Chapter 2

Boundaries of the Use
II. BOUNDARIES OF THE USE – PCC 33.820.070.A.

The current boundaries of the University of Portland campus are shown on Figure 1. The boundary encompasses 108 acres and is bounded on the northeast by Willamette Blvd., on the west by Monteith, on the southwest by the rim of the bluff and Block 38 and on the southeast by the railroad right-of-way and the Willamette River.

Several important property acquisitions have occurred since the last master plan. In December of 2008, the University of Portland made an historic acquisition of the 35-acre property known as Triangle Park along the Willamette River and contiguous to the southwest and southeast boundary of the existing campus. The sole purpose of this acquisition was to include the property within the campus boundaries and develop the property for University use. This property acquisition was preceded by a City Council approval of a zone change and comprehensive plan map amendment that rezoned the property from Heavy Industrial to General Employment. The objective of that zone change was to permit University uses on the new 35-acre campus expansion area.

In addition to this important acquisition, since 2000 the University also acquired 10 residential properties and one vacant land parcel located within or near its university village area. The location of these properties is shown on Figure 2.
Four of these new properties are located on the west side of Willamette Blvd. between N. Portsmouth and N. McKenna while three of the properties are at or near the proposed new western boundary of the campus. The addition of these properties allows the university to propose a more logical and straightforward boundary line on the proposed new eastern and western edges of the campus. If approved, the proposed new boundary will include three residential properties not owned by the University. The owner of one of those properties, has consented to its inclusion in the boundary. Pursuant to PCC 33.820.020.C, the boundary is permitted to include these lands and the master plan will have no effect on these lands until they are owned or controlled by the University, if ever. Two other properties not owned by the University were not originally included in the boundary. The University has now included these property owners in the boundary based on the conditions proposed in Chapter 4 Proposed Uses. The newly included properties are shown below in Figure 3.

Lastly, the McCormick and Baxter (“M&B”) Superfund site is located immediately adjacent to the western property line of the 35-acre Triangle Park property. The McCormick and Baxter property is a 45-acre parcel of land which borders the Triangle Park property to the west, along the Willamette river waterfront. Once the site of a creosote plant, the property has been under remediation as a Superfund site by the EPA since 1994, and is declared a Brownfield site by the DEQ.
Since 1994, extensive cleanup efforts have been made by both the DEQ and EPA to remedy the groundwater and soil pollution, including removal of polluted soil and pilings, creosote extraction, installation of fresh soil and a sediment cap to prevent further seepage into the Willamette River.

The re-use analysis for M&B includes a recommendation for open space and recreational pursuits. Because of its proximity to the University and the opportunity to re-use this Brownfield site in the future for recreational and similar uses, the University foresees the potential to build and use athletic fields and similar developments on the M&B site. This may or may not also include a future acquisition of M&B by the University. Pursuant to PCC 33.820.020, the University will not be permitted to use M&B for campus functions on an abutting site until that site is included in its master plan boundary. Further, under PCC 33.820.020.C, the master plan may “encompass lands not presently controlled by the use” and the “plan will not take effect for those lands until they are under the control of the applicant.”

Accordingly, the University views its use of M&B, whether or not it ever owns M&B, as a possible future use under PCC 33.820.020.B. It also recognizes that it will not be permitted to use M&B unless the property is within the master plan boundaries. Any plan provisions that apply to M&B will not take effect or have any impact on the M&B land until such time as those lands are in the control of the University and appropriately zoned. Thus, the University proposes a condition of approval that approves the inclusion of M&B within the master plan boundary but shall not be effective on the M&B site until such time as the M&B site is rezoned to permit University uses.