Chapter 4

Proposed Uses
IV. PROPOSED USES AND DESIGN AND DEVELOPMENT STANDARDS – PCC 33.820.070.C AND E.

The University of Portland is proposing a new master plan that derives from the successful history of each previous master plan or master plan amendment. The uses requested under this master plan are a continuation of the type of institutional uses currently developed on campus.

Introduction

The new master plan does not propose to specifically identify building or field locations or sizes. Consider the difficulty of identifying in 2012 the exact size and location of a new nursing building that is not funded until 2022; or the difficulty of predicting the program or use mix in a building in perpetuity. This inability to project the exact size and location of buildings and programs has required the University to submit multiple Type III amendments to its past master plans well before the expiration date of those master plans. This new proposed master plan instead regulates the mass and design of each new building on campus, regardless of its ultimate location rather than trying to project the exact footprint and program for that building 10 years hence.

To regulate building envelopes, the University proposes in this master plan a combination of height, floor area ratio, building coverage and design standards that ensure the continued quality and compatibility of campus development with the surrounding neighborhood.

Each new building on campus will be subject to the building permit review process at the City of Portland Bureau of Development Services. The BDS staff will review the building proposed against the master plan criteria for that building including its proposed FAR, the total FAR of campus development, building height based on its location on the campus, building coverage and compliance with all of the applicable development standards.

“The texture, coursing, and brick patterns all complement one another in the service of creating a unified whole. The result is a complete, finished little jewel.”

Wrote Randy Nishimura, Juror for the Hammurabi Awards, of the Bell Tower-Winner of Award of Excellence
Floor Area Ratio (FAR)

A Floor Area Ratio is the amount of site area compared to the amount of building area, expressed in square feet. The current master plan allows for a campus-wide FAR of .36:1. That means for every one square foot of campus land, about 1/3 of that one square foot is developed with buildings. This represents a low density FAR. As a comparison, a 2,000 square foot house on a 5,000 square foot lot represents a .4:1 FAR, greater than the current overall permitted density of the present University campus.

The current campus is split-zoned: R-2 east of Portsmouth and R-5 west of Portsmouth. The code permits an FAR of .5:1 in the R-5 zone and 2:1 in the R-2 zone. Figure 10 shows the location of the code-permitted FAR zones on the current UP campus. On the river campus, the EG2 zone permits a 3:1 FAR and the IH zone has no FAR limit.

EXISTING FAR ZONES

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Figure 10 (See enlarged Figure in Appendix)
The University proposes to continue to observe low density FAR campus-wide and proposes FAR zones that are below the code allowed maximum. The University proposes a maximum FAR of .36:1 campus-wide, excluding the McCormick and Baxter area and a maximum FAR of .18:1 on the McCormick and Baxter site.

The campus will expand in site area by 35 acres or 1,524,600 square feet. The current campus site area is 4,695,770, for a total site area of 6,220,370 square feet after expansion. At a .36:1 FAR the amount of permitted building area would be 2,239,333 square feet. Today, the campus is developed with 1.3 million square feet of buildings and facilities, leaving a growth potential of 939,333 square feet at a .36:1 FAR.

With the 45-acre M&B site, the overall square footage of the new campus would be 8,180,930 square feet. However, it is expected that if the M&B site comes under the control or ownership of UP, the site would be re-used primarily for the purpose of open space and recreation. It is anticipated that a lower FAR would be required on that site to permit limited facilities associated with recreational uses such as bathroom facilities, shower or locker rooms and the like. As a result, this master plan proposes a lower FAR on the M&B site of .18:1, or half that of the remaining areas of campus.

The FAR proposed for the campus is well below the 2:1 and .5:1 maximums permitted by the code in the R2 and R5 zones. Further, the EG2 zone on the river permits a 3:1 FAR, while there is no limit on the IH zone FAR. The proposed FAR limits are also well below these permitted maximums.
Height and Setbacks. The primary development standards for institutional uses in residential zones are found in Tables 110-5 and 120-5 of Portland City Code 33.110, reproduced below.

<table>
<thead>
<tr>
<th>Table 110-5</th>
<th>Institutional Development Standards [1]</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Site Area for New Uses</td>
<td>10,000 sq. ft.</td>
</tr>
<tr>
<td>Maximum Floor Area Ratio [2]</td>
<td>0.5 to 1</td>
</tr>
<tr>
<td>Minimum Building Setbacks [2]</td>
<td>1 ft. back for every 2 ft. of bldg. height, but in no case less than 15 ft.</td>
</tr>
<tr>
<td>Maximum Building Setback Transit Street or Pedestrian District</td>
<td>20 ft. or per CU/IMP review</td>
</tr>
<tr>
<td>Maximum Building Coverage [2]</td>
<td>50% of site area</td>
</tr>
<tr>
<td>Minimum Landscaped Area [2,4]</td>
<td>25% of site area to the L1 standard</td>
</tr>
<tr>
<td>Buffering from Abutting Residential Zone [5]</td>
<td>15 ft. to L3 standard</td>
</tr>
<tr>
<td>Buffering Across a Street from a Residential Zone [5]</td>
<td>15 ft. to L1 standard</td>
</tr>
<tr>
<td>Parking and Loading</td>
<td>See Chapter 33.266, Parking and Loading</td>
</tr>
<tr>
<td>Signs</td>
<td>See Title 32, Signs and Related Regulations</td>
</tr>
</tbody>
</table>

Notes:

[1] The standards of this table are minimums or maximums as indicated. Compliance with the conditional use approval criteria might preclude development to the maximum intensity permitted by these standards.

[2] For campus-type developments, the entire campus is treated as one site. Setbacks are only measured from the perimeter of the site. The setbacks in this table only supersede the setbacks required in Table 110-3. The normal regulations for projections into setbacks and for detached accessory structures still apply.

[3] Towers and spires with a footprint of 200 square feet or less may exceed the height limit, but still must meet the setback standard. All rooftop mechanical equipment must be set back at least 15 feet from all roof edges that are parallel to street lot lines. Elevator mechanical equipment may extend up to 16 feet above the height limit. Other rooftop mechanical equipment that cumulatively covers no more than 10 percent of the roof area may extend 10 feet above the height limit.

[4] Any required landscaping, such as for required setbacks or parking lots, applies towards the landscaped area standard.

[5] Surface parking lots are subject to the parking lot setback and landscaping standards stated in Chapter 33.266, Parking and Loading.

[6] Setbacks for structures that are accessory to recreational fields for organized sports on a school, school site, or in a park, are stated in Chapter 33.279, Recreational Fields for Organized Sports.
Notes:
[1] The standards of this table are minimums or maximums as indicated. Compliance with the conditional use approval criteria might preclude development to the maximum intensity permitted by these standards.

[2] For campus-type developments, the entire campus is treated as one site. Setbacks are only measured from the perimeter of the site. The setbacks in this table only supersede the setbacks required in Table 120-3. The normal regulations for projections into setbacks and for detached accessory structures still apply.

[3] Towers and spires with a footprint of 200 square feet or less may exceed the height limit, but still must meet the setback standard.

[4] Any required landscaping, such as for required setbacks or parking lots, applies towards the landscaped area standard.

[5] Surface parking lots are subject to the parking lot setback and landscaping standards stated in Chapter 33.266, Parking and Loading.

The institutional development standards for the EG2 and IH zones are found at Table 140-3.

University development will conform with each of these development standards, excepting only one related to maximum height and one related to minimum setbacks. The campus east of Portsmouth zoned R2 has a code-allowed height limit of 75 feet. The campus west of Portsmouth, zoned R5 has a code-allowed height limit of 50 feet. There are further height restrictions in one subarea on campus. Under the current master plan, within 100 feet of Willamette Blvd., the campus height is 40 feet. The current code does not contain this 40-foot height restriction within 100-feet of Willamette Blvd.
The University proposes an adjustment to these height limitations, while maintaining neighborhood compatibility. The adjustment is limited to the area west of Portsmouth in the R5 zone on Blocks 31, 32, 33, 34, 35, and 37. The height limits proposed under this master plan are illustrated on Figure 12.

**Figure 12** (See enlarged Figure in Appendix)

### The Streetscape Zone

First, the University recognizes the historic value and neighborhood aesthetic that is forwarded by the open landscaped feel of the campus along Willamette Blvd. This area is indicated on Figure 12 as the Streetscape Zone. This area is currently landscaped with upright trees, grassy fields and a landscaped buffer. The current master plan allows for development in this area up to 40 feet in height. The University proposes to place this area in the amended Streetscape Zone and prohibit building development in that zone. This protection will ensure that this area of campus will be maintained as a landscaped entry and amenity sitting directly on Willamette Blvd.
Willamette Frontage Zone

The Willamette Frontage Zone is shown on Figure 12. All of the blocks shown in pink on Figure 12, request a height of 50 feet in compliance with the height allowed under Table 110-5 of the PCC. The University does not require any adjustment to this code prescribed height limitation.

The Willamette Frontage Zone is the northernmost edge of the University. Across the 100 foot right-of-way is the residential neighborhood of UPNA. The University therefore desires to locate residential-like uses on this northern buffer on Blocks 28, 29, and 30 in order to complement the existing residential uses in the community.
Proposed Uses

The cross sections in Figure 13 illustrate how this 50 foot height is compatible with the 30 foot height maximum across Willamette Blvd. The 50 foot height on Blocks 28, 29, and 30 is separated from the east side of Willamette by a 100 foot right of way, representing a height change of about .2 feet for every linear foot of right of way. The 75 foot height limit shown on Figure 13 will be far removed, as it is today, from the residential uses on the east side of Willamette Blvd. The linear distance between the single family residences and any building of 75 feet will be 373 feet or nearly 2 city blocks.

The University is also aware that there are other retail uses in the larger community, particularly along Lombard Street, that must continue to thrive and even grow. The University would like to supplement rather than detract from these important uses. Thus, while retail uses were originally proposed on the ground floor of these Willamette Frontage Zone uses, that request has been withdrawn. The University now proposes only small scale office uses in the ground floor limited to ancillary office uses. These considerations will ensure small footprint neighborhood or campus serving office uses at a scale that will complement the larger community.

WILLAMETTE FRONTAGE ZONE CONCEPT IMAGES

Chiles Center Zone

Any floor area increases or exterior improvement areas (excepting pedestrian circulation, fences or handicap access ramps) in excess of 1,500 square feet within the Chiles Center Zone will require a Type II Conditional Use Review. The approval criteria will be limited to Sections 33.815.105.A.2 and 33.815.105.B.2 or B.3.
**Blocks 30 and 31.** The University proposes a 50-foot height limit on Blocks 30 and 31. There are 2 private residences on Block 30 directly north of Block 31. Those residents have requested that the University re-examine the earlier proposed 75-foot height on Block 31 to determine if that height could be reduced to be more compatible with the only single family residences within this area of the inner campus. In response to this request, the University asked the architectural team to evaluate Blocks 30 and 31 specifically to determine if a height decrease could be recommended. As shown in Figure 15, the University now proposes to reduce the height on Block 31 from the earlier proposed 75 feet to 50 feet and extend this 50 foot maximum on to Block 30 as well, which is the otherwise allowed height in the R-5 zone for institutional uses. This height reduction will be far more compatible with the private residences within this section of the inner campus. At such time as the University owns all of the properties on Block 30, the University proposes to increase this height on Block 31 to 75 feet (see Chapter 9 Legal Findings).

Through this master plan, the University aspires to increase opportunities for on-campus housing. Today, there are 1,860 beds on campus for 3,190 full-time undergraduate students; allowing 58% of all students coming to the University to live on campus. The University would like to accommodate at least 75% of the full time undergraduates within residences on campus. Increasing campus residency will have several positive outcomes: this housing will reduce vehicle trips to the campus and reduce the number of cars parked in the neighborhood by renters. By planning opportunities for additional on-campus housing that is compatible with the surrounding neighborhood, the University aims to enhance its presence on the bluff while protecting neighborhood livability.
The University’s design team has evaluated the type of townhouse like development that could be accommodated on Blocks 28, 29 and 30 and has concluded that a height of 50 feet is needed to provide opportunities for increasing on-campus housing. The 50 foot height will ensure that such a development could occur and would permit architectural elements such as pitched roofs that are compatible with the character of the surrounding area. The 50 foot height would allow the introduction of front porches or patios and small office space to serve the University uses in the building and nearby.

The 75-foot height limit is reserved to Blocks 32-38. These blocks are completely internal to the University campus and wholly owned by the University. Even though these blocks are internal to the campus with no residential edge they are currently zoned R5 instead of R2 like the balance of the campus north of Portsmouth Avenue and therefore carry a code allowed height limitation of 50 feet. This master plan requests a height limitation of 75 feet for these internal Blocks 32-38 and for the balance of the campus outside of the Willamette Frontage and Streetscape Zones. For all areas east of Portsmouth, the code permits this 75 foot height. For Blocks 32-38 this 75 foot height requires an adjustment. However, these blocks are at least 373 feet from the homes across Willamette Blvd and separated from those homes by a right of way and at least one block of other University uses of lower height. The adjustment approval criteria for this request are addressed in Chapter 9, Legal Findings.

Lastly, the code does not have a height limit for properties along the river in the EG2 zone. Thus, the proposed 75 foot height complies with the EG2 height regulations. The IH zone on the M&B site also has no height limit. The University recognizes that while parks and open areas are allowed uses in IH1, colleges are not. If the University comes into ownership of M&B, the University or the City will need to amend the zone to EG2 before commencing development on the M&B site.
Setbacks

The University proposes a zero lot line setback along Willamette Blvd. As mentioned above, Willamette Blvd. is a 100 foot right of way. The right of way currently extends well beyond the edge of pavement and the edge of sidewalk. In fact, there is a 29 foot distance between the back of the existing sidewalk and the edge of the right of way. That existing setback is illustrated in Figure 16. Thus, even with a zero lot line along Willamette Blvd., the development will still be setback 22 feet from the outer edge of the sidewalk. The adjustment criteria for this request are addressed in Chapter 9, Legal Findings.

WILLAMETTE BOULEVARD SETBACK

Figure 16 (See enlarged Figure in Appendix)
**Building Coverage.** The allowed building coverage in the R2 zone for institutional uses is 70% and 50% in the R5 zone. The allowed building coverage in the EG2 zone is 85% and 100% in the IH zone. The University proposes to comply with all of these standards. The maximum building coverage on the River Campus is 70%.

**Design and Development Standards.** The University proposes to retain and enhance its current design and development standards. The design and development standards are detailed in Exhibit 2 and are summarily described here.

The primary purpose of the design and development standards is two-fold: (1) continue to encourage a high quality of design throughout the campus development; and (2) prescriptively regulate the design of the borders of the campus to ensure compatibility between campus development and the surrounding neighborhood.

**Willamette Frontage Zone Design Standards**

The University envisions residential uses along Willamette Blvd. west of Portsmouth Avenue and on the eastern edge of its Willamette Frontage. It will be important that these residential uses be compatible with the residential uses across the 100 foot right of way of Willamette Blvd. Both of these areas are shown on Figure 15 as the Willamette Frontage Zone. Special design and development standards will apply to the uses within the Willamette Frontage Zone. Those standards are contained in Exhibit 2 and will apply to all development in the Willamette Frontage Zone that is within 100 feet of Willamette Blvd. or Willamette Lane.

In particular, UPNA neighbors requested that the front entries to the future units on Willamette Blvd. allow for eyes on the street and a street presence. Thus, the design and development standards require that University buildings along Willamette Blvd. in the Willamette Frontage Zone be visually compatible with the existing residential character of the street while accommodating University uses. Residential exterior finish materials such as wood shingles and wood clapboard siding are required. Small scale façade articulation, such as bay windows, are required. The stories above the ground floor shall utilize residential style windows, either casement or double hung. The full text of the Willamette Frontage Design Standards can be found in Exhibit 2.
These objective design standards will be reviewed by City of Portland staff at the time of building permit review to ensure University compliance with the neighborhood compatibility standards.

**Internal Campus Design Guidelines**
The balance of the campus will be designed consistent with the Internal Campus Design Guidelines. The guidelines are not approval criteria for any internal campus building. Rather, they are shared here as a means of documenting the University’s continued commitment to high quality design.

The overall objective of the Internal Campus Design Guidelines design is to:

- Reinforce UP’s unique “sense of place” as one of Portland’s premier educational institutions and unique asset within the University Park Neighborhood.

- As it develops, fully integrate the Triangle Park property into the UP campus by using unifying architectural, landscaping and urban design elements.

- Protect the natural character of the site while providing development which is adequate to meet the University’s academic, religious, social and athletic missions.

- Promote and reinforce the pedestrian character of the campus.

- Promote conscientious design and material selection which is the first step towards controlling the generation of landfill waste both during the construction process and the overall maintenance life of a building.

- The primary goal for the materials standards is to promote durability, ease of maintenance and aesthetic appeal. These standards have been developed based on materials with a proven ability to meet these programmatic, maintenance and aesthetic performance goals for the University of Portland.

The specific architectural objectives are to:

- Create a built environment on the campus which is well designed, durable and functional.

- Design the built environment to facilitate the highest degree of intellectual and social interaction, in keeping with the University’s mission.

- Control the design, scale and location of new buildings on the campus to minimize impacts on the surrounding neighborhood and existing quadrangles, bluff edge and intramural areas.

- New buildings should consider the particular characteristics of topography, drainage, views, existing vegetation/landscaping and neighboring buildings to ensure compatibility with previous planning efforts for the campus.

- New development should also consider the relationship of buildings to streets as well as major pedestrian quads.
Buildings shall be designed to complement the natural setting and existing built environment. Exterior building materials and finishes shall convey an impression of permanence and durability. Use of materials such as wood, masonry, architectural concrete, stone, terra cotta, tile and metal shall be encouraged. Brick, when employed on new, freestanding buildings shall be Flemish bond. Brick, when employed on new structures which are additions to existing buildings, can match the existing bond pattern of the building or shall employ Flemish bond.

Facades of buildings which face public rights-of-way and private pedestrian walkways shall promote a welcoming pedestrian scale and orientation. Specifically:

a. Facades shall be varied and articulated to provide visual interest to pedestrians.

b. Buildings shall incorporate such features as entry alcoves, roofs, patios, porticoes and/or awnings to provide pedestrian protection from the rain and sun.

c. Special attention shall be given to designing the primary building entrance which is both attractive and functional. The primary entrance is defined as a principal entry through which people enter the building. Primary entrances shall be clearly visible from public rights-of-way, visitor parking areas and major pedestrian walkways, and incorporate changes in mass, surface, and/or finish to give the entrance the proper emphasis. All building entrances and exits shall be well lit with a minimum lighting level of 2 foot candles.

d. Ground-floor windows shall be considered at public entrances where they can reveal lobbies, display areas and other publicly-accessible activities.

e. On facades of the building facing public or private walkways, ground-floor windows are also encouraged although it is recognized that their size, location, type of glazing and spacing may also be dictated by requirements for functionality, security, safety and energy conservation. In addition to windows, this can be accomplished through use of horizontal architectural elements including decorative trim; alternative bands of different building materials; and bays, recesses and balconies.

These University Design and Development standards, among others shared in Exhibit 2, will continue to ensure that University uses will be designed on the edges with a residential character and will be consistent with the high quality architecture found on the balance of the campus.
Top of Bank

As part of the design and development standards, the University is also proposing to specifically locate the Top of Bank (“TOB”) for purposes of establishing the Greenway setback on the river campus. The City has concurred that the conditional use master plan is the appropriate document in these circumstances to establish the TOB.

The TOB is defined as “the first major change in the slope of the incline from the ordinary high water level of a water body. A major change is a change of ten degrees or more. If there is no major change within a distance of 50 feet from the ordinary high water level, then the top of bank will be the elevation 2 feet above the ordinary high water level.”

There is no temporal requirement embedded in this definition. Rather, the definition by its express terms defines the TOB by the character of the site and its slope. The definition also does not articulate how a TOB is documented once it is established. In the past, the City has established a TOB at a specific moment in time and either declared its location through a land use review, mapped that TOB line in the case of the South Waterfront Sub district of the Central City Plan District or adopted it through a quasi-judicial process.

Here the University has submitted a Type III conditional use master plan. That document is subject to a Type III quasi-judicial process and will result in a decision that will be recorded against the land and govern the University’s uses over the long term. That master plan will contain several figures and maps delineating FAR zones, height zones, special setback zones and other critical development entitlements.

Pursuant to PCC 33.820.070.E, Development Standards,

“The master plan may propose standards that will control development of the possible future uses that are in addition to or substitute for the base zone requirements and the requirements of Chapters 32.32 and 32.34 of the Sign Code. These may be such things as height limits, setbacks, FAR limits, landscaping requirements, parking requirements, sign programs, view corridors, or facade treatments. Standards more liberal than those of the code require adjustments. (Emphasis added).”

The code governing conditional use master plans specifically allows an institution to propose development standards, including standards related to setbacks, in the master plan. The TOB is critical to establishing the standards for Greenway setbacks on the river campus and thus, in conformance with this section, the University is proposing a TOB line as part of the design and development stands in this master plan submittal.

The location of the proposed TOB is more specifically discussed under Chapter 7, Greenway. There the master plan addresses the purpose statement for the Greenway setback and demonstrates how the proposed TOB continues to comply with that purpose statement.
**Special Events**

The University proposes to continue operating under its updated Special Events Management Plan ("SEMP") found in the Transportation Master Plan attached as Exhibit 4.

All events at the University of Portland will continue to require pre-registration with the Office of University Events. Events expected or likely to include 500 or more persons will be tracked within the registration system for subsequent reporting under the SEMP.

Under the amended SEMP the University will not schedule concurrent special events with an attendance over 1,500 persons each. Most importantly, the amended SEMP and this conditional use master plan propose conditions of approval that help the University continue to mitigate the impacts of special events. Because the impacts of special events relate to transportation and parking, the proposed special event conditions are fully discussed within Chapter 5, Transportation and Parking.

**Night Games.**

The City has previously approved 3 areas on campus for night games: Joe Etzel Field; Merlo Field; and the soccer practice pitch immediately east of the Merlo Field. All lights on these fields have been installed with the exception of needed additions to the Pru Pitch and the Varsity Grass Field ("VGF") and the night lights for Joe Etzel Field. Under this proposed master plan, the lighting approval for Joe Etzel Field will be transferred to the new location for the field on the river campus as illustrated on Figure 17.

![PROPOSED JOE ETZEL FIELD LOCATION](image-url)
Nothing in this master plan requires the University to re-locate the Joe Etzel Field to the river campus. However, if the field is re-located to the river campus, it must comply with all of the conditions of approval imposed under LU 12-166257 CU MS AD (HO 4120027) related to that re-location. Until such time as the Joe Etzel Field is re-located to the river campus, it will remain in use on the upper campus and may be remodeled on the same site. While lighting was approved for the upper campus field under the prior master plan, a new lighting plan will be required for the existing site prior to lighting installation on the upper campus site. The new lighting plan for the upper campus field will be subject to a Type II review.

The lighting plan for Joe Etzel Field as well as the announcer’s system will continue to conform to the standards for approval contained in the existing master plan. Moving Joe Etzel Field to the river campus will move the approved lighting and amplified announcements further away from the neighborhood.

Attached as Exhibit 1 is the location of the additional light standards on Pru Pitch and VGF as well as Joe Etzel Field. The updated Musco Report attached here demonstrates that the lighting of Joe Etzel Field will not exceed .33 at the west property line and .09 at the Willamette River. Up to 2 additional light standards will be located on the VGF and 2 additional standards on Pru Pitch next to the Main entrance drive, with a maximum of 30 foot candles each. Conditions of approval are proposed below at the end of this Chapter ensuring compliance with the noise and lighting standards imposed in the current master plan. All lighting conforms to the .5 foot candle level at the campus boundary.

Today, the master plan calls for a combined 32 night games at Merlo Field and Joe Etzel Field. This limitation was based largely on the location of both fields near the residential neighborhood to the north and west. With the campus boundary expansion, and the anticipated relocation of Joe Etzel Field, the University proposes to retain the 32 game limit for night games on the upper campus and establish a new limit of 50 night games for the Joe Etzel Field on the river campus. The new limit for Joe Etzel Field includes expected community use over the summer as well as the future possibility of hosting post-season play.
Students in the Neighborhood

During our meetings with the University Park Neighborhood Association and the public Open House on this Master Plan, we received questions about the role of the public safety office in monitoring the behavior of student residents in off-campus housing. This section addresses those questions and proposes additional policies to help better integrate students in the community.

Currently 1,860 of the 3,190 undergraduates live on campus, representing 58% of the full time undergraduate class. Through this, and past master plans, the University would like to significantly increase the campus residentiality percentage. With the FAR, height, building coverage, parking ratios, and the University’s design and development standards, this master plan encourages the development of additional student housing on campus with an overall goal of accommodating 75% of full time undergraduates in on-campus housing. This will in turn reduce the parking impacts in the neighborhood and reduce the SOV rate on campus. For those students who choose to live off-campus, the University maintains several safety and behavior policies.

Landlord Policies

Students who live in University-owned houses are required to sign a lease that contains several provisions relative to their behavior in the community. The lease prohibits the use of alcohol for underage students, prohibits violations of the City’s noise ordinance, requires the students to act as respectful and responsible members of a community, and perhaps most importantly, contains punitive provisions for breach of any of these lease provisions. The University is empowered to use a variety of enforcement tools from a warning for the first violation to expulsion for repeated violations.

Students at the University are reminded that they are in a community and thought of as adults and should act as though they are in their hometown. The existing house rules for living off-campus are enforced by the Office of Residential Life and the Office of Public Safety. Those rules are attached as Exhibit 3 and regulate the appearance and operation of all off-campus housing. The rules provide guidance on parking, garbage collection, patio and deck appearance and maintenance. In addition, the University employs a full time maintenance and landscape staff who maintain the homes as well as the exterior landscaping.

Some neighbors have asked for a forum for off-campus landlords. The University agrees with this suggestion and proposes a condition of approval that requires the Office of Public Safety to host a landlord forum within the fall semester of each new academic year which is open to members of the public, students and landlords to discuss expectations for student behavior and issues that may have arisen in the preceding year.
Public Safety Patrols

The University Office of Public Safety patrols off campus. The patrol area is defined as the area between N. Chautauqua, N. Ida, N. Willamette and N. Lombard. The University maintains a public safety staff of 10 full-time patrol officers to a current student population of 3,200 students. As a comparison, the FBI recommends a 2.4 to 3.5 ratio of police force per 1,000 residents and the City of Portland maintains a ratio of 1.6 police per 1,000 residents. UP meets or exceeds this public safety standard at 3.1 full-time officers per 1,000 students.

Specifically, if the Office of Public Safety receives a call regarding a neighborhood complaint or a parking problem the Office will proceed as follows:

1. Check the database to determine if the address is a home occupied by UP students.
2. Check to see if we have a history of complaints relating to that address.
3. Available officers will respond to and check the area.
4. If there is a problem noted they will make contact with the UP students and take the appropriate action. That may be as simple as admonishing them to be more quiet, shutting down the party, issuing citations or writing a report referring a student to our student conduct process.
5. If the situation is beyond the scope of what we can and should be handling we will request the assistance of the Portland Police Bureau and assist them as needed.

In the past, the University rarely finds the need to elevate the request to the Portland Police Bureau. Most of the responses fall into the first 4 categories: take the call, check the site history, respond to the site and take appropriate disciplinary action.
Profile of the UP Student

Lastly, it is important to describe the typical UP student in the context of this section, Students in the Neighborhood.

A total of 3,400 (undergraduate, graduate and off-campus) University of Portland students participated in some type of neighborhood service in the 2010-11 academic year, with more than 800 students serving at least 20 hours per semester. The total number of service hours by students in 2010-11 was approximately 163,891 (equivalent to 6,829 days, or 18 years and 8 months).

With this record of service, the University of Portland was one of two Oregon colleges named to the President’s Higher Education Community Service Honor Roll with Distinction.

This marks the fifth time the University has made the Honor Roll since its inception in 2006, and the first time it has made the Honor Roll with Distinction list.

The University’s award highlighted its diverse partnership with Roosevelt High School, the School of Nursing’s community health rotation curriculum and the annual literacy fair sponsored by the School of Education’s honor society Kappa Delta Phi.

University students, faculty, and staff annually participate in community service projects – primarily through the Moreau Center for Service and Leadership – such as tutoring in local schools, supporting services for people who are homeless, contributing to community gardens, planting trees, encouraging people with disabilities, and building homes with and for low-income families. Service-learning programs are also a vital part of the Moreau Center, including social justice immersions that focus on urban policy, food justice, border and immigration issues, migrant farm workers, Native Americans, and civil rights, as well as global service learning programs in Africa and Central America.

“The University of Portland was one of two Oregon colleges named to the President’s Higher Education Community Service Honor Roll with Distinction.”

“Open Meadow is grateful for our partnership with the University of Portland. The support we receive from student volunteers has been instrumental to our programs. Last year alone, approximately 50 UP students contributed more than 2000 hours of service to Open Meadow allowing us to meet the diverse needs of the 900+ students we serve.” – Andrew Mason, Executive Director, Open Meadow School
The University also sponsors an annual event in the fall called “Building Community: Serving to Learn” as part of its new student orientation program, featuring a half day of service in the Portland community for all first-year UP students. The event concludes with reflection on the meaning of their experiences and the importance of the University’s central tenets of teaching and learning, faith and formation, and service and leadership.

The students attending the University are generally young, 18 to 21 years of age and away from their homes and families, many for the first time in their lives. They act like University students in many ways but are unusually committed to serving their community and respecting their neighbors.

With the annual fall landlord forum and the continued presence of the Office of Public Safety, the University can assure that its students can be respectful off-campus residents and through their service, a valuable asset to the community at large.
Proposed Use Summary

In summary, the University of Portland proposes the following conditions of approval which reflect the uses proposed in this master plan:

1. The University shall not exceed a .36:1 FAR campus-wide, excluding the McCormick and Baxter Site and shall maintain a maximum FAR of .18:1 on the McCormick and Baxter site.

2. The University shall maintain a maximum height of 50 feet within Willamette Frontage Zone. Buildings are prohibited in the Streetscape Zone. The balance of the campus shall observe a maximum height of 75 feet with the exception of Block 31 which shall have a maximum height limit of 50 feet measured from the grade of N. Warren Street until such time as the University owns all of Block 30, when the permitted height on Block 31 shall be 75 feet as measured from the grade of Warren Street.

3. The University shall maintain a maximum building coverage of 50% in the R5 zone west of Portsmouth and 70% building coverage in the R2 zone east of Portsmouth and on the balance of the campus.

4. Uses permitted within the campus boundaries are limited to those uses listed in the master plan, including all uses and use types currently existing on campus.

5. Towers, spires or stadium light poles with a footprint of 200 square feet or less may exceed the height limitation but must comply with all setback standards.

6. All campus development within 100 feet of Willamette Blvd. or Willamette Lane in the Willamette Frontage Zone shall comply with the Willamette Frontage Zone Design Standards.

7. Annually, the maximum number of dates on which evening games may be played at Merlo Field is limited to 32; Joe Etzel Field is limited to 50. Evening games are those that end after 6:00 PM.

8. All venues using amplified sound will conform to the City’s noise ordinance.

9. Evening games (defined as those games starting after 6:00 PM) at Merlo Field must end by 9:30 PM, with stadium lights turned off by 10:30 PM. Stadium lighting must be switched to low setting between 9:30 PM and 10:30 PM. Evening games at Joe Etzel Field must end by 10:30 PM, with stadium lights turned off by 11:00 PM. Stadium lighting must be switched to low setting between 10:30 PM and 11:00 PM.

10. The use of the lights to illuminate the Pru Pitch and Varsity practice fields is subject to the following: (a) the lights may have a maximum illumination of 30 foot candles and be illuminated only during the hours of 4:30 PM to 10:30 PM; (b) no electronic amplification systems or devices may be used during practices on the soccer practice field; and (c) the illuminated fields may only be used by the University of Portland for University of Portland uses.

11. The Office of Public Safety shall host a landlord forum at least the time each academic year which is open to members of the public, students and landlords to discuss expectations for student behavior.