Read Me First,

Instructions for the Thursday, June 12th CIZUP Advisory Group Meeting

At our June meeting staff is asking the Project Advisory Group to help us review what land use and development standards might make sense for a new set of institutional regulations. This discussion will help not only with these topics directly but also inform our continuing conversation regarding what type of review process and what type of zones to consider (base vs overlay.) The advisory group is being presented with two tables that begin to explore:

- 1. what type of **land uses** might be permitted under a variety of zoning schemes either as outright allowed uses or subject to some form of limitation or conditional use review, and
- 2. what type of **development standards** might be applied to new buildings proposed on institutional campuses.

Allowed Uses

The Allowed Use Worksheet is divided into three sections:

- 1. **Use Categories** column. Categories listed here are common to the entire development code and not subject to revision by our current project.
- Existing Zoning Categories. There are four columns in this section. Each of the columns
 corresponds to an existing zoning district and is populated with the existing use regulations
 as described more fully in the zoning code. These zoning districts were chosen to provide a
 range of district types for comparison by the PAG.
 - a. R7 Single Dwelling
 - b. CS Storefront Commercial
 - c. CG General Commercial and
 - d. IR Institution Residential
- 3. Alternative (zoning) Categories for Discussion. There are three columns in this section corresponding to alternative Institutional Campus Zones. These alternative categories were chosen to help determine just how similar (or dissimilar) use regulations would be across institutional campuses and correspondingly how many zoning categories might be needed to recognize these differences.
 - a. IC1 Medical Center
 - b. IC2 Urban Higher Education
 - c. IC3 Residential Higher Education

Refer to the Use Regulation and Institutional Use Category Definitions sheet for additional detail

"Use" Questions for the Advisory Group

- Are there significant enough differences among the uses allowed within the draft alternative (IC1), (IC2), and (IC3) zones to actually warrant three separate zones? Or is there enough similarity among the Institutional uses to utilize just one or two categories?
- Permitted vs Conditional Use. Should all individual buildings proposed on an institutional campus be subject to a conditional use review process? Or are there objective criteria such as use type, building size or distance from campus boundary that might move buildings from the conditional use to the allowed use process?
- Are there other land use issues or limits that should be considered?

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Development Standards

The Zoning Code also establishes a set of development standards that limit the size, character and placement of buildings on a lot depending on which zone district they are located. Adjustments from these standards can, and often are requested as part of the development review process but require an additional review step and trigger an additional set of approval criteria that must be considered.

The Development Standards Worksheet is also divided into three sections:

- 1. Development Standard Column. Selected categories from the Development Code pertinent to our discussions
- 2. Existing Zoning Standards. There are four columns in this section each corresponding to a particular existing zoning district or to particular regulations that are applied to institutions that are located within single family residential zones.
 - a. Institutions in Single Dwelling Zones
 - b. CS Storefront Commercial
 - c. CG General Commercial and
 - d. IR Institution Residential
- 3. Alternative Zoning Standards. There are three columns corresponding to alternative Institutional Campus Zones.
 - a. IC1 Medical Center
 - b. IC2 Urban Higher Education
 - c. IC3 Residential Higher Education
 - d. Institutional Overlay zone

After reviewing the Draft Development Standards Table, PAG members are asked to consider the following questions:

"Standards" Questions for the Advisory Group

- Do any of the proposed alternative standards for discussion give you pause as either too restrictive or conversely not restrictive enough?
- Are there significant enough differences among the development standards assigned to the alternative IC1, IC2 and IC3 zones to warrant three separate zones or could there be one or two institutional zones?
- Are there other Development Standards issues or limits we should consider?

For those of you who are interested in diving deeper into the allowed uses or development standards, the full development code text has been included on the project website. www.portlandoregon.gov/bps/institutions

See you Thursday.