

Public outreach efforts included advisory group meetings, attendance at Comprehensive Plan open houses and scheduled briefings with neighborhood associations, institutions and other interested groups.

Date	Outreach Event/Meeting
11/26/2012	Montavilla Neighborhood Association
11/29/2012	Comp Plan Update: Campus Institutional Policy Update Community Briefing
12/17/2012	Eliot Neighborhood Association
12/18/2012	SWNI LU Chairs
1/23/2013	Northeast Coalition of Neighborhoods, Land Use and Transportation Committee
1/24/2013	North Portland Land Use Group
1/28/2013	SE Uplift Land Use Chairs
6/25/2013	Concordia University
10/2/2013	Sellwood-Moreland Improvement League (SMILE)
10/15/2013	Diversity and Civic Leadership
10/16/2013	Woodstock Neighborhood Association Land Use Committee
11/20/2013	Community Involvement Committee
12/12/2013	Project Advisory Group Meeting #1
12/17/2013	North Mt. Tabor Neighborhood Association
2/13/2014	Project Advisory Group Meeting #2
4/10/2014	Project Advisory Group Meeting #3
6/12/2014	Project Advisory Group Meeting #4
8/14/2014	Project Advisory Group Meeting #5
8/18/2014	Northwest District Neighborhood Association - NWDA
9/1/2014	Collinsview Neighborhood Association
9/10/2014	Open House - David Douglas High
9/11/2014	Project Advisory Group Meeting #6
9/18/2014	Open House - Roosevelt High
10/9/2014	Project Advisory Group Meeting #7
11/13/2014	Project Advisory Group Meeting #8
11/18/2014	Reed College
1/15/2015	Project Advisory Group Meeting #9
2/17/2015	SWNI Land Use Committee
3/12/2015	Project Advisory Group Meeting #10
3/16/2015	Southeast Uplift
3/18/2015	North/Northeast Business Association
3/25/2015	Northeast Coalition of Neighbors
3/26/2015	North Portland Land Use Group
4/6/2015	East Portland Land Use Chairs
4/13/2015	Eliot NA Land Use and Transportation Committee
4/29/2015	Portland Community College
4/29/2015	Providence Medical Center
5/7/2015	University of Portland
5/19/2015	Kaiser Medical Center
6/22/2015	Legacy Good Sam
6/25/2015	Northwest District Neighborhood Association

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Appendix B: Representative Transportation System Improvements

Institution	Project Name	Estimated Timeframe	Cost
Concordia University	Twenties Bikeway	Years 1 - 10	\$3,353,690
Kaiser	Failing Street Neighborhood Greenway	Years 1 - 10	\$1,000,000
Lewis & Clark College	SW Terwilliger Corridor Improvements, Segment 1	Years 11 - 20	\$4,000,000
Lewis & Clark College	Terwilliger Bikeway Gaps	Years 1 - 10	\$1,000,000
Multnomah University	Inner Glisan Bikeway	Years 11 - 20	\$5,352,131
Multnomah University	I-84 Active Corridor Management	Years 1 - 10	\$1,207,937
Pcc-cascade	Killingsworth Street Improvements	Years 1 - 10	\$3,728,869
Pcc-southeast	SE Seventies Bikeway	Years 1 - 10	\$2,818,037
Pcc-southeast	Inner Division Corridor Improvements, Phase 3	Years 11 - 20	\$5,000,000
Pcc-southeast	82nd Ave Corridor improvements	Years 1 - 10	\$5,000,000
Pcc-southeast	SE Division St Transit improvements	Years 11 - 20	\$5,000,000
Pcc-sylvania	Outer Capitol Hwy Corridor improvements	Years 11 - 20	\$3,900,626
Pcc-sylvania	Barbur to PCC Neighborhood Greenway	Years 1 - 10	\$850,000
Portland Adventist Hospital	Gateway Local Street improvements, Phase 1	Years 1 - 10	\$8,418,000
Portland Adventist Hospital	Gateway Local Street improvements, Phase 2	Years 11 - 20	\$8,418,000
Portland Adventist Hospital	Gateway Regional Center TSM	Years 11 - 20	\$1,944,558
Portland Adventist Hospital	Mill Park Pedestrian improvements	Years 11 - 20	\$10,000,000
Portland Adventist Hospital	4M Neighborhood Greenway	Years 1 - 10	\$450,000
Portland Adventist Hospital	Gateway 99th/96th Streetscape improvements	Years 11 - 20	\$4,209,000
Portland Adventist Hospital	East Portland Access to Employment	Years 1 - 10	\$5,870,072
Providence Portland Hospital	Inner Glisan Bikeway	Years 11 - 20	\$5,352,131
Providence Portland Hospital	I-84 Active Corridor Management	Years 1 - 10	\$1,207,937
Reed College	Twenties Bikeway	Years 1 - 10	\$3,353,690
Reed College	Inner SE Steele Bikeway	Years 11 - 20	\$1,077,000
University Of Portland	North Portland Greenway Trail, Segment 3	Years 11 - 20	\$14,787,630
University Of Portland	North Portland Greenway Trail, Segment 4	Years 11 - 20	\$5,256,420
Warner Pacific College	Inner Division Corridor Improvements, Phase 3	Years 11 - 20	\$5,000,000
Warner Pacific College	SE Division St Transit Improvements	Years 11 - 20	\$5,000,000
August 2016	Campus Institutional Zoning— Recommended Draft	Page 29	
			Total \$122,555,728

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Date: January 13, 2016

To: Planning and Sustainability Commission

From: John Cole, Project Manager

Copy: Tom Armstrong, Joe Zehnder

Subject: Campus Institutional Zoning: Follow-up Information

At the Planning and Sustainability Commission’s December 15th Public Hearing a number of questions were raised either in public testimony or by Commissioners themselves. This memo attempts to address these questions.

1. Overall Summary of Support and Opposition for the Proposed Draft.

Based on submitted testimony, neighborhood associations are generally wary of the base zone proposal although there is written testimony providing conditional support from Dave Johnston, Land Use Chair of the Collinsview Neighborhood Association (testifying as an individual) and Tamara DeRidder, Chair of the Rose City Park Neighborhood Association. Both Mr. Johnston and Ms. DeRidder were active members of the Project Advisory Group.

Northwest District Association and University Park Neighbors are opposed based on a fundamental position that recurring Conditional Use Master Plans and or Impact Mitigation Plans are necessary for addressing conditions unique to their neighborhoods and are beneficial forums for communications between the institutions and neighbors.

Institutions are generally withholding support of the proposal pending the outcome of three issues: 1) They want the option to continue operating under their existing Conditional Use Master Plans (CUMP) and Impact Mitigation Plans (IMP) until their expiration (and beyond): 2) They are seeking additional assurances that existing development will not be considered “non-conforming” under the new zone district standards: and 3) They are seeking additional information regarding the new Transportation Demand Management and Transportation Impact Analysis requirements now being promulgated by PBOT as a component of the Transportation System Plan. These concerns are addressed below.

2. Early Termination of Conditional Use Master Plans and Impact Mitigation Plans.

The proposal is to legislatively rezone the 15 campuses as part of this project and to have the conditional use master plans expire at the end of 2020. The reason for the expiration is twofold:

- I. An interest in simplifying the number of different zoning code regulations that apply to campus institutions. The City is legislatively changing the zoning, which relieves the institutions of the burden and expense of applying individually for the new zones. At the same time it is moving all of the institutions to a single review procedure rather than adding yet another review procedure (base zone) to the CUMP and IMP procedures now

in effect. After 2020 all campus institutions would be subject to the same base zones and development review procedures.

- II. The City wants institutions to implement the new TIA/TDM requirements as a means of meeting mode split targets. Expiring existing CUMPs and IMPs is a means of encouraging new TIA/TDM programs from these significant transportation nodes.

PSC options to consider:

- a) Affirm the proposed 2020 expiration date
- b) Provide a transition period that ends later. An expiration date of 12/31/23 would be after the expiration date of all existing CUMPs.
- c) Portland Providence Medical Center is asking that each institution be allowed an additional extension of their CUMP or IMP. This would extend the “transition period” out to the end of the Comprehensive Plan period.
- d) Refrain from legislatively rezoning campuses. Allow institutions the choice of rezoning to

Option b) above may be an acceptable approach that provides the institutions with an ability to fully utilize their existing CUMP entitlements while still moving towards a base zone approach to institutional regulation.

3. Transportation Demand Management and Transportation Impact Analysis and Mitigation Requirements

While the campus zoning project may be the first instance where TDM concerns are raised, this is a citywide proposal by the Bureau of Transportation that will be presented more thoroughly as part of the Transportation Systems Plan (TSP) at the PSC Briefing (2/9/16) and Public Hearing (3/8/16). Code changes presented as part of the campus zoning project merely establish a requirement that TDM/TIA strategies be implemented by campus institutions (as is now the case) while the specific requirements are being presented as part of the TSP. This is not significantly different from what is already in place.

Existing Impact Mitigation Plan Text

33.848.070 Impact Mitigation Plan Requirements

- G. Transportation.** For each phase of campus development the following must be addressed in the multi-modal transportation plan.
 2. Strategies to reduce the number of motor vehicle miles traveled by those traveling to and from the campus, i.e. students, patients, faculty, staff, and visitors

Existing Conditional Use Master Plan Text

33.820.070 Components of a Master Plan

- G. Transportation and parking.** The master plan must include information on the following items for each phase.
 1. Projected transportation impacts. These include the expected number of trips (peak, events, and daily), an analysis of the impact of those trips on the adjacent street system, and proposed mitigation measures to limit any projected negative impacts. Mitigation measures may include

improvements to the street system or specific programs and strategies to reduce traffic impacts such as encouraging the use of public transit, carpools, vanpools, and other alternatives to single occupant vehicles.

Proposed Title 33 Text

33.852.110 Approval Criteria for Transportation Impact Reviews

The request for development or development capacity will be approved if the review body finds that the applicant has shown that all of the following criteria are met:

- B. Adequate transportation demand management strategies will be implemented to reduce the number of trips made to the site by single-occupant vehicles, especially during peak commuting hours.*

4. Request to Explicitly Identify Nonconforming Uses or Development Created From Legislative Rezoning as Grandfathered and not Subject to Non-Conforming Upgrade Requirements of 33.258.070

Nonconforming uses and development are already grandfathered through code section 33.258 which states that both nonconforming uses and nonconforming development are allowed to continue. This is not something that needs to be explicitly stated in the CI code section.

According to existing code section 33.258.070 certain types of nonconforming development must be brought into conformance with current code standards when an alteration valued at more than \$153,450 is made to the site. Development subject to this requirement is limited to

- Landscaping and trees;
- Pedestrian circulation systems;
- Bike parking;
- Screening;
- Required paving of surface parking and exterior storage and display areas.

Other standards including building height, setbacks, building length, ground floor windows, façade articulation, and main entrance requirements are not on the list of required upgrades because it would be too hard/expensive to retrofit an existing building to meet these standard. Exterior alterations that add square footage to an existing nonconforming building would need to conform to the new standards.

5. Request to Remove Three Legacy Emanuel Lots at the NW Corner of Russel & N Williams From IC Designation and CI2 Zone in Favor of Mixed Use Designation and Zone to Support Community Supporting Housing, School and Commercial Activities.

Any such change would start with a change to the Comprehensive Plan Map designation that is currently under consideration by the City Council. City staff has forwarded the NNE Business Association letter to Legacy Emmanuel and will assist Legacy Emanuel to consider the implications such a change would have on their development potential.

6. Request to add “Residential” to Permitted Uses to Allow Housing as Transitional Uses at Campus Boundaries

Allowed uses were discussed at length with the Project Advisory Group and among staff. One of the main objectives of this project is to provide additional development potential to support healthcare and higher education job growth. Allowing residential development not related to the primary campus use such as student/faculty housing or patient family housing acts to subtract development capacity available to the primary healthcare and higher-education use.

Staff remains opposed to allowing unrelated/non-accessory residential development in the CI1 and CI2 zone.

7. Small Scale Energy Production Allowance.

Proposed text is similar to that adopted across numerous zones as part of the “Green Bundle” proposed in RICAP 5 (April 2010). As part of that bundle “onsite power generation” is now permitted in all zones. In RX and IR zones, up to 10 tons per week of biological materials or byproducts from other sites may be used to generate energy. All other Basic Utilities are limited to 20 percent of the floor area on a site, exclusive of parking area, unless specified above.

The PSC could eliminate the allowance for offsite biological material from the CI1 zone if they felt this was prudent in preventing excess truck traffic.

8. CI Zone & IC Designation Boundaries and Private Inholdings.

There are approximately 10 instances where exceptions have been made to the IC Institutional Campus Comprehensive Plan Map designation and the corresponding application of the Campus Institution zone. Six of these were at the request of individual property owners and four at the initiation of staff. Private inholdings that are not owned by the institution are the result of existing zoning code section 33.848.070 B. Institutional campus boundary pertaining to the establishment of an impact mitigation plan boundary that allows an institution to “include land that the institution does not presently control. However, sites must be controlled by the institution to be zoned IR.”

The initial methodology for assigning the IC Institutional Campus Comp Plan designation was to follow approved CUMP and IMP boundaries. However, in reviewing each campus and responding to property owner requests, BPS staff identified ten situations where the proposal is not to apply the IC map designation and retain the current underlying map designation.

The following table provides a complete listing of the Comprehensive Plan Map and Zoning Map revisions that have been made or under consideration during the project’s review.

Campus Boundary Amendments

Institution Involved	Address/location	Revision	Initiated by	Comment/status
PCC Cascade (IMP)	5534 N Missouri and adjacent ownership	Refrain from CI Comp Plan Designation Retain CS Zone	Property Owner	revision included in current Comp Plan Map
	Various Killingsworth Frontage	Refrain from CI Comp Plan designation Retain CS zone	Staff	revision included in current Comp Plan Map
	2 full blocks, N of Jessup, both sides of Mississippi	Refrain from CI Comp Plan Designation Retain R1 Zone	Staff	revision included in current Comp Plan Map
Concordia (IMP)	2626 NE Dekum	Refrain from IC Comp Plan designation Retain CN1 zone	Property Owner	Comp Plan Map amendment incl. in staff proposed council amendment
	6700 NE 29th	Refrain from IC Comp Plan designation Retain R5 ah Zone	Property Owner	revision included in current Comp Plan Map
	Misc 27th & 30th Avenue frontage (6 lots)	include in IC Comp Plan designation Retain R5 zone	Staff	revision included in current Comp Plan Map
Legacy Emanuel (IMP)	Unaddressed N Kerby	Retain IG1 zone	PDX Facilities	Pending
Legacy Good Sam (IMP)	2244 NW Overton	Refrain from IC Comp Plan Retain RH zone	Property owner	Request submitted and under review
Kaiser Medical Center	2 Blocks N of Failing	Refrain from IC Comp Plan designation Retain existng R1d and Exd zones	Staff	revision included in current Comp Plan Map
Lewis and Clark (CUMP)	Misc lots including 425 SW Maplecrest	Apply IC Comp Plan designation	Property owner	revision included in current Comp Plan Map
	9919-10025 Boones Ferry	Rezone to C11		

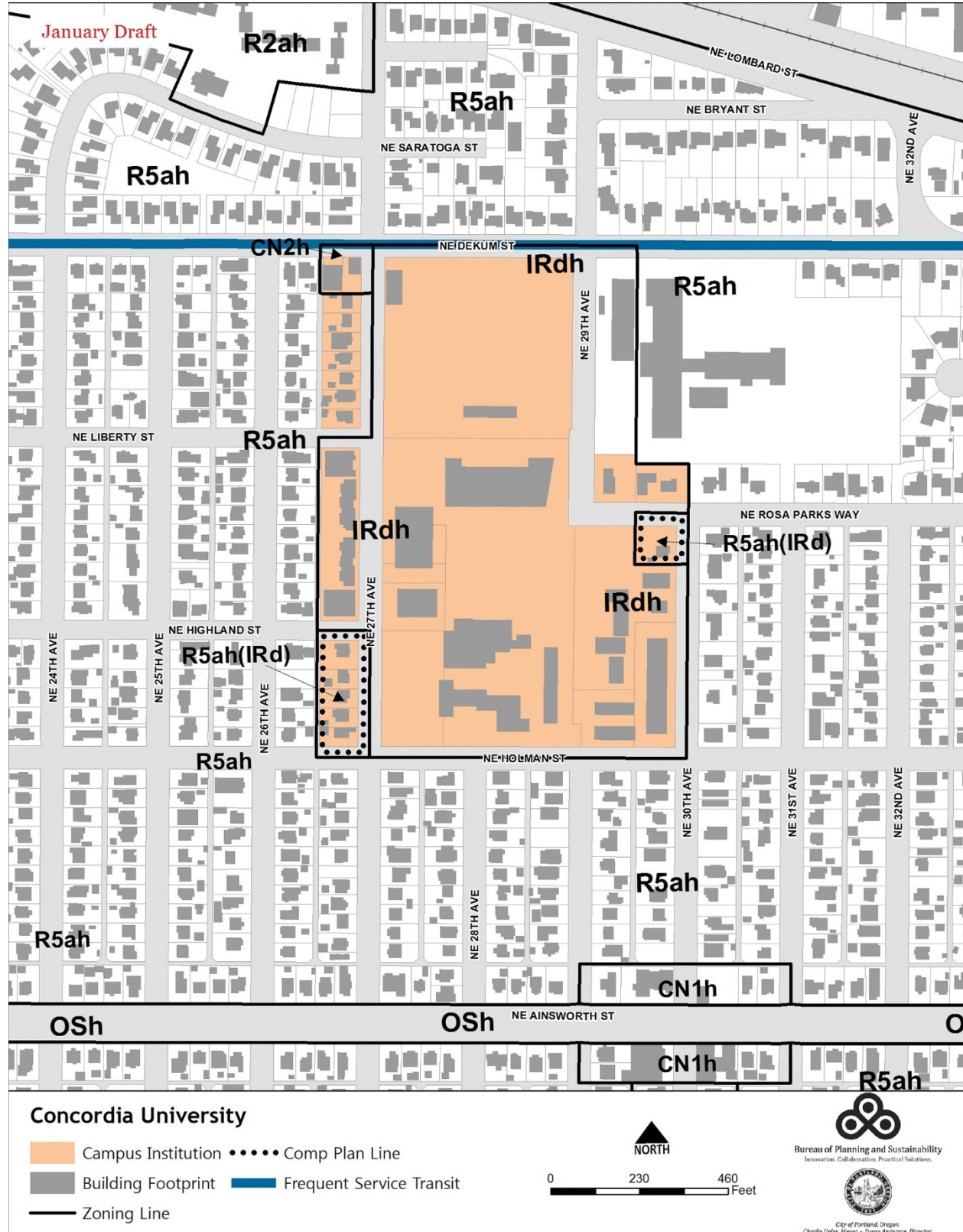
9. Good Neighbor Agreements

Staff supports the concept of Good Neighbor Agreements and believes that institutions will continue to enter into these with adjoining neighborhood associations even in the absence of requirements from either a CUMP/IMP condition of approval or base zone requirement.

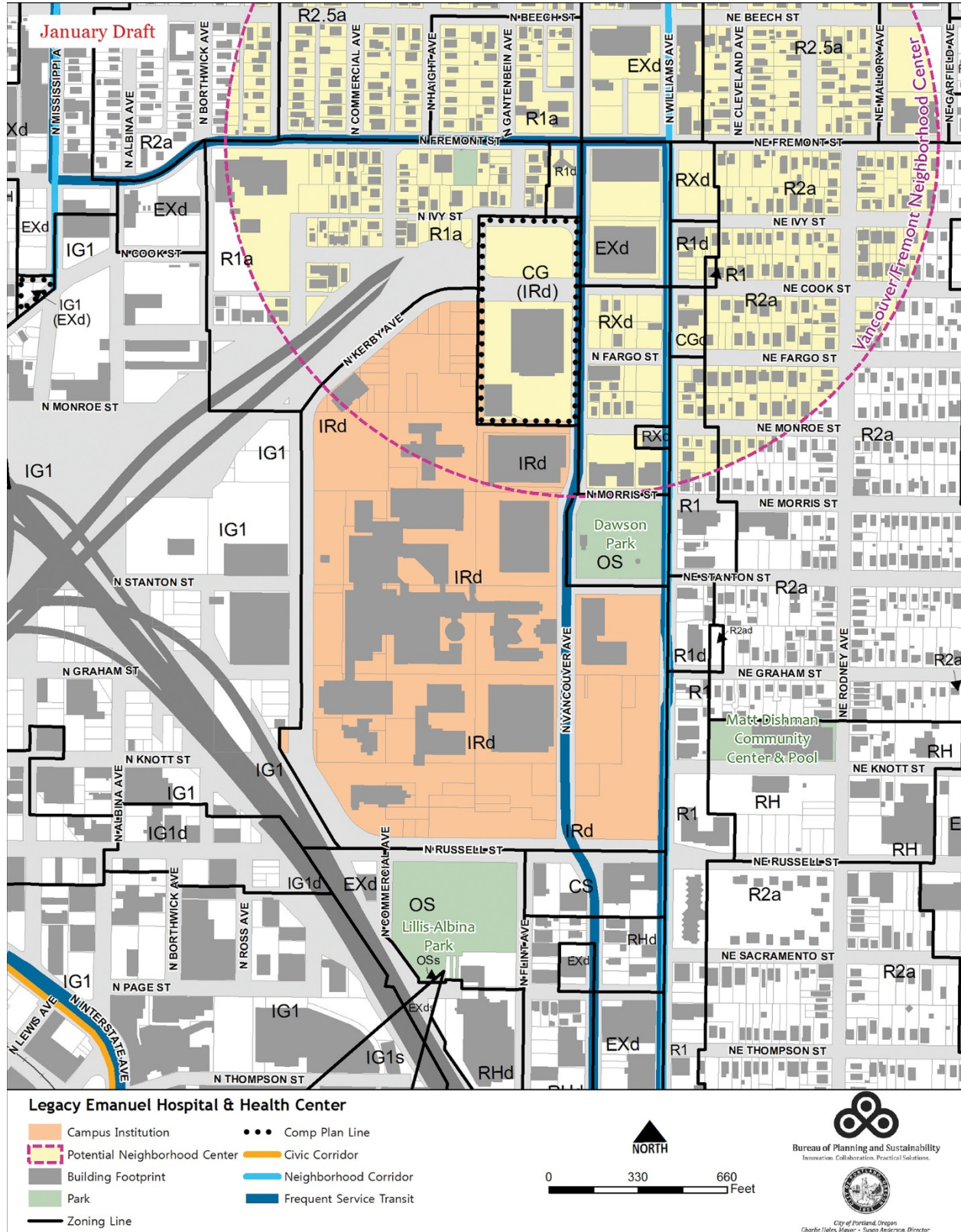
The City Attorney’s Office advises against requiring third party agreements as a condition of zoning code approval. If the PSC would like to include a requirement for a Good Neighbor Agreement this could be added to proposed code section 33.150.050 Neighborhood Contact and Outreach but should clarify that the City is not a party to, nor does it have enforcement responsibilities for such agreements.

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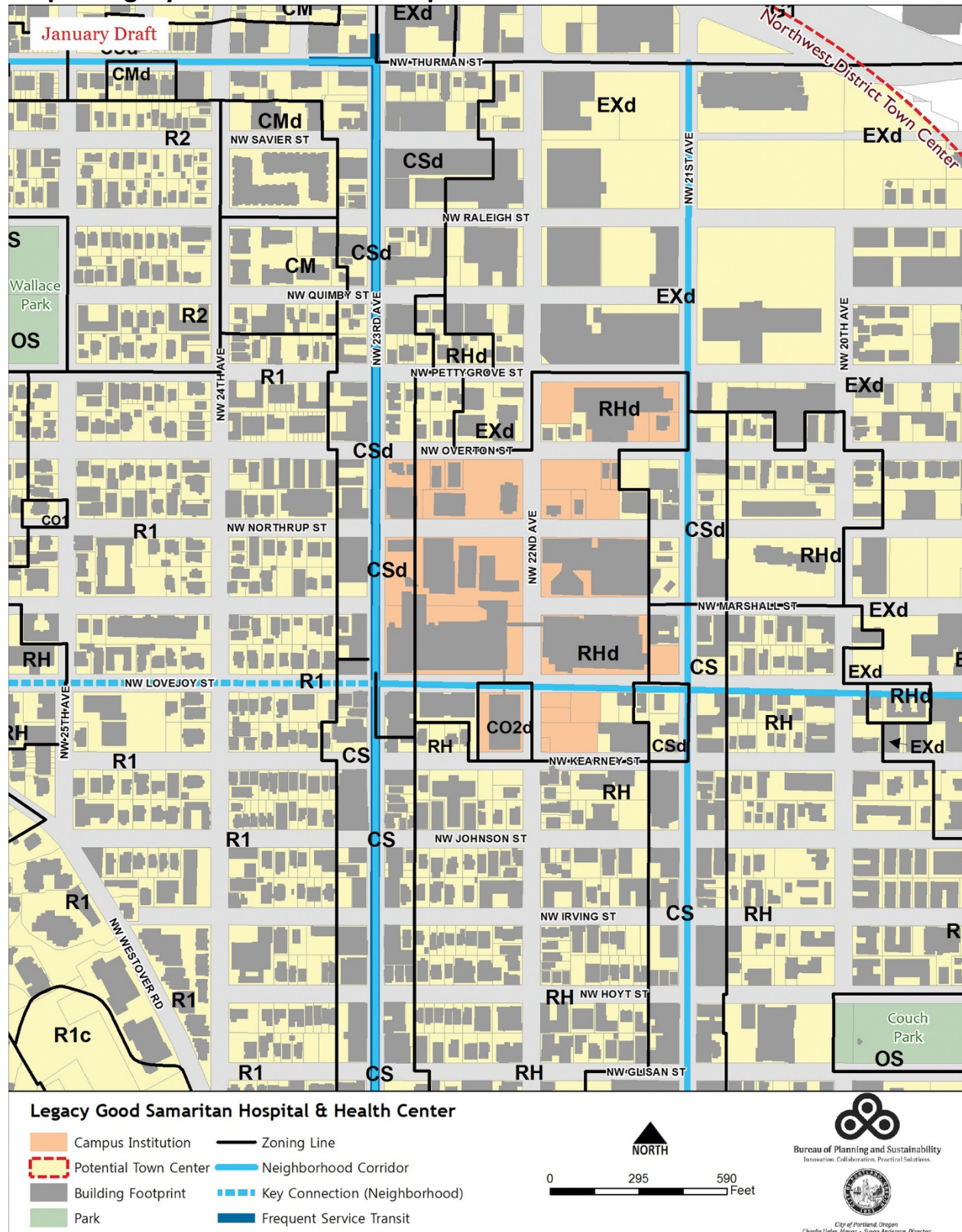
Map 1: Concordia University



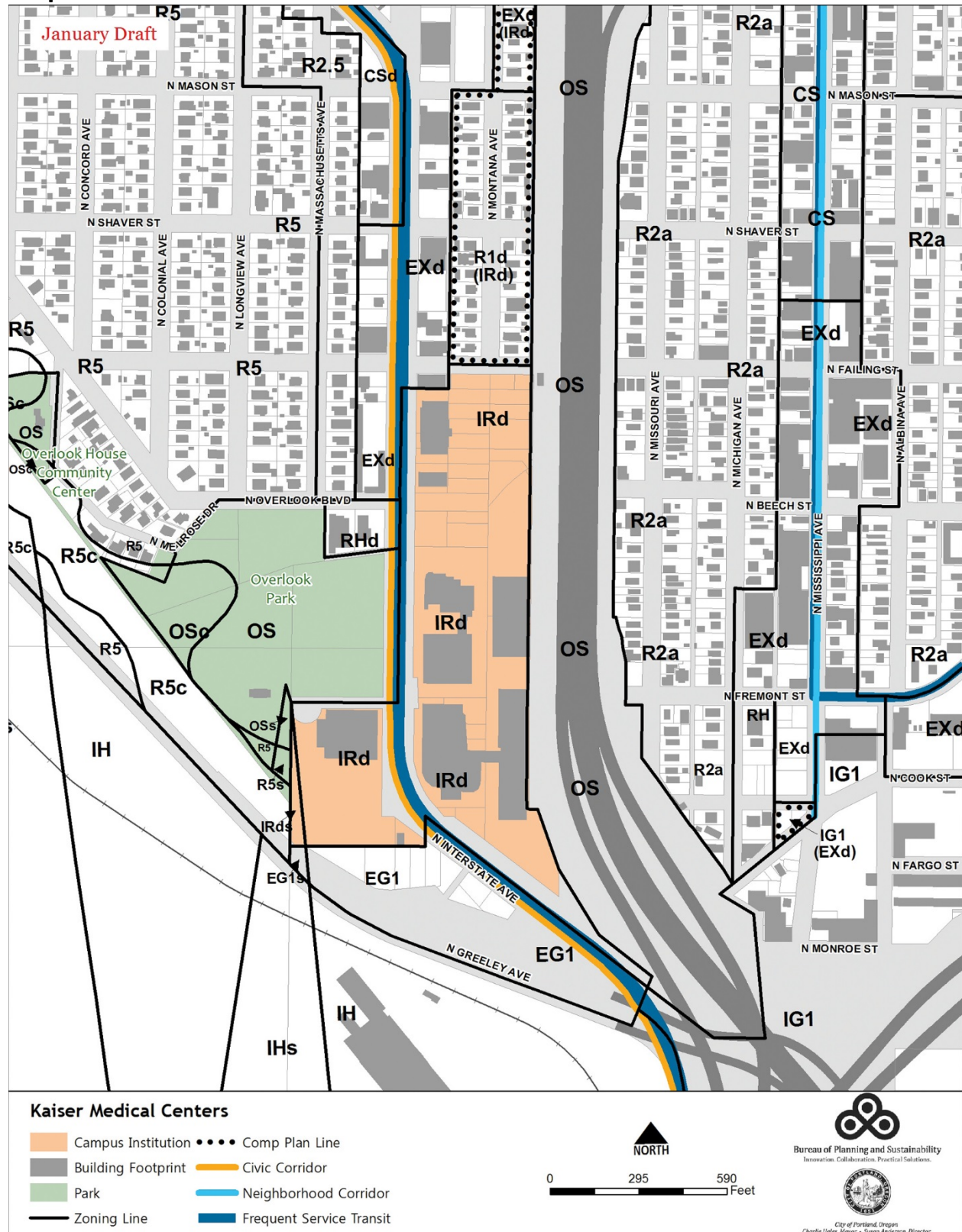
Map 2: Legacy Emanuel Hospital and Health Center



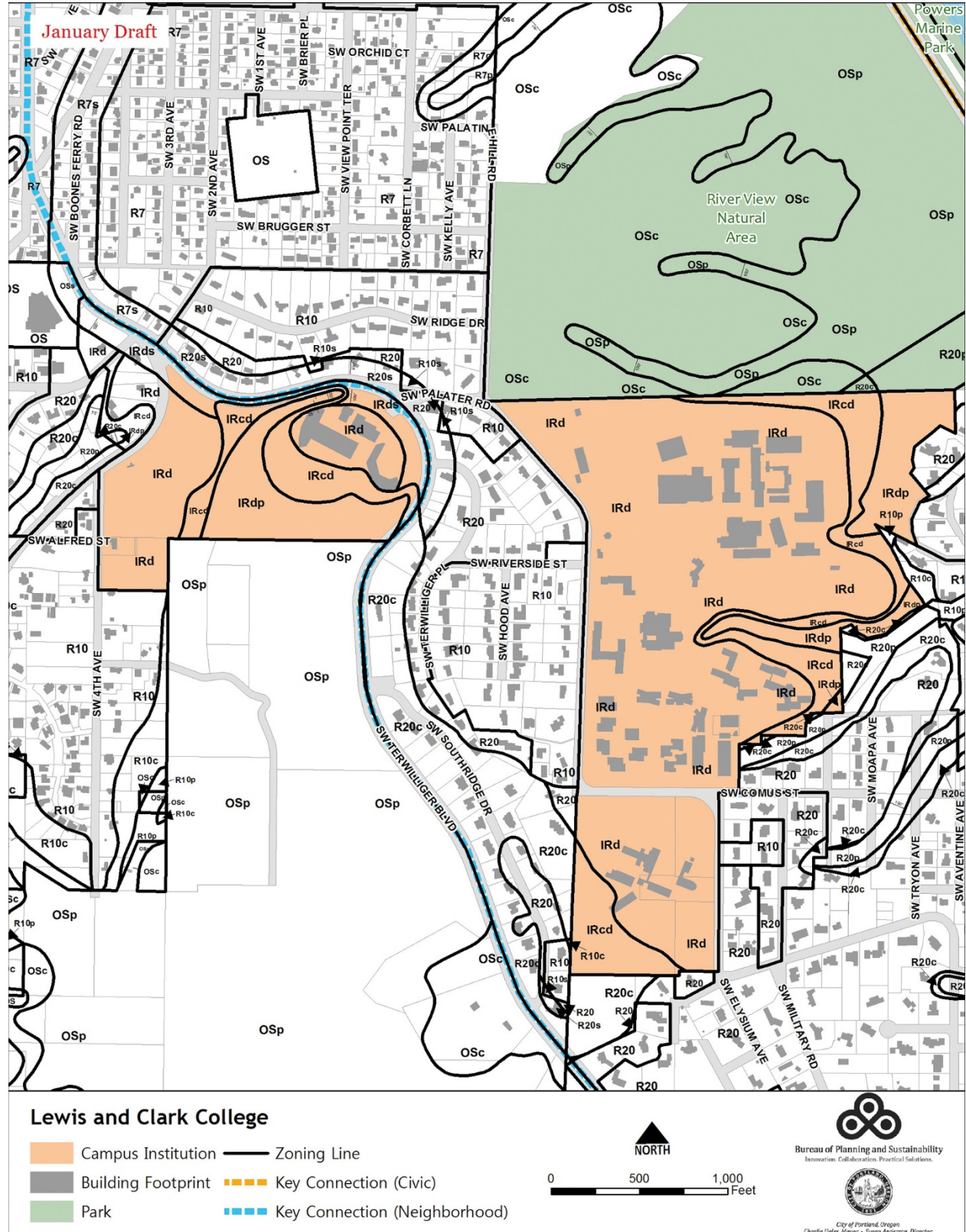
Map 3: Legacy Good Samaritan Hospital and Health Center



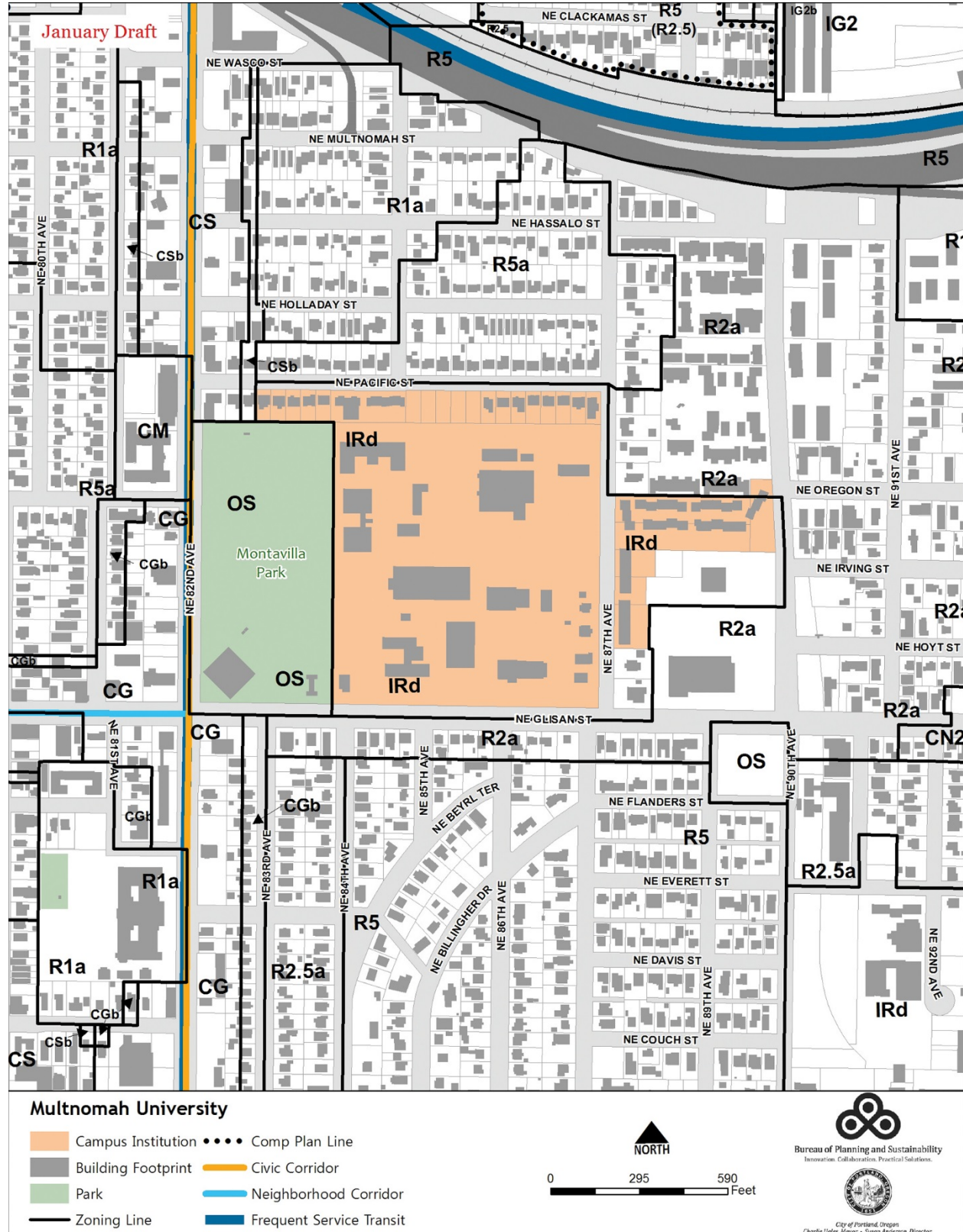
Map 4: Kaiser Medical Center



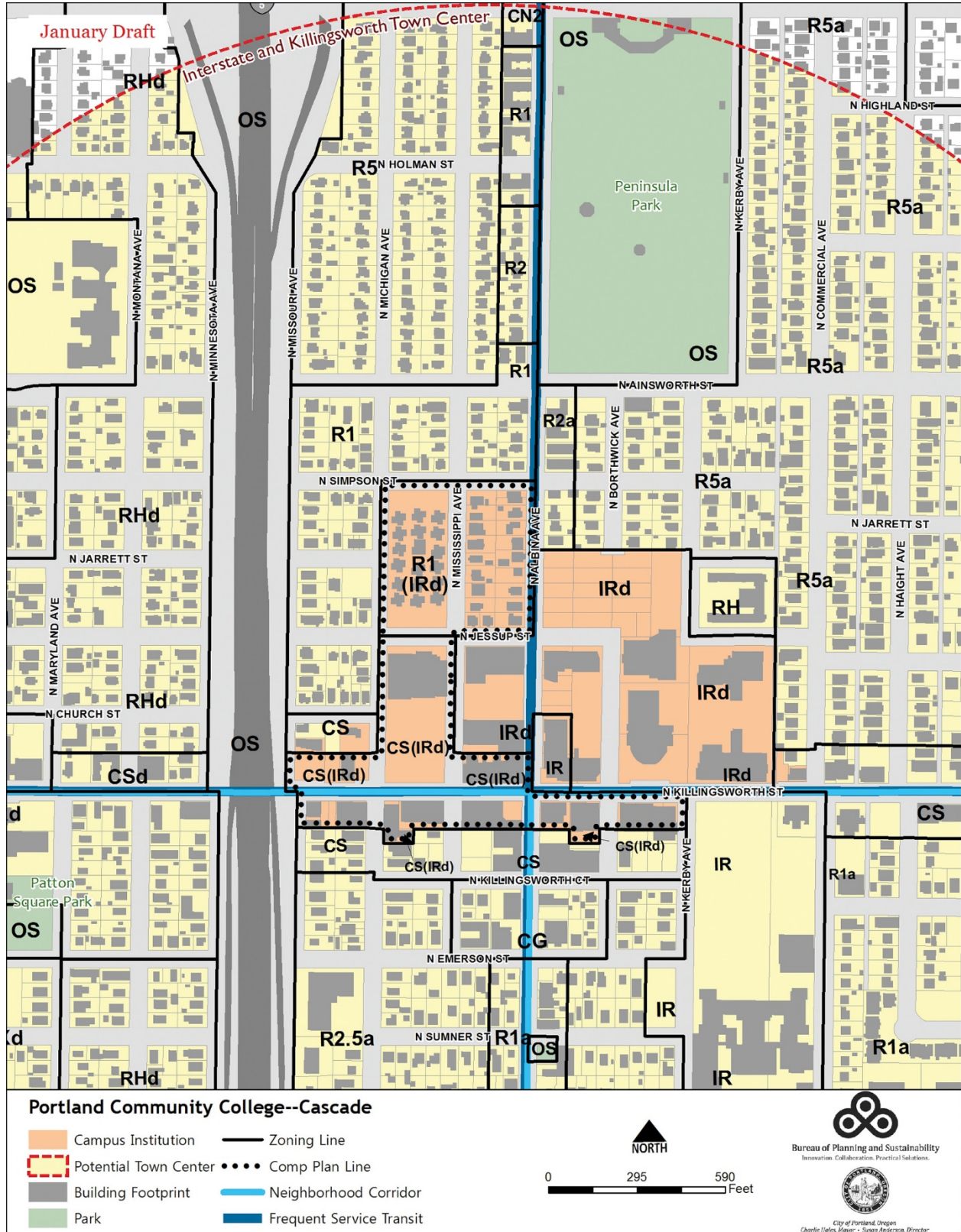
Map 5: Lewis and Clark College



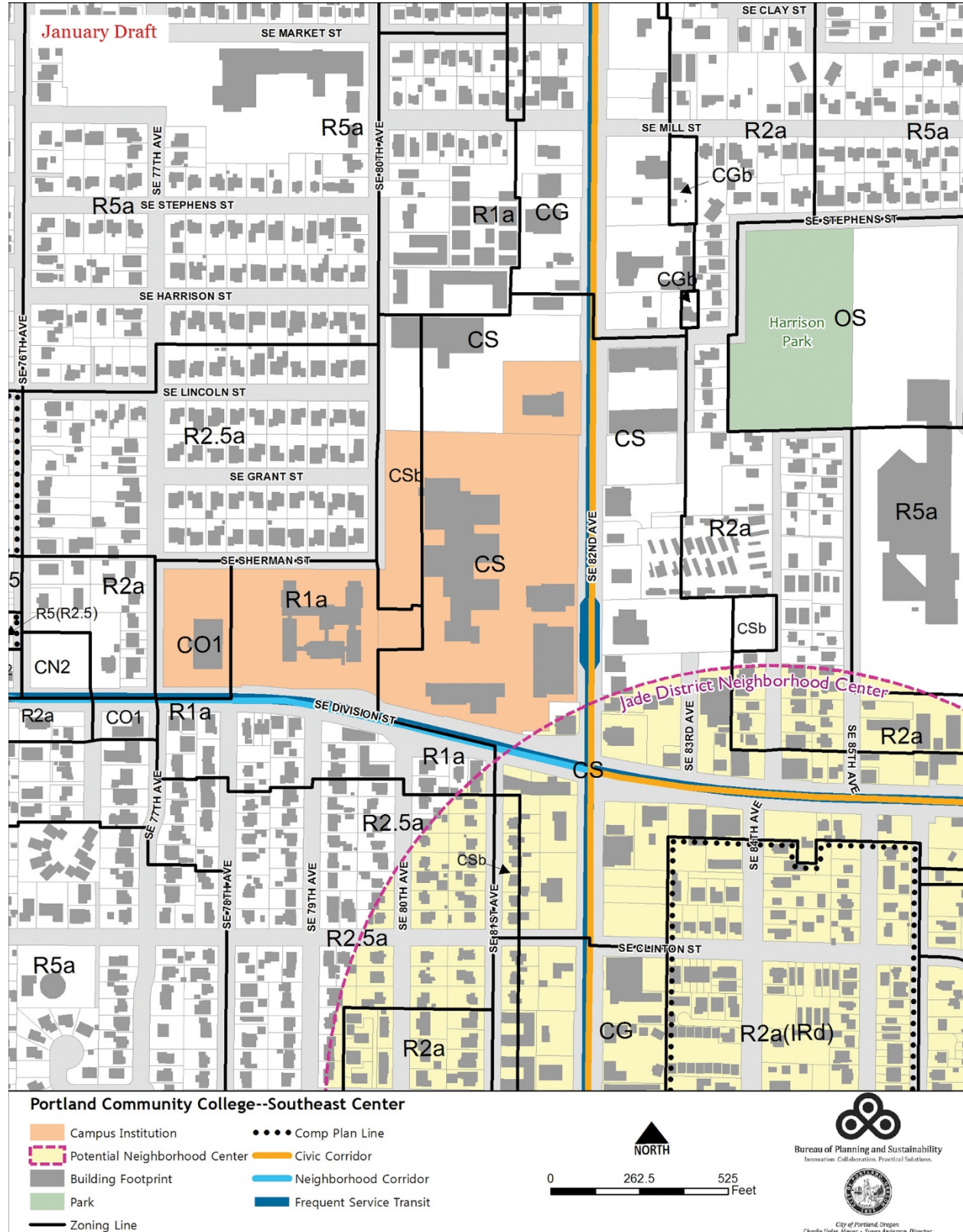
Map 6: Multnomah University



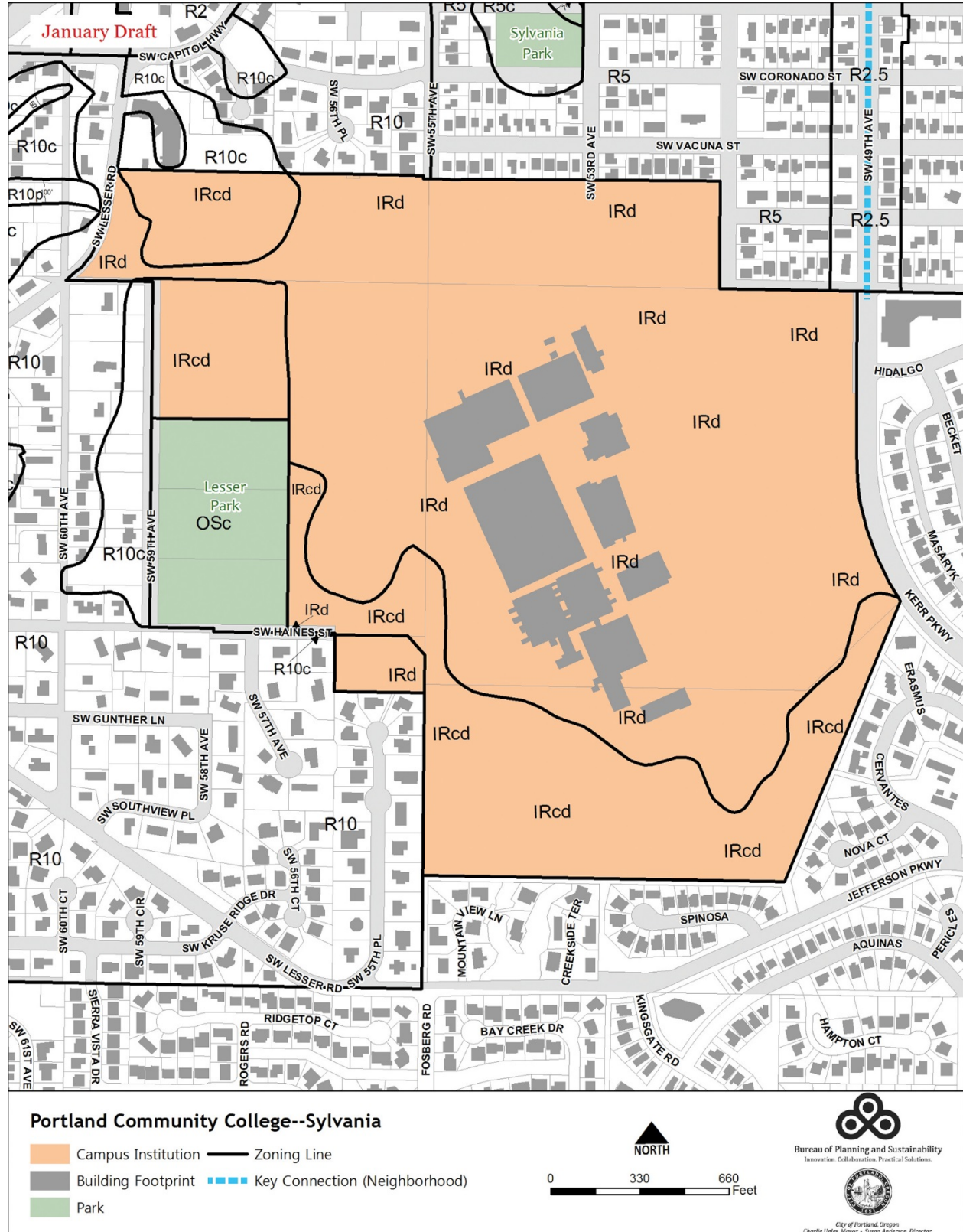
Map 7: Portland Community College - Cascade



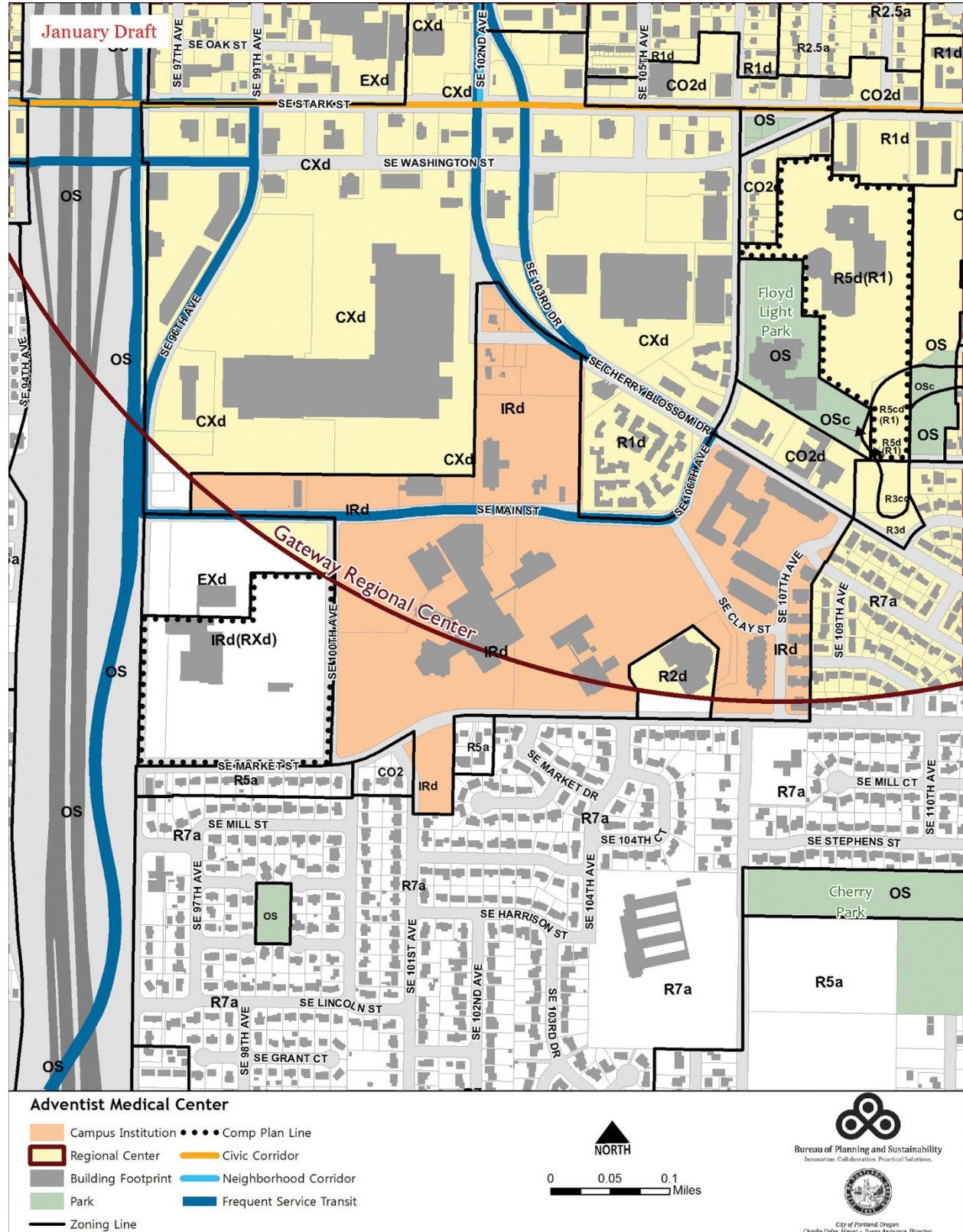
Map 8: Portland Community College – Southeast Center



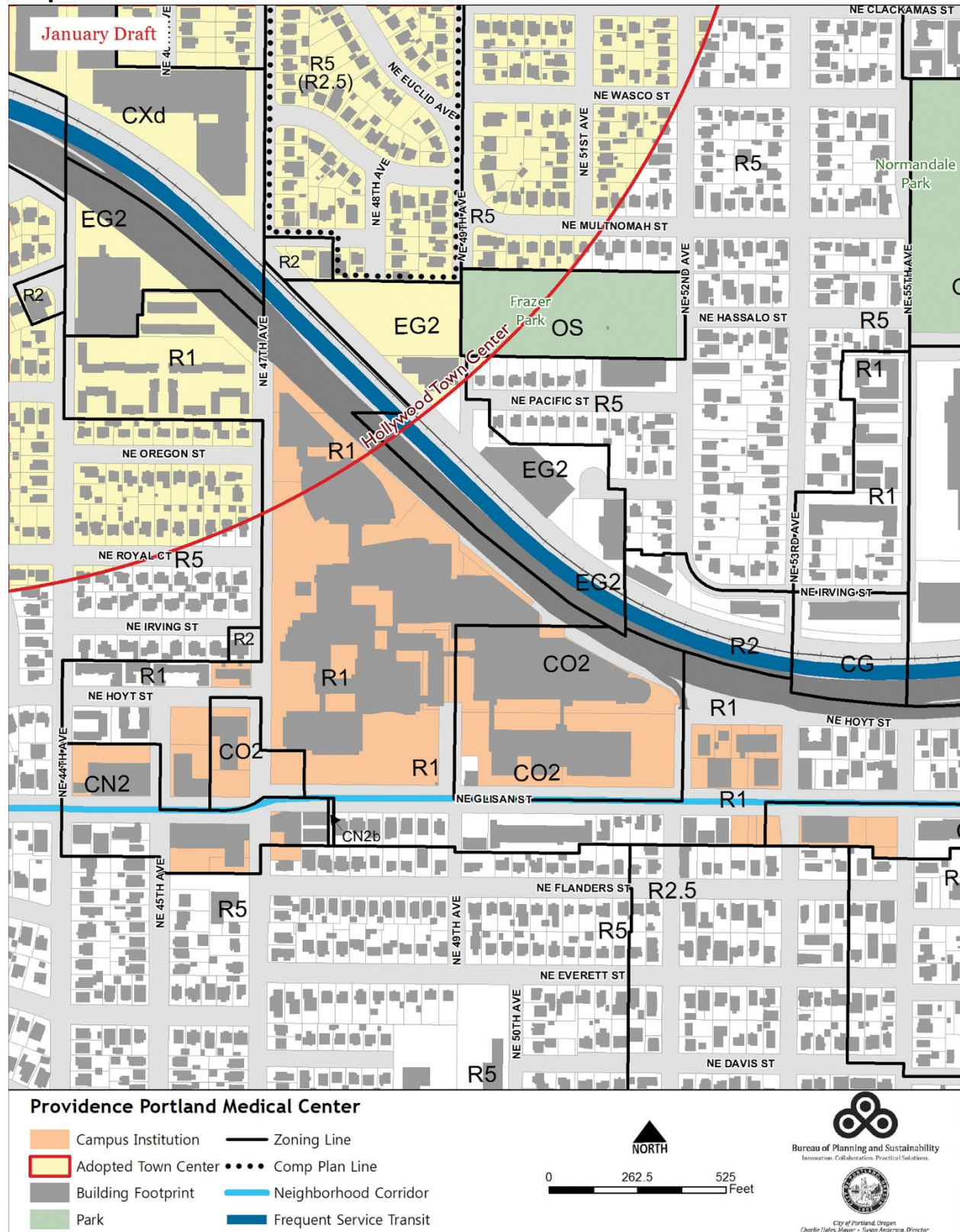
Map 9: Portland Community College - Sylvania



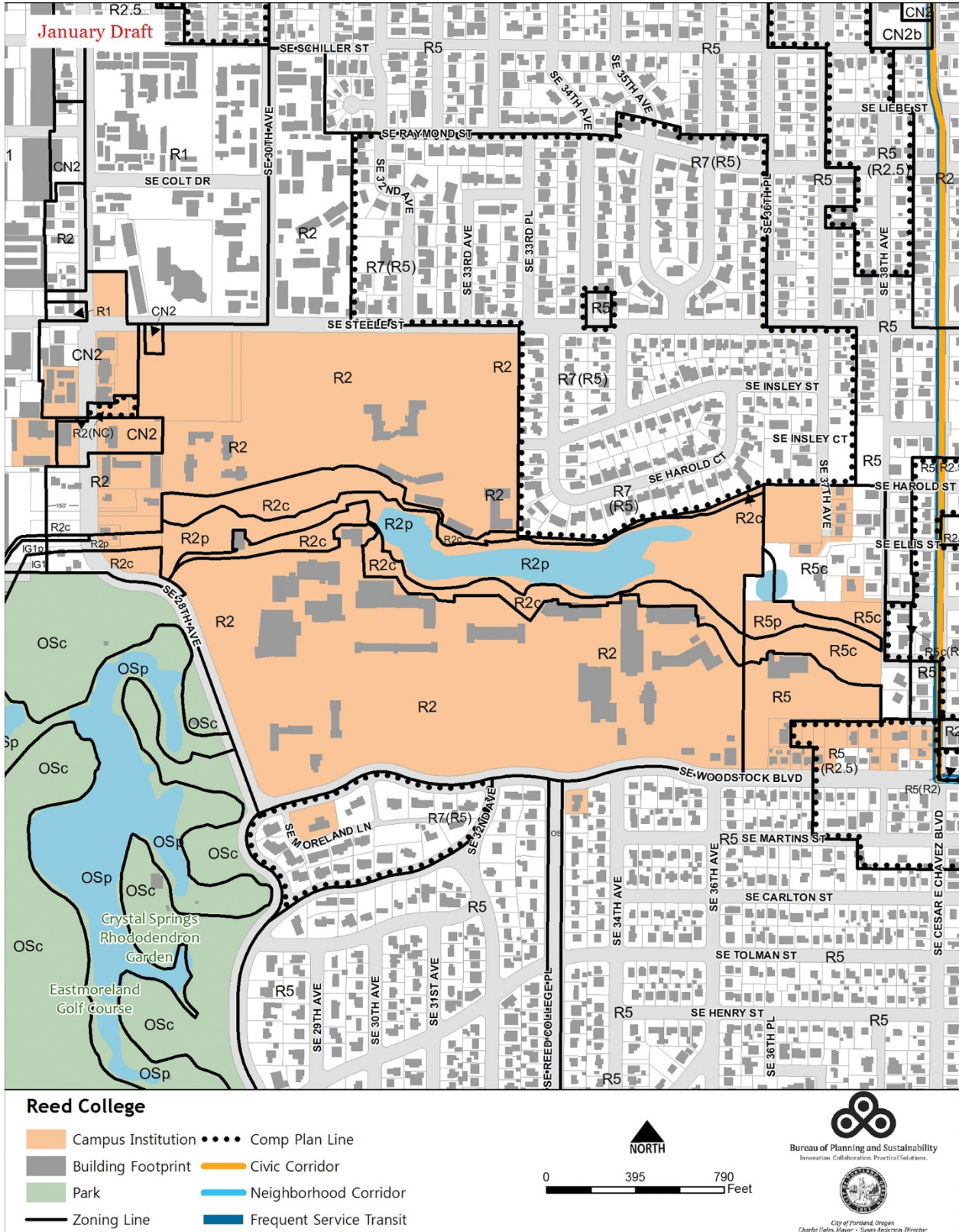
Map 10: Adventist Medical Center



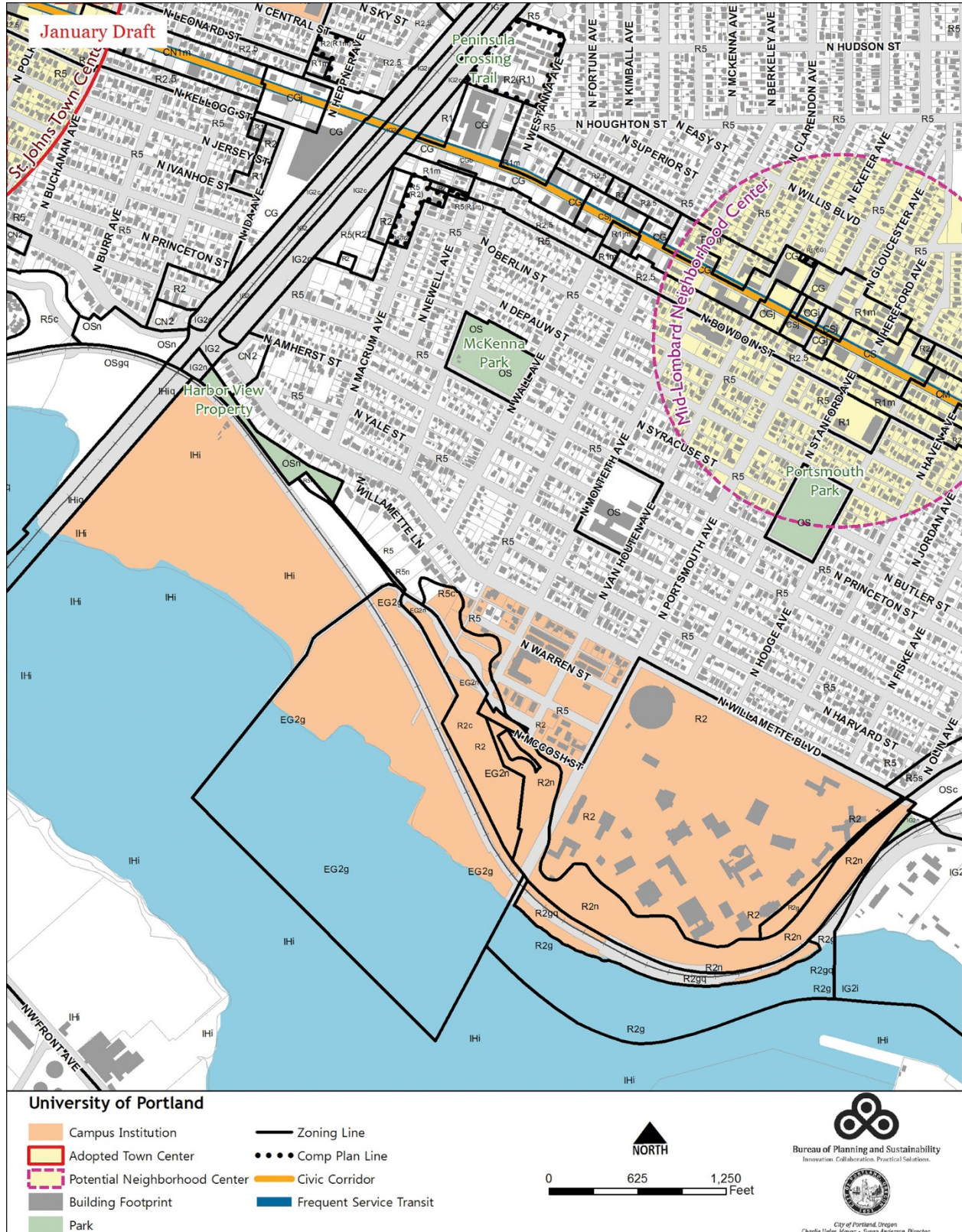
Map 11: Providence Portland Medical Center



Map 12: Reed College



Map 13: University of Portland



Map 14: University of Western States



Map 15: Warner Pacific University

