



Campus Institutional Zoning Update

A Task 5 project of the 2035 Comprehensive Plan



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



Background Documents

- **Employment Opportunity Analysis**
- **Portland Plan**
- **Comprehensive Plan**

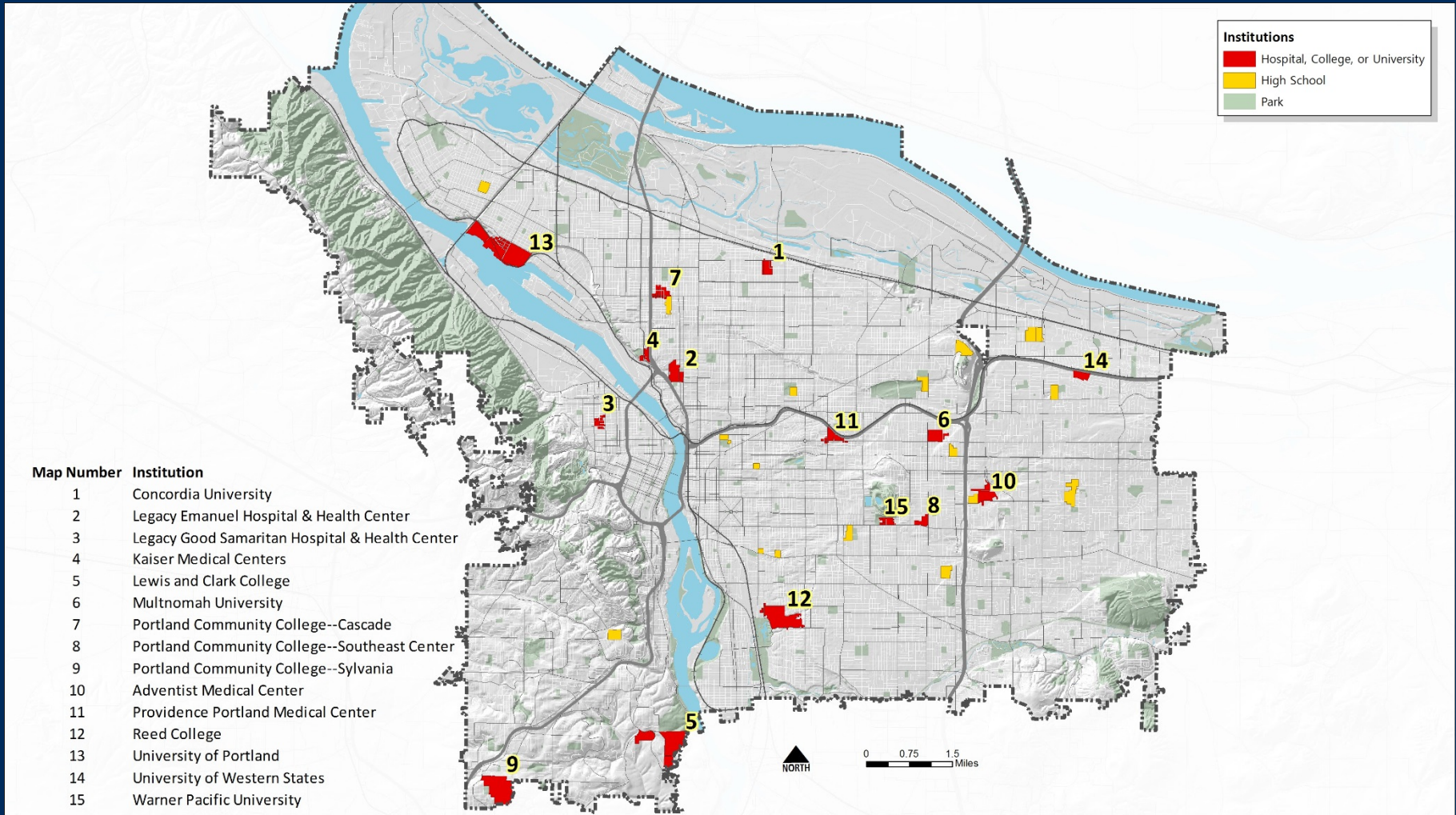


Public Input

- Project Advisory Group (PAG)
- Individual meetings
- Open houses
- Webpage
- MAP APP



Campus Institutional Geographies



Proposal

1. Create two base zones for campus institutions
 - Encourage campuses to grow up, not out
 - Focus on edges and off-site impacts
2. Apply zones to 15 specific campuses
 - Replace existing Conditional Use Master Plans and Impact Mitigation Plans
3. Provide transition period



Two Base Zones

CI-1: Residential Campus

Reed, University of Portland,
others



CI-2: Urban Campus

Hospitals, PCC Cascade,
PCC SE



Allowed Land Uses

	CI-1 Residential Campus	CI-2 Urban Campus
Scale and Character	Academic and open space	Urban healthcare and higher ed
Commercial Uses	Limited, conditional use.	Allowed by right
Residential Uses	Accessory to institutional use	Accessory to institutional use
Employment / Industrial Uses	Limited over and above accessory use	Limited over and above accessory use



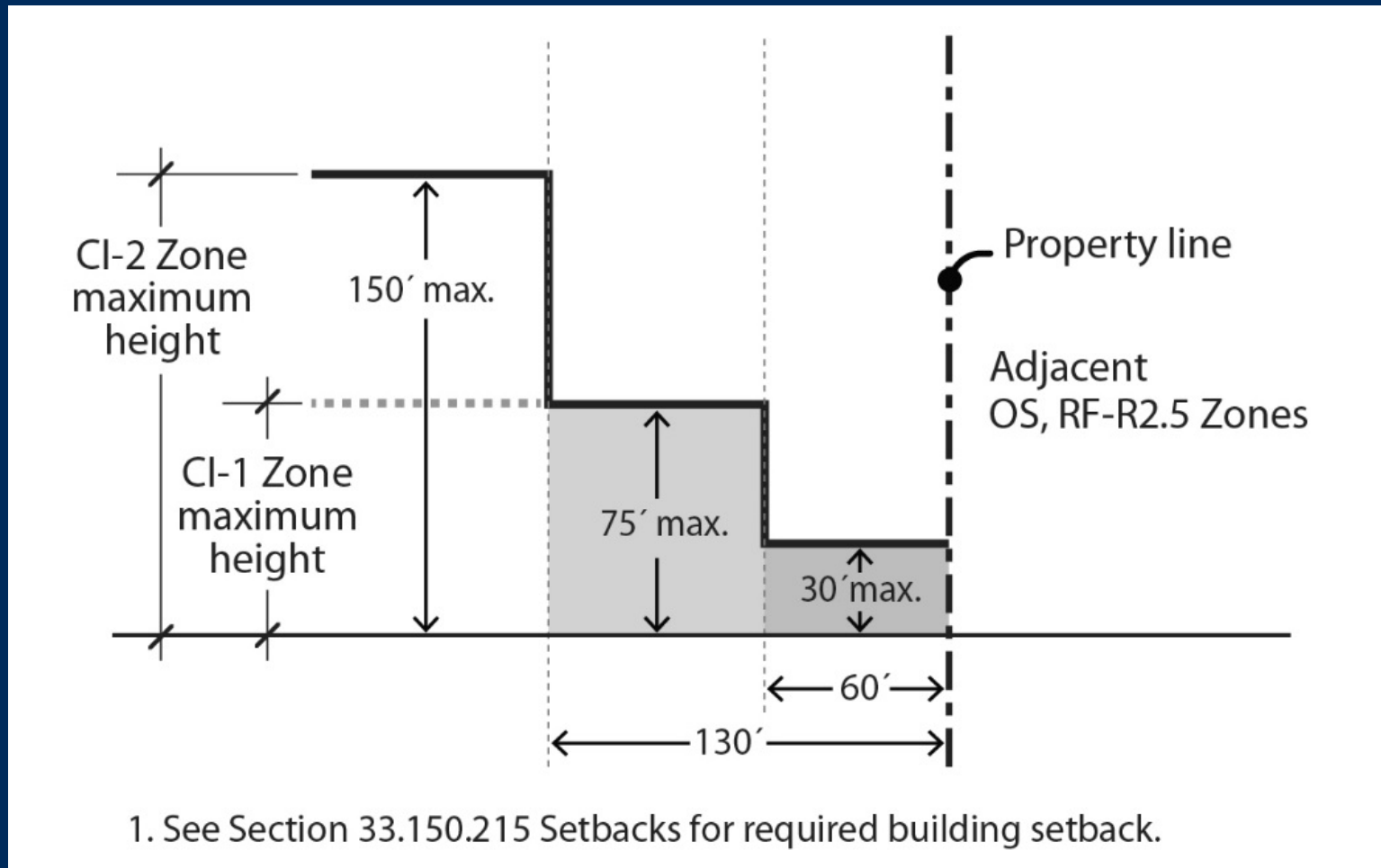
Select Development Standards

	CI-1 Residential Campus	CI-2 Urban Campus
Building Height	75'	150'
Building Setback	varies	varies
Floor Area Ratio (FAR)	0.5 to 1	3 to 1
Building Coverage	50%	85%



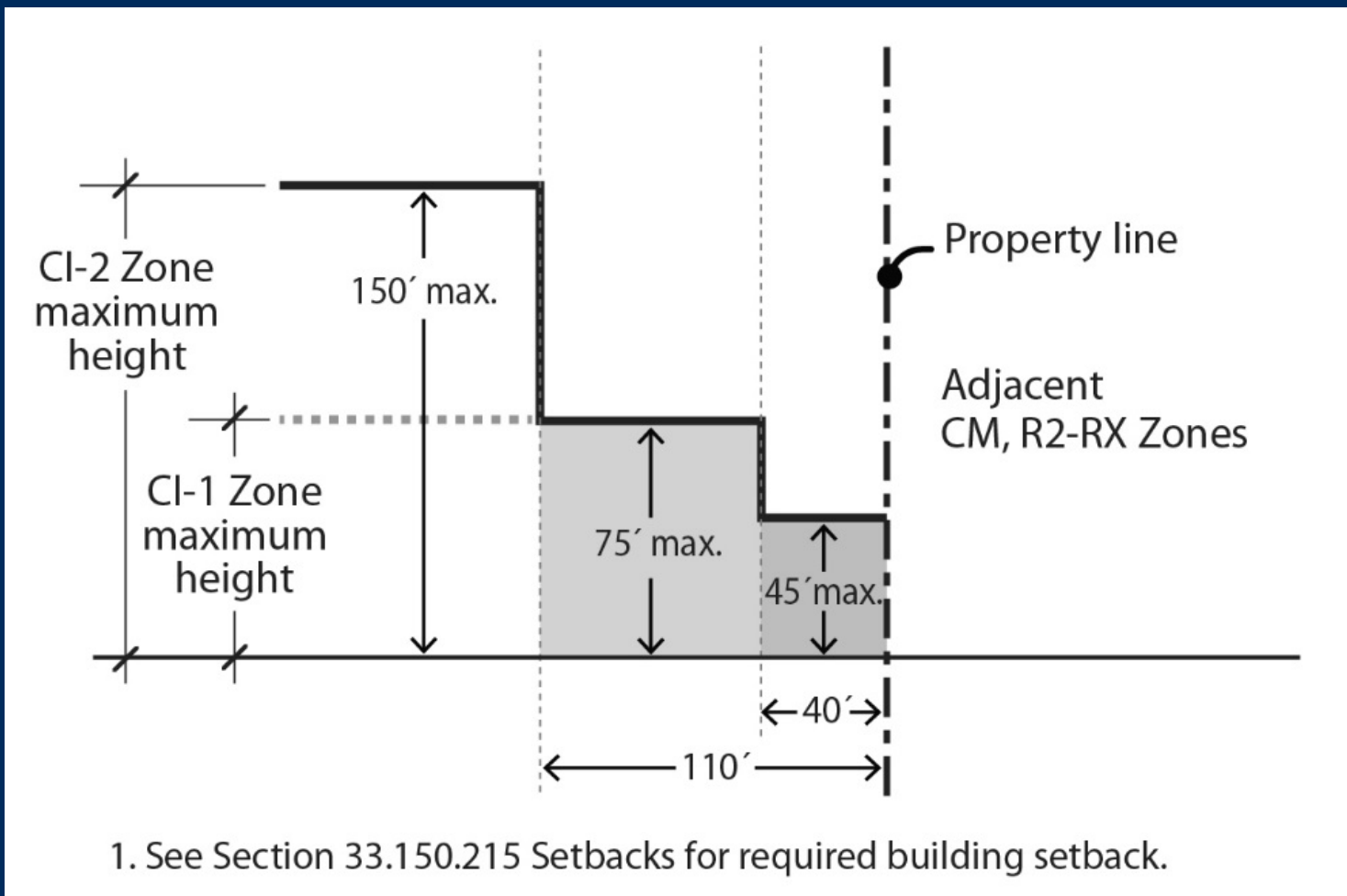
Height Transition

Adjacent to Single Dwelling Residential Zones



Height Transition

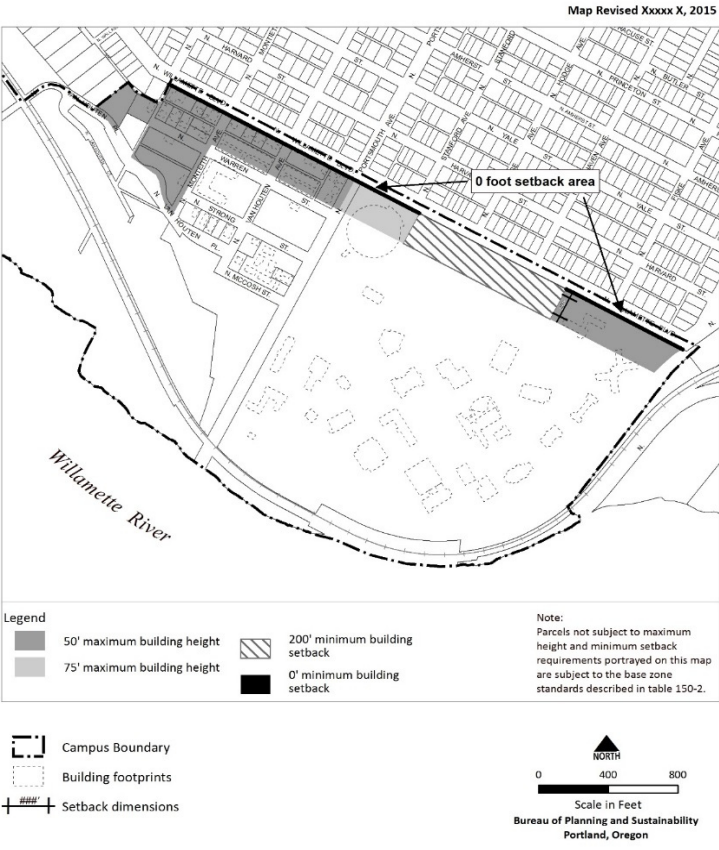
Adjacent to Commercial and MF Residential Zones



Specific Maps Where Needed

Maximum Heights and Minimum Setbacks
University of Portland

Map 150-2



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

Map 150-4



Other Zoning Code Sections Remain

200s: Additional Regulations - Helicopter Landing Facilities, Off-Site Impacts, Parking and Loading

400s: Overlay Zones – Environmental, Greenway, Design

500s: Plan Districts – Interstate, Gateway, Northwest

800s: Conditional Use, Adjustment



Transportation Impact Review

Transportation Impact Analysis
Multi-Modal System Improvements

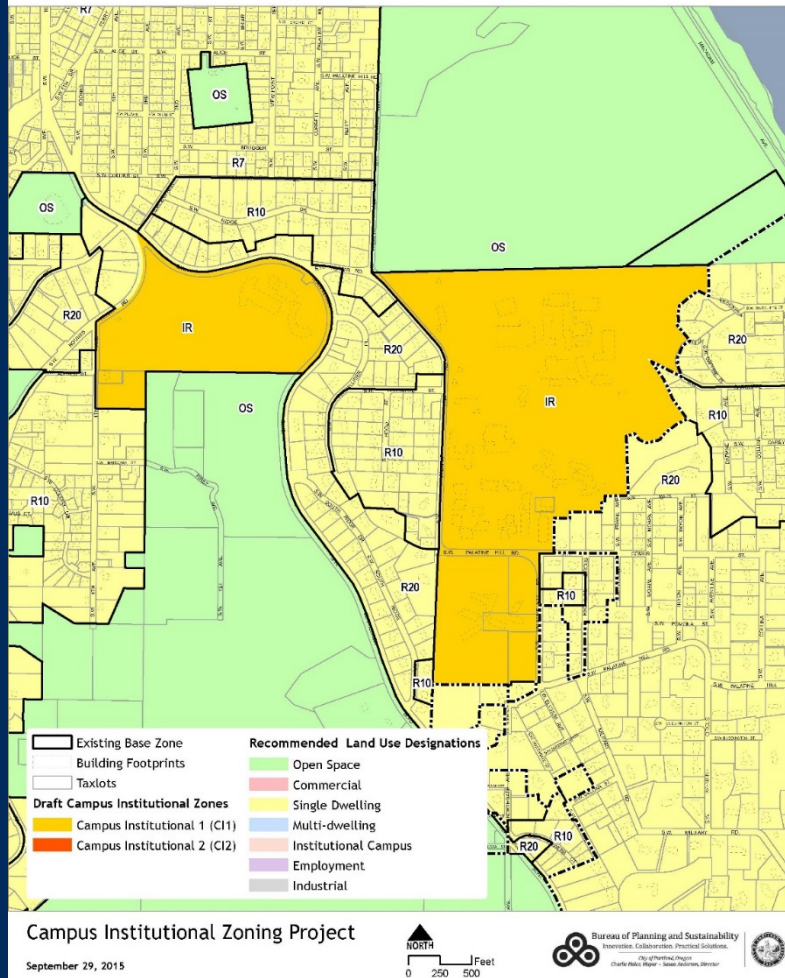


Transportation Demand Management
Reduction in SOV Trips

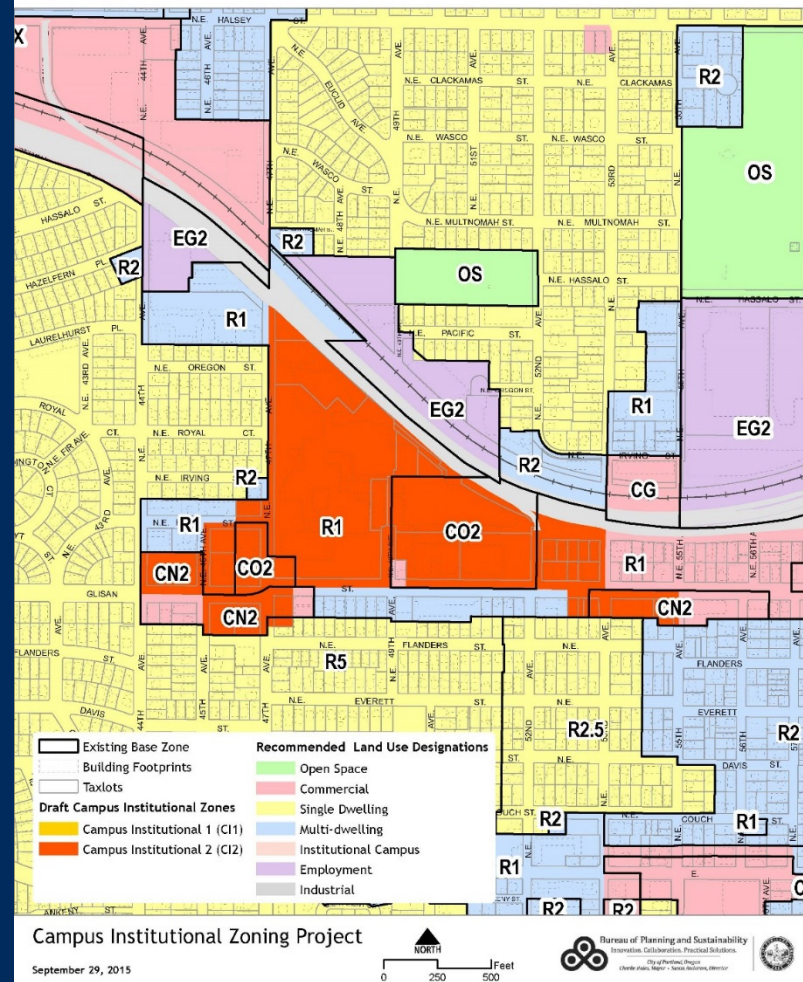


Apply Zones to Campuses

Map 5: Lewis and Clark College



Map 11: Providence Portland Medical Center



Transition Period Through 2020

Campus	Current Approval	Expiration/ End of Phase
Kaiser Medical Center	CUMP	2000
PCC Sylvania	CUMP	2003
University of Western States	CUMP	2008
Warner Pacific University	CUMP	2013
Legacy Good Samaritan	CUMP	2015
Adventist Medical Center	CUMP	2015
Concordia University	IMP	2017
Reed College	CUMP	2018
Lewis and Clark College	CUMP	2019
PCC Cascade	IMP	2021
Providence Medical Center	CUMP	2022
University of Portland	CUMP	2023
Legacy Emanuel	IMP	2024
Multnomah University	IMP	2025
PCC Southeast	Base Zone	NA



Comments and Concerns

- Inability of base zones to address unique circumstances
- Loss of development entitlements included in existing IMP/CUMP
- Transportation Impact Analysis and Transportation Demand Management uncertainty



Thank You

Questions?

www.portlandoregon.gov/bps/institutions



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

