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Notes – Meeting #3

Campus Institution Zoning Update Project (CIZUP) Advisory Group

Date: Thursday, April 10, 2014
Time: 3:00 p.m. to 5:00 p.m.
Location: 1900 SW 4th Avenue, Conference Room 7A

In attendance: Beverly Bookin, Chris Brehmer, Elizabeth Decker, Tamara DeRidder, Justin Fallon-Dollard, Sara King, David Ellis, Dave Johnston, Karen Karlsson, Tom Karwacki, Jill Punches, Mike Warwick, Sharon Maxwell, Rebecca Ocken, Marty Stiven, Tom Armstrong, Steve Kountz, Rodney Jennings, Douglas Hardy, Mark Walhood, John Cole.

1) Introduction

New participants were introduced including Mark Walhood, Senior Planner with the Bureau of Development Services, Sara King in-coming Program Director for Planning and Asset Management for Portland public schools (visitor) and Chris Brehmer Principal at Kittelson and Associates (substitute for Julia Kuhn).

The February meeting notes were reviewed and no changes suggested.

2) Review Criteria

Staff presented a draft set of review criteria to be used in evaluating alternative regulatory processes.

The group's initial reaction to the criteria was that there was a need for more detailed information regarding the alternative proposals before the value of the proposed review criteria could be assessed. Among specific comments suggestions and concerns:

- Don't focus solely on negative impacts. Include institutions contributions to livability and neighborhood services in the evaluation.
- Balance neighborhood livability with city economic development goals for institutions.
- Consider adequacy of public services and opportunity to incorporate these concerns into the review process.
- Public notice should be improved under any new proposal.

In response to a question from the group, staff reiterated the relationship between this project and K-12 schools and other institutions that may currently be subject to a Conditional Use Master Plan. The Campus Institution Zoning Update Project was initiated in response to the City's obligation under state law to provide adequate development capacity for medical centers



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and higher education institutions. The current CIZUP project will hopefully provide a template for use by K-12 schools and others but they are not the focus of this project. The bureau recognizes the interest by these organizations and will likely follow this effort with a separate project to address their concerns with a broader outreach effort and involvement of a different set of stakeholders.

3) Alternative Regulatory Processes

Staff presented a list of five alternative campus institution regulatory approaches:

- 1) Update CUMP/IMP Process
- 2) Add Medical and Higher-Ed Institution Development Standards to Title 33: 200's Section Additional Use and Development Regulations
- 3) Add Campus Institution Overlay Zone(s)
- 4) Apply Plan Districts to each institutional campus
- 5) Create new Campus Institution base zone(s)

Group discussion followed that touched on some of the advantages and disadvantages of each approach. Again the details of each approach will be important and group members will retain the ability to comment more fully once the processes are more fully defined and (as importantly) the development standards applied through each of the proposed processes are more fully understood. With this understanding, some initial reactions to the alternative processes were offered:

- Modifying the existing CUMP/IMP process could address some of the expressed complaints about the current process while allowing the benefit of a site specific review utilizing the Hearings Officer. This approach is similar to what has been described by the campus coalition.
- Adding institutional standards to the Zoning Code's 200's section might allow more specific standards to be collected in one place but does not in itself change the process. A section 200 strategy would need to be accompanied by a modification to the CUMP/IMP process.
- An institutional overlay zone would signal that the institutions were a permanent part of their larger neighborhood while providing an easy way to revert back to the underlying zone if an institution moved or sold some of its property. A number of PAG members indicated their support for this option. Overlay zones do not appear on the Comprehensive Plan's future land use map. Questions were raised regarding who is allowed to change overlay zone boundaries and what the process is for such a change.
- Applying individual Plan Districts (such as occurs on Marquam Hill) to each campus would allow for regulations tailored to individual campuses but such districts have not been assigned to individual property ownerships by the city. Planned District boundaries can only be changed through a legislative, not quasi-judicial process.
- Creating and applying new institutional base zones to all institutions would be a straight forward approach towards meeting the Comprehensive Plan Policy goals. Once established, any changes to the boundary initiated by the institutions would be processed by the City as a Comprehensive Plan Map Amendment / Zone Change. Such a boundary change is a significant regulatory undertaking.





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At the end of the discussion there was no consensus reached regarding which of the proposed process alternatives would best meet the review criteria. Staff indicated that it was inclined to drop Plan District and Section 200 options from further consideration due primarily to administrative concerns but that they would continue to work on the remaining options and return with additional detail on each for further advisory group discussion.

Sharon Maxwell indicated that she was recusing herself from further committee participation due to potential conflicts with her current campaign for City Council. Staff will continue to include Sharon in written PAG communications and thanked her for her participation to date.

The advisory group will meet next on June 12th to begin its review of Development Standards and Guidelines.

4) Public Comment / Adjourn

There were no public comments.

Please visit the project webpage at www.portlandoregon.gov/bps/institutions to access meeting agendas, discussion synopses, and additional background documents.



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