

APPENDIX H

LAND USE MEMO

DATE: FEBRUARY 2021

ZONING SUMMARIES REPORT (TASK 2.4)

CAMPUSES AND CENTERS

DATE February 8, 2021
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I. INTRODUCTION

PURPOSE

As described in Task 2.4, this draft report provides a preliminary assessment of the existing land use regulations and conditions of approval (if any) for the Portland Community College Campuses and Centers. The draft report outlines the relevant regulatory influences for each, as they relate to future physical improvements and uses (including the potential for housing and other development types in some locations) and identifies key questions. This report should be considered as a starting place for discussion. As the project progresses and development alternatives are identified in Task 3, we will revisit our analyses to further explore key issues.

METHODOLOGY & ORGANIZATION

A detailed analysis has been prepared for each of the four PCC Campuses: Cascade, Southeast, Sylvania and Rock Creek. Reviewers will note that the detailed analyses of the Centers include a number of questions (in text boxes) that may need to be further explored as the project progresses. In order to answer many of these questions, further communication with staff at the various cities will be needed. Abbreviated analyses were prepared for seven of the PCC Centers: Climb/Central Portland, Portland Metropolitan Workforce Training Center, Maritime Welding Training Center, Swan Island Trades Center, Willow Creek Center, Newberg Center, and Columbia County/Oregon Manufacturing Innovation Training Center.¹

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¹ Because of their ownership or development status, analysis of the remaining Centers was considered by PPC and the project team as unnecessary at this time.

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SUMMARY OF KEY CONSIDERATIONS

The detailed analyses of the four PCC Campuses are lengthy. To aid the reader, we have summarized key considerations relative to existing land use regulations and conditions of approval applicable to each of the Campuses. Development for large institutions like Portland Community College’s (PCC’s) campuses is regulated according to City zoning, overlay zoning, and any applicable district or neighborhood plans. In some cases, development may also be regulated by previous land use approvals such as land use conditions of approval, Impact Mitigation Plans, or Conditional Use Master Plans.

CASCADE CAMPUS

- 1. Base Zone.** PCC’s Cascade Campus is located in the Campus Institutional 2 (CI2) zone. The CI2 zone is a relatively new zoning designation intended to improve the land use review process and allow greater flexibility for institutional uses. Use standards in the zone allow for multiple uses, including residential, commercial, and institutional development types. Development standards in the zone provides for the growth of campuses at urban densities.
- 2. Overlays.** Portions of the Campus are located in the Centers Main Street (m) overlay, which requires development to be oriented towards the street and feature pedestrian friendly designs.
- 3. Status of the Impact Mitigation Plan.** The Campus is currently regulated by an Impact Mitigation Plan (IMP) – a type of master plan – that is set to expire soon. Until the IMP expires, development at the Cascade Campus can continue to develop under its provisions and the base zone regulations that were in effect at the time the plan was completed (2001) rather than the standards of the CI2 zone. The IMP can remain in effect until improvements identified in the IMP plan are completed, or December 31, 2023, whichever comes first. It is possible that PCC would be able to elect which standards apply – the IMP or current zoning – however, it is unclear if the IMP ceases to apply if future development elects to meet the standards in the current zoning.
- 4. CI2 Zoning – FAR Standard.** The entire CI zone is treated as one “site” regardless of ownership for specific development standards. The site’s 3:1 floor-to-area ratio (FAR) standards limit the total

building area to three times the size of the “site.” There are four parcels, located on the half block facing N Killingsworth between N Mississippi and N Albina, which are in the CI2 but not under PCC ownership. Development under one ownership within the zone can potentially impact the developability of other properties within the zone. Further review with City staff may be needed to clarify the issue.

5. **Minimum and Maximum Setback Standards.** The site is subject to minimum and maximum setback standards as a result of being located adjacent to a transit street and within a pedestrian district in addition to its underlying zoning. Minimum setback standards range from 0 to 10 feet depending on adjacent zoning, whereas maximum setback standard is 10 feet. The combination of setback standards may limit the location of new buildings as improvements occur in the future.
6. **Superblocks.** Portions of N Jessup, N Borthwick, N Church, and N Kerby appear to be vacated rights-of-way which are now part of the Campus, potentially triggering superblock requirements. Superblock requirements regulate the amount and location of open areas and walkways on large sites.
7. **Piedmont Conservation District.** Portions of the campus along N Killingsworth are located in the Piedmont Conservation District, a type of historic resource designation. Developments within the conservation district are subject to additional provisions that regulate the types of improvements that are allowed, as well as demolition of historic resources. Development in the conservation district would be subject to Community Design Standards or historic resource review if specified development thresholds are exceeded.
8. **Alternative Land Uses.**
 - **Residential Development.** Residential uses are allowed in CI2 including both “Household Living” and “Group Living” use categories. Household Living is characterized by the residential occupancy of a dwelling unit by a household (e.g., houses, duplexes, apartments, etc.). Group Living is characterized by the residential occupancy of a structure by a group of people who do not meet the definition of Household Living (e.g., dormitories, fraternities, sororities, etc.).
 - **Commercial Development.** The following commercial use categories are allowed in the CI2 zone: Retail Sales and Service, Office, and Commercial Parking. The Major Event Entertainment category requires conditional use review. Drive-through facilities are prohibited in the campus institutional zones.

SOUTHEAST CAMPUS

1. **Base Zone.** PCC’s Southeast Campus is located in the Campus Institutional 2 (CI2) zone.
2. **Overlays.** Portions of the Campus are located in the Centers Main Street (m) overlay, which requires development to be oriented towards the street and feature pedestrian friendly designs.
3. **Impact Mitigation Plan.** The site is not currently regulated by an Impact Mitigation Plan or Conditional Use Master Plan.
4. **Nonconforming Situations.** The Southeast Campus has undergone transformative site improvements between 2008 and 2016 that included new building construction and site

improvements. These improvements were made prior to the recent change in base zoning, potentially resulting in nonconforming situations for future development. However, given the scope of recent improvements at the site, nonconforming situations at the Campus are likely to be minimal relative to other Portland campuses.

5. **Minimum and Maximum Setback Standards.** The site is subject to minimum and maximum setback standards as a result of being located adjacent to a transit street and within a pedestrian district in addition to its underlying zoning. Minimum setback standards range from 0 to 10 feet depending on adjacent zoning, whereas maximum setback standard is 10 feet. The combination of setback standards may limit the location of new buildings as improvements occur in the future.
6. **Bank of the West.** The southeastern corner of the SE Campus block is occupied by the existing Bank of the West site (building and drive-through). The Bank site is zoned CM2m. Within the CM2m zone new drive-through facilities are prohibited; however, existing drive-throughs are allowed and can be rebuilt, expanded, or relocated on the site. Functionally, the bank site serves to separate the Campus from the intersection of SE Division and SE 82nd making it more challenging for the Campus to meet urban design objectives to orient development towards the intersection.
7. **Alternative Land Uses.**
 - **Residential Development.** Residential uses (both Household Living and Group Living) are allowed in CI2.
 - **Commercial Development.** The following commercial use categories are allowed in the CI2 zone: Retail Sales and Service, Office, and Commercial Parking. The Major Event Entertainment category requires conditional use review. Drive-through facilities are prohibited in the campus institutional zones.

SYLVANIA CAMPUS

1. **Base Zone.** PCC's Sylvania Campus is located in the Campus Institutional 2 (CI2) zone.
2. **Overlays.** Portions of the campus are located in the Conservation (c) overlay, which limits the types of development to minimize impacts on natural resources. The campus has a standing environmental violation that will require corrective action through a Type II Environmental Violation Review.
3. **Status of the Impact Mitigation Plan.** The campus was previously regulated by a Conditional Use Master Plan, which expired in 2018. The City's development standards have been updated while the Master Plan was in effect, creating nonconforming situations that will need to be addressed as improvements occur. New land use or building permits that exceed defined thresholds will be required to include up to 10% of project costs towards non-conforming upgrades to bring the site closer into conformance with current standards.
4. **Nonconforming Situations.** The campus was previously regulated by a Conditional Use Master Plan, which expired in 2018. The City's development standards have been updated while the Master Plan was in effect, creating nonconforming situations that will need to be addressed as improvements occur. New land use or building permits that exceed defined thresholds will be required to include

up to 10% of project costs towards non-conforming upgrades to bring the site closer into conformance with current standards.

5. **Lake Oswego Jurisdiction.** The east and south edges of the Campus boundaries border residential areas zoned under Lake Oswego’s jurisdiction. Similarly, Kerr Parkway, south of Hidalgo, is located in Lake Oswego’s jurisdiction. Development on the Campus will be subject to City of Portland standards; however, it is possible that modified standards or conditions of approval may apply for development adjacent to Lake Oswego’s jurisdiction.
6. **Street Classifications on Campus Property.** Portions of the Campus’ on-site vehicular circulation have street classifications such as Major Transit Priority Street applied to them. Development standards vary depending on the adjacent street classification (i.e., maximum setback standards are applicable when adjacent to a transit street). Additional clarification will be required on how the City applies standards for street classifications on campus property and not within the public right-of-way.
7. **Superblocks.** Portions of several streets in the west and north portions of the campus have been vacated according to available tax records, potentially triggering superblock requirements. Superblock requirements regulate the amount and location of open areas and walkways on large sites.
8. **Alternative Land Uses.**
 - **Residential Development.** Residential uses (Household Living and Group Living) are allowed in CI2.
 - **Commercial Development.** The following commercial use categories are allowed in the CI2 zone: Retail Sales and Service, Office, and Commercial Parking. The Major Event Entertainment category requires conditional use review. Drive-through facilities are prohibited in the campus institutional zones.

ROCK CREEK CAMPUS

1. **Base Zone.** PCC’s Rock Creek Campus property is within the County’s Institutional (INST) District, Exclusive Farm Use (EFU) District, North Bethany Subarea Plan, and North Bethany Subarea Overlay District. As a note, the northern portion of the campus’ primary tax lot (1N1180000200) is located outside the UGB and is designated EFU. In 2011, Metro designated that land as Urban Reserve, which it defines as land suitable for accommodating urban development in the 50 years following its designation. However, a legislative land use process to include the land in the UGB and apply an urban land use designation (e.g., INST) is necessary before urban development can occur.
2. **Past land use approvals.** Previous land use approvals – particularly land use conditions of approval – may also regulate PCC Rock Creek’s development. However, most prior land use approvals are not readily available (online). Thus, additional review of these past approvals and plans may be needed as part of future development proposals, particularly if past approvals establish conditions or requirements for a specific location, building, transportation element, or design on the campus.

3. **Development review procedures.** Most development (expansion) is expected to be subject to Type II development review, which requires a neighborhood meeting but not a public hearing although there are some additional uses which would trigger Type III review (neighborhood meeting and public hearing).
4. **EFU-zoned land (including wetlands) outside the UGB.** Most of the site is within Washington County's Institutional zoning district (INST). However, a portion of the PCC ownership is outside the UGB and in the Exclusive Farm Use (EFU) zone. In order to develop this portion of the site, a legislative (Type IV) land use review process, which includes a neighborhood meeting and a County Board of Commissioners public hearing, would be required to bring this land into the UGB, re-zone that part of the property from EFU to an urban zone, and address natural resource impacts and mitigation. In its current state, the area presents potential educational opportunities related to agricultural practices and observing, preserving, and/or enhancing natural resources (wetlands).
5. **Transportation related requirements.** Washington County allows reductions to minimum parking requirements to reflect the anticipated demand for parking associated with new development. Minimum parking requirements can be reduced up to 50% for sites that are near frequent transit service and/or provide transportation demand management strategies such as carpool/vanpool parking, bicycle parking, or shared parking. The minimum requirements can be reduced further based on approval of a parking analysis that substantiates the basis for the reduction.
6. **Alternative Land Uses.**
 - **Residential Development.** Residential development as a standalone mixed-use or multi-family affordable housing project (serving more than just PCC students and staff) is not permitted in the INST zoning district. Such a proposal would likely require a combination of a partition and land use designation (zone) change; it is recommended that feasibility be further evaluated if there is substantial interest in such development.
 - **Commercial Development.** The INST zoning district does not allow stand-alone commercial retail development. Some uses which could be commercial in nature (such as cafeterias or laundry facilities) are allowed when accessory and incidental to an allowed use.

II. DETAILED CAMPUS ANALYSES

The purpose of this section is to provide preliminary information about the zoning and land use review procedures associated with each of PCC's four Campuses. Questions that need to be clarified by the City (or PCC) are also noted. All of the campuses except Rock Creek are within the City of Portland. Except where otherwise noted, reference to Title 33 or the code refer to the City of Portland Zoning Code (Title 33).

CASCADE CAMPUS

SITE OVERVIEW

Table 1 provides a general summary of the Cascade Campus. The campus is in Humboldt neighborhood, an NE inner neighborhood within the City of Portland. The campus comprises of multiple tax lots, encompassing all, or a portion of, eight city blocks, and over 16 total acres in size.

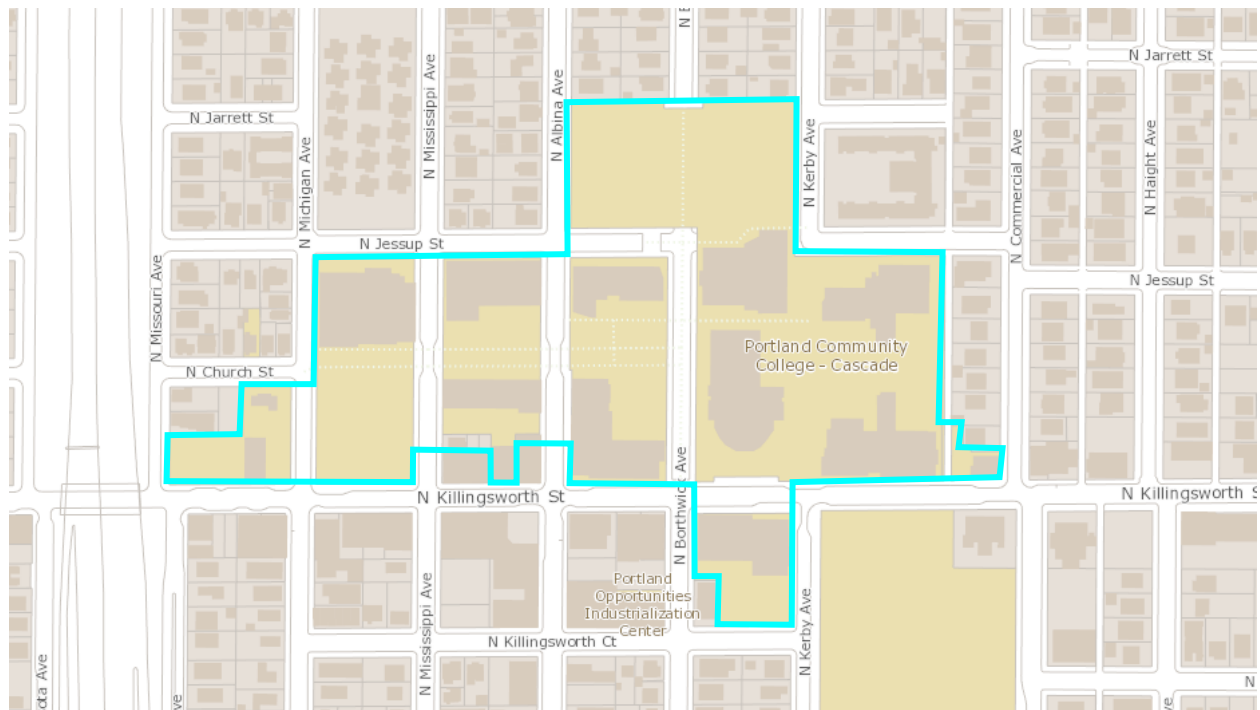
Table 1: Cascade Campus Site Summary

ADDRESS:	705 N Killingsworth Street
STUDENT ENROLLMENT:	17,301 annually
TAX LOTS AND SITE SIZE:	Tax Lots: 49 Total Size: 16.12 acres ²
COMPREHENSIVE PLAN DESIGNATION:	IC – Institutional Campus
ZONING:	CI2 (Portland) or per Impact Mitigation Plan ³
OVERLAY ZONE:	m – Centers Main Street (partial)
CONSERVATION DISTRICT:	PM – Piedmont Conservation District (partial)
PLAN DISTRICT:	n/a
NEIGHBORHOOD PLAN:	Humboldt
PEDESTRIAN DISTRICT:	Killingsworth Pedestrian District

² The 16.12 size estimate is based on the combined total acreage among tax lots under PCC's ownership. It does not account for areas that are part of the street right-of-way. The overall size of the campus, including street right-of-way between campus buildings, is approximately 18.80 acres.

³ Cascades Campus Impact Mitigation Plan (2001, last amended 2012). Section 33.150.050 states that colleges in the CI2 zone with an approved Impact Mitigation Plan (IMP) that were approved under prior regulations can continue to develop under the IMP and the base zone regulations that were in effect at the time the conditional use application was deemed complete. This provision stays in effect until the IMP expires or December 31, 2023, whichever comes first.

Figure 1: Vicinity Map – Cascade Campus



LAND USE HISTORY

According to available records provided through Portland Maps, there have been more than a dozen land use approvals since 2000. Pertinent land use reviews are listed below and primarily include the Campus' Impact Mitigation Plan.

- LU 01-00490 IM, Adoption of Impact Mitigation Plan
- LU 01-00751 DZ, Design Component for Impact Mitigation Plan
- LU 09-138717 IM, Type 2 Amendment to Impact Mitigation Plan
- LU 12-137412 IM AD, Type 2x, Impact Mitigation Plan implementation with concurrent adjustment for parking
- LU 14-251504 DZ, Type 2 Procedure DZ: Design Review approval of the demolition of the existing Student Center, the renovation of the existing library including a new façade and the addition of a new vestibule to the existing Student Services Building.

This list is intended to note land use decisions that have a campus-wide influence on future development at the site. It is possible that other land use approvals may have conditions or requirements that are applicable to a specific location, building, or design on the campus. Additional review will be necessary as project selection and refinement occur as a result of the Facilities Plan.

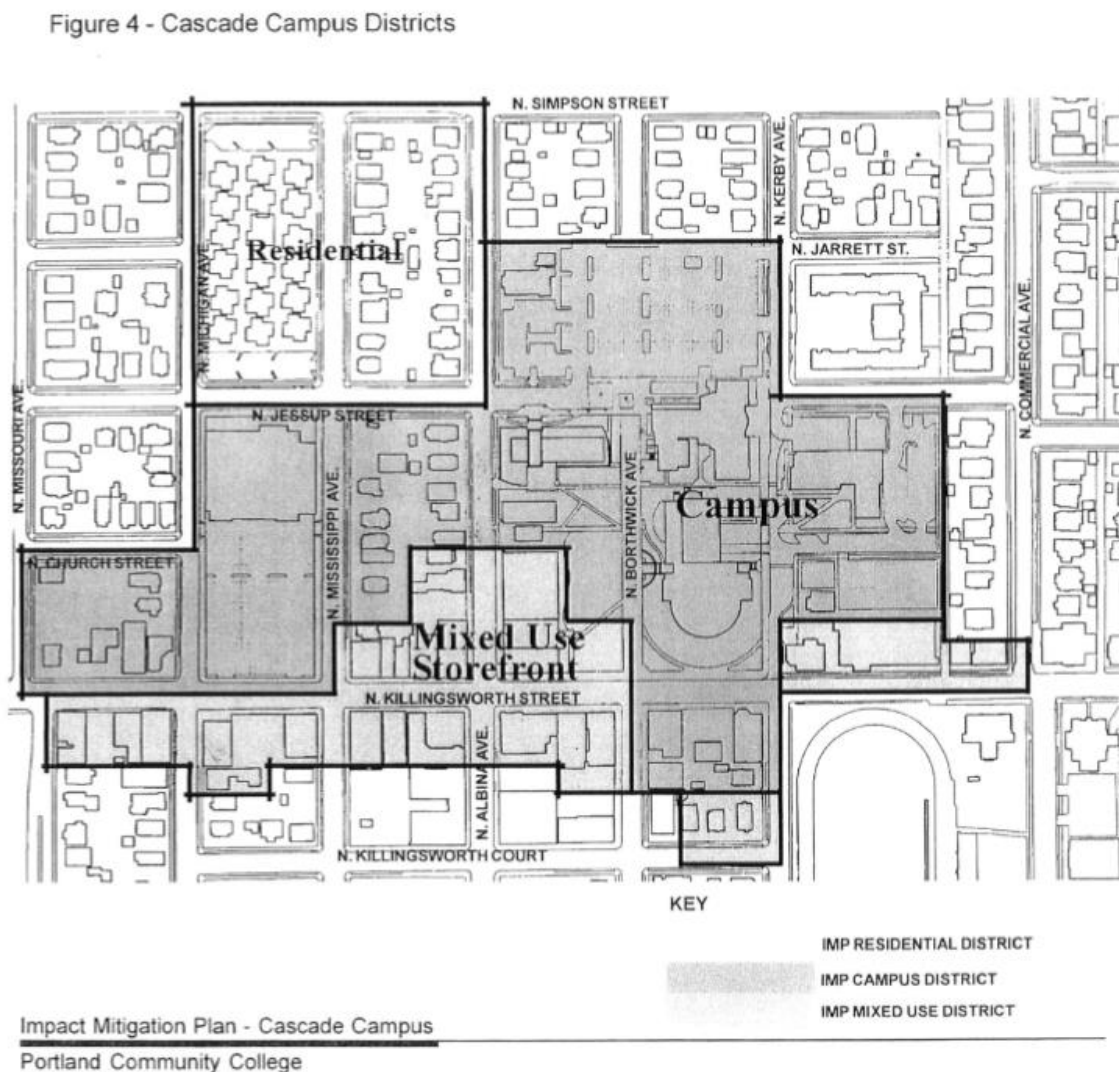
Cascades Campus Impact Mitigation Plan (2001, Last Amended 2012)

The Cascades Campus IMP addressed two phases of growth. Phase 1 improvements were funded through a bond approved by voters in 2000 and the future phase (now completed) was funded through a bond approved by voters in 2008.

It includes three sub-districts, which were based on the zoning in place at the time the IMP was approved:

- **Cascade Campus Sub-district:** All IR standards will be met except for vehicle area frontage limitations on selected local access streets within the Killingsworth Pedestrian District. A blanket adjustment to this standard will be applied for along with the IMP.
- **Residential Sub-district:** All standards of the RI zone will be met. No blanket adjustments to the RI zone are needed.
- **Mixed-Use Storefront Sub-district:** All standards in the CS zone will be met except for vehicle area frontage limitations on selected local access streets within the Killingsworth Pedestrian District. A blanket adjustment to this standard will be applied for along with the IMP.

Figure 2: Cascade Campus Impact Mitigation Boundary Plan (Figure excerpted from LU 09-138717 IM Notice of Decision)



The IMP included provisions for design standards and guidelines, review/approval procedures, and neighborhood contact requirements. The design standards in the IMP address pedestrian, bicycle parking, gateways, signage, entrances, setbacks, landscaping and screening, windows, elevations and materials, parking areas, and historic preservation. The design guidelines allow for the application of subjective standards that addresses development within a defined 50-foot pedestrian zone as well as a 150-foot transition zone.

The Design Standards in the IMP are to be applied as the design criteria to all (d) overlay zones within the Institutional Campus (IRd) boundary and to any CS-zoned property acquired by PCC.

Comments: The current IMP is in effect until the development identified in the plan is completed, or by December 31, 2021, whichever comes first. With the IMP plan still in effect, the CI2 zone allows applicants to continue to meet the standards of an approved IMP and the base zone regulations that were in effect at the time the conditional use application was deemed complete rather than the standards of the CI2 zone. It's not clear if the allowance to use the standards in the IMP ceases if new development is approved under the CI2 base zone standards. It seems possible that PCC would be able to elect which standards would apply: IMP or CI2. Further review with City staff would be helpful to clarify this issue. It appears PCC is considering replacing the Campus Public Safety Building, along with associated site improvements in the near future based on a recent request for proposal (RFP No. P26801-006RFP-20). The question as to which standards would apply would be relevant if this redevelopment is seeking to begin construction prior to December 31, 2021.

In 2009, PCC requested a modification to the timing of complying with a Condition of Approval, which requires PCC to submit a Transportation Impact and Parking Analysis prior to any development on campus in 'Phase 2' of the approved Impact Mitigation Plan. The requested modification to the timing of compliance with Condition "O" was approved via LU 09-138717 IM.

In 2012 PCC/Cascade Campus requested review and approval of a Transportation Impact and Parking Analysis per Condition of Approval "O."

CAMPUS INSTITUTIONAL 2 (CI2) ZONE (33.150)

The current campus (PCC ownership) is entirely within the Campus Institutional 2 (CI2) zone. The CI2 zone is a new zoning designation that was applied to several PCC campuses as part of the 2017/2018 update to the City's Comprehensive Plan. The primary goal of the new institutional zones is to improve the master planning and review process for institutional uses.

This zone is intended for large colleges near neighborhood centers or corridors and served by frequent transit. In the CI2 zone Colleges are either an allowed or conditional use based on footnote [6] in Table 150-1. Generally, college uses are allowed by right, except that sports facilities exceeding a specified size are subject to conditional use review.

[6]. Colleges. This regulation applies to all parts of Table 150-1 that have note [6]. Colleges are allowed by right. However, outdoor sports facilities that include more than 1,500 square feet of accessory building floor area, more than 500 linear feet of spectator seating, outdoor lighting, or voice amplification require a conditional use review.

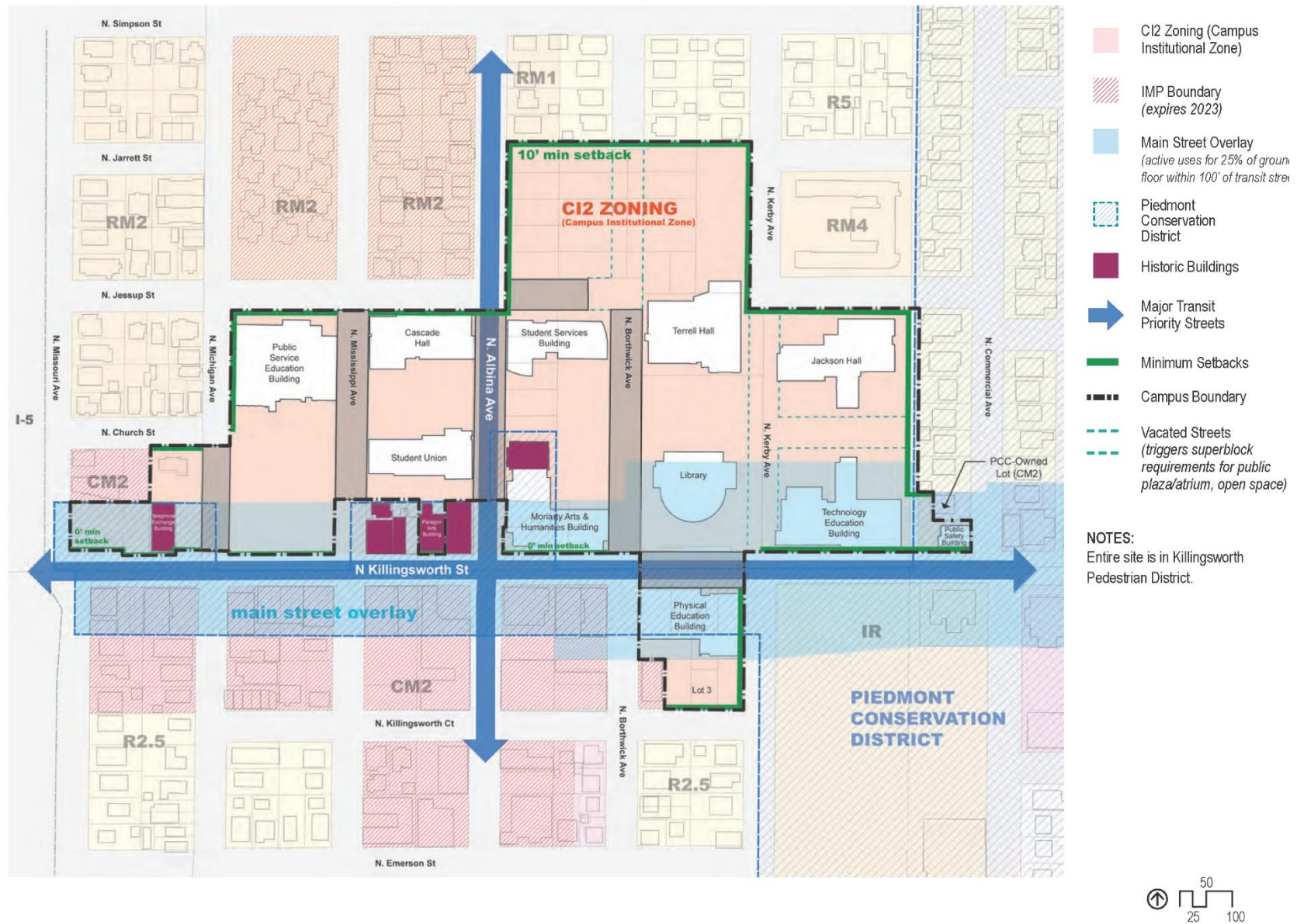
Residential uses (Household Living and Group Living) are allowed in CI2.

Note that use standards in the CI2 zone generally allow for colleges to continue or expand as an allowed use; however, campus institutions are required to develop according to an approved Transportation Impact Analysis and operate in conformance with an approved Transportation Demand Management Plan.

There are three lots on the northside of N Killingsworth between N Mississippi and N Albina that are within the CI2 zone but are not in PCC ownership.

PCC FACILITIES PLAN

Figure 3: Site Summary Map – Cascade Campus



Public Outreach Requirements in CI2 Zones

The City updated its public outreach requirements in December of 2019. The public outreach requirements are intended to create informal communication between PCC and surrounding neighbors and to gather feedback to inform development.

Public outreach requirements for the CI2 zone are provided in 33.150.060 – Neighborhood Contact and Outreach. It is generally organized into two elements summarized below:

- **Neighborhood Contact.** The neighborhood contact requirements are required before certain developments can be submitted for approval.
 - **Neighborhood Contact I** is required for development that will add between 10,000 and 25,000 square feet of net building area.
 - **Neighborhood Contact II** is required for development that will add more than 25,000 square feet of net building area.
- **Annual Meeting.**⁴ Colleges are required to conduct at least one annual community meeting per year and provide status updates on upcoming development, potential transportation impacts/studies/programs along with related mitigation and contact information updates.

Comments: The existing Cascade Campus IMP requires some (but not all) of these same neighborhood contact requirements including a meeting with the neighborhood association for proposals that fall under the Design Standards approval criteria. It's unclear how/when the CI2 annual meeting requirements applies. For example, if the current IMP is in effect until 2023, then is annual meeting requirement deferred until that date? Is it only triggered by a development application? Confirm with City staff.

CI2 Standards

The following sections provide a summary of applicable, or potentially applicable, development standards for college uses in the CI2 zone.

FLOOR AREA RATIO

Code Section: 33.150.205, Table 150-2

- **3:1 FAR.** There are FAR bonus options within the CI2 zone for inclusionary housing up to a maximum of 3.75 to 1.

Comments: The entire CI zone is treated as one site regardless of ownership. FAR is calculated based on the total square footage of the parcels within the zone rather than for each individual parcel. As noted above, three of the parcels, which are on the N Killingsworth between N Mississippi and N Albina, are not in PCC ownership although

⁴ Information on when the annual meeting becomes applicable is not available in Title 33 or found on the City's website. It is likely that the annual meeting requirements will become applicable when the next land use application is submitted, however this will need to be confirmed with the City.

they have CI2 zoning. It's not clear how development on these parcels impacts the available FAR within the zone. Further review with City staff may be needed to clarify this issue.

MAXIMUM HEIGHT

Code Section: 33.150.210, Table 150-2

150' except for reductions noted below:

- For portions of site located abutting or across the street from OS or RF through R2.5 zones
 - 30' maximum height for areas within 60'
 - 75' maximum height for areas more than 60' up to 130'
- For portions of site located abutting or across the street to RM1 through RMP
 - 45' maximum height for areas within 40'
 - 75' maximum height for areas more than 40' up to 110'

Comments: The site abuts or is across the street from R5, RM1, and RM2 zones on the northside of the campus and the RM4 and R5 zones on the eastside of the campus. The portion of the campus south of N Killingsworth is across the street from R.25 on its southern boundary.

MINIMUM SETBACKS

Code Section: 33.150.215.B, Table 150-2

- 10' for lot lines abutting or across the street from OS, RF-R2.5, RM1-RMP, and IR zones
- 0' for lot lines abutting or across the street from C, CI, E, or I zones

MAXIMUM SETBACKS

Code Section: 33.150.215.C & D, Table 150-2

- 10' if building is within 100' of lot line that is adjacent to transit street or pedestrian district

Comments: The entire campus is in the Killingsworth Pedestrian District. The entire CI zone is treated as one site regardless of ownership. Setbacks, building length, facade articulation, ground floor windows and transit street main entrance regulations are measured from, or only apply to, the perimeter of the zone.

MAXIMUM BUILDING COVERAGE

Code Section: 33.150.220, Table 150-2

- 85% of site

Comments: The note in Table 150-2 which relates to the CI zone being treated as one site regardless of ownership appears to apply to max building coverage. Further review with City staff may be needed to clarify this issue.

MAXIMUM BUILDING LENGTH

Code Section: 33.150.255, Table 150-2

- 200' for portions of buildings within 20' of street lot line.
- Minimum 25% façade articulation for buildings more than 35' in height and with more 3,500 square feet of street facing façade.

Comments: Measured from, or only apply to, the perimeter of the zone.

MINIMUM LANDSCAPING AND LANDSCAPING ABUTTING AN R ZONED LOT

Code Section: 33.150.240, Table 150-2; 33.248.020.A & C

- 15% of the overall site area at L1 Landscaping and Screening Standard. Up to one-third of required L1 standard may be improved for active/passive recreational use or pedestrian use.
- Plus:
 - Landscape abutting an R zoned lot: 5' at L3 standard.
 - Landscape across the street from an R zoned lot: 5' at L1 standard.
 - Landscaping is required in minimum setbacks for lot lines abutting or across the street from a residential lot.

Comments: The main campus is abutting R5 and RM1 on the northside of the campus; across an alley from R5 on the eastside of the campus; and across the street from RM2, RM4 and R5 zones on the eastside of the campus. The portion of the campus south of N Killingsworth is across the street from R.25 on its southern boundary.

Alleys are not classified as a street type in Title 33. However, the N Kerby-Commercial Ave Alley is classified as a Local Service Traffic Street on the TSP GIS map. Confirm with City which landscape screening standard applies when site is across an alley from residential.

GROUND FLOOR WINDOW

Code Section: 33.150.250, 33.120.232, Table 150-2

- 15% of each wall area of street-facing facades must be windows or main entrance doors.
- 40% of ground floor wall area of street-facing facades within 20' of street lot line. Ground floor area is defined as exterior wall areas from 2' to 10' above finished grade and include opening in the walls of structured parking.
- Additional standards apply for lots with more than one street frontage, allowing for reduced requirements on frontages with lower street classifications.
- Exceptions of up to one half of the requirements are allowed for public are allowed.

Comments: Measured from, or only apply to, the perimeter of the zone.

TRANSIT STREET MAIN ENTRANCE

Code Section: 33.150.265, Table 150-2

- Portions of buildings within maximum setback adjacent to a transit street must have a main entrance within 25' of the street.

Comments: Measured from, or only apply to, the perimeter of the zone.

SCREENING

Code Section: 33.150.260

- Exterior garbage cans, garbage collection areas, and recycling collection areas must be screened from the street and any adjacent properties. Screening must comply with at least the L3 or F2 standards
- Mechanical equipment located on the ground, such as heating or cooling equipment, pumps, or generators, must be screened from the street and any abutting residential zones by walls, fences, or vegetation. Screening must comply with at least the L2 or F2 standards.

PEDESTRIAN STANDARDS

Code Section: 33.120.255, 33.150.267

- On-site pedestrian circulation must provide connections between streets and entrances. It must also provide connections to all main entrances that are more than 20 feet from the street and provide connections to other areas of the site (i.e., parking areas, bicycle parking, recreational areas, common outdoor areas, pedestrian amenities, etc.).
- Pedestrian circulation system must be minimum 5' wide and hard-surfaced. Driveway, parking area, and loading area crossings must meet design requirements. Circulation areas next to parking must be raised or separated.
- On-site pedestrian circulation system must be lighted to a level where the system can be used at night by the employees, residents, and customers.

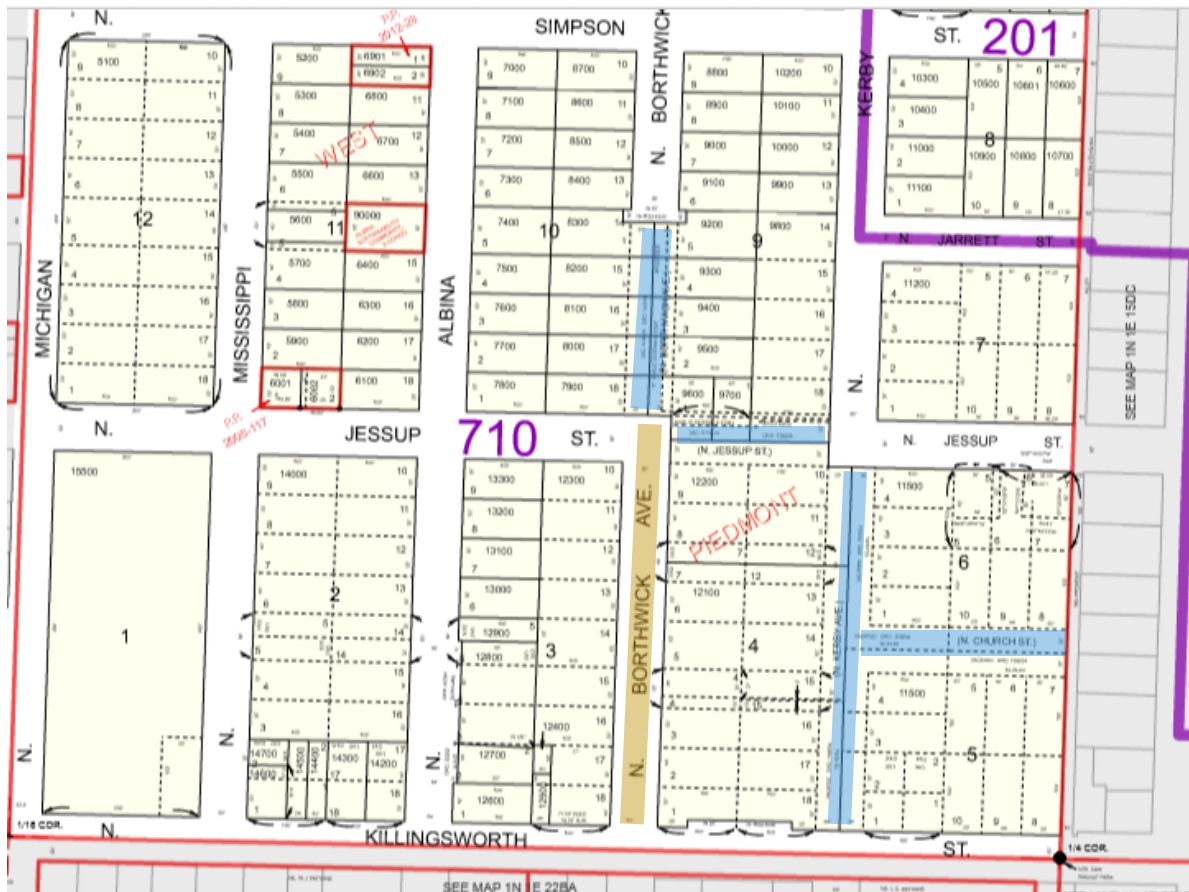
SUPERBLOCKS

Code Section: 33.293

- IR, C, EX, and CI zones outside of the Central City plan district. The superblock regulations apply to all new development and major remodels which include 50,000 square feet or more of vacated street in the IR, C, EX, and CI zones outside of the Central City plan district.

Comments: Portions of N Jessup (60' x 200'), N Borthwick (60' x 434'), N Church (60' x 450'), and N Kerby (60' x 460') appear to have been vacated (see blue highlights). See 1N 1E 15CD. The total estimated area vacated is 92,640 sf.

Figure 4: Excerpt from Tax Assessor Map 1N 1E 15CD with vacated streets highlighted in blue– Cascade Campus



NOTE: PCC has considered requesting a street vacation for an additional portion of N. Borthwick Avenue (known as Borthwick Mall) which is not open to through traffic – highlighted in yellow. See page 23 for additional information about street vacations in the City of Portland.

Nonconforming Situations (33.150.300)

Existing development that does not conform to the development standards of Chapter 33.150 may be subject to the regulations of Chapter 33.258, Nonconforming Situations. Potentially some aspects of the existing campus may become “nonconforming development” once the current IMP expires or by December 31, 2023 (whichever occurs first). As a non-conforming development with an existing conditional use, the thresholds and standards in 33.258.070.D.2 (Nonconforming development with an existing nonconforming use, allowed use, limited use, or conditional use) apply including the requirement to either spend up to 10% of the project cost on non-conforming upgrades or bring the site into conformance with specific standards within a set timeframe.

Comments: Complying with these requirements can add up to 10% to project costs. PCC may want to explore which existing improvements are going to become non-conforming (if any) and how that status will impact future (post IMP) development proposals.

Parking, Loading, and Transportation and Parking Demand Management (33.150.300/33.266)

The following sections provide a summary of applicable, or potentially applicable, parking requirements, including parking setback and landscape requirements.

MINIMUM VEHICLE PARKING

Code Section: 33.266.110.B

- No parking is required for non-residential uses. The campus is located within 1,500 of a transit station and/or 500 feet of a frequent service transit street.
- Parking requirements for residential use vary based on the number of units proposed. However, there is an exception for affordable housing.

MAXIMUM VEHICLE PARKING

Code Section: Table 266-1, Table 266-2, 33.266.115.B.2.

- 1 per 400 sq. ft. of net building area exclusive of dormitories, plus 1 per 2.6 dorm rooms.

Comments: It's unclear if the parking maximum of 1.35 spaces per unit is applicable to Household Living uses in the CI zone.

ON-SITE LOCATIONS AND SIZE OF VEHICLE AREAS

Code Section: 33.266.130.C.3, 33.266.130, Table 266-3

Frontage Limitations

- Where vehicle areas are adjacent to a transit street or a street in a Pedestrian District, no more than 50 percent of the frontage on the transit street or street in a Pedestrian District may be used for vehicle areas. Sites where there is less than 100 square feet of net building area are exempt from this standard.

Comments: Chapter 33.266 does not appear to include a note similar to Footnote [1] of Table 150-2 that applies the standard only to the perimeter of the zone. Therefore, as written, this could impact the layout of buildings and parking internal to the campus. Further review with City staff may be needed to clarify this issue.

Location of Vehicle Areas

- Vehicle areas not allowed between the portion of the building that complies with the maximum street setback and the transit street or streets in a Pedestrian District.
- There are exceptions for Through Lots, Sites with Three and Full-Block sites.

Comments: Because this standard applies to the buildings that comply with the maximum street setback, the exception in the footnote [1] in Table 150-2 should apply indirectly.

LARGE PARKING AREA DESIGN

Code Section: 33.266.130.F.5

- Applies to parking areas greater than 125,000 square feet.
- Internal access ways must divide parking area into smaller areas no greater than 55,000 square feet. Internal accessways must include a travel lane, curbs, and unobstructed sidewalks on both side and meet specified design standards.

PARKING AREA SETBACKS AND LANDSCAPING

Code Section: 33.266.130.G

- Applies to surface parking areas. Parking areas abutting C zone lot lines require 5' setback of L2 landscaping. Parking areas abutting R or IR zone lot lines require 5' setback of L3 landscaping.
- Minimum 45 sq. ft. landscaping per parking space at the P1 standard.

MINIMUM BICYCLE PARKING

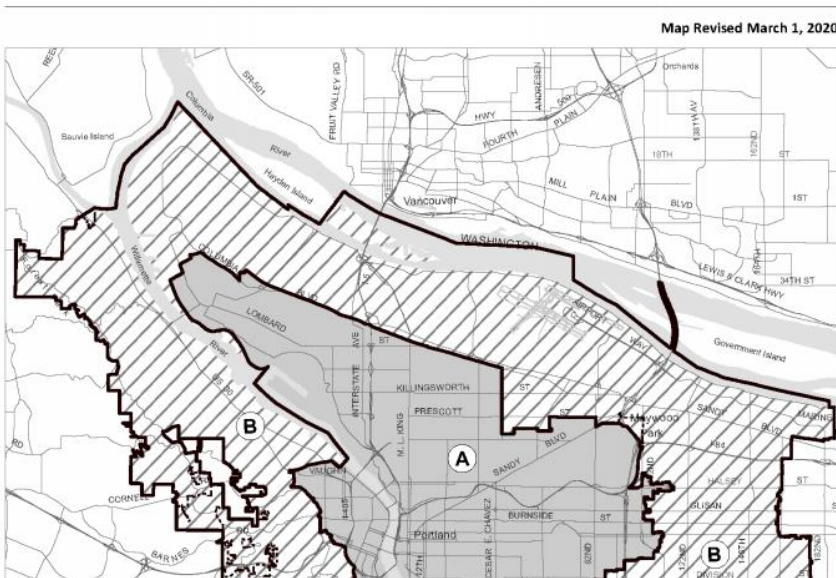
Code Section: 33.266.200, Table 266-6

<u>Use</u>	<u>Spaces Long term</u>	<u>Short Term</u>
Household Living (5+ units):	1.5/unit	1/20 unit
Dormitories:	1/4 bedroom	4 spaces
Colleges (excl dorms):	1/10K building sf	1/10K building sf

Figure 5: Excerpt from Title 33 Map 266-1 Bicycle Parking Area

Bicycle Parking Areas

Map 266-1



Comments: The Cascades Campus is in zone A.

TRANSPORTATION IMPACT REVIEW

Code Section: 33.266.420

- Development on a site zoned CI with a College or Medical Center use must conform to an approved Transportation Impact review. Development that is not in conformance with an approved Transportation Impact review requires Transportation Impact review when the development:
 - A. Increases the net building area on the campus by more than 20,000 square feet; or
 - B. Increases the number of parking spaces on the campus by more than 4.

Transportation Impact Study and Transportation and Parking Demand Management (Title 17, Public Improvements)

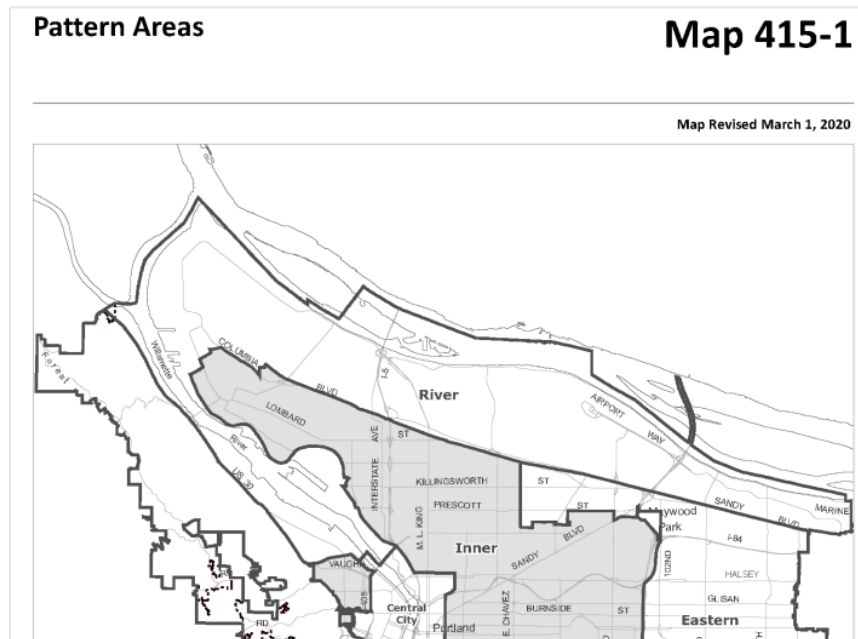
Per, 17.107.030, Title 33 requires College and Medical Center uses in the campus institutional zones to conform to an approved Transportation Impact review. The application requirements for the Transportation Impact review require the applicant to provide a Transportation and Parking Demand Management Plan that has all the elements required by this Chapter. Approval of the TDM plan is subject to the criteria described in Chapter 33.852.

CENTERS MAIN STREET OVERLAY ZONE (33.415)

A portion of the campus is in the Centers Main Street (m) overlay zone (see Figure 3: Site Summary Map). The “m” overlay generally applies to all lots with frontage along N Killingsworth Street as well as N

Albina Avenue, south of N Killingsworth. The Centers Main Street overlay zone applies additional use and development regulations for areas within the overlay. The regulations are in addition to the base zone. If “college use” is provided to meet this regulation, at least 25 percent of the ground floor level area within 100 feet of a transit street must be in one or more the following active uses: lobby, library, food service, theatre, or meeting area.

Figure 6: Except from Title 33 Map 415-1– Cascade Campus



The Campus is in the Inner Pattern Area (See Figure 6). The development regulations require a minimum 0.5:1 FAR for new development. Parking areas are limited to 30 percent of the transit street frontage. Requirements for Maximum Building Setback to 70% and Ground Floor Windows are increased to 60%.

CONSERVATION DISTRICT AND HISTORIC RESOURCES (33.445)

Portions of the Campus along N Killingsworth are located in the Piedmont Conservation District, a type of historic resource designation. Conservation districts include a collection of individual resources that are of historical or cultural significance at the neighborhood level. The provisions in 33.445.400 through 33.445.430 regulate the types of improvements that are subject to or exempt from historic resource review. The provisions also regulate demolition of historic resources within the historic district.

NOTE: The City of Portland is considering zoning code changes to the provisions of the code regulating historic resources (including conservation districts) including requiring discretionary demolition review for proposals to raze contributing buildings in Conservation Districts. The City provided notice of these potential changes on September 21, 2020.

Exterior alterations, new structures, signs, or nonstandard right-of-way improvements within the conservation district are subject to historic resource review. Improvements within a conservation district

that do not exceed the maximum limits provided in Table 445-1 may use the Community Design Standards as an alternative to historic resource review. The maximum limits applicable to the CI2 zone include:

- Increase of 20,000 square foot of floor area.
- Alterations affecting less than 1,500 square feet of a street-facing façade that is less than 3,000 square feet.
- Alterations affecting less than 50% of the façade area of a street-facing façade greater than 3,000 square feet.

Table 2: Historic Resource Classification– Cascade Campus

HISTORIC RESOURCE CLASSIFICATION - CONTRIBUTING BUILDINGS IN CI2 ZONING			
In PCC Ownership	■ 811-815 N Killingsworth	■ 5522 N Albina	
	■ 1011 N Killingsworth		
Not in PCC ownership	■ 805 N Killingsworth	■ 831-839 N Killingsworth	
	■ 825 N Killingsworth	■ 5516 N Mississippi	

NOTE: The current zoning code does not provide a process for amending the contributing (historic) status of properties in Conservation Districts. The proposed amendments currently under consideration by the City recommend a new procedure to allow for owner-initiated requests to change the contributing status of their property to reflect on-the-ground reality. The proposed changes would also allow City Council to revise Conservation District boundaries.

Currently, a Historic Designation Removal Review is required to remove a resource’s designation as a Conservation District. Removal of the designation does not affect a property or district’s listing on the National Register of Historic Places if applicable. Historic Designation Removal Review are processed through a Type III procedure and subject to the approval criteria in 33.846.040. The approval criteria require the applicant to demonstrate that the benefits of the designation no longer outweigh the benefits of removing the designation (or if the property owner objected to the designation at the time it was applied).

STREETS

The campus has frontage on the following streets: N Killingsworth, N Church, N Michigan, N Mississippi, N Jessup, N Albina, N Borthwick, N Kerby, N Commercial, N Killingsworth Court and N Kerby-Commercial Ave Alley.

Table 3 summarizes the applicable Transportation System Plan (TSP) classifications that apply to the City’s streets based on the information on the City’s website: <http://portland-tsp.com/#/streets>. Each street has multiple classifications that correspond to a particular travel mode or street design element. Key aspects are summarized below.

Table 3: Transportation Plan Street Classification Summary – Cascade Campus

	TSP CLASSIFICATION					
	TRAFFIC	TRANSIT	STREET DESIGN	BICYCLE	PEDESTRIAN	FREIGHT
N KILLINGSWORTH STREET	District Collector	Major Transit Priority	Neighborhood Main Street	City Bikeway	Major City Walkway	Truck Access Street
N ALBINA AVENUE	Neighborhood Collector	Major Transit Priority	Neighborhood Main Street (south of Killingsworth)	City Bikeway (south of Killingsworth)	Major City Walkway	Local Service Truck Street
N MICHIGAN AVENUE	Local Service Traffic Street	Local Service Transit Street	Local Street	City Bikeway	Neighborhood Walkway	Local Service Truck Street
N COMMERCIAL AVE	Local Service Traffic Street	Local Service Transit Street	Local Street	City Bikeway	Local Street	Local Service Truck Street
N CHURCH, N MISSISSIPPI, N JESSUP, N BORTHWICK, N KERBY, N KILLINGSWORTH COURT, AND N KERBY-COMMERCIAL AVE ALLEY	Local Service Traffic Street	Local Service Transit Street	Local Street	Local Service Bikeway	Local Street	Local Service Truck Street

Street Vacation (Title 17.84)

PCC expressed interest in potentially vacating streets around the campus to promote access and circulation between campus buildings, specifically a portion of N. Borthwick Avenue known as “Borthwick Mall.” The street vacation process in Portland can take 8 – 12 months or more, although because PCC owns the property on both sides and the street isn’t currently used for through traffic, the process might not be too controversial.

A street vacation process is subject to the provisions of Chapter 17.84 Street Vacations. A street vacation process is initiated by interested parties with the Portland Bureau of Transportation and involves a 12-to-18-month review process with two distinct phases and two public hearings.

- Phase 1 – Petition and Preparation. Phase 1 requires an applicant to submit a street vacation application to the Portland Bureau of Transportation. PBOT then provides a petition document for the applicant to collect notarized signatures of all property owners abutting the street and at least two-thirds of property owners within a defined area⁵ around the street.
- Phase 2 – Formal Investigation. PBOT conducts a formal investigation for Phase 2. The investigation involves notices to city bureaus, public agencies, utilities, and neighborhood and

⁵ The two-thirds percentage is defined by statute and is based on the total square footage of the affected area and not on the number of distinct properties located within the affected area.

business association requesting comments on how the street vacation would impact their areas of responsibility.

- Public Hearings – Two public hearings are conducted; with the Planning and Sustainability Commission followed by City Council who would make the final decision.

STORMWATER

All stormwater management facilities, source controls, and drainage systems are required to comply with the requirements of the Stormwater Management Manual (SWMM) and Source Control Manual.

Projects that develop or redevelop over 500 square feet of impervious surface area are required to comply with SWMM requirements for the new or redeveloped impervious areas at the site. The impervious surface area requirement can be offset through impervious area reduction techniques described in the SWMM.

Stormwater management requirements are grouped into four categories, are system specific, and used in order of preference via a stormwater infiltration and discharge hierarchy. The requirements seek to have stormwater infiltrated onsite to the maximum extent feasible, before any flows are discharged offsite. Stormwater facilities are subject to operation and maintenance requirements depending on the type of facility used. The categories are summarized below.

- Category 1: Vegetated infiltration facility with no overflow.
- Category 2: Vegetated facility or pervious pavement with overflow to subsurface infiltration facility (sump, drywell, soakage trench).
- Category 3: Vegetated facility with overflow to drainageway, stream, river, or storm-only pipe.
- Category 4: Vegetated facility with overflow to combined sewer.

Large campus developments may develop a stormwater master plan to guide phased development over a long period of time. They may also be a required condition of approval. The master plan would lay out current and proposed conditions and identify improvement phases. It provides larger design flexibility within the master plan's area but would still need to meet SWMM system-specific requirements at the point of discharge leaving the master planned area during each phase.

Projects that have any of the characteristics or site uses listed in the Source Control Manual are subject to the manual's requirements. The manual provides requirements specific to each characteristic or site use. They include:

- Site Dewatering and Discharges;
- Solid Waste Storage Areas, Containers, and Trash Compactors;
- Material Transfer Areas/Loading Docks;
- Fuel Dispensing Facilities and Surrounding Traffic Areas;
- Above-Ground Storage of Liquid Materials, Including Tank Farms;
- Equipment and/or Vehicle Washing Facilities;
- Exterior Storage of Bulk Materials;
- Soil, Stormwater, and Groundwater Management for Development on Land with Suspected or Known Contamination or Adjacent to Contaminated Sites;

- Covered and Uncovered Vehicle Parking Areas; or
- Water Reclaim and Reuse Systems.

SOUTHEAST CAMPUS

SITE OVERVIEW

Table 4 provides a general summary of the Southeast Campus. The campus is in Montavilla neighborhood, part of the City of Portland's Southeast Uplift Neighborhood Program. The campus comprises of multiple tax lots located near the intersection of SE Division Street and SE 82nd Avenue.

Table 4: Southeast Campus Site Summary

ADDRESS:	2305 SE 82nd Avenue
STUDENT ENROLLMENT:	11,614 annually
TAX LOTS AND SITE SIZE:	1S2E05DD -00200 (1.11 acres) 1S2E05DD -00300 (11.29 acres) 1S2E05DD -03300 (1.61 acres) 1S2E05DD -03400 (3.54 acres) Total Size: 17.55 acres
COMPREHENSIVE PLAN DESIGNATION:	IC – Institutional Campus
ZONING:	CI2 (Portland)
OVERLAY ZONE:	m – Centers Main Street (partial)
CONSERVATION DISTRICT:	n/a
PLAN DISTRICT:	n/a
NEIGHBORHOOD PLAN:	n/a
PEDESTRIAN DISTRICT:	Jade Pedestrian District

This zone is intended for large colleges near neighborhood centers or corridors and served by frequent transit. In the CI2 zone Colleges are either an allowed or conditional use based on footnote [6] in Table 150-1. Generally, college uses are allowed by right, except that sports facilities exceeding a specified size are subject to conditional use review.

[6]. Colleges. This regulation applies to all parts of Table 150-1 that have note [6]. Colleges are allowed by right. However, outdoor sports facilities that include more than 1,500 square feet of accessory building floor area, more than 500 linear feet of spectator seating, outdoor lighting, or voice amplification require a conditional use review.

Residential uses (Household Living and Group Living) are allowed in CI2.

Note that use standards in the CI2 zone generally allow for college to continue or expand as an allowed use; however, campus institutions are required to develop according to an approved Transportation Impact Analysis and operate in conformance with an approved Transportation Demand Management Plan.

PCC FACILITIES PLAN

Figure 8: Site Summary Map - Southeast Campus



Public Outreach Requirements in CI2 Zones

The City updated its public outreach requirements in December of 2019. The public outreach requirements are intended to create informal communication between PCC and surrounding neighbors and to gather feedback to inform development.

Public outreach requirements for the CI2 zone are provided in 33.150.060 – Neighborhood Contact and Outreach. It is generally organized into two elements summarized below:

- **Neighborhood Contact.** The neighborhood contact requirements are required before certain developments can be submitted for approval.
 - **Neighborhood Contact I** is required for development that will add between 10,000 and 25,000 square feet of net building area.
 - **Neighborhood Contact II** is required for development that will add more than 25,000 square feet of net building area.
- **Annual Meeting.**⁶ Colleges are required to conduct at least one annual community meeting per year and provide status updates on upcoming development, potential transportation impacts/studies/programs along with related mitigation and contact information updates.

CI2 Standards

The following sections provide a summary of applicable, or potentially applicable, development standards for college uses in the CI2 zone.

FLOOR AREA RATIO

Code Section: 33.150.205, Table 150-2

3:1 FAR. There are FAR bonus options within the CI2 zone for inclusionary housing up to a maximum of 3.75 to 1.

MAXIMUM HEIGHT

Code Section: 33.150.210, Table 150-2

150' except for reductions noted below:

- For portions of site located abutting or across the street from OS or RF through R2.5 zones
 - 30' maximum height for areas within 60'
 - 75' maximum height for areas more than 60' up to 130'
- For portions of site located abutting or across the street to RM1 through RMP
 - 45' maximum height for areas within 40'
 - 75' maximum height for areas more than 40' up to 110'

⁶ Information on when the annual meeting becomes applicable is not available in Title 33 or found on the City's website. It is likely that the annual meeting requirements will become applicable when the next land use application is submitted, however this will need to be confirmed with the City.

Comments: The site is across the street from R2.5 zones on the west side and abuts or is across the street from RM1 and RM4 on portions of the north and south sides of the campus.

MINIMUM SETBACKS

Code Section: 33.150.215.B, Table 150-2

- 10' for lot lines abutting or across the street from OS, RF-R2.5, RM1-RMP, and IR zones
- 0' for lot lines abutting or across the street from C, CI, E, or I zones

Comments: The site abuts an EG1 zone on the north side and is across the street from CM2 zones on the east and portions of the south side of the campus.

MAXIMUM SETBACKS

Code Section: 33.150.215.C &D, Table 150-2

- 10' if building is within 100' of lot line that is adjacent to transit street or pedestrian district

Comments: The entire campus is in the Jade Pedestrian District.

The entire CI zone is treated as one site regardless of ownership. Setbacks, building length, facade articulation, ground floor windows and transit street main entrance regulations are measured from, or only apply to, the perimeter of the zone. However, the southeastern corner of the SE Campus block is occupied by the existing Bank of the West site (building and drive-through). The Bank site is zoned CM2m. Within the CM2m zone new drive-through facilities are prohibited; however, existing drive-throughs are allowed and can be rebuilt, expanded, or relocated on the site. Functionally, the bank site serves to separate the Campus from the intersection of SE Division and SE 82nd making it more challenging for the Campus to meet urban design objectives to orient development towards the intersection.

Figure 9: Bank of the West Site



MAXIMUM BUILDING COVERAGE

Code Section: 33.150.220, Table 150-2

- 85% of site

Comments: The note in Table 150-2 which relates to the CI zone being treated as one site regardless of ownership appears to apply to max building coverage. Further review with City staff may be needed to clarify this issue.

MAXIMUM BUILDING LENGTH

Code Section: 33.150.255, Table 150-2

- 200' for portions of buildings within 20' of street lot line.
- Minimum 25% façade articulation for buildings more than 35' in height and with more 3,500 square feet of street facing façade.

Comments: Measured from, or only applies to, the perimeter of the zone.

MINIMUM LANDSCAPING AND LANDSCAPING ABUTTING AN R ZONED LOT

Code Section: 33.150.240, Table 150-2; 33.248.020.A & C

- 15% of the overall site area at L1 Landscaping and Screening Standard. Up to one-third of required L1 standard may be improved for active/passive recreational use or pedestrian use.
- Plus:
 - Landscape abutting an R zoned lot: 5' at L3 standard.
 - Landscape across the street from an R zoned lot: 5' at L1 standard.
 - Landscaping is required in minimum setbacks for lot lines abutting or across the street from a residential lot.

GROUND FLOOR WINDOW

Code Section: 33.150.250, 33.120.232, Table 150-2

- 15% of each wall area of street-facing facades must be windows or main entrance doors.
- 40% of ground floor wall area of street-facing facades within 20' of street lot line. Ground floor area is defined as exterior wall areas from 2' to 10' above finished grade and include opening in the walls of structured parking.
- Additional standards apply for lots with more than one street frontage, allowing for reduced requirements on frontages with lower street classifications.
- Exceptions of up to one half of the requirements are allowed for public are allowed.

Comments: Measured from, or only apply to, the perimeter of the zone.

TRANSIT STREET MAIN ENTRANCE

Code Section: 33.150.265, Table 150-2

- Portions of buildings within maximum setback adjacent to a transit street must have a main entrance within 25' of the street.

Comments: Measured from, or only apply to, the perimeter of the zone.

SCREENING

Code Section: 33.150.260

- Exterior garbage cans, garbage collection areas, and recycling collection areas must be screened from the street and any adjacent properties. Screening must comply with at least the L3 or F2 standards.
- Mechanical equipment located on the ground, such as heating or cooling equipment, pumps, or generators, must be screened from the street and any abutting residential zones by walls, fences, or vegetation. Screening must comply with at least the L2 or F2 standards.

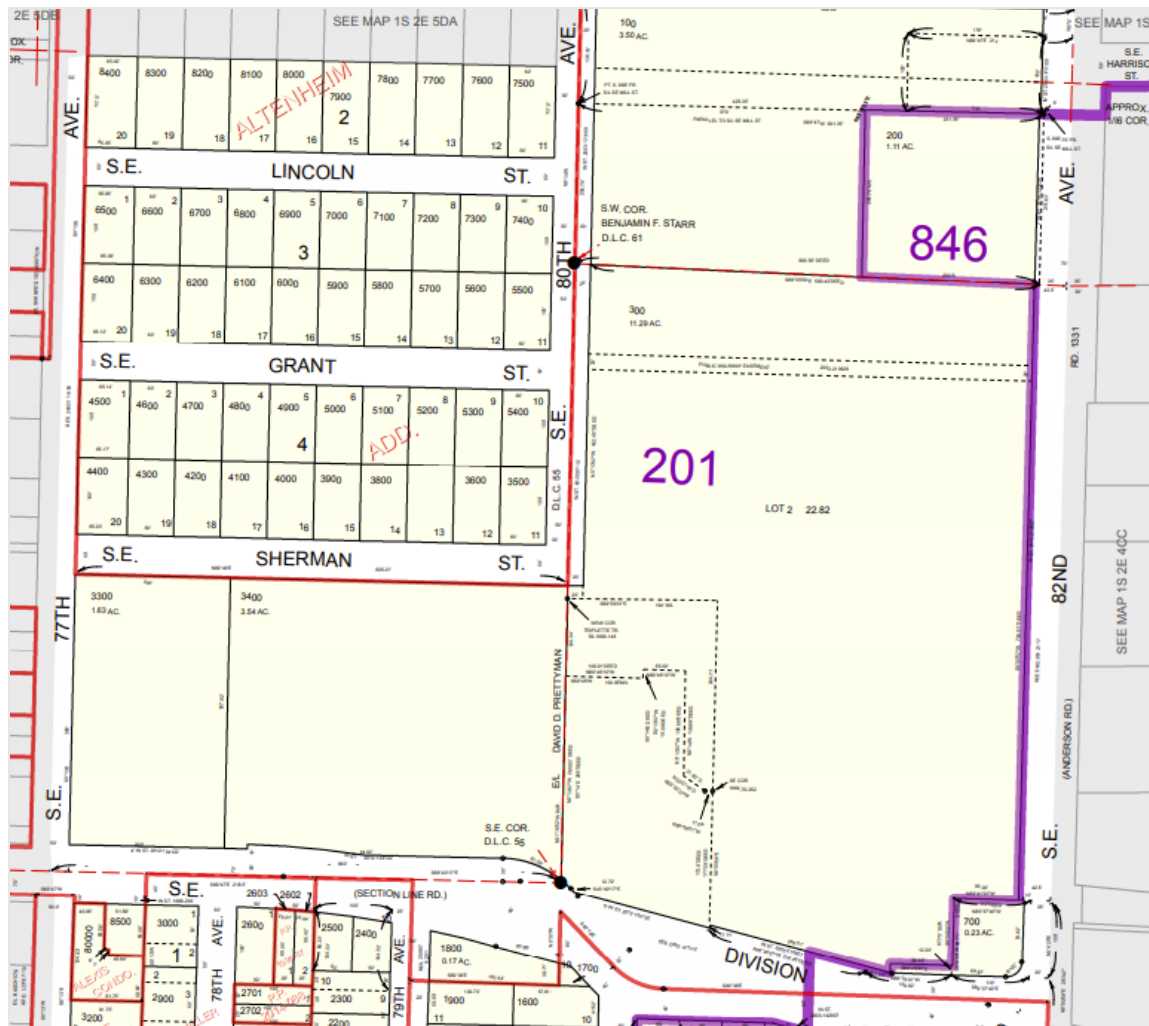
SUPERBLOCKS

Code Section: 33.293

- IR, C, EX, and CI zones outside of the Central City plan district. The superblock regulations apply to all new development and major remodels which include 50,000 square feet or more of vacated street in the IR, C, EX, and CI zones outside of the Central City plan district.

Comments: There is a public walkway easement (20' x 425') that extends between SE Grant Street and SE 82nd Avenue (see highlight on excerpted map). See 1N 1E 15CD. The walkway appears to have been constructed.

Figure 10: Excerpt from Tax Assessor Map 1S 2E 5DD with public walkway easement highlighted - Southeast Campus



Nonconforming Situations (33.150.300)

Existing development that does not conform to the development standards of Chapter 33.150 may be subject to the regulations of Chapter 33.258, Nonconforming Situations. Potentially some aspects of the existing campus may become “nonconforming development” once the current IMP expires or by December 31, 2023 (whichever occurs first). As a non-conforming development with an existing conditional use, the thresholds and standards in 33.258.070.D.2 (Nonconforming development with an existing nonconforming use, allowed use, limited use, or conditional use) apply including the requirement to either spend up to 10% of the project cost on non-conforming upgrades or bring the site into conformance with specific standards within a set timeframe.

Parking, Loading, and Transportation and Parking Demand Management (33.150.300/33.266)

The following sections provide a summary of applicable, or potentially applicable, parking requirements, including parking setback and landscape requirements.

MINIMUM VEHICLE PARKING

Code Section: 33.266.110.B

- No parking is required for non-residential uses. The campus is located within 1,500 of a transit station and/or 500 feet of a frequent service transit street.
- Parking requirements for residential use vary based on the number of units proposed. However, there is an exception for affordable housing.

MAXIMUM VEHICLE PARKING

Code Section: Table 266-1, Table 266-2, 33.266.115.B.2

- 1 per 400 sq. ft. of net building area exclusive of dormitories, plus 1 per 2.6 dorm rooms.

Comments: It's unclear if the parking maximum of 1.35 spaces per unit is applicable to Household Living uses in the CI zone.

ON-SITE LOCATIONS AND SIZE OF VEHICLE AREAS

Code Section: 33.266.130.C.3, 33.266.130, Table 266-3

Frontage Limitations

- Where vehicle areas are adjacent to a transit street or a street in a Pedestrian District, no more than 50 percent of the frontage on the transit street or street in a Pedestrian District may be used for vehicle areas. Sites where there is less than 100 square feet of net building area are exempt from this standard.

Location of Vehicle Areas

- Vehicle areas not allowed between the portion of the building that complies with the maximum street setback and the transit street or streets in a Pedestrian District.
- There are exceptions for Through Lots, Sites with Three and Full-Block sites. The exceptions allow for vehicle areas to be located between the portion of the building that complies with the maximum setback and one or two Local Service Transit Streets.

Comments: Because this standard applies to the buildings that comply with the maximum street setback, the exception in the footnote [1] in Table 150-2 should apply indirectly.

LARGE PARKING AREA DESIGN

Code Section: 33.266.130.F.5

- Applies to parking areas greater than 125,000 square feet.
- Internal access ways must divide parking area into smaller areas no greater than 55,000 square feet. Internal accessways must include a travel lane, curbs, and unobstructed sidewalks on both side and meet specified design standards.

PARKING AREA SETBACKS AND LANDSCAPING

Code Section: 33.266.130.G

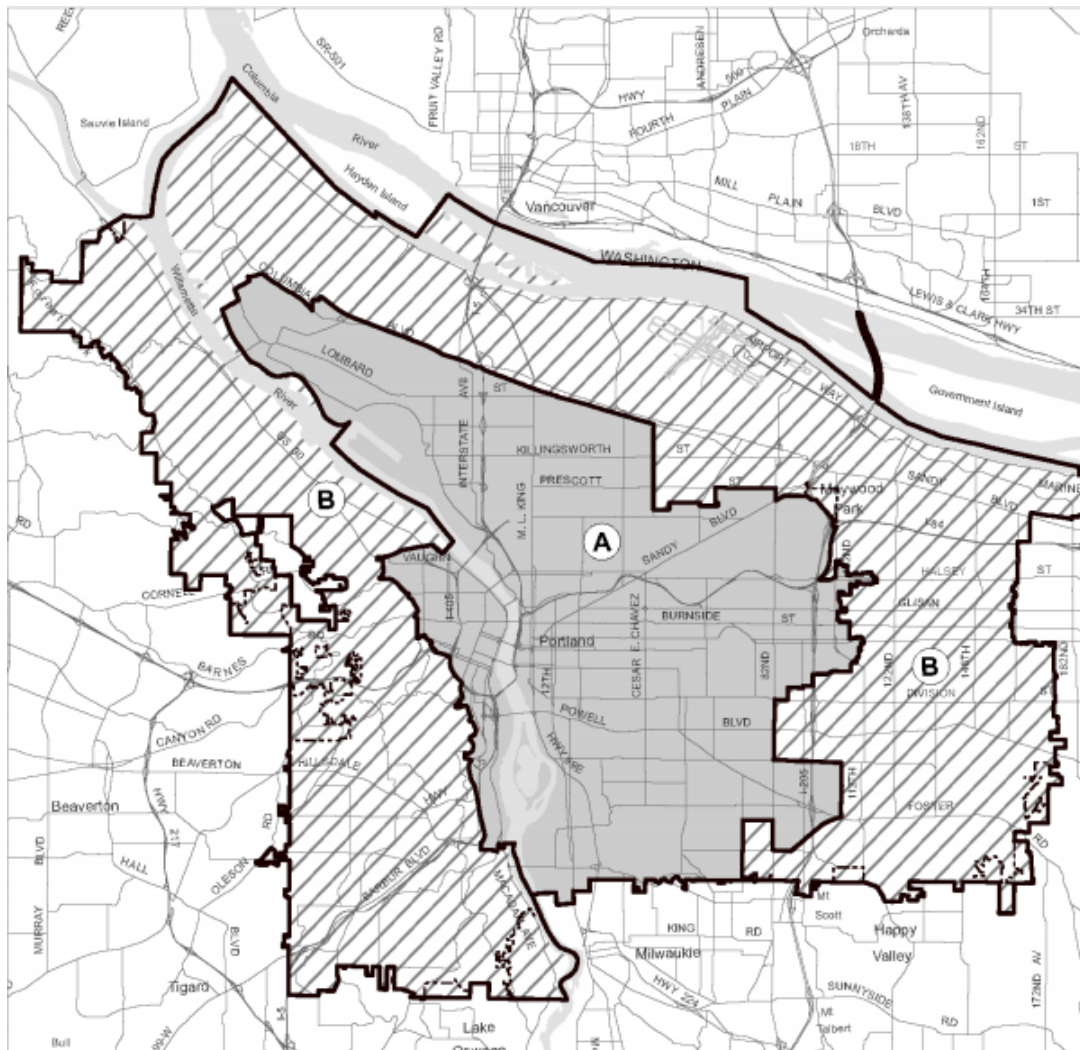
- Applies to surface parking areas. Parking areas abutting C zone lot lines require 5' setback of L2 landscaping. Parking areas abutting R or IR zone lot lines require 5' setback of L3 landscaping.
- Minimum 45 sq. ft. landscaping per parking space at the P1 standard.

MINIMUM BICYCLE PARKING

Code Section: 33.266.200, Table 266-6

<u>Use</u>	<u>Spaces Long term</u>	<u>Short Term</u>
Household Living (5+ units):	1.5/unit	1/20 unit
Dormitories:	1/4 bedroom	4 spaces
Colleges (excl dorms):	1/10K building sf	1/10K building sf

Figure 11: Excerpt from Title 33 Map 266-1 Bicycle Parking Area



Comments: The Southeast Campus is in zone A.

TRANSPORTATION IMPACT REVIEW

Code Section: 33.266.420

- Development on a site zoned CI with a College or Medical Center use must conform to an approved Transportation Impact review. Development that is not in conformance with an approved Transportation Impact review requires Transportation Impact review when the development:
 - A. Increases the net building area on the campus by more than 20,000 square feet; or
 - B. Increases the number of parking spaces on the campus by more than 4.

Transportation Impact Study and Transportation and Parking Demand Management (Title 17, Public Improvements)

Per, 17.107.030, Title 33 requires College and Medical Center uses in the campus institutional zones to conform to an approved Transportation Impact review. The application requirements for the Transportation Impact review require the applicant to provide a Transportation and Parking Demand Management Plan that has all the elements required by this Chapter. Approval of the TDM plan is subject to the criteria described in Chapter 33.852.

Adjacent Zoning

PCC expressed interest in understanding the compatibility of adjacent zones should the Southeast Campus have a need to expand. The zones adjacent to the Campus include EG1 and R2.5 to the north, RM1 to the west, RM2 and CM2 to the south, and CM2 to the east. Except for the EG1 zone to the north and the CM2 zone at the southeast corner of the campus, all of the adjacent zones are separated from the campus by a street. All adjacent zones allow for colleges either as a permitted use or a conditional use. College uses are allowed as a permitted use in the CM2 and EG1 zones. Other adjacent zones – R2.5, RM1, and RM2 – permit college uses as a conditional use. Residential uses – including both “Household Living and “Group Living” are only permitted in some of the adjacent zones. Household Living uses are allowed in R2.5, RM1, RM2, and CM2 zones. Group Living uses are allowed in the RM1, RM2, and CM2 zones, or as a Conditional Use in the R2.5 zone. Residential uses are not permitted in the EG1 zone.

Below is a brief overview of the development standards are provided below for each adjacent zone. Note that this only provides a preliminary review of typical development standards for institutional uses (i.e., college uses). Development standards for residential uses are not summarized here but are typically similar or more restrictive compared to institutional development standards. Additional review would be necessary to fully understand the differences for development standards.

CM2	<ul style="list-style-type: none"> ■ FAR: 2.5:1, increasing to 4:1 with bonus provisions ■ Max Height: 45 feet, increasing to 75 feet with Planned Development Review ■ Maximum Building Coverage: 100% of site ■ Minimum Landscape: 15% of site ■ Ground Floor Window Standards: Applicable ■ Pedestrian Standards: Applicable
EG1	<ul style="list-style-type: none"> ■ FAR: 3:1 ■ Max Height: 45 feet ■ Maximum Building Coverage: 85% of site ■ Minimum Landscape: 15% of site ■ Ground Floor Window Standards: N/A ■ Pedestrian Standards: Applicable
R2.5	<ul style="list-style-type: none"> ■ FAR: 0.5:1 ■ Max Height: 50 feet ■ Maximum Building Coverage: 50% of site

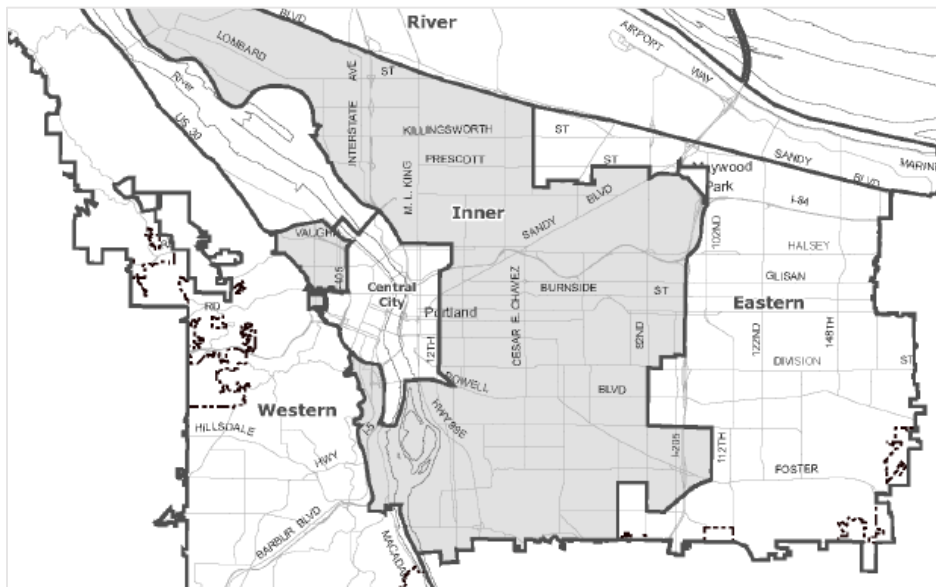
	<ul style="list-style-type: none"> ■ Minimum Landscape: 25% of site ■ Ground Floor Window Standards: N/A ■ Pedestrian Standards: Applicable
RM1/RM2	<ul style="list-style-type: none"> ■ FAR: 2:1, increasing to 3:1 with bonus provisions ■ Max Height: 75 feet ■ Maximum Building Coverage: 70% of site ■ Minimum Landscape: 20% of site ■ Ground Floor Window Standards: N/A ■ Pedestrian Standards: Applicable

CENTERS MAIN STREET OVERLAY ZONE (33.415)

A portion of the campus is in the Centers Main Street (m) overlay zone (see Figure 8: Zoning Map). The “m” overlay generally applies to frontages along SE 82nd Avenue and SE Division Street. The Centers Main Street overlay zone applies additional use and development regulations for areas within the overlay. The regulations are in addition to the base zone. If “college use” is provided to meet this regulation, at least 25 percent of the ground floor level area within 100 feet of a transit street must be in one or more the following active uses: lobby, library, food service, theatre, or meeting area.

The Campus is in the Inner Pattern Area (See Figure 12). The development regulations require a minimum 0.5:1 FAR for new development. Parking areas are limited to 30 percent of the transit street frontage. Requirements for Maximum Building Setback to 70% and Ground Floor Windows are increased to 60%.

Figure 12: Excerpt from Title 33 Map 415-1



HISTORIC RESOURCES (33.445)

A Historic Resource Inventory (HRI) Rank II building (Altenheim Home for the Aged) is located on the campus. As a Rank II resource the building is currently subject to 120-day demolition delay. The City is considering amendments to the Historic Resource regulations. The proposed amendments retain the existing 120-day demolition delay requirement a demolition application would be required to initiate the 120-day delay, eliminating an existing allowance for removing Ranked Resources from the HRI without a corresponding demolition application.

STREETS

The campus has frontage on the following streets: SE 77th Avenue, SE 80th Avenue SE 82nd Avenue, SE Division Street, and SE Sherman Street.

Table 5 summarizes the applicable Transportation System Plan (TSP) classifications that apply to the City's streets based on the information on the City's website: <http://portland-tsp.com/#/streets>. Each street has multiple classifications that correspond to a particular travel mode or street design element. Key aspects are summarized below.

Table 5: Transportation Plan Street Classification Summary- Southeast Campus

	TSP CLASSIFICATION					
	<i>Traffic</i>	<i>Transit</i>	<i>Street Design</i>	<i>Bicycle</i>	<i>Pedestrian</i>	<i>Freight</i>
SE 82ND AVENUE	Major City Traffic Street	Major Transit Priority	Civic Main Street	City Bikeway	Major City Walkway	Major Truck Street
SE DIVISION STREET	Neighborhood Collector	Major Transit Priority	Neighborhood Main Street	City Bikeway	Major City Walkway	Local Service Truck Street
SE 77TH AVENUE	Local Service Traffic Street	Local Service Transit Street	Local Street	City Bikeway	Neighborhood Walkway	Local Service Truck Street
SE 80TH AVENUE	Local Service Traffic Street	Local Service Transit Street	Local Street	City Bikeway	Neighborhood Walkway	Local Service Truck Street
SE SHERMAN STREET	Local Service Traffic Street	Local Service Transit Street	Local Street	City Bikeway	Neighborhood Walkway	Local Service Truck Street

STORMWATER

All stormwater management facilities, source controls, and drainage systems are required to comply with the requirements of the Stormwater Management Manual (SWMM) and Source Control Manual.

Projects that develop or redevelop over 500 square feet of impervious surface area are required to comply with SWMM requirements for the new or redeveloped impervious areas at the site. The

impervious surface area requirement can be offset through impervious area reduction techniques described in the SWMM.

Stormwater management requirements are grouped into four categories, are system specific, and used in order of preference via a stormwater infiltration and discharge hierarchy. The requirements seek to have stormwater infiltrated onsite to the maximum extent feasible, before any flows are discharged offsite. Stormwater facilities are subject to operation and maintenance requirements depending on the type of facility used. The categories are summarized below.

- Category 1: Vegetated infiltration facility with no overflow.
- Category 2: Vegetated facility or pervious pavement with overflow to subsurface infiltration facility (sump, drywell, soakage trench).
- Category 3: Vegetated facility with overflow to drainageway, stream, river, or storm-only pipe.
- Category 4: Vegetated facility with overflow to combined sewer.

Large campus developments may develop a stormwater master plan to guide phased development over a long period of time. They may also be a required condition of approval. The master plan would lay out current and proposed conditions and identify improvement phases. It provides larger design flexibility within the master plan's area, but would still need to meet SWMM system-specific requirements at the point of discharge leaving the master planned area during each phase.

Projects that have any of the characteristics or site uses listed in the Source Control Manual are subject to the manual's requirements. The manual provides requirements specific to each characteristic or site use. They include:

- Site Dewatering and Discharges;
- Solid Waste Storage Areas, Containers, and Trash Compactors;
- Material Transfer Areas/Loading Docks;
- Fuel Dispensing Facilities and Surrounding Traffic Areas;
- Above-Ground Storage of Liquid Materials, Including Tank Farms;
- Equipment and/or Vehicle Washing Facilities;
- Exterior Storage of Bulk Materials;
- Soil, Stormwater, and Groundwater Management for Development on Land with Suspected or Known Contamination or Adjacent to Contaminated Sites;
- Covered and Uncovered Vehicle Parking Areas; or
- Water Reclaim and Reuse Systems.

SYLVANIA CAMPUS

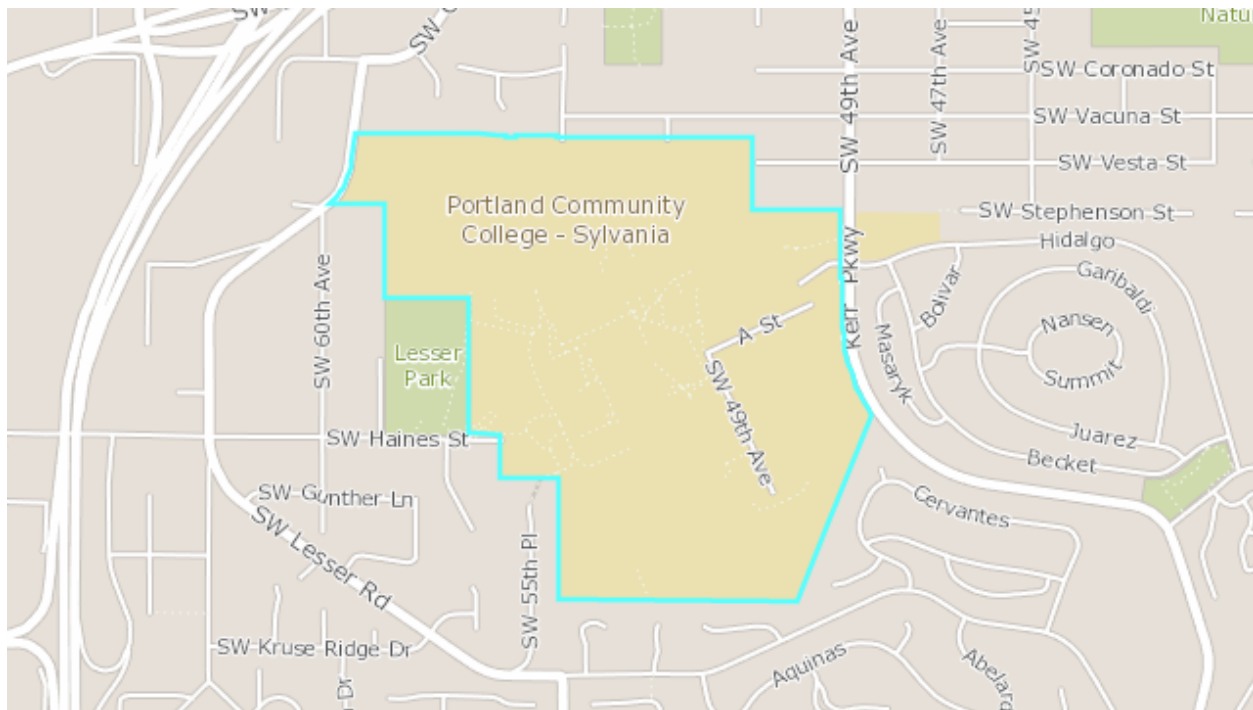
SITE OVERVIEW

Table 6 provides a general summary of the Sylvania Campus. The campus is in Far Southwest neighborhood, a neighborhood in SW Portland and bordered by I-5 to the west and north. The campus comprises of six tax lots and is slightly over 123 acres in size.

Table 6: Sylvania Campus Site Summary

ADDRESS:	12000 SW 49 th Avenue
STUDENT ENROLLMENT:	23,280 annually
TAX LOTS (ACRES):	Campus Total: 123.04 acres 1S1E31AC-02500 (9.76) 1S1E31BD-03500 (10.98) 1S1E31CA-00100 (20.88) 1S1E31CD-00100 (1.61) 1S1E31D -00200 (54.81) 1S1E31D -00300 (25.00)
COMPREHENSIVE PLAN DESIGNATION:	IC – Institutional Campus
ZONING:	CI2 (Portland)
OVERLAY ZONE:	c – Environmental Conservation
HISTORIC DISTRICT:	n/a
CONSERVATION DISTRICT:	n/a
PLAN DISTRICT:	n/a
NATURAL RESOURCE MANAGEMENT DISTRICT:	n/a
NEIGHBORHOOD PLAN:	n/a
PEDESTRIAN DISTRICT	n/a

Figure 13: Vicinity Map - Sylvania Campus



LAND USE HISTORY

The PCC Sylvania Campus has been subject to a Conditional Use Master Plan (CUMP) between 1993 and 2018. Development on the campus during that period that conformed to the CUMP required a plan check prior to building permit submittals. Development that did not conform to the CUMP were still subject to the applicable development standards and land use review procedures.

Land use records available on Portland Maps are limited while the CUMP was in effect. Development subject to land use review during that period was primarily for the placement of wireless towers;⁷ a type of development that does not appear to be addressed in the CUMP.

There has been no land use development since the CUMP expired, however there have been early assistance meetings with the City. Early assistance meetings provide opportunities to discuss development with the City prior to submitting a land use application. Recent early assistance meetings discussed the development of a child development center, building renovations, and non-conforming upgrades.

- 2019-267590 EA, discussion on non-conforming upgrades related to Health Technology building renovations.
- 2019-109740 EA, discussion related to Health Technology building renovations.
- 2016-275023 EA, discussion related to Child Development Center alterations and construction of new free-standing building.

⁷ Land use records for wireless towers are not included or summarized as part of this Zoning Summary memorandum.

- 2010-108108 EA, discussion related to building renovations, interior alterations, and development of a Child Development Center and a Machine Tool Storage building.
- LUR 98-00328 CU, Conditional Use Master Plan amendments to conditions of approval.
- LUR 93-00371 CU MS, approval of a Conditional Use Master Plan for multiple construction and remodeling projects to occur in two phases.
- LUR 91-00823 CU MS, approval of a Conditional Use Master Plan.

This list is intended to note land use decisions and actions that have a campus-wide influence on future development at the site. It is possible that other land use approvals may have conditions or requirements that are applicable to a specific location, building, or design on the campus. Additional review will be necessary as project selection and refinement occur as a result of the Facilities Plan.

CAMPUS INSTITUTIONAL 2 (CI2) ZONE (33.150)

The current campus (PCC ownership) is entirely within the Campus Institutional 2 (CI2) zone. The CI2 zone is a new zoning designation that was applied to several PCC campuses as part of the 2017/2018 update to the City's Comprehensive Plan. The primary goal of the new institutional zones is to improve the master planning and review process for institutional uses.

This zone is intended for large colleges near neighborhood centers or corridors and served by frequent transit. In the CI2 zone, Colleges are either an allowed or conditional use based on footnote [6] in Table 150-1. Generally, college uses are allowed by right, except that sports facilities exceeding a specified size are subject to conditional use review.

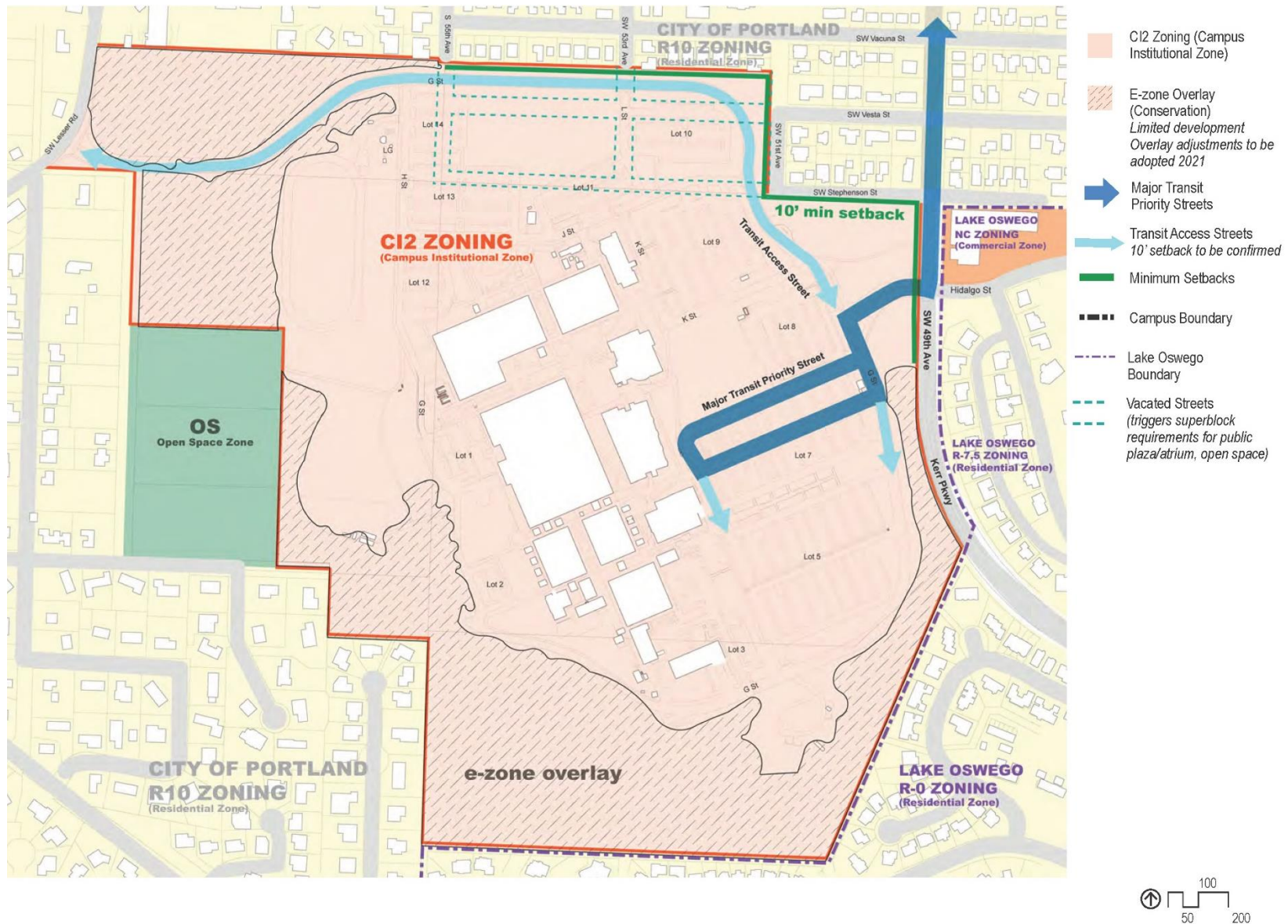
[6]. Colleges. This regulation applies to all parts of Table 150-1 that have note [6]. Colleges are allowed by right. However, outdoor sports facilities that include more than 1,500 square feet of accessory building floor area, more than 500 linear feet of spectator seating, outdoor lighting, or voice amplification require a conditional use review.

Residential uses (Household Living and Group Living) are allowed in CI2.

Note that use standards in the CI2 zone generally allow for college to continue or expand as an allowed use; however, campus institutions are required to develop according to an approved Transportation Impact Analysis and operate in conformance with an approved Transportation Demand Management Plan.

PCC FACILITIES PLAN

Figure 14: Site Summary Map- Sylvania Campus]



Public Outreach Requirements in CI2 Zones

The City updated its public outreach requirements in December of 2019. The public outreach requirements are intended to create informal communication between PCC and surrounding neighbors and to gather feedback to inform development.

Public outreach requirements for the CI2 zone are provided in 33.150.060 – Neighborhood Contact and Outreach. It is generally organized into two elements summarized below:

- **Neighborhood Contact.** The neighborhood contact requirements are required before certain developments can be submitted for approval.
 - **Neighborhood Contact I** is required for development that will add between 10,000 and 25,000 square feet of net building area.
 - **Neighborhood Contact II** is required for development that will add more than 25,000 square feet of net building area.
- **Annual Meeting.**⁸ Colleges are required to conduct at least one annual community meeting per year and provide status updates on upcoming development, potential transportation impacts/studies/programs along with related mitigation and contact information updates.

CI2 Standards

The following sections provide a summary of applicable, or potentially applicable, development standards for college uses in the CI2 zone.

FLOOR AREA RATIO

Code Section: 33.150.205, Table 150-2, Map 150-5

- 0.75:1 FAR. There is a FAR bonus option of 1:1 with inclusionary housing.

Comments: The entire CI zone is treated as one site regardless of ownership. FAR is calculated based on the total square footage of the parcels within the zone rather than for each individual parcel.

MAXIMUM HEIGHT

Code Section: 33.150.210, Table 150-2

- 150' except for reductions noted below:
- For portions of site located abutting or across the street from OS or RF through R2.5 zones
 - 30' maximum height for areas within 60'
 - 75' maximum height for areas more than 60' up to 130'
- For portions of site located abutting or across the street to RM1 though RMP

⁸ Information on when the annual meeting becomes applicable is not available in Title 33 or found on the City's website. It is likely that the annual meeting requirements will become applicable when the next land use application is submitted, however this will need to be confirmed with the City.

- 45' maximum height for areas within 40'
- 75' maximum height for areas more than 40' up to 110'

MINIMUM SETBACKS

Code Section: 33.150.215.B, Table 150-2

- 10' for lot lines abutting or across the street from OS, RF-R2.5, RM1-RMP, and IR zones
- 0' for lot lines abutting or across the street from C, CI, E, or I zones

MAXIMUM SETBACKS

Code Section: 33.150.215.C &D, Table 150-2

- 10' if building is within 100' of lot line that is adjacent to transit street or pedestrian district

Comments: Portland's transit classifications extend onto and through the Sylvania Campus (see map below). The SW 49th Avenue entrance, A Street, and B Street are classified as Major Transit Priority. G Street – between D Street and SW Lesser Road – as well as a portion of D Street is classified as a Transit Access Street.

Footnote [1] in Table 150-2 states "... setbacks... regulations are measured from, or only apply to, the perimeter of the zone." The entire CI zone is treated as one site for colleges, regardless of ownership. The footnote provides an interpretation of Title 33 that would potentially limit the application of this standard. It is not clear how the City of Portland will apply the maximum setback standards given that the transit classifications are applied to private property and located on the interior of the site. Confirmation with the City will be needed.

MAXIMUM BUILDING COVERAGE

Code Section: 33.150.220, Table 150-2

- 85% of site

Comments: The note in Table 150-2 which relates to the CI zone being treated as one site regardless of ownership appears to apply to max building coverage. Further review with City staff may be needed to clarify this issue.

MAXIMUM BUILDING LENGTH

Code Section: 33.150.255, Table 150-2

- 200' for portions of buildings within 20' of street lot line.
- Minimum 25% façade articulation for buildings more than 35' in height and with more 3,500 square feet of street facing façade.

Comments: measured from, or only apply to, the perimeter of the zone.

MINIMUM LANDSCAPING AND LANDSCAPING ABUTTING AN R ZONED LOT

Code Section: 33.150.240, Table 150-2, 33.248.020.A & C

- 15% of the overall site area at L1 Landscaping and Screening Standard. Up to one-third of required L1 standard may be improved for active/passive recreational use or pedestrian use.
- Plus:
 - Landscape abutting an R zoned lot: 5' at L3 standard.
 - Landscape across the street from an R zoned lot: 5' at L1 standard.
 - Landscaping is required in minimum setbacks for lot lines abutting or across the street from a residential lot.

Comments: The northside of the main campus is adjacent to R2.5, R5, and R10 zones. The westside of the main campus is adjacent to R10 and OS zones. The eastside and southside campus boundaries are adjacent to residential zoning under Lake Oswego's jurisdiction.

Most of the campus directly abuts residentially zoned areas. Only small portions of the campus are separated from residentially zoned areas by streets. They include a portion of the northern boundary separated by SW Stephens; a portion of the western boundary separated by SW Lesser Road; and a portion of the eastern boundary separated by Kerr Parkway.

The landscape standard for areas adjacent to residential zones in Lake Oswego's jurisdiction are assumed to be the same as Portland's residential zones based on the purpose statement for Landscaped Areas in 33.150.240. The purpose statement states landscaping is required when abutting or across the street from residential zoned lands. Confirmation with the City would be necessary.

GROUND FLOOR WINDOW

Code Section: 33.150.250, Table 150-2

- 15% of each wall area of street-facing facades must be windows or main entrance doors.
- 40% of ground floor wall area of street-facing facades within 20' of street lot line or a publicly-accessible plaza. Ground floor area is defined as exterior wall areas from 2' to 10' above finished grade and include opening in the walls of structured parking.
- Exceptions of up to one half of the requirements are allowed for public art allowed.

TRANSIT STREET MAIN ENTRANCE

Code Section: 33.150.265, Table 150-2

- Portions of buildings within maximum setback adjacent to a transit street must have a main entrance within 25' of the street.

Comments: Measured from, or only apply to, the perimeter of the zone. See question/comment related to maximum setback standards above.

SCREENING

Code Section: 33.150.260

- Exterior garbage cans, garbage collection areas, and recycling collection areas must be screened from the street and any adjacent properties. Screening must comply with at least the L3 or F2 standards.
- Mechanical equipment located on the ground, such as heating or cooling equipment, pumps, or generators, must be screened from the street and any abutting residential zones by walls, fences, or vegetation. Screening must comply with at least the L2 or F2 standards.

SUPERBLOCKS

Code Section: 33.293

- IR, C, EX, and CI zones outside of the Central City plan district. The superblock regulations apply to all new development and major remodels which include 50,000 square feet or more of vacated street in the IR, C, EX, and CI zones outside of the Central City plan district.
- Superblock standards require at least one public plaza/atrium equal to 5 percent of the total superblock land area or 20,000 square feet, whichever is less. The standards also require at least 50 percent of the total area of vacated streets be constructed as walkways, landscaping, or public plazas/atriums, in addition to the minimum landscape standards.
- Landscaped areas and plazas/atriums can be located anywhere on the site and accessible via walkway or public sidewalk. Walkways must link all buildings to public sidewalks and nearby transit facilities.

Comments: Portions of several streets in the west and north portions of the campus have been vacated according to available tax lot records. See Figure 16 through Figure 18 for tax lot maps, list of vacated streets, and estimated vacated area. The total vacated area is estimated at 425,000 square feet (approximately 9.75 acres).

Nonconforming Situations (33.150.300)

Existing development that does not conform to the development standards of Chapter 33.150 may be subject to the regulations of Chapter 33.258, Nonconforming Situations. Some aspects of the existing campus are considered “nonconforming development” as a result of the Conditional Use Master Plan expiration.⁹ The Conditional Use Master Plan expired in 2018.

As a non-conforming development with an existing conditional use, the thresholds and standards in 33.258.070.D.2 (Nonconforming development with an existing nonconforming use, allowed use, limited

⁹ Development on the campus while the Conditional Use Master Plan was in effect were not required to meet current City of Portland development standards. The Conditional Use Master Plan expired in 2018.

use, or conditional use) apply including the requirement to either spend up to 10% of the project cost on non-conforming upgrades or bring the site into conformance with specific standards within a set timeframe.

Comments: Complying with these requirements can add up to 10% to project costs. PCC may want to explore which existing improvements are going to become non-conforming (if any) and how that status will impact future (post CUMP) development proposals.

Parking, Loading, and Transportation and Parking Demand Management (33.150.300/33.266)

The following sections provide a summary of applicable, or potentially applicable, parking requirements, including parking setback and landscape requirements.

MINIMUM VEHICLE PARKING

Code Section: 33.266.110.B

- No parking is required for non-residential uses. The campus is located within 1,500 of a transit station and/or 500 feet of a frequent service transit street.
- Parking requirements for residential use vary based on the number of units proposed. However, there is an exception for affordable housing.

MAXIMUM VEHICLE PARKING

Code Section: Table 266-1, Table 266-2, 33.266.115.B.2

- 1 per 400 sq. ft. of net building area exclusive of dormitories, plus 1 per 2.6 dorm rooms.

Comments: It is unclear if the parking maximum of 1.35 spaces per unit is applicable to Household Living uses in the CI zone.

ON-SITE LOCATIONS AND SIZE OF VEHICLE AREAS

Code Section: 33.266.130.C.3, 33.266.130, Table 266-3

Frontage Limitations

- Where vehicle areas are adjacent to a transit street or a street in a Pedestrian District, no more than 50 percent of the frontage on the transit street or street in a Pedestrian District may be used for vehicle areas. Sites where there is less than 100 square feet of net building area are exempt from this standard.

Comments: Chapter 33.266 does not appear to include a note similar to Footnote [1] of Table 150-2 that applies the standard only to the perimeter of the zone. Therefore, as written, this could impact the layout of buildings and parking internal to the campus. Further review with City staff may be needed to clarify this issue.

Location of Vehicle Areas

- Vehicle areas not allowed between the portion of the building that complies with the maximum street setback and the transit street or streets in a Pedestrian District.
- There are exceptions for Through Lots, Sites with Three and Full-Block sites. The exceptions allow for vehicle areas to be located between the portion of the building that complies with the maximum setback and one or two Local Service Transit Streets.

Comments: Because this standard applies to the buildings that comply with the maximum street setback, the exception in the footnote [1] in Table 150-2 should apply indirectly.

LARGE PARKING AREA DESIGN

Code Section: 33.266.130.F.5

- Applies to parking areas greater than 125,000 square feet.
- Internal access ways must divide parking area into smaller areas no greater than 55,000 square feet. Internal accessways must include a travel lane, curbs, and unobstructed sidewalks on both side and meet specified design standards.

PARKING AREA SETBACKS AND LANDSCAPING

Code Section: 33.266.130.G

- Applies to surface parking areas. Parking areas abutting C zone lot lines require 5' setback of L2 landscaping. Parking areas abutting R or IR zone lot lines require 5' setback of L3 landscaping.
- Minimum 45 sq. ft. landscaping per parking space at the P1 standard.

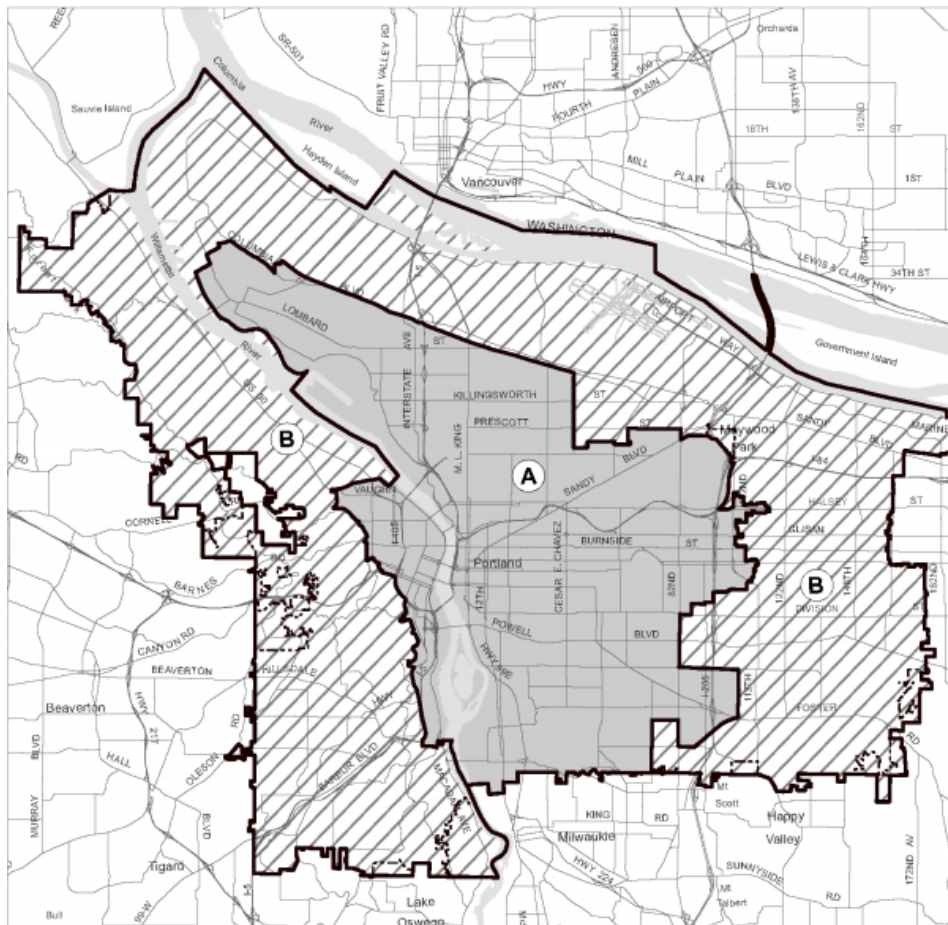
Comments: Portions of the southern campus boundary abut Lake Oswego. The landscape standard for areas adjacent to residential zones in Lake Oswego's jurisdiction are assumed to be the same as Portland's residential zones based on the purpose statement for Landscaped Areas in 33.150.240. The purpose statement states landscaping is required when abutting or across the street from residential zoned lands. Confirmation with the City would be necessary.

MINIMUM BICYCLE PARKING

Code Section: 33.266.200, Table 266-6

<u>Use</u>	<u>Spaces Long term</u>	<u>Short Term</u>
Household Living (5+ units):	1.5/unit	1/20 unit
Dormitories:	1/4 bedroom	4 spaces
Colleges (excl dorms):	1/10K building sf	1/10K building sf

Figure 15: Excerpt from Title 33 Map 266-1 Bicycle Parking Area



Comments: The Sylvania Campus is in zone B.

TRANSPORTATION IMPACT REVIEW

Code Section: 33.266.420

- Development on a site zoned CI with a College or Medical Center use must conform to an approved Transportation Impact review. Development that is not in conformance with an approved Transportation Impact review requires Transportation Impact review when the development:
 - A. Increases the net building area on the campus by more than 20,000 square feet; or
 - B. Increases the number of parking spaces on the campus by more than 4.

TRANSPORTATION IMPACT STUDY AND TRANSPORTATION AND PARKING DEMAND MANAGEMENT (TITLE 17, PUBLIC IMPROVEMENTS)

Per, 17.107.030, Title 33 requires College and Medical Center uses in the campus institutional zones to conform to an approved Transportation Impact review. The application requirements for the Transportation Impact review require the applicant to provide a Transportation and Parking Demand

Management Plan (TDM) that has all the elements required by this Chapter. Approval of the TDM plan is subject to the criteria described in Chapter 33.852.

ENVIRONMENTAL CONSERVATION ZONE (33.430)

Portions of the campus are located in the Conservation (c) overlay zone. The overlay is an environmental zone intended to protect natural resources and functional values that provide benefits to the public. The c zone conserves important resources and functional values while allowing environmentally sensitive development.

Development in the “c” overlay zone is subject to the provisions for environmental review in 33.430. The provisions allow for a two-track review procedure similar to design review: either meet all of the development standards or undergo an Environmental Review.

Environmental Review allows modification of the development standards, alternative designs, and zone boundary modifications. It also allows for review and resolution to standing environmental violations. Most Environmental Review procedures are subject to a Type II review procedure.

The campus has a standing environmental violation (10-195896-CC) and PCC is currently working on corrective action. The violation relates to a temporary access road that encroaches the c overlay zone. PCC completed a remedial landscaping plan showing the removal of the road and landscaped remediation of an area equal to twice the disturbance area. Permit 11-150363 CO was submitted to document this approach and later abandoned. Based on discussions with PCC staff, there is a current effort to schedule an Early Assistance meeting with the City and discuss alternatives that would allow PCC to retain the current configuration for future/ongoing campus construction projects or determine an alternative configuration with minimal impact to the existing function of the construction area and to the overall campus.

Comments: The City is undergoing an overlay refinement project that includes adjusting environmental overlay zone boundaries. The project is ongoing and currently under review by the Planning and Sustainability Commission, with adoption anticipated in early 2021. Draft maps available as part of the refinement project show changes to the existing boundary and include minor overall expansions and some areas near the southern lot line rezoned to Environmental Protection (EP) overlay.

HISTORIC RESOURCES (33.445)

A Historic Resource Inventory (HRI) Rank III building is located on the campus. The 1968 building is noted for its New Brutalism architecture. As a Rank III resource the building is currently subject to 120-day demolition delay. The City is considering amendments to the Historic Resource regulations. The proposed amendments retain the existing 120-day demolition delay requirement a demolition

application would be required to initiate the 120-day delay, eliminating an existing allowance for removing Ranked Resources from the HRI without a corresponding demolition application.

STREETS

The campus has frontage on the following streets: Kerr Parkway, SW 51st Avenue, SW Stephenson Street, SW 59th Avenue, and SW Lesser Road. There are a few streets that dead-end at the campus boundary and include: SW 59th Avenue, SW 53rd Avenue, SW Haines Street. With a large vehicle circulation area located on campus, several of the drive aisles have street names. On-site street names are organized in alphabetic order from A to J (i.e., A Street, B Street, etc.). Access to the campus is provided with connections from Kerr Parkway on the east side and SW Lesser Road on the west side. Kerr Parkway is located within Lake Oswego's city limits and is under the Lake Oswego's jurisdictional authority.

Table 7 summarizes the applicable Transportation System Plan (TSP) classifications that apply to the City's streets based on the information on the City's website: <http://portland-tsp.com/#/streets>. Each street has multiple classifications that correspond to a particular travel mode or street design element. Some of the on-site A-J streets also include TSP classifications. Key aspects are summarized below.

Table 7: Transportation Plan Street Classification Summary- Sylvania Campus

	TSP CLASSIFICATION				
	TRAFFIC	TRANSIT	STREET DESIGN	BICYCLE	PEDESTRIAN
KERR PARKWAY	No designation	Major Transit Priority Street	Neighborhood Main Street	Major City Bikeway	Major City Walkway
COMMENT: Kerr Parkway is located in Lake Oswego's jurisdiction but has Portland TSP classifications. It is not clear how Portland's street design standards will apply to roadway's in other jurisdictions					
SW LESSER ROAD	Neighborhood Collector	Transit Access Street	Industrial Road	City Bikeway	City Walkway
A STREET	Local Service Traffic Street	Major Transit Priority Street	Local Street	Local Service Bikeway	Local Street
B STREET	Local Service Traffic Street	Major Transit Priority Street	Local Street	Local Service Bikeway	Local Street
G STREET	Local Service Traffic Street	Major Transit Priority Street (partial) Transit Access Street (partial)	Local Street	City Bikeway	Neighborhood Walkway
H STREET	Local Service Traffic Street	Local Service Transit Street	Local Street	Local Service Bikeway	Neighborhood Walkway
D STREET J STREET SW 51ST AVE SW 53RD AVE SW 59TH AVE SW HAINES ST SW STEPHENSON ST	Local Service Traffic Street	Local Service Transit Street	Local Street	Local Service Bikeway	Local Street

TSP CLASSIFICATION

TRAFFIC

TRANSIT

STREET DESIGN

BICYCLE

PEDESTRIAN

Comment: A, B, D, G, H, and J streets are located on the campus property and not the public right-of-way. Additional clarification will be required on how the city applies standards for street classifications on campus property. Notably, Portland's transit classifications extend onto and through the Sylvania campus and may impact the applicability of maximum setback standard. C, E, F, and I streets do not have tsp classifications.

STORMWATER

All stormwater management facilities, source controls, and drainage systems are required to comply with the requirements of the Stormwater Management Manual (SWMM) and Source Control Manual.

Projects that develop or redevelop over 500 square feet of impervious surface area are required to comply with SWMM requirements for the new or redeveloped impervious areas at the site. The impervious surface area requirement can be offset through impervious area reduction techniques described in the SWMM.

Stormwater management requirements are grouped into four categories, are system-specific, and used in order of preference via a stormwater infiltration and discharge hierarchy. The requirements seek to have stormwater infiltrated onsite to the maximum extent feasible, before any flows are discharged offsite. Stormwater facilities are subject to operation and maintenance requirements depending on the type of facility used. The categories are summarized below.

- Category 1: Vegetated infiltration facility with no overflow.
- Category 2: Vegetated facility or pervious pavement with overflow to subsurface infiltration facility (sump, drywell, soakage trench).
- Category 3: Vegetated facility with overflow to drainageway, stream, river, or storm-only pipe.
- Category 4: Vegetated facility with overflow to combined sewer.

Large campus developments may develop a stormwater master plan to guide phased development over a long period of time. They may also be a required condition of approval. The master plan would lay out current and proposed conditions and identify improvement phases. It provides larger design flexibility within the master plan's area but would still need to meet SWMM system-specific requirements at the point of discharge leaving the master planned area during each phase.

Projects that have any of the characteristics or site uses listed in the Source Control Manual are subject to the manual's requirements. The manual provides requirements specific to each characteristic or site use. They include:

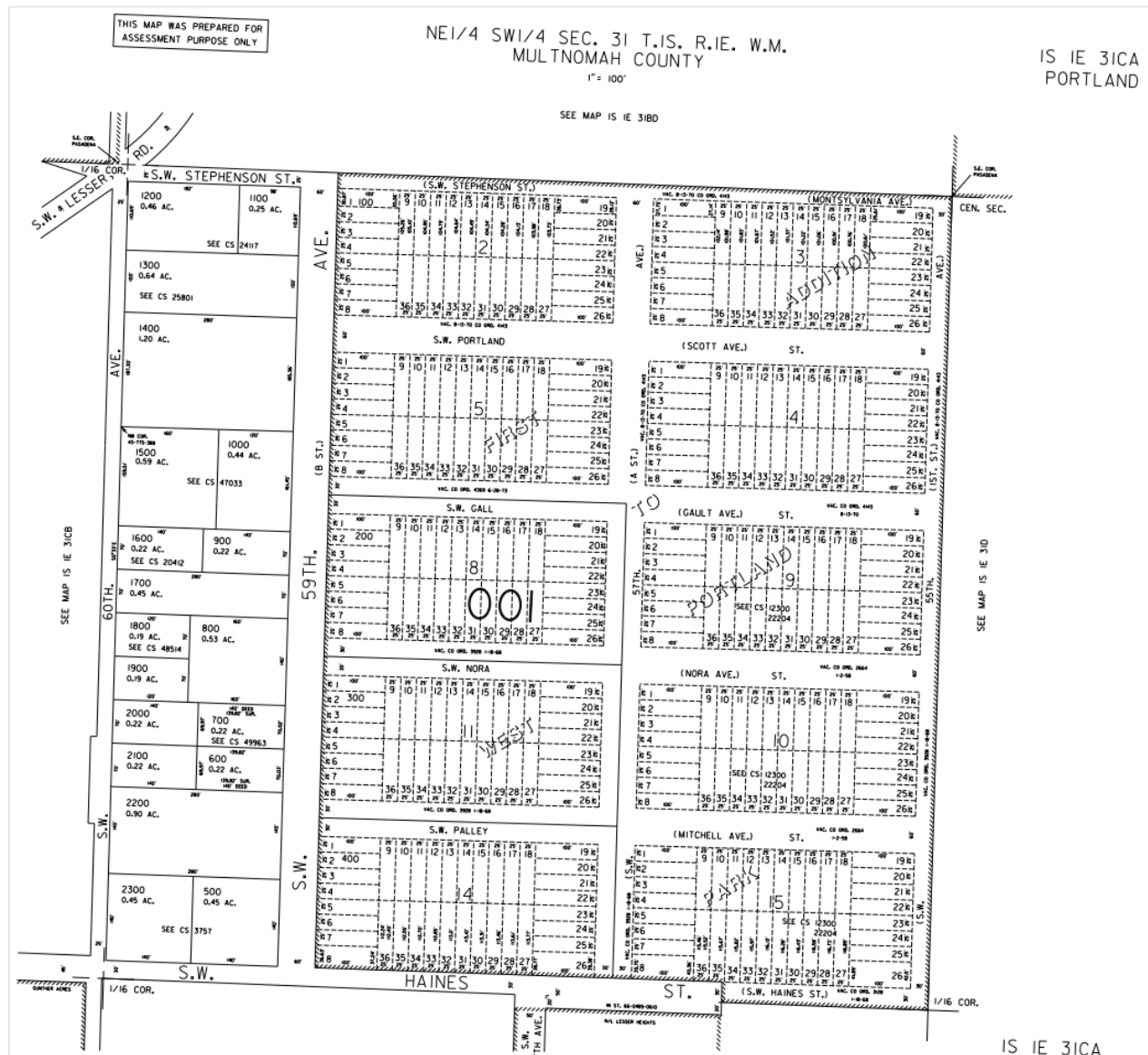
- Site Dewatering and Discharges;
- Solid Waste Storage Areas, Containers, and Trash Compactors;
- Material Transfer Areas/Loading Docks;
- Fuel Dispensing Facilities and Surrounding Traffic Areas;

- Above-Ground Storage of Liquid Materials, Including Tank Farms;
- Equipment and/or Vehicle Washing Facilities;
- Exterior Storage of Bulk Materials;
- Soil, Stormwater, and Groundwater Management for Development on Land with Suspected or Known Contamination or Adjacent to Contaminated Sites;
- Covered and Uncovered Vehicle Parking Areas; or
- Water Reclaim and Reuse Systems.

TAX LOT MAPS WITH VACATED STREETS

Portions of SW Stephenson Street, SW Portland Street, SW Gault Street, SW Nora Street, SW Palley Street, SW Haines Street, SW 55th Avenue, and SW 57th Avenue appear to have been vacated. The estimated total is approximately 269,500 square feet.

Figure 16: Tax Lot Map with Vacated Streets- Sylvania Campus



PCC FACILITIES PLAN | ZONING SUMMARY REPORT

Portions of SW 53rd Avenue and SW 55th Avenue have been vacated. Estimate total is 27,000 square feet.

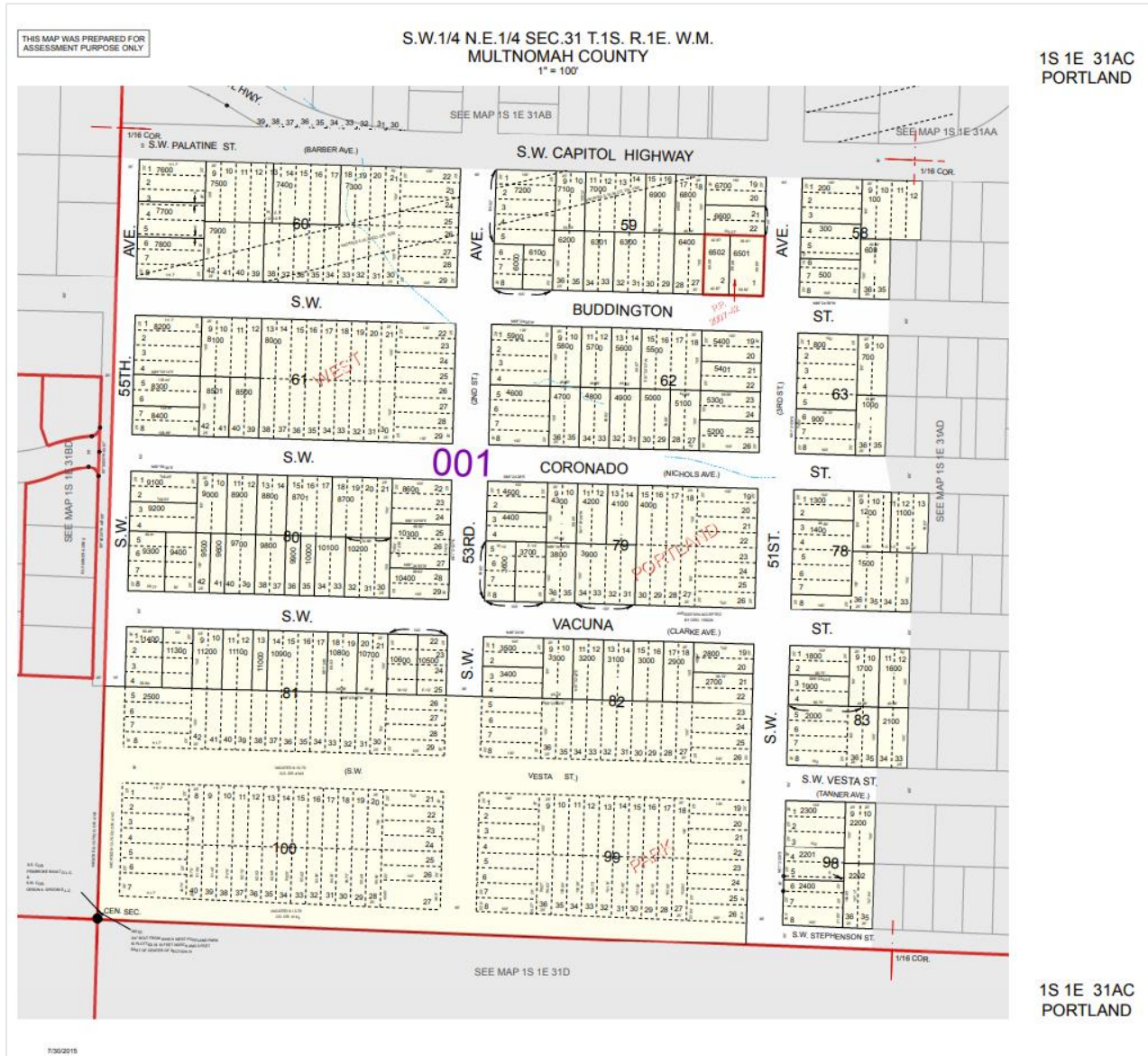
Figure 17: Tax Lot Map with Vacated Streets- Sylvania Campus



PCC FACILITIES PLAN | ZONING SUMMARY REPORT

Portions of SW 55th Avenue, SW 53rd Avenue, SW Vesta Street, and SW Stephenson Street have been vacated. Estimate total 128, 500 square feet.

Figure 18: Tax Lot Map with Vacated Streets- Sylvania Campus



ROCK CREEK CAMPUS

SITE OVERVIEW

The Rock Creek Campus is located in urban unincorporated Washington County, roughly 12 miles west of Downtown Portland, along the edge of the regional Urban Growth Boundary (UGB). The campus' setting amongst woodlands, wetlands, and farmland – including its own working farm – strongly serve its veterinary, landscape, building construction, biology, and agricultural programs. The programs feature partnerships with Solar World, Genentech (Roche), and Hillsboro Aviation.

PCC Rock Creek partners with Tualatin Hills Parks and Recreation (THPRD) in providing sports and recreation facilities on the site, where students and staff have access to softball and lacrosse fields, tennis courts, soccer pitches, and trails. PCC Rock Creek opened in 1976; it currently serves approximately 20,000 students.

Table 8 provides a general summary of the site and land use planning characteristics of the Rock Creek Campus. The campus is located in the College Neighborhood of the North Bethany Community in urban unincorporated Washington County. The campus consists of six tax lots, approximately 250 acres in total area, shown in Figure 19.

Table 8: Rock Creek Campus Site Summary

ADDRESS:	17705 NW Springville Road
STUDENT ENROLLMENT:	Approx. 20,000 annually
TAX LOTS AND SITE SIZE:	1N1180000200 (241.86 acres) 1N1180000304 (3.00 acres) 1N119BB07200 (3.58 acres) 1N119BB07300 (0.95 acres) 1N119BB07400 (0.46 acres) 1N119BB07401 (0.96 acres) Total Site Size: 250.81 acres
COMPREHENSIVE PLAN DESIGNATION:	Institutional
COMMUNITY PLAN:	Bethany Community Plan – North Bethany Subarea
ZONING DISTRICT:	INST – Institutional EFU – Exclusive Farm Use
OVERLAY DISTRICT:	North Bethany Subarea Overlay District

7. L0200464 – Type II Development Review/Drainage Hazard Area (DHA) Alteration, classroom/office expansion, library, pole building, and pedestrian bridge
8. L0100226 – Type I Development Review, Building 65 addition
9. L9600566 – Type II Development Review, Aviation Maintenance Technology Center expansion
10. L9500326 – Type II Miscellaneous Review, traffic and parking management plan review
11. L9300692 – Type III Development Review/Special Use, Special Use approval for the campus
12. L9300124 – Type III Development Review/Non-Conforming Use, greenhouses and parking expansion
13. L9200713 – Type III Plan Amendment, land use designation amendment from AF5 to INST

As demonstrated in the list of land use approvals above, development on the campus has primarily been subject to Type II development review. A Type III review procedure (including a public hearing) has been required in exceptional cases such as a land use designation change and Special Use approval for the campus following its INST designation. It is possible that land use approvals to date (including those above and any others spanning back to the 1970s when the campus opened) establish conditions or requirements that are applicable to a specific location, building, or design on the campus. Additional review will be necessary as project selection and refinement occur as a result of the Facilities Plan.

The following section of this memorandum addresses land use requirements to which the Rock Creek site is subject based on its INST zoning.

INSTITUTIONAL (INST) DISTRICT (SECTION 330)

The Rock Creek Campus was designated INST in 1993 following a UGB expansion that included a large portion of the PCC Rock Creek Campus.¹⁰ The purpose of the INST District is to support institutional facilities necessary for community development and to provide “public service providers and governmental agencies the assurance that future sites identified through long range and capital improvement planning will be available for the uses specifically identified when they are needed.”

Colleges are permitted in the INST District subject to Special Use standards in Section 430-31. As shown below, the Special Use standards do not impose significant requirements since the Rock Creek Campus is not in a residential district.

430-31 - College

*A school of higher learning, including but not limited to a community college, university or seminary, giving advanced academic instruction as approved by the Oregon State Board of Education or a recognized accrediting agency. College does not include trade and commercial schools. **Residential facilities, provided in conjunction with a college, may be approved as part of a college master plan pursuant to this Section, provided the***

¹⁰ In 1992, Metro expanded the UGB to include a large portion of the PCC Rock Creek Campus. A plan amendment to change land use designations from the Agriculture and Forest (AF-5) District to the INST District followed in 1993. In 1999 and 2002, Metro expanded the UGB to include other land that is within the North Bethany Subarea, including an additional portion of the Rock Creek Campus. Approximately 50 acres of the PCC Rock Creek Campus remains outside the UGB.

*facilities are for the exclusive use of staff and students affiliated with the college. Residential facilities may include dormitories. **Colleges in residential districts** shall be subject to the following:*

430-31.1 Colleges shall be reviewed as a Type III Planned Development and subject to the standards of Section 330;

430-31.2 The minimum lot size shall be five (5) acres. Additional acreage may be determined to be necessary through the Site Analysis or Planned Development Review Process.

[emphasis added]

The Special Use standards indicate that residential facilities (for the exclusive use of those affiliated with the college) may be approved as part of a “college master plan,” which appears to be regulated by Planned Development standards in Section 404-4. Section 404-4 is addressed later in this memorandum.

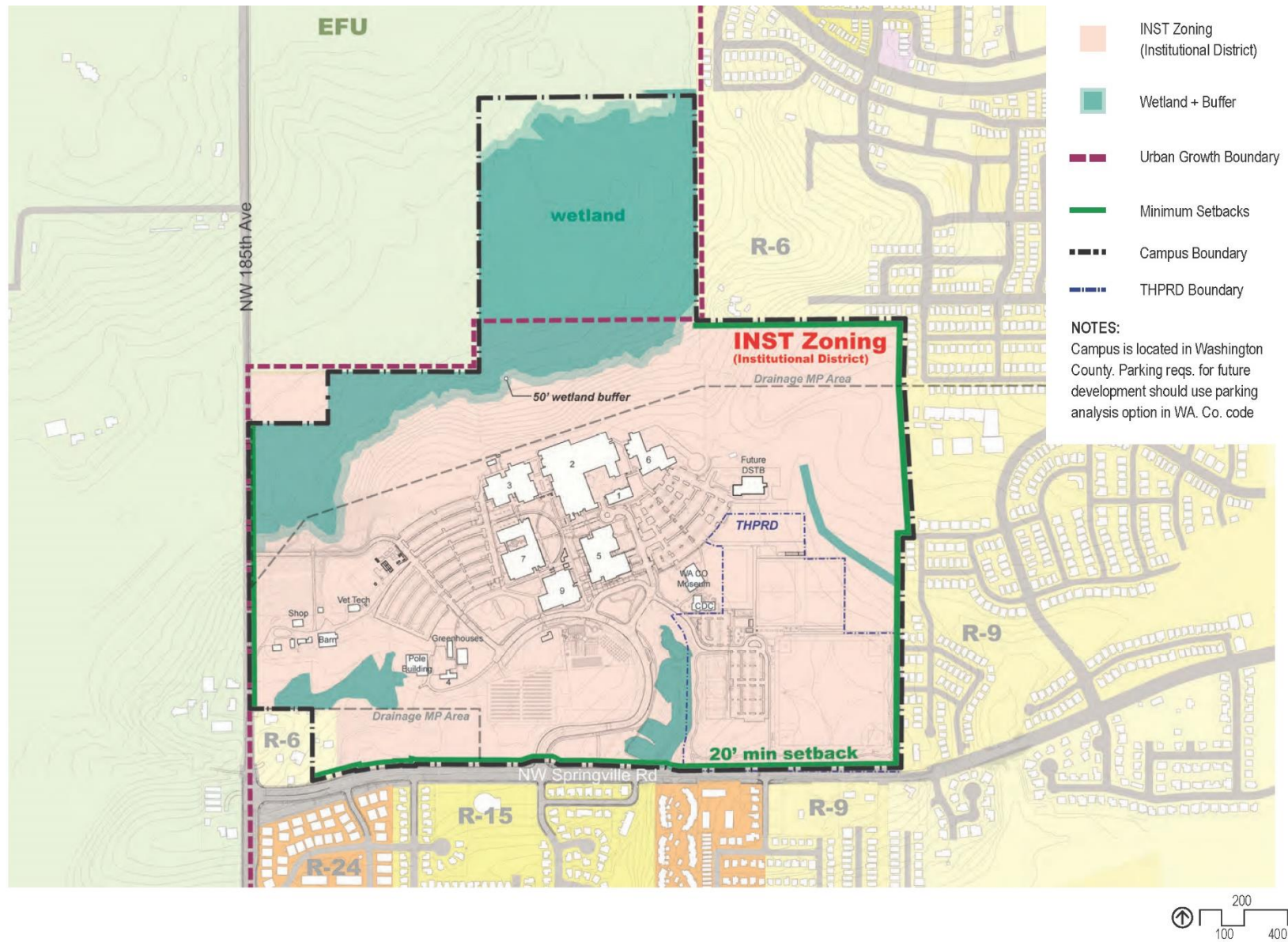
While establishing a new college requires a Type III procedure, expansion of existing college facilities is generally permitted through a Type I or Type II procedure (per Sections 330-3.2, 330-4.1, 330-4.7, and 501-2.2). The nature and scale of the proposed development (e.g., more than 2,000 square feet) determines whether the review procedure is a Type I or a Type II. Proposing residential facilities/housing exclusively for student and staff use, such as dormitories, is expected to require a Type III review procedure.

Comments: If proposing residential facilities on campus for use by students and/or staff, confirm with County staff that the “college master plan” process is regulated by Planned Development standard in Section 404-4.

Residential Development. A standalone mixed-use or multi-family affordable housing project is not permitted in the INST District. In order to pursue such development on the Rock Creek Campus, it appears that a partition and land use designation (zone) change would be needed or, alternatively, a text amendment to the Development Code to allow residential in the INST District.

PCC FACILITIES PLAN

Figure 20: Site Summary Map – Rock Creek Campus



Public Outreach Requirements in the INST District

A Neighborhood Meeting is required for development proposed on the Rock Creek Campus that is subject to a Type II or Type III review. General meeting requirements are outlined in Section 203-3.3; more detail is provided in the Mandatory Neighborhood Meeting & Mailing Requirements document adopted by Resolution & Order 2006-20.¹¹ Neighbors (property owners within 500 feet of the campus) must be sent a meeting notice. A development application must be filed within 6 months of the Neighborhood Meeting. While only one Neighborhood Meeting is required, additional meetings are not prohibited and may be advisable depending on the nature of the proposed development.

For minor development that can be processed through a Type I procedure, a Neighborhood Meeting is not required.

INST Standards

The following sections provide a summary of applicable, or potentially applicable, development standards for college uses in the INST District.

MAXIMUM HEIGHT

Code Section: 330-7.4

- 100'

MINIMUM SETBACKS

Code Section: 330-7.3

- 20' for all yards
- Additional setbacks may be opted for or required per Sections 411-6 (Screening & Buffering Standards) and 418-2 (Additional Setbacks for Future Right-of-Way)

SCREENING AND BUFFERING

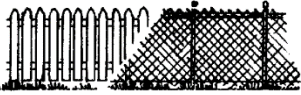
Code Section: 330-7.2, 411-6.2

- Screening and Buffering Type #2 must be provided for colleges

¹¹ Washington County Department of Land Use & Transportation "Mandatory Neighborhood Meeting & Mailing Requirements" document: https://www.co.washington.or.us/CAO/CPO/upload/neighborhoodmeetingpacket_september-2017.pdf

SCREENING & BUFFERING TYPE	REQUIRED PLANT UNITS PER 100 LINEAL FEET	ADDITIONAL SETBACK OPTIONS (IN FEET)	PLANT UNIT MULTIPLIER	STRUCTURE REQUIRED (SEE SECTION 411-7)
#2	2 Canopy trees 4 Understory trees	5.0	1.0	S-1
		7.5	0.8	S-1
		10.0	0.6	S-1
		12.5	0.4	S-1

FENCE

SYMBOL	HEIGHT	MATERIAL
	S-1 5'	WOOD/CYCLONE BARRIER FENCE

Parking and Loading (Section 413 and Section 429)

The following sections provide a summary of applicable, or potentially applicable, parking requirements.

MINIMUM VEHICLE PARKING

Code Section: 413-6.1(B)(8)(c), 404-4.4(B), 413-8

- 0.2 space for each student and staff
- Parking requirements for residential facilities to be determined; may be reduced up to 100% per Planned Development provisions (Section 404-4.4(B)) and parking reduction provisions (Section 413-8)

Comments: Section 413-8 includes standards that allow up to a 50 percent reduction in the minimum parking requirement for sites near frequent transit service or that provide transportation demand management strategies (i.e., vanpool/carpool, bicycle parking, shared parking agreements, etc.). Under Section 413-8.6, minimum parking requirements can be reduced up to 100% based on approval of a parking analysis that substantiates the basis for the parking reduction. A parking analysis is reviewed through a Type II procedure¹² and must be prepared by a qualified parking or traffic consultant or engineer.

¹² Type II procedures in Washington County are reviewed and approved by County staff. Type II review procedures require public notice and opportunity for appeal.

The Traffic and Parking Management Plan for Rock Creek Campus describes a number of transportation demand management measures that are being implemented on the campus, including fee-based parking.

Standalone residential development is not permitted. Minimum parking requirements for “residential facilities” on the campus are not specified. The closest categories in the parking code are boarding houses (which require 1 space per sleeping room) and residential care facilities/secure housing facilities (which require 1 space per 4 beds). Further review with County staff may be needed to clarify this issue.

MAXIMUM VEHICLE PARKING

Code Section: 413-6.3, Bethany Community Plan and Map 6.1

- 0.3 space per each student and staff in Zone A (Transit Accessible Areas) and Zone B (Remaining Urban Areas)

Comments: This maximum parking requirement reflects Zone A and B designations established in the Bethany Community Plan.

Adjustments to the maximum vehicle parking standard can be approved through a Type II review procedure if PCC can meet the standards in 413-6.5 or 413.606. The standards in 413-6.5 allow adjustments between Zone A and B designations when development is no longer located within one-quarter mile of frequent transit service. The standards in 413-6.6 would require PCC to demonstrate the demand for parking will be higher than similar uses in the same parking zone and also implement demand management strategies to reduce vehicle usage.

- Parking requirements for residential facilities to be determined.

LARGE PARKING AREA DESIGN (PEDESTRIAN ACCESS)

Code Section: 413-3.5, 408-10

- In parking lots of 50 or more spaces and 2 or more rows of parking stalls, separate internal pedestrian connections must be provided consistent with Section 408-10. At a minimum, this pedestrian system must connect each building on campus and directly connect the building complex to the most appropriate street(s) or pedestrian route(s). More than one connection may be required to a particular street or pedestrian route in order to reduce out-of-direction travel.

PARKING AREA LANDSCAPING

Code Section: 407-1.7, 407-6.4, 407-6.5, 407-6.6 1.7

- Minimum 5' landscape strip is required along entryways into parking lots and parking lot boundaries, including access roads, except where the use of joint parking or a zero setback is approved.
- 10 square feet of landscaping is required per parking space, excluding perimeter landscaping.
- Landscape islands must be at least 5' wide and 5' long.

Comments: -The code does not specify a minimum number of landscape islands, instead leaving it up to PCC so long as the minimum dimensions and total interior landscaping requirements are met.

MINIMUM BICYCLE PARKING

Code Section: 429-6.2(H)(5)

- 4 spaces per classroom
- Minimum bicycle parking requirements for residential facilities to be determined

Comments: The minimum bicycle parking requirements for residential facilities on campus are not specified. The closest provisions in the code are for multi-family residential, where 1 space per dwelling unit is required (Section 429-6.1(A)). Consult with County staff as needed.

Traffic Impact Analysis

The County’s code does not include explicit requirements or specifications for traffic impact analyses (TIAs).¹³ We have learned from working with project transportation engineers on other development applications in Washington County that TIAs have been prepared by applicants consistent with “Requirements for Access Reports for Developments within the Unincorporated Areas of Washington County, May, 1986” and in consultation with County transportation engineering staff.¹⁴

Transportation-related conditions of approval from past decisions (available online) include dedication of right-of-way on NW Springville Road (Casefile 12-136-D(INS)) and NW 185th Avenue (Casefile 13-433-D(INS)).

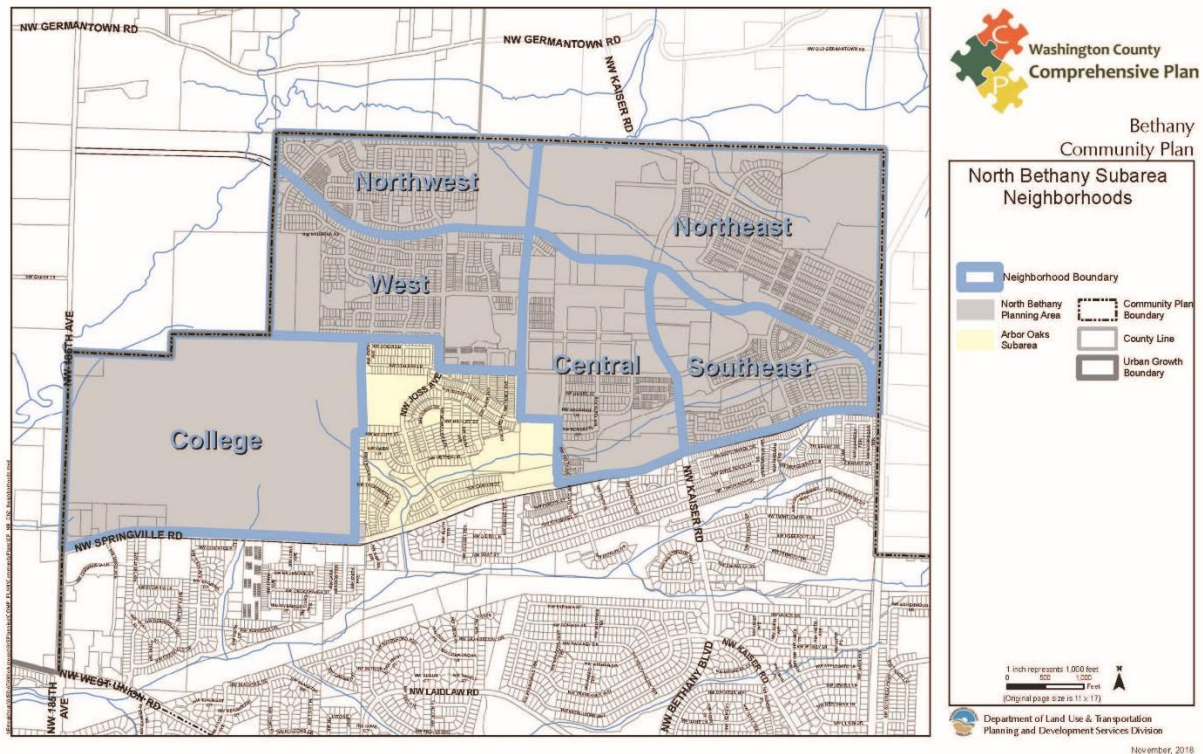
Additional Development Requirements

The Rock Creek Campus is included in the Bethany Community Plan Area, specifically the North Bethany Subarea and “College” Neighborhood as shown below in Figure 20. The North Bethany Subarea Overlay District in the County’s code (Section 390) implements elements of the Bethany Community Plan and North Bethany Subarea Plan.

¹³ Section 501-8.5(F) of Article V (Public Facilities and Services) refers to County-prepared Traffic Impact Statements; however, it does not refer to or outline requirements for applicant-prepared TIAs.

¹⁴ As an example, Casefile 17-024-SU/D(INS)/TREE for Beaverton School District’s reconstruction of Hazeldale Elementary School

Figure 20: North Bethany Subarea and Neighborhoods



The North Bethany Subarea Plan and Overlay District apply additional use and development regulations for the Rock Creek Campus, although in some cases their regulations mirror regulations in other sections of the code (e.g., development standards in the INST District or screening and buffering). These regulations, outlined in the following sections, address the following aspects of development:

- Building design standards for development within 50 feet of NW Springville Road
- Development limitations or required studies related to small areas of significant natural resources or landslide-susceptible locations on the campus
- Sign allowances
- Road landscape requirements
- Procedural requirements (pre-application conferences and application review committee)

Subsequent sections of this memorandum address other development regulations related to right-of-way and street design and stormwater management.

PARKING MAXIMUM DESIGNATIONS

Plan or Code Reference: Parking Maximum Designations Map

- Campus mostly within Zone A (Frequent Transit Area), small northern part of site in Zone B (Remaining Urban Unincorporated Areas)
- Maximum off-street parking requirements differentiated by Zone A and Zone B in Section 413-6.3 (same Zone A and Zone B requirements for colleges)

SPECIAL FRONTAGES

Plan or Code Reference: Section V, North Bethany Design Elements; Subsection A, General Design Elements; Subsection 9, Special Frontages

- “Category B” Special Frontage on NW Springville Road
- Building façade facing the public space shall include at least 3 of the following design features, where articulated façades required:
 - A minimum of 3 fully-trimmed windows and/or doors
 - A patio, balcony, or covered porch
 - A bay window with its own roof element
 - A minimum of 2 types of siding treatment
 - At least 1 break in the roof line or the addition of a dormer
 - A minimum 2’-long jog in the façade that requires a break in the roof

Comments: While not explicitly stated in the Code, it appears that the façade articulation requirements above would apply to campus buildings only when they are within 50’ of NW Springville Road.

SIGNIFICANT NATURAL AND CULTURAL RESOURCES

Plan or Code Reference: Section V, North Bethany Design Elements; Subsection A, General Design Elements; Subsection 3

- Significant Natural Resources: Water Area and Wetland (WAW) in northwest corner of site (see Figure 21)
- No development permitted in WAW and WAW tree removal requires development permit, per Sections 201-2.6 and 422-3.3
- Note: Natural Resource Assessments (2012 and 2019) identified wetlands and Clean Water Services (CWS)-regulated Vegetated Corridors (VCs) on the site, including proposed and approved VC encroachment, enhancement, and mitigation areas (see Figure 22)

LANDSLIDE INVENTORY; LANDSLIDE STUDY AREAS SHALLOW SEATED

Plan or Code Reference: Section V, North Bethany Design Elements; Subsection A, General Design Elements; Subsection 15

- Areas of mostly moderate susceptibility shallow-seated landslides in northern and southern portions of site
- Address Section 410-4 (Landslide Study Area Requirements) for those areas, primary requirement being a geotechnical report

SPECIAL USE STANDARDS (SCHOOLS)

Plan or Code Reference: 390-16.11

- Standards in Section 390-16.11 do not include applicable standards that differ from those instituted through INST District (Section 330), Screening and Buffering (Section 411), and Special Use (Section 430)

BUILDING DESIGN AND VARIETY

Plan or Code Reference: 390-20.3(D)

- Institutional uses required to include the following design features on their street-facing facades (if within 50' of NW Springville Road):
 - High-quality siding materials
 - Visual distinction between stories when 2 stories or more
 - Roof-line offsets for buildings longer or wider than 100'
 - At least 20% of ground floor wall comprised of windows
 - Ground floor windows with two-way visibility
- Buildings with flat roofs, roof with 12" eaves/soffits or cornice

Comments: Given the following applicability criteria in Section 290-20.2, the design feature requirements noted above seem to apply to development on campus only if it is within 50' of NW Springville Road.

A. The standards of this Section are applicable to development in all of the North Bethany Subarea land use districts, with the following exceptions:

(2) Nonresidential development in the Institutional District (INST) that is more than 50 feet from any public street

B. Where development is subject to the Special Frontages requirements of the North Bethany Subarea Plan, the standards in this Section are also applicable, except where an exemption is specifically stated in the standards below.

The most recent land use decisions (Casefiles 12-136-D(INS), 13-433-D(INS), and 16-442-D(INS)) do not refer to Section 390 except for sign provisions 390-22.4.

ADDITIONAL DEVELOPMENT STANDARDS

Plan or Code Reference: 390-22

- Building, Siting and Architectural Design (Section 390-22.1): in addition to Section 406 requirements, windows with two-way visibility and screening of rooftop equipment
- Landscape Design (Section 390-22.2): in addition to Section 407 requirements, compliance with North Bethany street tree standards and shared open space standards (may be outdoor or indoor and may be used to meet landscaping standards)
- Neighborhood Circulation (Section 390-22.3): in addition to Section 408 requirements, street design guidance (addressed in "Streets" section of this memorandum)
- Signs (Section 390-22.4): standards in Section 414-2 apply, with exceptions for tall (up to 15') monument signs under certain conditions
- Road Landscape Maintenance (Section 390-22.5): maintenance of landscaping between curb and property line is responsibility of property owner, must sign a petition and waiver of remonstrance against formation of Maintenance Local Improvement District to maintain median landscaping

PRE-APPLICATION CONFERENCE

Plan or Code Reference: 390-23

- Pre-application conference required for all Type II and III applications in North Bethany Subarea

APPLICATION REVIEW COMMITTEE

Plan or Code Reference: 390-24

- Committee consisting of reps of County departments (Current Planning, Long Range Planning, Engineering, Traffic Engineering, and Building), service providers, and other appropriate or affected agencies to review all Type II and III development applications for completeness.
- Committee to provide its comments to Current Planning before completeness determined.

Figure 21: North Bethany Significant Natural Resources

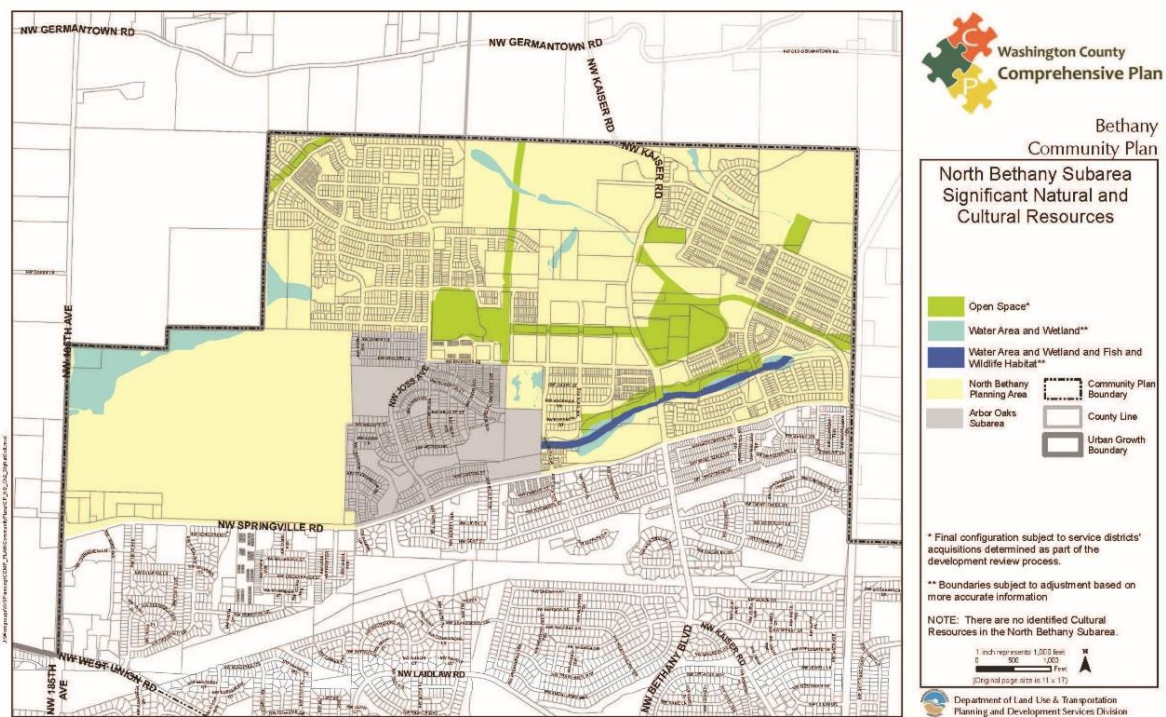
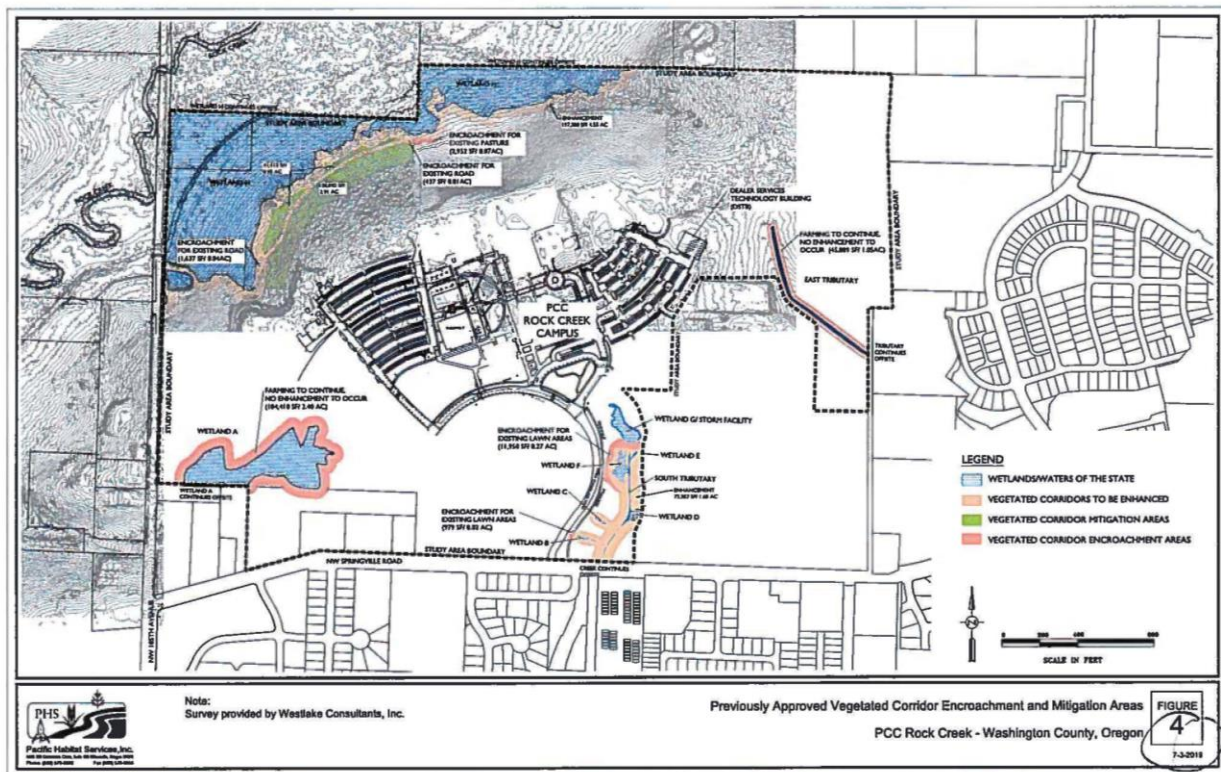


Figure 22: Rock Creek Campus Wetlands and Vegetated Corridors



Planned Development (Section 404-4)

As noted earlier in this memorandum, if residential facilities (for use by those affiliated with the college, non-accessory residential is not permitted in the INST zone) are proposed, they are subject to Planned Development standards in the County's code. Planned Development criteria include the following:

- Site design minimizes major alterations of the site (e.g., extensive grading and retaining walls).
- Site design retains existing natural features to the greatest extent feasible.
- Open space and recreational facilities are provided.

A minimum of 10 percent of the gross acreage of the site must be open space, per Section 404-4.5(A). However, there are several allowances for what can be counted as open space, including indoor recreational facilities, significant natural resources, flood areas (e.g., DHAs), and areas used for screening and buffering. Pursuant to Section 404-4.5(F), the site must provide at least three recreational facilities, including a least one "active" recreation facility. It is expected that existing courtyards, trails, and extensive THPRD facilities on the campus could meet the recreational facility requirements.

Planned Development provisions (Section 404-4.4) allow for reduction of development standards – such as private roadway width, parking, setbacks, and landscaping – at the discretion of the Review Authority.

STREETS AND TRANSPORTATION FACILITIES

The Rock Creek Campus has frontage and an access point on each of the following two streets: NW 185th Avenue and NW Springville Road. (See Figure 23.) Both roads are County arterials. The County's Transportation System Plan (TSP) designates NW 185th Avenue as a 4-5 lane roadway;¹⁵ it designates NW Springville Road as a 4-5 lane roadway from NW 185th Avenue to NW 178th Avenue and a 2-3 lane roadway from 178th Avenue and eastward.

The North Bethany Subarea Plan includes and addresses only SW Springville Road, detailed in the following sections.

PRIMARY STREETS; STREET DESIGN; AND AREAS OF SPECIAL CONCERN

Plan Sections: Section V, North Bethany Design Elements; Subsection A, General Design Elements; Subsections 10, 11, and 17, Circulation, Cross Sections, and Lighting; Section V, North Bethany Design Elements; Subsection B, Areas of Special Concern; Section VII, Street Design Type AR-2

- Area of Special Concern (ASC) Road Corridor 4B: NW Springville Road between NW 185th Avenue and Arbor Oaks Subarea
- Street Design: AR-2
- Street trees: Wright Brothers Sugar Maple, 35' spacing
- Right-of-way: 90'; the north side of NW Springville Road to dedicate up to 53' from centerline¹⁶
- Cross section AR-2 (design):
 - 5 lanes, additional turn lanes at intersections determined by County Engineer
 - 5' sidewalks
 - 7' landscape strip, where practicable
 - Curb extensions where appropriate
 - 5' bike lanes
 - 12' travel lanes and 14' center lane
 - Landscaped medians where no conflict with stacking for left turn movements
- Street lighting: Westbrooke fixture and pole on Portland General Electric-approved list or as approved by the County Engineer
- Access to NW Springville Road allowed per corner vision (Section 418-3), sight distance (Section 501-8.5F), and arterial access spacing (Section 501-8.5) requirements (turn restrictions on accesses may be required through the development process)
- Realignment of NW Springville Road/NW 185th Avenue intersection per TSP

¹⁵ Per Condition of Approval II(A) in Casefile 13-433-D(INS): dedication of right-of-way for NW 185th Avenue on the frontage of tax lot 1N1180000304, a minimum of 45 feet from centerline.

¹⁶ Per Condition of Approval II(A)(1) in Casefile 12-136-D(INS): dedication of right-of-way for NW Springville Road on the site's frontage of tax lot 1N1180000200, a minimum of 53 feet from centerline.

Per Condition of Approval II(A)(2) in Casefile 12-136-D(INS): dedication of right-of-way for NW Springville Road on the site's frontage of tax lots 1N1180000300, 400, 500, and 501 (assumed to be what are currently tax lots 1N119BB07200, 7300, 7400, and 7401), a minimum of 45 feet from centerline. "NOTE: For these four parcels the applicant may elect to execute and record a continuous offer to dedicate to Washington County right-of-way upon the realignment and construction of NW Springville Road OR an easement for future right-of-way dedication and construction purposes. Existing structures and uses may remain until such time as roadway is constructed. NOTE: Right-of-way beyond 45 feet from centerline may be determined at a future expansion of the campus."

PARKS, TRAILS AND PEDESTRIAN CONNECTIONS

Plan Section: Section V, North Bethany Design Elements; Subsection A, General Design Elements; Subsection 5, Parks, Trails and Pedestrian Connections; Section VI, Neighborhood Design Elements; Subsection F, College Neighborhood

- Off-street trails and pedestrian connections to be provided consistent with the Parks, Trails and Pedestrian Connections Map
- Off-street trail shown along the full length of the eastern border of the campus
- Note: Existing trail extends along the southern third of the eastern border, adjacent to PCC/THPRD recreational facilities
- 4 connections between campus and adjacent areas outlined in College Neighborhood Design Elements:
 - Trail connection from THPRD recreation facility east to the Arbor Oaks Subarea
 - Connection to the Arbor Oaks Subarea north of the THPRD recreation facility
 - North/south trail along the eastern border
 - Connection from campus to West Neighborhood; location to be determined when campus expands in northeast corner of site, sensitive wooded area there

The 2012 PCC Transportation Demand Management Plan documents each campus' existing transportation conditions and makes recommendations across the PCC system. For the Rock Creek Campus, the plan notes the lack of pedestrian and bicycle facilities on the roadways adjacent to campus, although arterial roadway design for NW 185th Avenue and NW Springville Road calls for sidewalks and bike lanes ultimately. As footnotes indicate, Rock Creek land use decisions in the last 10 years have required right-of-way dedication on these roadways, setting them up to be improved with pedestrian and bicycle facilities once the County programs major upgrades for these roadways.

Although the plan notes that the Rock Creek Campus has the highest driving-alone mode split of the PCC campuses, that percentage (approximately 55 percent in 2012) shows that there are a large number of students and staff getting to campus by means other than driving alone, including transit and carpooling/ridesharing. The plan's recommendations are not distinguished by campus, featuring systemwide proposals related to core policies, internal coordination, transit and PCC shuttle access, rideshare access, biking and walking access, technology, marketing, and partnerships.

STORMWATER

The following section addresses areas of the Rock Creek Campus that are subject to North Bethany Drainage Master Plan requirements per the North Bethany Subarea Plan and Overlay District.

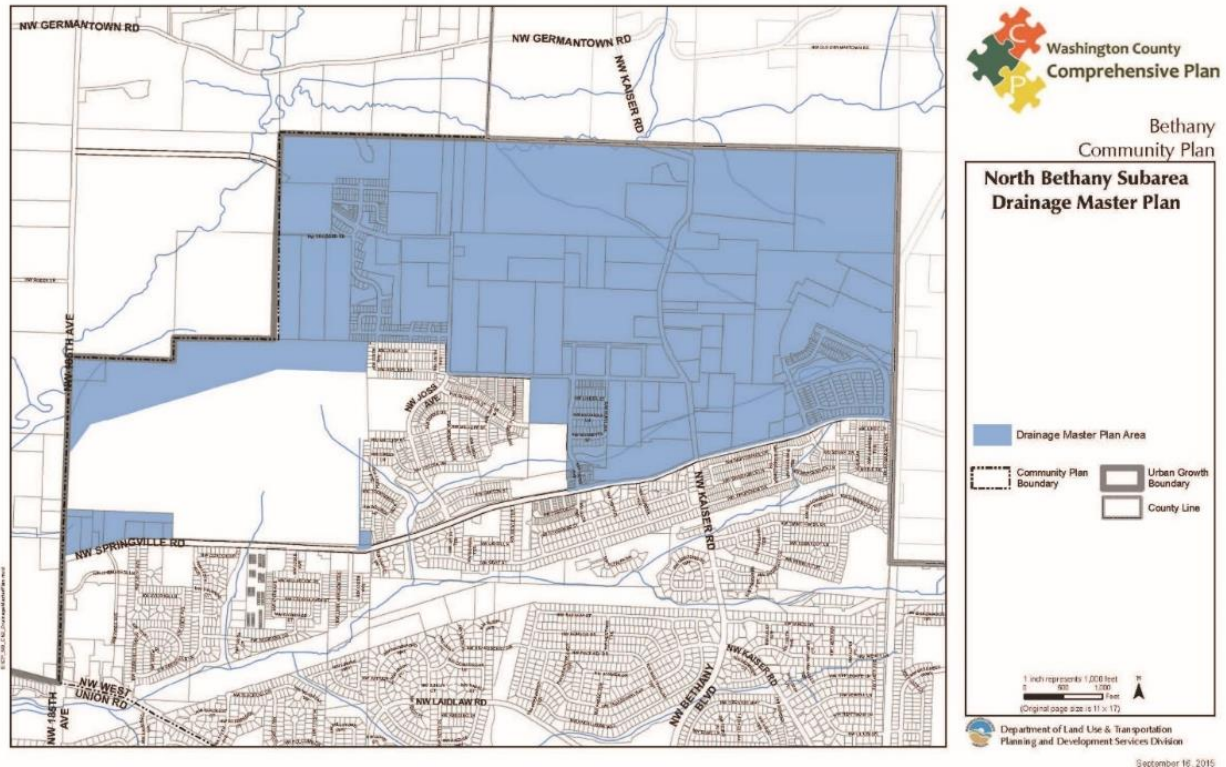
DRAINAGE MASTER PLAN

Plan Section: Section V, North Bethany Design Elements; Subsection A, General Design Elements; Subsection 14

- Northern border of site (taxlots 1N1180000200 and 1N1180000304) as well as the southwestern taxlots (1N119BB07200, 7300, 7400, and 7401) are subject to CWS North Bethany Drainage Master Plan (see Figure 23).

- Address Section 410-5 (North Bethany Drainage Master Plan) for development in those areas, requires coordination with and documentation from CWS re: site drainage and stormwater management including low-impact development approach (LIDA) features.

Figure 23: North Bethany Drainage Master Plan



Rock Creek Campus land use decisions in the last 10 years have consistently included conditions of approval related to CWS Site Development Permits that must be obtained before any development work (e.g., grading) can begin. As noted in the conditions of approval, applications for the Site Development Permit must be consistent with the requirements of the Design and Construction Standards, Resolution and Order (R&O) Nos. 07-20, 08-28, and 09-25 (CWS Standards), or whatever R&O is in effect at the time of Engineering plan submittal. The conditions specify elements of the permit application, which include a drainage report (complete with downstream drainage analysis) and demonstrated consistency with conditions established in the CWS Service Provider Letter and the previously approved Vegetated Corridor Enhancement Master Plan.

CONCLUSION

Given the land use and development requirements surveyed in this memorandum, the following requirements are the most noteworthy in moving forward with future development plans.

- Development review procedures** – Most development is expected to be subject to Type II development review, for which a Neighborhood Meeting is required but a public hearing is not required.

- **Prior land use approvals** – Most prior land use approvals are not readily available (online). Thus, additional review of these past approvals may be needed as part of developing future project concepts, particularly as past approvals may establish conditions or requirements that are applicable to a specific location, building, or design on the campus.
- **Environmental constraints** – Environmental conditions have been mapped as part of County Goal 5 (Significant Natural Resources) implementation and Natural Resource Assessments conducted by Pacific Habitat Services. While a couple isolated wetlands and Vegetated Corridors have been mapped in the southern half of the site, environmental constraints are concentrated in the northern portion of the site, associated with Rock Creek. On a related note, future development proposals will need to demonstrate consistency with the previously approved Vegetated Corridor Enhancement Master Plan.
- **Land outside the UGB** – While the part of the campus' primary taxlot that is outside the UGB is of significant size (approximately 50 acres), the land's development potential is limited by its existing EFU zoning and environmental constraints. While development potential may be limited, the area presents potential educational opportunities related to agricultural practices and observing, preserving, and/or enhancing natural resources (wetlands).
- **Residential development** – Permitting of residential facilities for students and staff should be a relatively straightforward process, even if it involves a Type III review procedure (including a public hearing). Proposing residential development as part of a standalone mixed-use or multi-family affordable housing project on the site will be significantly more complicated and feasibility should be further evaluated if such a proposal is being considered.
- **Building design requirements** – Buildings that are set back significantly from NW Springville Road are not subject to specific building design (e.g., façade) requirements. Such requirements will apply if PCC wishes to develop within 50 feet of the road (given a minimum 20-foot required setback); however, the requirements are not onerous.
- **Vehicle and bicycle parking** – The history of vehicle and bicycle parking requirements through previous land use approvals, particularly in relation to traffic and parking management plans, needs to be more clearly understood in order to identify any potential issues in meeting parking requirements for future development proposals.
- **Transportation facilities** – It appears as though prior land use decisions have required dedication of necessary and sufficient right-of-way on NW 185th Avenue and NW Springville Road. The need for additional improvements in the right-of-way would be evaluated through traffic impact analyses arranged by PCC for future development applications. Regarding on-site improvements, it should be noted that adopted plans call for a trail extending the full length of the campus' eastern border, the southern half of which has been constructed.

III. ABBREVIATED ANALYSES OF CENTERS

CLIMB/CENTRAL PORTLAND (CPWTC)

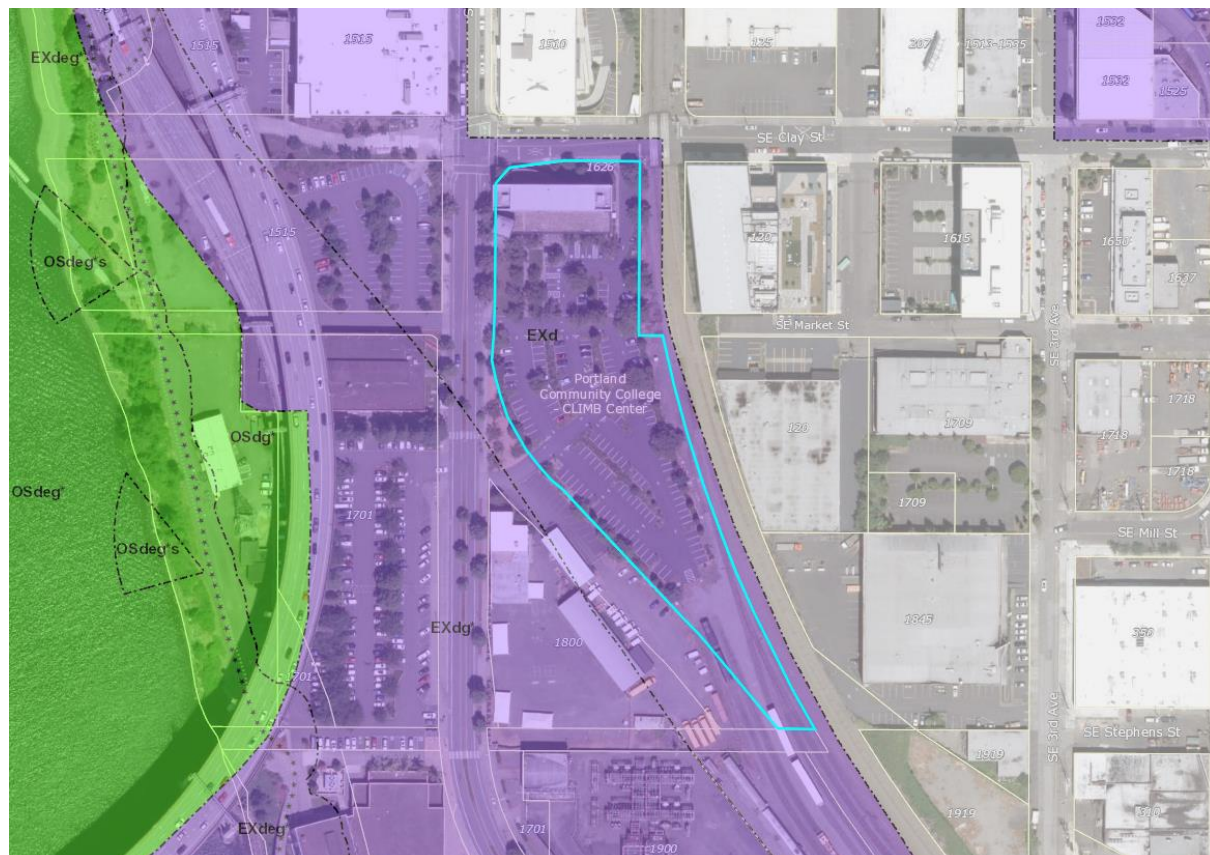
Address:	1626 SE Water Ave, Portland
Tax Lot(s)	1S1E03DA -01701
Area	2.88 acres
Land Use History	2011-143507-000-00-EA (EA, site imp.) 2000-007173-000-00-LU (Type 2 AD, reduce landscape)

NOTE: CLIMB may be moving and is coordinating with the OMSI Master Plan.

BASE ZONE

The City of Portland's **Central Employment (EX) zone** allows a full range of high density commercial, light industrial, institutional, and residential uses. **Colleges are allowed as a primary use in the EX zone.** The development standards in the base zone are generally overwritten by the development standards in the Central City Plan district (see below).

Figure 24: Vicinity/Zoning Map -CPWTC (Portland)



OVERLAYS

The **Design (d) overlay zone** promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. This is achieved through the creation of design districts and applying the Design overlay zone as part of community planning projects, development of design guidelines for each district, and by requiring design review or compliance with the Community Design Standards. In addition, design review or compliance with the Community Design Standards ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

PLAN DISTRICT

The site is in the **Central City Plan District - Central Eastside Subdistrict**. The Central City Plan District overrides the base zone standards in some cases and establishes additional standards.

DEVELOPMENT STANDARDS

- FAR: 2:1 (per Map 510-2)
- Max Height: 100 feet (per Map 510-3); bonus height 250 feet (per Map 510-4)
- Residential use requires a Central City Master Plan (per Map 510-6)
- Ground Floor Active Use Areas required on Water Street frontage (per Map 510-9)
- Retail Sales and Services Limited area (per Map 510-12)
- Required Central City Master Plan Area #5 (Per Map 510-19)
- For residential uses noise insulation is required in order to protect homes located near industrial areas from potential noise impacts generated by industrial operations. The noise insulation standard applies in the EX zone to sites that have a lot line that abuts or is across the street from an IG1 zone.

PORTLAND METROPOLITAN WORKFORCE TRAINING CENTER (PMWTC)

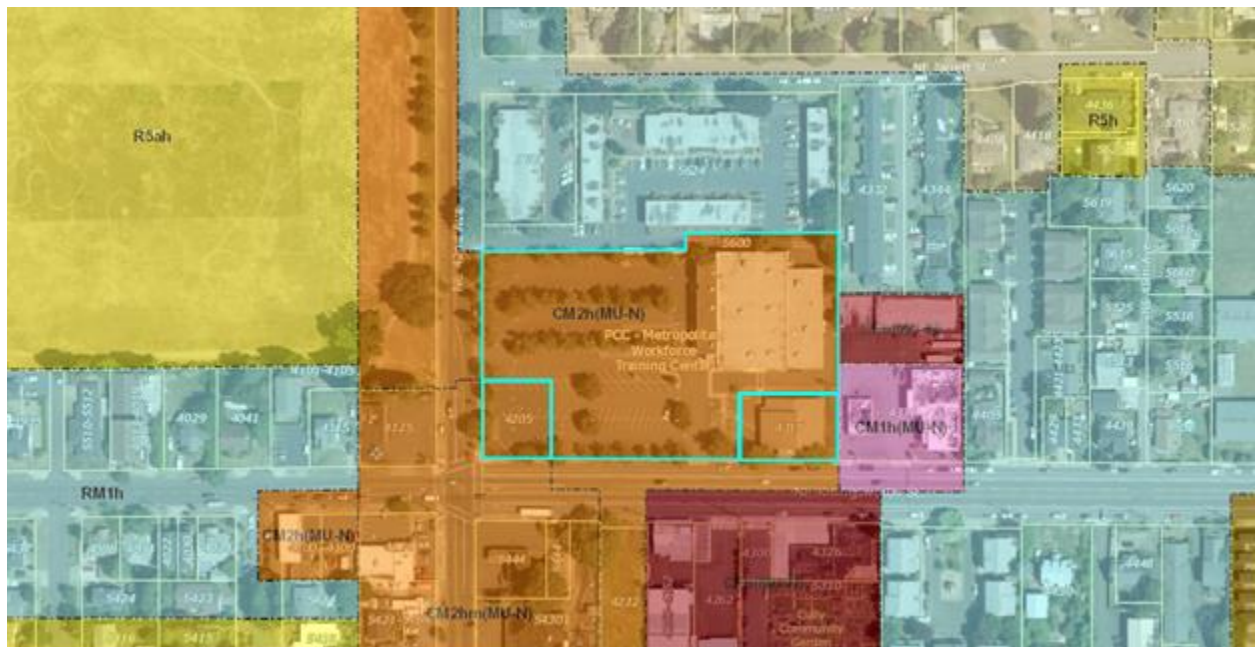
Address:	5600 NE 42 nd Ave, Portland
Tax Lot(s)	1N2E18CC -07600 (2.46) 1N2E18CC -07700 (0.21) 1N2E18CC -07800 (0.25)
Area	2.92 acres
Land Use History	2020-148529-000-00-EA (Pre-Application Conference, 6/1/2020)

Comment: Portland Metro Center project is currently underway and will likely result in a complete idea for the entire facility for the next 50 years, independent of this planning project. In August 2020, PCC had a Pre-Application Conference with the City of Portland to discuss the redevelopment of the PCC Metropolitan Workforce Training Center (Metro Center) on the west side of the site and development of new affordable multi-family housing on the east side of site.

BASE ZONE

The **Commercial Mixed Use 2 (CM2)** zone is a medium-scale, commercial mixed use zone intended for sites in a variety of centers and corridors, in other mixed use areas that are well served by frequent transit, or within larger areas zoned for multi-dwelling development. Buildings in this zone are generally expected to be up to four stories, except in locations where bonuses allow up to five stories. **Colleges are allowed as a primary use in the CM2 zone.**

Figure 25: Vicinity/Zoning Map – PMWTC (Portland)



OVERLAY

The **Aircraft Landing (h) overlay zone** provides safer operating conditions for aircraft in the vicinity of Portland International Airport by limiting the height of structures and vegetation.

The southwester portion of the site is designated with the **Centers Main Street (m) overlay zone**. The m overlay requires development to be oriented towards the street and feature pedestrian friendly designs.

DEVELOPMENT STANDARDS

- **Floor Area Ratio:** 2.5:1, increasing to 4:1 with bonus provisions
- **Maximum Building Coverage:** 85% (Eastern Pattern Area, Map 130-2)
- **Minimum Landscape Area:** 15%

OVERLAYS

The **Prime Industrial (k) overlay zone** limits new parks, open areas, and commercial outdoor recreation; prohibits self-service storage and major event entertainment uses; and prohibits future quasi-judicial Comprehensive Plan Map amendments. This overlay preserves Portland's limited supply of prime industrial land for industrial use.

DEVELOPMENT STANDARDS

- Floor Area Ratio: No limit
- Maximum Building Coverage: 85% of site area
- Minimum Landscape Area: 15%

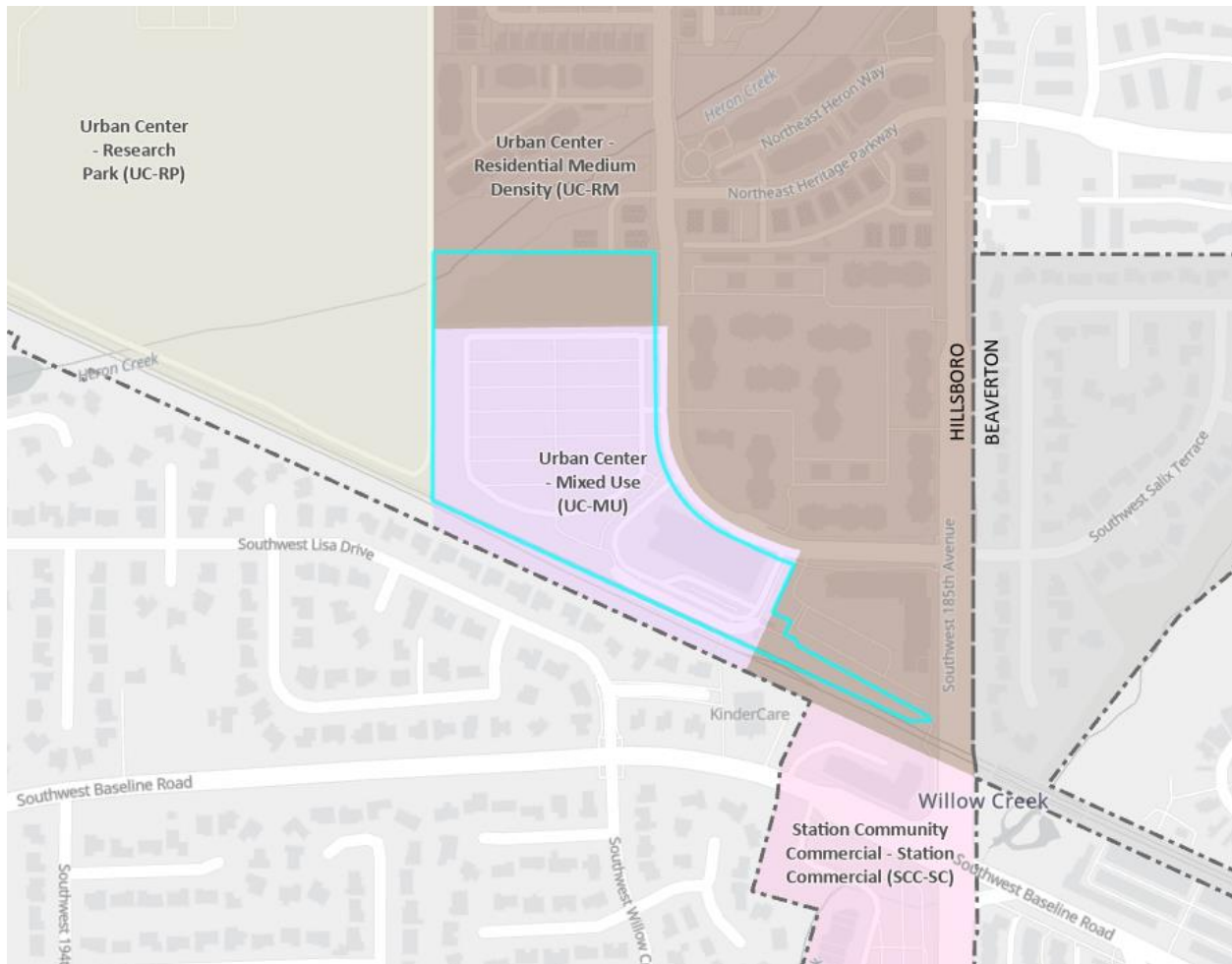
WILLOW CREEK CENTER

Address:	241 SW Edgeway Dr, Hillsboro
Tax Lot(s)	1S201AA03500 (12.17)
Area	12.17 acres
Land Use History	DR-026-16 (Type II DR)

ZONING

The property, which is within the City of Hillsboro, is split-zoned, with the southern portion fronting on the MAX rail line zoned **Urban Center - Mixed-Use Urban Density (UC-MU)** and the northern portion zoned **Urban Center - Residential Medium Density (UC-RM)**. The “flag” portion of the lot adjacent to the MAX rail line is also zoned UC-RM. The UC-MU zone is intended to provide opportunities for a range of medium to high density Housing Types (townhomes, apartments and condominiums) with an urban character, constructed at or near the street frontage and sidewalk. The UC-RM zone is intended to provide opportunities for a mix of townhouses, condominiums, apartments and other multi-family dwellings within the Amberglen area and other appropriate areas. **Colleges and universities are permitted with Conditional Use approval and subject to additional standards in the UC-MU zone. They are not permitted in the UC-RM zone.**

Figure 27: Vicinity/Zoning Map – Willow Creek Center (Hillsboro)



DEVELOPMENT STANDARDS

- **Floor Area Ratio:** 1:1 minimum, no maximum
- **Maximum Building Coverage:** None for first 90 feet, 105 feet and above subject to 35%
- **Minimum Landscape Area:** Varies, subject to Amberglen Plan District Standards

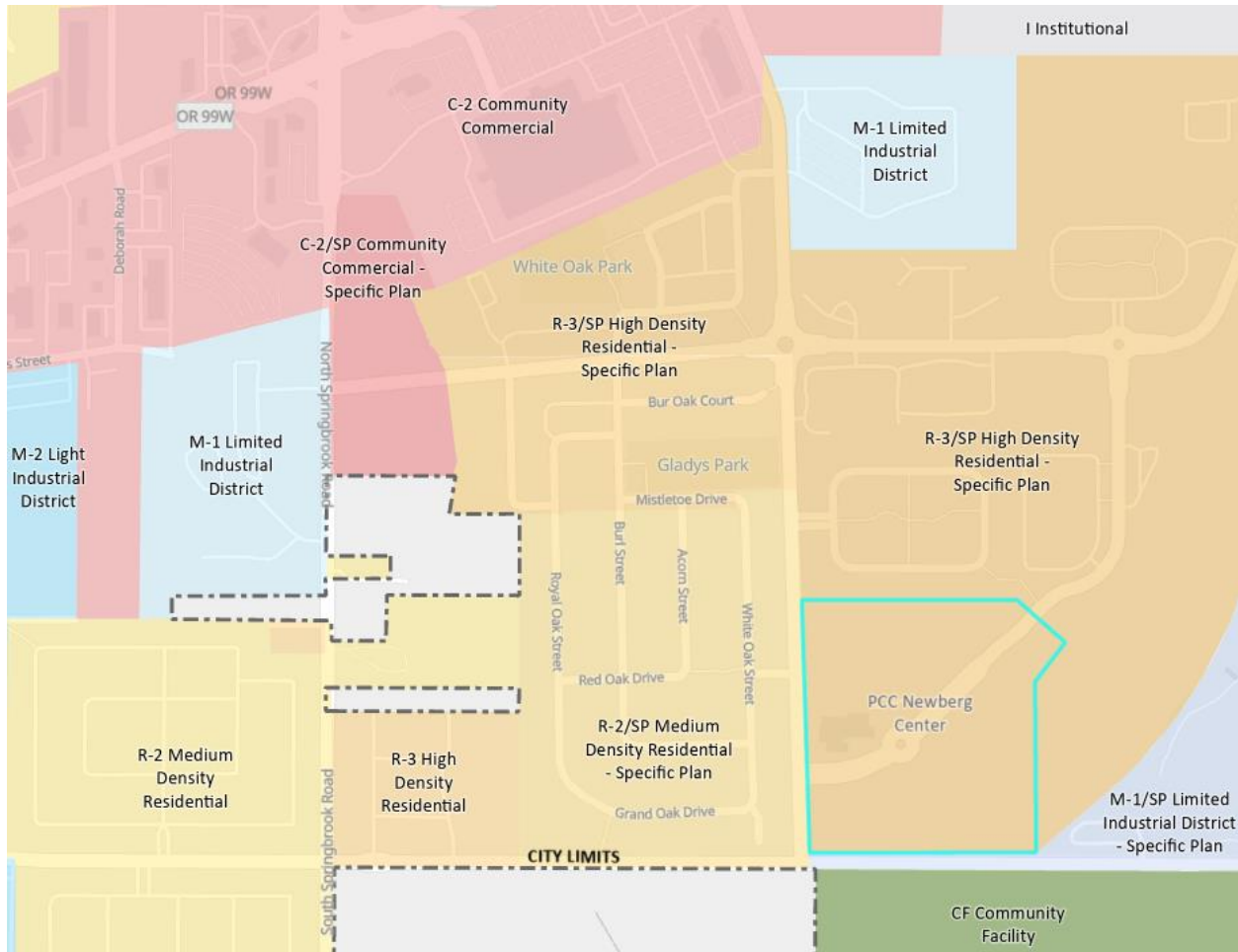
NEWBERG CENTER

Address:	135 Werth Blvd, Newberg
Tax Lot(s)	R3221 06500 (14.21)
Area	14.2 acres
Land Use History	DR2-10-008 (Type 2 DR, new const.)

ZONING

The **Residential-Professional (RP) District** provides for a desirable mixing of residential land uses with medical and local business office uses in possible close proximity to adjacent residential areas. The office building and parking coverage, traffic generation, open space and other external factors are intended to be compatible with the residential uses permitted. **Colleges are a permitted use in the RP zone district.**

Figure 28: Vicinity/Zoning Map - Newberg Center (Newberg)



SUBDISTRICT

The purpose of the **Specific Plan (SP) subdistrict** is to allow the development and approval of specific plans in the city. A specific plan is a master plan applied to one or more parcels in order to coordinate and direct development in terms of transportation, utilities, open space, and land use. The purpose is also to streamline the development process and encourage development according to the specific plan. Specific plans are intended to promote coordinated planning concepts and pedestrian-oriented mixed use development. This property is located in the Springbrook Oaks Specific Plan area.

DEVELOPMENT STANDARDS

- Floor Area Ratio: N/A
- Maximum Building Coverage: None
- Minimum Landscape Area: 15%

Comment: Hennebery Eddy Architects prepared a Newberg Center Master Plan for PCC in 2010 which describes future expansion opportunities.

COLUMBIA COUNTY / OREGON MANUFACTURING INNOVATION TRAINING CENTER

Address:	3701 Charles T. Parker Way, Scappoose
Tax Lot(s)	3201-D0-00605 (10.45)
Area	10.45 acres
Land Use History	CU1-19 (CU approval for new const. and site imp.) ANX1-17/ZC1-17 (Annexation and zone change)

NOTE: Scappoose/Columbia County is under construction, so there may not be further construction there in the next 5-10 years.

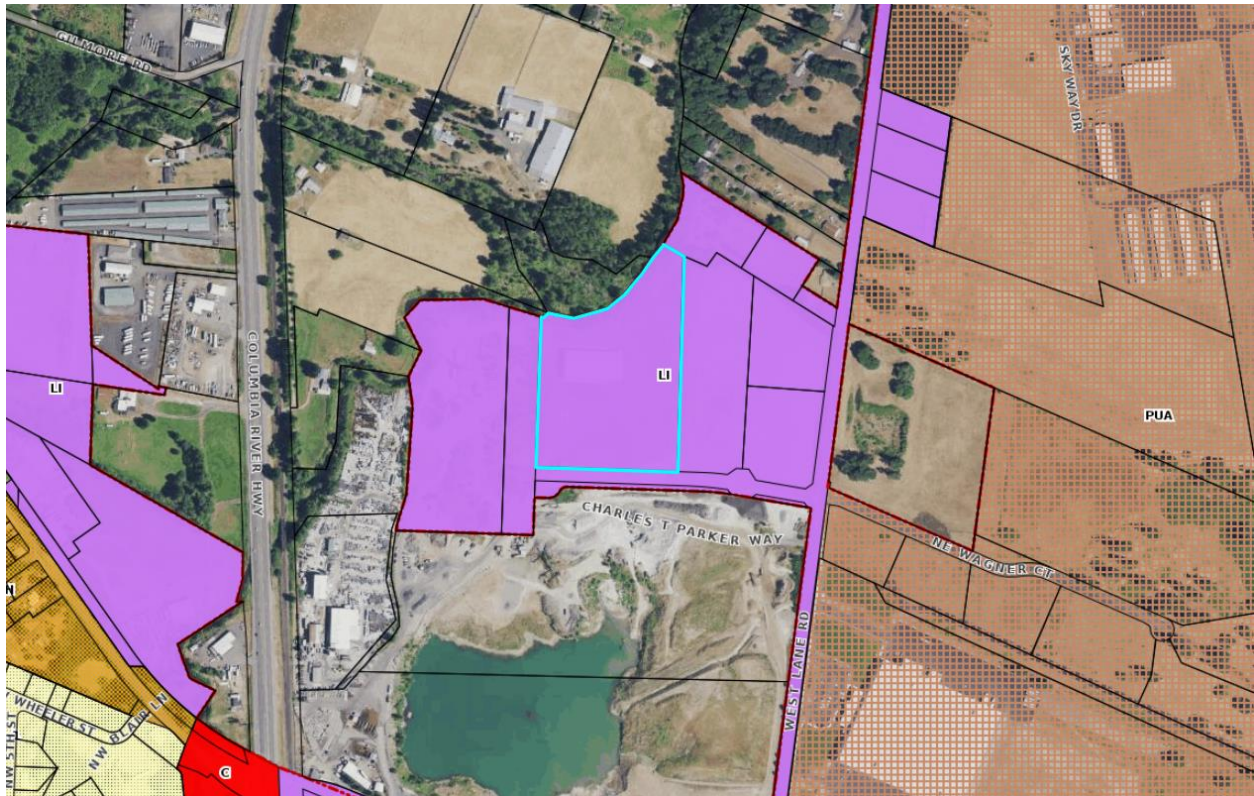
ZONING

The site is within the City of Scappoose. The purpose of the City's **Light Industrial (LI) zone** is to provide appropriate locations for industrial use, including light manufacturing and related activities with few, if any, nuisance characteristics such as noise, glare, and smoke; to permit manufacturing, processing, assembling, packaging, or treatment of produce or products from previously prepared materials; and to provide a wide variety of sites with good highway or rail access. **Colleges may be permitted in the LI zone subject to site development review; they are not permitted outright. Trade and commercial schools are permitted in the Columbia County Light Industrial land use designation.**

Figure 29: Vicinity Map - Columbia County / Oregon Manufacturing Innovation Training Center (Scappoose)



Figure 30: Zoning Map - Columbia County / Oregon Manufacturing Innovation Training Center (Scappoose)



DEVELOPMENT STANDARDS

- Floor Area Ratio: N/A
- Maximum Building Coverage: N/A
- Minimum Landscape Area: N/A