

Read Me First, Introduction to the Thursday, November 13th CIZUP Advisory Group Meeting

At the November advisory group meeting we will review a proposed, partial list of allowed land uses and development standards applicable to each of campus institution zones. One of the first things you will notice is that staff has collapsed the number of proposed base zones from three to two, merging the *CI-1 Medical Center* and *CI-2 Urban Campus* zones into one *CI-1 Urban Campus* Zone. What has been previously presented by staff as the *CI-3 Residential Campus* zone remains largely the same and is renamed *CI-2 Residential Campus* Zone. The new CI-1 zone would be the zoning designation for the hospitals, PCC Cascade and PCC Southeast campuses (the urban campuses). The CI-2 zone would be the zone applied to the remaining (residential) college campuses.

- **What are your comments or concerns regarding the structure of the two proposed zones?**

Allowed Land Uses

The draft *allowed use table* follows the format used in the larger *Development Code*. The concept report identifies the proposed land use allowances that are different from today's code and/or serve to distinguish the *CI-1 Urban Campus* zone from the *CI-2 Residential Campus* zone. There are some changes from the current allowances but not many. Pay particular attention to the provisions related to retail and office uses, manufacturing and high schools.

- **Do you have any comments or concerns regarding the list of allowed uses assigned to each zone?**

Proposed Development Standards

The draft *development standard table* also describes the building regulations for the two campus zones. There are significant differences between the development standards assigned to the two proposed zoning districts particularly in regards to height and maximum FAR. Staff is still working through approaches that will allow interior heights of up to 150' for hospitals and for FAR greater than 3:1 for those institutions that are located in Town or Regional Centers. A 0.5:1 FAR assigned to the *CI-2 Residential Campus* zone will allow significant development potential for the properties subject to this zone while maintaining their sylvan / park- like settings.

Additional perimeter standards such as required street-front orientation and window area are also under consideration that will both allow and perhaps require *CI-1 Urban Campus* zoned property to be more of an active participant in commercial streetscapes that they occupy. Emerging concepts regarding building massing and setbacks from the "**Mixed Use Zoning Project**" will inform new campus institution development standards where appropriate and where these will contribute to desired campus edge characteristics.

- **What are your perspectives regarding the urban and residential campus zone development standards?**

Next Meeting in January

Staff will continue to complete the development code specifics and prepare an internal draft concept report for distribution prior to our next meeting tentatively scheduled for January 8th.