

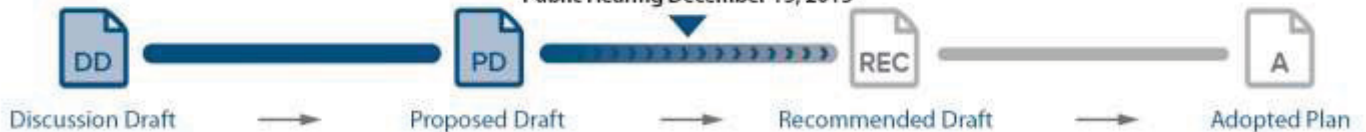
Campus Institutional Zoning Project

EARLY IMPLEMENTATION OF THE 2035 COMPREHENSIVE PLAN

PROPOSED DRAFT - NOVEMBER 2015



Planning and Sustainability Commission
Public Hearing December 15, 2015



November 2015
www.portlandoregon.gov/bps/pdxcompplan



Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.

City of Portland, Oregon
Charlie Hales, Mayor • Susan Anderson, Director



Campus Institutional Zoning Update

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How can I provide feedback to decision-makers?

You may testify about proposed changes to the Planning and Sustainability Commission (PSC) in the following ways:

Testify in person at the PSC public hearing.

You may speak for 2 minutes to the Commission, and your testimony will be added to the public record.

PSC Campus Institutional Zoning Project Public Hearing

Tuesday, December 15, 2015

1900 SW 4th Avenue, Room 2500, Portland, OR

To confirm the time and date, check the PSC calendar at

www.portlandoregon.gov/bps/35452

Testify in writing between now and December 15th, 2015.

Please provide your full name and mailing address.

- Email: psc@portlandoregon.gov with subject line "PSC Campus Institutional Zoning Testimony"
- U.S. Mail: Portland Planning and Sustainability Commission, Campus Institutional Zoning Testimony, 1900 SW 4th Ave., Suite 7100, Portland OR 97201
- Map App: www.portlandmaps.com/bps/mapapp, click on the "comments" form and provide your testimony

For more information please contact:

John Cole, Senior City Planner

Portland Bureau of Planning and Sustainability

1900 SW 4th Avenue, Suite 7100

Portland, Oregon 97201-5380

Phone: 503-823-3475 **Email:** john.cole@portlandoregon.gov

A digital copy of this report and additional project background information can be found at www.portlandoregon.gov/bps/institutions



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Acknowledgements

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<p>Bureau of Planning and Sustainability Charlie Hales, Mayor, Commissioner-in-charge Susan Anderson, Director Joe Zehnder, Chief Planner Tom Armstrong, Supervising Planner Project Manager John Cole, Senior Planner With Assistance From Marc Asnis, Urban Design Studio Shannon Buono, Senior Planner Julia Gisler, City Planner Neil Loehlein, GIS Intern Carmen Piekarski, GIS Analyst Bureau Representatives Douglas Hardy, BDS Rodney Jennings, PBOT Kurt Krueger, PBOT Mark Walhood, BDS</p>	<p>Project Advisory Group Beverly Bookin, Bookin and Associates Elizabeth Decker, JET Planning Tamara DeRidder, Rose City Park NA Justin Dollard, Portland Public Schools David Ellis, Lewis and Clark College Daniel Heffernan, N/NE Business Association Dave Johnston, Collinsview NA Resident Karen Karlsson, NWDNA Tom Karwaki, University Park NA Julia Kuhn, Kittleson and Associates Sharon Maxwell, Contractor/Business Owner Rebecca Ocken, Portland Community College Jill Panches, University of Western States Marty Stiven, Providence Medical Center Mike Warwick, Eliot NA Pamela Witherspoon, Legacy Emanuel</p>
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Section I: Introduction

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) proposes to 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 proposes to:

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 would achieve 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 proposing to increase the development potential for hospital and college campuses to provide enough land area to meet 20-year job growth forecasts. The proposed 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 report?

This report contains:

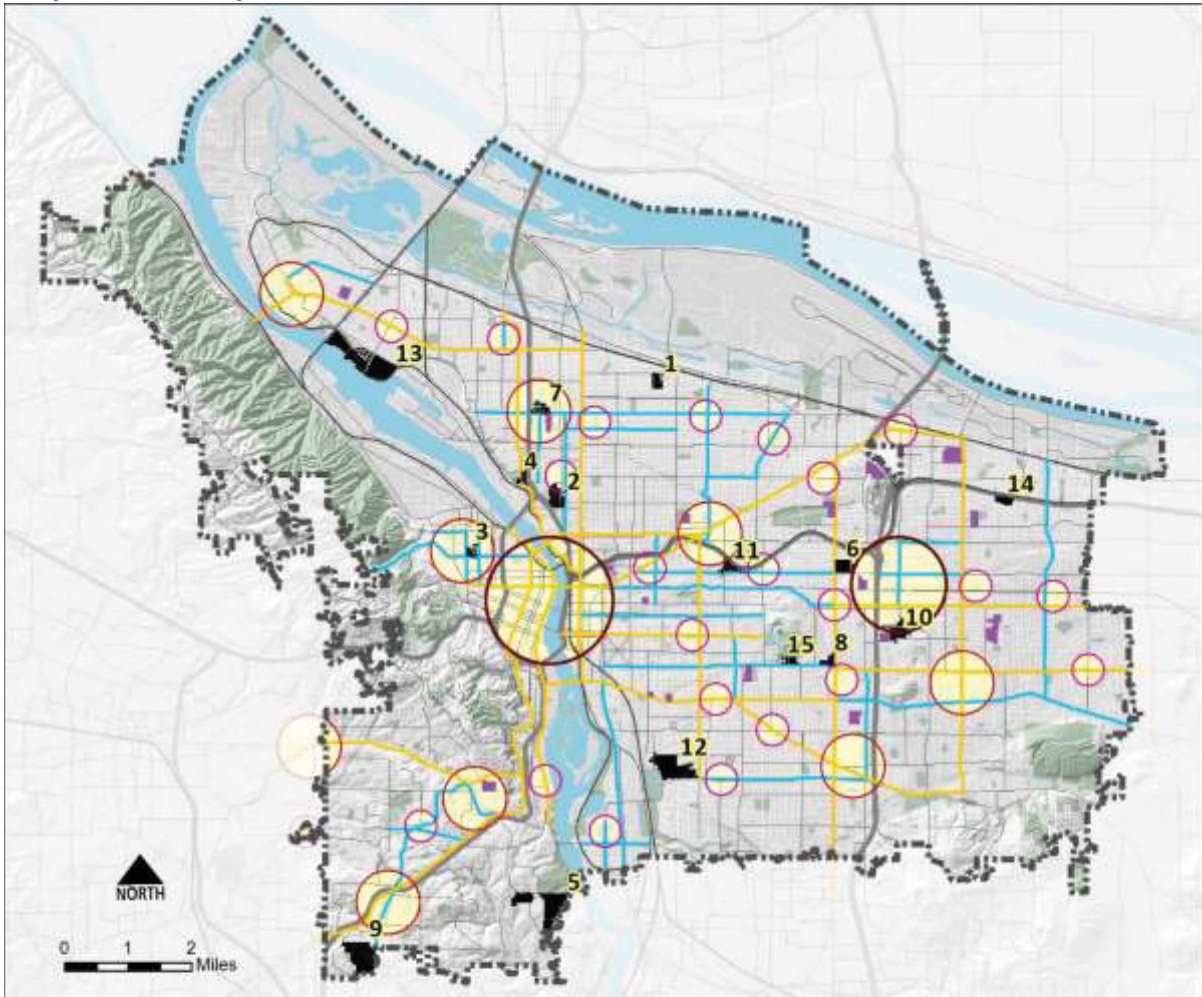
- Background information from the Employment Opportunity Analysis (EOA).
- Portland Plan and recommended 2035 Comprehensive Plan policies that prompted the Campus Institutional Zoning Update work program.
- Technical analysis and policy documents.
- Proposed code language with accompanying commentary.
- A series of maps portraying the proposed zone changes for each institution.
- Detailed maps and other documentation in the appendices that support the proposal.

This staff proposal will be presented to the Planning and Sustainability Commission on December 15, 2015 before a public hearing on the same date. The PSC will review the Proposed Draft, consider additional public input and make a recommendation to City Council for their review and adoption. City Council is tentatively scheduled to hold additional public hearings and take formal public testimony on the recommended code changes in the fall of 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

Section II: Relationship to the Comprehensive Plan

The Campus Institutional Zoning Update is one of eight early implementation projects that are part of the City's Comprehensive Plan Update. It implements proposed 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.

Comprehensive Plan Guiding Principles

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 proposed 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 proposed 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 proposed Comprehensive Plan Update 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 proposed 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 6.55 ***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.

Policy 6.56 ***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 6.57 ***Development impacts.** Protect the livability of surrounding neighborhoods through adequate infrastructure and campus development standards that foster suitable density and attractive campus design.*

Policy 6.58 ***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 6.59 ***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 6.60 ***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 proposed 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 6.55, 6.56).

Two new corresponding Campus Institutional (CI) zones are proposed and applied with land use regulations, development standards and review procedures to support the policies described above (policy 6.57, 6.58, 6.59). Satellite facilities are allowed in mixed use zones and will be eligible for development incentives offered through those zones (policy 6.60). 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

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 Punches, 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.

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 (2020), 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 has 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 C11 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 C11 zone. Through such a classification, limited neighborhood-serving retail opportunities are made available on C11 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.



University of Portland

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 proposed 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 5 year transition period 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 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.

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.

Project staff are proposing 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 develop 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. Proposed 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 proposed 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 33.807 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

The primary implementing mechanism for the Comprehensive Plan policies described in this report is the creation of a new zoning code chapter **150 Campus Institutional Zones**. Proposed chapter text is included in this section. Because the Zoning Code is an interrelated document, changes or additions in one section often effect other code sections as well. For this reason this report also includes proposed text changes to the following sections:

- 33.258 Nonconforming Situations
- 33.266 Parking and Loading
- 33.508.220 Maximum Development/Transportation Capacity
- 33.730.130 Expiration of an Approval
- 33.815 Conditional Uses
- 33.820 Conditional Use Master Plans
- 33.848 Impact Mitigation Plans
- 33.852 Transportation Impact Review
- 33.855 Zoning Map Amendments
- 33.900 General Terms

These chapter revisions are included because they contain substantive changes to either the standards or the procedural requirements of the code related to the Campus Institutional Zones. 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

33.150 Campus Institutional Zones

150

Sections:

General

- 33.150.010 Purpose
- 33.150.020 List of the Campus Institutional Zones
- 33.150.030 Characteristics of the Zones
- 33.150.040 Other Zoning Regulations
- 33.150.050 Where This Chapter Does Not Apply
- 33.150.060 Neighborhood Contact and Outreach

Use Regulations

- 33.150.100 Primary Uses
- 33.150.110 Accessory Uses
- 33.150.120 Nuisance-Related Impacts

Development Standards

- 33.150.200 Lot Size
- 33.150.205 Floor Area Ratio
- 33.150.210 Height
- 33.150.215 Setbacks
- 33.150.220 Building Coverage
- 33.150.235 Building Length in the CI1 Zone
- 33.150.240 Landscaped Areas
- 33.150.245 Trees
- 33.150.250 Ground Floor Windows in the CI2 Zone
- 33.150.255 Building Length and Façade Articulation in the CI2 Zone
- 33.150.260 Screening
- 33.150.265 Transit Street Main Entrance
- 33.150.267 Development Standards for Institutional Campuses in the IR Zone
- 33.150.270 Exterior Display, and Storage
- 33.150.275 Trucks and Equipment
- 33.150.277 Drive-Through Facilities
- 33.150.280 Detached Accessory Structures
- 33.150.285 Fences
- 33.150.290 Demolitions
- 33.150.295 Nonconforming Development and Status of Previous Approvals
- 33.150.300 Parking, Loading and Transportation Demand Management
- 33.150.305 Signs
- 33.150.310 Superblock Requirements
- 33.150.315 Recycling Areas

Maps 150-1 through 150-4 Maximum Heights and Minimum Setbacks

Commentary

A new chapter 150 contains the land use and development standards for two new Campus Institutional zones and a holding location for the existing IR Institution Residential zone relocated from the 120 Multi Dwelling zone chapter. Because all of the proposed text here is new (and none is proposed for deletion) the authors have not displayed the code text in the usual ~~struck~~ and underlined format.

The general format and subsections follow the broader code hierarchy and arrangement.

Two Campus Institutional (CI) zones are proposed to accommodate two campus typologies: CI1 zones generally found in residential areas, are characterized by lower intensity college campuses and CI2 for urban land uses and intensities are associated with hospitals and select college campuses. Typically these front on commercial streets or lie within or adjacent to mixed use centers. Two CI zones can better match the typologies than what is now contained in the single IR zone.

The existing (IR) Institutional Residential Zone and related land use and development standards have been relocated from their current location in the 33.120s multi-dwelling zones section of the Zoning Code to the 150s chapter. This will better match the proposed land use designation hierarchy of the new Comprehensive Plan wherein Campus Institutional, Mixed-Employment and Industrial zones all implement the Employment Land comprehensive plan land use map designations.

33.150.010 Purpose

The campus institutional zones implement the campus institution policies and Institutional Campus (IC) land use designation of the Comprehensive Plan. The zones are for institutions such as medical centers and colleges that have been developed as campuses, and for other uses that are compatible with surrounding neighborhoods. The differences between the zones reflect the diversity and location of campus institutions. Allowed uses and development standards promote the desired character of each zone, and reflect the character and development intensity of surrounding neighborhoods. The CI1 and IR zones encourage development that is at a low to medium density residential scale, while the CI2 zone encourages development that is at a more intense, urban scale. The development standards allow flexibility for development and provide guidance to property owners, developers, and neighbors about the limits of what is allowed.

33.150.020 List of the Campus Institutional Zones

The full and short names of the campus institutional zones and their map symbols are listed below. When this Title refers to the campus institutional zones, it is referring to the three zones listed here. When this Title refers to the CI zones, it is referring only to CI1 and CI2.

Full Name	Short Name/Map Symbol
Campus Institutional 1	CI1
Campus Institutional 2	CI2
Institutional Residential	IR

33.150.030 Characteristics of the Zones

- A. Campus Institutional 1 zone.** The Campus Institutional 1 (CI1) zone is intended for large colleges and medical centers located in or near low and medium density residential neighborhoods. Retail Sales and Service and other uses that serve or support the campus and neighborhood are allowed. Development is intended to be internally focused and compatible with the scale of the surrounding neighborhood. Setback and open space requirements create a buffer between the institution and the surrounding community.
- B. Campus Institutional 2 zone.** The Campus Institutional 2 (CI2) zone is intended for large medical centers, colleges and universities located in or near a Regional, Town or Neighborhood Center, or along a civic or neighborhood corridor that is served by frequent transit service. Development is intended to be pedestrian-oriented and at a scale that encourages urban-scale medical and educational facilities, while also ensuring compatibility with nearby mixed-use commercial and residential areas. Retail Sales and Service and Office uses are allowed to support the medical or college campus, and to provide services to the surrounding neighborhoods.
- C. IR zone.** The IR zone is a multi-use zone that provides for the establishment and growth of large institutional campuses as well as higher density residential development. The IR zone recognizes the valuable role of institutional uses in the community. However, these institutions are generally in residential areas where the level of public services is scaled to a less intense level of development. Institutional uses are often of a significantly different scale and character than the areas in which they are located. Intensity and density are regulated by the maximum number of dwelling units per acre and the maximum size of buildings permitted. Some commercial and light industrial uses are allowed, along with major event entertainment facilities and other uses associated with institutions.

Commentary

33.150.040 Other Zoning Regulations

A number of the campuses subject to the proposed rezoning are also subject to a variety of overlay zones including but not limited to the "d" design overlay "c" and "p" environmental overlays and the "g" greenway overlay. Some institutions fall within geographically specific "plan districts". Additional regulations and entitlements from these overlay zones and plan districts will apply to development within the new campus zones as will specific use and development type regulations included in the zoning code 200's chapter.

33.150.050 Where This Chapter Does Not Apply

Institutions may retain their existing Conditional Use Master Plans and Impact Mitigation Plans until their expiration or through December 31, 2020 whichever comes first. This is roughly five years from the City's Comprehensive Plan adoption and the application of the campus zones. During this transition period institutions may continue to develop according to the entitlements and obligations of their approved plans.

33.150.060 Neighborhood Contact and Outreach

The neighborhood communications section ensures institutions coordinate with the surrounding neighborhood. The proposed neighborhood communications section has three components:

- 1) an annual meeting,
- 2) an early notification of any land use reviews the institution will apply for, and
- 3) an opportunity for the neighborhood association to meet with the institution prior to them submitting an application for a building permit resulting in 10,000 square or more in floor area.

During the course of the project's concept development and later in the review of discussion draft language, interest was expressed by a number of neighborhood or community based interests in including requirements for both "Good Neighbor Agreements" and for "Community Benefits agreements" as a component of the base zone.

Residential development allowed includes all structure types. Mixed use projects including both residential development and institutions are allowed as well as single use projects that are entirely residential or institutional. IR zones will be located near one or more streets that are designated as District Collector streets, Transit Access Streets, or streets of higher classification. The IR zone will be applied only when it is accompanied by the “d” Design Review overlay zone.

33.150.040 Other Zoning Regulations

The regulations in this chapter state the allowed uses and the development standards for the base zones. Sites with overlay zones, plan districts, or designated historical landmarks are subject to additional regulations. The Official Zoning Maps indicate which sites are subject to the additional regulations. Specific uses or development types may also be subject to regulations in the 200s series of chapters.

33.150.050 Where This Chapter Does Not Apply

The regulations in this chapter do not apply to sites with a College or Medical Center use that are continuing to develop under an approved conditional use, conditional use master plan, or impact mitigation plan as allowed by 33.700.110.B.2.b. and 33.700.110.B.4. According to 33.700.110.B.2.b. and 33.700.100.B.4., Colleges and Medical Centers in the CI1 and CI2 zones that were approved conditional uses under prior regulations can continue to develop under the approved conditional use master plan or impact mitigation plan, and the base zone regulations that were in effect at the time the conditional use application was deemed complete, until the conditional use, conditional use masterplan, or impact mitigation plan expires, or December 31, 2020, whichever comes first. In this case, the regulations of this chapter do not apply to development on the site.

33.150.050 Neighborhood Contact and Outreach

- A. Purpose.** The requirements of this section promote ongoing communication between campus institutions and their surrounding communities. By regularly updating the community on campus operations and development proposals, all involved have the opportunity to discuss and resolve potential impacts or conflicts before the proposal has progressed to a quasi-judicial or permit review process. While the comments from the community are not binding, a collaborative approach is encouraged.
- B. Where these regulations apply.** The regulations in this section apply to Colleges and Medical Centers in the campus institutional zones.
- C. Neighborhood contact.** Neighborhood contact is required as follows:
 1. When development on a site will require a land use review, the applicant must notify the neighborhood association and business association for the area at least 30 days before submitting the land use review application to the City. Notification must be by certified mail and the notice must provide information on the proposed development, types of activities, size, and location on the site. A copy of the notification and mailing list must be submitted with the land use review application.
 2. Building permits, not otherwise subject to a land use review, that increase gross floor area by 10,000 square feet or more are subject to the neighborhood contact requirement as specified in Section 33.700.025, Neighborhood Contact. All of the steps in 33.700.025 must be completed before a building permit is requested.
- D. Annual meeting.** Colleges and Medical Centers must conduct at least one community meeting per year:

Commentary

33.150.100 B.1 Retail Sales And Services in the CI1 zone:

Up to 10,000 square feet of primary sales and service use may be permitted through a conditional use review on CI1 campuses. Specific conditional use approval criteria for retail sales and service uses within the CI1 zone are being added to Code section 33.815 Conditional Uses including criteria requiring demonstration that the proposed retail use will:

- be compatible with the adjacent residential neighborhood in building scale and size;
- not create significant adverse impact on surrounding residential uses from noise, lights or odors; and
- is served by a transportation system capable of supporting the proposed use.

The limited square foot allowances for primary retail sales help insure that the primary market area will be the surrounding neighborhood and not generate additional traffic to the neighborhood.

Accessory retail activity such as student bookstores and cafeterias are not subject to this square footage limitation.

Office uses are not given this same consideration. The rationale is that the retail uses will provide a neighborhood amenity while office uses would not provide the same neighborhood benefit.

1. The meeting must provide the following information:
 - a. The status of and any updates to the College's or Medical Center's Transportation Demand Management Plan, Transportation Impact Analysis, and related mitigation measures;
 - b. Development that is anticipated to take place on the site during the next 12 months;
 - c. Potential impacts of other on-site activities that could affect the surrounding neighborhood; and
 - d. Updated contact information for the College or Medical Center ;
2. The College or Medical Center must send notice of the meeting to the neighborhood association and business association for the area at least 30 days before the meeting. Notice must be by registered or certified mail, and must include the following:
 - a. The purpose of the meeting;
 - b. Information on how to contact the institution regarding details about this meeting;
 - c. The date, time, and location of the meeting.
3. A copy of the notification and mailing list must be retained by the College or Medical Center for at least 5 years and must be available for inspection by City staff upon request.

Use Regulations

33.150.100 Primary Uses

- A. Allowed uses.** Uses allowed in the campus institutional zones are listed in Table 150-1 with a "Y". These uses are allowed if they comply with the development standards and other regulations of this Title. Being listed as an allowed use does not mean that a proposed development will be granted an adjustment or other exception to the regulations of this Title. In addition, a use or development listed in the 200s series of chapters is also subject to the regulations of those chapters.
- B Limited uses.** Uses allowed that are subject to limitations are listed in Table 150-1 with an "L". These uses are allowed if they comply with the limitations listed below and the development standards and other regulations of this Title. In addition, a use or development listed in the 200s series of chapters is also subject to the regulations of those chapters. The paragraphs listed below contain the limitations and correspond with the footnote numbers from Table 150-1.
 1. Retail Sales And Service uses in the CI1 zone. This regulation applies to all parts of Table 150-1 that have note [1]. Up to 10,000 square feet of Retail Sales And Service use per site may be allowed as a conditional use in the CI1 zone.

Commentary

33.150.100 B.2 Manufacturing And Production and Industrial Services in the CI1 and CI2 zones:

Accommodation is made for Manufacturing And Production and Industrial Service uses in both the CI1 and CI2 zones to support campus institutions as centers of innovation and workforce development. Business incubators that may be affiliated with, but not strictly accessory to campus institutions are allowed as limited uses in both zones while additional Manufacturing And Production and/or Industrial Service Use may be permitted within the CI2 zone subject to conditional use approval.

33.150.100 B.5 Parks And Open Areas

Note that the limitations assigned to the proposed uses in this section apply only if they are not accessory to a campus use. For example a swimming pool built for students on a college campus is an accessory use and not subject to a conditional use as would be a pool built by Portland Parks and Rec.

2. Manufacturing And Production and Industrial Service in the CI1 and CI2 zones. This regulation applies to all parts of Table 150-1 that have note [2]. In the CI 1 and CI2 zones, up to 10,000 square feet of Manufacturing And Production use and 10,000 square feet of Industrial Service use is allowed per site. More than 10,000 square feet of Manufacturing and Production use and 10,000 square feet of Industrial Service use may be allowed as a conditional use in the CI2 zone. More than 10,000 square feet of Manufacturing and Production and Industrial Service is prohibited in the CI1 zone.
3. Basic Utilities. These regulations apply to all parts of Table 150-1 that have note [3].
 - a. Basic Utilities that serve a development site are accessory uses to the primary use being served on that site.
 - b. Small Scale Energy Production that provides energy for on-site or off-site use are considered accessory to the primary use on the site. Installations that sell power they generate—at retail (net, metered) or wholesale—are included. However, they are only considered accessory if they generate energy primarily from biological materials or byproducts from the site itself, or conditions on the site itself. Not more than 10 tons per week of biological material or byproducts from other sites may be used to generate energy. Not more than 20 percent of the floor area on a site, exclusive of parking area may be devoted to small scale energy production. The requirements of Chapter 33.262, Off Site Impacts must be met.
 - c. All other Basic Utilities are conditional uses.
4. Community Service. This regulation applies to all parts of Table 150-1 that have note [4]. Most Community Service uses are regulated by Chapter 33.815, Conditional Uses.
5. Parks And Open Areas. This regulation applies to all parts of Table 150-1 that have note [5]. Parks And Open Areas uses are allowed by right. However, certain accessory uses and facilities that are part of a Parks And Open Areas use require a conditional use review. These accessory uses and facilities that require a conditional use review are listed below.
 - a. Swimming pools.
 - b. Cemeteries, including mausoleums, chapels, and similar accessory structures associated with funerals or burial.
 - c. Golf courses, including club houses, restaurants, and driving ranges.
 - d. Boat ramps.
 - e. Parking areas.
 - f. Recreational fields for organized sports. Recreational fields used for organized sports are subject to the regulations of Chapter 33.279, Recreational Fields for Organized Sports.

Commentary

33.150.100 B.6.College Uses - Status of outdoor recreation fields

It is the intent of this code section, together with 33.700.110 2.b.(2) to continue operational requirements assigned to certain outdoor sports fields such as, but not limited to, soccer, football and baseball fields. These facilities, often host organized sporting events and may be lighted for evening activities, which can impact the adjoining residential neighborhoods. Limitations have been placed on these fields through conditional use master plans and impact mitigation plans that include hours of operation, frequency of events and requirements for event staffing. Restrictions and regulatory requirements will continue to apply to outdoor sports fields. Application to modify these restrictions or to develop a new outdoor sportsfield (above certain thresholds) will require a new conditional use application together with the attendant neighborhood notification and opportunity to participate in the review process.



Shown above is a four row 15 foot long (60 linear feet) bleacher unit with a 30 person capacity at 24" of bleacher width per spectator.

One of the thresholds included is a limit on spectator seating of 500 linear feet. This is greater than the 210 linear feet assigned to high schools under the assumption that more spectators will reside on campus and that the larger campus size allows for greater buffering from adjoining neighborhoods.

33.150.100 B.9. Group Living in the IR zone

33.150.100 B.10.Retail Sales And Services and Office uses in the IR zone

Use regulations for the existing IR zone have been relocated from their current location in Chapter 120 Multi-Dwelling Zones. No substantive changes are being made.

6. Colleges. This regulation applies to all parts of Table 150-1 that have note [6]. Colleges are allowed by right. However, outdoor sports facilities that include more than 1,500 square feet of accessory building floor area, more than 500 linear feet of spectator seating, outdoor lighting, or voice amplification require a conditional use review.
7. Agriculture. This regulation applies to all parts of Table 150-1 that have note [7]. If the use and site do not meet the regulations of Chapter 33.237, Food Production and Distribution, Agriculture is prohibited.
8. Radio Frequency Transmission Facilities. This regulation applies to all parts of Table 150-1 that have an [8]. Some Radio Frequency Transmission Facilities are allowed by right. See Chapter 33.274.
9. Group Living in the IR Zone. This regulation applies to all parts of table 120-1 that have a note [9]. Group Living facilities in the IR zone are regulated as follows:
 - a. Group Living facilities must be included in the mission statement of the campus's impact mitigation plan;
 - b. The impact mitigation plan's implemented mitigation measures must accommodate the impacts the Group Living facility will create; and
 - c. A facility located less than 150 feet from another residential zone must meet the standards for Group Living in that zone. Where two or more residential zones are within 150 feet of the Group Living development, the controlling regulations are those of the lower density zone.
10. Retail Sales And Services and Office uses in the IR zone. This regulation applies to all parts of Table 120-1 that have a note [10].
 - a. Purpose. Retail Sales And Service uses are allowed as part of an institutional campus in recognition of the large size of such campuses and the needs of the people present for nearby goods and services. Office uses are allowed in recognition of the multifaceted nature of colleges and medical centers.
 - b. Retail Sales and Service uses allowed as accessory activities. These uses are allowed by right when the use is identified as a permitted accessory use in the institution's approved impact mitigation plan or conditional use master plan; and
 - c. Retail Sales and Service and Office uses are allowed on an institutional campus as primary uses when the following regulations are met:
 - (1) The location is identified as a site for a primary retail, service or office use in the institution's approved impact mitigation plan;
 - (2) The impact mitigation plan's mitigation measures for commercial use at the site are met; and

Commentary

33.150.100 B.11. Schools, Colleges and Medical Centers in the IR zone

Use regulations for the existing IR zone have been relocated from their current location in Chapter 120 Multi-Dwelling Zones. No substantive changes are being made.

- (3) Retail Sales and Services uses in combination with office uses which are not listed as primary or accessory uses in the mission statement of the impact mitigation plan are limited. These uses are limited to no more than 50,000 square feet of floor area or 10 percent of the campus floor area, whichever is less. When structured parking is provided 250 square feet of parking structure floor area is included in the area subject to this floor area limitation for each required parking space. Size exceptions are prohibited.
 - d. Institutional Office uses allowed as accessory activities. These uses are allowed by right when the use is identified as a permitted accessory use in the institution's approved impact mitigation plan or conditional use master plan; and
 - e. Institutional Office uses allowed as primary uses. Office uses related to the mission of the institution are allowed by right when all of the following are met:
 - (1) The amount of office space development is mitigated for at the level specified in the institution's approved impact mitigation plan;
 - (2) The office uses allowed are limited to the following:
 - Institutional administrative, faculty, staff, student, and educational offices;
 - Blood collection facilities;
 - Medical office space and medical office buildings; and
 - Medical, scientific, educational research and development facilities and laboratories.
 - (3) Limit the aggregate size of medical, scientific, educational research and development facilities and laboratories; non institution-owned medical office buildings; and major event entertainment facilities and their associated structured parking to 30 percent or less of the campus floor area. Exceptions to the 30 percent maximum are prohibited.
11. Schools, Colleges, and Medical Centers in the IR zone. This regulation applies to all parts of Table 120-1 that have a note [11].
- a. Purpose. High Schools, Colleges, and Medical Centers located in IR Zones are limited to the large institutional campuses the IR Zone is intended to foster. The IR zone was created in recognition of the role such institutions play in meeting the needs of Portland's citizens.
 - b. Regulations for institutional campuses. High Schools, Colleges, Hospitals, and Medical Centers are allowed to develop as institutional campuses when they meet the following regulations.

Commentary

Religious Uses

Religious uses are designated as a conditional use in all three zones. Chapels and other places of worship related to the primary education or medical use are considered accessory uses.

High Schools

High schools are being designated as Institutional Campus on the Comprehensive Plan Map and are allowed within the IR zone.

33.150.120 Accessory Uses:

There are a wide range of accessory uses allowed on campuses including but not limited to group housing (dormitories) household living (for faculty and staff) and retail sales (cafeterias and bookstores). Current code offers some guidelines for distinguishing between primary and accessory uses including, but not limited to 33.910 Definitions and proposed section 33.150.110.

- (1) The institution is located or is to be located on a site that is at least 5 acres in total area. Exceptions to this minimum size requirement are prohibited.
 - (2) The institution has an approved impact mitigation plan or conditional use master plan.
 - (3) Schools and business schools are commercial uses and are not allowed in an IR zone through a conditional use.
- c. Regulations for other institutions. Schools, Colleges, Hospitals, and Medical Centers are allowed as a conditional use only.
 - d. Regulations for recreational fields for organized sports. Recreational fields used for organized sports on a school, school site, or in a park, are subject to the regulations of Chapter 33.279, Recreational Fields for Organized Sports.
12. Daycare in the IR zone. This regulation applies to all parts of Table 120-1 that have a note [11]. Daycare facilities are allowed if included in the institution's approved impact mitigation plan or conditional use master plan.
- C. Conditional uses.** Uses that are allowed if approved through the conditional use review process are listed in Table 150-1 with a "CU". These uses are allowed provided they comply with the conditional use approval criteria for that use, the development standards, and other regulations of this Title. Uses listed with a "CU" that also have a footnote number in the table are subject to the regulations cited in the footnote. In addition, a use or development listed in the 200s series of chapters is also subject to the regulations of those chapters. The conditional use review process and approval criteria are stated in Chapter 33.815, Conditional Uses.
- D. Prohibited uses.** Uses listed in Table 150-1 with an "N" are prohibited. Existing uses in categories listed as prohibited may be subject to the regulations of Chapter 33.258, Nonconforming Uses and Development.

33.150.110 Accessory Uses

Uses that are accessory to a primary use are allowed if they comply with specific regulations for the accessory use and all applicable development standards. In addition, Retail Sales and Service, Manufacturing and Production, and Industrial Service uses that are on a site with a College or a Medical Center in a CI1 or CI2 zone that have exterior access within 150 feet of a public right-of-way or have exterior signage are primary uses. Retail Sales and Service, Manufacturing and Production, and Industrial Service uses that have exterior access more than 150 from a public right-of-way and do not have exterior signage are accessory uses.

33.150.120 Nuisance-Related Impacts

- A. Off-site impacts.** All uses, including accessory uses, must comply with the standards of Chapter 33.262, Off-Site Impacts.
- B. Other nuisances.** Other nuisances are regulated by Title 29, Property and Maintenance Regulations

Commentary

Table 150-1

As noted previously, there are three campus zones included in this new chapter:

- Campus Zone 1 (CI1) provides for college and related accessory uses with limited provision for additional neighborhood serving Retail Sales And Service Uses as a conditional use. Outdoor recreation facilities beyond certain thresholds are also conditional uses due to their potential impact on adjoining neighborhoods.
- Campus Zone 2 (CI2) is a more intensive zone allowing a wider range of primary commercial uses in addition to college and medical center uses. It is intended for hospitals and colleges located along commercial street frontages.
- Institutional Residential (IR) is an existing zone currently located within Zoning Code Multi-Dwelling Residential Chapter 120. Staff has made limited changes to this "legacy" zone which remains applicable to many of the city's high schools.

Table 150-1 Campus Institutional Zone Primary Uses			
Use Categories	CI1	CI2	IR
Residential Categories			
Household Living	N	N	Y
Group Living	N	N	Y [9]
Commercial Categories			
Retail Sales And Service	CU [1]	Y	L/CU [10]
Office	N	Y	L/CU [10]
Quick Vehicle Servicing	N	N	N
Vehicle Repair	N	N	N
Commercial Parking	N	Y	N
Self-Service Storage	N	N	N
Commercial Outdoor Recreation	N	N	N
Major Event Entertainment	CU	CU	CU
Industrial Categories			
Manufacturing And Production	L [2]	L/CU [2]	N
Warehouse And Freight Movement	N	N	CU
Wholesale Sales	N	N	N
Industrial Service	L [2]	L/CU [2]	N
Railroad Yards	N	N	CU
Waste-Related	N	N	N
Institutional Categories			
Basic Utilities	L/CU [3]	L/CU [3]	L/CU [3]
Community Service	CU [4]	Y	CU [4]
Parks And Open Areas	L/CU [5]	L/CU [5]	L/CU [5]
Schools	N	N	L/CU [11]
Colleges	Y/CU [6]	Y/CU [6]	L/CU [11]
Medical Centers	Y	Y	L/CU [11]
Religious Institutions	CU	CU	CU
Daycare	Y	Y	L/CU [12]
Other Categories			
Agriculture	L [7]	L [7]	L [7]
Aviation And Surface Passenger Terminals	N	N	N
Detention Facilities	N	N	N
Mining	N	N	N
Radio Frequency Transmission Facilities	L/CU [8]	L/CU [8]	L/CU [8]
Rail Lines And Utility Corridors	CU	CU	CU

Y = Yes, Allowed

L = Allowed, But Special Limitations

CU = Conditional Use Review Required

N = No, Prohibited

Notes:

- The use categories are described in Chapter 33.920.
- Regulations that correspond to the bracketed numbers [] are stated in 33.150.100.B.
- Specific uses and developments may also be subject to regulations in the 200s series of chapters.

Commentary

33.150.200 Lot Size

This will be treated the same as commercial zones in all campus zones. An amendment to 33.613 is required to add reference to CI zones.

33.150.205 Floor Area Ratio

A maximum 3:1 Floor Area Ratio assigned to the CI-1 Urban Campus Zone combined with the available building heights allows for significant development potential on all of the urban campuses. The 0.5:1 FAR allowed for CI-2 residential campus zones is a reduction from existing development allowed in the IR zone but still results in significant development potential beyond what is currently built on these residential campuses. Together the proposed zones will meet the City's Goal 9 obligation to provide for additional dispersed campus institutional development capacity.

33.150.210 Height

The 75 foot CI1 zone maximum height limit is equivalent to the existing IR zone standard. This accommodates prevalent educational campus design as described in the Bookin Group LLC and THA Architects authored white paper "*Determinants of College/University Campus Development Patterns*" prepared initially for the Economic Development Policy Expert Group and subsequently presented as background to the Campus Institutional Zoning Update Project .

A CI2 maximum height limit of 150 feet will accommodate modern nursing care facilities as demonstrated by the new Providence Cancer Center and Randall Children's Hospital towers and as further described in the Bookin Group/ THA Architects white paper "*Determinants of Medical Center Development Patterns*" also presented to the Project Advisory Group as background material.

Setbacks and height at campus perimeter

In both the CI1 and CI2 zones, a reduced initial height limit at the perimeter of the campus is intended to match the allowed height of the adjoining zone. Subsequent maximum height limits are established back and away from the campus perimeter where greater height will not "encroach" on adjoining structures or yards.

Development Standards

33.150.200 Lot Size

There is no required minimum lot size for development of land or for the creation of new lots in campus institution zones. Creation of new lots is subject to the regulations of Chapter 33.613, Lots in Commercial and Campus Institutional Zones.

33.150.205 Floor Area Ratio

- A. **Purpose.** Floor area ratios (FARs) regulate the amount of use (the intensity) allowed on a site. FARs provide a means to match the potential amount of uses with the desired character of the area and the provision of public services. FARs also work with the height, setback, and building coverage standards to control the overall bulk of development.
- B. **FAR standard.** The floor area ratios are stated in Table 150-2 and apply to all development.

33.150.210 Height

- A. **Purpose.** Maximum height limits work with other development standards to control the overall scale of buildings. The height limits in the CI zones allow for urban scale development that generally reflects the intent of each zone. Height limits adjacent to residential and mixed use areas preserve light, air, and the potential for privacy in the adjacent zones, and discourage buildings that visually dominate adjacent development.
- B. **Maximum height.** The maximum height standards for all structures are stated in Table 150-2, or are shown on Maps 150-1 through 150-4. Maximum height is reduced adjacent to certain zones as described in Subsection C. The maximum heights shown on Maps 150-1 through 150-4 supersede the maximum height standards in Table 150-2 and Subsection C. Exceptions to all the maximum height standards are stated in Subsection E.
- C. **Reduced maximum height.** Maximum height is reduced adjacent to certain zones.
 1. In the CI1 zone, maximum height is reduced as follows.
 - a. On the portion of the site within 60 feet of a lot line abutting or across the street from a site zoned OS or RF through R2.5, the maximum height is 30 feet. See Figure 150-1.
 - b. On the portion of the site within 40 feet of a lot line abutting or across the street from a site zoned R3 through RX or commercial/mixed use zones the maximum height is 45 feet. See Figure 150-2.

Commentary

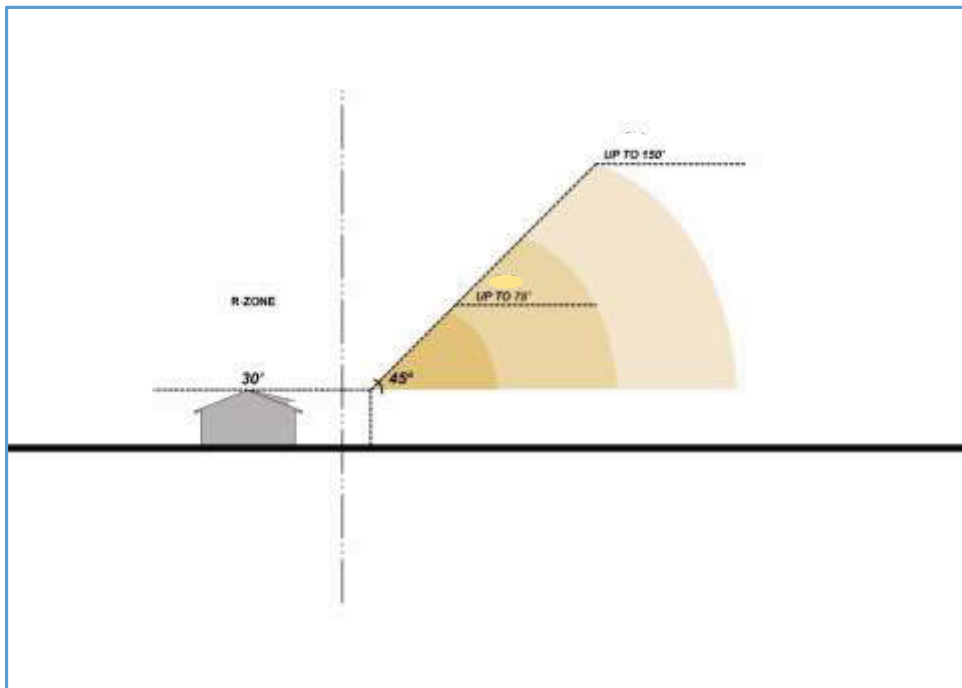
33.150.210.c Reduced maximum height

Together with building setback requirements, building height limits are intended to match building heights at the perimeter of campuses to the context of the neighborhood and locate taller buildings towards the interior of campuses.

A thirty-foot initial height limit is proposed for both CI1 and CI2 zoned property where it abuts, or is across the street from open space or single dwelling zones. This is consistent with the thirty-foot height limit now applicable in the RF through R5 single dwelling zones.

A forty-five (45)-foot initial height limit is proposed for CI1 and CI2 zones property where it abuts, or is across the street from multi-dwelling or mixed use commercial zones. This height is compatible with the R1-R3 multi-dwelling zone height limits which range from 35 to 45 feet in height and the proposed 35-65 foot height limits of the CM1-CM3 mixed use zones.

These initial height limits increase away from the campus perimeter where additional building height and mass will not have as great an impact on adjoining properties.



Generally, initial building height matches allowed height in adjacent zones and increases towards the interior of a campus.

2. CI2 zone.

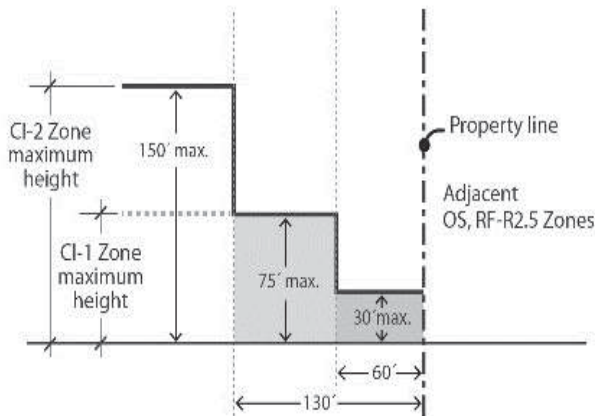
a. Maximum height is reduced on sites in the CI2 zone that abut or are across the street from a site zoned OS, or RF through R2.5 as follows:

- (1) On the portion of the site within 60 feet of a lot line abutting or across the street from a site zoned OS, or RF through R2.5, the maximum height is 30 feet. See Figure 150-1.
- (2) On the portion of the site that is more than 60 feet but within 130 feet of a lot line abutting or across the street from a site zoned OS, or RF through R2.5, the maximum height is 75 feet. See Figure 150-1.

b. Maximum height is reduced on sites in the CI2 zone that abut or are across the street from a site zoned R3 through RX, or commercial/mixed use zones as follows:

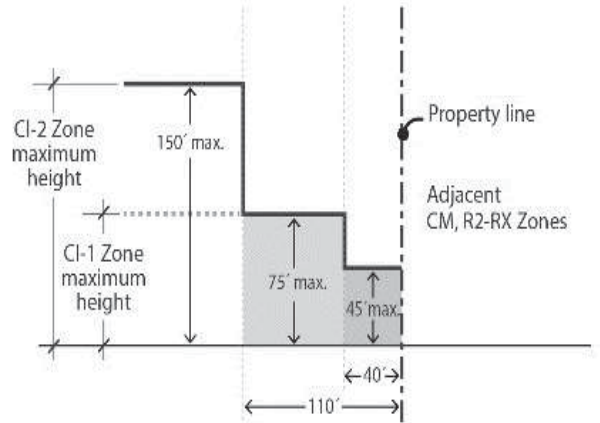
- (1) On the portion of the site within 40 feet of a lot line abutting or across the street from a site zoned R2 through RX, or commercial/mixed use zones, the maximum height is 45 feet. See Figure 150-2.
- (2) On the portion of the site more than 40 feet but within 110 feet of a lot line abutting or across the street from a site zoned R2 through RX, or commercial/mixed use zones, the maximum height is 75 feet. See Figure 150-2.

Figure 150-1



1. See Section 33.150.215 Setbacks for required building setback.

Figure 150-2



1. See Section 33.150.215 Setbacks for required building setback.

Commentary

33.150.210 D. Maximum height in the IR Zone.

This is existing text applicable in the IR zone. It is retained here although there are currently no IR zoned properties subject to the 4 to 1 FAR and 100 foot height limit except for Adventist Hospital where such entitlements are a function of the Gateway Plan District.

33.150.210 E. Exceptions

This is existing text applicable in various zones where height restrictions are described.

- D. Maximum height in the IR Zone.** In the IR zone, the maximum height is 75 feet, except on sites within 1,000 feet of a transit station that have an FAR of 4 to 1, where the maximum height is 100 feet.
- E. Exceptions**
1. Chimneys, flag poles, satellite receiving dishes, and other items similar with a width, depth, or diameter of 5 feet or less may extend 10 feet above the height limit, or 5 feet above the highest point of the roof, whichever is greater. If they are greater than 5 feet in width, depth, or diameter, they are subject to the height limit.
 2. All rooftop mechanical equipment and enclosures of stairwells that provide rooftop access must be set back at least 15 feet from all roof edges that are parallel to street lot lines. Rooftop elevator mechanical equipment may extend up to 16 feet above the height limit. Stairwell enclosures, and other rooftop mechanical equipment which cumulatively covers no more than 10 percent of the roof area may extend 10 feet above the height limit.
 3. Antennas, utility power poles, and public safety facilities are exempt from the height limit.
 4. Small wind turbines are subject to the standards of Chapter 33.299. Roof mounted solar panels are not included in height calculations, any may exceed the maximum height limit if the following are met:
 - a. For flat roofs or the horizontal portion of mansard roofs, they may extend up to 5 feet above the top of the highest point of the roof.
 - b. For pitched, hipped, or gambrel roofs, they must be mounted no more than 12 inches from the surface of the roof at any point, and may not extend above the ridgeline of the roof. The 12 inches is measured from the upper side of the solar panel.
 5. Towers and spires with a footprint of 200 square feet or less may exceed the height limit, but still must comply with the setback standard.

Commentary

Development Standards, Generally

Development standards assigned to the CI2 zone have been modelled on mixed use zone standards and are designed to achieve a commercial development environment. The lower scale CI1 zone standards are largely derived from the existing IR zone and table 110-5 Institutional Development Standards within single family zones to produce development that is compatible with adjoining residential neighborhoods. Some specific comparisons are outlined below:

FAR:	CI1 zone-0.5:1 FAR = table 110-5 Institutional development in single dwelling zones standard CI2 zone-3:1 FAR = CM3 zone standard
Max Height	CI1 zone-75' allowed height is the same as currently allowed in the IR zone CI2 zone-150' allowed height proposed to accommodate modern nursing tower design.
Building Coverage	CI1 zone-50% max coverage= table 110-5 allowance CI2 zone-85% max coverage = CM1 and CM2 and CM3 zone allowances
Max building length	CI1 zone-110 ft. maximum length is same as Mixed Use Zones CI2 zone - 110 ft. maximum length is same as Mixed Use Zones
Min Landscape	CI1 zone-25% = Table 110-5 Institutional Development. Standards in Single Dwelling Residential Zones CI2 zone-15% = CM1, CM2 and CM3 zone allowances
Landscape abutting residential zone property lines	CI1 zone 10 feet@ L3 = Table 120-5 Institutional Development Standards in Multi-dwelling zone CI2 zone 5 feet @ L3 = commercial/mixed use zone standard
Landscape across ROW from residential zone	CI1 zone 10 feet@ L1 = Table 120-5 Institutional Development Standards in Multi-dwelling zone CI2 zone 5 feet @ L1 = commercial/mixed use zone standard

**Table 150-2
Summary of Development Standards in Campus Institutional Zones**

Standard	CI1	CI2	IR
Maximum FAR [1] (see 33.150.205)	0.5 to 1	3 to 1	2 to 1
Maximum Height (see 33.150.210)	75 ft. [2].	150 ft. [2]	75/100 ft.
Minimum Building Setbacks [1] (see 33.150.215)			
-Lot line abutting or across the street from an OS, RF-R2.5 zoned lot	15 ft.	10 ft.	1 ft. for every 2 ft. of building height but not less than 10 ft.
-Lot line abutting or across the street from an R2-RX,IR zoned lot	10 ft.	10 ft.	
-Lot line abutting or across the street from a C,CI,E, or I zoned lot	0 ft.	0 ft.	
Maximum Building Setbacks Street Lot Line, Transit Street or Pedestrian District (See 33.150.215)	None	10 ft.	10 ft.
Maximum Building Coverage [1] (see 33.150.225)	50% of site area	85% of site area	70% of site area
Maximum Building Length [1] (see 33.150.235)	100 ft.	None	None
Minimum Landscaped Area (see 33.150.240)	25% of site area	15% of site area	20% of site area
Landscaping Abutting an R zoned lot (see 33.150.240.C)	10 ft. @ L3	5 ft. @ L3	10 ft. @L3
Landscaping across the street from an R zoned lot (see 33.150.240.C)	10 ft. @ L1	5 ft. @ L1	10 ft. @L1
Building Facade Articulation [1] (see 33.150.255)	No	Yes	No
Ground Floor Window Standards [1] (see 33.150.250)	No	Yes	Yes
Transit Street Main Entrance [1] (See 33.150.265)	No	Yes	No

Notes:

[1] For Colleges and Medical Centers, the entire CI zone is treated as one site regardless of ownership. In this case, FAR is calculated based on the total square footage of the parcels within the zone rather than for each individual parcel, and setbacks, building length, façade articulation, ground floor windows and transit street main entrance regulations are measured from, or only apply to, the perimeter of the zone.

[2] Heights reduced on sites that are across the street from, or adjacent to, certain zones. See 33.150.210.C.

Commentary

33.150.215 Setbacks

Minimum and maximum setback requirements are included in the campus institutional zones. There is also a map series in this section that establishes specific height and setback standards for four campuses where specific adjustments or other development standard design features were included in the applicable conditional use master plan or impact mitigation plan. These maps will allow these institutions to continue to develop according to these fundamental design parameters approved through these earlier review procedures.

33.150.215 Setbacks

- A. Purpose.** The required building setbacks promote streetscapes that are consistent with the desired character of the campus institutional zones, and reflect the diversity of neighborhoods within which the campus institutional zones are located. In instances where a campus institutional zone abuts a residential zone, the required setbacks centers complement the residential character of surrounding neighborhood and result in development that will maintain light, air, and the potential for privacy for adjacent residential zones. In instances where a campus institutional zone abuts a mixed-use zone, pedestrian district and/or transit street, the setback requirements promote buildings and activity that are inviting to pedestrians, and contribute to an active pedestrian environment.
- B. Minimum building setbacks.** The minimum building setback standards apply to all buildings and structures on the site. Minimum required building setbacks are stated in Table 150-2, or are shown on Maps 150-1 through 150-4. Minimum building setbacks shown on Maps 105-1 through 150-4 supersede Table 150-2. Exceptions to the minimum building setback standards are stated below:
1. Minor projections allowed. Minor features of a building, such as eaves, chimneys, fire escapes, water collection cisterns and planters, bay windows, uncovered stairways, wheelchair ramps, and uncovered decks or balconies, may project into a required building setback up to 20 percent of the depth of the setback. However, they may not be within 3 feet of a lot line. Bays and bay windows extending into the setback also must meet the following requirements:
 - a. Each bay and bay window may be up to 12 feet long, but the total area of all bays and bay windows on a building façade cannot be more than 30 percent of the area of the façade;
 - b. At least 30 percent of the area of the bay which faces the property line requiring the setback must be glazing or glass block;
 - c. Bays and bay windows must cantilever beyond the foundation of the building;
and
 - d. The bay may not include any doors.
 2. Full projection allowed. In addition to Paragraph 1 above, the following features are allowed to fully project into required building setbacks:

Commentary

Mixed Use Zone Coordination

The development standards in the CI2 Campus Institution Zone are the same as the Mixed Use Commercial Zones Discussion Draft to promote an active, pedestrian-friendly environment along the city's commercial corridors and centers. The intention is that development within CI2 zones should be as supportive of these objectives as development within the mixed use zones themselves. Some standards have been modified in recognition of the relatively large site sizes available to campus institutions.

33.150.215 C. Maximum building setbacks in the CI2 Zone.

33.150.250 Ground Floor Windows in the CI2 Zone

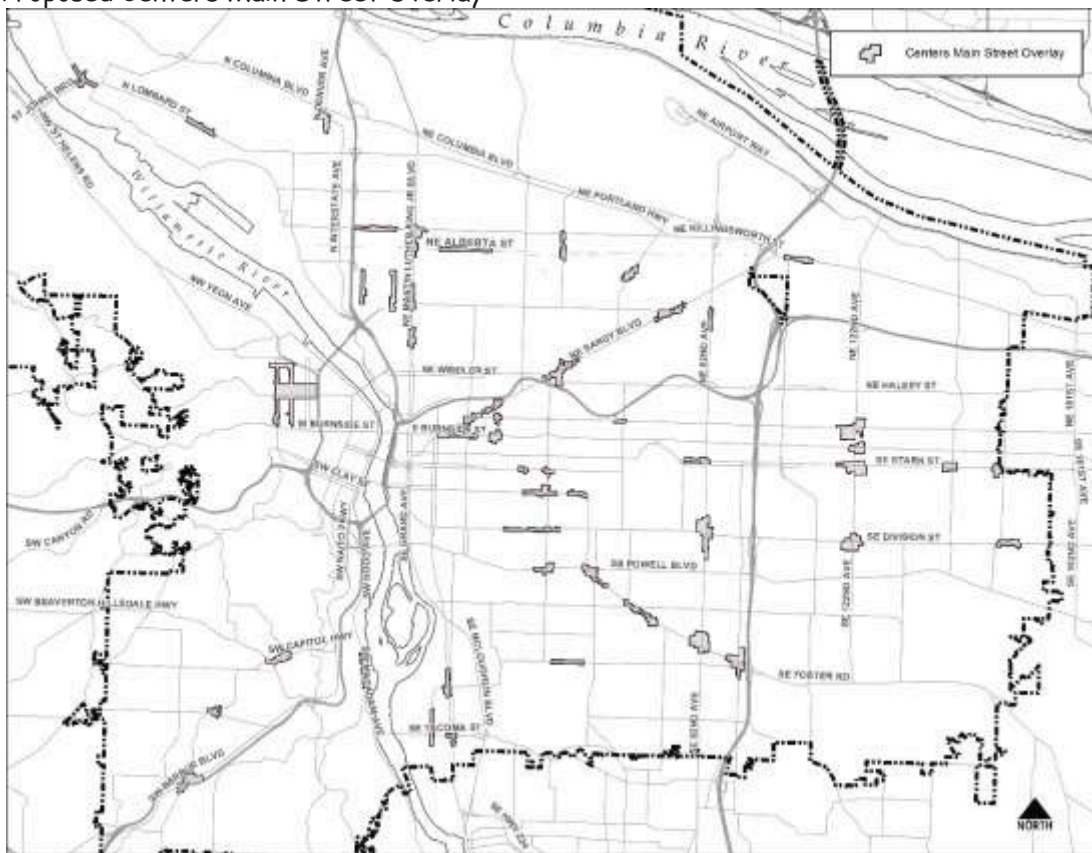
33.150.255 Building Façade Articulation in the CI2 Zone,

33.150.265 Transit Street Main Entrance

Centers Overlay Zone

Two institutional campuses; PCC Cascade and PCC SE, will also be subject to a new "Centers Overlay zone", presented in more detail as part of the Mixed Use Zone Project, requiring enhanced design standards and vehicular access limitations.

Proposed Centers Main Street Overlay



- a. Canopies, marquees, awnings, and similar features may fully extend into a street setback;
 - b. Uncovered stairways and wheelchair ramps that lead to one entrance on the street-facing façade of a building may fully extend into a street setback;
 - c. Uncovered decks and stairways that are no more than 2-1/2 feet above the ground may fully extend into a required building setback; and
 - d. On lots that slope down from the street, vehicular and pedestrian entry bridges that are no more than 2-1/2 feet above the average sidewalk elevation may fully extend into a required building setback.
3. Projections not allowed. Attached mechanical structures such as heat pumps, air conditioners, emergency generators, and water pumps are allowed in a street setback but not a required setback from an abutting residential zone.
- C. Maximum building setbacks in the CI2 zone.** Except as stated in Subsection C.3, the maximum building setback standards are stated below.
1. Maximum setback standards. Unless otherwise specified, the maximum a building can be set back from a transit street or street lot line within a pedestrian district is 10 feet. At least 50 percent of the length of the ground level street-facing façade of the building must meet the maximum setback standard.
 2. Applying the standard.
 - a. Where an existing building is being altered, the standards apply to the ground level, street-facing façade of the entire building. See Figures 150-3 and 150-4.
 - b. Where there is more than one building on the site, the standards of this paragraph apply to the combined ground level, street-facing facades of all of the buildings. See Figures 150-5 and 150-6.
 - c. For buildings where all of the floor area is in residential use, the street-facing façade of an open porch that meets the following standards is included as part of the ground level, street-facing façade of the building:
 - (1) For houses, attached houses and duplexes, the porch must be at least 25 square feet in area. For multi-dwelling structures, the porch must be at least 9 feet wide and 7 feet deep;
 - (2) The porch must have at least one entrance facing the street; and
 - (3) The porch must have a roof that is:
 - No more than 12 feet above the floor of the porch; and
 - At least 30 percent solid. This standard may be met by having 30 percent of the porch area covered with a solid roof, or by having the entire area covered with a trellis or other open material if no more than 70 percent of the area of the material is open.
 - d. If the site has street lot lines on three or more streets, the maximum setback standard only applies to two of the streets. When this occurs, the standard must be applied to the streets with the highest transit street classifications. If multiple

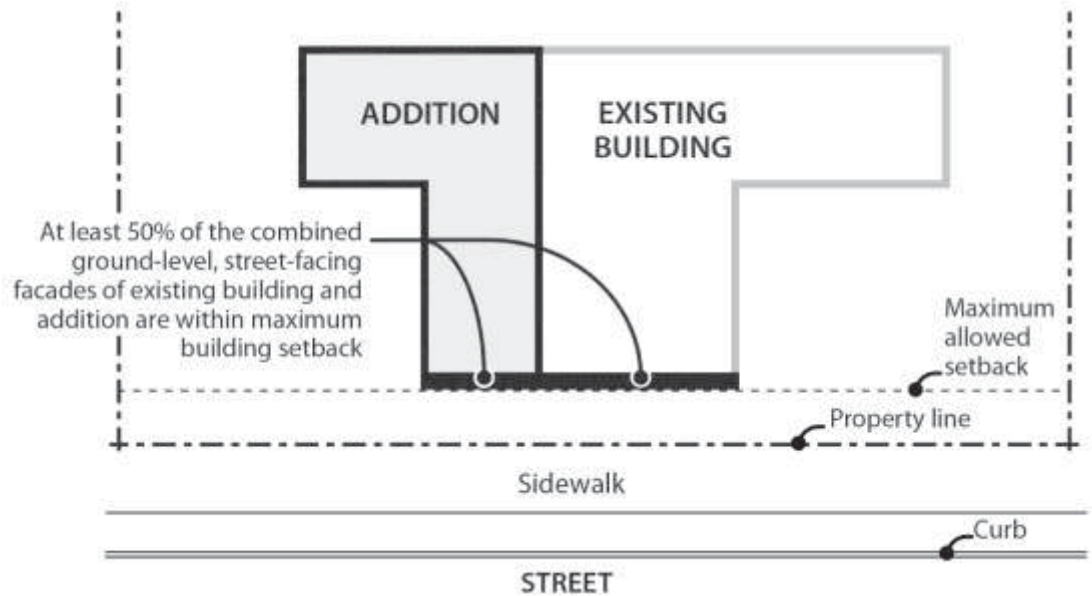
Commentary

streets have the same highest transit street classification, the applicant may choose which streets to apply the standard.

3. Exception. The maximum building setbacks do not apply to primary structures under 500 square feet in floor area, or to detached accessory structures. The street-facing facades of detached accessory structures do not count towards meeting maximum setback standards. See Figure 150-6.

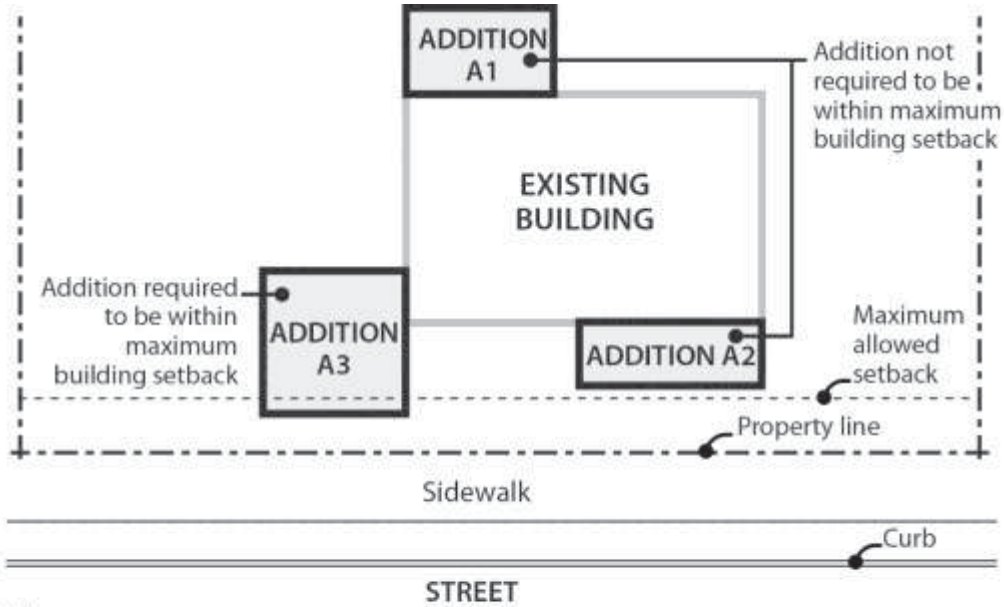
- D. Improvements within maximum building setbacks.** At least 50 percent of the setback area between the street lot line and the portion of the building that complies with the maximum building setback must be hard surfaced for use by pedestrians. Residential buildings are exempt from this standard.

Figure 150-3
Alteration to Existing Building in Conformance with Maximum Setback Standard



Commentary

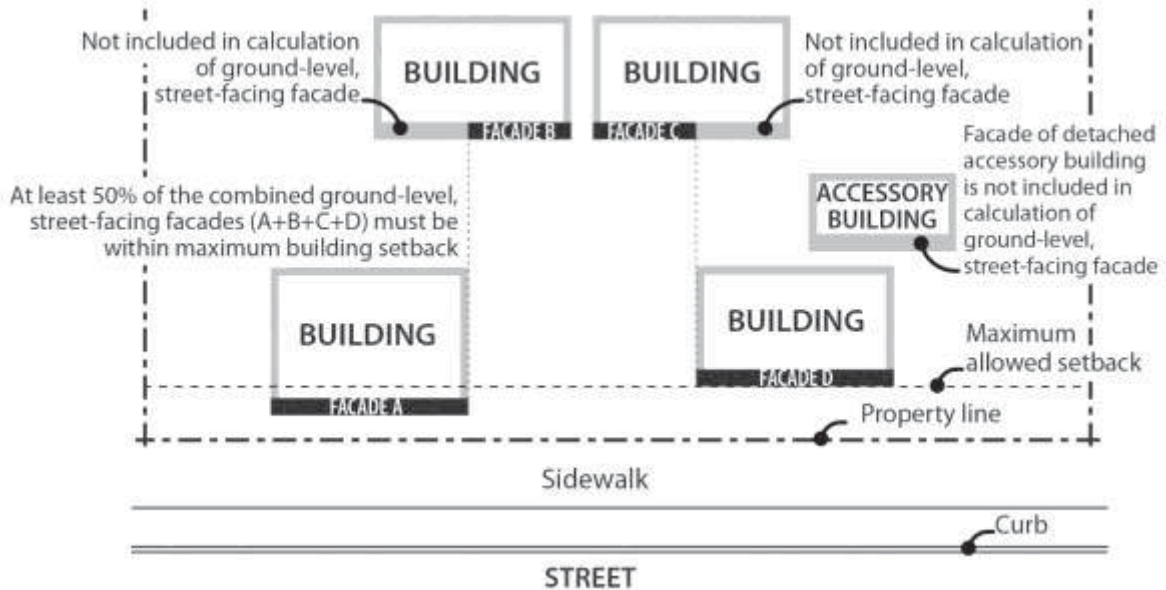
**Figure 150-4
Alterations to Existing Building**



Notes:

- Addition A1. Not subject to maximum setback standard because addition has no street-facing facade.
- Addition A2. Brings building closer to conformance with maximum setback standard because it does not increase the length of the street-facing facade, and it brings building closer to maximum building setback line.
- Addition A3. Because addition increases length of street facing facade, 100% of addition facade must be within maximum setback until maximum setback standard for entire building is met.

**Figure 130-5
Calculating Maximum Building Setback When More Than One Building On Site**



Commentary

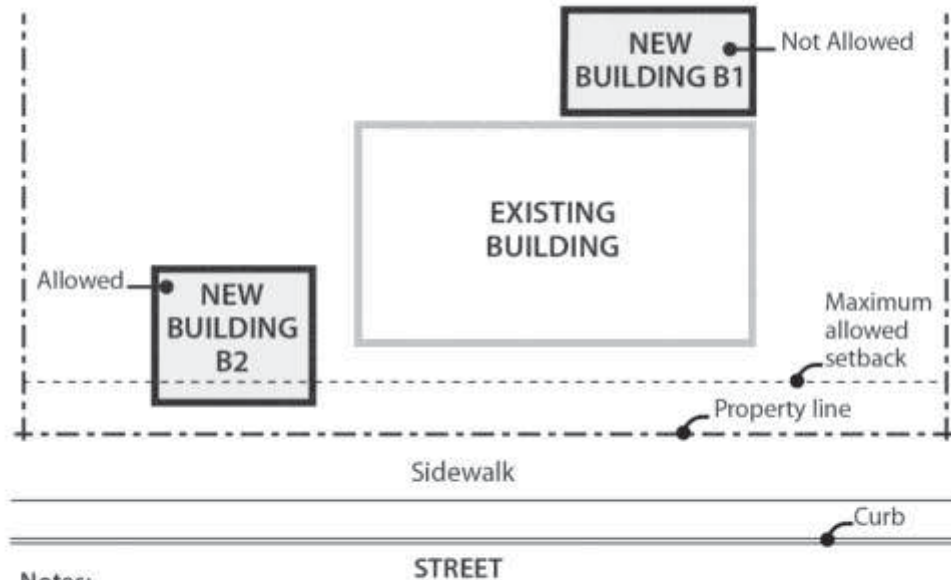
33.150.220 Building Coverage

The standard considers the entire campus as one site, similar to the treatment of institutions in multi-dwelling zones.

33.150.235 Building Length in the CI1 Zone

The maximum building length standard applicable in the CI1 zone is intended to match building massing at the perimeter of campuses with surrounding residential areas. It is similar to standards applied in multi-dwelling zones.

Figure 150-6
New Buildings on Sites with Buildings That Do Not Meet the Maximum Building Setback



Notes:

New Building B1. Not allowed because it moves site further out of conformance with maximum setback standard.

New Building B2. Because building increases length of combined street-facing facade on the site, 100% of building facade must be within maximum setback until maximum setback standard for site is met.

33.150.220 Building Coverage

- A. Purpose.** The building coverage standards limit the footprint of buildings and work with the FAR, height, and setback standards to control the overall scale of development. The standards promote development consistent with the desired character of the zone. In the CI1 zone, the standard promotes open spaces, both formal and informal, together with buildings at a scale that are compatible with surrounding single family residential development. In the CI2 zone the standards allow for buildings that represent an urban level of development and are consistent with adjacent mixed use zones.
- B Building coverage standards.** The maximum building coverage covered structures are stated in Table 150-2

33.150.235 Building Length in the CI1 Zone

- A. Purpose.** The maximum building length standard, along with the height and setback standard, limits the amount of bulk that can be placed close to the street. The standard assures that long building walls close to streets will be broken up into separate buildings. This will provide a feeling of transition from lower density development and help create the desired character of development in these zones.
- B. Maximum building length.** In the CI1 Zone, the maximum building length for the portion of buildings located within 30 feet of a street lot line is 110 feet. The portions of buildings subject to this standard must be separated by a minimum of 20 feet when located on the same site.

Commentary

33.150.250 Ground Floor Windows in the CI2 Zone.

The campus institution zone standard requiring 40 percent of the ground level wall area of street-facing facades that are 20 feet or closer to rights of way is consistent with requirements and exceptions proposed in the Mixed Use Zones Discussion Draft. Such requirements are generally seen to promote an engaging pedestrian environment by increasing visibility and activity at the sidewalk level. Exceptions for public art and vegetated green walls provide options for institutional activity that may be incompatible with such window standards.

33.150.240 Landscaped Areas

- A. Purpose.** Landscaping is attractive and it helps to soften the effects of built and paved areas. Landscaping also helps cool the air temperature, intercept rainfall and reduce stormwater runoff by providing non-paved permeable surface. Landscaping is required for all campus institutional zoned lands that abut or are across a street from residential zoned lands to provide buffering and promote the livability of the residential lands.
- B. Minimum landscaped area.** The required amount of landscaped areas is stated in Table 150-2. Required landscaped areas must be at ground level and comply with at least the L1 standard as stated in Chapter 33.248, Landscaping and Screening. However, up to one-third of the required landscaped area may be improved for active or passive recreational use, or for use by pedestrians. Examples include walkways, play areas, plazas, picnic areas, and unenclosed recreational facilities. Any required landscaping, such as for required setbacks or parking lots, applies towards the landscaped area standard.
- C. Landscaping required in minimum building setbacks.** Landscaping is required in minimum building setbacks from lot lines abutting or across the street from a residential zoned lot. The depth and type of required landscaping are stated in Table 150-2.

33.150.245 Trees

Requirements for street trees and for on-site tree preservation, protection, and overall tree density are specified in Title 11. See Chapter 11.50, Trees in Development Situations.

33.150.250 Ground Floor Windows in the C12 Zone.

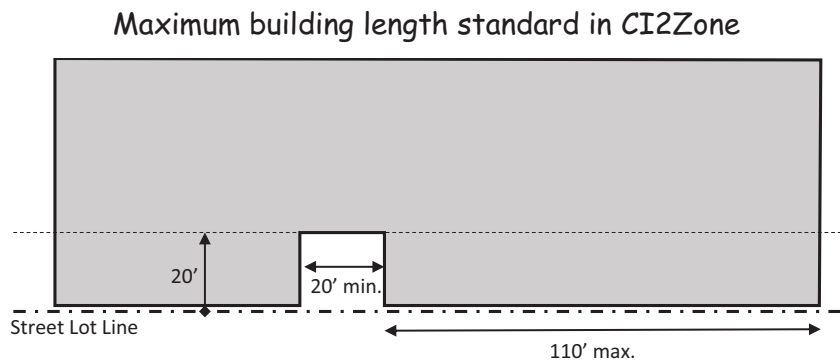
- A. Purpose.** In the C12 Zone, blank walls on the ground level of buildings are limited in order to:
- Provide a pleasant, rich, and diverse pedestrian experience by connecting activities occurring within a structure to adjacent sidewalk areas, or allowing public art at the ground level;
 - Encourage continuity of active street level uses;
 - Encourage surveillance opportunities by restricting fortress-like facades at street level; and
 - Avoid a monotonous pedestrian environment.
- B. Ground floor window standards.**
1. General standard. The following ground floor window standards apply in the C12 Zone. Houses, attached houses, manufactured homes, and duplexes are exempt.
 - a. Windows must cover at least 40 percent of the ground level wall area of street-facing facades that are 20 feet or closer to a street lot line or publicly-accessible plaza. For the purposes of this standard, ground level wall areas include all exterior wall areas from 2 feet to 10 feet above the finished grade.

Commentary

33.150.255 Building Length and Façade Articulation in the CI2 Zone

Campus Institution Zone standards establishing a maximum building length for that portion of a building located within 20 feet of a street lot line at 110 feet is consistent with that being proposed for commercial structures in the Mixed Use Zones Discussion Draft. Façade articulation standards require large building wall planes to be divided into smaller components. This is in response to community concerns expressed about large building masses and their negative impact on the adjacent streetscape and desire for increased architectural interest.

Maximum building length. This requirement is derived from a standard that applies in some of the multi-dwelling zones. The maximum building length standard of 110 feet relates to common development patterns in many commercial areas (commercial lots with 100 feet of frontage are common in many main street areas), but is intended to provide flexibility for building divisions to occur in locations other than just the middle of 200-foot wide block frontages. This limitation only applies within 20 feet of a street lot line, so that building volumes may be attached beyond this distance. This standard requires that the resulting building volumes, when located on the same site, be separated by a minimum of 20 feet in order to create a clear break in the building massing and to provide a usable space between them.



- b. If the lot has more than one street frontage, then the ground floor window standard in Subparagraph B.1.a applies to the façade that faces the highest transit street classification according to the Transportation Element of the Comprehensive Plan. If two or more streets have the same highest transit street classification, then the applicant may choose on which street to meet the standard. All other street-facing facades that are 20 feet or closer to the street lot line must have windows that cover 25 percent of the ground level wall area.
 - c. Structured parking. If the building is structured parking, the ground floor window standards in Paragraph B.1 apply, except that the ground floor window standard does not apply to the secondary frontages that are required to have windows that cover 25 percent of the ground level wall area if the façade is setback 5 feet and landscaped to the L2 standard.
- C. Qualifying window features.** Required ground floor window areas must be either windows that allow views into working areas or lobbies, pedestrian entrances, or display windows set into the wall. Windows into storage, parking, garbage and recycling areas, and display cases attached to outside walls, do not qualify. The bottom of the windows must be no more than 4 feet above the finished grade.
- D. Exception for Public Art.** Public art may be used to meet up to one half of the required window coverage of the ground floor window provision. Covenants for the public art will be required, following the regulations of Section 33.700.060, Covenants with the City, to ensure the installation, preservation, maintenance, and replacement of the public art. To qualify for this exception, documentation of approval by the Regional Arts and Culture Council must be provided prior to approval of the building permit.
- E. Exception for Vegetated Green Walls.** Vegetated green walls may be used to meet up to one half of the required window coverage of the ground floor window provision. Covenants for the vegetated green wall will be required, following the regulations of Section 33.700.060, Covenants with the City, to ensure the installation, preservation, maintenance, and replacement of the vegetated green wall. Vegetated green walls must be set back at least 2 feet from street lot lines and must meet the standards for vegetated green walls in Chapter 33.248, Landscaping and Screening.

33.150.255 Building Length and Façade Articulation in the CI2 Zone

- A. Purpose.** These standards, along with the height and setback standards, limit the bulk of buildings close to the street. These standards help ensure that large buildings will be divided into smaller components that relate to the scale and patterns of Portland's commercial/mixed-use areas and add visual interest and variety to the street environment.
- B. Maximum building length.** In the CI2, zone, the maximum building length for the portion of a building located within 20 feet of a street lot line is 110 feet. The portions of buildings subject to this standard must be separated by a minimum of 20 feet when located on the same site.

Commentary

33.150.260 Screening

Proposed screening text uses existing code language from other code sections where screening requirements are in place.

C. Building Façade articulation in the CI2 Zone.

1. The standard applies to buildings more than 35 feet high and that have more than 3,500 square feet of street-facing façade area within 20 feet of a street property line.
2. The standard. At least 25 percent of each façade within 20 feet of a street lot line must be divided into façade planes that are off-set by at least 2 feet from the rest of the façade. Façade area used to meet the façade articulation standard may be recessed behind, or project out from, the primary façade plane, but projections into street right-of-way do not count toward meeting this standard.

33.150.260 Screening

- A. Purpose.** The screening standards address specific unsightly features that detract from the appearance of campus institutional areas.
- B. Garbage and recycling collection areas.** All exterior garbage cans, garbage collection areas, and recycling collection areas must be screened from the street and any adjacent properties. Trash receptacles for pedestrian use are exempt. Screening must comply with at least the L3 or F2 standards of Chapter 33.248, Landscaping and Screening.
- C. Mechanical equipment.** Mechanical equipment located on the ground, such as heating or cooling equipment, pumps, or generators must be screened from the street and any abutting residential zones by walls, fences, or vegetation. Screening must comply with at least the L2 or F2 standards of Chapter 33.248, Landscaping and Screening, and be tall enough to screen the equipment. Mechanical equipment placed on roofs must be screened in one of the following ways, if the equipment is within 50 feet of an R zone:
 1. A parapet along facades facing the R zone that is as tall as the tallest part of the equipment;
 2. A screen around the equipment that is as tall as the tallest part of the equipment; or
 3. The equipment is set back from roof edges facing the R zone 3 feet for each foot of height of the equipment.

Commentary

33.150.265 Transit Street Main Entrance

The proposed standards are consistent with the mixed-use zone requirements intent to promote street facing active uses along the city's neighborhood commercial streets. Note that the 200 foot distance between entrances has been established with an acknowledgement that certain institutional uses do not readily lend themselves to frequent public entranceways.

33.150.265 Transit Street Main Entrance

- A. Purpose.** Locating the main entrance to a use on a transit street provides convenient pedestrian access between the use and public sidewalks and transit facilities, and so promotes walking and the use of transit.
- B. Applicability.**
1. Generally. All sites with at least one frontage on a transit street, and where any of the floor area on the site is in nonresidential uses, or residential use in a multi-dwelling structure, must meet the following standards. If the site has frontage on more than one transit street, the standards of Subsection C must be met on at least one of the transit streets;
 2. Houses, attached houses, manufactured homes, and duplexes. Houses, attached houses, manufactured homes, and duplexes must meet the standards of 33.130.250.C, Residential Main Entrance, instead of the requirements of this section.
- C. Location.** For portions of a building within the maximum building setback, at least one main entrance for each nonresidential tenant space on the ground floor, and one main entrance to a multi-dwelling structure must meet the standards of this section. The ground floor is the lowest floor of the building that is within four feet of the adjacent transit street grade. The main entrance must:
1. Be within 25 feet of the transit street;
 2. Allow pedestrians to both enter and exit the building; and
 3. Meet one of the following:
 - a. Face the transit street;
 - b. Be at an angle of up to 45 degrees from the transit street, measured from the street property line, as shown in Figure 130-7; or
 - c. If it is an entrance to a multi-dwelling structure:
 - (1) Face a shared courtyard that is connected to the transit street by a 6 foot wide pathway that is landscaped to at least the L1 level, or hard-surfaced for use by pedestrians; and
 - (2) Be within 50 feet of the transit street.
- D. Distance between entrances.** For portions of a building with any nonresidential uses within the maximum building setback, a minimum of one entrance is required for every 200 feet of building length.

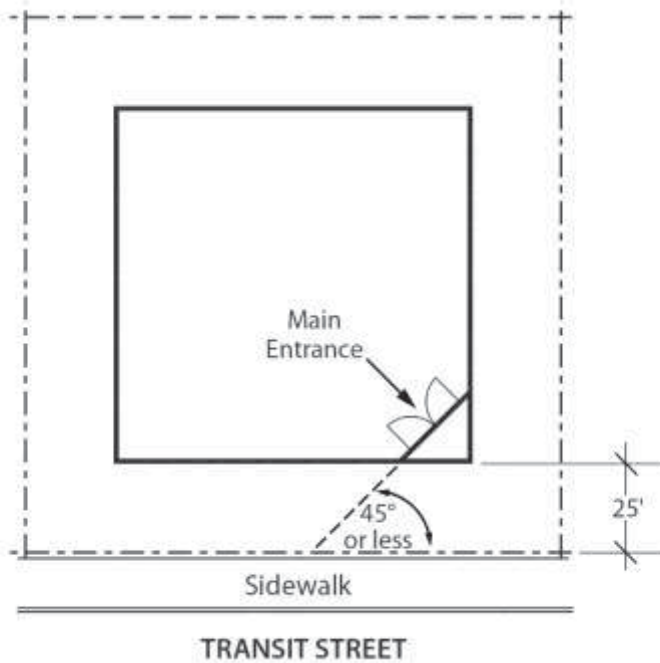
Commentary

33.150.267 Development Standards for Institutional Campuses in the IR Zone

The Institutional Residential (IR) zone allowed use and development standards have been relocated from their current location in the zoning code, Chapter 33.120 "Multi-Dwelling Zones" in order to more accurately match zoning code chapters with their corresponding Comprehensive Plan Map land use categories. An effort has been made to carry forward the relevant text to Chapter 150 however, in a limited number of circumstances, reference to chapter 120 standards are included in order to fully retain the current IR requirements without duplicating text in both chapters.

No changes have been made to the land use regulations, development standards or procedural requirements applied to development within the IR zone.

**Figure 150-7
Transit Street Main Entrance**



33.150.267 Development Standards for Institutional Campuses in the IR Zone

- A. Purpose.** The general base zone development standards in the IR zone are designed for institutional campuses with approved impact mitigation plans. The intent is to maintain compatibility with and limit negative impacts on surrounding areas.
- B. Where these standards apply.** The standards of this section apply to all development that is part of an institutional campus with an approved impact mitigation plan or conditional use master plan in the IR zone, whether allowed by right, allowed with limitations, or subject to a conditional use review. The standards apply to new development, exterior alterations, and conversions from one use category to another.
- C. The standards.**
 - 1. Access to accessory Retail Sales And Service uses must be from an interior space, or from an exterior space that is at least 150 feet from a public right of way.
 - 2. Exterior signage for accessory Retail Sales And Service uses is prohibited.
 - 3. The following subsections apply to development in the IR zone unless superseded by development standards in an approved impact mitigation plan or approved conditional use master plan:
 - a. 33.120.200 Housing Types Allowed;
 - b. 33.120.232 Street-Facing Facades;
 - c. 33.120.240 Required Outdoor Areas; and
 - d. 33.120.255 Pedestrian Standards.

Commentary

33.150.270 Exterior Display and Storage

33.150.275 Trucks and Equipment

Text for these sections is similar to code language used elsewhere in the code.

33.150.270 Exterior Display and Storage,

- A. Purpose.** The standards of this section are intended to assure that exterior display, storage, and work activities:
- Will be consistent with the desired character of the zone;
 - Will not be a detriment to the overall appearance of a commercial area;
 - Will not have adverse impacts on adjacent properties, especially those zoned residential; and
 - Will not have an adverse impact on the environment.
- B. Exterior display.** Exterior display of goods is prohibited except for the display of plants and produce.
- C. Exterior storage.** Exterior storage is allowed when the following are met:
1. Exterior storage is limited to 10 percent of the site area; and
 2. Exterior storage areas must be set back 10 feet from lot lines and the setback area must be landscaped to at least the L3 standard. Exterior storage areas located more than 100 feet from an exterior property line are exempt from the landscape requirement.
- C. Paving.** All exterior display and storage areas, except for plant nurseries, must be paved.

33.150.275 Trucks and Equipment

- A. Purpose.** The parking and storage of trucks and equipment is regulated to ensure that it will be consistent with the desired character of the campus institutional zones, and to limit adverse effects on adjacent residential lands.
- B. Truck and equipment parking standards.** The standards for truck and equipment parking apply to business vehicles that are parked regularly at a site. The regulations do not apply to pick-up and delivery activities, to the use of vehicles during construction, or to services at the site that occur on an intermittent and short term basis. The truck categories are defined in Chapter 33.910.
1. Light trucks. The parking of passenger vehicles, light trucks, and similar equipment is allowed in all campus institutional zone areas that comply with the development standards for auto parking areas.
 2. Medium trucks. The parking of pickup trucks in the medium truck category is allowed in all campus institutional zones. The parking of all other medium trucks and similar equipment is allowed only in the CI2 zone. Truck parking areas must comply with the development standards for auto parking areas.
 3. Heavy trucks. The parking of heavy trucks and similar equipment is not allowed in any campus institutional zone.

33.150.277 Drive-Through Facilities

Drive-through facilities are prohibited in the campus institutional zones.

Commentary

33.150.280 Detached Accessory Structures

33.150.285 Fences

Text for these sections is similar to code language used elsewhere in the code.

33.150.280 Detached Accessory Structures

- A. Purpose.** These standards are intended to maintain separation and privacy for abutting residential zoned lots from nonresidential development.
- B. General standards.**
 - 1. The regulations of this section apply to detached accessory structures.
 - 2. The height and building coverage standards of the base zone apply to detached accessory structures.
- C. Setbacks.**
 - 1. Uncovered accessory structures. Uncovered accessory structures such as flag poles, lamp posts, signs, antennas and dishes, mechanical equipment, uncovered decks, play structures, and tennis courts are allowed in a street setback, but not in a required setback from an abutting residential zone.
 - 2. Covered structures.
 - a. Covered structures such as storage buildings, greenhouses, work shed, covered decks, and covered recreational structures are subject to the setbacks for buildings.
 - b. Water cisterns that are 6 feet or less in height are allowed in side and rear setbacks, including setbacks for abutting a residential zone.

33.150.285 Fences

- A. Purpose.** The fence regulations promote the positive benefits of fences without negatively impacting the community or endangering public or vehicle safety. Fences near streets are kept low in order to allow visibility into and out of the site and to ensure visibility for motorists. Fences in any required side or rear setback are limited in height so as to not conflict with the purpose for the setback.
- B. Types of fences.** The standards apply to walls, fences, and screens of all types whether open, solid, wood, metal, wire, masonry, or other material.
- C. Location and heights.**
 - 1. Fences abutting both external and internal street lot lines and pedestrian connections. Within 10 feet of a street lot line or lot line that abuts a pedestrian connection, fences that meet the following standards are allowed:
 - a. Fences that are more than 50 percent sight-obscuring may be up to 3-1/2 feet high.
 - b. Fences that are 50 percent or less sight-obscuring may be up to 8 feet high.
 - 2. Fences abutting other lot lines. Fences up to 8 feet high are allowed in required building setbacks along all other lot lines.
 - 3. Fences in all other locations. The height for fences in locations other than described in Paragraphs C.1 and C.2 is the same as the regular height limits of the zone.

Commentary

33.150.300 Parking, Loading and Transportation Demand Management

Campus specific Transportation Impact (TIA) and Transportation Demand Management (TDM) plans will supersede the standard parking and loading requirements of Table 266-2.

Development permits for projects adding more than 20,000 square feet of building area or 4 parking spaces to a campus must be accompanied by approved TIA/TDM plans unless they are already contemplated or otherwise accounted for by an existing, approved Transportation Impact Analysis.

Please refer to proposed Zoning Code text amendments to Chapters 33.266 Parking Loading and Transportation Demand Management and 33.807 Transportation Impact Review for additional discussion.

D. Reference to other regulations

1. Building permits. Building permits are required by BDS for certain fences pursuant to the building code.
2. Fence materials regulated by other bureaus. Electrified fences are regulated under Title 26, Electrical Regulations. The use of barbed wire is regulated under Title 24, Building Regulations.

33.150.290 Demolitions

- A. Generally.** Demolition on a site that requires a demolition permit is subject to the tree preservation and protection requirements of Title 11, Trees. See Chapter 11.50, Trees in Development Situations.
- B. Historic resources.** Demolition of a historic resource is regulated by Chapter 33.445, Historic Resource Overlay Zone.
- C. Landscaping.** Sites must be landscaped within 6 months of the demolition of buildings unless there is an approved development for the site. Approved development means a project approved through a land use review or building permit. The landscaping must meet at least the L1 standard of Chapter 33.248, Landscaping and Screening, except that no shrubs or trees are required.

3.150.295 Nonconforming Development

Existing development that does not conform to the development standards of this chapter may be subject to the regulations of Chapter 33.258, Nonconforming Situations.

33.150.300 Parking, Loading and Transportation Demand Management

The standards pertaining to the minimum required and maximum allowed number of auto parking spaces, minimum required number of bicycle parking spaces, parking lot placement, parking lot setbacks, and landscaping are stated in Chapter 33.266, Parking, Loading and Transportation Demand Management.

33.150.305 Signs

The sign regulations are stated in Title 32, Signs and Related Regulations.

33.150.310 Superblock Requirements

Development on land that includes vacated rights-of-way may be subject to the superblock standards of Chapter 33.293, Superblocks.

33.150.315 Recycling Areas

Requirements for recycling areas are regulated by the Bureau of Planning and Sustainability. See Section 17.102.270, Businesses and Multifamily Complexes Required to Recycle, of the Portland City Code.

Commentary

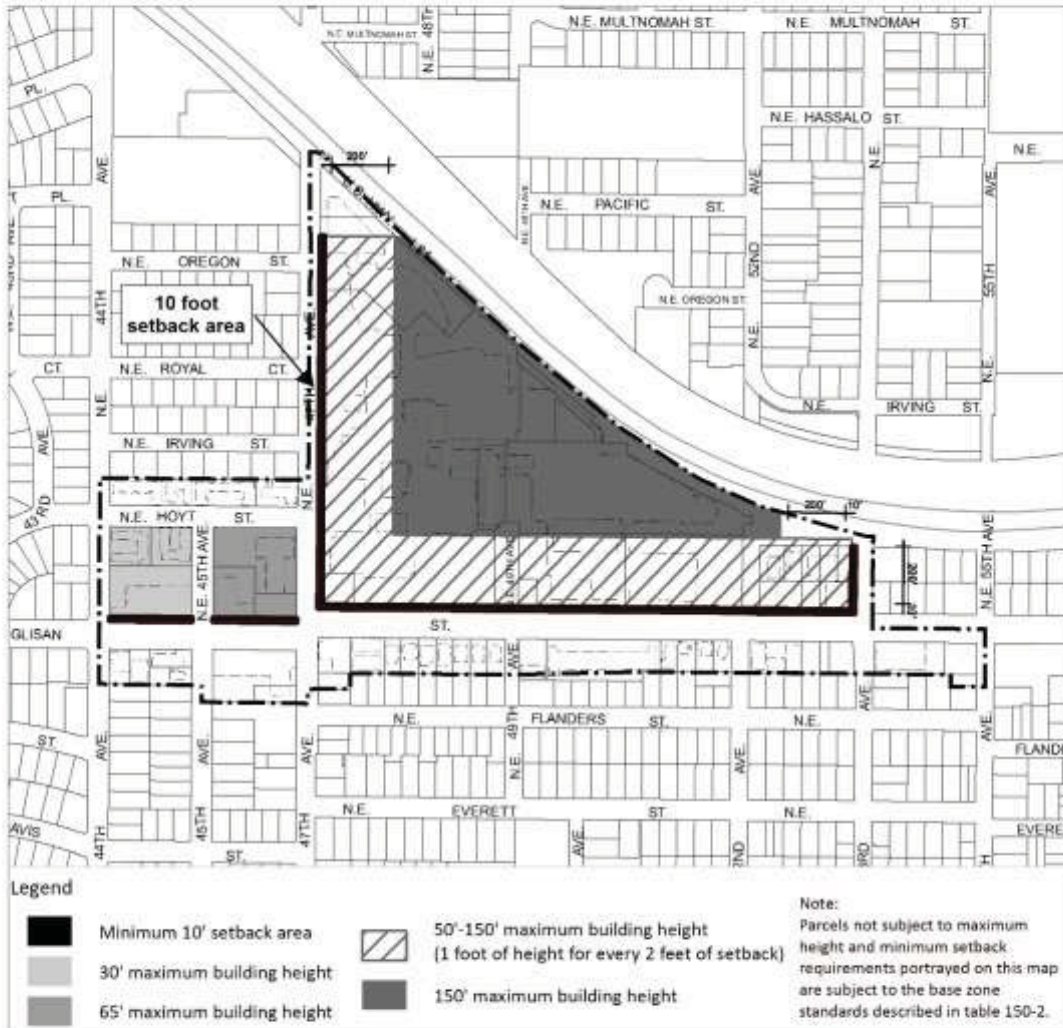
Campus Map Series

In those circumstances where specific height or building setback standards have been established through an approved Impact Mitigation Plan or Conditional Use Master Plan and they exceed the proposed standards established in 33.150 these alternative height and setback standards are portrayed in a map series that supersedes the applicable chapter text

Maximum Heights and Minimum Setbacks Providence Portland Medical Center

Map 150-1

Map Revised XXXXX X, 2015

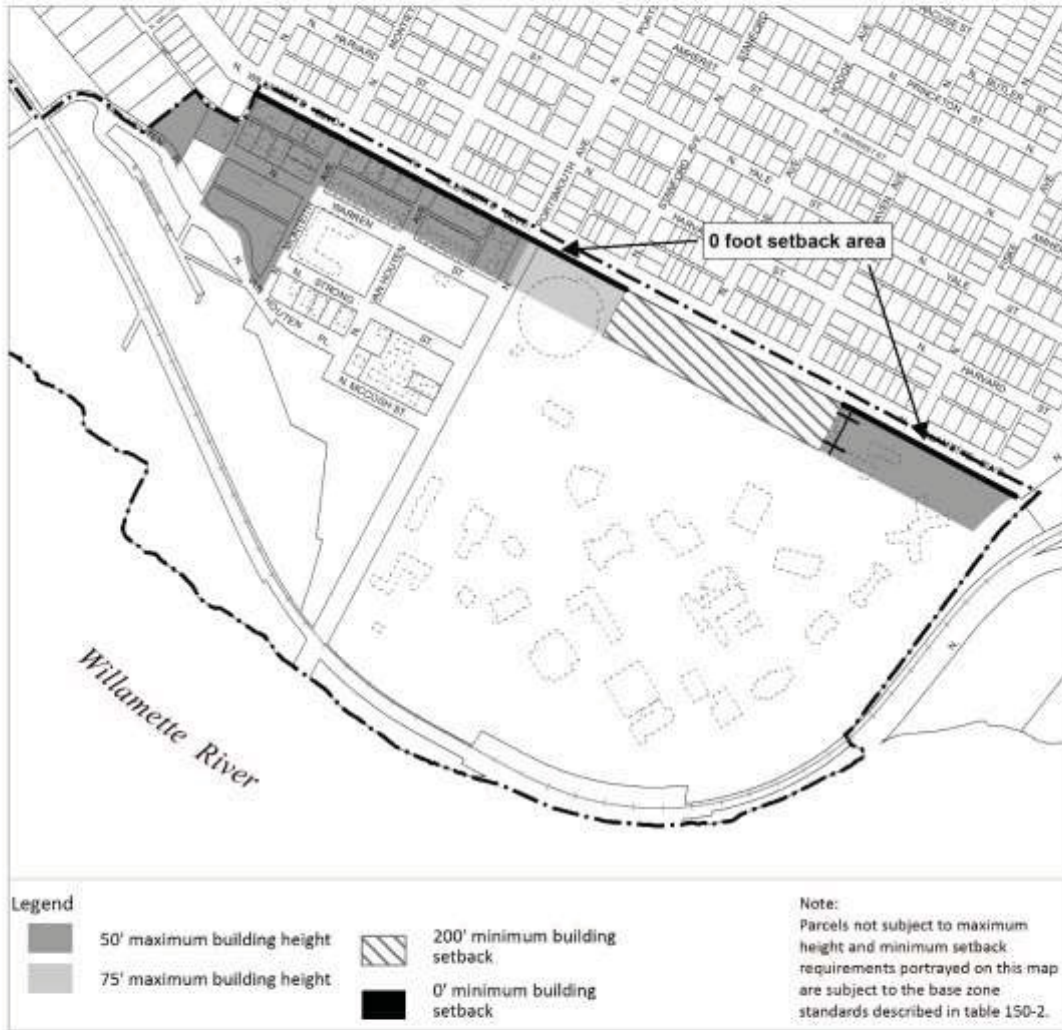


Commentary

Maximum Heights and Minimum Setbacks University of Portland

Map 150-2

Map Revised XXXXX X, 2015



Commentary

Maximum Heights and Minimum Setbacks Legacy Emanuel Hospital and Health Center

Map 150-3

Map Revised Xxxxx X, 2015

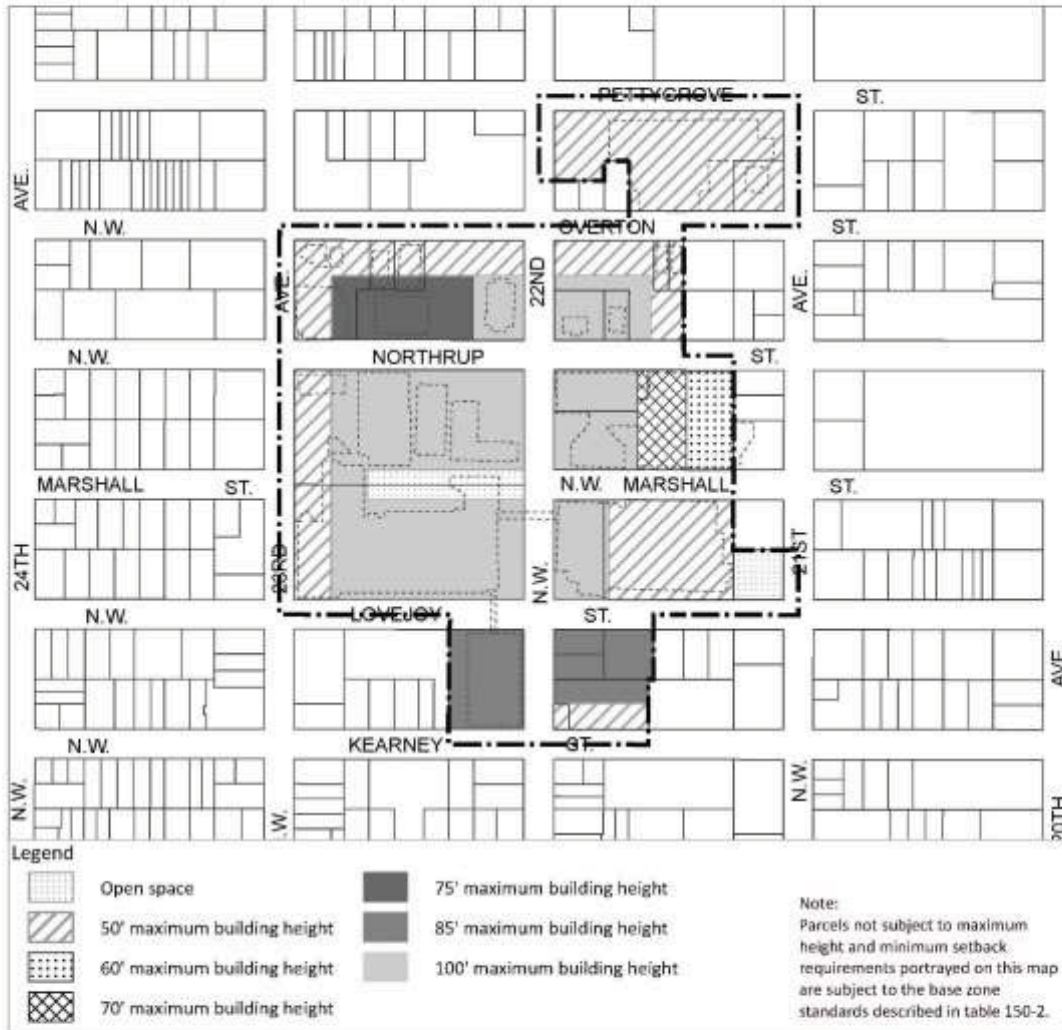


Commentary

Maximum Heights and Minimum Setbacks Legacy Good Samaritan Hospital and Health Center

Map 150-4

Map Revised Xxxxx X, 2015



Commentary

266 PARKING LOADING AND TRANSPORTATION DEMAND MANAGEMENT

Chapter 266 is amended to reference the new Campus Institutional zones in the regulations. The chapter is further amended to include requirements for Transportation Demand Management.

Sections:

The changes add the new Transportation Demand Management requirements to the list of sections.

33.266.010 Introduction

The changes add text to include the new requirements for Transportation Demand Management plans.

Language to be added is underlined
 Language to be deleted is shown in ~~striketrough~~

CHAPTER 33.266 PARKING, ~~AND~~ LOADING, AND TRANSPORTATION DEMAND MANAGEMENT

266

Sections:

- 33.266.010 Introduction
- Motor Vehicle Parking
- 33.266.100 General Regulations
- 33.266.110 Minimum Required Parking Spaces
- 33.266.115 Maximum Allowed Parking Spaces
- 33.266.120 Development Standards for Houses and Duplexes
- 33.266.130 Development Standards for All Other Development
- 33.266.140 Stacked Parking Areas
- 33.266.150 Vehicles in Residential Zones
- Bicycle Parking
- 33.266.200 Purpose
- 33.266.210 Required Bicycle Parking
- 33.266.220 Bicycle Parking Standards
- Loading
- 33.266.300 Purpose
- 33.266.310 Loading Standards
- Transportation Demand Management
- 33.266.410 Purpose
- 33.266.420 Transportation Impact Review in the Campus Institutional Zones

33.266.010 Introduction

This chapter establishes the standards for the amount, location, and development of motor vehicle parking, standards for bicycle parking, and standards for on-site loading areas, and requirements for transportation demand management plans. Other titles of the City Code may regulate other aspects of parking and loading.

Commentary

33.266.410 Purpose

The purpose statement describes the need and rationale for the Transportation Demand Management (TDM) requirements. TDM plans are intended to reduce trips by automobiles and encourage use of alternative transportation modes. They may also reduce the need for corollary parking demand.

33.266.420 Standards for the Campus Institutional Zones

These regulations explain the thresholds and procedure for a Transportation Impact Review for Campus institutions. A Transportation Impact Review (33.852) involves a Transportation Impact Analysis for anticipated development, and will result in a TDM Plan and potentially other mitigation requirements. This section applies to development that adds more than 20,000 square feet of floor area or more than 4 new parking stalls in the campus institutional zones. Note that comprehensive Transportation Impact Analyses and Demand Management Programs can be prepared for entire campuses anticipating development over many years. In such instances development larger than 20,000 square feet or more that 4 parking spaces will not necessarily trigger the need for a new Transportation Impact Review provided it is anticipated in an existing analyses and program.

Language to be added is underlined
Language to be deleted is shown in ~~striketrough~~

Transportation Demand Management

33.266.410 Purpose

Transportation demand management (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. TDM strategies help reduce traffic congestion, reduce the amount of money that must be spent to expand transportation system capacity, improve air quality, and ensure road capacity is available for those who need it most.

33.266.420 Transportation Impact Analysis in the Campus Institutional Zones

Development on a site with a College or Medical Center use must conform to an approved Transportation Impact review. Transportation Impact review is not required if the development:

- A. Does not increase the net building area on the campus by more than 20,000 square feet; or
- B. Does not increase the number of parking spaces on the campus by more than 4.

Commentary

33.508/Cascade Station/Portland International Center Plan District

33.508.220 Maximum Development/Transportation Capacity

Transportation impact analysis requirements are being relocated from this code section to new code section 33 852. These standards are referenced in a number of code sections including 33.266.420.

Language to be added is underlined
 Language to be deleted is shown in ~~strikethrough~~

33.508.220 Maximum Development/Transportation Capacity

A. Purpose. [No change.]

B. Limitations on the amount of development allowed. [No change.]

C. Cascade Station/Portland International Center Transportation Impact ~~Analysis-Review.~~

An applicant may propose development that exceeds the allocation limits of Table 508-1 through a land use review that is based on a Transportation Impact Analysis (TIA). This approach allows an applicant more flexibility but is more complex to use. In addition to the application requirements of Section 33.730.060, the applicant must prepare a TIA that includes the elements and analysis listed in 33.852.105~~this subsection~~. The TIA may be used to exceed the maximum allocation limits in Table 508-1 or to establish lower trip generation rates. The TIA may not be used to exceed the total trips in Table 508-1.

- ~~1. Description of recommended development;~~
- ~~2. Delineation of the study area, and rationale for the delineation;~~
- ~~3. Description of existing uses and conditions in the study area;~~
 - ~~a. The TIA must include build-out of the Maximum Use Allocations in Table 508-1 in the count of background traffic, regardless of whether construction of those uses has occurred;~~
 - ~~b. Any approved TIA must be reflected in the BDS tracking report;~~
- ~~4. Traffic forecasts and distribution;~~
- ~~5. Primary traffic access routes to and from the study area;~~
- ~~6. Recommended mitigation measures, including transportation system management, transportation demand management, and needed roadway improvements on or for local roads and State highways; and~~
- ~~7. Evaluation of:~~
 - ~~a. Impacts on street function, capacity and level of service;~~
 - ~~b. Impacts on on-street parking;~~
 - ~~c. Access requirements;~~
 - ~~d. Impacts on transit operations and movements;~~
 - ~~e. Impacts on pedestrian and bicycle routes and safety; and~~
 - ~~f. Impacts on the immediate airport area and adjacent neighborhoods.~~

Commentary

33.700.110 Prior Conditions of Land Use Approvals

Subsection 2.b.(1) Colleges and Medical Centers in the CI1 and CI2 zones establishes the regulatory framework under which colleges and hospitals will operate through the transition period, that time between the effective date of the new zones and the expiration of adopted Conditional Use Master Plans and Impact Mitigation Plans on December 31, 2020.

The expiration date proposed is roughly five years after the adoption of the Comprehensive Plan. This is after the adopted expiration date of the majority of Conditional Use Master Plans and the development phases identified in Impact Mitigation Plans. This will minimize disruption to development plans that institutions may pursue in reliance on their existing approvals while moving all institutions to the new base zone in a discrete time period that supports larger Transportation System Plan goals and administrative certainty.

Campus	Current Approval	Duration
Reed College	CUMP	2008-2018
University of Portland	CUMP	2013-2023
Lewis and Clark College	CUMP	2009-2019
PCC Sylvania	CUMP	1993-2003 ¹
Concordia University	IMP	2003-2017
Warner Pacific University	CUMP	2001-2013
Multnomah University	IMP	2000-2025
University of Western States	CUMP	1998-2008
Providence Medical Center	CUMP	2012-2022
Kaiser Medical Center	CUMP	1989-2000 ²
Legacy Emanuel	IMP	1994-2024
Legacy Good Samaritan	CUMP	2005-2015
Adventist Medical Center	CUMP	2005-2015
PCC Cascade	IMP	2001-2021
PCC Southeast	Base Zone	NA

1. BDS is allowing PCC to complete projects described in CUMP document
2. Expiration under dispute by Kaiser

Language to be added is underlined
 Language to be deleted is shown in ~~striketrough~~

33.700.110 Prior Conditions of Land Use Approvals

This section addresses situations where a use, development, or land division was approved with conditions as part of a land use review under zoning or land division regulations that no longer apply to the site. Over time, there are instances when uses or development previously approved with conditions are subject to new zoning or land division regulations. This may result from a change of the content of zoning or land division regulations or from legislative zone changes including annexation rezonings.

- A. Conditions of approval prior to 1981.** Conditions of approval for a land use review applied for prior to 1981 no longer apply to a site, except for conditions on all types of land divisions, Planned Unit Developments (PUD), or any other quasi-judicial review approved in association with a land division or PUD.
- B. Conditions of approval after 1981.** The regulations stated below apply to all prior conditions of approval for all types of land divisions, Planned Unit Developments (PUD), and any other quasi-judicial review approved in association with a land division or PUD, and for land use reviews applied for after January 1, 1981, unless the conditions of approval or the ordinance adopting the conditions provide for their continuance.
 - 1. Zone changes. If a site is subject to conditions as the result of a zone change, the conditions continue to apply if the site is rezoned to a comparable zone as part of an annexation rezoning or as part of a legislative remapping. The conditions of the original zone change do not apply if the site is rezoned to a noncomparable zone. Comparable zone changes are single-dwelling to single-dwelling, multi-dwelling to multi-dwelling, commercial to commercial, employment to employment, and industrial or manufacturing to industrial zones. Also, changes from a City M3 or Multnomah County LM, M3, or M4 zone to a C, E, or I zone retain all conditions of approval on the site. Other zone changes are considered noncomparable.
 - 2. Conditional uses.
 - a. An allowed conditional use. If a use was an approved conditional use under the prior regulations or had a Community Service overlay zone, and is a conditional use under the new regulations pertaining to the site, any conditions of approval continue to apply.
 - b. Use allowed by right. If the use is now allowed by right, the conditions of approval no longer apply, except for the following:
 - (1) Colleges and Medical Centers in the CI1 and CI2 zones. If a College or Medical Center in a CI1 or CI2 zone was an approved conditional use under the prior regulations, and the conditional use has not expired, the applicant can continue to develop under the approved conditional use review, the conditional use master plan, or the impact mitigation plan until the review expires, or December 31, 2020, whichever comes first. If the applicant chooses to develop under the approved conditional use, the conditional use master plan, or the impact mitigation plan they must develop under the base zone regulations that were in effect on the date the land use application was deemed complete. Amendments to the conditional use are prohibited.

Commentary

33.700.110 B.2.b.(2)

Outdoor sportsfields above a specified threshold are conditional uses under the campus institutional zones. This subsection is intended to carry forward the operational conditions attached to outdoor sports fields within existing conditional use master plans and impact mitigation plans. Such restrictions include but are not limited to, time limitations on when field lighting is allowed and restrictions on the number of major events that can be hosted at the fields.

Language to be added is underlined
Language to be deleted is shown in ~~striketrough~~

- (2) Conditions of approval continue to apply to outdoor sports facilities that are on a site with a College or Medical Center that was an approved use under the prior regulations.
- c. Use no longer allowed. If the use was a conditional use without an expiration date and is no longer allowed, it becomes a nonconforming use under the new regulations, and must continue to meet the conditions as well as the nonconforming use regulations. If the use was a conditional use with an expiration date and is no longer allowed, it is subject to the same regulations as revocable permits, as stated in Paragraph 120.C.1 below.
 3. Variances and adjustments. If the variance or adjustment was for development that is now allowed by right, and the development on the site conforms to the current regulations, then the prior conditions of approval no longer apply.
 4. Other land use actions. If the use or development was approved with conditions under a review ~~which~~ that is no longer in effect on the site (such as site review, design review, significant environmental concern review), the conditions no longer apply.

Commentary

33.730 Quasi-judicial Procedures

33.730.130 Expiration of an Approval

This section also references 33.852 where a ten year duration is assigned to Transportation Impact Reviews. Such a time limit is necessary to account for changes in the surrounding transportation network even if no changes occur on an institutional campus itself.

Language to be added is underlined
 Language to be deleted is shown in ~~striketrough~~

33.730.130 Expiration of an Approval

- A. Expiration of unused land use approvals issued prior to 1979.** [No Change.]
- B. When approved decisions expire.**
1. Land use approvals, except as otherwise specified in this section, expire if:
 - a. Generally.
 - (1) Within 3 years of the date of the final decision a City permit has not been issued for approved development; or
 - (2) Within 3 years of the date of the final decision the approved activity has not commenced.
 - b. Exception. Final decisions that became effective between May 27, 2006 and December 31, 2008 or between May 16, 2009 and June 30, 2011 expire if a City permit has not been issued for approved development or the approved activity has not commenced by June 30, 2014.
 2. Zoning map and Comprehensive Plan map amendments do not expire.
 3. Conditional Use Master Plans, ~~and~~ Impact Mitigation Plans, and Transportation Impact Reviews expire as specified in Chapters 33.820, ~~and~~ 33.848, and 33.852, or in the plans themselves.
 - 4.-12. [No change.]
- C. Deferral of the expiration period.** [No Change.]
- D. Expiration of adjustments approved prior to March 16, 2001.** [No Change.]

Commentary

33.815 Conditional Uses

Amendments to section 815 Conditional Uses are necessary to reference the new proposed base zones and acknowledge that the IR Zone has been relocated within the Zoning Code. Approval criteria for conditional uses within the CI zones are generally established to mitigate off-site impacts on adjoining residential uses.

Language to be added is underlined
 Language to be deleted is shown in ~~striketrough~~

33.815 Conditional Uses

815

Sections:

General

- 33.815.010 Purpose
- 33.815.020 How to Use this Chapter
- 33.815.030 Automatic Conditional Use Status
- 33.815.040 Review Procedures
- 33.815.050 Loss of Conditional Use Status
- 33.815.060 Development Standards for Conditional Uses
- 33.815.070 Sites With Split Zoning
- 33.815.080 Approval Criteria in General

Approval Criteria

- 33.815.100 Uses in the Open Space Zone
- 33.815.105 Institutional and Other Uses in R and IR Zones and Outdoor Sports Facilities in CI Zones
- 33.815.107 Short Term Housing in R and IR Zones
- 33.815.110 Office and Retail Sales And Service Uses in the RX Zone
- 33.815.115 Specified Uses in Commercial Zones
- 33.815.120 Commercial Parking Facilities in the RX, CX, CG, and E Zones, Outside the Central City Plan District, the Columbia South Shore Plan District and the Cascade Station/Portland International Center Plan District
- 33.815.121 Commercial Parking Facilities in the RX, CS, and CX Zones, in the Hollywood Plan District
- 33.815.122 Nonresidential Uses on Specified Sites located in the RX Zone within the Central City Plan District
- 33.815.125 Specified Uses in Industrial Zones
- 33.815.126 Office Uses in the IG1 Zone in the Central City Plan District
- 33.815.127 Accessory Offices and Headquarters Offices in the IH Zone in the Guild's Lake Industrial Sanctuary Plan District
- 33.815.128 Retail Sales And Service Uses in the EG Zones
- 33.815.129 Office Uses in Specified Historic Resources in the Industrial Zones in the Central City Plan District
- 33.815.130 Residential Uses in the EG1, EG2, IG1, IG2, and IH Zones
- 33.815.132 Office Uses in the IG1 Zone in the Employment Opportunity Subarea in the Central City Plan District
- 33.815.140 Specified Group Living Uses in the C and EX Zones
- 33.815.200 Aviation And Surface Passenger Terminals
- 33.815.205 Detention Facilities
- 33.815.210 Helicopter Landing Facilities
- 33.815.215 Major Event Entertainment

Commentary

33.815.105 Institutional and Other Uses in R and IR Zones and Retail Sales And Service and Outdoor Sports Facilities in CI Zones

This section provides the approval criteria that will be used in the review of conditional use reviews of both primary retail activity at the perimeter of campuses and outdoor sportsfields that are above a specified threshold of improvement (field lighting, amplified sound and spectator bleachers). In both of these instances the potential impact on adjoining residential neighborhoods requires additional review and an opportunity for adjoining property owners to participate in the review. Specific approval criteria proposed are standard to reviews where development adjoins residential neighborhoods.

Language to be added is underlined
 Language to be deleted is shown in ~~striketrough~~

- 33.815.220 Mining and Waste-Related
- 33.815.222 Park-and-Ride Facilities for Mass Transit
- 33.815.223 Public Safety Facilities
- 33.815.225 Radio Frequency Transmission Facilities
- 33.815.230 Rail Lines and Utility Corridors
- 33.815.300 Commercial Parking Facilities in the Columbia South Shore Plan District
- 33.815.301 Industrial Businesses in the Columbia South Shore Plan District
- 33.815.302 Professional / Technical Facilities in the Columbia South Shore Plan District
- 33.815.303 Retail Sales and Service Uses in the Columbia South Shore Plan District
- 33.815.304 Retail Sales And Service Uses on Specified Sites in the South Waterfront and the River District Subdistricts
- 33.815.305 Replacement Parking Facilities in the Central City Plan District
- 33.815.308 Commercial Parking in Multi-Dwelling Zones and Commercial Parking Access from Main Streets in the Northwest Plan District
- 33.815.310 Industrial Uses in the IR Zone
- 33.815.315 Utility Scale Energy Production in Specified C Zones

33.815.105 Institutional and Other Uses in R and IR Zones and Retail Sales And Service and Outdoor Sports Facilities in CI Zones

Unless specifically listed in sections below, these approval criteria apply to all conditional uses in R and IR zones and to Retail Sales And Service uses in CI1, and outdoor sports facilities in CI1 and CI2 except those specifically listed in sections below. The approval criteria allow institutions and other non-Household Living uses in a residential zone, Retail Sales And Service uses in CI1, and outdoor sports facilities on college campuses that maintain or do not significantly conflict with the appearance and function of residential areas. Criteria A through E apply to institutions and other non-Household Living uses in residential zones. Criteria B through E apply to Retail Sales And Service uses in CI1 and outdoor sports facilities in CI 1 and CI2. The approval criteria are:

- A. Proportion of Household Living uses.** The overall residential appearance and function of the area will not be significantly lessened due to the increased proportion of uses not in the Household Living category in the residential area. Consideration includes the proposal by itself and in combination with other uses in the area not in the Household Living category and is specifically based on:
 1. The number, size, and location of other uses not in the Household Living category in the residential area; and
 2. The intensity and scale of the proposed use and of existing Household Living uses and other uses.
- B. Physical compatibility.**
 1. The proposal will preserve any City-designated scenic resources; and
 2. The proposal will be compatible with adjacent residential developments based on characteristics such as the site size, building scale and style, setbacks, tree preservation, and landscaping; or

Commentary

33.815.107 Short Term Housing in R and IR Zones

Minor edit to include approval criteria now applicable to the IR zone after it has been relocated in the code

Language to be added is underlined
 Language to be deleted is shown in ~~striketrough~~

3. The proposal will mitigate differences in appearance or scale through such means as setbacks, screening, landscaping, tree preservation, and other design features.
- C. Livability.** The proposal will not have significant adverse impacts on the livability of nearby residential zoned lands due to:
1. Noise, glare from lights, late-night operations, odors, and litter; and
 2. Privacy and safety issues.
- D. Public services.**
1. The proposal is supportive of the street designations of the Transportation Element of the Comprehensive Plan;
 2. The transportation system is capable of supporting the proposal in addition to the existing uses in the area. Evaluation factors include street capacity, level of service, and other performance measures; access to arterials; connectivity; transit availability; on-street parking impacts; access restrictions; neighborhood impacts; impacts on pedestrian, bicycle, and transit circulation; safety for all modes; and adequate transportation demand management strategies;
 3. Public services for water supply, police and fire protection are capable of serving the proposed use, and proposed sanitary waste disposal and stormwater disposal systems are acceptable to the Bureau of Environmental Services.
- E. Area plans.** The proposal is consistent with any area plans adopted by the City Council as part of the Comprehensive Plan, such as neighborhood or community plans.

33.815.107 Short Term Housing in R and IR Zones

These approval criteria apply to Community Service uses that provide short term housing in existing structures in R and IR zones. The approval criteria are:

- A. Livability.** The proposal will not have significant adverse impacts on the livability of nearby residential zoned lands due to:
1. Noise, glare from lights, late-night operations, odors, and litter; and
 2. Privacy issues.
- B. Minimum spacing.** The service provided by the proposed use is different from others provided within 750 feet of the site.

Commentary

33.815.210 Helicopter Landing Facilities

Minor edit to include Campus Institutional zones

Language to be added is underlined
Language to be deleted is shown in ~~striketrough~~

33.815.210 Helicopter Landing Facilities

- A.** The following approval criteria apply to all helicopter landing facilities reviewed through a Type III procedure.
1. The facility meets the safety standards required by state or federal agencies. The facility must be approved by State Aeronautics and the FAA;
 2. The facility is located so that the flights may take advantage of existing natural flight corridors. Locations close to natural flight corridors such as freeways are preferred;
 3. Consolidating the HLF with other existing nearby HLFs is not possible or feasible;
 4. In C, E, ~~or I~~, or campus institutional zones, the facility will not have a greater impact than allowed uses. If the facility will have significantly greater impacts, then it must be found that the public benefits of the HLF outweigh the harm of the impacts. Locations more than 500 feet from land with residential zoning will be viewed more favorably by the review body;
 5. In OS, R, CN, CO, and CM zones, the facility will not have a significant negative impact on the livability of the area or a significant detrimental environmental impact;
 6. The facility meets all development standards contained in 33.243.040; and
 7. The facility meets all noise regulations of the State of Oregon Department of Environmental Quality and Title 18 of the City Code.
- B.** The following criterion applies to helicopter landing facilities reviewed through a Type II procedure: The proposal will not result in an increase in the number of flights, changes in flight path, number or type of aircraft, hours of operation, or changes in required distances from other uses.

Commentary

33.815.215 Major Event Entertainment

Minor edit includes CI1, CI2 and IR zones in Major Event Entertainment approval criteria.

Language to be added is underlined
 Language to be deleted is shown in ~~striketrough~~

33.815.215 Major Event Entertainment

These approval criteria ensure that the potentially large size and impacts of these uses are not harmful to surrounding areas and that transportation services are or will be sufficient to serve the use. The approval criteria are:

A. Public services.

1. The proposed use is in conformance with the street designations shown in the Transportation Element of the Comprehensive Plan;
2. If the proposed use will be located in an industrial zone, it will not have a significant adverse effect on truck and freight movement;
3. The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity, level of service, or other performance measures; access to arterials; connectivity; transit availability; on-street parking impacts; access restrictions; neighborhood impacts; impacts on pedestrian, bicycle, and transit circulation; and safety for all modes; and
4. Public services for water supply, police and fire protection are capable of serving the proposed use, and proposed sanitary waste disposal and stormwater disposal systems are acceptable to the Bureau of Environmental Services.

B. Appearance. The appearance of the facility is consistent with the intent of the zone in which it is to be located and with the character of the surrounding uses and development;

C. Benefit. Public benefits of the proposed use outweigh any impacts that cannot be mitigated

D. In the ~~IR zone~~ campus institutional zones. These approval criteria allow Major Event Entertainment facilities to be part of an institutional campus. They also ensure that the impacts of the facility on nearby areas are mitigated and that affected neighbors have an opportunity to comment on the proposals for mitigation. The approval criteria are:

1. The facility is to be established as part of a school or college. Such facilities are prohibited as part of a medical center campus;
2. The facility is limited to events that feature the athletic or performance skills of students, faculty or staff or which supplement the institution's programs;
3. In the IR zone ~~the~~ facility is listed in the mission statement as part of the institution's impact mitigation plan;
4. In the IR zone ~~the~~ mitigation activities completed to implement the impact mitigation plan are adequate to mitigate for the expected impact of the facility. The location chosen and mitigation measures used are consistent with the institution's approved impact mitigation plan; and

Commentary

33.815.225 Radio Frequency Transmission Facilities

Edit picks up CI1, CI2 and IR zones in approval criteria.

Language to be added is underlined
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5. All approved limited uses and major event entertainment uses in aggregate occupy 30 percent or less of all campus floor area. Calculation of total floor area of campus used by major event entertainment uses includes portions of parking structures associated with these uses. If campus facilities include structured parking 250 square feet of structured parking will be associated with the major event entertainment facility for each parking space required for the facility. Size exceptions are prohibited.

33.815.225 Radio Frequency Transmission Facilities

These approval criteria allow Radio Frequency Transmission Facilities in locations where there are few impacts on nearby properties. The approval criteria are:

- A. Approval criteria for personal wireless service facilities proposing to locate on an existing building or other non-broadcast structure in an OS, CI1, IR, or R zone, or in a C, CI2, E, or I zone within 50 feet of an R zone:
 1. The visual impact of an antenna must be minimized. For instance, it can be hidden behind a compatible building feature such as a dormer, mounted flush to the facade of the building and painted to match, mounted on a structure designed with minimal bulk and painted to fade into the background, or mounted by other technique that equally minimizes the visual impact of the antenna;
 2. Accessory equipment associated with the facility must be adequately screened. If a new structure will be built to store the accessory equipment, the new structure must be designed to be compatible with the desired character of the surrounding area and be adequately screened; and
 3. The regulations of Chapter 33.274, Radio Frequency Transmission Facilities are met.
- B. Approval criteria for personal wireless service facilities proposing to locate on a tower in an OS, CI1, IR, or R zone, or in a C, CI2, E, or I zone within 50 feet of an R zone:
 1. The applicant must prove that a tower is the only feasible way to provide the service, including documentation as to why the proposed facility cannot feasibly be located in a right-of-way;
 2. The tower, including mounting technique, must be sleek, clean, and uncluttered;
 3. The visual impact of the tower on the surrounding area must be minimized. This can be accomplished by one or more of the following methods:
 - a. Limiting the tower height as much as possible given the technical requirements for providing service and other factors such as whether the tower will provide co-location opportunities;
 - b. Planting or preserving trees around the tower as a way to soften its appearance. The variety and spacing of the trees will be determined based on the site characteristics, tower height, and other co-location factors;

Commentary

Language to be added is underlined
 Language to be deleted is shown in ~~striketrough~~

- c. Shielding the tower and antennas from view by enclosing or concealing them within another structure that has less visual impact.
 - d. Placing the tower away from land uses that are more sensitive to the visual impacts, such as adjoining residences or open spaces; or
 - e. Other methods that adequately minimize visual impact;
- 4. Accessory equipment associated with the facility must be adequately screened. If a new structure will be built to store the accessory equipment, the new structure must be designed to be compatible with the desired character of the surrounding area;
 - 5. Public benefits of the use outweigh any impacts which cannot be mitigated; and
 - 6. The regulations of Chapter 33.274, Radio Frequency Transmission Facilities are met.
- C.** Approval criteria for personal wireless service facilities, proposing to locate on a tower in a C, CI2, or EX zone more than 50 feet from an R zone:
- 1. The applicant must prove that a tower that is taller than the base zone height standard allows or is within 2,000 feet of another tower is the only feasible way to provide the service, including documentation as to why the proposed facility cannot feasibly be located in a right-of-way;
 - 2. The tower, including mounting technique, must be sleek, clean and uncluttered;
 - 3. Accessory equipment associated with the facility must be adequately screened. If a new structure will be built to store the accessory equipment, the new structure must be designed to be compatible with the desired character of the surrounding area;
 - 4. The visual impact of the tower on the surrounding area must be minimized;
 - 5. Public benefits of the use outweigh any impacts which cannot be mitigated; and
 - 6. The regulations of Chapter 33.274, Radio Frequency Transmission Facilities are met.
- D.** Approval criteria for all other Radio Frequency Transmission Facilities:
- 1. Based on the number and proximity of other facilities in the area, the proposal will not significantly lessen the desired character and appearance of the area;
 - 2. The facility will be located so that impacts on mature trees and tree groves are minimized;
 - 3. Public benefits of the use outweigh any impacts which cannot be mitigated; and
 - 4. The regulations of Chapter 33.274, Radio Frequency Transmission Facilities are met.

Commentary

33.820 Conditional Use Master Plans

Section includes expiration date of December 31, 2020 for existing, master plans as part of the proposal's transition.

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33.820 Conditional Use Master Plans

820

33.820.060 Duration of the Master Plan

The master plan must include proposed uses and possible future uses that might be proposed for at least 3 years and up to 10 years. Generally, An approved master plan remains in effect until development allowed by the plan has been completed or the plan is amended or superseded, however if an approved master plan for a site in a CI1 or CI2 zone has an expiration date later than December 31, 2020, the master plan expires on December 31, 2020.

Commentary

33.848.060 Phases and Duration

Section includes expiration date of December 31, 2020 for existing, Impact Mitigation Plans as part of the proposal's transition.

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33.848 Impact Mitigation Plans

848

33.848.060 Phases and Duration

An impact mitigation plan remains in effect until all phases of development included in the plan have been completed. An impact mitigation plan may include a specific expiration date. After all phases of development provided for in their impact mitigation plan have been completed, the plan remains in effect until it is amended, or updated, or superseded. Mitigation plans for sites in a CI1 or CI2 zone expire on December 31, 2020 and are superseded by the base zone.

Commentary

CHAPTER 33.852 TRANSPORTATION IMPACT REVIEW

This new code section establishes the purpose, procedure and approval criteria for Transportation Impact Analysis and mitigation efforts applied to both campus institutions and mixed use projects. This chapter works in conjunction with Chapter 266 to establish an ongoing process for addressing parking and multi-modal transportation needs for institutions and their surrounding neighborhoods.

Note that Chapter 33.852 replaces existing code section 33.207 Cascade Station/Portland International Center Transportation Impact Analysis Review and expands the circumstances in which a TIA is required.

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CHAPTER 33.85207 ~~CASCADE STATION/PORTLAND INTERNATIONAL CENTER~~ TRANSPORTATION IMPACT ANALYSIS REVIEW

85207

Sections:

- 33.85207.010 Purpose
- 33.85207.100 Procedure
- 33.852.105 Supplemental Application Requirements
- 33.85207.110 Approval Criteria
- 33.852.115 Duration of a Transportation Impact Review

33.85207.010 Purpose

~~Cascade Station/Portland International Center Transportation Impact Analysis (TIA) Review allows additional flexibility for development in the CS/PIC Plan District, while ensuring that the roadway systems are capable of supporting the recommended development. Transportation Impact review provides a mechanism to evaluate whether the multimodal transportation system is capable of supporting proposed development. The review includes evaluation of a Transportation Impact Analysis, as well as consideration of recommended mitigation measures, and transportation and parking demand management actions. The development thresholds that trigger a Transportation Impact review can be found in other chapters of this Title. Transportation Impact review provides surrounding businesses, neighborhoods and the City with information about, and an opportunity to comment on, development that may impact the transportation system. Transportation Impact review may be completed at various levels of detail. Generally, the more specific the proposal, the less review will be required as future development is built.~~

33.85207.100 Procedure

~~Cascade Station/Portland International Center Transportation Impact Analysis Reviews are processed through a Type II procedure. An amendment to an existing Transportation Impact review for a site in a commercial/mixed use zone is processed through a Type I procedure.~~

33.852.105 Supplemental Application Requirements

In addition to the application requirements of Section 33.730.060, an application for a Transportation Impact review requires a transportation impact analysis. The transportation impact analysis must include:

- A. Description of proposed development;
- B. Delineation of the study area, and rationale for the delineation;
- C. Description of existing uses and conditions in the study area. If the application is for development in the Cascade Station/Portland International Center Plan District, the following are also required:

Commentary

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1. The TIA must include build-out of the Maximum Use Allocations in Table 508-1 in the count of background traffic, regardless of whether construction of those uses has occurred;
 2. Any approved TIA must be reflected in the BDS tracking report;
- D.** Traffic forecasts and distribution;
- E.** Primary traffic access routes to and from the study area;
- F.** Analysis of the proportional responsibility of the proposed development to mitigate forecasted impacts;
- G.** Recommended mitigation measures, including transportation system management, transportation and parking demand management, and needed transportation improvements; and
- H.** Evaluation of:
1. Impacts on street function, capacity and level of service;
 2. Impacts on on-street parking;
 3. Access requirements;
 4. Impacts on transit operations and movements;
 5. Impacts on pedestrian and bicycle routes and safety; and
 6. Impacts on the immediate area and adjacent neighborhoods.

33.85207.110 Approval Criteria for ~~Cascade Station/Portland International Center~~ Transportation Impact ~~Analysis~~ 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:

- A.** The transportation system is capable of supporting the recommended development in addition to the existing uses in the area, as shown by the TIA. Evaluation factors include street capacity, level of service, access to arterials; connectivity; transit availability; availability of pedestrian and bicycle networks; on-street parking impacts; access restrictions; neighborhood impacts; impacts on pedestrian, bicycle, and transit circulation; and safety.
- B.** Adequate transportation demand management strategies will be implemented ~~plan is recommended that includes measurers~~ to reduce the number of trips made to the site by single-occupant vehicles, especially during peak commuting hours.

Commentary

33.852.115 Duration of a Transportation Impact Review

Please note that a ten year expiration date has been added since previous versions to recognize changes to the surrounding transportation network and development that may have an impact on the transportation system.

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- C. Adequate measures to mitigate on- and off-site transportation impacts are proposed ~~recommended~~. Measures may include, ~~but are not limited to the following:~~ transportation improvements to on-site circulation, public street dedication and improvement or private street improvements, ~~street crossing improvements,~~ improvements to fill in gaps in the local pedestrian and bicycle networks, and transit stop improvements; and

- D. Transportation improvements adjacent to the development and in the vicinity needed to support the development are available or will be made available when the development is complete or, if the development is phased, will be available as each phase of the development is completed.

33.852.115 Duration of a Transportation Impact Review

An approved Transportation Impact review remains in effect for ten years or until development allowed by the review has been completed whichever occurs first.

Commentary

CHAPTER 33.855 Zoning Map Amendments

Proposed subsection D. establishes the requirement for a Transportation Impact Review further described in CHAPTER 33.852 as a component of a complete zoning map amendment application to the CI1 or CI2 Zone.

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CHAPTER 33.855 Zoning Map Amendments

855

Sections:

33.855.050 Approval Criteria for Base Zone Changes

An amendment to the base zone designation on the Official Zoning Maps will be approved (either quasi-judicial or legislative) if the review body finds that the applicant has shown that all of the following approval criteria are met:

- A. Compliance with the Comprehensive Plan Map.** [No change.]
- B. Adequate public services.** [No change.]
- C. When the requested zone is IR, Institutional Residential.** [No change.]
- D. When the requested zone is CI1 or CI2.** When the requested zone is CI1 or CI2, a Transportation Impact review is required as part of the zoning map amendment.
- ~~D~~E. Location.** The site must be within the City's boundary of incorporation. See Section 33.855.080.

Commentary

Description of Use Categories

33.920.410 Colleges

Minor amendment to *Accessory Uses* to include housing for faculty and staff.

33.920.450 Medical Centers

Minor amendment to *Medical Center* definition to recognize housing for patient families (such as Ronald McDonald houses) as accessory uses.

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33.920 Descriptions of the Use Categories

920

33.920.410 Colleges

- A. **Characteristics.** This category includes colleges and other institutions of higher learning which offer courses of general or specialized study leading to a degree. They are certified by the State Board of Higher Education or by a recognized accrediting agency. Colleges tend to be in campus-like settings or on multiple blocks.
- B. **Accessory Uses.** Accessory uses include offices, housing for faculty, staff and students, food service, food membership distribution, laboratories, health and sports facilities, theaters, meeting areas, parking, maintenance facilities, and support commercial.
- C. **Examples.** Examples include universities, liberal arts colleges, community colleges, nursing and medical schools not accessory to a hospital, and seminaries.
- D. **Exceptions.** Business and trade schools are classified as Retail Sales And Service.

33.920.450 Medical Centers

- A. **Characteristics.** Medical Centers includes uses providing medical or surgical care to patients and offering overnight care. Medical centers tend to be on multiple blocks or in campus settings.
- B. **Accessory uses.** Accessory uses include out-patient clinics, offices, laboratories, teaching facilities, meeting areas, cafeterias, food membership distribution, parking, maintenance facilities, and housing facilities for staff, ~~or~~ trainees, or patient families.
- C. **Examples.** Examples include hospitals and medical complexes that include hospitals.
- D. **Exceptions.**
 1. Uses that provide exclusive care and planned treatment or training for psychiatric, alcohol, or drug problems, where patients are residents of the program, are classified in the Group Living category.
 2. Medical clinics that provide care where patients are generally not kept overnight are classified as Office.
 3. Urgency medical care clinics are classified as Retail Sales And Service.

VI. Zoning Map Amendments

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

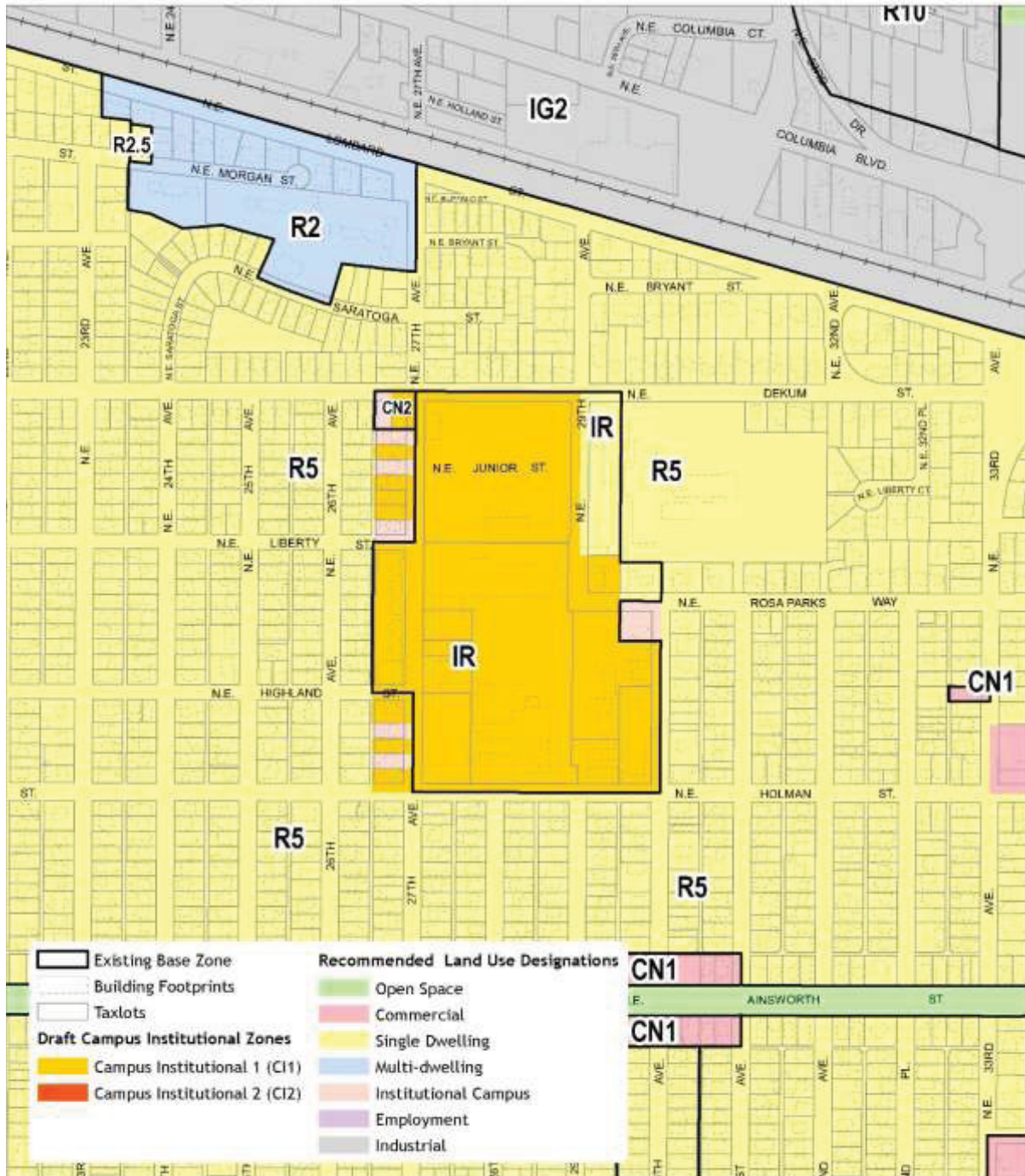
The current Task 5, early implementation effort of the Comprehensive Plan Update proposes to rezone these same campuses to a corresponding campus institutional zone. The specific zone type and geographic extent of this zoning is portrayed on the following maps. More detailed campus specific maps are also portrayed in an appendix to this report.

- 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

Transition from Existing Conditional Use Master Plans and Impact Mitigation Plans

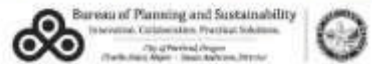
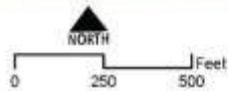
Existing conditional use master plans and impact mitigation plans will be honored during an approximate five year transition period ending December 31, 2020. (See code section 33.700.110) During this transition period Institutions may elect to continue development under the entitlements and obligations 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.

Map 1: Concordia University

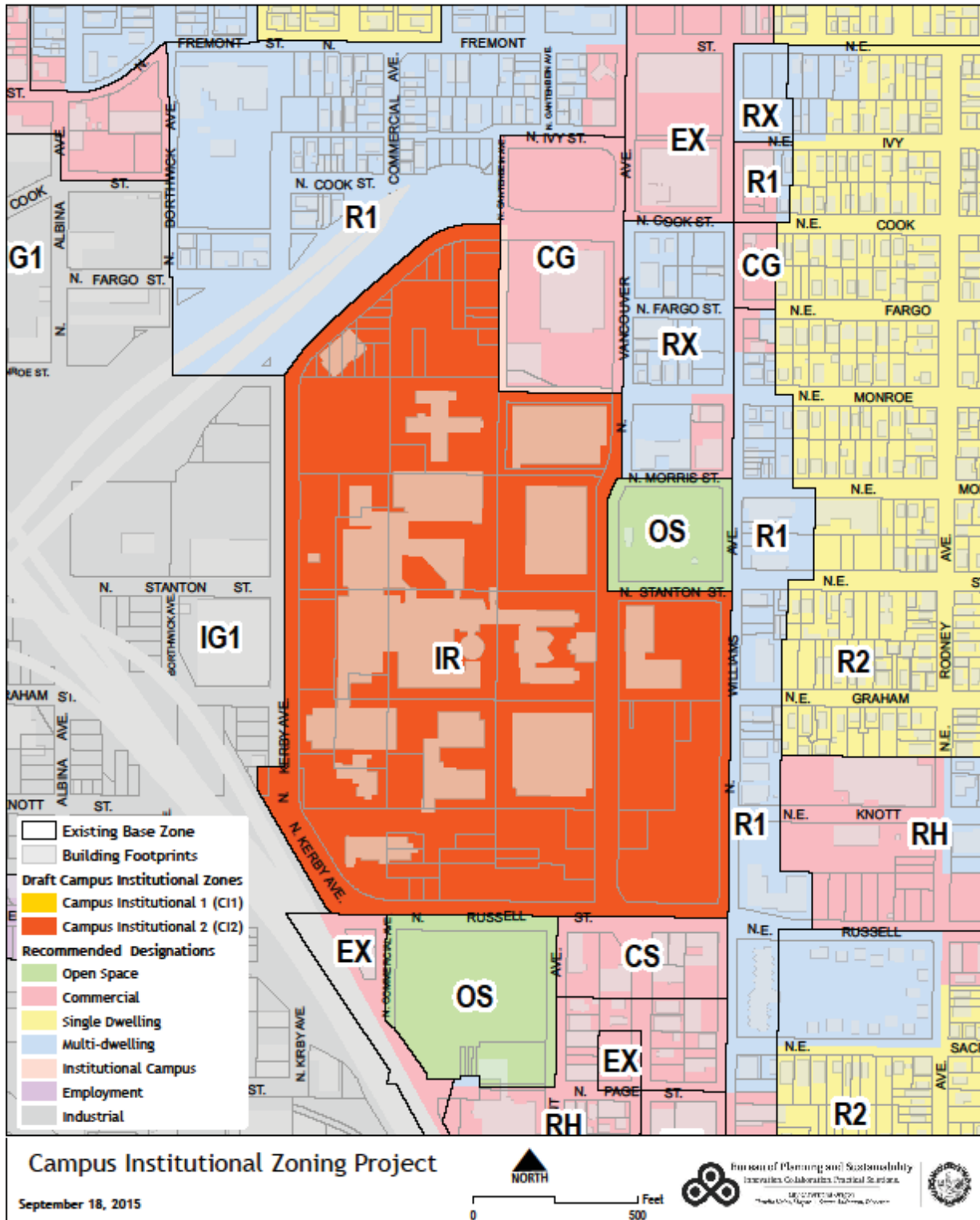


Campus Institutional Zoning Project

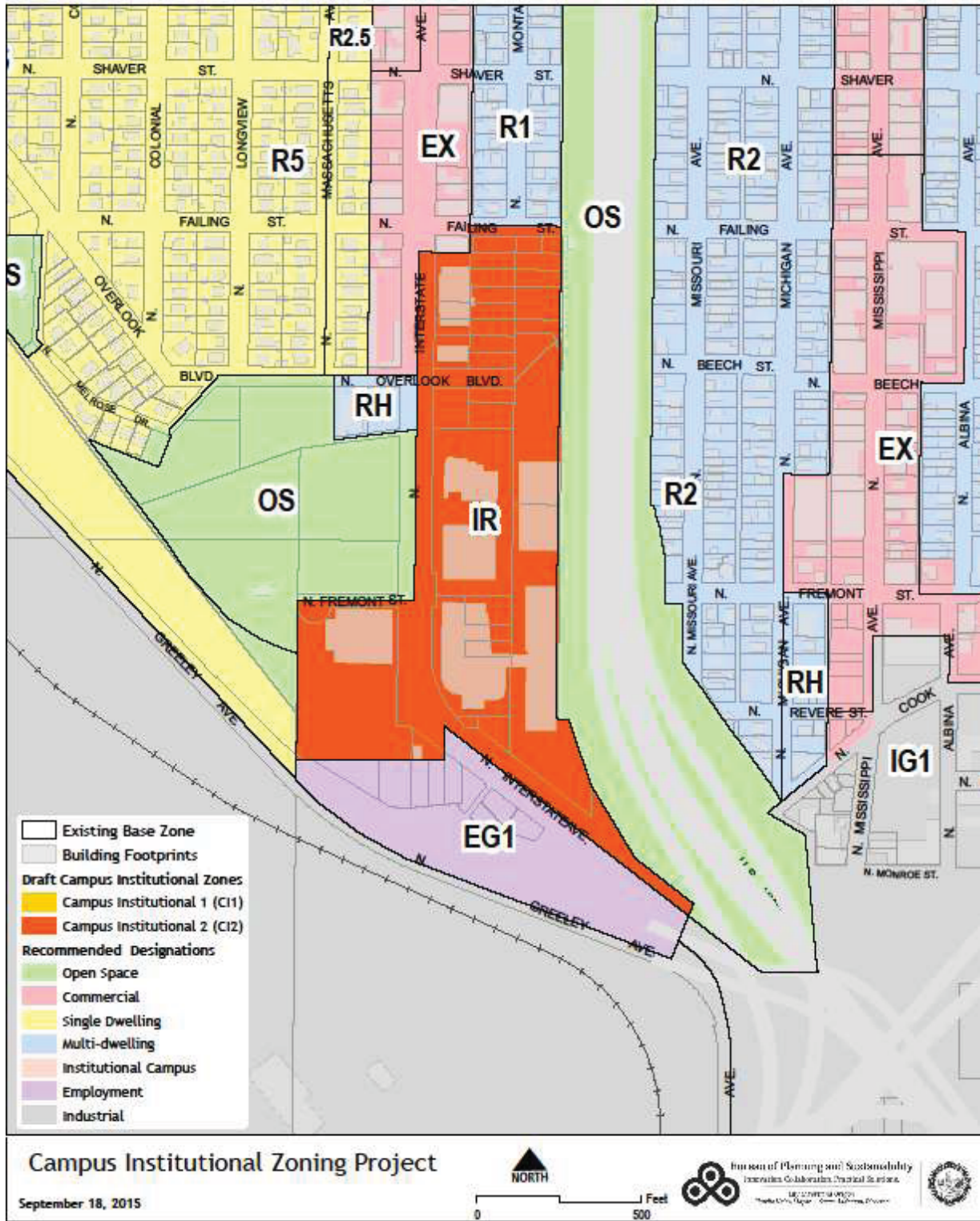
September 29, 2015



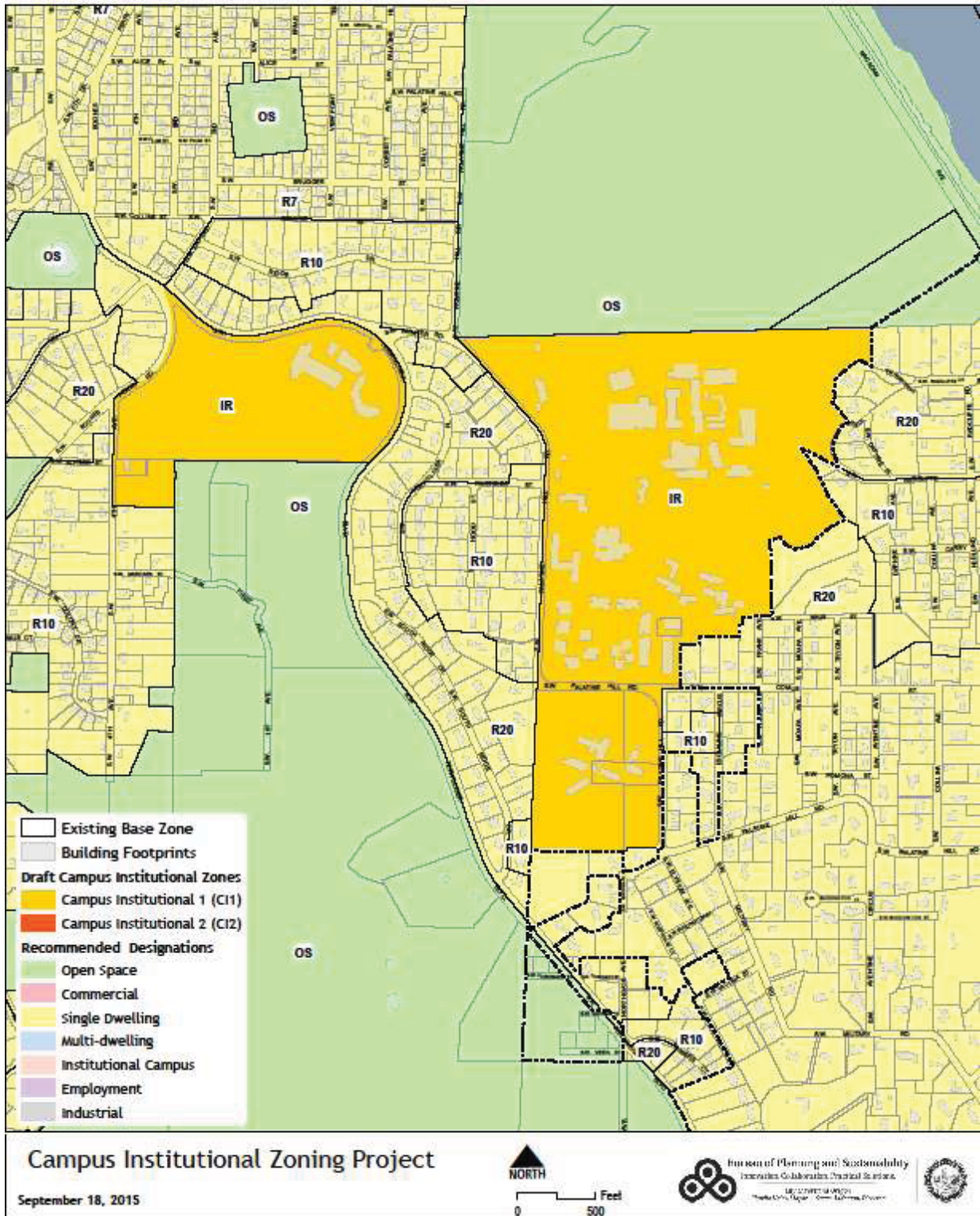
Map 2: Legacy Emanuel Hospital and Health Center



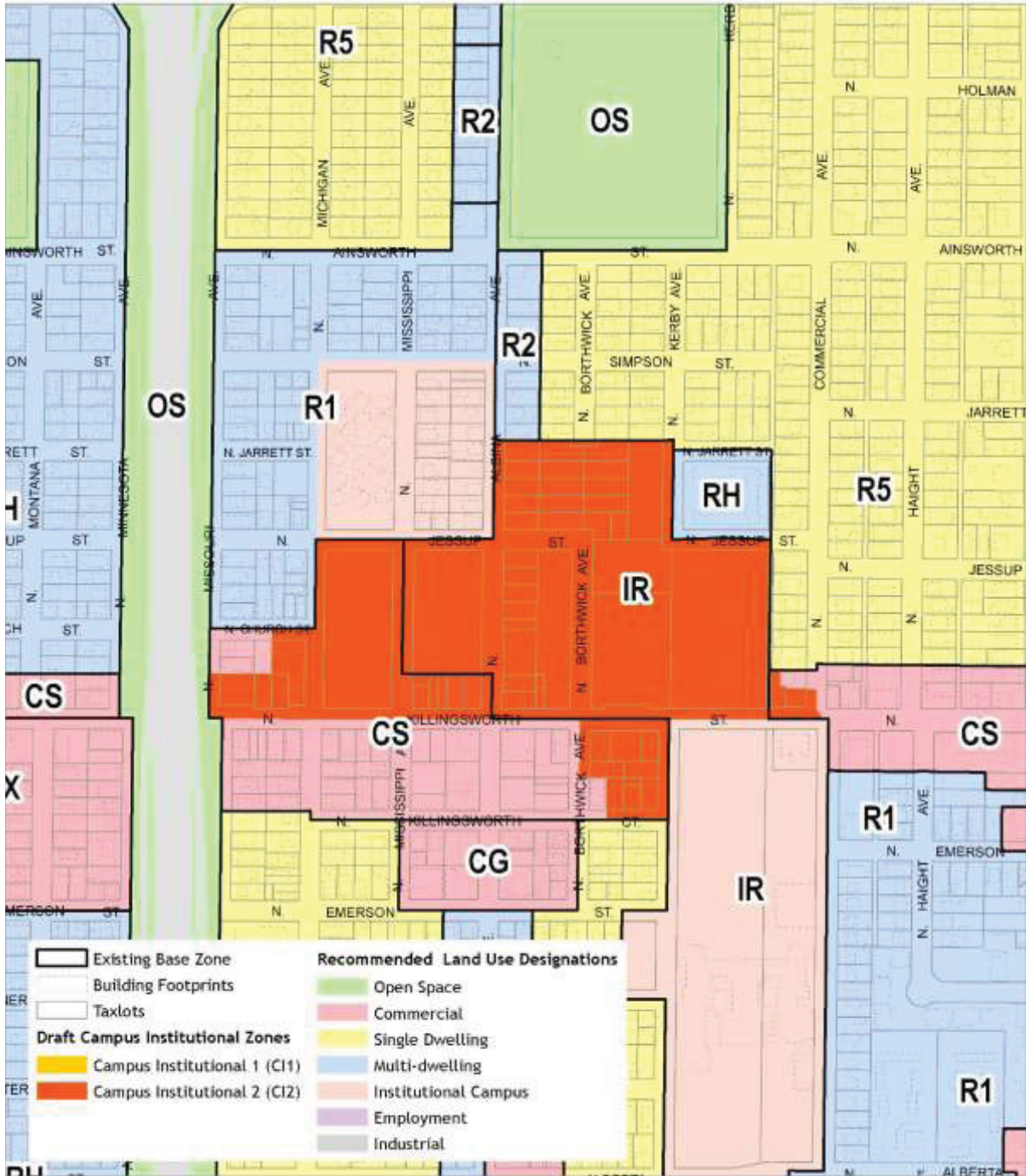
Map 4: Kaiser Medical Center



Map 5: Lewis and Clark College

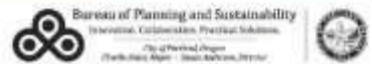
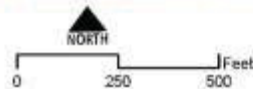


Map 7: Portland Community College - Cascade

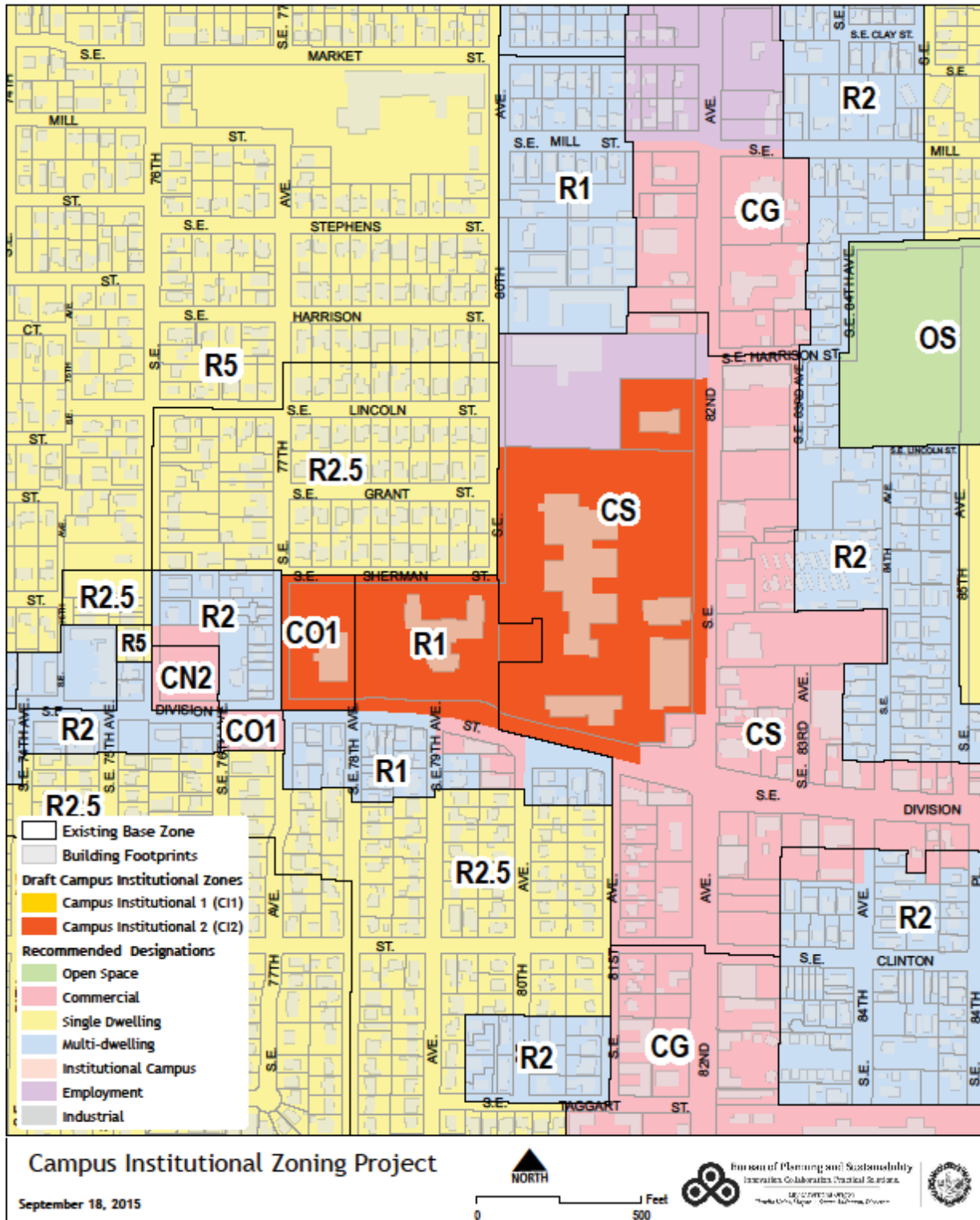


Campus Institutional Zoning Project

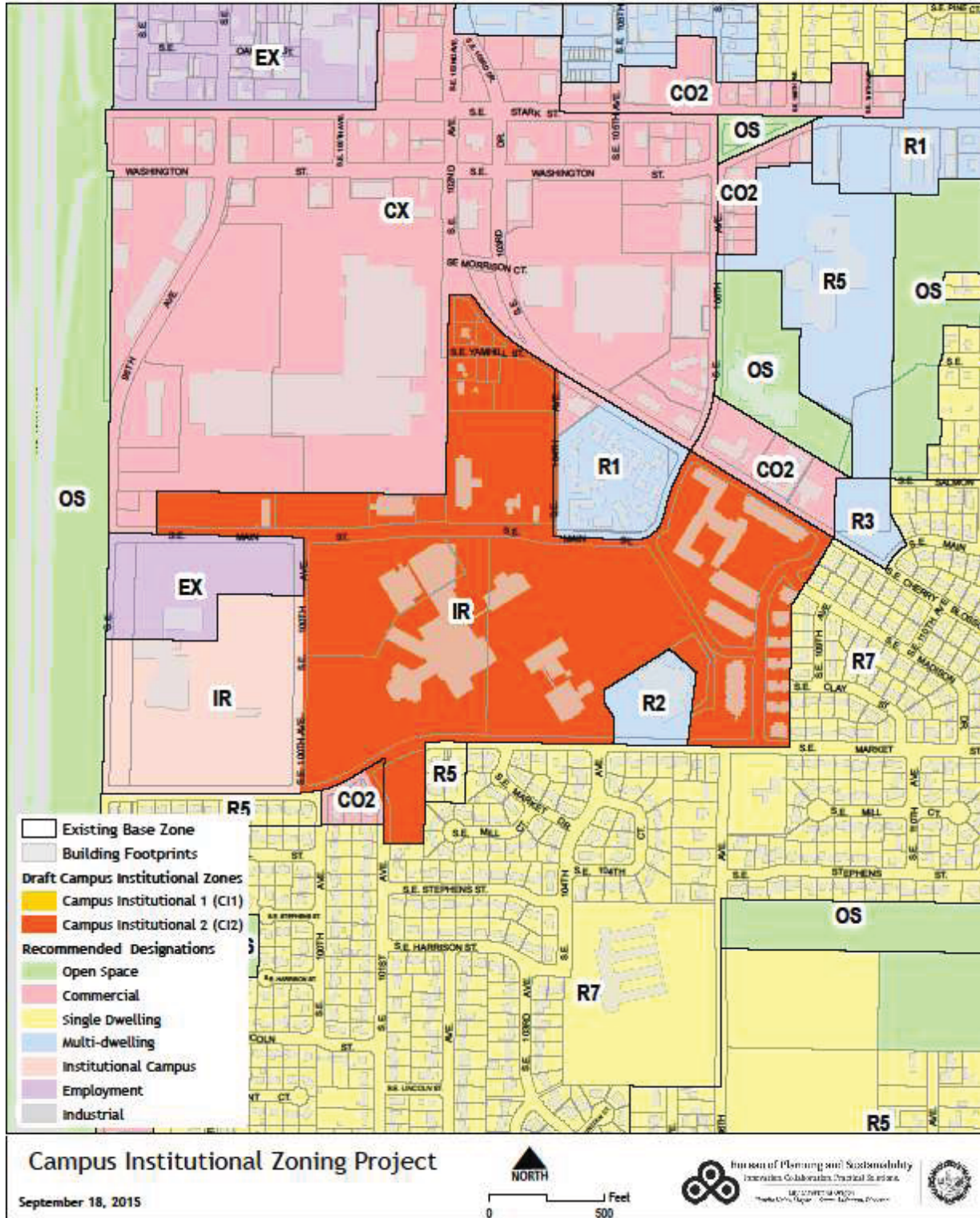
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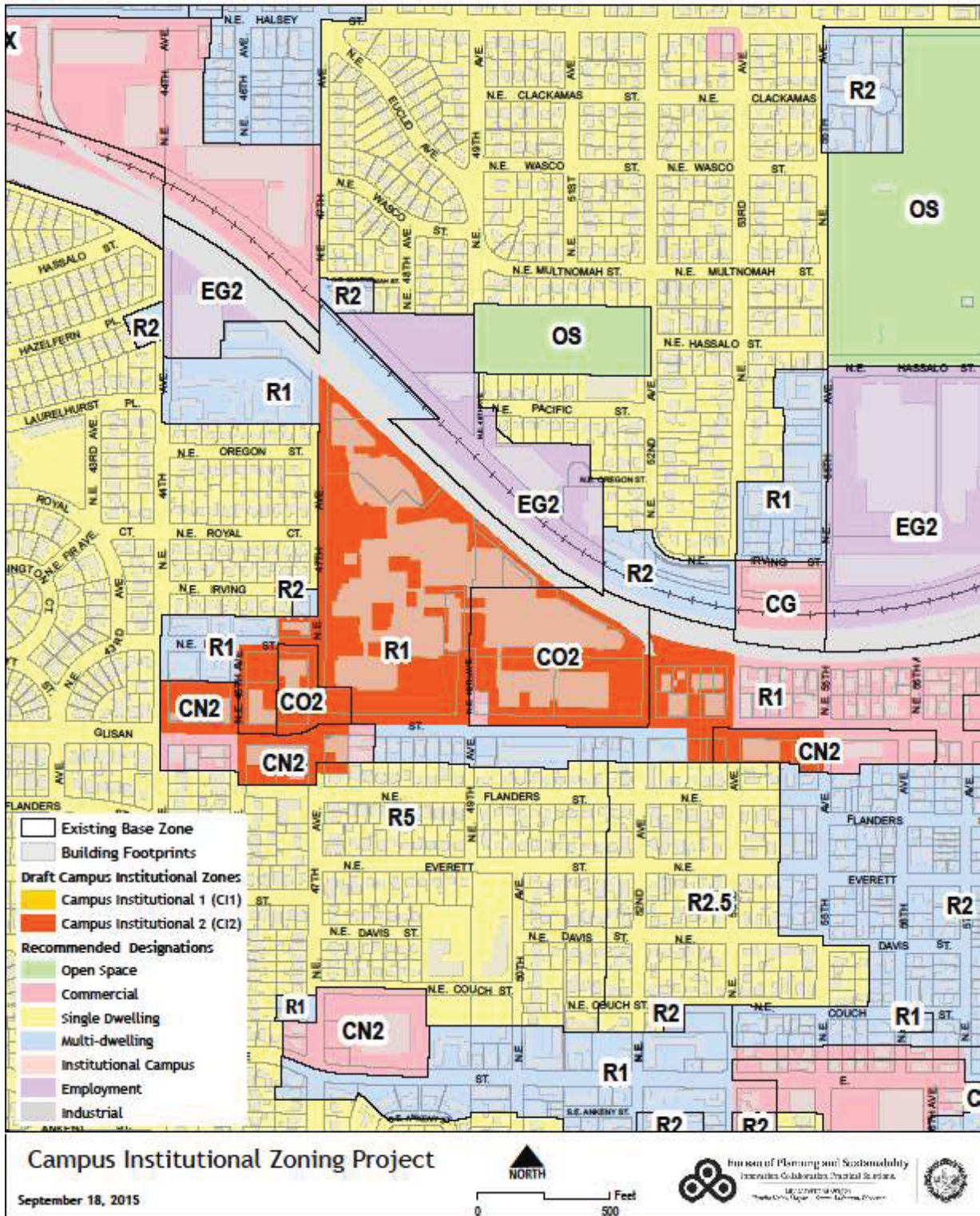
Map 8: Portland Community College - Southeast Center



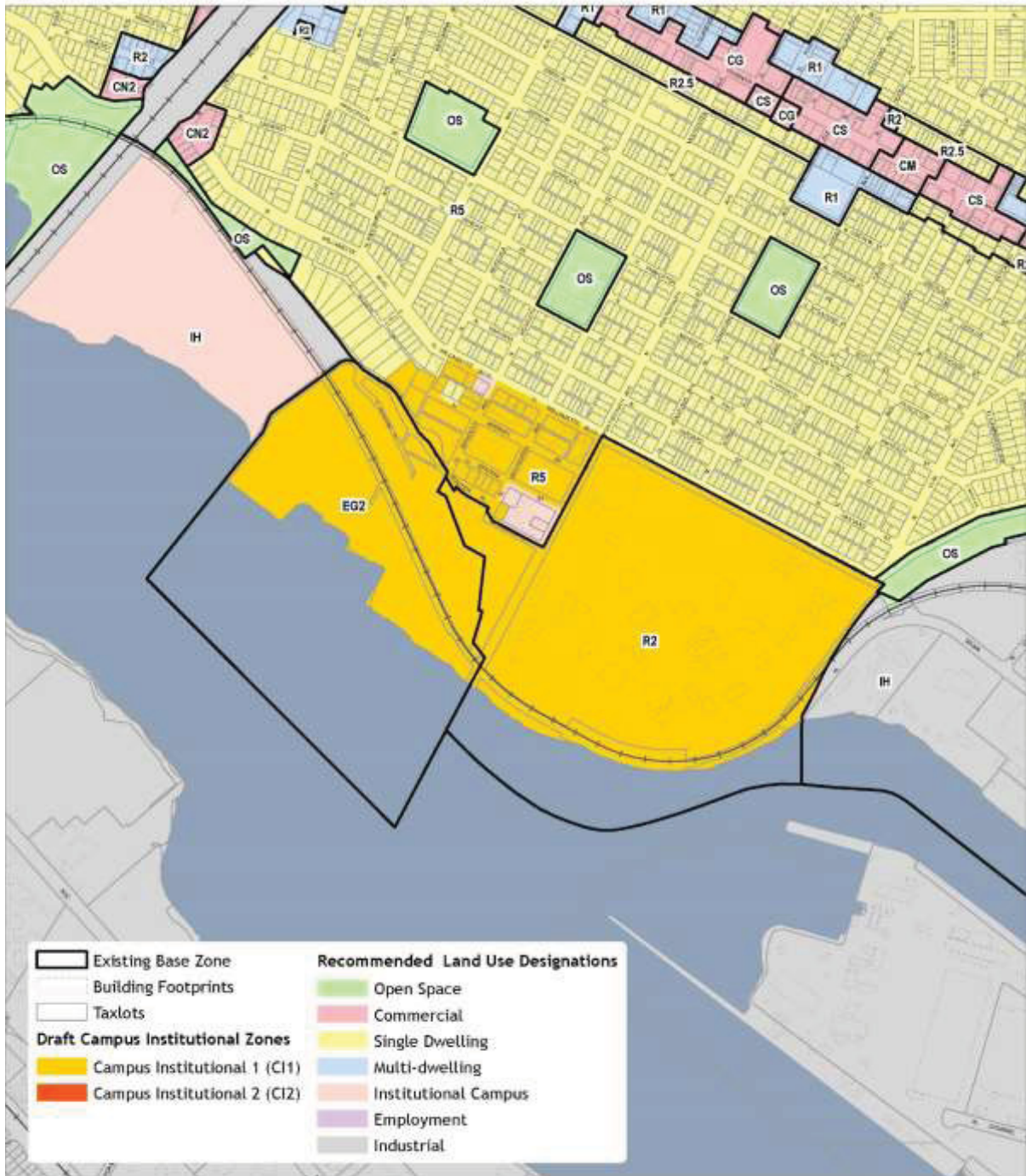
Map 10: Adventist Medical Center



Map 11: Providence Portland Medical Center

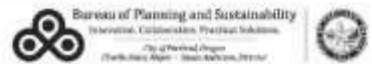
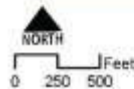


Map 13: University of Portland

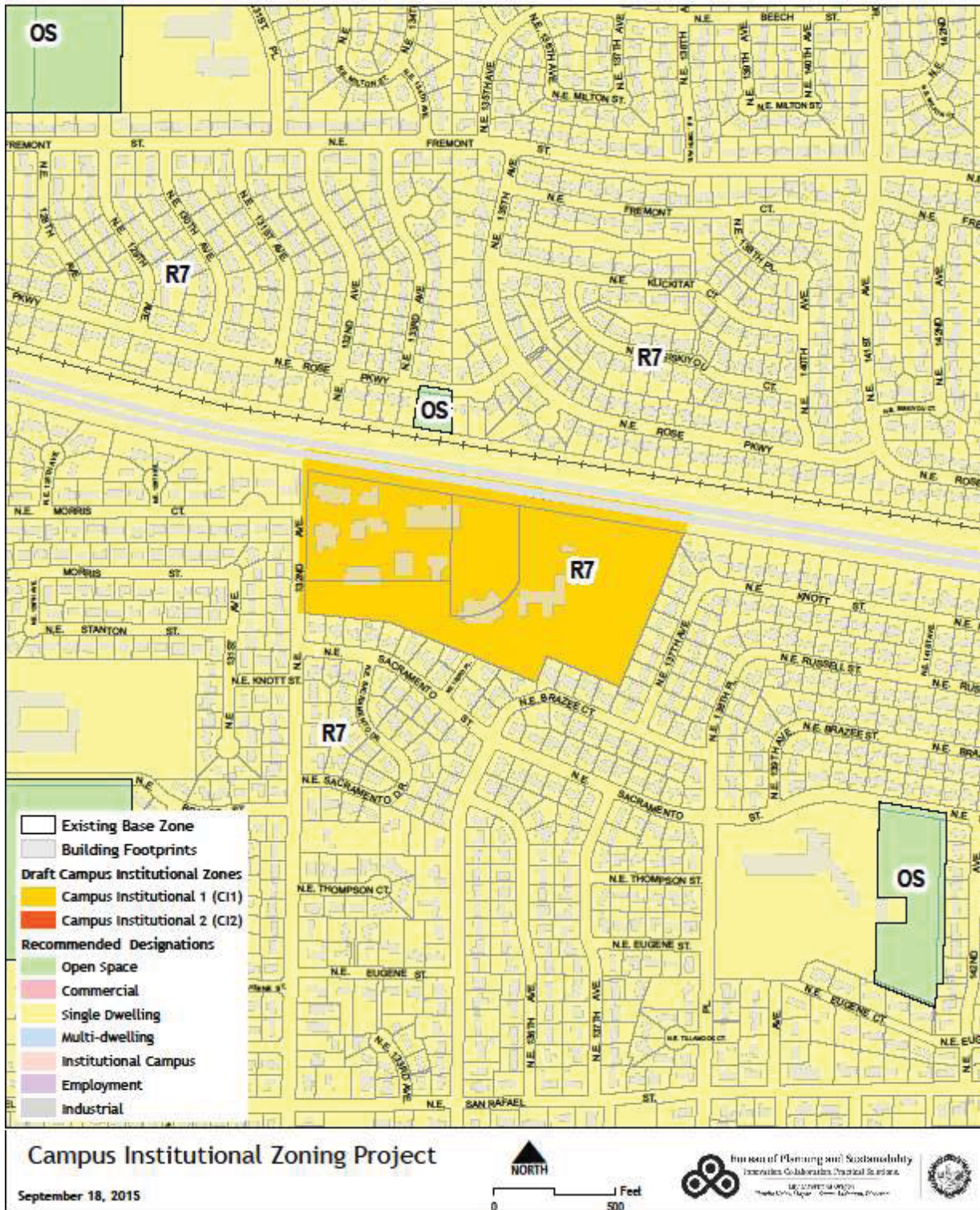


Campus Institutional Zoning Project

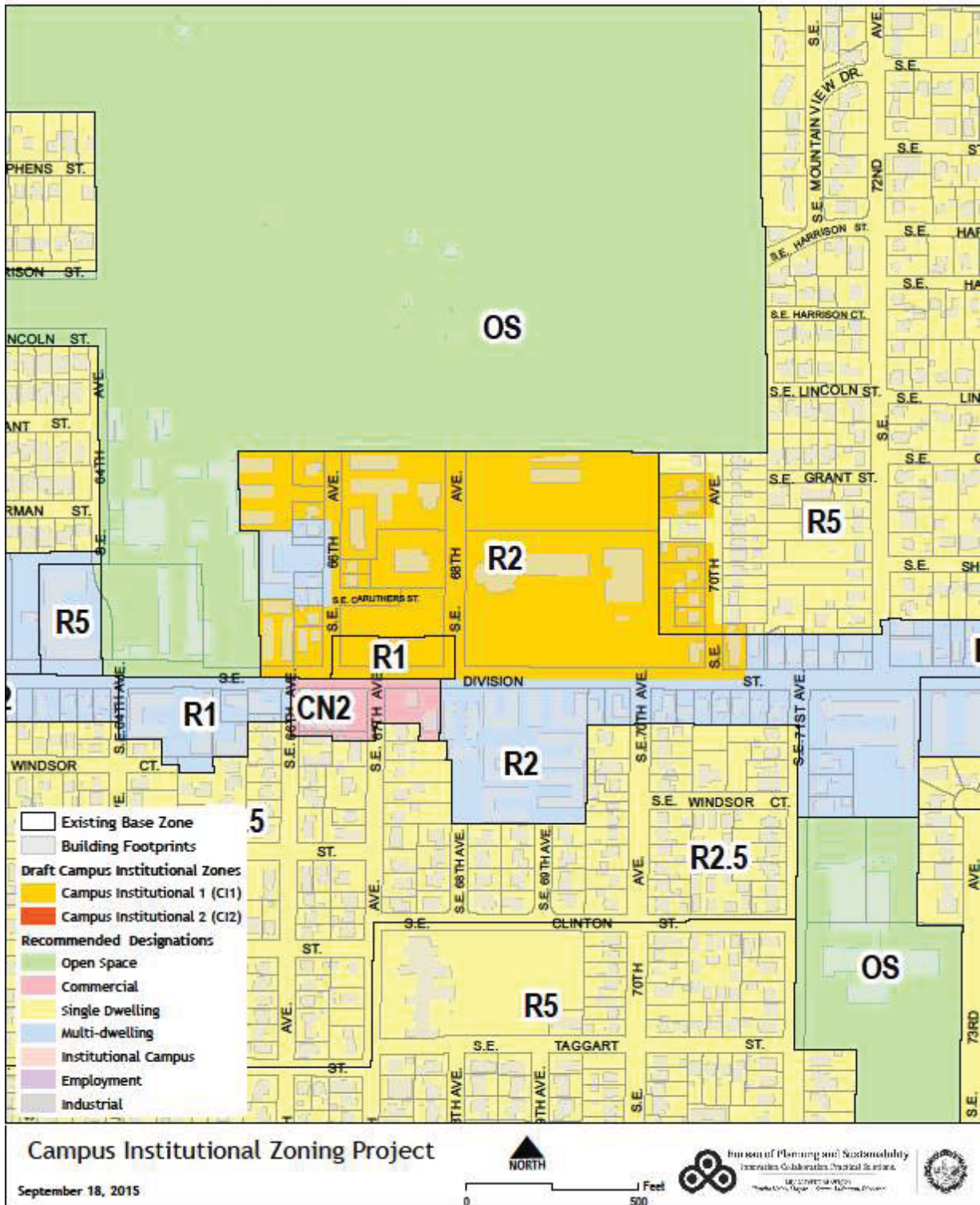
September 29, 2015



Map 14: University of Western States



Map 15: Warner Pacific University



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 will consider expanding 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 would need to be updated when development occurs over certain impact thresholds. Changes may include better integration of TDM and parking management; and revitalized TDM program monitoring. Implementation of these concepts will 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 may also authorize PBOT to publish administrative rules that will contain the specific forms and monitoring requirements. These rules will be finalized in 2016 or early 2017.

VIII. Appendices

Appendix a: Outreach Meeting Schedule

Appendix b: Representative Transportation System Improvements

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

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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

Appendix a. List of Scheduled Outreach Meetings (partial)

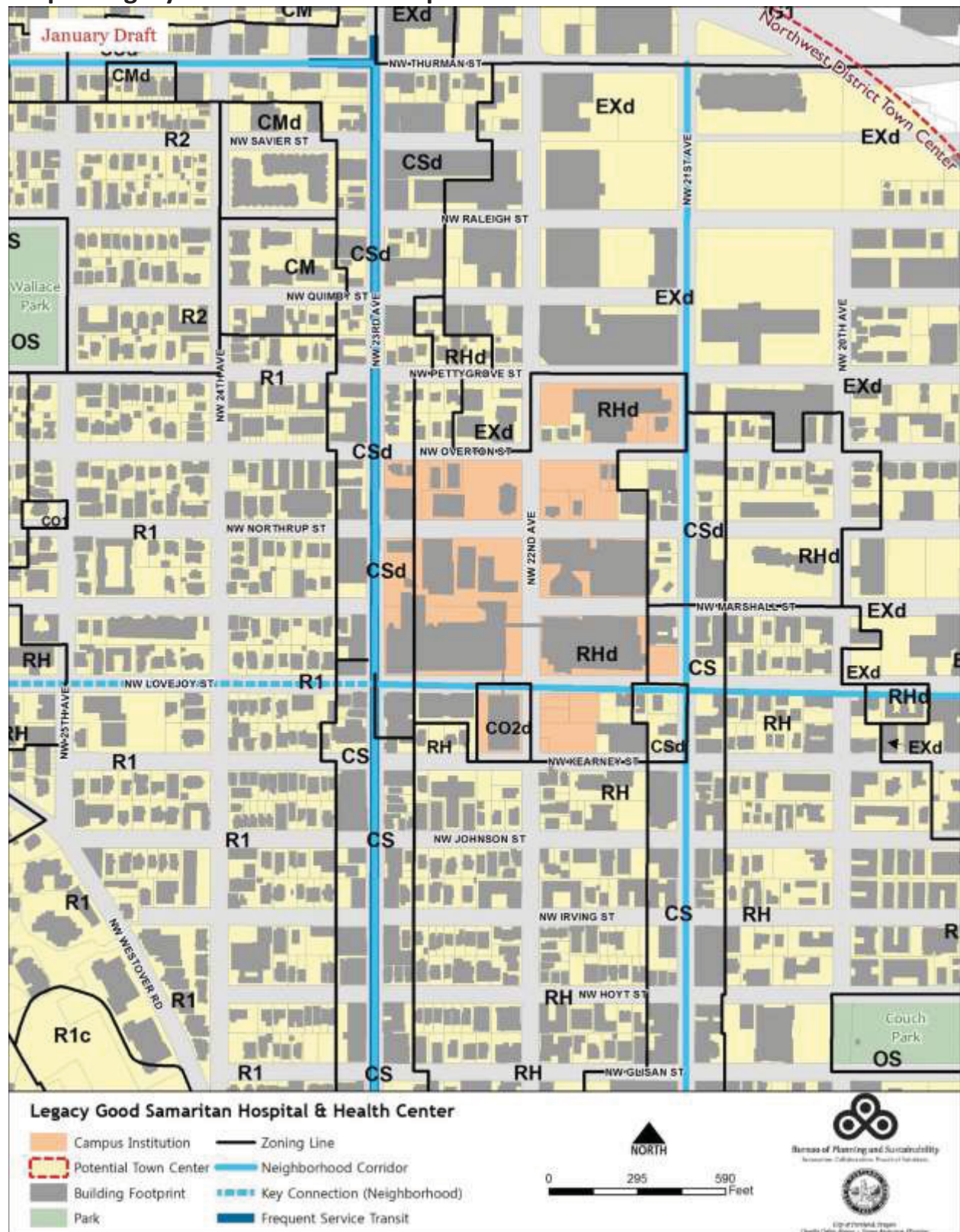
Public outreach efforts included advisory group meetings, attendance at Comprehensive Plan open houses and scheduled briefings with neighborhood associations, institutions and other interested groups.

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

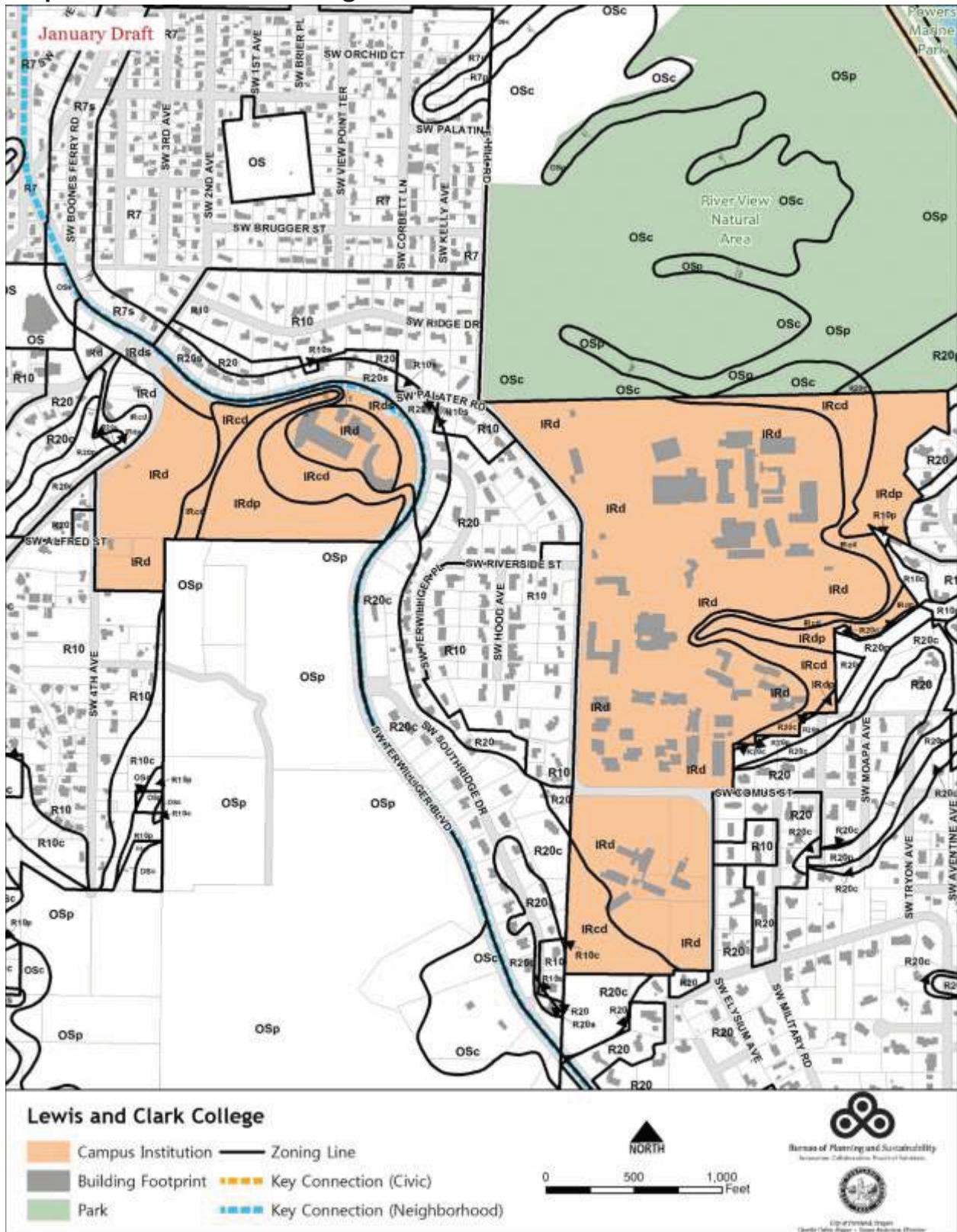
Appendix b.Listing of multi-modal transportation system improvements

Institution	Project Name	Estimated Timeframe	Cost
Concordia University	Twenties Bikeway	Years 1 - 10	\$3,353,690
Kaiser	Falling 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-syvania	Outer Capitol Hwy Corridor improvements	Years 11 - 20	\$3,900,626
Pcc-syvania	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
	Total		\$122,555,728

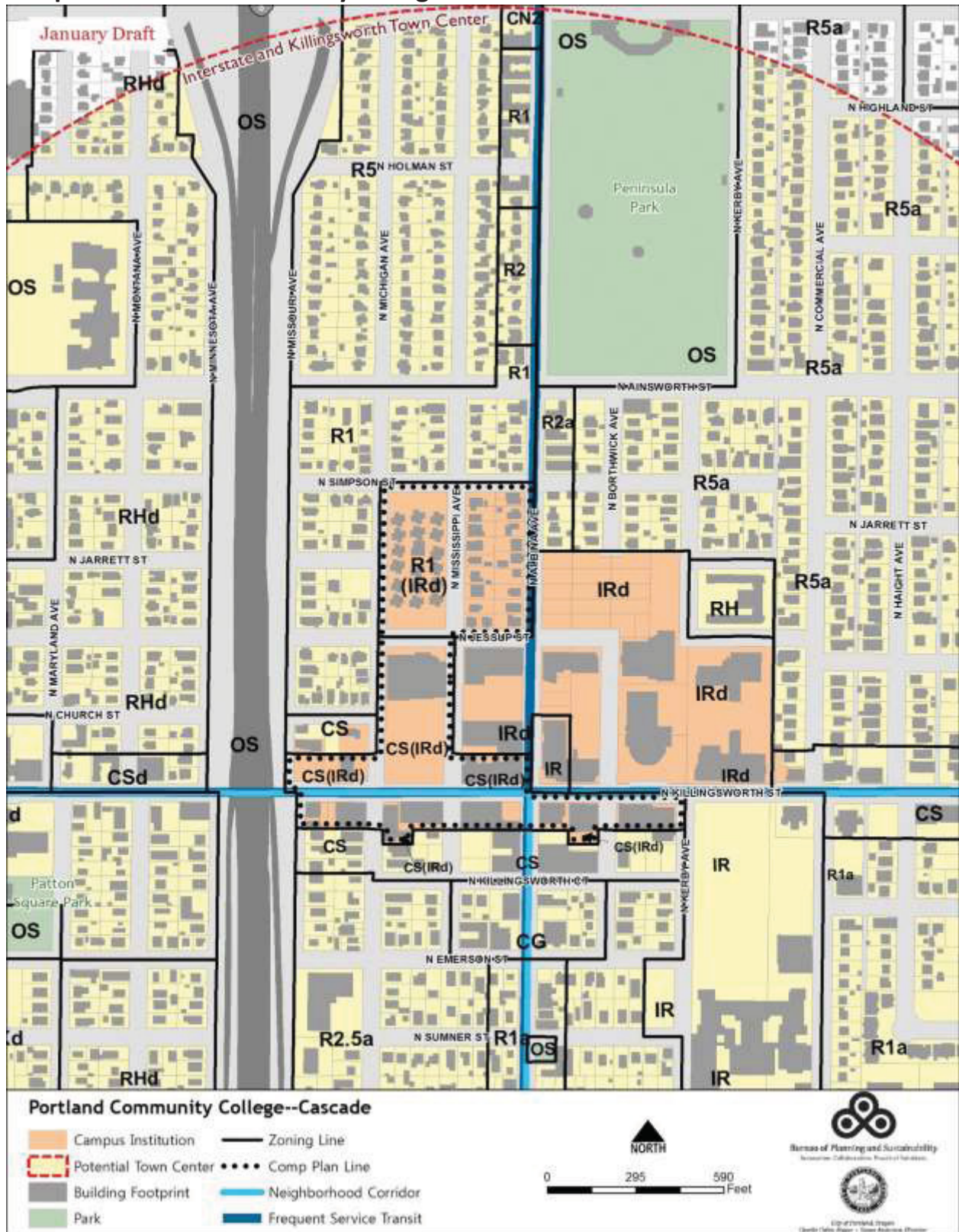
Map 3: Legacy Good Samaritan Hospital and Health Center



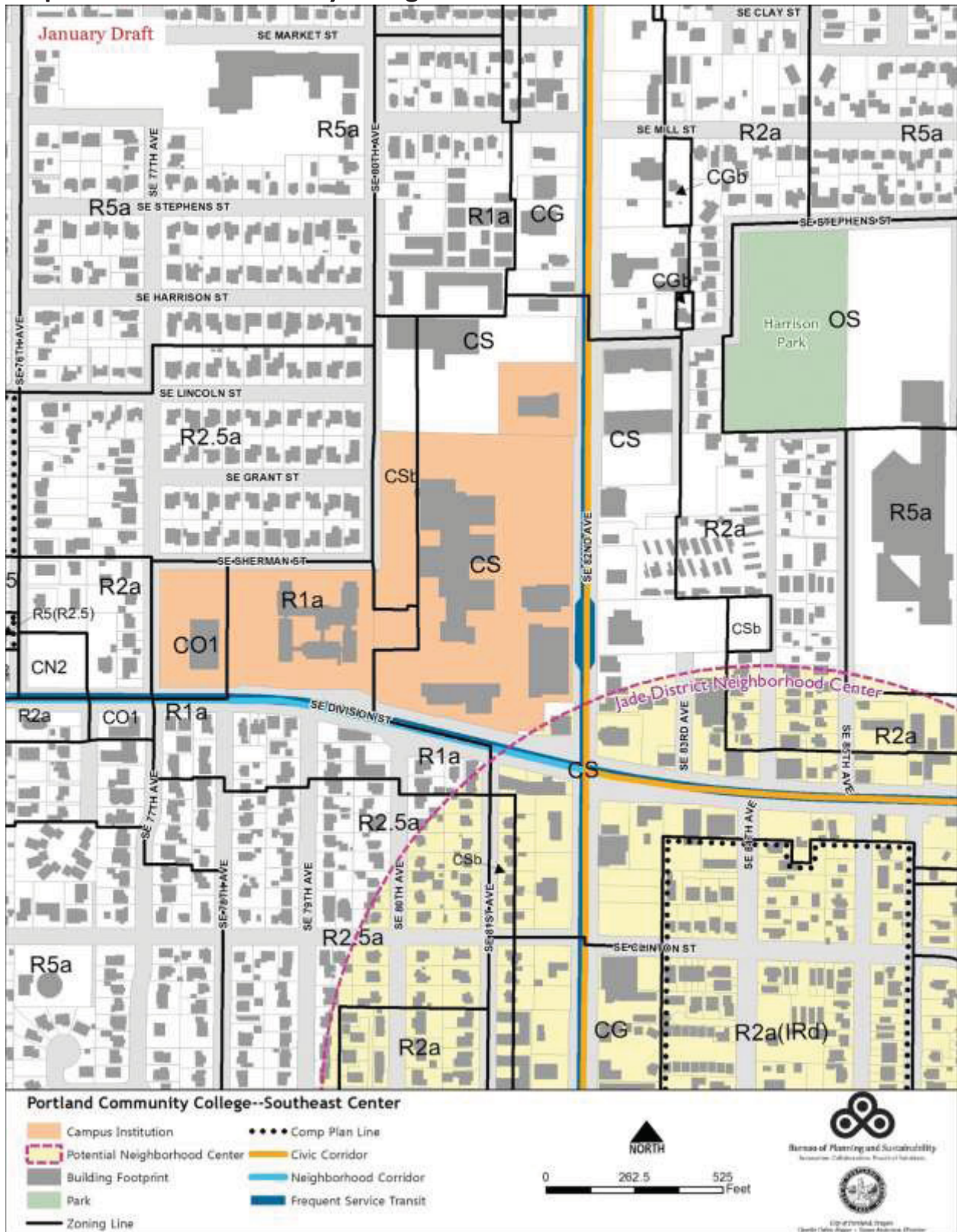
Map 5: Lewis and Clark College



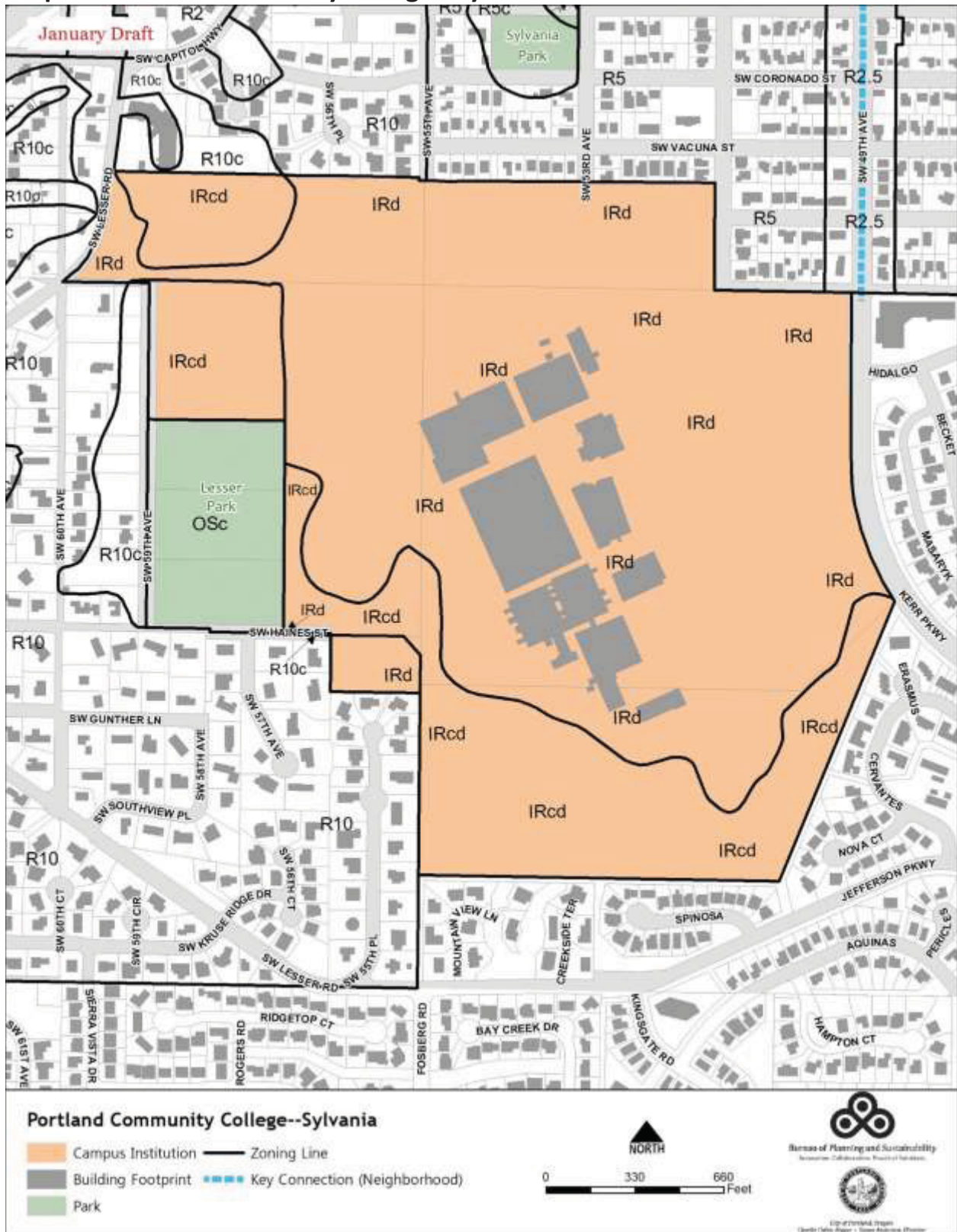
Map 7: Portland Community College - Cascade



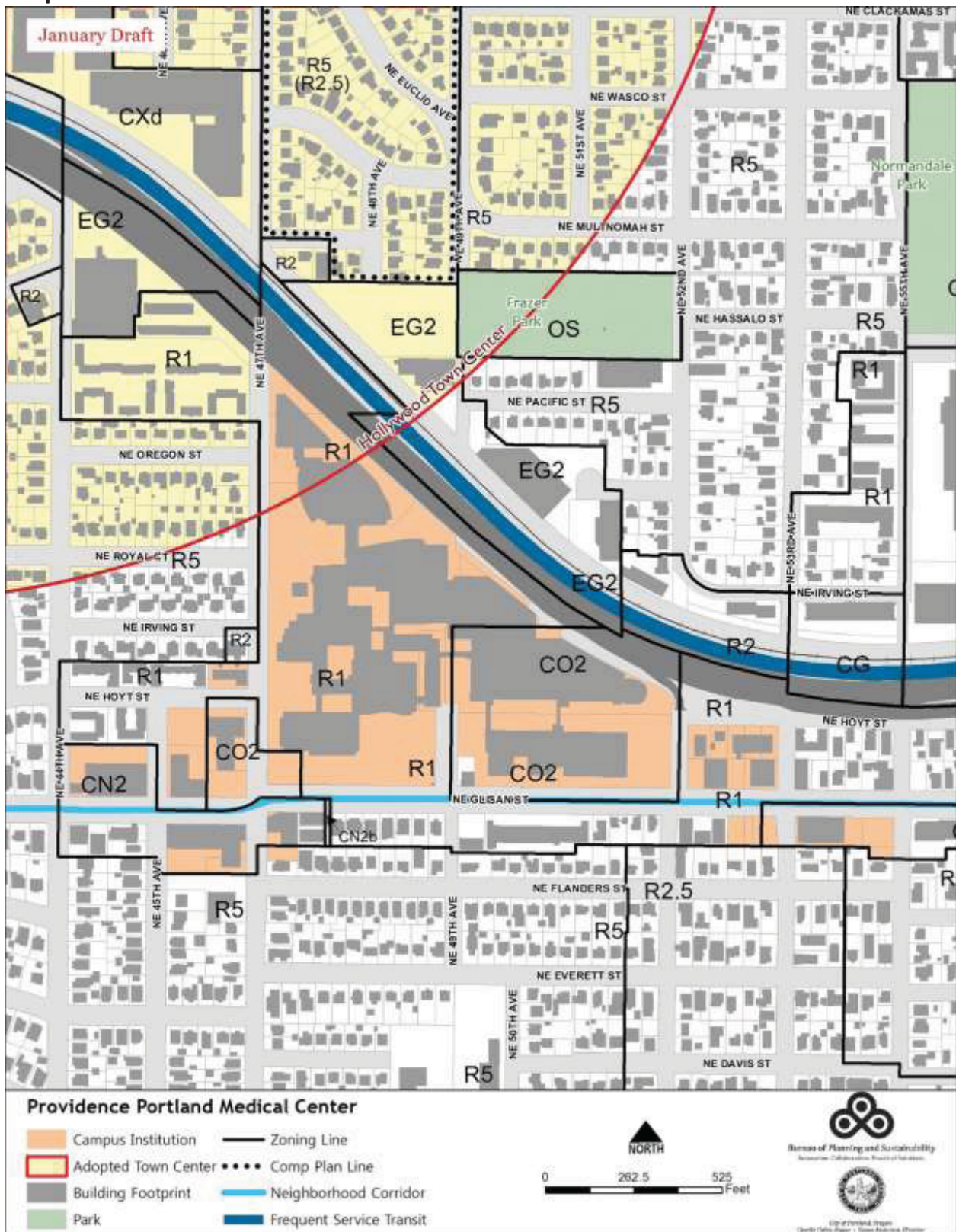
Map 8: Portland Community College – Southeast Center



Map 9: Portland Community College - Sylvania



Map 11: Providence Portland Medical Center



Map 13: University of Portland

