

Peter Finley Fry AICP Ph.D.

(503) 703-8033

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Erica Thompson (Vice Chair)
Michael Pouncil (Vice Chair)
Portland Planning Commission
1900 SW Fourth Avenue
Portland, OR 97201

Warner Pacific University

Thank you for the opportunity to support the vacation of the street stub, SE Caruthers.

Warner Pacific is a faith-based university attracting students from throughout the world. The university is challenged by Portland's zoning as the university works to foster partnerships with community-based organizations to build housing around the campus.

Portland institutional zoning code has a long and complex legislative history that has resulted in this table:

Table 150-1 Campus Institutional Zone Primary Uses

Retail Sales and Service is allowed as a conditional use in C11. Residential and office are prohibited in C11. In the C12 zone, office, sales and service and office, and residential uses are allowed by right.

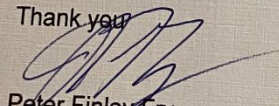
The C11 zoning prohibits office or retail unless the property is owned and used for a university purpose. The university desires to mix university housing with market housing to improve diversity on campus. The university also is working with community-based non-profits who need ownership positions in the projects developed and the zoning prohibits conventional financing.

These are the universities that have been restricted. The zoning has also caused all existing housing within the C11 zone to become non-conforming.

C11	Multnomah
University of Oregon (Concordia)	Lewis and Clark
University of Portland	Reed College
Linfield College	Warner Pacific University

Only the Planning Commission can correct this extremely harmful zoning consequence.

Thank you


Peter Finley Fry

303 NW Uptown Terrace #1B
Portland, Oregon USA 97210
peter@finleyfry.com