

190461

Staff Presentation to the **City Council**

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

Comprehensive Plan and Zone Map Amendments

Bureau of Development Services
City of Portland



2:45 pm
June 16, 2021

Presentation Summary

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

Proposal

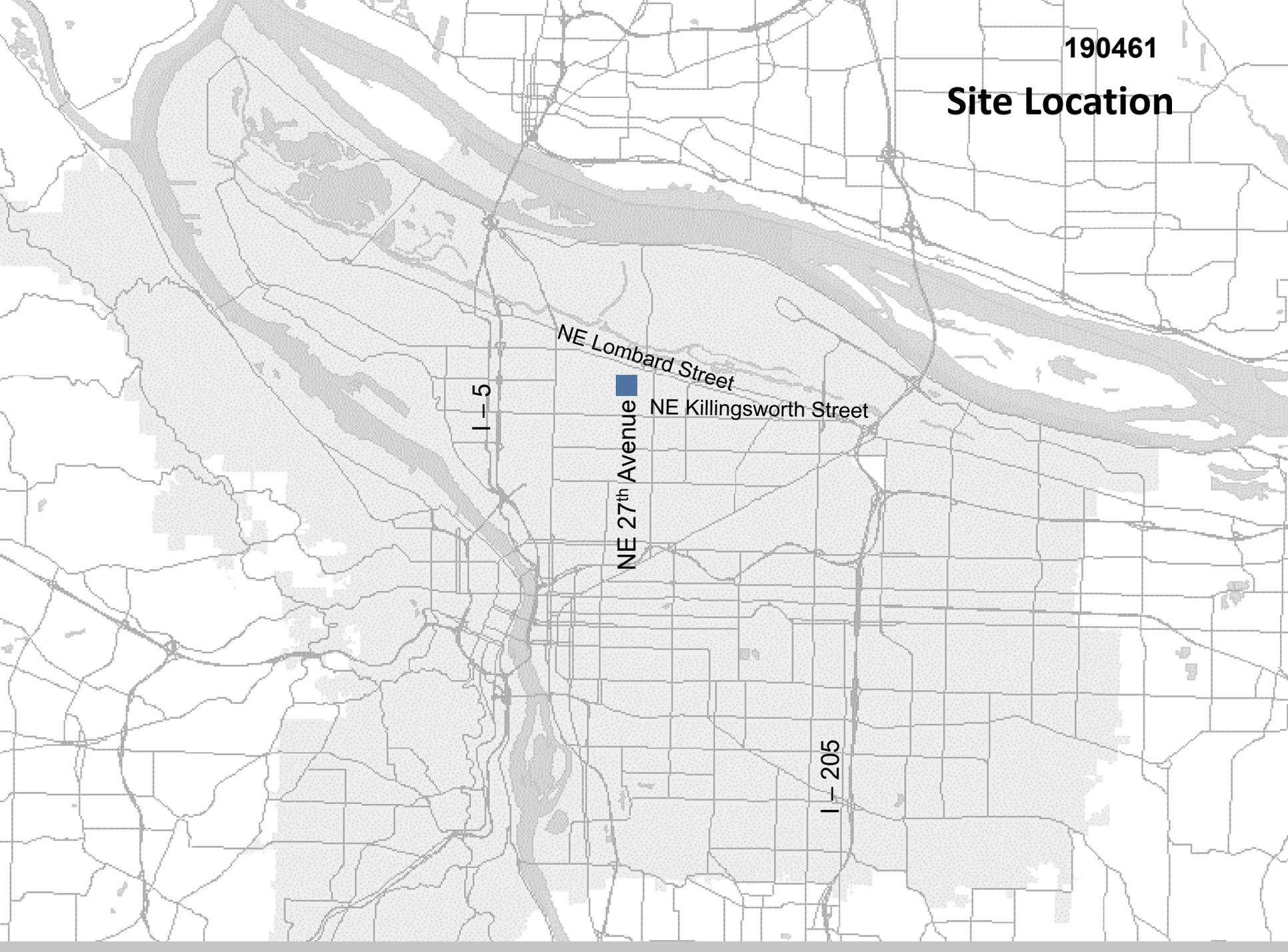
Concordia University Foundation requests

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

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

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Site Location



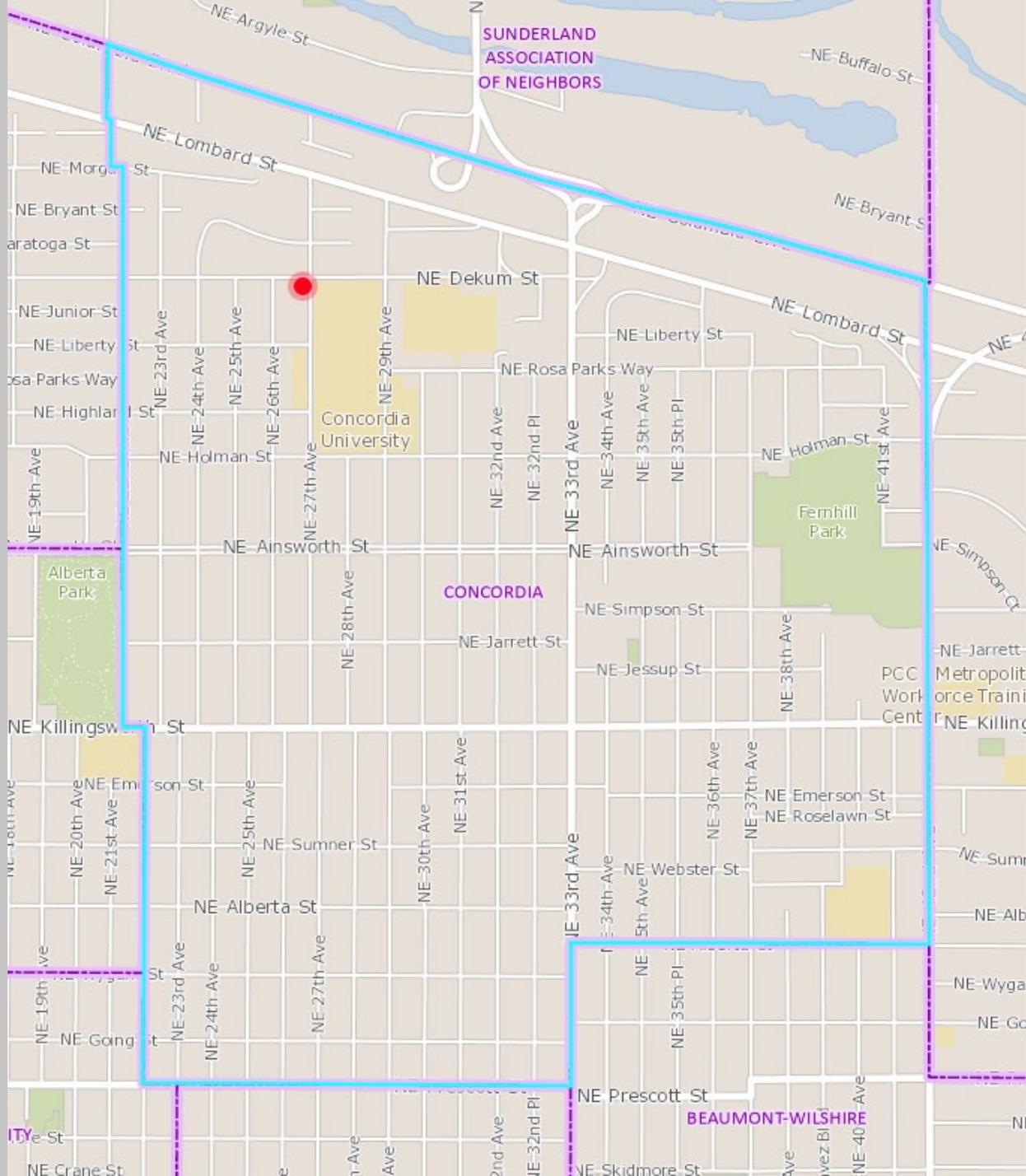
NE Lombard Street

NE Killingsworth Street

NE 27th Avenue

I - 5

I - 205

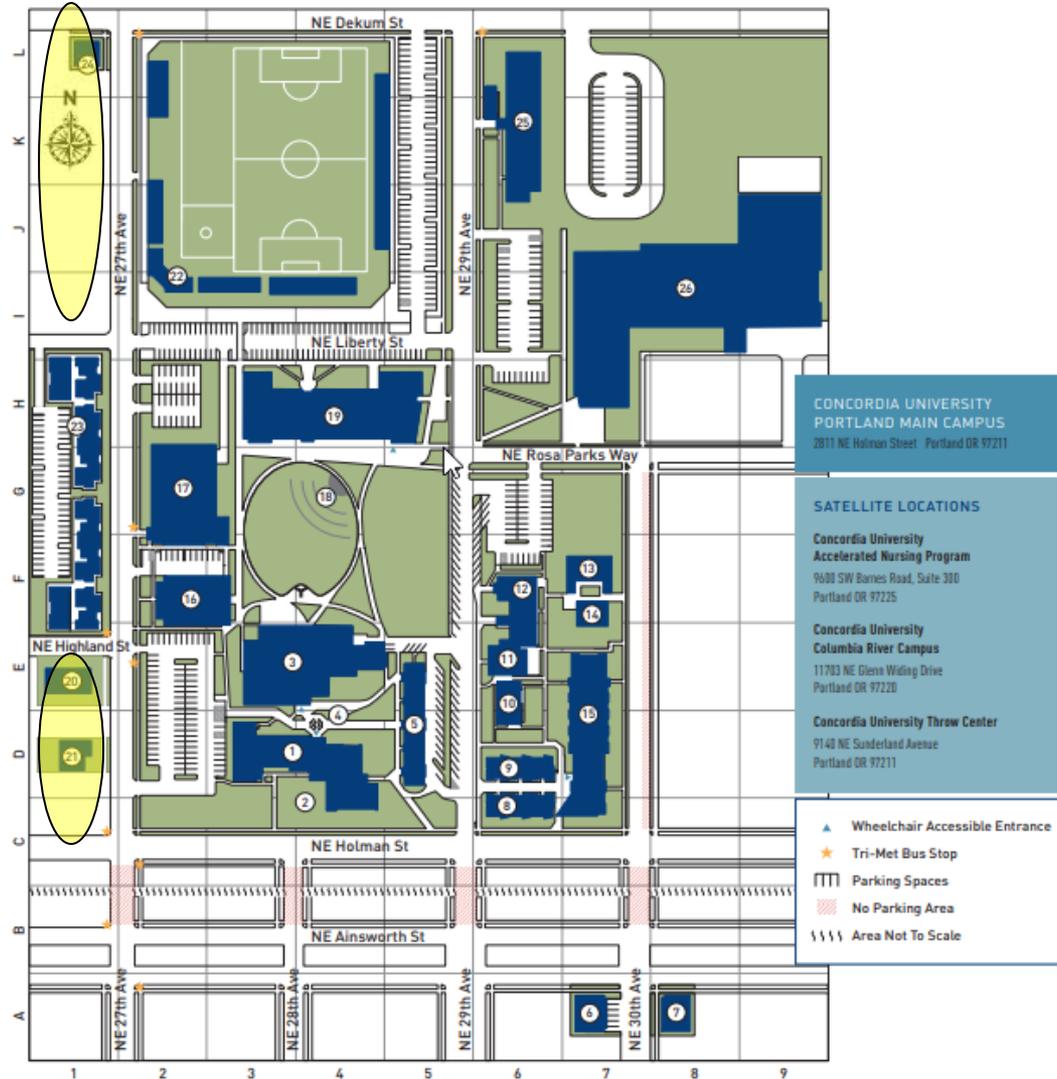


SUNDERLAND ASSOCIATION OF NEIGHBORS

CONCORDIA

BEAUMONT-WILSHIRE





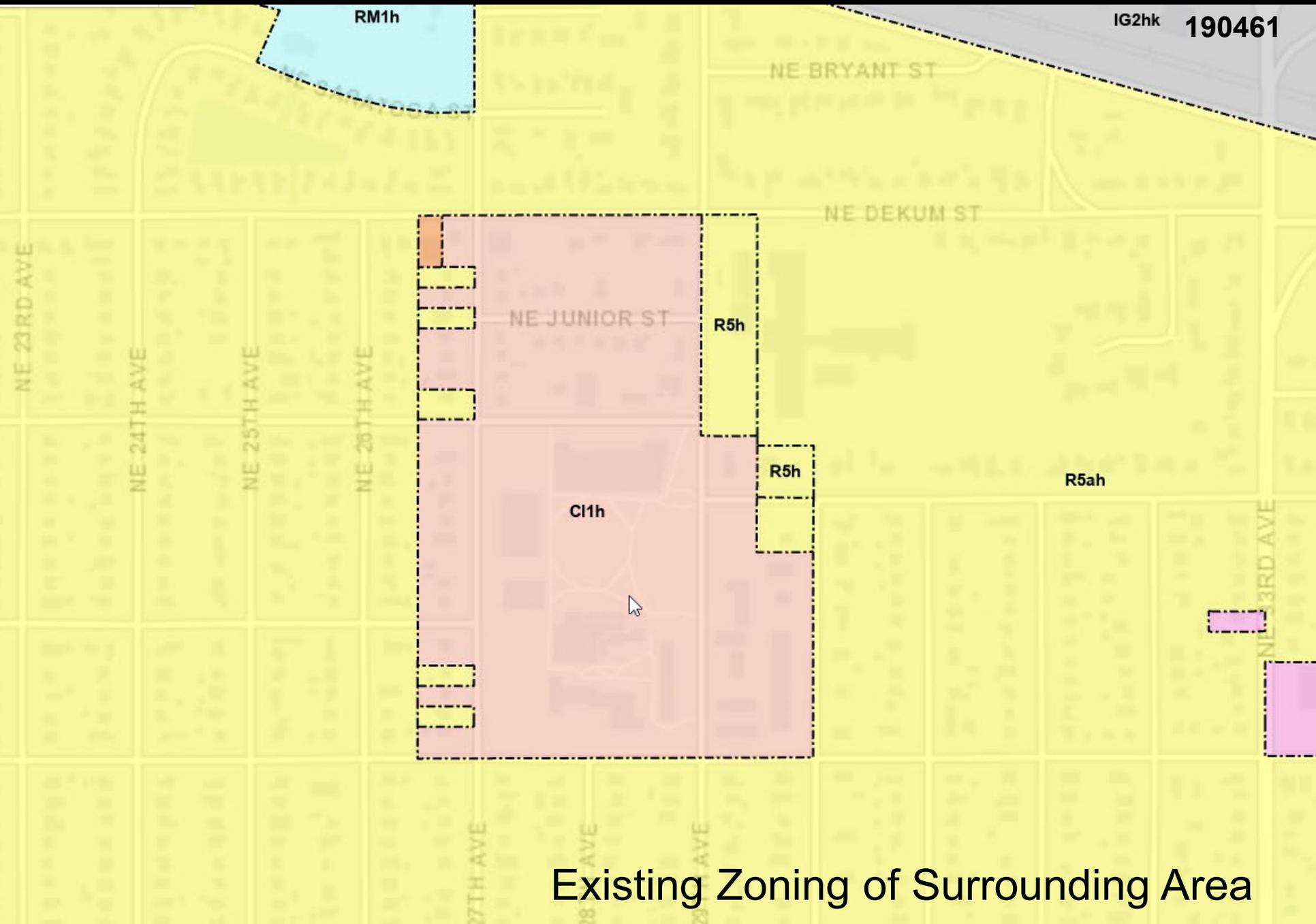
CONCORDIA UNIVERSITY
PORTLAND MAIN CAMPUS
2811 NE Holman Street Portland OR 97211

- SATELLITE LOCATIONS**
- Concordia University Accelerated Nursing Program**
9600 SW Barnes Road, Suite 300
Portland OR 97225
 - Concordia University Columbia River Campus**
11703 NE Glenn Widing Drive
Portland OR 97220
 - Concordia University Throw Center**
9140 NE Sunderland Avenue
Portland OR 97211

- ▲ Wheelchair Accessible Entrance
- ★ Tri-Met Bus Stop
- ⌘ Parking Spaces
- ⊘ No Parking Area
- ⋯ Area Not To Scale

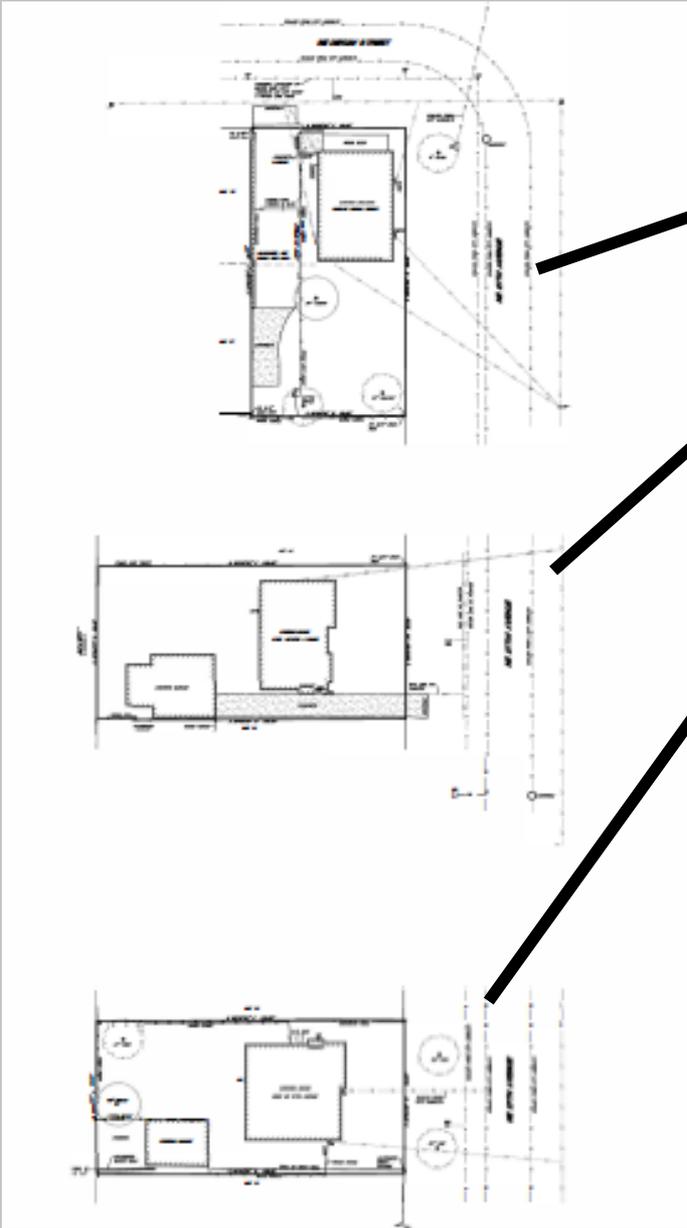
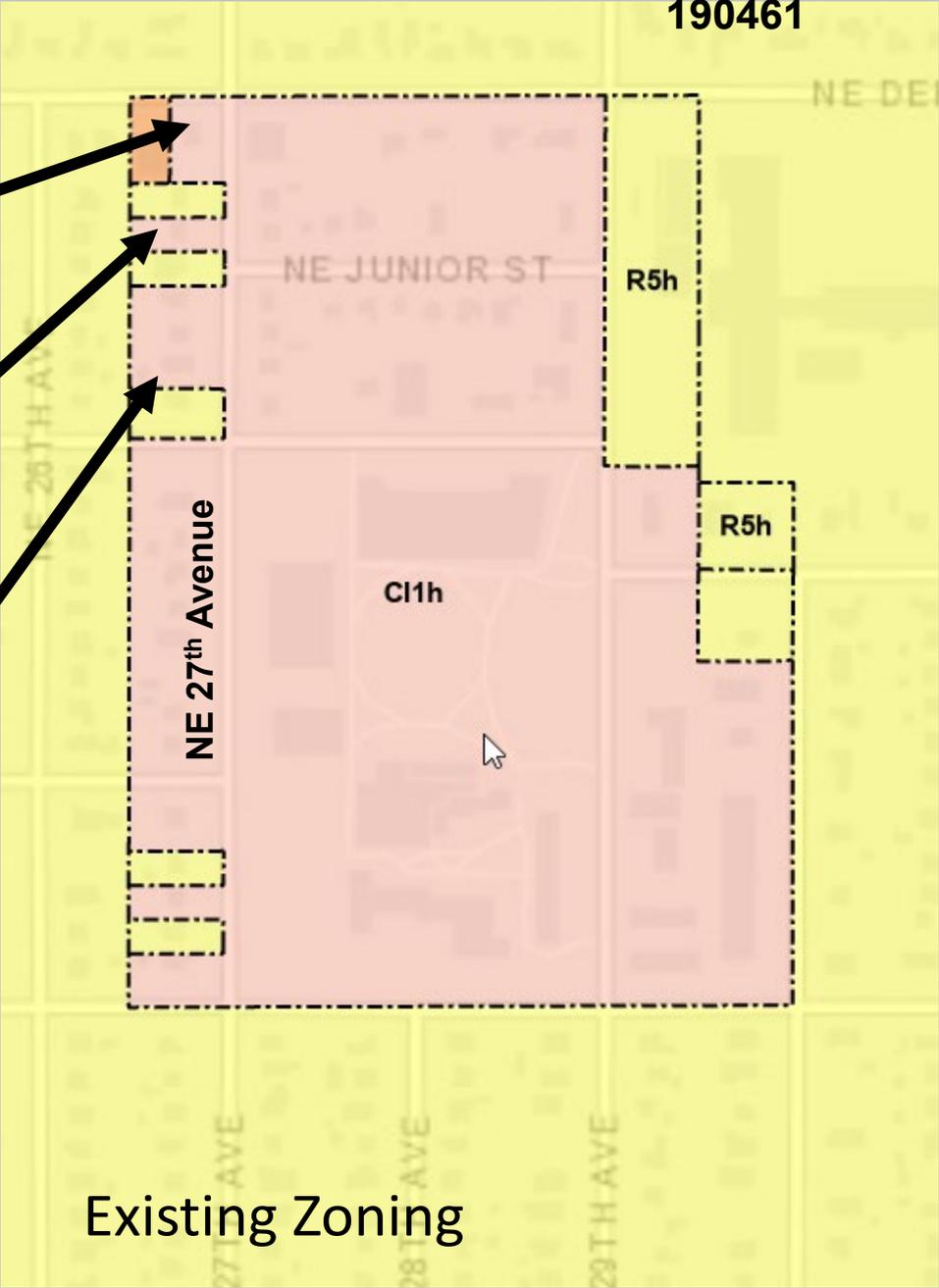
LOCATIONS

- | | | | |
|--|--------------------------------------|---|--|
| 1 Luther Hall — D3 | 7 ELS Language Center Classroom — A8 | 14 Neils Residence Hall: South — F7 | 21 Physical Plant Services House — D1 |
| 2 Luther Front Lawn — C4 | 8 Coates Apartments: South — C6 | 15 East Residence Hall — D7 | 22 Hilken Community Stadium — I2 |
| 3 Hagen Campus Center — E3 | 9 Coates Apartments: North — D6 | 16 Fine Arts Building — F2 | 23 Concordia Place Apartments — G1 |
| 4 Luther Courtyard — D4 | 10 Weber Residence Hall — E6 | 17 Concordia University Gymnasium — G2 | 24 The Navy House — L1 |
| 5 Centennial Hall — E5 | 11 Mary Neils Building — E6 | 18 Campus Green — G4 | 25 St. Michael's Lutheran Church — K6 |
| 6 Concordia at Ainsworth Building — A7 | 12 Elizabeth Residence Hall — F6 | 19 George R. White Library & Learning Center — H4 | 26 Concordia University - Fashion School,
a 3 to Ph.D. Community — B8 |
| | 13 Neils Residence Hall: North — F7 | 20 The Concordia House — E1 | |



Existing Zoning of Surrounding Area

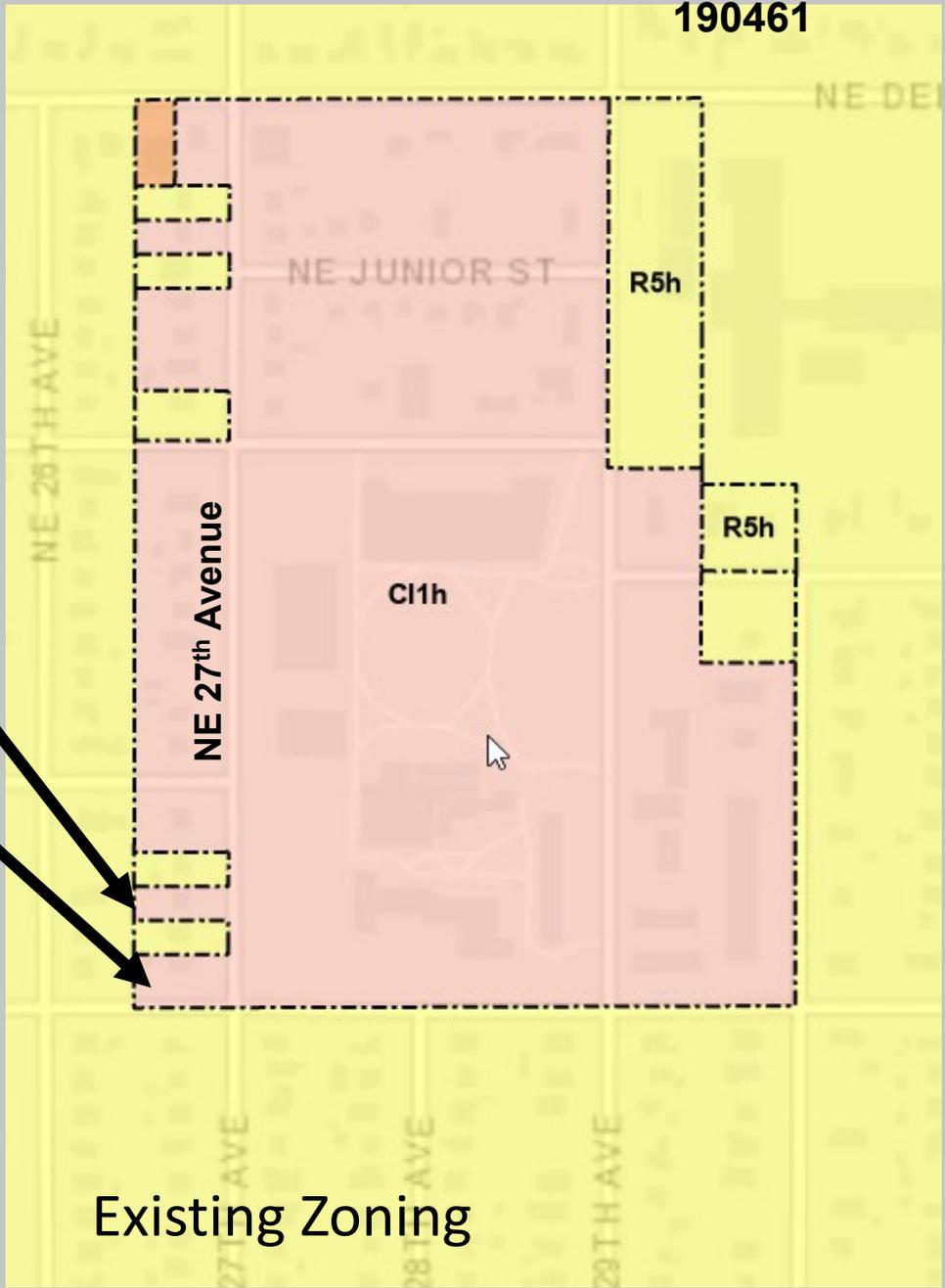
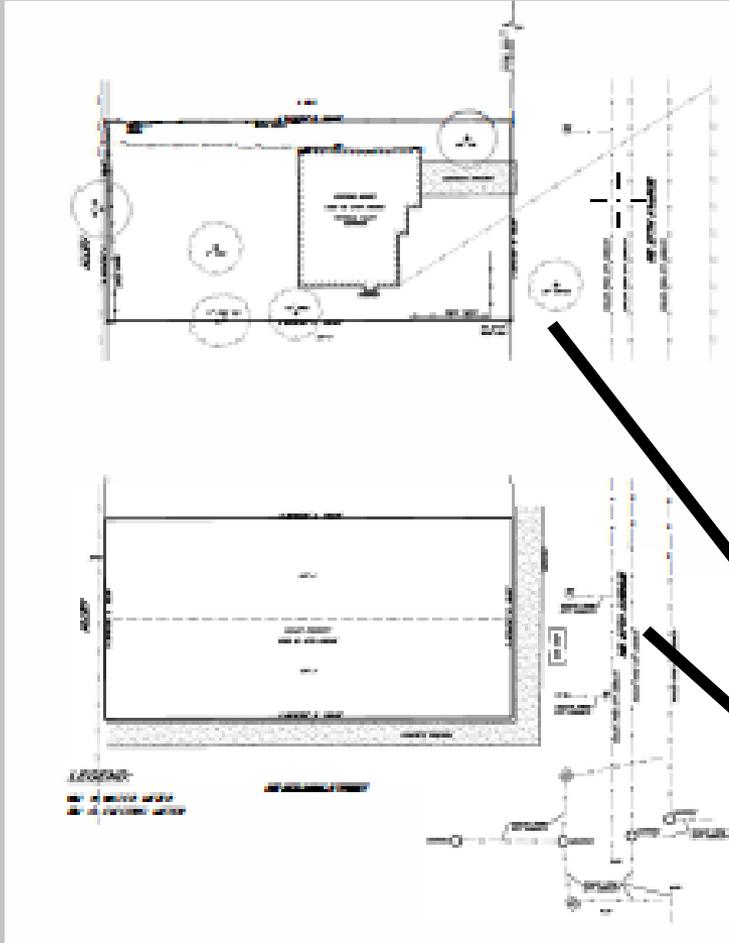
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North block – 3 properties

Existing Zoning

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South block – 2 properties

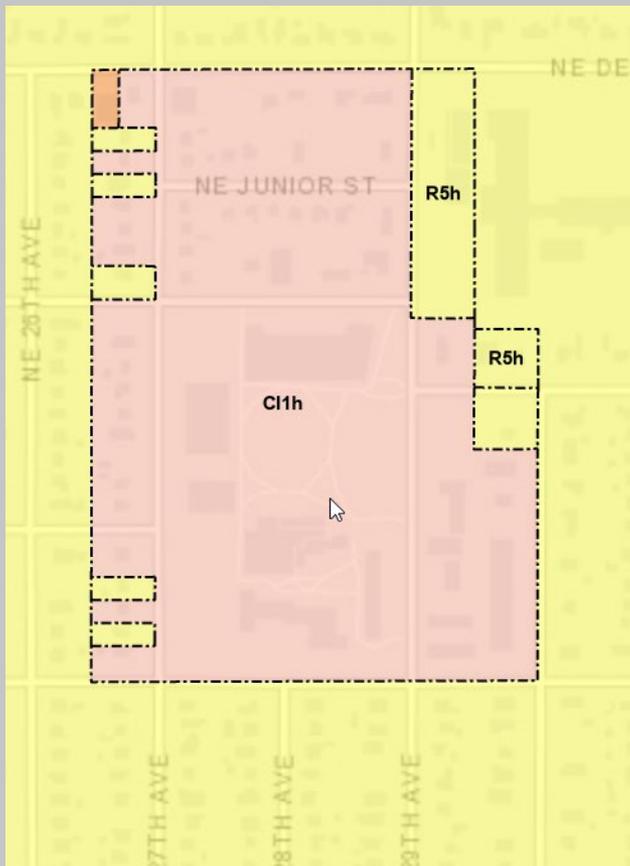
Existing Zoning

Overlay zones

Aircraft Landing Overlay Zone (Zoning Code Chapter 33.400)

Aircraft Landing (h)

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



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

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

Presentation Summary

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

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Looking east:
NE Dekum Street @ NE 27th Avenue

Property #1
2636 NE Dekum Street

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Property #2
6705 NE 27th Avenue

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Property #3
6623 NE 27th Avenue

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Property #4
6325 NE 27th Avenue



Looking south:
NE 27th Avenue @ NE Holman Street

Property #5
6305 NE 27th Avenue

Presentation Summary

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

Comprehensive Plan Map Amendment Approval Criteria

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

Zoning Map Amendment Approval Criteria

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

Presentation Summary

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

Neighborhood Comment

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

Presentation Summary

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

6. Hearings Officer's Recommendation to the City Council

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

Approval of a Comprehensive Plan Map Amendment

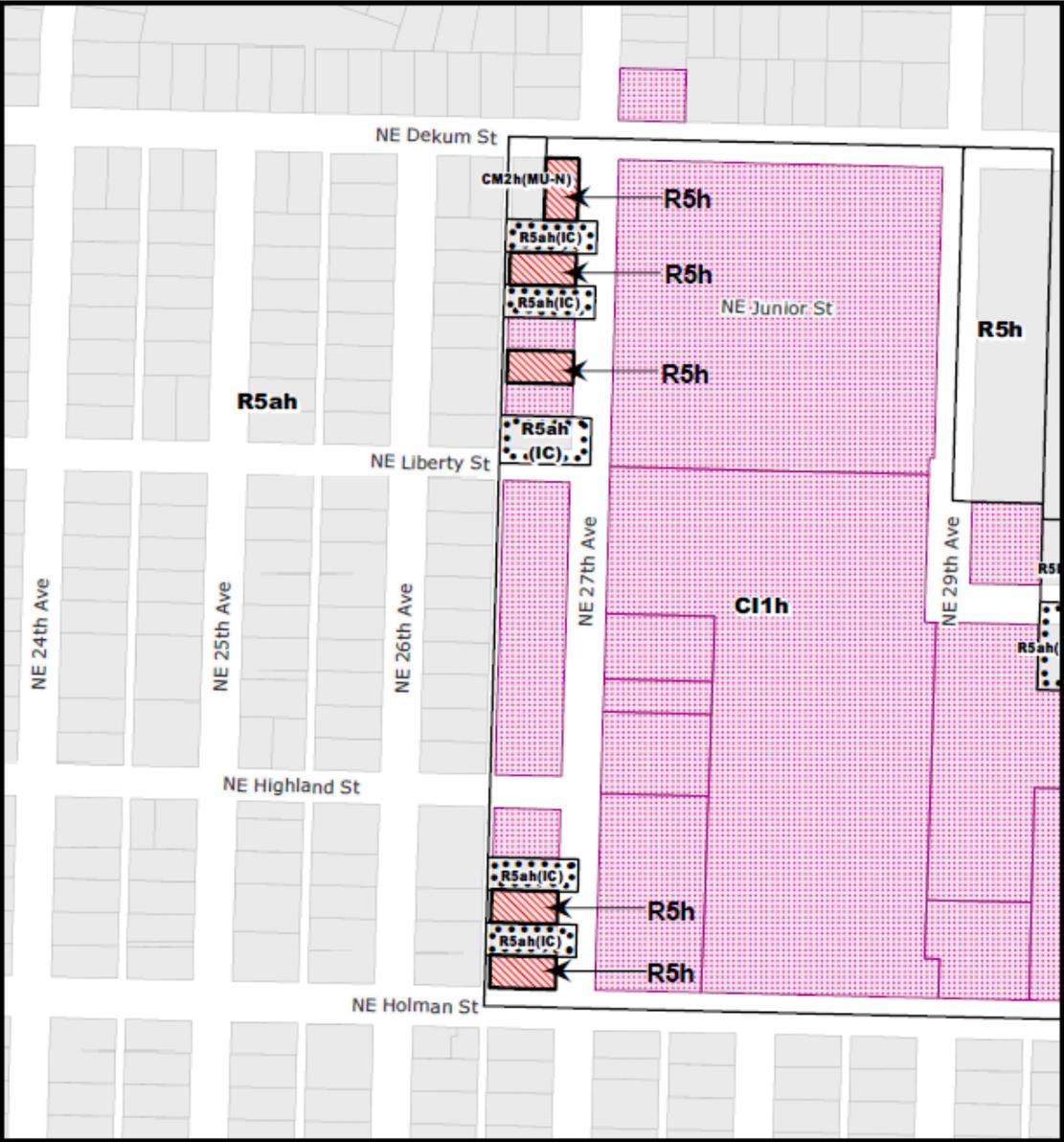
from Institutional Campus to Single-Dwelling - 5,000; and

Approval of a Zoning Map Amendment

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

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





PROPOSED 
ZONING

 Site
 Also Owned Parcels

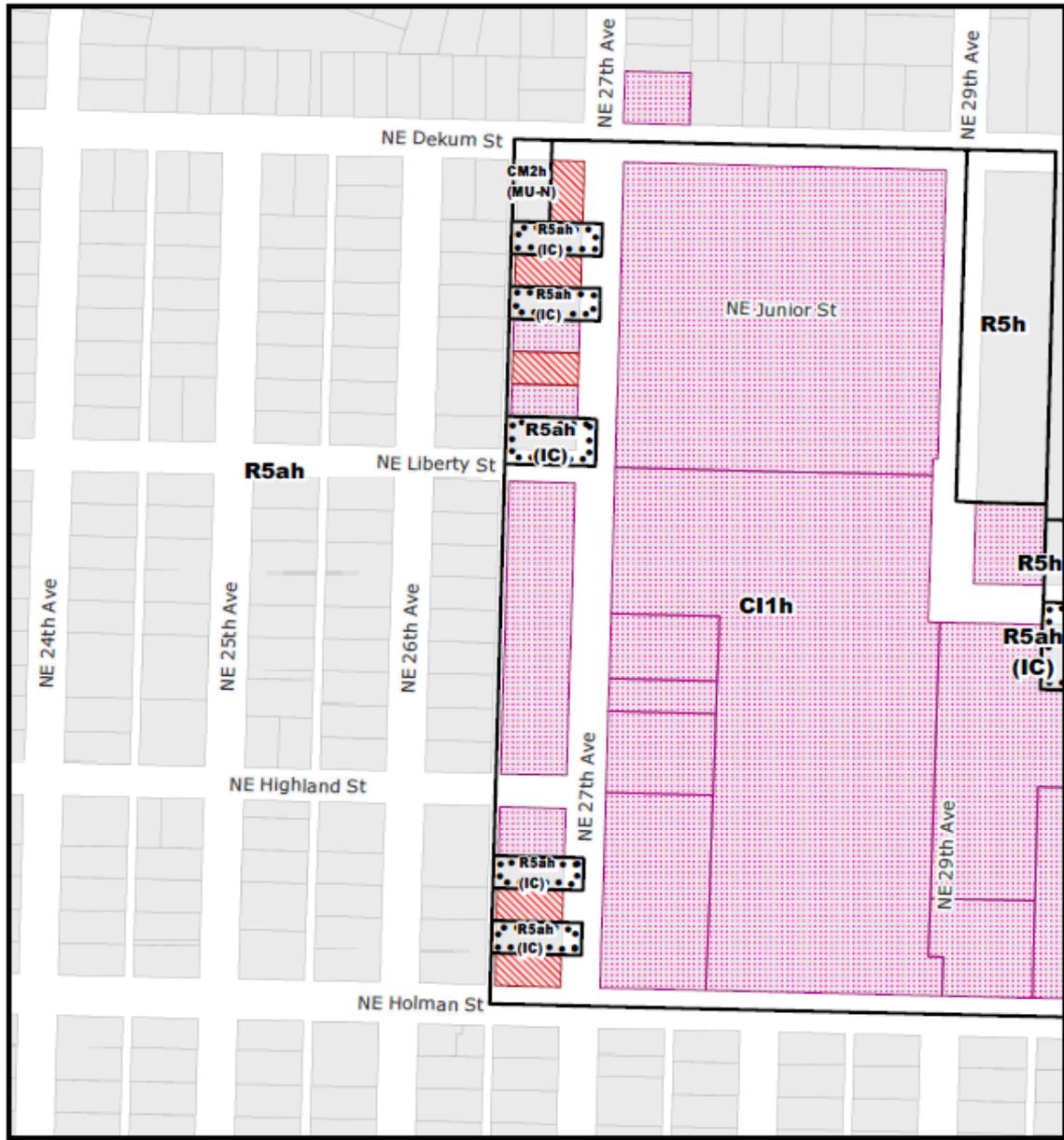
File No. LU 20 - 204990 CP ZC
 1/4 Section 2433,2333
 Scale 1 inch = 200 feet
 State ID 1N1E13BC 14500
 Exhibit B2 Oct 20, 2020



End of staff presentation

Supplemental Slides

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



Existing Zoning



-  Site
-  Also Owned Parcels

File No. LU 20 - 204990 CP ZC

1/4 Section 2433,2333

Scale 1 inch = 200 feet

State ID 1N1E13BC 14500

Exhibit B1 Oct 20, 2020

Applicant's statement:

PROPOSAL

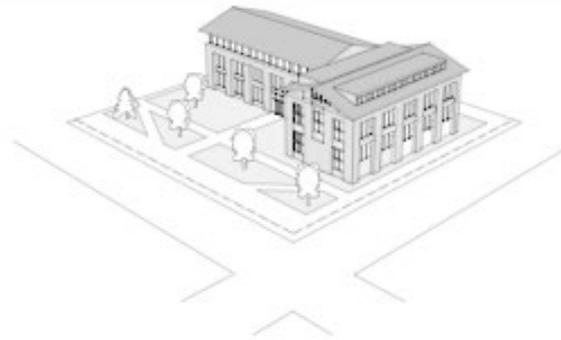
The Concordia Foundation requests a Type III quasi-judicial Comprehensive Plan amendment from Institutional Campus to Single Dwelling and zone change from CI1 to R5 for a site located on the west side NE 27th Avenue between Dekum and Holman. There are five properties subject to this request. Each of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

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

Applicant's statement:

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

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



The **CI1** zone is a multi-use zone that provides for the establishment and growth of large institutional campuses located in residential neighborhoods.

For specific zoning code details, visit the [zoning code website](#). The regulations for this zone are found in [Chapter 33.150](#).

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



RETAIL



OFFICE



RESIDENTIAL



INDUSTRY



INSTITUTIONAL



OPEN SPACE

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

Quick facts

Location You'll find this zone at campuses such as University of Portland, Reed College and Lewis and Clark University.

75' **maximum height**, which is generally 4 stories. Lower height limits along the campus perimeter match adjoining zone standards.

0.5:1 FAR This zone is not eligible for bonus provisions.

Parking is generally not required for non-residential uses when development is located near transit or contains fewer than 30 residential units. Campus Institutions are required to develop according to an approved Transportation Impact Analysis and operate in conformance with an approved Transportation Demand Management Plan.

Overlay zones

Aircraft Landing (h)

Proposed Zoning

R5 base zone



The **R5** zone is a single-dwelling zone which allows 1 dwelling unit per 5,000 ft². The major types of new housing development will be limited to single family houses, accessory dwelling units (ADU) and duplexes on corners.

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

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



RETAIL



OFFICE



RESIDENTIAL



INDUSTRY



INSTITUTIONAL



OPEN SPACE

Primary uses include: household living.

Quick facts

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

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

Maximum density **1 unit** per 5,000 ft²

Parking 1 parking space per dwelling unit except ADUs



NE 27th Avenue, looking south

Street View - May 2019

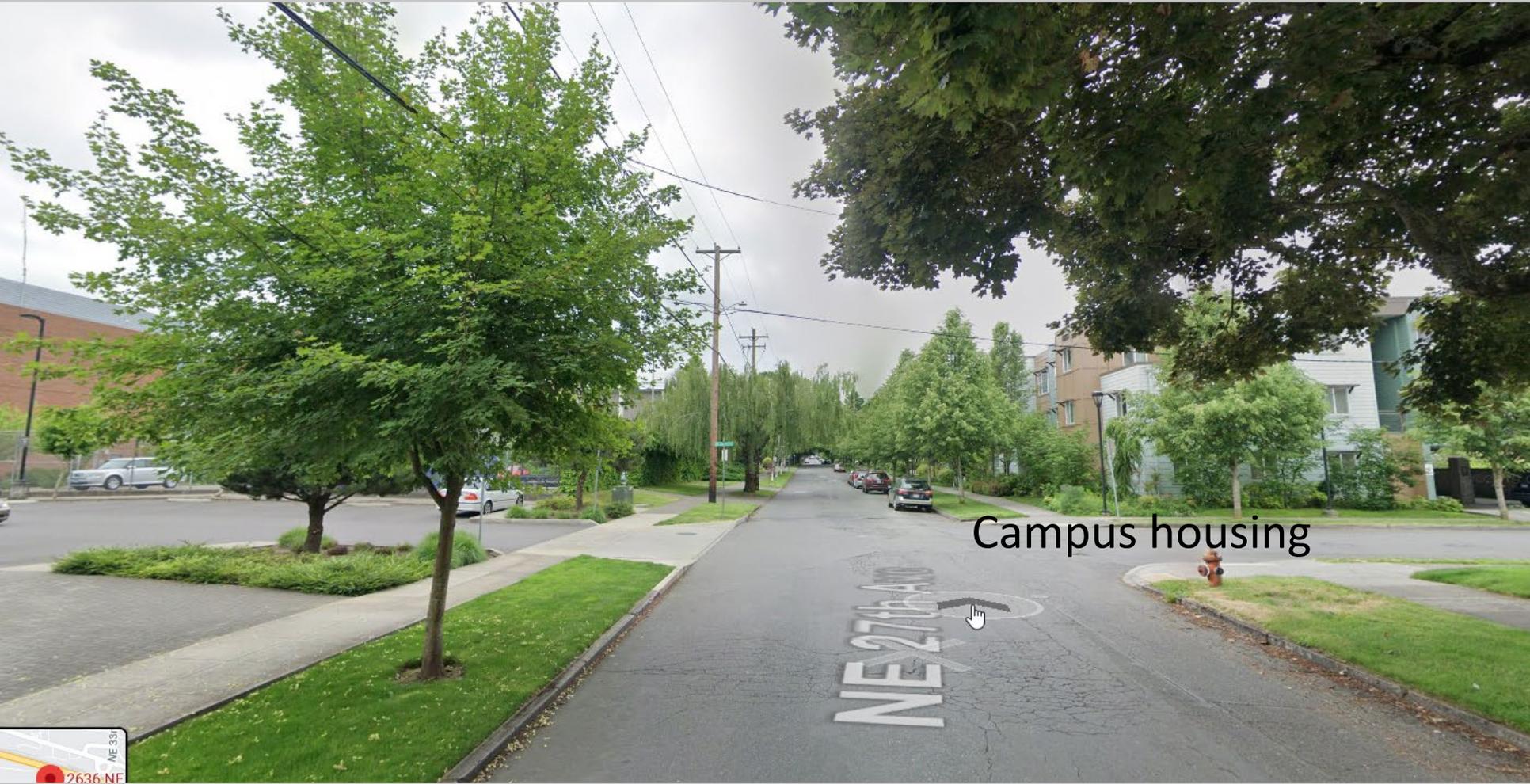
Currently shown: May 2019

2007 2019



May 2019

NE 27th Avenue, looking south



Looking south:
NE 27th Avenue @ NE Liberty Street



Looking south:
NE 27th Avenue @ NE Highland Street