

# Campus Institutional Zoning Update Project

EARLY IMPLEMENTATION OF THE 2035 COMPREHENSIVE PLAN – AUGUST 2016



## Project Overview

The Campus Institutional Zoning Update Project increases the development capacity of Portland's college and hospital campuses throughout the city. The project will help these institutions accommodate projected demand for new construction and associated job growth over the next 20 years, while protecting surrounding neighborhoods from the potential negative impacts of such development. There are three elements to the proposal:

1. Designate 15 dispersed campus institutions as Institutional Campus (IC) on the Comprehensive Plan Map. Such a designation correctly identifies dispersed colleges and hospitals as a specific land use type for accounting purposes and establishes specific boundaries to guide future campus growth.
2. Include two new Campus Institution zones in the Zoning Code. These will define allowed uses and required development standards tailored to the specific characteristics of both hospital and college campuses and their surrounding neighborhoods.
3. Legislatively rezone the 15 campuses to a corresponding campus institution zone consistent with the 2035 Comprehensive Plan Map. Provide an eight year transition when conditional use master plans and impact mitigation plans remain in effect, after which development proposals will be reviewed against the applicable Campus Institution base zone. Neighborhood protections against offsite impacts will be retained.

## Why is this important?

**According to Portland's new 2035 Comprehensive Plan, the city will be home to roughly 141,000 new jobs by 2035.**

More than one third of that forecast job growth is expected to be in health care and education, which are the city's leading job growth sectors. These hospitals, clinics, college campuses and other facilities are essential service providers in the community and centers of innovation.

The City's recently adopted Economic Opportunity Analysis (EOA) says there is not enough suitably zoned developable land to accommodate this growth, which is particularly concentrated on 19 large college and hospital campuses throughout the city. The EOA indicates that existing zoning would accommodate only 83 percent of the expected new building area for campus institutions.

The Comprehensive Plan Update requires that the City provide an adequate supply of 20-year housing and job growth capacity. This project will implement plan policy changes needed to meet growth capacity shortfalls in Portland's healthcare and higher education sectors.

## FOR MORE INFORMATION

### Visit our website:

[www.portlandoregon.gov/bps/institutions](http://www.portlandoregon.gov/bps/institutions)

### Contact Bureau of Planning and Sustainability staff:

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## Project Timeline



August 2016  
[www.portlandoregon.gov/bps/pdxcompplan](http://www.portlandoregon.gov/bps/pdxcompplan)



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# Early Implementation Package

The Campus Institutional Zoning Update Project is one of eight projects that implement Portland's 2035 Comprehensive Plan, adopted by the Portland City Council on June 15, 2016. The Portland Planning and Sustainability Commission voted on August 23, 2016, to approve and consolidate these projects into an Early Implementation Package, which is now moving forward to City Council for consideration. The Comprehensive Plan Early Implementation Package includes:

- Zoning Code and Zoning Map changes.
- A new Community Involvement Program.
- Transportation System Plan – Stage 2.

## Campus institution locations

