

Campus Institutions

| | Theme | Concept | Existing Efforts | Discussion Questions |
|------------------------|--|---|---|---|
| Land Use/Zoning | Modernized Base Zones | Campus Institutional zones created in 2018. Assess effectiveness. | CI1 and CI2 zones established in Portland with FARs up to 3:1 or 0.5:1, depending on context | Is the CI zoning working? If not, what are the barriers? |
| | Satellite Facilities | Locate non-core functions in mixed-use corridors to expand job access | PCC and Providence expanded administrative and training functions in East Portland and Hollywood | Where else could institutional satellites support corridor vitality? |
| | Edge Compatibility | Use design standards and mixed-use edges to soften campus impacts | CI zoning in Portland includes step-down heights, overlays, and amenity incentives at edges | Are campus edges activating or walling off adjacent areas? What role for retail? |
| | Land Acquisition & Intensification | Plan for densification within current footprint and strategic expansion | Portland Comprehensive Plan supports infill, edge transitions, and expansion into corridors | Are current FAR limits adequate? What incentives or conditions apply to intensification? |
| Permitting | Streamlined Review | Bypass conditional use process for predictable, by-right campus development | Portland eliminated master plan hearings for CI-zoned campuses, replaced with clear design/transportation standards | Where do conditional use processes still apply, and why? |
| Financial/Programmatic | Shared Infrastructure | Use public-private tools (TIF, URAs) to unlock land-constrained campuses | OHSU South Waterfront via North Macadam URA, including aerial tram and streetcar investments | Are there other institutions that could benefit from similar district-scale investment tools? |
| | Transportation Demand Management (TDM) | Link campus growth to commute reduction and sustainable access | Portland’s TDM ordinance applies to new institutional development citywide; includes passes, bike infrastructure, shuttle support | Are there barriers to stronger mode shift incentives for institutions? |
| | Community Hiring & Training | Align institutional hiring with neighborhood workforce goals | West Portland Skills Initiative model in Philadelphia; PCC expansion guided by equity goals | Can institutions partner more intentionally with Prosper or workforce boards on pipelines? |