

# Staff Presentation to the **City Council**

Type III Land Use Review Hearing  
Concordia University Foundation  
LU 20-204990 CP ZC

Comprehensive Plan and Zone Map Amendments

**Bureau of Development Services**  
**City of Portland**



2:45 pm  
June 16, 2021

# Presentation Summary

1. **Proposal**
2. **Photos of Site**
3. **Approval Criteria**
4. **Neighborhood Comment**
5. **Hearings Officer Recommendation**

# Proposal

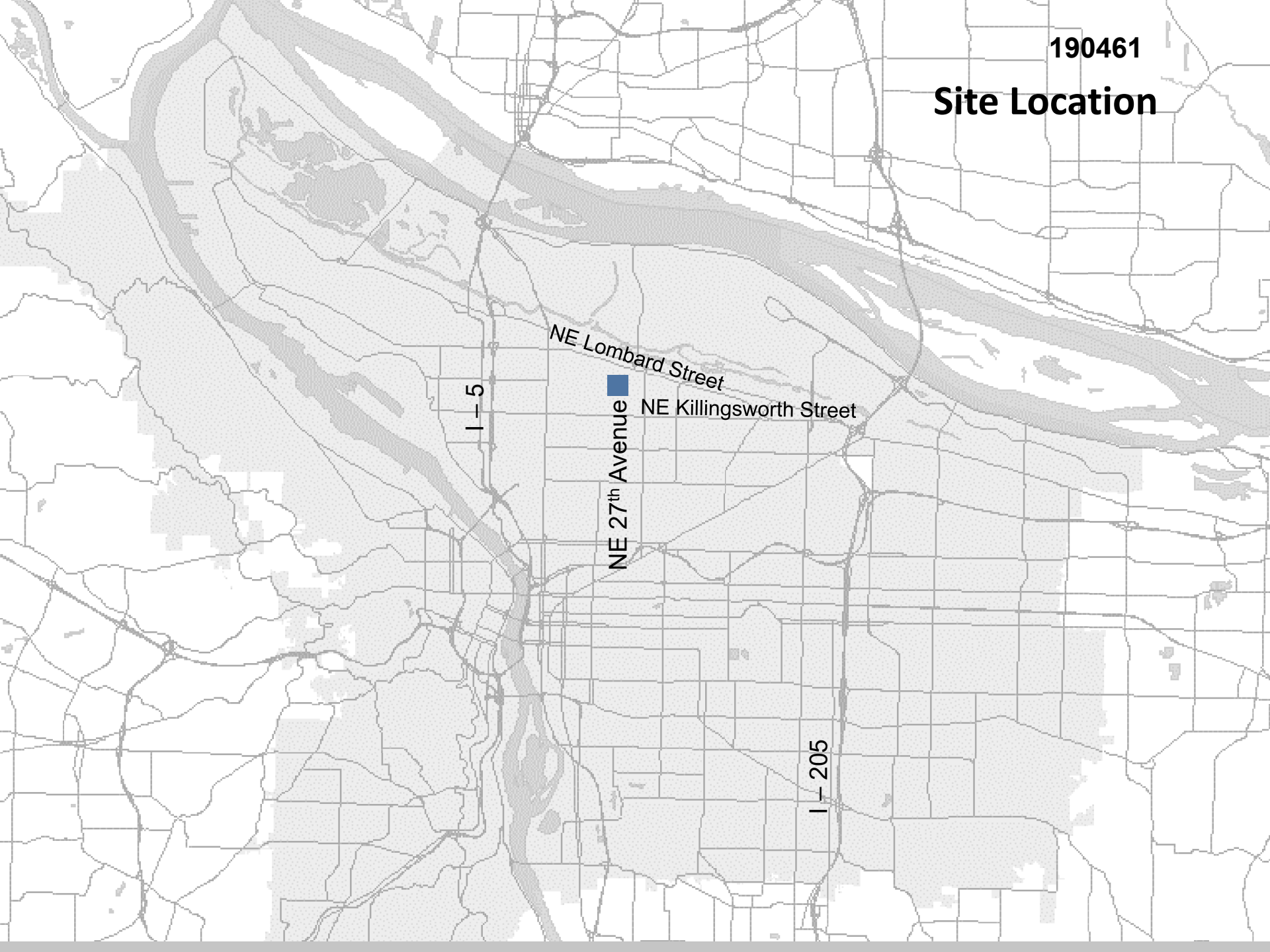
*Concordia University Foundation requests*

- *a Comprehensive Plan Map Amendment from Institutional Campus to Single-Dwelling - 5,000, and*
- *a Zoning Map Amendment from Campus Institutional 1 (CI1) to Residential 5,000 (R5 zone)*

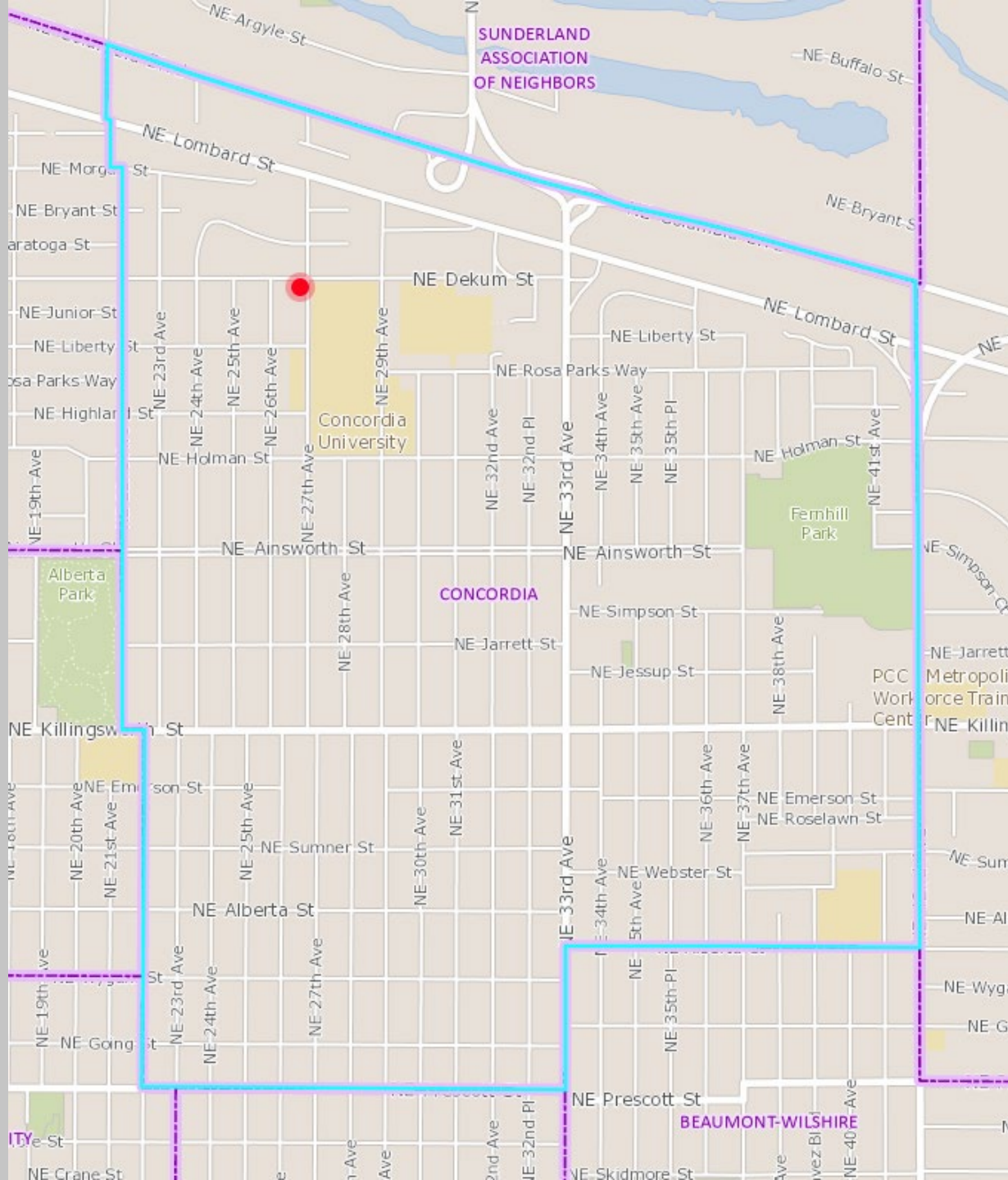
1. 2636 NE Dekum Street
2. 6705 NE 27th Avenue
3. 6623 NE 27th Avenue
4. 6325 NE 27th Avenue
5. 6305 NE 27th Avenue

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## Site Location

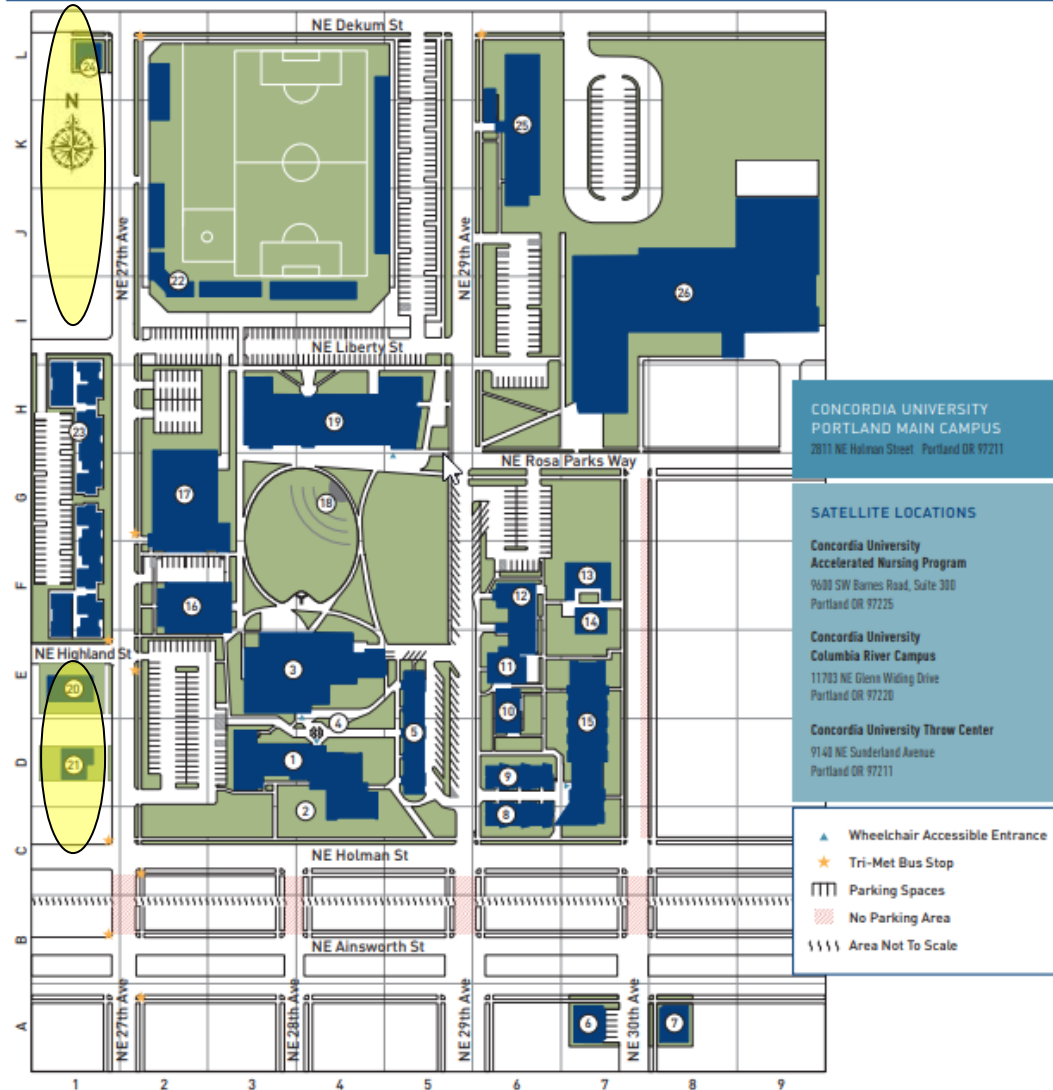


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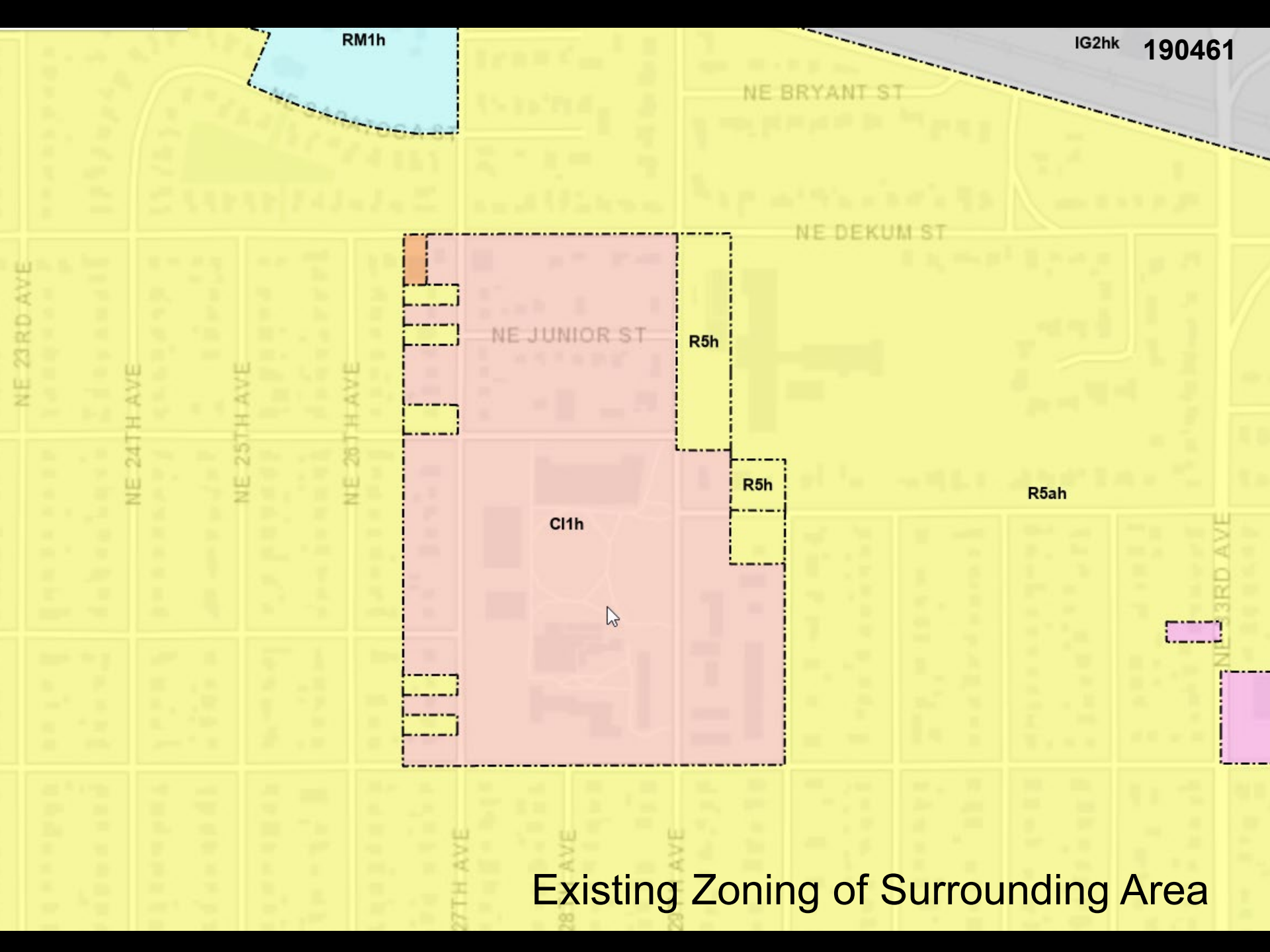
### LOCATIONS

- 1 Luther Hall — D3
- 2 Luther Front Lawn — C4
- 3 Hagen Campus Center — E3
- 4 Luther Courtyard — D4
- 5 Centennial Hall — E5
- 6 Concordia at Ainsworth Building — A7

- 7 ELS Language Center Classroom — A8
- 8 Coates Apartments: South — C6
- 9 Coates Apartments: North — D6
- 10 Weber Residence Hall — E6
- 11 Mary Neils Building — E6
- 12 Elizabeth Residence Hall — F6
- 13 Neils Residence Hall: North — F7
- 14 Neils Residence Hall: South — F7
- 15 East Residence Hall — D7
- 16 Fine Arts Building — F2
- 17 Concordia University Gymnasium — G2
- 18 Campus Green — G4
- 19 George R. White Library & Learning Center — H4
- 20 The Concordia House — E1

- 21 Physical Plant Services House — D1
- 22 Wilken Community Stadium — I2
- 23 Concordia Place Apartments — G1
- 24 The Navy House — L1
- 25 St. Michael's Lutheran Church — K6
- 26 Concordia University • Faulstich School,  
a 3 to Ph.D. Community — J8

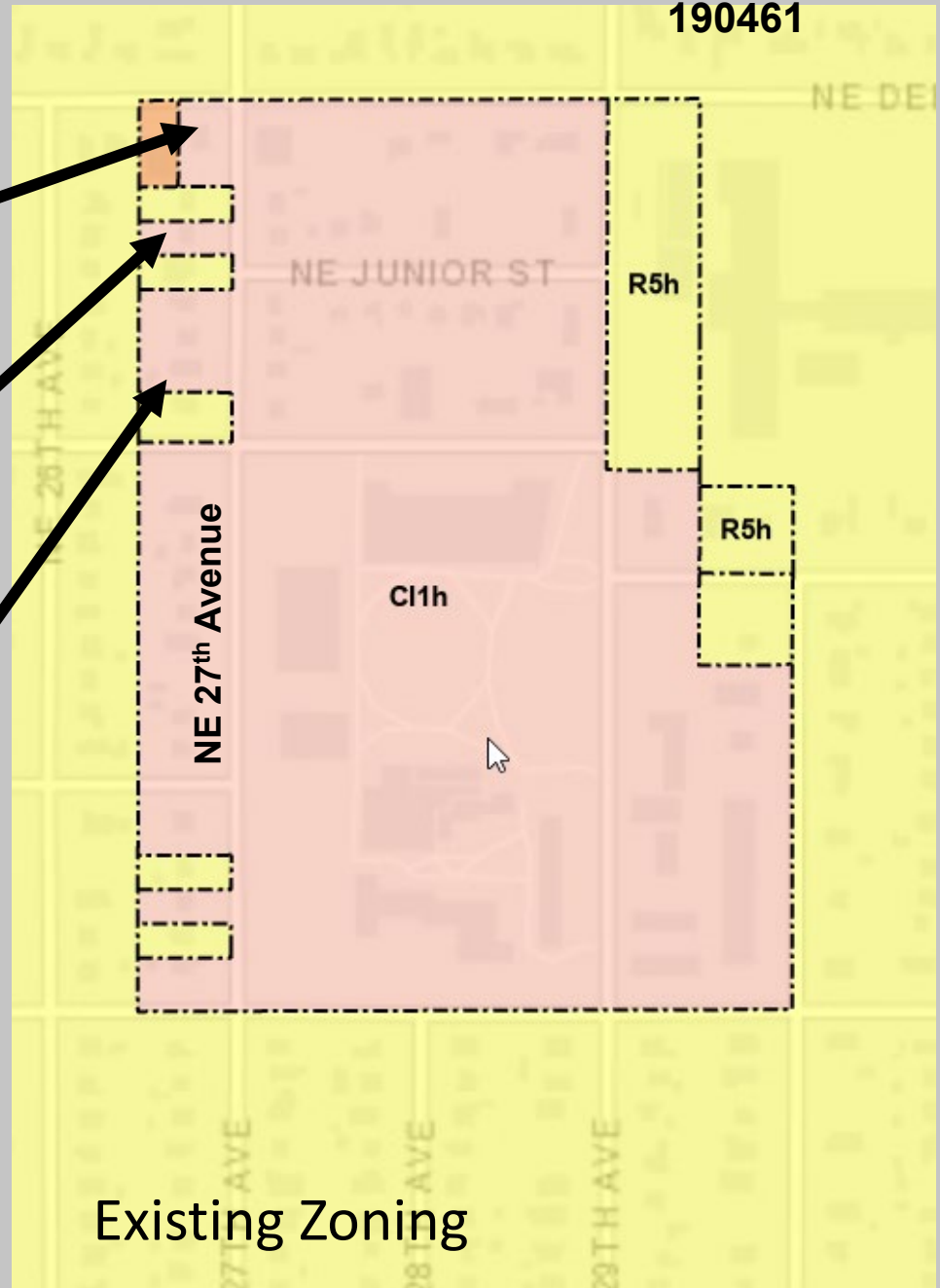
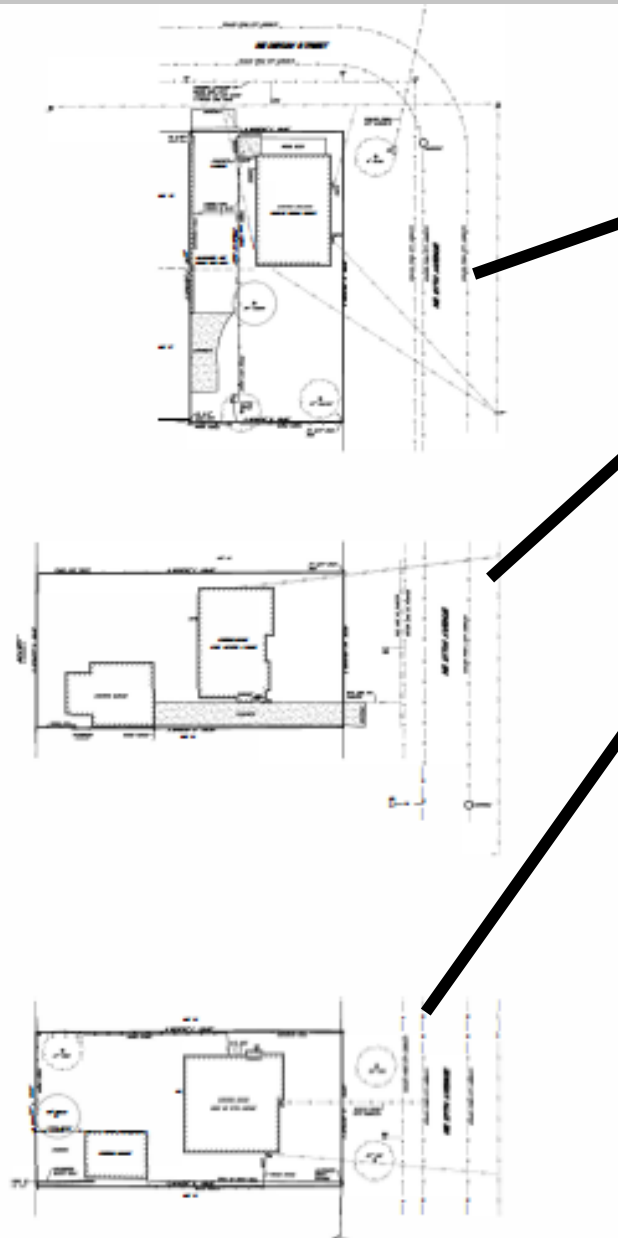




Existing Zoning of Surrounding Area



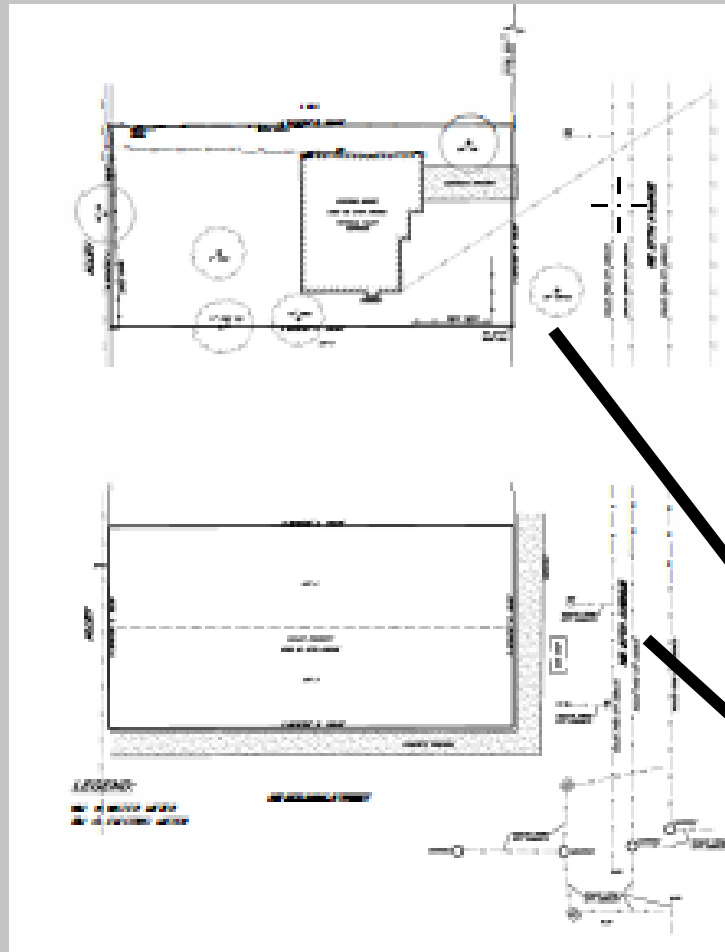
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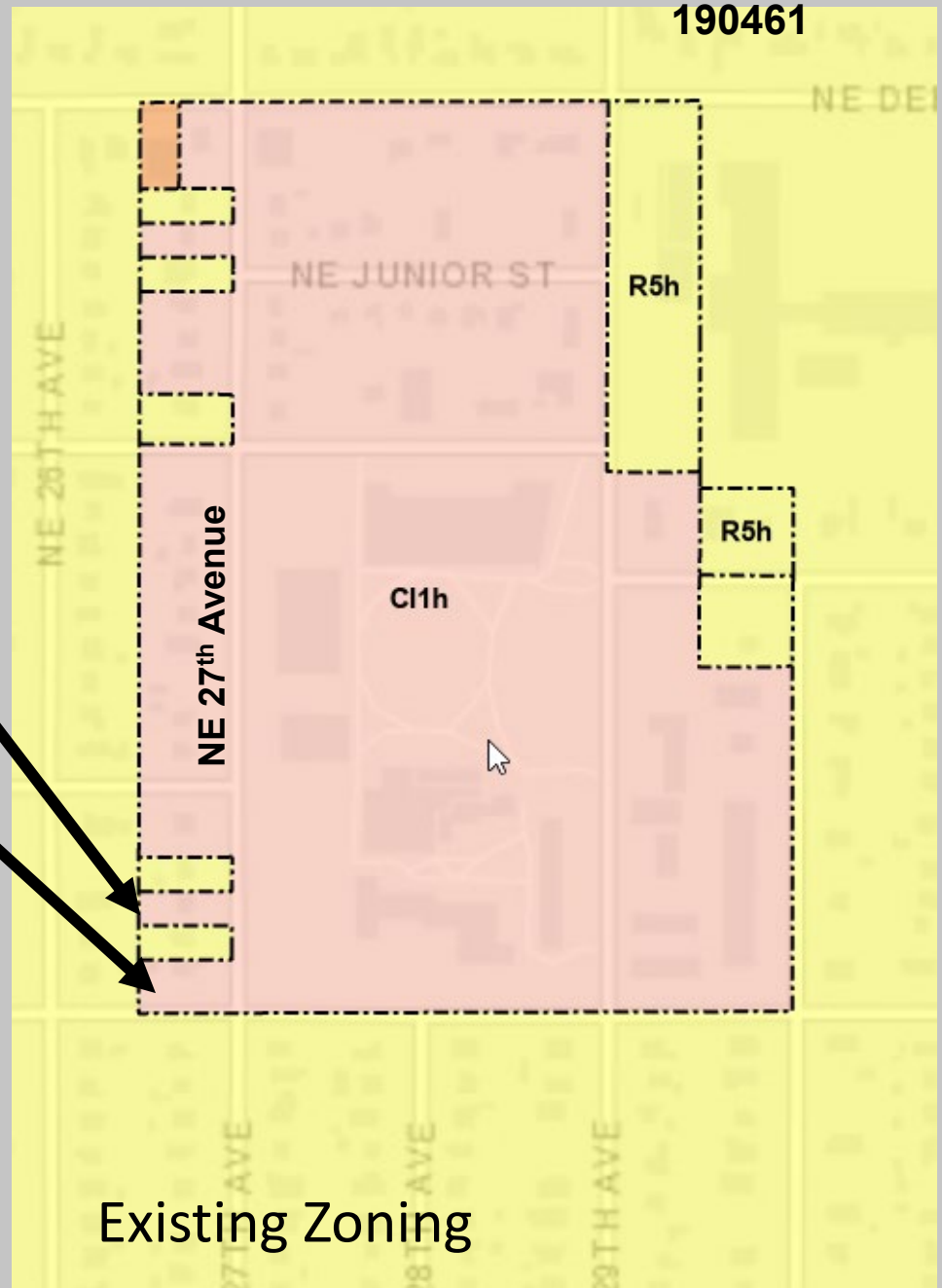
North block – 3 properties

Existing Zoning

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South block – 2 properties



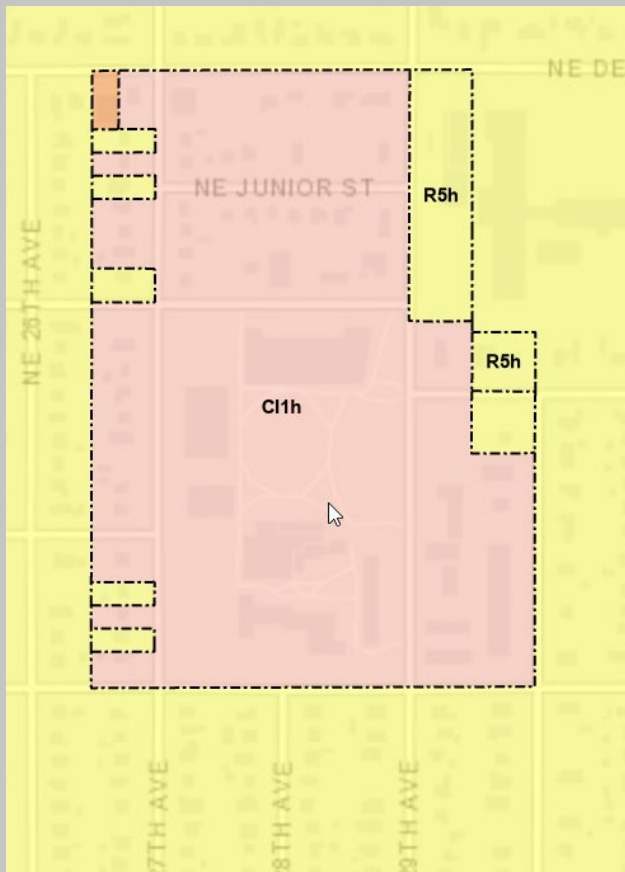
Existing Zoning

## Overlay zones

### Aircraft Landing Overlay Zone (Zoning Code Chapter 33.400)

## Aircraft Landing (h)

The Aircraft Landing **(h)** overlay zone provides safer operating conditions for aircraft in the vicinity of Portland International Airport by limiting the height of structures and vegetation.



*The “h” overlay zone is not proposed to be removed from the subject properties.*

*The “h” overlay zone mapping will remain as is on the subject properties.*

# Presentation Summary

1. **Proposal**
2. **Photos of Site**
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5. **Hearings Officer Recommendation**



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Looking east:  
NE Dekum Street @ NE 27<sup>th</sup> Avenue

Property #1  
2636 NE Dekum Street



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Property #2  
6705 NE 27<sup>th</sup> Avenue



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Property #3  
6623 NE 27<sup>th</sup> Avenue



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Property #4  
6325 NE 27<sup>th</sup> Avenue



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Looking south:  
NE 27<sup>th</sup> Avenue @ NE Holman Street

Property #5  
6305 NE 27<sup>th</sup> Avenue

# Presentation Summary

1. Proposal
2. Photos
3. **Approval Criteria –  
Comprehensive Plan Map and Zoning Map Amendments**
1. Neighborhood Comment
2. Hearings Officer Recommendation

## **Comprehensive Plan Map Amendment Approval Criteria**

1. On balance, the proposed designation is equally or more supportive of the Comprehensive Plan as a whole.
2. The proposed designation is consistent with statewide planning goals.

## **Zoning Map Amendment Approval Criteria**

- A. Compliance with the Comprehensive Plan Map.
- B. Adequacy of public services.
- D. Within the City's boundary of incorporation.



# Presentation Summary

1. Proposal
2. Photos
3. Approval Criteria
4. **Neighborhood Comments to the Hearings Officer**
5. Hearings Officer Recommendation

## Neighborhood Comment

- No objections raised regarding the proposed map amendments.
- Comments focused on questions about the future use and sale of the subject properties and the larger campus.
- Soul District Business Association request for collective participation in the process of selling the subject properties.

# Presentation Summary

1. Proposal
2. Zoning
3. Photos
4. Approval Criteria
5. Neighborhood Comments
6. Hearings Officer Recommendation

## 6. Hearings Officer's Recommendation to the City Council

For the subject five properties, LUR 20-204990 CP ZC:

### **Approval of a Comprehensive Plan Map Amendment**

from Institutional Campus to Single-Dwelling - 5,000; and

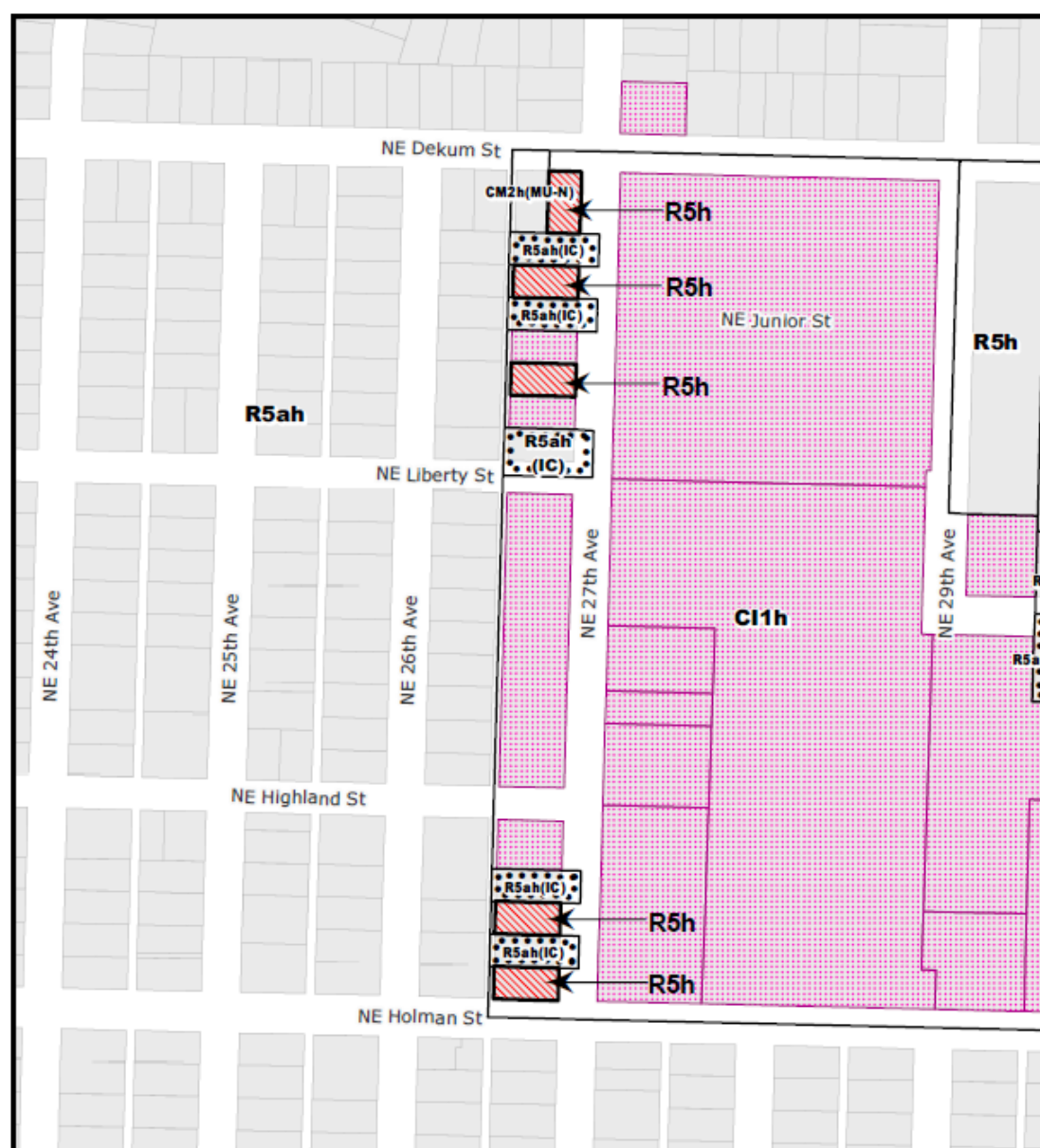
### **Approval of a Zoning Map Amendment**


from Campus Institutional 1 (CI1) Zone to  
Residential 5,000 (R5) zone.



With retention of the Aircraft Landing “h” overlay zone.







**PROPOSED**   
**ZONING**

 Site  
 Also Owned Parcels

File No. LU 20 - 204990 CP ZC  
 1/4 Section 2433,2333  
 Scale 1 inch = 200 feet  
 State ID 1N1E13BC 14500  
 Exhibit B2 Oct 20, 2020

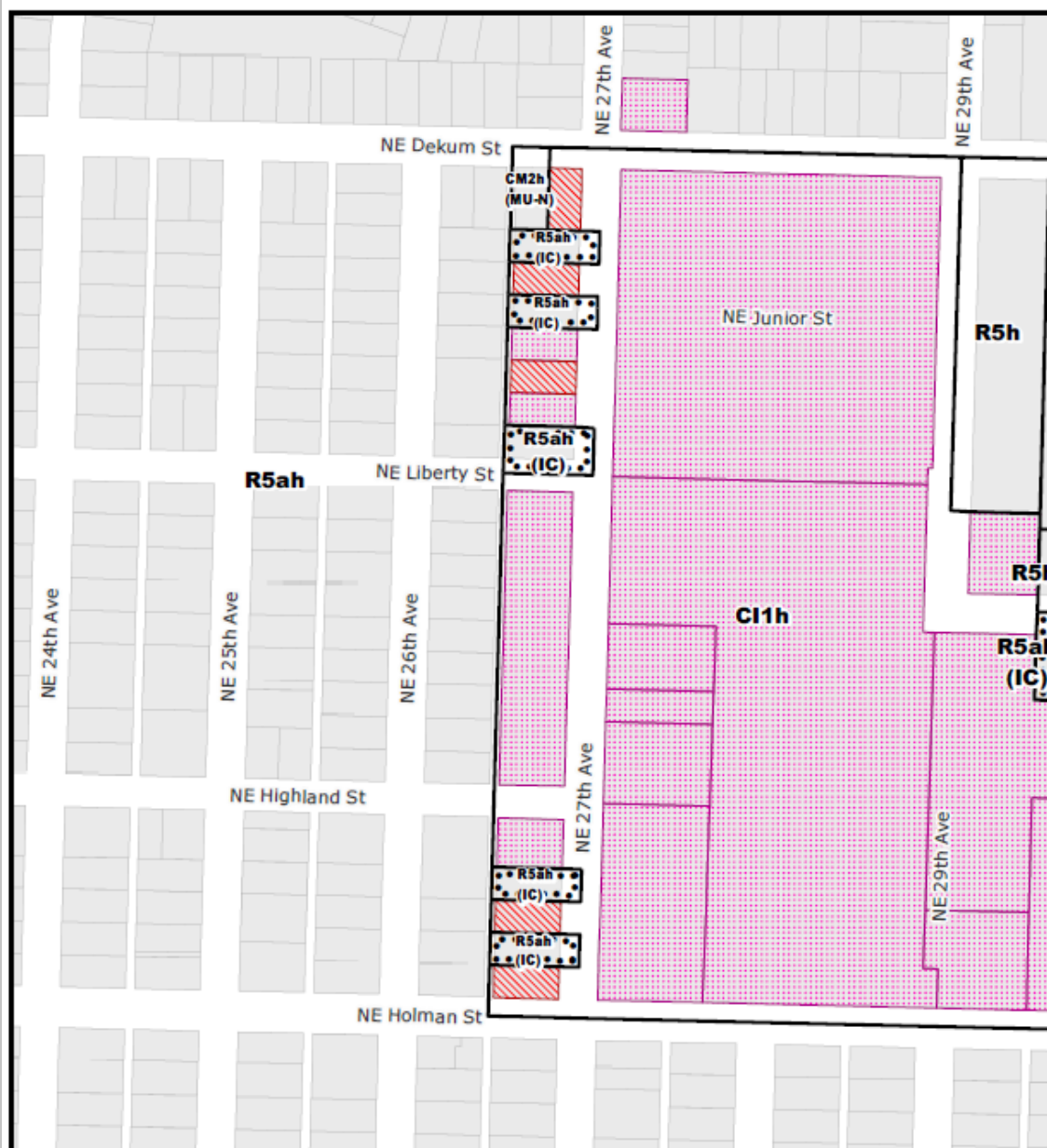


End of staff presentation

## **Supplemental Slides**

The following slides #27-36 are not part of the presentation but are available if needed for discussion at hearing.





Existing Zoning



Site



Also Owned Parcels

File No. LU 20 - 204990 CP ZC  
 1/4 Section 2433,2333  
 Scale 1 inch = 200 feet  
 State ID 1N1E13BC 14500  
 Exhibit B1 Oct 20, 2020

## Applicant's statement:

### PROPOSAL

The Concordia Foundation requests a Type III quasi-judicial Comprehensive Plan amendment from Institutional Campus to Single Dwelling and zone change from CI1 to R5 for a site located on the west side NE 27<sup>th</sup> Avenue between Dekum and Holman. There are five properties subject to this request. Each of the properties are owned by the Concordia Foundation and were included in the City's 2016 CI zoning project. The properties are the same size and in the identical situation. The purpose of the CI zoning project was to enhance the ability of institutions to grow in the City of Portland while mitigating unwanted impacts to neighborhood character. As part of the CI zoning project, these five properties were rezoned from R5 to CI1 to accommodate the growth and operations of Concordia University. At that time, the residential use became prohibited. These properties are all located across NE 27<sup>th</sup> from the main campus and have for the been developed with residential structures that are consistent with the character of the R5 zoning designation.

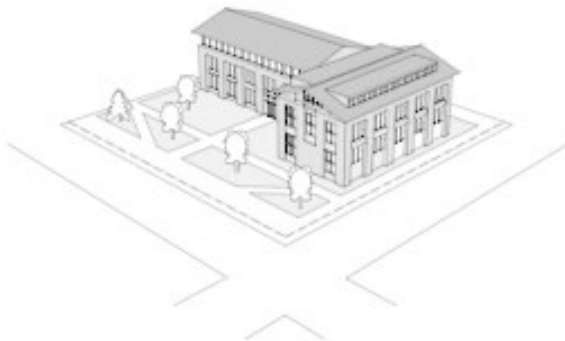
*Hearings Officer corrected applicant's statement by adding "**most part**" to the last sentence.*

## **Applicant's statement:**

Concordia University made the difficult decision to cease operations at the Concordia campus in the Spring of 2020 after over 100 years in this NE Portland location. These residential properties on the west side of NE 27<sup>th</sup> were never redeveloped for campus institutional uses. This zone change and comprehensive plan amendment would return the properties to the single dwelling 5,000 designation and the R5 zone consistent with the balance of the neighborhood.

One lot is vacant; three lots have established single-family dwellings; and one corner lot is developed with a duplex. An approval stabilizes the row of existing single-family houses and provides a clear boundary for the institutional uses to the east.





The **CI1** zone is a multi-use zone that provides for the establishment and growth of large institutional campuses located in residential neighborhoods. For specific zoning code details, visit the [zoning code website](#). The regulations for this zone are found in [Chapter 33.150](#).

Generally, the uses and character of this zone are oriented towards:



RETAIL



INDUSTRY



OFFICE



INSTITUTIONAL



RESIDENTIAL



OPEN SPACE

Specific allowable uses include: education facilities, medical facilities and parks and open areas.

Quick facts

Location	You'll find this zone at campuses such as University of Portland, Reed College and Lewis and Clark University.
75'	<b>maximum height</b> , which is generally 4 stories. Lower height limits along the campus perimeter match adjoining zone standards.
0.5:1 FAR	This zone is not eligible for bonus provisions.
Parking	is generally not required for non-residential uses when development is located near transit or contains fewer than 30 residential units. Campus Institutions are required to develop according to an approved Transportation Impact Analysis and operate in conformance with an approved Transportation Demand Management Plan.

Overlay zones

Aircraft Landing (h)

## Proposed Zoning

## R5 base zone



The **R5** zone is a single-dwelling zone which allows 1 dwelling unit per 5,000 ft<sup>2</sup>. The major types of new housing development will be limited to single family houses, accessory dwelling units (ADU) and duplexes on corners.

For specific zoning code details, visit the [zoning code website](#). The regulations for this zone are found in [Chapter 33.110](#).

Generally, the uses and character of this zone are oriented towards:



RETAIL



OFFICE



RESIDENTIAL



INDUSTRY



INSTITUTIONAL



OPEN SPACE

Primary uses include: household living.

## Quick facts

## Location

You'll find this zone along streets like SE Lincoln St., NE Knott St. and N Denver Ave. This is the most common residential zone in Portland.

## 30'

**maximum height**, which is generally 2-3 stories

## Maximum density

**1 unit** per 5,000 ft<sup>2</sup>

## Parking

1 parking space per dwelling unit except ADUs

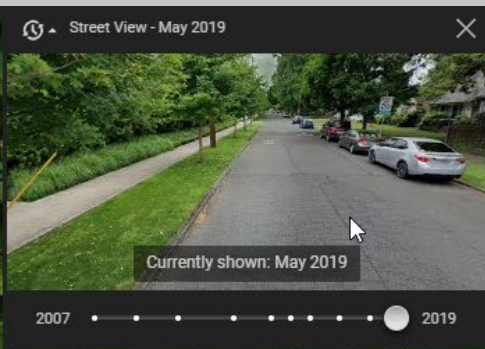




NE 27<sup>th</sup> Avenue, looking south



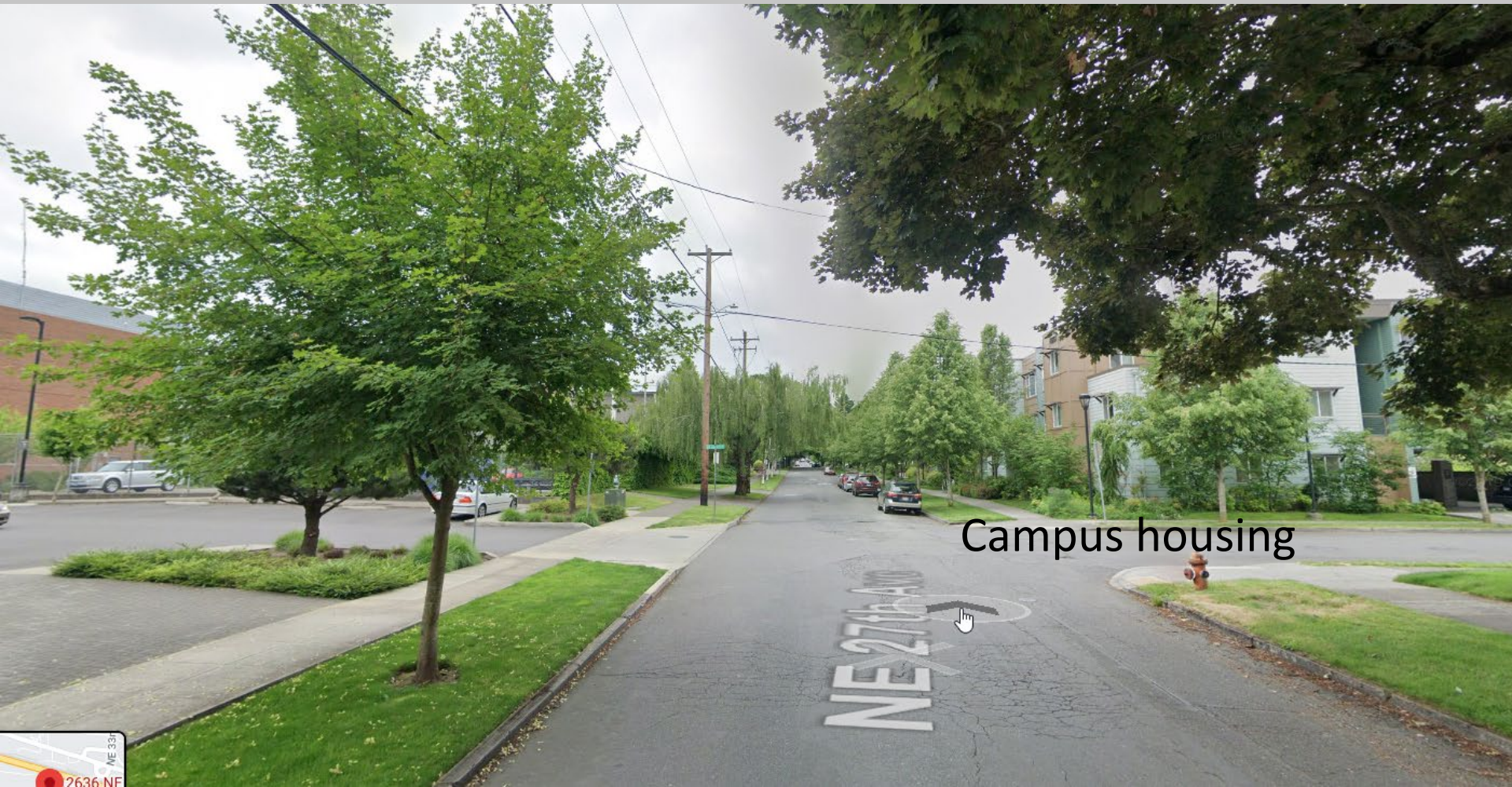
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NE 27<sup>th</sup> Avenue, looking south



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Looking south:  
NE 27<sup>th</sup> Avenue @ NE Liberty Street





Looking south:  
NE 27<sup>th</sup> Avenue @ NE Highland Street