
DECISION OF THE HEARINGS OFFICER

I. GENERAL INFORMATION

File Number: LU 24-030450 CU (Hearings Office Number 4240013)

Applicant: Suzannah Stanley
Mackenzie
1515 SE Water Avenue, Suite 100
Portland, OR 97214

Property Owner: University of Oregon
Attn: Aaron Olsen
1295 Franklin Boulevard
Eugene, Oregon 97403

Hearings Officer: Marisha Childs

Portland Permitting & Development (PPD) Staff Representative: Amanda Rhoads

Site Address: 6615 NE 29th Avenue

Legal Description: BLOCK 27&55 TL 200, IRVINGTON PK; BLOCK 35 INC PT VAC ST & INC PT VAC ALLEY LOT 1&3&5&7&9&11, IRVINGTON PK; BLOCK 35 TL 8800, IRVINGTON PK; BLOCK 35 INC PT VAC ALLEY LOT 2&4&6&8&10&12&14&16&18&20&22&24&26, IRVINGTON PK; BLOCK 35 INC PT VAC ST LOT 40&42&44&46, IRVINGTON PK; BLOCK 56 LOT 9 LOT 10 EXC PT IN ST, IRVINGTON PK; BLOCK 68 LOT 10-18, IRVINGTON PK; BLOCK 69 LOT 5&6, IRVINGTON PK; BLOCK 69 LOT 7, IRVINGTON PK; BLOCK 69 LOT 8 INC 1/2 VAC NE HIGHLAND ST ADJ LOT 9, IRVINGTON PK; BLOCK 72 LOT 11, IRVINGTON PK; BLOCK 72 LOT 13, IRVINGTON PK; BLOCK A S 125' OF LOT 10, SUNDERLAND AC & PLAT 3; TL 100 6.95 ACRES, SECTION 13 1N 1E; LOT 1, PARTITION PLAT 2009-68

Tax Account Number: R421308390, R421312280, R421312320, R421312490, R421312680, R421321400, R421322800, R421322940, R421322980, R421323000, R421323600, R421323620, R809201150, R941130360, R649892690

State ID Number: 1N1E13CB 00200, 1N1E13CA 09500, 1N1E13CA 08800, 1N1E13CA 09200, 1N1E13CA 08700, 1N1E13CB 05300, 1N1E13CB 01000, 1N1E13CB 00800, 1N1E13CB 00700, 1N1E13CB 00600, 1N1E13BC 13800, 1N1E13BC 14000, 1N1E13BD 09900, 1N1E13CB 00100, 1N1E13BC 04701

Quarter Section: 2333 and 2433

Neighborhood: Concordia

Business District: Soul District Business Association

District Coalition: Northeast Coalition of Neighborhoods

Plan District: None

Zoning: CI1h – Campus Institutional 1 with “h” Aircraft Landing overlay zone

Land Use Review: Type III, CU – Conditional Use Review

BDS Staff Recommendation to Hearings Officer: Staff recommends Approval of the Conditional Use Review to reactivate the outdoor sports facility at the north end of the University of Oregon’s Northeast Portland Campus, retaining the existing seating, accessory structures, lights, and amplification system.

Public Hearing: The hearing was opened at 2:04 p.m. on September 16, 2024, via the Zoom platform and was closed at 3:18 p.m. The record was held open until 4:30 p.m. on September 23, 2024, for new evidence, until 4:30 p.m. on September 30, 2024, for response to new evidence, and until 4:30 p.m. on October 7, 2024, for the Applicant’s final rebuttal. The Applicant waived final rebuttal, allowing for the record to close at 4:30 p.m. on September 30, 2024.

Testified at the Hearing:

Amanda Rhoads – PP& D Planner
Suzannah Stanley – Mackenzie
Matt Roberts – University of Oregon
Chuck Triplett - University of Oregon
Aaron Olsen – University of Oregon
Simon Gutierrez
Mitchell Sherman
Kim Stoakley
James Bennett
Inna Hoover

Proposal: The University of Oregon (The University) is seeking Conditional Use approval to use the existing outdoor sports facility at its recently acquired Portland campus (the former Concordia University campus). The University expects to make use of the field during the

week during “academic hours” of 7 a.m. to 3 p.m. for university students and staff; and then offer the field for community use from 3 p.m. to 9 p.m. daily. On the weekends, the facility could be used from 7 a.m. to 10 p.m. for recreational leagues and community groups, varying seasonally.

The University anticipates community events to draw up to 100 attendees total on weekday evenings and up to 250 people throughout weekend days, with up to 300 participants and spectators up to three times per month during the school year, and up to 10 times per month in the summer. In addition, special events such as graduation ceremonies, speakers, and exhibitions are anticipated to draw up to 1,003 people (the maximum capacity of the soccer bleachers) approximately four times per year.

No changes are proposed to the current facilities other than rebranding. The field and associated development were originally approved for Concordia University under LU 07-184826 DZ IM. That approval and its associated Impact Management Plan is no longer in effect with Concordia selling the site and extinguishing its conditional use (PR 22-126708 ZCL).

The outdoor sports facility on this site requires Conditional Use Review approval to reactivate for a new College use per Zoning Code Section 33.150.100.B.6 because the facility includes more than 1,500 square feet of accessory building floor area, more than 500 linear feet of spectator seating, and has outdoor lighting and voice amplification. A separate review is currently underway for this site, to change the zoning of a parcel at 6441 NE 30th Avenue from Residential 5,000 to Campus Institutional 1 (LU 24-053464 ZC TIR).

Relevant Approval Criteria: In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are Zoning Code Section 33.815.105.B-E. The Portland Zoning Code is available online at <https://www.portland.gov/code/33>.

II. Analysis

The record in this matter includes all exhibits from the Planner’s file marked A – G (no F Exhibits). The record also includes all testimony received during the Hearing, held on September 16, 2024, at 2:00 p.m.; an audio recording of this Hearing is available online at [Efiles - Record Search \(portlandoregon.gov\)](#).

Immediately preceding the Hearing, a memo was received from PP&D recommending amendments to the Staff Report (Exhibit H.5). At the conclusion of the hearing, the parties agreed to adopt the recommendations of the memo dated September 16, 2024.

Opposition: At the conclusion of the hearing, opposition was received from a neighbor. At the request of that neighbor, the record was held open for 7 days. On September 23, 2024, the neighbor submitted an email opposing the proposed land use action due to the voice amplification and stadium lighting being disruptive (Exhibit H.8). The opposition proposed

closing the stadium at 8 p.m. on weeknights and 10 p.m. on weekends. In response, the Applicant submitted Exhibit H.9 which addressed the specific concerns raised.

The evidence in the record, specifically the Staff Report, addressed stadium voice amplification and field lighting. The recommendation requiring additional landscaping around the sports field north and west corners will, over time, improve screening of lighting onto neighboring properties. On September 30, 2024, the Applicant submitted a memo addressing the concerns raised by the neighbor and echoing the findings of the Staff Report which found the hours of use of voice amplification and stadium lighting appropriate.

The community is encouraged to remain in contact with the University of Oregon and/or the City of Portland to address ongoing concerns surrounding light and/or noise intrusions. The Hearings Officer finds the proposed action to not have a significant impact on the livability to surrounding neighbors.

Response from City Bureaus: On August 7, 2024, PP&D sent a “Request for Response” and the following bureaus responded with no issues or concerns.

- Water Bureau (Exhibit E.3);
- Fire Bureau (Exhibit E.4);
- Site Development Section of PP&D (Exhibit E.5); and
- Life Safety Plans Examiner of PP&D (Exhibit E.6).

Additionally, the Environment Services Section of PP&D analyzed the submitted information and concluded they do not object to the approval of the Conditional Use Review application.

The Transportation Section of PP&D notes that the development is existing and that “existing trips are based on the last legally-permitted use or uses on a site. The rights to the trip generation are not lost unless no building has been present on the site in the past three years. The change in ownership does not result in a change in trip generation that would result in the City having the ability to seek dedication or public improvements.”

The Urban Forestry Division of Portland Parks & Recreation states, “Urban Forestry does not object to approval of the land use proposal. (Exhibit E.7).

The Police Bureau concluded they have no concerns with the proposal and did not request any conditions of approval (Exhibit E.8).

The Portland Bureau of Transportation (PBOT) reviewed the proposal and submitted the following response regarding street safety analyzing crash data which was incorporated into the Staff Report (H.3):

“Seven angle crashes and one turning movement crash were reported at the intersection between 2017 and 2021. All of these crashes had a reported cause of a failure to yield or disregard of the traffic control (stop sign on the NE 27th Avenue approaches).” “It does appear the stop sign for the southbound NE 27th

Avenue approach could be obscured by leaves on a nearby tree branch during spring and summer months.”

The ultimate conclusion and recommendation from the Staff Report were that the crash pattern does not appear to be caused by roadway design. “As such, the crash pattern is not able to be remedied by improvements that could be built by this project team.”

PBOT addressed street capacity, connectivity, transit availability, availability of pedestrian and bicycle networks, access restrictions, neighborhood impacts as well as impacts on pedestrian, bicycle and transit circulation with the conclusion that the proposal will not have any substantial impacts to the systems mentioned.

Lastly, the Water, Police, and Fire Bureaus reviewed the proposal and responded with no concerns.

The Staff Report found the proposal overall to be consistent with Concordia Neighborhood Plan and the Albina Community Plan.

Neighborhood Review: No written response was received from the Neighborhood Association. Several neighbors submitted response in support of the proposal and one neighbor submitted a response in opposition.

II. DECISION

Hearings Officer Decision: After independently reviewing the record and applicable approval criteria, it is the decision of the Hearings Officer to adopt and incorporate into this decision the facts, findings, and conclusions of the Staff Report dated September 6, 2024. Additionally, the Hearings Officer incorporates the amendments offered September 16, 2024, and issues the following approval.

Approval of the Conditional Use Review to reactivate the outdoor sports facility at the north end of the University of Oregon’s northeast Portland campus, retaining the existing seating, accessory structures, lights, and amplification as described in the Staff Report. (Exhibit H.3)

Approval is subject to the following conditions:

- A. The Applicant must provide landscaping meeting the minimum requirements of the L1 standard of Zoning Code Section 33.248.020.A along the western 400 feet of the site’s NE Dekum Street frontage and the northern 400 feet of the NE 27th Avenue frontage, adjacent to the outdoor sports facility. Any trees required to meet the L1 standard in these areas must be planted along these frontages, not elsewhere on the site. This landscaping must be installed as part of the nonconforming upgrades required through the recorded Option 2 covenant under PR 23-069822 NU.

- B. All use of the outdoor sports facility is limited to 7:00 a.m. – 10:00 p.m. each day. All field lights and voice amplification system must be turned off by 10:00 p.m. every evening they are used.

Marisha Childs

Marisha Childs, Hearings Officer

October 17, 2024

Date

Application Determined Complete: August 1, 2024
Report to Hearings Officer: September 6, 2024
Decision Mailed: October 17, 2024
Last Date to Appeal: 4:30 p.m., October 31, 2024
Effective Date (if no appeal): November 1, 2024

Conditions of Approval. This project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appeal of the decision. ANY APPEAL OF THE HEARINGS OFFICER’S DECISION MUST BE E-MAILED TO LANDUSEINTAKE@PORTLANDOREGON.GOV. The appeal application form can be accessed at : [Land Use Review Appeals, Land Use Review Appeal Costs and Appeal Fee Waivers | Portland.gov](#). If you do not have access to e-mail, please telephone (503) 865-6744 for assistance on how to submit the appeal; please allow one business day for staff to respond. **An appeal fee of \$6,463 will be charged (one-half of the PP&D LUS application fee, up to a maximum of \$6,566).**

Who can appeal: You may appeal the decision only if you wrote a letter which is received before the close of the record on hearing or if you testified at the hearing, or if you are the property owner or applicant. If you or anyone else appeals the decision of the Hearings Officer, only evidence previously presented to the Hearings Officer will be considered by the City Council.

Appeal Fee Waivers: Neighborhood associations recognized by the Office of Community & Civic Life may qualify for a waiver of the appeal fee provided that the association has standing to appeal. The appeal must contain the signature of the Chairperson or other person authorized by the association, confirming the vote to appeal was done in accordance with the organization's bylaws.

Neighborhood associations, who wish to qualify for a fee waiver, must complete the Type III Appeal Fee Waiver Request for Organizations Form and submit it prior to the appeal deadline. The Type III Appeal Fee Waiver Request for Organizations Form contains instructions on how to apply for a fee waiver, including the required vote to appeal.

Assistance in filing the appeal and information on fee waivers are available from Portland Permitting & Development website: <https://www.portland.gov/ppd/zoning-land-use/land-use-review-fees-and-types/land-use-review-appeals>.

Recording the final decision. If this land use review is approved the final decision will be recorded with the County Recorder. *Unless appealed*, the final decision will be recorded by Portland Permitting & Development.

Expiration of this approval. Generally, land use approvals (except Comprehensive Plan and Zoning Map Amendments) expire five years from the date of the final decision unless one of the actions below has occurred (see Zoning Code Section 33.730.130 for specific expiration rules):

- A City permit has been issued for the approved development,
- The approved activity has begun (for situations not requiring a permit), or

In situations involving only the creation of lots, the final plat must be submitted within three years.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within seven years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

Applying for permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and

- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS RECEIVED IN THE HEARINGS OFFICE – SEE NEXT PAGE
(NOT ATTACHED UNLESS INDICATED)

The exhibits in the land use case file are all assigned a letter (example A-1). The Hearings Office accepts exhibits filed online in its case management system. These exhibits are marked in the lower right hand corner that identifies the exhibit as a “Portland Hearings Office” exhibit. All of these exhibits are designated “H Exhibits” (that is, Hearings Office Exhibits). See the PP&D Staff Report for a list of exhibits prior to “H.”

Exhibits, Orders, and Other Attachments

Number	Title	Status
Exhibit 1	Land Use Scheduling Request	Accepted
Exhibit 2	Hearing Participation Instructions	Accepted
Exhibit 3 (attached)	LU 24-030450 CU - STAFF REPORT	Accepted
Exhibit 4	Public Comments - Noah Horst	Accepted
Exhibit 5 (attached)	STAFF MEMO	Accepted
Exhibit 6	STAFF PRESENTATION	Accepted
Exhibit 7	Record Closing Form	Accepted
Exhibit 8	Tetiana Shvets - New Evidence Written Testimony	Accepted
Exhibit 9 (attached)	Applicant's Response	Accepted



City of Portland, Oregon - Portland Permitting & Development

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STAFF REPORT AND RECOMMENDATION TO THE HEARINGS OFFICER

CASE FILE: LU 24-030450 CU (PC # 22-200799)

HEARINGS OFFICE FILE # 4240013

REVIEW BY: Hearings Officer

WHEN: Monday, September 16, 2024 at 2:00 pm

This land use hearing will take place online using the Zoom platform. See the instructions on how to participate remotely (online or by phone) at this link: <https://www.portland.gov/ppd/zoning-land-use/documents/notice-land-use-hearing-lu-24-030450-cu/download> or contact the Hearings Office at HearingsOfficeClerks@portlandoregon.gov or 503-823-7307. Additional Hearings Office information is available at www.portland.gov/omf/hearings/land-use.

It is important to submit all evidence to the Hearings Officer. City Council will not accept additional evidence if there is an appeal of this proposal.

PORTLAND PERMITTING & DEVELOPMENT STAFF: AMANDA RHOADS, 503-865-6514

AMANDA.RHOADS@PORTLANDOREGON.GOV

GENERAL INFORMATION

Applicant: Suzannah Stanley | Mackenzie
1515 SE Water Ave, Ste 100 | Portland, OR 97214

Owner: University of Oregon | Attn: Aaron Olsen
1295 Franklin Blvd | Eugene, OR 97403

Site Address: 6615 NE 29TH AVE

Legal Description: BLOCK 27&55 TL 200, IRVINGTON PK; BLOCK 35 INC PT VAC ST & INC PT VAC ALLEY LOT 1&3&5&7&9&11, IRVINGTON PK; BLOCK 35 TL 8800, IRVINGTON PK; BLOCK 35 INC PT VAC ALLEY LOT 2&4&6&8&10&12&14&16&18&20&22&24&26, IRVINGTON PK; BLOCK 35 INC PT VAC ST LOT 40&42&44&46, IRVINGTON PK; BLOCK 56 LOT 9 LOT 10 EXC PT IN ST, IRVINGTON PK; BLOCK 68 LOT 10-18, IRVINGTON PK; BLOCK 69 LOT 5&6, IRVINGTON PK; BLOCK 69 LOT 7, IRVINGTON PK; BLOCK 69 LOT 8 INC 1/2 VAC NE HIGHLAND ST ADJ LOT 9, IRVINGTON PK; BLOCK 72 LOT 11, IRVINGTON PK; BLOCK 72 LOT 13, IRVINGTON PK; BLOCK A S 125' OF LOT 10, SUNDERLAND AC & PLAT 3; TL 100 6.95 ACRES, SECTION 13 1N 1E; LOT 1, PARTITION PLAT 2009-68

Tax Account No.: R421308390, R421312280, R421312320, R421312490, R421312680, R421321400, R421322800, R421322940, R421322980, R421323000, R421323600, R421323620, R809201150, R941130360, R649892690

State ID No.: 1N1E13CB 00200, 1N1E13CA 09500, 1N1E13CA 08800, 1N1E13CA 09200, 1N1E13CA 08700, 1N1E13CB 05300, 1N1E13CB 01000, 1N1E13CB

00800, 1N1E13CB 00700, 1N1E13CB 00600, 1N1E13BC 13800, 1N1E13BC 14000, 1N1E13BD 09900, 1N1E13CB 00100, 1N1E13BC 04701 2333 & 2433

Quarter Section: 2333 & 2433

Neighborhood: Concordia, contact Ben Taylor at landuse@concordiapdx.org

Business District: Soul District Business Association, contact at Info@nnebaportland.org

District Coalition: Northeast Coalition of Neighborhoods, contact at info@necoalition.org

Plan District: None

Zoning: CI1h – Campus Institutional 1 with “h” Aircraft Landing overlay zone

Case Type: CU – Conditional Use Review

Procedure: Type III, with a public hearing before the Hearings Officer. The decision of the Hearings Officer can be appealed to City Council.

Proposal:

University of Oregon (UO) is seeking Conditional Use approval to use the existing outdoor sports facility at its recently-acquired Portland campus (the former Concordia University campus). The University expects to make use of the field during the week during “academic hours” of 7 am to 3 pm for university students and staff; and then offer the field for community use from 3 pm to 9 pm daily. On the weekends, the facility could be used from 7 am to 10 pm for recreational leagues and community groups, varying seasonally.

The University anticipates community events to draw up to 100 attendees total on weekday evenings and up to 250 people throughout weekend days, with up to 300 participants and spectators up to three times per month during the school year, and up to 10 times per month in summer months. In addition, special events such as graduation ceremonies, speakers, and exhibitions are anticipated to draw up to 1,003 people (the maximum capacity of the soccer bleachers) approximately 4 times per year.

No changes are proposed to the current facilities other than rebranding. The field and associated development were originally approved for Concordia University under LU 07-184826 DZ IM. That approval and its associated Impact Management Plan is no longer in effect with Concordia selling the site and extinguishing its conditional use (PR 22-126708 ZCL).

The outdoor sports facility on this site requires Conditional Use Review approval to reactivate for a new College use per Zoning Code Section 33.150.100.B.6 because the facility includes more than 1,500 square feet of accessory building floor area, more than 500 linear feet of spectator seating, and has outdoor lighting and voice amplification. A separate review is currently underway for this site, to change the zoning of a parcel at 6441 NE 30th Ave from Residential 5,000 to Campus Institutional 1 (LU 24-053464 ZC TIR).

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are Zoning Code Section 33.815.105.B-E.

The Portland Zoning Code is available online at <https://www.portland.gov/code/33>.

ANALYSIS

Site and Vicinity: The site is the University of Oregon’s Northeast Portland campus, purchased in 2022 after the closure of Concordia University. This campus is surrounded by primarily single-dwelling residences. To the northeast is St. Michael’s Lutheran Church as well as Faubion Elementary School; NE Lombard St is approximately 600 feet to the north. Surrounding zoning is almost exclusively single-dwelling residential with one area of multi-dwelling closer to NE Lombard St.

The outdoor sports facility under review in this case is on a 5.26-acre parcel at the north end of the site. University parking areas are located to the east and south of the facility. The lot containing the outdoor sports facility includes a combined artificial turf baseball and soccer field; two batting cages and bull pens; spectator seating/bleachers for up to 1,003 people; athletics building including locker rooms, restrooms, and concessions; two ticket booths; and perimeter fencing and gates.

The subject site has frontage on multiple streets that are designated as follows:

Street Name	Pedestrian	Bicycle	Transit	Freight	Traffic	Design
NE Dekum St.	Major City Walkway	City Bikeway	Major Transit Priority	Local Service	Neighborhood Collector	Community Corridor
NE Liberty St	Local Service	City Bikeway	Local Service	Local Service	Local Service	Local Street
NE Rosa Parks Way	Local Service	City Bikeway	Local Service	Local Service	Local Service	Local Street
NE Highland St	Local Service	Local Service	Local Service	Local Service	Local Service	Local Street
NE Holman St.	Neighborhood Walkway	Major City Bikeway	Local Service	Local Service	Local Service	Local Street
NE 27 th Ave.	Neighborhood Walkway	City Bikeway	Transit Access	Local Service	Local Service	Local Street
NE 29 th Ave.	Local Service	City Bikeway	Local Service	Local Service	Local Service	Local Street
NE 30 th Ave.	Local Service	City Bikeway	Local Service	Local Service	Local Service	Local Street

Zoning: The Campus Institutional 1 (CI1) zone is intended for large colleges and medical centers located in or near low and medium density residential neighborhoods. Retail Sales and Service and other uses that serve or support the campus and neighborhood are allowed. Development is intended to be internally focused and compatible with the scale of the surrounding neighborhood. Setback and open space requirements create a buffer between the institution and the surrounding community.

The Aircraft Landing Zone “h” overlay provides safer operating conditions for aircraft in the vicinity of Portland International Airport by limiting the height of structures, vegetation, and construction equipment.

One lot to the southeast of the outdoor sports facility is currently zoned Residential 5,000. A separate application has been submitted to rezone this parcel to CI1 in concert with the rest of the campus (LU 24-053464 ZC TIR). The Residential 5,000 (R5) single-dwelling zone is intended to preserve land for housing and to provide housing opportunities for individual households. The zones implement the comprehensive plan policies and designations for single-dwelling housing and provide options for infill housing that is compatible with the scale of the single-dwelling neighborhood.

Land Use History: City records indicate that prior land use reviews include the following. Note that the past Conditional Use approval was extinguished by Concordia University through PR 22-126708 ZCL and the 2018 creation of the Campus Institutional zones meant that College uses on this site are now allowed by right. Therefore, previous conditions of approval no longer apply to the current College use. Future land use reviews for UO will only include history related to UO since past reviews have no applicable conditions of approval. The outdoor sports facility at the north end of the site is itself subject to Conditional Use review and a review for that facility is currently under way to reactivate it (LU 24-030450 CU).

- **LUR 97-00468 IM ZC:** A 1997 approval of an Impact Mitigation Plan (IMP), incorporating projects approved under the 1991 Master Plan and expanding a dormitory complex approved under the 1991 plan. Approval of a Zoning Map Amendment from R5h to IRdh for several properties owned by the University. (Conditions of approval from this Master Plan were carried forward, deleted, or superseded by the updated 2002 IMP approval (LU02-106366 IM)).
- **LUR 97-00539 IM DZ:** Design Review for a dormitory project located at NE 30th Avenue and NE Holman Street, with a modification to increase the maximum building height from 30 feet to 40 feet. Approval per plans.
- **LU 02-106366 IM:** Amendment to the IMP to accommodate a maximum campus population of 1,690 students/faculty/staff through the year 2017, with conceptual approval of the development and projects identified by the University to support this growth. Approval with conditions.
- **LU 06-142498 DZ IM:** IMP Compliance Review and Design Review for the new Concordia University Library Building and Central Green. Approval with conditions regarding sidewalk and frontage dedications and improvements adjacent to the library site.
- **LU 07-184826 IM DZM:** IMP Compliance Review and Design Review for the proposed athletic field project on the north edge of campus, an IMP Amendment to allow field lighting and a sound system, and various modifications through Design Review. Approval with conditions.
- **LU 07-184841 IM ZC:** IMP Compliance and Amendment Reviews related to the vacation of both NE Liberty and Junior Streets between NE 27th and 29th Avenues, related to the athletic field project. Approval with conditions.
- **LU08-117939 CU DZ:** Approval of Design Review (33.420.041.B) and Conditional Use Review (33.274.025) for the installation of a rooftop wireless telecommunications (Radio Frequency Transmission) facility, operating at less than 100 watts ERP, to be located atop a Concordia University student housing building at 6205-6345 NE 30th Avenue.
- **LU 08-120374 IM DZM ZC:** IMP Compliance and Amendment Reviews, Design Review, and Zoning Map Amendment for a Student Housing project west of NE 27th Avenue, between Liberty and Junior Streets. Approval with conditions.
- **LU 08-153573 IM DZ ZC:** IMP Amendment and Compliance Reviews to replace Parking Lot #6 with the President's House and a two-story Maintenance Facility on and immediately west of the site in this application. The application also included a Type II Zoning Map Amendment for the site to go from R5ah to IRdh zoning, and Design Review for the specific improvements associated with the President's House and Maintenance Facility. Approval with conditions.
- **LU 09-103425 DZ:** Design Review for changes to the Student Housing project previously approved under LU 08-120374 IM DZM ZC. Approval per plans.
- **LU 09-129605 LC:** Lot Consolidation for the blocks involved in the athletic field project in the north central campus. Approved.
- **LU 10-203801 DZ:** Design Review for a new building to enclose the proposed batting practice facility at Concordia University. Approval with conditions.
- **LU 14-161051 IM:** IMP Amendment to allow the site of the President's House to be removed from the Concordia IMP Boundary, and to allow the development of an entry

plaza for the new Faubion Elementary School/Concordia College of Education Building. Approval with conditions.

- **LU 14-253336 CU AD:** Conditional Use Review and Adjustments for the new Faubion Elementary School and Concordia College of Education. Only the Faubion Entry Plaza site, where the Concordia President's House was located, was included in this review boundary. Approval with conditions.
- **LU 16-139558 IM DZM ZC:** IMP Amendment and Zoning Map Amendment from R5ah to IRdh, Design Review and IMP Compliance Review for the new CEO building, and for the Faubion entry plaza, with updated transportation-related conditions of approval. Approval with conditions.

Agency Review: A "Request for Response" was mailed **August 7, 2024**. The following Bureaus have responded with no issues or concerns:

- Water Bureau (Exhibit E.3);
- Fire Bureau (Exhibit E.4);
- Site Development Section of Portland Permitting & Development (PP&D) (Exhibit E.5); and
- Life Safety Plans Examiner of PP&D (Exhibit E.6).

The Environmental Services Section of PP&D analyzed the submitted information and concluded they do not object to the approval of the Conditional Use Review application (Exhibit E.1). Further findings are summarized in criterion 33.815.105.D.3 below.

The Transportation Section of PP&D notes that the development is existing, and that "existing trips are based on the last legally-permitted use or uses on a site. The rights to the trip generation are not lost unless no building has been present on the site in the past three years. The change in ownership does not result in a change in trip generation that would result in the City having the ability to seek dedication or public improvements." The reviewer goes on to note that "[t]he operation of the stadium could result in additional special events or additional users that have a real world impact. From a transportation impact point of view, it appears the zoning code approval criteria are intended to determine if limits need to be placed on the operation of the existing development in order to limit impacts to the transportation system" (Exhibit E.2). The analysis of the proposal and response to the relevant approval criteria is captured in the findings for criterion 33.815.105.D.1 and D.2 below.

The Urban Forestry Division of Portland Parks & Recreation states, "Urban Forestry does not object to approval of the land use proposal. The proposed development will be subject to Title 11 regulations during the permit review process" (Exhibit E.7).

The Police Bureau concluded they have no concerns with the proposal and did not request any conditions of approval (Exhibit E.8). Additional comments are reproduced in the findings for criterion 33.815.105.D.3 below.

Neighborhood Review: No written responses have been received from either the Neighborhood Association or notified neighbors in response to the proposal.

ZONING CODE APPROVAL CRITERIA

33.815.105 Institutional and Other Uses in Residential and Campus Institutional Zones

These approval criteria apply to all conditional uses in R and campus institutional zones except those specifically listed in sections below. The approval criteria allow institutions and other non-Household Living uses in residential and campus institutional zones that maintain or do not significantly conflict with the appearance and function of residential or

campus areas. Criteria A through E apply to institutions and other non-Household Living uses in residential zones. Criteria B through E apply to all other conditional uses in campus institutional zones. The approval criteria are:

A. Proportion of Household Living uses. The overall residential appearance and function of the area will not be significantly lessened due to the increased proportion of uses not in the Household Living category in the residential area. Consideration includes the proposal by itself and in combination with other uses in the area not in the Household Living category and is specifically based on:

- 1. The number, size, and location of other uses not in the Household Living category in the residential area; and**
- 2. The intensity and scale of the proposed use and of existing Household Living uses and other uses.**

Findings: The text at the beginning of Zoning Code Section 33.815.105, above, states:

Criteria A through E apply to institutions and other non-Household Living uses in residential zones. Criteria B through E apply to all other conditional uses in campus institutional zones.

The CI1 zone is one of the campus institutional zones listed in Zoning Code Section 33.150.020. The CI1 zone is not listed as a residential zone in Zoning Code Sections 33.110.020 or 33.120.020. Since the CI1 zone is classified by the Zoning Code as a campus institutional zone rather than a residential zone, criterion A does not apply.

B. Physical compatibility.

- 1. The proposal will preserve any City-designated scenic resources; and**

Findings: City-designated scenic resources are identified on zoning maps with a lower case “s.” There are no City-designated scenic resources on the site or in the surrounding area (Exhibit B). Therefore, criterion B.1 is not applicable.

- 2. The proposal will be compatible with adjacent residential developments based on characteristics such as the site size, building scale and style, setbacks, tree preservation, and landscaping; or**
- 3. The proposal will mitigate differences in appearance or scale through such means as setbacks, screening, landscaping, tree preservation, and other design features.**

Findings: The decision for the 2007 review that initially approved the sports field for Concordia University (07-184826 DZM IM) included a detailed description of the outdoor sports facility and associated development (Exhibit G.3, pps. 3-4). It is worth including this description here to document the details of the facility, which are not proposed to be altered at this time beyond than some interior signage. The one alteration in the interceding years that required review in the area was the enclosing of the batting facility with a 38-foot by 25-foot roofed building with roll-up doors facing the interior athletic field (LU 10-203801 DZ), with some additional paving of areas that had been approved as artificial turf.

The athletic field includes a combined artificial turf baseball and soccer field, two batting cages and bull pens, spectator seating/bleachers, an enclosed athletic building, two small ticket booths, and perimeter fencing and gates. The bleacher structures, primary fence and gate piers, athletic building, and ticket booths are clad in a red brick laid in a running bond

with horizontal soldier courses. The perimeter fencing and gates are constructed of ornamental wrought iron around the majority of the field, except for a segment abutting NE Dekum where black vinyl-coated chain link fencing is proposed. The bleacher structures are clad in colored concrete masonry unit (CMU) material where they face inwards, towards the athletic field, and also include the black vinyl-coated chain link material in several locations as perimeter safety railings. The roofs of the athletic building, ticket booths, and press box are a silver-colored metal roofing material. Freestanding scoreboards, oriented inwards to the athletic field, are located near the northeast corner of the field (soccer scoreboard), as well as at the central west edge of the field (baseball scoreboard).

The pedestrian entries to the field are along the south edge, with a soccer entry plaza at the southeast corner, and a baseball entry plaza at the southwest corner. New on-site pedestrian walkways abut the field on the south and east sides, connecting to public sidewalks in NE 27th Avenue and Dekum Street, with brick paving identifying the entry plazas on the south edge. Tall backstop support posts and barrier netting, each extending approximately 30'-0" above the adjacent field surface, are proposed on each of the three baseball bleachers at the southwest corner, as well as along the north edge of the soccer field, abutting the perimeter fencing along NE Dekum Street.

Two parking areas, providing a total of 175 spaces, are proposed to the south and east of the field. The parking areas are surfaced in asphalt, include areas of interior and perimeter landscaping, and are separated by 'planter strip' type landscaped beds from the adjacent walkways and public sidewalks, except along the southernmost edge, where the parking areas abut the walkway adjacent to the (future) library building...

Nine tall field lighting posts are provided at the edges of the athletic field near the perimeter fencing, ranging from 70'-0" to 80'-0" tall. Three of the field lighting posts are located along the field edge abutting NE Dekum Street, and two each are located at the field edges in NE Liberty Street, NE 27th Avenue, and NE 29th Avenue...

The lighting fixtures include a hooded light design which is intended to cast light in a downward direction as much as possible, to avoid glare spillover to adjacent properties. Concordia has retained a lighting consultant to design a field lighting plan that seeks to reduce light trespass to adjacent properties, and their application includes a series of maps indicating expected illumination (foot candle) levels at the edges of the field [included in this current review, LU 24-030450 CU, as Exhibit A.5]. The Zoning Code allows a maximum illumination on other properties of 0.5 foot candles of light (33.262.080). The applicant has requested a modification to exceed this maximum light spillover (glare) standard. The lighting analysis indicates lighting levels at adjacent properties for four different lighting scenarios per the following table (all measurements in foot candles):

<i>Event</i>	<i>Range- NE Dekum</i>	<i>Range - NE 27th</i>	<i>Range - NE 29th</i>
<i>Baseball Practice (Low)</i>	<i>0.12 - 1.35</i>	<i>0.32 - 1.13</i>	<i>0.09 - 0.48</i>
<i>Baseball Game (High)</i>	<i>0.20 - 1.61</i>	<i>0.42 - 1.47</i>	<i>0.11 - 0.71</i>
<i>Soccer Practice (Low)</i>	<i>0.09 - 1.19</i>	<i>0.11 - 0.71</i>	<i>0.06 - 0.37</i>
<i>Soccer Game (High)</i>	<i>0.16 - 1.49</i>	<i>0.19 - 0.88</i>	<i>0.08 - 0.50</i>

The applicant also intends to provide a sound system for the athletic field.

While the facilities were approved and are in place with nonconforming rights, requesting to reactivate the use of the field requires that the applicant show the applicable approval criteria can be met. Responding to the B criteria, staff concludes that the scale of the outdoor sports facility is not compatible with adjacent development in site size, structure size, and

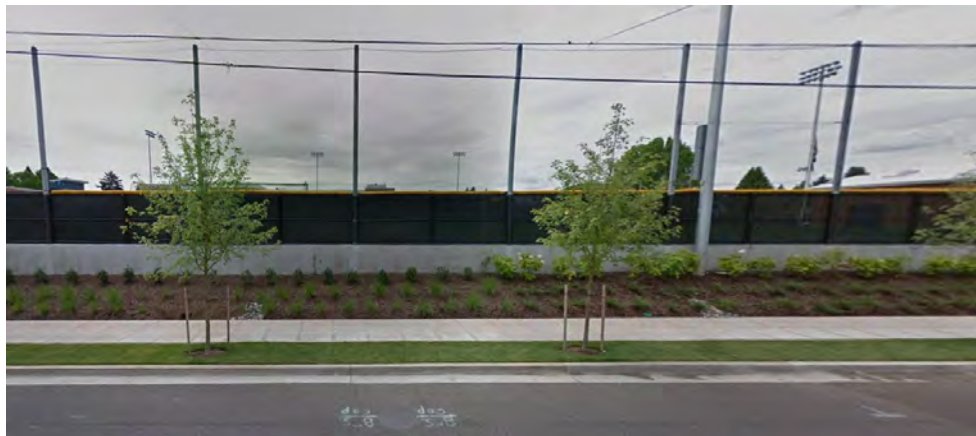
building/structure setbacks. Therefore, to meet this criterion, the applicant must demonstrate that the proposal mitigates these differences successfully through landscaping, screening, or other design features.

The outdoor sports facility was approved under an Impact Mitigation Plan Compliance Review with concurrent Design Review with Modifications. These review types work to limit impacts on neighboring properties and ensure high-quality design, respectively. The Design Review findings from 2007 speak to the separation of the different structures within the field complex, stating, “[t]he individual bleacher structures and other field outbuildings are broken up into multiple individual structures to reduce the impact and scale of these structures to abutting streets, providing for visual connections into and out of the field area” (Exhibit G.3, page 12). The decision also references a 2002 condition of approval from Concordia’s initial Impact Mitigation Plan (LU 02-106366 IM) that required a 10-foot setback for field structures from the NE 27th right-of-way, planted to the L2 low-screen standard.

The planner in the 2007 approval noted the proposal allowed clear views into the field areas from surrounding streets (Exhibit G.3, page 14). However, Google Street View images over time indicate the fences were fitted with slats upon construction which have consistently blocked much of the view into the field areas, thus contributing to a less open and visually interesting pedestrian corridor. As is evident from the third photo below, the current landscaping has areas of maturity, but in other areas, the shrubs are very low and do not provide screening or softening for the wall under the fence or the fence itself, and in some areas, groundcover and shrubs are denuded or absent altogether.



During Construction, along NE Dekum St, July 2011, Google Street View



After Construction, along NE Dekum St, July 2012, Google Street View



Along NE Dekum St, present-day

The original approval discussed planting street trees, or trees planted in the public right-of-way along streets, as mitigation and screening. This is unusual for a land use review, which usually focuses only on private property since the property owner does not control what ultimately happens in the public right-of-way. The result of relying on the new street trees in the findings was that few trees were provided for screening on the property around the sports facility, and the screening for pedestrians adjacent to the facility was significantly less than what trees would provide.

The roughly 485 linear feet of frontage along NE Dekum St have no trees planted within the landscape buffer onsite. On the west side of the facility, along the landscape buffer stretching 400 linear feet of NE 27th Ave south from NE Dekum St, there are 6 Armstrong maple trees, considered small trees per the calculations in Zoning Code Section 33.248.030.C.2.c. An approved exhibit C.9 from LU 07-184826 DZM IM shows 9 Armstrong maples along the western landscape buffer, and even that does not meet the L2 requirement in place at the time and as required by a condition of approval.

While the Impact Mitigation Plan that required a 10-foot-deep L2 low-screen landscape buffer along NE 27th Ave is no longer in effect on the site, landscaping remains one of the most common methods to mitigate between the difference in scale between institutions and surrounding residential development. If this sports facility were being constructed today, the minimum landscaping across the street from residentially-zoned lots would be 10 feet of L1 landscaping per Zoning Code Table 150-2.

Therefore, to ensure adequate screening for nearby residential properties on both NE 27th Ave and NE Dekum St, staff recommends a condition of approval to upgrade landscaping in the existing landscaped setbacks along both NE 27th Ave and NE Dekum St to a minimum of L1 screening. This will result in a number of new trees in the landscaped setbacks which, over time, will significantly enhance screening of the sports facility, reduce light pollution from the existing light poles, and improve the pedestrian experience adjacent to the facility.

With this condition of approval, differences in appearance and scale between the outdoor sports facility and neighboring residential development will be mitigated by the existing setbacks, high-quality materials used, the breaking up of the various structures constructed, and additional trees and ground cover to provide substantial buffering. Therefore, with the stated condition, staff finds approval criterion B.3 is met. (Since B.3 is found to be met, B.2 does not need to be addressed.)

C. Livability. The proposal will not have significant adverse impacts on the livability of nearby residential zoned lands due to:

- 1. Noise, glare from lights, late-night operations, odors, and litter; and**
- 2. Privacy and safety issues.**

Findings: The components of approval criterion C are discussed separately below:

Noise

The outdoor sports facility has an existing voice amplification system originally approved through LU 07-184826 DZM IM. Details of the installed equipment is provided in Exhibit A.9. The applicant notes the amplification system “consists of one set of three speakers on the west side of the field and two sets of three speakers on the east side. The speakers are mounted to lighting support posts at a height of approximately 20-25' and directed inward and downward toward the field, minimizing the sound impact to adjacent properties” (Exhibit A.11, page 21).

The applicant has proposed use of the outdoor sports facility by both UO and community groups, and has anticipated hours of 7:00 am to 9:00 pm on weekdays, and 7:00 am – 10:00 pm on weekends. Generally, events at the site will have up to 300 participants and spectators, with up to four larger events per year using existing soccer seating of up to 1,003 attendees. Staff supports limits to the hours and recommends a condition of approval limiting events to certain hours to ensure no disruptive noise impacts of the use on neighbors late at night or early in the morning. Via email, the applicant has requested that a condition limiting hours be set at 7:00 am – 10:00 pm each day, so as to avoid confusion with different times on different days (Exhibit A.13). Therefore, staff proposes a condition of approval that all use of the outdoor sports facility will be limited to 7:00 am to 10:00 pm, and that the lights and voice amplification is turned off by 10:00 pm as well.

Neighbors have a good awareness of excessive noise impacts of the field in the past, and since no neighbor comments have been received with concerns, staff can infer that noise impacts of the previous sports field use are appropriate and adequately mitigated. Irrespective of any approval granted by this application, UO will be required to conform with Title 18 requirements about noise. Specifically, there is a daytime maximum noise level of 55 decibels at neighboring residentially-zoned properties, and a nighttime limit of 50 decibels between 10 pm and 7 am. These noise standards will remain in place.

Glare from lights

The sports facility has nine existing light poles approved in LU 07-184826 DZM IM. That review also granted Modifications to Design Review for five of the light poles to exceed the 75-foot height limit by 5 feet, and for the lighting system overall to exceed the maximum foot candles allowed by Zoning Code Section 33.262.080 at neighboring properties from 0.5 foot candles of light to up to 1.61 foot candles (see Exhibit G.3 for that approval, and Exhibit A.5 for the lighting specifications including foot candle map). A foot candle is the approximate brightness of one candle at a one-foot distance.

As noted above, staff recommends a condition of approval that will limit the hours of operation for the outdoor sports facility from 7:00 am to 10:00 pm. These limits will ensure that glare from lights will also be limited during the darkest hours. Further, staff has recommended a condition of approval requiring landscaping around the field to the north and west to be upgraded to at least the L1 landscape standard. This will result in numerous additional trees around those two sides of the perimeter, which, over time, will contribute to screening of lighting from the fields onto neighboring properties.

Late-night operations

No late-night operations are proposed. The applicant proposes that use of the field by either UO or community groups will end by 10:00 pm each day (Exhibit A.13). Staff proposes a condition of approval limiting hours of operation to those proposed.

Odors

Use of the field for sporting events is not expected to generate unusual or offensive odors perceptible to neighbors.

Litter

The applicant notes that “[l]itter will be minimized by providing an adequate supply of regularly serviced waste receptacles, as is the case with the rest of the campus” (Exhibit A.11, page 21). UO will be responsible for maintaining the fields and surrounding parking areas.

Privacy

The reactivation of the facility would not adversely impact the privacy of neighboring homes. The facility is focused inward, with seating and lighting facing the fields of play. The proposed condition of approval for the landscaping along NE Dekum St and NE 27th Ave to meet the L1 standard will result in additional trees that will further limit views to residential sites across the streets.

Safety

No significant safety impacts are anticipated. The Fire Bureau and Police Bureau both reviewed the proposal and responded with no concerns (Exhibits E.4 and E.8, respectively). The Transportation Section of PP&D also reviewed the proposal and found the field expansion is unlikely to cause significant safety impacts on the transportation system (Exhibit E.2, page 4).

Summary

With the conditions of approval mentioned above requiring additional landscaping and limiting hours to 7 am to 10 pm, staff finds the proposal would not have significant adverse impacts on nearby homes in terms of noise, glare, late-night operations, odors, litter, privacy, or safety. With the conditions of approval, staff finds approval criterion C is met.

D. Public services.**1. The proposal is supportive of the street designations of the Transportation Element of the Comprehensive Plan;**

Findings: The Transportation Section of Portland Permitting & Development reviewed the proposal and provided the following findings regarding the street classifications around the site, shown in a table under the “Site and Vicinity” section above.

Pursuant to the TSP, the above referenced street classifications include, but are not limited to, the following functions:

Major City Walkways are intended to provide safe, convenient, and attractive pedestrian access along major streets and trails with a high level of pedestrian activity supported by current and planned land uses. These include Civic and Neighborhood Corridors, Civic and Neighborhood Main Streets, frequent transit lines, high-demand off-street trails, and streets in areas with a high density of pedestrian-oriented uses.

Neighborhood Walkways are intended to provide safe and convenient connections from residential neighborhoods to Major City Walkways, City Walkways, and nearby destinations such as schools, parks, transit stops, and commercial areas, primarily

using routes that have low levels of motor vehicle traffic or do not allow motor vehicle traffic.

Local Service Walkways are intended to serve local circulation needs for pedestrians and provide safe and convenient access to local destinations.

Major City Bikeways form the backbone of the city's bikeway network and are intended to serve high volumes of bicycle traffic and provide direct, seamless, efficient travel across and between transportation districts.

City Bikeways are intended to establish direct and convenient bicycle access to significant destinations, to provide convenient access to Major City Bikeways and to provide coverage within three city blocks of any given point.

Local Service Bikeways are intended to serve local circulation needs for bicyclists and provide access to adjacent properties.

Major Transit Priority Streets facilitate the frequent and reliable movement of transit vehicles that connect Central City, regional centers, and town centers with each other and to other major destinations. Major Transit Priority Streets are provided frequent service, or are expected to receive that level of service in the future to support envisioned growth.

Transit Access Streets facilitate movement of transit vehicles connecting town centers, neighborhood centers, and industrial and employment areas with other destinations and other transit service. Transit Access Streets are provided fixed-route service that is commensurate with the level of demand.

Local Service Transit Streets primarily facilitate movement of smaller transit vehicles, including paratransit and community/jobs connector shuttles. Local Service Transit Streets seldom have regular transit service except for short street segments and do not typically include transit-specific street design elements such as bus stops. Local Service Transit Streets may be used for bus movements to and from a layover facility or bus garage, for turning around at the end of a line, or for temporary reroutes of a fixed-route line.

Local Service Truck Streets are intended to serve local truck circulation and access. (Freight Classification)

Neighborhood Collectors are intended to serve as distributors of traffic from Major City Traffic Streets or District Collectors to Local Service Streets or to serve trips that both start and end within areas bounded by Major City Traffic Streets and District Collectors.

Local Service Traffic Streets are intended to distribute local traffic and provide access to local residences or commercial uses.

Community Corridors primarily serve surrounding neighborhoods and are designed to emphasize multimodal mobility between neighborhoods.

Local Streets are designed to complement planned land uses and reduce dependence on arterials for local circulation.

The site contains a college use that has been in operation for many years. The institution running the college has changed, which triggered the need for this conditional use review. There is no change in use, no proposed development, and no new vehicular access is proposed. The college will remain a college. Transportation staff finds that continuing the use of the site as a college is supportive of the street designations of the Transportation Element of the Comprehensive Plan (Exhibit E.2).

Based on this analysis, staff concludes that this criterion is met.

2. Transportation system:

- a. **The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include safety, street capacity, level of service, connectivity, transit availability, availability of pedestrian and bicycle networks, access restrictions, neighborhood impacts, impacts on pedestrian, bicycle, and transit circulation. Evaluation factors may be balanced; a finding of failure in one or more factors may be acceptable if the failure is not a result of the proposed development, and any additional impacts on the system from the proposed development are mitigated;**

Findings: PBOT reviewed the proposal and submitted the following response to approval criterion D.2.a (Exhibit E.2):

The applicant submitted a transportation impact study (TIS) prepared by Brent Ahrend, PE of Mackenzie, a professional traffic engineering firm. The TIS was reviewed by PBOT employee Matthew Machado, PE, a registered professional traffic engineer who accepted the submitted findings. City transportation staff generally concur with the methods and findings presented in the TIS.

Safety

The data analysis focused on three points along NE Dekum St. as shown in Table 1 on page 3 of the TIS. These are NE Dekum St/NE 27th Ave, NE Dekum St/NE 29th Ave, and NE Dekum St/site driveway. The most recently available 5 years of crash data was analyzed. There were no fatal or injury crashes. There were a total of 12 crashes, eight of which happened at the NE Dekum St/NE 27th Ave. intersection. This analysis shows this intersection is experiencing a higher level of crashes than would normally be anticipated given the volume of traffic entering the intersection. As such, the applicant team reviewed the data in more detail. The TIS states the following beginning on the bottom of page 3:

Seven angle crashes and one turning movement crash were reported at the intersection between 2017 and 2021. All of these crashes had a reported cause of a failure to yield or disregard of the traffic control (stop sign on the NE 27th Avenue approaches). Crash reports labelled the southbound approach as the movement at fault for six of the eight crashes and the northbound through movement for the remaining two, indicating that there is a consistent pattern of motorists ignoring the stop sign and crossing or entering NE Dekum Street without adequate gaps. A review of the intersection geometry found no apparent issues with sight distance looking along Dekum Street, other than potentially parked vehicles on Dekum Street. It does appear the stop sign for the southbound NE 27th Avenue approach could be obscured by leaves on a nearby tree branch during spring and summer months. We did not find any other specific concerns that could be contributing to the frequency of crashes on that approach, or measures to address it other than keeping sight lines to the stop sign clear.

Staff concurs with this assessment. The crash pattern does not appear to be caused by the roadway design. As such, the crash pattern does not appear to be able to be remedied by improvements that could be built by this project team. This evaluation factor is satisfied.

Street capacity, Level of service

Street capacity and level of service are terms that apply primarily to vehicular traffic. These evaluation factors were studied with findings on pages 4-5 of the TIS.

The stadium is existing, but it currently not being used due to the need for this conditional use review. As such, the stadium was not generating any trips at the time the traffic counts were taken. The applicant team provided an estimate of future trip generation of 71 average daily trips. Of these 71 daily trips, 1 will be during the AM peak hour and 16 will be during the PM peak hour. This is based on data from the most recent edition of Institute of Transportation Engineers' (ITE) trip generation manual. Since the sports stadium has to be reviewed separately from the rest of the college, the applicant submitted trip generation data based on the closest ITE use to a sport stadium, which is "Soccer Complex."

The applicant team used the estimated trip generation with the collected data to determine whether the street system has adequate capacity to handle the use of the stadium as they propose, which will primarily generate trips in the evenings and on weekends. TRN-10.27 - Traffic Capacity Analysis for Land Use Review Cases | Portland.gov establishes the City of Portland's level of service requirements. For stop controlled intersections, adequate level of service is LOS E. The TIS makes the following findings on page 5:

The longest queues observed on NE Dekum Street were three vehicles on various approaches throughout the AM peak hour. The maximum delay for these vehicles was approximately 35 seconds, which corresponds to a LOS of C. Maximum queues and delay were observed between 8:30 and 8:45 AM while students were dropped off at the Faubion PK-8 School. The typical delay and queue outside school drop-off were only five seconds for one vehicle which corresponds to a LOS of A. Based on the observed delay and the trip generation estimated in Table 2, the proposed use of the outdoor sports facility is not expected to have a significant impact on the surrounding roadway network in the AM or PM peak hours.

Staff concur with this assessment. The stadium will be reserved for use by the college during the AM peak hour. The majority of trips to the site that are for community use of the stadium will be during the PM or on weekends when the nearby elementary school is not affecting queuing. This evaluation factor is satisfied.

Connectivity

The City's spacing goal for public through streets is a maximum of 530-ft per 17.88.040-Through Streets. When full street connections are not possible, pedestrian and bicycle connections are sought no more than 330-feet apart. The north/south block length is approximately 1,315-ft. As discussed at the beginning of this document, the project does not meet the thresholds in TRN 1.30 and 17.88.020 for when dedication is required. No new public right-of-way connections are necessitated by the proposal. This evaluation factor is satisfied.

Transit availability

Transit service is available within the frontage of the site. Tri-Met service route 17 operates on NE 27th Ave. and stops at both NE Dekum St. and NE 27th Ave. This is a frequent service bus line with service intervals of 15 minutes or less most of the day, every day. Additional transit service is available in the larger area on NE 33rd Ave, NE Killingsworth St, and NE Dekum St. As documented in the TIS, there should be minimal impacts to street capacity or area intersections. It is not anticipated that queuing at area stop signs will be substantively affected. As such, the proposal is not anticipated to have an impact on transit availability.

Availability of pedestrian and bicycle networks

The subject site in an area where the street grid is largely intact except for institutional uses such as the subject college and the neighboring elementary school and church. Area streets are typically paved and most have continuous sidewalks on both sides of the street. This

network of paved streets and sidewalks provides many opportunities for walking and cycling. Reusing the existing stadium may add trips to these facilities at some portions of the day or during special events, but is not anticipated to have such a large impact that the sidewalk or bicycle network will be overwhelmed. The proposal is not anticipated to alter the availability of pedestrian and bicycle networks in this area. This evaluation factor is satisfied.

Access restrictions

No new vehicle access is proposed. No changes to the existing driveways are proposed or required. This evaluation factor is satisfied.

Neighborhood Impacts

As discussed above under Street Capacity and Level of Service, the trip generation from reopening the stadium should not have a neighborhood wide impact on the transportation system. There may be a potential impact where some users of the stadium park on street, especially during the 4 times a year when a larger event may happen. The college has two main parking lots. The submitted materials address the parking lot next to the stadium, which has 175 parking stalls. The submitted information states the 175 stall parking lot will be available for use by people who are using the stadium on a first come first served basis. For the 4 times a year when larger events are anticipated, the existing public street network contains paved streets with sidewalks. If overflow happens onto the public on-street parking supply, there are adequate sidewalks to allow people to park and walk. The site is also served by frequent service transit and is on a neighborhood greenway, which is a street where investments are made to encourage cycling and walking. There are many options for ways to access the site. Reopening the stadium is not anticipated to have a substantive transportation impact on the neighborhood. This evaluation factor is satisfied.

Impacts on pedestrian, bicycle, and transit circulation

No changes are proposed to the location of streets or sidewalks surrounding the site. Circulation through the area will follow the same routes followed now. The existing streets are paved with sidewalks. As discussed above, reopening the stadium is anticipated to generate approximately 71 average daily trips. The trips generated by reopening the stadium are not anticipated to result in a degradation of area roadways to the extent that impacts would be felt to pedestrian, bicycle, or transit circulation. This evaluation factor is satisfied.

Based on this analysis, staff finds criterion D.2.a is met.

- b. Measures proportional to the impacts of the proposed use are proposed to mitigate on- and off-site transportation impacts. Measures may include transportation improvements to on-site circulation, public street dedication and improvement, private street improvements, intersection improvements, signal or other traffic management improvements, additional transportation and parking demand management actions, street crossing improvements, improvements to the local pedestrian and bicycle networks, and transit improvements;**
- c. Transportation improvements adjacent to the development and in the vicinity needed to support the development are available or will be made available when the development is complete or, if the development is phased, will be available as each phase of the development is completed;**

Findings: PBOT reviewed the proposal and submitted the following response to approval criteria D.2.b and c (Exhibit E.2):

City transportation staff supports the accompanying Transportation Impact Study's methodologies, analyses, conclusions and recommendations and finds that the submitted materials are acceptable to adequately address the subject approval criteria. The TIS concludes that no offsite mitigation is necessary. PBOT's traffic engineer who reviewed the study, Matthew Machado, PE, agreed with this conclusion.

The proposal is to reuse existing development without any change in use. The operator of the use is changing, but not the use itself. As such, it is not anticipated that either public improvement threshold in 17.88.020 or TRN 1.30 will be met. There is no anticipated increase in trips over the last use of the site. The college is proposed to remain a college. No physical changes are proposed beyond updating signage. As such, it is very unlikely the significant alteration threshold will be met at the time of permit.

No public improvements are anticipated with this project.

Based on this analysis, staff finds criteria D.2.b and c are met.

3. Public services for water supply, police and fire protection are capable of serving the proposed use, and proposed sanitary waste disposal and stormwater disposal systems are acceptable to the Bureau of Environmental Services.

Findings: No new water service is necessary to reactivate the existing field and associated development, and the Water Bureau reviewed the proposal and responded with no concerns (Exhibit E.3). The Police Bureau found that police services will be adequate (Exhibit E.8), and the Fire Bureau reviewed the proposal and responded with no concerns, indicating that fire protection services are adequate (Exhibit E.4). The Environmental Services Section of Portland Permitting & Development reviewed the proposal and found that requirements for sanitary waste and stormwater disposal are satisfied (Exhibit E.1). For these reasons, staff finds approval criterion D.3 is met.

E. Area plans. The proposal is consistent with any area plans adopted by the City Council as part of the Comprehensive Plan, such as neighborhood or community plans.

Findings: The site is within the boundaries of two area plans adopted in October 1993 by the City Council as part of the Comprehensive Plan: the Concordia Neighborhood Plan and the Albina Community Plan.

Staff finds the following statements from the Albina Community Plan to be relevant:

Policy Area I: Land Use

- *Policy B: Livable Neighborhoods / Objective 2: Buffer residential areas from the negative impacts of nearby large-scale commercial, employment, industrial and institutional developments.*

The findings in Criterion B focus on buffering this existing development from the nearby residential areas. Staff described above how the use of quality materials; the breaking up of massing on the various structures within the complex; and the setbacks for fencing and buildings all reduce impacts of the existing development on neighboring properties. With the proposed condition of approval upgrading existing landscape areas to at least the L1 standard, staff finds these factors will successfully buffer the outdoor sports facility from residential neighbors.

Policy C: A Pattern of Green

- *Enhance the Albina area with attractive and well-maintained parks and open spaces. Ensure that open space and recreation facilities in the Albina Community Meet the needs of present and future residents.*
- *Objective 1: Increase the amount of green and open space in the district.*

Policy Area X: Environmental Values

- *Objective 1: Preserve and enhance community assets and amenities.*

This is an existing sports facility that is currently not available for use. UO proposes to make the facility available for community use as a needed resource and amenity. This resource will supplement existing parks and schools for both baseball and soccer leagues, contributing to Albina's community assets.

While the initial 2007 review approved shrubs and grasses, and limited trees surrounding the sports facility to the north and west, the proposed condition of approval will especially increase the number of trees, which will result over time in significant greening of the pedestrian realm in front of the field, and which will offer additional buffering and visual screening of the facility. With the proposed condition, the proposal is consistent with these objectives and policies.

Staff finds the following statements from the Concordia Neighborhood Plan to be relevant:

Policy 5: Community Institutions and Facilities

- *Create a neighborhood which offers access to education, employment, health, community and social services, transportation, and recreation for all its members. Building on the strength of the neighborhood's existing institutions and services.*
- *Objective 5: Promote the use of parks and open space for passive and active recreational opportunities for area residents, workers, and visitors.*

UO is the new owner of this site, but it has served as a College use for decades. College uses are now allowed outright on sites zoned with the Campus Institutional base zoning like this one. However, this existing outdoor sports facility, which was approved under a now-expired Impact Mitigation Plan, is a conditional facility per Zoning Code Section 33.150.100.B.6 due to its lights, voice amplification system, accessory building floor area, and spectator seating that exceeds the 500-linear-foot limit. Allowing the reactivation of this outdoor sports facility enables UO to have more offerings for their students while strengthening relationships with community groups who have expressed a need for practice and game space. Ultimately, the Concordia neighborhood will have another opportunity for active recreation within its boundaries.

For these reasons, staff finds the proposal is consistent with the Concordia Neighborhood Plan and the Albina Community Plan and that criterion E is therefore met.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

Staff finds that, with the recommended conditions of approval, the outdoor sports facility can be reactivated as part of the University of Oregon's Northeast Portland campus while mitigating for differences in appearance and scale without imposing significant impacts on neighborhood livability. Staff finds the proposal is consistent with the Albina Community Plan and the Concordia Neighborhood Plan, and that the transportation system and public services are capable of serving the proposed use.

Since the applicable approval criteria can be met with condition of approval, staff recommends approval of this conditional use application with conditions requiring upgrades to landscaping and limits on hours of operation.

TENTATIVE STAFF RECOMMENDATION

(May be revised upon receipt of new information at any time prior to the Hearings Officer decision)

Staff recommends Approval of the Conditional Use Review to reactivate the outdoor sports facility at the north end of the University of Oregon's Northeast Portland Campus, retaining the existing seating, accessory structures, lights, and amplification system as described herein. This approval is subject to the following condition:

- A. A finalized zoning permit demonstrating compliance with condition B must be obtained prior to use of the outdoor sports facility. As part of the permit application submittal, the following development-related conditions (B through C) must be noted on the site plans or included as a separate sheet. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 24-030450 CU." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. Landscaping along the western 400 feet of the site's NE Dekum St frontage and the northern 400 feet of the NE 27th Ave frontage must be altered to meet at minimum the L1 landscaping standard of Zoning Code Section 33.248.020.A.
- C. All use of the outdoor sports facility is limited to 7:00 am – 10:00 pm each day. All field lights and voice amplification system must be turned off by 10:00 pm every evening they are used.

PROCEDURAL INFORMATION

The application for this land use review was submitted on April 8, 2024, and was determined to be complete on August 1, 2024.

Zoning Code Section 33.700.080 states that land use review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore, this application was reviewed against the Zoning Code in effect on April 8, 2024.

ORS 227.178 states the City must issue a final decision on land use review applications within 120 days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant. In this case, the applicant did not extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on November 29, 2024.**

Some of the information contained in this report was provided by the applicant.

As required by Zoning Code Section 33.800.060, the burden of proof is on the applicant to show that the approval criteria are met. Portland Permitting & Development has independently reviewed the information submitted by the applicant and has included this information only where Portland Permitting & Development has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the recommendation of Portland Permitting & Development with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to specific conditions of approval, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

This report is not a decision. The review body for this proposal is the Hearings Officer who will make the decision on this case. This report is a recommendation to the Hearings Officer by Portland Permitting & Development. The review body may adopt, modify, or reject this recommendation. The Hearings Officer will make a decision about this proposal within 17 days of the close of the record. To comment, you may testify at the hearing, submit comments at www.portland.gov/omf/hearings/land-use; email your comments to HearingsOfficeClerks@portlandoregon.gov; write to the Land Use Hearings Officer, 1900 SW Fourth Ave., Suite 3100, Portland, OR 97201; or FAX your comments to 503-823-4347.

You will receive mailed notice of the decision if you write a letter received before the hearing or testify at the hearing, or if you are the property owner or applicant. This Staff Report will be posted on Portland Permitting & Development website at <https://www.portland.gov/ppd/zoning-land-use/public-notice>. Land use review notices are listed on the website by the District Coalition in which the site is located; the District Coalition for this site is identified at the beginning of this staff report.

Appeal of the decision. The decision of the Hearings Officer may be appealed to City Council, who will hold a public hearing. If you or anyone else appeals the decision of the Hearings Officer, only evidence previously presented to the Hearings Officer will be considered by the City Council.

Who can appeal: You may appeal the decision only if you write a letter which is received before the close of the record for the hearing, if you testify at the hearing, or if you are the property owner/applicant. **Appeals must be filed within 14 days of the decision. An appeal fee of \$6,463 will be charged (one-half of the PP&D LUS application fee, up to a maximum of \$6,566).** Assistance in filing the appeal and information on fee waivers are available from Portland Permitting & Development website: <https://www.portland.gov/ppd/zoning-land-use/land-use-review-fees-and-types/land-use-review-appeals>.

Appeal Fee Waivers: Neighborhood associations recognized by the Office of Community & Civic Life may qualify for a waiver of the appeal fee provided that the association has standing to appeal. The appeal must contain the signature of the Chair person or other person authorized by the association, confirming the vote to appeal was done in accordance with the organization’s bylaws.

Neighborhood associations, who wish to qualify for a fee waiver, must complete the Type III Appeal Fee Waiver Request for Organizations Form and submit it prior to the appeal deadline. The Type III Appeal Fee Waiver Request for Organizations Form contains instructions on how to apply for a fee waiver, including the required vote to appeal.

Assistance in filing the appeal and information on fee waivers are available from Portland Permitting & Development website: <https://www.portland.gov/ppd/zoning-land-use/land-use-review-fees-and-types/land-use-review-appeals>.

Recording the final decision.

If this land use review is approved the final decision will be recorded with the County Recorder. *Unless appealed*, the final decision will be recorded by Portland Permitting & Development.

Expiration of this approval. Generally, land use approvals (except Comprehensive Plan and Zoning Map Amendments) expire five years from the date of the final decision unless one of the actions below has occurred (see Zoning Code Section 33.730.130 for specific expiration rules):

- A City permit has been issued for the approved development,
- The approved activity has begun (for situations not requiring a permit), or

In situations involving only the creation of lots, the final plat must be submitted within three years.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within seven years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

Applying for permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

Planner's Name: Amanda Rhoads

Date: September 6, 2024

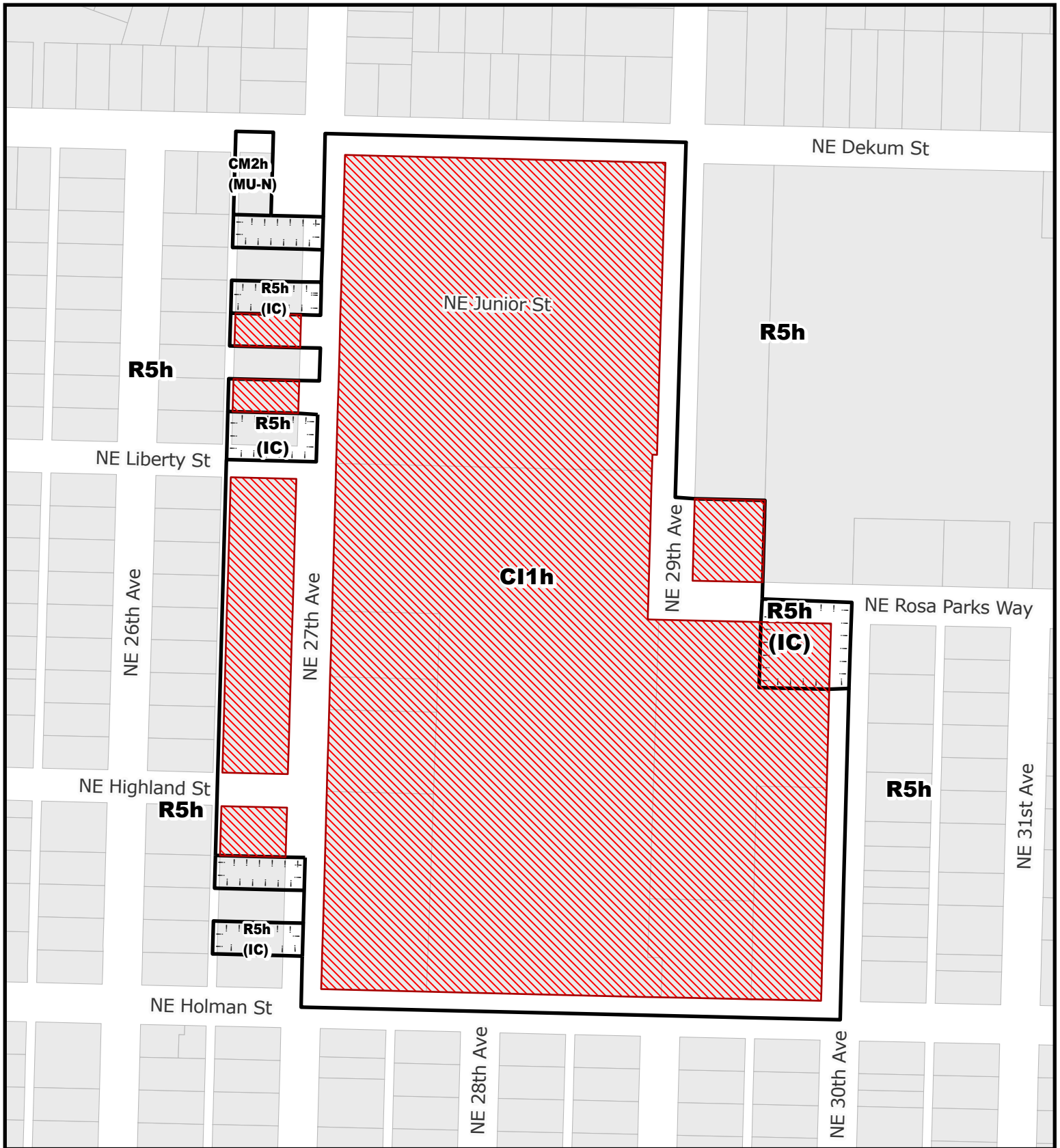
EXHIBITS (not attached unless indicated)

A. Applicant's Statement:

1. Original Narrative
2. Pre-Application Conference notes
3. Original Site Plan
4. Transportation Impact Study Scoping
5. Lighting Specifications
6. Completeness Response, May 24, 2024
7. Revised Transportation Impact Study

8. Revised Narrative
9. Sound System Cut Sheet
10. Nonconforming Upgrades Covenant
11. Final Narrative, July 31, 2024
12. Final Transportation Impact Study, July 31, 2024
13. Applicant email, September 5, 2024
- B. Zoning Map (attached)
- C. Plans & Drawings:
 1. Site Plan (attached)
- D. Notification information:
 1. Request for response
 2. Posting letter sent to applicant
 3. Notice to be posted
 4. Applicant's statement certifying posting
 5. Mailing list
 6. Mailed notice
- E. Agency Responses:
 1. Environmental Services Section of Public Infrastructure Permit Review, Portland Permitting & Development
 2. Transportation Section of Public Infrastructure Permit Review, Portland Permitting & Development
 3. Water Bureau
 4. Fire Bureau
 5. Site Development Review Section of Portland Permitting & Development
 6. Life Safety Review Section of Portland Permitting & Development
 7. Portland Parks & Recreation, Urban Forestry Division
 8. Police Bureau
- F. Letters: none received
- G. Other:
 1. Original Land Use Application
 2. Completeness Memo, April 30, 2024
 3. 2007 land use decision approving sports facility, LU 07-184826 DZM IM
- H.

Portland Permitting & Development is committed to providing equal access to information and hearings. To request an accommodation or alternative format of communication, please contact us at least five business days prior to the hearing at 503-823-7300 (TTY 503-823-6868).



For Zoning Code in Effect Post October 1, 2022

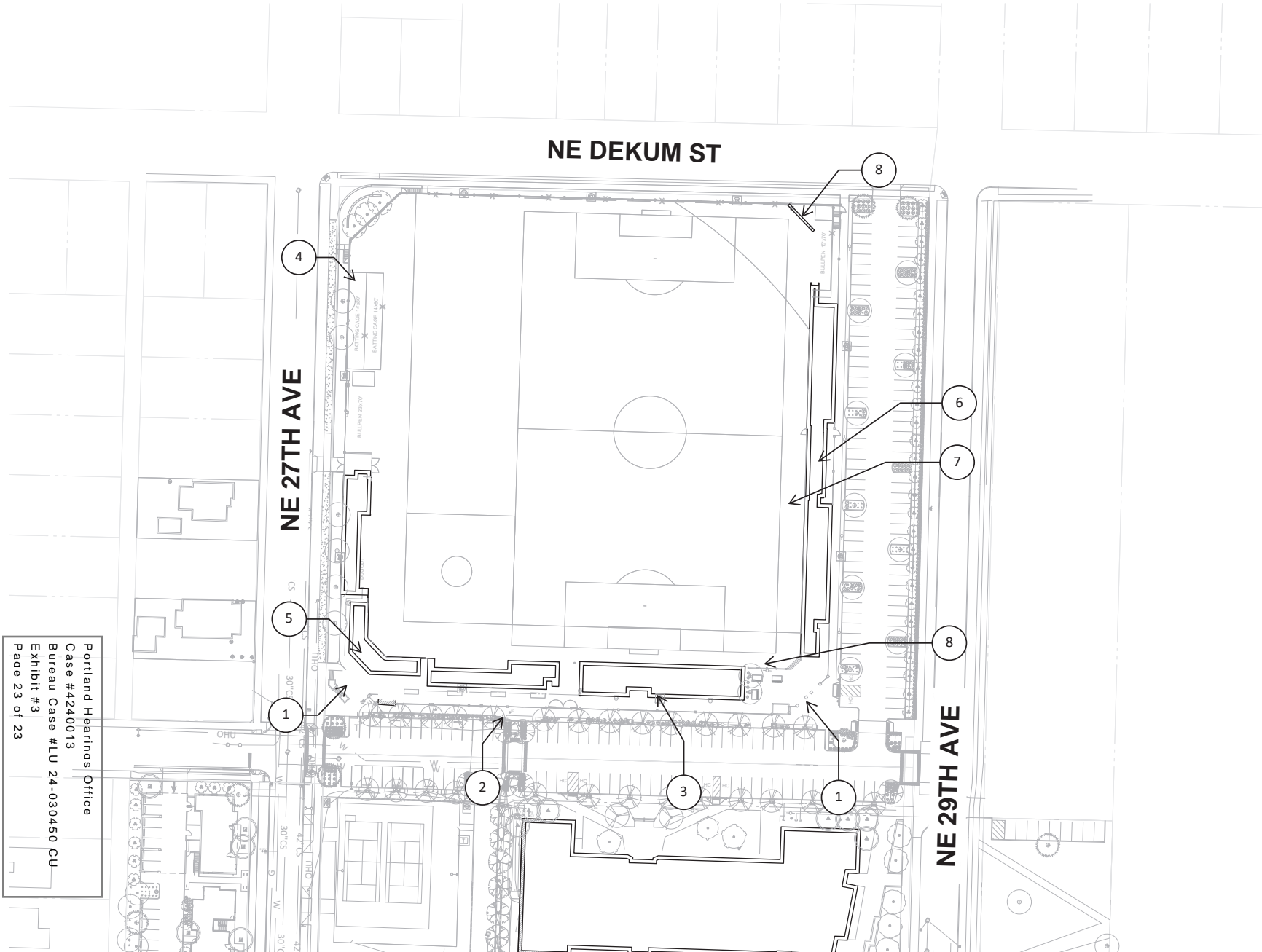
ZONING

Site

File No.	<u>LU 24 - 030450 CU</u>
1/4 Section	<u>2333,2433</u>
Scale	<u>1 inch =200 feet</u>
State ID	<u>1N1E13BC 4701</u>
Portland Hearing Office	
Case #	<u>24-030450 CU</u>
Bureau Case #	<u>LU 24-030450 CU</u>
Exhibit #3	
Page 22 of 23	

Exhibit B

Apr 09, 2024



Portland Hearings Office
Case #4240013
Bureau Case #LU 24-030450 CU
Exhibit #3
Page 23 of 23

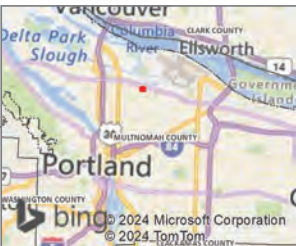
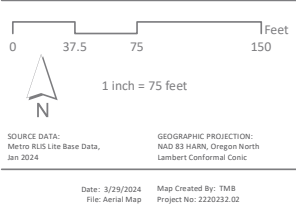
UO FIELD

Portland, Oregon

LEGEND

Tax Lots

- 1. (E) Entry Gates
- 2. (E) Bicycle Parking (4 staple racks)
- 3. (E) Locker Rooms / Restrooms / Concessions
- 4. (E) Batting Facility
- 5. (E) Softball Bleachers
- 6. (E) Soccer Bleachers
- 7. (E) Turf Field, *University and Sponsor Logos to Change
- 8. (E) Scoreboards, *University and Sponsor Logos to Change



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City of Portland, Oregon
Portland Permitting & Development
Land Use Services

David Kuhnhausen, Interim Director
Phone: (503) 823-7300
TTY: 711
www.portland.gov/ppd

Memorandum

Date: September 16, 2024
To: Hearings Officer
From: Amanda Rhoads, City Planner, Land Use Services, BDS
Re: LU 24-030450 CU (Hearings Office Case # 4240013)

After the staff report was published on September 6, 2024, the applicant requested that staff consider changes to the conditions of approval that were recommended for the staff report. Conditions of approval A through C from the September 6, 2024 staff report had been stated as follows:

- A. *A finalized zoning permit demonstrating compliance with condition B must be obtained prior to use of the outdoor sports facility. As part of the permit application submittal, the following development-related conditions (B through C) must be noted on the site plans or included as a separate sheet. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 24-030450 CU." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."*
- B. *Landscaping along the western 400 feet of the site's NE Dekum St frontage and the northern 400 feet of the NE 27th Ave frontage must be altered to meet at minimum the L1 landscaping standard of Zoning Code Section 33.248.020.A.*
- C. *All use of the outdoor sports facility is limited to 7:00 am – 10:00 pm each day. All field lights and voice amplification system must be turned off by 10:00 pm every evening they are used.*

The applicant noted to staff that UO is already subject to bringing the site up to current requirements for those standards listed under nonconforming upgrades in Zoning Code Section 33.258.070.D.2.b under an Option 2 agreement, formalized through covenant in PR 23-069822 NU. They indicated a strong preference to address the requested landscaping upgrades through that process rather than completing a zoning permit prior to being able to use the field.

After considering the applicant's request for changes, staff agrees to modify recommended conditions of approval as follows:

- Delete condition A which outlines the requirement for a zoning permit to be finalized prior to use of the outdoor sports facility.
- Edit condition B (which becomes condition A) to clarify that the L1 landscaping on the north and west sides of the field can be installed as part of the Option 2 process already underway.
- Condition C becomes condition B.

Staff recommends the conditions of approval on page 18 of the staff report be replaced with the following conditions of approval:

- A. *The applicant must provide landscaping meeting the minimum requirements of the L1 standard of Zoning Code Section 33.248.020.A along the western 400 feet of the site's NE Dekum St frontage and the northern 400 feet of the NE 27th Ave frontage, adjacent to the outdoor sports facility. Any trees required to meet the L1 standard in these areas must be planted along these frontages, not elsewhere on the site. This landscaping must be installed as part of the nonconforming upgrades required through the recorded Option 2 covenant under PR 23-069822 NU.*
- B. *All use of the outdoor sports facility is limited to 7:00 am – 10:00 pm each day. All field lights and voice amplification system must be turned off by 10:00 pm every evening they are used.*

From: [Suzannah Stanley](#)
To: [Hearings Office Clerks](#)
Cc: [Matt Roberts](#); [Chuck Triplett](#); [Aaron Olsen](#); [Ian Sisson](#); [Rhoads, Amanda](#)
Subject: HO case # 4240013 - UO field comment
Date: Monday, September 30, 2024 3:37:04 PM
Attachments: [747372cf-4e2a-4936-9f84-08e1293c07e7.png](#)
[mackenzie_monogram_rgb_emailsignature2_a986193c-328e-491e-9e12-e13ead8c5181.png](#)
[02LTR-City of Portland-Open Record Response-240930.pdf](#)

Hello Hearings Office,
Attached is our additional information from the applicant for this case (LU 24-030450 CU).

Thank you,

Suzannah Stanley Land Use Planning
D 971-346-3808 C 503-839-7036 Senior Associate
[Professional Licenses & Certifications](#)



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September 30, 2024

City of Portland Hearings Office
Attention: Hearings Officer
1900 SW 4th Avenue, Suite 3100
Portland, OR 97201

Re: **University of Oregon NE Portland Campus Sports Field**
Land Use Review LU 24-030450
Hearing Testimony Opposed to Request
Project Number 2220232.02

Dear Hearings Officer:

In response to the written testimony submitted by Tetiana Shvets on September 23, 2024, which are in opposition to the application referenced above, the applicant requests this letter to be added to the record for consideration by the Hearings Officer.

Ms. Shvets' testimony stated that the field lighting and voice amplification system used for the proposed outdoor recreation facility are disruptive during nighttime hours and requested the applicant to stop use of the field lighting and voice amplification by 8:00 PM on weekdays and 10:00 PM on weekends. According to Ms. Shvets, who stated she lives at the corner of NE Dekum Road and NE 29th Avenue, these items were disruptive to her and neighbors during Concordia University's prior use of the facility.

To address these comments, the applicant respectfully notes the following. The City has determined that 10:00 PM is an acceptable end time, and the proposal meets approval criteria. Additionally, the field use will be less impactful than the Concordia use, which was also approved by the City and determined to meet applicable codes in 2008.

Appropriateness of Hours

1. The applicant has requested approval to operate the facility until 10:00 PM, seven days per week. This will allow the University of Oregon to have the ability to serve the high demand for use of the facility by local schools and recreation leagues. However, it is expected that many of these groups will not use the voice amplification system. While this field is considered by staff to be a *new* conditional use and a comparison is not relevant to the approval criteria, we note that by contrast, Concordia University used the facility for NCAA varsity athletics competitions, which would have used voice amplification more regularly. Notably, the applicant has not found records of any complaints or violations for noise or lighting related to use of the field during these hours.
2. The City of Portland's Noise Control Code (Title 18) provides that the permissible sound level to residential property lines is 55 dBA from 7:00 AM until 10:00 PM, after which the permissible noise level reduces to 50 dBA. The University of Oregon's use of the voice amplification system will comply with Title 18 regulations.
3. To our knowledge the City of Portland does not regulate a cut-off time for recreational field lighting. However, considering the Title 18 limits to noise reaching residential property, the intent of which is to reduce nuisance impacts, allowing field lighting to be used until 10:00 PM is reasonable and consistent with this intent.
4. Other parks and athletic facilities around the City are open until 10:00 PM or later. For example, Peninsula Park is open until 12:00 AM, with tennis court lights turned off at 10:00 PM. Other examples of City parks with athletic



facilities include Buckman Field Park (open until 10:00 PM), and Gabriel Park, Portsmouth Park, and Portland Heights Park, all open until 12:00 AM. Demand for the University of Oregon field includes school groups as well as adult leagues where players may have more limited schedules. In order to serve all interested populations equitably, University of Oregon must propose a 10:00 PM cutoff as well.

Physical Improvements Reducing Impacts

5. The field lighting, originally approved in 2008, was designed specifically to reduce off-site impacts. The lighting information that was provided as Attachment 5 with the conditional use application identifies lighting fixture design, placement, and photometric levels surrounding the site. An excerpt from that package, photometric plan, is also attached to this submittal for ease of reference (Attachment A). According to the photometric plan, light levels reaching residences near the intersection of NE Dekum Street and NE 29th Avenue were expected to range from 0.05 foot-candles to 0.60 foot-candles, which is not likely to cause offense. One foot candle is enough light to saturate a one-foot square with one lumen of light. See attached Footcandle Light Guide (Attachment B) which explains typical foot-candle levels. For reference, the expected foot-candles at the residences are less than required for safety along building exteriors (1 foot-candle).
6. The existing and planned perimeter landscaping and trees reach up to 45' in height, and fencing includes sight-obscuring slats. These measures further reduce the off-site lighting impacts (beyond what was anticipated in the 2007 lighting plan). Details can be found in UO's nonconforming upgrades plan submitted for a Zoning Permit working toward "Option 2" full compliance, sheets L503 and L504.

The University of Oregon is committed to fostering relationships and being a good neighbor. UO welcomes communication from neighbors about issues and concerns and encourages neighbors' involvement at Concordia Neighborhood Association meetings. Neighbors can reach out to Matt Roberts, Associate Vice President of Community Relations at 541-346-2125 with concerns when the field is operating.

Please contact me if you have any questions.

Sincerely,



Suzannah Stanley
Land Use Planner

Enclosure(s): Attachment A – Pages from Attachment 5 – Outdoor Lighting Documentation from LU 07-184826 DZM IM
Attachment B – Energy Trust of Oregon and the Lighting Design Lab Footcandle Light Guide

c: Aaron Olsen, Matt Roberts, Chuck Triplett – University of Oregon
Ian Sisson – Mackenzie



GUARANTEED PERFORMANCE

ILLUMINATION SUMMARY

Blanket Grid

Concordia University BB/SO
Portland, OR

Blanket Grid

- Grid Spacing = 30.0' x 30.0'
- Values given at 3.0' above grade

- Luminaire Type: Green Generation
- Rated Lamp Life: 5000 hours
- Avg Lumens/Lamp: 134,000

CONSTANT ILLUMINATION
HORIZONTAL FOOTCANDLES

	Entire Grid
No. of Target Points:	1640
Average:	5.1
Maximum:	79
Minimum:	0
Avg/Min:	59319.73
Max/Min:	921018.25
UG (Adjacent Pts):	64.71
CV:	2.84

Average Lamp Tilt Factor:	1.000
Number of Luminaires:	68
Avg KW over 5000 hours:	106.35
Max KW:	115.6

Guaranteed Performance: The CONSTANT ILLUMINATION described above is guaranteed for the rated life of the lamp.

Field Measurements: Averages shall be +/-10% in accordance with IESNA RP-6-01 and CIBSE LG4. Individual measurements may vary from computer predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

By: Eric Svenby

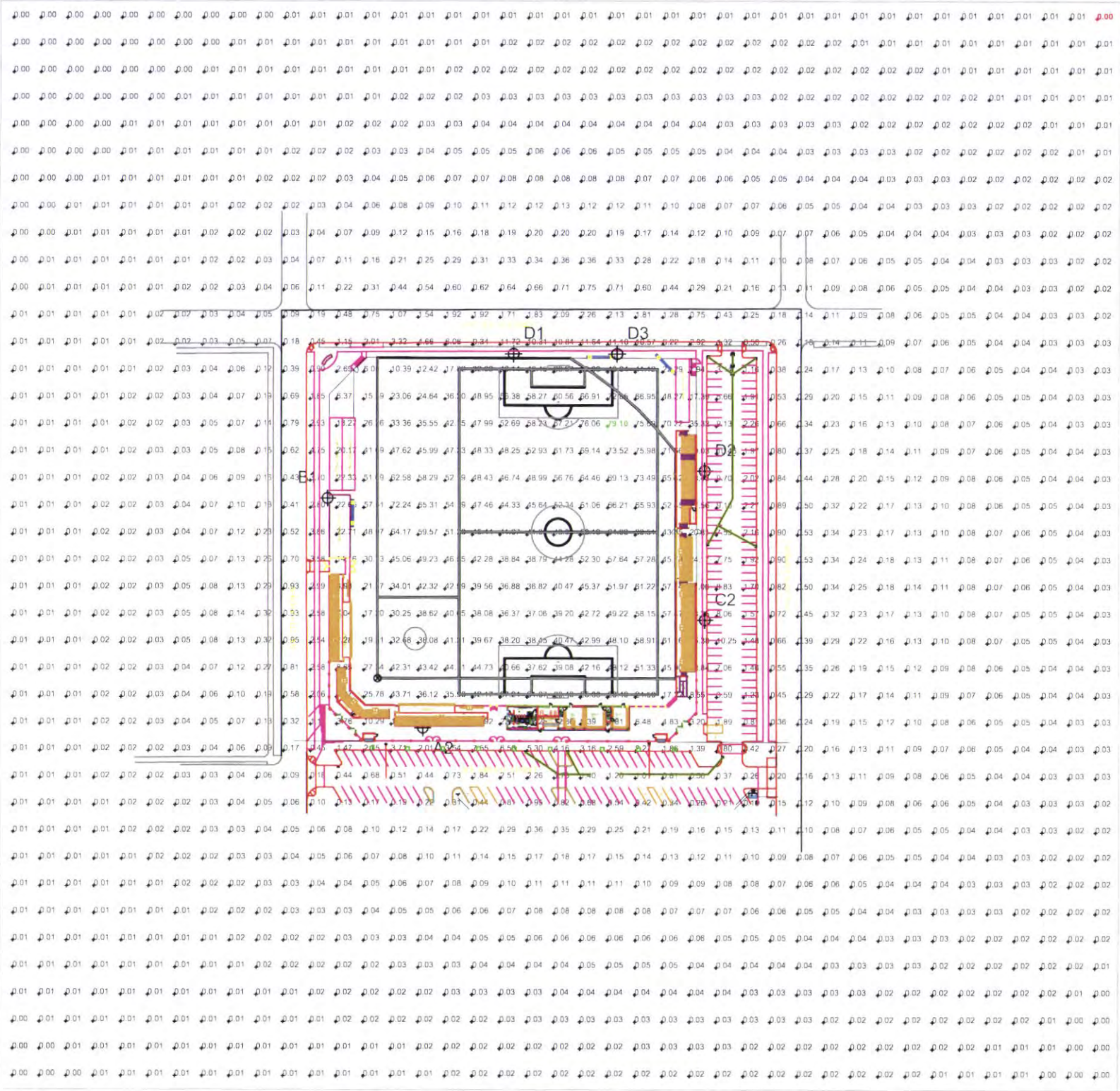
File #: 61660r3

Date: 21-Dec-07

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EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	A2, D2	80'	-	80'	1500W MZ	11	11	0
1	B1	80'	-	80'	1500W MZ	18	18	0
1	C2	80'	-	80'	1500W MZ	13	13	0
1	D1	70'	-	70'	1500W MZ	8	8	0
1	D3	70'	-	70'	1500W MZ	7	7	0
6	TOTALS					68	68	0



NOTES: Soccer lights on only - HIGH mode

SCALE IN FEET 1 : 150



Pole location(s) dimensions are relative to 0,0 reference point(s)



FOOTCANDLE LIGHT GUIDE

Footcandles are the most common unit of measure used by lighting professionals to calculate light levels in businesses and outdoor spaces. A footcandle is defined as the illuminance on a one square foot surface from a uniform source of light. The Illuminating Engineering Society (IES) recommends the following footcandle levels to ensure adequate illumination and safety for occupants. Below is a guideline for common areas to assist in achieving appropriate light levels with the greatest energy-efficiency.

Building Area & Task	Average Maintained Footcandles (Horizontal) (FC)	Range of Maintained Footcandles (Horizontal) (FC)	Average Maintained Footcandles (Vertical) (FC)	Range of Maintained Footcandles (Vertical) (FC)	Comments
WAREHOUSING & STORAGE					
Bulky Items—Large Labels	10		5		
Small Items—Small Labels	30		15		
Cold Storage	20	10 - 30	10	5 - 15	
Open Warehouse	20	10 - 30			
Warehouse w/Aisles	20	10 - 30	10	5 - 15	
COMMERCIAL OFFICE					
Open Office	40	30 - 50			@30" Above Finished Floor (AFF)
Private Office	40	30 - 50			@30" AFF
Conference Room	30				Matte surface reflectance for the table 40% recommended
Restroom	18	7.5 - 30			
Lunch & Break Room	15	5 - 20			
EDUCATIONAL (SCHOOLS)					
Classroom	40	30 - 50			@30" AFF
Gymnasium					
Class I (Pro or Div. 1 College)	125		30		
Class II (Div. 2 or 3 College)	80		20		
Class III (High School)	50		150		
Class IV (Elementary)	30		100		
Auditorium	7.5	3 - 10	5	2.5 - 10	
Corridor	25	10 - 40			

This guide is a collaborative effort of Energy Trust of Oregon and the Lighting Design Lab, Seattle, Washington.

Building Area & Task	Average Maintained Footcandles (Horizontal) (FC)	Range of Maintained Footcandles (Horizontal) (FC)	Average Maintained Footcandles (Vertical) (FC)	Range of Maintained Footcandles (Vertical) (FC)	Comments
INDUSTRIAL/MANUFACTURING					
Assembly					
Simple (Large Item)	30	15 - 60	30	15 - 60	
Difficult (fine)	100	50 - 200	100	50 - 200	
Component Manufacturing					
Large	30	15 - 60	30	15 - 60	
Medium	50	25 - 100	50	25 - 100	
EXTERIOR					
Parking (Covered)	5				1FC min, 10:1 Max to Min Uniformity
Parking (Open) (Medium Activity)					
Lighting Zone 3 (Urban)	1.5	.75 - 3	.8	.4 - 1.6	
Lighting Zone 2 (suburban)	1	0.5 - 2	.6	.3 - 1.2	
Gas Station Canopy	12.5	10 - 15			
Safety (Building Exterior)	1	0.5 - 2			If security is an issue—raise average level to 3
RETAIL					
General Retail (Ambient)		50			
Department Store	40	20 - 80	15	7.5 - 30	
Perimeter			75	35 - 150	
Accent Lighting (Displays)					3 - 10 times greater than ambient light levels
AUTOMOTIVE					
Showroom	50	25 - 100	10	5 - 20	
Service Area	50	25 - 100	30	15 - 30	
Sales Lot (Exterior)					
Lighting Zone 3 (Urban)	20	10 - 40	20	10 - 40	
Lighting Zone 2 (Suburban)	15	7.5 - 30	15	7.5 - 30	
GROCERY					
Circulation	20	10 - 40	7.5	3.5 - 15	
General Retail	50	25 - 100	20	10-40	
Perimeter			50	25-100	
BANKING					
ATM	20	10-40	15		Vertical at face of ATM

- NOTES:
- This guide is based on information gathered from the IES 'The Lighting Handbook 10th Edition. It is highly recommended that all lighting professionals refer to the full IES guide when specifying lighting projects.
 - At least half of users are in the 25 - 65 age range
 - Horizontal—horizontal plane that average maintained foot-candle are measured
 - Vertical—vertical plane that average maintained foot-candle are measured
 - It is the responsibility of the specifier to determine and provide appropriate lighting levels for each space

Opted-out parties for the case #4240013

Noah Horst
610 SW Alder St. Ste 415
Portland, Oregon 97205

Matt Roberts
2800 NE Liberty St.
Portland, Oregon 97211

Chuck Triplett
2800 NE Liberty St.
Portland, Oregon 97211

James Bennett
6634 N Kirby Ave.
Portland, Oregon 97217

Simon Gutierrez
NONE GIVEN

Mitchell Sherman
NONE GIVEN

Kim Stoakley
NONE GIVEN

Inna Hoover
6815 NE 29th Ave.
Portland, Oregon 97211

Aaron Olsen
1276 University of Oregon
EUGENE OR 97403

Suzannah Stanley
Mackenzie
1515 SW Water Ave. Ste. 100
Portland OR 97214

LU 24-030450 CU (4240013) Email Mailing List

amanda.rhoads@portlandoregon.gov; bdshearingsclerk@portlandoregon.gov;
aaolsen@uoregon.edu; SStanley@mcknze.com; Dawn.Krantz@portlandoregon.gov;
noah@lmhlegal.com; landuse@concordiapdx.org; Info@nnebaportland.org;
info@necoalition.org; Innahoover@gmail.com

MACKENZIE.

CONDITIONAL USE

To
City of Portland

For
University of Oregon,
Portland Campus

Dated
April 2, 2024

Project Number
2220232.02



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LU 24-030450 CU
Exhibit A.1

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1. Application Form
2. Site Plan
3. Traffic and Parking Impact Letter
4. EA22-200799 Pre-Application Conference Notes
5. Outdoor Lighting Documentation from LU 07-184826 DZM IM

I. PROJECT SUMMARY

Applicant:	University of Oregon
Owner:	University of Oregon, Attention: Aaron Olsen 1295 Franklin Boulevard Eugene, OR 97403
Site Address:	6615 NE 29th Avenue Portland, OR 97211
Assessor Site Acreage:	UO Portland Campus - 19.46 acres Field lot only - 5.26 acres
Zoning:	Campus Institutional 1 (CI1)
Comprehensive Plan:	Institutional Campus
Adjacent Zoning:	Residential 5,000 (R5)
Existing Structures:	<p>The UO Portland Northeast campus includes multiple university buildings including classrooms, apartments and residential halls, a library, and a gymnasium.</p> <p>The lot containing the outdoor sports facility includes:</p> <ul style="list-style-type: none"> ▪ Combined artificial turf baseball and soccer field, ▪ Two batting cages and bull pens, ▪ Spectator seating/bleachers, ▪ Athletics building including locker rooms, restrooms, and concessions, ▪ Two ticket booths, ▪ Perimeter fencing and gates.
Request:	Type III Conditional Use to reestablish use of existing athletic fields and associated amenities. Physical changes are limited to replacing university logos, names, and sponsors.
Project Contact:	Suzannah Stanley Mackenzie 1515 SE Water Avenue, Suite 100 Portland, OR 97214

II. INTRODUCTION

Description of Request

The University of Oregon (UO) is seeking Conditional Use (CU) approval to use the existing outdoor sports facility at its recently acquired Portland campus (the former Concordia University campus). UO proposes to use the facility for student and community recreation and occasional special events. The facility was originally approved for Concordia University under LU 07-184826 DZIM; that approval is no longer in effect because the previous CU was extinguished on this site (see PR 22-126708 ZCL) and the previous Impact Mitigation Plan (IMP) no longer applies.

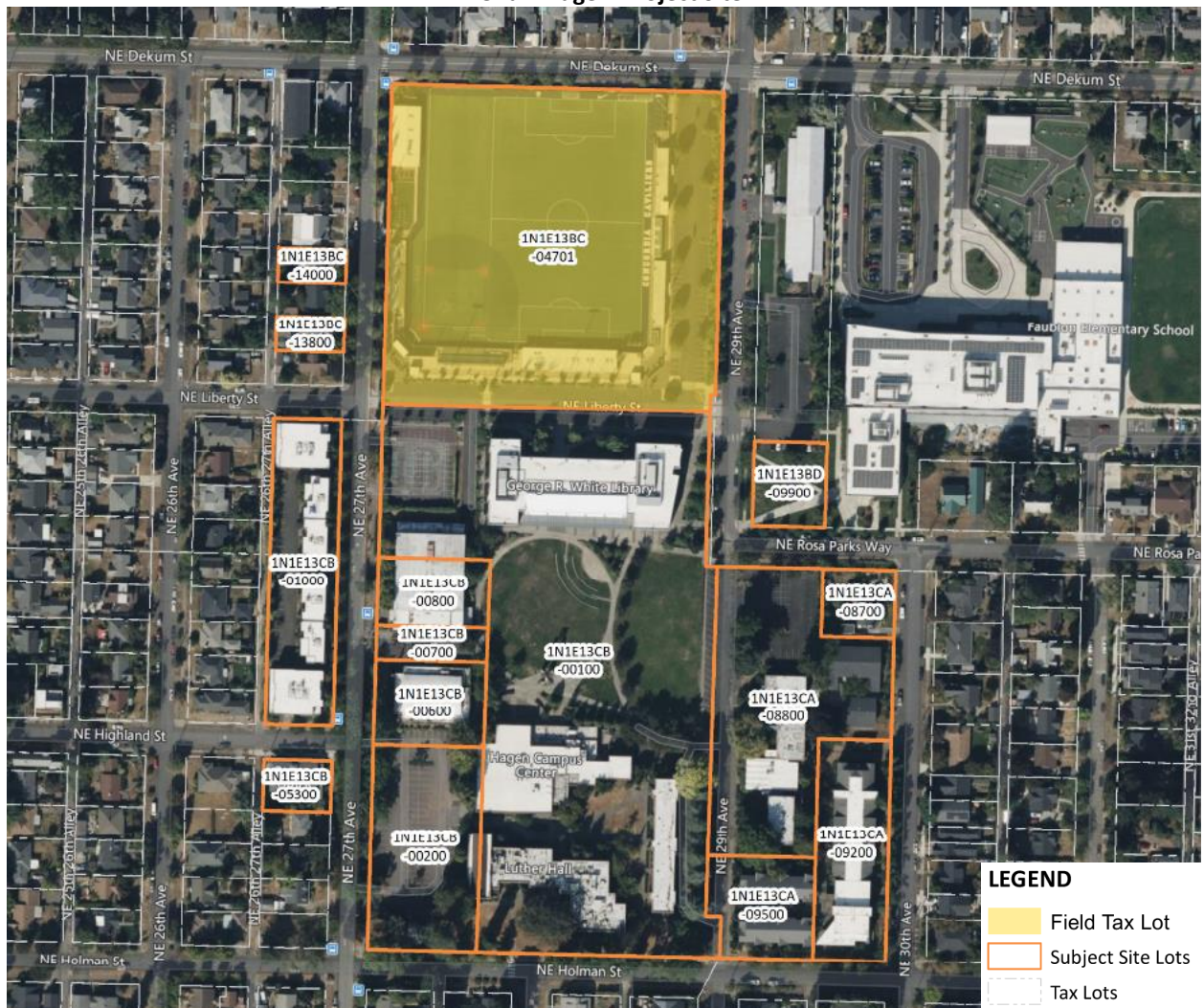
Site and Surrounding Land Use

The field lot is 5.26 acres in size, located at 6615 NE 29th Avenue (tax lot: 1N1E13BC 4701), at the north end of the UO Portland campus, which extends onto nearby lots to the south. The campus is predominantly zoned Campus Institutional 1 (CI1) and is surrounded by the Residential 5,000 (R5) zone in all directions.

Description of Proposed Development

Physical changes to the site are limited to replacing university logos, names, and sponsors. The facility would be used for student and community recreation and occasional special events. Use of the facility would occur between the hours of 7:00 AM – 10:00 PM, up to seven days a week. The maximum seating capacity for any event would be 1,003, based on the capacity of the existing soccer field bleachers.

Aerial Image – Project Site



III. ZONING CODE COMPLIANCE

Chapter 33.150 Campus Institutional Zones

33.150.100 Primary Uses

B. Limited uses. Uses allowed that are subject to limitations are listed in Table 150-1 with an "L". These uses are allowed if they comply with the limitations listed below and the development standards and other regulations of this Title. In addition, a use or development listed in the 200s series of chapters is also subject to the regulations of those chapters. The paragraphs listed below contain the limitations and correspond with the footnote numbers from Table 150-1...

- 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.*

Response: This proposal is for the continued use of an existing outdoor sports facility at a *Colleges* use site. The facility is part of the University of Oregon Northeast Portland campus (former Concordia University campus). Physical changes to the facility will be limited to replacement of the name and logos of the university and its sponsors. The facility includes more than 1,500 SF of accessory building floor area, more than 500 linear feet of spectator seating, outdoor lighting, and voice amplification. Although the facility was previously reviewed and approved for Concordia University under LU 07-184826 DZM IM, BDS staff has confirmed that a Conditional Use Review is required per Zoning Code Section 33.150.100.B.6. because the previous Conditional Use was extinguished, and the previous IMP no longer applies. The review will be processed at the Type III level per Section 33.815.040.A.1. This report addresses the applicable review criteria.

33.150.120 Nuisance-Related Impacts

- A. Off-site impacts. All uses, including accessory uses, must comply with the standards of Chapter 33.262, Off-Site Impacts.*

Response: Compliance with the applicable standards of Chapter 33.262 will be demonstrated later in this report. This standard is met.

- B. Other nuisances. Other nuisances are regulated by Title 29, Property and Maintenance Regulations*

Response: No nuisances regulated under Title 29 are proposed or known to be present on the subject site. Continued use of the existing outdoor sports facilities on the site will satisfy the property and maintenance regulations set forth in Title 29. This standard is met.

Table 150-1 Campus Institutional Zone Primary Uses			
Use Categories	CI1	CI2	IR
Institutional Categories			
Basic Utilities	L/CU [3]	L/CU [3]	L/CU [3]
Community Service	L/CU [4]	L/CU [4]	L/CU [4]
Parks And Open Areas	L/CU [5]	L/CU [5]	L/CU [5]
Schools	N	N	L/CU [11]
Colleges	Y/CU [6]	Y/CU [6]	L/CU [11]
Medical Centers	Y	Y	L/CU [11]
Religious Institutions	CU	CU	CU
Daycare	Y	Y	L/CU [12]
Other Categories			
Agriculture	L [7]	L [7]	L [7]
Aviation And Surface Passenger Terminals	N	N	N
Detention Facilities	N	N	N
Mining	N	N	N
Radio Frequency Transmission Facilities	L/CU [8]	L/CU [8]	L/CU [8]
Rail Lines And Utility Corridors	CU	CU	CU

Y = Yes, Allowed

L = Allowed, But Special Limitations

CU = Conditional Use Review Required

N = No, Prohibited

Notes:

- The use categories are described in Chapter 33.920.
- Regulations that correspond to the bracketed numbers [] are stated in 33.150.100.B.
- Specific uses and developments may also be subject to regulations in the 200s series of chapters.

Response: The site is zoned CI1, and the proposal is for a field associated with a *Colleges* use. As described above, Section 33.150.100.B.6. applies to the proposal, which requires Conditional Use Review.

Development Standards

Table 150-2 Summary of Development Standards in Campus Institutional Zones			
Standard	CI1	CI2	IR
Maximum FAR [1] (see 33.150.205)	0.5 to 1	3 to 1 [2] [3]	2 to 1
Maximum FAR with Inclusionary Housing Bonus [1] (see 33.150.205.C)	NA	3.75 to 1 [2] [3]	NA
Maximum Height (see 33.150.210)	75 ft. [4]	150 ft. [4]	75 ft.
Minimum Building Setbacks [1] (see 33.150.215)			
- Lot line abutting or across the street from an OS, RF-R2.5 zoned lot	15 ft.	10 ft.	1 ft. for every 2 ft. of building height but not less than 10 ft.
- Lot line abutting or across the street from an RM1-RMP, IR zoned lot	10 ft.	10 ft.	
- Lot line abutting or across the street from a C, CI, E, or I zoned lot	0 ft.	0 ft.	
Maximum Building Setbacks Street Lot Line, Transit Street or Pedestrian District (See 33.150.215)	None	10 ft.	10 ft.
Maximum Building Coverage [1] (see 33.150.225)	50% of site area	85% of site area	70% of site area
Maximum Building Length [1] (see 33.150.235 and 33.150.255)	200 ft.	200 ft.	None
Minimum Landscaped Area (see 33.150.240)	25% of site area	15% of site area	20% of site area
Landscaping Abutting an R zoned lot (see 33.150.240.C)	10 ft. @ L3	5 ft. @ L3	10 ft. @L3
Landscaping across the street from an R zoned lot (see 33.150.240.C)	10 ft. @ L1	5 ft. @ L1	10 ft. @L1
Building Facade Articulation [1] (see 33.150.255)	No	Yes	No
Ground Floor Window Standards [1] (see 33.150.250)	No	Yes	Yes
Transit Street Main Entrance [1] (See 33.150.265)	No	Yes	No

Notes:

[1] For Colleges and Medical Centers, the entire CI zone is treated as one site regardless of ownership. In this case, FAR is calculated based on the total square footage of the parcels within the zone rather than for each individual parcel, and 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.

[2] Maximum FAR within the Legacy Good Samaritan Hospital and Health Center campus boundary shown on Map 150-3 is 3.7 to 1, and is 4.5 to 1 with inclusionary housing bonus.

[3] Maximum FAR within the PCC Sylvania campus boundary shown on Map 150-5 is .75 to 1, and is 1 to 1 with inclusionary housing bonus.

[4] Heights reduced on sites that are across the street from, or adjacent to, certain zones. See 33.150.210.C.

Response: Physical changes associated with this proposal are limited to changing logos. No modifications to the existing buildings or landscaping are proposed, so there will be no effect on conformance with these standards.

Chapter 33.258 Nonconforming Situations

33.258.070 Nonconforming Development

- D. Development that must be brought into conformance. The regulations of this subsection are divided into two types of situations, depending upon whether the use is also nonconforming or not. These regulations apply except where superseded by more specific regulations in the code.*
- 2. Nonconforming development with an existing nonconforming use, allowed use, limited use, or conditional use. Nonconforming development associated with an existing nonconforming use, an allowed use, a limited use, or a conditional use, must meet the requirements stated below. When alterations are made that are over the threshold of Subparagraph D.2.a., the site must be brought into conformance with the development standards listed in Subparagraph D.2.b. The value of the alterations is based on the entire project, not individual building permits.*

Response: The current C11 zoning designation was applied after development of the subject site was complete, so there may be elements which are nonconforming; however, alterations exceeding the threshold of Subparagraph D.2.a. are not proposed with this project.

- a. Thresholds triggering compliance. The standards of Subparagraph D.2.b., below, must be met when the value of the proposed alterations on the site, as determined by BDS, is more than \$356,000. The following alterations and improvements do not count toward the threshold:*
- (1) Replace a manufactured dwelling in a manufactured dwelling park;*
 - (2) Alterations required by approved fire/life safety agreements;*
 - (3) Alterations related to the removal of existing architectural barriers, as required by the Americans with Disabilities Act, or as specified in Section 1113 of the Oregon Structural Specialty Code;*
 - (4) Alterations required by Chapter 24.85, Interim Seismic Design Requirements for Existing Buildings;*
 - (5) Improvements to on-site stormwater management facilities in conformance with Chapter 17.38, Drainage and Water Quality, and the Stormwater Management Manual; and*
 - (6) Improvements made to sites in order to comply with Chapter 21.35, Wellfield Protection Program, requirements.*
 - (7) Energy efficiency or renewable energy improvements that meet the Public Purpose Administrator incentive criteria whether or not the project applies for and receives the incentive;*
 - (8) Landscaping required by 33.475.220;*
 - (9) Removal or remediation of hazardous substances conducted under ORS 465.200-545 & 900; and*
 - (10) The installation of electric bike and electric vehicle chargers and accessory equipment.*

Response: The proposed alterations are limited to changing logos, which is valued at under \$356,000; therefore, the proposal will not trigger compliance for any nonconforming development.

Chapter 33.262 Off-Site Impacts

33.262.010 Purpose

The regulations of this chapter are designed to protect all uses in the R, C, CI, IR, and OS zones from certain objectionable off-site impacts associated with nonresidential uses. These impacts include noise, vibration, odors, and glare. The standards ensure that uses provide adequate control measures or locate in areas where the community is protected from health hazards and nuisances. The use of objective standards provides a measurable means of determining specified off-site impacts. This method protects specific industries or firms from exclusion in a zone based solely on the general characteristics of similar industries in the past.

Response: The existing outdoor sports facility was previously reviewed and permitted under LU 07-184826 DZM IM, which addressed and amended Concordia University's IMP. However, BDS staff has confirmed that the previous Conditional Use was extinguished, and the IMP no longer applies. The responses below will demonstrate the existing facility will continue to have adequate control measures in place to protect the community from health hazards and nuisances.

33.262.020 Applying These Regulations

Nonresidential uses in all zones which cause off-site impacts on uses in the R, C, CI, IR, and OS zones are required to meet the standards of this chapter. Exempted equipment and facilities are stated in 33.262.030 below.

Response: The existing outdoor sports facility is a nonresidential use that includes outdoor lighting and sound amplification, which is required to meet the standards of this chapter.

33.262.030 Exemptions

The off-site impact standards do not apply to machinery, equipment, and facilities which were at the site and in compliance with existing regulations at the effective date of these regulations. Any new or additional machinery, equipment, and facilities must comply with the standards of this chapter. Documentation is the responsibility of the proprietor of the use if there is any question about when the equipment was brought to the site.

Response: The subject site does not qualify for an exemption under this provision. The responses below will demonstrate the existing facilities and equipment will comply with the applicable standards of this chapter.

33.262.040 Relationship to Other Regulations

The off-site impact standards are in addition to all other regulations of the City Code. The standards do not replace or supersede regulations of the Department of Environmental Quality (DEQ), relevant county regulations, or standards such as the Uniform Fire Code.

Response: The facility will continue to comply with all applicable regulations.

33.262.050 Noise

The City noise standards are stated in Title 18, Noise Control. In addition, the Department of Environmental Quality has regulations which apply to firms adjacent to or near noise sensitive uses such as dwellings, religious institutions, schools, and hospitals.

Response: The outdoor sports facility includes an existing sound system which will be used during events. No changes to the existing sound system are proposed. According to Title 18, the subject site and surrounding properties are classified as residential. The permissible sound level transmitted from the site to the boundaries of surrounding properties is 55 dBA between 7:00 AM – 10:00 PM and 50 dBA during all other hours. According to the City's findings in LU 07-184826 DZM IM, this is the same limit which applied when the facility was originally approved. The applicant will continue to comply with Title 18 requirements.

33.262.060 Vibration

- A. *Vibration standard. Continuous, frequent, or repetitive vibrations which exceed 0.002g peak may not be produced. In general, this means that a person of normal sensitivities should not be able to feel any vibrations.*

Response: Operation of the subject outdoor sports facility does not produce vibration in excess of this standard.

- B. *Exceptions. Vibrations from temporary construction and vehicles which leave the site (such as trucks, trains, airplanes and helicopters) are exempt. Vibrations lasting less than 5 minutes per day are also exempt. Vibrations from primarily on-site vehicles and equipment are not exempt.*

Response: This provision identifies exceptions from enforcement action for the types of vibration listed in this standard. It requires no factual evidence from the Applicant.

- C. *Measurement. Seismic or electronic vibration measuring equipment may be used for measurements when there are doubts about the level of vibration.*

Response: This provision authorizes the use of measurement for enforcement actions. It requires no factual evidence from the Applicant.

33.262.070 Odor

- A. *Odor standard. Continuous, frequent, or repetitive odors may not be produced. The odor threshold is the point at which an odor may just be detected.*

Response: Operation of the outdoor sports facility does not inherently produce odors. Odors may be produced incidentally, such as the preparation of concessions during events; however, this would be minimal, occasional, and unlikely to cause offense.

- B. *Exception. An odor detected for less than 15 minutes per day is exempt.*

Response: This provision identifies an exception from enforcement action. It requires no factual evidence from the Applicant.

33.262.080 Glare

- A. *Glare standard. Glare is illumination caused by all types of lighting and from high temperature processes such as welding or metallurgical refining. Glare may not directly, or indirectly from reflection, cause illumination on other properties in excess of a measurement of 0.5 foot candles of light.*

Response: The outdoor sports facility includes field lighting, which was previously approved under LU 07-184826 DZM IM. According to that Decision Notice, the field lighting will, in some cases, exceed the allowed lighting levels on surrounding streets and properties. This was mitigated by designing the lighting plan to minimize light spillover into adjacent residential areas, and by limiting the hours during which the lighting could be used. The applicant's proposed use of the facility will be consistent with how it has been historically used; therefore, glare is not anticipated to create unreasonable adverse impacts to surrounding uses. The lighting plan and light fixture specifications from LU 07-184826 DZM IM are included in Exhibit 5 for reference.

- B. *Strobe lights. Strobe lights visible from another property are not allowed.*

Response: No strobe lights are proposed as part of this application.

33.262.090 Measurements

- A. *Measurements for compliance with these standards are made from the property line or within the property of the affected site. Measurements may be made at ground level or at habitable levels of buildings.*

- B. *If the City does not have the equipment or expertise to measure and evaluate a specific complaint, it may request assistance from another agency or may contract with an independent expert to perform such measurements. The City may accept measurements made by an independent expert hired by the controller or operator of the off-site impact source. If the City contracts to have measurements made and no violation is found, the City will bear the expense, if any, of the measurements. If a violation is found, City expenses will be charged to the violator. Nonpayment of the costs is a violation of the Code, and enforced through the provisions of Title 22.*

Response: This provision provides authority and guidance for enforcement actions. It requires no factual evidence from the Applicant.

33.262.100 Documentation in Advance

In situations where the Director of BDS is empowered to require documentation in advance that a proposed use will conform with these standards, all of the following additional information is required of the applicant prior to approving a building permit:

- A. *Use description. A description of the use or activity regarding processes, materials used, storage, waste disposal, types of machinery and other such items as it relates to off-site impacts. However, the applicant is not required to reveal any trade secrets which would cause any secret manufacturing procedure, compound or product to become public knowledge and available to competitors;*
- B. *Abatement devices. An explanation of any mechanisms or techniques which are proposed to restrict any hazardous or nuisance effects, including the type and location of any abatement devices and/or recording instruments to measure conformance with the required standard; and*
- C. *Expert evaluation. An evaluation and explanation certified by a registered engineer or architect, as appropriate, that the proposed activity can achieve the off-site impact standard or standards in question.*

Response: Applicant acknowledges the City may require the applicant to provide the information described in this section; however, staff have not requested specific documentation under this provision. As previously mentioned, the subject facility was approved under LU 07-184826 DZM IM in 2007. That Decision Notice includes extensive descriptive and technical information regarding off-site impacts and mitigation methods. This application does not propose any modifications to the approved impact-producing equipment, such as lighting and sound amplification, nor does it propose modifications to the methodology used to mitigate those impacts.

Chapter 33.266 Parking, Loading, And Transportation And Parking Demand Management

33.266.010 Introduction

This chapter establishes the standards for the amount, location, and development of motor vehicle parking, standards for bicycle parking, and standards for on-site loading areas, and requirements for transportation demand management plans. Other titles of the City Code may regulate other aspects of parking and loading.

Response: There are currently 175 vehicle parking spaces in the two lots surrounding the outdoor sports facility. The City no longer requires a minimum amount of vehicle parking for any uses; however, this chapter does impose limits on the maximum amount of vehicle parking.

33.266.115 Maximum Allowed Parking Spaces

Response: The maximum allowed number of parking spaces for a Colleges use is listed in Table 266-2. The applicable standard is 1 per 400 SF of net building area exclusive of dormitories, plus 1 per 2.6 dorm rooms. This application does not include any addition or reduction in building area or any change to the

number of parking spaces; therefore, conformance of the existing 175 parking spaces with this standard will not change.

33.266.200 Minimum Required Bicycle Parking

- A. *Purpose. Bicycle parking is required for most use categories to encourage the use of bicycles by providing secure and convenient places to park bicycles. These regulations ensure adequate short and long-term bicycle parking based on the demand generated by different uses. Minimum bicycle parking facilities are based on the City's mode split goals, while acknowledging the usage rates for different uses. These regulations will help meet the City's goal that 25 percent of all trips be made by bicycle, while still acknowledging that to meet the citywide goal the bicycle mode split will vary by geographic area.*
- B. *Number of spaces required.*
1. *The required minimum number of bicycle parking spaces for each use category is shown in Table 266-6. No bicycle parking is required for uses not listed. Minimum bicycle parking is calculated on a geographic hierarchy based on the current and future bicycle usage. Standard A in Table 266-6 applies to the areas shown as Standard A on Map 266-1. Standard B in Table 266-6 applies to all other areas of the city.*
 2. *Until June 30, 2022, no bicycle parking is required for projects that are eligible to use the alternative bicycle parking standards specified in Ordinance 189785. To qualify for this exemption the applicant must provide a letter from the Portland Housing Bureau certifying that the project is eligible to use, and has met, the alternative bicycle parking standards specified in Ordinance 189785.*
 3. *The required minimum number of bicycle parking spaces is based on the primary uses on a site. When there are two or more separate primary uses on a site, the required bicycle parking for the site is the sum of the required parking for each primary use.*

Table 266-6 Minimum Required Bicycle Parking Spaces [1]					
		Long-term Spaces		Short-term Spaces	
Uses	Specific Uses	Standard A	Standard B	Standard A	Standard B
Institutional Categories					
Basic Utilities	Transit centers	30 spaces	30 spaces	12 spaces	12 spaces
	Light rail stations	12 spaces	12 spaces	4 spaces	4 spaces
Community Service		2, or 1 per 6,700 sq. ft. of net building area	2, or 1 per 12,500 sq. ft. of net building area	2, or 1 per 6,300 sq. ft. of net building area	2, or 1 per 10,000 sq. ft. of net building area
	Libraries, community centers and museums	2, or 1 per 3,000 sq. ft. of net building area	2, or 1 per 5,900 sq. ft. of net building area	2, or 1 per 1,200 sq. ft. of net building area	2, or 1 per 2,000 sq. ft. of net building area
	Park and ride	12, or 5 per acre	12, or 5 per acre	6 spaces	6 spaces
Parks and Open Areas		None	None	Per CU Review	Per CU Review
Schools	Grades K through 8	6 per classroom	5 per classroom	2, or 1 per 25,000 sq. ft. of net building area	2, or 1 per 100,000 sq. ft. of net building area
	Grades 9 through 12	5 per classroom	5 per classroom	2, or 1 per 25,000 sq. ft. of net building area	2, or 1 per 100,000 sq. ft. of net building area
Colleges	Excluding dormitories (see group living, above)	2, or 1 per 10,000 sq. ft. of net building area	2, or 1 per 20,000 sq. ft. of net building area	2, or 1 per 10,000 sq. ft. of net building area	2, or 1 per 16,000 sq. ft. of net building area

Response: The subject outdoor sports facility is part of a university campus where short- and long-term bicycle parking are dispersed throughout. Eight short-term spaces are provided at the south end of the facility, located along a pedestrian access route. According to a recent analysis of needed nonconforming upgrades, the campus has a surplus of required short-term bicycle parking and a deficit of long-term spaces. UO has entered into an Option 2 Covenant agreement with the City to provide the additional required long-term spaces and bring the entire campus into full compliance with current bicycle parking requirements. Based on the nature of the outdoor sports facility use, which consists of student/faculty and community recreation, plus occasional special events, there is no additional anticipated demand for long-term bicycle parking. The existing eight short-term spaces are expected to be adequate to meet demand, and additional spaces are available elsewhere on campus if necessary. This standard is met.

Chapter 33.279 Recreational Fields for Organized Sports

33.279.020 Where These Regulations Apply

The regulations of this chapter apply if all the following are met:

- A. *The recreational field is used for organized sports;*
- B. *The recreational field is in an OS, R, or IR zone; and*
- C. *The recreational field is located on a school, school site, or in a park.*

Response: The subject outdoor sports facility is located on a university campus and the applicant intends to make the fields available for organized sports; however, the site is not located in an OS, R, or IR Zone; therefore, the regulations in this section do not apply.

33.279.025 Conditional Use Review

Unless the proposal meets the thresholds of 33.279.030, development or alterations related to a recreational field for organized sports requires a conditional use review. Approval criteria for the review are stated in Chapter 33.815, Conditional Use Reviews.

Response: The proposal to continue use of the existing outdoor sports facility under new ownership does not meet the thresholds of 33.279.030, as explained below. Therefore, conditional use review is required. This report addresses the applicable criteria and development standards.

33.279.030 Alterations Allowed Without Conditional Use Review

Alterations related to a recreational field for organized sports to the site that meet all of the following are allowed without a conditional use review provided the proposal meets all of the following thresholds.

A. *Complies with all previous conditions of approval;*

Response: The existing outdoor sports facility was permitted in 2007 under LU 07-184826 DZM IM (Concordia Athletic Field & Parking Lots #4-5). According to City staff, previous approvals have been extinguished and the proposed use of the fields as part of the University of Oregon, Portland campus, requires a Type III Conditional Use review. This threshold does not apply.

B. *Complies with the development standards of this Title; or if the proposal does not comply with the development standards of this Title, the proposal has received approval through an adjustment or modification review;*

Response: This report demonstrates the proposal will comply with the applicable development standards in Title 33. This threshold is met.

C. *Does not increase the net building area by more than 1,500 square feet;*

Response: No new structures or modifications to existing structures are proposed. This threshold is met.

D. *Does not increase the exterior improvement area by more than 1,500 square feet. Fences, handicap access ramps, on-site pedestrian circulation systems, Community Gardens, Market Gardens, and increases allowed by Subsections F. through H. below are exempt from this limitation;*

Response: No increase to exterior improvement areas is included in this proposal. This threshold is met.

E. *Will not result in a net gain or loss of site area;*

Response: The proposal to continue use of the existing athletic field complex will not result in a net gain or loss of site area. This threshold is met.

F. *Will not result in an individual or cumulative loss or gain in the number of parking spaces, except as follows:*

1. *On sites with 5 or more parking spaces, up to 1 space or 4 percent of the total number of existing parking spaces, whichever is greater, may be removed; however, the removal of more than 5 spaces requires a conditional use review;*
2. *Up to 1 space or 4 percent of the total number of existing parking spaces, whichever is greater, may be added; however, the addition of more than 5 spaces requires a conditional use review; and*

3. *Any cumulative loss or gain of parking allowed in F.1 or F.2 above is measured from the time the use became a conditional use, or the last conditional use review of the use, whichever is most recent, to the present.*

Response: The proposal will not affect the number of existing parking spaces. This threshold is met.

- G. *Does not result in total spectator seating per field exceeding 210 lineal feet;*

Response: While no changes are proposed, existing spectator seating (treated as new/not under a current approval) exceeds 210 lineal feet. This threshold is not met; however, in this case the applicant is required to apply for Conditional Use review for other, additional reasons as explained above.

- H. *Does not add more than one new field for organized sports. Up to one new field may be added once per site, after June 4, 2010, without a conditional use review. The new field must:*

1. *Meet the development standards of Section 33.279.040;*
2. *Not include lighting, a voice amplification system, or spectator seating in excess of 210 lineal feet;*
3. *Be located within 300 feet of one or more existing on-site fields approved for organized sports; and*
4. *Be approved under a Building or Zoning Permit that identifies the existing development and the new field that is being added, per this paragraph.*

Response: No additional fields are proposed as part of this application. This threshold is met.

- I. *Does not reestablish use of a recreational field that has not been used for organized sports for a period of less than 5 continuous years.*

Response: While not currently in operation, the existing recreational fields were previously in use for a period of more than five continuous years. This threshold is met.

33.279.035 Conditional Use Review Procedure Types

Unless allowed by 33.279.030, all recreational fields for organized sports are reviewed through the review procedures stated below...

- B. *Type III. A Type III review is required for the following proposals:*

1. *New recreational fields, except as allowed by 33.279.030.H above;*

Response: No new recreational fields are proposed. However, City staff confirmed that the previous land use approvals for the existing recreational fields have extinguished, and the IMP is no longer in effect; therefore, a Type III Conditional Use review is required to re-establish the use per this threshold.

2. *Lighting for recreational fields that currently do not have approved lighting;*

Response: The current facility has lighting which was previously approved by the City in 2007 under LU 07-184826 DZM IM. No new lighting is proposed; however, because the City does not consider the existing lighting to be under an active previous approval (because it was issued to Concordia rather than UO), this application treats the lighting as new.

3. *All other alterations to development related to recreational fields used for organized sports on the site, that are not otherwise allowed or reviewed through a Type II procedure, as described above; or*

Response: No alterations are proposed for the recreational fields other than updating university and sponsor logos. Because the field is not under an active previous approval, this application treats the change as new.

4. *Resuming use of a recreational field that has not been used for organized sports for 10 years or more.*

Response: The existing facility has been used for organized sports within the past ten years, as recently as 2020.

33.279.040 Development Standards

- B. *Standards. The standards of this subsection apply to new fields, alterations to existing fields, and accessory structures.*

1. *Recreational fields. Recreational fields must be set back at least 50 feet from adjacent R or IR zoned sites. Setbacks are measured from property lines to foul line for baseball and softball fields, and to the field end or side lines for all other sports.*

Response: The foul lines, end, and side lines of the existing recreational fields are set back more than 50' from adjacent R-zoned sites, as shown on the site plan in Exhibit 2. However, no changes are proposed to the existing development. This standard is met by the existing development.

2. *Accessory structures. Spectator seating such as bleachers or benches must be set back at least 30 feet from adjacent R or IR zoned sites and at least 15 feet from all other lot lines. All other accessory structures including dugouts, concession stands, and restrooms must be set back at least 15 feet from all lot lines.*

Response: All existing and proposed accessory structures meet or exceed the minimum setbacks from adjacent residential zones, as shown on the site plan in Exhibit 2. No changes are proposed. This standard is met by the existing development.

33.279.060 Additional Regulations

Other City regulations may apply to recreational fields used for organized sports. See Title 20, Parks and Recreation.

Response: The proposal to use the existing recreational fields for organized sports will comply with Title 20 Parks and Recreation.

Chapter 33.400 Aircraft Landing Zone

33.400.030 Height Limits

All structures, vegetation, and construction equipment within the Aircraft Landing Overlay Zone are subject to the height limits of this section. Map 400-1 shows the boundaries of the overlay zone. The Aircraft Landing Overlay Zone Map, available in the Development Services Center shows the height limits. B. R, C, IR, and CI1 zones. In the residential and commercial/mixed use, IR, and CI1 zones, structures are regulated by the base zone height limits rather than the height limits of this chapter.

Response: The subject site is in the CI1 Zone, so structures are regulated by the base zone height limit, which is 75'. All development, with the exception of five existing field lighting posts, is below the maximum height limit. Five existing field lighting posts with a height of 80' were approved under an adjustment in

LU 07-184826 DZM IM, which was allowed in order to limit the amount of light trespass onto adjacent properties. This application does not include new development, or any modifications to existing development, that would exceed the CI1 zone height limit. This standard is met.

Chapter 33.815 Conditional Uses

33.815.040 Review Procedures

The procedure for reviewing conditional uses depends on how the proposal affects the use of, or the development on, the site. Subsection A, below, outlines the procedures for proposals that affect the use of the site while Subsection B outlines the procedures for proposals that affect the development or reduce the conditional use site boundary. Proposals may be subject to Subsection A or B or both. The review procedures of this section apply unless specifically stated otherwise in this Title. Proposals may also be subject to the provisions of 33.700.040, Reconsideration of Land Use Approvals.

A. *Proposals that affect the use of the site.*

1. *A new conditional use. A request for a new conditional use is processed through a Type III procedure.*

Response: According to City staff, the original Conditional Use approval and IMP have been extinguished. Therefore, this application is being processed as a new conditional use through a Type III procedure.

33.815.060 Development Standards for Conditional Uses

The development standards for conditional uses are those of the base zone, any applicable overlay zones or plan districts, and any relevant regulations in the 200s series of chapters.

Response: The applicable development standards are addressed throughout this report. This standard is met.

33.815.070 Sites With Split Zoning

When a proposed use is located on a site which has more than one zone, and the use is a conditional use in one zone and an allowed or limited use in the other, any proposals on the allowed site are subject to conditional use review.

Response: The “site” is the UO Northeast Portland campus, which consists of multiple lots in contiguous ownership. The site is predominantly zoned CI1. One small lot, which is not affected by this proposal, is zoned R5 with a Campus Institutional comprehensive plan designation (Tax lot 1N1E13CA-08700). In the future, this lot may be developed for college uses. The applicant is in the process of applying to amend the zoning designation of the lot from R5 to CI1. College uses would be allowed by right if the zone is changed to CI1, or subject to conditional use review if the zone remains R5. This proposal is for the portion of the site where colleges are allowed but limited and their sport fields are conditional uses.

33.815.080 Approval Criteria in General

The approval criteria for all conditional use reviews are stated below. Requests for conditional uses will be approved if the review body finds that the applicant has shown that all of the approval criteria have been met.

Response: This report demonstrates that the application meets all of the relevant approval criteria.

33.815.105 Institutional and Other Uses in Residential and Campus Institutional Zones

These approval criteria apply to all conditional uses in R and campus institutional zones except those specifically listed in sections below. The approval criteria allow institutions and other non-Household Living uses in residential and campus institutional zones that maintain or do not significantly conflict with the appearance and function of residential or campus areas. Criteria A through E apply to institutions and

other non-Household Living uses in residential zones. Criteria B through E apply to all other conditional uses in campus institutional zones. The approval criteria are:

A. *Proportion of Household Living uses. The overall residential appearance and function of the area will not be significantly lessened due to the increased proportion of uses not in the Household Living category in the residential area. Consideration includes the proposal by itself and in combination with other uses in the area not in the Household Living category and is specifically based on:*

1. *The number, size, and location of other uses not in the Household Living category in the residential area; and*
2. *The intensity and scale of the proposed use and of existing Household Living uses and other uses.*

Response: The subject site is in the CI1 Zone. As described above, criterion A applies only to uses in residential zones. This standard does not apply.

B. *Physical compatibility.*

1. *The proposal will preserve any City-designated scenic resources; and*

Response: There are no City-designated scenic resources in the vicinity of the subject site.

2. *The proposal will be compatible with adjacent residential developments based on characteristics such as the site size, building scale and style, setbacks, tree preservation, and landscaping; or*
3. *The proposal will mitigate differences in appearance or scale through such means as setbacks, screening, landscaping, tree preservation, and other design features.*

Response: The proposal is to continue use of the existing development on the site, which consists of an outdoor sports facility. The design of the facility was approved by the City in 2007 under LU 07-184826 DZM IM. As described in the Decision Notice, the proposal satisfied Design Review criteria for buildings, landscaping, and other site improvements. This application does not involve any physical modifications to the existing development beyond changing logos to reflect new ownership. Therefore, the development will continue to be compatible with its surroundings. This standard is met.

C. *Livability. The proposal will not have significant adverse impacts on the livability of nearby residential zoned lands due to:*

1. *Noise, glare from lights, late-night operations, odors, and litter; and*
2. *Privacy and safety issues.*

Response: The applicant's proposal to use the site as an outdoor sports facility is not anticipated to have significant adverse impacts on the livability of nearby residential land. During the time the facility was previously operational, it does not appear there were any code compliance cases related to noise, glare, odors, litter, privacy, or safety.

In 2012, the City received one complaint alleging the facility was being used by Concordia for athletic practices and events before 7:00 AM and after 10:00 PM; however, it is unclear whether or how this complaint was resolved. Significantly, the complaint was related to activities which would have been in violation of previous permit conditions. There is no record of complaints regarding activities which conformed to the permitted hours of operation, so the proposed hours of operation are not expected to adversely impact the surrounding neighborhood with the transition to use of the facilities by UO.

Off-site impacts including noise, glare, and odors are addressed in greater detail earlier in this report, demonstrating conformance with the standards of Section 33.262. Generally, any livability impacts to the surrounding neighborhood are anticipated to be reduced under the new ownership because the facility will only be used for student and community recreation and will no longer be used for NCAA varsity sporting events and/or tournaments. This standard is met.

D. Public services.

1. *The proposal is supportive of the street designations of the Transportation Element of the Comprehensive Plan;*

Response: The proposal is to continue use of existing development on the site. The Traffic and Parking Impact Letter, Exhibit 3, addresses the street designations surrounding the site and demonstrates the proposal will not increase trip generation or result in a significant impact on the adjacent roadway network. Therefore, the proposal is supportive of the surrounding street designations. This standard is met.

2. *Transportation system:*

- a. *The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include safety, street capacity, level of service, connectivity, transit availability, availability of pedestrian and bicycle networks, access restrictions, neighborhood impacts, impacts on pedestrian, bicycle, and transit circulation. Evaluation factors may be balanced; a finding of failure in one or more factors may be acceptable if the failure is not a result of the proposed development, and any additional impacts on the system from the proposed development are mitigated;*

Response: The Traffic and Parking Impact Letter, Exhibit 3, demonstrates the proposal to use the subject site as an outdoor sports facility will not increase trip generation or result in a significant impact on the adjacent roadway network in terms of the evaluation factors listed in this standard. To improve safety for vehicles approaching NE Dekum Street, the letter recommends PBOT ensure sight lines to the stop signs are kept clear. This standard is met.

- b. *Measures proportional to the impacts of the proposed use are proposed to mitigate on- and off-site transportation impacts. Measures may include transportation improvements to on-site circulation, public street dedication and improvement, private street improvements, intersection improvements, signal or other traffic management improvements, additional transportation and parking demand management actions, street crossing improvements, improvements to the local pedestrian and bicycle networks, and transit improvements;*

Response: The Traffic and Parking Impact Letter, Exhibit 3, demonstrates the existing transportation network will be sufficient to support the anticipated volumes associated with the proposed use without improvements or changes to the current design classifications; therefore, no mitigating measures are proposed or necessary. To improve safety for vehicles approaching NE Dekum Street, the letter recommends PBOT ensure sight lines to the stop signs are kept clear.

- c. *Transportation improvements adjacent to the development and in the vicinity needed to support the development are available or will be made available when the development is complete or, if the development is phased, will be available as each phase of the development is completed;*

Response: As described above, the Traffic and Parking Impact Letter, Exhibit 3, demonstrates that no transportation improvements are needed to support the proposal. This standard does not apply.

3. *Public services for water supply, police and fire protection are capable of serving the proposed use, and proposed sanitary waste disposal and stormwater disposal systems are acceptable to the Bureau of Environmental Services.*

Response: The City's findings in LU 07-184826 DZM IM concluded that there were adequate public facilities and services available to support the use, and that specific requirements related to water supply, fire access, sanitary waste disposal, and stormwater disposal system would be addressed at the time of building permit review. All required building permits were obtained prior to constructing the facility, and occupancy was granted by the City, indicating all specific requirements were satisfied. The existing public facilities and services available to the site are described in greater detail in the City's Pre-Application Meeting Summary (Exhibit 4). The summary did not identify any required upgrades. Considering the proposed use is consistent with the previous use of the facility, and that it will not increase the demand for public facilities and services, no alterations are proposed to the existing water supply system, police or fire access, sanitary waste disposal, or stormwater disposal system. This standard is met.

- E. *Area plans. The proposal is consistent with any area plans adopted by the City Council as part of the Comprehensive Plan, such as neighborhood or community plans.*

Response: The site is in the Albina Community Plan and Concordia Neighborhood Plan areas. These plans are addressed in the following section of this report. This standard is met.

IV. NEIGHBORHOOD AND COMMUNITY PLAN COMPLIANCE

Albina Community Plan

Policy Area I: Land Use

Policy A: General Land Use

Encourage residential, recreational, economic and institutional developments that reinforce Plan Area neighborhoods; increase the attractiveness of Albina to residents, institutions, businesses and visitors; and create a land use pattern that will reduce dependence on the automobile.

Response: The subject site is an institutional development (college campus). Design review for the outdoor sports facility was approved in 2007 under LU 07-184826 DZM IM. The City's findings in the Decision Notice state that the use of brick in the facility evokes a sense of tradition and history consistent with the Concordia Neighborhood, while the functional structural forms are modern with clean lines, in keeping with the adjacent former Concordia University library building. These findings indicate the facility reinforces the Plan Area neighborhoods and increases the attractiveness of Albina. The design of the site is not automobile dependent as it is accessible by transit, bicycle, and pedestrians, and includes pedestrian amenities and connections. The proposal is consistent with this policy.

Policy B: Livable Neighborhoods

Protect and improve the livability of the residential neighborhoods within the Albina Community. Direct new development activity to those areas that have experienced or are experiencing a loss of housing. Ensure the compatibility of new development with nearby housing. Foster the development of complete neighborhoods that have service and retail businesses located within or conveniently near to them. Promote increases in residential density without creating economic pressure for the clearance of sound housing.

Response: The outdoor sports facility is part of a college campus that has been situated within a residential neighborhood since 1905. Under UO's ownership, the facility will be available for community use, which enhances the livability of the neighborhood. Compatibility with nearby housing will be achieved by limiting the hours during which sound amplification and field lighting are used (7:00 AM – 10:00 PM). Additionally, under LU 07-184826 DZM IM, a modification to increase the height of select field light posts was approved to reduce impacts of glare. The proposal is consistent with this policy.

Objectives:

- I. Encourage the reestablishment of neighborhood-oriented service and retail businesses. Recognize the economic interrelationship between jobs, services and residential density by supporting commercial areas with new housing at nearby locations.**

Response: Use of the existing outdoor sports facility does not inhibit neighborhood-oriented service and retail businesses. This objective is met.

2. Buffer residential areas from the negative impacts of nearby large scale commercial, employment, industrial and institutional developments.

Response: The overall campus site is institutional and college use on it has been part of the surrounding neighborhood since 1905. The outdoor sports facility is surrounded by fencing, walls, and landscaping, which buffer it from adjacent residential areas. This objective is met.

3. Review new infill development to ensure that it reinforces the neighborhood's positive characteristics.

Response: This proposal does not include new infill development. This objective does not apply.

4. Improve the appearance and livability of residential areas in Albina by eliminating nuisances and supporting activities such as neighborhood clean-ups.

Response: As described previously, the design of the outdoor sports facility is compatible with the neighborhood and college campus and enhances livability by providing pedestrian amenities and eventual community use of the facility. Potential nuisances are mitigated by limiting the hours of operation and by the surrounding fencing, walls, and landscaping which buffer the facility from surrounding residences. This objective is met.

Policy C: A Pattern of Green

Enhance the Albina area with attractive and well maintained parks and open spaces. Ensure that open space and recreation facilities in the Albina Community meet the needs of present and future residents. Develop green links between Albina's parks and recreational facilities, its residential areas, a City-wide system of green spaces and nearby natural areas.

Response: The outdoor sports facility is not a public park or open space; however, UO intends to make the facility available for community groups, which will contribute to meeting the recreational needs of the community. Therefore, the proposal is consistent with this policy.

Policy D: Economic Development

Foster development of distinct, well-anchored commercial, institutional and industrial nodes and centers that serve the needs of the community, attract shoppers from throughout the region and take advantage of the close proximity of the district to the Central City, Oregon Convention Center and Columbia Corridor. Ensure that institutions have opportunities for growth that meet their needs. Support the expanding and new industrial firms that provide family wage jobs to Albina Community residents. Protect residential neighborhoods from negative impacts associated with commercial, institutional and/or industrial growth.

Response: The outdoor sport fields facility is part of a college campus that has been part of the neighborhood since 1905. The facility will provide opportunities for community use, meeting a need for recreational amenities. Surrounding residential areas will be protected from potential negative impacts such as noise and glare via the surrounding fencing, walls, and landscaping, and by limiting the hours during which sound amplification and field lighting are used (7:00 AM – 10:00 PM). Additionally, under LU 07-184826 DZM IM, a modification to increase the height of select field light posts was approved to reduce impacts of glare. The proposal is consistent with this policy.

Objectives:

1. Reduce conflicts between residential uses and commercial, industrial and institutional activities.

Response: Surrounding residential areas will be protected from potential negative impacts such as

noise and glare via the surrounding fencing, walls, and landscaping, and by limiting the hours during which sound amplification and field lighting are used (7:00 AM – 10:00 PM). This objective is met.

2. Ensure that sites are available in adequate size, depth, location and zoning to attract market driven business, institutional and housing developers within the Albina Community.

Response: The outdoor sports facility has already been developed. This objective does not apply.

3. Recognize and reinforce concentrations of commercial and employment businesses within the district and encourage the formation of a clear identity for these areas.

Response: The outdoor sports facility is not in close proximity to a concentration of commercial and employment businesses. This objective does not apply.

4. Encourage the growth of existing businesses, preferably within the Albina Community.

Response: The outdoor sports facility is part of a college campus that has been part of the neighborhood since 1905 and will be made available for community use. The presence of an anchor institution with strong connections to the community encourages the growth and resilience of existing businesses in the area. This objective is met.

5. Foster the establishment of new small businesses and housing developments, particularly on land that is vacant or underutilized.

Response: The outdoor sports facility has not been in use since 2020 when Concordia University closed. Approval of this conditional use request will allow use of the facility to resume, which will contribute to a vibrant and desirable community for new businesses and housing. This objective is met.

6. Recognize the role that medical and educational institutions play in providing employment and training to Portland and Albina Community residents. Create planning mechanisms that encourage their growth.

Response: The outdoor sports facility will be made available to UO students and faculty, as well as community groups, which will positively contribute to the impact of the institution in the community by facilitating connections between residents and the university. This objective is met.

7. Foster the establishment and growth of related businesses near major institutions.

Response: The outdoor sports facility is part of the UO Portland Northeast campus and will be made available to UO students and faculty, as well as community groups. This will contribute to a vibrant, livable neighborhood, which is vital to fostering the establishment and growth of businesses. This objective is met.

Concordia Neighborhood Plan

Policy 5: Community Institutions and Facilities

Create a neighborhood which offers access to education, employment, health, community and social services, transportation, and recreation for all its members. Build on the strength of the neighborhood's existing institutions and services.

Response: The outdoor sports facility will be made available to community groups, providing recreation opportunities for the community and building on the strength of UO's impact as an institution in the neighborhood.

Objectives

1. Expand community health, dependent care, employment training and placement, and juvenile and elderly services available in the community.

Response: Full use of the existing university campus facilities will allow UO to contribute to the community in meaningful ways, including recreational opportunities for community groups. This objective is met.

2. Establish a comprehensive community service center in the Concordia community. Ensure that area households have access to these services.

Response: The subject property is not specifically identified as the appropriate or required location for a comprehensive community service center in the Plan. It is not the responsibility of this applicant or this site to provide this aspirational facility.

3. Reinforce Concordia College's role and image as an important educational and cultural center within the Concordia Neighborhood.

Response: UO's use of the former Concordia College campus, including the use of the outdoor sports facilities for community groups, will contribute to reinforcing the role and image of the campus as an important educational and cultural center within the neighborhood. This objective is met.

4. Preserve the historic buildings at the Kennedy School site. Consider their reuse as a comprehensive community service and activity center.

Response: Since the adoption of the Concordia Neighborhood Plan, the historic buildings at the Kennedy School site have been preserved and converted into a mixed-use development. The UO Portland Northeast campus is several blocks away. Use of the outdoor sports facility will not affect the Kennedy School site.

5. Promote the use of parks and open space for passive and active recreational opportunities for area residents, workers, and visitors.

Response: The outdoor sports facility is not a park or open space; however, it will be made available to community groups for recreation opportunities. The proposal is consistent with this objective.

6. Support community events designed to improve the public image of the neighborhood and celebrate the neighborhood's cultural history and social diversity.

Response: An outdoor sports facility does not inherently support or inhibit the types of events described in this objective. However, the facility will be made available to community groups, which may contribute to meeting its intent.

V. CONCLUSION

Based on the information presented and discussed in this narrative and the attached supporting plans and documentation, this application meets applicable standards and guidelines necessary for land use approval. The proposed complies with all applicable standards of the City of Portland's Development Code, and the applicant respectfully requests that the City approve the Conditional Use application.



Dan Ryan, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portland.gov/bds

Conference date: December 13, 2022
 Expiration of Conference: December 12, 2024

A. Comments from Bureau Representatives: The chart below identifies the staff who participated in the conference and/or who submitted written comments:

Response attached	Bureau	Responsibilities	Contact
Yes	BDS Land Use Services	Review of land use review	Amanda Rhoads 503-865-6514
Yes	PBOT	Public Streets	Tammy Boren-King 503-823-2948
Yes	BES	Sanitary sewer service, public and private stormwater management, drainageways and drainage reserves, source controls	Emma Kohlsmith 503-823-8427
No	BDS Site Development	Septic systems, private rights-of-way, geotechnical requirements, erosion controls	Ericka Koss 503-823-7537
Yes	Water Bureau	Connections to public water	Kari Ann Spoon 503-865-6372
No	Fire Bureau	Access grades, fire hydrants, turnarounds	Dawn Krantz 503-823-3718
Yes	Urban Forestry	Street trees	Dan Gleason 503-823-1691
No	devTeam Portland, BDS	Further information on devTeam Portland can be accessed at: Process Management - Major Projects Group Portland.gov	David Kuhnhausen 503-823-7940

Please refer to the memo from Amanda Rhoads, Land Use Services for the list of application submittal requirements for the required land use review(s). Also, the attached responses from the City bureaus identify additional requirements that are pertinent to the land use review or a later Building Permit submittal.

If you have questions about comments included in this Pre-Application Summary Report, please contact the representative identified in the respective memo. Please note that staff comments are based on the information submitted at the time of application. If you have questions regarding the proposal beyond those covered in this summary report, or if your proposal changes in scope or configuration, a new Pre-Application Conference may be required or an additional Early Assistance application may be needed to provide responses to your follow-up questions.

B. Fees

Below is an estimate of land use fees that may apply to your proposal. Fees charged will be those in effect when the Land Use Review application is submitted. When more than one Land Use Review is requested, full fees are charged for each additional review. The fees below are current; however, fees will increase effective July 1, 2023. You may view the current [Land Use Review fees](#) at the following link: [Fee Schedules - Building Permit Costs, Trade Permit Costs and Other](#)

[BDS Fees | Portland.gov](#)

Land Use Review Type	Estimated Fee
Conditional Use Review	\$24,048 + \$5,141 (for each Adjustment Review)

During the building permit process, Permit Fees will be charged for review of your permits and Systems Development Charges (SDCs) may be assessed for new development. An online fee estimator is available on the BDS website at the following link: [Estimate the Cost of Your Building Permit | Portland.gov](#).

C. Other Information

1. Preliminary Life Safety Plan Review Consultation: For Building Code/Life Safety information, you may sign up for a Preliminary Life Safety meeting. Information can be found at the following link: [Life Safety Preliminary Meeting Request Packet | Portland.gov](#)
2. Electric Service Requirements. Information on electric service requirements for properties served by PGE can be found at the following link: <https://www.portlandgeneral.com/construction/electric-service-requirements>; and information on electric service requirements for properties served by Pacific Power can be found at the following link: <https://www.pacificpower.net/working-with-us/builders-contractors/electric-service-requirements.html>

Please note that the service requirements included in these links may not cover all requirements associated with your project. Applicants should contact the PGE Service Coordinator at 503-736-5450 or the Pacific Power Business Center at 888-221-7070 to identify issues that are specific to your project and to coordinate electric service requirements.
3. PGE requires minimum clearances from electric wires, conductors and cables. Before building, please be aware of these clearances by calling PGE at 503-736-5450. For more information on the [PGE Minimum Clearance Requirements](#) use the following link: [Why You Should Respect Portland General Electric's Power Line Clearances | Portland.gov](#).
4. Portland Housing Bureau. The Housing Bureau provides financial assistance for various development phases to both nonprofit and for-profit affordable housing developers (typically multi-dwelling rental housing). For more information, go to the following link: <https://www.portland.gov/phb>.
5. Bureau of Planning and Sustainability. The Bureau of Planning and Sustainability delivers policy and programs related to green buildings, energy efficiency, renewable resources, waste reduction, and recycling. For more information on [Sustainability Programs and Services](#) in the Bureau of Planning and Sustainability go to the following link: <https://www.portlandoregon.gov/bps/67121>.
6. Energy Trust of Oregon. The [Energy Trust of Oregon](#) provides technical assistance and cash incentives for energy efficient design. For more information, go to the following link: <https://www.energytrust.org/>
7. Oregon Department of Energy. The [Oregon Department of Energy](#) Conservation Division provides information on a variety of programs to encourage energy conservation, including tax rebates and low-interest energy loans. For more information, go to the following link: <http://www.oregon.gov/energy/Pages/index.aspx>

Attachments:

Zoning Map

Site Plan

BDS Land Use Services Response

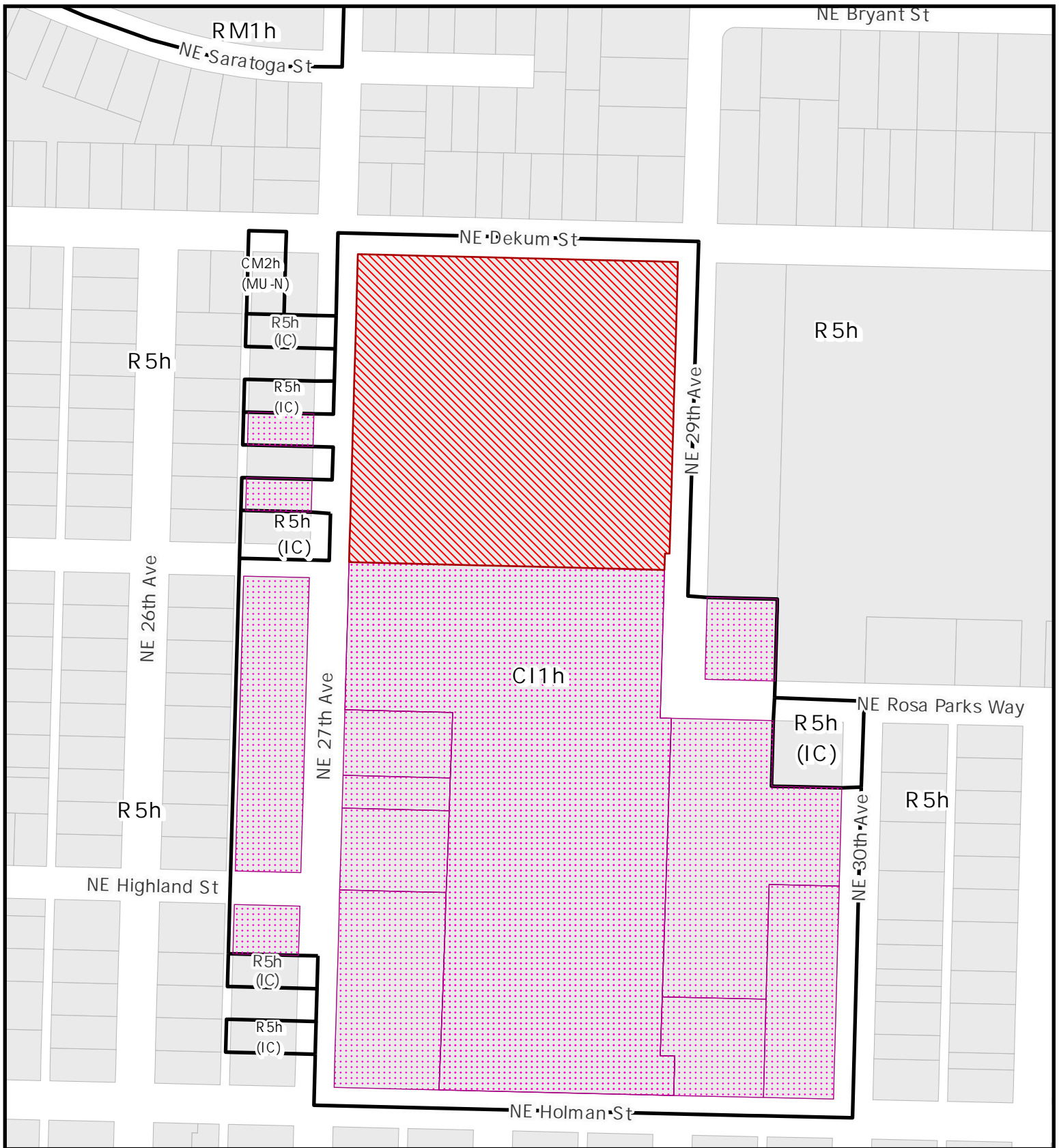
PBOT Response

BES Response

Water Bureau Response

Urban Forestry Response

Sign-in Sheet

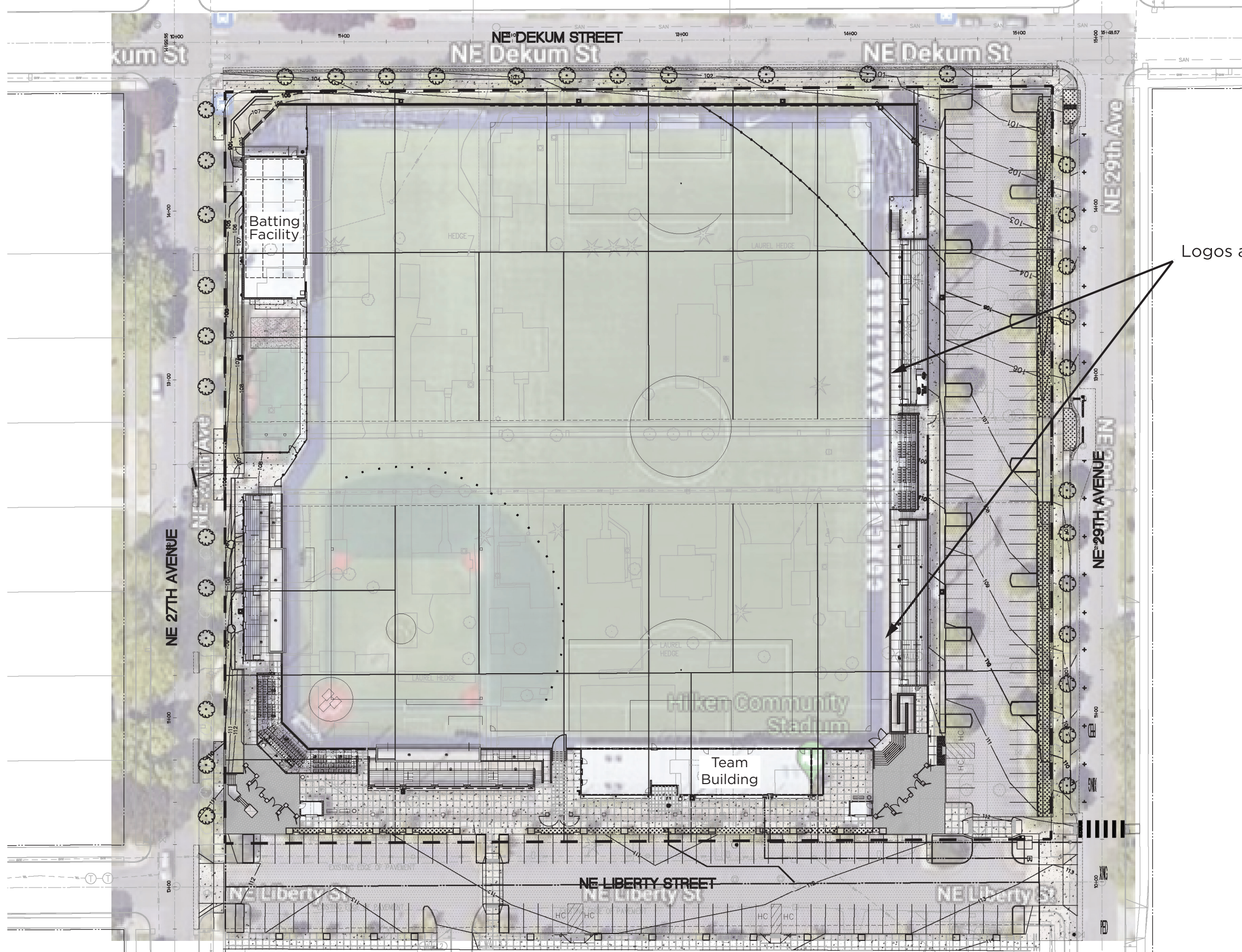


For Zoning Code in Effect Post October 1, 2022

ZONING F

- Site
- Also Owned Parcels

File No.	<u>EA 22 - 200799 PC</u>
1/4 Section	<u>2333</u>
Scale	<u>1 inch = 200 feet</u>
State ID	<u>1N1E13BC 4701</u>
Exhibit	<u>BLU 24-03046-00</u>
	<u>Nov 09, 2022</u>
	EXHIBIT A.2



Logos and Branding to be Changed



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Dan Ryan, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portland.gov/bds

BDS – Land Use Planner Response

Pre-Application Conference

Date: December 29, 2022

To: Matt Wickstrom, Conference Facilitator
503-865-6513, Matt.Wickstrom@portlandoregon.gov

From: Amanda Rhoads
503-865-6514, Amanda.Rhoads@portlandoregon.gov

File No.: 22-200799

Location: 6615 NE 29TH AVE

Tax Account: R632312

State ID Number: 1N1E13BC 04701

Proposal: A Pre-Application Conference to discuss use of existing athletic fields and amenities by a new property owner, the University of Oregon. Physical changes involve replacement of university logos, names and sponsors. Athletic field usage will be 7 days per week between 7am and 10pm (no lighting before or after these hours) with a maximum seating capacity of 1,003 seats (based on existing soccer field seating capacity) and use by university students and faculty as well as by reservation for community groups.

The information provided at the conference and included in this response is based on the information you provided prior to and at the conference and reflects regulations in effect at the time of the conference. This response provides information and guidance only. It is preliminary in nature and based on the information the applicant provided to BDS staff. It is neither a land use review nor a final decision regarding this project. References are to the Portland Zoning Code available online at www.portlandonline.com/zoningcode.

A. Key Issues and Requirements

The following issues and requirements have been summarized for the applicant to pay special attention to as they may impact the proposed project.

1. **New Conditional Use Review required for use of outdoor sports facility.** College uses are allowed by right in the C11 zone, unless the college contains outdoor sports facilities with one or more of the following, in which case those sports facilities require a Conditional Use:

- more than 1,500 square feet of accessory building floor area;
- more than 500 linear feet of spectator seating;

- outdoor lighting; or
- voice amplification.

Since the previous Conditional Use was extinguished on this site (see PR 22-126708 CZA) and the previous Impact Mitigation Plan no longer applies to the site, any new use occupying or using the sports facility at issue in this conference requires a Conditional Use Review per Zoning Code Section 33.150.100.B.6. Since the proposal includes a new conditional use occupying the site, the review is processed at the Type III level per Zoning Code Section 33.815.040.A.1. The fee will be the New Type III fee which is currently \$24,048.

2. **Approval Criteria.** The relevant approval criteria for this review that is focused on the use of the outdoor sports facility are in Zoning Code Section 33.815.105.B-E. With your Conditional Use Review application, please submit a narrative addressing each of these criteria:

- Criterion B is about the physical compatibility of the proposal with the surrounding residential area. For your response to criterion B.1, you can simply state there are no City-designated scenic resources near the subject site. For your response to criteria B.2-B.3, please discuss each of the factors listed. The facilities are already constructed; if any changes are proposed, please focus discussion on those changes.
- Criterion C is about protecting livability for nearby residentially zoned properties. This is the criterion where how the facilities are used will impact whether the criteria are met. Please discuss each of the factors listed individually and describe hours of use, expected intensity of use, etc. while detailing the proposal.

If alterations and/or replacement, upgrades, etc. are proposed to lighting or sound amplification systems, additional information about those systems will be required. For field lighting, please detail the proposed hours of operation and submit photometric plans demonstrating the glare standard in 33.262.080.A will be met. If speakers are proposed, please provide details about decibel levels, hours of use, and how the noise limitation in 33.262.050 will be met. These analyses should be provided by an engineer or other expert as called for by Zoning Code Section 33.262.100.C.

- Criterion D is about the adequacy of public services for the proposed use. Please address each of the factors listed. For D.1, you can find the street designations from the Transportation Element of the Comprehensive Plan here: <http://pdx.maps.arcgis.com/apps/webappviewer/index.html?id=d1d5e545ca6f436fb119932d710ff2fb>. Please note the comments from PBOT and other service bureaus regarding the proposal.
- Criterion E is about area plans that have been adopted by the City Council. For your response to this criterion, please discuss the proposal's consistency with relevant statements from the Concordia Neighborhood Plan, accessed here: <https://www.portland.gov/sites/default/files/2020-01/humboldt-neighborhood-plan-1993.pdf>.

3. **Conditional Use site.** “Site” in the Zoning Code is generally defined as an ownership. When a site has a conditional use, the entire site is subject to the review thresholds of Zoning Code Section 33.815.040 for changes to uses or development. If other alterations to the site will exceed review thresholds established in this section, they will also be subject to Conditional Use Review for those alterations. Any changes to the site development could be folded into the Type III review described in number 1 above, or subsequent reviews can be requested as needed. The full definition for “Site” from Zoning Code Chapter 33.910 is reproduced below.

***Site.** For land divisions, the site is the lots, lots of record, or tracts proposed to be divided or reconfigured. For development on a lot that was created through a middle housing land division, the site is the original site prior to being divided. For all other purposes, the site is an ownership except as follows:*

- *If a proposed development includes more than one ownership, then all the ownerships are included as the site.*
- *If a proposed development includes only a portion of an ownership, and the balance of the ownership is vacant, then the applicant may choose to define the site as the portion of the ownership that is proposed for development.*
- *If a proposed development includes only a portion of an ownership, and there is other development on the ownership, then the applicant may choose to define the site as the portion of the ownership that is currently developed plus the portion proposed for development.*

B. Questions Raised at the Conference

1. *Question: Will any new technical documentation be required (noise, lighting, etc.) considering they are not changing from what was previously approved for Concordia?*

Response: We will not be re-reviewing development that was already approved. However, if possible, it would be helpful to submit the documents that were submitted for the original 2007 review that documented the noise and light impacts of those systems in order to build findings that the new usage of these systems will not cause impacts to neighboring properties, or to inform new conditions of approval on their usage.

2. *Question: What physical changes are allowed on the field without Conditional Use Review?*

Response: All alterations to the field and associated facilities will be reviewed through this establishing Type III Conditional Use Review.

3. *Question: Following Conditional Use Review, will any permits be required as conditions of approval, including for the replacement of text and logos in the turf?*

Response: Any permits that would be required for alterations to development will still be required after land use review. Please include any anticipated alterations in your proposal for Conditional Use approval. Generally, text and logos in turf are not visible from adjacent rights-of-way and therefore are exempt from the Sign Code per 32.12.020.A. It is uncommon to condition a land use approval on obtaining permits that are already required, and it is also uncommon to condition a land use approval on obtaining permits that would not

normally be required.

4. *Question: Would a Good Neighbor Agreement or other unique requirements be required as a condition of approval?*

Response: Good Neighbor Agreements are less common as conditions of approval now than they were in 2007 when the previous Impact Mitigation Plan was established for Concordia. They are challenging to enforce as they are not under City control. However, we will not know what conditions are appropriate to get to an approval for the proposal until the review is underway and we have a chance to hear from the community and conduct our analysis on the impacts of the proposed use. It is possible and likely that any approval, if achievable, will have conditions placed on it. We will review past conditions to consider whether they seem appropriate to carry forward with the new use.

5. *Question: Please confirm the logo changes are considered replacement and thus not "alterations" that could require nonconforming upgrades.*

Response: The value of a project for determining the nonconforming upgrades responsibility is determined by our plans examiners based on the work proposed on any building permits. Sign permits, when required, or other elements like paint, are not included in the scope of those building permits, and therefore those expenses are not included in the total value of the alterations.

6. *Question: When is a sign permit required?*

Response: A sign permit is required to install permanent signs on private property. Permits are also required to structurally alter or relocate existing signs on private property. A structural alteration for a sign is defined in the Sign Code, in section 32.22.020:

GGG. Structural alteration. Modification of a sign, sign structure or awning that affects size, shape, height, or sign location; changes in structural materials; or replacement of electrical components with other than comparable materials. The replacement of wood parts with metal parts, the replacement of incandescent bulbs with light emitting diodes (LED), or the addition of electronic elements to a non-electrified sign would all be structural alterations. Structural alteration does not include ordinary maintenance or repair, repainting an existing sign surface, including changes of message or image, exchanging painted and pasted or glued materials on painted wall signs, or exchanging display panels of a sign through release and closing of clips or other brackets.

More information is available on our website here:

<https://www.portland.gov/bds/sign-permits>

7. *Question: College uses are allowed outright in the CM1 zone. Why does a use that requires Conditional Use Review like an outdoor sports facility result in the entire site being subject to Conditional Use regulations?*

Response: The Zoning Code definition for "site" is reproduced above under A.3.

Looking at Zoning Code Section 33.815.040.B, the language reads, “**Alterations to the development on a site with an existing conditional use** and reducing the boundary of a conditional use site may be allowed, require an adjustment, modification, or require a conditional use review, as follows:...” (emphasis added). This language points us to look at alterations to the development across the site, not just to the part that has the development or activity that triggered the conditional use in the first place. The site is the entire ownership, or if the proposed development includes more than one ownership, then all ownerships are included in the site.

An example where you might see this applied is a site zoned multi-dwelling with a Community Service or Religious Institution use in one building, where the development of a new unrelated (to the conditional use) apartment building on the rest of the site is similarly subject to Conditional Use review. Another similar code section which is not directly applicable but which has similar outcomes, is our language for what to do in split-zoned sites, where a use is conditional in one zone but allowed in another:

33.815.070 Sites With Split Zoning

When a proposed use is located on a site which has more than one zone, and the use is a conditional use in one zone and an allowed or limited use in the other, any proposals on the allowed site are subject to conditional use review.

In short, we consider a site as an ownership, unless one of the caveats listed in the definition apply, and the conditional use site is the site.

8. *Question: Conditional Use Site Timing. At what point in the CU review process does the site become a “Conditional Use site” and need CU review for other College development?*

Response: As soon as the Conditional Use is applied for, all open proposals need to be wrapped in to that initial application, and all future proposals are viewed through the lens of 33.815.040. You can come in with permits to remodel existing educational buildings prior to using the outdoor sports facility; as long as the outdoor sports facility is not in use, the site is not a conditional use site.

9. *Question: Could the tax lot with the field be considered its own site, with different ownership and operator?*

Response: In some cases, changing the ownership of a tax lot can result in that tax lot being considered a separate “site” for the purpose of implementing the Zoning Code. We have several questions that would need to be answered prior to determining whether this is a viable path in this case, and additional reviews that would be required.

In this case, separating the ownership of the tax lot with the outdoor sports facility is complicated by the fact that the parking at the south end of the lot is shared with the property to the south, and the lot line runs through the drive aisle of the shared parking. A Property Line Adjustment or Land Division to shift that line southward could move all parking onto the lot with the outdoor sports facility. This would ensure that the development for the outdoor sports facility is contained entirely on the new site for that facility. The additional

parking will also potentially contribute to findings that the facility has adequate parking for the use.

As you're considering the implications of separating this tax lot from the rest of the site, note that there might be development standards on either resulting site that would move out of conformance with the separation. Any such standard no longer met as a result of the separation would require an approved Adjustment Review prior to a Property Line Adjustment approval (or the Adjustment would be processed as part of a Land Division if that is pursued). A plan check has not been completed for this scenario, but both interior and perimeter parking lot landscaping on the parking south of the sports facility appears to be an issue of the sports facility site; minimum landscaped area might not be met, etc. Any Adjustments required on the field site could also be processed as part of the Conditional Use Review that would be required for the field.

Also note that Table 150-2 has a footnote that applies to most development standards that are applied sitewide. It reads, "For Colleges and Medical Centers, the entire CI zone is treated as one site regardless of ownership." Then it goes on to discuss how development standards are applied to the site. Depending on the use determination for the sports facility, the entire CI-zoned area may continue to be treated as one site for the development standards listed in the footnote.

In terms of use determination, you as the applicant will need to make a case for the use determination of this sports facility. It appears there may be several options, and it largely comes down to operations and use characteristics. You suggested management by a "parks organization." Based on the proposal, would the field best fit into a Parks and Open Areas use? Would it remain a College use? Other possibilities would be Major Event Entertainment, Community Service, or Retail Sales and Service. For most of these options, the use will be conditional in the CI1 zone, and will therefore require a Type III Conditional Use Review. If the use and operations most closely resemble a Retail Sales and Service use, however, a use of this scale would be prohibited in the CI1 zone. A use determination can be made through a Complex Zoning Analysis, a Tier 3 letter. You can access the application for this Zoning Confirmation Letter here: <https://www.portland.gov/bds/zoning-land-use/planning-services/zoning-confirmation-letters-and-land-use-compatibility>.

10. *Question: Restricting facilities. We know that outdoor sports facilities with those four items described above (1,500 SF, 500' seating, outdoor lighting, voice amplification) need CU review. However, since this is an existing development and UO is moving in, the CU is not required till they use the facilities. One question is, could they use the turf itself without using these four elements without CU review? Padlock the building, rope off/restrict the seating, unplug the lighting and voice amplification. This way students could go for a run or whatever and we could prevent a vacant site that could attract debris, etc.*

Response: The threshold for review is not that these elements in particular are in use, but rather that the outdoor sports facility includes any of these four elements. Since the development is already there, and the development exceeds the thresholds (for seating linear feet and accessory building floor area), and includes the elements (lighting, voice amplification) requiring Conditional Use Review, there is no path for the City to enable the use of any of the facility while excluding the use of the four elements that make the facility

require review. Once the facilities are proposed to be used at all, they are subject to Conditional Use Review due to the presence of the four elements requiring review.

C. Land Use Reviews Required

The following table identifies land use reviews required for your project. Please refer to the identified code citations for additional information. Information and handouts on [land use reviews](#) are available at <https://www.portlandoregon.gov/bds/37424>.

For information on review procedures and timelines, see the [Summary of Procedure Types](#) which can be accessed using the following link:

<http://www.portlandonline.com/shared/cfm/image.cfm?id=71804>

Review Procedure	Land Use Review	Approval Criteria
Type III	Conditional Use Review assuming the use of the field will have a use determination for a use that requires this review in the C11 zone	33.815.105.B -E
Type II, or Type III if processed with the CU Review	Adjustment Review if alterations that do not meet a Zoning Code standard are proposed.	33.805.040.A -F

D. Development Standards

■ Base Zone Development Standards

Proposed development must meet development standards of the Campus Institutional 1 base zone. Existing development may not go further out of conformance with standards.

- Refer to [Zoning Code Chapter 33.150](#) for standards applicable in this zone.

■ Overlay Zone Standards

This site is also located in the Aircraft Landing Zone overlay zone.

- Refer to [Zoning Code Chapter 33.400](#) for regulations applicable in this overlay zone.

■ Parking and Loading

Proposed development must comply with the requirements of [Zoning Code Chapter 33.266, Parking and Loading](#) which can be accessed online at <https://www.portlandoregon.gov/bps/article/53320>.

■ Landscaping and Screening

Development must comply with landscaping and screening requirements in the following Zoning Code chapters:

- [Chapter 33.150](#);
- [Chapter 33.248, Landscaping and Screening](#) accessible at: <https://www.portlandoregon.gov/bps/article/53315>.

Additional landscaping standards specific to parking and loading areas for uses other than houses and duplexes are identified in [Zoning Code Section 33.266.130.G](#) accessible at: <https://www.portlandoregon.gov/bps/article/53320>

▪ **Nonconforming Upgrades**

Whenever a property owner or tenant makes interior or exterior improvements to a site that total to more than \$330,800, up to 10% of the project cost must be spent toward bringing the site into conformance with identified zoning code standards. Refer to Zoning Code [Chapter 33.258.070.D.2](#) available online at: <https://www.portlandoregon.gov/bps/article/53318>.

▪ **Tree Regulations**

The Portland City Tree Code (Title 11) and related amendments to the Zoning Code (Title 33) went into effect **January 1, 2015**. A summary of the tree regulations can be viewed at <https://www.portlandoregon.gov/trees/article/513804>. The adopted Tree Code, can be viewed at the following link: <https://www.portlandoregon.gov/citycode/66002>

E. Previous Land Use Reviews.

Below are the relevant land use case reviews that the City of Portland has on record for the subject site. Because all previous uses and allowances have been extinguished, it is not necessary to document current status of all previous conditions.

- **LUR 97-00468 IM ZC:** A 1997 approval of an Impact Mitigation Plan (IMP), incorporating projects approved under the 1991 Master Plan and expanding a dormitory complex approved under the 1991 plan. Approval of a Zoning Map Amendment from R5h to IRdh for several properties owned by the University. (Conditions of approval from this Master Plan were carried forward, deleted, or superseded by the updated 2002 IMP approval (LU02-106366 IM)).
- **LUR 97-00539 IM DZ:** Design Review for a dormitory project located at NE 30th Avenue and NE Holman Street, with a modification to increase the maximum building height from 30 feet to 40 feet. Approval per plans.
- **LU 02-106366 IM:** Amendment to the IMP to accommodate a maximum campus population of 1,690 students/faculty/staff through the year 2017, with conceptual approval of the development and projects identified by the University to support this growth. Approval with conditions.
- **LU 06-142498 DZ IM:** IMP Compliance Review and Design Review for the new Concordia University Library Building and Central Green. Approval with conditions regarding sidewalk and frontage dedications and improvements adjacent to the Library site.
- **LU 07-184826 IM DZM:** IMP Compliance Review and Design Review for the proposed athletic field project on the north edge of campus, an IMP Amendment to allow field lighting and a sound system, and various modifications through Design Review. Approval with conditions.
- **LU 07-184841 IM ZC:** IMP Compliance and Amendment Reviews related to the vacation of both NE Liberty and Junior Streets between NE 27th and 29th Avenues, related to the athletic field project. Approval with conditions.
- **LU08-117939 CU DZ:** Approval of Design Review (33.420.041.B) and Conditional Use Review (33.274.025) for the installation of a rooftop wireless telecommunications (Radio Frequency Transmission) facility, operating at less than 100 watts ERP, to be located atop a Concordia University student housing building at 6205-6345 NE 30th Avenue.

- **LU 08-120374 IM DZM ZC:** IMP Compliance and Amendment Reviews, Design Review, and Zoning Map Amendment for a Student Housing project west of NE 27th Avenue, between Liberty and Junior Streets. Approval with conditions.
- **LU 08-153573 IM DZ ZC:** IMP Amendment and Compliance Reviews to replace Parking Lot #6 with the President's House and a two-story Maintenance Facility on and immediately west of the site in this application. The application also included a Type II Zoning Map Amendment for the site to go from R5ah to IRdh zoning, and Design Review for the specific improvements associated with the President's House and Maintenance Facility. Approval with conditions.
- **LU 09-103425 DZ:** Design Review for changes to the Student Housing project previously approved under LU 08-120374 IM DZM ZC. Approval per plans.
- **LU 09-129605 LC:** Lot Consolidation for the blocks involved in the athletic field project in the north central campus. Approved.
- **LU 10-203801 DZ:** Design Review for a new building to enclose the proposed batting practice facility at Concordia University. Approval with conditions.
- **LU 14-161051 IM:** IMP Amendment to allow the site of the President's House to be removed from the Concordia IMP Boundary, and to allow the development of an entry plaza for the new Faubion Elementary School/Concordia College of Education Building. Approval with conditions.
- **LU 14-253336 CU AD:** Conditional Use Review and Adjustments for the new Faubion Elementary School and Concordia College of Education. Only the Faubion Entry Plaza site, where the Concordia President's House was located, was included in this review boundary. Approval with conditions.
- **LU 16-139558 IM DZM ZC:** IMP Amendment and Zone Map Amendment from R5ah to IRdh, Design Review and IMP Compliance Review for the new CEO building, and for the Faubion entry plaza, with updated transportation-related conditions of approval. Approval with conditions.

F. Neighborhood Notification

When you apply for a Type III Land Use Review, all residents within 400 feet, and all neighborhood associations and recognized organizations within 1,000 feet of your site will receive notification of your proposal.

- The site is located within the neighborhood association of Concordia, contact Ben Taylor at landuse@concordiapdx.org
- The site is located within the district neighborhood coalition of Northeast Coalition of Neighborhoods, contact at info@necoalition.org
- The site is located within the business association of Soul District Business Association, contact at Info@nnebaportland.org
- Contact information for neighborhood associations, neighborhood district coalitions, and business associations is available at www.portlandonline.com/oni/search/.

G. Submittal Requirements for Land Use

This list identifies the materials you must submit for your application to be considered complete. For additional details see Zoning Code Section [33.730.060](#) available online at: <http://www.portlandonline.com/shared/cfm/image.cfm?id=53468>.

	Item to submit	Details
1.	Completed application form	Application Form available at: http://www.portlandonline.com/shared/cfm/image.cfm?id=71783
2.	Fee	Land Use Review fees online at: http://www.portlandonline.com/shared/cfm/image.cfm?id=67127
3.	Requirements for written narrative, maps, plans, etc.	General Submittal Requirements (Zoning Code Chapter 33.730.060) accessible online at: https://www.portlandoregon.gov/bps/article/53468
4.	Optional: Request for an Evidentiary Hearing and Waiver of Right to a Decision within 120 Days	Allows new facts and evidence (an “evidentiary hearing”) to be presented if your project is appealed to City Council. You must submit the request form within 21 days of submitting your land use review application. The 120-day waiver can be accessed at: http://www.portlandonline.com/shared/cfm/image.cfm?id=71827

To submit Land Use Reviews and other LUS applications:

When you are ready to submit a land use review application, please see the BDS Website <https://www.portland.gov/bds/land-use-review-fees-and-types/land-use-reviews-and-final-plat-applications> for current submittal requirements. Currently, we are accepting electronic land use applications via email at LandUseIntake@portlandoregon.gov. A Land Use Services technician will contact you with instructions for providing payment for emailed applications.

To submit Permits:

When you are ready to submit a permit, please see our website for updated information on how to apply for permits: <https://www.portland.gov/bds/permit-review-process/apply-or-pay-permits>.

Please contact me with questions regarding this letter, or if I can be of further assistance as you move forward with your proposal.

Sincerely,



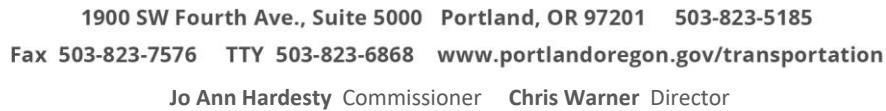
Amanda Rhoads, AICP
City Planner II
Amanda.Rhoads@portlandoregon.gov
503-865-6514

Handouts and Additional Information:

- Zone Map
- Zoning Code (found at www.portlandonline.com/zoningcode)
- Additional information and application forms are also available on-line at <http://www.portlandoregon.gov/bds/35881>.
- Land Use Services Fee Schedule (found at <http://www.portlandoregon.gov/bds/article/67127>)
- Electric Service Requirements. Information on electric service requirements for properties served by PGE can be found at the following link: http://www.portlandgeneral.com/business/builders_developers/electrical_service_requirements.aspx; and information on electric service requirements for properties served by Pacific Power can be found at the following link: <http://www.pacificpower.net/con/esr.html>.

Please note that the service requirements included in these links may not cover all requirements associated with your project. Applicants should contact the PGE Service Coordinator at 503-736-5450 or the Pacific Power Business Center at 888-221-7070 to identify issues that are specific to your project and to coordinate electric service requirements.

PGE requires minimum clearances from electric wires, conductors and cables. Please be aware of these clearances by calling PGE at 503-736-5450. For more information, go to the following link:



PBOT – Development Review

Pre-Application Conference Response

Date: December 20, 2022

To: Matt Wickstrom, Conference Facilitator
503-865-6513, Matt.Wickstrom@portlandoregon.gov

From: Tammy Boren-King, PBOT Development Review
503-823-2948, Tammy.Boren-King@portlandoregon.gov

Case File: EA 22-200799

Location: 6615 NE 29TH AVE

R#: R632312, R632312, R632312, R632312, R632312, R632312, R632312, R632312,
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Proposal: A Pre-Application Conference to discuss use of existing athletic fields and amenities by a new property owner, the University of Oregon. Physical changes involve replacement of university logos, names and sponsors. Athletic field usage will be 7 days per week between 7am and 10pm (no lighting before or after these hours) with a maximum seating capacity of 1,003 seats (based on existing soccer field seating capacity) and use by university students and faculty as well as by reservation for community groups.

Portland Transportation/Development Review staff has reviewed the pre-application conference materials to identify potential issues and requirements.

- A. Key Issues and Submittal Requirements**
B. Approval Criteria
C. Required Public Improvements, Dedication, and Driveways

A. Key Issues and Requirements

1. Approval Criteria

The site is within the Campus Institution zone, where colleges are allowed by right. Section 33.150.300 defers to 33.266 for Parking, Loading, and Transportation and Parking Demand Management. For by right development, parking is not required on this site per Table 266-1 and 33.266.110.B.1.b- Minimum for Sites Close to Transit. For conditional use reviews, parking is determined per the conditional use review per footnote 2 of Table 266-1. Loading is required per 33.266.310. Bicycle parking is required per 33.266.200-210.

Please note that all vehicle parking for a conditional use review site is determined via the conditional use review. Even though the Campus Institution Zone allows a large range of activities by right, the inclusion of sports field appears to require the entire campus to be subject to conditional use review. The parking analysis submitted for the conditional use review should be informed by the by-right allowances. Please feel free to reach out to staff when scoping the TIS or preparing the analysis if there are any questions.

PCC 33.150.100 requires conditional use review for outdoor sports facilities as follows:

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.

PBOT staff's understanding is the definition of "college" includes sports facilities per 33.920.410. The sports facility is not the conditional use trigger. The outdoor nature of the sports facility is. An equivalently sized indoor sports facility would be allowed without a conditional use review per staff's reading of the code. With that said, any facility that is over 20,000 sq. ft. of net building area would trigger a Transportation Impact Review per 33.266.420 which reads as follows:

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.

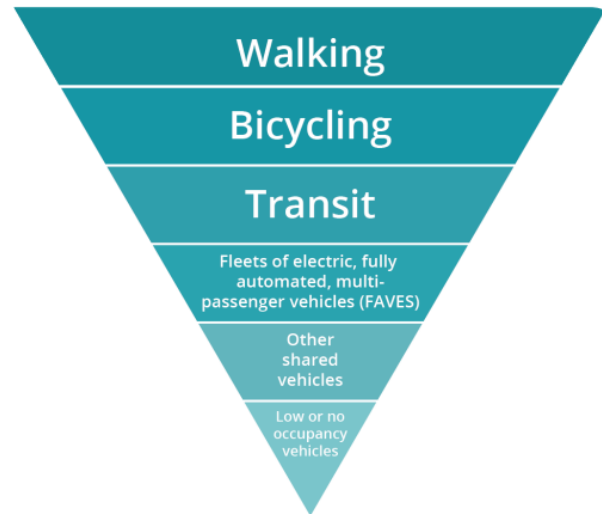
The transportation impact review has essentially the same approval criteria as the transportation impacts section of a conditional use review. Per staff's reading of 33.266.420, transportation impact review is not triggered because there will be no net increase in the building area on campus.

This still leaves the conditional use approval criteria of 33.815.105. Per 33.150.100- Primary Uses, 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. Since this is a lighted outdoor sports field, the full conditional use criteria of 33.815.105 apply. This includes extensive transportation related approval criteria in 33.815.105.D.2. An analysis is needed on every evaluation factor.

A traffic study conducted by a traffic engineer is needed in order to meet the approval criteria of 33.815.105. This will need to include a full discussion of all planned users of the field including any potential community users. Staff recognizes this is an existing built facility but the conditional use review criteria do not acknowledge that existing condition. Staff is willing to work with the applicants on the TIS scoping and analysis. Please feel free to reach out as you are developing the scoping for the TIS.

Two evaluation factors that are commonly controversial in conditional use reviews are on-street parking impacts and neighborhood impacts. The application will need an analysis of how these

approval criteria are met. **Staff notes the TSP has fundamentally changed since the last CU on this site. There is now an ordered priority list of modes for people movement that is different than under previous reviews. The list is reflected in the graphic to the right and explained in Comprehensive Plan Policy 9.6. Staff recommends the applicants include information on how the proposal supports the priority modes of walking, cycling and transit use.**



The connectivity standards also apply, which would require streets or at least pedestrian connections through the site. [Per 17.88.040](#), through streets should be no further than 530-feet apart except where prevented by barriers including existing development. When full street connections are not possible, bicycle/pedestrian connections should be provided no further than 330-feet apart except where prevented by the listed barriers. Please provide an explanation of the existing system including any public access easements that currently exist in order to address these criteria. Please note it is not typical PBOT practice to require new public connections through existing institutional use sites. Please further note that PBOT can only require dedication for proposals that result in an increase in trips to the site. Please include information regarding whether or not the proposal will result in an increase in trips when addressing the connectivity evaluation factor.

2. Transportation Impact Study scoping

Prior to conducting any data collection or analysis, please have your traffic engineer have the scope of the Transportation Impact Study reviewed and approved by PBOT. This is intended to make sure any necessary data gathering only has to be done once. Scoping forms are available at [Traffic Impact Studies | Portland.gov](#). Additional information is available in Attachment A.

3. Triggers for Public Improvements

There are two triggers in Title 17 for when public ROW improvements are required. If a project is a "significant alteration" as defined in 17.88.010.C, then frontage improvements are required within the existing right-of-way. "Significant Alteration" is defined as changes to property that are 35 percent or greater than the assessed value of all improvements on the site. Mandatory improvements for fire, life safety, and accessibility do not count toward the threshold." The second trigger is an increase in trips. Per 17.88.020, alterations which increase the number of occupants of a site are required to provide a standard full width improvement, including sidewalks, and may require dedication to allow the full width improvement to be constructed. For PBOT purposes, occupancy is determined based on trips rates from the *Institute of Transportation Engineers Trips Generation Manual, 11th Edition*. Standard improvements are

based on the requirements of [PBOT Development Review Manual to Creating Public Streets and Connections](#) and the [Portland Pedestrian Design Guide](#)

Based on the information submitted with this pre-ap, the physical changes to the stie will be limited to changing signage. No other construction is planned. If seems very unlikely either of the triggers for public improvements will be met. If the project truly is just changing ownership and signage, staff does not anticipate any dedication or public improvements.

4. Potential Public Improvements

Section C of this response lists all of the improvements that would be needed to bring the existing public rights-of-way up to current City standards. Based on the zoning map generated by BDS as part of this pre-application conference, the site has frontage on NE Glisan St. and NE 87th Ave, but does not have frontage on NE Pacific St. There is property owned by the University fronting NE Pacific St., but that property is not part of the "site."

If the scope of the project changes and one or both of the triggers for public improvements are met, then it is anticipated that the project will want to pursue a [Public Works Alternative Review](#). (See Section G for more information) This is a type of appeal where a project can propose less than full improvements. All of the surrounding frontages have paved streets with curbs and sidewalks. Dedication does not appear to be necessary to accommodate sidewalk corridors to the current standard. Some portions of the sidewalk corridors on NE Rosa Parks Way and NE 30th Ave. are not built to the currently required configuration. The process to seek approval to leave the corridors in the current configuration is the Public Works Alternative Review process.

It will be key to the success of any alternative review to know the impact of the full proposal as public improvement requirements are based on the whole development that needs a building permit. The public improvements can be reduced to less than full standard improvements, but will need to be balanced against the impacts of the proposal. The decision on Public Works Alternative Review is made by a committee of managers from PBOT, BES, Water, and Urban Forestry. Based on conversations in the pre-ap, very little physical change is proposed.

Summary of Submittal Requirements

1. Narrative addressing all zoning code approval criteria
2. Transportation Impact Study. Please see Attachment A
3. Plans showing any required dedication and improvements

B. Approval Criteria and Land Use Submittal Requirements

The applicant shall submit a written narrative adequately addressing the applicable zoning code approval criteria listed below for the required reviews:

Title 33 Approval Criteria	Code Citation and Link	Staff Notes
Conditional Use-	33.815.105.D.2	Transportation Impact Study required. See Attachment A

Additional City Code Requirements	Code Citation and Link	Staff Notes
For Buildings and Planning Actions	17.88.020	Establishes the two triggers for when public improvements are required associated with a building permit or land use decision.
Creating Public Streets and Pedestrian Connections through the Land Use and Building Permit Process.	PBOT Development Review Manual to Creating Public Streets and Connections Portland.gov	Street width and sidewalk configuration standards
Pedestrian Design Guide	https://www.portlandoregon.gov/transportation/article/84048	Standards for pedestrian facilities including sidewalk corridors.
Sidewalk Standards for Furnishing Zone and Tree Wells	TRN 10.17	See Sections II.F and II.G of this policy for furnishing zone requirements.
Curb Extensions for Buildings and Planning Actions	TRN 1.28	Establishes when curb extensions are required.
Traffic Capacity Analysis	TRN 10.27	Describes requirements related to Transportation Impact Studies and required mitigation measures

C. Required Public Improvements, Dedication, and Driveways

TSP Classifications: At this location, the City's Transportation System Plan (TSP) classifies the abutting street(s) as follows:

The site IS NOT within a Pedestrian District.

Street Name	Pedestrian	Bicycle	Transit	Freight	Traffic	Design
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NE Dekum St.	Major City Walkway	City Bikeway	Major Transit Priority	Local Service	Neighborhood Collector	Community Corridor
NE Rosa Parks Way	Local Service	City Bikeway	Local Service	Local Service	Local Service	Local Street
NE Holman St.	Neighborhood Walkway	Major City Bikeway	Local Service	Local Service	Local Service	Local Street
NE 27 th Ave.	Neighborhood Walkway	City Bikeway	Transit Access	Local Service	Local Service	Local Street
NE 29 th Ave.	Local Service	City Bikeway	Local Service	Local Service	Local Service	Local Street
NE 30 th Ave.	Local Service	City Bikeway	Local Service	Local Service	Local Service	Local Street

Existing Improvements: At this location, according to the City's GIS data, the site's abutting rights-of-way are improved as follows:

Street Name	ROW Width*	Roadway Width*/Condition	Pedestrian Corridor Width*/Configuration			
			Curb	Furnishing	Sidewalk	Frontage
NE Dekum St.	60-ft	36-ft paved	0.5-ft	4-ft	6-ft	1.5-ft
NE Rosa Parks Way (touching campus only)	60-ft	30-ft paved	0.5-ft	7.5-ft	5-ft	2-ft
NE Holman St.	60-ft	28-ft paved	0.5-ft	8.5-ft	6-ft	1-ft
NE 27 th Ave.	60-ft	28-ft paved	0.5-ft	8.5-ft	6-ft	1-ft
NE 29 th Ave.	50-ft	32-ft paved	0.5-ft	4-ft	6-ft	1.5-ft
NE 30 th Ave.	60-ft	36-ft paved	0.5-ft	3.5-ft	6-ft	2-ft

** The applicant is advised the information contained herein is derived from City GIS and other databases typically used by city staff, as well as information from the applicant. It has not been confirmed via a survey. It is the applicant's responsibility to provide a current survey to document the location of the abutting rights-of-way and to confirm or challenge any anticipated dedication amount.*

Standard ROW Improvements:

Street Name	Curb Location	Pedestrian Corridor Width	Pedestrian Corridor Configuration				Estimated Dedication
			Curb	Furnishing/ Stormwater	Sidewalk	Frontage	
NE Dekum St.	No change	12-ft	0.5-ft	4-ft	6-ft	1.5-ft	None
NE Rosa Parks Way (touching campus only)	No change	11-ft	0.5-ft	4-ft	6-ft	0.5-ft	None
NE Holman St.	No change	11-ft	0.5-ft	4-ft	6-ft	0.5-ft	None
NE 27 th Ave.	No change	11-ft	0.5-ft	4-ft	6-ft	0.5-ft	None
NE 29 th Ave.	No change	11-ft	0.5-ft	4-ft	6-ft	0.5-ft	None
NE 30 th Ave.	No change	11-ft	0.5-ft	4-ft	6-ft	0.5-ft	None

The estimated dedication amount is based on the information available to City Staff. A site specific survey is necessary to determine the final dedication amount, which will be determined via the Public Works Permit process.

As described in the submitted information, it does not appear this project will trigger either public improvement threshold.

No changes to the existing driveways are proposed or required. Driveway Design Exception 22-211566-TR waived the requirement for all driveways to be on the lowest classified street abutting the site (TRN 10.40.D.5). This driveway design exception is valid for existing driveways in order to facilitate the reuse of the college by a new owner. If any new buildings, new driveway locations, or modified driveway locations are proposed, they will be reviewed under the code in place at the time of permit.

Transportation Impact Study Early Assistance Attachment A

A Transportation Impact Study (TIS) is required to demonstrate the applicable land use review approval criteria are met. A TIS may also be needed to address operational or safety issues. Please note that many intersections in the City have limited capacity and may not be able to accommodate area growth plus the proposed land use without mitigation. Under some circumstances, lack of adequate capacity (level-of-service) at an intersection can result in denial of a land use proposal. Intersections of higher classified streets are most likely to have capacity constraints but other intersections may as well. The applicant's traffic engineer should investigate this issue well in advance of application for the land use review. Please see TRN 10.27- Traffic Capacity Analysis for Land Use Review Cases, available at <https://www.portlandoregon.gov/citycode/article/41049>.

The TIS must be prepared by an Oregon licensed traffic engineer. TIS's are complex and almost always require multiple engineering reviews to ensure that all issues are fully addressed in a technically acceptable manner. Please allow for adequate time in your project timeline. The more complex the situation, the longer the review is likely to take.

The scope of work for the required TIS must be approved by PBOT prior to preparation of the study. The applicant's traffic engineer must propose a draft scope of work via the scope approval forms available at <https://www.portland.gov/transportation/development/traffic-impact-studies>. The "Traffic Scope Approval Form" should always be completed as well the other appropriate scoping form or forms based on the project. The additional forms currently include separate scope forms for:

Traffic Impact Study
Parking Impact Study,
Loading Demand Study
Transportation and Demand Management Plan
Accessory Short Term Rental Traffic and Parking Study

Completed Scope Approval forms and any supporting documentation are to be emailed to PBOT at PBOTDevRevTrafficScopes@portlandoregon.gov. Review of scoping documents generally takes 3 weeks, though this can vary. Please direct additional questions regarding the required TIS or the Scope Approval Forms to PBOTDevRevTrafficScopes@portlandoregon.gov.

Timeline for land use or building permit reviews:

PBOT recommends the TIS be submitted at the time of land use application. The completed TIS must be submitted prior to PBOT considering the land use application complete. The TIS must be reviewed and accepted by PBOT prior to PBOT supporting approval of the land use review. If there is no land use decision required, then PBOT recommends submittal of the completed TIS with the initial building permit submittal. TIS are complex technical documents that take time to review and often require ongoing coordination between PBOT and the applicant's traffic engineer. Plan on a minimum of 4 weeks for the initial review. Additional time may be needed for revisions or additional data collection. The more complex the situation, the longer the review is likely to take.

administrative rules [ENB-4.07](#) and [ENB-4.17](#), and all other relevant City codes and rules. Sanitary sewage from private property must be separately conveyed to the property line and connected through individual laterals for discharge to the City separate sanitary or combined sewer. Per [ENB-4.07](#), sewer connection permits are required to make new connections to City mains and laterals, relocate or upsize existing laterals, and repair sewers in City right-of-way. The permittee is responsible for verifying the location, depth and size of an existing sewer lateral and for ensuring the lateral is clear of obstructions prior to connection.

B. STORMWATER MANAGEMENT

1. *Stormwater Infrastructure:* According to available GIS data, the following stormwater infrastructure is located in the vicinity of the project site:
 - a. There are no public storm-only sewers available to this property and a public storm main extension is not required.
 - b. Public underground injection control (UIC) systems ("sumps") in NE 27th Ave and NE 29th Ave infiltrate stormwater runoff from the public right-of-way. Stormwater from private development cannot be discharged to public UICs.
 - c. Currently, stormwater from the public right-of-way discharges to sed-sump inlets and combined sewer inlets in NE Dekum St, NE 27th Ave, and NE 29th Ave. Additionally, green street planters collect stormwater drainage along NE 29th Ave.
2. *General Stormwater Management Requirements:* Development and redevelopment sites that include any of the triggers listed in PCC 17.38.040 are subject to the policies and standards of PCC 17.38.035, Portland's [Stormwater Management Manual](#) (SWMM) and [Source Control Manual](#) (SCM). Projects must comply with the current adopted version of the SWMM as of the permit application date. A fundamental evaluation factor in the SWMM is the Stormwater Infiltration and Discharge Hierarchy (Section 1.3.3), which sets the framework that will be used to determine when a project's stormwater runoff must be infiltrated onsite and when offsite discharge will be permitted, and the parameters that must be met for either scenario. If tested infiltration rates on a property are greater than or equal to 2 inches per hour, onsite infiltration will be required unless the site qualifies for the ecoroof exception per Section 3.2.1 or infiltration is determined infeasible based on site conditions described in Chapter 2 of the SWMM. Note that maximum building coverage allowed by the zoning code, including below grade development, does not exempt the applicant from stormwater requirements. Pollution reduction and flow control requirements must be met using vegetated facilities to the maximum extent feasible, though roof runoff and some paved impervious surfaces are exempt when discharging directly to a UIC (refer to Sections 1.3.2, 1.3.4, 3.2.4 and 4.2.2 of the SWMM).
3. *Public Right-of-Way Stormwater Management:* Stormwater runoff from the public right-of-way must comply with all applicable standards of the SWMM and Sewer and Drainage Facilities Design Manual and be conveyed to a discharge point along a route of service approved by the BES Director or the Director's designee. Additional guidance on meeting the 2020 SWMM for projects in the public right-of-way is available at <https://www.portland.gov/bes/stormwater/swmm-and-right-way-projects>.
 - a. Based on the scope of PBOT requirements, no public stormwater management facilities are required. Note that if changes in the scope of the proposed development alter PBOT requirements for public improvements, then public stormwater management facilities that conform with the SWMM or payment of an Offsite Stormwater Management Fee may be required.
4. *Private Property Stormwater Management:* Stormwater runoff from this project must comply with all applicable standards of the SWMM and SCM and be conveyed to a discharge point along a route of service approved by the BES Director or the Director's designee.

- a. *SWMM Triggers:* Stormwater management requirements described in the SWMM are triggered for projects that develop or redevelop greater than 500 SF of impervious area. Pavement removal and replacement within an existing paved area will trigger stormwater management requirements only if soil (subgrade) is exposed or the pavement is replaced with a different material. Vertical additions to a structure within the existing building footprint will trigger the SWMM if the addition exceeds 10,000 SF. Stormwater management requirements are not triggered for re-roofing or repairs of an existing roof. Adding or modifying decking or paving material over an existing impervious surface does not trigger SWMM requirements. The applicant may refer to Section 1.2.1 of the SWMM and coordinate with BES staff for information on what qualifies as development and redevelopment for this project. Based on the description of the project, it does not appear that stormwater management requirements will be triggered. However, if plans change and stormwater management requirements are triggered, a stormwater report will be required with the conditional use application.
5. *Conditional Use Approval Criteria:* For the conditional use application to be approved, the applicant must show that the proposal complies with the public services approval criterion related to stormwater management. Specifically, that the proposed stormwater disposal systems are acceptable to the Bureau of Environmental Services. In order to demonstrate compliance with this approval criterion, the land use submittal must include a description of the existing stormwater system and any proposed modifications to the system.
6. *Clean River Rewards Program:* Clean River Rewards, Portland's stormwater discount program, offers discounts up to 100% of the City's onsite stormwater management charge to ratepayers who manage stormwater runoff on their property. Please note that this discount is not automatically applied; ratepayers must register their property and describe how stormwater is being managed to qualify. Be aware that some properties discharging to the Multnomah County Drainage Districts (within the Columbia Slough watershed) are not charged an onsite stormwater management fee by the City and are therefore ineligible to register for this program. See the [Clean River Rewards website](#) or call 503-823-1371 for more information.

C. GENERAL PUBLIC WORKS PERMIT INFORMATION

For questions related to the public improvements described throughout these notes, please contact Clayton Stahnke at (503) 823-7054 or clayton.stahnke@portlandoregon.gov or the BES Development Engineering hotline at (503) 823-7761, option 3.

1. *General Public Works Permit Information:* Information on the City's public works permit (PWP) process, including submittal requirements and review timelines, is available at www.portlandoregon.gov/publicworks. All submitted public works plans must meet the City's Sewer and Drainage Facilities Design Manual (SDFDM), SWMM, and public works permitting plan submittal requirements and drafting standards. Contact Public Works Permitting at (503) 823-1987 or pwd@portlandoregon.gov with questions related to the general public works permit process.
2. *Hazardous Substances Code:* The City's Hazardous Substances Code (PCC 17.24.067) requires the excavation and removal of disturbed contaminated soils from right-of-way access areas and utility corridors. The soils must be replaced with clean fill at a minimum depth of 5 feet. A demarcation/contaminant barrier is also required when it has been determined the soils are contaminated at depth. Erosion control measures for contaminated soils (Section 8.2.1 of the SCM) must be met. Soil stockpiles must be covered and contained with a barrier on all four sides, with an impervious layer underneath the stockpile to inhibit contaminants from leaching back into the soil.

D. SITE CONSIDERATIONS

The following information relates to specific site conditions or features that may impact the proposed project.

1. *Sewer Easements and Encroachments*: A sewer easement granted to the City of Portland exists over the public combined sewer that runs across the sports field on this site. The sewer easement grants certain rights to the City of Portland related to constructing, maintaining, and/or accessing public sewer infrastructure. Features or activities that would interfere with the City's granted rights are considered unauthorized encroachments. In evaluating a proposed encroachment, administrative rule ENB-4.07 establishes that BES "will balance the need for the encroachment against the repair and maintenance needs of that sewer." Examples of features or activities that may be limited or prohibited, depending on the easement, include building construction, utility installation or maintenance, material storage, grading, fence installation, and tree planting. BES staff review for possible easement encroachments as authorized by PCC 17.32.040.B during land use and/or building permit review. BES may deny a request to encroach, approve the request, or approve the request with conditions. If the encroachment is approved, the City will obtain an executed and recorded encroachment agreement with the property owner to satisfy the authorization requirement in PCC 17.32.030.A.2.

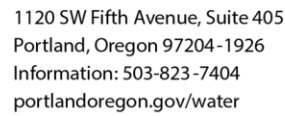
E. SUBMITTAL REQUIREMENTS FOR LAND USE

1. Full land use plan set, including preliminary utility plan showing all existing and proposed sanitary and storm facilities and connections. All BES assets and easements must also be shown and labeled on plans.
2. A narrative addressing the public services approval criteria related to sanitary and storm service.

F. PERMIT INFORMATION

At the time of permit review the applicant should be aware of the following:

1. *Connection Fees*: Sewage system connection fees and system development charges are assessed at the time of building plan review and change every fiscal year on July 1st. For additional information on these fees, navigate [here](#) or call the BES Development Review Team at 503-823-7761.
2. *Connection Requirements*: Connection to public sewers must meet the standards of the City of Portland's [Sewer and Drainage Facilities Design Manual](#).



the public right of way line, centered on the city's water service. Some installations are required to be installed above finished grade in an approved insulated outdoor enclosure. Assemblies installed inside of buildings must be approved prior to installation. Water services to high rise buildings (measured 75-feet from lowest finished floor to top of structure) are required to be equipped with Reduced Pressure type backflow assemblies.

Please reference possible backflow assembly requirements for your project at <https://www.portland.gov/water/backflow-prevention/backflow-assembly-installation-requirements> or contact Water Quality Inspection at 503-823-7479 for more information.

2. To install a new sanitary lateral to the property that will cross the existing water main in NE 29th, PWB will require a Utility Protection Plan prior to construction. Refer to the [Portland Guidelines for Utility Protection](#) for more information.
3. To obtain fire flow information fill out a "Fire Flow Request Form" found at our website, <https://www.portland.gov/water/water-development-services/request-fire-flow-information> or by calling 503-823-1408.
4. If there is contamination in or near the ROW at the location of proposed water mains or services, PWB requires:
 - a. Verification of clean soils at the location of the installations; or
 - b. Identification of the extent and degree of contamination such that appropriate remediation plans can be generated prior to any PWB construction. The remediation, disposal fees, and charges are the responsibility of the applicant.
5. The developer will be required to confirm through permit review that the existing and proposed PWB infrastructure will meet City standards relative to the proposed improvements. Water Bureau infrastructure may need to be adjusted or fully reconstructed at the expense of the developer if standards cannot be met. Please review the Portland Water Bureau Engineering and Technical Standards Administrative Rule that was instituted June 2022 at <https://www.portland.gov/water/water-development-services/engineering-admin-rule>

D. WATER CODE REQUIREMENTS

Separate Water Service Requirements and Availability for Residential and Commercial Development

The Portland Water Bureau's guiding code, [Title 21](#) was updated in January 2021.

- **New commercial development with no residential use, and having permanent irrigated areas of 1,000 square feet or more**, are required to have a separate water meter for irrigation use. The requirement only applies to permanent irrigation services intended to remain longer than 24 months.
- **Water services may not cross property lines.** Separate services and meters are required for **development on an individual lot, regardless of lot ownership**. An exception is when a single structure crosses a property line, in which case a single meter may serve the structure.

Topic	Code and Comments	Code Citation & Link
Title 21	City Water Code	Title 21 Water
Engineering and Technical Standards	Administrative Rule	Administrative Rule

E. PERMIT INFORMATION

At the time of permit review (following the land use review) you should be aware of the following:

1. Meters will be sized during the building permit process. Sizing is based on total count of all fixtures supplied by the identified service. Service line and meter sizes are determined by the total fixture units being served by that line and meter. There will be no reduction in meter size based on grey water usage or the installation of low-flow fixtures. If the services are found to be inadequate, they will be resized at the expense of the applicant. If an existing service is not used for the new development, it must be removed. All fees to remove services are the responsibility of the applicant. Submission of the fixture count is required at permit application. Please refer to the [W3](#) and [W4](#) forms on our website for more information
2. All new domestic service taps and upsized meters will be assessed a [System Development Charge](#) (SDC). Fee is based on meter size except when a header service is installed, in which case the fee is based on the shared meter equivalent. See PWB Code Guide for more information: <https://www.portland.gov/water/water-development-services/separate-meter/>.
3. SDC credit will be given for meters that are permanently removed. SDC credit is applied towards services within the same lot and is not transferrable.
4. Fire lines are excluded from Systems Development Charges.
5. The applicant can consider the use of a combination domestic and fire service for domestic services of 2" or less.
6. Service/Mains work may fall outside of our Rate Ordinance requiring a Site Specific estimate. Ordinance rates for service installations and water main extensions can be found in Exhibit A of the current Water Fee Schedule: <https://www.portland.gov/water/water-development-services/water-development-fees/>.



Urban Forestry

Early Assistance Response

Date: December 13, 2022
From: Dan Gleason
503-823-1691, Daniel.Gleason@portlandoregon.gov
Case File: EA 22-200799
Location: 6615 NE 29TH AVE
Proposal: A Pre-Application Conference to discuss use of existing athletic fields and amenities by a new property owner, the University of Oregon. Physical changes involve replacement of university logos, names and sponsors. Athletic field usage will be 7 days per week between 7am and 10pm (no lighting before or after these hours) with a maximum seating capacity of 1,003 seats (based on existing soccer field seating capacity) and use by university students and faculty as well as by reservation for community groups.

Portland Parks, Urban Forestry staff has reviewed the Early Assistance materials to identify potential issues and requirements in accordance with Title 11, Trees. This response identifies potential issues and/or impacts on existing street and heritage trees, and trees on city-owned or managed sites, if applicable. Trees on private property are subject to development standards from the Bureau of Development Services. See planner requirements for private property trees.

Please note that there may be other applicable tree requirements in Title 33 Planning & Zoning.

A. Response Summary

The development will be subject to Urban Forestry standards and requirements during the permit review process as detailed below.

The existing non-nuisance tree must be preserved at all phases of construction. The applicant must preserve tree per 11.60.030 Tree Protection Specifications.

B. Tree Plan (11.50.060)

A tree plan must be submitted with each phase of review including land use reviews, building permit applications, and public works permits. A tree plan was submitted with the EA application, but additional tree information is required to discuss any impacts to the existing street trees through the development:

- a. The size and location of street trees adjacent to the subject property.
- b. Trees proposed to be preserved including tree protection specifications in accordance with 11.60.030.
- c. Tree(s) proposed for removal.
- d. Tree planting plan (tree species and location(s)).

C. Street Trees

1. Existing Street Conditions



- a. NE 27th Ave: The site has approximately 450 feet of street frontage. The right-of-way is improved with pavement, curbs, planting strip, and sidewalks. voltage power lines. There are 12 street trees.
 - i. The trees are hedge maples over six inches in diameter in good condition.
- b. NE Dekum St: The site has approximately 500 feet of street frontage. The right-of-way is improved with pavement, curbs, planting strip, and sidewalks. There are 11 street trees.
 - i. The trees are hedge maples over six inches in diameter in good condition.
- c. NE 29th Ave: The site has approximately 500 feet of street frontage. The right-of-way is improved with pavement, curbs, planting strip, and sidewalks. There are 12 street trees.
 - i. The trees are over six inches in diameter in good condition.

2. *Street Tree Preservation* (11.50.040)

Based on the proposed development it appears existing street trees may be impacted. Development proposals must be configured to avoid street trees.

All the street trees must be preserved at all phases of construction. (

If the applicant believes the tree must be removed to facilitate development, the applicant must provide adequate technical analysis demonstrating why the tree cannot be preserved while developing the site to City standards.

3. *Street Tree Protection Specifications* (11.60.030)

Tree protection is required in accordance with Title 11 Trees, Protection Methods (11.60.030). Tree protection shall follow either the Prescriptive or Performance path. Protection methods must be shown on the tree plan. If using the Performance path, the alternate tree protection plan must be prepared by an arborist who has visited the site. It will be up to the applicant to demonstrate if all development will be away from street trees or if protection is required.

4. *Street Tree Planting* (11.50.060.C)

The applicant has provided a conceptual street tree planting plan showing all existing trees to remain. This plan meets the requirements of 11.50.060 for street tree planting. Any trees that are dead or dying at time of permit submission must be removed and replaced.

D. Heritage Trees

1. *Heritage Trees* (11.20.060):

There is not a heritage tree located on or adjacent to the site that is on the City of Portland's Heritage Tree list.





URBAN FORESTRY TREE REQUIREMENTS

Early Assistance and Land Use Review

Portland Parks & Recreation Urban Forestry staff review Early Assistance and Land Use Review materials to identify potential issues and requirements in accordance with Title 11, Trees and Title 33, Zoning Code. The purpose of these reviews is to identify potential issues and/or impacts on existing street trees, heritage trees, and trees on City-owned or managed sites (if applicable), as well as to provide adequate areas for future street tree planting on existing and proposed public streets. Trees on private property are subject to development standards from the Bureau of Development Services. See planning requirements for private property trees or call the Zoning Hotline at 503-823-7526.

Tree Plan Submittal Requirements (11.50.070)

A tree plan must be submitted with each phase of review including land use reviews, building permit applications, and public works permits. The tree plan information may be combined with other relevant plan sheets. The tree plan submittal shall include the following information:

- ☐ existing improvements;
- ☐ proposed alterations;
- ☐ existing street trees $\geq 3"$ DBH including size and location;
- ☐ existing on-site trees $\geq 6"$ DBH within 15' of the limits of disturbance;
- ☐ trees proposed for removal;
- ☐ tree planting proposal, including tree size, species and location; and
- ☐ trees to be retained and proposed tree protection measures meeting the specification in Chapter 11.60.

Any changes to an approved Tree Plan, including amending tree species must be approved by the City Forester. Please note that the City Forester may not approve revised tree planting plans based on the lack of species availability. To facilitate species availability, it is recommended that tree procurement occur approximately 6 months prior to installation.

Tree Mitigation (11.50.040.C.2)

Healthy street trees $\geq 6"$ DBH that are approved for removal shall be replanted with two trees in addition to trees required to be planted to meet Street Tree Planting Standards, below. When street improvements are to partially or fully unimproved streets, healthy street trees $\geq 12"$ DBH approved for removal shall be replanted with two trees, with trees planted to meet Street Tree Planting Standards credited towards meeting this requirement. Tree replacement for trees removed shall occur in the street planter strip, on site, or in the same watershed either by planting or by paying a fee in lieu of planting in accordance with table 60-1, below.

On City-owned or managed sites, healthy, non-nuisance trees $\geq 6"$ DBH that are approved for removal shall be replanted per the Administrative Rule for tree replacement standards, below:



Tree Replacement for Development on City Owned or Managed Sites

Size of tree to be removed (inches in diameter)	Number of trees to be planted
6 and up to 12	Up to 2
More than 12 and up to 20	Up to 3
More than 20 and up to 25	Up to 5
More than 25	Up to 6

Street Tree Planting Standards (11.50.050)

One street tree shall be planted or retained for each full increment of 25 linear feet per side of street frontage. Planting is exempt when existing above or below grade utilities prevent planting of street trees, or if the existing design of the street will not accommodate street tree planting because the planting strip is less than 3 feet wide, there is not a planting strip, or there is insufficient space to add tree wells. Trees planted to meet street tree planting standards are credited toward mitigation requirements when street improvements are to partially or fully unimproved streets. When the required number of trees cannot be planted, a fee in lieu of planting will be required, in accordance with Table 60-1, below.

Table 60-1 Broadleaf Tree Size Requirements

Development Type	Tree Size	
	On Site	Street
One and Two Family Residential	1.5"	1.5"
Multi Dwelling Residential	1.5"	2"
All others	1.5"	2.5"

Tree Planting Specifications

If there are fewer than 8 required trees, they may all be the same species. If there are between 8 and 24 required trees, no more than 40 percent can be of one species. If there are more than 24 required trees, no more than 24 percent can be of one species. Street tree species shall conform to the appropriate "City of Portland Approved Street Tree Planting List." The City Forester may approve or require an alternate or unlisted species.

All required street trees shall be planted in-ground following Standard Drawing Number P-581 "Typical Street Tree installation," except when in raised planters that are used to meet Bureau of Environmental Services storm water management requirements. Please include the Standard

Drawing Number P-581 as part of the Public Works permit application. Plant materials shall be installed to current nursery industry standards and proper arboricultural practices [American National Standards Institute, *ANSI A300 Part 6: Tree, Shrub, and Other Woody Plant Maintenance-Standard Practices (Planting and Transplanting)* 2012, Tree Care Industry Association, Inc. Londonderry, NH]. Plant materials shall be properly supported to ensure survival.

All trees required or approved to be planted by Title 11 shall be planted or payment in lieu of planting made prior to the expiration of the permit or City's final acceptance of the project, as applicable. However, it is encouraged that planting occur during the wet months or as per City Forester recommendations. Street tree planting may be deferred between May 1 and September 30 upon filing a performance guarantee as provided in Section 11.10.060 or other assurance deemed acceptable by the City Forester or BDS Director as applicable.

Tree Protection Specifications (11.60.030)

Trees to be retained shall be protected in accordance with Title 11 Trees, Protection Specifications (11.60.030.C). Tree protection shall be shown on the tree plan and include the distance from the trunk of the tree to the fence. A standard root protection zone is established as follows; a minimum of 1 foot radius (measured horizontally away from the face of the tree trunk) for each inch of tree diameter. Protection fencing shall be a minimum 6-foot high metal chain link construction fence, secured with 8-foot metal posts established at the edge of the root protection zone and permissible encroachment area.



**22-200799 PC
6615 NE 29th Ave
Sign-in Sheet
Dec. 12, 2022**

Matt Wickstrom, BDS, matt.wickstrom@portlandoregon.gov

Amanda Rhoads, BDS Land Use Services, amanda.rhoads@portlandoregon.gov, 503-865-6514

Emma Kohlsmith, BES, emma.kohlsmith@portlandoregon.gov, 503-823-2948

Tammy Boren-King, PBOT, tammy.boren-king@portlandoregon.gov, 503-823-8427

Dan Gleason, Urban Forestry, daniel.gleason@portlandoregon.gov

Kari Ann Spoon, Water Bureau, kariann.spoon@portlandoregon.gov, 503-865-6372

Ericka Koss, BDS Site Development, ericka.koss@portlandoregon.gov

Suzannah Stanley, Mackenzie, sstanley@mcknze.com

Janet Jones, Mackenzie, jjones@mcknze.com

Matt Butts, Mackenzie, mbutts@mcknze.com

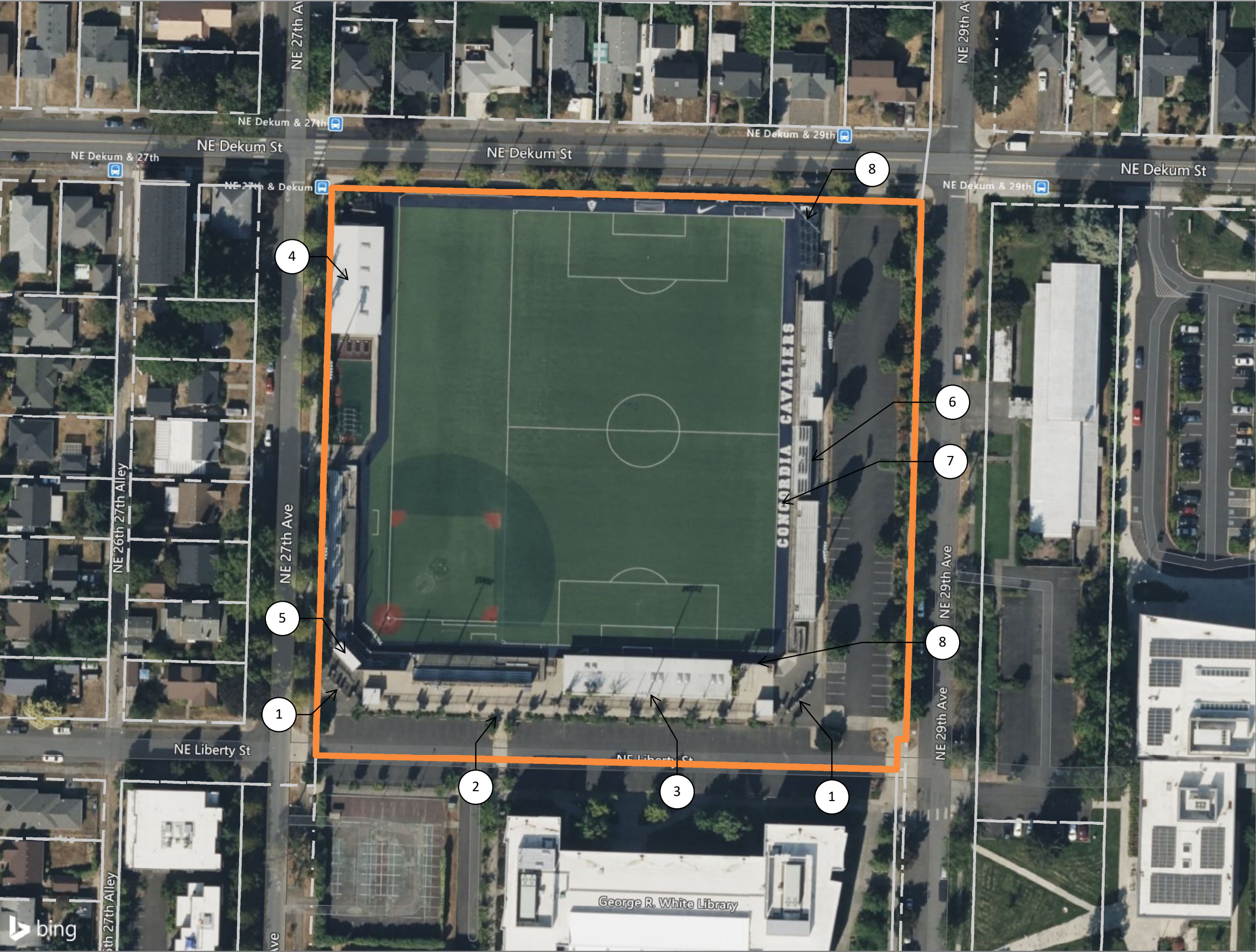
Cathy Bown, Mackenzie cbowman@mcknze.com

Emily Eng, University of Oregon Planning, eeng@uoregon.edu

Chuck Triplett, University of Oregon, clt@uoregon.edu

Darin Dehle, University of Oregon, ddehle@uoregon.edu

Monica Hasek, University of Oregon representative, mhasek@uoregon.edu



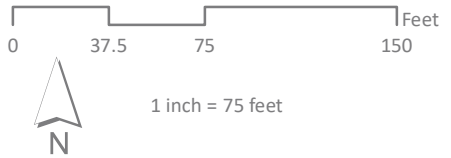
UO FIELD

Portland, Oregon

LEGEND

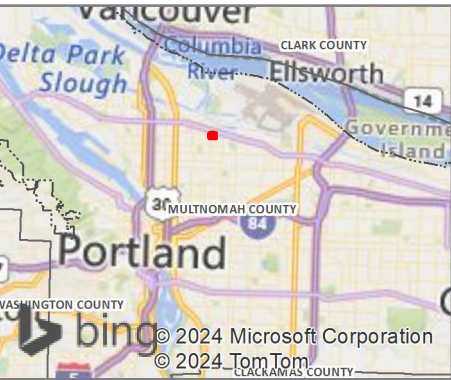
- Subject Site
- Tax Lots

- 1. (E) Entry Gates
- 2. (E) Bicycle Parking (4 staple racks)
- 3. (E) Locker Rooms / Restrooms / Concessions
- 4. (E) Batting Facility
- 5. (E) Softball Bleachers
- 6. (E) Soccer Bleachers
- 7. (E) Turf Field, *University and Sponsor Logos to Change
- 8. (E) Scoreboards, *University and Sponsor Logos to Change



SOURCE DATA: Metro RLIS Lite Base Data, Jan 2024
GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 3/29/2024
File: Aerial Map
Map Created By: TMB
Project No: 2220232.02



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LU 24-030450 CU, Exhibit A.3
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Attachment A

TRAFFIC SCOPE APPROVAL FORM

Prior to starting a traffic study, a Traffic Scope Approval Form must be completely filled out, submitted for review, and approved by PBOT's Development Review Traffic Engineer. The approved form shall be included in every traffic study submittal as Attachment A. PBOT may require additional analysis/information during the course of the review of the project. This Traffic Scope Approval Form is for City requirements only. Consultants must contact ODOT to determine requirements related to access permits and work in ODOT right-of-way.

SITE / PROJECT INFORMATION

PROJECT NAME: UO Portland Field - CU ASSOCIATED APPLICATION (EA#/LU#) EA 22-200799

SITE LOCATION: 2800 NE Liberty Street, Portland, OR 97211
(ADDRESS/ID #)

BRIEF PROJECT DESCRIPTION (NUMBER OF STORIES, TOTAL AREA, NUMBER OF PARKING SPACES, ETC.):

University of Oregon proposes to use the existing athletic field at the former Concordia Campus, replacing the existing field marking with UO logo and branding. No other changes are proposed.

The existing field can accommodate one (1) soccer game or one (1) baseball game. The field is intended to be used between 7 AM and 10 PM, with no lighting outside these hours. The maximum seating capacity is 1,003 seats in the soccer bleachers. Attendance is estimated between 100-250 for typical use and up to 1,000 for some special events.

APPLICANT: University of Oregon

TRAFFIC ENGINEER / FIRM: Janet Jones / Mackenzie DATE: 3/4/2024

SITE PLAN – ATTACH SITE PLAN

REQUIRED LAND USE REVIEW(S)

- ☐ LAND DIVISION (33.641) ☒ CONDITIONAL USE (33.815) ☐ ADJUSTMENT (33.805)
☐ CENTRAL CITY PARKING REVIEW (33.808) ☐ COMPREHENSIVE PLAN AMENDMENT (33.810)
☐ ZONING MAP AMENDMENT (33.855) ☐ TRANSPORTATION IMPACT REVIEW (33.852)
☐ OTHER: _____

APPROVAL CRITERIA (LIST ALL EVALUATION FACTORS)

Transportation Impact Review (TIR) is not triggered because there is no increase in building area or parking spaces with the proposed field changes. However, Conditional Use criteria presented in 33.815.105.D.2. of the Portland Zoning Code must be met. This includes addressing the following:

-Neighborhood impacts will be reviewed. Evaluation factors include safety, street capacity, level of service, connectivity, transit availability, availability of pedestrian and bicycle networks, on-street parking impacts, access restrictions, neighborhood impacts, impacts on pedestrian, bicycle, and transit circulation. Evaluation factors may be balanced; a finding of failure in one or more factors may be acceptable if the failure is not a result of the proposed development, and any additional impacts on the system from the proposed development are mitigated.

The study will include a summary of existing transit conditions (lines, stops) and designated bicycle routes.

Because the proposal to change the existing field's logo will not generate new trips, proportionality will not be reviewed. Trip generation is presented for informational purposes only.

REQUIRED TRAFFIC STUDY REVIEW(S)

☒ TRAFFIC IMPACT STUDY
(ATTACHMENT A.1)

☒ PARKING IMPACT STUDY
(ATTACHMENT A.2)

☐ LOADING DEMAND STUDY
(ATTACHMENT A.3)

☐ ASTR TRAFFIC STUDY
(ATTACHMENT A.4)

☐ TDM PLAN
(ATTACHMENT A.5)

☐ SIGHT DISTANCE STUDY

☐ QUEUING ANALYSIS

☐ ALT TRIP RATE STUDY

☐ OTHER: _____

ADDITIONAL COMMENTS:

We will collect AM and PM peak hour traffic counts at the NE Dekum Street intersections with NE 27th and NE 29th Avenue. We will also observe conditions at these intersections during both peak hours (full hour during the AM and PM).

APPROVALS

APPROVED BY: Matthew Machado, P.E.
TRAFFIC ENGINEER
PBOT DEVELOPMENT REVIEW

SIGNATURE: Matthew Machado
DATE: March 12, 2024

DN: C=US,
E=matthew.machado@portlandoregon.gov,CN=Matthew Machado

Email approval forms and supporting documents in pdf format to PBOTDevRevTrafficScopes@portlandoregon.gov.

Attachment A.1

TRAFFIC IMPACT STUDY

This traffic study attachment must be completely filled out and submitted for review along with the Traffic Scope Approval Form – Attachment A.

STUDY PARAMETERS

LIST OF PROPOSED STUDY INTERSECTIONS	
1. NE Dekum St/NE 27th Ave	2. NE Dekum St/NE 29th Ave
3.	4.
5.	6.
7.	8.

TRAFFIC COUNTS TO BE COLLECTED

☐ 24-HR VOLUME (HOSE) COUNTS, LOCATION: _____

☒ TURNING MOVEMENT COUNTS AT ALL STUDY INTERSECTIONS

☒ AM PEAK HOUR ☒ PM PEAK HOUR ☐ OTHER: _____

TYPE OF TRAFFIC COUNT DATA

☐ DATA WITHIN THE LAST 2 YEARS ARE AVAILABLE

☒ NEW DATA WILL BE COLLECTED ON (DAY/TIME): 3/6 or 3/11/2024; 7-9 AM and 4-6 PM

☐ FUTURE COUNTS WILL BE ESTIMATED BASED ON A _____ GROWTH RATE

☐ IN-PROCESS TRIPS – APPLICANT TO RESEARCH AND DOCUMENT APPROVED DEVELOPMENT IN THE AREA (PBOT WILL NOT PROVIDE THIS INFORMATION)

TRIP GENERATION RATES – ATTACH TRIP GENERATION TABLE

☒ FROM ITE ☐ OTHER: _____

☐ MODE SPLIT _____ ☐ PASSBY _____ ☐ INTERNAL CAPTURE _____

TRIP DISTRIBUTION – ATTACH TRIP DISTRIBUTION AND TRIP ASSIGNMENT FIGURE

KEY ANALYSIS ITEMS – CHECK ALL RELEVANT ANALYSES

☐ OPERATIONAL LEVEL-OF-SERVICE (LOS) STUDY AT STUDY INTERSECTIONS IN THE PEAK HOUR(S)

☒ FIELD MEASURED CONTROL DELAY STUDY AT STUDY INTERSECTIONS IN THE PEAK HOUR(S)

☐ TRAFFIC SIGNAL WARRANTS AT _____

☐ LEFT/RIGHT TURN LANE WARRANTS AT _____

☐ QUEUING ANALYSIS AT _____

☒ CRASH HISTORY ANALYSIS AT STUDY INTERSECTIONS

☒ PARKING IMPACT STUDY (ATTACHMENT A.2)

☐ SIGHT DISTANCE STUDY AT STUDY INTERSECTIONS AND PROPOSED DRIVEWAYS

☒ FINDINGS MADE RELATED TO APPLICABLE APPROVAL CRITERIA

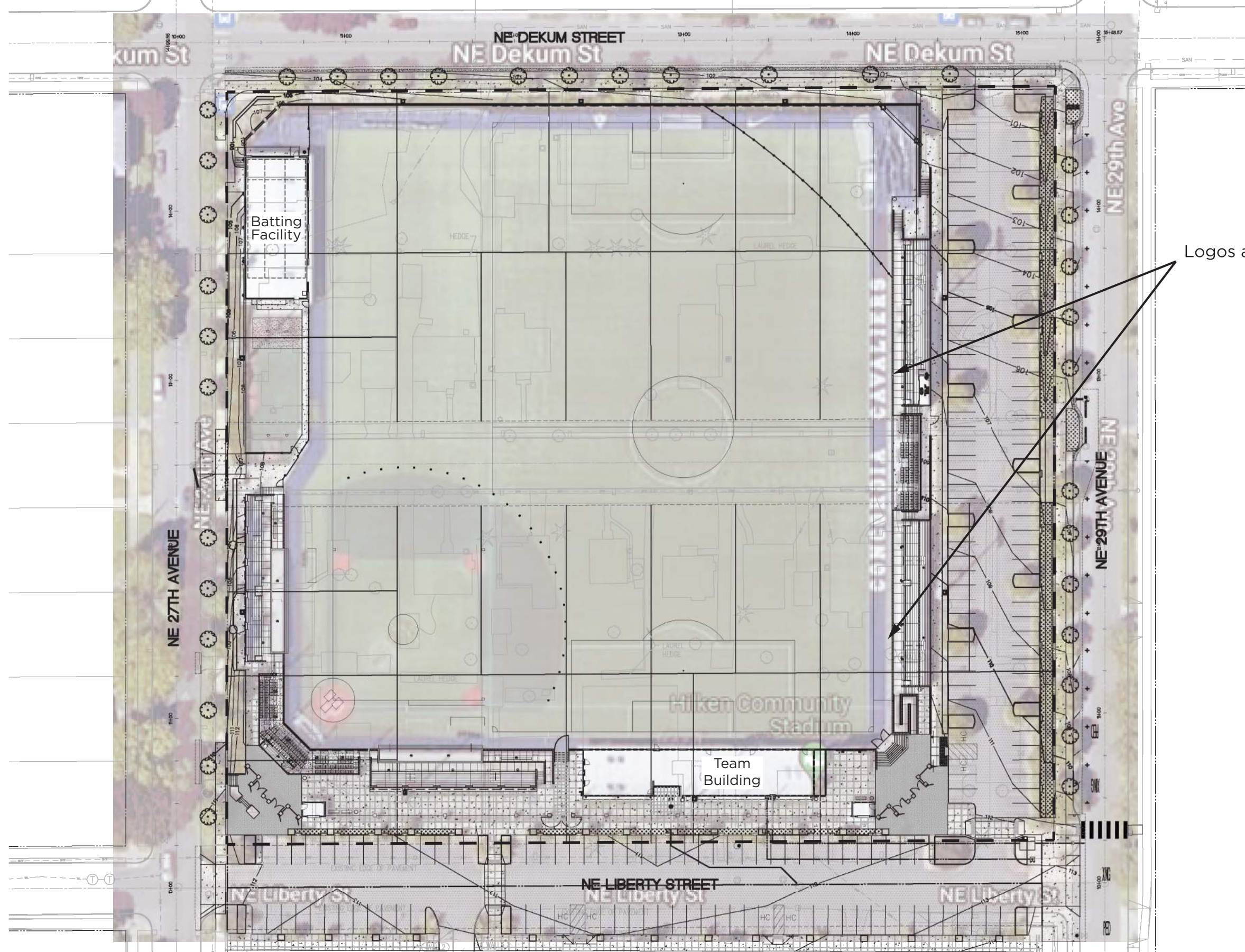
☐ OTHER _____

SUBMIT WITH ATTACHMENT A.

EMAIL APPROVAL FORMS AND SUPPORTING DOCUMENTS IN PDF FORMAT TO:

PBOTDevRevTrafficScopes@portlandoregon.gov

DELIVERABLES – ALL FINAL STUDIES MUST BE SUBMITTED AT THE TIME OF LAND USE APPLICATION. ALL FINAL STUDIES AND SUBSEQUENT REVISIONS MUST BE PROVIDED TO THE ASSIGNED PBOT PLANNER IN THE FORM OF ONE (1) ELECTRONIC WORD DOC, AND ONE (1) ELECTRONIC ADOBE PDF.



SOCCER COMPLEX

Condition	ITE Code	Land Use	Size	AM Peak Hour			PM Peak Hour			Daily
				In	Out	Total	In	Out	Total	
Proposed	488	Soccer Complex	1 Fields	1	0	1	11	5	16	71
Proposed	488	Soccer Complex	1 Fields	0	0		32	17	49	

ITE Guidance	Average Size	14	14	10
	Data Points	5	5	3
	SD/AR	63%	39%	36%
	R2 =	***	0.53	***
	Use	Other	Average	Average
Reasonableness Check: Variable < 25% Average 75% > Eq/Avg > 125%	Eq/Avg	0%	306%	0%
	Recommendation	Average	Average	Average
	Recommendation	Average	Average	Average

 Average
 Equation

[ITE Institutional Data Plots](#)

Review data plots to determine appropriate rate to use.



PORTLAND BUREAU OF TRANSPORTATION

1908 SW Fourth Ave, Suite 5000, Portland OR 97201

Main: 503-823-5185 TTY: 503-823-6868 Fax: 503-823-7576

Portland.gov/Transportation

Attachment A.2

PARKING IMPACT STUDY

This traffic study attachment must be completely filled out and submitted for review along with the Traffic Scope Approval Form – Attachment A.

STUDY PARAMETERS

PARKING GENERATION RATES – ATTACH PARKING GENERATION TABLE

☒ FROM ITE ☐ OTHER: _____

PARKING OCCUPANCY OBSERVATIONS – PROVIDE ON-STREET SUPPLY, DEMAND, AND OCCUPANCY RATES BEFORE AND AFTER DEVELOPMENT

LOCATIONS (GENERALLY ALL BLOCK FACES WITHIN 500 FEET WALKING DISTANCE TO THE SITE)

- | | |
|-------------------------------------|---------|
| • On-site parking (175 spaces) only | • _____ |
| • _____ | • _____ |
| • _____ | • _____ |

OBSERVATION DAYS AND TIMES (GENERALLY MID-WEEK NIGHT BETWEEN 11PM-5AM)

- | | |
|-----------------------|---------|
| • Midweek, after 7 PM | • _____ |
| • _____ | • _____ |

ADJACENT LAND USE(S)

- Single Family Detached Housing, Multifamily Housing (Mid-Rise), Elementary School, Church

PARKING IMPACT AREA – ATTACH FIGURE

SUBMIT WITH ATTACHMENT A.

EMAIL APPROVAL FORMS AND SUPPORTING DOCUMENTS IN PDF FORMAT TO:

PBOTDevRevTrafficScopes@portlandoregon.gov

DELIVERABLES – ALL FINAL STUDIES MUST BE SUBMITTED AT THE TIME OF LAND USE APPLICATION. ALL FINAL STUDIES AND SUBSEQUENT REVISIONS MUST BE PROVIDED TO THE ASSIGNED PBOT PLANNER IN THE FORM OF ONE (1) ELECTRONIC WORD DOC AND ONE (1) ELECTRONIC ADOBE PDF.

PARKING INVENTORY/LEGEND

Site Parking - 175



SOCCER COMPLEX (ITE PARKING GENERATION MANUAL, 5TH EDITION)

Condition	ITE Code	Land Use	Size	Weekday	
				Total	
Existing	488	Soccer Complex	1 Field	Average Rate	59.63
				Average Demand	60
				Fitted Curve Equation	N/A
				Fitted Curve Demand	N/A
				85th Percentile Rate	70.8
				85th Percentile Demand	71



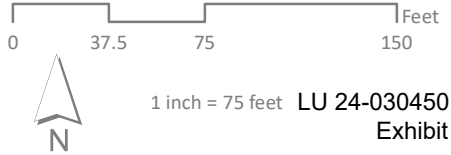
UO FIELD

Portland, Oregon

LEGEND

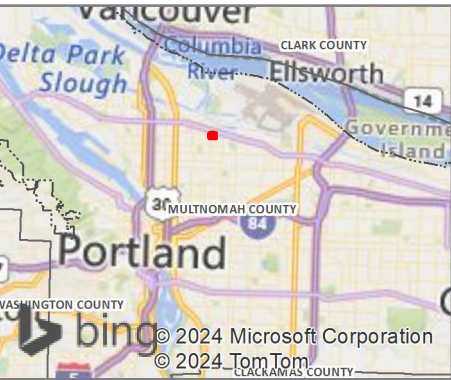
- Subject Site
- Tax Lots

- 1. (E) Entry Gates
- 2. (E) Bicycle Parking (4 staple racks)
- 3. (E) Locker Rooms / Restrooms / Concessions
- 4. (E) Batting Facility
- 5. (E) Softball Bleachers
- 6. (E) Soccer Bleachers
- 7. (E) Turf Field, *University and Sponsor Logos to Change
- 8. (E) Scoreboards, *University and Sponsor Logos to Change



SOURCE DATA: Metro RLIS Lite Base Data, Jan 2024
GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 3/29/2024
File: Aerial Map
Map Created By: TMB
Project No: 2220232.02

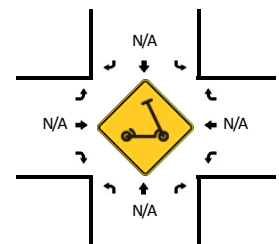
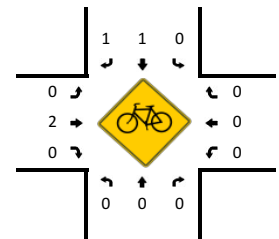
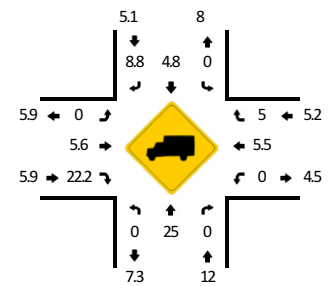


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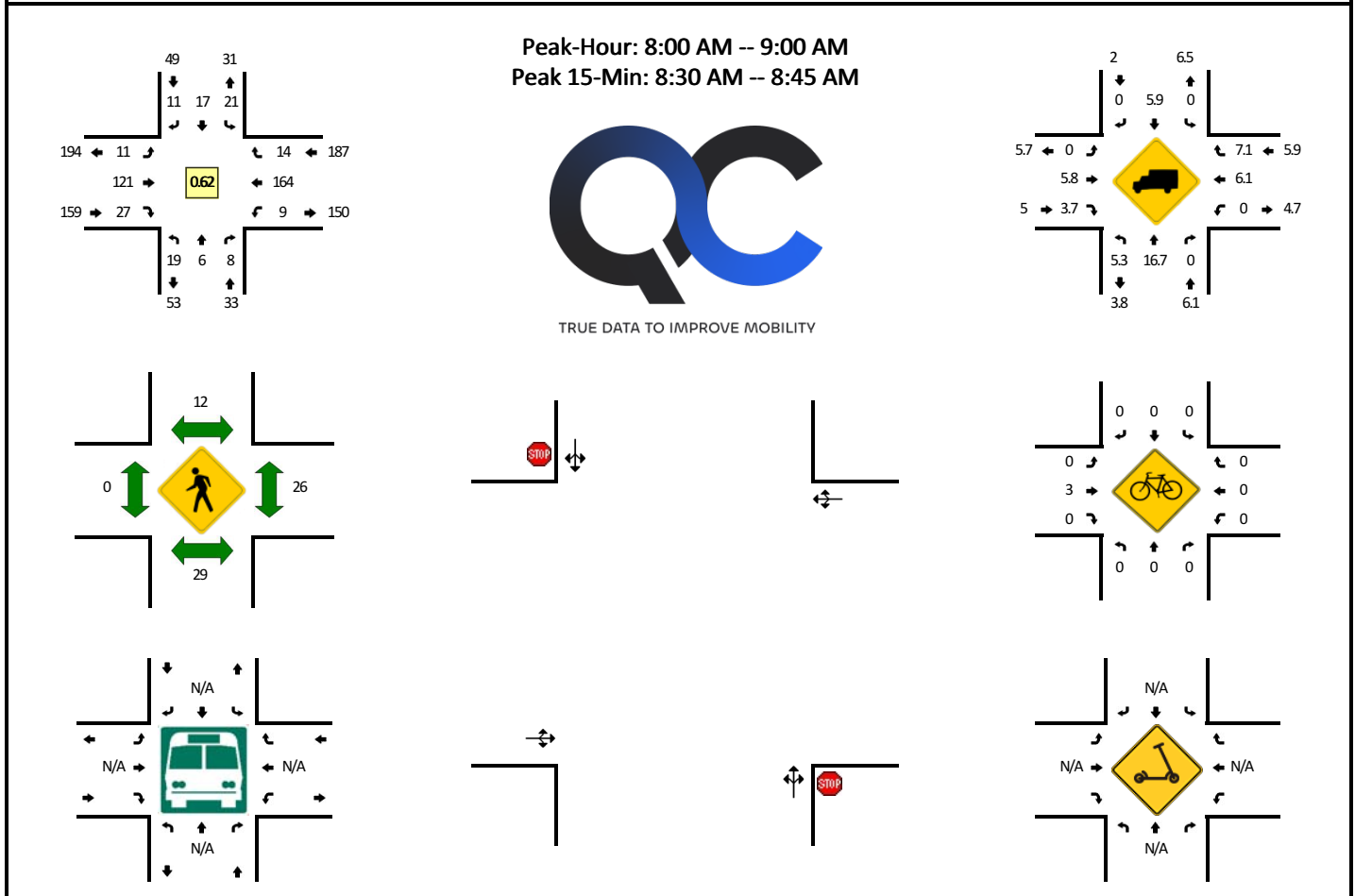
QC JOB #: 16514301
DATE: Wed, Mar 6 2024



Comments:

LOCATION: NE 29th Ave -- NE Dekum St
CITY/STATE: Portland, OR

QC JOB #: 16514303
DATE: Wed, Mar 6 2024

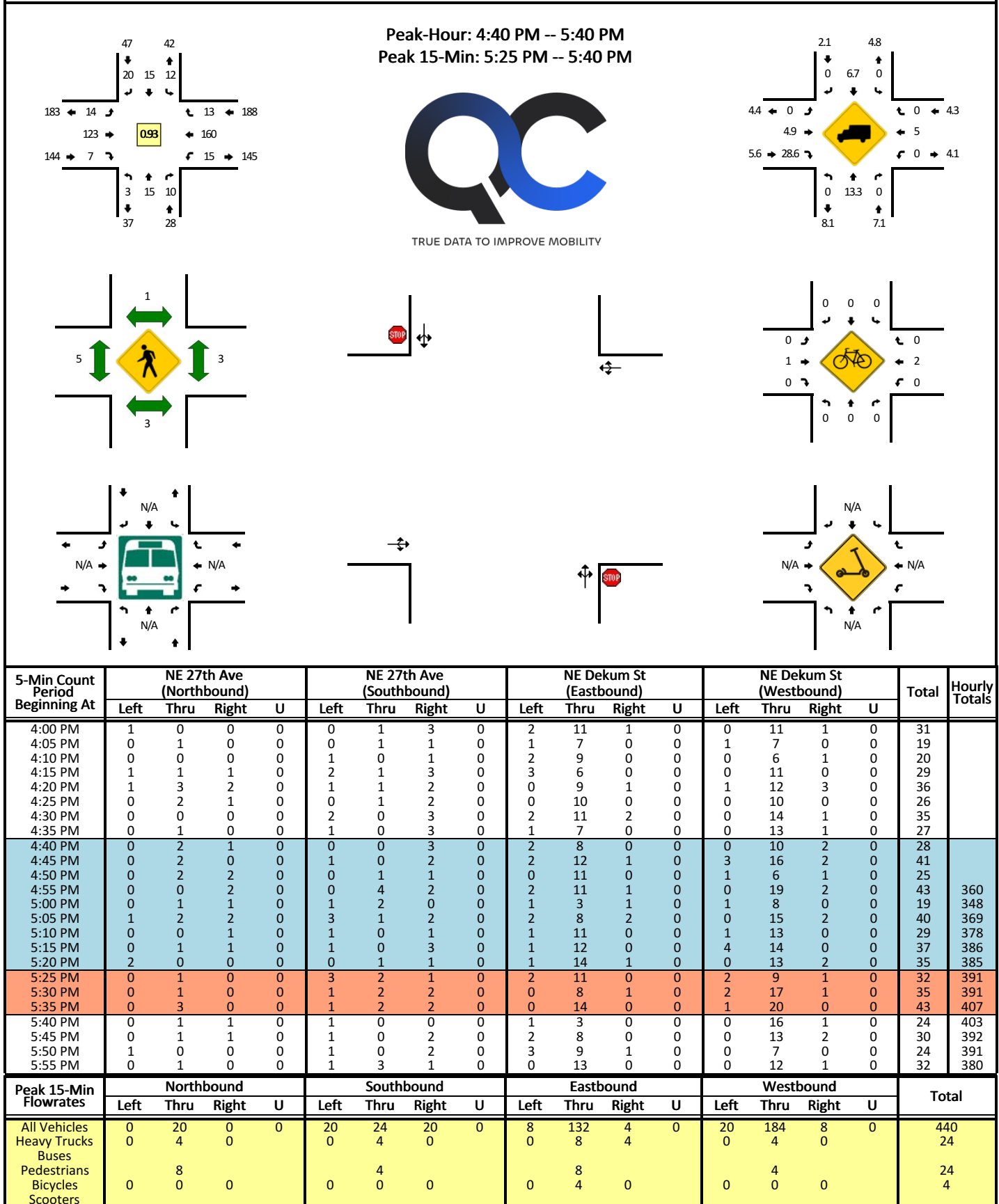


5-Min Count Period Beginning At	NE 29th Ave (Northbound)				NE 29th Ave (Southbound)				NE Dekum St (Eastbound)				NE Dekum St (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	
7:05 AM	0	0	1	0	0	0	0	0	0	1	0	0	0	3	0	0	5	
7:10 AM	0	0	0	0	0	0	0	0	0	3	0	0	0	3	0	0	6	
7:15 AM	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	3	
7:20 AM	0	0	0	0	0	0	0	0	1	4	0	0	1	4	1	0	11	
7:25 AM	0	0	1	0	0	0	1	0	1	8	0	0	1	4	0	0	16	
7:30 AM	0	0	0	0	0	0	0	0	1	3	0	0	0	1	0	0	5	
7:35 AM	1	0	1	0	1	2	1	0	0	5	1	0	0	7	0	0	19	
7:40 AM	0	0	0	0	0	1	2	0	2	4	0	0	0	10	1	0	20	
7:45 AM	0	0	0	0	0	1	1	0	1	9	2	0	0	10	0	0	24	
7:50 AM	0	1	0	0	1	4	1	0	1	4	5	0	1	8	0	0	26	
7:55 AM	0	1	0	0	0	2	1	0	1	7	2	0	1	6	0	0	21	158
8:00 AM	1	0	0	0	0	1	1	0	2	10	1	0	0	7	0	0	23	179
8:05 AM	0	0	0	0	2	2	1	0	0	6	0	0	1	5	0	0	17	191
8:10 AM	1	0	0	0	1	0	1	0	1	7	3	0	1	10	0	0	25	210
8:15 AM	0	0	0	0	1	1	1	0	2	9	1	0	0	12	0	0	27	234
8:20 AM	0	0	0	0	2	1	0	0	0	7	0	0	0	10	0	0	20	243
8:25 AM	0	0	0	0	1	2	0	0	1	7	3	0	0	17	1	0	32	259
8:30 AM	1	2	0	0	3	0	2	0	1	17	1	0	2	18	1	0	48	302
8:35 AM	0	0	3	0	4	4	2	0	2	19	9	0	1	16	4	0	64	347
8:40 AM	7	1	2	0	2	1	0	0	0	12	3	0	2	26	4	0	60	387
8:45 AM	2	3	2	0	3	2	1	0	0	10	2	0	1	18	2	0	46	409
8:50 AM	4	0	1	0	1	1	1	0	2	11	2	0	0	17	1	0	41	424
8:55 AM	3	0	0	0	1	2	1	0	0	6	2	0	1	8	1	0	25	428
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	32	12	20	0	36	20	16	0	12	192	52	0	20	240	36	0	688	
Heavy Trucks	4	4	0		0	0	0		0	16	0		0	4	0		28	
Buses																		
Pedestrians		72				36				0				68			176	
Bicycles	0	0	0		0	0	0		0	4	0		0	0	0		4	
Scooters																		

Comments:

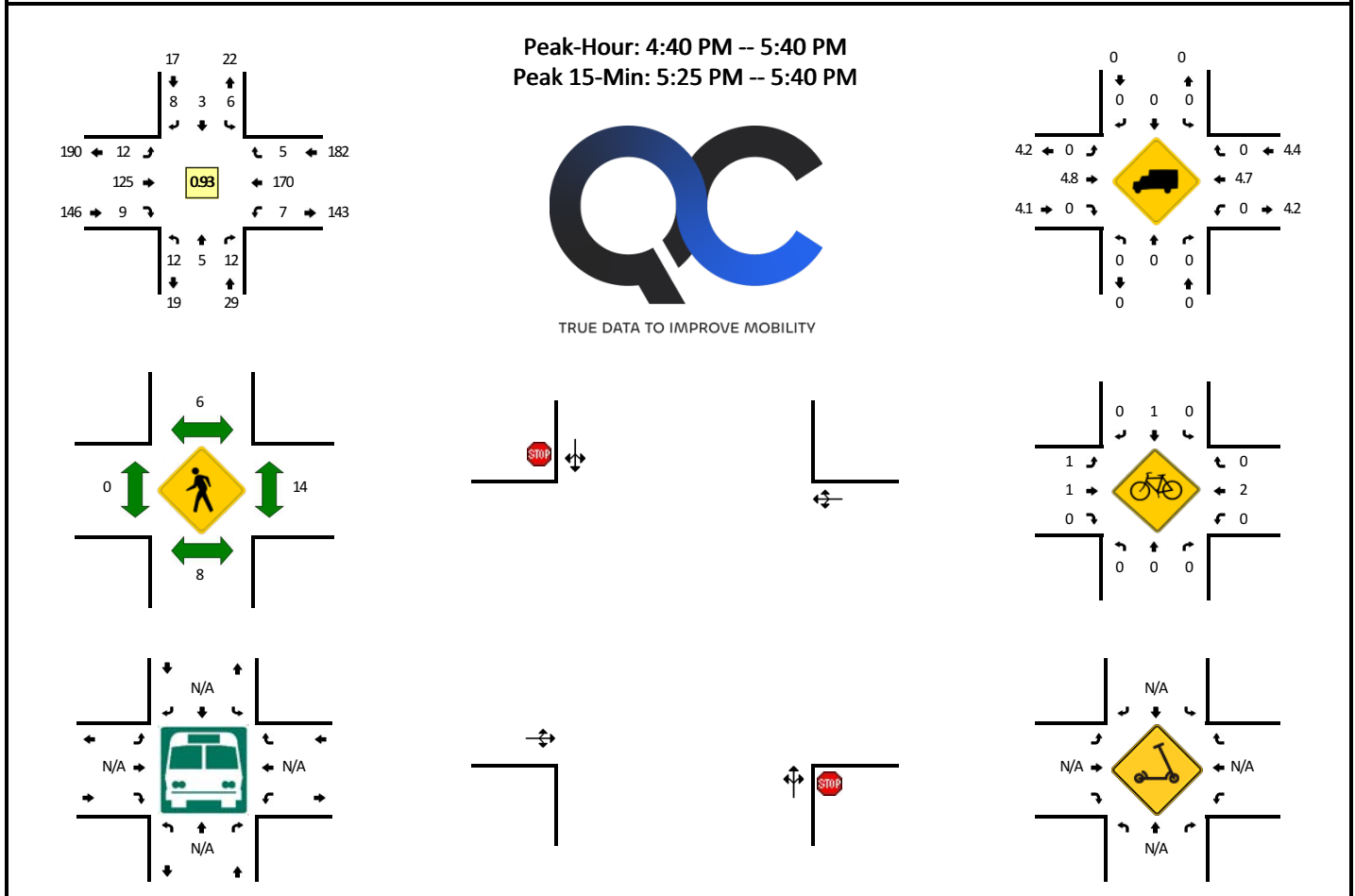
LOCATION: NE 27th Ave -- NE Dekum St
CITY/STATE: Portland, OR

QC JOB #: 16514302
DATE: Wed, Mar 6 2024



LOCATION: NE 29th Ave -- NE Dekum St
CITY/STATE: Portland, OR

QC JOB #: 16514304
DATE: Wed, Mar 6 2024



5-Min Count Period Beginning At	NE 29th Ave (Northbound)				NE 29th Ave (Southbound)				NE Dekum St (Eastbound)				NE Dekum St (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	0	0	0	1	0	2	0	1	9	0	0	0	10	1	0	24	
4:05 PM	3	2	0	0	1	0	0	0	0	8	0	0	0	5	0	0	19	
4:10 PM	0	0	0	0	1	0	0	0	0	8	0	0	0	7	2	0	19	
4:15 PM	1	0	0	0	1	0	0	0	0	8	0	0	0	11	0	0	21	
4:20 PM	0	0	0	0	0	0	3	0	2	11	0	0	0	14	1	0	31	
4:25 PM	2	0	0	0	1	1	0	0	0	10	0	0	0	8	1	0	23	
4:30 PM	3	1	1	0	1	1	1	0	0	12	1	0	1	11	1	0	34	
4:35 PM	1	0	1	0	2	1	0	0	1	7	0	0	1	13	0	0	27	
4:40 PM	2	1	3	0	0	1	1	0	2	5	2	0	2	10	0	0	29	
4:45 PM	1	0	0	0	0	0	1	0	1	10	2	0	1	17	1	0	34	
4:50 PM	1	1	0	0	1	0	0	0	0	10	0	0	0	9	0	0	22	
4:55 PM	3	0	0	0	0	0	0	0	1	13	2	0	2	17	0	0	38	321
5:00 PM	0	0	1	0	2	0	0	0	1	4	1	0	0	10	0	0	19	316
5:05 PM	1	2	1	0	0	1	2	0	0	12	0	0	0	14	0	0	33	330
5:10 PM	1	0	2	0	0	0	0	0	0	13	0	0	0	12	0	0	28	339
5:15 PM	0	1	1	0	1	1	1	0	1	12	1	0	2	17	1	0	39	357
5:20 PM	0	0	1	0	0	0	0	0	2	11	0	0	0	16	1	0	31	357
5:25 PM	0	0	1	0	1	0	1	0	2	13	1	0	0	11	0	0	30	364
5:30 PM	1	0	1	0	1	0	1	0	1	8	0	0	0	18	1	0	32	362
5:35 PM	2	0	1	0	0	0	1	0	1	14	0	0	0	19	1	0	39	374
5:40 PM	0	0	0	0	0	0	0	0	1	4	0	0	0	18	1	0	24	369
5:45 PM	1	0	0	0	0	0	1	0	0	9	1	0	1	12	1	0	26	361
5:50 PM	0	0	0	0	0	1	1	0	2	7	0	0	0	5	2	0	18	357
5:55 PM	2	0	1	0	0	1	0	0	2	11	1	0	1	11	1	0	31	350
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	12	0	12	0	8	0	12	0	16	140	4	0	0	192	8	0	404	
Heavy Trucks	0	0	0	0	0	0	0	0	0	8	0	0	0	4	0	0	12	
Buses																		
Pedestrians		4				4				0				0			8	
Bicycles	0	0	0		0	0	0		4	4	0		0	0	0		8	
Scooters																		

Comments:

CITY OF PORTLAND NE, MULTNOMAH COUNTY

DEKUM ST at 27TH AVE, City of Portland NE, Multnomah County, 01/01/2017 to 12/31/2022

5 - 8 of 8 Crash records shown.

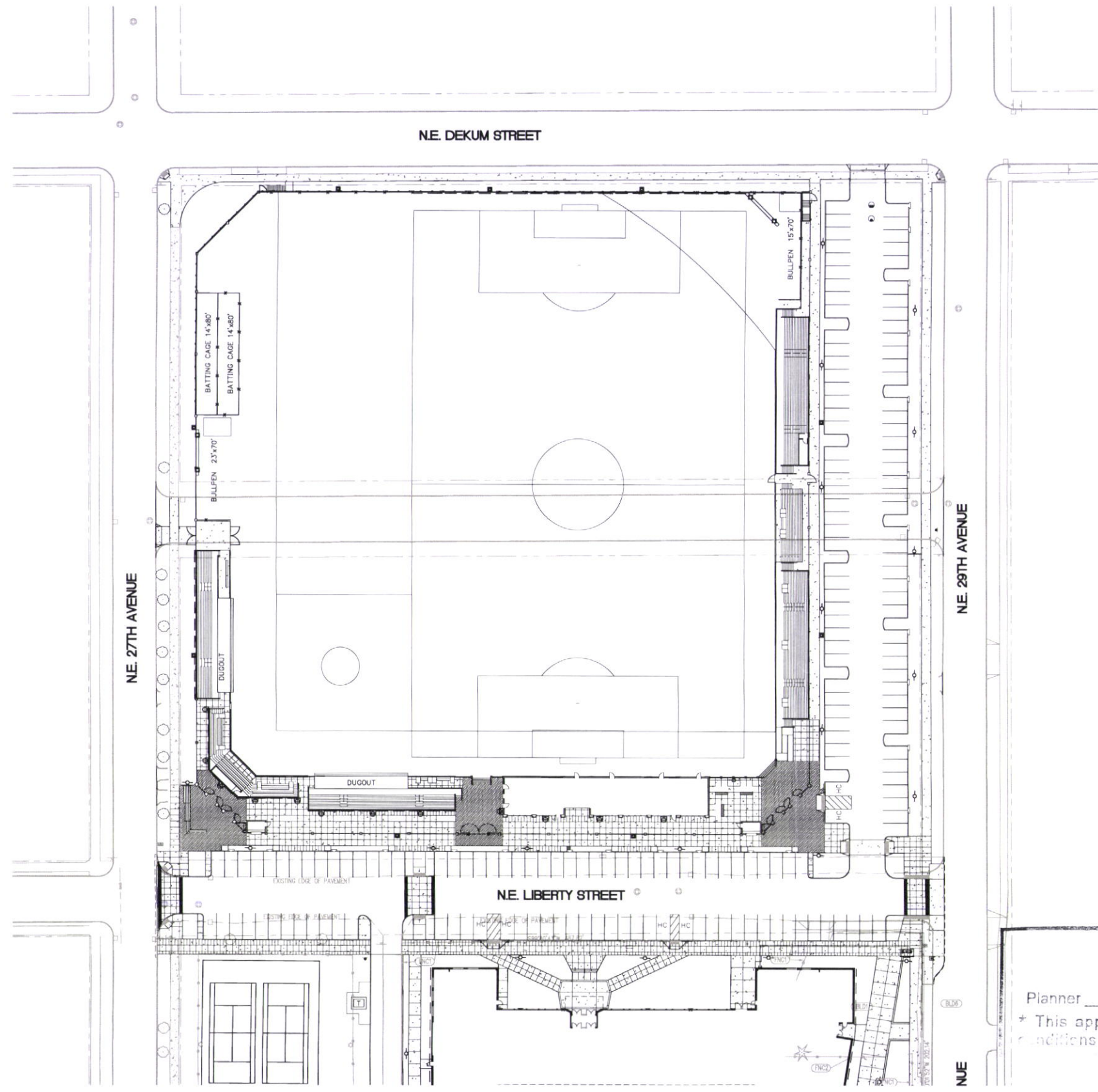
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INVEST	E	A	U	I	C	O	DAY	DIST	FIRST STREET	(MEDIAN)	STOP SIGN	RNDBT	SURF	COLL	OWNER	FROM														
RD DPT	E	L	G	N	H	R	TIME	FROM	SECOND STREET	LEGS	TRAF-	DRVWY	LIGHT	SVRTY	V#	TYPE	TO													
UNLOC?	D	C	S	V	L	K	LAT	LONG	LRS	(#LANES)	CONTL																			
															02	NONE	9	STRGHT												
															N/A		W -E											000		00
															PSNGR	CAR					01	DRVR	NONE	00	Unk	UNK		000	000	00
09309	N	N	N	N	N		10/10/2019	17	NE DEKUM ST	CROSS	N	N	CLR	ANGL-OTH	01	NONE	0	TURN-L											058	02
NONE							TH	0	NE 27TH AVE		STOP SIGN	N	DRY	TURN		PRVTE		N -E										015		00
N							11A					N	DAY	INJ		PSNGR	CAR				01	DRVR	NONE	19	M	OR-Y		028	000	02
N							45 34 18.75 -122 38 17.29																		OR<25					
															02	NONE	0	STRGHT												
															PRVTE		W -E											000		00
															PSNGR	CAR					01	DRVR	INJC	20	F	OR-Y		000	000	00
																									OR<25					
12097	N	N	N	N	N		12/24/2019	17	NE DEKUM ST	CROSS	N	N	CLR	ANGL-OTH	01	NONE	9	STRGHT												02
NO RPT							TU	0	NE 27TH AVE		STOP SIGN	N	DRY	ANGL		N/A		W -E											000	00
N							10A					N	DAY	PDO		PSNGR	CAR				01	DRVR	NONE	00	Unk	UNK		000	000	00
N							45 34 18.75 -122 38 17.29																							
															02	NONE	9	STRGHT												
															N/A		N -S												015	00
															PSNGR	CAR					01	DRVR	NONE	00	Unk	UNK		000	000	00
01372	N	N	N	N	N		02/13/2020	17	NE DEKUM ST	CROSS	N	N	CLR	ANGL-OTH	01	NONE	9	STRGHT												02,03
NONE							TH	0	NE 27TH AVE		STOP SIGN	N	DRY	ANGL		N/A		W -E											000	00
N							9P					N	DLIT	PDO		PSNGR	CAR				01	DRVR	NONE	00	Unk	UNK		000	000	00
N							45 34 18.75 -122 38 17.29																							
															02	NONE	9	STRGHT												
															N/A		N -S												000	00
															PSNGR	CAR					01	DRVR	NONE	00	Unk	UNK		000	000	00

CITY OF PORTLAND NE, MULTNOMAH COUNTY

DEKUM ST at 29TH AVE, City of Portland NE, Multnomah County, 01/01/2017 to 12/31/2022

1 - 3 of 3 Crash records shown.

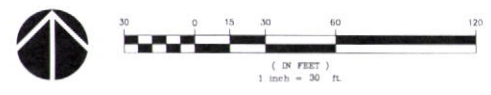
SER#	P	R	J	S	W	DATE	CLASS	CITY STREET	INT-TYPE	SPCL USE																			
INVEST	E	A	U	I	C	O	DAY	DIST	FIRST STREET	RD CHAR	(MEDIAN)	INT-REL	OFFRD	WTHR	CRASH	TRLR QTY	MOVE	A	S										
RD DPT	E	L	G	N	H	R	TIME	FROM	SECOND STREET	DIRECT	LEGS	TRAF-	RNDBT	SURF	COLL	OWNER	FROM	PRTC	INJ	G	E	LICNS	PED						
UNLOC?	D	C	S	V	L	K	LAT	LONG	LRS	LOCTN	(#LANES)	CONTL	DRVWY	LIGHT	SVRTY	V#	TYPE	TO	P#	TYPE	SVRTY	E	X	RES	LOC	ERROR	ACT	EVENT	CAUSE
10767	N	N	N	N	N	N	10/02/2017	17	NE DEKUM ST	INTER	CROSS	N	N	CLR	ANGL-OTH	01	NONE	0	STRGHT										03
CITY							MO	0	NE 29TH AVE	CN		STOP SIGN	N	DRY	ANGL	PRVTE	E -W									000		00	
N							4P			02	0		N	DAY	INJ	OTH BUS			01	DRVR	INJC	31	F	OR-Y		000	000	00	
N							45 34 18.77	-122 38 9.55															OR<25						
																01	NONE	0	STRGHT										
																PRVTE	E -W									000		00	
																OTH BUS			02	PSNG	INJC	51	F			000	000	00	
																02	NONE	0	STRGHT										
																PRVTE	S -N									000		00	
																PSNGR	CAR		01	DRVR	NONE	19	F	OR-Y		021	000	03	
																							OR>25						
01547	N	N	N	N			02/20/2019	17	NE DEKUM ST	INTER	CROSS	N	N	CLR	ANGL-OTH	01	NONE	0	STRGHT									02	
NO RPT							WE	0	NE 29TH AVE	CN		STOP SIGN	N	DRY	ANGL	PRVTE	W -E									000		00	
N							1P			03	0		N	DAY	INJ	PSNGR	CAR			01	DRVR	NONE	72	M	OR-Y		000	000	00
N							45 34 18.77	-122 38 9.55																OR<25					
																02	NONE	0	STRGHT										
																PRVTE	N -S									015		00	
																PSNGR	CAR		01	DRVR	INJC	60	F	OR-Y		028	000	02	
																							OR<25						
04999	N	N	N	N			06/07/2019	17	NE DEKUM ST	INTER	CROSS	N	N	CLR	ANGL-OTH	01	NONE	9	TURN-L									02	
NO RPT							FR	0	NE 29TH AVE	CN		STOP SIGN	N	DRY	TURN	N/A	N -E									015		00	
N							8A			01	0		N	DAY	PDO	PSNGR	CAR			01	DRVR	NONE	00	Unk	UNK		000	000	00
N							45 34 18.77	-122 38 9.55																					
																02	NONE	9	STRGHT										
																N/A	E -W									000		00	
																PSNGR	CAR		01	DRVR	NONE	00	Unk	UNK		000	000	00	



- LEGEND**
- PEDESTRIAN LIGHT
SRS SOLITAIRE SRS1H5
(KIM LIGHTING)
 - FIELD LIGHTING
MUSCO GREEN GENERATION
 - BUILDING MOUNTED
WALL PACK LIGHTING

Proposal and design as approved
In case file #LU 07-184826
No field changes allowed.

Approved
City of Portland - Bureau of Development Services
Planner MARK WALHOO Date SEPT. 29, 2008
* This approval applies only to the reviews requested and is subject to conditions of approval. Additional zoning requirements may apply.



GROUP MACKENZIE
Civil Engineering
Structural Engineering
Transportation Planning
Landscape Architecture
Architecture
Interior Design
Land Use Planning
Portland OR 503.224.8580
Vancouver WA 360.695.7579
Seattle WA 206.749.8883

Client
CONCORDIA UNIVERSITY

Project
CONCORDIA ATHLETIC FIELDS

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REVISIONS:
REVISIONS REVISION DATE
BY: [initials] BY: [initials]
DATE: [blank] DATE: [blank]

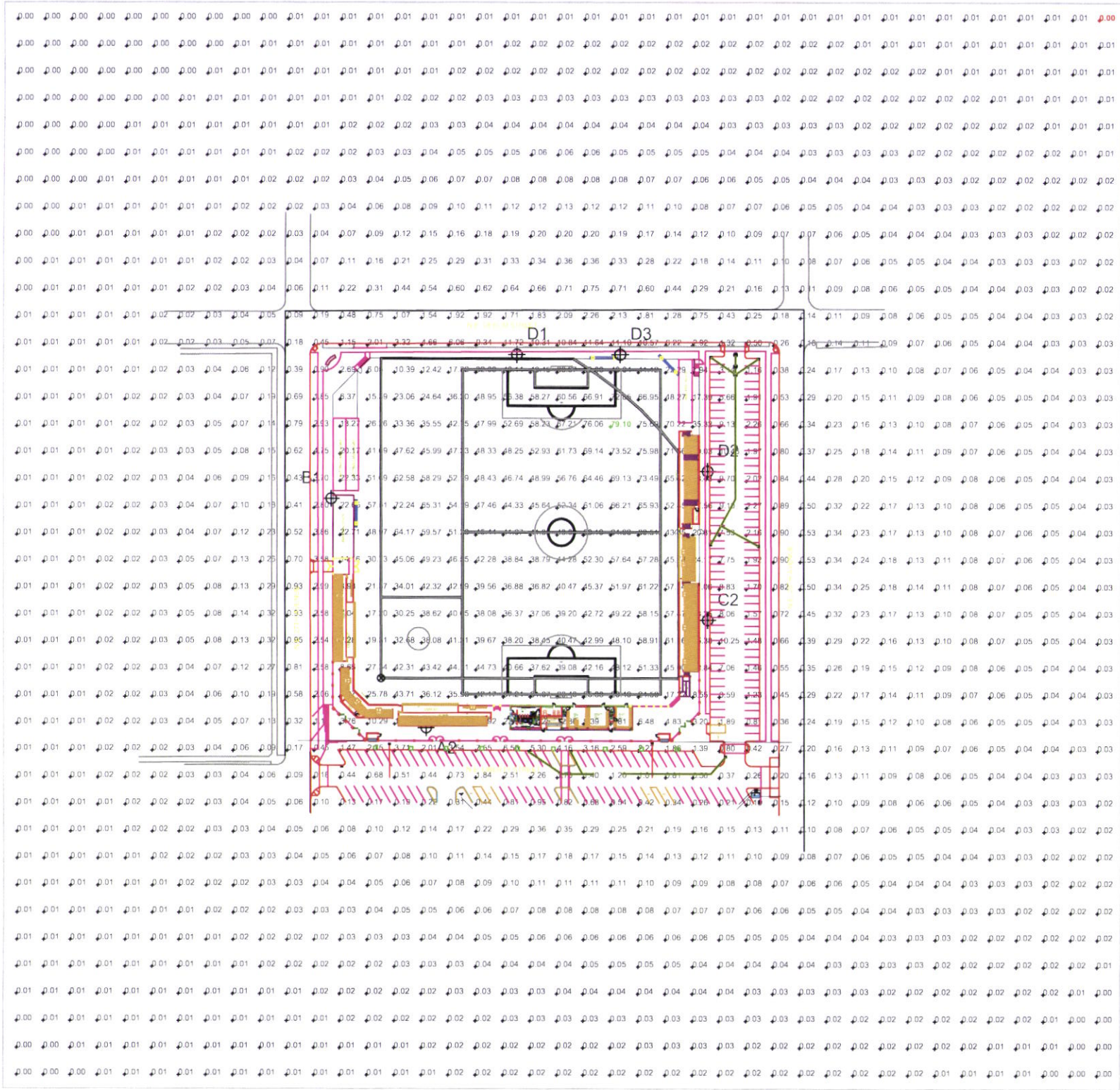
SHEET TITLE:
LIGHTING PLAN

LU 24-030450 CU
Exhibit A.5
C5.0

CASE NO. LU 07-184826 IM D2
EXHIBIT C.4

JOB NO. 2050131.00

EQUIPMENT LIST FOR AREAS SHOWN								
Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	A2, D2	80'	-	80'	1500W MZ	11	11	0
1	B1	80'	-	80'	1500W MZ	18	18	0
1	C2	80'	-	80'	1500W MZ	13	13	0
1	D1	70'	-	70'	1500W MZ	8	8	0
1	D3	70'	-	70'	1500W MZ	7	7	0
6	TOTALS					68	68	0



NOTES: Soccer lights on only - HIGH mode

SCALE IN FEET 1 : 150



GUARANTEED PERFORMANCE

ILLUMINATION SUMMARY

Blanket Grid
Concordia University BB/SO
Portland, OR

Blanket Grid
· Grid Spacing = 30.0' x 30.0'
· Values given at 3.0' above grade

· Luminaire Type: Green Generation
· Rated Lamp Life: 5000 hours
· Avg Lumens/Lamp: 134,000

CONSTANT ILLUMINATION
HORIZONTAL FOOTCANDLES

Entire Grid	
No. of Target Points:	1640
Average:	5.1
Maximum:	79
Minimum:	0
Avg/Min:	59319.73
Max/Min:	921018.25
UG (Adjacent Pts):	64.71
CV:	2.84
Average Lamp Tilt Factor:	1.000
Number of Luminaires:	68
Avg KW over 5000 hours:	106.35
Max KW:	115.6

Guaranteed Performance: The CONSTANT ILLUMINATION described above is guaranteed for the rated life of the lamp.

Field Measurements: Averages shall be +/-10% in accordance with IESNA RP-6-01 and CIBSE LG4. Individual measurements may vary from computer predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

LU 24-030450 CU
Exhibit A.5

By: Eric Svenby
File #: 61660r3
Date: 21-Dec-07

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Pole location(s) Ⓢ dimensions are relative to 0,0 reference point(s) ⊗

EQUIPMENT LIST FOR AREAS SHOWN								
Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	A2, D2	80'	-	80'	1500W MZ	11	11	0
1	B1	80'	-	80'	1500W MZ	18	18	0
1	C2	80'	-	80'	1500W MZ	13	13	0
1	D1	70'	-	70'	1500W MZ	8	8	0
1	D3	70'	-	70'	1500W MZ	7	7	0
6	TOTALS					68	68	0



GUARANTEED PERFORMANCE

ILLUMINATION SUMMARY

Spill @ PL (SO)
Concordia University BB/SO
Portland, OR

Spill @ PL (SO)
Grid Spacing = 30.0'
Values given at 3.0' above grade

Luminaire Type: Green Generation
Rated Lamp Life: 5000 hours
Avg Lumens/Lamp: 134,000

CONSTANT ILLUMINATION
HORIZONTAL FOOTCANDLES

Entire Grid
No. of Target Points: 56
Average: 0.548
Maximum: 1.49
Minimum: 0.07

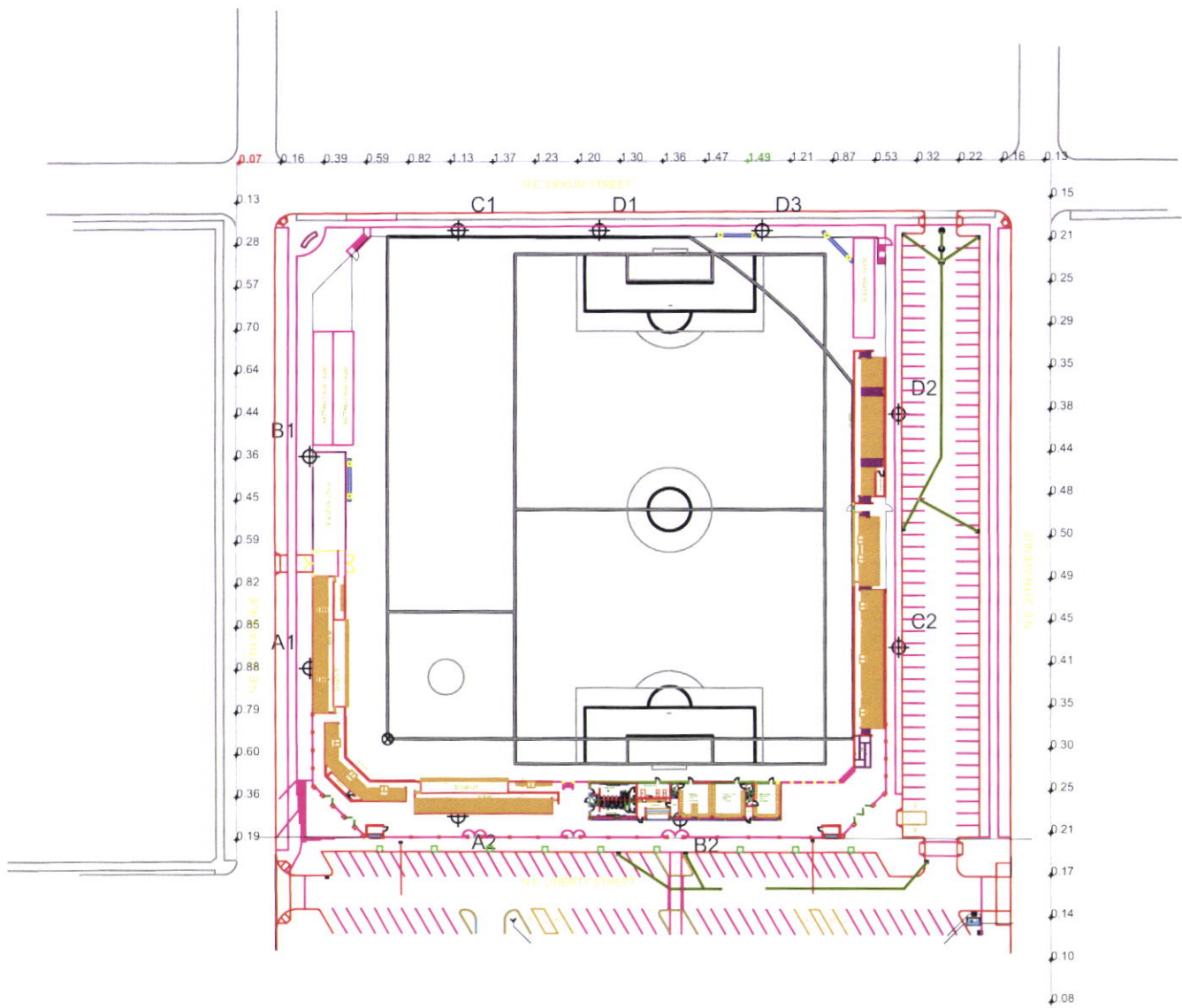
Average Lamp Tilt Factor: 1.000
Number of Luminaires: 68
Avg KW over 5000 hours: 106.35
Max KW: 115.6

Guaranteed Performance: The CONSTANT ILLUMINATION described above is guaranteed for the rated life of the lamp.

Field Measurements: Averages shall be +/-10% in accordance with IESNA RP-6-01 and CIBSE LG4. Individual measurements may vary from computer predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.



NOTES: Soccer lights on only - HIGH mode

SCALE IN FEET 1 : 120



LU 24-030450 CU
Exhibit A.5

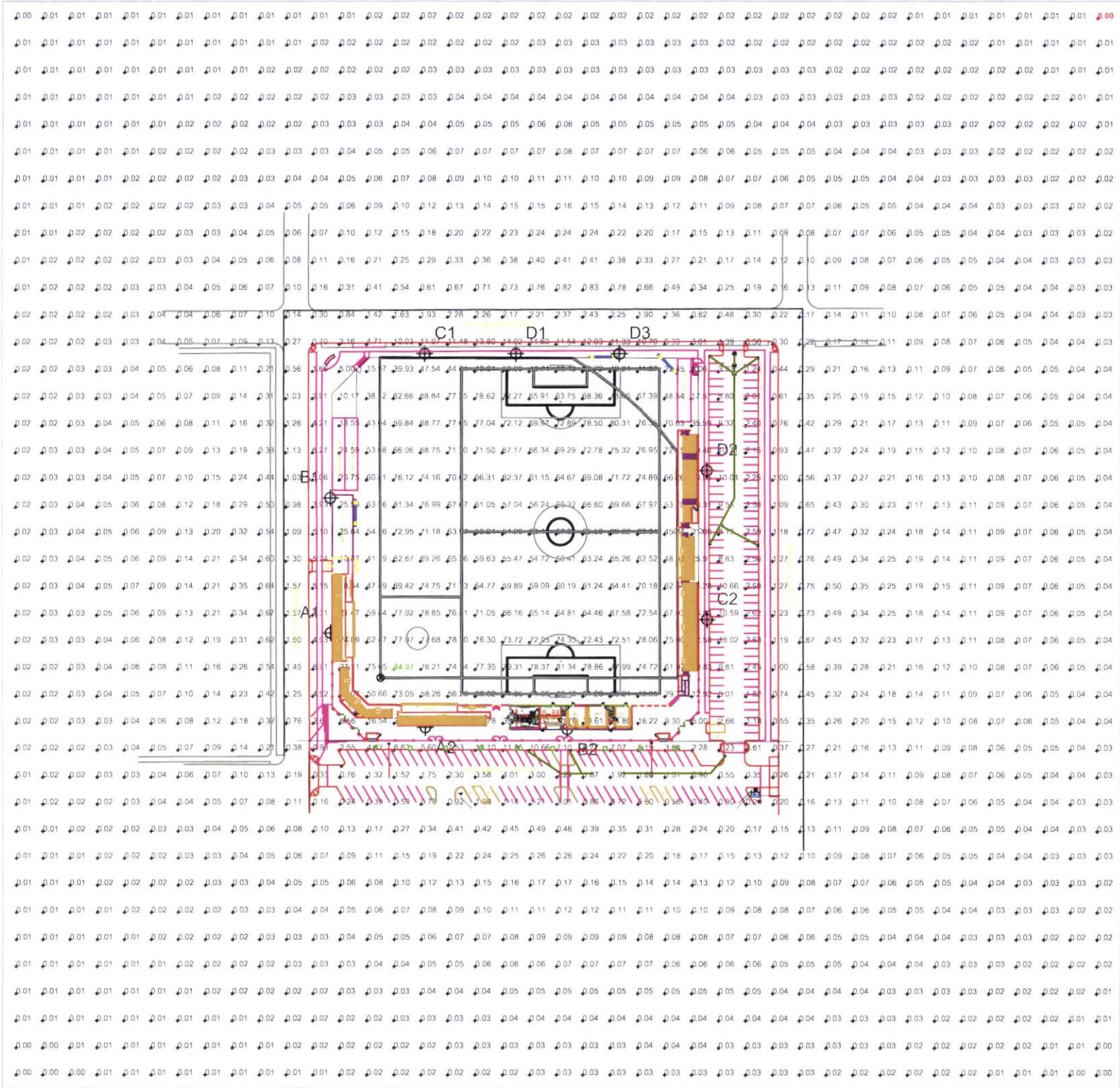
By: Eric Svenby
File #: 61660r3
Date: 21-Dec-07

Pole location(s) + dimensions are relative to 0,0 reference point(s) x
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EQUIPMENT LIST FOR AREAS SHOWN								
Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	A1, D3	70'	-	70'	1500W MZ	7	7	0
2	A2, D2	80'	-	80'	1500W MZ	11	11	0
1	B1	80'	-	80'	1500W MZ	18	18	0
1	B2	80'	-	80'	1500W MZ	12	12	0
2	C1, D1	70'	-	70'	1500W MZ	8	8	0
1	C2	80'	-	80'	1500W MZ	13	13	0
9	TOTALS					95	95	0

NOTES: Baseball lights on only - HIGH mode

SCALE IN FEET 1 : 150



GUARANTEED PERFORMANCE

ILLUMINATION SUMMARY

Blanket Grid
Concordia University BB/SO
Portland, OR

Blanket Grid
• Grid Spacing = 30.0' x 30.0'
• Values given at 3.0' above grade

• Luminaire Type: Green Generation
• Rated Lamp Life: 5000 hours
• Avg Lumens/Lamp: 134,000

CONSTANT ILLUMINATION
HORIZONTAL FOOTCANDLES

Entire Grid	
No. of Target Points:	1640
Average:	7.2
Maximum:	84
Minimum:	0
Avg/Min:	4511.73
Max/Min:	53021.57
UG (Adjacent Pts):	6.52
CV:	2.73
Average Lamp Tilt Factor:	1.000
Number of Luminaires:	95
Avg KW over 5000 hours:	148.58
Max KW:	161.5

Guaranteed Performance: The CONSTANT ILLUMINATION described above is guaranteed for the rated life of the lamp.

Field Measurements: Averages shall be +/-10% in accordance with IESNA RP-6-01 and CIBSE LG4. Individual measurements may vary from computer predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

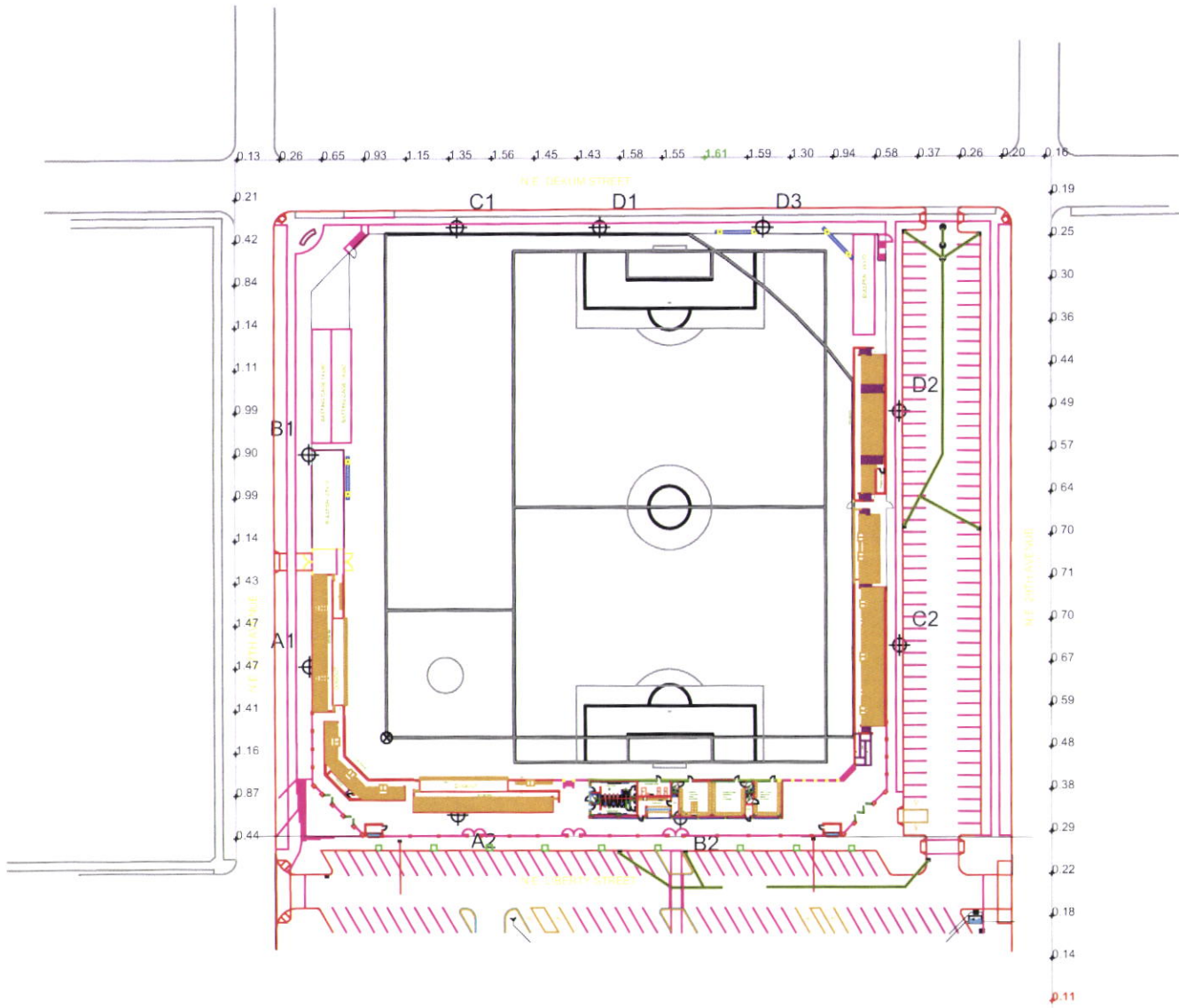
LU 24-030450 CU
Exhibit A.5

By: Eric Svenby
File #: 61660r3
Date: 21-Dec-07

Pole location(s) + dimensions are relative to 0,0 reference point(s) ⊗

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EQUIPMENT LIST FOR AREAS SHOWN								
Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	A1, D3	70'	-	70'	1500W MZ	7	7	0
2	A2, D2	80'	-	80'	1500W MZ	11	11	0
1	B1	80'	-	80'	1500W MZ	18	18	0
1	B2	80'	-	80'	1500W MZ	12	12	0
2	C1, D1	70'	-	70'	1500W MZ	8	8	0
1	C2	80'	-	80'	1500W MZ	13	13	0
9	TOTALS					95	95	0



GUARANTEED PERFORMANCE

ILLUMINATION SUMMARY

Spill @ PL (BB)
Concordia University BB/SO
Portland, OR

Spill @ PL (BB)
Grid Spacing = 30.0'
Values given at 3.0' above grade

Luminaire Type: Green Generation
Rated Lamp Life: 5000 hours
Avg Lumens/Lamp: 134,000

CONSTANT ILLUMINATION
HORIZONTAL FOOTCANDLES

Entire Grid
No. of Target Points: 56
Average: 0.776
Maximum: 1.61
Minimum: 0.11

Average Lamp Tilt Factor: 1.000
Number of Luminaires: 95
Avg KW over 5000 hours: 148.58
Max KW: 161.5

Guaranteed Performance: The CONSTANT ILLUMINATION described above is guaranteed for the rated life of the lamp.

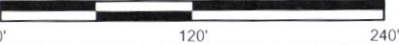
Field Measurements: Averages shall be +/-10% in accordance with IESNA RP-6-01 and CIBSE LG4. Individual measurements may vary from computer predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

NOTES: Baseball lights on only - HIGH mode

SCALE IN FEET 1 : 120



LU 24-030450 CU
Exhibit A.5

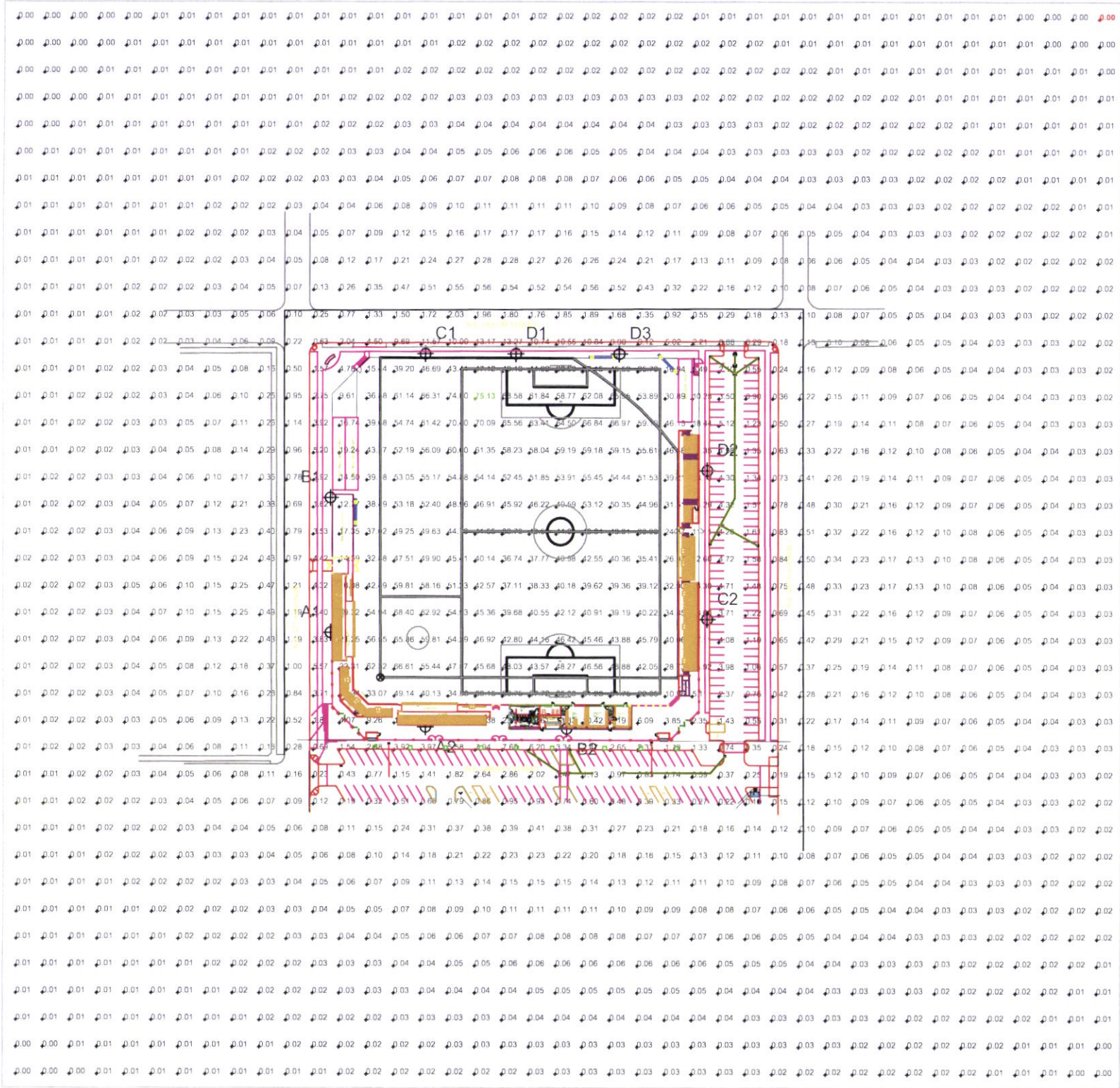
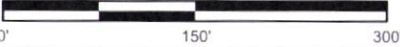
By: Eric Svenby
File #: 61660r3
Date: 21-Dec-07

Pole location(s) + dimensions are relative to 0,0 reference point(s) ⊗
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EQUIPMENT LIST FOR AREAS SHOWN								
Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	A1, D3	70'	-	70'	1500W MZ	7	7	0
2	A2, D2	80'	-	80'	1500W MZ	11	6	5
1	B1	80'	-	80'	1500W MZ	18	12	6
1	B2	80'	-	80'	1500W MZ	12	6	6
2	C1, D1	70'	-	70'	1500W MZ	8	8	0
1	C2	80'	-	80'	1500W MZ	13	7	6
9	TOTALS					95	67	28

NOTES: Baseball lights on only - LOW mode

SCALE IN FEET 1 : 150



GUARANTEED PERFORMANCE

ILLUMINATION SUMMARY

Blanket Grid
Concordia University BB/SO
Portland, OR

Blanket Grid
· Grid Spacing = 30.0' x 30.0'
· Values given at 3.0' above grade

· Luminaire Type: Green Generation
· Rated Lamp Life: 5000 hours
· Avg Lumens/Lamp: 134,000

CONSTANT ILLUMINATION
HORIZONTAL FOOTCANDLES

Entire Grid	
No. of Target Points:	1640
Average:	5.1
Maximum:	75
Minimum:	0
Avg/Min:	6288.70
Max/Min:	92314.63
UG (Adjacent Pts):	7.88
CV:	2.81
Average Lamp Tilt Factor:	1.000
Number of Luminaires:	67
Avg KW over 5000 hours:	104.79
Max KW:	113.9

Guaranteed Performance: The CONSTANT ILLUMINATION described above is guaranteed for the rated life of the lamp.

Field Measurements: Averages shall be +/-10% in accordance with IESNA RP-6-01 and CIBSE LG4. Individual measurements may vary from computer predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

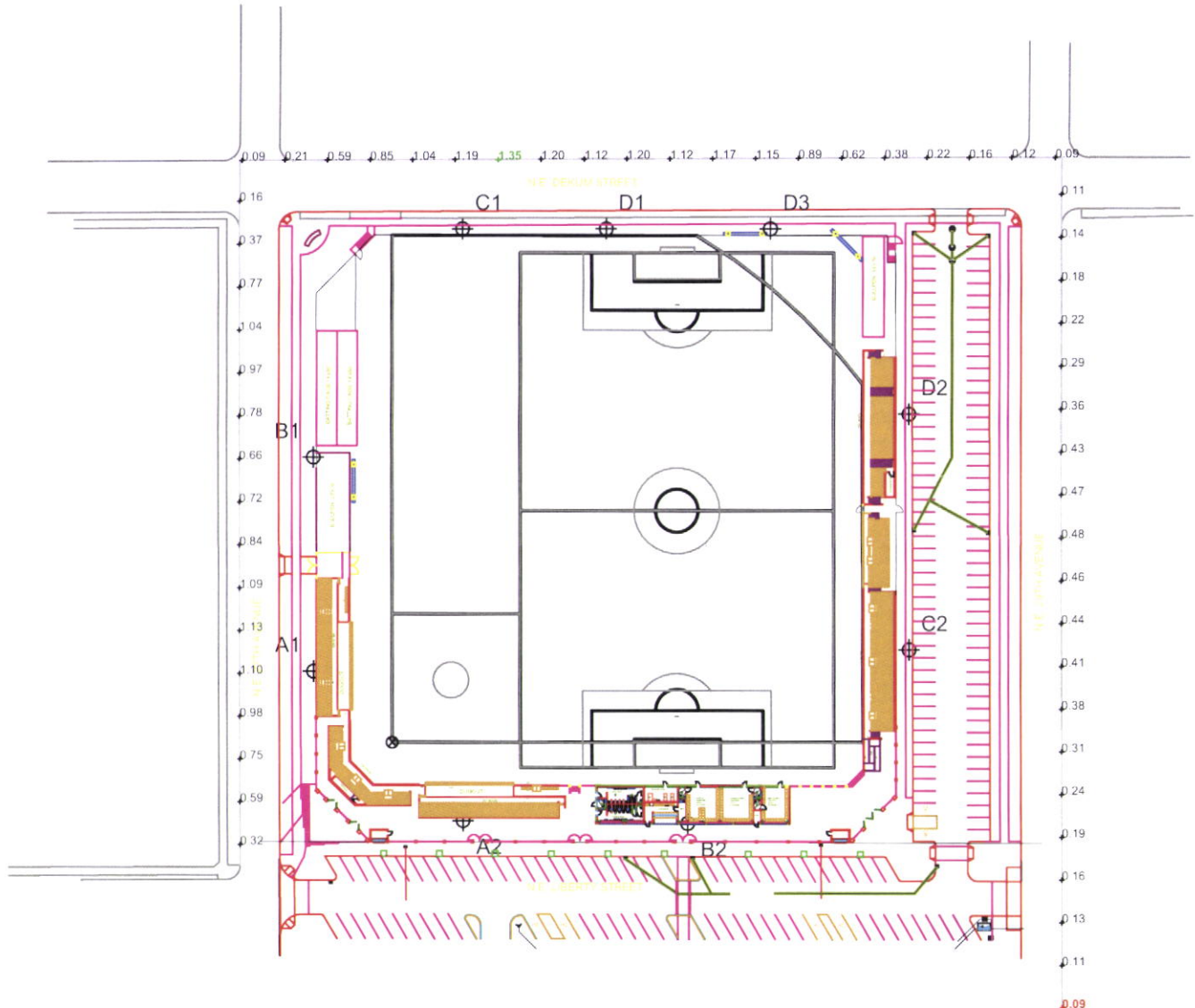
LU 24-030450 CU
Exhibit A.5

By: Eric Svenby
File #: 61660r3
Date: 21-Dec-07

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Pole location(s) + dimensions are relative to 0,0 reference point(s) ⊗

EQUIPMENT LIST FOR AREAS SHOWN								
Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	A1, D3	70'	-	70'	1500W MZ	7	7	0
2	A2, D2	80'	-	80'	1500W MZ	11	6	5
1	B1	80'	-	80'	1500W MZ	18	12	6
1	B2	80'	-	80'	1500W MZ	12	6	6
2	C1, D1	70'	-	70'	1500W MZ	8	8	0
1	C2	80'	-	80'	1500W MZ	13	7	6
9	TOTALS					95	67	28



GUARANTEED PERFORMANCE

ILLUMINATION SUMMARY

Spill @ PL (BB) Concordia University BB/SO Portland, OR	
Spill @ PL (BB) · Grid Spacing = 30.0' · Values given at 3.0' above grade	
· Luminaire Type: Green Generation · Rated Lamp Life: 5000 hours · Avg Lumens/Lamp: 134,000	
CONSTANT ILLUMINATION HORIZONTAL FOOTCANDLES	
Entire Grid	
No. of Target Points:	56
Average:	0.583
Maximum:	1.35
Minimum:	0.09
Average Lamp Tilt Factor:	1.000
Number of Luminaires:	67
Avg KW over 5000 hours:	104.79
Max KW:	113.9

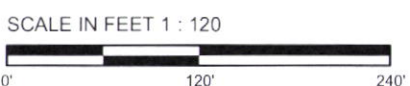
Guaranteed Performance: The CONSTANT ILLUMINATION described above is guaranteed for the rated life of the lamp.

Field Measurements: Averages shall be +/-10% in accordance with IESNA RP-6-01 and CIBSE LG4. Individual measurements may vary from computer predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

NOTES: Baseball lights on only - LOW mode



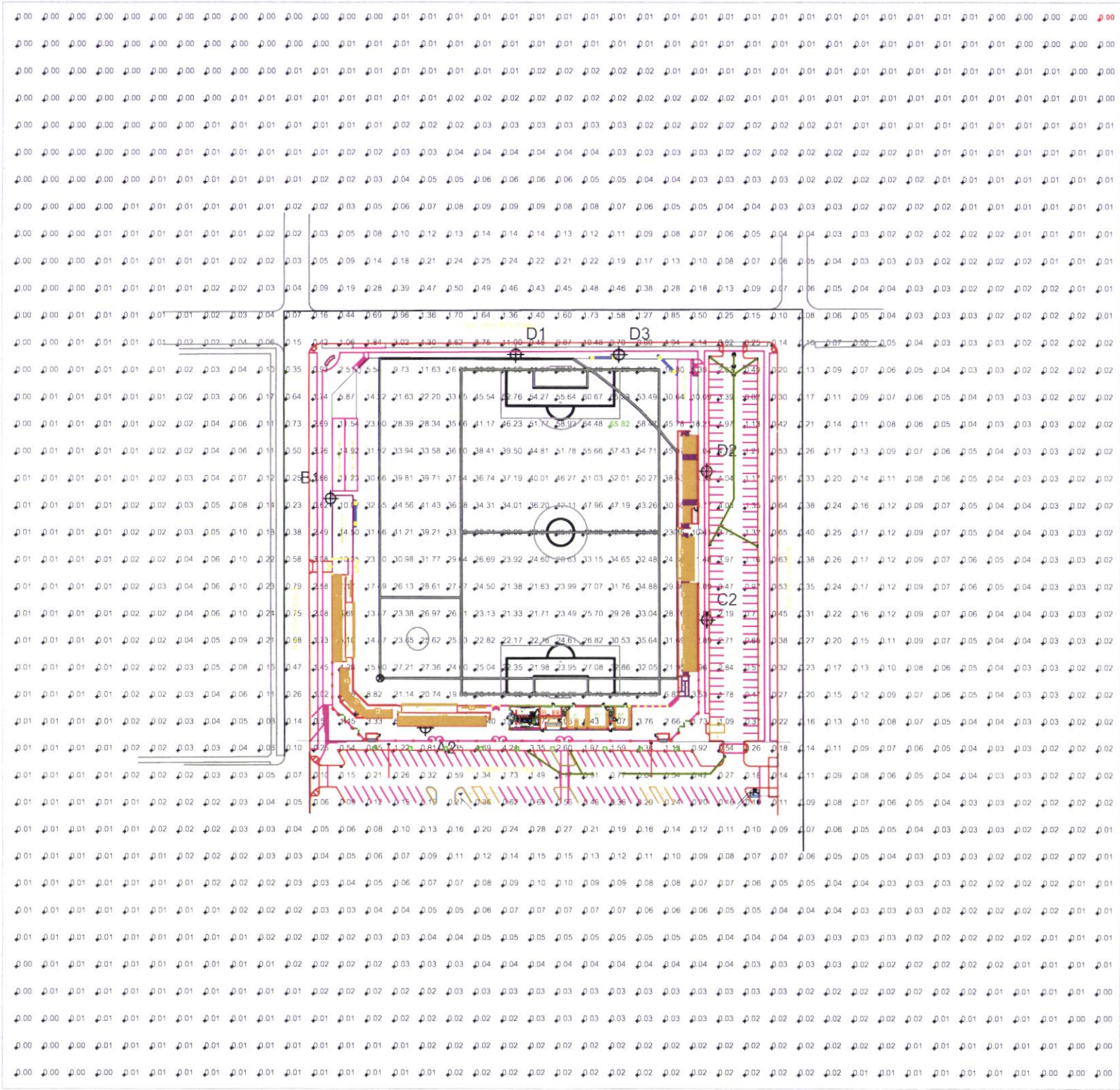
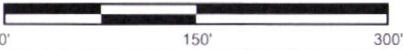
LU 24-030450 CU
Exhibit A.5

By: Eric Svenby
File #: 61660r3
Date: 21-Dec-07
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EQUIPMENT LIST FOR AREAS SHOWN								
Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	A2, D2	80'	-	80'	1500W MZ	11	6	5
1	B1	80'	-	80'	1500W MZ	18	12	6
1	C2	80'	-	80'	1500W MZ	13	7	6
1	D1	70'	-	70'	1500W MZ	8	8	0
1	D3	70'	-	70'	1500W MZ	7	7	0
6	TOTALS					68	46	22

NOTES: Soccer lights on only - LOW mode

SCALE IN FEET 1 : 150



GUARANTEED PERFORMANCE

ILLUMINATION SUMMARY

Blanket Grid
Concordia University BB/SO
Portland, OR

Blanket Grid
· Grid Spacing = 30.0' x 30.0'
· Values given at 3.0' above grade

· Luminaire Type: Green Generation
· Rated Lamp Life: 5000 hours
· Avg Lumens/Lamp: 134,000

CONSTANT ILLUMINATION
HORIZONTAL FOOTCANDLES

Entire Grid
No. of Target Points: 1640
Average: 3.5
Maximum: 66
Minimum: 0
Avg/Min: 92772.01
Max/Min: 1744587.38
UG (Adjacent Pts): 88.37
CV: 2.94

Average Lamp Tilt Factor: 1.000
Number of Luminaires: 46
Avg KW over 5000 hours: 71.94
Max KW: 78.2

Guaranteed Performance: The CONSTANT ILLUMINATION described above is guaranteed for the rated life of the lamp.

Field Measurements: Averages shall be +/-10% in accordance with IESNA RP-6-01 and CIBSE LG4. Individual measurements may vary from computer predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

LU 24-030450 CU
Exhibit A.5

By: Eric Svenby
File #: 61660r3
Date: 21-Dec-07
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Pole location(s) + dimensions are relative to 0,0 reference point(s) x

EQUIPMENT LIST FOR AREAS SHOWN									
Pole				Luminaires					
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE	THIS GRID	OTHER GRIDS	
2	A2, D2	80'	-	80'	1500W MZ	11	6	5	
1	B1	80'	-	80'	1500W MZ	18	12	6	
1	C2	80'	-	80'	1500W MZ	13	7	6	
1	D1	70'	-	70'	1500W MZ	8	8	0	
1	D3	70'	-	70'	1500W MZ	7	7	0	
6	TOTALS					68	46	22	



GUARANTEED PERFORMANCE

ILLUMINATION SUMMARY

Spill @ PL (SO)
Concordia University BB/SO
Portland, OR

Spill @ PL (SO)
· Grid Spacing = 30.0'
· Values given at 3.0' above grade

· Luminaire Type: Green Generation
· Rated Lamp Life: 5000 hours
· Avg Lumens/Lamp: 134,000

CONSTANT ILLUMINATION
HORIZONTAL FOOTCANDLES

Entire Grid
No. of Target Points: 56
Average: 0.406
Maximum: 1.19
Minimum: 0.06

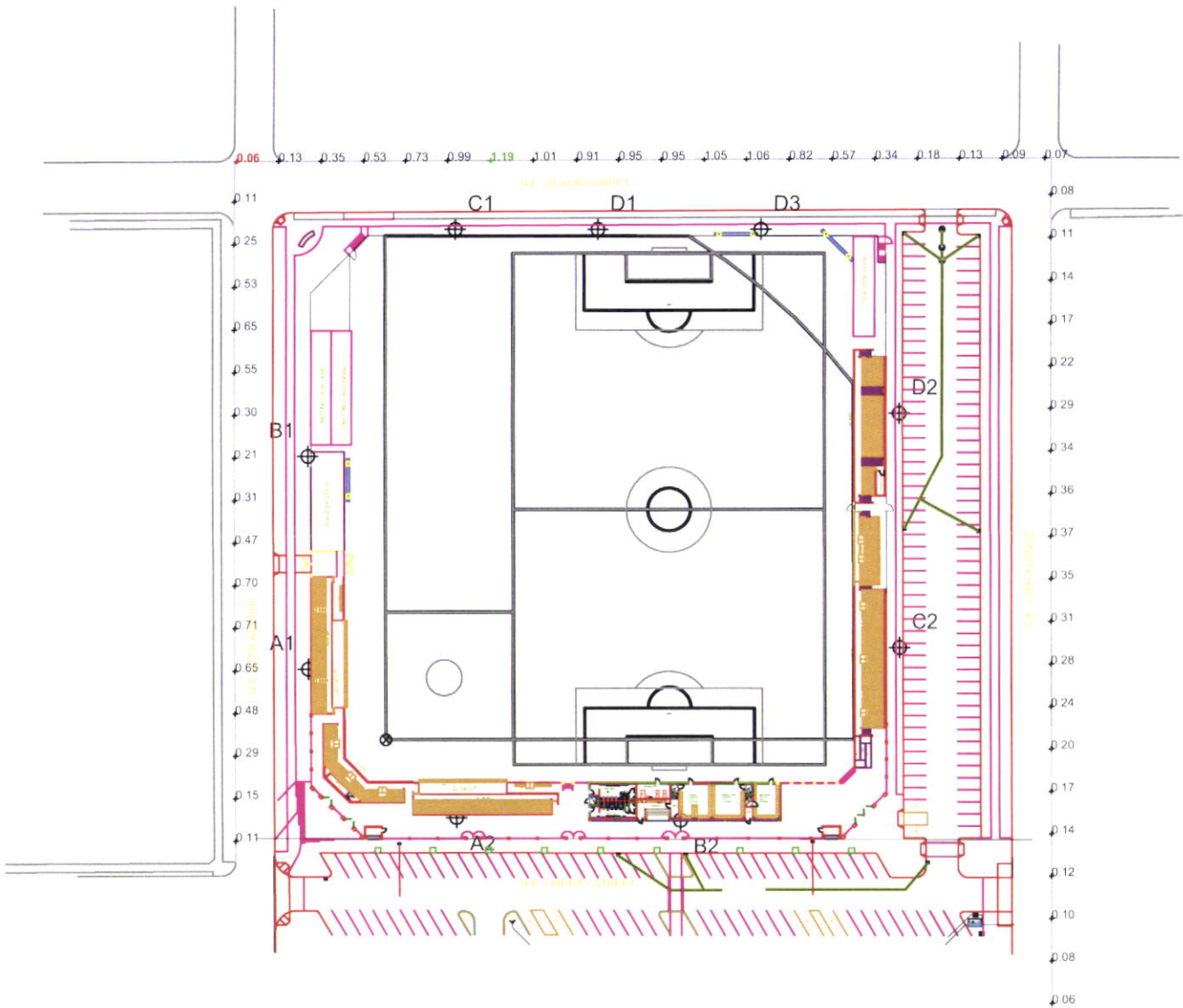
Average Lamp Tilt Factor: 1.000
Number of Luminaires: 46
Avg KW over 5000 hours: 71.94
Max KW: 78.2

Guaranteed Performance: The CONSTANT ILLUMINATION described above is guaranteed for the rated life of the lamp.

Field Measurements: Averages shall be +/-10% in accordance with IESNA RP-6-01 and CIBSE LG4. Individual measurements may vary from computer predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.



NOTES: Soccer lights on only - LOW mode

SCALE IN FEET 1 : 120



LU 24-030450 CU
Exhibit A.5

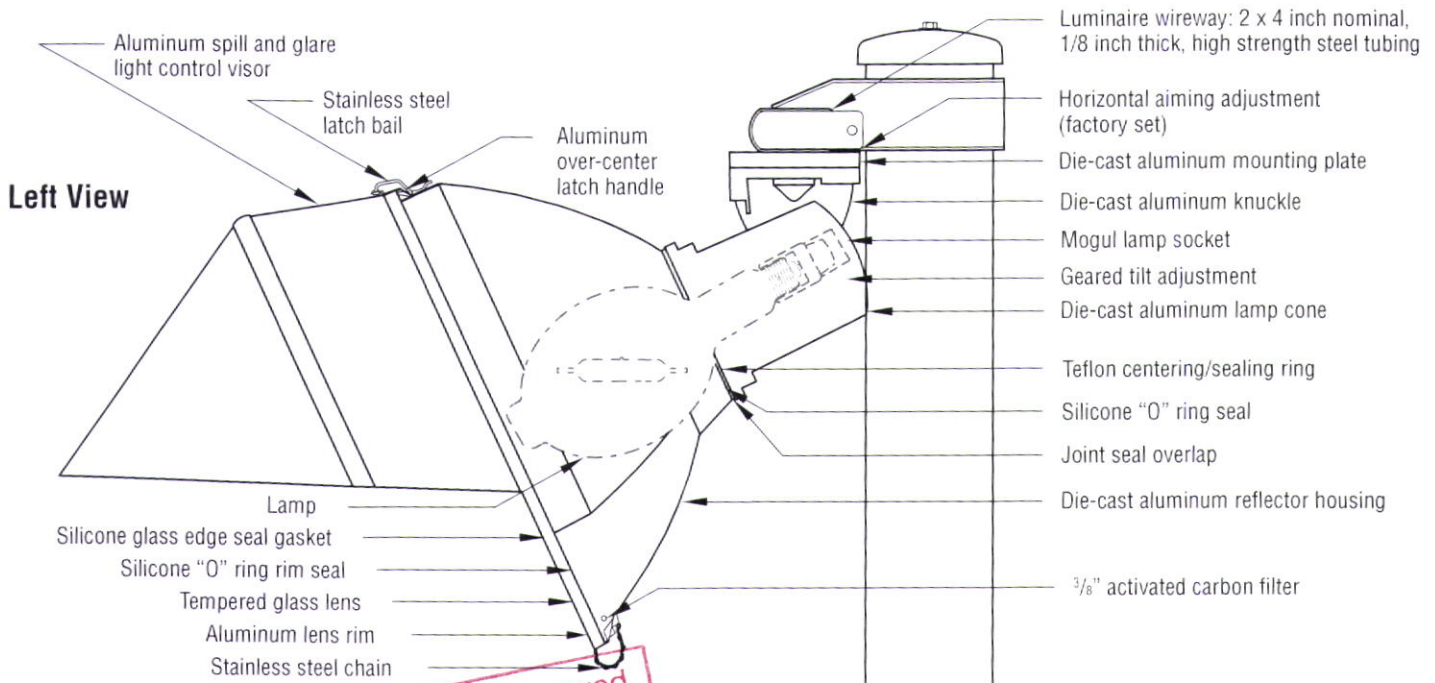
By: Eric Svenby
File #: 61660r3
Date: 21-Dec-07

Pole location(s) + dimensions are relative to 0,0 reference point(s) x
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Light-Structure GREEN™

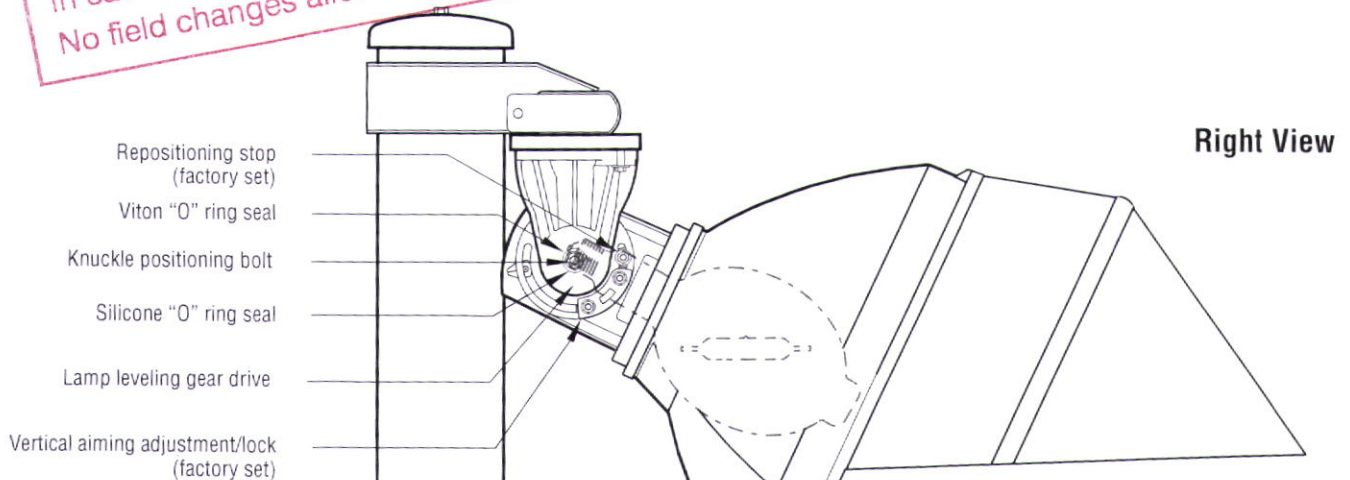
(FIELD LIGHTING)

Luminaire Assembly



Proposal and design as approved
In case file #LU 07-184826
No field changes allowed.

CASE NO. 07-184826
EXHIBIT C. 21



Approved

City of Portland - Bureau of Development Services

Planner MARK WALTRUDDate SEPT. 29, 2008

* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

MUSCO
Lighting

We Make It Happen.

800/825-0085

www.musco.com

lighting@musco.com

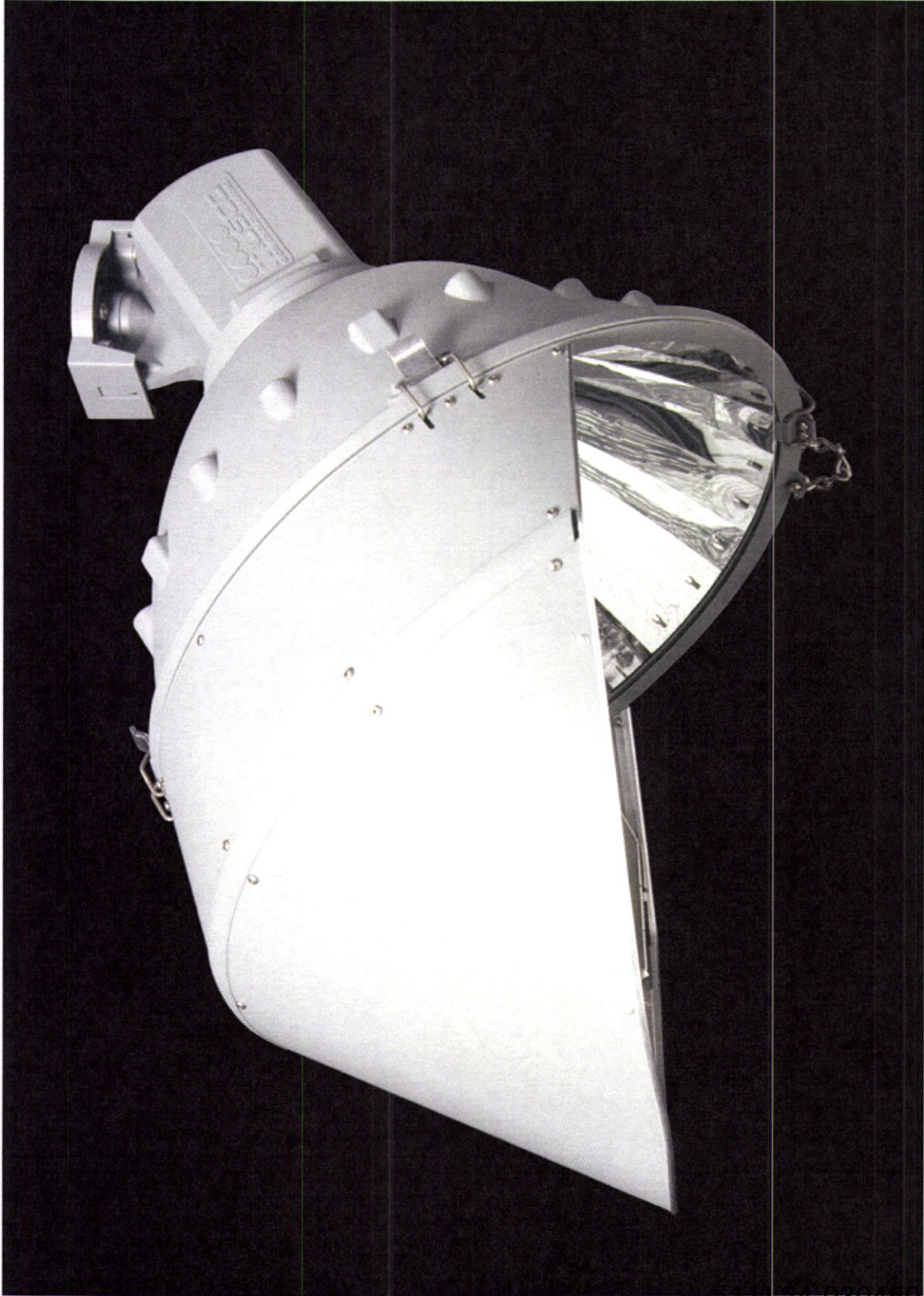
Musco products referenced or shown are protected by one or more of the following U.S. Patents: 4450507; 4725934; 4729077; 4811181; 4816974; 4947303; 4994718; 5012398; 5075828; 5134557; 5161883; 5211473; 5229681; 5377611; 5398478; 5423281; 5426577; 5600537; 5707142; 5794387; 5800048; 5816691; 5856721; 6036338; 6203176; 6250596; 6340790; 6398392; 6446408; 6692142; D337168; D353797; D353911; D411096. Australia Patents: 708912; Canada Patents: 70479; 73755; 74939; 89366; 2009749; 2026850; 2027033; 2035014; 2060585; 2110014; 2204958; 2200511; 2200515; 2217872; 2378279. EPC Patents: 440531; 821776. Germany Patents: 69601867.5. Mexico Patents: 175863; 183225. New Zealand Patents: 307705; 333806. South Korea Patents: 405147. Other patents pending.



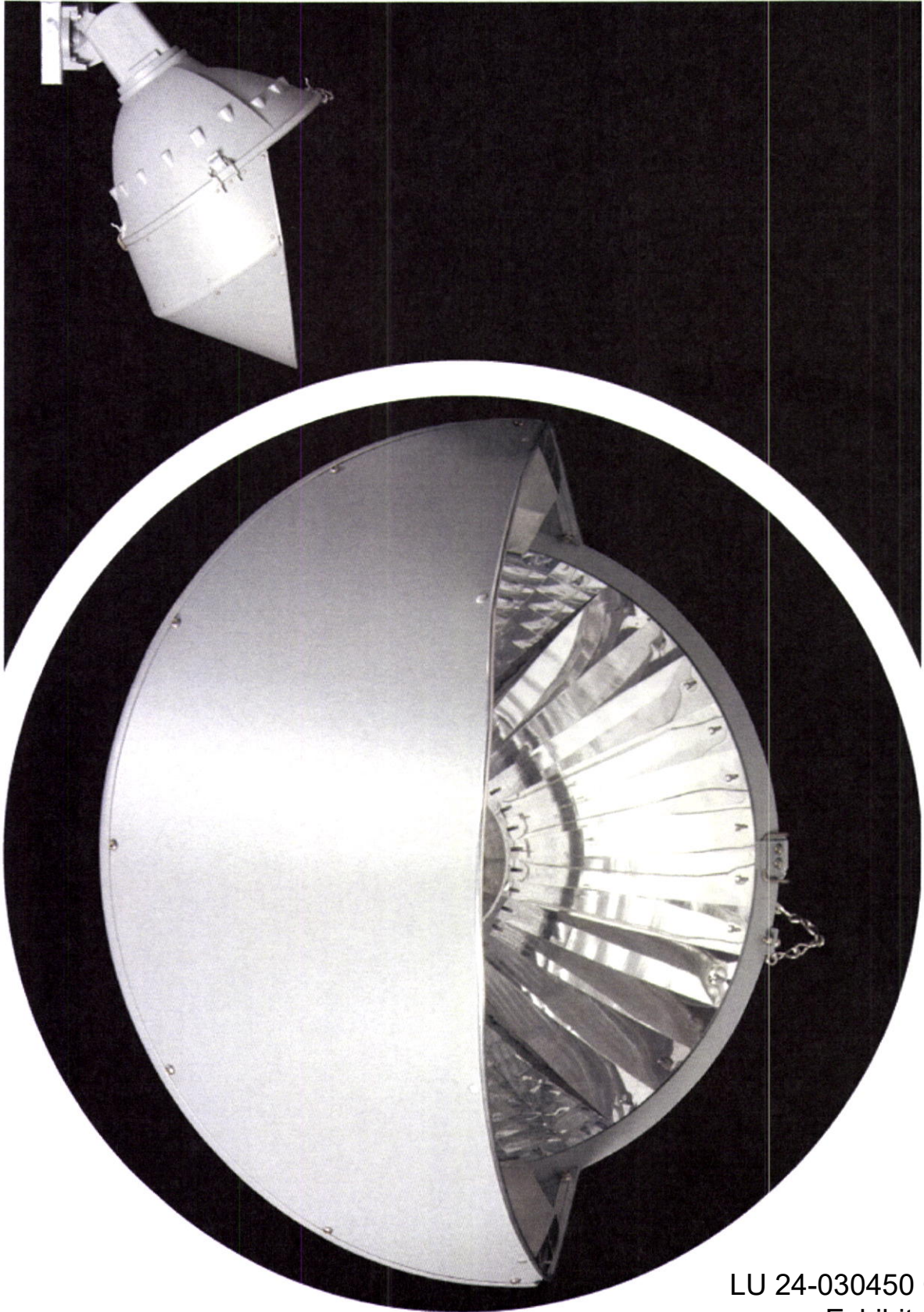
Light-Structure
GREEN™

***For your budget,
for the environment,
same price.***

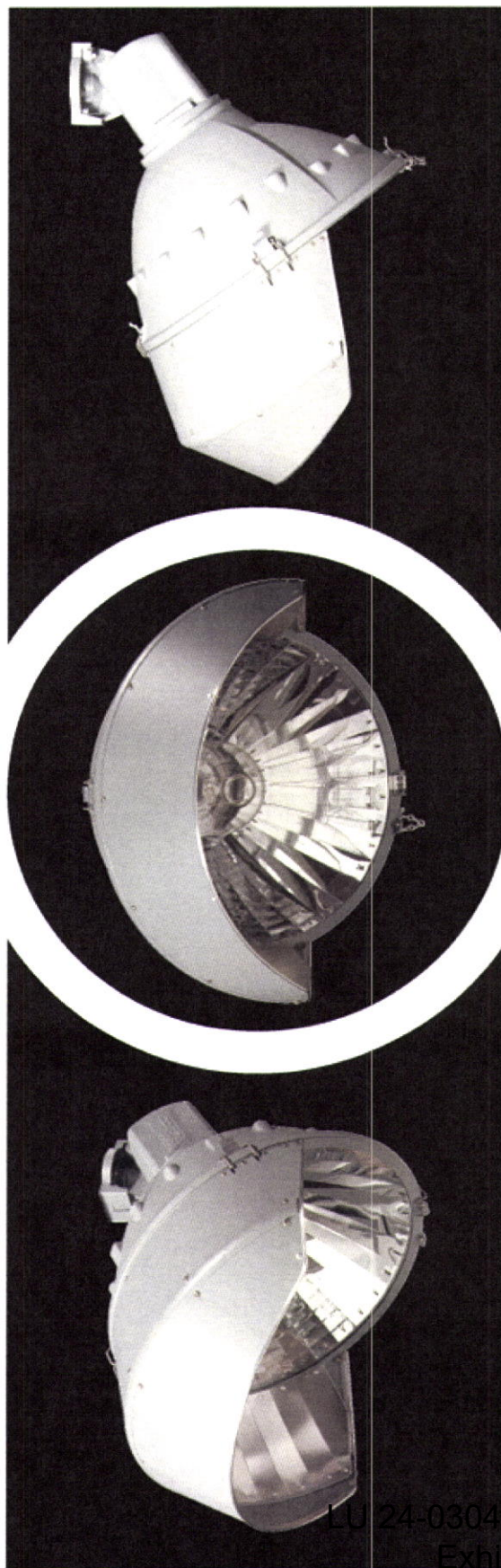
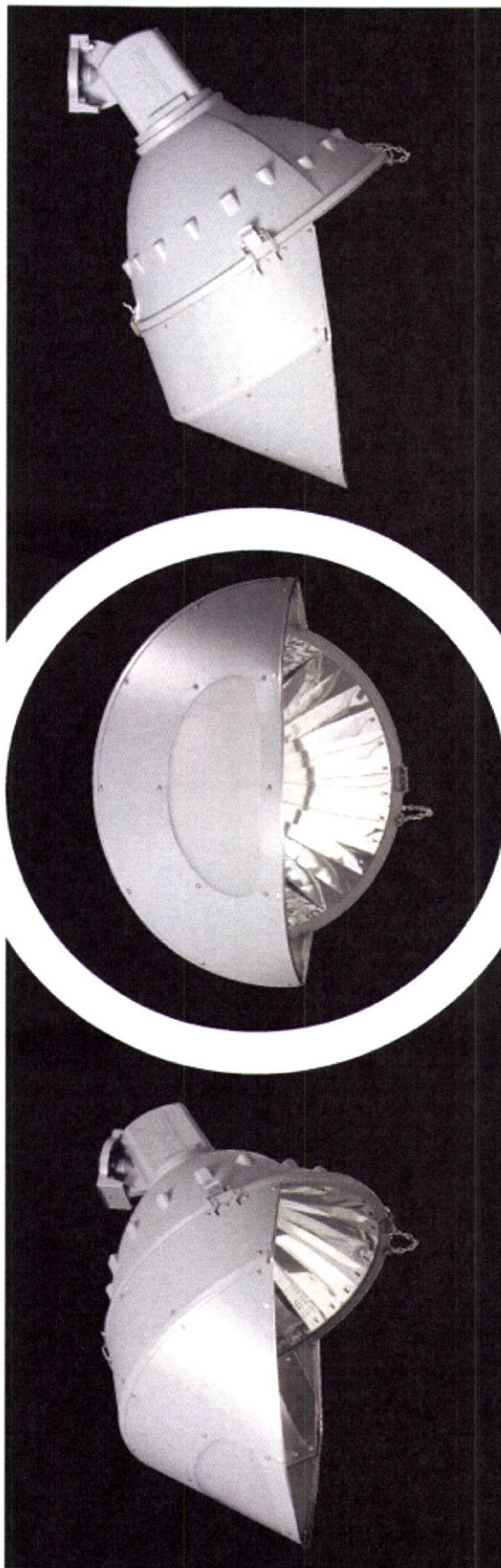
LU 24-030450 CU
Exhibit A.5



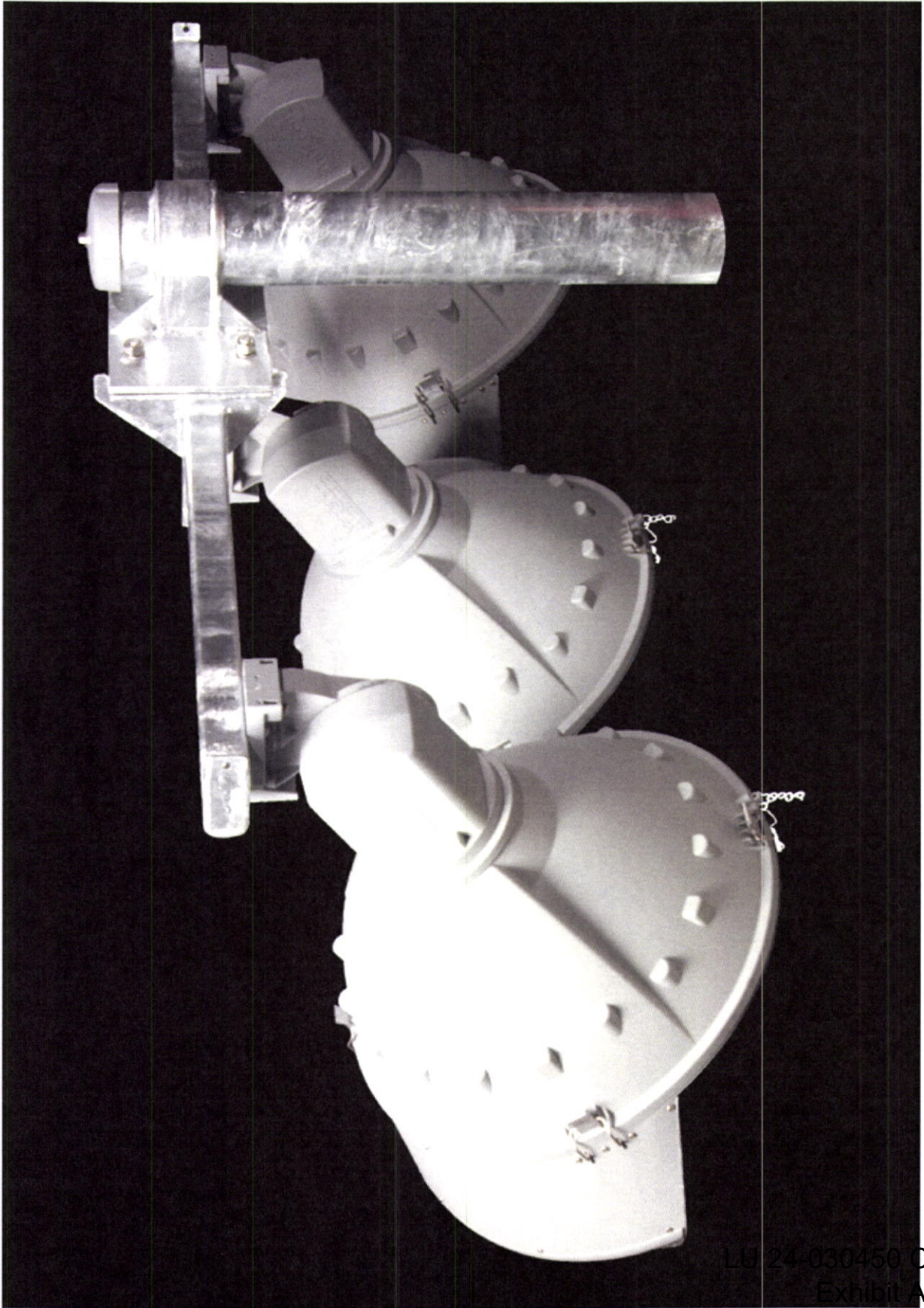
LU 24-030450 CU
Exhibit A.5



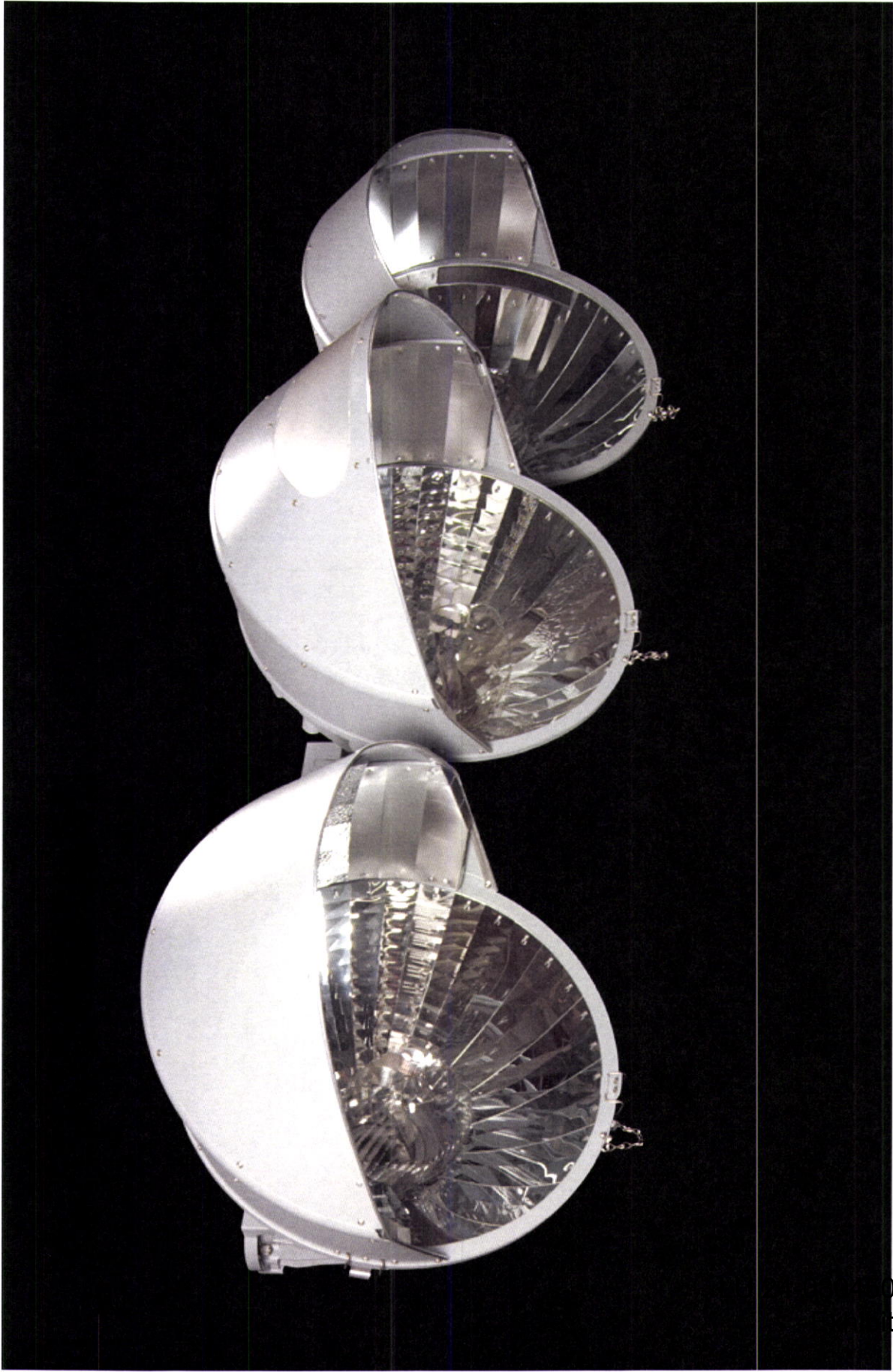
LU 24-030450 CU
Exhibit A.5



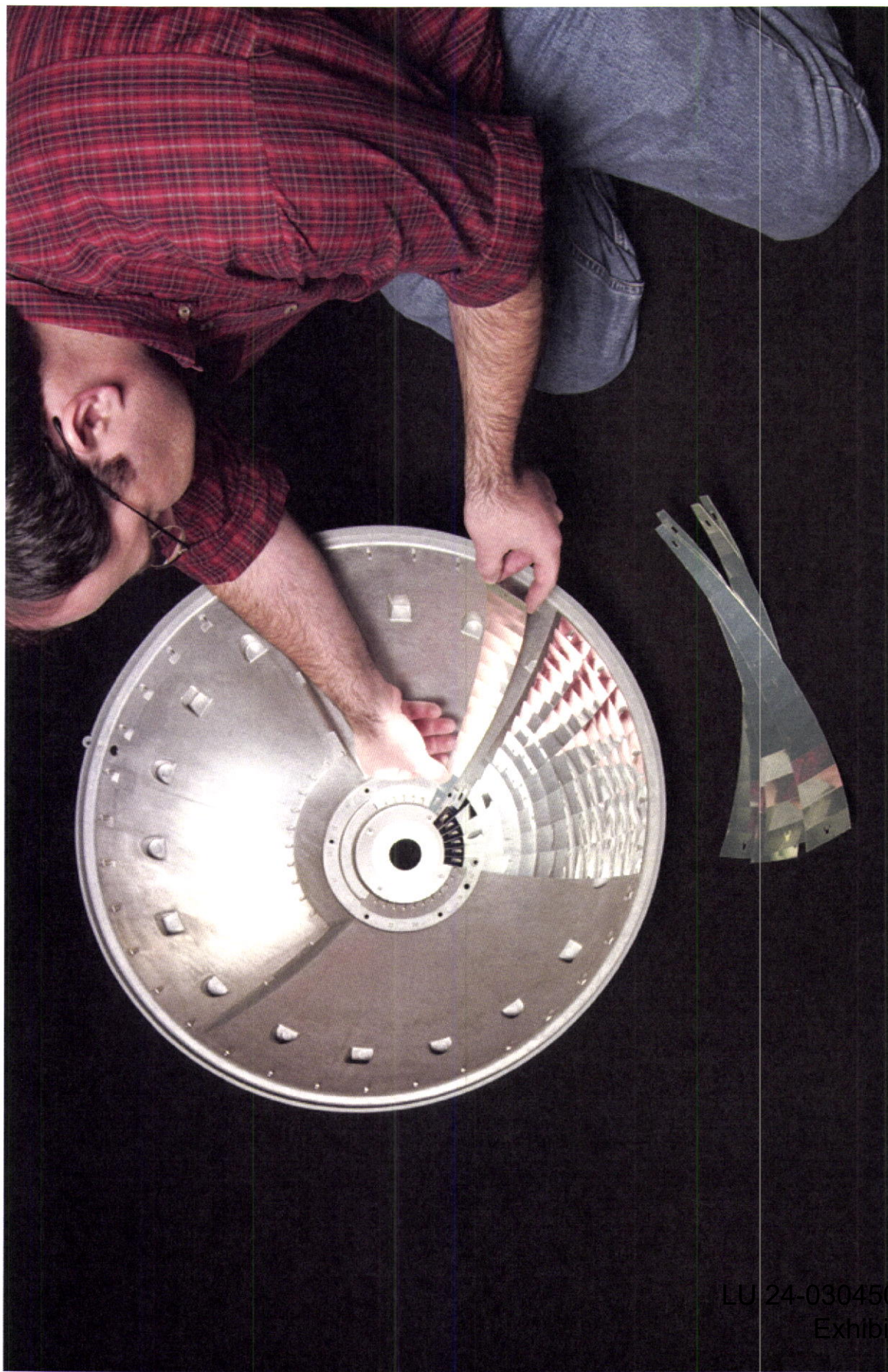
LU 24-030450 CU
Exhibit A.5



LU 24 030450 CU
Exhibit A.5







LU 24-030450 CU
Exhibit A5



SRS
SERIES

Solitaire™

Pedestrian Scale Heritage Luminaire

70 - 200W H.I.D. • 85W Induction



KIM LIGHTING

LU 24-030450 CU

Exhibit A/B

LU 07-184826 IM 02
Exh C. 22

Solitaire™

Five Variations

Solitaire™

Inspired by lantern style gas luminaires, Solitaire is a classic, yet relevant to current architecture. The optical systems are identical to those used in many other Kim luminaires, requiring in a perfect blend of aesthetics and performance. Should a little more traditional appearance be desired, the luminous top adds definition without reducing area lighting capability. A lower white acrylic lens produces even more identity, and when combined with the luminous white acrylic

top, produces a decided jewel-like appearance to the luminaire. Finally, an induction fluorescent lamp option provides 100,000 hours of trouble free operation, and instant-on capability. Solitaire is inspired by designs past, classically rendered, and infused with all the modern performance features you have come to know from Kim.

LU 07-184826 IM
Proposal and design as approved
In case file #LU 07-184826
No field changes allowed.

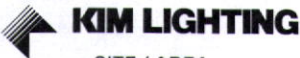
City of Portland
Bureau of Engineering
Date 7/31/05
to the reviews requested and to the requirements may apply

Table of Contents

Relativity	2-3
Horizontal or Vertical Lamp	4
Distributions and Configurations	5
Optical System Features	6
Design Features	7
Mounting, Installation and Maintenance	8
Ordering Information	10-14
Proportion Guide	17
Application Engineering Services	18

Photometrics – See separate NS/SRS Photometric Catalog.

ISO 9001:2000



SITE / AREA
PARKING STRUCTURE
ROADWAY
ARCHITECTURAL FLOOD
ACCENT
LANDSCAPE

MAILING ADDRESS:
P.O. BOX 60080
CITY OF INDUSTRY, CA
91716-0080

BUSINESS ADDRESS:
16555 EAST GALE AVENUE
CITY OF INDUSTRY, CA 91745
U.S.A.

PHONE 626 / 968 - 5666
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U.S. PATENT D444,584

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Hubbell
Lighting, Inc.

Printed in U.S.A.
5505604243
Version 8/04



SRS1

Die-Cast Aluminum Top

Clear Acrylic Lens



Horizontal
or Vertical Lamp
70 - 200 watt H.I.D.



SRS2

White Acrylic Glow Top

Clear Acrylic Lens

Horizontal Lamp
70 - 175 watt H.I.D.



SRS3

White Acrylic Glow Top

White Acrylic Lens

Horizontal Lamp
70 - 175 watt H.I.D.



SRS4

Die-Cast Aluminum Top

White Acrylic Lens

Vertical Lamp
70 - 200 watt H.I.D.

SRS5

Vertical Lamp
85 watt Induction Lamp

LU 24-030450 CU
Exhibit A.5

Horizontal or Vertical Lamp

LU 07-184826 IM

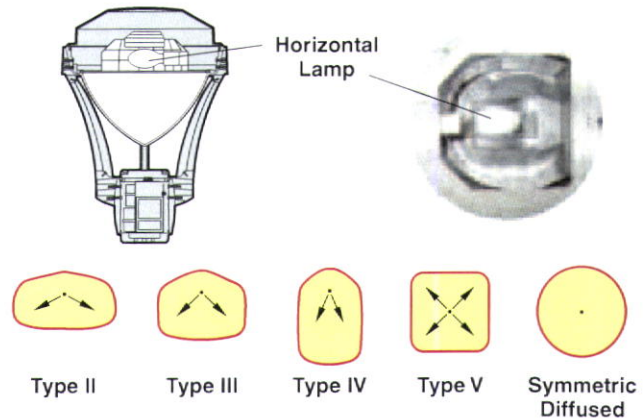
See the **Kim Site / Roadway Optical Systems Catalog** for complete details and explanation of optical system features.

Horizontal Lamp

SRS1 - Die-Cast Aluminum Top

Available in **Type II, Type III, Type IV, and Type V** Square distributions, providing **maximum cutoff control** and very good uniformity.

A sealed housing, which contains the optical assembly, and performance reflector technology allow this horizontal lamp optical system to maximize lamp output. An optional houseside shield is available for Types II, III, and IV distributions.

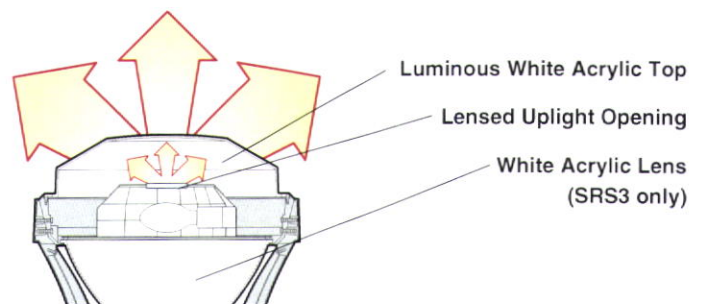


SRS2 and SRS3 - Luminous White Acrylic Top

Available in **Type II, Type III, Type IV, and Type V** Square distributions (SRS2). This system provides **maximum cutoff control** and very good uniformity. The addition of a luminous white acrylic top increases fixture presence. **Symmetric Diffused** downlight distribution (SRS3) produces a soft glow and maximum fixture presence.

A lensed opening in the reflector illuminates the top lens without compromising optical performance or chamber seal.

A sealed housing, which contains the optical assembly, and performance reflector technology allow this horizontal lamp optical system to maximize lamp output. An optional houseside shield is available for Types II, III, and IV distributions (SRS2).

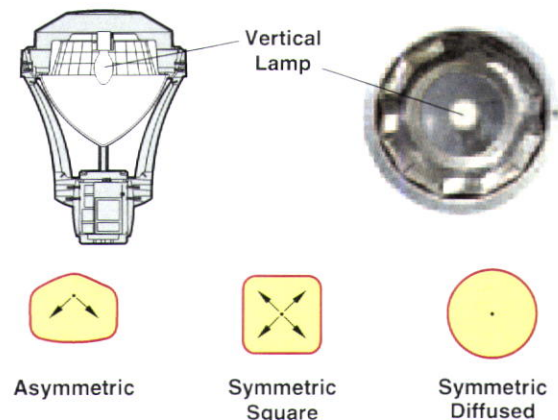


Vertical Lamp

SRS1, SRS4 and SRS5 - Die-Cast Aluminum Top Only

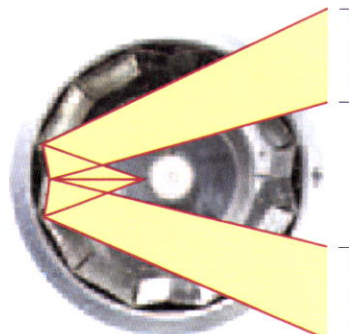
Available in **Asymmetric** and **Symmetric** distributions, providing vertical lamp performance in a compact luminaire profile with excellent uniformity. **Symmetric Diffused** downlight distribution (SRS4 and SRS5) produces a soft glow and maximum fixture presence.

A sealed housing, which contains the optical assembly, and KIM's split beam reflector technology allow this vertical lamp optical system to maximize lamp output (see below). An optional houseside shield is available for the Asymmetric distribution (SRS1 only).



Split Beam Reflector Geometry

Wide-beam vertical lamp reflectors can redirect heat and light back into the lamp unless properly designed. Kim reflectors are precision engineered to avoid this by using split-beam reflector geometry. This maximizes luminaire performance and lamp life, by optimizing distribution of heat and light away from the lamp.



Reflected energy does not pass through the lamp envelope, which otherwise will reduce lamp life and efficiency.

Split beams of reflected energy pass freely and efficiently out of the luminaire.

LU 24-030450 CU
Exhibit A.5

Distributions and Configurations

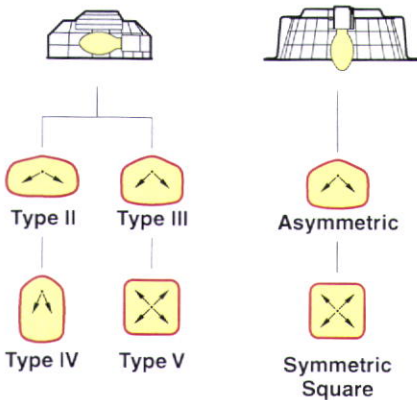
LU 07-184826 IM



SRS1

**Clear Acrylic Lens
Die-Cast Aluminum Top**

Horizontal or Vertical Lamp
70 - 200 watt H.I.D.



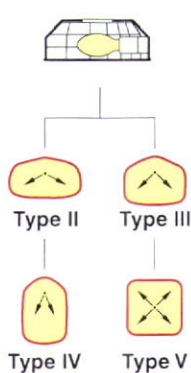
The **SRS1** is available in both horizontal and vertical lamp. Lower lens is clear acrylic¹ that produces a distinct lens presence without disrupting optical performance.



SRS2

**Clear Acrylic Lens
White Acrylic Glow Top**

Horizontal Lamp
70 - 175 watt H.I.D.



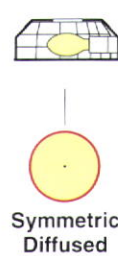
The **SRS2** is available in horizontal lamp only. A clear acrylic lower lens¹ produces a distinct presence, while the luminous white acrylic top produces additional glow and identity.



SRS3

**White Acrylic Lens
White Acrylic Glow Top**

Horizontal Lamp
70 - 175 watt H.I.D.



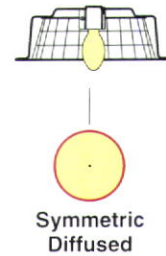
The **SRS3** is available in horizontal lamp only. High transmission luminous white acrylic top and white acrylic bottom lens¹ produce a jewel-like presence where diffuse accent lighting is desirable.



SRS4

**White Acrylic Lens
Die-Cast Aluminum Top**

Vertical Lamp
70 - 200 watt H.I.D.



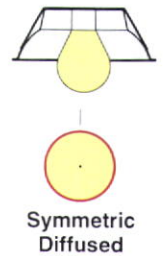
The **SRS4** is available in vertical lamp only. White acrylic bottom lens¹ and solid top produce a jewel-like presence where diffuse accent lighting is desirable.



SRS5

**White Acrylic Lens
Die-Cast Aluminum Top**

Vertical Lamp
85 watt 100,000 hour
Induction Lamp

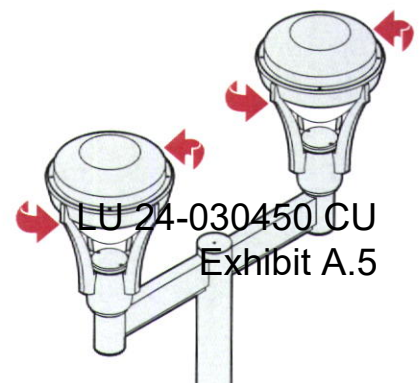
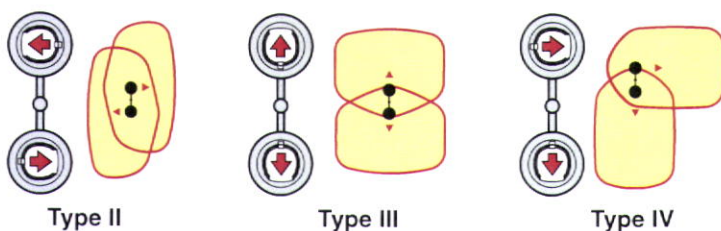


The **SRS5** incorporates a vertical, Induction Fluorescent Lamp. White acrylic bottom lens¹ and solid top produce a jewel-like presence where diffuse accent lighting is desirable.

¹An optional polycarbonate lens is available for high impact protection in vandal prone areas.

Twin Mount Variations

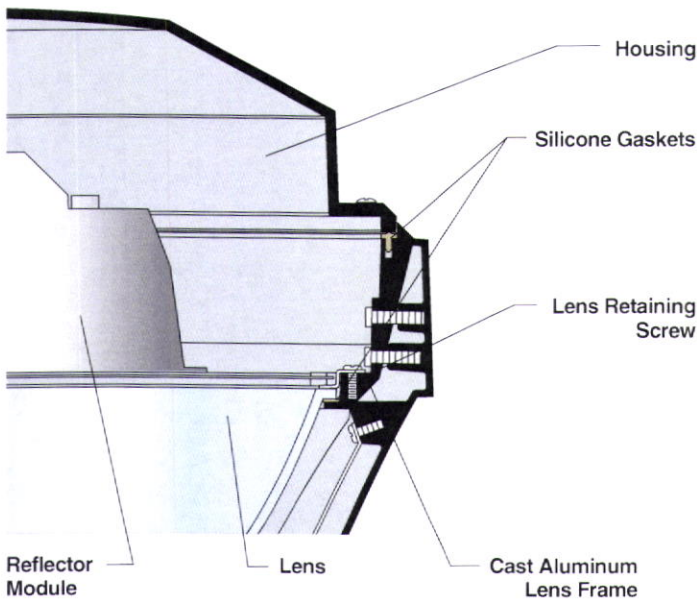
Because the Solitaire head can be rotated 360°, twin arm mounting can produce a variety of light patterns. This produces a more uniform site appearance. The examples below are variations that can be achieved using asymmetric light distributions II, III or IV.



LU 24-030450 CU
Exhibit A.5

Sealed Head

The optical compartment is completely sealed, including wire entries. The bottom acrylic lens is sealed by molded silicone gaskets. By eliminating the intrusion of moisture, dust, and insects, the efficiency of the optical system is maintained. This assures maximum light output between standard maintenance intervals.



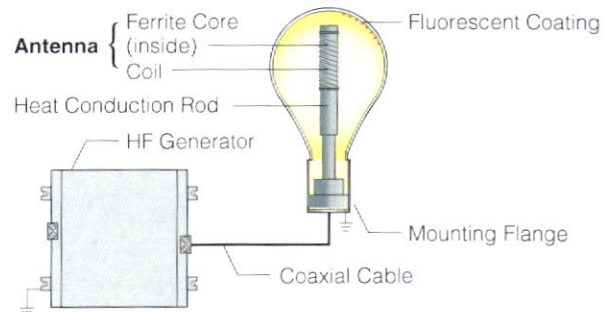
Fabricated Reflector Construction

Solitaire™ reflectors are constructed of specular smooth and textured Alzak® optical elements, formed on class A tooling. These precision optical components are fastened into a rigid shell.



SRS5

The 100,000 Hour Induction Fluorescent Lamp

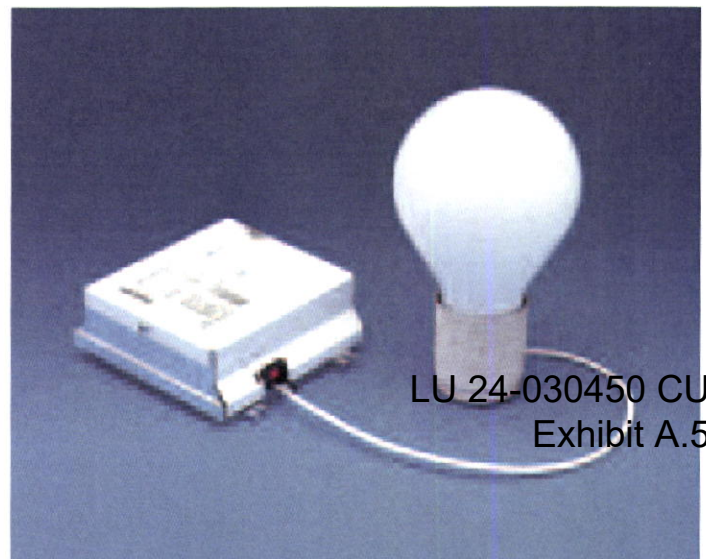


Induction Lamp Concept

The induction fluorescent lamp is a state-of-the-art source, utilizing no electrodes or filament as in conventional discharge or incandescent sources. In this lamp, light is generated by means of induction – the transmission of energy via a magnetic field – combined with gas discharge. This produces a highly efficient, extremely long-lived source that starts very quickly with little deterioration over its rated life.

Features & Benefits

- Five year lamp and ballast limited warranty by Kim.
- Ultra-long lamp life; < 20% failure at 60,000 hours, and < 50% failure at 100,000 hours.
- Excellent lumen maintenance; over 70% of initial light output is maintained after 60,000 hours.
- Good efficiency; 85 Watt lamp rated at 6000 lumens or 70 lumens per watt. Comparable output to 70 Watt High Pressure Sodium.
- Excellent color; 4000°K. white light, CRI ≥ 80, no color deviation.
- Electronic control; fluctuations in supply voltage have a negligible effect on light output, > 0.9 power factor, -20°C. (-4°F.) starting.
- Fast run-up time; > 80% light output in 10 seconds.
- Instant restart; < 0.1 seconds.
- High frequency operation; no flickering, noise or stroboscopic effect.



LU 24-030450 CU
Exhibit A.5

LU 07-184826 IM

LU 24-030450 CU
Exhibit A.5

Kim Theory of Relativity

The Relationship of Outdoor Lighting to Site and Architecture



AC Series Arm Mount



SRS Solitaire™



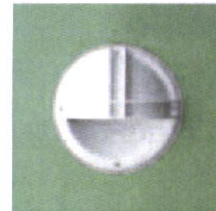
GEM™ Bollard



LTV Lightvault®



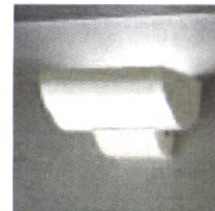
AFL Architectural Floodlight



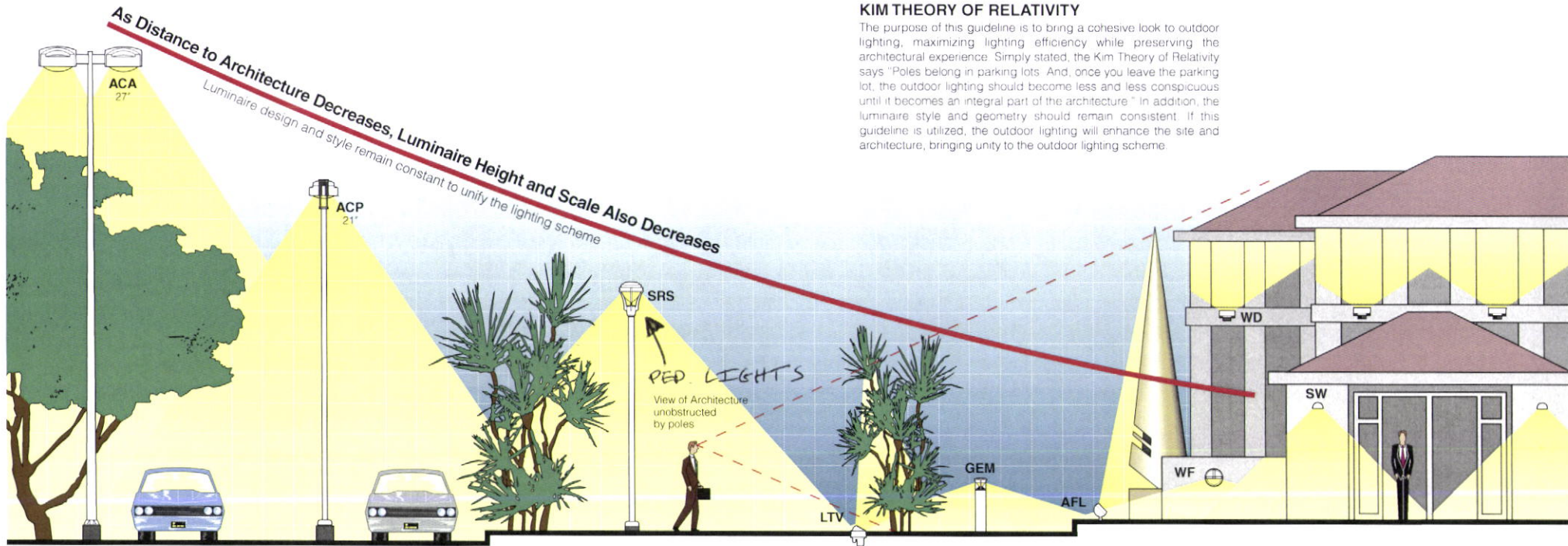
WF Wall Forms®



SW Site Wallforms



WD Wall Director®



KIM THEORY OF RELATIVITY

The purpose of this guideline is to bring a cohesive look to outdoor lighting, maximizing lighting efficiency while preserving the architectural experience. Simply stated, the Kim Theory of Relativity says "Poles belong in parking lots. And, once you leave the parking lot, the outdoor lighting should become less and less conspicuous until it becomes an integral part of the architecture." In addition, the luminaire style and geometry should remain consistent. If this guideline is utilized, the outdoor lighting will enhance the site and architecture, bringing unity to the outdoor lighting scheme.

SITE / ROADWAY ZONE

Parking lots and roadways require luminaires on 20' - 40' poles to efficiently light these large areas. Therefore, this lighting becomes dominant, and sets the design and style for all other lighting as you progress towards the building.

PEDESTRIAN ZONE

As you leave the parking lot and transition to pedestrian areas, poles should decrease in height to 10' - 16'. In addition, luminaires should decrease in scale, and can have more decorative features to be appreciated at the pedestrian level.

LANDSCAPE / PATH ZONE

Near the building, luminaires should begin to disappear, blending into the landscape and hardscape elements.

BUILDING / PERIMETER ZONE

No pole mounted luminaires should ever be used near the building, as they will dominate the architecture. The only use of decorative luminaires to delineate entrances to the structure. Building mounted, architecturally compatible fixtures should be almost invisible.

LU 24-030450 CU

Exhibit A.5

LU 07-184826 IM



LU 24-030450 CU
Exhibit A.5



LU 24-030450 CU
Exhibit A.5

LU 07-184826 IM

70 to 200 Watt / 10' to 20' Poles

The role of a Pedestrian Scale Luminaire

A true pedestrian scale luminaire like the Solitaire™ can satisfy many diverse requirements. Where pole mounting heights are restricted by local code and aesthetics, the Solitaire™ series is ideal. It is specifically designed for broad illumination at low mounting heights, in such locations as parks or along small streets, where mature trees would block the light if taller poles were used. The smaller scale of one or two story structures may dictate the use of a pedestrian scale luminaire so lighting equipment does not overpower the architecture. These are just a few instances where Solitaire™ provides an exceptional solution.

Mounting Height

As a pedestrian scale luminaire, Solitaire™ is most commonly mounted on 8' to 20' poles. Within this height range, the fixture, coupled with the standard 4" pole diameter, provides pleasing proportions. Wide throw light distributions also provide outstanding uniformity of illumination. This translates to maximum pole spacing, and the economy this brings in terms of initial cost and long term energy conservation.

32'

30'

28'

26'

24'

22'

20'

18'

16'

14'

12'

10'

8'

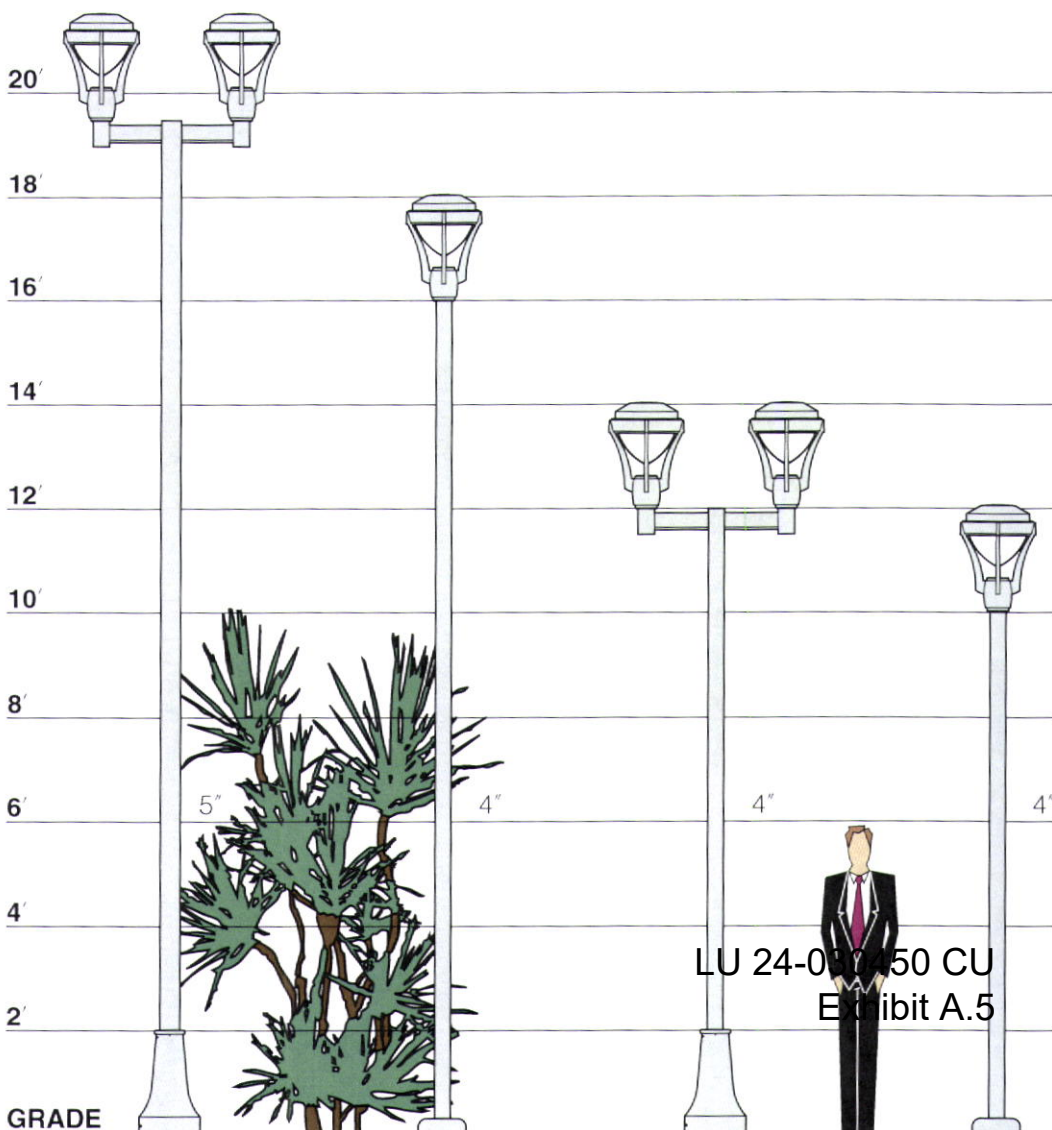
6'

4'

2'

GRADE

This proportion aid is intended to help in visualizing and selecting the best Solitaire™ system and pole height to satisfy aesthetic requirements. Remember, the pole height also affects performance; the higher the fixture is mounted, the greater the light throw. If poles are mounted on concrete pedestals such as in parking lots, the height of pedestal must be considered in selecting the pole height. Pole height for the Solitaire™ series should not exceed 20'. For mounting heights above 20', consider the AC series of Kim products.



LU 24-05 / 50 CU
Exhibit A.5

LU 07-184826 IM

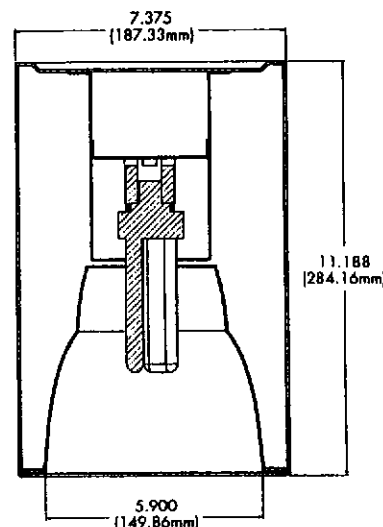
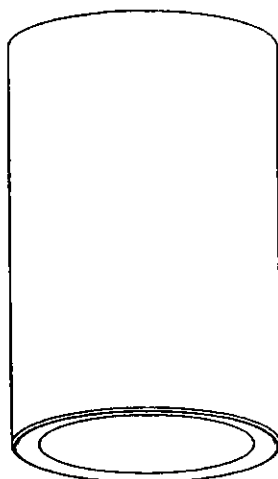
COMPACT "PL" FLUORESCENT

JOB _____

TYPE **F18/F18A**

VOLTAGE _____

7" ROUND VERTICAL
SURFACE MOUNT CYLINDER



CATALOG NUMBER

SERIES	WATTAGE	4-PIN	2-PIN
PVC70	113Q-EB	G24q-1	N/A
PVC70	118Q-EB	G24q-2	N/A
PVC70	126Q-EB	G24q-3	N/A
PVC70	132T-EB	GX24q-3	N/A

- Standard self-flanged aluminum reflector with semi-specular/low iridescent (CS) finish.
- Standard cylinder colors are bronze, black or white (Specify When Ordering).
- Heavy gauge aluminum cylinder.
- Pendant mount and wall mount available as options.
- Vertical mount compact fluorescent socket.
- 120/277 volt. (Specify when ordering.)
- Prewired at factory for easy field installation.
- Wet location under covered ceiling. PM option 12" maximum.
- Lamp by others.
- UL/cUL listed.
- Electronic ballast required.
- Custom colors available.

OPTIONS & ADDERS

SUFFIX

Straw Reflector	-STR
Champagne Gold Reflector	-CG
Gold Reflector	-GD
Wheat Reflector	-WT
Umber Reflector	-UM
Pewter Reflector	-PW
Satin-Glow Reflector	-SG
Fuse	-F
Wall Mount	-WM
Pendant Mount (Swivel canopy w/24" stem)	-PM
Matte White Trim	-MWT
Micro-Baffle	-MB
Accent Cone (Special Color - Consult Factory)	-AC
C73 w/AC or MB (Please specify)	-C73/
FF w/AC or MB (Please specify)	-FF/
CGS w/AC or MB (Please specify)	-CGS/
Luminous Disk	-LD
Wet Location	-WET

FIXTURE SUBMITTED/APPROVED

LU 24-030450 CU

Exhibit A.5
∞ infinity

May 24, 2024

City of Portland – Bureau of Development Services
Attention: Amanda Rhoads, AICP
1900 SW 4th Avenue, Suite 5000
Portland, OR 97201

Re: **University of Oregon NE Portland Campus Sports Field**
Land Use Review LU 24-030450 Incompleteness Letter
Project Number 2220232.02

Dear Amanda:

In response to your incompleteness letter dated April 30, 2024, we have addressed the items below, with our responses following your comments.

PLANNING COMMENTS

1. *Site Plan. For the purposes of noticing and clearly representing the existing development, a please provide a detailed site plan. The current aerial image is not sufficient to demonstrate existing conditions, nor will it copy well for public notice. I believe one was submitted as part of the Pre-Application conference materials that would be acceptable if the underlying aerial were removed.*

Response: An updated site plan is included as Attachment 2. The aerial image has been removed and replaced with detailed linework.

2. *Landscape Plan. Please either provide detailed notes on the site plan or provide a separate landscape plan detailing existing landscaping around the stadium that is alluded to in your response to criterion E.*

Response: The revised narrative includes more information about the existing landscaping in the response to 33.815.105.B. Additionally, while not part of or required by this proposal, note that the University of Oregon recently entered an Option 2 covenant with the City for Zoning Code nonconforming upgrades, including landscaping. A copy of the approved plan is included as Attachment 7 and depicts existing conditions and planned upgrades.

3. *Expanded Narrative. Please expand your response to the relevant approval criteria, especially criterion C. As noted in my PC notes, each factor must be described in detail. The comparison is not with the intensity of use of the facilities during Concordia's use of the field, but current conditions with no use of the field. Pointing the reader to your responses to 33.262 is not sufficient to demonstrate that there are no livability impacts to the proposal. See also the response from PBOT regarding the additional information they require for criterion D.*

Response: A revised application narrative with expanded responses is attached to this letter.

4. *Service Bureau Completeness Review. Please see the attached responses from the Bureau of Environmental Services (BES) and the Bureau of Transportation (PBOT). BES is satisfied that the minimum level of information has been submitted. PBOT requires additional information to move forward with the review.*

Response: The information requests from PBOT are addressed below and in the attached Traffic and Parking Study (Attachment 3).



TRANSPORTATION COMMENTS

1. *PBOT requests the applicant provide a narrative portion of the Field Traffic and Parking Study. Please see the comments from Matthew Machado, PE from PBOT's traffic section that are included as a PDF attachment.*

Response: The narrative portion of the Traffic and Parking Study was inadvertently omitted from the original submittal. Attachment 3 contains this narrative and supporting documents.

2. *Either the Field Traffic and Parking Study or the narrative need to address each of the conditional use review approval criteria of 33.815.105.D.2.*

Response: The Traffic and Parking Study addresses these approval criteria and is included as Attachment 3.

Please contact me if you have any questions.

Sincerely,



Suzannah Stanley
Land Use Planner

Enclosure(s): Revised Conditional Use Narrative
 Attachment 2 – Revised Site Plan
 Attachment 3 – Revised Traffic and Parking Study
 Attachment 7 – Nonconforming Upgrade Covenant

c: Aaron Olsen, Emily Eng – University of Oregon
 Ian Sisson, Brent Ahrend, Clara Layton – Mackenzie

MACKENZIE.

April 4, 2024 (*Revised May 22, 2024*)

Portland Bureau of Transportation
Attention: Matthew Machado
1120 SW 5th Avenue, Suite 1331
Portland, OR 97204

Re: **U of O Field – Conditional Use**
Traffic and Parking Impact Study
Project Number 2220232.02

Dear Matthew:

Mackenzie has prepared this traffic analysis and parking study letter to support the required Type III Conditional Use land use review for the University of Oregon's use of the outdoor sports facility on their site in Portland, Oregon. This letter satisfies requirements presented in 33.815.105.D.2 of the City's Zoning Code and contains an evaluation of the transportation system including trip generation, parking generation, site circulation, safety, intersection operations, and availability of pedestrian, bicycle, and transit networks.

INTRODUCTION

The University of Oregon (UO) recently acquired the former Concordia University campus, including the outdoor sports facility located at 6615 NE 29th Avenue. The campus is generally bounded by NE Dekum Street to the north, NE 27th Avenue to the west, NE Holman Street to the south, and NE 29th Avenue and NE 30th Avenue to the east. The field is located between NE 27th Avenue and NE 29th Avenue just south of NE Dekum Street. On-site parking is available south of the field and east of the field, with access to NE 27th Avenue, NE 29th Avenue, and NE Dekum Street and continuous circulation between the three streets. The on-site parking supply immediately surrounding the field is 175 parking spaces.

The existing facility contains a soccer field and overlapping softball field. The seating capacity for soccer events is 1,003 and the seating capacity for softball events is 764. Because the fields overlap, soccer and softball events will never occur simultaneously, so the maximum seating capacity for sporting events is 1,003 seats.

Use of the field is expected to include open recreation and games for students on campus during school hours, potential community use on a reservation basis outside of school hours (between 3:00 and 9:00 PM) up to five days per week, and special events. Interest in use of the field has been shown by several high schools and Portland soccer clubs. Some community events may draw up to 200-300 participants and spectators, but this will not be typical. Potential special events include graduation, speakers, and exhibitions by university or local professional teams, and are expected to occur up to four times a year and will be limited to the maximum seating capacity in the soccer bleachers. Typical events are expected to draw up to 100-250 attendees.

The University of Oregon is proposing to continue use of the facility, including modifications to replace the university logos, names, and sponsors. A Type III Conditional Use review is required for use of an outdoor sports facility within the CI1 zone with more than 1,500 square feet of accessory building floor area, more than 500 linear feet of spectator seating, outdoor lighting, or voice amplification. Because the previous approvals for the field were associated with Concordia



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Portland, Oregon ■ Vancouver, Washington ■ Seattle, Washington

LU 24-030450 CU
Exhibit A.7

University which no longer uses the site, a new Conditional Use review is required. As part of the Conditional Use review, a traffic study must be submitted to ensure the proposal can be supported by the surrounding transportation system. This letter serves as both a traffic and parking study to demonstrate the transportation system is capable of supporting the use of the facility with the proposed physical changes and on-site parking supply is sufficient.

TRAFFIC STUDY

This traffic study summarizes the evaluation criteria presented in Portland Zoning Code 33.815.105.D.2. The study area includes the NE Dekum Street intersections with NE 27th Avenue and NE 29th Avenue.

Safety

The five-year intersectional crash history for the study area intersections was compiled from Oregon Department of Transportation's (ODOT) online crash database between years 2017 and 2021. At the time of this report, only fatal and serious injury crash data is available for 2022, so these reports were also reviewed, and no fatal or serious injury crashes were reported at the study area intersections. None of the site's frontage streets are part of the City of Portland's "High Crash Network Streets."

During the five-year analysis period, there were 12 crashes reported at the study area intersections. Most of the reported collisions at the study intersections and site driveway were angle crashes caused by a failure to yield, mostly in the eastbound and southbound directions. The remainder of the reported crashes were caused by drivers disregarding traffic control (stop signs) at minor approaches.

TABLE 1 – INTERSECTION CRASH RATES								
Intersection (Traffic Control Type)	Year					Total Crashes	ADT	Crash Rate
	2017	2018	2019	2020	2021			
NE Dekum Street/ NE 27th Avenue (TWSC)	3	2	2	1	0	8	4,000	1.10
NE Dekum Street/ NE 29th Avenue (TWSC)	1	0	2	0	0	3	3,600	0.46
NE Dekum Street/ Site Driveway	0	0	0	1	0	1	3,300	0.17

TWSC: Two-way, stop-controlled

When evaluating the relative safety of an intersection, consideration is given not only to the total number and types of crashes occurring, but also to the ratio of crashes to the number of vehicles entering the intersection. This concept, referred to as a "crash rate", is usually expressed in terms of the number of crashes occurring per one million entering vehicles (MEV) for the intersection per year. Intersections having a crash rate higher than 1.0 crashes/MEV generally should be studied further for opportunities to improve safety if specific patterns are noted in the crash data.

The intersection crash rate is calculated by dividing the average number of crashes per year by the MEV per year. A daily traffic volume was estimated by dividing the PM peak hour volume by a peak-to-daily, or k-factor, of 0.10. This k-factor was derived using historical data on NE Dekum Street just west of NE 33rd Avenue and obtained from the Portland Bureau of Transportation's (PBOT's) traffic counts website.

The crash rates for the study area intersections were calculated to be below 1.0 crashes/MEV for all intersections except NE Dekum Street/NE 27th Avenue, as presented in Table 1.

NE Dekum Street at NE 27th Avenue

The crash data was reviewed in more detail for NE Dekum Street at NE 27th Avenue to determine if a pattern of crashes is occurring or if safety improvements could be made to reduce the crash occurrences.

Seven angle crashes and one turning movement crash were reported at the intersection between 2017 and 2021. All of these crashes had a reported cause of a failure to yield or disregard of the traffic control (stop sign on the NE 27th Avenue approaches). Crash reports labelled the southbound approach as the movement at fault for six of the eight crashes and the northbound through movement for the remaining two, indicating that there is a consistent pattern of motorists ignoring the stop sign and crossing or entering NE Dekum Street without adequate gaps.

A review of the intersection geometry found no apparent issues with sight distance looking along Dekum Street, other than potentially parked vehicles on Dekum Street. It does appear the stop sign for the southbound NE 27th Avenue approach could be obscured by leaves on a nearby tree branch during spring and summer months. We did not find any other specific concerns that could be contributing to the frequency of crashes on that approach, or measures to address it other than keeping sight lines to the stop sign clear.

Street Capacity and Level of Service

The existing outdoor sports facility is not currently in use by the UO, so no trips were generated at the time of the traffic counts. We have reviewed trip generation estimates associated with the field as well as existing level-of-service (LOS) conditions at the study area to identify anticipated operational conditions of the study area intersections when the field is used.

Trip Generation & Distribution

Trip generation estimates for the existing field were prepared using the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11th Edition. Trip estimates were reviewed using trip rates for ITE's "Soccer Complex" (LUC 488) land use. Trip generation rates are representative of activity on a typical day, not special events. Planned recreational use of the field by the community could occur outside the peak hour of the street, such as evening soccer. Trip generation estimates are presented in Table 2.

TABLE 2 – TRIP GENERATION ESTIMATES									
ITE Code	ITE Land Use	Size	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
488	Soccer Complex	1 Field	1	0	1	11	5	16	71

The soccer field is estimated to generate one AM peak hour, 16 PM peak hour, and 71 daily trips.

Peak Conditions

Existing turning movement counts were collected at the study area intersections on Wednesday, March 6, 2024, as approved during the scoping process with PBOT. Video recorded by the traffic count consultant was reviewed to conduct intersection delay observations, but no further analysis is included. The operations at the study area intersections are described below.

Capacity

NE Dekum Street runs east/west and NE 27th Avenue and NE 29th Avenue run north/south. Both intersections are stop-controlled on the northbound and southbound approaches. Both intersections have single lane approaches on all legs.

The most recent daily traffic volume recorded on NE Dekum Street was in 2017 by PBOT, the buildout year in the original TIA for expansion of the campus and is reported at 3,798 bi-directional trips per day with a PM peak hour volume of 390. Peak hour intersection counts conducted on March 26, 2024, indicated volumes on NE Dekum Street between NE 27th Avenue and NE 29th Avenue were approximately 350 in the AM peak hour of 8:00 AM and 335 in the PM peak hour of 4:40 PM.

The longest queues observed on NE Dekum Street were three vehicles on various approaches throughout the AM peak hour. The maximum delay for these vehicles was approximately 35 seconds, which corresponds to a LOS of C. Maximum queues and delay were observed between 8:30 and 8:45 AM while students were dropped off at the Faubion PK-8 School. The typical delay and queue outside school drop-off were only five seconds for one vehicle which corresponds to a LOS of A.

Based on the observed delay and the trip generation estimated in Table 2, the proposed use of the outdoor sports facility is not expected to have a significant impact on the surrounding roadway network in the AM or PM peak hours.

Connectivity

The site is located in the Concordia neighborhood of NE Portland. The site's block length is approximately 520', east-west, by approximately 1,315', north-south.

Pedestrian and Bicycle Network

There are sidewalks on NE Dekum Street, NE 27th Avenue, and NE 29th Avenue. NE 29th Avenue is a designated Neighborhood Greenway with shared arrow markings “sharrows” between NE Dekum Street and NE Holman Street. NE Dekum Street is provided with transit stops at NE 27th Avenue (eastbound) and NE 29th Avenue (westbound).

Table 3 presents the roadway functional classifications designated in the City’s Transportation System Plan (TSP) for each frontage road.

TABLE 3 – TRANSPORTATION SYSTEM PLAN DESIGNATIONS					
Roadway	Traffic Class	Pedestrian Class	Bicycle Class	Transit Class	Freight Class
NE Dekum Street	Neighborhood Collector	Major City Walkway	City Bikeway	Major Transit Priority Street	Local Service Truck Street
NE 27th Avenue	Local Service Traffic Street	Neighborhood Walkway	City Bikeway	Transit Access Street	Local Service Truck Street
NE 29th Avenue	Local Service Traffic Street	Local Street	City Bikeway	Local Service Transit Street	Local Service Truck Street

As shown in Table 3, NE Dekum Street is designated as a Neighborhood Collector and NE 27th Avenue and NE 29th Avenue are designated as Local Streets. The use of the outdoor sports facility proposed by the University of Oregon will not add trips beyond prior approvals nor have significant impact to these roadways and are not expected to cause them to be overloaded or trigger a change of classification.

Transit Availability

TriMet Bus Line 75 services NE Dekum Street with stops at NE 27th Avenue, NE 29th Avenue, and NE 32nd Place.

TriMet Bus Line 17 services NE 27th Avenue with stops at NE Dekum Street and NE Highland Street.

Access Restrictions

Access to the site is provided via one full-movement driveway on NE Dekum Street, one full-movement driveway on NE 27th Avenue, and one full-movement driveway on NE 29th Avenue. None of the existing site accesses are currently restricted.

Neighborhood Impacts

The outdoor sport facility is expected to be utilized by students and faculty as well as surrounding community members. There is sufficient infrastructure to support multimodal trips to and from the facility. The use of the field is not expected to have a significant impact on the adjacent roadway network.

PARKING STUDY

This parking study summarizes the parking demand anticipated with typical use of the field and the field’s parking supply.

Parking Supply

The site currently has 175 striped parking spaces located east and south of the field. These parking spaces are first come, first serve, and available for campus visitors as well as students.

Parking Demand

Parking demand for the field was estimated using ITE’s *Parking Generation Manual*, 5th Edition. Parking demand estimates were reviewed using parking demand rates for ITE’s “Soccer Complex” (LUC 488) land use. This rate is reflective of recreational soccer games with limited spectators and games scheduled back-to-back. The parking generation estimates for the athletic field are presented in Table 4.

TABLE 4 – PARKING GENERATION ESTIMATES						
ITE Code	ITE Land Use	Size	Peak Period of Parking Demand	Peak Parking Demand		
				85th Percentile	50th Percentile	Fitted
488	Soccer Complex	1 Field	12:00 PM	71	60	N/A

*Note: Campus currently has one soccer field and one softball field, but maximum attendance is expected with soccer events.

As presented in Table 4, the estimated peak parking demand for the single soccer field is 60 spaces on average. Based on surveys of similar sites, this peak parking demand should occur at 12:00 PM on a weekday and 8:00 AM on Saturday.

A field observation of the existing parking was conducted on Tuesday, March 26, 2024, after 7:00 PM. No vehicles were observed parked in the eastern portion of the parking lot and two vehicles were parked in the portion to the south, which appeared to be security vehicles. This is consistent with expected utilization, as the facility is not currently in use.

As discussed above, the existing parking on site for the facility is 175 parking spaces. The on-site parking supply will accommodate parking demand for recreational games, practices, and typical university and community events, which are expected to draw 100-250 attendees. The University does not anticipate the need to accommodate any opposing sports team spectators or buses, as they will not have NCAA Athletics at the UO Portland campus. To accommodate atypical parking demand for special events, the University of Oregon is open to partnering with the nearby St. Michael’s church and Faubion school to avoid any impact on the off-site parking supply. Existing network connectivity will support community members and other attendees walking, biking, and taking transit to the facility.

TRANSPORTATION DEMAND MANAGEMENT

The University of Oregon students, faculty, and staff are encouraged to use public transit and are provided free Hop cards to ride TriMet. Transportation options provided for daily use will also be available for special events. This includes

supporting bicycle transportation with numerous bike parking locations across campus as well as Biketown bike share hubs. A diagram of nearby transportation options is attached.

CONCLUSION

In conclusion, the proposed modifications and use of the University of Oregon outdoor sports facility are not anticipated to cause any new impacts to the pedestrian, bicycle, or transit networks surrounding the site. The estimated trip generation and parking demand of the facility are expected to be consistent with previous operations of the site, and consistent with the existing transportation network and on-site parking supply.

A review of crash history at the study area intersections found that the intersection of NE 27th Avenue/NE Dekum Street had a crash rate greater than 1.0, which prompted a closer review of the crash patterns at the intersection. The existing crash pattern of drivers ignoring the stop sign at NE 27th Avenue was not found to be caused by any geometric factors at the intersection, and the only suggestion is for PBOT to keep sight lines to the stop sign clear.

Sincerely,



Brent Ahrend, PE
Associate Principal | Traffic Engineer

Enclosure(s): Attachment A – PBOT Scoping
Attachment B – Site Plan
Attachment C – Traffic Counts
Attachment D – Crash Data
Attachment E – Transportation Options Diagram

c: Aaron Olsen, Emily Eng – University of Oregon Office of Campus Planning
Suzannah Stanley, Ian Sisson, Clara Layton – Mackenzie





PORTLAND BUREAU OF TRANSPORTATION

1900 SW Fourth Ave, Suite 5000, Portland OR 97201

Main: 503-823-5185 TTY: 503-823-6868 Fax: 503-823-7576

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Attachment A

TRAFFIC SCOPE APPROVAL FORM

Prior to starting a traffic study, a Traffic Scope Approval Form must be completely filled out, submitted for review, and approved by PBOT's Development Review Traffic Engineer. The approved form shall be included in every traffic study submittal as Attachment A. PBOT may require additional analysis/information during the course of the review of the project. This Traffic Scope Approval Form is for City requirements only. Consultants must contact ODOT to determine requirements related to access permits and work in ODOT right-of-way.

SITE / PROJECT INFORMATION

PROJECT NAME: UO Portland Field - CU ASSOCIATED APPLICATION (EA#/LU#) EA 22-200799

SITE LOCATION: 2800 NE Liberty Street, Portland, OR 97211
(ADDRESS/ID #)

BRIEF PROJECT DESCRIPTION (NUMBER OF STORIES, TOTAL AREA, NUMBER OF PARKING SPACES, ETC.):

University of Oregon proposes to use the existing athletic field at the former Concordia Campus, replacing the existing field marking with UO logo and branding. No other changes are proposed.

The existing field can accommodate one (1) soccer game or one (1) baseball game. The field is intended to be used between 7 AM and 10 PM, with no lighting outside these hours. The maximum seating capacity is 1,003 seats in the soccer bleachers. Attendance is estimated between 100-250 for typical use and up to 1,000 for some special events.

APPLICANT: University of Oregon

TRAFFIC ENGINEER / FIRM: Janet Jones / Mackenzie DATE: 3/4/2024

SITE PLAN – ATTACH SITE PLAN

REQUIRED LAND USE REVIEW(S)

☐ LAND DIVISION (33.641) ☒ CONDITIONAL USE (33.815) ☐ ADJUSTMENT (33.805)

☐ CENTRAL CITY PARKING REVIEW (33.808) ☐ COMPREHENSIVE PLAN AMENDMENT (33.810)

☐ ZONING MAP AMENDMENT (33.855) ☐ TRANSPORTATION IMPACT REVIEW (33.852)

☐ OTHER: _____

APPROVAL CRITERIA (LIST ALL EVALUATION FACTORS)

Transportation Impact Review (TIR) is not triggered because there is no increase in building area or parking spaces with the proposed field changes. However, Conditional Use criteria presented in 33.815.105.D.2. of the Portland Zoning Code must be met. This includes addressing the following:

-Neighborhood impacts will be reviewed. Evaluation factors include safety, street capacity, level of service, connectivity, transit availability, availability of pedestrian and bicycle networks, on-street parking impacts, access restrictions, neighborhood impacts, impacts on pedestrian, bicycle, and transit circulation. Evaluation factors may be balanced; a finding of failure in one or more factors may be acceptable if the failure is not a result of the proposed development, and any additional impacts on the system from the proposed development are mitigated.

The study will include a summary of existing transit conditions (lines, stops) and designated bicycle routes.

Because the proposal to change the existing field's logo will not generate new trips, proportionality will not be reviewed. Trip generation is presented for informational purposes only.

REQUIRED TRAFFIC STUDY REVIEW(S)

☒ TRAFFIC IMPACT STUDY
(ATTACHMENT A.1)

☒ PARKING IMPACT STUDY
(ATTACHMENT A.2)

☐ LOADING DEMAND STUDY
(ATTACHMENT A.3)

☐ ASTR TRAFFIC STUDY
(ATTACHMENT A.4)

☐ TDM PLAN
(ATTACHMENT A.5)

☐ SIGHT DISTANCE STUDY

☐ QUEUING ANALYSIS

☐ ALT TRIP RATE STUDY

☐ OTHER: _____

ADDITIONAL COMMENTS:

We will collect AM and PM peak hour traffic counts at the NE Dekum Street intersections with NE 27th and NE 29th Avenue. We will also observe conditions at these intersections during both peak hours (full hour during the AM and PM).

APPROVALS

APPROVED BY: Matthew Machado, P.E.
TRAFFIC ENGINEER
PBOT DEVELOPMENT REVIEW

SIGNATURE: Matthew Machado
DATE: March 12, 2024

DN: C=US,
E=matthew.machado@portlandoregon.gov,CN=Matthew Machado

Email approval forms and supporting documents in pdf format to PBOTDevRevTrafficScopes@portlandoregon.gov.



1900 SW Fourth Ave, Suite 5000, Portland OR 97201
Main: 503-823-5185 TTY: 503-823-6868 Fax: 503-823-7576
Portland.gov/Transportation

Attachment A.1

TRAFFIC IMPACT STUDY

This traffic study attachment must be completely filled out and submitted for review along with the Traffic Scope Approval Form – Attachment A.

STUDY PARAMETERS

LIST OF PROPOSED STUDY INTERSECTIONS	
1. NE Dekum St/NE 27th Ave	2. NE Dekum St/NE 29th Ave
3.	4.
5.	6.
7.	8.

TRAFFIC COUNTS TO BE COLLECTED

☐ 24-HR VOLUME (HOSE) COUNTS, LOCATION: _____

☒ TURNING MOVEMENT COUNTS AT ALL STUDY INTERSECTIONS

☒ AM PEAK HOUR ☒ PM PEAK HOUR ☐ OTHER: _____

TYPE OF TRAFFIC COUNT DATA

☐ DATA WITHIN THE LAST 2 YEARS ARE AVAILABLE

☒ NEW DATA WILL BE COLLECTED ON (DAY/TIME): 3/6 or 3/11/2024; 7-9 AM and 4-6 PM

☐ FUTURE COUNTS WILL BE ESTIMATED BASED ON A _____ GROWTH RATE

☐ IN-PROCESS TRIPS – APPLICANT TO RESEARCH AND DOCUMENT APPROVED DEVELOPMENT IN THE AREA (PBOT WILL NOT PROVIDE THIS INFORMATION)

TRIP GENERATION RATES – ATTACH TRIP GENERATION TABLE

☒ FROM ITE ☐ OTHER: _____

☐ MODE SPLIT _____ ☐ PASSBY _____ ☐ INTERNAL CAPTURE _____

TRIP DISTRIBUTION – ATTACH TRIP DISTRIBUTION AND TRIP ASSIGNMENT FIGURE

KEY ANALYSIS ITEMS – CHECK ALL RELEVANT ANALYSES

☐ OPERATIONAL LEVEL-OF-SERVICE (LOS) STUDY AT STUDY INTERSECTIONS IN THE PEAK HOUR(S)

☒ FIELD MEASURED CONTROL DELAY STUDY AT STUDY INTERSECTIONS IN THE PEAK HOUR(S)

☐ TRAFFIC SIGNAL WARRANTS AT _____

☐ LEFT/RIGHT TURN LANE WARRANTS AT _____

☐ QUEUING ANALYSIS AT _____

☒ CRASH HISTORY ANALYSIS AT STUDY INTERSECTIONS

☒ PARKING IMPACT STUDY (ATTACHMENT A.2)

☐ SIGHT DISTANCE STUDY AT STUDY INTERSECTIONS AND PROPOSED DRIVEWAYS

☒ FINDINGS MADE RELATED TO APPLICABLE APPROVAL CRITERIA

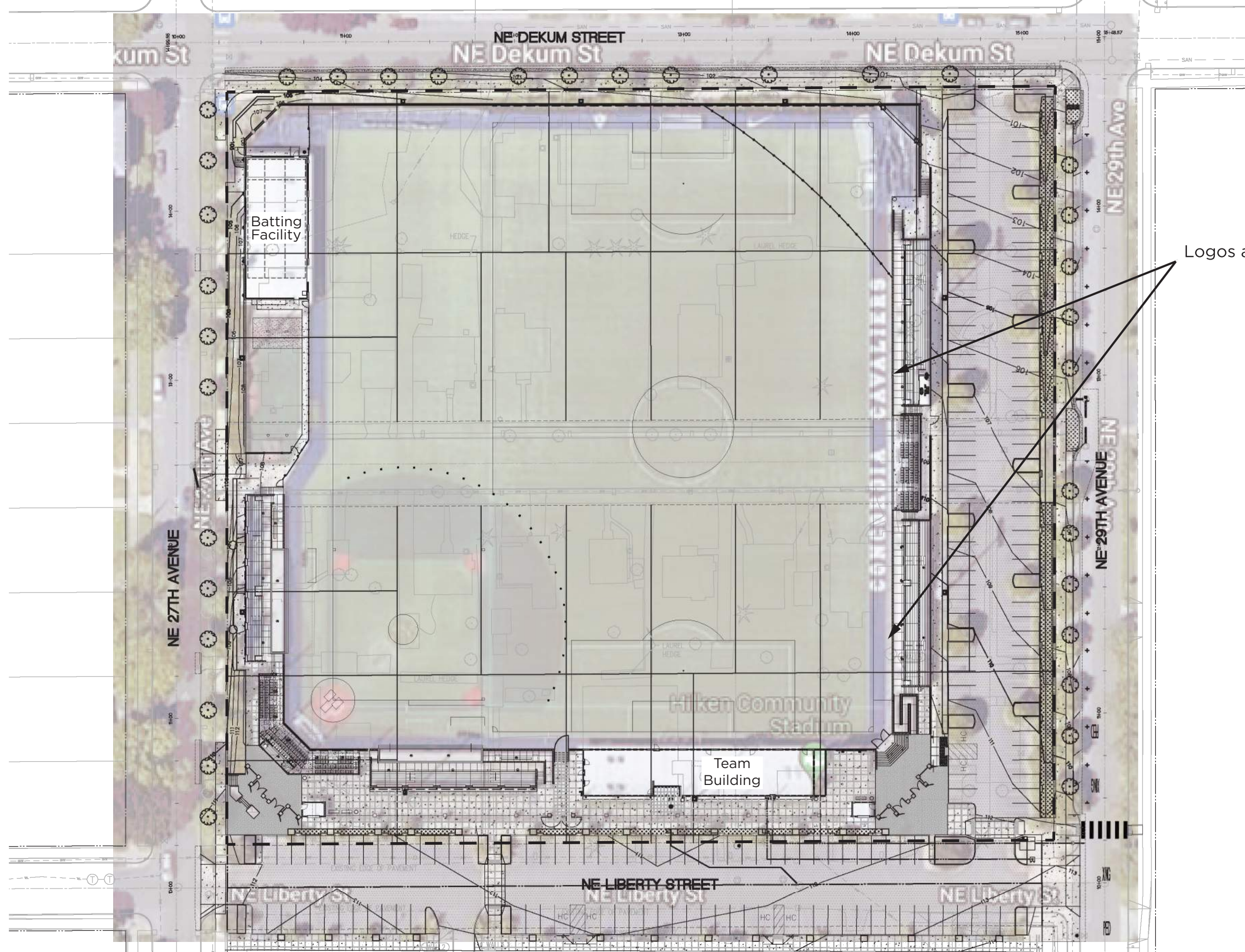
☐ OTHER _____

SUBMIT WITH ATTACHMENT A.

EMAIL APPROVAL FORMS AND SUPPORTING DOCUMENTS IN PDF FORMAT TO:

PBOTDevRevTrafficScopes@portlandoregon.gov

DELIVERABLES – ALL FINAL STUDIES MUST BE SUBMITTED AT THE TIME OF LAND USE APPLICATION. ALL FINAL STUDIES AND SUBSEQUENT REVISIONS MUST BE PROVIDED TO THE ASSIGNED PBOT PLANNER IN THE FORM OF ONE (1) ELECTRONIC WORD DOC, AND ONE (1) ELECTRONIC ADOBE PDF.



Logos and Branding to be Changed

SOCCER COMPLEX

Condition	ITE Code	Land Use	Size	AM Peak Hour			PM Peak Hour			Daily
				In	Out	Total	In	Out	Total	
Proposed	488	Soccer Complex	1 Fields	1	0	1	11	5	16	71
Proposed	488	Soccer Complex	1 Fields	0	0		32	17	49	

ITE Guidance	Average Size	14	14	10
	Data Points	5	5	3
	SD/AR	63%	39%	36%
	R2 =	***	0.53	***
	Use	Other	Average	Average
Reasonableness Check: Variable < 25% Average 75% > Eq/Avg > 125%	Eq/Avg	0%	306%	0%
	Recommendation	Average	Average	Average
	Recommendation	Average	Average	Average

	Average
	Equation

[ITE Institutional Data Plots](#)

Review data plots to determine appropriate rate to use.



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Attachment A.2

PARKING IMPACT STUDY

This traffic study attachment must be completely filled out and submitted for review along with the Traffic Scope Approval Form – Attachment A.

STUDY PARAMETERS

PARKING GENERATION RATES – ATTACH PARKING GENERATION TABLE

☒ FROM ITE ☐ OTHER: _____

PARKING OCCUPANCY OBSERVATIONS – PROVIDE ON-STREET SUPPLY, DEMAND, AND OCCUPANCY RATES BEFORE AND AFTER DEVELOPMENT

LOCATIONS (GENERALLY ALL BLOCK FACES WITHIN 500 FEET WALKING DISTANCE TO THE SITE)

- | | |
|-------------------------------------|---------|
| • On-site parking (175 spaces) only | • _____ |
| • _____ | • _____ |
| • _____ | • _____ |

OBSERVATION DAYS AND TIMES (GENERALLY MID-WEEK NIGHT BETWEEN 11PM-5AM)

- | | |
|-----------------------|---------|
| • Midweek, after 7 PM | • _____ |
| • _____ | • _____ |

ADJACENT LAND USE(S)

- Single Family Detached Housing, Multifamily Housing (Mid-Rise), Elementary School, Church

PARKING IMPACT AREA – ATTACH FIGURE

SUBMIT WITH ATTACHMENT A.

EMAIL APPROVAL FORMS AND SUPPORTING DOCUMENTS IN PDF FORMAT TO:

PBOTDevRevTrafficScopes@portlandoregon.gov

DELIVERABLES – ALL FINAL STUDIES MUST BE SUBMITTED AT THE TIME OF LAND USE APPLICATION. ALL FINAL STUDIES AND SUBSEQUENT REVISIONS MUST BE PROVIDED TO THE ASSIGNED PBOT PLANNER IN THE FORM OF ONE (1) ELECTRONIC WORD DOC AND ONE (1) ELECTRONIC ADOBE PDF.

PARKING INVENTORY/LEGEND

Site Parking - 175



SOCCER COMPLEX (ITE PARKING GENERATION MANUAL, 5TH EDITION)

Condition	ITE Code	Land Use	Size	Weekday	
				Total	
Existing	488	Soccer Complex	1 Field	Average Rate	59.63
				Average Demand	60
				Fitted Curve Equation	N/A
				Fitted Curve Demand	N/A
				85th Percentile Rate	70.8
				85th Percentile Demand	71



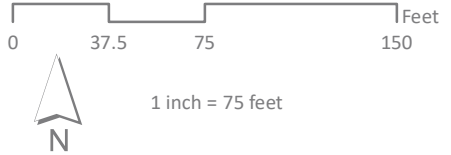
UO FIELD

Portland, Oregon

LEGEND

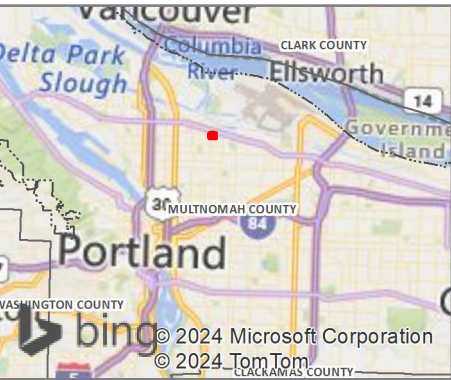
- Subject Site
- Tax Lots

- 1. (E) Entry Gates
- 2. (E) Bicycle Parking (4 staple racks)
- 3. (E) Locker Rooms / Restrooms / Concessions
- 4. (E) Batting Facility
- 5. (E) Softball Bleachers
- 6. (E) Soccer Bleachers
- 7. (E) Turf Field, *University and Sponsor Logos to Change
- 8. (E) Scoreboards, *University and Sponsor Logos to Change



SOURCE DATA: Metro RLIS Lite Base Data, Jan 2024
GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 3/29/2024
File: Aerial Map
Map Created By: TMB
Project No: 2220232.02



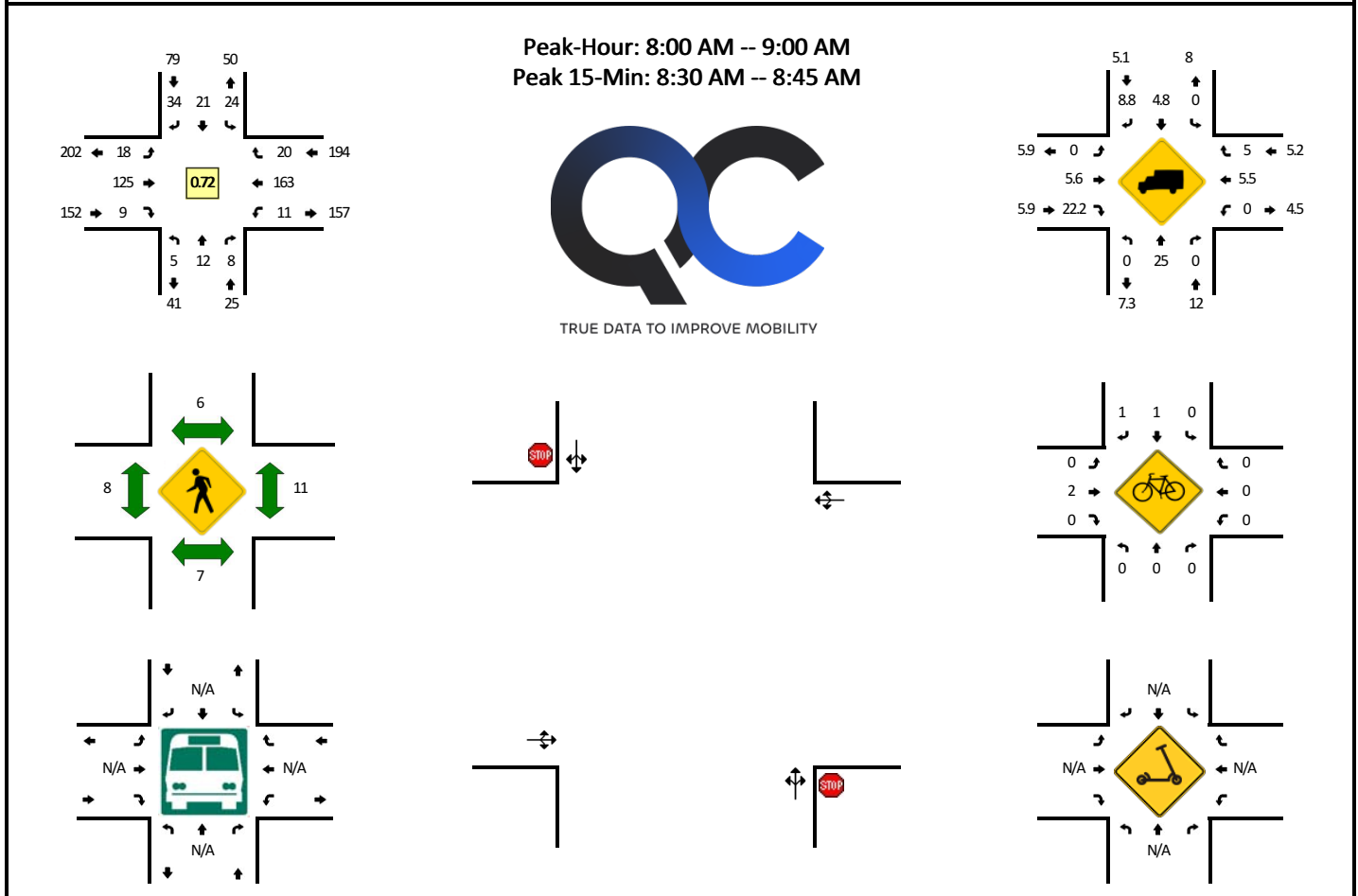
MACKENZIE.

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RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214

Portland, Oregon • Vancouver, Washington • Seattle, Washington

LOCATION: NE 27th Ave -- NE Dekum St
CITY/STATE: Portland, OR

QC JOB #: 16514301
DATE: Wed, Mar 6 2024

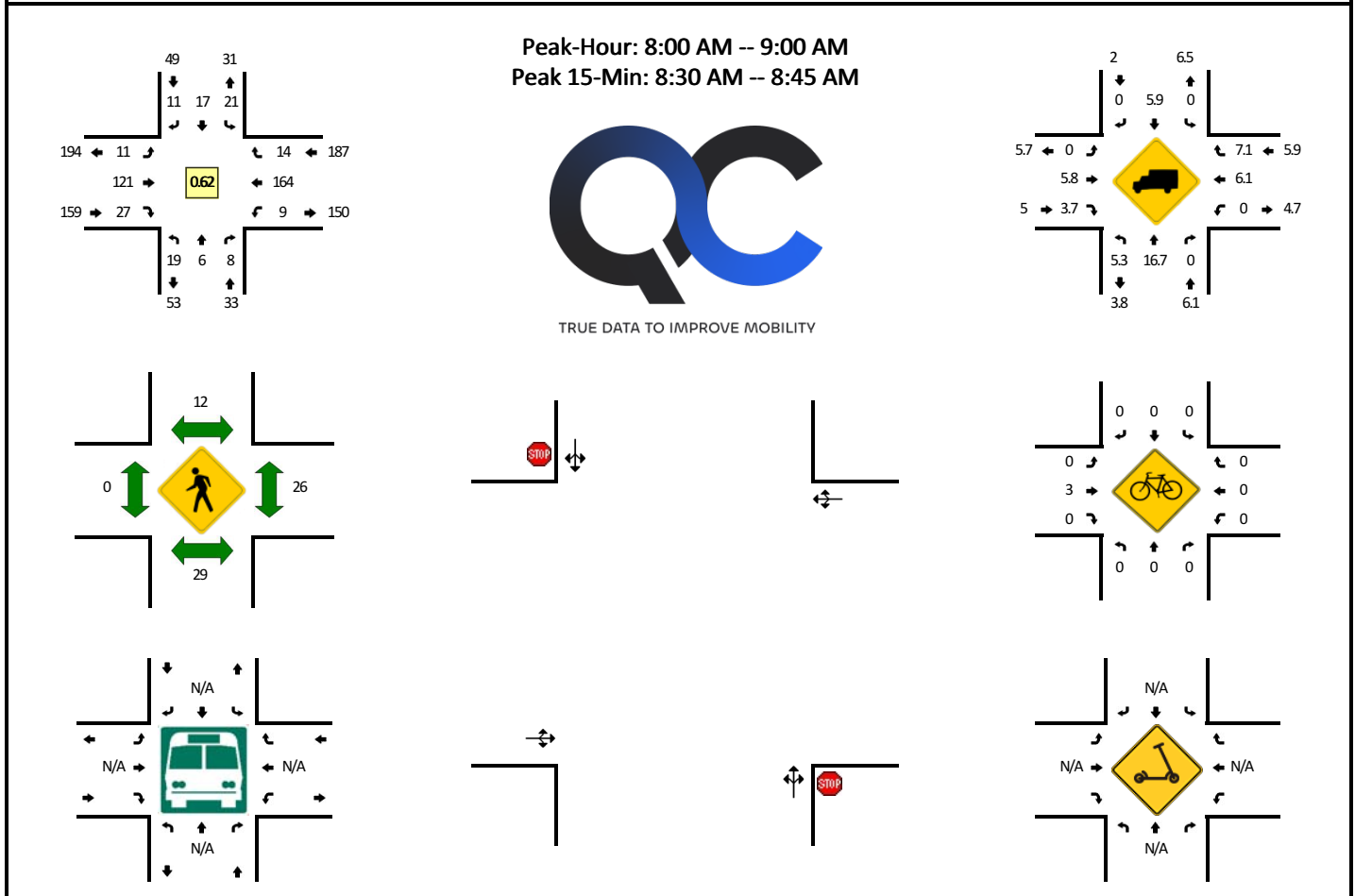


5-Min Count Period Beginning At	NE 27th Ave (Northbound)				NE 27th Ave (Southbound)				NE Dekum St (Eastbound)				NE Dekum St (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	2	0	0	3	
7:05 AM	0	0	0	0	0	0	1	0	0	1	2	0	0	4	0	0	8	
7:10 AM	0	1	0	0	0	3	0	0	0	4	0	0	0	1	2	0	11	
7:15 AM	1	0	0	0	0	0	2	0	2	2	0	0	0	0	1	0	8	
7:20 AM	0	1	1	0	0	0	0	0	0	5	1	0	1	3	0	0	12	
7:25 AM	0	1	2	0	1	2	3	0	0	6	0	0	0	4	1	0	20	
7:30 AM	0	0	0	0	0	1	3	0	0	3	0	0	0	1	0	0	8	
7:35 AM	0	1	0	0	0	0	1	0	4	5	1	0	0	9	0	0	21	
7:40 AM	1	1	0	0	0	1	0	0	2	7	2	0	0	12	1	0	27	
7:45 AM	0	2	1	0	1	2	1	0	1	10	0	0	0	9	2	0	29	
7:50 AM	2	0	1	0	2	4	1	0	2	8	0	0	0	8	1	0	29	
7:55 AM	0	3	0	0	2	2	1	0	1	9	0	0	0	6	0	0	24	200
8:00 AM	0	1	0	0	1	3	3	0	1	10	4	0	2	8	1	0	34	231
8:05 AM	0	0	0	0	0	1	3	0	2	7	1	0	0	5	1	0	20	243
8:10 AM	0	2	0	0	1	0	4	0	4	10	0	0	0	10	1	0	32	264
8:15 AM	0	3	1	0	0	2	2	0	1	10	1	0	3	10	0	0	33	289
8:20 AM	0	0	0	0	0	1	4	0	2	7	0	0	0	9	2	0	25	302
8:25 AM	1	1	1	0	2	2	1	0	1	11	1	0	0	13	0	0	34	316
8:30 AM	0	2	1	0	3	1	2	0	0	15	1	0	0	20	2	0	47	355
8:35 AM	0	0	2	0	3	2	3	0	3	22	1	0	3	10	5	0	54	388
8:40 AM	0	0	1	0	4	2	2	0	1	12	0	0	1	30	2	0	55	416
8:45 AM	1	2	1	0	5	4	5	0	1	6	0	0	1	18	3	0	47	434
8:50 AM	3	0	1	0	3	1	4	0	0	9	0	0	1	19	2	0	43	448
8:55 AM	0	1	0	0	2	2	1	0	2	6	0	0	0	11	1	0	26	450
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	8	16	0	40	20	28	0	16	196	8	0	16	240	36	0	624	
Heavy Trucks	0	0	0	0	0	0	4	0	0	12	0	0	0	12	0	0	28	
Buses																		
Pedestrians	0	0	0	0	16	0	0	0	0	0	0	0	24	0	0	0	40	
Bicycles	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	4	
Scooters																		

Comments:

LOCATION: NE 29th Ave -- NE Dekum St
CITY/STATE: Portland, OR

QC JOB #: 16514303
DATE: Wed, Mar 6 2024

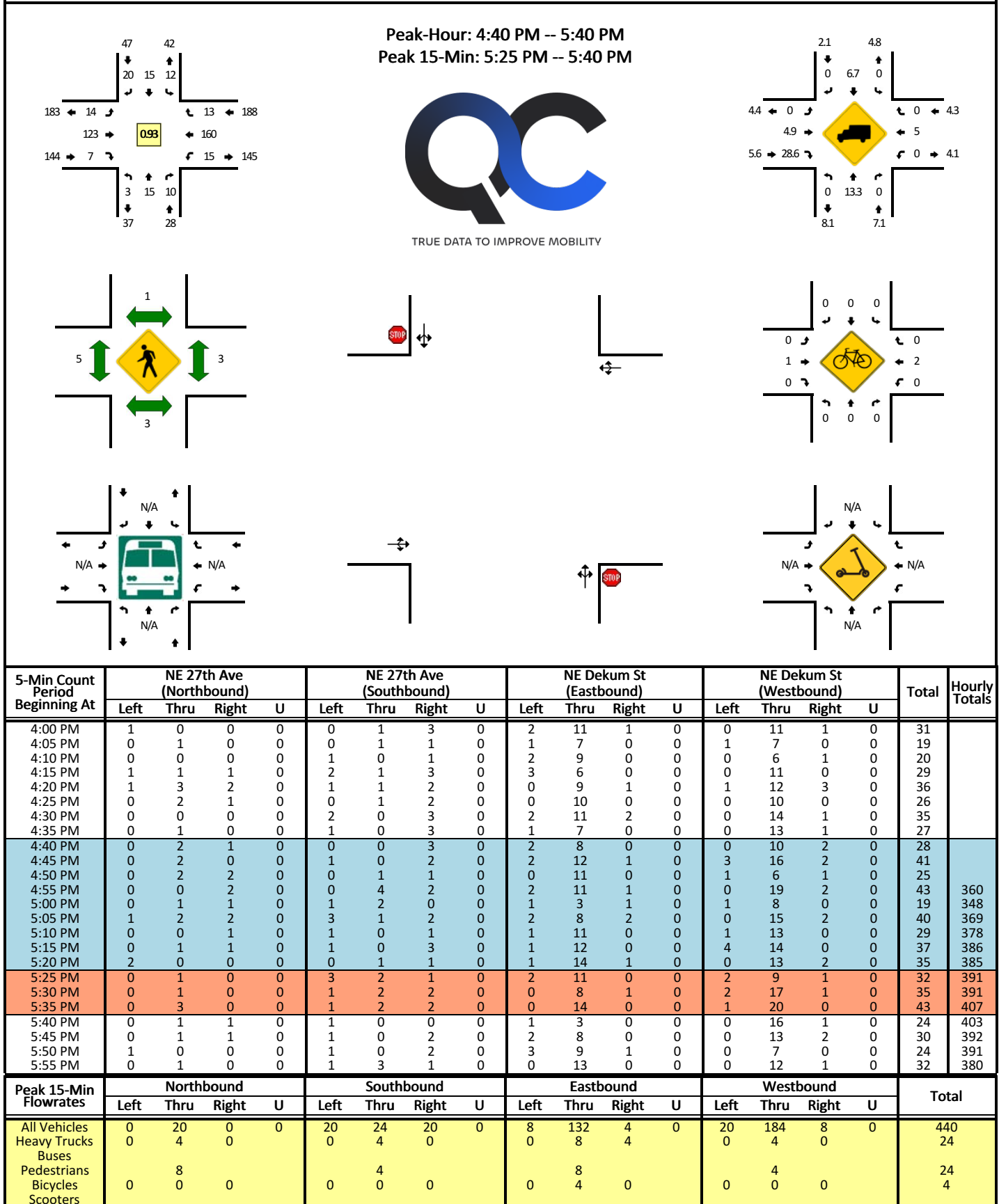


5-Min Count Period Beginning At	NE 29th Ave (Northbound)				NE 29th Ave (Southbound)				NE Dekum St (Eastbound)				NE Dekum St (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	
7:05 AM	0	0	1	0	0	0	0	0	0	1	0	0	0	3	0	0	5	
7:10 AM	0	0	0	0	0	0	0	0	0	3	0	0	0	3	0	0	6	
7:15 AM	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	3	
7:20 AM	0	0	0	0	0	0	0	0	1	4	0	0	1	4	1	0	11	
7:25 AM	0	0	1	0	0	0	1	0	1	8	0	0	1	4	0	0	16	
7:30 AM	0	0	0	0	0	0	0	0	1	3	0	0	0	1	0	0	5	
7:35 AM	1	0	1	0	1	2	1	0	0	5	1	0	0	7	0	0	19	
7:40 AM	0	0	0	0	0	1	2	0	2	4	0	0	0	10	1	0	20	
7:45 AM	0	0	0	0	0	1	1	0	1	9	2	0	0	10	0	0	24	
7:50 AM	0	1	0	0	1	4	1	0	1	4	5	0	1	8	0	0	26	
7:55 AM	0	1	0	0	0	2	1	0	1	7	2	0	1	6	0	0	21	158
8:00 AM	1	0	0	0	0	1	1	0	2	10	1	0	0	7	0	0	23	179
8:05 AM	0	0	0	0	2	2	1	0	0	6	0	0	1	5	0	0	17	191
8:10 AM	1	0	0	0	1	0	1	0	1	7	3	0	1	10	0	0	25	210
8:15 AM	0	0	0	0	1	1	1	0	2	9	1	0	0	12	0	0	27	234
8:20 AM	0	0	0	0	2	1	0	0	0	7	0	0	0	10	0	0	20	243
8:25 AM	0	0	0	0	1	2	0	0	1	7	3	0	0	17	1	0	32	259
8:30 AM	1	2	0	0	3	0	2	0	1	17	1	0	2	18	1	0	48	302
8:35 AM	0	0	3	0	4	4	2	0	2	19	9	0	1	16	4	0	64	347
8:40 AM	7	1	2	0	2	1	0	0	0	12	3	0	2	26	4	0	60	387
8:45 AM	2	3	2	0	3	2	1	0	0	10	2	0	1	18	2	0	46	409
8:50 AM	4	0	1	0	1	1	1	0	2	11	2	0	0	17	1	0	41	424
8:55 AM	3	0	0	0	1	2	1	0	0	6	2	0	1	8	1	0	25	428
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	32	12	20	0	36	20	16	0	12	192	52	0	20	240	36	0	688	
Heavy Trucks	4	4	0		0	0	0		0	16	0		0	4	0		28	
Buses																		
Pedestrians		72				36				0				68			176	
Bicycles	0	0	0		0	0	0		0	4	0		0	0	0		4	
Scooters																		

Comments:

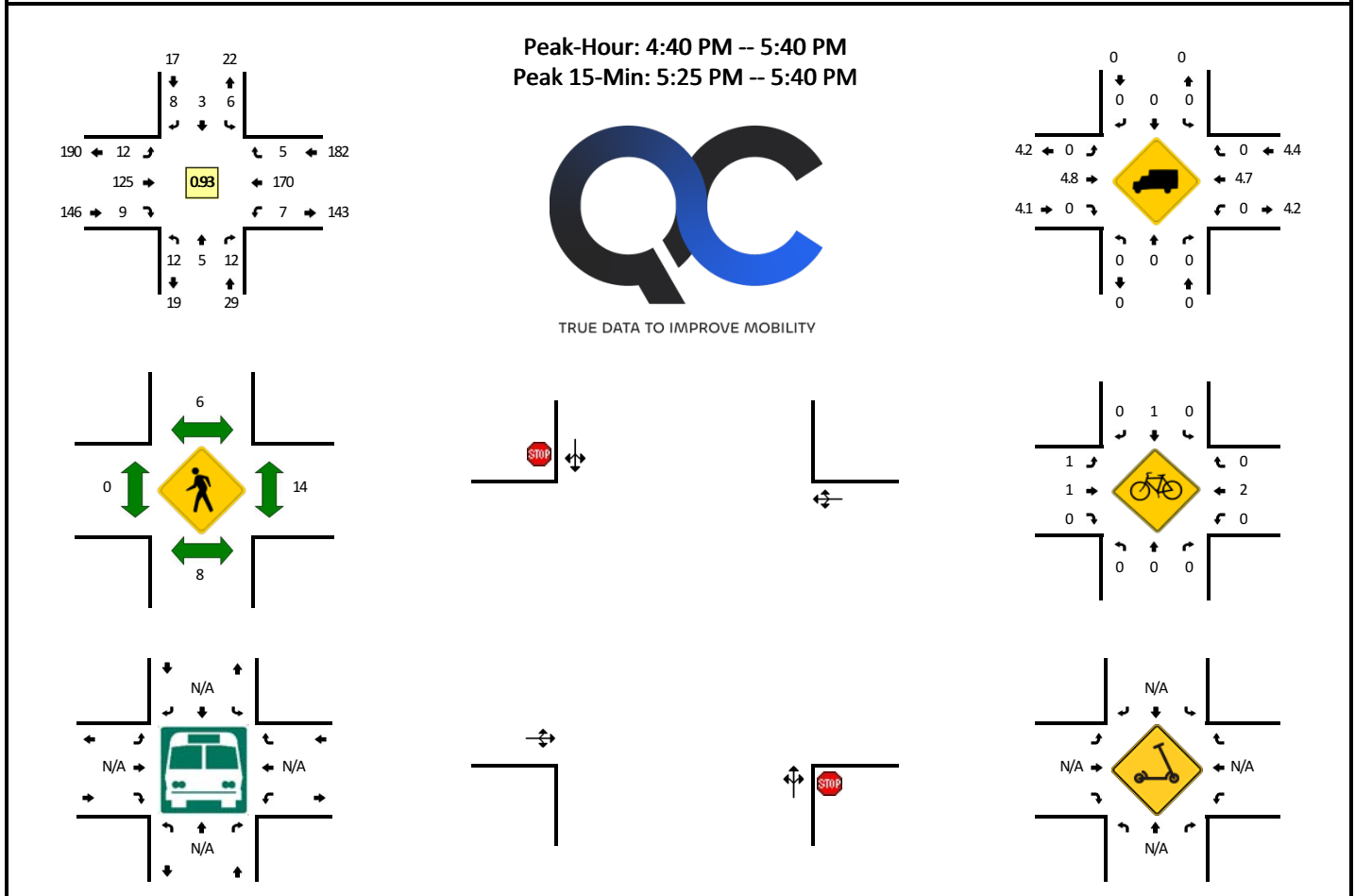
LOCATION: NE 27th Ave -- NE Dekum St
CITY/STATE: Portland, OR

QC JOB #: 16514302
DATE: Wed, Mar 6 2024



LOCATION: NE 29th Ave -- NE Dekum St
CITY/STATE: Portland, OR

QC JOB #: 16514304
DATE: Wed, Mar 6 2024



5-Min Count Period Beginning At	NE 29th Ave (Northbound)				NE 29th Ave (Southbound)				NE Dekum St (Eastbound)				NE Dekum St (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	0	0	0	1	0	2	0	1	9	0	0	0	10	1	0	24	
4:05 PM	3	2	0	0	1	0	0	0	0	8	0	0	0	5	0	0	19	
4:10 PM	0	0	0	0	1	0	0	0	0	8	0	0	0	7	2	0	19	
4:15 PM	1	0	0	0	1	0	0	0	0	8	0	0	0	11	0	0	21	
4:20 PM	0	0	0	0	0	0	3	0	2	11	0	0	0	14	1	0	31	
4:25 PM	2	0	0	0	1	1	0	0	0	10	0	0	0	8	1	0	23	
4:30 PM	3	1	1	0	1	1	1	0	0	12	1	0	1	11	1	0	34	
4:35 PM	1	0	1	0	2	1	0	0	1	7	0	0	1	13	0	0	27	
4:40 PM	2	1	3	0	0	1	1	0	2	5	2	0	2	10	0	0	29	
4:45 PM	1	0	0	0	0	0	1	0	1	10	2	0	1	17	1	0	34	
4:50 PM	1	1	0	0	1	0	0	0	0	10	0	0	0	9	0	0	22	
4:55 PM	3	0	0	0	0	0	0	0	1	13	2	0	2	17	0	0	38	321
5:00 PM	0	0	1	0	2	0	0	0	1	4	1	0	0	10	0	0	19	316
5:05 PM	1	2	1	0	0	1	2	0	0	12	0	0	0	14	0	0	33	330
5:10 PM	1	0	2	0	0	0	0	0	0	13	0	0	0	12	0	0	28	339
5:15 PM	0	1	1	0	1	1	1	0	1	12	1	0	2	17	1	0	39	357
5:20 PM	0	0	1	0	0	0	0	0	2	11	0	0	0	16	1	0	31	357
5:25 PM	0	0	1	0	1	0	1	0	2	13	1	0	0	11	0	0	30	364
5:30 PM	1	0	1	0	1	0	1	0	1	8	0	0	0	18	1	0	32	362
5:35 PM	2	0	1	0	0	0	1	0	1	14	0	0	0	19	1	0	39	374
5:40 PM	0	0	0	0	0	0	0	0	1	4	0	0	0	18	1	0	24	369
5:45 PM	1	0	0	0	0	0	1	0	0	9	1	0	1	12	1	0	26	361
5:50 PM	0	0	0	0	0	1	1	0	2	7	0	0	0	5	2	0	18	357
5:55 PM	2	0	1	0	0	1	0	0	2	11	1	0	1	11	1	0	31	350
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	12	0	12	0	8	0	12	0	16	140	4	0	0	192	8	0	404	
Heavy Trucks	0	0	0	0	0	0	0	0	0	8	0	0	0	4	0	0	12	
Buses																		
Pedestrians		4				4				0				0			8	
Bicycles	0	0	0		0	0	0		4	4	0		0	0	0		8	
Scooters																		

Comments:

CITY OF PORTLAND NE, MULTNOMAH COUNTY

DEKUM ST at 27TH AVE, City of Portland NE, Multnomah County, 01/01/2017 to 12/31/2022

5 - 8 of 8 Crash records shown.

SER#	P	R	J	S	W	DATE	CLASS	CITY STREET	RD CHAR	INT-TYPE	INT-REL	OFFRD	WTHR	CRASH	SPCL USE	TRLR	QTY	MOVE	A	S	PRTC	INJ	G	E	LICNS	PED	ERROR	ACT	EVENT	CAUSE
INVEST	E	A	U	I	C	O	DAY	DIST	FIRST STREET	(MEDIAN)	INT-REL	RNDBT	SURF	COLL	OWNER	FROM														
RD DPT	E	L	G	N	H	R	TIME	FROM	SECOND STREET	LEGS	TRAF-	DRVWY	LIGHT	SVRTY	V#	TYPE	TO													
UNLOC?	D	C	S	V	L	K	LAT	LONG	LRS	(#LANES)	CONTL																			
															02	NONE	9	STRGHT												
																N/A	W -E											000		00
																PSNGR	CAR				01	DRVR	NONE	00	Unk	UNK		000	000	00
																									UNK					
09309	N	N	N	N	N		10/10/2019	17	NE DEKUM ST		CROSS	N	N	CLR	ANGL-OTH	01	NONE	0	TURN-L										058	02
NONE							TH	0	NE 27TH AVE		STOP SIGN	N	DRY	TURN	PRVTE	N -E												015		00
N							11A			03	0	N	DAY	INJ	PSNGR	CAR				01	DRVR	NONE	19	M	OR-Y		028	000		02
N							45 34 18.75 -122 38 17.29																		OR<25					
															02	NONE	0	STRGHT												
																PRVTE	W -E											000		00
																PSNGR	CAR				01	DRVR	INJC	20	F	OR-Y		000	000	00
																									OR<25					
12097	N	N	N	N	N		12/24/2019	17	NE DEKUM ST		CROSS	N	N	CLR	ANGL-OTH	01	NONE	9	STRGHT											02
NO RPT							TU	0	NE 27TH AVE		STOP SIGN	N	DRY	ANGL	N/A	W -E												000		00
N							10A			03	0	N	DAY	PDO	PSNGR	CAR				01	DRVR	NONE	00	Unk	UNK		000	000		00
N							45 34 18.75 -122 38 17.29																		UNK					
															02	NONE	9	STRGHT												
																N/A	N -S											015		00
																PSNGR	CAR				01	DRVR	NONE	00	Unk	UNK		000	000	00
																									UNK					
01372	N	N	N	N	N		02/13/2020	17	NE DEKUM ST		CROSS	N	N	CLR	ANGL-OTH	01	NONE	9	STRGHT											02,03
NONE							TH	0	NE 27TH AVE		STOP SIGN	N	DRY	ANGL	N/A	W -E												000		00
N							9P			03	0	N	DLIT	PDO	PSNGR	CAR				01	DRVR	NONE	00	Unk	UNK		000	000		00
N							45 34 18.75 -122 38 17.29																		UNK					
															02	NONE	9	STRGHT												
																N/A	N -S											000		00
																PSNGR	CAR				01	DRVR	NONE	00	Unk	UNK		000	000	00
																									UNK					

CITY OF PORTLAND NE, MULTNOMAH COUNTY

DEKUM ST and Intersectional Crashes at DEKUM ST, City of Portland NE, Multnomah County, 01/01/2017 to 12/31/2021

41 - 45 of 50 Crash records shown.

SER#	P	R	J	S	W	DATE	CLASS	CITY STREET	RD CHAR	INT-TYPE	SPCL USE																			
INVEST	E	A	U	I	C	O	DAY	DIST	FIRST STREET	(MEDIAN)	INT-REL	OFFRD	WTHR	CRASH	TRLR	QTY	MOVE	A	S											
RD DPT	E	L	G	N	H	R	TIME	FROM	SECOND STREET	LEGS	TRAF-	RNDBT	SURF	COLL	OWNER	FROM	PRTC	INJ	G	E	LICNS	PED								
UNLOC?	D	C	S	V	L	K	LAT	LONG	LRS	(#LANES)	CONTL	DRVWY	LIGHT	SVRTY	V#	TYPE	TO	P#	TYPE	SVRTY	E	X	RES	LOC	ERROR	ACT	EVENT	CAUSE		
01547	N	N	N	N			02/20/2019	17	NE DEKUM ST		CROSS	N	N	CLR	ANGL-OTH	01	NONE	0	STRGHT											
NO RPT							WE	0	NE 29TH AVE					STOP SIGN	N	DRY	ANGL		PRVTE	W -E						000		00		
N							1P					03	0		N	DAY	INJ		PSNGR	CAR		01	DRVR	NONE	72	M	OR-Y	000	000	00
N							45 34 18.77	-122 38 9.55																OR<25						
																02	NONE	0	STRGHT											
																	PRVTE	N -S								015		00		
																	PSNGR	CAR		01	DRVR	INJC	60	F	OR-Y	028	000	02		
																								OR<25						
04999	N	N	N	N			06/07/2019	17	NE DEKUM ST		CROSS	N	N	CLR	ANGL-OTH	01	NONE	9	TURN-L											
NO RPT							FR	0	NE 29TH AVE					STOP SIGN	N	DRY	TURN		N/A	N -E							015		00	
N							8A					01	0		N	DAY	PDO		PSNGR	CAR		01	DRVR	NONE	00	Unk	UNK	000	000	00
N							45 34 18.77	-122 38 9.55																	UNK					
																02	NONE	9	STRGHT											
																	N/A	E -W									000		00	
																	PSNGR	CAR		01	DRVR	NONE	00	Unk	UNK	000	000	00	00	
																								UNK						
01565	N	N	N	N			02/19/2020	17	NE DEKUM ST		STRGHT	N	N	CLR	ANGL-OTH	01	NONE	0	STRGHT											
NO RPT							WE	60	NE 29TH AVE		(NONE)	UNKNOWN	N	DRY	TURN		PRVTE	W -E									000		00	
N							12P					08			Y	DAY	INJ		PSNGR	CAR		01	DRVR	INJB	23	F	OR-Y	000	000	00
N							45 34 18.77	-122 38 10.71			(02)														OR<25					
																02	NONE	0	TURN-L											
																	PRVTE	S -W									018		00	
																	PSNGR	CAR		01	DRVR	INJB	25	F	OTH-Y	028,004	000	02		
																								N-RES						
01370	N	N	N	N			02/13/2020	17	NE DEKUM ST		3-LEG	N	N	CLD	ANGL-OTH	01	NONE	9	TURN-L									02,03		
NONE							TH	0	NE 32ND AVE					STOP SIGN	N	WET	TURN		N/A	N -E							000		00	
N							UNK					03	1		N	DAY	PDO		PSNGR	CAR		01	DRVR	NONE	00	Unk	UNK	000	000	00
N							45 34 18.81	-122 37 57.77																	UNK					
																02	NONE	9	STRGHT											
																	N/A	W -E									000		00	
																	PSNGR	CAR		01	DRVR	NONE	00	Unk	UNK	000	000	00	00	
																								UNK						
00590	N	N	N	N			01/23/2018	16	NE DEKUM ST		CROSS	N	N	RAIN	S-1TURN	01	NONE	0	TURN-L									06		
NONE							TU	0	NE 33RD AVE					UNKNOWN	N	WET	TURN		PRVTE	S -W							000		00	
N							8A					06	0		N	DAWN	INJ		TRUCK			01	DRVR	NONE	23	M	OR-Y	000	000	00
N							45 34 18.71	-122 37 50.3																	OR<25					
																02	NONE	0	STRGHT											
																	PRVTE	S -N									000		00	
																	PSNGR	CAR		01	DRVR	INJC	36	M	OR-Y	032	000	06		
																								OR<25						



A photograph showing four metal bicycle racks arranged in a row on a sidewalk. Each rack is made of a single continuous metal loop that forms a U-shape at the base and a circular loop for the wheels. The racks are mounted on a light-colored concrete or stone surface. In the background, there is a building with large windows and a dark interior.

A row of five silver metal bike racks installed on a sidewalk. The racks are made of a continuous metal bar bent into a series of loops. They are set against a background of green bushes and a paved area.

MACKENZIE.

CONDITIONAL USE

To
City of Portland

For
University of Oregon,
Portland Campus

Dated
April 2, 2024
(Revised May 24, 2024)

Project Number
2220232.02



MACKENZIE
Since 1960
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PO Box 14310, Portland, OR 97293 | T 503.224.9560 | www.mackenzie.inc

LU 24-030450 CU
Exhibit A.8

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ATTACHMENTS

1. Application Form
2. Site Plan
3. Traffic and Parking Study
4. EA22-200799 Pre-Application Conference Notes
5. Outdoor Lighting Documentation from LU 07-184826 DZM IM
6. Cut Sheet for Sound Amplification System
7. Nonconforming Upgrade Covenant

I. PROJECT SUMMARY

Applicant:	University of Oregon
Owner:	University of Oregon, Attention: Aaron Olsen 1295 Franklin Boulevard Eugene, OR 97403
Site Address:	6615 NE 29th Avenue Portland, OR 97211
Assessor Site Acreage:	UO Portland Campus – 19.46 acres Field lot only – 5.26 acres
Zoning:	Campus Institutional 1 (CI1)
Comprehensive Plan:	Institutional Campus
Adjacent Zoning:	Residential 5,000 (R5)
Existing Structures:	<p>The UO Portland Northeast campus includes multiple university buildings including classrooms, apartments and residential halls, a library, and a gymnasium.</p> <p>The lot containing the outdoor sports facility includes:</p> <ul style="list-style-type: none"> ▪ Combined artificial turf baseball and soccer field. ▪ Two batting cages and bull pens. ▪ Spectator seating/bleachers. ▪ Athletics building including locker rooms, restrooms, and concessions. ▪ Two ticket booths. ▪ Perimeter fencing and gates.
Request:	Type III Conditional Use to enable new owner to use existing athletic fields and associated amenities. Physical changes are limited to replacing university logos, names, and sponsors.
Project Contact:	Suzannah Stanley Mackenzie 1515 SE Water Avenue, Suite 100 Portland, OR 97214

II. INTRODUCTION

Description of Request

The University of Oregon (UO) is seeking Conditional Use (CU) approval to use the existing outdoor sports facility at its recently acquired Portland campus (the former Concordia University campus). UO proposes to use the facility for student and community recreation and occasional special events as follows:

- University students and staff will use the fields for open recreation and ad-hoc recreation games during the academic hours (7:00 AM – 3:00 PM).
- Outside of academic hours, UO will make the facility available for community use on a reservation basis. It is expected the fields could be booked for up to five days a week during the hours of 3:00 PM – 9:00 PM to support community (such as youth leagues) and local schools' need for practice space. This is expected to fluctuate seasonally, with reduced activity during winter months.
- On weekends, UO anticipates the facility will be used between 7:00 AM – 10:00 PM for scheduled games by students (such as recreational leagues) and community groups (such as youth leagues and local schools). This level of activity will generally occur during the spring through fall. These events may draw as many as 200-300 participants and spectators, although this will not be typical.
- Special events may include graduation ceremonies, speakers, and exhibitions. These types of events are expected to occur approximately four times per year. Attendance will be limited to the maximum seating capacity for the soccer bleachers (1,003), although typical events are expected to draw 150-200 attendees.

The facility was originally approved for Concordia University under LU 07-184826 DZIM; that approval is no longer in effect because the previous CU was extinguished on this site (see PR 22-126708 ZCL) and the previous Impact Mitigation Plan (IMP) no longer applies.

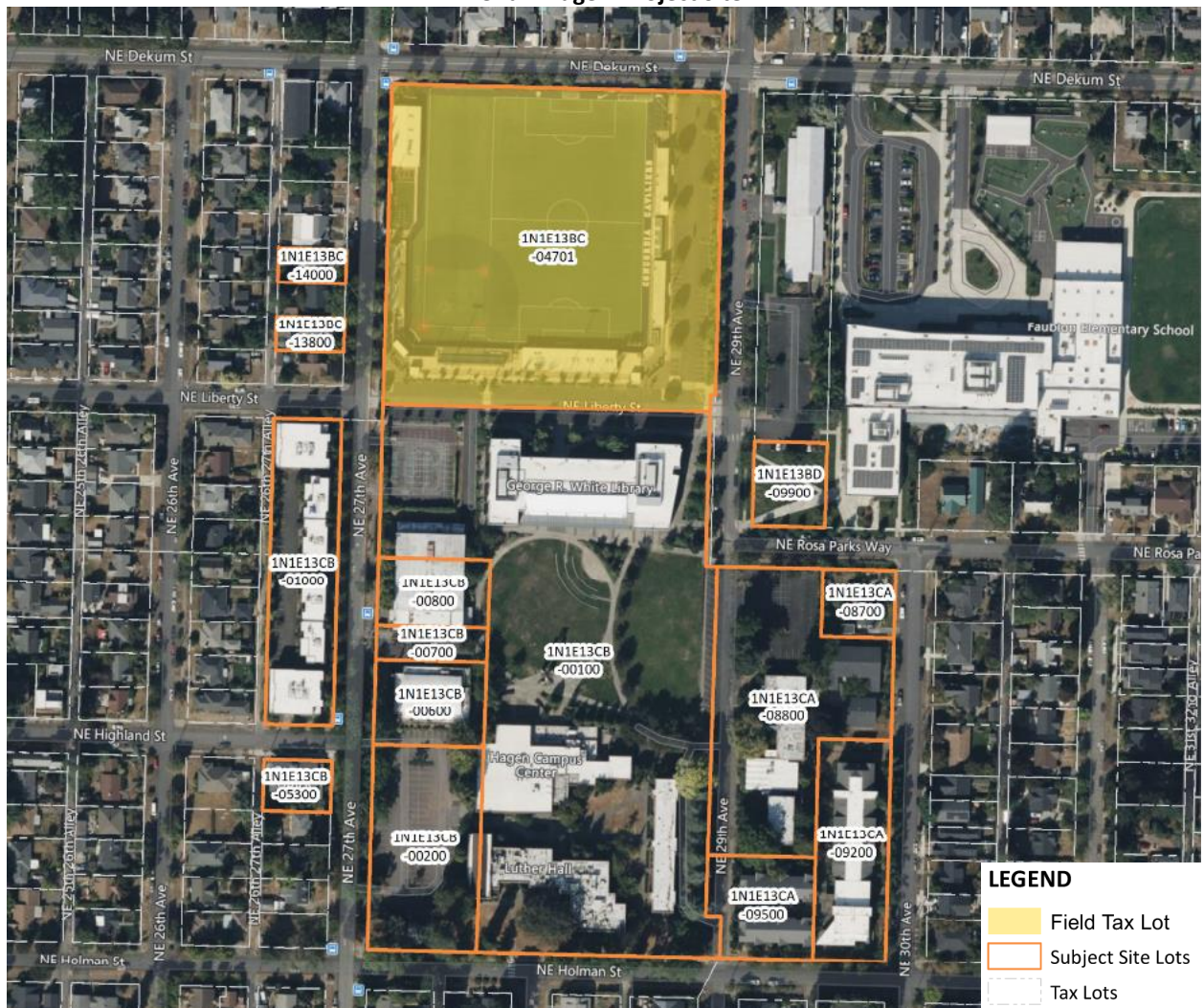
Site and Surrounding Land Use

The field lot is 5.26 acres in size, located at 6615 NE 29th Avenue (tax lot: 1N1E13BC 4701), at the north end of the UO Portland campus, which extends onto nearby lots to the south. The campus is predominantly zoned Campus Institutional 1 (CI1) and is surrounded by the Residential 5,000 (R5) zone in all directions.

Description of Proposed Development

Physical changes to the site are limited to replacing university logos, names, and sponsors. The facility would be used for student and community recreation and occasional special events as described above. Use of the facility would occur between the hours of 7:00 AM – 10:00 PM, up to seven days a week. The maximum seating capacity for the facility is 1,003, which is based on the capacity of the existing soccer field bleachers. Attendance for community games is not expected to exceed 200-300 spectators. Special events, approximately four times per year, may reach the available seating capacity.

Aerial Image – Project Site



III. ZONING CODE COMPLIANCE

Chapter 33.150 Campus Institutional Zones

33.150.100 Primary Uses

B. Limited uses. Uses allowed that are subject to limitations are listed in Table 150-1 with an "L". These uses are allowed if they comply with the limitations listed below and the development standards and other regulations of this Title. In addition, a use or development listed in the 200s series of chapters is also subject to the regulations of those chapters. The paragraphs listed below contain the limitations and correspond with the footnote numbers from Table 150-1...

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.

Response: This proposal is for the use of an existing outdoor sports facility at a *Colleges* use site. The facility is part of the University of Oregon Northeast Portland campus (former Concordia University campus). Physical changes to the facility will be limited to replacement of the name and logos of the university and its sponsors. The facility includes more than 1,500 SF of accessory building floor area, more than 500 linear feet of spectator seating, outdoor lighting, and voice amplification. Although the facility was previously reviewed and approved for Concordia University under LU 07-184826 DZM IM, BDS staff has confirmed that a Conditional Use Review is required per Zoning Code Section 33.150.100.B.6. because the previous Conditional Use was extinguished, and the previous IMP no longer applies. The review will be processed at the Type III level per Section 33.815.040.A.1. This report addresses the applicable review criteria.

33.150.120 Nuisance-Related Impacts

A. Off-site impacts. All uses, including accessory uses, must comply with the standards of Chapter 33.262, Off-Site Impacts.

Response: Compliance with the applicable standards of Chapter 33.262 will be demonstrated later in this report. This standard is met.

B. Other nuisances. Other nuisances are regulated by Title 29, Property and Maintenance Regulations

Response: No nuisances regulated under Title 29 are proposed or known to be present on the subject site. Use of the existing outdoor sports facilities on the site will satisfy the property and maintenance regulations set forth in Title 29. This standard is met.

Table 150-1
Campus Institutional Zone Primary Uses

Use Categories	CI1	CI2	IR
Institutional Categories			
Basic Utilities	L/CU [3]	L/CU [3]	L/CU [3]
Community Service	L/CU [4]	L/CU [4]	L/CU [4]
Parks And Open Areas	L/CU [5]	L/CU [5]	L/CU [5]
Schools	N	N	L/CU [11]
Colleges	Y/CU [6]	Y/CU [6]	L/CU [11]
Medical Centers	Y	Y	L/CU [11]
Religious Institutions	CU	CU	CU
Daycare	Y	Y	L/CU [12]
Other Categories			
Agriculture	L [7]	L [7]	L [7]
Aviation And Surface Passenger Terminals	N	N	N
Detention Facilities	N	N	N
Mining	N	N	N
Radio Frequency Transmission Facilities	L/CU [8]	L/CU [8]	L/CU [8]
Rail Lines And Utility Corridors	CU	CU	CU

Y = Yes, Allowed

L = Allowed, But Special Limitations

CU = Conditional Use Review Required

N = No, Prohibited

Notes:

- The use categories are described in Chapter 33.920.
- Regulations that correspond to the bracketed numbers [] are stated in 33.150.100.B.
- Specific uses and developments may also be subject to regulations in the 200s series of chapters.

Response: The site is zoned CI1, and the proposal is for a field associated with a *Colleges* use. As described above, Section 33.150.100.B.6. applies to the proposal, which requires Conditional Use Review.

Development Standards

Table 150-2 Summary of Development Standards in Campus Institutional Zones			
Standard	CI1	CI2	IR
Maximum FAR [1] (see 33.150.205)	0.5 to 1	3 to 1 [2] [3]	2 to 1
Maximum FAR with Inclusionary Housing Bonus [1] (see 33.150.205.C)	NA	3.75 to 1 [2] [3]	NA
Maximum Height (see 33.150.210)	75 ft. [4]	150 ft. [4]	75 ft.
Minimum Building Setbacks [1] (see 33.150.215)			
- Lot line abutting or across the street from an OS, RF-R2.5 zoned lot	15 ft.	10 ft.	1 ft. for every 2 ft. of building height but not less than 10 ft.
- Lot line abutting or across the street from an RM1-RMP, IR zoned lot	10 ft.	10 ft.	
- Lot line abutting or across the street from a C, CI, E, or I zoned lot	0 ft.	0 ft.	
Maximum Building Setbacks Street Lot Line, Transit Street or Pedestrian District (See 33.150.215)	None	10 ft.	10 ft.
Maximum Building Coverage [1] (see 33.150.225)	50% of site area	85% of site area	70% of site area
Maximum Building Length [1] (see 33.150.235 and 33.150.255)	200 ft.	200 ft.	None
Minimum Landscaped Area (see 33.150.240)	25% of site area	15% of site area	20% of site area
Landscaping Abutting an R zoned lot (see 33.150.240.C)	10 ft. @ L3	5 ft. @ L3	10 ft. @L3
Landscaping across the street from an R zoned lot (see 33.150.240.C)	10 ft. @ L1	5 ft. @ L1	10 ft. @L1
Building Facade Articulation [1] (see 33.150.255)	No	Yes	No
Ground Floor Window Standards [1] (see 33.150.250)	No	Yes	Yes
Transit Street Main Entrance [1] (See 33.150.265)	No	Yes	No

Notes:

[1] For Colleges and Medical Centers, the entire CI zone is treated as one site regardless of ownership. In this case, FAR is calculated based on the total square footage of the parcels within the zone rather than for each individual parcel, and 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.

[2] Maximum FAR within the Legacy Good Samaritan Hospital and Health Center campus boundary shown on Map 150-3 is 3.7 to 1, and is 4.5 to 1 with inclusionary housing bonus.

[3] Maximum FAR within the PCC Sylvania campus boundary shown on Map 150-5 is .75 to 1, and is 1 to 1 with inclusionary housing bonus.

[4] Heights reduced on sites that are across the street from, or adjacent to, certain zones. See 33.150.210.C.

Response: Physical changes associated with this proposal are limited to changing logos. No modifications to the existing buildings or landscaping are proposed, so there will be no effect on conformance with these standards.

While not part of this Conditional Use proposal, note that the University of Oregon recently entered into an Option 2 Covenant for nonconforming upgrades across the campus, which includes the field lot. The approved nonconforming upgrade plan, which shows existing and conditions and proposed upgrades, is included in Attachment 7.

Chapter 33.258 Nonconforming Situations

33.258.070 Nonconforming Development

- D. Development that must be brought into conformance. The regulations of this subsection are divided into two types of situations, depending upon whether the use is also nonconforming or not. These regulations apply except where superseded by more specific regulations in the code.*
- 2. Nonconforming development with an existing nonconforming use, allowed use, limited use, or conditional use. Nonconforming development associated with an existing nonconforming use, an allowed use, a limited use, or a conditional use, must meet the requirements stated below. When alterations are made that are over the threshold of Subparagraph D.2.a., the site must be brought into conformance with the development standards listed in Subparagraph D.2.b. The value of the alterations is based on the entire project, not individual building permits.*

Response: The current C11 zoning designation was applied after development of the subject site was complete, so there may be elements which are nonconforming; however, alterations exceeding the threshold of Subparagraph D.2.a. are not proposed with this project.

- a. Thresholds triggering compliance. The standards of Subparagraph D.2.b., below, must be met when the value of the proposed alterations on the site, as determined by BDS, is more than \$356,000. The following alterations and improvements do not count toward the threshold:*
- (1) Replace a manufactured dwelling in a manufactured dwelling park;*
 - (2) Alterations required by approved fire/life safety agreements;*
 - (3) Alterations related to the removal of existing architectural barriers, as required by the Americans with Disabilities Act, or as specified in Section 1113 of the Oregon Structural Specialty Code;*
 - (4) Alterations required by Chapter 24.85, Interim Seismic Design Requirements for Existing Buildings;*
 - (5) Improvements to on-site stormwater management facilities in conformance with Chapter 17.38, Drainage and Water Quality, and the Stormwater Management Manual; and*
 - (6) Improvements made to sites in order to comply with Chapter 21.35, Wellfield Protection Program, requirements.*
 - (7) Energy efficiency or renewable energy improvements that meet the Public Purpose Administrator incentive criteria whether or not the project applies for and receives the incentive;*
 - (8) Landscaping required by 33.475.220;*
 - (9) Removal or remediation of hazardous substances conducted under ORS 465.200-545 & 900; and*
 - (10) The installation of electric bike and electric vehicle chargers and accessory equipment.*

Response: The proposed alterations are limited to changing logos, which is valued at less than \$356,000; therefore, the proposal will not trigger compliance for any nonconforming

development. Additionally, the site is already part of an Option 2 covenant (see Attachment 7 for reference).

Chapter 33.262 Off-Site Impacts

33.262.010 Purpose

The regulations of this chapter are designed to protect all uses in the R, C, CI, IR, and OS zones from certain objectionable off-site impacts associated with nonresidential uses. These impacts include noise, vibration, odors, and glare. The standards ensure that uses provide adequate control measures or locate in areas where the community is protected from health hazards and nuisances. The use of objective standards provides a measurable means of determining specified off-site impacts. This method protects specific industries or firms from exclusion in a zone based solely on the general characteristics of similar industries in the past.

Response: The existing outdoor sports facility was previously reviewed and permitted under LU 07-184826 DZM IM, which addressed and amended Concordia University's IMP. However, BDS staff has confirmed that the previous Conditional Use was extinguished, and the IMP no longer applies. The responses below will demonstrate the facility has adequate control measures in place to protect the community from health hazards and nuisances.

33.262.020 Applying These Regulations

Nonresidential uses in all zones which cause off-site impacts on uses in the R, C, CI, IR, and OS zones are required to meet the standards of this chapter. Exempted equipment and facilities are stated in 33.262.030 below.

Response: The existing outdoor sports facility is a nonresidential use that includes outdoor lighting and sound amplification, which is required to meet the standards of this chapter.

33.262.030 Exemptions

The off-site impact standards do not apply to machinery, equipment, and facilities which were at the site and in compliance with existing regulations at the effective date of these regulations. Any new or additional machinery, equipment, and facilities must comply with the standards of this chapter. Documentation is the responsibility of the proprietor of the use if there is any question about when the equipment was brought to the site.

Response: The subject site does not qualify for an exemption under this provision. The responses below will demonstrate the existing facilities and equipment will comply with the applicable standards of this chapter.

33.262.040 Relationship to Other Regulations

The off-site impact standards are in addition to all other regulations of the City Code. The standards do not replace or supersede regulations of the Department of Environmental Quality (DEQ), relevant county regulations, or standards such as the Uniform Fire Code.

Response: This provision identifies additional regulations which may apply to the proposed use. It requires no factual evidence from the Applicant. Use of the facility will comply with all applicable local, state, and federal regulations.

33.262.050 Noise

The City noise standards are stated in Title 18, Noise Control. In addition, the Department of Environmental Quality has regulations which apply to firms adjacent to or near noise sensitive uses such as dwellings, religious institutions, schools, and hospitals.

Response: The outdoor sports facility includes an existing sound system which will be used during games and special events. The system consists of one set of three speakers on the west side of the field and two sets of three speakers on the east side. Each set of speakers is mounted to a lighting support post at a height of approximately 20-25'. The speakers are directed inward and downward toward the field. No changes to the existing sound system are proposed. A cut sheet for the speakers is included as Attachment 6. According to Title 18, the subject site and surrounding properties are classified as residential. The permissible sound level transmitted from the site to the boundaries of surrounding properties is 55 dBA between 7:00 AM – 10:00 PM and 50 dBA during all other hours. According to the City's findings in LU 07-184826 DZM IM, this is the same limit which applied when the facility was originally approved; therefore, it is anticipated the existing sound system is able to comply. The applicant's proposed use will adhere to Title 18 requirements.

33.262.060 Vibration

A. *Vibration standard. Continuous, frequent, or repetitive vibrations which exceed 0.002g peak may not be produced. In general, this means that a person of normal sensitivities should not be able to feel any vibrations.*

Response: Operation of the subject outdoor sports facility does not produce vibration in excess of this standard.

B. *Exceptions. Vibrations from temporary construction and vehicles which leave the site (such as trucks, trains, airplanes and helicopters) are exempt. Vibrations lasting less than 5 minutes per day are also exempt. Vibrations from primarily on-site vehicles and equipment are not exempt.*

Response: This provision identifies exceptions from enforcement action for the types of vibration listed in this standard. It requires no factual evidence from the Applicant.

C. *Measurement. Seismic or electronic vibration measuring equipment may be used for measurements when there are doubts about the level of vibration.*

Response: This provision authorizes the use of measurement for enforcement actions. It requires no factual evidence from the Applicant.

33.262.070 Odor

A. *Odor standard. Continuous, frequent, or repetitive odors may not be produced. The odor threshold is the point at which an odor may just be detected.*

Response: Operation of the outdoor sports facility does not inherently produce odors. Odors may be produced incidentally, such as the preparation of concessions during events; however, this would be minimal, occasional, and unlikely to cause offense.

B. *Exception. An odor detected for less than 15 minutes per day is exempt.*

Response: This provision identifies an exception from enforcement action. It requires no factual evidence from the Applicant.

33.262.080 Glare

A. *Glare standard. Glare is illumination caused by all types of lighting and from high temperature processes such as welding or metallurgical refining. Glare may not directly, or indirectly from reflection, cause illumination on other properties in excess of a measurement of 0.5 foot candles of light.*

Response: The outdoor sports facility includes field lighting, which was previously approved under LU 07-184826 DZM IM. According to the previous Decision Notice, the field lighting will, in some cases, exceed the allowed lighting levels on surrounding streets and properties. This was mitigated by designing the lighting plan to minimize light spillover into adjacent residential areas, and by limiting the hours during

which the lighting could be used. The applicant's proposal does not include any physical changes to the existing field lighting; therefore, glare is not anticipated to create unreasonable adverse impacts to surrounding uses. The lighting plan and light fixture specifications from LU 07-184826 DZM IM are included in Exhibit 5 for reference.

B. Strobe lights. Strobe lights visible from another property are not allowed.

Response: No strobe lights are proposed as part of this application.

33.262.090 Measurements

- A. Measurements for compliance with these standards are made from the property line or within the property of the affected site. Measurements may be made at ground level or at habitable levels of buildings.*
- B. If the City does not have the equipment or expertise to measure and evaluate a specific complaint, it may request assistance from another agency or may contract with an independent expert to perform such measurements. The City may accept measurements made by an independent expert hired by the controller or operator of the off-site impact source. If the City contracts to have measurements made and no violation is found, the City will bear the expense, if any, of the measurements. If a violation is found, City expenses will be charged to the violator. Nonpayment of the costs is a violation of the Code, and enforced through the provisions of Title 22.*

Response: This provision provides authority and guidance for enforcement actions. It requires no factual evidence from the Applicant.

33.262.100 Documentation in Advance

In situations where the Director of BDS is empowered to require documentation in advance that a proposed use will conform with these standards, all of the following additional information is required of the applicant prior to approving a building permit:

- A. Use description. A description of the use or activity regarding processes, materials used, storage, waste disposal, types of machinery and other such items as it relates to off-site impacts. However, the applicant is not required to reveal any trade secrets which would cause any secret manufacturing procedure, compound or product to become public knowledge and available to competitors;*
- B. Abatement devices. An explanation of any mechanisms or techniques which are proposed to restrict any hazardous or nuisance effects, including the type and location of any abatement devices and/or recording instruments to measure conformance with the required standard; and*
- C. Expert evaluation. An evaluation and explanation certified by a registered engineer or architect, as appropriate, that the proposed activity can achieve the off-site impact standard or standards in question.*

Response: Applicant acknowledges the City may require the applicant to provide the information described in this section; however, staff have not requested specific documentation under this provision. As previously mentioned, the subject facility was approved under LU 07-184826 DZM IM in 2007. That Decision Notice includes extensive descriptive and technical information regarding off-site impacts and mitigation methods. This application does not propose any modifications to the approved impact-producing equipment, such as lighting and sound amplification, nor does it propose modifications to the methodology used to mitigate those impacts.

Chapter 33.266 Parking, Loading, and Transportation and Parking Demand Management

33.266.010 Introduction

This chapter establishes the standards for the amount, location, and development of motor vehicle parking, standards for bicycle parking, and standards for on-site loading areas, and requirements for transportation demand management plans. Other titles of the City Code may regulate other aspects of parking and loading.

Response: There are currently 175 vehicle parking spaces in the two lots surrounding the outdoor sports facility. The City no longer requires a minimum amount of vehicle parking for any uses; however, this chapter does impose limits on the maximum amount of vehicle parking.

33.266.115 Maximum Allowed Parking Spaces

Response: The maximum allowed number of parking spaces for a Colleges use is listed in Table 266-2. The applicable standard is 1 per 400 SF of net building area exclusive of dormitories, plus 1 per 2.6 dorm rooms. This application does not include any addition or reduction in building area or any change to the number of parking spaces; therefore, conformance of the existing 175 parking spaces with this standard will not change.

33.266.200 Minimum Required Bicycle Parking

- A. *Purpose. Bicycle parking is required for most use categories to encourage the use of bicycles by providing secure and convenient places to park bicycles. These regulations ensure adequate short and long-term bicycle parking based on the demand generated by different uses. Minimum bicycle parking facilities are based on the City's mode split goals, while acknowledging the usage rates for different uses. These regulations will help meet the City's goal that 25 percent of all trips be made by bicycle, while still acknowledging that to meet the citywide goal the bicycle mode split will vary by geographic area.*
- B. *Number of spaces required.*
 1. *The required minimum number of bicycle parking spaces for each use category is shown in Table 266-6. No bicycle parking is required for uses not listed. Minimum bicycle parking is calculated on a geographic hierarchy based on the current and future bicycle usage. Standard A in Table 266-6 applies to the areas shown as Standard A on Map 266-1. Standard B in Table 266-6 applies to all other areas of the city.*
 2. *Until June 30, 2022, no bicycle parking is required for projects that are eligible to use the alternative bicycle parking standards specified in Ordinance 189785. To qualify for this exemption the applicant must provide a letter from the Portland Housing Bureau certifying that the project is eligible to use, and has met, the alternative bicycle parking standards specified in Ordinance 189785.*
 3. *The required minimum number of bicycle parking spaces is based on the primary uses on a site. When there are two or more separate primary uses on a site, the required bicycle parking for the site is the sum of the required parking for each primary use.*

Table 266-6 Minimum Required Bicycle Parking Spaces [1]					
		Long-term Spaces		Short-term Spaces	
Uses	Specific Uses	Standard A	Standard B	Standard A	Standard B
Institutional Categories					
Basic Utilities	Transit centers	30 spaces	30 spaces	12 spaces	12 spaces
	Light rail stations	12 spaces	12 spaces	4 spaces	4 spaces
Community Service		2, or 1 per 6,700 sq. ft. of net building area	2, or 1 per 12,500 sq. ft. of net building area	2, or 1 per 6,300 sq. ft. of net building area	2, or 1 per 10,000 sq. ft. of net building area
	Libraries, community centers and museums	2, or 1 per 3,000 sq. ft. of net building area	2, or 1 per 5,900 sq. ft. of net building area	2, or 1 per 1,200 sq. ft. of net building area	2, or 1 per 2,000 sq. ft. of net building area
	Park and ride	12, or 5 per acre	12, or 5 per acre	6 spaces	6 spaces
Parks and Open Areas		None	None	Per CU Review	Per CU Review
Schools	Grades K through 8	6 per classroom	5 per classroom	2, or 1 per 25,000 sq. ft. of net building area	2, or 1 per 100,000 sq. ft. of net building area
	Grades 9 through 12	5 per classroom	5 per classroom	2, or 1 per 25,000 sq. ft. of net building area	2, or 1 per 100,000 sq. ft. of net building area
Colleges	Excluding dormitories (see group living, above)	2, or 1 per 10,000 sq. ft. of net building area	2, or 1 per 20,000 sq. ft. of net building area	2, or 1 per 10,000 sq. ft. of net building area	2, or 1 per 16,000 sq. ft. of net building area

Response: The subject outdoor sports facility is part of a university campus where short- and long-term bicycle parking are dispersed throughout. Eight short-term spaces are provided at the south end of the facility, located along a pedestrian access route. According to a recent analysis of needed nonconforming upgrades, the campus has a surplus of required short-term bicycle parking and a deficit of long-term spaces. UO has entered into an Option 2 Covenant agreement with the City to provide the additional required long-term spaces and bring the entire campus into full compliance with current bicycle parking requirements. Based on the nature of the outdoor sports facility use, which consists of student/faculty and community recreation, plus occasional special events, there is no additional anticipated demand for long-term bicycle parking. The existing eight short-term spaces are expected to be adequate to meet demand, and additional spaces are available elsewhere on campus if necessary. This standard is met.

Chapter 33.279 Recreational Fields for Organized Sports

33.279.020 Where These Regulations Apply

The regulations of this chapter apply if all the following are met:

- A. *The recreational field is used for organized sports;*
- B. *The recreational field is in an OS, R, or IR zone; and*
- C. *The recreational field is located on a school, school site, or in a park.*

Response: The subject outdoor sports facility is located on a university campus and the applicant intends to make the fields available for organized sports; however, the site is not located in an OS, R, or IR Zone; therefore, the regulations in this section do not apply.

33.279.025 Conditional Use Review

Unless the proposal meets the thresholds of 33.279.030, development or alterations related to a recreational field for organized sports requires a conditional use review. Approval criteria for the review are stated in Chapter 33.815, Conditional Use Reviews.

Response: The outdoor sports facility does not meet the thresholds of 33.279.030, as explained below. Therefore, conditional use review is required. This report addresses the applicable criteria and development standards.

33.279.030 Alterations Allowed Without Conditional Use Review

Alterations related to a recreational field for organized sports to the site that meet all of the following are allowed without a conditional use review provided the proposal meets all of the following thresholds.

A. *Complies with all previous conditions of approval;*

Response: The existing outdoor sports facility was permitted in 2007 under LU 07-184826 DZM IM (Concordia Athletic Field & Parking Lots #4-5). According to City staff, previous approvals have been extinguished and the proposed use of the fields as part of the University of Oregon, Portland campus, requires a Type III Conditional Use review. This threshold does not apply.

B. *Complies with the development standards of this Title; or if the proposal does not comply with the development standards of this Title, the proposal has received approval through an adjustment or modification review;*

Response: This report demonstrates the proposal will comply with the applicable development standards in Title 33. This threshold is met.

C. *Does not increase the net building area by more than 1,500 square feet;*

Response: No new structures or modifications to existing structures are proposed. This threshold is met.

D. *Does not increase the exterior improvement area by more than 1,500 square feet. Fences, handicap access ramps, on-site pedestrian circulation systems, Community Gardens, Market Gardens, and increases allowed by Subsections F. through H. below are exempt from this limitation;*

Response: No increase to exterior improvement areas is included in this proposal. This threshold is met.

E. *Will not result in a net gain or loss of site area;*

Response: The use of the outdoor sports facility will not result in a net gain or loss of site area. This threshold is met.

F. *Will not result in an individual or cumulative loss or gain in the number of parking spaces, except as follows:*

1. *On sites with 5 or more parking spaces, up to 1 space or 4 percent of the total number of existing parking spaces, whichever is greater, may be removed; however, the removal of more than 5 spaces requires a conditional use review;*
2. *Up to 1 space or 4 percent of the total number of existing parking spaces, whichever is greater, may be added; however, the addition of more than 5 spaces requires a conditional use review; and*

3. *Any cumulative loss or gain of parking allowed in F.1 or F.2 above is measured from the time the use became a conditional use, or the last conditional use review of the use, whichever is most recent, to the present.*

Response: The proposal will not affect the number of existing parking spaces. This threshold is met.

- G. *Does not result in total spectator seating per field exceeding 210 lineal feet;*

Response: While no changes are proposed, existing spectator seating (treated as new/not under a current approval) exceeds 210 lineal feet. This threshold is not met; however, in this case the applicant is required to apply for Conditional Use review for other, additional reasons as explained above.

- H. *Does not add more than one new field for organized sports. Up to one new field may be added once per site, after June 4, 2010, without a conditional use review. The new field must:*

1. *Meet the development standards of Section 33.279.040;*
2. *Not include lighting, a voice amplification system, or spectator seating in excess of 210 lineal feet;*
3. *Be located within 300 feet of one or more existing on-site fields approved for organized sports; and*
4. *Be approved under a Building or Zoning Permit that identifies the existing development and the new field that is being added, per this paragraph.*

Response: No additional fields are proposed as part of this application. This threshold is met.

- I. *Does not reestablish use of a recreational field that has not been used for organized sports for a period of less than 5 continuous years.*

Response: While not currently in operation, the existing recreational fields were previously in use for a period of more than five continuous years. This threshold is met.

33.279.035 Conditional Use Review Procedure Types

Unless allowed by 33.279.030, all recreational fields for organized sports are reviewed through the review procedures stated below...

- B. *Type III. A Type III review is required for the following proposals:*

1. *New recreational fields, except as allowed by 33.279.030.H above;*

Response: No new recreational fields are proposed. However, City staff confirmed that the previous land use approvals for the existing recreational fields have extinguished, and the IMP is no longer in effect; therefore, a Type III Conditional Use review is required to reestablish the use per this threshold.

2. *Lighting for recreational fields that currently do not have approved lighting;*

Response: The current facility has lighting which was previously approved by the City in 2007 under LU 07-184826 DZM IM. No new lighting is proposed; however, because the City does not consider the existing lighting to be under an active previous approval (because it was issued to Concordia rather than UO), this application treats the lighting as new.

3. *All other alterations to development related to recreational fields used for organized sports on the site, that are not otherwise allowed or reviewed through a Type II procedure, as described above; or*

Response: No alterations are proposed for the recreational fields other than updating university and sponsor logos. Because the field is not under an active previous approval, this application treats the change as new.

4. *Resuming use of a recreational field that has not been used for organized sports for 10 years or more.*

Response: The existing facility has been used for organized sports within the past ten years, as recently as 2020.

33.279.040 Development Standards

- B. *Standards. The standards of this subsection apply to new fields, alterations to existing fields, and accessory structures.*

1. *Recreational fields. Recreational fields must be set back at least 50 feet from adjacent R or IR zoned sites. Setbacks are measured from property lines to foul line for baseball and softball fields, and to the field end or side lines for all other sports.*

Response: The foul lines, end, and side lines of the existing recreational fields are set back more than 50' from adjacent R-zoned sites, as shown on the site plan in Exhibit 2. However, no changes are proposed to the existing development. This standard is met by the existing development.

2. *Accessory structures. Spectator seating such as bleachers or benches must be set back at least 30 feet from adjacent R or IR zoned sites and at least 15 feet from all other lot lines. All other accessory structures including dugouts, concession stands, and restrooms must be set back at least 15 feet from all lot lines.*

Response: No new structures are proposed. All existing structures meet or exceed the minimum setbacks from adjacent residential zones, as shown on the site plan in Exhibit 2. No changes are proposed. This standard is met by the existing development.

33.279.060 Additional Regulations

Other City regulations may apply to recreational fields used for organized sports. See Title 20, Parks and Recreation.

Response: The proposal to use the existing recreational fields for organized sports will comply with Title 20 Parks and Recreation.

Chapter 33.400 Aircraft Landing Zone

33.400.030 Height Limits

All structures, vegetation, and construction equipment within the Aircraft Landing Overlay Zone are subject to the height limits of this section. Map 400-1 shows the boundaries of the overlay zone. The Aircraft Landing Overlay Zone Map, available in the Development Services Center shows the height limits. B. R, C, IR, and CI1 zones. In the residential and commercial/mixed use, IR, and CI1 zones, structures are regulated by the base zone height limits rather than the height limits of this chapter.

Response: The subject site is in the CI1 Zone, so structures are regulated by the base zone height limit, which is 75'. All development, with the exception of five existing field lighting posts, is below the maximum height limit. Five existing field lighting posts with a height of 80' were approved under an adjustment in

LU 07-184826 DZM IM, which was allowed in order to limit the amount of light trespass onto adjacent properties. This application does not include new development, or any modifications to existing development, that would exceed the CI1 zone height limit. This standard is met.

Chapter 33.815 Conditional Uses

33.815.040 Review Procedures

The procedure for reviewing conditional uses depends on how the proposal affects the use of, or the development on, the site. Subsection A, below, outlines the procedures for proposals that affect the use of the site while Subsection B outlines the procedures for proposals that affect the development or reduce the conditional use site boundary. Proposals may be subject to Subsection A or B or both. The review procedures of this section apply unless specifically stated otherwise in this Title. Proposals may also be subject to the provisions of 33.700.040, Reconsideration of Land Use Approvals.

A. *Proposals that affect the use of the site.*

1. *A new conditional use. A request for a new conditional use is processed through a Type III procedure.*

Response: According to City staff, the original Conditional Use approval and IMP have been extinguished. Therefore, this application is being processed as a new conditional use through a Type III procedure.

33.815.060 Development Standards for Conditional Uses

The development standards for conditional uses are those of the base zone, any applicable overlay zones or plan districts, and any relevant regulations in the 200s series of chapters.

Response: The applicable development standards are addressed throughout this report. This standard is met.

33.815.070 Sites With Split Zoning

When a proposed use is located on a site which has more than one zone, and the use is a conditional use in one zone and an allowed or limited use in the other, any proposals on the allowed site are subject to conditional use review.

Response: The “site” is the UO Northeast Portland campus, which consists of multiple lots in contiguous ownership. The site is predominantly zoned CI1. One small lot, which is not affected by this proposal, is zoned R5 with a Campus Institutional comprehensive plan designation (Tax lot 1N1E13CA-08700). In the future, this lot may be developed for college uses. The applicant is in the process of applying to amend the zoning designation of the lot from R5 to CI1. College uses would be allowed by right if the zone is changed to CI1, or subject to conditional use review if the zone remains R5. This proposal is for the portion of the site where colleges are allowed but limited and their sport fields are conditional uses.

33.815.080 Approval Criteria in General

The approval criteria for all conditional use reviews are stated below. Requests for conditional uses will be approved if the review body finds that the applicant has shown that all of the approval criteria have been met.

Response: This report demonstrates that the application meets all of the relevant approval criteria.

33.815.105 Institutional and Other Uses in Residential and Campus Institutional Zones

These approval criteria apply to all conditional uses in R and campus institutional zones except those specifically listed in sections below. The approval criteria allow institutions and other non-Household Living uses in residential and campus institutional zones that maintain or do not significantly conflict with the appearance and function of residential or campus areas. Criteria A through E apply to institutions and

other non-Household Living uses in residential zones. Criteria B through E apply to all other conditional uses in campus institutional zones. The approval criteria are:

- A. *Proportion of Household Living uses. The overall residential appearance and function of the area will not be significantly lessened due to the increased proportion of uses not in the Household Living category in the residential area. Consideration includes the proposal by itself and in combination with other uses in the area not in the Household Living category and is specifically based on:*
1. *The number, size, and location of other uses not in the Household Living category in the residential area; and*
 2. *The intensity and scale of the proposed use and of existing Household Living uses and other uses.*

Response: The subject site is in the CI1 Zone. As described above, criterion A applies only to uses in residential zones. This standard does not apply.

- B. *Physical compatibility.*

1. *The proposal will preserve any City-designated scenic resources; and*

Response: There are no City-designated scenic resources in the vicinity of the subject site.

2. *The proposal will be compatible with adjacent residential developments based on characteristics such as the site size, building scale and style, setbacks, tree preservation, and landscaping; or*
3. *The proposal will mitigate differences in appearance or scale through such means as setbacks, screening, landscaping, tree preservation, and other design features.*

Response: The applicant proposes to use the existing development on the subject tax lot, which consists of an outdoor sports facility. The design of the facility was originally approved by the City in 2007 under LU 07-184826 DZM IM. As described in the Decision Notice, the proposal satisfied Design Review criteria for buildings, landscaping, and other site improvements. While the facility is different in appearance than the surrounding residences, it is not unusual for institutional structures such as schools, colleges, and parks and recreation facilities, to be located in residential areas. The structures on the site are similar to the height of surrounding residences, are set back from the street, and are buffered by landscaping and mitigating differences in appearance and scale.

Existing landscaping along the southern perimeter of the facility is flanked by vehicular parking and is classified as P1. There are stormwater planters between the parking lot and the athletic field. The planters include Ginkgo trees and Kelsey Dogwood shrubs.

The eastern perimeter of the facility is flanked by vehicular parking and is classified as L2. Between the parking area and NE 29th Avenue there is a stormwater swale with Vine Maples, a Blue Osier Willow, and Red Twig Dogwood hedge, with Tall Oregon Grape interspersed with Juncus within the facility.

Along NE Dekum Street, the eastern half is classified as L1 Campus Building Screening and has a continuous hedge with alternating bands of deciduous Oak leaf Hydrangea and evergreen Sarcococca shrubs with full ground coverage from alternating bands of Pennisetum ornamental grass and evergreen cotoneaster. The western half does not have a landscape classification and is planted similarly to the eastern half.

Along NE 27th Avenue, the northern corner is classified as L1 General Landscape less than 30' wide and has three evergreen magnolia trees with a continuous evergreen

rhododendron hedge fronted with Pennisetum ornamental grasses. The landscape in front of the batting cages is classified as L1 Campus Building screen and includes two columnar maple trees, a continuous row of evergreen strawberry tree shrubs (likely the compact variety) with full ground coverage provided by alternating bands of Pennisetum ornamental grass and cotoneaster. The landscape along the bullpen is classified as L1 general landscape less than 30' wide and is planted with a continuous row of evergreen strawberry tree shrubs (likely the compact variety) with full ground coverage provided by alternating bands of Pennisetum ornamental grass and cotoneaster. The landscape in front of the grandstands has the L1 Campus Building Screening classification, except where there is campus zoning across the street then it has the L1 General Landscape less than 30' wide. The landscape has four columnar maple trees and cotoneaster groundcover with a patch of Pennisetum ornamental grass at the vehicular gate access to the field.

This application does not involve any physical modifications to the existing development beyond changing logos to reflect new ownership. Additionally, there have been no substantial changes to the physical appearance of the surrounding built environment since the facility was constructed. Therefore, the development will continue to be physically compatible with its surroundings. This standard is met.

C. *Livability. The proposal will not have significant adverse impacts on the livability of nearby residential zoned lands due to:*

1. *Noise, glare from lights, late-night operations, odors, and litter; and*
2. *Privacy and safety issues.*

Response: The applicant proposes to use the facility for student and community recreation and occasional special events as follows:

- University students and staff will use the fields for open recreation and ad-hoc recreation games during the academic hours (7:00 AM – 3:00 PM).
- Outside of academic hours, UO will make the facility available for community use on a reservation basis. It is expected the fields could be booked for up to five days a week during the hours of 3:00 PM – 9:00 PM to support community (such as youth leagues) and local schools' need for practice space. This is expected to fluctuate seasonally, with reduced activity during winter months. These events may draw as many as 200-300 participants and spectators, although this will not be typical.
- On weekends, UO anticipates the facility will be used between 7:00 AM – 10:00 PM for scheduled games by students (such as recreational leagues) and community groups (such as youth leagues and local schools). This level of activity will generally occur during the spring through fall.
- Special events may include graduation ceremonies, speakers, and exhibitions. These types of events are expected to occur approximately four times per year. Attendance will be limited to the maximum seating capacity for the soccer bleachers (1,003), although typical events are expected to draw 150-200 attendees.

The applicant anticipates some, but not all, users of the facility will require use of the sound and lighting systems during the proposed days and hours of operation. For example, lighting and sound amplification will likely not be needed during open recreation by students; sound amplification will likely not be needed during practices for community groups; and demand for lighting will vary seasonally based on available daylight, although months with less daylight will

coincide with reduced activity based on the seasonality of community leagues and local schools. No late-night operations are proposed.

Lighting

The lighting system minimizes impacts to surrounding properties and rights-of-way based on mounting height and direction, and by limiting hours of operation. Specifications for the existing field lights are included in Attachment 5. The existing configuration and proposed days and hours of use are not anticipated to generate glare such that it creates a significant adverse impact on the livability of the surrounding neighborhood.

Noise generated by spectators will also vary. The maximum seating capacity for special events, which will occur up to four times per year, is 1,003, although typical events are expected to draw 150-200 attendees. Some weekend games by community leagues may generate 200-300 participants and spectators, although this will not be typical. Normal use of the facility for student recreation and practices by community groups and local schools will involve participants and very few, if any, spectators.

Sound

Specifications for the existing sound amplification system are included in Attachment 6. The system consists of one set of three speakers on the west side of the field and two sets of three speakers on the east side. The speakers are mounted to lighting support posts at a height of approximately 20-25' and directed inward and downward toward the field, minimizing the sound impact to adjacent properties. Off-site noise generated by spectators and the sound amplification system is not anticipated to exceed the thresholds allowed under Title 18.

Odors

Odors generated by the proposed use would be limited to concessions such as popcorn and hot dogs, which would be infrequent and unlikely to cause offense to neighbors. Litter will be minimized by providing an adequate supply of regularly serviced waste receptacles, as is the case with the rest of the campus.

Privacy

No significant adverse impacts to privacy are expected as a result of the proposed use because the facility is part of an established institutional use (college campus) which has been part of the neighborhood since 1905 and will be used by students and community groups.

Safety

The facility itself does not inherently create safety hazards. Users of the facility will primarily be students and community groups, which already have a presence in the neighborhood. No substantial safety issues are expected to be introduced to the surrounding area as a result of the proposed use.

Conclusions

This response demonstrates the proposed use will not have significant adverse impacts on the livability of surrounding residential land. Off-site impacts including noise, glare, and odors are also

addressed earlier in this report, demonstrating conformance with the standards of Section 33.262. While this application treats the proposed use as new, it is worth noting that any livability impacts to the surrounding neighborhood are anticipated to be less in comparison to previous use of the facility for NCAA varsity sporting events and/or tournaments. This standard is met.

D. Public services.

1. *The proposal is supportive of the street designations of the Transportation Element of the Comprehensive Plan;*

Response: The Traffic and Parking Impact Letter, Exhibit **Error! Reference source not found.**, addresses the street designations surrounding the site and demonstrates the proposal will not increase trip generation or result in a significant impact on the adjacent roadway network. Therefore, the proposal is supportive of the surrounding street designations. This standard is met.

2. *Transportation system:*

- a. *The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include safety, street capacity, level of service, connectivity, transit availability, availability of pedestrian and bicycle networks, access restrictions, neighborhood impacts, impacts on pedestrian, bicycle, and transit circulation. Evaluation factors may be balanced; a finding of failure in one or more factors may be acceptable if the failure is not a result of the proposed development, and any additional impacts on the system from the proposed development are mitigated;*

Response: The Field Traffic and Parking Study, Exhibit **Error! Reference source not found.**, demonstrates the proposal to use the subject site as an outdoor sports facility will not increase trip generation or result in a significant impact on the adjacent roadway network in terms of the evaluation factors listed in this standard. See pages 2-5 of the letter. To improve safety for vehicles approaching NE Dekum Street, the letter recommends PBOT ensure sight lines to the stop signs are kept clear. This standard is met.

- b. *Measures proportional to the impacts of the proposed use are proposed to mitigate on- and off-site transportation impacts. Measures may include transportation improvements to on-site circulation, public street dedication and improvement, private street improvements, intersection improvements, signal or other traffic management improvements, additional transportation and parking demand management actions, street crossing improvements, improvements to the local pedestrian and bicycle networks, and transit improvements;*

Response: The Field Traffic and Parking Study, Exhibit **Error! Reference source not found.**, demonstrates the existing transportation network will be sufficient to support the anticipated volumes associated with the proposed use without improvements or changes to the current design classifications; therefore, no mitigating measures are proposed or necessary. To improve safety for vehicles approaching NE Dekum Street, the letter recommends PBOT ensure sight lines to the stop signs are kept clear.

- c. *Transportation improvements adjacent to the development and in the vicinity needed to support the development are available or will be made available when the development is complete or, if the development is phased, will be available as each phase of the development is completed;*

Response: As described above, the Field Traffic and Parking Study, Exhibit **Error! Reference source not found.**, demonstrates that no transportation improvements are needed to support the proposal. This standard does not apply.

3. *Public services for water supply, police and fire protection are capable of serving the proposed use, and proposed sanitary waste disposal and stormwater disposal systems are acceptable to the Bureau of Environmental Services.*

Response: The City's findings in LU 07-184826 DZM IM concluded that there were adequate public facilities and services available to support the use, and that specific requirements related to water supply, fire access, sanitary waste disposal, and stormwater disposal system would be addressed at the time of building permit review. All required building permits were obtained prior to constructing the facility, and occupancy was granted by the City, indicating all specific requirements were satisfied. The existing public facilities and services available to the site are described in greater detail in the City's Pre-Application Meeting Summary (Exhibit 4). The summary did not identify any required upgrades. Considering the proposed use is consistent with the previous use of the facility, and that it will not increase the demand for public facilities and services, no alterations are proposed to the existing water supply system, police or fire access, sanitary waste disposal, or stormwater disposal system. This standard is met.

- E. *Area plans. The proposal is consistent with any area plans adopted by the City Council as part of the Comprehensive Plan, such as neighborhood or community plans.*

Response: The site is in the Albina Community Plan and Concordia Neighborhood Plan areas. These plans are addressed in the following section of this report. This standard is met.

IV. NEIGHBORHOOD AND COMMUNITY PLAN COMPLIANCE

Albina Community Plan

Policy Area I: Land Use

Policy A: General Land Use

Encourage residential, recreational, economic and institutional developments that reinforce Plan Area neighborhoods; increase the attractiveness of Albina to residents, institutions, businesses and visitors; and create a land use pattern that will reduce dependence on the automobile.

Response: The subject site is an institutional development (college campus). Design review for the outdoor sports facility was approved in 2007 under LU 07-184826 DZM IM. The City's findings in the Decision Notice state that the use of brick in the facility evokes a sense of tradition and history consistent with the Concordia Neighborhood, while the functional structural forms are modern with clean lines, in keeping with the adjacent former Concordia University library building. These findings indicate the facility reinforces the Plan Area neighborhoods and increases the attractiveness of Albina. The design of the site is not automobile dependent as it is accessible by transit, bicycle, and pedestrians, and includes pedestrian amenities and connections. The proposal is consistent with this policy.

Policy B: Livable Neighborhoods

Protect and improve the livability of the residential neighborhoods within the Albina Community. Direct new development activity to those areas that have experienced or are experiencing a loss of housing. Ensure the compatibility of new development with nearby housing. Foster the development of complete neighborhoods that have service and retail businesses located within or conveniently near to them. Promote increases in residential density without creating economic pressure for the clearance of sound housing.

Response: The outdoor sports facility is part of a college campus that has been situated within a residential neighborhood since 1905. Under UO's ownership, the facility will be available for community use, which enhances the livability of the neighborhood. Compatibility with nearby housing will be achieved by limiting the hours during which sound amplification and field lighting are used (7:00 AM – 10:00 PM). Additionally, under LU 07-184826 DZM IM, a modification to increase the height of select field light posts was approved to reduce impacts of glare. The proposal is consistent with this policy.

Objectives:

- I. Encourage the reestablishment of neighborhood-oriented service and retail businesses. Recognize the economic interrelationship between jobs, services and residential density by supporting commercial areas with new housing at nearby locations.**

Response: Use of the existing outdoor sports facility does not inhibit neighborhood-oriented service and retail businesses. This objective is met.

2. **Buffer residential areas from the negative impacts of nearby large scale commercial, employment, industrial and institutional developments.**

Response: The overall campus site is institutional and college use on it has been part of the surrounding neighborhood since 1905. The outdoor sports facility is surrounded by fencing, walls, and landscaping, which buffer it from adjacent residential areas. This objective is met.

3. **Review new infill development to ensure that it reinforces the neighborhood's positive characteristics.**

Response: This proposal does not include new infill development. This objective does not apply.

4. **Improve the appearance and livability of residential areas in Albina by eliminating nuisances and supporting activities such as neighborhood clean-ups.**

Response: As described previously, the design of the outdoor sports facility is compatible with the neighborhood and college campus and enhances livability by providing pedestrian amenities and eventual community use of the facility. Potential nuisances are mitigated by limiting the hours of operation and by the surrounding fencing, walls, and landscaping which buffer the facility from surrounding residences. This objective is met.

Policy C: A Pattern of Green

Enhance the Albina area with attractive and well maintained parks and open spaces. Ensure that open space and recreation facilities in the Albina Community meet the needs of present and future residents. Develop green links between Albina's parks and recreational facilities, its residential areas, a City-wide system of green spaces and nearby natural areas.

Response: The outdoor sports facility is not a public park or open space; however, UO intends to make the facility available for community groups, which will contribute to meeting the recreational needs of the community. Therefore, the proposal is consistent with this policy.

Policy D: Economic Development

Foster development of distinct, well-anchored commercial, institutional and industrial nodes and centers that serve the needs of the community, attract shoppers from throughout the region and take advantage of the close proximity of the district to the Central City, Oregon Convention Center and Columbia Corridor. Ensure that institutions have opportunities for growth that meet their needs. Support the expanding and new industrial firms that provide family wage jobs to Albina Community residents. Protect residential neighborhoods from negative impacts associated with commercial, institutional and/or industrial growth.

Response: The outdoor sport fields facility is part of a college campus that has been part of the neighborhood since 1905. The facility will provide opportunities for community use, meeting a need for recreational amenities. Surrounding residential areas will be protected from potential negative impacts such as noise and glare via the surrounding fencing, walls, and landscaping, and by limiting the hours during which sound amplification and field lighting are used (7:00 AM – 10:00 PM). Additionally, under LU 07-184826 DZM IM, a modification to increase the height of select field light posts was approved to reduce impacts of glare. The proposal is consistent with this policy.

Objectives:

1. **Reduce conflicts between residential uses and commercial, industrial and institutional activities.**

Response: Surrounding residential areas will be protected from potential negative impacts such as

LU 24-030450 CU

Exhibit A.8

noise and glare via the surrounding fencing, walls, and landscaping, and by limiting the hours during which sound amplification and field lighting are used (7:00 AM – 10:00 PM). This objective is met.

2. Ensure that sites are available in adequate size, depth, location and zoning to attract market driven business, institutional and housing developers within the Albina Community.

Response: The outdoor sports facility has already been developed. This objective does not apply.

3. Recognize and reinforce concentrations of commercial and employment businesses within the district and encourage the formation of a clear identity for these areas.

Response: The outdoor sports facility is not in close proximity to a concentration of commercial and employment businesses. This objective does not apply.

4. Encourage the growth of existing businesses, preferably within the Albina Community.

Response: The outdoor sports facility is part of a college campus that has been part of the neighborhood since 1905 and will be made available for community use. The presence of an anchor institution with strong connections to the community encourages the growth and resilience of existing businesses in the area. This objective is met.

5. Foster the establishment of new small businesses and housing developments, particularly on land that is vacant or underutilized.

Response: The outdoor sports facility has not been in use since 2020 when Concordia University closed. Approval of this conditional use request will allow use of the facility to resume, which will contribute to a vibrant and desirable community for new businesses and housing. This objective is met.

6. Recognize the role that medical and educational institutions play in providing employment and training to Portland and Albina Community residents. Create planning mechanisms that encourage their growth.

Response: The outdoor sports facility will be made available to UO students and faculty, as well as community groups, which will positively contribute to the impact of the institution in the community by facilitating connections between residents and the university. This objective is met.

7. Foster the establishment and growth of related businesses near major institutions.

Response: The outdoor sports facility is part of the UO Portland Northeast campus and will be made available to UO students and faculty, as well as community groups. This will contribute to a vibrant, livable neighborhood, which is vital to fostering the establishment and growth of businesses. This objective is met.

Concordia Neighborhood Plan

Policy 5: Community Institutions and Facilities

Create a neighborhood which offers access to education, employment, health, community and social services, transportation, and recreation for all its members. Build on the strength of the neighborhood's existing institutions and services.

Response: The outdoor sports facility will be made available to community groups, providing recreation opportunities for the community and building on the strength of UO's impact as an institution in the neighborhood.

Objectives

1. Expand community health, dependent care, employment training and placement, and juvenile and elderly services available in the community.

Response: Full use of the existing university campus facilities will allow UO to contribute to the community in meaningful ways, including recreational opportunities for community groups. This objective is met.

2. Establish a comprehensive community service center in the Concordia community. Ensure that area households have access to these services.

Response: The subject property is not specifically identified as the appropriate or required location for a comprehensive community service center in the Plan. It is not the responsibility of this applicant or this site to provide this aspirational facility.

3. Reinforce Concordia College's role and image as an important educational and cultural center within the Concordia Neighborhood.

Response: UO's use of the former Concordia College campus, including the use of the outdoor sports facilities for community groups, will contribute to reinforcing the role and image of the campus as an important educational and cultural center within the neighborhood. This objective is met.

4. Preserve the historic buildings at the Kennedy School site. Consider their reuse as a comprehensive community service and activity center.

Response: Since the adoption of the Concordia Neighborhood Plan, the historic buildings at the Kennedy School site have been preserved and converted into a mixed-use development. The UO Portland Northeast campus is several blocks away. Use of the outdoor sports facility will not affect the Kennedy School site.

5. Promote the use of parks and open space for passive and active recreational opportunities for area residents, workers, and visitors.

Response: The outdoor sports facility is not a park or open space; however, it will be made available to community groups for recreation opportunities. The proposal is consistent with this objective.

6. Support community events designed to improve the public image of the neighborhood and celebrate the neighborhood's cultural history and social diversity.

Response: An outdoor sports facility does not inherently support or inhibit the types of events described in this objective. However, the facility will be made available to community groups, which may contribute to meeting its intent.

V. CONCLUSION

Based on the information presented and discussed in this narrative and the attached supporting plans and documentation, this application meets applicable standards and guidelines necessary for land use approval. The proposed complies with all applicable standards of the City of Portland's Development Code, and the applicant respectfully requests that the City approve the Conditional Use application.

SPECIFICATIONS

Loudspeaker Type:	2-way, horn loaded coaxial, weather-resistant
Operating Range:	85 Hz to 16 kHz 125 Hz to 10 kHz (± 4 dB)
Max Input Ratings:	200W, 70V/100V
Recommended Power Amplifier:	25W to 200W @ 70 Volts 50W to 200W @ 100 Volts
Sensitivity (1W/1m):	102 dB SPL (125 Hz to 10 kHz 1/3 octave bands) 102 dB SPL (250 Hz to 4 kHz speech range)
Maximum Output on 200W Tap:	125 dB SPL
200W Nominal Impedance:	25 ohms
200W Minimum Impedance:	16.4 ohms @ 9.3 kHz
Nominal -6dB Beamwidth:	60° H (+3° / -8°, 1.6 kHz to 12.5 kHz) 60° V (+20° / -16°, 1.6 kHz to 12.5 kHz)
Axial Q / DI:	21.4 / 13.3, 1.6 kHz to 12.5 kHz
Crossover Frequency:	2 kHz
Recommended Signal Processing:	90 Hz high pass filter
Drivers:	LF (1) 12" Ferrofluid-cooled HF (1) 1" exit, titanium free, Ferrofluid-cooled
Driver Protection:	DYNA-TECH
Input Connection:	12 foot (4 m) SJOW #16 gauge
Controls:	4 position autoformer TAP select switch 70V switchable taps @ 200W, 100W, 50W, 25W 100V switchable taps @ 200W, 100W, 50W
Enclosure:	Rotomolded LLDPE, light grey
Mounting/Rigging Provisions:	(5) 3/8-16 rigging points
Grille:	3-layer WeatherStop™, light grey (Zinc-rich epoxy dual-layer powder coated perforated steel grille, foam, woven poly mesh)
Environmental Performance:	IEC529 IP55W rating with a minimum 5-degree downward aiming angle
Required Accessories:	24 dB/Oct high pass filter
Supplied Accessories:	(1) Yoke bracket, light grey (1) Aiming strap
Optional Accessories:	PMB Series pole mount brackets
Dimensions—Height:	16 inches (406.4 mm)
Width:	16 inches (406.4 mm)
Depth:	15.94 inches (404.88 mm)
Weight:	37 lbs (16.8 kg)
Shipping Weight:	42 lbs (19.1 kg)

NOTES:

1. Sensitivity: Free field pink noise measurement at 35 ft (10.7 m) at 75% power; extrapolated to 1 meter and an input of 2.83 volts RMS.
2. Watts: All wattage figures are calculated using the rated nominal impedance.



APPLICATIONS

- Fill speaker for stadia, athletic fields, arenas and race tracks
- Convention centers
- Outdoor background music / paging systems
- Theme and amusement parks
- Fairgrounds, rodeos, air shows
- Malls, cruise ships, skating rinks
- Swimming pools
- Portable sound systems

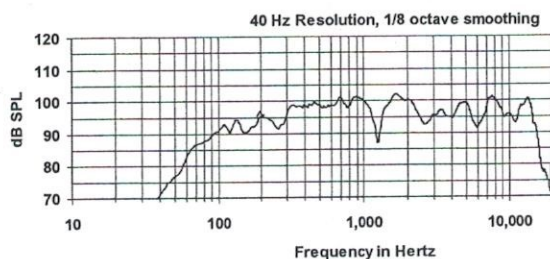
FEATURES

- Weather-resistant, rotomolded UV enclosure
- Weather-treated drivers and crossovers
- Corrosion-resistant zinc-rich epoxy dual-layer powder coated steel grille and yoke
- Pattern control down to 630 Hz
- High efficiency
- Integral mounting points
- High power passive crossover
- DYNA-TECH protection circuitry
- Multi-tap 200W autoformer for 70V and 100V inputs

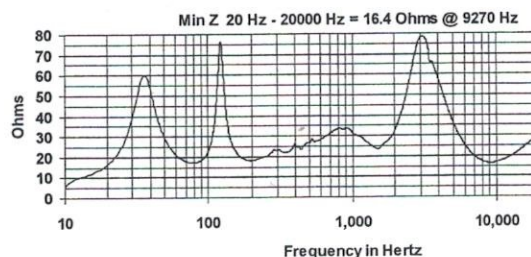
DESCRIPTION

The R.5-66TZ two-way, full-range loudspeaker system is engineered to provide quality full-range sound projection in a variety of outdoor and indoor applications. Its wide range, smooth frequency response and high efficiency ensure both high fidelity music reproduction and superb projection of clear intelligible speech with very low distortion. An input autoformer with switchable taps provides impedance matching to 70V or 100V lines. Five-year limited product warranty; fifteen-year enclosure warranty.

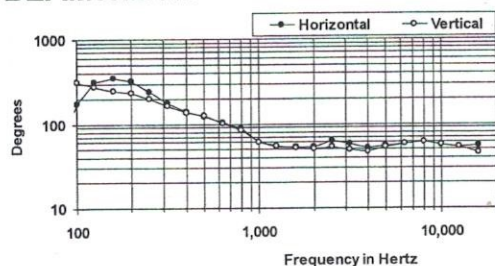
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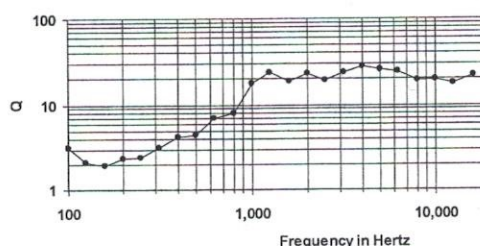
200W IMPEDANCE



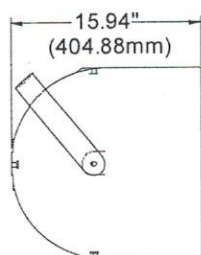
BEAMWIDTH



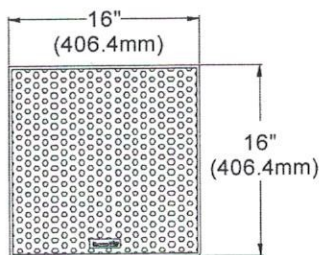
AXIAL Q



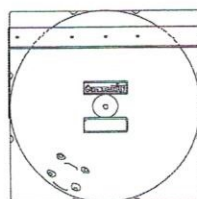
DIMENSIONS



SIDE VIEW

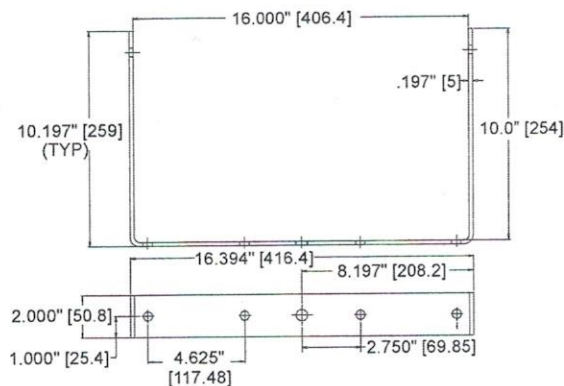


FRONT VIEW



REAR VIEW

R.5 YOKE



ARCHITECTURAL SPECIFICATIONS

The loudspeaker system shall be a horn-loaded, two-way, coaxial design consisting of one 12" Ferrofluid-cooled driver and one 1" exit, titanium free, Ferrofluid-cooled compression driver mounted on a horn inside the cabinet. The drivers shall be connected to a passive crossover network with a crossover frequency at 2 kHz with driver protection using DYNA-TECH protection circuitry. The cabinet shall be a rotomolded linear low density polyethylene enclosure providing weather and UV resistance with a three-layer weather resistant grille. The steel grille shall be powder coated with a proprietary zinc-rich epoxy dual-layer powder coating process in light grey to color match the enclosure. The system shall have an IEC529 IP rating of IP55W with a minimum 5-degree downward aiming angle. The input connection shall be one 12' (4m) SJOW #16 gauge cable with stripped ends. The enclosure shall incorporate five 3/8-16 rigging points for multiple mounting options. In addition, the loudspeaker will be supplied with one zinc-rich epoxy dual-layer powder coated steel yoke bracket and one multi-tap autoformer for 70V and 100V inputs. The loudspeaker system shall have an amplitude response of 125Hz to 10 kHz (+/- 4 dB SPL), an input capacity of 200W (70V/100V), 102 dB SPL sensitivity @ 2.83V / 1 meter between 250 Hz to 4 kHz at a nominal 8 ohm impedance. The nominal dispersion shall be 60° x 60° over a frequency range of 1.6 kHz to 12.5 kHz. The dimensions of the enclosure are defined as 16" x 16" x 15.94" (HWD) at a weight of 37 lbs.

Community strives to improve its products on a continual basis. Specifications are therefore subject to change without notice.

AFTER RECORDING RETURN COPY TO:

LAND USE SERVICES DIVISION
BUREAU OF DEVELOPMENT SERVICES
1900 SW Fourth Avenue, Suite 5000
Portland, OR 97201

Multnomah County Official Records
E Murray, Deputy Clerk

2023-051512

08/17/2023 12:01:33 PM

COVE-COVE Pgs=5 Stn=67 ATMH
\$25.00 \$11.00 \$10.00 \$60.00

\$106.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

ACKNOWLEDGMENT – NONCONFORMING DEVELOPMENT, “OPTION 2,” COVENANT

REFERENCE: Nonconforming Development Option 2 Covenant for site located at: 2811 NE Holman Street, 6385 NE 27th Avenue, 6405 NE 27th Avenue, 6617 ne 27th Avenue, 6635 NE 27th Avenue, 2811 W/NE Holman Street, 2905 NE Holman Street, 6340 NE 29th Avenue, 2921 NE Holman Street, 6504 NE 29th Avenue, 6615 NE 29th Avenue. Legal Description: SECTION 13 1N 1E, TL 100 6.95 ACRES; IRVINGTON PK, BLOCK 56, LOT 9, LOT 10 EXC PT IN ST; IRVINGTON PK, BLOCK 68, LOT 10-18; IRVINGTON PK, BLOCK 72, LOT 11; IRVINGTON PK, BLOCK 72, LOT 13; IRVINGTON PK, BLOCK 69, LOT 5&6; IRVINGTON PK, BLOCK 69, LOT 7; IRVINGTON PK, BLOCK 69, LOT 8, INC ½ VAC NE HIGHLAND ST ADJ LOT 9; IRVINGTON PK, BLOCK 27&55 TL 200; IRVINGTON PK, BLOCK 35, INC PT VAC ST & INC PT CAV ALLEY LOT 1&3&5&7&9&11; IRVINGTON PK, BLOCK 35 TL 8800; IRVINGTON PK, BLOCK 35, INC PT VAC ALLEY LOT 2&4&6&8&10&12&14&16&18&20&22&24&26/35; SUNDERLAND AC & PLAT 3, BLOCK A, S 125' OF LOT 10; PARTITION PLAT 2009-68, LOT 1. Identification #: 1N1E12CB 100, 1N1E12CB 5300, 1N1E13CB 1000, 1N1E13BC 13800, 1N1E13BC 14000, 1N1313CB 800, 1N1E13CB 700, 1N1E13CB 600, 1N1E13CB 200, 1N1E13CA 9500, 1N1E13CA 8800, 1N1E13CA 9200, 1N1E13BD 9900, 1N1E13BC 4701. Quarter Section Maps: 2433 & 2333. Tax Account #s: R315212, R190711, R190826, R190881, R190883, R190834, R190835, R190836, R190137, R190275, R190277, R190278, R279898, and R632312.

ACKNOWLEDGMENT: University of Oregon (“Declarant”) acknowledges that, in accordance with Portland Zoning Code Section 33.258.070.D.2.d(2), Declarant will bring all development on the above-referenced site that does not comply with the development standards listed in Section 33.258.070.D.2.b into full conformance with the requirements of Title 33 within a 4 year compliance period.

REQUIRED UPGRADES: A Nonconforming Development Assessment has been submitted by the Declarant and is attached as Exhibit I. Exhibit I identifies in writing and on a site plan development that does not comply with the development standards of Section 33.258.070.D.2.b.

Declarant acknowledges Exhibit I may be an incomplete listing of nonconforming development on the site. In the event the City determines there is other nonconforming development on the site that is not listed in Exhibit I, the Declarant will make additional upgrades to bring newly identified nonconforming development into conformance with 33.258.070.D.2.b by the end of the compliance period.

COMPLIANCE PERIOD: By the end of the 4 year compliance period, Declarant must request that the above-referenced site be certified by the Bureau of Development Services (BDS) as in conformance with the development standards of Section 33.258.070.D.2.b. A permit documenting full conformance with the development standards of Section 33.258.070.D.2.b must be obtained and final inspections approved prior to BDS certification. All required or voluntary Land Use Review applications affecting the above-referenced site must be recorded at the county in which the site is located prior to certification. If the site is not certified as fully in conformance with the development standards of Section 33.258.070.D.2.b, as described by the requirements of 33.258.070.D.2.d.(2), by the end of the

compliance period, no additional building permits will be issued. A permit documenting full conformance with these standards is required and must receive final inspections prior to BDS certification. The site may be certified either under the standards in effect at the time of application of Permit # 2023-063155-000-00-CO, or the standards in effect at the end of the compliance period. The compliance period will end 4 years from the issuance date of Permit # 2023-063155-000-00-CO.

RECORDING: This Acknowledgment must be attached to the deed and be recorded in the appropriate records of the county in which the site is located. Proof of the recording must be made prior to the issuance of any building permits.

DURATION AND NATURE OF ACKNOWLEDGMENT: This Acknowledgment is for the benefit of the City of Portland and is to run with the land. This Acknowledgment shall be binding on owners and all parties claiming through or under them and may at any time be specifically enforced by the City.

AMENDMENT/TERMINATION: This Acknowledgment may not be amended or terminated except by a written instrument approved by the City.

In Witness Whereof, this agreement has been duly executed on August 17th, 2023

IN WITNESS WHEREOF, the Declarant has executed this Acknowledgment on

August 17, 2023

[Signature]

[DECLARANT]

By: DARIN C. BEHLE

Title: Director, Design & Construction
UNIVERSITY OF OREGON

STATE OF OREGON

County of ~~Multnomah~~ Lane

The above instrument was subscribed and sworn to before me this 17th day of

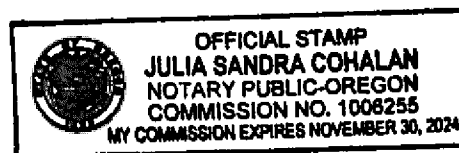
August

By: [Signature]

As DIRECTOR, DESIGN & CONSTRUCTION of UNIVERSITY OF OREGON

Notary Public – State of Oregon

My commission expires: 11/30/2024



Attachments:

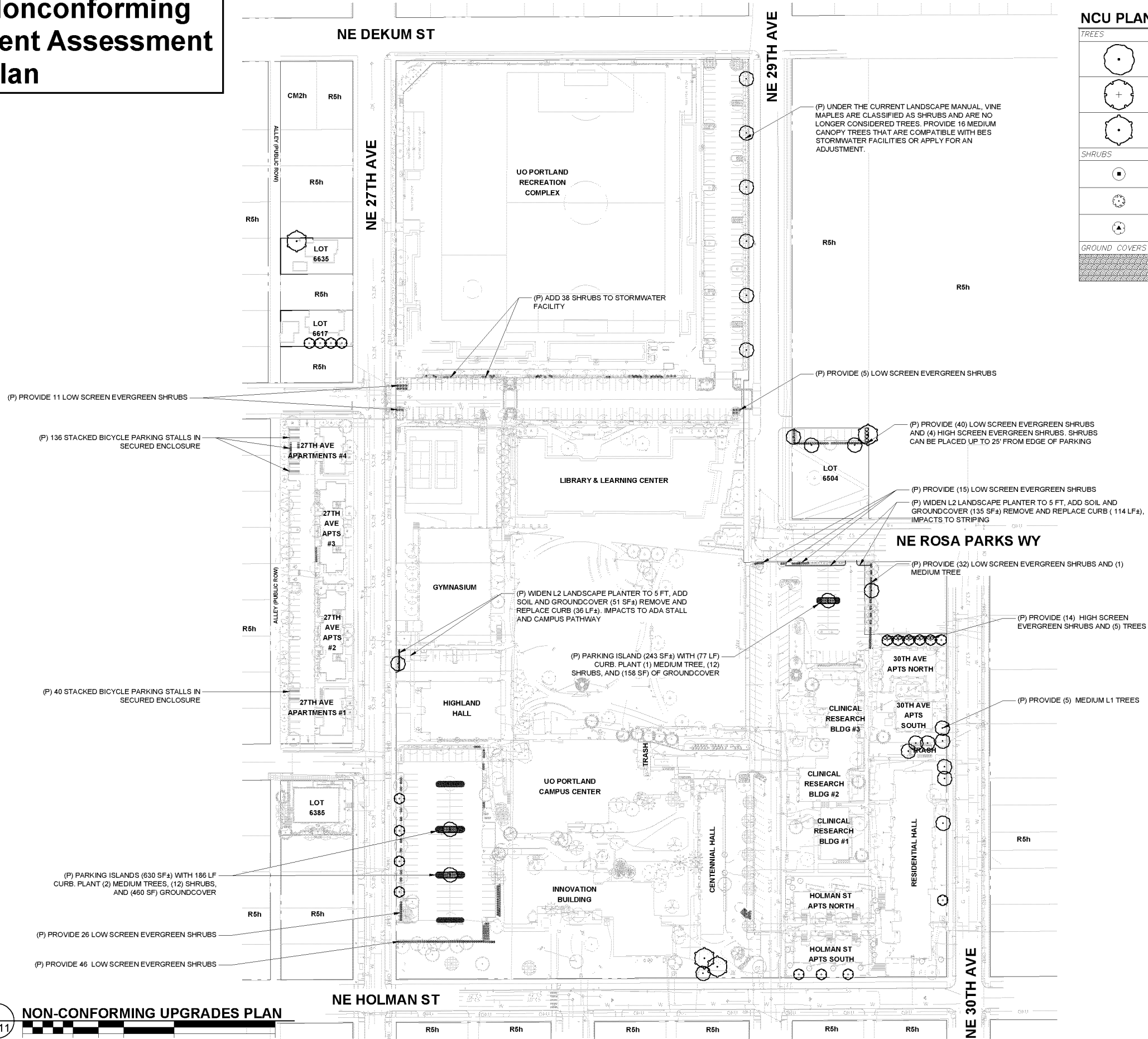
Attachment A – Legal Description

Exhibit I-Nonconforming Development Assessment and Site Plan

ATTACHEMENT A – LEGAL DESCRIPTIONS

REFERENCE **INSTRUMENT # 2022063981** FOR ALL RELATED (14 PARCELS)
LEGAL DESCRIPTIONS.

Exhibit I-Nonconforming Development Assessment and Site Plan



NCU PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	DECIDUOUS TREE MEDIUM CANOPY	1.5" CAL. B&B	23
	DECIDUOUS TREE SMALL CANOPY	1.5" CAL. B&B	18
	DECIDUOUS TREE LARGE CANOPY	1.5" CAL. B&B	4
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	DECIDUOUS SHRUB	1 GAL.	162
	EVERGREEN SHRUB HIGH SCREEN	1 GAL.	18
	EVERGREEN SHRUB LOW SCREEN	1 GAL.	174
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	QTY
	GROUND COVER	1 GAL.	1,244 SF

M

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Client
UNIVERSITY OF OREGON

Project
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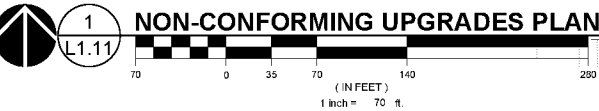
REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:
NON-CONFORMING
UPGRADES
PLAN

SHEET:

L1.11

JOB NO. 2220232.00



MACKENZIE.

CONDITIONAL USE

To

City of Portland

For

University of Oregon,
Portland Campus

Dated

April 2, 2024

(Revised May 24, 2024)

(Revised July 29, 2024)

Project Number

2220232.02



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LU 24-030450 CU
Exhibit A.11

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ATTACHMENTS

1. Application Form
2. Site Plan
3. Traffic and Parking Study
4. EA22-200799 Pre-Application Conference Notes
5. Outdoor Lighting Documentation from LU 07-184826 DZM IM
6. Cut Sheet for Sound Amplification System
7. Nonconforming Upgrade Covenant

I. PROJECT SUMMARY

Applicant:	University of Oregon
Owner:	University of Oregon, Attention: Aaron Olsen 1295 Franklin Boulevard Eugene, OR 97403
Site Address:	6615 NE 29th Avenue Portland, OR 97211
Assessor Site Acreage:	UO Portland Campus – 19.46 acres Field lot only – 5.26 acres
Zoning:	Campus Institutional 1 (CI1)
Comprehensive Plan:	Institutional Campus
Adjacent Zoning:	Residential 5,000 (R5)
Existing Structures:	<p>The UO Portland Northeast campus includes multiple university buildings including classrooms, apartments and residential halls, a library, and a gymnasium.</p> <p>The lot containing the outdoor sports facility includes:</p> <ul style="list-style-type: none"> ▪ Combined artificial turf baseball and soccer field. ▪ Two batting cages and bull pens. ▪ Spectator seating/bleachers. ▪ Athletics building including locker rooms, restrooms, and concessions. ▪ Two ticket booths. ▪ Perimeter fencing and gates.
Request:	Type III Conditional Use to enable new owner to use existing athletic fields and associated amenities. Physical changes are limited to replacing university logos, names, and sponsors.
Project Contact:	Suzannah Stanley Mackenzie 1515 SE Water Avenue, Suite 100 Portland, OR 97214

II. INTRODUCTION

Description of Request

The University of Oregon (UO) is seeking Conditional Use (CU) approval to use the existing outdoor sports facility at its recently acquired Portland campus (the former Concordia University campus). UO proposes to use the facility for student and community recreation and occasional special events as follows:

- University students and staff will use the fields for open recreation and ad-hoc recreation games during the academic hours (7:00 AM – 3:00 PM).
- Outside of academic hours, UO will make the facility available for community use on a reservation basis. It is expected the fields could be booked for up to five days a week during the hours of 3:00 PM – 9:00 PM to support community (such as youth leagues) and local schools' need for practice space. This is expected to fluctuate seasonally, with reduced activity during winter months.
- On weekends, UO anticipates the facility will be used between 7:00 AM – 10:00 PM for scheduled games by students (such as recreational leagues) and community groups (such as youth leagues and local schools). This level of activity will generally occur during the spring through fall. These typical events may draw up to 100 attendees total throughout weekday evenings and up to 250 attendees throughout weekend days.
- Some community events may draw as many as 300 participants and spectators, although this will not be typical and is planned to be limited to three events per month during the school year and 10 events per month during the summer.
- Special events may include graduation ceremonies, speakers, and exhibitions. These types of events are expected to occur approximately four times per year. Attendance will be limited to the maximum seating capacity for the soccer bleachers (1,003).

The facility was originally approved for Concordia University under LU 07-184826 DZIM; that approval is no longer in effect because the previous CU was extinguished on this site (see PR 22-126708 ZCL) and the previous Impact Mitigation Plan (IMP) no longer applies.

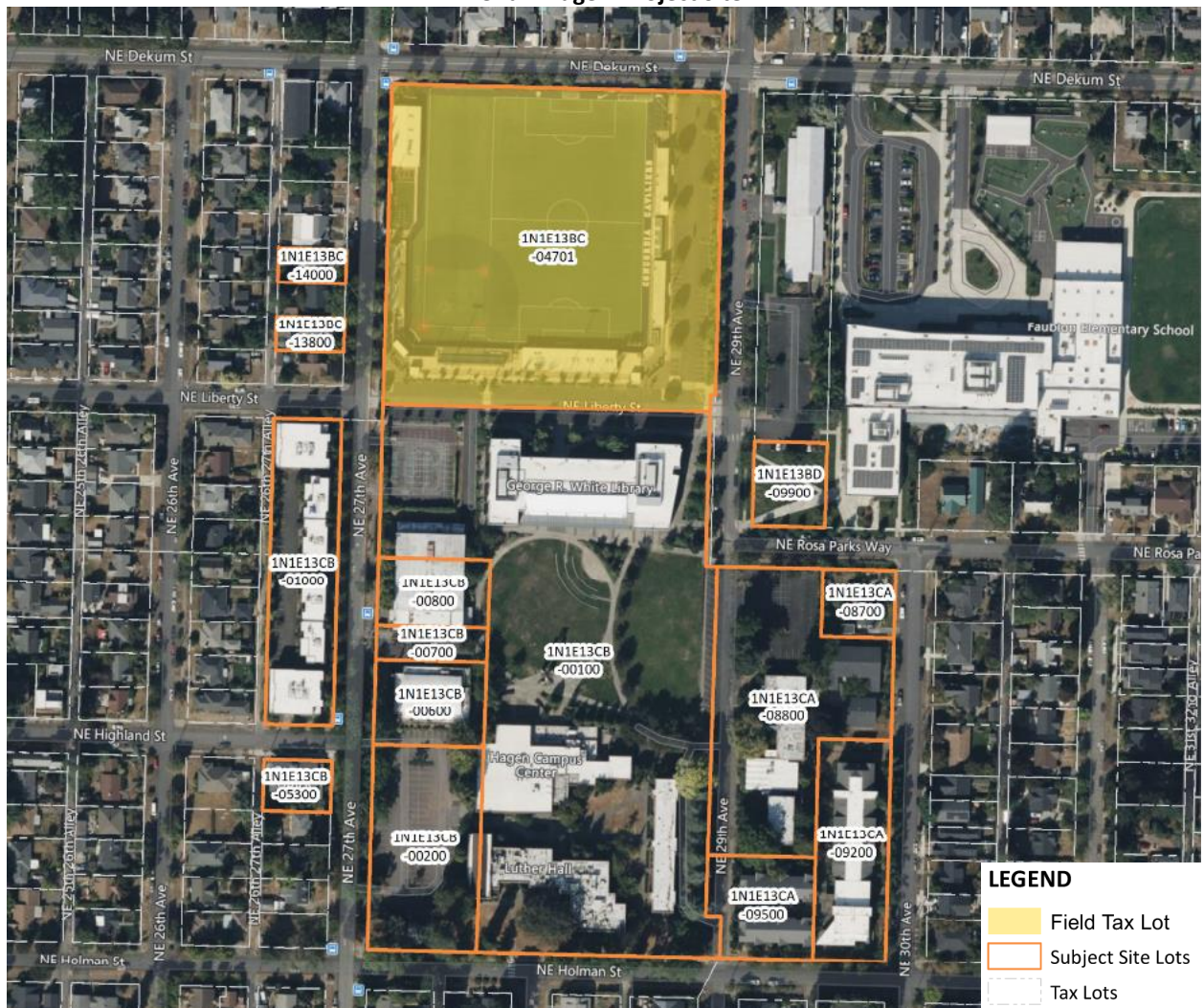
Site and Surrounding Land Use

The field lot is 5.26 acres in size, located at 6615 NE 29th Avenue (tax lot: 1N1E13BC 4701), at the north end of the UO Portland campus, which extends onto nearby lots to the south. The campus is predominantly zoned Campus Institutional 1 (CI1) and is surrounded by the Residential 5,000 (R5) zone in all directions.

Description of Proposed Development

Physical changes to the site are limited to replacing university logos, names, and sponsors. The facility would be used for student and community recreation and occasional special events as described above. Use of the facility would occur between the hours of 7:00 AM – 10:00 PM, up to seven days a week. The maximum seating capacity for the facility is 1,003, which is based on the capacity of the existing soccer field bleachers. Attendance for community games is not expected to exceed 250 spectators. Some community events may draw up to 300 participants and spectators. Special events, approximately four times per year, may reach the available seating capacity.

Aerial Image – Project Site



III. ZONING CODE COMPLIANCE

Chapter 33.150 Campus Institutional Zones

33.150.100 Primary Uses

B. Limited uses. Uses allowed that are subject to limitations are listed in Table 150-1 with an "L". These uses are allowed if they comply with the limitations listed below and the development standards and other regulations of this Title. In addition, a use or development listed in the 200s series of chapters is also subject to the regulations of those chapters. The paragraphs listed below contain the limitations and correspond with the footnote numbers from Table 150-1...

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.

Response: This proposal is for the use of an existing outdoor sports facility at a Colleges use site. The facility is part of the University of Oregon Northeast Portland campus (former Concordia University campus). Physical changes to the facility will be limited to replacement of the name and logos of the university and its sponsors. The facility includes more than 1,500 SF of accessory building floor area, more than 500 linear feet of spectator seating, outdoor lighting, and voice amplification. Although the facility was previously reviewed and approved for Concordia University under LU 07-184826 DZM IM, BDS staff has confirmed that a Conditional Use Review is required per Zoning Code Section 33.150.100.B.6. because the previous Conditional Use was extinguished, and the previous IMP no longer applies. The review will be processed at the Type III level per Section 33.815.040.A.1. This report addresses the applicable review criteria.

33.150.120 Nuisance-Related Impacts

A. Off-site impacts. All uses, including accessory uses, must comply with the standards of Chapter 33.262, Off-Site Impacts.

Response: Compliance with the applicable standards of Chapter 33.262 will be demonstrated later in this report. This standard is met.

B. Other nuisances. Other nuisances are regulated by Title 29, Property and Maintenance Regulations

Response: No nuisances regulated under Title 29 are proposed or known to be present on the subject site. Use of the existing outdoor sports facilities on the site will satisfy the property and maintenance regulations set forth in Title 29. This standard is met.

Table 150-1 Campus Institutional Zone Primary Uses			
Use Categories	CI1	CI2	IR
Institutional Categories			
Basic Utilities	L/CU [3]	L/CU [3]	L/CU [3]
Community Service	L/CU [4]	L/CU [4]	L/CU [4]
Parks And Open Areas	L/CU [5]	L/CU [5]	L/CU [5]
Schools	N	N	L/CU [11]
Colleges	Y/CU [6]	Y/CU [6]	L/CU [11]
Medical Centers	Y	Y	L/CU [11]
Religious Institutions	CU	CU	CU
Daycare	Y	Y	L/CU [12]
Other Categories			
Agriculture	L [7]	L [7]	L [7]
Aviation And Surface Passenger Terminals	N	N	N
Detention Facilities	N	N	N
Mining	N	N	N
Radio Frequency Transmission Facilities	L/CU [8]	L/CU [8]	L/CU [8]
Rail Lines And Utility Corridors	CU	CU	CU

Y = Yes, Allowed

L = Allowed, But Special Limitations

CU = Conditional Use Review Required

N = No, Prohibited

Notes:

- The use categories are described in Chapter 33.920.
- Regulations that correspond to the bracketed numbers [] are stated in 33.150.100.B.
- Specific uses and developments may also be subject to regulations in the 200s series of chapters.

Response: The site is zoned CI1, and the proposal is for a field associated with a *Colleges* use. As described above, Section 33.150.100.B.6. applies to the proposal, which requires Conditional Use Review.

Development Standards

Table 150-2 Summary of Development Standards in Campus Institutional Zones			
Standard	CI1	CI2	IR
Maximum FAR [1] (see 33.150.205)	0.5 to 1	3 to 1 [2] [3]	2 to 1
Maximum FAR with Inclusionary Housing Bonus [1] (see 33.150.205.C)	NA	3.75 to 1 [2] [3]	NA
Maximum Height (see 33.150.210)	75 ft. [4]	150 ft. [4]	75 ft.
Minimum Building Setbacks [1] (see 33.150.215)			
- Lot line abutting or across the street from an OS, RF-R2.5 zoned lot	15 ft.	10 ft.	1 ft. for every 2 ft. of building height but not less than 10 ft.
- Lot line abutting or across the street from an RM1-RMP, IR zoned lot	10 ft.	10 ft.	
- Lot line abutting or across the street from a C, CI, E, or I zoned lot	0 ft.	0 ft.	
Maximum Building Setbacks Street Lot Line, Transit Street or Pedestrian District (See 33.150.215)	None	10 ft.	10 ft.
Maximum Building Coverage [1] (see 33.150.225)	50% of site area	85% of site area	70% of site area
Maximum Building Length [1] (see 33.150.235 and 33.150.255)	200 ft.	200 ft.	None
Minimum Landscaped Area (see 33.150.240)	25% of site area	15% of site area	20% of site area
Landscaping Abutting an R zoned lot (see 33.150.240.C)	10 ft. @ L3	5 ft. @ L3	10 ft. @L3
Landscaping across the street from an R zoned lot (see 33.150.240.C)	10 ft. @ L1	5 ft. @ L1	10 ft. @L1
Building Facade Articulation [1] (see 33.150.255)	No	Yes	No
Ground Floor Window Standards [1] (see 33.150.250)	No	Yes	Yes
Transit Street Main Entrance [1] (See 33.150.265)	No	Yes	No

Notes:

[1] For Colleges and Medical Centers, the entire CI zone is treated as one site regardless of ownership. In this case, FAR is calculated based on the total square footage of the parcels within the zone rather than for each individual parcel, and 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.

[2] Maximum FAR within the Legacy Good Samaritan Hospital and Health Center campus boundary shown on Map 150-3 is 3.7 to 1, and is 4.5 to 1 with inclusionary housing bonus.

[3] Maximum FAR within the PCC Sylvania campus boundary shown on Map 150-5 is .75 to 1, and is 1 to 1 with inclusionary housing bonus.

[4] Heights reduced on sites that are across the street from, or adjacent to, certain zones. See 33.150.210.C.

Response: Physical changes associated with this proposal are limited to changing logos. No modifications to the existing buildings or landscaping are proposed, so there will be no effect on conformance with these standards.

While not part of this Conditional Use proposal, note that the University of Oregon recently entered into an Option 2 Covenant for nonconforming upgrades across the campus, which includes the field lot. The approved nonconforming upgrade plan, which shows existing and conditions and proposed upgrades, is included in Attachment 7.

Chapter 33.258 Nonconforming Situations

33.258.070 Nonconforming Development

- D. Development that must be brought into conformance. The regulations of this subsection are divided into two types of situations, depending upon whether the use is also nonconforming or not. These regulations apply except where superseded by more specific regulations in the code.*
- 2. Nonconforming development with an existing nonconforming use, allowed use, limited use, or conditional use. Nonconforming development associated with an existing nonconforming use, an allowed use, a limited use, or a conditional use, must meet the requirements stated below. When alterations are made that are over the threshold of Subparagraph D.2.a., the site must be brought into conformance with the development standards listed in Subparagraph D.2.b. The value of the alterations is based on the entire project, not individual building permits.*

Response: The current C11 zoning designation was applied after development of the subject site was complete, so there may be elements which are nonconforming; however, alterations exceeding the threshold of Subparagraph D.2.a. are not proposed with this project.

- a. Thresholds triggering compliance. The standards of Subparagraph D.2.b., below, must be met when the value of the proposed alterations on the site, as determined by BDS, is more than \$356,000. The following alterations and improvements do not count toward the threshold:*
- (1) Replace a manufactured dwelling in a manufactured dwelling park;*
 - (2) Alterations required by approved fire/life safety agreements;*
 - (3) Alterations related to the removal of existing architectural barriers, as required by the Americans with Disabilities Act, or as specified in Section 1113 of the Oregon Structural Specialty Code;*
 - (4) Alterations required by Chapter 24.85, Interim Seismic Design Requirements for Existing Buildings;*
 - (5) Improvements to on-site stormwater management facilities in conformance with Chapter 17.38, Drainage and Water Quality, and the Stormwater Management Manual; and*
 - (6) Improvements made to sites in order to comply with Chapter 21.35, Wellfield Protection Program, requirements.*
 - (7) Energy efficiency or renewable energy improvements that meet the Public Purpose Administrator incentive criteria whether or not the project applies for and receives the incentive;*
 - (8) Landscaping required by 33.475.220;*
 - (9) Removal or remediation of hazardous substances conducted under ORS 465.200-545 & 900; and*
 - (10) The installation of electric bike and electric vehicle chargers and accessory equipment.*

Response: The proposed alterations are limited to changing logos, which is valued at less than \$356,000; therefore, the proposal will not trigger compliance for any nonconforming

development. Additionally, the site is already part of an Option 2 covenant (see Attachment 7 for reference).

Chapter 33.262 Off-Site Impacts

33.262.010 Purpose

The regulations of this chapter are designed to protect all uses in the R, C, CI, IR, and OS zones from certain objectionable off-site impacts associated with nonresidential uses. These impacts include noise, vibration, odors, and glare. The standards ensure that uses provide adequate control measures or locate in areas where the community is protected from health hazards and nuisances. The use of objective standards provides a measurable means of determining specified off-site impacts. This method protects specific industries or firms from exclusion in a zone based solely on the general characteristics of similar industries in the past.

Response: The existing outdoor sports facility was previously reviewed and permitted under LU 07-184826 DZM IM, which addressed and amended Concordia University's IMP. However, BDS staff has confirmed that the previous Conditional Use was extinguished, and the IMP no longer applies. The responses below will demonstrate the facility has adequate control measures in place to protect the community from health hazards and nuisances.

33.262.020 Applying These Regulations

Nonresidential uses in all zones which cause off-site impacts on uses in the R, C, CI, IR, and OS zones are required to meet the standards of this chapter. Exempted equipment and facilities are stated in 33.262.030 below.

Response: The existing outdoor sports facility is a nonresidential use that includes outdoor lighting and sound amplification, which is required to meet the standards of this chapter.

33.262.030 Exemptions

The off-site impact standards do not apply to machinery, equipment, and facilities which were at the site and in compliance with existing regulations at the effective date of these regulations. Any new or additional machinery, equipment, and facilities must comply with the standards of this chapter. Documentation is the responsibility of the proprietor of the use if there is any question about when the equipment was brought to the site.

Response: The subject site does not qualify for an exemption under this provision. The responses below will demonstrate the existing facilities and equipment will comply with the applicable standards of this chapter.

33.262.040 Relationship to Other Regulations

The off-site impact standards are in addition to all other regulations of the City Code. The standards do not replace or supersede regulations of the Department of Environmental Quality (DEQ), relevant county regulations, or standards such as the Uniform Fire Code.

Response: This provision identifies additional regulations which may apply to the proposed use. It requires no factual evidence from the Applicant. Use of the facility will comply with all applicable local, state, and federal regulations.

33.262.050 Noise

The City noise standards are stated in Title 18, Noise Control. In addition, the Department of Environmental Quality has regulations which apply to firms adjacent to or near noise sensitive uses such as dwellings, religious institutions, schools, and hospitals.

Response: The outdoor sports facility includes an existing sound system which will be used during games and special events. The system consists of one set of three speakers on the west side of the field and two sets of three speakers on the east side. Each set of speakers is mounted to a lighting support post at a height of approximately 20-25'. The speakers are directed inward and downward toward the field. No changes to the existing sound system are proposed. A cut sheet for the speakers is included as Attachment 6. According to Title 18, the subject site and surrounding properties are classified as residential. The permissible sound level transmitted from the site to the boundaries of surrounding properties is 55 dBA between 7:00 AM – 10:00 PM and 50 dBA during all other hours. According to the City's findings in LU 07-184826 DZM IM, this is the same limit which applied when the facility was originally approved; therefore, it is anticipated the existing sound system is able to comply. The applicant's proposed use will adhere to Title 18 requirements.

33.262.060 Vibration

A. *Vibration standard. Continuous, frequent, or repetitive vibrations which exceed 0.002g peak may not be produced. In general, this means that a person of normal sensitivities should not be able to feel any vibrations.*

Response: Operation of the subject outdoor sports facility does not produce vibration in excess of this standard.

B. *Exceptions. Vibrations from temporary construction and vehicles which leave the site (such as trucks, trains, airplanes and helicopters) are exempt. Vibrations lasting less than 5 minutes per day are also exempt. Vibrations from primarily on-site vehicles and equipment are not exempt.*

Response: This provision identifies exceptions from enforcement action for the types of vibration listed in this standard. It requires no factual evidence from the Applicant.

C. *Measurement. Seismic or electronic vibration measuring equipment may be used for measurements when there are doubts about the level of vibration.*

Response: This provision authorizes the use of measurement for enforcement actions. It requires no factual evidence from the Applicant.

33.262.070 Odor

A. *Odor standard. Continuous, frequent, or repetitive odors may not be produced. The odor threshold is the point at which an odor may just be detected.*

Response: Operation of the outdoor sports facility does not inherently produce odors. Odors may be produced incidentally, such as the preparation of concessions during events; however, this would be minimal, occasional, and unlikely to cause offense.

B. *Exception. An odor detected for less than 15 minutes per day is exempt.*

Response: This provision identifies an exception from enforcement action. It requires no factual evidence from the Applicant.

33.262.080 Glare

A. *Glare standard. Glare is illumination caused by all types of lighting and from high temperature processes such as welding or metallurgical refining. Glare may not directly, or indirectly from reflection, cause illumination on other properties in excess of a measurement of 0.5 foot candles of light.*

Response: The outdoor sports facility includes field lighting, which was previously approved under LU 07-184826 DZM IM. According to the previous Decision Notice, the field lighting will, in some cases, exceed the allowed lighting levels on surrounding streets and properties. This was mitigated by designing the lighting plan to minimize light spillover into adjacent residential areas, and by limiting the hours during

which the lighting could be used. The applicant's proposal does not include any physical changes to the existing field lighting; therefore, glare is not anticipated to create unreasonable adverse impacts to surrounding uses. The lighting plan and light fixture specifications from LU 07-184826 DZM IM are included in Attachment 5 for reference.

B. Strobe lights. Strobe lights visible from another property are not allowed.

Response: No strobe lights are proposed as part of this application.

33.262.090 Measurements

- A. Measurements for compliance with these standards are made from the property line or within the property of the affected site. Measurements may be made at ground level or at habitable levels of buildings.*
- B. If the City does not have the equipment or expertise to measure and evaluate a specific complaint, it may request assistance from another agency or may contract with an independent expert to perform such measurements. The City may accept measurements made by an independent expert hired by the controller or operator of the off-site impact source. If the City contracts to have measurements made and no violation is found, the City will bear the expense, if any, of the measurements. If a violation is found, City expenses will be charged to the violator. Nonpayment of the costs is a violation of the Code, and enforced through the provisions of Title 22.*

Response: This provision provides authority and guidance for enforcement actions. It requires no factual evidence from the Applicant.

33.262.100 Documentation in Advance

In situations where the Director of BDS is empowered to require documentation in advance that a proposed use will conform with these standards, all of the following additional information is required of the applicant prior to approving a building permit:

- A. Use description. A description of the use or activity regarding processes, materials used, storage, waste disposal, types of machinery and other such items as it relates to off-site impacts. However, the applicant is not required to reveal any trade secrets which would cause any secret manufacturing procedure, compound or product to become public knowledge and available to competitors;*
- B. Abatement devices. An explanation of any mechanisms or techniques which are proposed to restrict any hazardous or nuisance effects, including the type and location of any abatement devices and/or recording instruments to measure conformance with the required standard; and*
- C. Expert evaluation. An evaluation and explanation certified by a registered engineer or architect, as appropriate, that the proposed activity can achieve the off-site impact standard or standards in question.*

Response: Applicant acknowledges the City may require the applicant to provide the information described in this section; however, staff have not requested specific documentation under this provision. As previously mentioned, the subject facility was approved under LU 07-184826 DZM IM in 2007. That Decision Notice includes extensive descriptive and technical information regarding off-site impacts and mitigation methods. This application does not propose any modifications to the approved impact-producing equipment, such as lighting and sound amplification, nor does it propose modifications to the methodology used to mitigate those impacts.

Chapter 33.266 Parking, Loading, and Transportation and Parking Demand Management

33.266.010 Introduction

This chapter establishes the standards for the amount, location, and development of motor vehicle parking, standards for bicycle parking, and standards for on-site loading areas, and requirements for transportation demand management plans. Other titles of the City Code may regulate other aspects of parking and loading.

Response: There are currently 175 vehicle parking spaces in the two lots surrounding the outdoor sports facility. The City no longer requires a minimum amount of vehicle parking for any uses; however, this chapter does impose limits on the maximum amount of vehicle parking.

33.266.115 Maximum Allowed Parking Spaces

Response: The maximum allowed number of parking spaces for a Colleges use is listed in Table 266-2. The applicable standard is 1 per 400 SF of net building area exclusive of dormitories, plus 1 per 2.6 dorm rooms. This application does not include any addition or reduction in building area or any change to the number of parking spaces; therefore, conformance of the existing 175 parking spaces with this standard will not change.

33.266.200 Minimum Required Bicycle Parking

- A. *Purpose. Bicycle parking is required for most use categories to encourage the use of bicycles by providing secure and convenient places to park bicycles. These regulations ensure adequate short and long-term bicycle parking based on the demand generated by different uses. Minimum bicycle parking facilities are based on the City's mode split goals, while acknowledging the usage rates for different uses. These regulations will help meet the City's goal that 25 percent of all trips be made by bicycle, while still acknowledging that to meet the citywide goal the bicycle mode split will vary by geographic area.*
- B. *Number of spaces required.*
 1. *The required minimum number of bicycle parking spaces for each use category is shown in Table 266-6. No bicycle parking is required for uses not listed. Minimum bicycle parking is calculated on a geographic hierarchy based on the current and future bicycle usage. Standard A in Table 266-6 applies to the areas shown as Standard A on Map 266-1. Standard B in Table 266-6 applies to all other areas of the city.*
 2. *Until June 30, 2022, no bicycle parking is required for projects that are eligible to use the alternative bicycle parking standards specified in Ordinance 189785. To qualify for this exemption the applicant must provide a letter from the Portland Housing Bureau certifying that the project is eligible to use, and has met, the alternative bicycle parking standards specified in Ordinance 189785.*
 3. *The required minimum number of bicycle parking spaces is based on the primary uses on a site. When there are two or more separate primary uses on a site, the required bicycle parking for the site is the sum of the required parking for each primary use.*

Table 266-6 Minimum Required Bicycle Parking Spaces [1]					
		Long-term Spaces		Short-term Spaces	
Uses	Specific Uses	Standard A	Standard B	Standard A	Standard B
Institutional Categories					
Basic Utilities	Transit centers	30 spaces	30 spaces	12 spaces	12 spaces
	Light rail stations	12 spaces	12 spaces	4 spaces	4 spaces
Community Service		2, or 1 per 6,700 sq. ft. of net building area	2, or 1 per 12,500 sq. ft. of net building area	2, or 1 per 6,300 sq. ft. of net building area	2, or 1 per 10,000 sq. ft. of net building area
	Libraries, community centers and museums	2, or 1 per 3,000 sq. ft. of net building area	2, or 1 per 5,900 sq. ft. of net building area	2, or 1 per 1,200 sq. ft. of net building area	2, or 1 per 2,000 sq. ft. of net building area
	Park and ride	12, or 5 per acre	12, or 5 per acre	6 spaces	6 spaces
Parks and Open Areas		None	None	Per CU Review	Per CU Review
Schools	Grades K through 8	6 per classroom	5 per classroom	2, or 1 per 25,000 sq. ft. of net building area	2, or 1 per 100,000 sq. ft. of net building area
	Grades 9 through 12	5 per classroom	5 per classroom	2, or 1 per 25,000 sq. ft. of net building area	2, or 1 per 100,000 sq. ft. of net building area
Colleges	Excluding dormitories (see group living, above)	2, or 1 per 10,000 sq. ft. of net building area	2, or 1 per 20,000 sq. ft. of net building area	2, or 1 per 10,000 sq. ft. of net building area	2, or 1 per 16,000 sq. ft. of net building area

Response: The subject outdoor sports facility is part of a university campus where short- and long-term bicycle parking are dispersed throughout. Eight short-term spaces are provided at the south end of the facility, located along a pedestrian access route. According to a recent analysis of needed nonconforming upgrades, the campus has a surplus of required short-term bicycle parking and a deficit of long-term spaces. UO has entered into an Option 2 Covenant agreement with the City to provide the additional required long-term spaces and bring the entire campus into full compliance with current bicycle parking requirements. Based on the nature of the outdoor sports facility use, which consists of student/faculty and community recreation, plus occasional special events, there is no additional anticipated demand for long-term bicycle parking. The existing eight short-term spaces are expected to be adequate to meet demand, and additional spaces are available elsewhere on campus if necessary. This standard is met.

Chapter 33.279 Recreational Fields for Organized Sports

33.279.020 Where These Regulations Apply

The regulations of this chapter apply if all the following are met:

- A. The recreational field is used for organized sports;
- B. The recreational field is in an OS, R, or IR zone; and
- C. The recreational field is located on a school, school site, or in a park.

Response: The subject outdoor sports facility is located on a university campus and the applicant intends to make the fields available for organized sports; however, the site is not located in an OS, R, or IR Zone; therefore, the regulations in this section do not apply.

33.279.025 Conditional Use Review

Unless the proposal meets the thresholds of 33.279.030, development or alterations related to a recreational field for organized sports requires a conditional use review. Approval criteria for the review are stated in Chapter 33.815, Conditional Use Reviews.

Response: The outdoor sports facility does not meet the thresholds of 33.279.030, as explained below. Therefore, conditional use review is required. This report addresses the applicable criteria and development standards.

33.279.030 Alterations Allowed Without Conditional Use Review

Alterations related to a recreational field for organized sports to the site that meet all of the following are allowed without a conditional use review provided the proposal meets all of the following thresholds.

A. *Complies with all previous conditions of approval;*

Response: The existing outdoor sports facility was permitted in 2007 under LU 07-184826 DZM IM (Concordia Athletic Field & Parking Lots #4-5). According to City staff, previous approvals have been extinguished and the proposed use of the fields as part of the University of Oregon, Portland campus, requires a Type III Conditional Use review. This threshold does not apply.

B. *Complies with the development standards of this Title; or if the proposal does not comply with the development standards of this Title, the proposal has received approval through an adjustment or modification review;*

Response: This report demonstrates the proposal will comply with the applicable development standards in Title 33. This threshold is met.

C. *Does not increase the net building area by more than 1,500 square feet;*

Response: No new structures or modifications to existing structures are proposed. This threshold is met.

D. *Does not increase the exterior improvement area by more than 1,500 square feet. Fences, handicap access ramps, on-site pedestrian circulation systems, Community Gardens, Market Gardens, and increases allowed by Subsections F. through H. below are exempt from this limitation;*

Response: No increase to exterior improvement areas is included in this proposal. This threshold is met.

E. *Will not result in a net gain or loss of site area;*

Response: The use of the outdoor sports facility will not result in a net gain or loss of site area. This threshold is met.

F. *Will not result in an individual or cumulative loss or gain in the number of parking spaces, except as follows:*

1. *On sites with 5 or more parking spaces, up to 1 space or 4 percent of the total number of existing parking spaces, whichever is greater, may be removed; however, the removal of more than 5 spaces requires a conditional use review;*
2. *Up to 1 space or 4 percent of the total number of existing parking spaces, whichever is greater, may be added; however, the addition of more than 5 spaces requires a conditional use review; and*

3. *Any cumulative loss or gain of parking allowed in F.1 or F.2 above is measured from the time the use became a conditional use, or the last conditional use review of the use, whichever is most recent, to the present.*

Response: The proposal will not affect the number of existing parking spaces. This threshold is met.

- G. *Does not result in total spectator seating per field exceeding 210 lineal feet;*

Response: While no changes are proposed, existing spectator seating (treated as new/not under a current approval) exceeds 210 lineal feet. This threshold is not met; however, in this case the applicant is required to apply for Conditional Use review for other, additional reasons as explained above.

- H. *Does not add more than one new field for organized sports. Up to one new field may be added once per site, after June 4, 2010, without a conditional use review. The new field must:*

1. *Meet the development standards of Section 33.279.040;*
2. *Not include lighting, a voice amplification system, or spectator seating in excess of 210 lineal feet;*
3. *Be located within 300 feet of one or more existing on-site fields approved for organized sports; and*
4. *Be approved under a Building or Zoning Permit that identifies the existing development and the new field that is being added, per this paragraph.*

Response: No additional fields are proposed as part of this application. This threshold is met.

- I. *Does not reestablish use of a recreational field that has not been used for organized sports for a period of less than 5 continuous years.*

Response: While not currently in operation, the existing recreational fields were previously in use for a period of more than five continuous years. This threshold is met.

33.279.035 Conditional Use Review Procedure Types

Unless allowed by 33.279.030, all recreational fields for organized sports are reviewed through the review procedures stated below...

- B. *Type III. A Type III review is required for the following proposals:*

1. *New recreational fields, except as allowed by 33.279.030.H above;*

Response: No new recreational fields are proposed. However, City staff confirmed that the previous land use approvals for the existing recreational fields have extinguished, and the IMP is no longer in effect; therefore, a Type III Conditional Use review is required to reestablish the use per this threshold.

2. *Lighting for recreational fields that currently do not have approved lighting;*

Response: The current facility has lighting which was previously approved by the City in 2007 under LU 07-184826 DZM IM. No new lighting is proposed; however, because the City does not consider the existing lighting to be under an active previous approval (because it was issued to Concordia rather than UO), this application treats the lighting as new.

3. *All other alterations to development related to recreational fields used for organized sports on the site, that are not otherwise allowed or reviewed through a Type II procedure, as described above; or*

Response: No alterations are proposed for the recreational fields other than updating university and sponsor logos. Because the field is not under an active previous approval, this application treats the change as new.

4. *Resuming use of a recreational field that has not been used for organized sports for 10 years or more.*

Response: The existing facility has been used for organized sports within the past ten years, as recently as 2020.

33.279.040 Development Standards

- B. *Standards. The standards of this subsection apply to new fields, alterations to existing fields, and accessory structures.*

1. *Recreational fields. Recreational fields must be set back at least 50 feet from adjacent R or IR zoned sites. Setbacks are measured from property lines to foul line for baseball and softball fields, and to the field end or side lines for all other sports.*

Response: The foul lines, end, and side lines of the existing recreational fields are set back more than 50' from adjacent R-zoned sites, as shown on the site plan in Attachment 2. However, no changes are proposed to the existing development. This standard is met by the existing development.

2. *Accessory structures. Spectator seating such as bleachers or benches must be set back at least 30 feet from adjacent R or IR zoned sites and at least 15 feet from all other lot lines. All other accessory structures including dugouts, concession stands, and restrooms must be set back at least 15 feet from all lot lines.*

Response: No new structures are proposed. All existing structures meet or exceed the minimum setbacks from adjacent residential zones, as shown on the site plan in Attachment 2. No changes are proposed. This standard is met by the existing development.

33.279.060 Additional Regulations

Other City regulations may apply to recreational fields used for organized sports. See Title 20, Parks and Recreation.

Response: The proposal to use the existing recreational fields for organized sports will comply with Title 20 Parks and Recreation.

Chapter 33.400 Aircraft Landing Zone

33.400.030 Height Limits

All structures, vegetation, and construction equipment within the Aircraft Landing Overlay Zone are subject to the height limits of this section. Map 400-1 shows the boundaries of the overlay zone. The Aircraft Landing Overlay Zone Map, available in the Development Services Center shows the height limits. B. R, C, IR, and CI1 zones. In the residential and commercial/mixed use, IR, and CI1 zones, structures are regulated by the base zone height limits rather than the height limits of this chapter.

Response: The subject site is in the CI1 Zone, so structures are regulated by the base zone height limit, which is 75'. All development, with the exception of five existing field lighting posts, is below the maximum

height limit. Five existing field lighting posts with a height of 80' were approved under an adjustment in LU 07-184826 DZM IM, which was allowed in order to limit the amount of light trespass onto adjacent properties. This application does not include new development, or any modifications to existing development, that would exceed the CI1 zone height limit. This standard is met.

Chapter 33.815 Conditional Uses

33.815.040 Review Procedures

The procedure for reviewing conditional uses depends on how the proposal affects the use of, or the development on, the site. Subsection A, below, outlines the procedures for proposals that affect the use of the site while Subsection B outlines the procedures for proposals that affect the development or reduce the conditional use site boundary. Proposals may be subject to Subsection A or B or both. The review procedures of this section apply unless specifically stated otherwise in this Title. Proposals may also be subject to the provisions of 33.700.040, Reconsideration of Land Use Approvals.

A. *Proposals that affect the use of the site.*

1. *A new conditional use. A request for a new conditional use is processed through a Type III procedure.*

Response: According to City staff, the original Conditional Use approval and IMP have been extinguished. Therefore, this application is being processed as a new conditional use through a Type III procedure.

33.815.060 Development Standards for Conditional Uses

The development standards for conditional uses are those of the base zone, any applicable overlay zones or plan districts, and any relevant regulations in the 200s series of chapters.

Response: The applicable development standards are addressed throughout this report. This standard is met.

33.815.070 Sites With Split Zoning

When a proposed use is located on a site which has more than one zone, and the use is a conditional use in one zone and an allowed or limited use in the other, any proposals on the allowed site are subject to conditional use review.

Response: The "site" is the UO Northeast Portland campus, which consists of multiple lots in contiguous ownership. The site is predominantly zoned CI1. One small lot, which is not affected by this proposal, is zoned R5 with a Campus Institutional comprehensive plan designation (Tax lot 1N1E13CA-08700). In the future, this lot may be developed for college uses. The applicant is in the process of applying to amend the zoning designation of the lot from R5 to CI1. College uses would be allowed by right if the zone is changed to CI1, or subject to conditional use review if the zone remains R5. This proposal is for the portion of the site where colleges are allowed but limited and their sport fields are conditional uses.

33.815.080 Approval Criteria in General

The approval criteria for all conditional use reviews are stated below. Requests for conditional uses will be approved if the review body finds that the applicant has shown that all of the approval criteria have been met.

Response: This report demonstrates that the application meets all of the relevant approval criteria.

33.815.105 Institutional and Other Uses in Residential and Campus Institutional Zones

These approval criteria apply to all conditional uses in R and campus institutional zones except those specifically listed in sections below. The approval criteria allow institutions and other non-Household Living uses in residential and campus institutional zones that maintain or do not significantly conflict with the appearance and function of residential or campus areas. Criteria A through E apply to institutions and

other non-Household Living uses in residential zones. Criteria B through E apply to all other conditional uses in campus institutional zones. The approval criteria are:

- A. *Proportion of Household Living uses. The overall residential appearance and function of the area will not be significantly lessened due to the increased proportion of uses not in the Household Living category in the residential area. Consideration includes the proposal by itself and in combination with other uses in the area not in the Household Living category and is specifically based on:*
1. *The number, size, and location of other uses not in the Household Living category in the residential area; and*
 2. *The intensity and scale of the proposed use and of existing Household Living uses and other uses.*

Response: The subject site is in the CI1 Zone. As described above, criterion A applies only to uses in residential zones. This standard does not apply.

- B. *Physical compatibility.*

1. *The proposal will preserve any City-designated scenic resources; and*

Response: There are no City-designated scenic resources in the vicinity of the subject site.

2. *The proposal will be compatible with adjacent residential developments based on characteristics such as the site size, building scale and style, setbacks, tree preservation, and landscaping; or*
3. *The proposal will mitigate differences in appearance or scale through such means as setbacks, screening, landscaping, tree preservation, and other design features.*

Response: The applicant proposes to use the existing development on the subject tax lot, which consists of an outdoor sports facility. The design of the facility was originally approved by the City in 2007 under LU 07-184826 DZM IM. As described in the Decision Notice, the proposal satisfied Design Review criteria for buildings, landscaping, and other site improvements. While the facility is different in appearance than the surrounding residences, it is not unusual for institutional structures such as schools, colleges, and parks and recreation facilities, to be located in residential areas. The structures on the site are similar to the height of surrounding residences, are set back from the street, and are buffered by landscaping and mitigating differences in appearance and scale.

Existing landscaping along the southern perimeter of the facility is flanked by vehicular parking and is classified as P1. There are stormwater planters between the parking lot and the athletic field. The planters include Ginkgo trees and Kelsey Dogwood shrubs.

The eastern perimeter of the facility is flanked by vehicular parking and is classified as L2. Between the parking area and NE 29th Avenue there is a stormwater swale with Vine Maples, a Blue Osier Willow, and Red Twig Dogwood hedge, with Tall Oregon Grape interspersed with Juncus within the facility.

Along NE Dekum Street, the eastern half is classified as L1 Campus Building Screening and has a continuous hedge with alternating bands of deciduous Oak leaf Hydrangea and evergreen Sarcococca shrubs with full ground coverage from alternating bands of Pennisetum ornamental grass and evergreen cotoneaster. The western half does not have a landscape classification and is planted similarly to the eastern half.

Along NE 27th Avenue, the northern corner is classified as L1 General Landscape less than 30' wide and has three evergreen magnolia trees with a continuous evergreen

rhododendron hedge fronted with Pennisetum ornamental grasses. The landscape in front of the batting cages is classified as L1 Campus Building screen and includes two columnar maple trees, a continuous row of evergreen strawberry tree shrubs (likely the compact variety) with full ground coverage provided by alternating bands of Pennisetum ornamental grass and cotoneaster. The landscape along the bullpen is classified as L1 general landscape less than 30' wide and is planted with a continuous row of evergreen strawberry tree shrubs (likely the compact variety) with full ground coverage provided by alternating bands of Pennisetum ornamental grass and cotoneaster. The landscape in front of the grandstands has the L1 Campus Building Screening classification, except where there is campus zoning across the street then it has the L1 General Landscape less than 30' wide. The landscape has four columnar maple trees and cotoneaster groundcover with a patch of Pennisetum ornamental grass at the vehicular gate access to the field.

This application does not involve any physical modifications to the existing development beyond changing logos to reflect new ownership. Additionally, there have been no substantial changes to the physical appearance of the surrounding built environment since the facility was constructed. Therefore, the development will continue to be physically compatible with its surroundings. This standard is met.

C. *Livability. The proposal will not have significant adverse impacts on the livability of nearby residential zoned lands due to:*

1. *Noise, glare from lights, late-night operations, odors, and litter; and*
2. *Privacy and safety issues.*

Response: The applicant proposes to use the facility for student and community recreation and occasional special events as follows:

- University students and staff will use the fields for open recreation and ad-hoc recreation games during the academic hours (7:00 AM – 3:00 PM).
- Outside of academic hours, UO will make the facility available for community use on a reservation basis. It is expected the fields could be booked for up to five days a week during the hours of 3:00 PM – 9:00 PM to support community (such as youth leagues) and local schools' need for practice space. This is expected to fluctuate seasonally, with reduced activity during winter months. These typical events may draw as many as 100 participants and spectators.
- On weekends, UO anticipates the facility will be used between 7:00 AM – 10:00 PM for scheduled games by students (such as recreational leagues) and community groups (such as youth leagues and local schools). These events may draw as many as 250 participants and spectators. This level of activity will generally occur during the spring through fall.
- Some community events may draw up to 300 attendees and will be limited to three events per month during the school year and 10 events per month during the summer.
- Special events may include graduation ceremonies, speakers, and exhibitions. These types of events are expected to occur approximately four times per year. Attendance will be limited to the maximum seating capacity for the soccer bleachers (1,003).

The applicant anticipates some, but not all, users of the facility will require use of the sound and lighting systems during the proposed days and hours of operation. For example, lighting and sound amplification will likely not be needed during open recreation by students; sound amplification will likely not be needed during practices for community groups; and demand for lighting will vary seasonally based on available daylight, although months with less daylight will

coincide with reduced activity based on the seasonality of community leagues and local schools. No late-night operations are proposed.

Lighting

The lighting system minimizes impacts to surrounding properties and rights-of-way based on mounting height and direction, and by limiting hours of operation. Specifications for the existing field lights are included in Attachment 5. The existing configuration and proposed days and hours of use are not anticipated to generate glare such that it creates a significant adverse impact on the livability of the surrounding neighborhood.

Noise generated by spectators will also vary. The maximum seating capacity for special events, which will occur up to four times per year, is 1,003, although typical events are expected to draw 150-200 attendees. Some weekend games by community leagues may generate 200-300 participants and spectators, although this will not be typical. Normal use of the facility for student recreation and practices by community groups and local schools will involve participants and very few, if any, spectators.

Sound

Specifications for the existing sound amplification system are included in Attachment 6. The system consists of one set of three speakers on the west side of the field and two sets of three speakers on the east side. The speakers are mounted to lighting support posts at a height of approximately 20-25' and directed inward and downward toward the field, minimizing the sound impact to adjacent properties. Off-site noise generated by spectators and the sound amplification system is not anticipated to exceed the thresholds allowed under Title 18.

Odors

Odors generated by the proposed use would be limited to concessions such as popcorn and hot dogs, which would be infrequent and unlikely to cause offense to neighbors. Litter will be minimized by providing an adequate supply of regularly serviced waste receptacles, as is the case with the rest of the campus.

Privacy

No significant adverse impacts to privacy are expected as a result of the proposed use because the facility is part of an established institutional use (college campus) which has been part of the neighborhood since 1905 and will be used by students and community groups.

Safety

The facility itself does not inherently create safety hazards. Users of the facility will primarily be students and community groups, which already have a presence in the neighborhood. No substantial safety issues are expected to be introduced to the surrounding area as a result of the proposed use.

Conclusions

This response demonstrates the proposed use will not have significant adverse impacts on the livability of surrounding residential land. Off-site impacts including noise, glare, and odors are also

addressed earlier in this report, demonstrating conformance with the standards of Section 33.262. While this application treats the proposed use as new, it is worth noting that any livability impacts to the surrounding neighborhood are anticipated to be less in comparison to previous use of the facility for NCAA varsity sporting events and/or tournaments. This standard is met.

D. Public services.

1. *The proposal is supportive of the street designations of the Transportation Element of the Comprehensive Plan;*

Response: The Traffic and Parking Impact Letter, Attachment 3, addresses the street designations surrounding the site and demonstrates the proposal will not increase trip generation or result in a significant impact on the adjacent roadway network. Therefore, the proposal is supportive of the surrounding street designations. This standard is met.

2. *Transportation system:*

- a. *The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include safety, street capacity, level of service, connectivity, transit availability, availability of pedestrian and bicycle networks, access restrictions, neighborhood impacts, impacts on pedestrian, bicycle, and transit circulation. Evaluation factors may be balanced; a finding of failure in one or more factors may be acceptable if the failure is not a result of the proposed development, and any additional impacts on the system from the proposed development are mitigated;*

Response: The Field Traffic and Parking Study, Attachment 3, demonstrates the proposal to use the subject site as an outdoor sports facility will not increase trip generation or result in a significant impact on the adjacent roadway network in terms of the evaluation factors listed in this standard. See pages 2-5 of the letter. To improve safety for vehicles approaching NE Dekum Street, the letter recommends PBOT ensure sight lines to the stop signs are kept clear. This standard is met.

- b. *Measures proportional to the impacts of the proposed use are proposed to mitigate on- and off-site transportation impacts. Measures may include transportation improvements to on-site circulation, public street dedication and improvement, private street improvements, intersection improvements, signal or other traffic management improvements, additional transportation and parking demand management actions, street crossing improvements, improvements to the local pedestrian and bicycle networks, and transit improvements;*

Response: The Field Traffic and Parking Study, Attachment 3, demonstrates the existing transportation network will be sufficient to support the anticipated volumes associated with the proposed use without improvements or changes to the current design classifications; therefore, no mitigating measures are proposed or necessary. To improve safety for vehicles approaching NE Dekum Street, the letter recommends PBOT ensure sight lines to the stop signs are kept clear.

- c. *Transportation improvements adjacent to the development and in the vicinity needed to support the development are available or will be made*

available when the development is complete or, if the development is phased, will be available as each phase of the development is completed;

Response: As described above, the Field Traffic and Parking Study, Attachment 3, demonstrates that no transportation improvements are needed to support the proposal. This standard does not apply.

3. *Public services for water supply, police and fire protection are capable of serving the proposed use, and proposed sanitary waste disposal and stormwater disposal systems are acceptable to the Bureau of Environmental Services.*

Response: The City's findings in LU 07-184826 DZM IM concluded that there were adequate public facilities and services available to support the use, and that specific requirements related to water supply, fire access, sanitary waste disposal, and stormwater disposal system would be addressed at the time of building permit review. All required building permits were obtained prior to constructing the facility, and occupancy was granted by the City, indicating all specific requirements were satisfied. The existing public facilities and services available to the site are described in greater detail in the City's Pre-Application Meeting Summary (Attachment 4). The summary did not identify any required upgrades. Considering the proposed use is consistent with the previous use of the facility, and that it will not increase the demand for public facilities and services, no alterations are proposed to the existing water supply system, police or fire access, sanitary waste disposal, or stormwater disposal system. This standard is met.

- E. *Area plans. The proposal is consistent with any area plans adopted by the City Council as part of the Comprehensive Plan, such as neighborhood or community plans.*

Response: The site is in the Albina Community Plan and Concordia Neighborhood Plan areas. These plans are addressed in the following section of this report. This standard is met.

IV. NEIGHBORHOOD AND COMMUNITY PLAN COMPLIANCE

Albina Community Plan

Policy Area I: Land Use

Policy A: General Land Use

Encourage residential, recreational, economic and institutional developments that reinforce Plan Area neighborhoods; increase the attractiveness of Albina to residents, institutions, businesses and visitors; and create a land use pattern that will reduce dependence on the automobile.

Response: The subject site is an institutional development (college campus). Design review for the outdoor sports facility was approved in 2007 under LU 07-184826 DZM IM. The City's findings in the Decision Notice state that the use of brick in the facility evokes a sense of tradition and history consistent with the Concordia Neighborhood, while the functional structural forms are modern with clean lines, in keeping with the adjacent former Concordia University library building. These findings indicate the facility reinforces the Plan Area neighborhoods and increases the attractiveness of Albina. The design of the site is not automobile dependent as it is accessible by transit, bicycle, and pedestrians, and includes pedestrian amenities and connections. The proposal is consistent with this policy.

Policy B: Livable Neighborhoods

Protect and improve the livability of the residential neighborhoods within the Albina Community. Direct new development activity to those areas that have experienced or are experiencing a loss of housing. Ensure the compatibility of new development with nearby housing. Foster the development of complete neighborhoods that have service and retail businesses located within or conveniently near to them. Promote increases in residential density without creating economic pressure for the clearance of sound housing.

Response: The outdoor sports facility is part of a college campus that has been situated within a residential neighborhood since 1905. Under UO's ownership, the facility will be available for community use, which enhances the livability of the neighborhood. Compatibility with nearby housing will be achieved by limiting the hours during which sound amplification and field lighting are used (7:00 AM – 10:00 PM). Additionally, under LU 07-184826 DZM IM, a modification to increase the height of select field light posts was approved to reduce impacts of glare. The proposal is consistent with this policy.

Objectives:

- I. Encourage the reestablishment of neighborhood-oriented service and retail businesses. Recognize the economic interrelationship between jobs, services and residential density by supporting commercial areas with new housing at nearby locations.**

Response: Use of the existing outdoor sports facility does not inhibit neighborhood-oriented service and retail businesses. This objective is met.

2. **Buffer residential areas from the negative impacts of nearby large scale commercial, employment, industrial and institutional developments.**

Response: The overall campus site is institutional and college use on it has been part of the surrounding neighborhood since 1905. The outdoor sports facility is surrounded by fencing, walls, and landscaping, which buffer it from adjacent residential areas. This objective is met.

3. **Review new infill development to ensure that it reinforces the neighborhood's positive characteristics.**

Response: This proposal does not include new infill development. This objective does not apply.

4. **Improve the appearance and livability of residential areas in Albina by eliminating nuisances and supporting activities such as neighborhood clean-ups.**

Response: As described previously, the design of the outdoor sports facility is compatible with the neighborhood and college campus and enhances livability by providing pedestrian amenities and eventual community use of the facility. Potential nuisances are mitigated by limiting the hours of operation and by the surrounding fencing, walls, and landscaping which buffer the facility from surrounding residences. This objective is met.

Policy C: A Pattern of Green

Enhance the Albina area with attractive and well maintained parks and open spaces. Ensure that open space and recreation facilities in the Albina Community meet the needs of present and future residents. Develop green links between Albina's parks and recreational facilities, its residential areas, a City-wide system of green spaces and nearby natural areas.

Response: The outdoor sports facility is not a public park or open space; however, UO intends to make the facility available for community groups, which will contribute to meeting the recreational needs of the community. Therefore, the proposal is consistent with this policy.

Policy D: Economic Development

Foster development of distinct, well-anchored commercial, institutional and industrial nodes and centers that serve the needs of the community, attract shoppers from throughout the region and take advantage of the close proximity of the district to the Central City, Oregon Convention Center and Columbia Corridor. Ensure that institutions have opportunities for growth that meet their needs. Support the expanding and new industrial firms that provide family wage jobs to Albina Community residents. Protect residential neighborhoods from negative impacts associated with commercial, institutional and/or industrial growth.

Response: The outdoor sport fields facility is part of a college campus that has been part of the neighborhood since 1905. The facility will provide opportunities for community use, meeting a need for recreational amenities. Surrounding residential areas will be protected from potential negative impacts such as noise and glare via the surrounding fencing, walls, and landscaping, and by limiting the hours during which sound amplification and field lighting are used (7:00 AM – 10:00 PM). Additionally, under LU 07-184826 DZM IM, a modification to increase the height of select field light posts was approved to reduce impacts of glare. The proposal is consistent with this policy.

Objectives:

1. **Reduce conflicts between residential uses and commercial, industrial and institutional activities.**

Response: Surrounding residential areas will be protected from potential negative impacts such as

noise and glare via the surrounding fencing, walls, and landscaping, and by limiting the hours during which sound amplification and field lighting are used (7:00 AM – 10:00 PM). This objective is met.

2. Ensure that sites are available in adequate size, depth, location and zoning to attract market driven business, institutional and housing developers within the Albina Community.

Response: The outdoor sports facility has already been developed. This objective does not apply.

3. Recognize and reinforce concentrations of commercial and employment businesses within the district and encourage the formation of a clear identity for these areas.

Response: The outdoor sports facility is not in close proximity to a concentration of commercial and employment businesses. This objective does not apply.

4. Encourage the growth of existing businesses, preferably within the Albina Community.

Response: The outdoor sports facility is part of a college campus that has been part of the neighborhood since 1905 and will be made available for community use. The presence of an anchor institution with strong connections to the community encourages the growth and resilience of existing businesses in the area. This objective is met.

5. Foster the establishment of new small businesses and housing developments, particularly on land that is vacant or underutilized.

Response: The outdoor sports facility has not been in use since 2020 when Concordia University closed. Approval of this conditional use request will allow use of the facility to resume, which will contribute to a vibrant and desirable community for new businesses and housing. This objective is met.

6. Recognize the role that medical and educational institutions play in providing employment and training to Portland and Albina Community residents. Create planning mechanisms that encourage their growth.

Response: The outdoor sports facility will be made available to UO students and faculty, as well as community groups, which will positively contribute to the impact of the institution in the community by facilitating connections between residents and the university. This objective is met.

7. Foster the establishment and growth of related businesses near major institutions.

Response: The outdoor sports facility is part of the UO Portland Northeast campus and will be made available to UO students and faculty, as well as community groups. This will contribute to a vibrant, livable neighborhood, which is vital to fostering the establishment and growth of businesses. This objective is met.

Concordia Neighborhood Plan

Policy 5: Community Institutions and Facilities

Create a neighborhood which offers access to education, employment, health, community and social services, transportation, and recreation for all its members. Build on the strength of the neighborhood's existing institutions and services.

Response: The outdoor sports facility will be made available to community groups, providing recreation opportunities for the community and building on the strength of UO's impact as an institution in the neighborhood.

Objectives

1. Expand community health, dependent care, employment training and placement, and juvenile and elderly services available in the community.

Response: Full use of the existing university campus facilities will allow UO to contribute to the community in meaningful ways, including recreational opportunities for community groups. This objective is met.

2. Establish a comprehensive community service center in the Concordia community. Ensure that area households have access to these services.

Response: The subject property is not specifically identified as the appropriate or required location for a comprehensive community service center in the Plan. It is not the responsibility of this applicant or this site to provide this aspirational facility.

3. Reinforce Concordia College's role and image as an important educational and cultural center within the Concordia Neighborhood.

Response: UO's use of the former Concordia College campus, including the use of the outdoor sports facilities for community groups, will contribute to reinforcing the role and image of the campus as an important educational and cultural center within the neighborhood. This objective is met.

4. Preserve the historic buildings at the Kennedy School site. Consider their reuse as a comprehensive community service and activity center.

Response: Since the adoption of the Concordia Neighborhood Plan, the historic buildings at the Kennedy School site have been preserved and converted into a mixed-use development. The UO Portland Northeast campus is several blocks away. Use of the outdoor sports facility will not affect the Kennedy School site.

5. Promote the use of parks and open space for passive and active recreational opportunities for area residents, workers, and visitors.

Response: The outdoor sports facility is not a park or open space; however, it will be made available to community groups for recreation opportunities. The proposal is consistent with this objective.

6. Support community events designed to improve the public image of the neighborhood and celebrate the neighborhood's cultural history and social diversity.

Response: An outdoor sports facility does not inherently support or inhibit the types of events described in this objective. However, the facility will be made available to community groups, which may contribute to meeting its intent.

V. CONCLUSION

Based on the information presented and discussed in this narrative and the attached supporting plans and documentation, this application meets applicable standards and guidelines necessary for land use approval. The proposed complies with all applicable standards of the City of Portland's Development Code, and the applicant respectfully requests that the City approve the Conditional Use application.

April 4, 2024 (*Revised May 22, 2024*) (*Revised July 29, 2024*)

Portland Bureau of Transportation
Attention: Matthew Machado
1120 SW 5th Avenue, Suite 1331
Portland, OR 97204

Re: **U of O Field – Conditional Use**
Traffic and Parking Impact Study
Project Number 2220232.02

Dear Matthew:

Mackenzie has prepared this traffic analysis and parking study letter to support the required Type III Conditional Use land use review for the University of Oregon's use of the outdoor sports facility on their site in Portland, Oregon. This letter satisfies requirements presented in 33.815.105.D.2 of the City's Zoning Code and contains an evaluation of the transportation system including trip generation, parking generation, site circulation, safety, intersection operations, and availability of pedestrian, bicycle, and transit networks.

INTRODUCTION

The University of Oregon (UO) recently acquired the former Concordia University campus, including the outdoor sports facility located at 6615 NE 29th Avenue. The campus is generally bounded by NE Dekum Street to the north, NE 27th Avenue to the west, NE Holman Street to the south, and NE 29th Avenue and NE 30th Avenue to the east. The field is located between NE 27th Avenue and NE 29th Avenue just south of NE Dekum Street. On-site parking is available south of the field and east of the field, with access to NE 27th Avenue, NE 29th Avenue, and NE Dekum Street and continuous circulation between the three streets. The on-site parking supply immediately surrounding the field is 175 parking spaces.

The University of Oregon is proposing to continue use of the facility, including modifications to replace the university logos, names, and sponsors. A Type III Conditional Use review is required for use of an outdoor sports facility within the C11 zone with more than 1,500 square feet of accessory building floor area, more than 500 linear feet of spectator seating, outdoor lighting, or voice amplification. Because the previous approvals for the field were associated with Concordia University which no longer uses the site, a new Conditional Use review is required. As part of the Conditional Use review, a traffic study must be submitted to ensure the proposal can be supported by the surrounding transportation system. This letter serves as both a traffic and parking study to demonstrate the transportation system is capable of supporting the use of the facility with the proposed physical changes and on-site parking supply is sufficient.

Proposed Use

The existing facility contains a soccer field and overlapping softball field. The seating capacity for soccer events is 1,003 and the seating capacity for softball events is 764. Because the fields overlap, soccer and softball events will never occur simultaneously, so the maximum seating capacity for field events is 1,003 seats.

Three levels of use are anticipated: typical daily use by the college and community, potential community events, and special events.



During typical daily use, the field will be reserved for university activity until 3:00 PM. Between 3:00 and 9:00 PM on weekdays, the field may be reserved for community use of the field, including team practices or other events expected to generate few spectators. While no agreements have been signed, interest in use of the field has been shown by several Portland high schools and soccer clubs. Between 7:00 AM and 10:00 PM on weekends, UO anticipates scheduled games for both community groups and university students, which may generate up to 100 total attendees throughout a weekday evening and up to 250 attendees throughout the day on weekends. This is an estimate of potential use..

It is possible that some community events may draw up to 300 participants and spectators, but these events will be atypical and can be limited to 3 events per month during the school year and 10 events per month during the summer.

The small number of events that may occupy the full capacity of the field seating include potential special events such as graduation, speakers, and exhibitions by university or local professional teams. These special events are expected to occur up to four times a year and will be limited to the maximum seating capacity in the soccer bleachers. For purposes of this review, the maximum capacity of the field seating is the 1,003 seats for available for soccer games.

TRAFFIC STUDY

This traffic study summarizes the evaluation criteria presented in Portland Zoning Code 33.815.105.D.2. The study area includes the NE Dekum Street intersections with NE 27th Avenue and NE 29th Avenue.

Safety

The five-year intersectional crash history for the study area intersections was compiled from Oregon Department of Transportation's (ODOT) online crash database between years 2017 and 2021. At the time of this report, only fatal and serious injury crash data is available for 2022, so these reports were also reviewed, and no fatal or serious injury crashes were reported at the study area intersections. None of the site's frontage streets are part of the City of Portland's "High Crash Network Streets."

During the five-year analysis period, there were 12 crashes reported at the study area intersections. Most of the reported collisions at the study intersections and site driveway were angle crashes caused by a failure to yield, mostly in the eastbound and southbound directions. The remainder of the reported crashes were caused by drivers disregarding traffic control (stop signs) at minor approaches. Table 1 below shows a summary of reported crashes.

TABLE 1 – INTERSECTION CRASH RATES								
Intersection (Traffic Control Type)	Year					Total Crashes	ADT	Crash Rate
	2017	2018	2019	2020	2021			
NE Dekum Street/ NE 27th Avenue (TWSC)	3	2	2	1	0	8	4,000	1.10
NE Dekum Street/ NE 29th Avenue (TWSC)	1	0	2	0	0	3	3,600	0.46
NE Dekum Street/ Site Driveway	0	0	0	1	0	1	3,300	0.17

TWSC: Two-way, stop-controlled

When evaluating the relative safety of an intersection, consideration is given not only to the total number and types of crashes occurring, but also to the ratio of crashes to the number of vehicles entering the intersection. This concept, referred to as a “crash rate”, is usually expressed in terms of the number of crashes occurring per one million entering vehicles (MEV) for the intersection per year. Intersections having a crash rate higher than 1.0 crashes/MEV generally should be studied further for opportunities to improve safety if specific patterns are noted in the crash data.

The intersection crash rate is calculated by dividing the average number of crashes per year by the MEV per year. A daily traffic volume was estimated by dividing the PM peak hour volume by a peak-to-daily, or k-factor, of 0.10. This k-factor was derived using historical data on NE Dekum Street just west of NE 33rd Avenue and obtained from the Portland Bureau of Transportation’s (PBOT’s) traffic counts website.

The crash rates for the study area intersections were calculated to be below 1.0 crashes/MEV for all intersections except NE Dekum Street/NE 27th Avenue, as presented in Table 1.

NE Dekum Street at NE 27th Avenue

The crash data was reviewed in more detail for NE Dekum Street at NE 27th Avenue to determine if a pattern of crashes is occurring or if safety improvements could be made to reduce the crash occurrences.

Seven angle crashes and one turning movement crash were reported at the intersection between 2017 and 2021. All of these crashes had a reported cause of a failure to yield or disregard of the traffic control (stop sign on the NE 27th Avenue approaches). Crash reports labelled the southbound approach as the movement at fault for six of the eight crashes and the northbound through movement for the remaining two, indicating that there is a consistent pattern of motorists ignoring the stop sign and crossing or entering NE Dekum Street without adequate gaps.

A review of the intersection geometry found no apparent issues with sight distance looking along Dekum Street, other than potentially parked vehicles on Dekum Street. It does appear the stop sign for the southbound NE 27th Avenue approach could be obscured by leaves on a nearby tree branch during spring and summer months. We did not find any

other specific concerns that could be contributing to the frequency of crashes on that approach, or measures to address it other than keeping sight lines to the stop sign clear.

Street Capacity and Level of Service

The existing outdoor sports facility is not currently in use by the UO, so no trips were generated at the time of the traffic counts. We have reviewed trip generation estimates associated with the field as well as existing level-of-service (LOS) conditions at the study area to identify anticipated operational conditions of the study area intersections when the field is used.

Trip Generation

Trip generation estimates for the existing field were prepared using the Institute of Transportation Engineers’ (ITE) *Trip Generation Manual*, 11th Edition. Trip estimates were reviewed using trip rates for ITE’s “Soccer Complex” (LUC 488) land use. Trip generation rates are representative of activity on a typical day, not special events. Planned recreational use of the field by the community could occur outside the peak hour of the street, such as evening soccer. Trip generation estimates are presented in Table 2.

TABLE 2 – TRIP GENERATION ESTIMATES									
ITE Code	ITE Land Use	Size	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
488	Soccer Complex	1 Field	1	0	1	11	5	16	71

The soccer field is estimated to generate one AM peak hour, 16 PM peak hour, and 71 daily trips, which is reflective of afternoon and evening use of the field.

Peak Hour Conditions

Existing turning movement counts were collected at the study area intersections on Wednesday, March 6, 2024, as approved during the scoping process with PBOT. Video recorded by the traffic count consultant was reviewed to conduct intersection delay observations, but no further analysis is included. The operations at the study area intersections are described below.

Capacity

NE Dekum Street runs east/west and NE 27th Avenue and NE 29th Avenue run north/south. Both intersections are stop-controlled on the northbound and southbound approaches. Both intersections have single lane approaches on all legs.

The most recent daily traffic volume recorded on NE Dekum Street was in 2017 by PBOT, the buildout year in the original TIA for expansion of the campus and is reported at 3,798 bi-directional trips per day with a PM peak hour volume of 390. Peak hour intersection counts conducted on March 26, 2024, indicated volumes on NE Dekum Street between NE 27th Avenue and NE 29th Avenue were approximately 350 in the AM peak hour of 8:00 AM and 335 in the PM peak hour of 4:40 PM.

The longest queues observed on NE Dekum Street were three vehicles on various approaches throughout the AM peak hour. The maximum delay for these vehicles was approximately 35 seconds, which corresponds to a LOS of C. Maximum queues and delay were observed between 8:30 and 8:45 AM while students were dropped off at the Faubion PK-8 School. The typical delay and queue outside school drop-off were only five seconds for one vehicle which corresponds to a LOS of A.

Based on the observed delay and the trip generation estimated in Table 2, the proposed use of the outdoor sports facility is not expected to have a significant impact on the surrounding roadway network in the AM or PM peak hours.

Connectivity

The site is located in the Concordia neighborhood of NE Portland. The site’s block length is approximately 520', east-west, by approximately 1,315', north-south.

Pedestrian and Bicycle Network

There are sidewalks on NE Dekum Street, NE 27th Avenue, and NE 29th Avenue. NE 29th Avenue is a designated Neighborhood Greenway with shared arrow markings “sharrows” between NE Dekum Street and NE Holman Street. NE Dekum Street is provided with transit stops at NE 27th Avenue (eastbound) and NE 29th Avenue (westbound).

Table 3 presents the roadway functional classifications designated in the City’s Transportation System Plan (TSP) for each frontage road.

TABLE 3 – TRANSPORTATION SYSTEM PLAN DESIGNATIONS					
Roadway	Traffic Class	Pedestrian Class	Bicycle Class	Transit Class	Freight Class
NE Dekum Street	Neighborhood Collector	Major City Walkway	City Bikeway	Major Transit Priority Street	Local Service Truck Street
NE 27th Avenue	Local Service Traffic Street	Neighborhood Walkway	City Bikeway	Transit Access Street	Local Service Truck Street
NE 29th Avenue	Local Service Traffic Street	Local Street	City Bikeway	Local Service Transit Street	Local Service Truck Street

As shown in Table 3, NE Dekum Street is designated as a Neighborhood Collector and NE 27th Avenue and NE 29th Avenue are designated as Local Streets. The use of the outdoor sports facility proposed by the University of Oregon will not add trips beyond prior approvals nor have significant impact to these roadways and are not expected to cause them to be overloaded or trigger a change of classification.

Transit Availability

TriMet Bus Line 17 runs every 15 minutes daily and services NE 27th Avenue with stops at NE Dekum Street and NE Highland Street.

TriMet Bus Line 70 runs every 20 minutes daily and services NE 33rd Avenue with stops at NE Dekum Street, NE Rosa Parks Way, and NE Holman Street.

TriMet Bus Line 72 runs every 15 minutes daily and services NE Killingsworth Street. The nearest stop to the campus is at NE 30th Street.

TriMet Bus Line 75 runs every 15 minutes daily and services NE Dekum Street with stops at NE 27th Avenue, NE 29th Avenue, and NE 32nd Place.

While buses are not specifically noted on the traffic counts attached, they were included in the heavy vehicle counts. This was confirmed through the video on NE Dekum Street showing a bus approximately every 15 minutes.

Access Restrictions

Access to the site is provided via one full-movement driveway on NE Dekum Street, one full-movement driveway on NE 27th Avenue, and one full-movement driveway on NE 29th Avenue. None of the existing site accesses are currently restricted.

Neighborhood Impacts

The outdoor sport facility is expected to be utilized by students and faculty as well as surrounding community members. There is sufficient infrastructure to support multimodal trips to and from the facility. The use of the field is not expected to have a significant impact on the adjacent roadway network.

PARKING STUDY

This parking study summarizes the parking demand anticipated with typical use of the field and the field's parking supply.

Parking Supply

The site currently has 175 striped parking spaces located east and south of the field. There are currently signs posted requiring a permit to park on campus. When community use of the field is expected between 3:00 and 9:00 PM, the UO Police Department will place A-frame type signs at the parking lot that will indicate parking is available for authorized users of the recreation field.

Parking Demand

Parking demand for the field was estimated using ITE's *Parking Generation Manual*, 5th Edition. Parking demand estimates were reviewed using parking demand rates for ITE's "Soccer Complex" (LUC 488) land use. This rate is reflective of recreational soccer games with limited spectators and games scheduled back-to-back, consistent with the expected community use on weekends. The parking generation estimates for the athletic field are presented in Table 4.

TABLE 4 – PARKING GENERATION ESTIMATES						
ITE Code	ITE Land Use	Size	Peak Period of Parking Demand	Peak Parking Demand		
				85th Percentile	50th Percentile	Fitted
488	Soccer Complex	1 Field	12:00 PM	71	60	N/A

*Note: Campus currently has one soccer field and one softball field, but maximum attendance is expected with soccer events.

As presented in Table 4, the estimated peak parking demand for the single soccer field is 60 spaces on average. This estimate is consistent with two 15-player teams actively using the field plus two teams arriving, if every player drives individually. At the earliest possible reservation time of 3:00 PM and during any other games throughout the day, the parking demand would be 30 spaces. Based on surveys of similar sites, this peak parking demand should occur at and 8:00 AM on Saturday.

A field observation of the existing parking was conducted on Tuesday, March 26, 2024, after 7:00 PM. No vehicles were observed parked in the eastern portion of the parking lot and two vehicles were parked in the portion to the south, which appeared to be security vehicles. This is consistent with expected utilization, as the facility is not currently in use.

As discussed above, the existing parking on site adjacent to the facility is 175 parking spaces. The on-site parking supply will accommodate parking demand for recreational games, practices, and typical university and community events, which are expected to draw up to 100 attendees throughout a weekday evening and 250 attendees throughout a weekend day. The University does not anticipate the need to accommodate any opposing sports team spectators or buses, as they will not have NCAA Athletics at the UO Portland campus.

During special events, attendance may reach the full capacity of the field at 1,003 attendees. ITE does not have parking rates for fields with seating, so we reviewed rates for other uses that have assemblies including “Live Theater” (LUC 441) and “Church” (LUC 560). These uses both have parking demand data based on attendee and/or seating variables. The review showed that typical parking demand rates for these events may be approximately 0.5 spaces/attendee, or a vehicle occupancy of 2. This corresponds to a parking demand of approximately 500 spaces. It is likely that these events will occur outside of typical campus activity times, and all 385 campus parking spaces will be available. In this infrequent case where the venue is at capacity, there will be a peak parking demand of up to 115 spaces that will need to be accommodated by off-site parking, whether that means the surrounding street parking or official agreements with neighboring institutions. Existing network connectivity will support community members and other attendees walking, biking, and taking transit to the facility.

TRANSPORTATION DEMAND MANAGEMENT

The University of Oregon students, faculty, and staff are encouraged to use public transit and are provided free Hop cards to ride TriMet. Transportation options provided for daily use will also be available for special events. This includes supporting bicycle transportation with numerous bike parking locations across campus as well as Biketown bike share hubs. A diagram of nearby transportation options is attached.

CONCLUSION

In conclusion, the proposed modifications and use of the University of Oregon outdoor sports facility are not anticipated to cause any new impacts to the pedestrian, bicycle, or transit networks surrounding the site. The estimated trip generation and parking demand for typical use of the facility are expected to be consistent with previous operations of the site, and consistent with the existing transportation network and on-site parking supply. Special events, which are currently not specifically planned but are expected up to four times per year, may cause a peak parking demand of 115 vehicles needing off-site parking spaces. Table 5 below presents proposed event types and the corresponding attendance and parking demands.

TABLE 5 – EVENT SUMMARY					
Event	Time of Week	Time of Day	Frequency	Attendance	Parking Demand
College Use	Weekday	Until 3:00 PM	Daily/Weekly	Students on campus	
Community Use (Typical)	Weekday	3:00 PM to 9:00 PM	Daily/Weekly	100	<60
	Weekend	7:00 AM to 10:00 PM	Daily/Weekly	250	30-60
Community Event	Varies	Varies	3x/month Sep-May 10x/month June-Aug	Up to 300	Up to 150
Special Event	Varies	Varies	4x/year	Up to 1,003	Up to 500

A review of crash history at the study area intersections found that the intersection of NE 27th Avenue/NE Dekum Street had a crash rate greater than 1.0, which prompted a closer review of the crash patterns at the intersection. The existing crash pattern of drivers ignoring the stop sign at NE 27th Avenue was not found to be caused by any geometric factors at the intersection, and the only suggestion is for PBOT to keep sight lines to the stop sign clear.

Sincerely,



Brent Ahrend, PE
 Associate Principal | Traffic Engineer

Enclosure(s): Attachment A – PBOT Scoping
 Attachment B – Site Plan
 Attachment C – Traffic Counts
 Attachment D – Crash Data
 Attachment E – Transportation Options Diagram

c: Aaron Olsen, Emily Eng – University of Oregon Office of Campus Planning
 Suzannah Stanley, Ian Sisson, Clara Layton – Mackenzie





Attachment A

TRAFFIC SCOPE APPROVAL FORM

Prior to starting a traffic study, a Traffic Scope Approval Form must be completely filled out, submitted for review, and approved by PBOT's Development Review Traffic Engineer. The approved form shall be included in every traffic study submittal as Attachment A. PBOT may require additional analysis/information during the course of the review of the project. This Traffic Scope Approval Form is for City requirements only. Consultants must contact ODOT to determine requirements related to access permits and work in ODOT right-of-way.

SITE / PROJECT INFORMATION

PROJECT NAME: UO Portland Field - CU ASSOCIATED APPLICATION (EA#/LU#) EA 22-200799

SITE LOCATION: 2800 NE Liberty Street, Portland, OR 97211
(ADDRESS/ID #)

BRIEF PROJECT DESCRIPTION (NUMBER OF STORIES, TOTAL AREA, NUMBER OF PARKING SPACES, ETC.):

University of Oregon proposes to use the existing athletic field at the former Concordia Campus, replacing the existing field marking with UO logo and branding. No other changes are proposed.

The existing field can accommodate one (1) soccer game or one (1) baseball game. The field is intended to be used between 7 AM and 10 PM, with no lighting outside these hours. The maximum seating capacity is 1,003 seats in the soccer bleachers. Attendance is estimated between 100-250 for typical use and up to 1,000 for some special events.

APPLICANT: University of Oregon

TRAFFIC ENGINEER / FIRM: Janet Jones / Mackenzie DATE: 3/4/2024

SITE PLAN – ATTACH SITE PLAN

REQUIRED LAND USE REVIEW(S)

- ☐ LAND DIVISION (33.641) ☒ CONDITIONAL USE (33.815) ☐ ADJUSTMENT (33.805)
- ☐ CENTRAL CITY PARKING REVIEW (33.808) ☐ COMPREHENSIVE PLAN AMENDMENT (33.810)
- ☐ ZONING MAP AMENDMENT (33.855) ☐ TRANSPORTATION IMPACT REVIEW (33.852)
- ☐ OTHER: _____



The Portland Bureau of Transportation fully complies with Title VI of the Civil Rights Act of 1964, the ADA Title II, and related statutes and regulations in all programs and activities. For accommodations, complaints and information, call (503) 823-5185, City TTY (503) 823-6868, or use Oregon Relay Service: 711.

APPROVAL CRITERIA (LIST ALL EVALUATION FACTORS)

Transportation Impact Review (TIR) is not triggered because there is no increase in building area or parking spaces with the proposed field changes. However, Conditional Use criteria presented in 33.815.105.D.2. of the Portland Zoning Code must be met. This includes addressing the following:

-Neighborhood impacts will be reviewed. Evaluation factors include safety, street capacity, level of service, connectivity, transit availability, availability of pedestrian and bicycle networks, on-street parking impacts, access restrictions, neighborhood impacts, impacts on pedestrian, bicycle, and transit circulation. Evaluation factors may be balanced; a finding of failure in one or more factors may be acceptable if the failure is not a result of the proposed development, and any additional impacts on the system from the proposed development are mitigated.

The study will include a summary of existing transit conditions (lines, stops) and designated bicycle routes.

Because the proposal to change the existing field's logo will not generate new trips, proportionality will not be reviewed. Trip generation is presented for informational purposes only.

REQUIRED TRAFFIC STUDY REVIEW(S)

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> TRAFFIC IMPACT STUDY
(ATTACHMENT A.1) | <input checked="" type="checkbox"/> PARKING IMPACT STUDY
(ATTACHMENT A.2) | <input type="checkbox"/> LOADING DEMAND STUDY
(ATTACHMENT A.3) |
| <input type="checkbox"/> ASTR TRAFFIC STUDY
(ATTACHMENT A.4) | <input type="checkbox"/> TDM PLAN
(ATTACHMENT A.5) | <input type="checkbox"/> SIGHT DISTANCE STUDY |
| <input type="checkbox"/> QUEUING ANALYSIS | <input type="checkbox"/> ALT TRIP RATE STUDY | <input type="checkbox"/> OTHER: _____ |

ADDITIONAL COMMENTS:

We will collect AM and PM peak hour traffic counts at the NE Dekum Street intersections with NE 27th and NE 29th Avenue. We will also observe conditions at these intersections during both peak hours (full hour during the AM and PM).

APPROVALS

APPROVED BY: Matthew Machado, P.E.
TRAFFIC ENGINEER
PBOT DEVELOPMENT REVIEW

SIGNATURE: Matthew Machado
DATE: March 12, 2024

DN: C=US,
E=matthew.machado@portlandoregon.gov,CN=Matthew Machado

Email approval forms and supporting documents in pdf format to PBOTDevRevTrafficScopes@portlandoregon.gov.

Attachment A.1

TRAFFIC IMPACT STUDY

This traffic study attachment must be completely filled out and submitted for review along with the Traffic Scope Approval Form – Attachment A.

STUDY PARAMETERS

LIST OF PROPOSED STUDY INTERSECTIONS	
1. NE Dekum St/NE 27th Ave	2. NE Dekum St/NE 29th Ave
3.	4.
5.	6.
7.	8.

TRAFFIC COUNTS TO BE COLLECTED

☐ 24-HR VOLUME (HOSE) COUNTS, LOCATION: _____

☒ TURNING MOVEMENT COUNTS AT ALL STUDY INTERSECTIONS

☒ AM PEAK HOUR ☒ PM PEAK HOUR ☐ OTHER: _____

TYPE OF TRAFFIC COUNT DATA

☐ DATA WITHIN THE LAST 2 YEARS ARE AVAILABLE

☒ NEW DATA WILL BE COLLECTED ON (DAY/TIME): 3/6 or 3/11/2024; 7-9 AM and 4-6 PM

☐ FUTURE COUNTS WILL BE ESTIMATED BASED ON A _____ GROWTH RATE

☐ IN-PROCESS TRIPS – APPLICANT TO RESEARCH AND DOCUMENT APPROVED DEVELOPMENT IN THE AREA (PBOT WILL NOT PROVIDE THIS INFORMATION)

1 | Page



The Portland Bureau of Transportation fully complies with Title VI of the Civil Rights Act of 1964, the ADA Title II, and related statutes and regulations in all programs and activities. For accommodations, complaints and information, call (503) 823-5185, City TTY (503) 823-6868, or use Oregon Relay Service: 711.

TRIP GENERATION RATES – ATTACH TRIP GENERATION TABLE

☒ FROM ITE ☐ OTHER: _____

☐ MODE SPLIT _____ ☐ PASSBY _____ ☐ INTERNAL CAPTURE _____

TRIP DISTRIBUTION – ATTACH TRIP DISTRIBUTION AND TRIP ASSIGNMENT FIGURE**KEY ANALYSIS ITEMS – CHECK ALL RELEVANT ANALYSES**

☐ OPERATIONAL LEVEL-OF-SERVICE (LOS) STUDY AT STUDY INTERSECTIONS IN THE PEAK HOUR(S)

☒ FIELD MEASURED CONTROL DELAY STUDY AT STUDY INTERSECTIONS IN THE PEAK HOUR(S)

☐ TRAFFIC SIGNAL WARRANTS AT _____

☐ LEFT/RIGHT TURN LANE WARRANTS AT _____

☐ QUEUING ANALYSIS AT _____

☒ CRASH HISTORY ANALYSIS AT STUDY INTERSECTIONS

☒ PARKING IMPACT STUDY (ATTACHMENT A.2)

☐ SIGHT DISTANCE STUDY AT STUDY INTERSECTIONS AND PROPOSED DRIVEWAYS

☒ FINDINGS MADE RELATED TO APPLICABLE APPROVAL CRITERIA

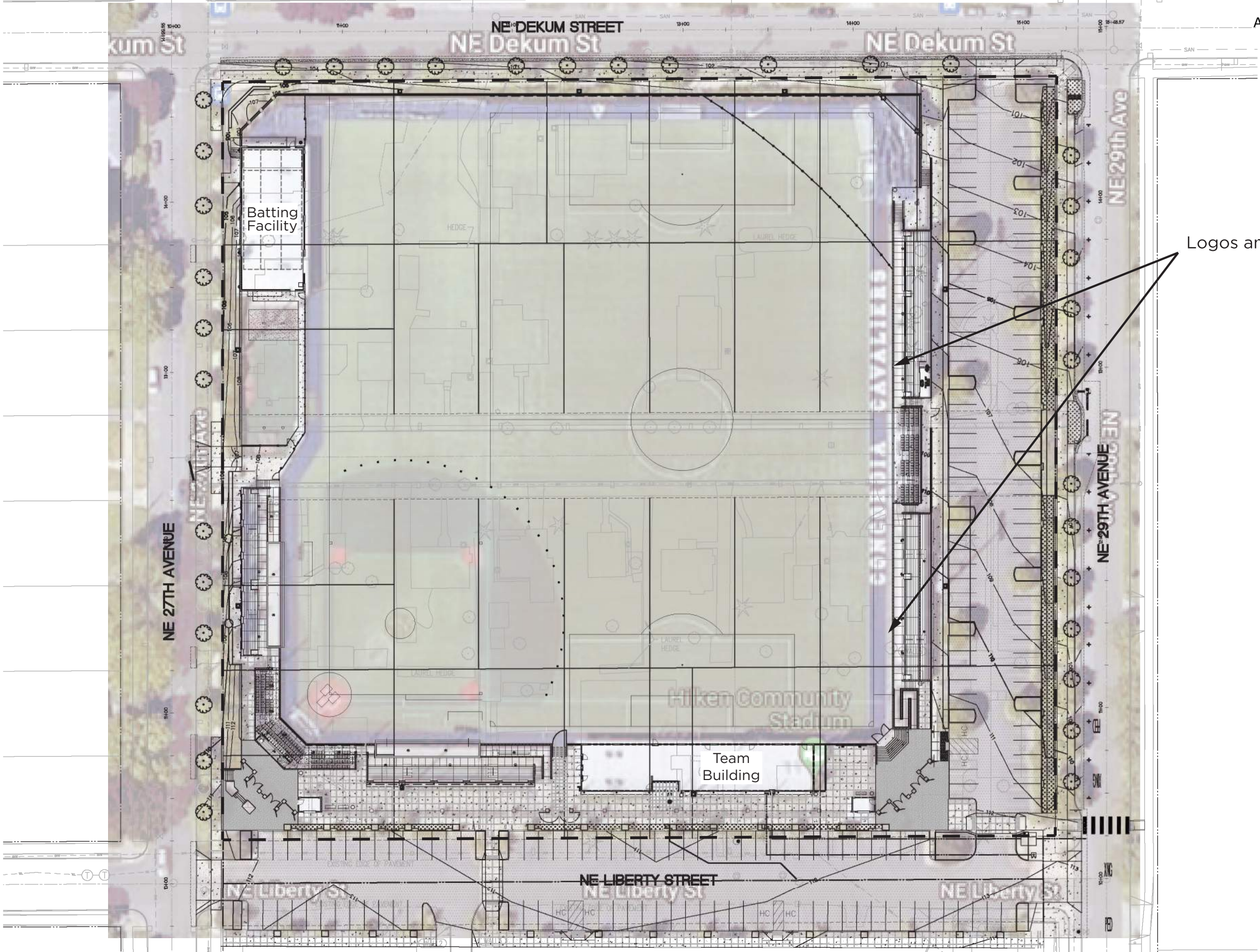
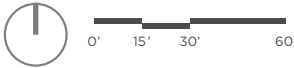
☐ OTHER _____

SUBMIT WITH ATTACHMENT A.

EMAIL APPROVAL FORMS AND SUPPORTING DOCUMENTS IN PDF FORMAT TO:

PBOTDevRevTrafficScopes@portlandoregon.gov

DELIVERABLES – ALL FINAL STUDIES MUST BE SUBMITTED AT THE TIME OF LAND USE APPLICATION. ALL FINAL STUDIES AND SUBSEQUENT REVISIONS MUST BE PROVIDED TO THE ASSIGNED PBOT PLANNER IN THE FORM OF ONE (1) ELECTRONIC WORD DOC, AND ONE (1) ELECTRONIC ADOBE PDF.



Logos and Branding to be Changed

SOCCER COMPLEX

Condition	ITE Code	Land Use	Size	AM Peak Hour			PM Peak Hour			Daily
				In	Out	Total	In	Out	Total	
Proposed	488	Soccer Complex	1 Fields	1	0	1	11	5	16	71
Proposed	488	Soccer Complex	1 Fields	0	0		32	17	49	

ITE Guidance	Average Size	14	14	10
	Data Points	5	5	3
	SD/AR	63%	39%	36%
	R2 =	***	0.53	***
	Use	Other	Average	Average
Reasonableness Check: Variable < 25% Average 75% > Eq/Avg > 125%	Eq/Avg	0%	306%	0%
	Recommendation	Average	Average	Average
	Recommendation	Average	Average	Average

	Average
	Equation

[ITE Institutional Data Plots](#)

Review data plots to determine appropriate rate to use.



1908 SW Fourth Ave, Suite 5000, Portland OR 97201
 Main: 503-823-5185 TTY: 503-823-6868 Fax: 503-823-7576
 Portland.gov/Transportation

Attachment A.2

PARKING IMPACT STUDY

This traffic study attachment must be completely filled out and submitted for review along with the Traffic Scope Approval Form – Attachment A.

STUDY PARAMETERS

PARKING GENERATION RATES – ATTACH PARKING GENERATION TABLE

☒ FROM ITE ☐ OTHER: _____

PARKING OCCUPANCY OBSERVATIONS – PROVIDE ON-STREET SUPPLY, DEMAND, AND OCCUPANCY RATES BEFORE AND AFTER DEVELOPMENT

LOCATIONS (GENERALLY ALL BLOCK FACES WITHIN 500 FEET WALKING DISTANCE TO THE SITE)

- | | |
|-------------------------------------|---------|
| • On-site parking (175 spaces) only | • _____ |
| • _____ | • _____ |
| • _____ | • _____ |

OBSERVATION DAYS AND TIMES (GENERALLY MID-WEEK NIGHT BETWEEN 11PM-5AM)

- | | |
|-----------------------|---------|
| • Midweek, after 7 PM | • _____ |
| • _____ | • _____ |

ADJACENT LAND USE(S)

- Single Family Detached Housing, Multifamily Housing (Mid-Rise), Elementary School, Church

PARKING IMPACT AREA – ATTACH FIGURE

SUBMIT WITH ATTACHMENT A.

EMAIL APPROVAL FORMS AND SUPPORTING DOCUMENTS IN PDF FORMAT TO:

PBOTDevRevTrafficScopes@portlandoregon.gov

DELIVERABLES – ALL FINAL STUDIES MUST BE SUBMITTED AT THE TIME OF LAND USE APPLICATION. ALL FINAL STUDIES AND SUBSEQUENT REVISIONS MUST BE PROVIDED TO THE ASSIGNED PBOT PLANNER IN THE FORM OF ONE (1) ELECTRONIC WORD DOC AND ONE (1) ELECTRONIC ADOBE PDF.



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PARKING INVENTORY/LEGEND

Site Parking - 175





SOCCER COMPLEX (ITE PARKING GENERATION MANUAL, 5TH EDITION)

Condition	ITE Code	Land Use	Size	Weekday	
				Total	
Existing	488	Soccer Complex	1 Field	Average Rate	59.63
				Average Demand	60
				Fitted Curve Equation	N/A
				Fitted Curve Demand	N/A
				85th Percentile Rate	70.8
				85th Percentile Demand	71

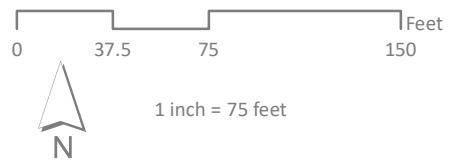
UO FIELD

Portland, Oregon

LEGEND

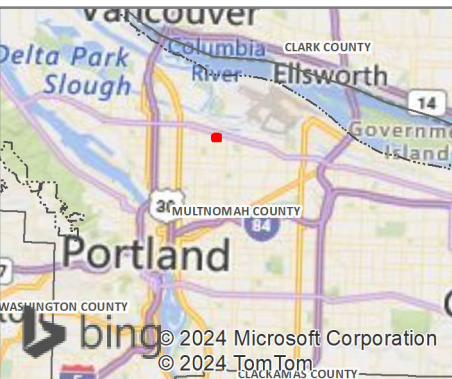
-  Subject Site
-  Tax Lots

- 1. (E) Entry Gates
- 2. (E) Bicycle Parking (4 staple racks)
- 3. (E) Locker Rooms / Restrooms / Concessions
- 4. (E) Batting Facility
- 5. (E) Softball Bleachers
- 6. (E) Soccer Bleachers
- 7. (E) Turf Field, ***University and Sponsor Logos to Change**
- 8. (E) Scoreboards, ***University and Sponsor Logos to Change**



SOURCE DATA: Metro RLIS Lite Base Data, Jan 2024
GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 3/29/2024
File: Aerial Map
Map Created By: TMB
Project No: 2220232.02



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P 503.224.9560 • F 503.228.1285 • W MCKNZE.COM
RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214

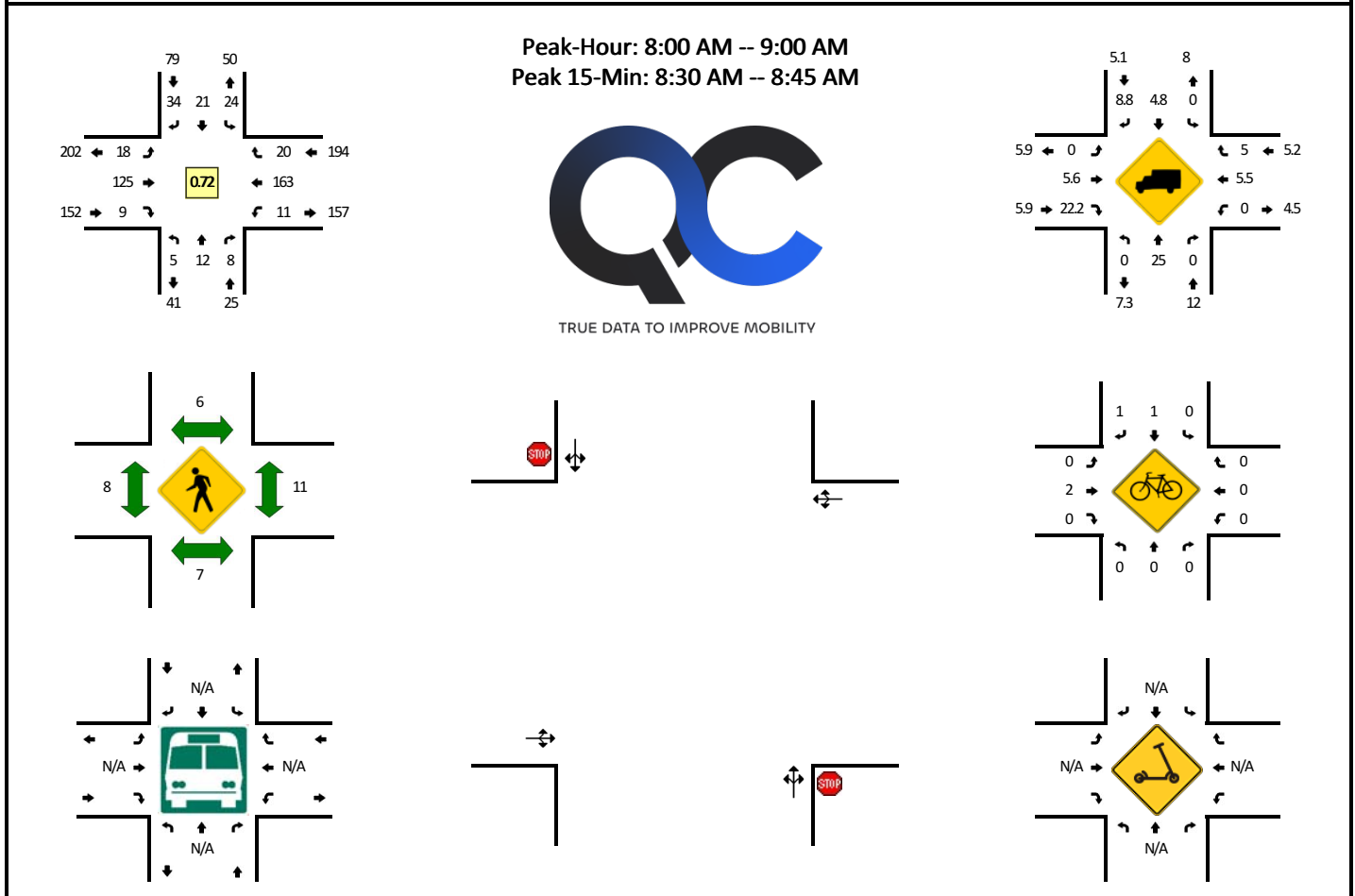
Portland, Oregon • Vancouver, Washington • Seattle, Washington
LU 24-030450 CU

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: NE 27th Ave -- NE Dekum St
CITY/STATE: Portland, OR

QC JOB #: 16514301
DATE: Wed, Mar 6 2024



5-Min Count Period Beginning At	NE 27th Ave (Northbound)				NE 27th Ave (Southbound)				NE Dekum St (Eastbound)				NE Dekum St (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	2	0	0	3	
7:05 AM	0	0	0	0	0	0	1	0	0	1	2	0	0	4	0	0	8	
7:10 AM	0	1	0	0	0	3	0	0	0	4	0	0	0	1	2	0	11	
7:15 AM	1	0	0	0	0	0	2	0	2	2	0	0	0	0	1	0	8	
7:20 AM	0	1	1	0	0	0	0	0	0	5	1	0	1	3	0	0	12	
7:25 AM	0	1	2	0	1	2	3	0	0	6	0	0	0	4	1	0	20	
7:30 AM	0	0	0	0	0	1	3	0	0	3	0	0	0	1	0	0	8	
7:35 AM	0	1	0	0	0	0	1	0	4	5	1	0	0	9	0	0	21	
7:40 AM	1	1	0	0	0	1	0	0	2	7	2	0	0	12	1	0	27	
7:45 AM	0	2	1	0	1	2	1	0	1	10	0	0	0	9	2	0	29	
7:50 AM	2	0	1	0	2	4	1	0	2	8	0	0	0	8	1	0	29	
7:55 AM	0	3	0	0	2	2	1	0	1	9	0	0	0	6	0	0	24	200
8:00 AM	0	1	0	0	1	3	3	0	1	10	4	0	2	8	1	0	34	231
8:05 AM	0	0	0	0	0	1	3	0	2	7	1	0	0	5	1	0	20	243
8:10 AM	0	2	0	0	1	0	4	0	4	10	0	0	0	10	1	0	32	264
8:15 AM	0	3	1	0	0	2	2	0	1	10	1	0	3	10	0	0	33	289
8:20 AM	0	0	0	0	0	1	4	0	2	7	0	0	0	9	2	0	25	302
8:25 AM	1	1	1	0	2	2	1	0	1	11	1	0	0	13	0	0	34	316
8:30 AM	0	2	1	0	3	1	2	0	0	15	1	0	0	20	2	0	47	355
8:35 AM	0	0	2	0	3	2	3	0	3	22	1	0	3	10	5	0	54	388
8:40 AM	0	0	1	0	4	2	2	0	1	12	0	0	1	30	2	0	55	416
8:45 AM	1	2	1	0	5	4	5	0	1	6	0	0	1	18	3	0	47	434
8:50 AM	3	0	1	0	3	1	4	0	0	9	0	0	1	19	2	0	43	448
8:55 AM	0	1	0	0	2	2	1	0	2	6	0	0	0	11	1	0	26	450
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	8	16	0	40	20	28	0	16	196	8	0	16	240	36	0	624	
Heavy Trucks	0	0	0	0	0	0	4	0	0	12	0	0	0	12	0	0	28	
Buses																		
Pedestrians	0	0	0	0	16	0	0	0	0	0	0	0	24	0	0	0	40	
Bicycles	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	4	
Scooters																		

Comments:

Report generated on 3/11/2024 3:22 PM

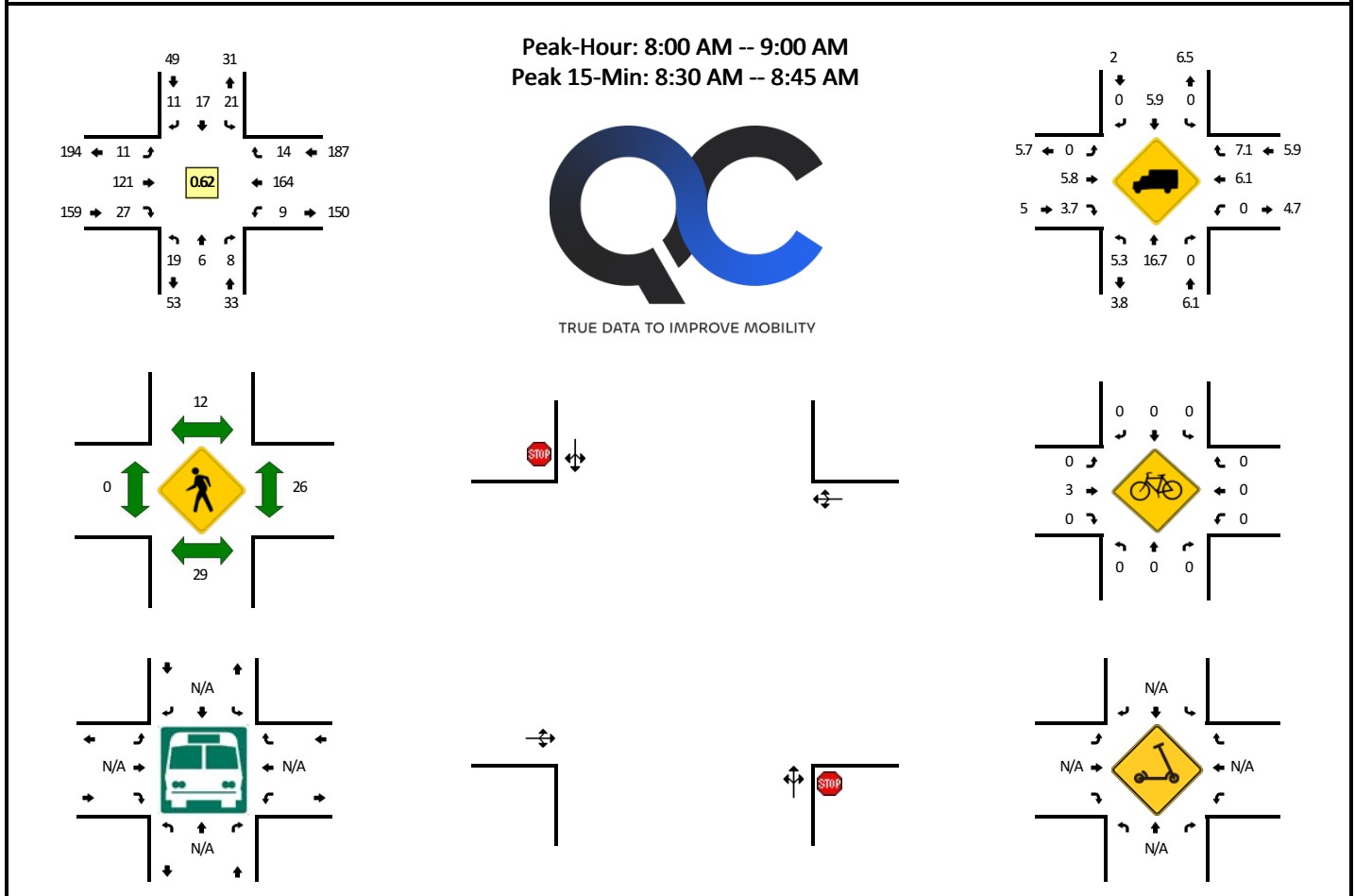
SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: NE 29th Ave -- NE Dekum St
CITY/STATE: Portland, OR

QC JOB #: 16514303
DATE: Wed, Mar 6 2024



5-Min Count Period Beginning At	NE 29th Ave (Northbound)				NE 29th Ave (Southbound)				NE Dekum St (Eastbound)				NE Dekum St (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	
7:05 AM	0	0	1	0	0	0	0	0	0	1	0	0	0	3	0	0	5	
7:10 AM	0	0	0	0	0	0	0	0	0	3	0	0	0	3	0	0	6	
7:15 AM	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	3	
7:20 AM	0	0	0	0	0	0	0	0	1	4	0	0	1	4	1	0	11	
7:25 AM	0	0	1	0	0	0	1	0	1	8	0	0	1	4	0	0	16	
7:30 AM	0	0	0	0	0	0	0	0	1	3	0	0	0	1	0	0	5	
7:35 AM	1	0	1	0	1	2	1	0	0	5	1	0	0	7	0	0	19	
7:40 AM	0	0	0	0	0	1	2	0	2	4	0	0	0	10	1	0	20	
7:45 AM	0	0	0	0	0	1	1	0	1	9	2	0	0	10	0	0	24	
7:50 AM	0	1	0	0	1	4	1	0	1	4	5	0	1	8	0	0	26	
7:55 AM	0	1	0	0	0	2	1	0	1	7	2	0	1	6	0	0	21	158
8:00 AM	1	0	0	0	0	1	1	0	2	10	1	0	0	7	0	0	23	179
8:05 AM	0	0	0	0	2	2	1	0	0	6	0	0	1	5	0	0	17	191
8:10 AM	1	0	0	0	1	0	1	0	1	7	3	0	1	10	0	0	25	210
8:15 AM	0	0	0	0	1	1	1	0	2	9	1	0	0	12	0	0	27	234
8:20 AM	0	0	0	0	2	1	0	0	0	7	0	0	0	10	0	0	20	243
8:25 AM	0	0	0	0	1	2	0	0	1	7	3	0	0	17	1	0	32	259
8:30 AM	1	2	0	0	3	0	2	0	1	17	1	0	2	18	1	0	48	302
8:35 AM	0	0	3	0	4	4	2	0	2	19	9	0	1	16	4	0	64	347
8:40 AM	7	1	2	0	2	1	0	0	0	12	3	0	2	26	4	0	60	387
8:45 AM	2	3	2	0	3	2	1	0	0	10	2	0	1	18	2	0	46	409
8:50 AM	4	0	1	0	1	1	1	0	2	11	2	0	0	17	1	0	41	424
8:55 AM	3	0	0	0	1	2	1	0	0	6	2	0	1	8	1	0	25	428
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	32	12	20	0	36	20	16	0	12	192	52	0	20	240	36	0	688	
Heavy Trucks	4	4	0		0	0	0		0	16	0		0	4	0		28	
Buses																		
Pedestrians		72				36				0				68			176	
Bicycles	0	0	0		0	0	0		0	4	0		0	0	0		4	
Scooters																		

Comments:

Report generated on 3/11/2024 3:22 PM

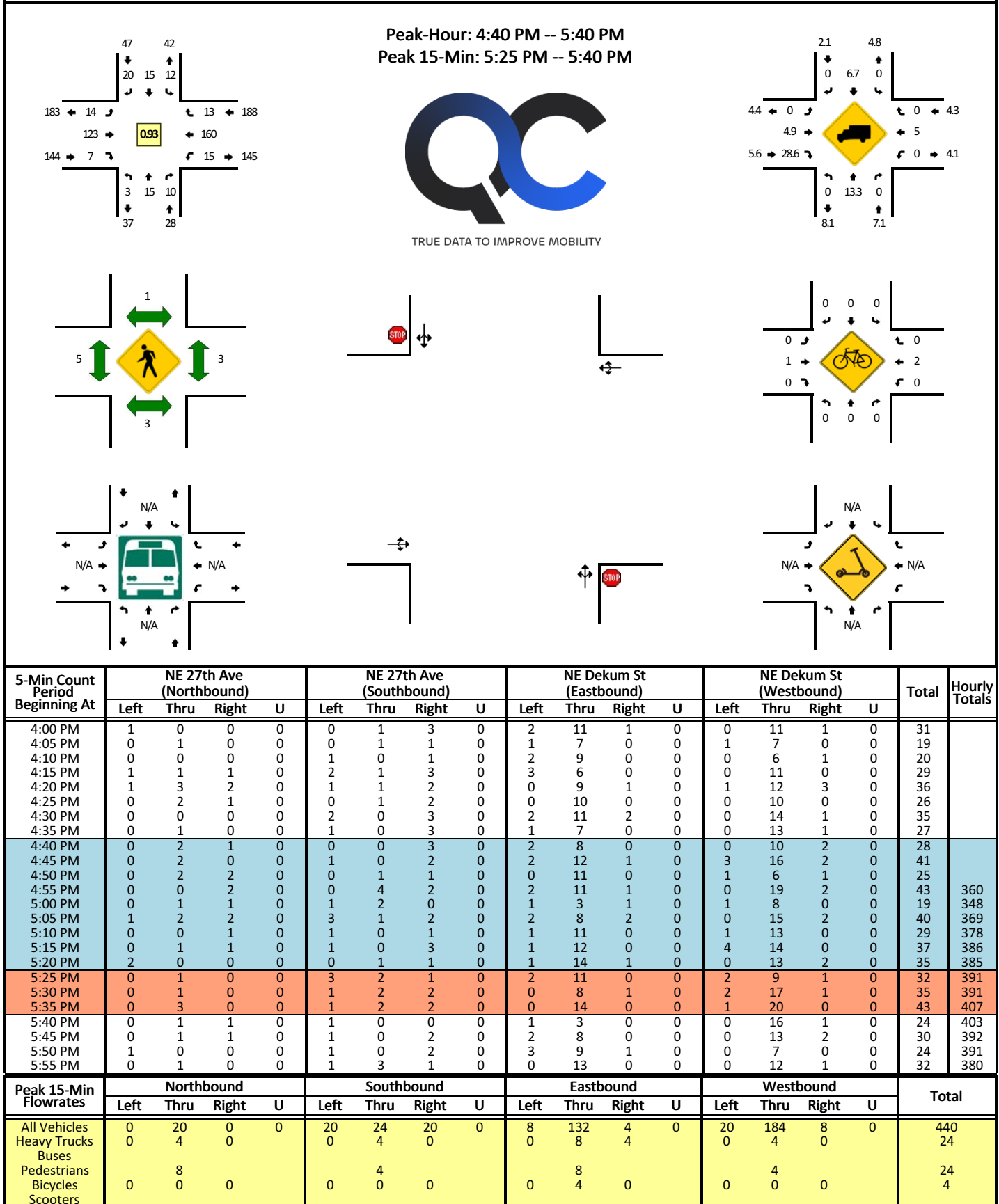
SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: NE 27th Ave -- NE Dekum St
CITY/STATE: Portland, OR

QC JOB #: 16514302
DATE: Wed, Mar 6 2024



Report generated on 3/11/2024 3:22 PM

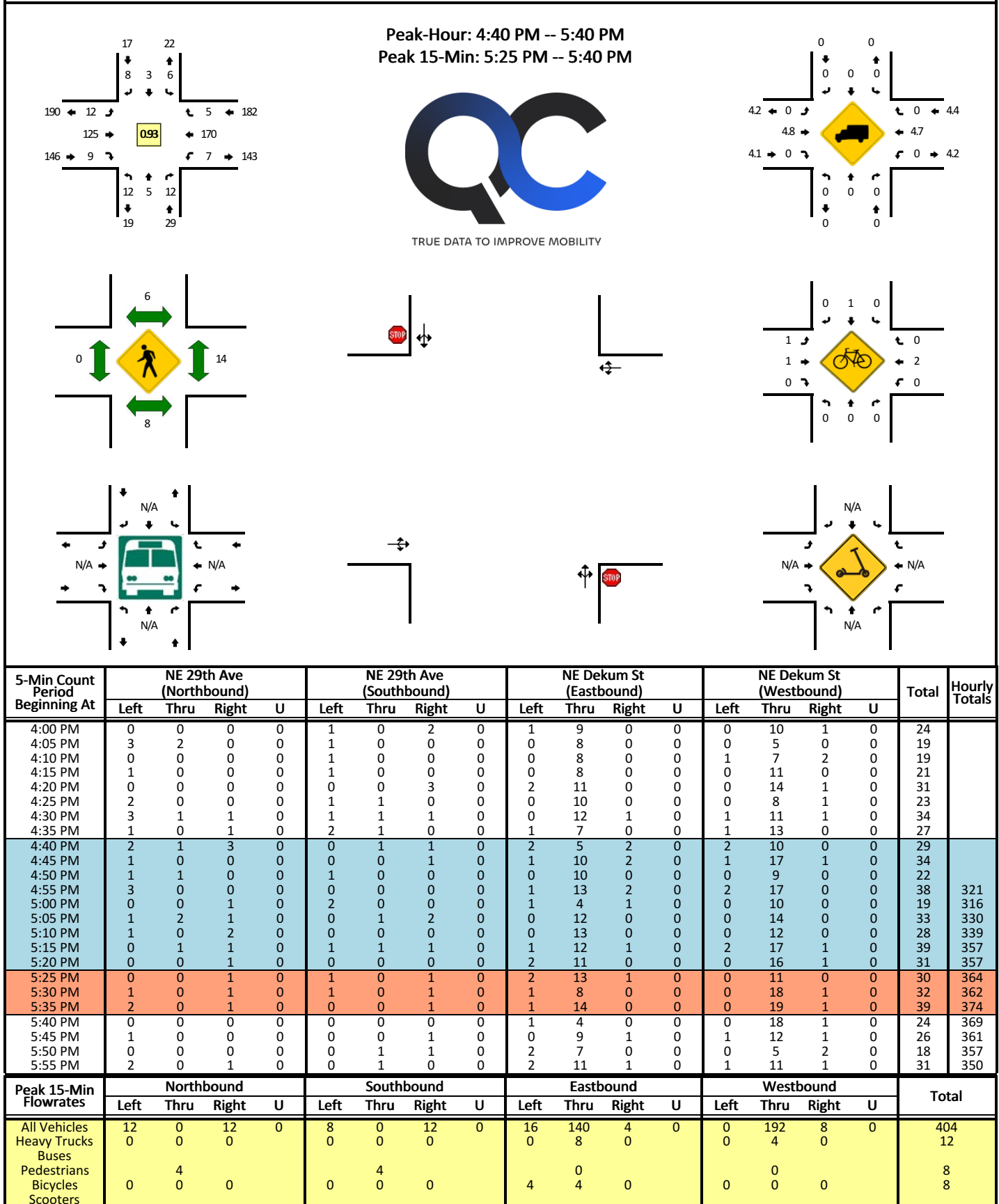
SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: NE 29th Ave -- NE Dekum St
CITY/STATE: Portland, OR

QC JOB #: 16514304
DATE: Wed, Mar 6 2024



Report generated on 3/11/2024 3:22 PM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

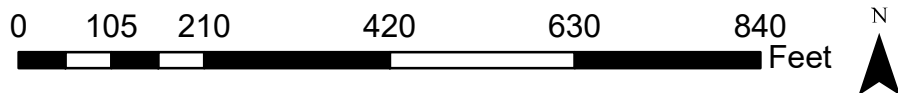
CITY OF PORTLAND NE, MULTNOMAH COUNTY

DEKUM ST at 27TH AVE, City of Portland NE, Multnomah County, 01/01/2017 to 12/31/2022

5 - 8 of 8 Crash records shown.

SER#	P	R	J	S	W	DATE	CLASS	CITY STREET	RD CHAR	INT-TYPE	INT-REL	OFFRD	WTHR	CRASH	SPCL USE	TRLR	QTY	MOVE	A	S	PRTC	INJ	G	E	LICNS	PED	ERROR	ACT	EVENT	CAUSE	
INVEST	E	A	U	I	C	O	DAY	FIRST STREET	RD CHAR	(MEDIAN)	INT-REL	OFFRD	WTHR	CRASH	TRLR	QTY	MOVE														
RD DPT	E	L	G	N	H	R	TIME	SECOND STREET	DIRECT	LEGS	TRAF-	RNDBT	SURF	COLL	OWNER	FROM															
UNLOC?	D	C	S	V	L	K	LAT	LONG	LRS	LOCTN	(#LANES)	CONTL	DRVWY	LIGHT	SVRTY	V#	TYPE	TO	P#	TYPE	SVRTY	E	X	RES	LOC	ERROR	ACT	EVENT	CAUSE		
																02	NONE	9	STRGHT												
																N/A	W -E														
																PSNGR	CAR		01	DRVR	NONE	00	Unk	UNK			000	000		00	
09309	N	N	N	N	N		10/10/2019	17		NE DEKUM ST		CROSS	N	N	CLR	ANGL-OTH	01	NONE	0	TURN-L									058	02	
NONE							TH	0		NE 27TH AVE		CN			STOP SIGN	N	DRY	TURN	PRVTE	N -E								015	00		
N							11A			03	0		N	DAY	INJ	PSNGR	CAR					01	DRVR	NONE	19	M	OR-Y		028	000	02
N							45 34 18.75 -122 38 17.29																								
																02	NONE	0	STRGHT												
																PRVTE	W -E												000	00	
																PSNGR	CAR		01	DRVR	INJC	20	F	OR-Y			000	000		00	
12097	N	N	N	N	N		12/24/2019	17		NE DEKUM ST		CROSS	N	N	CLR	ANGL-OTH	01	NONE	9	STRGHT										02	
NO RPT							TU	0		NE 27TH AVE		CN			STOP SIGN	N	DRY	ANGL	N/A	W -E								000	00		
N							10A			03	0		N	DAY	PDO	PSNGR	CAR					01	DRVR	NONE	00	Unk	UNK		000	000	00
N							45 34 18.75 -122 38 17.29																								
																02	NONE	9	STRGHT												
																N/A	N -S												015	00	
																PSNGR	CAR		01	DRVR	NONE	00	Unk	UNK			000	000		00	
01372	N	N	N	N	N		02/13/2020	17		NE DEKUM ST		CROSS	N	N	CLR	ANGL-OTH	01	NONE	9	STRGHT									02,03		
NONE							TH	0		NE 27TH AVE		CN			STOP SIGN	N	DRY	ANGL	N/A	W -E								000	00		
N							9P			03	0		N	DLIT	PDO	PSNGR	CAR					01	DRVR	NONE	00	Unk	UNK		000	000	00
N							45 34 18.75 -122 38 17.29																								
																02	NONE	9	STRGHT												
																N/A	N -S												000	00	
																PSNGR	CAR		01	DRVR	NONE	00	Unk	UNK			000	000		00	

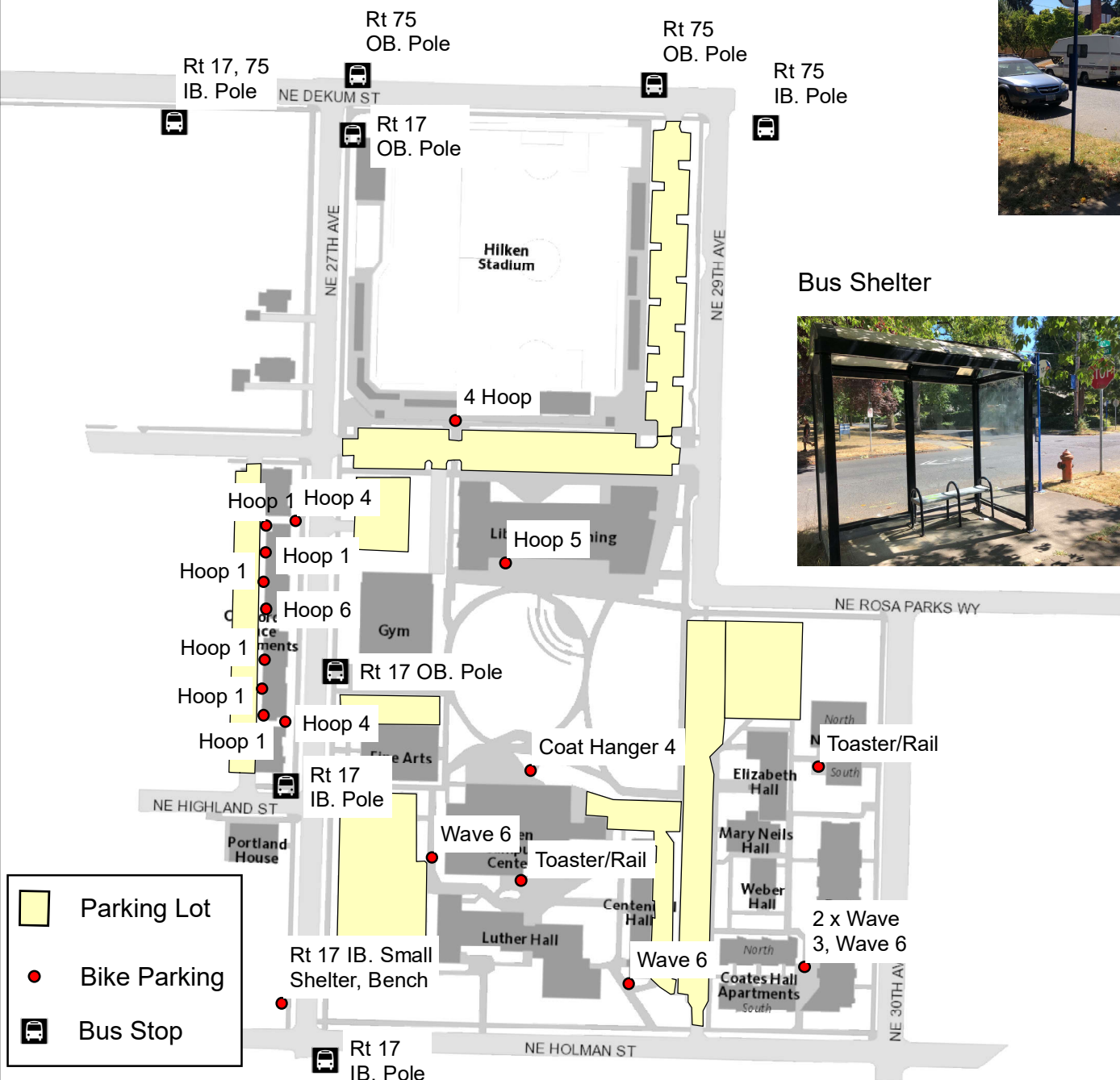
UO Portland Campus



Bus Pole (Typical)



Bus Shelter



Bike Parking Typology Examples

Hoop 1



Hoop 5



Toaster/Rail



Wave



From: [Ian Sisson](#)
To: [Rhoads, Amanda](#); [Stanley, Suzannah](#)
Subject: RE: quick question on UO field
Date: Thursday, September 5, 2024 3:53:53 PM
Attachments: [image001.png](#)
[5326dc08-375d-405e-9e35-e37c4e739aa6.png](#)
[mackenzie_monogram_rgb_emailsignature2_a986193c-328e-491e-9e12-e13ead8c5181.png](#)

Hi Amanda,

We discussed this with UO and they would prefer their operating hours to be consistent day to day to avoid confusion (from neighbors and UO staff), ending at 10pm each day.

Thank you,

Ian Sisson AICP Land Use Planning
D 971-346-3725 C 503-501-8588 [Professional Licenses & Certifications](#)



Mackenzie.
ARCHITECTURE ■ INTERIORS ■ STRUCTURAL, CIVIL, AND TRAFFIC ENGINEERING
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PORTLAND, OR | VANCOUVER, WA | SEATTLE, WA www.MACKENZIE.inc

From: Rhoads, Amanda <Amanda.Rhoads@portlandoregon.gov>
Sent: Thursday, September 5, 2024 2:25 PM
To: Suzannah Stanley <SSStanley@mcknze.com>; Ian Sisson <ISisson@mcknze.com>
Subject: quick question on UO field
Importance: High

Hi you two,

As I'm finalizing my staff report, can you please confirm that the hours of operation proposed are Sunday through Thursday 7am to 9pm and Friday and Saturday 7am to 10pm? The language in the application talks of weekdays vs weekends so one could reasonably think that 10 pm on Sunday is what is proposed. I'm assuming not but want to be accurate! Please respond as soon as possible. Thanks!

residential zoned lands due to:

1. *Noise, glare from lights, late-night operations, odors, and litter; and*
2. *Privacy and safety issues.*

Response: The applicant proposes to use the facility for student and community recreation and occasional special events as follows:

- University students and staff will use the fields for open recreation and ad-hoc recreation games during the academic hours (7:00 AM – 3:00 PM).
- Outside of academic hours, UO will make the facility available for community use on a reservation basis. It is expected the fields could be booked for up to five days a week during the hours of 3:00 PM – 9:00 PM to support community (such as youth leagues) and local schools' need for practice space. This is expected to fluctuate seasonally, with reduced activity during winter months. These typical events may draw as many as 100 participants and spectators.
- On weekends, UO anticipates the facility will be used between 7:00 AM – 10:00 PM for scheduled games by students (such as recreational leagues) and community groups (such as youth leagues and local schools). These events may draw as many as 250 participants and spectators. This level of activity will generally occur during the spring through fall.
- Some community events may draw up to 300 attendees and will be limited to three events per month during the school year and 10 events per month during the summer.
- Special events may include graduation ceremonies, speakers, and exhibitions. These types of events are expected to occur approximately four times per year. Attendance will be limited to the maximum seating capacity for the soccer bleachers (1,003).

The applicant anticipates some, but not all, users of the facility will require use of the sound and lighting systems during the proposed days and hours of operation. For example, lighting and sound amplification will likely not be needed during open recreation by students; sound amplification will likely not be needed during practices for community groups; and demand for lighting will vary seasonally based on available daylight, although months with less daylight will

18
LU 24-030450 CU
Exhibit A.11

Amanda Rhoads, AICP (she/her)

City Planner II

Land Use Services Division, Title 33 Team

City of Portland – Portland Permitting and Development

1900 SW Fourth Ave., Suite 5000

Portland, OR 97201

503-865-6514 (Cell)

amanda.rhoads@portlandoregon.gov

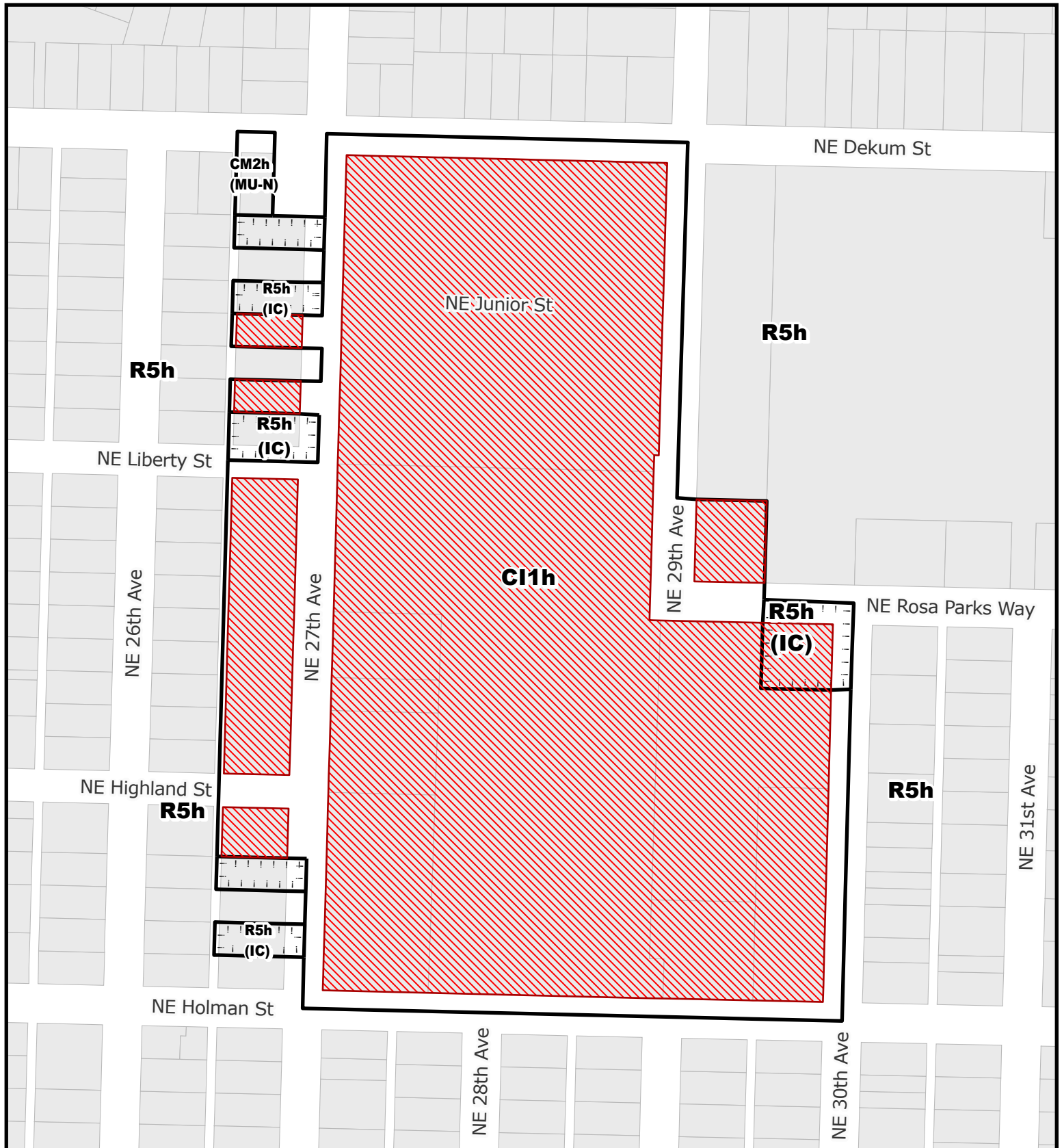
www.portland.gov/ppd

Work Hours: Mon-Thurs 7:00 am - 5:30 pm

Have general questions? Book a [15-minute appointment here!](#)

The City of Portland ensures meaningful access to City programs, services, and activities to comply with Civil Rights Title VI and ADA Title II laws and reasonably provides: translation, interpretation, modifications, accommodations, alternative formats, auxiliary aids and services.

LU 24-030450 CU
Exhibit A.13

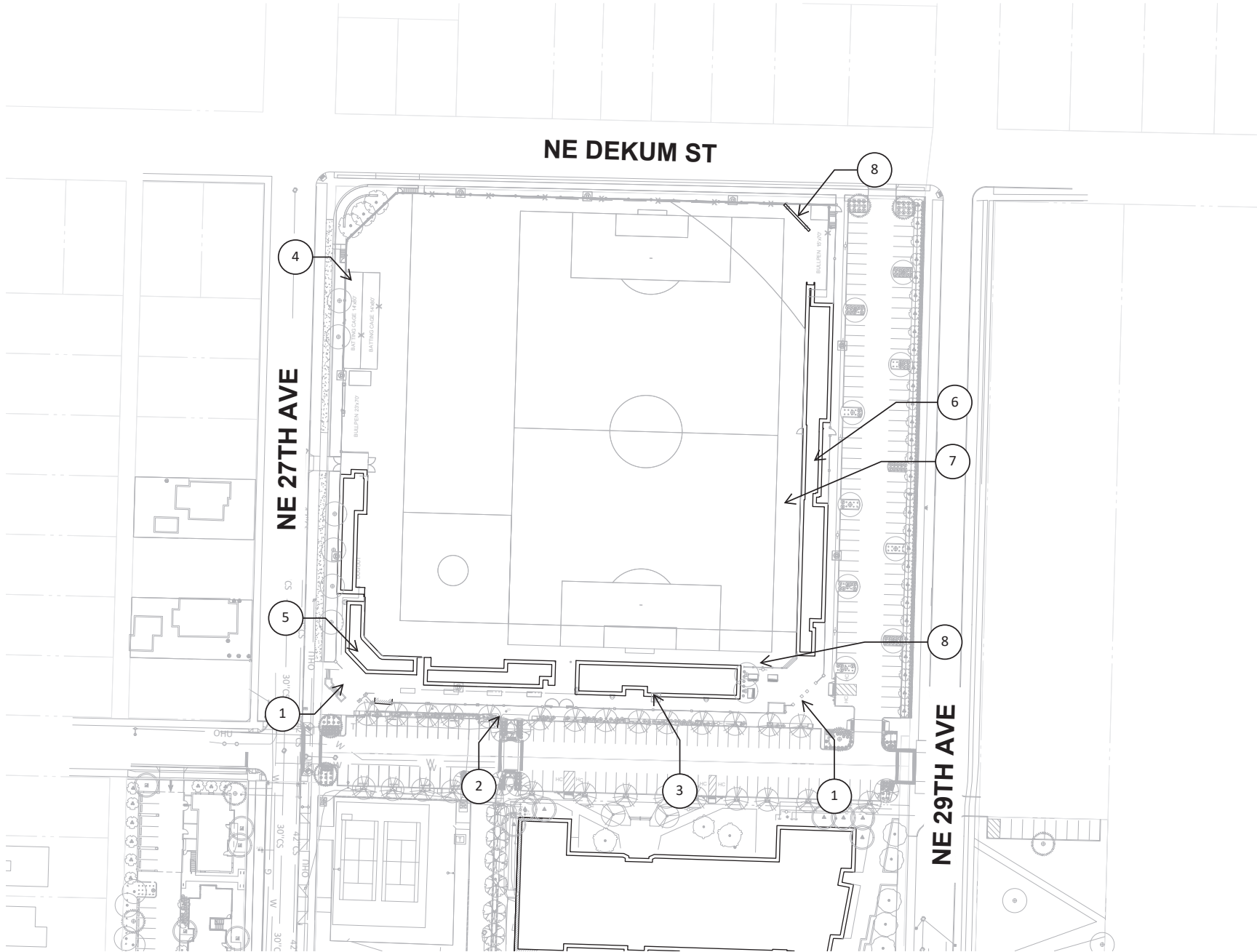


For Zoning Code in Effect Post October 1, 2022

ZONING 

 Site

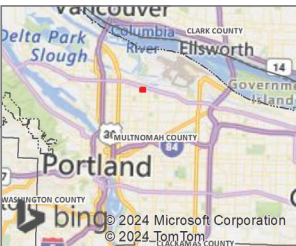
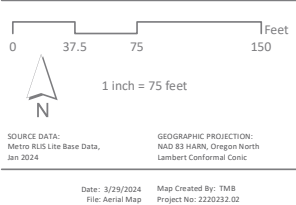
File No.	<u>LU 24 - 030450 CU</u>
1/4 Section	<u>2333,2433</u>
Scale	<u>1 inch =200 feet</u>
State ID	<u>1N1E13BC 4701</u>
Exhibit	<u>B</u> <u>Apr 09, 2024</u>



UO FIELD

Portland, Oregon

- LEGEND**
- Tax Lots
 - 1. (E) Entry Gates
 - 2. (E) Bicycle Parking (4 staple racks)
 - 3. (E) Locker Rooms / Restrooms / Concessions
 - 4. (E) Batting Facility
 - 5. (E) Softball Bleachers
 - 6. (E) Soccer Bleachers
 - 7. (E) Turf Field, *University and Sponsor Logos to Change
 - 8. (E) Scoreboards, *University and Sponsor Logos to Change



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City of Portland, Oregon - Portland Permitting & Development

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portland.gov/ppd

Date: August 7, 2024

From: Amanda Rhoads, Land Use Services
503-865-6514 / Amanda.Rhoads@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 24-030450 CU
Pre App: PC # 22-200799

This notice is being sent to all service and technical review agencies for their input on the proposal described below. Neighborhood Associations also receive this advance notice via e-mail. Your timely response, as indicated below, will help the assigned planner determine if applicable approval criteria can be met, or what conditions might be required.

- The approval criteria are listed below. Although we are interested in any comments you may have, please consider your response in terms of these criteria.
- All agencies are encouraged to use this as an opportunity to inform the applicant of any additional requirements that may be imposed by your agency during building permit phase – especially those that would significantly affect the proposal.
- Please note in your response which requirements are specifically associated with the applicable land use review approval criteria, and which requirements you have the independent authority to impose at time of building permits.
- Neighborhood Associations are encouraged to submit comments by the deadline noted below. To comment, you may write to Amanda Rhoads at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You can also e-mail your comments to me at my e-mail address identified above. After the staff report is published, please submit your comments to the Hearings Officer at 1900 SW Fourth Ave., Suite 3100, Portland, OR 97201 and fax them to 503-823-4347.

Portland Permitting & Development recommendation will be published ten days before the scheduled hearing date. You will also receive a Notice of Public Hearing for this proposal, with hearing date and time confirmed, mailed twenty days prior to the hearing.

- **Please send your response to PP&D no later than: August 30, 2024** (If I receive comments after this date, I may not have enough time to include them in the staff report).
- **We must publish our report by: September 6, 2024**
- **A public hearing before the Hearings Officer is tentatively scheduled for Monday, September 16, 2024 at 2:00 pm**

Applicant: Suzannah Stanley | Mackenzie
1515 SE Water Ave, Ste 100 | Portland, OR 97214

Owner: University Of Oregon | Attn: Aaron Olsen
1295 Franklin Blvd | Eugene, OR 97403

Site Address: 6615 NE 29TH AVE

Legal Description: BLOCK 27&55 TL 200, IRVINGTON PK; BLOCK 35 INC PT VAC ST & INC PT VAC ALLEY LOT 1&3&5&7&9&11, IRVINGTON PK; BLOCK 35 TL 8800, IRVINGTON PK; BLOCK 35 INC PT VAC ALLEY LOT 2&4&6&8&10&12&14&16&18&20&22&24&26, IRVINGTON PK; BLOCK 35 INC PT VAC ST LOT 40&42&44&46, IRVINGTON PK; BLOCK 56 LOT 9 LOT 10 EXC PT IN ST, IRVINGTON PK; BLOCK 68 LOT 10-18, IRVINGTON PK; BLOCK 69 LOT 5&6, IRVINGTON PK; BLOCK 69 LOT 7, IRVINGTON PK; BLOCK 69 LOT 8 INC 1/2 VAC NE HIGHLAND ST ADJ LOT 9, IRVINGTON PK; BLOCK 72 LOT 11, IRVINGTON PK; BLOCK 72 LOT 13, IRVINGTON PK; BLOCK A S 125' OF LOT 10, SUNDERLAND AC & PLAT 3; TL 100 6.95 ACRES, SECTION 13 1N 1E; LOT 1, PARTITION PLAT 2009-68

Tax Account No.: R421308390, R421312280, R421312320, R421312490, R421312680, R421321400, R421322800, R421322940, R421322980, R421323000, R421323600, R421323620, R809201150, R941130360, R649892690

State ID No.: 1N1E13CB 00200, 1N1E13CA 09500, 1N1E13CA 08800, 1N1E13CA 09200, 1N1E13CA 08700, 1N1E13CB 05300, 1N1E13CB 01000, 1N1E13CB 00800, 1N1E13CB 00700, 1N1E13CB 00600, 1N1E13BC 13800, 1N1E13BC 14000, 1N1E13BD 09900, 1N1E13CB 00100, 1N1E13BC 04701

Quarter Section: 2333 & 2433

Neighborhood: Concordia, contact Ben Taylor at landuse@concordiapdx.org

Business District: Soul District Business Association, contact at Info@nnebaportland.org

District Coalition: Northeast Coalition of Neighborhoods, contact at info@necoalition.org

Plan District: None

Zoning: CI1h – Campus Institutional 1 with “h” Aircraft Landing overlay zone

Case Type: CU – Conditional Use Review

Procedure: Type III, with a public hearing before the Hearings Officer. The decision of the Hearings Officer can be appealed to City Council.

Proposal:

University of Oregon (UO) is seeking Conditional Use approval to use the existing outdoor sports facility at its recently-acquired Portland campus (the former Concordia University campus). The university proposes to make use of the field during “academic hours” during the week of 7 am to 3 pm for university students and staff; and then offer the field to community use from 3 pm to 9 pm daily. On the weekends, the facility could be used from 7 am to 10 pm for recreational leagues and community groups, varying seasonally.

The University anticipates community events to draw up to 100 attendees total on weekday evenings and up to 250 people throughout weekend days, with up to 300 participants and spectators up to three times per month during the school year, and up to 10 times per month in summer months. In addition, special events such as graduation ceremonies, speakers, and exhibitions are anticipated to draw up to 1,003 people (the maximum capacity of the soccer bleachers) approximately 4 times per year.

No changes are proposed to the current facilities other than rebranding. The field and associated development were originally approved for Concordia University under LU 07-184826

DZ IM. That approval and its associated Impact Management Plan is no longer in effect with Concordia selling the site and extinguishing its conditional use (see PR 22-126708 ZCL).

The outdoor sports facility on this site requires Conditional Use Review to reactivate for a new university use per Zoning Code Section 33.150.100.B.6 because the facility includes more than 1,500 SF of accessory building floor area, more than 500 linear feet of spectator seating, and has outdoor lighting and voice amplification.

Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are Zoning Code Section 33.815.105.B-E.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was filed, provided that the application is complete at the time of filing, or complete within 180 days. This application was filed on April 8, 2024 and determined to be complete on August 1, 2024.

It is important to submit all evidence to the Hearings Officer. City Council will not accept additional evidence if there is an appeal of this proposal.

Enclosures: Zoning Map, Detailed Site Plan



City of Portland, Oregon - Portland Permitting & Development

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portland.gov/ppd

Date: August 8, 2024

To: Suzannah Stanley | Mackenzie
1515 SE Water Ave, Ste 100 | Portland OR 97214

From: Amanda Rhoads
503-865-6514 | Amanda.Rhoads@portlandoregon.gov

RE: LU 24-030450 CU

Dear Applicant:

I have received your application for a Conditional Use at 6615 NE 29TH AVE. Your application was deemed complete on **August 1, 2024** and the hearing is scheduled for **Monday, September 16, 2024, at 2:00 pm**.

The Zoning Code requires you to post notice on the site of your proposal at least 30 days before the hearing. The information below will help you do this. **It is recommended that you work with a sign manufacturer to prepare the posting board.** I am enclosing a link to various digital versions of the posting board, a copy of the notice that must be placed on the posting boards, and instructions for printing and installation.

- A. Because the hearing for your case is scheduled for **Monday, September 16, 2024, at 2:00 pm**, you must post the notice by August 17, 2024, 30 days before the hearing.
- B. **A certification statement is enclosed, which you must sign and return.** The statement affirms that you posted the site. It also confirms your understanding that if you do not post the notice by the date above, your hearing will be automatically postponed. In addition, time limits on our processing of your case will be waived. You must return this statement to us by September 2, 2024, 14 days before the hearing.
- C. Below is a list of frontages for your site and their approximate length. There must be at least one sign every 600 feet of frontage. Note that if there are properties on both sides of the street that are part of the site, we count both sides for the entire length of frontage. The site requires 10 total signs to be properly posted.
 - NE 30th Ave: 577 feet of frontage. You must post 1 sign along this street.
 - NE Holman St: 764 feet of frontage. You must post 2 signs along this street.
 - **NE 27th Ave: 1,906 feet of frontage. You must post 4 signs along this street.**
 - NE Dekum St: 488 feet of frontage. You must post 1 sign along this street.
 - NE 29th Ave: 823 feet of frontage. You must post 2 signs along this street.
 - NE Rosa Parks Way: 387 feet of frontage. You must post 1 sign along this street.
- D. These signs must be placed within 10 feet of the street frontage line and must be visible to pedestrians and motorists. You may not post in the public right-of-way.
- E. You should not remove the notice before the hearing, but it must be taken down within two weeks after the final decision is made on your request.

Encl: Posting Notice; Statement Certifying Posting

cc: Application Case File

POSTING NOTICE

CASE FILE: LU 24-030450 CU (PC # 22-200799)
REVIEW BY: Hearings Officer
WHEN: Monday, September 16, 2024, at 2:00 pm

It is important to submit all evidence to the Hearings Officer. City Council will not accept additional evidence if there is an appeal of this proposal.

This land use hearing will take place online using the Zoom platform. More information on how to participate remotely (online or by phone) is available at www.portland.gov/omf/hearings/land-use and will be provided with the Notice of Public Hearing mailed 20 days before the hearing and posted at <https://www.portland.gov/ppd/zoning-land-use/events>. You may also contact the planner at the phone number or email address at the bottom of this page.

Location: 6615 NE 29TH AVE

Legal Description: LOT 1, PARTITION PLAT 2009-68

Zoning/Designation: CI1h – Campus Institutional 1 with “h” Aircraft Landing overlay

Proposal: University of Oregon (UO) is seeking Conditional Use approval to use the existing outdoor sports facility during “academic hours” during the week of 7 am to 3 pm for university students and staff; and then offer the field to community use from 3 pm to 9 pm daily. On the weekends, the facility could be used from 7 am to 10 pm for recreational leagues and community groups, varying seasonally.

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Further information is available from Portland Permitting & Development. Please contact Amanda Rhoads at 503-865-6514 or at Amanda.Rhoads@portlandoregon.gov.

Portland Permitting & Development is committed to providing equal access to information and hearings. To request an accommodation or alternative format of communication, please contact us at least five business days prior to the hearing at 503-823-7300 (TTY 503-823-6868).

Suzannah Stanley
Mackenzie
1515 SE Water Ave, Ste 100
Portland OR 97214
(503) 839-7036

DATE: August 22, 2024

TO: Amanda Rhoads
Amanda.Rhoads@portlandoregon.gov
Portland Permitting & Development
1900 SW Fourth Ave., Suite 5000
Portland, OR 97201

APPLICANT'S STATEMENT CERTIFYING POSTING

Case File LU 24-030450

This certifies that I have posted notice on my site as required by the Zoning Code. I understand that the hearing is scheduled for Monday, September 16, 2024, at 2:00 pm, and that I was required to post the property at least 30 days before the hearing.

The required number of poster boards, with the notices attached, were set up on 8/16/24 (date). These were placed within 10 feet of the street frontage line so that they were visible to pedestrians and motorists.

I understand that this form must be returned to Portland Permitting & Development no later than September 2, 2024, 14 days before the scheduled hearing. I also understand that if I do not post the notices by 30 days before the hearing, or return this form by 14 days before the hearing, my hearing will automatically be postponed. I also understand this will result in a waiver of the time limits for processing my case.

In addition, I understand that I may not remove the notices before the hearing, but am required to remove them within two weeks of the final decision on my request.



Signature

Suzannah Stanley

Print Name

1515 SE Water Ave Ste 100

Address

Portland, OR 97124

City/State/Zip Code

	A	B	C	D	E	F
1	ENDORSEMENT	INFO1	INFO2	NAME	ADDRESS/IO ADDRESS	CITYSTATEZIP/ADDRESSEE
2	RETURN SERVICE REQUESTED		1N1E13BC 1000	VARTANIAN ANI	6920 NE 27TH AVE	PORTLAND OR 97211
3	RETURN SERVICE REQUESTED		1N1E13BC 1100	CARNAROLI KYLE B & CARNAROLI SARAH A	2714 NE BRYANT ST	PORTLAND OR 97211
4	RETURN SERVICE REQUESTED		1N1E13BC 11000	REAGAN DANIELLE E & HOYSRADT RYAN H	2506 NE DEKUM ST	PORTLAND OR 97211
5	RETURN SERVICE REQUESTED		1N1E13BC 11100	DANIEL NUNES TR	2516 NE DEKUM ST	PORTLAND OR 97211
6	RETURN SERVICE REQUESTED		1N1E13BC 11200	SALGADO DAWN M	4826 NE 9TH AVE	PORTLAND OR 97211
7	RETURN SERVICE REQUESTED		1N1E13BC 11300	MERCER MICHAEL P	6706 NE 25TH AVE	PORTLAND OR 97211
8	RETURN SERVICE REQUESTED		1N1E13BC 11400	FINCH KENNETH J & MORAN MELISSA	6642 NE 25TH AVE	PORTLAND OR 97211
9	RETURN SERVICE REQUESTED		1N1E13BC 11500	IOVANOVICI CEDOMIR & CAROL A	6634 NE 25TH AVE	PORTLAND OR 97211-5906
10	RETURN SERVICE REQUESTED		1N1E13BC 11600	GRAHAM ELIGHA & GRAHAM GLORIA L	6626 NE 25TH AVE	PORTLAND OR 97211-5906
11	RETURN SERVICE REQUESTED		1N1E13BC 11700	CABUSAO AQUILINO C ET AL	6610 NE 25TH AVE	PORTLAND OR 97211
12	RETURN SERVICE REQUESTED		1N1E13BC 11800	WILLIS SCOTT D & WILLIS LISA L	2503 NE LIBERTY ST	PORTLAND OR 97211-5942
13	RETURN SERVICE REQUESTED		1N1E13BC 11900	MACK SUSAN	2535 NE LIBERTY ST	PORTLAND OR 97211-5942
14	RETURN SERVICE REQUESTED		1N1E13BC 12000	TAYLOR FAMILY TR	6615 NE 26TH AVE	PORTLAND OR 97211
15	RETURN SERVICE REQUESTED		1N1E13BC 12100	WILKES MARCELLA A	6625 NE 26TH AVE	PORTLAND OR 97211
16	RETURN SERVICE REQUESTED		1N1E13BC 12200	FRANK BARBARA G	6635 NE 26TH AVE	PORTLAND OR 97211
17	RETURN SERVICE REQUESTED		1N1E13BC 12300	WHITE ANDRIA	6645 NE 26TH AVE	PORTLAND OR 97211
18	RETURN SERVICE REQUESTED		1N1E13BC 12400	LEE WONG BOW G & LEE LEILA S	6705 NE 26TH AVE	PORTLAND OR 97211
19	RETURN SERVICE REQUESTED		1N1E13BC 12500	BARNFIELD ROSLYN	6715 NE 26TH AVE	PORTLAND OR 97211
20	RETURN SERVICE REQUESTED		1N1E13BC 12600	STILWELL DEREK A & STILWELL MIKA J	6725 NE 26TH AVE	PORTLAND OR 97211
21	RETURN SERVICE REQUESTED		1N1E13BC 12700	KING ERIC M & KING ELLEN P	2530 NE DEKUM ST	PORTLAND OR 97211
22	RETURN SERVICE REQUESTED		1N1E13BC 12800	DOSWELL MICHELLE L	6730 NE 26TH AVE	PORTLAND OR 97211
23	RETURN SERVICE REQUESTED		1N1E13BC 12900	HARRIS TRACEY A	2618 NE DEKUM ST	PORTLAND OR 97211-5931
24	RETURN SERVICE REQUESTED		1N1E13BC 13000	SCHEMINSKE MEGAN	6716 NE 26TH AVE	PORTLAND OR 97211
25	RETURN SERVICE REQUESTED		1N1E13BC 13100	LAWRENCE E RICHARDSON TR	6706 NE 26TH AVE	PORTLAND OR 97211
26	RETURN SERVICE REQUESTED		1N1E13BC 13200	VALDEZ AMY A & FAGAN GERVES F	6644 NE 26TH AVE	PORTLAND OR 97211
27	RETURN SERVICE REQUESTED		1N1E13BC 13300	PETERSON KRISTIN L	6636 NE 26TH AVE	PORTLAND OR 97211-5910
28	RETURN SERVICE REQUESTED		1N1E13BC 13400	SMITH TIMOTHY D & SMITH PHYLLIS	6626 NE 26TH AVE	PORTLAND OR 97211
29	RETURN SERVICE REQUESTED		1N1E13BC 13500	HOFFERT BRIAN P	6618 NE 26TH AVE	PORTLAND OR 97211
30	RETURN SERVICE REQUESTED		1N1E13BC 13600	SAKOVA ZUZANA & BURNS BRYAN R	3533 NE 23RD AVE	PORTLAND OR 97212-1443
31	RETURN SERVICE REQUESTED		1N1E13BC 13700	ZUNKEL NANETTE G	2635 NE LIBERTY ST	PORTLAND OR 97211-5944
32	RETURN SERVICE REQUESTED		1N1E13BC 13900	WOOD SALINA & SNYDER MICHAEL J	6623 NE 27TH AVE	PORTLAND OR 97211
33	RETURN SERVICE REQUESTED		1N1E13BC 14100	TONER MICHAEL & TONER SANDRA	6645 NE 27TH AVE	PORTLAND OR 97211-6056
34	RETURN SERVICE REQUESTED		1N1E13BC 14200	MERRYMAN WILLIAM & NOTT LEANNE	6705 NE 27TH AVE	PORTLAND OR 97211
35	RETURN SERVICE REQUESTED		1N1E13BC 14300	RANDAL SHOQUIST TRUST	6717 NE 27TH AVE	PORTLAND OR 97211
36	RETURN SERVICE REQUESTED		1N1E13BC 14400	FOGLIO ROBERT C	PO BOX 120	GLADSTONE OR 97027-0120
37	RETURN SERVICE REQUESTED		1N1E13BC 14600	NAKADA CHET	2651 NE DEKUM ST	PORTLAND OR 97211-5930
38	RETURN SERVICE REQUESTED		1N1E13BC 14700	HOODENPYL AYMIE E	2800 N LOMBARD ST PMB 111	PORTLAND OR 97217-6234
39	RETURN SERVICE REQUESTED		1N1E13BC 14800	GBREHIWOT GETACHEW A	2643 NE DEKUM ST	PORTLAND OR 97211
40	RETURN SERVICE REQUESTED		1N1E13BC 14900	RIOS AFTON A & BLAIR COREY E	2625 NE DEKUM ST	PORTLAND OR 97211
41	RETURN SERVICE REQUESTED		1N1E13BC 15000	COCHRAN MARLOW H	2615 NE DEKUM ST	PORTLAND OR 97211-5930
42	RETURN SERVICE REQUESTED		1N1E13BC 15100	JOHNSON DEUSHA	2603 NE DEKUM ST	PORTLAND OR 97211
43	RETURN SERVICE REQUESTED		1N1E13BC 15200	POSEY LEESHA	2535 NE DEKUM ST	PORTLAND OR 97211
44	RETURN SERVICE REQUESTED		1N1E13BC 15300	SCHOCK KEVIN R & SCHOCK CAITLYN M	2527 NE DEKUM ST	PORTLAND OR 97211
45	RETURN SERVICE REQUESTED		1N1E13BC 16600	SMITH SAMUEL P	2540 NE SARATOGA ST	PORTLAND OR 97211
46	RETURN SERVICE REQUESTED		1N1E13BC 16700	MONDRAGON EVELIA	2610 NE SARATOGA ST	PORTLAND OR 97211
47	RETURN SERVICE REQUESTED		1N1E13BC 16800	FEAGIN JAMIE	2620 NE SARATOGA ST	PORTLAND OR 97211
48	RETURN SERVICE REQUESTED		1N1E13BC 16900	BENEDICT BETTY & BENEDICT GARRETT	2630 NE SARATOGA ST	PORTLAND OR 97211
49	RETURN SERVICE REQUESTED		1N1E13BC 17000	PAYNE MONETTE	2640 NE SARATOGA ST	PORTLAND OR 97211
50	RETURN SERVICE REQUESTED		1N1E13BC 17100	UGHAMBA BERNARD	6821 NE 27TH AVE	PORTLAND OR 97211
51	RETURN SERVICE REQUESTED	1N1E13BC 18100	HOME FORWARD	LEASED ALBINA HEAD START	135 SW ASH ST	PORTLAND OR 97204-3540
52	RETURN SERVICE REQUESTED		1N1E13BC 2000	ALVIDREZ LAURA	7005 NE 29TH AVE	PORTLAND OR 97211-5920
53	RETURN SERVICE REQUESTED		1N1E13BC 2100	CANDY DENIS	6833 NE 29TH AVE	PORTLAND OR 97211
54	RETURN SERVICE REQUESTED		1N1E13BC 2200	REINERT CHRISTINE	6825 NE 29TH AVE	PORTLAND OR 97211
55	RETURN SERVICE REQUESTED		1N1E13BC 2300	HOLMES ZANETA	2769 NE SARATOGA ST	PORTLAND OR 97211-5961
56	RETURN SERVICE REQUESTED		1N1E13BC 2400	GOMEZ MICHAEL F & NELSON JAMES G	2761 NE SARATOGA ST	PORTLAND OR 97211
57	RETURN SERVICE REQUESTED		1N1E13BC 2500	KEENAN CHARLES J & KEENAN JANET C	2745 NE SARATOGA ST	PORTLAND OR 97211-5961
58	RETURN SERVICE REQUESTED		1N1E13BC 2600	WOLKEN LAURA C & WATERMAN KEVIN T	2733 NE SARATOGA ST	PORTLAND OR 97211
59	RETURN SERVICE REQUESTED		1N1E13BC 2700	READ JANE H	9221 N LOMBARD ST #16	PORTLAND OR 97203-2174
60	RETURN SERVICE REQUESTED		1N1E13BC 2800	LOCKETT HERBERT & CAMPBELL PARLOR	7246 NE ALBERTA ST	PORTLAND OR 97218-3835
61	RETURN SERVICE REQUESTED		1N1E13BC 2900	WEGLARZ BUCKLEY & WEGLARZ EDMOND	6910 NE 27TH AVE	PORTLAND OR 97211-5915
62	RETURN SERVICE REQUESTED		1N1E13BC 3000	MC GEE CHARLES II & MC GEE CECELIA	6836 NE 27TH AVE	PORTLAND OR 97211-5950
63	RETURN SERVICE REQUESTED		1N1E13BC 3100	MORROW LINNEA A	6828 NE 27TH AVE	PORTLAND OR 97211
64	RETURN SERVICE REQUESTED		1N1E13BC 3200	VAN IERSEL FAMILY TR	6820 NE 27TH AVE	PORTLAND OR 97211
65	RETURN SERVICE REQUESTED		1N1E13BC 3300	REYES LUKE G & REYES ELADIO	2724 NE SARATOGA ST	PORTLAND OR 97211
66	RETURN SERVICE REQUESTED		1N1E13BC 3400	SANDERS LANE	2740 NE SARATOGA ST	PORTLAND OR 97211-5962

	A	B	C	D	E	F
67	RETURN SERVICE REQUESTED		1N1E13BC 3401	KING ABBY E & HOSKIN MARY J	2732 NE SARATOGA ST	PORTLAND OR 97211
68	RETURN SERVICE REQUESTED		1N1E13BC 3500	UDUK MICHAEL EC & MCLAUCHLAN PEGGY	2760 NE SARATOGA ST	PORTLAND OR 97211
69	RETURN SERVICE REQUESTED		1N1E13BC 3600	GILBERT JENNY G	3931 MAGEE	OAKLAND CA 94619
70	RETURN SERVICE REQUESTED		1N1E13BC 3700	HOOVER FAMILY HOME LLC	6815 NE 29TH AVE	PORTLAND OR 97211
71	RETURN SERVICE REQUESTED		1N1E13BC 3800	STONE ERNESTINE & STONE HELEN R	2843 NE DEKUM ST	PORTLAND OR 97211-5934
72	RETURN SERVICE REQUESTED		1N1E13BC 3900	NE DEKUM PROPERTY LLC	2615 NE 44TH AVE	PORTLAND OR 97213
73	RETURN SERVICE REQUESTED		1N1E13BC 4100	BOYER HSIU C	2815 NE DEKUM ST	PORTLAND OR 97211
74	RETURN SERVICE REQUESTED		1N1E13BC 4200	BOYER HSIU	2743 NE DEKUM ST	PORTLAND OR 97211
75	RETURN SERVICE REQUESTED		1N1E13BC 4300	MEZA JORGE	2737 NE DEKUM ST	PORTLAND OR 97211
76	RETURN SERVICE REQUESTED		1N1E13BC 4400	UWAGBAE JOHN E & UWAGBAE ANGILA	2729 NE DEKUM ST	PORTLAND OR 97211-5932
77	RETURN SERVICE REQUESTED		1N1E13BC 4500	BRIGGS ELIZABETH	2705 NE DEKUM ST	PORTLAND OR 97211
78	RETURN SERVICE REQUESTED		1N1E13BC 4501	WEAVER SCARLET & HANSEN NATHAN	2715 NE DEKUM ST	PORTLAND OR 97211
79	RETURN SERVICE REQUESTED		1N1E13BC 8600	LINCOLN GENEVA	2610 NE LIBERTY ST	PORTLAND OR 97211
80	RETURN SERVICE REQUESTED		1N1E13BC 8700	KING NORMAN V & KING SHIRLEY J	6526 NE 26TH AVE	PORTLAND OR 97211-6053
81	RETURN SERVICE REQUESTED		1N1E13BC 8800	KALEEL EMILY J & STRAW JACK N	6514 NE 26TH AVE	PORTLAND OR 97211
82	RETURN SERVICE REQUESTED		1N1E13BC 8900	TEAL THOMAS M & TEAL MICHEAL L	6504 NE 26TH AVE	PORTLAND OR 97211
83	RETURN SERVICE REQUESTED		1N1E13BC 9000	BOOTS ANDREW J IV & BOOTS AMY J	6507 NE 26TH AVE	PORTLAND OR 97211-6052
84	RETURN SERVICE REQUESTED		1N1E13BC 9100	NUNLEY ANTHONY J	1115 GRAYMONT DR SW	ATLANTA GA 30310
85	RETURN SERVICE REQUESTED		1N1E13BC 9200	MACNAB JOHN A & MACNAB ANNA M	6527 NE 26TH AVE	PORTLAND OR 97211-6052
86	RETURN SERVICE REQUESTED		1N1E13BC 9300	MADDOX PATRICK & MADDOX JENNIFER	2530 NE LIBERTY ST	PORTLAND OR 97211
87	RETURN SERVICE REQUESTED		1N1E13BC 9400	ROWLAND RACHEL D & ROWLAND ROGER	2510 NE LIBERTY ST	PORTLAND OR 97211
88	RETURN SERVICE REQUESTED		1N1E13BC 9500	BRIER TANNER H & KUSADOME MIKA	6524 NE 25TH AVE	PORTLAND OR 97211
89	RETURN SERVICE REQUESTED		1N1E13BC 9600	CRAIG MILES E & MEZIERE RACHAEL A	6514 NE 25TH AVE	PORTLAND OR 97211-6070
90	RETURN SERVICE REQUESTED	1N1E13BC 9700	FAGAN DANIEL &	STEINGRUEBER-FAGAN EVA C	6504 NE 25TH AVE	PORTLAND OR 97211-6070
91	RETURN SERVICE REQUESTED		1N1E13BD 2000	MATHEWS JONATHAN	3000 NE BRYANT ST	PORTLAND OR 97211-6611
92	RETURN SERVICE REQUESTED		1N1E13BD 2100	WALTON CHERYL S ET AL	2015 NE DEKUM ST	PORTLAND OR 97211
93	RETURN SERVICE REQUESTED		1N1E13BD 2200	DERBY ARTHUR L	2940 NE BRYANT ST	PORTLAND OR 97211
94	RETURN SERVICE REQUESTED		1N1E13BD 2300	HALLIN KURT R	6830 NE 29TH AVE	PORTLAND OR 97211
95	RETURN SERVICE REQUESTED		1N1E13BD 2400	TROEN NORMAN F & TROEN JOYCE A	2925 NE 57TH AVE	PORTLAND OR 97213
96	RETURN SERVICE REQUESTED		1N1E13BD 2500	JONES JENNIFER	7656 N ALBINA AVE	PORTLAND OR 97217-1376
97	RETURN SERVICE REQUESTED		1N1E13BD 2600	MADLAND LILL	4440 NE 35TH AVE	PORTLAND OR 97211-7735
98	RETURN SERVICE REQUESTED		1N1E13BD 2701	KOLTERMANN MATTHEW & BALLEW MICHAEL	2949 NE DEKUM ST	PORTLAND OR 97211
99	RETURN SERVICE REQUESTED	1N1E13BD 2702	BRADFORD THOMAS ENGLE &	JANA HADDEN ENGLE	2969 NE DEKUM ST	PORTLAND OR 97211
100	RETURN SERVICE REQUESTED		1N1E13BD 2703	ROOT DAVID M ET AL	4903 NE 29TH AVE	PORTLAND OR 97211
101	RETURN SERVICE REQUESTED	1N1E13BD 2800	DEKUM PARTNERS LLC	BENJAMIN ROOT	4903 NE 29TH AVE	PORTLAND OR 97211
102	RETURN SERVICE REQUESTED		1N1E13BD 9100	PEARCE ELIZABETH & PEARCE ROGER	3115 NE ROSA PARKS WAY	PORTLAND OR 97211
103	RETURN SERVICE REQUESTED		1N1E13BD 9200	KIMIKO ANN COWAN	3103 NE ROSA PARKS WAY	PORTLAND OR 97211
104	RETURN SERVICE REQUESTED		1N1E13BD 9300	DIMOFF CLIFFORD M	2952 SW CHAMPLAIN DR	PORTLAND OR 97205-5875
105	RETURN SERVICE REQUESTED		1N1E13BD 9400	GILBERT PATRICIA L	3007 NE ROSA PARKS WAY	PORTLAND OR 97211-6618
106	RETURN SERVICE REQUESTED	1N1E13BD 9700	SCHOOL DISTRICT NO 1J	ATTN REAL ESTATE & ASSET MGMT	PO BOX 3107	PORTLAND OR 97208-3107
107	RETURN SERVICE REQUESTED		1N1E13BD 9800	ST MICHAELS LUTHERAN CHURCH OF PDX	6700 NE 29TH AVE	PORTLAND OR 97211-6654
108	RETURN SERVICE REQUESTED		1N1E13CA 10000	SHECK B JOANN	6130 NE 29TH AVE	PORTLAND OR 97211-6034
109	RETURN SERVICE REQUESTED		1N1E13CA 10100	BEAUDRY JACQUELINE A	6122 NE 29TH AVE	PORTLAND OR 97211
110	RETURN SERVICE REQUESTED		1N1E13CA 10200	POTTER ANTHONY L	6112 NE 29TH AVE	PORTLAND OR 97211-6034
111	RETURN SERVICE REQUESTED		1N1E13CA 11000	FELLMAN JASON A & FELLMAN KELLEY S	6115 NE 30TH AVE	PORTLAND OR 97211-6735
112	RETURN SERVICE REQUESTED		1N1E13CA 11100	LABBY DAVID & SLAUGHTER SARAH	6137 NE 30TH AVE	PORTLAND OR 97211
113	RETURN SERVICE REQUESTED		1N1E13CA 11200	SMITH MARGARET D	4025 NE 13TH AVE	PORTLAND OR 97212
114	RETURN SERVICE REQUESTED		1N1E13CA 11300	COOK PAUL	6215 NE 30TH AVE	PORTLAND OR 97211-6737
115	RETURN SERVICE REQUESTED		1N1E13CA 11400	LB PROPERTIES III LLC	5691 BONITA RD	LAKE OSWEGO OR 97035
116	RETURN SERVICE REQUESTED		1N1E13CA 11500	OWEN LIANE	6235 NE 30TH AVE	PORTLAND OR 97211-6737
117	RETURN SERVICE REQUESTED		1N1E13CA 11600	KELSO JAMIE A & KELSO BARBARA A	6236 NE 30TH AVE	PORTLAND OR 97211
118	RETURN SERVICE REQUESTED		1N1E13CA 11700	MATTENBERGER CHRISTOPHER & RACHEL	6228 NE 30TH AVE	PORTLAND OR 97211-6738
119	RETURN SERVICE REQUESTED		1N1E13CA 11701	BOOSALIS MICHAEL & JURGENS BRIDGET	6218 NE 30TH AVE	PORTLAND OR 97211
120	RETURN SERVICE REQUESTED		1N1E13CA 11800	HAYNES TODD	6206 NE 30TH AVE	PORTLAND OR 97211
121	RETURN SERVICE REQUESTED		1N1E13CA 11900	MORRISSY MATTHEW & MORRISSY EMILY	6128 NE 30TH AVE	PORTLAND OR 97211
122	RETURN SERVICE REQUESTED		1N1E13CA 12000	BAUR MARKUS B	808 PORTWALK PL	REDWOOD CITY CA 94065
123	RETURN SERVICE REQUESTED		1N1E13CA 13000	GARRISON DANIEL & BACKUS ALISON	6125 NE 31ST AVE	PORTLAND OR 97211
124	RETURN SERVICE REQUESTED		1N1E13CA 13100	LOVELL MYRA & HENJUM MICHAEL	6205 NE 31ST AVE	PORTLAND OR 97211
125	RETURN SERVICE REQUESTED		1N1E13CA 13200	CAREY GORDON T JR	PO BOX 11570	PORTLAND OR 97211-0570
126	RETURN SERVICE REQUESTED		1N1E13CA 13200	GORDON T CAREY JR P C	PO BOX 11570	PORTLAND OR 97211-0570
127	RETURN SERVICE REQUESTED		1N1E13CA 13300	MATHERN NICKOLAS J & KOKKO SUNG	4824 N HAIGHT AVE	PORTLAND OR 97217
128	RETURN SERVICE REQUESTED		1N1E13CA 13400	HOY GABRIEL	6237 NE 31ST AVE	PORTLAND OR 97211
129	RETURN SERVICE REQUESTED		1N1E13CA 13500	CROSS ANNALISA & CROSS AUSTIN D	6236 NE 31ST AVE	PORTLAND OR 97211
130	RETURN SERVICE REQUESTED		1N1E13CA 13600	FORREST MOLLY & FORREST KEVIN	6224 NE 31ST AVE	PORTLAND OR 97211
131	RETURN SERVICE REQUESTED		1N1E13CA 13700	GRIFFIN CHRISTIE TR	1460 N T ST	WASHOUGAL WA 98671-5203
132	RETURN SERVICE REQUESTED		1N1E13CA 5900	ADDY LINDA A	3155 NE HOLMAN ST	PORTLAND OR 97211

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133	RETURN SERVICE REQUESTED		1N1E13CA 6000	RIVERA SUSAN D & WARNER MARK A	6310 NE 31ST AVE	PORTLAND OR 97211
134	RETURN SERVICE REQUESTED		1N1E13CA 6100	GROVES CAROLYN J & GROVES LEORA J	6326 NE 31ST AVE	PORTLAND OR 97211
135	RETURN SERVICE REQUESTED		1N1E13CA 6200	GEYER CHARLES J III & SAROKA JOAN M	6340 NE 31ST AVE	PORTLAND OR 97211-6621
136	RETURN SERVICE REQUESTED		1N1E13CA 6300	ATKINSON-BARNES AMY & BARNES BRIAN	6358 NE 31ST AVE	PORTLAND OR 97211
137	RETURN SERVICE REQUESTED		1N1E13CA 6400	CASALE ANITA	6404 NE 31ST AVE	PORTLAND OR 97211
138	RETURN SERVICE REQUESTED		1N1E13CA 6500	ENYEART MARTIN W	15308 NE 11TH CIR	VANCOUVER WA 98684-3633
139	RETURN SERVICE REQUESTED		1N1E13CA 6600	HAAS ROBERT C & HAAS COLLEEN A	6436 NE 31ST AVE	PORTLAND OR 97211
140	RETURN SERVICE REQUESTED		1N1E13CA 6601	ELLEN BLINDER TR	60 POWELL ST #2	BROOKLINE MA 02446
141	RETURN SERVICE REQUESTED		1N1E13CA 6700	ALLISON A TURNER REV LIV TR	6442 NE 31ST AVE	PORTLAND OR 97211
142	RETURN SERVICE REQUESTED		1N1E13CA 6800	YAELE SELMA AMIR REV LIV TR	6450 NE 31ST AVE	PORTLAND OR 97211
143	RETURN SERVICE REQUESTED		1N1E13CA 6900	GUINN FAMILY TR	6447 NE 31ST AVE	PORTLAND OR 97211
144	RETURN SERVICE REQUESTED		1N1E13CA 7000	BRINTZENHOFF JED A	6441 NE 31ST AVE	PORTLAND OR 97211-6622
145	RETURN SERVICE REQUESTED		1N1E13CA 7100	GRAUER KRISTEN & COUTURIER KELLEN	6429 NE 31ST AVE	PORTLAND OR 97211
146	RETURN SERVICE REQUESTED		1N1E13CA 7200	STEWART TRACINA K	6419 NE 31ST AVE	PORTLAND OR 97211
147	RETURN SERVICE REQUESTED		1N1E13CA 7300	GASKINS BENJAMIN & GASKINS SARAH D	6411 NE 31ST AVE	PORTLAND OR 97211
148	RETURN SERVICE REQUESTED		1N1E13CA 7400	CAMPBELL NORA & LACEY RYAN	6363 NE 31ST AVE	PORTLAND OR 97211
149	RETURN SERVICE REQUESTED		1N1E13CA 7500	FITZGERALD JOHN & MICHELLE	6345 NE 31ST AVE	PORTLAND OR 97211
150	RETURN SERVICE REQUESTED		1N1E13CA 7600	TOFT TRINITY & BEMIS GREGORY	6335 NE 31ST AVE	PORTLAND OR 97211-6620
151	RETURN SERVICE REQUESTED		1N1E13CA 7700	JOLLEY LOREN D	6325 NE 31ST AVE	PORTLAND OR 97211-6620
152	RETURN SERVICE REQUESTED		1N1E13CA 7800	TARVER ADRINA B	6309 NE 31ST AVE	PORTLAND OR 97211-6620
153	RETURN SERVICE REQUESTED		1N1E13CA 8000	HOUK MARK D	3007 NE HOLMAN ST	PORTLAND OR 97211-6755
154	RETURN SERVICE REQUESTED		1N1E13CA 8100	DUNNING AMY & COHEN LORI C	6326 NE 30TH AVE	PORTLAND OR 97211
155	RETURN SERVICE REQUESTED		1N1E13CA 8101	PENSWORTH BETHANY & WILLIAM M	6318 NE 30TH AVE	PORTLAND OR 97211
156	RETURN SERVICE REQUESTED		1N1E13CA 8102	NIELSEN NANCY A	6332 NE 30TH AVE	PORTLAND OR 97211
157	RETURN SERVICE REQUESTED		1N1E13CA 8200	ELFERT MARTIN & MACRAE PHOEBE	6342 NE 30TH AVE	PORTLAND OR 97211
158	RETURN SERVICE REQUESTED		1N1E13CA 8201	GREINER RENEE B	6336 NE 30TH AVE	PORTLAND OR 97211
159	RETURN SERVICE REQUESTED		1N1E13CA 8202	SELLINGER MICHAEL & FUNABIKI ABIGAIL	6358 NE 30TH AVE	PORTLAND OR 97211
160	RETURN SERVICE REQUESTED		1N1E13CA 8300	BECK DONALD O & BECK SANDRA M	6400 NE 30TH AVE	PORTLAND OR 97211
161	RETURN SERVICE REQUESTED		1N1E13CA 8400	BRADLEY SCOTT & BRADLEY MOLLY	6420 NE 30TH AVE	PORTLAND OR 97211
162	RETURN SERVICE REQUESTED		1N1E13CA 8500	SASSER CHARLOTTE E	6432 NE 30TH AVE	PORTLAND OR 97211-6607
163	RETURN SERVICE REQUESTED	1N1E13CA 8600	MORROW MICHAEL &	PETERSON-MORROW RUTH E	6446 NE 30TH AVE	PORTLAND OR 97211
164	RETURN SERVICE REQUESTED		1N1E13CA 8700	UNIVERSITY OF OREGON	PO BOX 3237	EUGENE OR 97403
165	RETURN SERVICE REQUESTED		1N1E13CA 9600	HURT JEFF S	2908 NE HOLMAN ST	PORTLAND OR 97211-6754
166	RETURN SERVICE REQUESTED		1N1E13CA 9700	H2O FUTURE HOMEOWNERS LLC	113 CHERRY STPMB 82647	SEATTLE WA 98104-2205
167	RETURN SERVICE REQUESTED		1N1E13CA 9800	YOUNG JENNIFER L	1830 NE 25TH AVE	PORTLAND OR 97212-4729
168	RETURN SERVICE REQUESTED		1N1E13CA 9900	GOLD PETER M	6200 NE 29TH AVE	PORTLAND OR 97211
169	RETURN SERVICE REQUESTED		1N1E13CB 10000	MCCAULEY KELLY JOYCE	3797 HIDDEN RIDGE RD	JAMUL CA 91935
170	RETURN SERVICE REQUESTED		1N1E13CB 10100	GERALD & THERESA M OLLISON	6204 NE 27TH AVE	PORTLAND OR 97211
171	RETURN SERVICE REQUESTED		1N1E13CB 10200	STAKLIS SANDRA & BABALIS TIMOTHY	6220 NE 27TH AVE	PORTLAND OR 97211
172	RETURN SERVICE REQUESTED		1N1E13CB 10300	NADEAU TRACIE-LYNN	6228 NE 27TH AVE	PORTLAND OR 97211
173	RETURN SERVICE REQUESTED		1N1E13CB 10301	AMRHEIN JEFFREY	6236 NE 27TH AVE	PORTLAND OR 97211
174	RETURN SERVICE REQUESTED		1N1E13CB 10400	JOHNSON ANTHONY P	6235 NE 27TH AVE	PORTLAND OR 97211
175	RETURN SERVICE REQUESTED		1N1E13CB 10500	HICKS DON A & O'DELL STEVEN K	6225 NE 27TH AVE	PORTLAND OR 97211-6023
176	RETURN SERVICE REQUESTED		1N1E13CB 10600	EWING SARAH E	6215 NE 27TH AVE	PORTLAND OR 97211
177	RETURN SERVICE REQUESTED		1N1E13CB 10700	PASSMORE PATRICIA A	6205 NE 27TH AVE	PORTLAND OR 97211-6023
178	RETURN SERVICE REQUESTED		1N1E13CB 10800	GUILLEMETTE KENDALL & MOLLIE	6135 NE 27TH AVE	PORTLAND OR 97211
179	RETURN SERVICE REQUESTED		1N1E13CB 10900	CLARK LAWRENCE R & CLARK DINA A	6119 NE 27TH AVE	PORTLAND OR 97211
180	RETURN SERVICE REQUESTED		1N1E13CB 10901	BERLING JONATHAN	6127 NE 27TH AVE	PORTLAND OR 97211
181	RETURN SERVICE REQUESTED		1N1E13CB 11000	HOWELL AMY M & DAVIE IAN M	6111 NE 27TH AVE	PORTLAND OR 97211
182	RETURN SERVICE REQUESTED		1N1E13CB 12100	RYDZEWSKI JOHN & RYDZEWSKI REINA	15650 SW BURGUNDY ST	PORTLAND OR 97224
183	RETURN SERVICE REQUESTED		1N1E13CB 12200	CZERWONKA JONATHAN & ROLLINS ASHLEY	6136 NE 26TH AVE	PORTLAND OR 97211
184	RETURN SERVICE REQUESTED		1N1E13CB 12300	WALTCO	6204 NE 26TH AVE	PORTLAND OR 97211
185	RETURN SERVICE REQUESTED		1N1E13CB 12400	SIPPEL GORDON	6214 NE 26TH AVE	PORTLAND OR 97211-6018
186	RETURN SERVICE REQUESTED		1N1E13CB 12500	HINTON CHARLES E & HINTON CAROLYN F	6224 NE 26TH AVE	PORTLAND OR 97211-6018
187	RETURN SERVICE REQUESTED		1N1E13CB 12600	DONNELLY KATHLEEN R	2624 NE HOLMAN ST	PORTLAND OR 97211-6065
188	RETURN SERVICE REQUESTED		1N1E13CB 12700	DALE AND NANCY STARK	6231 NE 26TH AVE	PORTLAND OR 97211
189	RETURN SERVICE REQUESTED		1N1E13CB 12800	MOTTER JOYCE I	6215 NE 26TH AVE	PORTLAND OR 97211-6017
190	RETURN SERVICE REQUESTED		1N1E13CB 12900	KRAFT ANDREA & RICKARDS JORDAN	6209 NE 26TH AVE	PORTLAND OR 97211
191	RETURN SERVICE REQUESTED		1N1E13CB 1400	BLATNER JEAN M & BLATNER ANNE M	6111 NE 46TH AVE	PORTLAND OR 97218
192	RETURN SERVICE REQUESTED		1N1E13CB 14800	KUTTEN SARAH N	6238 NE 25TH AVE	PORTLAND OR 97211
193	RETURN SERVICE REQUESTED		1N1E13CB 1500	SVEVO RICHARD BROOKS	2014 ELK AVE	EUGENE OR 97403
194	RETURN SERVICE REQUESTED		1N1E13CB 1600	DANIEL CARLISLE C	6426 NE 26TH AVE	PORTLAND OR 97211
195	RETURN SERVICE REQUESTED		1N1E13CB 1700	STARCK RACHEL E & SMITH GREGORY M	8345 N FOX ST	PORTLAND OR 97203
196	RETURN SERVICE REQUESTED		1N1E13CB 1800	MADIGAN BARBARA	2747 NE 18TH AVE	PORTLAND OR 97212
197	RETURN SERVICE REQUESTED		1N1E13CB 2000	BENEDICT DAMON L	2936 NW RALEIGH ST	PORTLAND OR 97210-1976
198	RETURN SERVICE REQUESTED		1N1E13CB 2100	JOERG HANS C & LOEBACH ELIZABETH K	6427 NE 26TH AVE	PORTLAND OR 97211

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199	RETURN SERVICE REQUESTED		1N1E13CB 2200	HESS BIRGIT A	6415 NE 26TH AVE	PORTLAND OR 97211
200	RETURN SERVICE REQUESTED		1N1E13CB 2300	FLIFLET MAX & ELAZAN SARA	6405 NE 26TH AVE	PORTLAND OR 97211
201	RETURN SERVICE REQUESTED		1N1E13CB 2400	AYALA JESSICA & AYALA SPENCER	2515 NE HIGHLAND ST	PORTLAND OR 97211
202	RETURN SERVICE REQUESTED		1N1E13CB 2401	BLINDER ELISE & BLINDER KATHRYN	2511 NE HIGHLAND ST	PORTLAND OR 97211
203	RETURN SERVICE REQUESTED		1N1E13CB 2500	PARISE ALEXANDER PRUYN	6422 NE 25TH AVE	PORTLAND OR 97211
204	RETURN SERVICE REQUESTED	1N1E13CB 2600	MORELAND MICHAEL &	DEMICHELLE JENNIFER E	6434 NE 25TH AVE	PORTLAND OR 97211-6046
205	RETURN SERVICE REQUESTED		1N1E13CB 2800	JOHNSON CHARODE & JOHNSON JENNIFER	6442 NE 25TH AVE	PORTLAND OR 97211
206	RETURN SERVICE REQUESTED		1N1E13CB 3800	SUTTON ERIC S	6304 NE 25TH AVE	PORTLAND OR 97211-6044
207	RETURN SERVICE REQUESTED		1N1E13CB 3900	KENNEDY BRIAN C & KENNEDY ANNE C	6326 NE 25TH AVE	PORTLAND OR 97211-6044
208	RETURN SERVICE REQUESTED		1N1E13CB 4000	BRADLEY PATRICIA M	1620 NE BROADWAY #322	PORTLAND OR 97232-1868
209	RETURN SERVICE REQUESTED		1N1E13CB 4100	CORBETT DIANE & CORBETT ROGER	6346 NE 25TH AVE	PORTLAND OR 97211-6044
210	RETURN SERVICE REQUESTED		1N1E13CB 4200	SCHUMANN TERRY & MALIK YASMIN	2514 NE HIGHLAND ST	PORTLAND OR 97211
211	RETURN SERVICE REQUESTED		1N1E13CB 4300	DARLING HEATHER	6347 NE 26TH AVE	PORTLAND OR 97211
212	RETURN SERVICE REQUESTED		1N1E13CB 4400	BURNS DOUGLAS J & BURNS COURTNEY L	6335 NE 26TH AVE	PORTLAND OR 97211
213	RETURN SERVICE REQUESTED		1N1E13CB 4500	EGAN TIMOTHY G	6327 NE 26TH AVE	PORTLAND OR 97211-6048
214	RETURN SERVICE REQUESTED		1N1E13CB 4600	CLARK ANDREA	6317 NE 26TH AVE	PORTLAND OR 97211-6048
215	RETURN SERVICE REQUESTED		1N1E13CB 4700	MULVIHILL RYAN & MULVIHILL MICHELE	6307 NE 26TH AVE	PORTLAND OR 97211-6048
216	RETURN SERVICE REQUESTED		1N1E13CB 4800	WRYE RICHARD F & WRYE KAREN	6306 NE 26TH AVE	PORTLAND OR 97211-6049
217	RETURN SERVICE REQUESTED		1N1E13CB 4900	FOWLKES CHARLES & FOWLKES RENA	2300 NE BRAZEE ST	PORTLAND OR 97212-4859
218	RETURN SERVICE REQUESTED	1N1E13CB 5000	HILDEBRAND ERIC &	HILDEBRAND ELIZABETH B	6326 NE 26TH AVE	PORTLAND OR 97211-6049
219	RETURN SERVICE REQUESTED		1N1E13CB 5100	ANONANON LLC	13230 SW 31ST ST	BEAVERTON OR 97008-6259
220	RETURN SERVICE REQUESTED		1N1E13CB 5200	NUTTELMAN BONITA R	6346 NE 26TH AVE	PORTLAND OR 97211-6049
221	RETURN SERVICE REQUESTED		1N1E13CB 5300	CONCORDIA UNIVERSITY	2811 NE HOLMAN ST	PORTLAND OR 97211
222	RETURN SERVICE REQUESTED		1N1E13CB 5400	EJT PROPERTIES LLC	10241 SUNDANCE RIDGE LOOP	REDMOND OR 97756-7367
223	RETURN SERVICE REQUESTED		1N1E13CB 5500	SPICKLER KYLER	6325 NE 27TH AVE	PORTLAND OR 97211
224	RETURN SERVICE REQUESTED		1N1E13CB 5600	BREMER NOLAN & BREMER DOROTHY	6315 NE 27TH AVE	PORTLAND OR 97211-6069
225	RETURN SERVICE REQUESTED		1N1E13CB 5700	ORANGE SPLOT LLC	4751 NE GOING ST	PORTLAND OR 97218-2001
226	RETURN SERVICE REQUESTED		1N1E13CB 5800	PATRICK D LAWRENCE TR	15025 SW 100TH AVE	TIGARD OR 97224-4717
227	RETURN SERVICE REQUESTED		1N1E13CB 5900	KEVIL-BITSAS JANE	6217 NE 29TH AVE	PORTLAND OR 97211-6035
228	RETURN SERVICE REQUESTED		1N1E13CB 6100	RUBOVITS DAVID H	2227 N SKIDMORE TER	PORTLAND OR 97217-3447
229	RETURN SERVICE REQUESTED		1N1E13CB 6200	MCSHERRY JOHN & MCSHERRY THERESA	6127 NE 29TH AVE	PORTLAND OR 97211-6033
230	RETURN SERVICE REQUESTED		1N1E13CB 6300	ANDERSON LILLON B & ANDERSON BRIAN	6117 NE 29TH AVE	PORTLAND OR 97211
231	RETURN SERVICE REQUESTED		1N1E13CB 7400	LABBY ELIZABETH A	6116 NE 28TH AVE	PORTLAND OR 97211
232	RETURN SERVICE REQUESTED		1N1E13CB 7500	NOTRE DAME PROPERTIES LLC	1631 NE BROADWAY PMB 622	PORTLAND OR 97232-1425
233	RETURN SERVICE REQUESTED		1N1E13CB 7600	SMALL MADELINE C	6136 NE 28TH AVE	PORTLAND OR 97211-6028
234	RETURN SERVICE REQUESTED		1N1E13CB 7700	DRAPCHO MATTHEW & DRAPCHO ANDREA	6206 NE 28TH AVE	PORTLAND OR 97211-6030
235	RETURN SERVICE REQUESTED		1N1E13CB 7800	MATTSON CONNIE K & MATTSON JAY D	6214 NE 28TH AVE	PORTLAND OR 97211
236	RETURN SERVICE REQUESTED		1N1E13CB 7900	WESTLING MICHAEL & WESTLING COURTNEY	6226 NE 28TH AVE	PORTLAND OR 97211
237	RETURN SERVICE REQUESTED		1N1E13CB 8000	CROWLEY TARA & HARTMANN KERITH	6234 NE 28TH AVE	PORTLAND OR 97211
238	RETURN SERVICE REQUESTED		1N1E13CB 8100	YAMA RENEE & GREENE JOSHUA T	2720 NE HOLMAN ST	PORTLAND OR 97211-6066
239	RETURN SERVICE REQUESTED		1N1E13CB 8200	EARLY JOCELYN & MERRILL NICOLLE	6227 NE 28TH AVE	PORTLAND OR 97211
240	RETURN SERVICE REQUESTED		1N1E13CB 8300	RAINES MELANIE L	6217 NE 28TH AVE	PORTLAND OR 97211-6029
241	RETURN SERVICE REQUESTED		1N1E13CB 8400	REDA APRIL	6205 NE 28TH AVE	PORTLAND OR 97211
242	RETURN SERVICE REQUESTED		1N1E13CB 8500	HOLSTEIN JANET	6133 NE 28TH AVE	PORTLAND OR 97211-6027
243	RETURN SERVICE REQUESTED		1N1E13CB 8600	RHEA MORSE LIV TR	6125 NE 28TH AVE	PORTLAND OR 97211-6027
244	RETURN SERVICE REQUESTED		1N1E13CB 8700	HANSEY-CRIMM LAVONNE	19016 NE 178TH ST	BRUSH PRAIRIE WA 98606
245	RETURN SERVICE REQUESTED		1N1E13CB 9800	LEVINE JOSH & LEVINE GINA	6116 NE 27TH AVE	PORTLAND OR 97211
246	RETURN SERVICE REQUESTED		1N1E13CB 9900	CANTALUPO EMIDIO	6124 NE 27TH AVE	PORTLAND OR 97211
247	RETURN SERVICE REQUESTED		24- PROP MAILD	CASE FILE PLANNER	1900 SW 4TH AVE #5000	PORTLAND OR 97201
248				CURRENT RESIDENT	2424 NE MORGAN ST	PORTLAND OR 97211
249				CURRENT RESIDENT	2535 NE DEKUM ST #B	PORTLAND OR 97211
250				CURRENT RESIDENT	2671 NE HOLMAN ST	PORTLAND OR 97211
251				CURRENT RESIDENT	2823 NE HOLMAN ST	PORTLAND OR 97211
252				CURRENT RESIDENT	2905 NE HOLMAN ST	PORTLAND OR 97211
253				CURRENT RESIDENT	2919 NE DEKUM ST	PORTLAND OR 97211
254				CURRENT RESIDENT	2925 NE ROSA PARKS WAY	PORTLAND OR 97211
255				CURRENT RESIDENT	6136 NE 27TH AVE	PORTLAND OR 97211
256				CURRENT RESIDENT	6137 NE 30TH AVE	PORTLAND OR 97211
257				CURRENT RESIDENT	6205 NE 30TH AVE	PORTLAND OR 97211
258				CURRENT RESIDENT	6224 NE 29TH AVE	PORTLAND OR 97211
259				CURRENT RESIDENT	6225 NE 30TH AVE	PORTLAND OR 97211
260				CURRENT RESIDENT	6235 NE 29TH AVE	PORTLAND OR 97211
261				CURRENT RESIDENT	6310 NE 31ST AVE #B	PORTLAND OR 97211
262				CURRENT RESIDENT	6326 NE 31ST AVE #A	PORTLAND OR 97211
263				CURRENT RESIDENT	6435 NE 26TH AVE #B	PORTLAND OR 97211
264				CURRENT RESIDENT	6436 NE 26TH AVE	PORTLAND OR 97211

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265				CURRENT RESIDENT	6971 NE 27TH AVE	PORTLAND OR 97211
266				CURRENT RESIDENT	7005 NE 27TH AVE	PORTLAND OR 97211
267				CURRENT RESIDENT	2426 NE MORGAN ST	PORTLAND OR 97211
268				CURRENT RESIDENT	2430 NE MORGAN ST	PORTLAND OR 97211
269				CURRENT RESIDENT	2721 NE SARATOGA ST	PORTLAND OR 97211
270				CURRENT RESIDENT	2726 NE DEKUM ST	PORTLAND OR 97211
271				CURRENT RESIDENT	2800 NE LIBERTY ST	PORTLAND OR 97211
272				CURRENT RESIDENT	2806 NE DEKUM ST	PORTLAND OR 97211
273				CURRENT RESIDENT	2835 NE DEKUM ST	PORTLAND OR 97211
274				CURRENT RESIDENT	2907 NE DEKUM ST	PORTLAND OR 97211
275				CURRENT RESIDENT	2929 NE DEKUM ST	PORTLAND OR 97211
276				CURRENT RESIDENT	2930 NE DEKUM ST	PORTLAND OR 97211
277				CURRENT RESIDENT	6116 NE 30TH AVE	PORTLAND OR 97211
278				CURRENT RESIDENT	6125 NE 31ST AVE #B	PORTLAND OR 97211
279				CURRENT RESIDENT	6126 NE 26TH AVE	PORTLAND OR 97211
280				CURRENT RESIDENT	6318 NE 30TH AVE #A	PORTLAND OR 97211
281				CURRENT RESIDENT	6318 NE 30TH AVE #B	PORTLAND OR 97211
282				CURRENT RESIDENT	6337 NE 27TH AVE	PORTLAND OR 97211
283				CURRENT RESIDENT	6385 NE 27TH AVE	PORTLAND OR 97211
284				CURRENT RESIDENT	6617 NE 27TH AVE	PORTLAND OR 97211
285				CURRENT RESIDENT	6635 NE 27TH AVE	PORTLAND OR 97211
286				CURRENT RESIDENT	6720 NE 27TH AVE	PORTLAND OR 97211
287				CURRENT RESIDENT	6817 NE 27TH AVE	PORTLAND OR 97211
288				CURRENT RESIDENT	7013 NE 27TH AVE	PORTLAND OR 97211
289				CURRENT RESIDENT	2416 NE MORGAN ST	PORTLAND OR 97211
290				CURRENT RESIDENT	2420 NE MORGAN ST	PORTLAND OR 97211
291				CURRENT RESIDENT	2422 NE MORGAN ST	PORTLAND OR 97211
292				CURRENT RESIDENT	2434 NE MORGAN ST	PORTLAND OR 97211
293				CURRENT RESIDENT	2513 NE SARATOGA ST #B	PORTLAND OR 97211
294				CURRENT RESIDENT	2609 NE HIGHLAND ST	PORTLAND OR 97211
295				CURRENT RESIDENT	2661 NE HOLMAN ST	PORTLAND OR 97211
296				CURRENT RESIDENT	2663 NE HOLMAN ST	PORTLAND OR 97211
297				CURRENT RESIDENT	2667 NE HOLMAN ST	PORTLAND OR 97211
298				CURRENT RESIDENT	2669 NE HOLMAN ST	PORTLAND OR 97211
299				CURRENT RESIDENT	2734 NE DEKUM ST	PORTLAND OR 97211
300				CURRENT RESIDENT	2825 NE DEKUM ST	PORTLAND OR 97211
301				CURRENT RESIDENT	2950 NE BRYANT ST	PORTLAND OR 97211
302				CURRENT RESIDENT	3115 NE HOLMAN ST	PORTLAND OR 97211
303				CURRENT RESIDENT	6131 NE 29TH AVE	PORTLAND OR 97211
304				CURRENT RESIDENT	6216 NE 29TH AVE	PORTLAND OR 97211
305				CURRENT RESIDENT	6216 NE 31ST AVE	PORTLAND OR 97211
306				CURRENT RESIDENT	6221 NE 29TH AVE	PORTLAND OR 97211
307				CURRENT RESIDENT	6225 NE 31ST AVE	PORTLAND OR 97211
308				CURRENT RESIDENT	6316 NE 26TH AVE	PORTLAND OR 97211
309				CURRENT RESIDENT	6444 NE 26TH AVE	PORTLAND OR 97211
310				CURRENT RESIDENT	7019 NE 27TH AVE	PORTLAND OR 97211
311				CURRENT RESIDENT	2428 NE MORGAN ST	PORTLAND OR 97211
312				CURRENT RESIDENT	2432 NE MORGAN ST	PORTLAND OR 97211
313				CURRENT RESIDENT	2513 NE SARATOGA ST #A	PORTLAND OR 97211
314				CURRENT RESIDENT	2609 NE LIBERTY ST	PORTLAND OR 97211
315				CURRENT RESIDENT	2665 NE HOLMAN ST	PORTLAND OR 97211
316				CURRENT RESIDENT	2715 NE SARATOGA ST	PORTLAND OR 97211
317				CURRENT RESIDENT	2742 NE DEKUM ST	PORTLAND OR 97211
318				CURRENT RESIDENT	2921 NE HOLMAN ST	PORTLAND OR 97211
319				CURRENT RESIDENT	3005 NE DEKUM ST	PORTLAND OR 97211
320				CURRENT RESIDENT	3015 NE DEKUM ST	PORTLAND OR 97211
321				CURRENT RESIDENT	3031 NE ROSA PARKS WAY	PORTLAND OR 97211
322				CURRENT RESIDENT	6113 NE 28TH AVE	PORTLAND OR 97211
323				CURRENT RESIDENT	6227 NE 28TH AVE #B	PORTLAND OR 97211
324				CURRENT RESIDENT	6236 NE 26TH AVE	PORTLAND OR 97211
325				CURRENT RESIDENT	6326 NE 31ST AVE #B	PORTLAND OR 97211
326				CURRENT RESIDENT	6400 NE 29TH AVE	PORTLAND OR 97211
327				CURRENT RESIDENT	6405 NE 27TH AVE	PORTLAND OR 97211
328				CURRENT RESIDENT	6414 NE 26TH AVE	PORTLAND OR 97211
329				CURRENT RESIDENT	6416 NE 31ST AVE	PORTLAND OR 97211
330				CURRENT RESIDENT	6430 NE 31ST AVE	PORTLAND OR 97211

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331				CURRENT RESIDENT	6441 NE 30TH AVE	PORTLAND OR 97211
332				CURRENT RESIDENT	6455 NE 27TH AVE	PORTLAND OR 97211
333				CURRENT RESIDENT	6501 NE 27TH AVE	PORTLAND OR 97211
334				CURRENT RESIDENT	6517 NE 26TH AVE	PORTLAND OR 97211
335				CURRENT RESIDENT	6551 NE 27TH AVE	PORTLAND OR 97211
336				CURRENT RESIDENT	6716 NE 25TH AVE	PORTLAND OR 97211
337	RETURN SERVICE REQUESTED	APPLICANT	SUZANNAH STANLEY	MACKENZIE	1515 SE WATER AVE STE 100	PORTLAND OR 97214
338	RETURN SERVICE REQUESTED	OWNERS AGENT	AARON OLSEN	UNIVERSITY OF OREGON	1295 FRANKLIN BLVD	EUGENE OR 97403
339	RETURN SERVICE REQUESTED	1N1E13BC 13800	OWNER	UNIVERSITY OF OREGON	1276 UNIVERSITY OF OREGON	EUGENE OR 97403-1276
340	RETURN SERVICE REQUESTED	LAND USE CONTACT	PORTLAND METRO REGOIONAL SOLUTIONS	C/O DLCD REGIONAL REP	1600 SW 4TH AVE #109	PORTLAND OR 97201
341	RETURN SERVICE REQUESTED		COLUMBIA CORRIDOR ASSOCIATION	COLUMBIA CORRIDOR ASSOCIATION	14400 N RIVERGATE BLVD	PORTLAND OR 97203
342	RETURN SERVICE REQUESTED		CONCORDIA NEIGHBORHOOD ASSOCIATION	GARLYNN WOODSONG	5267 NE 29TH AVE	PORTLAND OR 97211
343	RETURN SERVICE REQUESTED		CONCORDIA NEIGHBORHOOD ASSOCIATION	BEN & SANDRA EARLE	5524 NE 30TH AVENUE	PORTLAND OR 97212
344	RETURN SERVICE REQUESTED		MULTNOMAH COUNTY DRAINAGE DISTRICT	MCDD - LAND USE CORRESPONDENCE	1880 NE ELROD DR	PORTLAND OR 97211
345	RETURN SERVICE REQUESTED		NORTHEAST COALITION OF NEIGHBORHOODS	NECN	4815 NE 7TH AVE	PORTLAND OR 97211
346	RETURN SERVICE REQUESTED		PORTLAND SCHOOL DISTRICT	LAND USE NOTICE CONTACT	501 N DIXON	PORTLAND OR 97227
347	RETURN SERVICE REQUESTED		SOUL DISTRICT BUSINESS ASSOCIATION	NORTH NORTHEAST BA	PO BOX 11565	PORTLAND OR 97211
348	RETURN SERVICE REQUESTED		LAND USE CONTACT	KARLA MOORE-LOVE (CITY HALL)	1221 SW 4TH AVE #130	PORTLAND OR 97204
349	RETURN SERVICE REQUESTED		LAND USE CONTACT	NW NATURAL GAS	220 NW 2ND AVE 2ND FL	PORTLAND OR 97209
350	RETURN SERVICE REQUESTED		LAND USE CONTACT	PACIFIC POWER & LIGHT	7544 NE 33RD DR	PORTLAND OR 97211
351	RETURN SERVICE REQUESTED		LAND USE CONTACT	PORT OF PORTLAND PLANNING	PO BOX 3529	PORTLAND OR 97208
352	RETURN SERVICE REQUESTED		LAND USE CONTACT	TRANSIT DEVELOPMENT	1800 SW FIRST AVE SUITE 300	PORTLAND OR 97201
353	RETURN SERVICE REQUESTED		LAND USE CONTACT	JUDY PETERS	6916 NE 40TH ST	VANCOUVER WA 98661
354				LAND USE CONTACT	CABLE	CABLE
355				LAND USE CONTACT	HEARINGS CLERK	299/3100
356				LAND USE CONTACT	PORTLAND POLICE BUREAU	B119/R1552
357				LAND USE CONTACT	COMMUNICATIONS MANAGER (911/COMM)	911/COMM
358				LAND USE CONTACT	PROSPER PORTLAND	129/PROSPER



City of Portland, Oregon - Portland Permitting & Development

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portland.gov/ppd

Date: August 27, 2024
To: Interested Person
From: Amanda Rhoads, Land Use Services
503-865-6514 / Amanda.Rhoads@portlandoregon.gov

NOTICE OF A PUBLIC HEARING ON A PROPOSAL IN YOUR NEIGHBORHOOD

CASE FILE: LU 24-030450 CU (PC # 22-200799)
REVIEW BY: Hearings Officer
WHEN: Monday, September 16, 2024 at 2:00 pm

This land use hearing will be limited to remote participation via Zoom. Please refer to the instructions included with this notice to observe and participate remotely (online or by phone).

Additional Hearings Office information is available at www.portland.gov/omf/hearings/land-use.

It is important to submit all evidence to the Hearings Officer. City Council will not accept additional evidence if there is an appeal of this proposal.

The development proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map are attached. I am the staff person handling the case. Please contact me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Applicant: Suzannah Stanley | Mackenzie
1515 SE Water Ave, Ste 100 | Portland, OR 97214

Owner: University Of Oregon | Attn: Aaron Olsen
1295 Franklin Blvd | Eugene, OR 97403

Site Address: 6615 NE 29TH AVE

Legal Description: BLOCK 27&55 TL 200, IRVINGTON PK; BLOCK 35 INC PT VAC ST & INC PT VAC ALLEY LOT 1&3&5&7&9&11, IRVINGTON PK; BLOCK 35 TL 8800, IRVINGTON PK; BLOCK 35 INC PT VAC ALLEY LOT 2&4&6&8&10&12&14&16&18&20&22&24&26, IRVINGTON PK; BLOCK 35 INC PT VAC ST LOT 40&42&44&46, IRVINGTON PK; BLOCK 56 LOT 9 LOT 10 EXC PT IN ST, IRVINGTON PK; BLOCK 68 LOT 10-18, IRVINGTON PK; BLOCK 69 LOT 5&6, IRVINGTON PK; BLOCK 69 LOT 7, IRVINGTON PK; BLOCK 69 LOT 8 INC 1/2 VAC NE HIGHLAND ST ADJ LOT 9, IRVINGTON PK; BLOCK 72 LOT 11, IRVINGTON PK; BLOCK 72 LOT 13, IRVINGTON PK; BLOCK A S 125' OF LOT 10, SUNDERLAND AC & PLAT 3; TL 100 6.95 ACRES, SECTION 13 1N 1E; LOT 1, PARTITION PLAT 2009-68
Tax Account No.: R421308390, R421312280, R421312320, R421312490, R421312680, R421321400, R421322800, R421322940, R421322980, R421323000, R421323600, R421323620, R809201150, R941130360, R649892690

State ID No.: 1N1E13CB 00200, 1N1E13CA 09500, 1N1E13CA 08800, 1N1E13CA 09200, 1N1E13CA 08700, 1N1E13CB 05300, 1N1E13CB 01000, 1N1E13CB 00800, 1N1E13CB 00700, 1N1E13CB 00600, 1N1E13BC 13800, 1N1E13BC 14000, 1N1E13BD 09900, 1N1E13CB 00100, 1N1E13BC 04701

Quarter Section: 2333 & 2433

Neighborhood: Concordia, contact Rich Burton at landuse@concordiapdx.org

Business District: Soul District Business Association, contact at Info@nnebaportland.org

District Coalition: Northeast Coalition of Neighborhoods, contact at info@necoalition.org

Plan District: None

Zoning: CI1h – Campus Institutional 1 with “h” Aircraft Landing overlay zone

Case Type: CU – Conditional Use Review

Procedure: Type III, with a public hearing before the Hearings Officer. The decision of the Hearings Officer can be appealed to City Council.

Proposal:

University of Oregon (UO) is seeking Conditional Use approval to use the existing outdoor sports facility at its recently-acquired Portland campus (the former Concordia University campus). The University proposes to make use of the field during the week during “academic hours” of 7 am to 3 pm for university students and staff; and then offer the field to community use from 3 pm to 9 pm daily. On the weekends, the facility could be used from 7 am to 10 pm for recreational leagues and community groups, varying seasonally.

The University anticipates community events to draw up to 100 attendees total on weekday evenings and up to 250 people throughout weekend days, with up to 300 participants and spectators up to three times per month during the school year, and up to 10 times per month in summer months. In addition, special events such as graduation ceremonies, speakers, and exhibitions are anticipated to draw up to 1,003 people (the maximum capacity of the soccer bleachers) approximately 4 times per year.

No changes are proposed to the current facilities other than rebranding. The field and associated development were originally approved for Concordia University under LU 07-184826 DZ IM. That approval and its associated Impact Management Plan is no longer in effect with Concordia selling the site and extinguishing its conditional use (PR 22-126708 ZCL).

The outdoor sports facility on this site requires Conditional Use Review to reactivate for a new university use per Zoning Code Section 33.150.100.B.6 because the facility includes more than 1,500 SF of accessory building floor area, more than 500 linear feet of spectator seating, and has outdoor lighting and voice amplification. A separate review is currently underway for this site, to change the zoning of a parcel at 6441 NE 30th Ave from Residential 5,000 to Campus Institutional 1 (LU 24-053464 ZC TIR).

Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are Zoning Code Section 33.815.105.B-E.

The Portland Zoning Code is available online at <https://www.portland.gov/code/33>.

Zoning Code Section 33.700.080 states that land use review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. This application was submitted on April 8, 2024 and determined to be complete on August 1, 2024.

Decision Making Process: Portland Permitting & Development will make a recommendation on this proposal; our report and recommendation will be available 10 days before the hearing. The staff report will be posted on Portland Permitting & Development website at <https://www.portland.gov/ppd/zoning-land-use/public-notices>. Land use review notices are listed on the website by the District Coalition in which the site is located; the District Coalition for

this site is identified at the beginning of this notice. If you are interested in viewing the file, please contact the planner listed on the front of this notice. The planner can provide information over the phone or via email. Only digital copies of the material in the file are available for viewing.

The proceeding before the Hearings Officer will be the only opportunity for the parties to submit oral and written evidence in this matter. Any appeal to the City Council will be limited to legal arguments concerning the Hearings Officer decision and the evidence in the record compiled by the Hearings Officer in support of that decision.

To comment, you may testify at the hearing, submit comments at www.portland.gov/omf/hearings/land-use; email your comments to HearingsOfficeClerks@portlandoregon.gov; write to the Land Use Hearings Officer, 1900 SW Fourth Ave., Suite 3100, Portland, OR 97201; or FAX your comments to 503-823-4347. **Please see the enclosed insert for further information on how to testify.** In your comments, you should address the approval criteria. Please refer to the file number when seeking information or submitting testimony. Written comments must be received by the end of the hearing. Please note that all correspondence and testimony received will become part of the public record. The applicant and Portland Permitting & Development staff will be available during the hearing to answer questions and respond to comments. The general order of appearance for oral testimony at the hearing is as follows: Portland Permitting & Development staff report, applicant testimony, testimony of interested parties who wish to ask questions or testify, staff response and closing comments, and applicant's closing comments. The Hearings Officer will make a decision about this proposal within 17 days of the close of the record.

ORS 227.178 states the City must issue a final decision on land use review applications within 120 days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

Appeal Process: You can appeal the Hearings Officer decision to City Council. However, the appeal to City Council will be conducted as an on-the-record review of the Hearings Officer decision. The City Council will consider legal arguments (for example arguments pointing out ways the Hearings Officer decision improperly interprets or applies relevant approval criteria). The City Council will also consider arguments that the Hearings Officer findings are not supported by the evidence submitted to the Hearings Officer. However, the City Council will not accept or consider new evidence that was not submitted to the Hearings Officer.

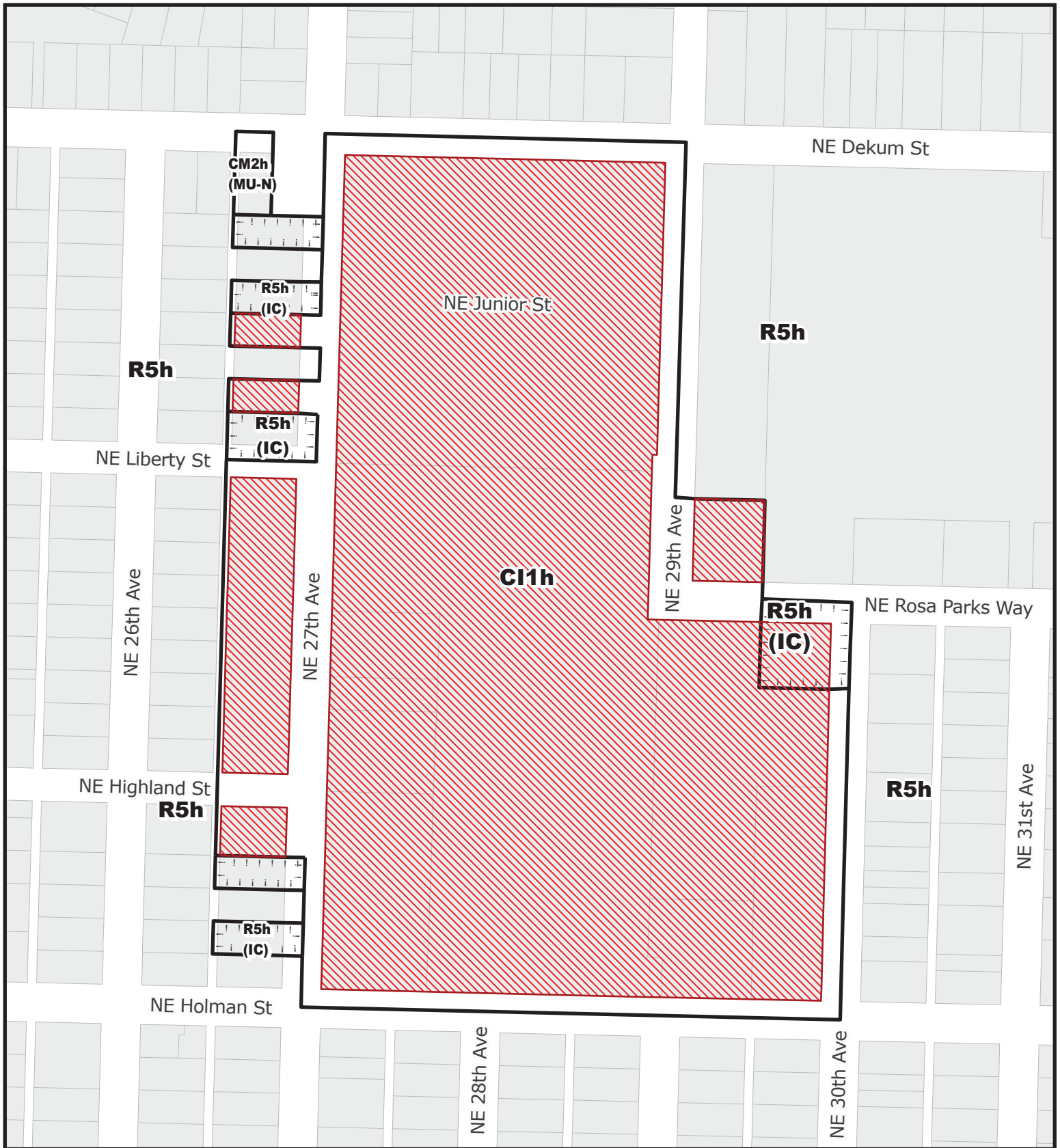
A fee is charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver. City Council's decision may be appealed to the Oregon Land Use Board of Appeals (LUBA).

Failure to raise an issue, in person or in writing, by the close of the record by the Hearings Officer in this case may preclude an appeal to LUBA on that issue. If you do not provide enough detailed information to the Hearings Officer, they may not be able to respond to the issue you are trying to raise. In such a situation, an appeal to LUBA on that issue may not be allowed.

Hearing Cancellation: This public hearing may be canceled due to inclement weather or other emergency. Contact the Hearings Office at HearingsOfficeClerks@portlandoregon.gov or 503-823-7307 for immediate information regarding cancellations or rescheduling. If canceled, the hearing will be rescheduled for the earliest possible date. A renotification notice will not be sent. Additional information about the Hearings Office is available at www.portland.gov/omf/hearings/land-use.

Portland Permitting & Development is committed to providing equal access to information and hearings. To request an accommodation or alternative format of communication, please contact us at least five business days prior to the hearing at 503-823-7300 (TTY 503-823-6868).

Enclosures: Zoning Map; Detailed Site Plan; Land Use Hearing Participation Information

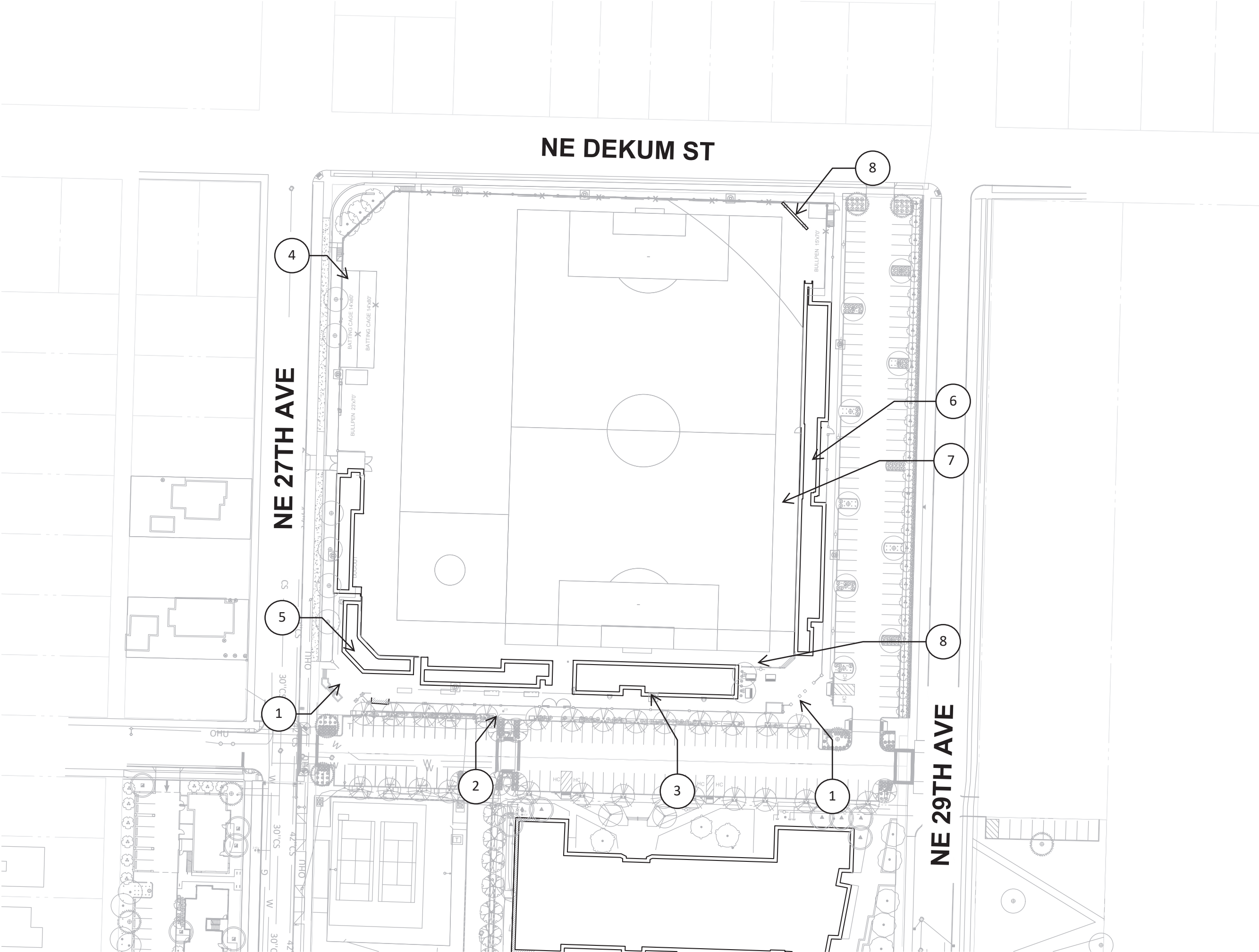


For Zoning Code in Effect Post October 1, 2022

ZONING

Site

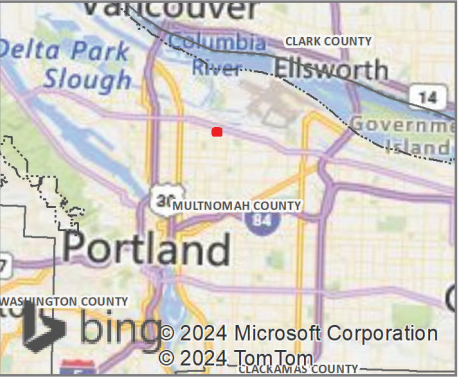
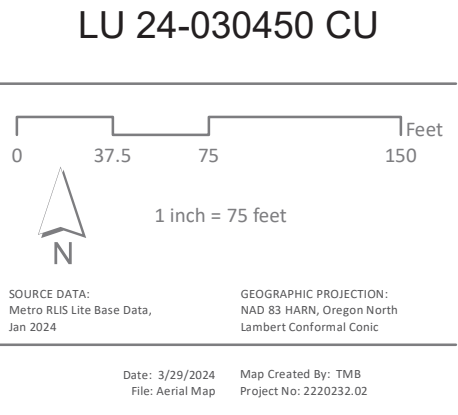
File No.	<u>LU 24 - 030450 CU</u>
1/4 Section	<u>2333,2433</u>
Scale	<u>1 inch =200 feet</u>
State ID	<u>1N1E13BC 4701</u>
Exhibit	<u>B LU 24-030450 CU</u>
	<u>April 10, 2024</u>
	Exhibit D.6



UO FIELD

Portland, Oregon

- ### LEGEND
- Tax Lots
 - 1. (E) Entry Gates
 - 2. (E) Bicycle Parking (4 staple racks)
 - 3. (E) Locker Rooms / Restrooms / Concessions
 - 4. (E) Batting Facility
 - 5. (E) Softball Bleachers
 - 6. (E) Soccer Bleachers
 - 7. (E) Turf Field, ***University and Sponsor Logos to Change**
 - 8. (E) Scoreboards, ***University and Sponsor Logos to Change**





Land Use Hearing Participation Information

Case Number: LU 24-030450 CU (Hearings Office Case Number 4240013)

Site Address: 6615 NE 29th Ave.

Hearing Date: September 16, 2024

Hearing Time: 2:00 PM

The above-referenced land use hearing will take place via the Zoom platform.

Zoom Participation Options and Instructions

Zoom Option

- You will need an internet connection and a personal computer or other internet capable device.
- You can listen, view the City Planner's PowerPoint presentation, and you have the opportunity to provide oral testimony.
- Instructions:

Go to:

<https://us06web.zoom.us/j/82942164429>

Telephone Option

- You will need a telephone.
- You will be able to listen and testify but you will not be able to view documents and presentations shared on the Zoom platform (if any).
- Instructions:

Dial: +1 669 900 6833

Meeting ID: 829 4216 4429#

Written Testimony

- Prior to the Hearing and until the close of evidence, you may submit written testimony. In other words, written testimony can be provided up to the close of the record, which will be announced at the hearing.
- *Note: A document's timeliness is determined by the date/time when it is received by the Hearings Office Clerks.*

- Please reference the case number in any documents you wish to submit.
- Instructions/Options:

Online Case Management System
<https://www.portland.gov/hearings/land-use>



Email: HearingsOfficeClerks@portlandoregon.gov
 Mail: Hearings Office, 1900 SW 4th Avenue, Room 3100,
 Portland, OR 97201

View File Contents

We use a fully electronic case file. Your online viewing options are available at our website: <https://www.portland.gov/hearings/land-use>
 If you do not have online access, you may make a written request for a hard copy of any exhibit to be mailed to you.

Meaningful Access

The City of Portland is committed to providing meaningful access. For accommodations, modifications, translation, interpretation, or other services, please call 503-823-7307, the TTY at 503-823-6868 or the Oregon Relay Service: 711. Traducción e interpretación | Chuyển Ngữ

hoặc Phiên Dịch | 翻译或传译

Письменный или устный перевод | 翻訳または通訳 | Traducere sau

Interpretare 번역 및 통역 | Письмовий або усний переклад | Turjumida ama Fasiraadda

Questions or Concerns

You may contact the Hearings Clerks via email at HearingsOfficeClerks@portlandoregon.gov or by calling 503-823-7307.



City of Portland, Oregon
Portland Permitting & Development
Public Infrastructure Permit Review -
Environmental Services

David Kuhnhausen, Interim Director
Phone: (503) 823-7300
TTY: 711
www.portland.gov/ppd

Land Use Response – Environmental Services Review

Date: August 27, 2024
To: Amanda Rhoads, PP&D Land Use Services
503-865-6514, Amanda.Rhoads@portlandoregon.gov
From: Abigail Cermak, PP&D Public Infrastructure – Environmental Services
503-823-7577, Abigail.Cermak@portlandoregon.gov
Case File: LU 24-030450
Location: 6615 NE 29TH AVE
R#: R190137, R190275, R190277, R190278, R190282, R190711, R190826, R190834, R190835, R190836, R190881, R190883, R279898, R315212, R190275, R632312, R315212, R190711, R190711, R190826, R190826, R190826, R190826
Proposal: HO HEARING - University of Oregon (UO) is seeking Conditional Use approval to use the existing outdoor sports facility at its recently-acquired Portland campus (the former Concordia University campus). No changes are proposed to the current facilities other than rebranding. The field and associated development were originally approved for Concordia University under LU 07-184826 DZ IM. That approval and its associated Impact Management Plan is no longer in effect with Concordia selling the site and extinguishing its conditional use (see PR 22-126708 ZCL). The outdoor sports facility on this site requires Conditional Use Review to reactivate for a new university use per Zoning Code Section 33.150.100.B.6.

The following comments are based on the land use review plans and documents provided to PP&D Public Infrastructure – Environmental Services (BES). Some references to Portland City Code (PCC) are included below; the applicant may also refer to the Auditor's Office [Online Charter and Code page](#).

A. RESPONSE SUMMARY

BES does not object to approval of the Conditional Use Review application.

Any proposed new development will be subject to BES standards and requirements during the permit review process.

B. SANITARY SERVICE

For the conditional use application to be approved, the applicant must show that the proposal complies with the public services approval criterion related to sanitary waste disposal (PCC 33.815.105.D.3). The comments below are in response to this criterion.

1. **Existing Sanitary Infrastructure:** According to available GIS data, the following sewer infrastructure is located in the vicinity of the project site:
 - a. Public 30-inch concrete (CSP) combined sewer in NE 27th Ave (BES as-built #0570) which increases to a public 63-inch monolithic concrete (MONO) combined sewer in NE 27th Ave (BES as-built #0404).
 - b. Public 8-inch concrete (CSP) combined sewer and two (2) 8-inch concrete (CSP) sanitary-only sewers in NE Dekum St (BES as-built #1677 and #3057).
 - c. Public 58-inch monolithic concrete (MONO) combined sewer crossing through the center of the sports field (BES as-built #0404). This sewer is located within an easement granted to the City of Portland (Tracking #7396 in PortlandMaps).

- d. There is an 8-inch concrete (CSP) combined sewer located within the vacated portion of SE Liberty St. According to the street vacation ordinance, this sewer is no longer owned or maintained by BES and is considered a privately-owned sewer.
 - e. There are also public combined sewer overflow mains in NE 27th Ave, NE Dekum St, NE 29th Ave (BES as-built #3057 and #3284). These sewers are not available for new connections.
2. *Service Availability:* Sanitary connections from private property that are to be permitted according to PCC 17.32.090 must be separately conveyed to the property line and connected through individual laterals to a City sanitary or combined sewer. All discharge must be connected via a route of service approved by the BES Chief Engineer.
- a. *Existing Development:* According to City records, the existing development is currently connected to the sewer line located within the vacated portion of SE Liberty St. There also appears to be a connection to the 63-inch combined sewer in NE 27th Ave.
 - b. *Proposed Development:* No changes to the sanitary system have been proposed. As there are no modifications proposed to the existing outdoor sports stadium or the sanitary system and the proposed use is consistent with the previous use, BES has no concerns related to the sanitary waste disposal system approval criteria.
3. *Sewer Easements and Encroachments:* The combined sewer that crosses through the center of the sports field within the vacated portion of NE Junior St is within an easement granted to the City of Portland. The sewer easement grants certain rights to the City of Portland related to constructing, maintaining, and/or accessing public sewer infrastructure. Features or activities that would interfere with the City's granted rights are considered unauthorized encroachments. In evaluating a proposed encroachment, administrative rule ENB-4.07 establishes that BES "will balance the need for the encroachment against the repair and maintenance needs of that sewer." BES staff review for possible easement encroachments as authorized by PCC 17.32.040.B during land use and/or building permit review. BES may deny a request to encroach, approve the request, or approve the request with conditions. If the encroachment is approved, the City will obtain an executed and recorded encroachment agreement with the property owner to satisfy the authorization requirement in PCC 17.32.030.A.2. Additional information is available [here](#).
- a. There are existing encroachments within the easement granted to the City of Portland. These encroachments were previously reviewed through building permit #2008-164268-CO and a formal Easement Encroachment Agreement was signed and recorded. As no new development or encroachments are being proposed, BES has no concerns.

Staff finds the applicant's sanitary sewer service acceptable for the purpose of reviewing the conditional use review application against the sanitary sewer disposal approval criterion.

C. STORMWATER MANAGEMENT

For the conditional use application to be approved, the applicant must show that the proposal complies with the public services approval criterion related to stormwater disposal (PCC 33.815.105.D.3). The comments below are in response to this criterion.

- 1. *Existing Stormwater Infrastructure:* According to available GIS data, the following stormwater infrastructure is located in the vicinity of the project site:
 - a. There are no public storm-only sewers available to this property and a public storm main extension is not required.
 - b. Public underground injection control (UIC) systems ("sumps") in NE 27th Ave and NE 29th Ave infiltrate stormwater runoff from the public right-of-way. Stormwater from private development cannot be discharged to public UICs.

- c. Currently, stormwater from the public right-of-way discharges to sed-ump inlets and combined sewer inlets in NE Dekum St, NE 27th Ave, and NE 29th Ave. Additionally, green street planters collect stormwater drainage along NE 29th Ave.
2. *General Stormwater Management Requirements:* Development and redevelopment sites that include any of the triggers listed in PCC 17.38.040 are subject to the policies and standards of PCC 17.38.035, Portland's [Stormwater Management Manual](#) (SWMM) and [Source Control Manual](#) (SCM). Projects must comply with the current adopted version of the SWMM as of the permit application date.
3. *Private Property Stormwater Management:* Stormwater runoff from this project must comply with all applicable standards of the SWMM and SCM and be conveyed to a discharge point along a route of service approved by the BES Director or the Director's designee.
 - a. *Existing Development:* Per the stormwater management plan approved through the previous building permit for the sports field (permit #2008-164268-CO) stormwater runoff from the existing development discharges to flow-through planters and the combined sewer system, as well as infiltration planters and drywells.
 - b. *Proposed Development:* From the submitted site plans, no development is proposed as part of the conditional use review. Therefore, the stormwater management requirements of the SWMM are not triggered. As there are no modifications proposed to the existing outdoor sports stadium or the stormwater management system, BES has no concerns related to the stormwater disposal system approval criteria.
4. *Public Right-of-Way Stormwater Management:* Stormwater runoff from public right-of-way improvements as required by the City of Portland Bureau of Transportation (PBOT) must be managed according to the standards of the SWMM and the Sewer and Drainage Facilities Design Manual.
 - a. There are no public right-of-way improvements that will trigger BES public stormwater drainage improvements.

Staff finds the applicant's stormwater management system acceptable for the purpose of reviewing the conditional use application against the stormwater management approval criterion.

D. CONDITIONS OF APPROVAL

BES has no recommended conditions of approval.

E. ADMINISTRATIVE REVIEW

The applicant may request a modification of a decision presented in this response, as applicable, via an administrative review as outlined in PCC sections 17.06.050, 17.32.150, 17.33.100, 17.34.115, 17.36.110, 17.38.060 and 17.39.120 and in those sections' associated administrative rules. Some portions of this response are not decisions, but guidance related to requirements that this proposal may be subject to during City review of other processes, such as a building permit or public works permit review. While these are not decisions that are ripe to be considered through an administrative review, if the outcome of a future administrative review needs to be anticipated at this time in order to inform the land use action, the administrative review process may be utilized. Some items, such as technical standards, are not reviewable. For guidance on whether a modification can be requested and whether the land use process is the proper time to request it, consult with the BES staff identified above prior to submitting a request.

There is no fee charged for an administrative review, and all BES penalties and late fees will be stayed pending the outcome of the review process, as applicable. To request an administrative review, the applicant must complete the Administrative Review Request Form (located here: www.portlandoregon.gov/bes/68285) and submit it to the Systems Development staff listed above within 20 business days of the mailing date of this response. The applicant should coordinate with the BDS planner to determine whether applying for an administrative review would have an impact on state-mandated land use timelines.



City of Portland, Oregon
Portland Permitting & Development
Public Infrastructure Permit Review -
Transportation

David Kuhnhausen, Interim Director
Phone: (503) 823-7300
TTY: 711
www.portland.gov/ppd

TRANSPORTATION RESPONSE TO LAND USE REVIEW REQUEST

LU: 24-030450-000-00-LU Date: August 28, 2024
To: Amanda Rhoads, Land Use Services, B299/R5000
From: Tammy Boren-King, B106/800, 503-823-2948, tammy.boren-king@portlandoregon.gov
Applicant: Mackenzie *Suzannah Stanley*
MACKENZIE
1515 SE WATER AVE, STE 100
PORTLAND OR 97214

Location: 6615 NE 29TH AVE
TYPE OF REQUEST: Type 3 procedure CU - Conditional Use

DESCRIPTION OF PROJECT

HO HEARING - University of Oregon (UO) is seeking Conditional Use approval to use the existing outdoor sports facility at its recently-acquired Portland campus (the former Concordia University campus). The university proposes to make use of the field during "academic hours" during the week of 7 am to 3 pm for university students and staff; and then offer the field to community use from 3 pm to 9 pm daily. On the weekends, the facility could be used from 7 am to 10 pm for recreational leagues and community groups, varying seasonally. The University anticipates community events to draw up to 100 attendees total on weekday evenings and up to 250 people throughout weekend days, with up to 300 participants and spectators up to three times per month during the school year, and up to 10 times per month in summer months. In addition, special events such as graduation ceremonies, speakers, and exhibitions are anticipated to draw up to 1,003 people (the maximum capacity of the soccer bleachers) approximately 4 times per year. No changes are proposed to the current facilities other than rebranding. The field and associated development were originally approved for Concordia University under LU 07-184826 DZ IM. That approval and its associated Impact Management Plan is no longer in effect with Concordia selling the site and extinguishing its conditional use (see PR 22-126708 ZCL). The outdoor sports facility on this site requires Conditional Use Review to reactivate for a new university use per Zoning Code Section 33.150.100.B.6 because the facility includes more than 1,500 SF of accessory building floor area, more than 500 linear feet of spectator seating, and has outdoor lighting and voice amplification.

RESPONSE

Portland Transportation/Development Review has reviewed the application for its potential impacts regarding the public right-of-way, traffic impacts and conformance with adopted policies, street designations, Title 33, Title 17, and for potential impacts upon transportation services.

Prior to the findings, staff would like to note the stadium is an existing building. Typically, when something is undergoing a land use review that includes an assessment of traffic impacts, the proposal will generate new trips on the transportation system. This particular review is for existing development to be able to be operated by a different owner. The change in ownership does not necessarily create new trips. [Per TRN 1.30- Thresholds for Frontage Improvement and Dedication Requirements](#), existing trips are based on the last legally-permitted use or uses on a site. The rights to the trip generation are not lost unless no building

has been present on the site in the past three years. The change in ownership does not result in a change in trip generation that would result in the City having the ability to seek dedication or public improvements. The operation of the stadium could result in additional special events or additional users that have a real world impact. From a transportation impact point of view, it appears the zoning code approval criteria are intended to determine if limits need to be placed on the operation of the existing development in order to limit impacts to the transportation system.

Conditional Use Approval Criteria

The transportation related approval criteria related to the proposed Conditional Use that must be addressed are found in PZC Sections 33.815.105.D.1 and D.2.

33.815.105 Institutional and Other Uses in Residential and Campus Institutional Zones

D. Public services.

1. The proposal is supportive of the street designations of the Transportation Element of the Comprehensive Plan;

The subject site has frontage on multiple streets that are designated as follows:

Street Name	Pedestrian	Bicycle	Transit	Freight	Traffic	Design
NE Dekum St.	Major City Walkway	City Bikeway	Major Transit Priority	Local Service	Neighborhood Collector	Community Corridor
NE Liberty St	Local Service	City Bikeway	Local Service	Local Service	Local Service	Local Street
NE Rosa Parks Way	Local Service	City Bikeway	Local Service	Local Service	Local Service	Local Street
NE Highland St	Local Service	Local Service	Local Service	Local Service	Local Service	Local Street
NE Holman St.	Neighborhood Walkway	Major City Bikeway	Local Service	Local Service	Local Service	Local Street
NE 27 th Ave.	Neighborhood Walkway	City Bikeway	Transit Access	Local Service	Local Service	Local Street
NE 29 th Ave.	Local Service	City Bikeway	Local Service	Local Service	Local Service	Local Street
NE 30 th Ave.	Local Service	City Bikeway	Local Service	Local Service	Local Service	Local Street

Pursuant to the TSP, the above referenced street classifications include, but are not limited to, the following functions:

Major City Walkways are intended to provide safe, convenient, and attractive pedestrian access along major streets and trails with a high level of pedestrian activity supported by current and planned land uses. These include Civic and Neighborhood Corridors, Civic and Neighborhood Main Streets, frequent transit lines, high-demand off-street trails, and streets in areas with a high density of pedestrian-oriented uses.

Neighborhood Walkways are intended to provide safe and convenient connections from residential neighborhoods to Major City Walkways, City Walkways, and nearby destinations such as schools, parks, transit stops, and commercial areas, primarily using routes that have low levels of motor vehicle traffic or do not allow motor vehicle traffic.

Local Service Walkways are intended to serve local circulation needs for pedestrians and provide safe and convenient access to local destinations.

Major City Bikeways form the backbone of the city's bikeway network and are intended to serve high volumes of bicycle traffic and provide direct, seamless, efficient travel across and between transportation districts.

City Bikeways are intended to establish direct and convenient bicycle access to significant destinations, to provide convenient access to Major City Bikeways and to provide coverage within three city blocks of any given point.

Local Service Bikeways are intended to serve local circulation needs for bicyclists and provide access to adjacent properties.

Major Transit Priority Streets facilitate the frequent and reliable movement of transit vehicles that connect Central City, regional centers, and town centers with each other and to other major destinations. Major Transit Priority Streets are provided frequent service, or are expected to receive that level of service in the future to support envisioned growth.

Transit Access Streets facilitate movement of transit vehicles connecting town centers, neighborhood centers, and industrial and employment areas with other destinations and other transit service. Transit Access Streets are provided fixed-route service that is commensurate with the level of demand.

Local Service Transit Streets primarily facilitate movement of smaller transit vehicles, including paratransit and community/jobs connector shuttles. Local Service Transit Streets seldom have regular transit service except for short street segments and do not typically include transit-specific street design elements such as bus stops. Local Service Transit Streets may be used for bus movements to and from a layover facility or bus garage, for turning around at the end of a line, or for temporary reroutes of a fixed-route line.

Local Service Truck Streets are intended to serve local truck circulation and access. (Freight Classification)

Neighborhood Collectors are intended to serve as distributors of traffic from Major City Traffic Streets or District Collectors to Local Service Streets or to serve trips that both start and end within areas bounded by Major City Traffic Streets and District Collectors.

Local Service Traffic Streets are intended to distribute local traffic and provide access to local residences or commercial uses.

Community Corridors primarily serve surrounding neighborhoods and are designed to emphasize multimodal mobility between neighborhoods.

Local Streets are designed to complement planned land uses and reduce dependence on arterials for local circulation.

The site contains a college use that has been in operation for many years. The institution running the college has changed, which triggered the need for this conditional use review. There is no change in use, no proposed development, and no new vehicular access is proposed. The college will remain a college. Transportation staff finds that continuing the use of the site as a college is supportive of the street designations of the Transportation Element of the Comprehensive Plan.

2. Transportation system:

a. The transportation system is capable of supporting the proposed use in addition to the existing

uses in the area. Evaluation factors include safety, street capacity, level of service, connectivity, transit availability, availability of pedestrian and bicycle networks, access restrictions, neighborhood impacts, impacts on pedestrian, bicycle, and transit circulation. Evaluation factors may be balanced; a finding of failure in one or more factors may be acceptable if the failure is not a result of the proposed development, and any additional impacts on the system from the proposed development are mitigated;

The applicant submitted a transportation impact study (TIS) prepared by Brent Ahrend, PE of Mackenzie, a professional traffic engineering firm. The TIS was reviewed by PBOT employee Matthew Machado, PE, a registered professional traffic engineer who accepted the submitted findings. City transportation staff generally concur with the methods and findings presented in the TIS.

Safety

The data analysis focused on three points along NE Dekum St. as shown in Table 1 on page 3 of the TIS. These are NE Dekum St/NE 27th Ave, NE Dekum St/NE 29th Ave, and NE Dekum St/site driveway. The most recently available 5 years of crash data was analyzed. There were no fatal or injury crashes. There were a total of 12 crashes, eight of which happened at the NE Dekum St/NE 27th Ave. intersection. This analysis shows this intersection is experiencing a higher level of crashes than would normally be anticipated given the volume of traffic entering the intersection. As such, the applicant team reviewed the data in more detail. The TIS states the following beginning on the bottom of page 3:

Seven angle crashes and one turning movement crash were reported at the intersection between 2017 and 2021. All of these crashes had a reported cause of a failure to yield or disregard of the traffic control (stop sign on the NE 27th Avenue approaches). Crash reports labelled the southbound approach as the movement at fault for six of the eight crashes and the northbound through movement for the remaining two, indicating that there is a consistent pattern of motorists ignoring the stop sign and crossing or entering NE Dekum Street without adequate gaps. A review of the intersection geometry found no apparent issues with sight distance looking along Dekum Street, other than potentially parked vehicles on Dekum Street. It does appear the stop sign for the southbound NE 27th Avenue approach could be obscured by leaves on a nearby tree branch during spring and summer months. We did not find any other specific concerns that could be contributing to the frequency of crashes on that approach, or measures to address it other than keeping sight lines to the stop sign clear.

Staff concurs with this assessment. The crash pattern does not appear to be caused by the roadway design. As such, the crash pattern does not appear to be able to be remedied by improvements that could be built by this project team. *This evaluation factor is satisfied.*

Street capacity, Level of service

Street capacity and level of service are terms that apply primarily to vehicular traffic. These evaluation factors were studied with findings on pages 4-5 of the TIS.

The stadium is existing, but it currently not being used due to the need for this conditional use review. As such, the stadium was not generating any trips at the time the traffic counts were taken. The applicant team provided an estimate of future trip generation of 71 average daily trips. Of these 71 daily trips, 1 will be during the AM peak hour and 16 will be during the PM peak hour. This is based on data from the most recent edition of Institute of Transportation Engineers' (ITE) trip generation manual. Since the sports stadium has to be reviewed separately from the rest of the college, the applicant submitted trip generation data based on the closest ITE use to a sport stadium, which is "Soccer Complex."

The applicant team used the estimated trip generation with the collected data to determine whether the street system has adequate capacity to handle the use of the stadium as they propose, which will primarily generate trips in the evenings and on weekends. [TRN-10.27 - Traffic Capacity Analysis for Land Use Review Cases | Portland.gov](#) establishes the City of Portland's level of service requirements. For stop controlled intersections, adequate level of service is LOS E. The TIS makes the following findings on page 5:

The longest queues observed on NE Dekum Street were three vehicles on various approaches throughout the AM peak hour. The maximum delay for these vehicles was approximately 35 seconds, which corresponds to a LOS of C. Maximum queues and delay were observed between 8:30 and 8:45 AM while students were dropped off at the Faubion PK-8 School. The typical delay and queue outside school drop-off were only five seconds for one vehicle which corresponds to a LOS of A. Based on the observed delay and the trip generation estimated in Table 2, the proposed use of the outdoor sports facility is not expected to have a significant impact on the surrounding roadway network in the AM or PM peak hours.

Staff concur with this assessment. The stadium will be reserved for use by the college during the AM peak hour. The majority of trips to the site that are for community use of the stadium will be during the PM or on weekends when the nearby elementary school is not affecting queuing. This evaluation factor is satisfied.

Connectivity

The City's spacing goal for public through streets is a maximum of 530-ft per 17.88.040- Through Streets. When full street connections are not possible, pedestrian and bicycle connections are sought no more than 330-feet apart. The north/south block length is approximately 1,315-ft. As discussed at the beginning of this document, the project does not meet the thresholds in TRN 1.30 and 17.88.020 for when dedication is required. No new public right-of-way connections are necessitated by the proposal. *This evaluation factor is satisfied.*

Transit availability

Transit service is available within the frontage of the site. Tri-Met service route 17 operates on NE 27th Ave. and stops at both NE Dekum St. and NE 27th Ave. This is a frequent service bus line with service intervals of 15 minutes or less most of the day, every day. Additional transit service is available in the larger area on NE 33rd Ave, NE Killingsworth St, and NE Dekum St. As documented in the TIS, there should be minimal impacts to street capacity or area intersections. It is not anticipated that queuing at area stop signs will be substantively affected. As such, the proposal is not anticipated to have an impact on transit availability.

Availability of pedestrian and bicycle networks

The subject site is in an area where the street grid is largely intact except for institutional uses such as the subject college and the neighboring elementary school and church. Area streets are typically paved and most have continuous sidewalks on both sides of the street. This network of paved streets and sidewalks provides many opportunities for walking and cycling. Reusing the existing stadium may add trips to these facilities at some portions of the day or during special events, but is not anticipated to have such a large impact that the sidewalk or bicycle network will be overwhelmed. The proposal is not anticipated to alter the availability of pedestrian and bicycle networks in this area. *This evaluation factor is satisfied.*

Access restrictions

No new vehicle access is proposed. No changes to the existing driveways are proposed or required. *This evaluation factor is satisfied.*

Neighborhood Impacts

As discussed above under Street Capacity and Level of Service, the trip generation from reopening the stadium should not have a neighborhood wide impact on the transportation system. There may be a potential impact where some users of the stadium park on street, especially during the 4 times a year when a larger event may happen. The college has two main parking lots. The submitted materials address the parking lot next to the stadium, which has 175 parking stalls. The submitted information states the 175 stall parking lot will be available for use by people who are using the stadium on a first come first served basis. For the 4 times a year when larger events are anticipated, the existing public street network contains paved streets with sidewalks. If overflow happens onto the public on-street parking supply, there are adequate sidewalks to allow people to park and walk. The site is also served by frequent service transit and is on a neighborhood greenway, which is street where investments are made to encourage cycling and walking. There are many options for ways to access the site. Reopening the stadium is not anticipated to have a substantive transportation impact on the neighborhood. *This evaluation factor is satisfied.*

Impacts on pedestrian, bicycle, and transit circulation

No changes are proposed to the location of streets or sidewalks surrounding the site. Circulation through the area will follow the same routes followed now. The existing streets are paved with sidewalks. As discussed above, reopening the stadium is anticipated to generate approximately 71 average daily trips. The trips generated by reopening the stadium are not anticipated to result in a degradation of area roadways to the extent that impacts would be felt to pedestrian, bicycle, or transit circulation. *This evaluation factor is satisfied.*

b. Measures proportional to the impacts of the proposed use are proposed to mitigate on- and off-site transportation impacts. Measures may include transportation improvements to on-site circulation, public street dedication and improvement, private street improvements, intersection improvements, signal or other traffic management improvements, additional transportation and parking demand management actions, street crossing improvements, improvements to the local pedestrian and bicycle networks, and transit improvements;

c. Transportation improvements adjacent to the development and in the vicinity needed to support the development are available or will be made available when the development is complete or, if the development is phased, will be available as each phase of the development is completed

City transportation staff supports the accompanying Transportation Impact Study's methodologies, analyses, conclusions and recommendations and finds that the submitted materials are acceptable to adequately address the subject approval criteria. The TIS concludes that no offsite mitigation is necessary. PBOT's traffic engineer who reviewed the study, Matthew Machado, PE, agreed with this conclusion.

The proposal is to reuse existing development without any change in use. The operator of the use is changing, but not the use itself. As such, it is not anticipated that either public improvement threshold in 17.88.020 or TRN 1.30 will be met. There is no anticipated increase in trips over the last use of the site. The college is proposed to remain a college. No physical changes are proposed beyond updating signage. As such, it is very unlikely the significant alteration threshold will be met at the time of permit.

No public improvements are anticipated with this project.

The following information is provided for reference only.

TSP Classifications: At this location, the City's Transportation System Plan (TSP) classifies the abutting street(s) as follows:

The site IS NOT within a Pedestrian District.

Street Name	Pedestrian	Bicycle	Transit	Freight	Traffic	Design
NE Dekum St.	Major City Walkway	City Bikeway	Major Transit Priority	Local Service	Neighborhood Collector	Community Corridor
NE Liberty St	Local Service	City Bikeway	Local Service	Local Service	Local Service	Local Street
NE Rosa Parks Way	Local Service	City Bikeway	Local Service	Local Service	Local Service	Local Street
NE Highland St	Local Service	Local Service	Local Service	Local Service	Local Service	Local Street

NE Holman St.	Neighborhood Walkway	Major City Bikeway	Local Service	Local Service	Local Service	Local Street
NE 27 th Ave.	Neighborhood Walkway	City Bikeway	Transit Access	Local Service	Local Service	Local Street
NE 29 th Ave.	Local Service	City Bikeway	Local Service	Local Service	Local Service	Local Street
NE 30 th Ave.	Local Service	City Bikeway	Local Service	Local Service	Local Service	Local Street

Existing Improvements: At this location, according to the City's GIS data, the site's abutting rights-of-way are improved as follows:

Street Name	ROW Width*	Roadway Width*/Condition	Pedestrian Corridor Width*/Configuration			
			Curb	Furnishing	Sidewalk	Frontage
NE Dekum St.	60-ft	36-ft paved	0.5-ft	4-ft	6-ft	1.5-ft
NE Liberty St	50-ft	28-ft paved	0.5-ft	4-ft	6-ft	0.5-ft
NE Rosa Parks Way (touching campus only)	60-ft	30-ft paved	0.5-ft	7.5-ft	5-ft	2-ft
NE Highland St.	51-ft	30-ft paved	0.5-ft	4.5-ft	6-ft	0.5-ft
NE Holman St.	60-ft	28-ft paved	0.5-ft	8.5-ft	6-ft	1-ft
NE 27 th Ave.	60-ft	28-ft paved	0.5-ft	8.5-ft	6-ft	1-ft
NE 29 th Ave.	50-ft	32-ft paved	0.5-ft	4-ft	6-ft	1.5-ft
NE 30 th Ave.	60-ft	36-ft paved	0.5-ft	3.5-ft	6-ft	2-ft

** The applicant is advised the information contained herein is derived from City GIS and other databases typically used by city staff, as well as information from the applicant. It has not been confirmed via a survey. It is the applicant's responsibility to provide a current survey to document the location of the abutting rights-of-way and to confirm or challenge any anticipated dedication amount.*

Standard ROW Improvements:

Street Name	Curb Location	Pedestrian Corridor Width	Pedestrian Corridor Configuration				Estimated Dedication
			Curb	Furnishing /Stormwater	Sidewalk	Frontage	
NE Dekum St.	No change	12-ft	0.5-ft	4-ft	6-ft	1.5-ft	None
NE Liberty St.	No change	11-ft	0.5-ft	4-ft	6-ft	0.5-ft	None
NE Rosa Parks Way (touching campus only)	No change	11-ft	0.5-ft	4-ft	6-ft	0.5-ft	None
NE Highland St	No change	11-ft	0.5-ft	4-ft	6-ft	0.5-ft	None

NE Holman St.	No change	11-ft	0.5-ft	4-ft	6-ft	0.5-ft	None
NE 27 th Ave.	No change	11-ft	0.5-ft	4-ft	6-ft	0.5-ft	None
NE 29 th Ave.	No change	11-ft	0.5-ft	4-ft	6-ft	0.5-ft	None
NE 30 th Ave.	No change	11-ft	0.5-ft	4-ft	6-ft	0.5-ft	None

The estimated dedication amount is based on the information available to City Staff. A site specific survey is necessary to determine the final dedication amount, which will be determined via the Public Works Permit process.

As described in the submitted information, it does not appear this project will trigger either public improvement threshold. There is no anticipated increase in trips over the last use of the site as defined in TTN 1.30. The college is proposed to remain a college. No physical changes are proposed beyond updating signage. As such, it is very unlikely the significant alteration threshold will be met at the time of permit.

No changes to the existing driveways are proposed or required. Driveway Design Exception 22-211566-TR waived the requirement for all driveways to be on the lowest classified street abutting the site (TRN 10.40.D.5). This driveway design exception is valid for existing driveways in order to facilitate the reuse of the college by a new owner. If any new buildings, new driveway locations, or modified driveway locations are proposed, they will be reviewed under the code in place at the time of permit.

RECOMMENDATION

Transportation staff have no objection to approval of the requested conditional use review.

Permit Number	2024 030450 000 00 LU		Pending	
Folder Type/Sub/Work	Land Use Review/Type 3 procedure/CU - Conditional Use			
Name	6615 NE 29TH AVE		Issued By	
Address	6615 NE 29TH AVE			
In Date	04/08/2024	Issued Date	Expires	
Description	HO HEARING - University of Oregon (UO) is seeking Conditional Use approval to use the existing outdoor sports facility at its recently-acquired Portland campus (the former Concordia University campus). The university proposes to make use of the field during ¿academic hours¿ during the week of 7 am to 3 pm for university students and staff; and then offer the field to community use from 3 pm to 9 pm daily. On the weekends, the facility could be used from 7 am to 10 pm for recreational leagues and community groups, varying seasonally.			
Condition				

Process						
Land Use Review						
Code	Description	Status	Start Date	End Date	User	Comment
20000	Application Intake	Completed	04/08/2024	04/08/2024	LUR	
20095	Planner Assigned	Open	04/09/2024		RHOADSA	T. Boren-King 4-19-24. Please note the PBOT RFC also has a PDF in the attachments tab.
20020	Prepare "RFR"	Completed	08/07/2024	08/07/2024	LUR	
20030	Verify Completeness	Completed	04/30/2024	08/01/2024	LUR	
20283	Prepare RFC	Closed	04/09/2024	04/09/2024	LUR	
20210	Schedule Hearing Date	Completed	08/02/2024	08/02/2024	LUR	
20040	Prepare Notice	Completed	08/27/2024	08/27/2024	LUR	
20220	Prepare Posting Notice	Open			LUR	
20170	Staff Recommendation	Open			LUR	
Site Development						
Code	Description	Status	Start Date	End Date	User	Comment
20243	Site Dev Review - RFC	No concern	04/17/2024	04/17/2024	KOSSE	
20065	Site Dev Review - LU	No concern	08/15/2024	08/15/2024	KOSSE	E.5
Life Safety						
Code	Description	Status	Start Date	End Date	User	Comment
20085	Life Safety Review - LU	Response	08/21/2024	08/21/2024	ALTMANG	
20085	Life Safety Review - LU	No concern	08/30/2024	08/30/2024	ALTMANG	E.6
Fire Bureau						
Code	Description	Status	Start Date	End Date	User	Comment
20105	Fire Review - LU	No concern	08/27/2024	08/27/2024	KRANTZD	E.4

Police Bureau						
Code	Description	Status	Start Date	End Date	User	Comment
20025	Police Bureau - LU	No concern	09/03/2024	09/03/2024	MILLERJO	
Environmental Services						
Code	Description	Status	Start Date	End Date	User	Comment
20223	BES Dev Svr - RFC	Response	04/17/2024	04/17/2024	INDARTAE	
20045	BES Watershed Srv - LU	No concern	08/12/2024	08/12/2024	BESLU	
20155	BES Dev Srv - LU	Response	08/28/2024	08/28/2024	CERMAKA	
20165	BES Source Ctrl - LU	No concern	08/12/2024	08/12/2024	BESLU	
Transportation						
Code	Description	Status	Start Date	End Date	User	Comment
20203	PDOT Review - RFC	Response	04/19/2024	04/19/2024	BORENKTA	
20075	PDOT Review - LU	Response	08/28/2024	08/28/2024	BORENKTA	
Water Bureau Review						
Code	Description	Status	Start Date	End Date	User	Comment
20055	Water Review - LU	No concern	08/21/2024	08/21/2024	CALVERKR	E.3
Parks Bureau						
Code	Description	Status	Start Date	End Date	User	Comment
20035	Urban Forestry - LU	Response	08/08/2024	08/08/2024	JONEST	8/6/24 rmoog - 2022 207981 000 00 UF- street tree planting, 2022 200799 000 00 EA & 2024 030450 000 00 LU and many other open dev permits and older LU's .



Urban Forestry

Land Use Review Response

Date: August 08, 2024
From: Travis Jones
971-442-2566, Travis.Jones@portlandoregon.gov
Case File: 24-030450-000-00-LU
Location: 6615 NE 29TH AVE
Proposal: HO HEARING - University of Oregon (UO) is seeking Conditional Use approval to use the existing outdoor sports facility at its recently-acquired Portland campus (the former Concordia University campus). The university proposes to make use of the field during academic hours; during the week of 7 am to 3 pm for university students and staff; and then offer the field to community use from 3 pm to 9 pm daily. On the weekends, the facility could be used from 7 am to 10 pm for recreational leagues and community groups, varying seasonally.

The University anticipates community events to draw up to 100 attendees total on weekday evenings and up to 250 people throughout weekend days, with up to 300 participants and spectators up to three times per month during the school year, and up to 10 times per month in summer months. In addition, special events such as graduation ceremonies, speakers, and exhibitions are anticipated to draw up to 1,003 people (the maximum capacity of the soccer bleachers) approximately 4 times per year.

No changes are proposed to the current facilities other than rebranding. The field and associated development were originally approved for Concordia University under LU 07-184826 DZ IM. That approval and its associated Impact Management Plan is no longer in effect with Concordia selling the site and extinguishing its conditional use (see PR 22-126708 ZCL).

The outdoor sports facility on this site requires Conditional Use Review to reactivate for a new university use per Zoning Code Section 33.150.100.B.6 because the facility includes more than 1,500 SF of accessory building floor area, more than 500 linear feet of spectator seating, and has outdoor lighting and voice amplification.

Urban Forestry has reviewed the proposal for its impact on existing city trees, street trees and heritage trees, street tree planting requirements and related mitigation in accordance with Title 11, Trees and for potential impacts upon urban tree canopy. It is the applicant's responsibility to disclose all aspects of their land use proposal that may impact required street tree plantings and existing street trees during the land use review process.

UNLESS EXPLICITLY STATED HEREIN, THIS REVIEW DOES NOT APPROVE STREET TREE REMOVALS AND DOES NOT PROVIDE ANY EXEMPTIONS TO TITLE 11 REQUIREMENTS.

Permits required after land use approval are subject to all applicable development standards and all provisions of the City Code, including Title 11. Title 11 regulations will be applied during the permit review process.

PLEASE NOTE THERE MAY BE OTHER APPLICABLE TREE REQUIREMENTS AS PER TITLE 33 PLANNING & ZONING.

A. Response Summary

Urban Forestry does not object to approval of the land use proposal. The proposed development will be subject to Title 11 regulations during the permit review process.



B. Recommendations

Urban Forestry has no objection to the proposed project.





CITY OF PORTLAND, OREGON



Bureau of Police

Ted Wheeler, Mayor

Robert Day, Chief of Police

1111 S.W. 2nd Avenue • Portland, OR 97204 • Phone: 503-823-0000

Integrity • Compassion • Accountability • Respect • Excellence • Service

Date: September 3, 2024
To: Amanda Rhoads, Land Use Services
From: Jonathan Miller, Strategic Services Division
Subject: Land Use Review Response
Case Number: LU 24-030450 CU
Site Address: 6615 NE 29TH AVE

The Police Bureau has reviewed this land use case and has no concerns with the proposal.

The proposal was evaluated on whether police can provide adequate public safety services to the proposed Conditional Use. The Police Bureau is currently able to serve the existing site and will be able to provide services after the proposed change.

Police officers can reasonably access the site using the existing or proposed right of ways by foot and vehicle without restriction.

The Portland Police Bureau does not request any conditions of approval.

Please contact me with any questions.



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portland.gov/bds



Land Use Review Application

File Number: _____

FOR INTAKE, STAFF USE ONLY

Date Rec _____ by _____

☐ Type I ☐ Type Ix ☐ Type II ☐ Type Iix ☐ Type III ☐ Type IV ☐ ELD

LU Reviews _____

[Y] [N] Unincorporated MC

[Y] [N] Potential Landslide Hazard Area (LD & PD only)

[Y] [N] Combined Flood Hazard Area

[Y] [N] DOGAMI

Qtr Sec Map(s) _____ Zoning _____

Plan District _____

Historic and/or Design District _____

Neighborhood _____

District Coalition _____

Business Assoc _____

Related File # _____

APPLICANT: Complete all sections below that apply to the proposal. Please print legibly.
Email this application and supporting documents to: LandUseIntake@portlandoregon.gov

Development Site

Address or Location _____

Cross Street _____ Sq. ft./Acreage _____

Site tax account number(s)

R _____ R _____ R _____

R _____ R _____ R _____

Describe project (attach additional page if necessary)

Describe proposed stormwater disposal methods

Identify requested land use reviews

- **Design & Historic Reviews** - For **new development**, provide project valuation.

For **renovation**, provide exterior alteration value.

AND provide total project valuation.

\$ _____

\$ _____

\$ _____

- **Land Divisions** - Identify number of lots (include lots for existing development).

New street (public or private)?

☐ yes ☐ no

- **Affordable Housing** - For buildings containing five or more dwelling units, will 50% or more of the units be affordable to households with incomes equal to or less than 60% of the median family income for the county or state, whichever is greater?

☐ yes ☐ no ☐ N/A

continued / over

Applicant Information

- Identify the primary contact person, applicant, property owner and contract purchaser. Include any person that has an interest in your property or anyone you want to be notified. Information provided, including telephone numbers and e-mail addresses, will be included in public notices.
- For all reviews, the applicant must sign the Responsibility Statement.
- For land divisions, all property owners must sign the application.

PRIMARY CONTACT:

Typed Full Name _____ I acknowledge this typed name as my signature

Company/Organization _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ FAX _____ email _____

Check all that apply ☐ Applicant ☐ Owner ☐ Other

Typed Full Name _____ I acknowledge this typed name as my signature

Company/Organization _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ FAX _____ email _____

Check all that apply ☐ Applicant ☐ Owner ☐ Other

Typed Full Name _____ I acknowledge this typed name as my signature

Company/Organization _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ FAX _____ email _____

Check all that apply ☐ Applicant ☐ Owner ☐ Other

Typed Full Name _____ I acknowledge this typed name as my signature

Company/Organization _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ FAX _____ email _____

Check all that apply ☐ Applicant ☐ Owner ☐ Other

Responsibility Statement As the applicant submitting this application for a land use review, I am responsible for the accuracy of the information submitted. The information being submitted includes a description of the site conditions. I am also responsible for gaining the permission of the owner(s) of the property listed above in order to apply for this review and for reviewing the responsibility statement with them. If the proposal is approved, the decision and any conditions of the approval must be recorded in the County Deed Records for the property. The City of Portland is not liable if any of these actions are taken without the consent of the owner(s) of the property. In order to process this review, City staff may visit the site, photograph the property, or otherwise document the site as part of the review. I understand that the completeness of this application is determined by the Director. By my signature, I indicate my understanding and agreement to the Responsibility Statement.

Name of person submitting this application agrees to the above Responsibility Statement and acknowledges typed name as signature:

Date: _____

Phone number: _____

Email this application and supporting documents to
LandUseIntake@portlandoregon.gov

Submittal of locked or password protected documents will delay intake of your application. 2

Site Tax Account Numbers:

<u>TLID</u>	<u>Tax Account</u>	<u>Owner</u>
1N1E13BC -04701	R632312	UNIVERSITY OF OREGON
1N1E13BC -13800	R190881	UNIVERSITY OF OREGON
1N1E13BC -14000	R190883	UNIVERSITY OF OREGON
1N1E13BD -09900	R279898	UNIVERSITY OF OREGON
1N1E13CA -08800	R190277	UNIVERSITY OF OREGON
1N1E13CA -09200	R190278	UNIVERSITY OF OREGON
1N1E13CA -09500	R190275	UNIVERSITY OF OREGON
1N1E13CB -00100	R315212	UNIVERSITY OF OREGON
1N1E13CB -00200	R190137	UNIVERSITY OF OREGON
1N1E13CB -00600	R190836	UNIVERSITY OF OREGON
1N1E13CB -00700	R190835	UNIVERSITY OF OREGON
1N1E13CB -00800	R190834	UNIVERSITY OF OREGON
1N1E13CB -01000	R190826	UNIVERSITY OF OREGON
1N1E13CB -05300	R190711	UNIVERSITY OF OREGON
1N1E13CA -08700	R190282	UNIVERSITY OF OREGON



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Carmen Rubio, Commissioner
David Kuhnhausen, Interim Director
Phone: (503) 823-7300
TTY: 711
www.portland.gov/bds

April 30, 2024

Suzannah Stanley
MacKenzie
1515 SE Water Ave, Ste 100
Portland OR 97214

Re: Land Use Review LU 24-030450 CU

Dear Suzannah Stanley:

The Bureau of Development Services received your application for a Conditional Use located at 6615 NE 29TH AVE on April 8, 2024. Your case has been assigned to me, Amanda Rhoads. In order to continue to review your application, additional information is needed. Once you submit this information, your application will be considered complete, and I will proceed with a full review of your proposal. Up to this point, your application has been reviewed only to determine if all required information has been submitted. The application has not been fully reviewed to determine if it meets the relevant approval criteria.

I. Information Necessary to Complete Application

The following information must be submitted before your proposal can be evaluated:

1. **Site Plan.** For the purposes of noticing and clearly representing the existing development, a please provide a detailed site plan. The current aerial image is not sufficient to demonstrate existing conditions, nor will it copy well for public notice. I believe one was submitted as part of the Pre-Application conference materials that would be acceptable if the underlying aerial were removed.
2. **Landscape Plan.** Please either provide detailed notes on the site plan or provide a separate landscape plan detailing existing landscaping around the stadium that is alluded to in your response to criterion E.
3. **Expanded Narrative.** Please expand your response to the relevant approval criteria, especially criterion C. As noted in my PC notes, each factor must be described in detail. The comparison is not with the intensity of use of the facilities during Concordia's use of the field, but current conditions with no use of the field. Pointing the reader to your responses to 33.262 is not sufficient to demonstrate that there are no livability impacts to the proposal. See also the response from PBOT regarding the additional information they require for criterion D.
4. **Service Bureau Completeness Review.** Please see the attached responses from the Bureau of Environmental Services (BES) and the Bureau of Transportation (PBOT). BES is satisfied that the minimum level of information has been submitted. PBOT requires additional information to move forward with the review.

II. Time to Complete Application

The Portland Zoning Code allows you up to 180 days to complete your application. Since the 180-day period began on the day we received the application, the deadline to make your application complete is **Monday October 7, 2024.**

III. Determination of a Complete Application

The application will be determined complete when you have submitted:

1. All of the requested information included in Section I, above. If you cannot provide all of the requested information at one time and intend to submit additional information, please include a written statement with each separate submittal indicating that you still intend to provide the additional missing information by the **Monday October 7, 2024** deadline, **or**
2. Some of the requested information included in Section I, above, and a written statement that no additional information will be provided; **or**
3. A written statement that none of the requested information included in Section I, above, will be provided.

Please be aware that not submitting the requested information may result in your application being denied. The information is needed to demonstrate the approval criteria are met. Once the application is deemed complete, review of your application can proceed using the information you have provided.

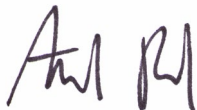
Your application will be approved if it meets the relevant land use review approval criteria. It is your responsibility to document how the approval criteria are met. The items listed above will help provide that documentation.

Voiding of Application

If your application is not complete by **Monday October 7, 2024**, it will be voided, and the application fee will not be refunded. The City's land use review procedures are outlined in Chapter 33.730 of the Portland Zoning Code.

Please contact me if you have any questions about this letter. My telephone number is **503-865-6514**, and my e-mail address is Amanda.Rhoads@portlandoregon.gov. Requested information noted above should be emailed to me. Please e-mail me for file dropbox instructions if document or drawing file sizes are greater than 5MB. Please label all correspondence and materials you submit with the case number LU 24-030450.

Sincerely,



Amanda Rhoads, AICP
City Planner II
Land Use Services Division

cc: Aaron Olsen, University of Oregon
Application Case File



CITY OF PORTLAND ENVIRONMENTAL SERVICES



1120 SW Fifth Ave, Suite 613, Portland, Oregon 97204 ■ Mingus Mapps, Commissioner ■ Dawn Uchiyama, Director

Completeness Response

Date: April 17, 2024

To: Amanda Rhoads, BDS Land Use Services
503-865-6514, Amanda.Rhoads@portlandoregon.gov

From: Ella Ruth, BES Systems Development
503-823-8068, Ella.Ruth@portlandoregon.gov

Case File: LU 24-030450

Location: 6615 NE 29TH AVE

Proposal: The University of Oregon is seeking conditional use approval to use the existing outdoor sports facility at its recently acquired Portland campus (the former Concordia University campus). UO proposes to use the facility for student and community recreation and occasional special events. The facility was originally approved for Concordia University under LU 07-184826 DZIM; that approval is no longer in effect because the previous CU was extinguished on this site (see PR 22-126708 ZCL) and the previous Impact Mitigation Plan (IMP) no longer applies. Physical changes to the site are limited to replacing university logos, names, and sponsors. The facility would be used for student and community recreation and occasional special events. Use of the facility would occur between the hours of 7 AM & 10 PM, up to seven days a week. The maximum seating capacity for any event would be 1,003, based on the capacity of the existing soccer field bleachers.

BES provides the following comments in response to materials received for the purpose of determining completeness of the above-referenced Land Use application. Items requested in this memo should not be considered final, as staff reserves the right to request additional materials during the formal review period.

1. The applicant has submitted the minimum level of information for BES to recommend the application be deemed complete and to begin conducting a full review of the land use application. As staff begins reviewing the application against relevant approval criteria and BES code requirements, additional information may be requested.



PORTLAND BUREAU OF TRANSPORTATION

1900 SW Fourth Ave., Suite 5000 Portland, OR 97201 503-823-5185
Fax 503-823-7576 TTY 503-823-6868 www.portlandoregon.gov/transportation

RESPONSE TO THE BUREAU OF DEVELOPMENT SERVICES REQUEST FOR COMPLETENESS REVIEW

LU: 24-030450-000-00-LU Date: April 19, 2024
To: Amanda Rhoads, Bureau of Development Services, B299/R5000
From: Tammy Boren-King, B106/800, 503-823-2948, tammy.boren-king@portlandoregon.gov
Applicant: Mackenzie *Suzannah Stanley*
MACKENZIE
1515 SE WATER AVE, STE 100
PORTLAND OR 97214

Location: 6615 NE 29TH AVE

TYPE OF REQUEST: Type 3 procedure CU - Conditional Use

DESCRIPTION OF PROJECT

The University of Oregon is seeking conditional use approval to use the existing outdoor sports facility at its recently acquired Portland campus (the former Concordia University campus). UO proposes to use the facility for student and community recreation and occasional special events. The facility was originally approved for Concordia University under LU 07-184826 DZIM; that approval is no longer in effect because the previous CU was extinguished on this site (see PR 22-126708 ZCL) and the previous Impact Mitigation Plan (IMP) no longer applies. Physical changes to the site are limited to replacing university logos, names, and sponsors. The facility would be used for student and community recreation and occasional special events. Use of the facility would occur between the hours of 7 AM - 10 PM, up to seven days a week. The maximum seating capacity for any event would be 1,003, based on the capacity of the existing soccer field bleachers.

RESPONSE

Portland Transportation/Development Review has reviewed the application for its potential impacts regarding the public right-of-way, traffic impacts and conformance with adopted policies, street designations, Title 33, Title 17, and for potential impacts upon transportation services.

Zoning Code Approval Criteria (33.815.105.D.2)

The applicant submitted a narrative and a separate document title "Field Traffic & Parking Study." The Field Traffic and Parking Study document contains the PBOT approved scoping form and raw data only. It appears there was a narrative component planned, but that was not submitted. The submitted narrative addresses the approval criteria by referring to the "Field Traffic & Parking Study" which also does not address the approval criteria. This appears to be an oversight.

Please submit the narrative portion of the traffic and parking study. Please update the overall package of materials so either the Field Traffic and Parking Study or the narrative address each of the conditional use review approval criteria of 33.815.105.D.2.

PBOT staff recognize no physical changes are planned. The goal is to document how the existing improvements will be use and what, if any, impact that will have on the transportation system. The narrative does state the site will not longer be used for NCAA varsity sport events and/or tournaments. The description of the request states, "UO proposes to use the facility for student and community recreation and occasional special events." Please explain more about what this means. The description says the facility will be used between 7:00 AM and 10:00 PM up to seven days a week with a seating capacity of 1,003.

-What level of use is planned? Is this mostly going to be operated for students who are on campus anyway to participate in sports? For community use, is there a plan to run public leagues out of the facility? What are the anticipated special events? How often will the 1,003 spectator seats be filled by events?

-Please explain the transportation demand management activities the University plans to engage in to support use of walking, biking, or transit as a means of accessing the athletic facility. Please document the plans for day to day use as well as for special events that may impact the surrounding transportation network more heavily.

- Please document the vehicular needs of use and to what degree those are accommodated on site. For instance, does the University anticipate needing to accommodate buses for opposing sports team? If so, where do those get parked? Is the on-site vehicle parking open to campus visitors or is it all occupied by students? How much parking, if any, will need to be accommodated on the surrounding public streets for both day-to-day operations and special events?

Driveways and Curb Cuts (Section 17.28)

No new driveways are proposed. Some of the existing driveways are not on the lowest classified street touching the site, as is now required by TRN 10.40.D.5. Driveway Design Exception 22-211566-TR was approved to allow the existing driveways to remain in their current configurations in order to facilitate the reuse of the college by a new owner.

Street Classification & Code/Title 17 Requirements

It is not anticipated that either of the triggers for public improvements will be met by this development. Neither dedication nor public improvements are anticipated. The Transportation System Plan classifications for the streets abutting the site are below. The site is not within a Pedestrian District.

Street Name	Pedestrian	Bicycle	Transit	Freight	Traffic	Design
NE Dekum St.	Major City Walkway	City Bikeway	Major Transit Priority	Local Service	Neighborhood Collector	Community Corridor
NE Rosa Parks Way	Local Service	City Bikeway	Local Service	Local Service	Local Service	Local Street
NE Holman St.	Neighborhood Walkway	Major City Bikeway	Local Service	Local Service	Local Service	Local Street
NE 27 th Ave.	Neighborhood Walkway	City Bikeway	Transit Access	Local Service	Local Service	Local Street
NE 29 th Ave.	Local Service	City Bikeway	Local Service	Local Service	Local Service	Local Street
NE 30 th Ave.	Local Service	City Bikeway	Local Service	Local Service	Local Service	Local Street

RECOMMENDATION

PBOT requests additional information be submitted:

- PBOT requests the applicant provide a narrative portion of the Field Traffic and Parking Study. Please see the comments from Matthew Machado, PE from PBOT's traffic section that are included as a PDF attachment.

- Either the Field Traffic and Parking Study or the narrative need to address each of the conditional use review approval criteria of 33.815.105.D.2.

PUBLIC WORKS REVIEW

- ☐ APPROVED
- ☐ APPROVED W/ CORRECTIONS
- ☐ INTERIM SUBMITTAL REQ'D
- ☐ REJECTED
- ☒ SUBMIT SPECIFIED ITEMS



Matthew Machado

Digitally signed by Matthew Machado
DN: c=US, email=matthew.machado@portlandoregon.gov,
CN=Matthew Machado
Date: 2023.10.18 13:44:53 -0700

BY mmachado

DATE 4/16/2024



1900 SW Fourth Ave, Suite 5000, Portland OR 97201
Main: 503-823-5185 TTY: 503-823-6868 Fax: 503-823-7576
Portland.gov/Transportation

Attachment A - Page 1 of 9

Please submit a narrative and an analysis describing the data and the findings. The scope approval form and the impact study forms should be attachments to the narrative/analysis. The memo/narrative should be stamped by an Oregon PE.

Attachment A

TRAFFIC SCOPE APPROVAL FORM

Prior to starting a traffic study, a Traffic Scope Approval Form must be completely filled out, submitted for review, and approved by PBOT's Development Review Traffic Engineer. The approved form shall be included in every traffic study submittal as Attachment A. PBOT may require additional analysis/information during the course of the review of the project. This Traffic Scope Approval Form is for City requirements only. Consultants must contact ODOT to determine requirements related to access permits and work in ODOT right-of-way.

SITE / PROJECT INFORMATION

PROJECT NAME: UO Portland Field - CU ASSOCIATED APPLICATION (EA#/LU#) EA 22-200799

SITE LOCATION: 2800 NE Liberty Street, Portland, OR 97211
(ADDRESS/ID #)

BRIEF PROJECT DESCRIPTION (NUMBER OF STORIES, TOTAL AREA, NUMBER OF PARKING SPACES, ETC.):

University of Oregon proposes to use the existing athletic field at the former Concordia Campus, replacing the existing field marking with UO logo and branding. No other changes are proposed.

The existing field can accommodate one (1) soccer game or one (1) baseball game. The field is intended to be used between 7 AM and 10 PM, with no lighting outside these hours. The maximum seating capacity is 1,003 seats in the soccer bleachers. Attendance is estimated between 100-250 for typical use and up to 1,000 for some special events.

APPLICANT: University of Oregon

TRAFFIC ENGINEER / FIRM: Janet Jones / Mackenzie DATE: 3/4/2024

SITE PLAN – ATTACH SITE PLAN

REQUIRED LAND USE REVIEW(S)

- ☐ LAND DIVISION (33.641) ☒ CONDITIONAL USE (33.815) ☐ ADJUSTMENT (33.805)
- ☐ CENTRAL CITY PARKING REVIEW (33.808) ☐ COMPREHENSIVE PLAN AMENDMENT (33.810)
- ☐ ZONING MAP AMENDMENT (33.855) ☐ TRANSPORTATION IMPACT REVIEW (33.852)
- ☐ OTHER: _____



1 | Page

The Portland Bureau of Transportation fully complies with Title VI of the Civil Rights Act of 1964, the ADA Title II, and related statutes and regulations in all programs and activities. For accommodations, complaints and information, call (503) 823-5185, City TTY (503) 823-6868, or use Oregon Relay Service: 711.

LU 24-030450 CU
Exhibit G.2

APPROVAL CRITERIA (LIST ALL EVALUATION FACTORS)

Transportation Impact Review (TIR) is not triggered because there is no increase in building area or parking spaces with the proposed field changes. However, Conditional Use criteria presented in 33.815.105.D.2. of the Portland Zoning Code must be met. This includes addressing the following:

-Neighborhood impacts will be reviewed. Evaluation factors include safety, street capacity, level of service, connectivity, transit availability, availability of pedestrian and bicycle networks, on-street parking impacts, access restrictions, neighborhood impacts, impacts on pedestrian, bicycle, and transit circulation. Evaluation factors may be balanced; a finding of failure in one or more factors may be acceptable if the failure is not a result of the proposed development, and any additional impacts on the system from the proposed development are mitigated.

The study will include a summary of existing transit conditions (lines, stops) and designated bicycle routes.

Because the proposal to change the existing field's logo will not generate new trips, proportionality will not be reviewed. Trip generation is presented for informational purposes only.

REQUIRED TRAFFIC STUDY REVIEW(S)

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> TRAFFIC IMPACT STUDY
(ATTACHMENT A.1) | <input checked="" type="checkbox"/> PARKING IMPACT STUDY
(ATTACHMENT A.2) | <input type="checkbox"/> LOADING DEMAND STUDY
(ATTACHMENT A.3) |
| <input type="checkbox"/> ASTR TRAFFIC STUDY
(ATTACHMENT A.4) | <input type="checkbox"/> TDM PLAN
(ATTACHMENT A.5) | <input type="checkbox"/> SIGHT DISTANCE STUDY |
| <input type="checkbox"/> QUEUING ANALYSIS | <input type="checkbox"/> ALT TRIP RATE STUDY | <input type="checkbox"/> OTHER: _____ |

ADDITIONAL COMMENTS:

We will collect AM and PM peak hour traffic counts at the NE Dekum Street intersections with NE 27th and NE 29th Avenue. We will also observe conditions at these intersections during both peak hours (full hour during the AM and PM).

APPROVALS

APPROVED BY: Matthew Machado, P.E.
TRAFFIC ENGINEER
PBOT DEVELOPMENT REVIEW

SIGNATURE: Matthew Machado
DATE: March 12, 2024

DN: C=US,
E=matthew.machado@portlandoregon.gov,CN=Matthew Machado

Email approval forms and supporting documents in pdf format to PBOTDevRevTrafficScopes@portlandoregon.gov.

Attachment A.1 TRAFFIC IMPACT STUDY

This traffic study attachment must be completely filled out and submitted for review along with the Traffic Scope Approval Form – Attachment A.

STUDY PARAMETERS

LIST OF PROPOSED STUDY INTERSECTIONS	
1. NE Dekum St/NE 27th Ave	2. NE Dekum St/NE 29th Ave
3.	4.
5.	6.
7.	8.

TRAFFIC COUNTS TO BE COLLECTED

☐ 24-HR VOLUME (HOSE) COUNTS, LOCATION: _____

☒ TURNING MOVEMENT COUNTS AT ALL STUDY INTERSECTIONS

☒ AM PEAK HOUR ☒ PM PEAK HOUR ☐ OTHER: _____

TYPE OF TRAFFIC COUNT DATA

☐ DATA WITHIN THE LAST 2 YEARS ARE AVAILABLE

☒ NEW DATA WILL BE COLLECTED ON (DAY/TIME): 3/6 or 3/11/2024; 7-9 AM and 4-6 PM

☐ FUTURE COUNTS WILL BE ESTIMATED BASED ON A _____ GROWTH RATE

☐ IN-PROCESS TRIPS – APPLICANT TO RESEARCH AND DOCUMENT APPROVED DEVELOPMENT IN THE AREA (PBOT WILL NOT PROVIDE THIS INFORMATION)

1 | Page



The Portland Bureau of Transportation fully complies with Title VI of the Civil Rights Act of 1964, the ADA Title II, and related statutes and regulations in all programs and activities. For accommodations, complaints and information, call (503) 823-5185, City TTY (503) 823-6868, or use Oregon Relay Service: 711.

TRIP GENERATION RATES – ATTACH TRIP GENERATION TABLE

☒ FROM ITE ☐ OTHER: _____

☐ MODE SPLIT _____ ☐ PASSBY _____ ☐ INTERNAL CAPTURE _____

TRIP DISTRIBUTION – ATTACH TRIP DISTRIBUTION AND TRIP ASSIGNMENT FIGURE**KEY ANALYSIS ITEMS – CHECK ALL RELEVANT ANALYSES**

☐ OPERATIONAL LEVEL-OF-SERVICE (LOS) STUDY AT STUDY INTERSECTIONS IN THE PEAK HOUR(S)

☒ FIELD MEASURED CONTROL DELAY STUDY AT STUDY INTERSECTIONS IN THE PEAK HOUR(S)

☐ TRAFFIC SIGNAL WARRANTS AT _____

☐ LEFT/RIGHT TURN LANE WARRANTS AT _____

☐ QUEUING ANALYSIS AT _____

☒ CRASH HISTORY ANALYSIS AT STUDY INTERSECTIONS

☒ PARKING IMPACT STUDY (ATTACHMENT A.2)

☐ SIGHT DISTANCE STUDY AT STUDY INTERSECTIONS AND PROPOSED DRIVEWAYS

☒ FINDINGS MADE RELATED TO APPLICABLE APPROVAL CRITERIA

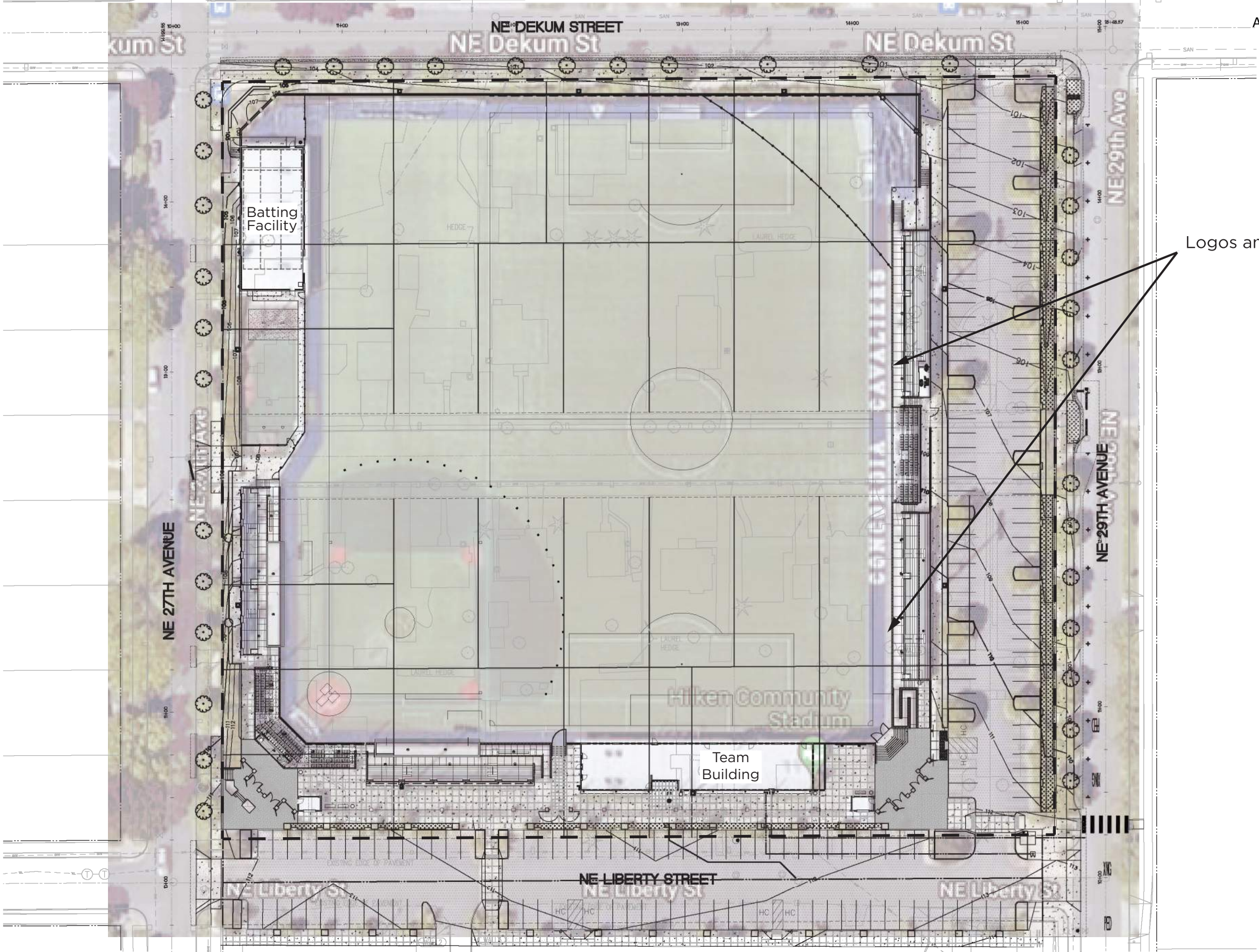
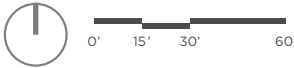
☐ OTHER _____

SUBMIT WITH ATTACHMENT A.

EMAIL APPROVAL FORMS AND SUPPORTING DOCUMENTS IN PDF FORMAT TO:

PBOTDevRevTrafficScopes@portlandoregon.gov

DELIVERABLES – ALL FINAL STUDIES MUST BE SUBMITTED AT THE TIME OF LAND USE APPLICATION. ALL FINAL STUDIES AND SUBSEQUENT REVISIONS MUST BE PROVIDED TO THE ASSIGNED PBOT PLANNER IN THE FORM OF ONE (1) ELECTRONIC WORD DOC, AND ONE (1) ELECTRONIC ADOBE PDF.



Logos and Branding to be Changed

SOCCER COMPLEX

Condition	ITE Code	Land Use	Size	AM Peak Hour			PM Peak Hour			Daily
				In	Out	Total	In	Out	Total	
Proposed	488	Soccer Complex	1 Fields	1	0	1	11	5	16	71
Proposed	488	Soccer Complex	1 Fields	0	0		32	17	49	

ITE Guidance	Average Size	14	14	10
	Data Points	5	5	3
	SD/AR	63%	39%	36%
	R2 =	***	0.53	***
	Use	Other	Average	Average
Reasonableness Check: Variable < 25% Average 75% > Eq/Avg > 125%	Eq/Avg	0%	306%	0%
	Recommendation	Average	Average	Average
	Recommendation	Average	Average	Average

 Average
 Equation

[ITE Institutional Data Plots](#)

Review data plots to determine appropriate rate to use.



1908 SW Fourth Ave, Suite 5000, Portland OR 97201
 Main: 503-823-5185 TTY: 503-823-6868 Fax: 503-823-7576
 Portland.gov/Transportation

Attachment A.2

PARKING IMPACT STUDY

This traffic study attachment must be completely filled out and submitted for review along with the Traffic Scope Approval Form – Attachment A.

STUDY PARAMETERS

PARKING GENERATION RATES – ATTACH PARKING GENERATION TABLE

☒ FROM ITE ☐ OTHER: _____

PARKING OCCUPANCY OBSERVATIONS – PROVIDE ON-STREET SUPPLY, DEMAND, AND OCCUPANCY RATES BEFORE AND AFTER DEVELOPMENT

LOCATIONS (GENERALLY ALL BLOCK FACES WITHIN 500 FEET WALKING DISTANCE TO THE SITE)

- | | |
|-------------------------------------|---------|
| • On-site parking (175 spaces) only | • _____ |
| • _____ | • _____ |
| • _____ | • _____ |

OBSERVATION DAYS AND TIMES (GENERALLY MID-WEEK NIGHT BETWEEN 11PM-5AM)

- | | |
|-----------------------|---------|
| • Midweek, after 7 PM | • _____ |
| • _____ | • _____ |

ADJACENT LAND USE(S)

- Single Family Detached Housing, Multifamily Housing (Mid-Rise), Elementary School, Church

PARKING IMPACT AREA – ATTACH FIGURE

SUBMIT WITH ATTACHMENT A.

EMAIL APPROVAL FORMS AND SUPPORTING DOCUMENTS IN PDF FORMAT TO:

PBOTDevRevTrafficScopes@portlandoregon.gov

DELIVERABLES – ALL FINAL STUDIES MUST BE SUBMITTED AT THE TIME OF LAND USE APPLICATION. ALL FINAL STUDIES AND SUBSEQUENT REVISIONS MUST BE PROVIDED TO THE ASSIGNED PBOT PLANNER IN THE FORM OF ONE (1) ELECTRONIC WORD DOC AND ONE (1) ELECTRONIC ADOBE PDF.



The Portland Bureau of Transportation fully complies with Title VI of the Civil Rights Act of 1964, the ADA Title II, and related statutes and regulations in all programs and activities. For accommodations, complaints and information, call (503) 823-5185, City TTY (503) 823-6868, or use Oregon Relay Service: 711.

PARKING INVENTORY/LEGEND

Site Parking - 175



LU 24-030450 CU
Exhibit G.2

LU 24-030450 CU
Exhibit G.2

SOCCER COMPLEX (ITE PARKING GENERATION MANUAL, 5TH EDITION)

Condition	ITE Code	Land Use	Size	Weekday	
				Total	
Existing	488	Soccer Complex	1 Field	Average Rate	59.63
				Average Demand	60
				Fitted Curve Equation	N/A
				Fitted Curve Demand	N/A
				85th Percentile Rate	70.8
				85th Percentile Demand	71

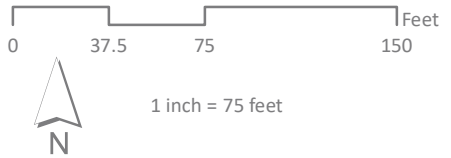
UO FIELD

Portland, Oregon

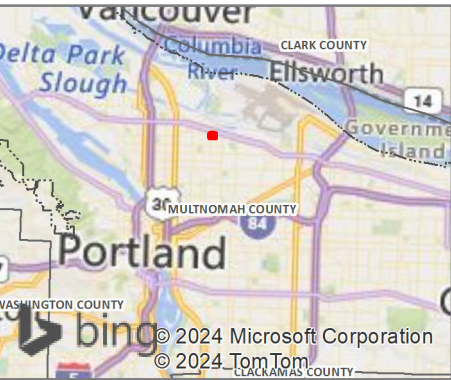
LEGEND

- Subject Site
- Tax Lots

- 1. (E) Entry Gates
- 2. (E) Bicycle Parking (4 staple racks)
- 3. (E) Locker Rooms / Restrooms / Concessions
- 4. (E) Batting Facility
- 5. (E) Softball Bleachers
- 6. (E) Soccer Bleachers
- 7. (E) Turf Field, *University and Sponsor Logos to Change
- 8. (E) Scoreboards, *University and Sponsor Logos to Change

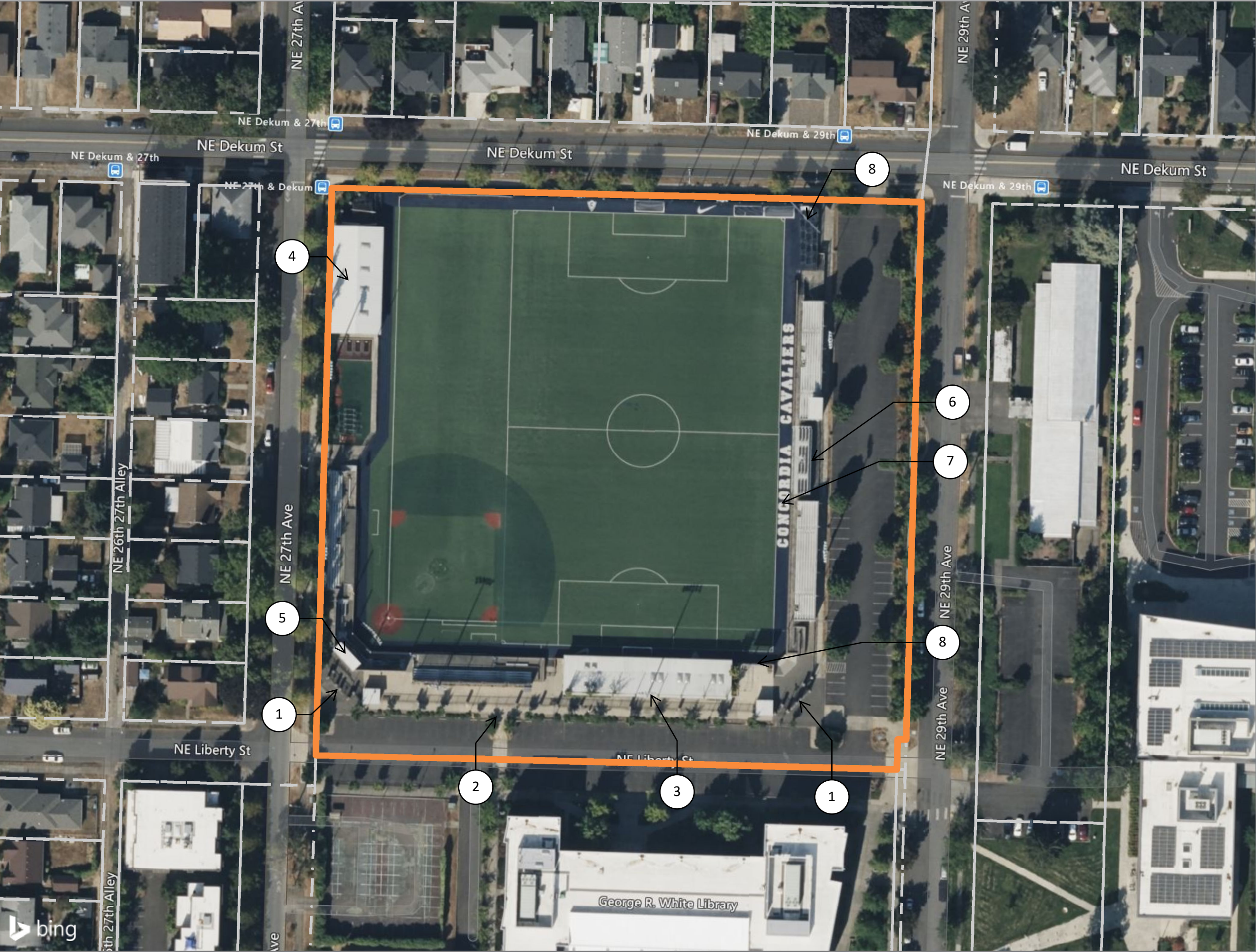


SOURCE DATA: Metro RLIS Lite Base Data, Jan 2024
GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic
Date: 3/29/2024
Map Created By: TMB
File: Aerial Map
Project No: 2220232.02



MACKENZIE.

P 503.224.9560 • F 503.228.1285 • W MCKNZE.COM
RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214
Portland, Oregon • Vancouver, Washington • Seattle, Washington
LU 24-030450 CU
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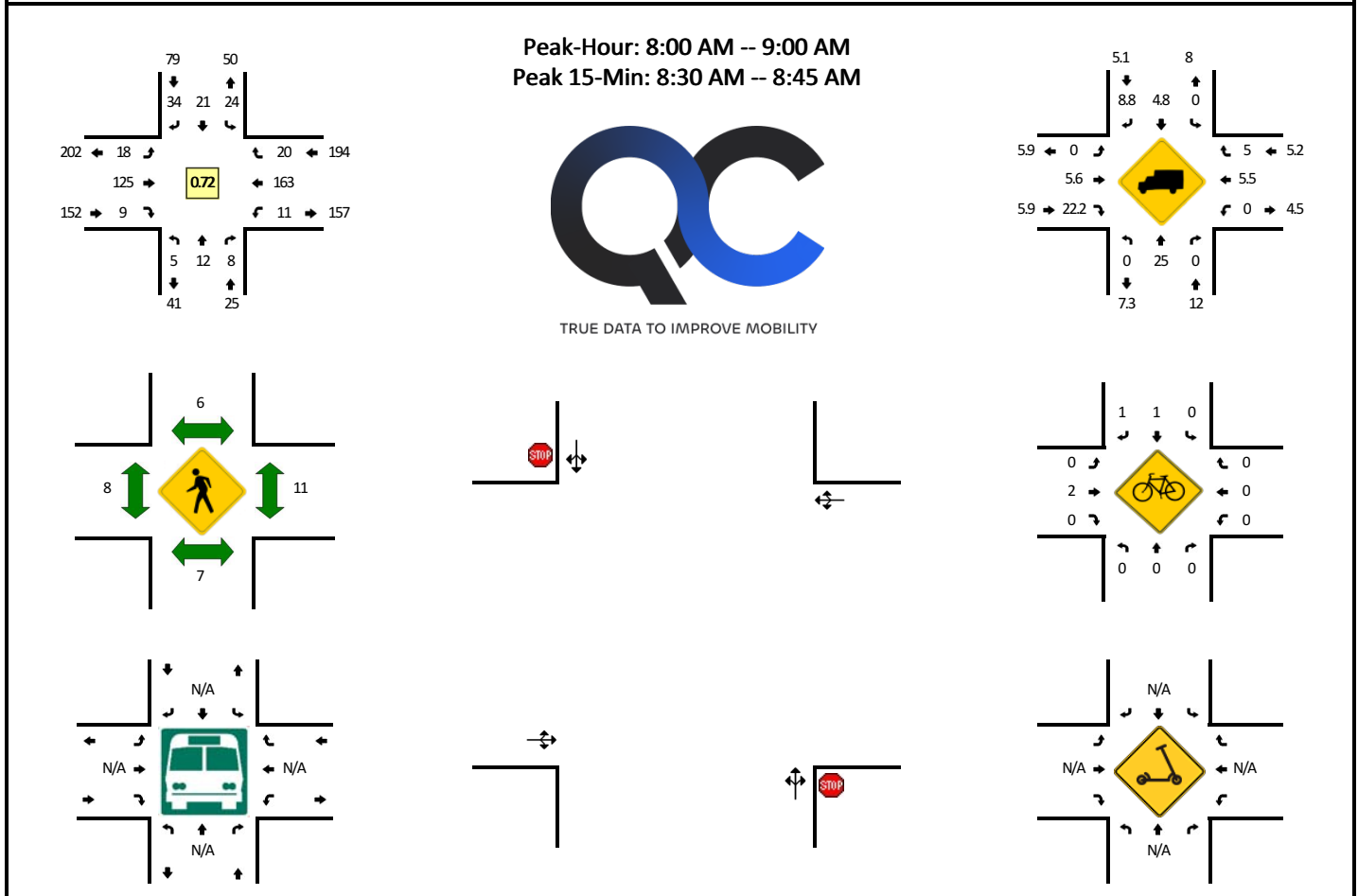


Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: NE 27th Ave -- NE Dekum St
CITY/STATE: Portland, OR

QC JOB #: 16514301
DATE: Wed, Mar 6 2024



5-Min Count Period Beginning At	NE 27th Ave (Northbound)				NE 27th Ave (Southbound)				NE Dekum St (Eastbound)				NE Dekum St (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	2	0	0	3	
7:05 AM	0	0	0	0	0	0	1	0	0	1	2	0	0	4	0	0	8	
7:10 AM	0	1	0	0	0	3	0	0	0	4	0	0	0	1	2	0	11	
7:15 AM	1	0	0	0	0	0	2	0	2	2	0	0	0	0	1	0	8	
7:20 AM	0	1	1	0	0	0	0	0	0	5	1	0	1	3	0	0	12	
7:25 AM	0	1	2	0	1	2	3	0	0	6	0	0	0	4	1	0	20	
7:30 AM	0	0	0	0	0	1	3	0	0	3	0	0	0	1	0	0	8	
7:35 AM	0	1	0	0	0	0	1	0	4	5	1	0	0	9	0	0	21	
7:40 AM	1	1	0	0	0	1	0	0	2	7	2	0	0	12	1	0	27	
7:45 AM	0	2	1	0	1	2	1	0	1	10	0	0	0	9	2	0	29	
7:50 AM	2	0	1	0	2	4	1	0	2	8	0	0	0	8	1	0	29	
7:55 AM	0	3	0	0	2	2	1	0	1	9	0	0	0	6	0	0	24	200
8:00 AM	0	1	0	0	1	3	3	0	1	10	4	0	2	8	1	0	34	231
8:05 AM	0	0	0	0	0	1	3	0	2	7	1	0	0	5	1	0	20	243
8:10 AM	0	2	0	0	1	0	4	0	4	10	0	0	0	10	1	0	32	264
8:15 AM	0	3	1	0	0	2	2	0	1	10	1	0	3	10	0	0	33	289
8:20 AM	0	0	0	0	0	1	4	0	2	7	0	0	0	9	2	0	25	302
8:25 AM	1	1	1	0	2	2	1	0	1	11	1	0	0	13	0	0	34	316
8:30 AM	0	2	1	0	3	1	2	0	0	15	1	0	0	20	2	0	47	355
8:35 AM	0	0	2	0	3	2	3	0	3	22	1	0	3	10	5	0	54	388
8:40 AM	0	0	1	0	4	2	2	0	1	12	0	0	1	30	2	0	55	416
8:45 AM	1	2	1	0	5	4	5	0	1	6	0	0	1	18	3	0	47	434
8:50 AM	3	0	1	0	3	1	4	0	0	9	0	0	1	19	2	0	43	448
8:55 AM	0	1	0	0	2	2	1	0	2	6	0	0	0	11	1	0	26	450
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	8	16	0	40	20	28	0	16	196	8	0	16	240	36	0	624	
Heavy Trucks	0	0	0	0	0	0	4	0	0	12	0	0	0	12	0	0	28	
Buses																		
Pedestrians	0	0	0	0	16	0	0	0	0	0	0	0	24	0	0	0	40	
Bicycles	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	4	
Scooters																		

Comments:

Report generated on 3/11/2024 3:22 PM

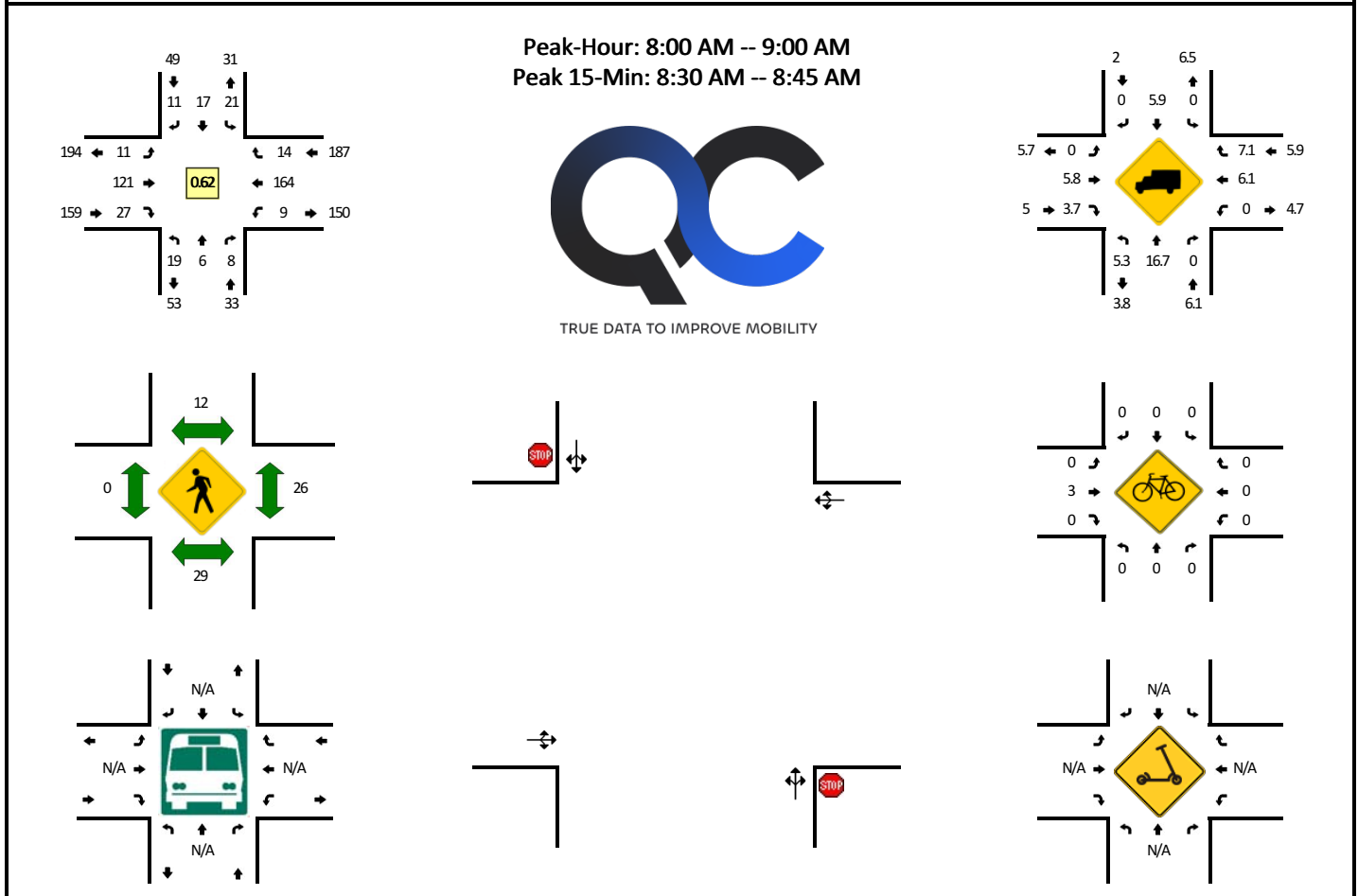
SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: NE 29th Ave -- NE Dekum St
CITY/STATE: Portland, OR

QC JOB #: 16514303
DATE: Wed, Mar 6 2024



5-Min Count Period Beginning At	NE 29th Ave (Northbound)				NE 29th Ave (Southbound)				NE Dekum St (Eastbound)				NE Dekum St (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	
7:05 AM	0	0	1	0	0	0	0	0	0	1	0	0	0	0	3	0	0	5
7:10 AM	0	0	0	0	0	0	0	0	0	3	0	0	0	0	3	0	0	6
7:15 AM	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	3
7:20 AM	0	0	0	0	0	0	0	0	1	4	0	0	1	4	1	0	11	
7:25 AM	0	0	1	0	0	0	1	0	1	8	0	0	1	4	0	0	16	
7:30 AM	0	0	0	0	0	0	0	0	1	3	0	0	0	1	0	0	5	
7:35 AM	1	0	1	0	1	2	1	0	0	5	1	0	0	7	0	0	19	
7:40 AM	0	0	0	0	0	1	2	0	2	4	0	0	0	10	1	0	20	
7:45 AM	0	0	0	0	0	1	1	0	1	9	2	0	0	10	0	0	24	
7:50 AM	0	1	0	0	1	4	1	0	1	4	5	0	1	8	0	0	26	
7:55 AM	0	1	0	0	0	2	1	0	1	7	2	0	1	6	0	0	21	158
8:00 AM	1	0	0	0	0	1	1	0	2	10	1	0	0	7	0	0	23	179
8:05 AM	0	0	0	0	2	2	1	0	0	6	0	0	1	5	0	0	17	191
8:10 AM	1	0	0	0	1	0	1	0	1	7	3	0	1	10	0	0	25	210
8:15 AM	0	0	0	0	1	1	1	0	2	9	1	0	0	12	0	0	27	234
8:20 AM	0	0	0	0	2	1	0	0	0	7	0	0	0	10	0	0	20	243
8:25 AM	0	0	0	0	1	2	0	0	1	7	3	0	0	17	1	0	32	259
8:30 AM	1	2	0	0	3	0	2	0	1	17	1	0	2	18	1	0	48	302
8:35 AM	0	0	3	0	4	4	2	0	2	19	9	0	1	16	4	0	64	347
8:40 AM	7	1	2	0	2	1	0	0	0	12	3	0	2	26	4	0	60	387
8:45 AM	2	3	2	0	3	2	1	0	0	10	2	0	1	18	2	0	46	409
8:50 AM	4	0	1	0	1	1	1	0	2	11	2	0	0	17	1	0	41	424
8:55 AM	3	0	0	0	1	2	1	0	0	6	2	0	1	8	1	0	25	428
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	32	12	20	0	36	20	16	0	12	192	52	0	20	240	36	0	688	
Heavy Trucks	4	4	0		0	0	0		0	16	0		0	4	0		28	
Buses																		
Pedestrians		72				36				0				68			176	
Bicycles	0	0	0		0	0	0		0	4	0		0	0	0		4	
Scooters																		

Comments:

Report generated on 3/11/2024 3:22 PM

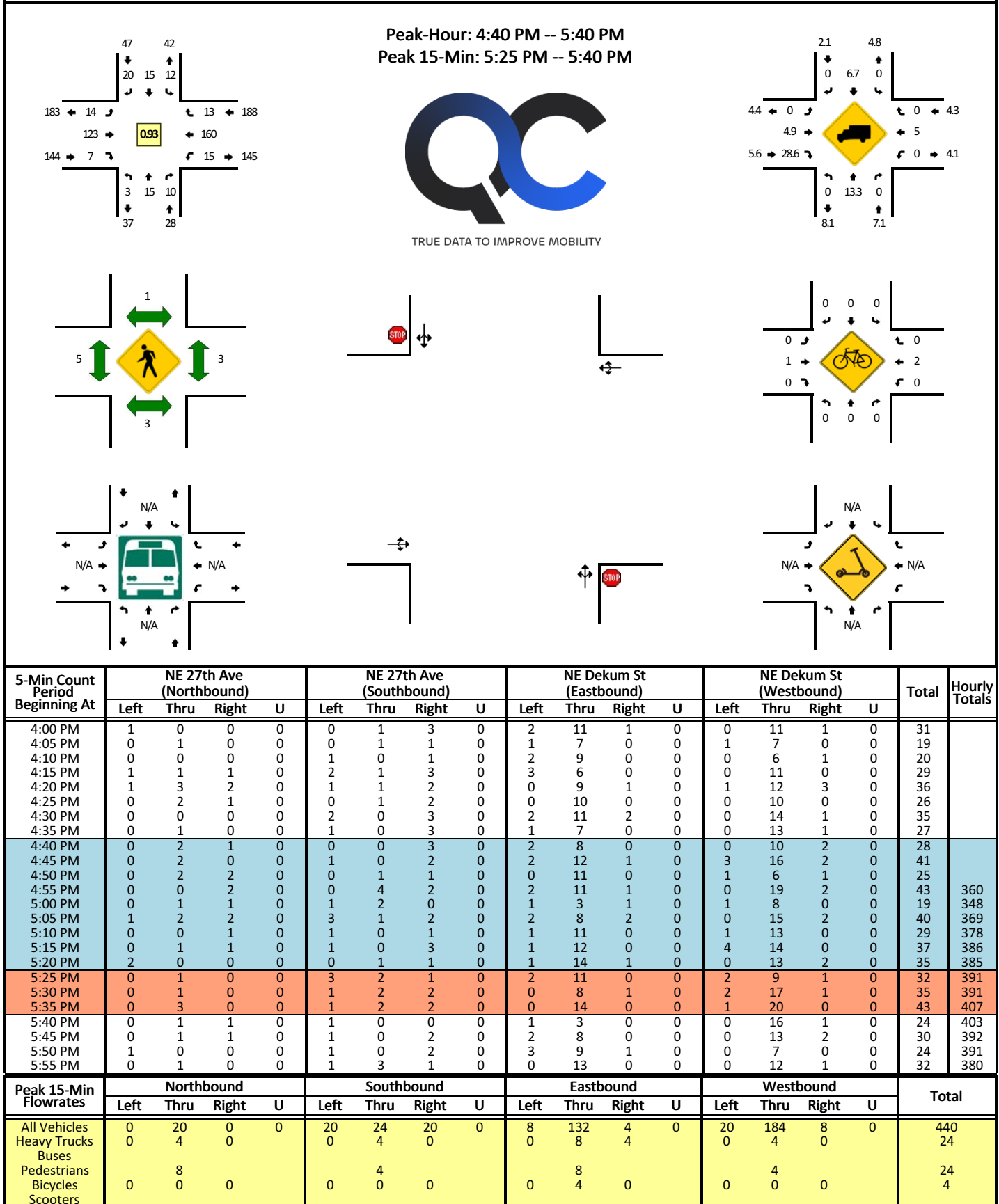
SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: NE 27th Ave -- NE Dekum St
CITY/STATE: Portland, OR

QC JOB #: 16514302
DATE: Wed, Mar 6 2024



Report generated on 3/11/2024 3:22 PM

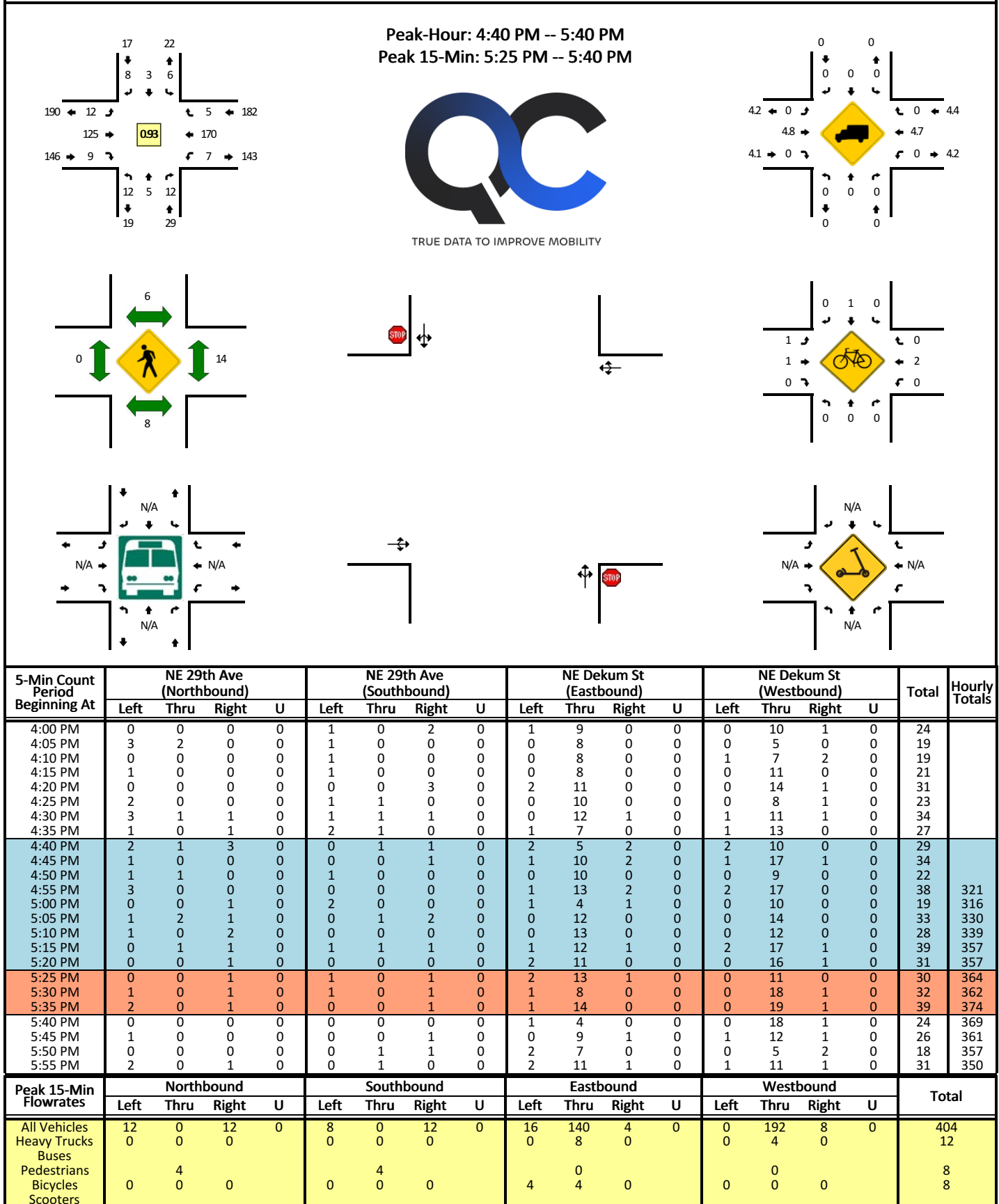
SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: NE 29th Ave -- NE Dekum St
CITY/STATE: Portland, OR

QC JOB #: 16514304
DATE: Wed, Mar 6 2024



Report generated on 3/11/2024 3:22 PM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

CITY OF PORTLAND NE, MULTNOMAH COUNTY

DEKUM ST at 27TH AVE, City of Portland NE, Multnomah County, 01/01/2017 to 12/31/2022

5 - 8 of 8 Crash records shown.

SER#	P	R	J	S	W	DATE	CLASS	CITY STREET	RD CHAR	INT-TYPE	OFFRD	WTHR	CRASH	SPCL USE	MOVE	A	S	G	E	LICNS	PED	ERROR	ACT	EVENT	CAUSE
INVEST	E	A	U	I	C	O	DIST	FIRST STREET	RD CHAR	(MEDIAN)	INT-REL	OFFRD	WTHR	CRASH	TRLR QTY										
RD DPT	E	L	G	N	H	R	FROM	SECOND STREET	DIRECT	LEGS	TRAF-	RNDBT	SURF	COLL	OWNER	FROM			PRTC	INJ					
UNLOC?	D	C	S	V	L	K	LAT	LONG	LRS	LOCTN	(#LANES)	CONTL	DRVWY	LIGHT	SVRTY	V#	TYPE	TO	P#	TYPE	SVRTY	E	X	RES	LOC
																02	NONE	9	STRGHT						
																N/A		W -E							
																PSNGR	CAR		01	DRVR	NONE	00	Unk	UNK	000
																								000	
																								000	
09309	N	N	N	N	N		10/10/2019	17	NE DEKUM ST	INTER	CROSS	N	N	CLR	ANGL-OTH	01	NONE	0	TURN-L					058	02
NONE							TH	0	NE 27TH AVE	CN			STOP SIGN	N	DRY	TURN		PRVTE		N -E				015	00
N							11A		03	0		N	DAY	INJ		PSNGR	CAR		01	DRVR	NONE	19	M	OR-Y	028
N							45 34 18.75 -122 38 17.29																	OR<25	000
																02	NONE	0	STRGHT						
																PRVTE		W -E							
																PSNGR	CAR		01	DRVR	INJC	20	F	OR-Y	000
																								OR<25	000
																								000	
																								000	
12097	N	N	N	N	N		12/24/2019	17	NE DEKUM ST	INTER	CROSS	N	N	CLR	ANGL-OTH	01	NONE	9	STRGHT						02
NO RPT							TU	0	NE 27TH AVE	CN			STOP SIGN	N	DRY	ANGL		N/A		W -E				000	00
N							10A		03	0		N	DAY	PDO		PSNGR	CAR		01	DRVR	NONE	00	Unk	UNK	000
N							45 34 18.75 -122 38 17.29																	UNK	000
																02	NONE	9	STRGHT						
																N/A		N -S						015	00
																PSNGR	CAR		01	DRVR	NONE	00	Unk	UNK	000
																								UNK	000
01372	N	N	N	N	N		02/13/2020	17	NE DEKUM ST	INTER	CROSS	N	N	CLR	ANGL-OTH	01	NONE	9	STRGHT						02,03
NONE							TH	0	NE 27TH AVE	CN			STOP SIGN	N	DRY	ANGL		N/A		W -E				000	00
N							9P		03	0		N	DLIT	PDO		PSNGR	CAR		01	DRVR	NONE	00	Unk	UNK	000
N							45 34 18.75 -122 38 17.29																	UNK	000
																02	NONE	9	STRGHT						
																N/A		N -S						000	00
																PSNGR	CAR		01	DRVR	NONE	00	Unk	UNK	000
																								UNK	000



City of Portland
Bureau of Development Services
Land Use Services Division

1900 SW Fourth Ave. Suite 5000
Portland, Oregon 97201
Telephone: 503-823-7300
TDD: 503-823-6868
FAX: 503-823-5630
www.portlandonline.com/bds

Date: October 7, 2008
To: Interested Person
From: Mark Walhood, City Planner
mwalhood@ci.portland.or.us 503-823-7806

**NOTICE OF A TYPE IIX DECISION ON A PROPOSAL IN
YOUR NEIGHBORHOOD**

The Bureau of Development Services has approved a proposal in your neighborhood. The reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it and request a public hearing. Information on how to appeal this decision is listed at the end of this notice.

**CASE FILE NUMBER: LU 07-184826 DZM IM
(CONCORDIA ATHLETIC FIELD & PARKING LOTS #4-5)**

GENERAL INFORMATION

Applicant: Concordia University
Attn.: Denny Stoecklin, CFO (503) 280-9371
2811 NE Holman St
Portland, Oregon 97211-6067

Contact/Applicant's Representative:
Theresa Paulson, Planner (503) 224-9560
Group Mackenzie
P.O. Box 14310
Portland, Oregon 97293

Property Owners (within Concordia University Campus/Impact Mitigation Plan Boundary):

Concordia University
2811 NE Holman Street
Portland, Oregon 97211

Lutheran Church Missouri Synod
2811 NE Holman St
Portland, OR 97211-6067

Michael M. and Sandra K. Toner
6645 NE 27th Ave
Portland, OR 97211-6056

Elizabeth and Mary E. Adams
6441 NE 30th Ave
Portland, OR 97211-6606

Nolan and Dorothy Bremer
6315 NE 27th Ave
Portland, OR 97211-6069

Edward G. and Jean M. Slaughter
6337 NE 27th Ave
Portland, OR 97211-6069

Michael P. Hathaway
6437 NE 27th Ave
Portland, OR 97211-6054

Jane E. Graham
2735 NE Liberty St
Portland, OR 97211-5946

Don C. and Dolores Sharadin
2635 NE Liberty St
Portland, OR 97211-5944

Harvey P. and Lillian L. Mc Laughlin
6617 NE 27th Ave
Portland, OR 97211-6056

Robert W Meyer
6705 NE 27th Ave
Portland, OR 97211-5913

LU 24-030450 CU
Exhibit G.3

Randal R. Shoquist
6717 NE 27th Ave
Portland, OR 97211-5913

Jung H. and Kim A. Suh
11130 SW Chickadee Ter
Beaverton, OR 97007

Site Address: 2823 NE HOLMAN ST (Primary Campus Address)

Tax Account Nos.: R421308360, R421308390, R421312260, R421312280, R421312300, R421312320, R421312490, R421312520, R421312540, R421312570, R421312680, R421321230, R421321270, R421321290, R421321360, R421321380, R421321390, R421321400, R421322770, R421322780, R421322790, R421322800, R421322810, R421322820, R421322830, R421322840, R421322860, R421322880, R421322920, R421322940, R421322980, R421323000, R421323080, R421323090, R421323100, R421323110, R421323120, R421323130, R421323140, R421323150, R421323160, R421323180, R421323190, R421323200, R421323220, R421323240, R421323250, R421323260, R421323280, R421323290, R421323300, R421323320, R421323340, R421323350, R421323360, R421323370, R421323380, R421323400, R421323420, R421323430, R421323440, R421323450, R421323460, R421323470, R421323480, R421323490, R421323590, R421323600, R421323610, R421323620, R421323630, R421323640, R421323650, R421323660, R421323670, R809201070, R809201090, R809201110, R809201150, R941130360

State ID Nos.: 1N1E13CB 05700, 1N1E13CB 00200, 1N1E13CA 09400, 1N1E13CA 09500, 1N1E13CA 09300, 1N1E13CA 08800, 1N1E13CA 09200, 1N1E13CA 09100, 1N1E13CA 09000, 1N1E13CA 08900, 1N1E13CA 08700, 1N1E13CB 00500, 1N1E13CB 00400, 1N1E13CB 00300, 1N1E13CB 05600, 1N1E13CB 05500, 1N1E13CB 05400, 1N1E13CB 05300, 1N1E13CB 01300, 1N1E13CB 01200, 1N1E13CB 01100, 1N1E13CB 01000, 1N1E13CB 00900, 1N1E13BC 08300, 1N1E13BC 08400, 1N1E13BC 08500, 1N1E13BC 08100, 1N1E13BC 08000, 1N1E13BC 08200, 1N1E13CB 00800, 1N1E13CB 00700, 1N1E13CB 00600, 1N1E13BC 07900, 1N1E13BC 06200, 1N1E13BC 06300, 1N1E13BC 06400, 1N1E13BC 06500, 1N1E13BC 06600, 1N1E13BC 06700, 1N1E13BC 06800, 1N1E13BC 06900, 1N1E13BC 07000, 1N1E13BC 07100, 1N1E13BC 07200, 1N1E13BC 07300, 1N1E13BC 07400, 1N1E13BC 07500, 1N1E13BC 07600, 1N1E13BC 07700, 1N1E13BC 07800, 1N1E13BC 04600, 1N1E13BC 04700, 1N1E13BC 04800, 1N1E13BC 04900, 1N1E13BC 05000, 1N1E13BC 05100, 1N1E13BC 05200, 1N1E13BC 05300, 1N1E13BC 05400, 1N1E13BC 05500, 1N1E13BC 05600, 1N1E13BC 05700, 1N1E13BC 05800, 1N1E13BC 05900, 1N1E13BC 06100, 1N1E13BC 06000, 1N1E13BC 13700, 1N1E13BC 13800, 1N1E13BC 13900, 1N1E13BC 14000, 1N1E13BC 14100, 1N1E13BC 14200, 1N1E13BC 14300, 1N1E13BC 14400, 1N1E13BC 14500, 1N1E13BD 09600, 1N1E13BD 09500, 1N1E13BD 09800, 1N1E13BD 09900, 1N1E13CB 00100

Quarter Sections: 2333, 2433

Neighborhood: Concordia, contact George Bruender at 503-287-4787.

Business District: North-Northeast Business Assoc, contact Joyce Taylor at 503-445-1321.

District Coalition: Northeast Coalition of Neighborhoods, contact Lauren McCartney at 503-823-4135.

Zoning: **R5ah, R5ah (IRd), IRdh, CN2h** - Single-Dwelling Residential 5,000 (R5), Institutional Residential (IR) and Neighborhood Commercial 2 (CN2) base zoning, with portions of the site also including the “a” or Alternative Design Density overlay zone, the “d” or Design overlay zone, and the “h” or Aircraft Landing overlay zones. Many of the R5-zoned properties also include the IRd Comprehensive Plan Map designation, as indicated by a parenthetical notation on the zoning maps.

Case Type: **DZM IM** (Design Review, Modifications through Design Review, Impact Mitigation Plan Compliance Review, Impact Mitigation Plan Amendment)

Procedure: **Type II**, an administrative decision by Bureau of Development Services Staff that can be appealed to the Design Commission (DZ portion) and/or the Land Use Hearings Officer (IM portion).

Proposal: Concordia University (hereinafter Concordia) received approval of an Impact Mitigation Plan (IMP) for a 15-year program of campus improvements in 2002 (LU 02-106366 IM). Per conditions of approval in the IMP, Concordia must receive City land use approval for various elements and phases of campus improvements over time, depending on the project size and location. The 2002 IMP approved, in concept, the development of a large athletic field and two parking lots on a future 'superblock' between NE 27th and NE 29th Avenues, and between NE Liberty and NE Dekum Streets, on the north edge of campus. Per conditions of approval in the 2002 IMP, because the field and parking areas occur within the '150-foot transition zone', these projects must be evaluated through a Type II Design Review and Type II Impact Mitigation Plan Compliance Review.

The athletic field includes a combined artificial turf baseball and soccer field, two batting cages and bull pens, spectator seating/bleachers, an enclosed athletic building, two small ticket booths, and perimeter fencing and gates. The bleacher structures, primary fence and gate piers, athletic building, and ticket booths are clad in a red brick laid in a running bond with horizontal soldier courses. The perimeter fencing and gates are constructed of ornamental wrought iron around the majority of the field, except for a segment abutting NE Dekum where black vinyl-coated chain link fencing is proposed. The bleacher structures are clad in colored concrete masonry unit (CMU) material where they face inwards, towards the athletic field, and also include the black vinyl-coated chain link material in several locations as perimeter safety railings. The roofs of the athletic building, ticket booths, and press box are a silver-colored metal roofing material. Freestanding scoreboards, oriented inwards to the athletic field, are located near the northeast corner of the field (soccer scoreboard), as well as at the central west edge of the field (baseball scoreboard).

The pedestrian entries to the field are along the south edge, with a soccer entry plaza at the southeast corner, and a baseball entry plaza at the southwest corner. New on-site pedestrian walkways abut the field on the south and east sides, connecting to public sidewalks in NE 27th Avenue and Dekum Street, with brick paving identifying the entry plazas on the south edge. Tall backstop support posts and barrier netting, each extending approximately 30'-0" above the adjacent field surface, are proposed on each of the three baseball bleachers at the southwest corner, as well as along the north edge of the soccer field, abutting the perimeter fencing along NE Dekum Street.

Two parking areas, providing a total of 175 spaces, are proposed to the south and east of the field. The parking areas are surfaced in asphalt, include areas of interior and perimeter landscaping, and are separated by 'planter strip' type landscaped beds from the adjacent walkways and public sidewalks, except along the southernmost edge, where the parking areas abut the walkway adjacent to the (future) library building. Because the Zoning Code would require 7,875 square feet of interior parking lot landscaping for 175 parking spaces (33.266.130.G.3), but because only 4,858 square feet of interior is proposed, the applicant has requested an adjustment to this standard. **NOTE:** The mailed notice indicated that 3,475 square feet of interior parking lot landscaping was proposed. Some areas on the west side of lot #5, and on the north and south sides of lot #4, were originally counted as perimeter landscaping, but technically serve as interior landscaping (i.e. they don't screen parking from a street lot line). The amount of interior landscaping was therefore increased slightly, although the layout and planting scheme remains the same.

Nine tall field lighting posts are provided at the edges of the athletic field near the perimeter fencing, ranging from 70'-0" to 80'-0" tall. Three of the field lighting posts are located along the field edge abutting NE Dekum Street, and two each are located at the field edges in NE Liberty Street, NE 27th Avenue, and NE 29th Avenue. Five of the nine posts (four along NE 29th and NE Liberty, and the northerly of the two along NE 27th) are 80'-0" tall, which exceeds the 75' height limit of the IR base zone (33.120.277, Table 120-3, 33.120.215B). In order to allow the light poles to exceed the 75'-0" height limit, the applicant has requested a modification to this standard.

The lighting fixtures include a hooded light design which is intended to cast light in a downward direction as much as possible, to avoid glare spillover to adjacent properties. Concordia has retained a lighting consultant to design a field lighting plan that seeks to reduce light trespass to adjacent properties, and their application includes a series of maps indicating expected illumination (foot candle) levels at the edges of the field. The Zoning Code allows a maximum illumination on other properties of 0.5 foot candles of light (33.262.080). The applicant has requested a modification to exceed this maximum light spillover (glare) standard. The lighting analysis indicates lighting levels at adjacent properties for four different lighting scenarios per the following table (all measurements in foot candles):

Event	Range- NE Dekum	Range - NE 27 th	Range - NE 29 th
Baseball Practice (Low)	0.12 - 1.35	0.32 - 1.13	0.09 - 0.48
Baseball Game (High)	0.20 - 1.61	0.42 - 1.47	0.11 - 0.71
Soccer Practice (Low)	0.09 - 1.19	0.11 - 0.71	0.06 - 0.37
Soccer Game (High)	0.16 - 1.49	0.19 - 0.88	0.08 - 0.50

The applicant also intends to provide a sound system for the athletic field. Because the current IMP includes a condition (Q) that neither lighting nor sound systems for the athletic fields are allowed, an amendment to the IMP has been requested. The applicant states an intention to work with the Concordia Neighborhood Association to develop a Good Neighbor Agreement addressing operational issues for the field, including lighting, event frequency, etc.

In summary, the applicant has requested the following reviews:

- A Type II Design Review for the athletic field structures, pedestrian amenities, and parking lots to the south and east of the field;
- A Type II Impact Mitigation Plan Compliance Review for the athletic field and parking;
- A Type II Impact Mitigation Plan Amendment to allow field lighting and a sound system for the athletic field;
- A Modification through Design Review to reduce the amount of interior parking lot landscaping from 7,875 to 4,858 square feet;
- A Modification through Design Review to increase the maximum height of five field lighting poles from 75 to 80 feet tall; and
- A Modification through Design Review to increase the maximum light spillover onto adjacent properties from 0.5 to a maximum of 1.61 foot candles of light (see table above).

Relevant Approval Criteria: In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are:

- The *Community Design Guidelines*;
- **33.825.040.A-B**, Modifications That Will Better Meet Design Review Requirements;
- Approval language and conditions of the updated Concordia Impact Mitigation Plan - Case File # **LU 02-106366 IM**;
- **33.848.050**, Impact Mitigation Plan Approval Criteria; and
- **33.848.070**, Impact Mitigation Plan Requirements.

ANALYSIS

Site and Vicinity: Concordia University is a small university in the middle of an attractive neighborhood of well-maintained single-dwelling residences. A Master Plan was approved for the University in 1991 that established campus boundaries which generally extend from NE Dekum Street south to NE Holman Street, and from NE 27th Avenue to NE 29th Avenue. The master plan boundary also included properties along the west side of NE 27th Avenue between NE Liberty and Holman Streets, the St. Michael's Lutheran Church and parking area on the east side of NE 29th Avenue, and the area between NE 29th and 30th Avenues, extending from NE Portland Boulevard south to NE Holman Street. The updated Impact Mitigation Plan approved in 2002 included an amendment to this boundary, adding the area west of NE 27th Avenue to the alley, north of NE Liberty Street. Not all of the property within the campus boundary is owned by the University.

Nearby nonresidential uses include St. Michael's Lutheran Church and Faubion School; both are located northeast of the campus. Several blocks farther north of the Campus is NE Lombard/Portland Highway, a major arterial that separates residential areas from industrial areas.

developments to the north. A small neighborhood food store is located on NE 30th Avenue and Ainsworth Street.

The academic core of the campus generally occupies the southern portion of the main block bounded by NE Holman Street, NE 27th Avenue, NE 29th Avenue (vacated right-of-way), and NE Liberty Street. This core includes Luther Hall, Hagen Center, Centennial Hall, and two parking areas. Sports fields and the Right Field House are located just north of the core buildings, with the Fine Arts and Physical Education buildings located just to the west, along NE 27th Avenue. Modular classrooms are located just north of the sports fields, on the north side of NE Liberty Street. Several smaller buildings, including the Mary Neils bookstore, the Music, Art and Drama House, and the CU Net House, are located along NE 29th Avenue. The residential core of the campus generally occupies the southeastern quadrant, near the intersection of NE 30th Avenue and NE Holman Street. The newest residential buildings in this area were constructed in 1998, following approval of the 1997 Concordia University Impact Mitigation Plan. St. Michael's Lutheran Church is located at the southeast corner of NE 29th Avenue and NE Dekum Street, within the IMP boundary. Faubion School is located east of the church, outside of the IMP boundary.

The architecture on the campus is eclectic, with the primary campus core buildings constructed in reddish brick, and featuring a simple, rectilinear, utilitarian design, without significant trim, cornices, or other architectural ornamentation. The Fine Arts and Gymnasium buildings are created from tilt-up concrete or aggregate panels, and are currently the largest buildings on campus. Dormitory buildings at the southeast section of campus are generally traditional in appearance with gabled roofs, horizontal siding, and brick details. A new Library was approved in 2006, but has not yet been constructed, and is constructed in a simple, contemporary architectural style, with red-colored brick, aluminum panelized wall systems, silver-colored metal roofing, and large glass windows and projecting steel glass canopies. The brick color palette and architectural design of the approved library is similar to materials proposed for the new athletic field structures. In general, however, there is no unifying architectural theme on the campus, although the use of a reddish brick is the most common campus building material.

The two blocks proposed for the athletic field building are developed with a series of detached single-family houses, as a single-story commercial building at the corner of NE 27th and Dekum. A collection of single-story accessory institutional buildings are located on the north side of NE Liberty Street, directly across from the current athletic field (and future library site). The adjacent blocks to the north and west of the future field are developed exclusively with single-family homes.

Zoning: Proposals within the campus boundary have a mix of zoning designations. Most of the property owned by the University is currently zoned IRdh (Institutional Residential base zone with the "d" or Design and "h" or Aircraft Landing overlay zones). Property surrounding the campus on all sides is generally R5ah (Single-Dwelling Residential 5,000 base zone with the "a" or Alternative Design Density and "h" or Aircraft Landing overlay zones). Many properties zoned R5ah immediately adjacent to the existing campus core also include a Comprehensive Plan Map designation of IRd, as indicated by parentheses on the zoning map. The IR Comprehensive Plan Map designation allows an institution the opportunity to pursue a change in zoning for land they either own or control through a Type II Zoning Map Amendment. A change in zoning to the IRdh designation must be completed before properties currently zoned R5ah can be used for University functions or uses. Finally, two properties located on NE Dekum Street at NE 27th Avenue are zoned CN2h (Neighborhood Commercial 2 base zone with the "h" or Aircraft Landing overlay zone).

The *Institutional Residential* (IR) base zone is intended to foster the growth of major institutions providing educational or medical services and employment to Portland residents. The IR zone is intended to streamline the review process for the growth and expansion of such institutions, while also acknowledging potential impacts to the smaller-scale residential neighborhoods within which they are located. At this site, Concordia University is operating under an amended Impact Mitigation Plan (case file #LU 02-106366 IM).

The *Single-Dwelling Residential 5,000* (R5) base zone is intended to preserve land for housing, and to provide housing opportunities for individual households. The zone allows for some non-household living uses, but not to such an extent as to sacrifice the overall image and character of the single-dwelling neighborhood.

The *Neighborhood Commercial 2* (CN2) base zone is intended for small commercial sites and areas in or near less dense residential neighborhoods. The zone encourages the provision of small scale retail and service uses for nearby residential areas.

The *Design overlay zone* (“d”) promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The “d” overlay zone is applied automatically in conjunction with the IR base zone. In the most recent update to the Concordia University Impact Mitigation Plan, design-related issues were addressed by requiring most projects within 50 feet of the campus perimeter to either meet the Community Design Standards or be approved through a Type II design review.

The *Alternative Design Density overlay zone* (“a”) is intended to focus development on vacant sites, preserve existing housing, and encourage infill development which is compatible with and supportive of the positive qualities of residential neighborhoods. The concept of this zone is to allow increased density for development that meets additional design compatibility requirements. The “a” overlay does not impact institutional uses or the current project.

The Aircraft Landing overlay zone (“h”) provides safer operating conditions for aircraft in the vicinity of Portland International Airport (PDX) by limiting the height of structures and vegetation. The height limit imposed on structures and vegetation at this site is 180’-0” above the base point of the runways at PDX (18’-4” above sea level or asl), or 198’-4” asl. Given the downward site slope from NE Holman south to NE Dekum Street, and with the elevation of NE Liberty Street at approximately 112’-0” asl, a structure at the highest point of NE Liberty Street could be approximately 86’-0” tall. The applicant is in the process of seeking approval from the Port of Portland and Federal Aviation Administration for the light poles associated with the athletic field (for which height modifications are requested during this review). A letter of approval from the Federal Aviation Administration will be required to be submitted before the building permit for the field project can be approved.

Land Use History: City records indicate several prior land use reviews at the site. Generally, the status of conditions of approval from previous land use reviews is included in the description. Conditions of approval from previous land use reviews are carried forward, deleted, or superseded as noted below. (Note: in 1995 Concordia University was granted university status; prior to that, the institution was known as Concordia College):

- **4424R:** A 1964 Revocable Permit allowed continued use of the former commercial structure at the corner of NE 27th Avenue and NE Dekum Street as the College’s maintenance facility.
- **CU 10-70:** A Conditional Use allowed construction of a new physical education building, along with a 41-space parking lot. The old gymnasium was converted to the Fine Arts Building.
- **VZ 6-71:** A variance allowed moving a second dwelling onto the lot just east of the maintenance building.
- **V 23-79:** Vacations of NE 29th Avenue and the alley between NE 29th and NE 30th Avenues, both between NE Holman Street and NE Portland Boulevard were approved. Conditions of approval required that pedestrian and bicycle use of the vacated NE 29th Avenue right-of-way be adequately accommodated, and that a parking plan be provided in order to reduce neighborhood traffic congestion.
- **CU 44-79:** A Conditional Use permit was approved to allow removal of two houses and construction of two dormitories with 42-50 beds along NE 30th Avenue, and to allow the legalization of College uses within six houses.
- **CU 92-79:** A Conditional Use allowed a 23,000 square-foot addition to Hagen Hall, to allow for library, kitchen/dining hall, and support services.
- **CU 94-87:** A Conditional Use allowed conversion of homes at 6305 and 6403 NE 29th Avenue for office use by College faculty.
- **CU 143-87:** A Conditional Use allowed a small storage addition to St. Michael’s Church.

- **CU 49-89:** A Conditional Use allowed use of the house at 6321 NE 30th Avenue as an office.
- **LUR 91-00424 MS CU:** A 1991 approval of a Master Plan for the university. The Master Plan approval was superceded by a 1997 Impact Mitigation Plan approval (LUR 97-00468 IM ZC). Conditions of approval from this Master Plan were carried forward, deleted, or superceded by the 1997 Impact Mitigation Plan approval.
- **LUR 91-00425 CU:** A Conditional Use allowed a temporary portable classroom on the north side of NE Liberty Street between NE 27th and NE 29th Avenues.
- **LUR 97-00468 IM ZC:** A 1997 approval of an Impact Mitigation Plan, incorporating projects approved under the 1991 Master Plan and expanding a dormitory complex approved under the 1991 plan. Approval of a Zoning Map Amendment from R5h to IRdh for several properties owned by the University. Conditions of approval from the Master Plan were carried forward, deleted, or superceded by the updated 2002 Impact Mitigation Plan approval (LU 02-106366 IM).
- **LUR 97-00539 IM DZ:** Design Review approval for a dormitory project located at NE 30th Avenue and NE Holman Street, with a modification to increase the maximum building height from 30 feet to 40 feet.
- **LU 02-106366 IM:** Approval of an amended Impact Mitigation Plan to accommodate a maximum campus population of 1,690 students/faculty/staff through the year 2017, with conceptual approval of the development and projects identified by the University to support this growth as described in Exhibit A.3 and graphically depicted in Exhibits C.1 through C.5, subject to several conditions. Compliance with the current Impact Mitigation Plan and all pertinent conditions of approval will be discussed later in this report, under findings for the Impact Mitigation Plan Compliance Review. This approval, including the approved exhibits and all conditions of approval, continue to apply to the site.
- **LU 06-142498 DZ IM:** Approval of Impact Mitigation Plan Compliance Review and Design Review for the new Concordia University Library Building and Central Green, per the approved exhibits, and subject to conditions of approval regarding sidewalk and frontage dedications and improvements adjacent to the Library site.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **January 15, 2008**. The following Bureaus have responded:

The *Bureau of Environmental Services* (BES) has reviewed the proposal and provided a preliminary response, followed by a supplemental response to additional information provided by the applicant. Concordia is near several public sanitary-only and combined sewers. The combination sewer in NE Junior Street must retain a public sewer easement over it that is the same width as the current right-of-way. For all construction, grading and planting in the area of the easement, a formal encroachment agreement must be finalized between the University and the City/BES. Stormwater runoff generated from the proposed athletic field must meet the requirements of the City’s Stormwater Management Manual (SMM) current at the time of building plan review. Building plans for the project must include detailed site utility plans which show existing and proposed sanitary connections, as well as all stormwater management plans and data documenting how all applicable SMM requirements have been satisfied. Solid waste and recycling areas have additional design requirements. Any public street improvements must include drainage requirements per the standards of the SMM and Sewer Design Manual. The BES has recommended a condition of approval that, at the time of building permit review, an agreement must be finalized between the applicant and BES for encroachment of the field and related facilities in an easement that will remain after the vacation of NE Junior Street between NE 27th and 29th Avenues. Exhibit E.1 contains staff contact information, as well as extensive additional specific technical and permitting requirements that must be addressed by the applicant during the building permit review process.

The *Development Review Division of Portland Transportation* (Transportation) has reviewed the proposal and provided a preliminary response, followed by a supplemental response to additional information provided by the applicant. Transportation has reviewed the proposal for potential impacts regarding the public right-of-way, traffic impacts, and conformance with adopted policies, street designations, relevant criteria in Titles 33 and 17, and for potential impacts upon transportation services. Specific comments have been provided in response to transportation-related conditions, criteria, and requirements related to the Impact Mitigation Plan Compliance

and Amendment Reviews contained in this application. These specific comments are contained in this report under findings for conditions H, I, and K of the 2002 IMP, for 33.848.050.E-F, and for 33.848.070.G. In summary, Transportation has no objection to approval of the land use reviews in this application, subject to the following conditions:

- The applicant must execute a 6-foot wide pedestrian access easement, minimum 6-feet wide up to a maximum of 12-feet wide, on the north side of the vacated NE Liberty Street, prior to approval of any permits for the use of the vacated NE Liberty Street area. The easements must provide for a direct 6-foot clear unobstructed pedestrian through zone. NOTE: These easements are only required if the NE Liberty Street vacation is approved;
- If the NE Liberty Street vacation is not approved, the applicant will be required to construct street improvements along the NE Liberty Street frontage in order to receive building permit approval;
- The annual report for 2007-2008 identified in Condition I of Case File #LU 02-106366 IM must be satisfied prior to issuance of a building permit for the athletic field or no later than October 31, 2008, whichever is first. This condition requires an annual report of the effectiveness of the Transportation Demand Measures. NOTE: As a cleanup item, the reference to Condition F in the first line of Condition I should also be revised to refer to Condition H;
- Condition K of LU 02-106366 IM should include the following statement: "Special events at the athletic field are to be limited as follows: University-only events may not exceed 500 attendees per event. Non-university events may not exceed 250 attendees. Non-University events are limited to no more than 3 events per month from September through April and no more than 10 events per month from May through August. Approval for events that exceed the limitations noted must be approved through a Type II IMP Amendment Review.";
- The applicant is required to construct sidewalks along the NE 29th Avenue frontage of the athletic field. Prior to building permit approval, the applicant must provide a performance guarantee and contract to the satisfaction of the City Engineer.

Exhibit E.2 contains staff contact and additional information.

The *Site Development Section of the Bureau of Development Services* has reviewed the proposal and provided a preliminary response, followed by a supplemental response to additional information provided by the applicant. At the time of building permit review, the applicant must submit a geotechnical report, document compliance with Title 10 (erosion control) requirements, and receive approval for any necessary Oregon Department of Environmental Quality (e.g. 1200-C) permits for large-scale construction projects. Site Development has reviewed the supplemental information and preliminary stormwater report provided by the applicant. The conceptual design for stormwater treatment with the majority of overflow directed to on-site drywells and the remainder to the public storm sewer system is acceptable to Site Development, contingent upon approval by BES. Site Development has no object to the SIM form sizing used for the vegetated planters (provided that BES allows the proposed tree credits). The one existing drywell in NE Liberty Street only has an infiltration capacity of 1.2 cfs, or 583 gpm. It is likely that additional drywells (and UIC registration) will be required. A more complete stormwater report with sizing calculations will be required at the time of building permit review. The geotechnical engineer assumes infiltration rates will increase as depths increase into the gravels below.

The preliminary information provided substantiates that the stormwater service criterion can be met utilizing a combination of on-site infiltration of stormwater and discharge to the public storm sewer system. However, detailed plans and additional information will be required at the time of building permit review. Additional details for all existing and proposed easements will also be required at the time of building permit review, including that within the vacated NE Liberty Street right-of-way. The existing sump at NE 27th and NE Liberty must remain public, and a public easement of that sump will be required. Exhibit E.3 contains staff contact and additional technical information.

The *Life Safety (Building Code) Section of the Bureau of Development Services* has provided preliminary comments that, based on the information provided, there appears to be no conflicts between this proposal and the applicable building codes. The comments may not identify all
 LU 24-030450 CU
 Exhibit G.3

conflicts between the proposal and applicable building codes. A separate building permit or permits will be required for the project, and the proposal must be designed to meet all applicable building codes and ordinances. Exhibit E.4 contains staff contact and additional information.

The *Fire Bureau* has reviewed the proposal and responded with no concerns, but noting that the applicant is required to provide fire department access and water supply to the project. The proposal will be reviewed further during the building permit process, and fire-related requirements will be considered in greater detail at that time. Exhibit E.5 contains staff contact information.

The *Urban Forestry Division of Portland Parks and Recreation* has responded to the proposal with no concerns. Exhibit E.6 contains staff contact information.

The *Water Bureau* has reviewed the proposal and responded with no concerns. Exhibit E.7 contains staff contact information.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **January 15, 2008**. A total of four written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

The Concordia Neighborhood Association (CNA) has reviewed the proposal and provided comments regarding several aspects of the project. The CNA notes difficulties in responding to all potential issues due to lack of information, or because issues may change over time, and has requested that Concordia be directed to participate in a joint Good Neighbor Agreement (GNA) regarding field issues. Regarding the sound system, residents and neighbors feel that the decibel level and practice of the current system should be maintained, and that any replacement or visitor (guest) system should also not exceed current levels. The current practice of not doing play-by-play announcing should also be continued. The CNA supports the modification to reduce the interior parking lot landscaping with 'major stipulations' that stormwater be managed in bioswales, and that the landscaping treatments be deeper elsewhere, especially along the perimeter at NE 29th, NE 27th, and NE Dekum.

The CNA has not reached a conclusion regarding the light pole height increase, because they do not know what restrictions, if any, that the FCC will impose on the height of the light poles. There are outstanding questions regarding whether the taller poles, which are intended to prevent light spillover, will actually have the opposite effect. One of the major concerns has to do with traffic and parking, especially given the northward movement of the athletic field activity, and potentially greater attendance at future sporting events. Some examples of these concerns include allowing parking only on one side of NE 27th to expedite bus traffic, notification of neighbors of major athletic events which may impact access to their homes, and implementation of an aggressive program of alternative student transportation measures such as biking, walking, and use of public transportation. The CNA notes that they intend to form a Good Neighbor Agreement to work out the details regarding their concerns.

A letter submitted by a group of six property owners living near the site has identified six areas of concern. The first concern is that the west edge of the facility is too close to the sidewalk in NE 27th Avenue, and that there is an insufficient density of vegetation between the field and NE 27th Avenue. The second item is a request that Concordia install and maintain attractive trash containers along NE 27th Avenue, and to pick up litter in the neighborhood after games and events. Thirdly, concerns are raised regarding parking and traffic control issues, especially along NE 27th, including concerns about passable two-way traffic on NE 27th Avenue given the bus route and on-street parking on both sides of the street. Specific concerns are also raised regarding the availability of on-street parking spaces for homeowners along NE 27th Avenue during field events.

The fourth item in the letter supports the request to increase the height of the field lighting poles, with the understanding that the taller poles result in less light spillover, and because of an understanding that Concordia will work with the CNA regarding the timing of games and events.

The fifth item also notes support for the sound system, again noting Concordia's intent to work

with the CNA regarding events and event scheduling. Finally, a sixth issue has been raised regarding neighborhood impacts associated with the removal of the existing homes on the two blocks under the proposed field (e.g. noise, traffic disruptions, temporary street closures or utility service interruptions, mud on streets and sidewalks).

Another letter from a property owner along NE Dekum Street has raised questions regarding parking impacts to NE Dekum associated with field events, as well as fencing materials and height along the north side of the field. A final letter focuses on potential traffic impacts to the neighborhood, especially at NE Dekum and NE 29th, including the safety of pedestrian crossings at that intersection. This letter also expresses concerns regarding the proposed fencing and landscaping treatment along NE Dekum Street, suggesting that the proposed planting plan is inappropriate given the residential character of the area.

STAFF NOTE: Transportation-related issues regarding the construction of the athletic field and parking lots in this application were originally considered in the 2002 IMP, but the specific field activity levels and transportation system impacts are again being considered in this decision. Transportation-related conditions of approval require Concordia to submit an annual report documenting the status of Transportation Demand Measures by October 31, 2008, limitations on the number and size of field events, and the construction of sidewalks along the NE 29th Avenue frontage of the athletic field. Parking demand is likely to be higher during individual field events, but the primary use of the parking lots is likely to be Concordia students themselves, reducing potential parking impacts to the neighborhood. Event planning and communication with the neighborhood regarding individual events will likely be considered as part of a Good Neighbor Agreement. Construction impacts from the demolitions of the houses on the field site must comply with the specific permit-related requirements for timing of construction activities.

ZONING CODE APPROVAL CRITERIA

DESIGN REVIEW

Chapter 33.825 Design Review

Section 33.825.010 Purpose of Design Review

Design review ensures that development conserves and enhances the recognized special design values of a site or area. Design review is used to ensure the conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district or area. Design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area. Design review is also used in certain cases to review public and private projects to ensure that they are of a high design quality.

Section 33.825.055 Design Review Approval Criteria

A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design guidelines for the area.

Findings: Per condition C of the updated Concordia IMP (LU 02-106366 IM), and because the athletic field and parking lots #4 & #5 occur within the 150-foot transition zone, these projects must either meet the objective Community Design Standards or be approved through a Type II Design Review. The applicant has elected to pursue the Design Review track versus meeting standards. Because of the site's location, the applicable design guidelines are the Community Design Guidelines.

Community Design Guidelines

The Community Design Guidelines consist of a set of guidelines for design and historic design cases in community planning areas outside of the Central City. These guidelines address the unique and special characteristics of the community plan area and the historic and conservation districts. The Community Design Guidelines focus on three general categories: **(P) Portland Personality**, which establishes Portland's urban design framework; **(E) Pedestrian Emphasis**, which states that Portland is a city for people as well as cars and other movement systems; and **(D) Project Design**, which assures that each development is sensitive to both Portland's urban design framework and the users of the city.

Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project.

P1. Community Plan Area Character. Enhance the sense of place and identity of community plan areas by incorporating site and building design features that respond to the area's unique characteristics and neighborhood traditions;

Findings: Concordia University has been an institutional presence in this neighborhood since 1905, originally serving as an academy for pastors and school teachers of the Lutheran Church. Over the past century, Concordia has expanded northwards from the original campus core along NE Holman Street towards NE Liberty Street, west to NE 27th Avenue, and east to NE 30th Avenue. St. Michael's Lutheran Church is also within the boundaries of the IMP, directly east of the proposed athletic fields. There is considerable architectural diversity among existing campus structures, although many of the original campus buildings, the recently-approved new Library, and the St. Michael's Church are all clad in a brick exterior.

The proposed athletic field buildings carry forward this brick exterior material, with a functional, modern character to the individual structures. The use of brick evokes a sense of tradition and history while the functional structural forms are modern with clean lines, in keeping with the recently-approved library across NE Liberty Street to the south. *Therefore, this guideline is met.*

P3. Gateways. Develop or strengthen the transitional role of gateways identified in adopted community and neighborhood plans.

Findings: The site is not adjacent to the nearest neighborhood gateways of the adopted Concordia Neighborhood Plan, found along NE 33rd Avenue at both NE Ainsworth and Lombard Streets. Although the athletic field is not adjacent to the identified neighborhood gateways, it is adjacent to a secondary entry location identified on Figure 15 (Site Potentials) of the 2002 IMP. One of two secondary campus entry gateways is located at the corner of NE 29th Avenue and Dekum Street. However, most university students enter the campus at NE 27th Avenue and Dekum Street. Northeast 27th Avenue is classified as a transit street and is generally more heavily trafficked than NE 29th Avenue. In response to this hierarchy, a landscaped entry feature is provided at NE 27th Avenue and Dekum Street, as shown on the Planting Plan. Although not proposed with this application, a future monument sign may be proposed at the intersection of NE 27th Avenue and Dekum Street, to create a greater sense of campus entry from NE Dekum Street. The chamfered field fencing at this prominent corner and additional landscaping adjacent to the sidewalk serve as a strengthening point at this prominent intersection. Although technically this guideline does not apply, the intention of creating a distinct north campus entry is satisfied by the landscaping treatment at NE 27th & Dekum. *Although this guideline does not apply, the intent of the guideline is met.*

E1. The Pedestrian Network. Create an efficient, pleasant, and safe network of sidewalks and paths for pedestrians that link destination points and nearby residential areas while visually and physically buffering pedestrians from vehicle areas.

Findings: The proposed athletic fields fronts NE Liberty and Dekum Streets, and NE 27th and 29th Avenues. Clearly-defined, hard-surfaced pedestrian walkways are located on both sides of NE Liberty Street, as well as at the perimeter public sidewalks in NE 27th and 29th Avenues and NE Dekum Street. In addition, a secondary north-south walkway connects NE Liberty Street to NE Dekum, immediately adjacent to the field structures and west of parking lot #5. Three distinct pedestrian walkways also cross NE Liberty Street in alignment with NE 27th and 29th Avenues, as just west of the future library, in connection with the primary north-south walkways leading to the center of the campus to the south. All pedestrian walkways associated with the field development, except where

directly crossing the path of vehicle travel in NE Liberty Street, are separated from vehicle areas by areas of landscaping.

The primary destination points associated with the athletic field project are the three entry plazas along the south edge of the field. Distinct paving materials of brick are used at the three athletic field entry plazas, helping to identify these areas distinctly from the scored concrete walkway system used elsewhere around the field. The southeast corner is designated as the soccer entry plaza, the southwest corner as the baseball entry plaza, and the third brick field entry is near the south center edge of the field. The proposed walkway system creates an efficient, safe, and pleasant network of pedestrian connections between the field and the primary campus area to the south, while also buffering pedestrians from the two new parking areas and adjacent public streets. The distinct brick paving treatment at the field entries helps orient activity on the campus side of the field, while also making a clear connection to the adjacent streets and neighborhood. *Therefore, this guideline is met.*

E2. Stopping Places. New large-scale projects should provide comfortable places along pedestrian circulation routes where people may stop, visit, meet, and rest.

Findings: The athletic field project includes several stopping places along the pedestrian network surrounding the field, including the three brick entry plazas at the south edge of the field. The southwest (baseball) and southeast (soccer) entry plazas provide places to rest and socialize outside the direct path of pedestrian travel, while also connecting the field entry points to the adjacent public sidewalks. The pedestrian walkways along the south side of NE Liberty Street also connect to the three pedestrian entry points to the new Library, providing pleasant viewing and resting places for students and passersby. At the north edge of the field, along NE Dekum Street, the retaining walls for the tiered landscape beds can also serve as resting places for pedestrian passersby. *Therefore, this guideline is met.*

E3. The Sidewalk Level of Buildings. Create a sense of enclosure and visual interest to buildings along sidewalks and pedestrian areas by incorporating small scale building design features, creating effective gathering places, and differentiating street level facades.

Findings: The athletic field complex includes three pedestrian entry plazas along the south edge of the field, including brick paving and landscaped areas separating the plazas from the adjacent vehicle areas. The perimeter of the field buildings and structures are treated with a brick masonry that alternates in soldier and running patterns for visual interest. Individual buildings are generally set back from the property lines, in conformance with the IR zone standards, and in order to provide a substantial landscaped buffer between the field and residential properties to the north and west. The individual bleacher structures and other field outbuildings are broken up into multiple individual structures to reduce the impact and scale of these structures to abutting streets, providing for visual connections into and out of the field area. Along NE Dekum Street, the retaining walls at the landscaped areas are provided with vertical reveals in alignment with the field fence posts above, reducing the scale of these walls and providing visual interest at sidewalk level. *Therefore, this guideline is met.*

E4. Corners that Build Active Intersections. Create intersections that are active, unified, and have a clear identity through careful scaling detail and location of buildings, outdoor areas, and entrances.

Findings: The baseball and soccer entry plazas at the south edge of the field are located at key intersections, and made visually distinct with a brick paving treatment. These primary corners connect to direct pedestrian connections south towards the main campus, as well as to the adjacent public sidewalks. The field entries are pulled back from the corner to provide a generous pedestrian gathering space. The masonry materials and architectural design of the field outbuildings and bleachers are integrated

with the perimeter fencing materials, resulting in a unified and clear identity to the field as a whole. *Therefore, this guideline is met.*

E5. Light, Wind, and Rain. Enhance the comfort of pedestrians by locating and designing buildings and outdoor areas to control the adverse effects of sun, shadow, glare, reflection, wind, and rain.

Findings: The athletic field structures are contained behind perimeter fencing and landscaped areas, and are not intended to function as more typically urban buildings where awnings or arcades would be appropriate. The entire field complex, however, is surrounded by generous landscaped areas including perimeter street trees along NE 27th and NE 29th Avenues, and NE Dekum Street. Both sides of NE Liberty Street are also provided with landscaping and street trees to separate the parking and vehicle areas from adjacent pedestrian walkways. The density and variety of deciduous trees provided around the field will provide a measure of protection from the adverse effects of sun, wind, and rain. *Therefore, this guideline is met.*

D1. Outdoor Areas. When sites are not fully built on, place buildings to create sizable, usable outdoor areas. Design these areas to be accessible, pleasant, and safe. Connect outdoor areas to the circulation system used by pedestrians;

D3. Landscape Features. Enhance site and building design through appropriate placement, scale, and variety of landscape features.

Findings for D1 and D3: The athletic building and accessory structures (bleachers, press boxes, and ticket booths) are located along the perimeter of the athletic field in order to create a sizable, usable outdoor field area that meets NCAA dimensions for baseball and soccer events. A network of convenient, direct pedestrian walkways connects the field to the adjacent campus core to the south, as well as to the adjacent public streets.

The new athletic field includes a variety of landscape features to be located throughout the complex. Street trees along NE 27th, 29th and Dekum are a Little Leaf Linden species, and two different Ash species of tree are used along NE Liberty Street and at interior planting beds in parking lot #5. Red Maples are used at the landscaped border between the field and NE 27th Avenue, in combination with a dense row Strawberry Tree (arbutus) and Honeysuckle Vine screening against the fence. Three other tree species are used elsewhere throughout the site to act as accent plantings, including three Alaskan Cedars at the northwest corner 'gateway', and Western Hemlock and Southern Magnolia trees at parking area entry points and interior planting areas in NE Liberty Street.

The planting zones between the sidewalks and the roadway curb along NE 27th, Dekum and 29th will be provided with lawn or sod to complement the street trees. All other interior and perimeter planting beds will be provided with a variety of permanent groundcover materials, including a selection of low-growing shrubs (inkberry, cotoneaster) and several ornamental grass species. Stormwater planting areas on the north side of NE Liberty Street, and at the east edge of parking lot #5 will be planted with moisture-loving native species, including Oregon Iris, Compact Oregon Grape, and two rush and willow species.

Therefore, these guidelines are met.

D2. Main Entrances. Make the main entrances to houses and buildings prominent, interesting, pedestrian accessible, and transit-oriented.

Findings: The new athletic field complex has three primary entrance plazas. The west (baseball) entry plaza provides direct access to parking lot #4, the

adjacent Tri-Met (bus #9) stop, public sidewalks in both NE Liberty and NE 27th Avenue, and pedestrian walkways connecting to the main campus to the south. The east (soccer) entry plaza connects directly to both new parking areas, with direct pedestrian connections to NE 29th, NE Dekum, and the campus core to the south. Both of the two primary corner entries are accentuated by substantial masonry entry gateways with arching metal structures and low flagpoles above. The central entry plaza provides direct access to parking lot #4 and a ramped walkway crossing NE Liberty Street, providing an accessible and convenient connection south to the main campus. *Therefore, this guideline is met.*

D4. Parking Areas and Garages. Integrate parking in a manner that is attractive and complementary to the site and its surroundings. Locate parking in a manner that minimizes negative impacts on the community and its pedestrians. Design parking garage exteriors to visually respect and integrate with adjacent buildings and environment.

D5. Crime Prevention. Use site design and building orientation to reduce the likelihood of crime through the design and placement of windows, entries, active ground level uses, and outdoor areas.

Findings for D4 & D5: The conceptual location of both proposed parking areas, including a minimum (175) number of parking spaces, was previously approved during the 2002 updated Concordia IMP. The location of these two parking areas to the south and east of the field was an effort to minimize the visual impacts of surface parking areas internally to the campus as much as possible, and away from the residential blocks to the north and west. Both proposed parking areas are provided with significant interior landscaping, including a variety of trees that break up the horizontal mass of the parking areas and provide shade. Both parking lots are surrounded on all sides with a network of pedestrian walkways connecting the parking to the field, adjacent streets, and the campus core to the south.

The field itself is designed as an open outdoor area which allows participants and spectators to be present in a safe environment. The entire field complex is surrounded by 6'-0" to 8'-0" high metal fencing which allows clear views through the fencing. The north and west sides of the field are separated from the adjacent sidewalks and streets by dense areas of planting, including tall screening shrubs directly against the field fence and lower plantings against the sidewalk, providing visual screening of the field at grade without creating hiding places. Entry into the field for spectators and users is limited to the three entry gates along the south edge, providing for easily controlled access and security monitoring.

Therefore, these guidelines are met.

D6. Architectural Integrity. Respect the original character of buildings when making modifications that affect the exterior. Make additions compatible in scale, color, details, material proportion, and character with the existing building.

D7. Blending into the Neighborhood. Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials.

D8. Interest, Quality, and Composition. All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition.

Findings for D6, D7 & D8: All the proposed buildings are new structures. The new athletic field structures have been provided with a masonry exterior that harmonizes with existing campus buildings to the south, as well as with the St. Michael's Lutheran Church across NE 29th Avenue to the east. The modern, functional design of the field structures is consistent with the contemporary lines of the recently-approved library.

structure to the south. The reddish brick material color, coursing module and size, the clear glazing materials, and the aluminum-colored metal roofing for the field buildings also match exactly with exterior materials approved for the new library building. In addition, the pole lighting standards, concrete walkway scoring patterns, and street tree spacing patterns of the field are directly reflective of the approved design for the library and central green to the south.

The masonry materials, metal fencing, metal light standards, clear glazing and metal roofing systems, and brick and concrete surface treatments associated with the athletic field are all quality materials likely to stand the test of time. The various field outbuildings (bleachers, athletic building, ticket booths) and fencing materials use a common architectural language of vertical and horizontal elements that create a cohesive and legible identity for the field overall.

Therefore, these guidelines are met.

33.825.040 Modifications That Will Better Meet Design Review Requirements:

The review body may consider modification of site-related development standards, including the sign standards of Chapters 32.32 and 32.34 of the Sign Code, as part of the design review process. These modifications are done as part of design review and are not required to go through the adjustment process. Adjustments to use-related development standards (such as floor area ratios, intensity of use, size of the use, number of units, or concentration of uses) are required to go through the adjustment process. Modifications that are denied through design review may be requested as an adjustment through the adjustment process. The review body will approve requested modifications if it finds that the applicant has shown that the following approval criteria are met:

- A. **Better meets design guidelines.** The resulting development will better meet the applicable design guidelines; and
- B. **Purpose of the standard.** On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.

Findings for D6, D7 & D8: The applicant has requested three separate Modifications through Design Review. These requests will be considered individually below, and are as follows:

- Reduce the amount of interior parking lot landscaping from 7,875 to 4,858 square feet;
- Increase the maximum height of five field lighting poles from 75 to 80 feet; and
- Increase the maximum light spillover onto adjacent properties from 0.5 to a range including a maximum of 1.61 foot candles of light.

INTERIOR PARKING LOT LANDSCAPING: The 2002 IMP identifies the minimum parking spaces required by the completion of each of four phases. Upon completion of phase I, 175 additional on-campus parking spaces are required. The 175 stalls in parking lots #4 and #5 are the only phase I parking spaces contemplated in the IMP. The proposed parking areas are placed approximately in the location as proposed in the 2002 IMP, except that lot #5 was located to the north of the NE Liberty Street right-of-way. In order to meet NCAA field dimensions, and to include bleachers and other accessory structures, Concordia has requested the vacation of the NE Liberty right-of-way between NE 27th and NE 29th (being considered in the separate case LU 07-184841 IM ZC).

The purpose of the interior parking lot landscaping standard is as follows (33.266.130.A excerpt): *"The setback and landscaping standards:*

- *Improve and soften the appearance of parking areas;*
- *Reduce the visual impact of parking areas from sidewalks, streets, and especially from adjacent residential zones;*
- *Direct traffic in parking areas;*
- *Shade and cool parking areas;*
- *Reduce the amount and rate of stormwater runoff from vehicle areas;*
- *Reduce pollution and temperature of stormwater runoff from vehicle areas; and*

- *Decrease airborne and waterborne pollution.”*

Parking lot #4 is designed to resemble a public streetscape, with interior landscaping only located as a buffer adjacent to the three pedestrian walkways crossing the parking area or driveways, and a linear planting of street trees on both sides of the parking area. Interior parking lot landscaping in lot #4 is also provided via narrow landscape strips on the north side of the parking area which also function as a stormwater management facility. In parking lot #5, a more typical arrangement of interior landscape beds projects into the parking area in ten different locations, as well as straddling the pedestrian crossing near the driveway onto NE Dekum Street. Landscaping between parking lot #5 and NE 29th Avenue includes a linear stormwater management facility, as well as more typical perimeter shrub screening.

The proposed parking lot layout allows for lot #5 to resemble more of a typical street versus a parking lot, encouraging through traffic by vehicles and pedestrians. Parking lot #4 appears more like a typical vehicle parking area, with areas of interior landscaping located throughout the lot. The proposed plantings within and at the edges of both parking lots effectively soften the appearance of the parking areas, and the most substantial areas of landscaping are placed at the perimeter, visually buffering the parking area from NE 29th Avenue, and with islands of landscaping at each of the three driveway entrances to adjacent streets. The ‘street trees’ along both sides of NE Liberty street and trees within the interior landscaped islands will provide a substantial measure of shading and cooling of the parking area during the warm season. The Bureau of Environmental Services has reviewed the proposed stormwater management facilities at both parking areas, including the adequacy of the landscaped stormwater planting, and has not objected to the requested modification. Finally, the landscaping within the parking areas allows for the required 175 parking stalls, while also integrating a more open street-like design along NE Liberty Street, and providing an effective landscape screen when viewed from the adjacent streets and residential area, consistent with Design Guideline D4 (Parking Areas and Garages).

Therefore, for the modification to reduce the required interior parking lot landscaping from 7,875 to 4,858 square feet, these criteria are met.

FIELD LIGHTING POLE HEIGHT: The athletic field includes nine field lighting posts. Five of the nine field lighting posts exceed the maximum 75’-0” height limit of the IR base zone. These light posts include two located along NE Liberty Street, two along NE 29th Avenue, and one along NE 27th Avenue, with each of these five poles being 80’-0” in height. The proposed heights of the field lighting posts result from an effort to reduce the amount of light trespass onto adjacent residential areas to the north and west. The applicant retained a lighting consultant to ensure as little light trespass as possible. The greater the height of the light post, the more directly the lighting may project down onto the field, reducing the light spill over into adjacent areas. The lower the light post, the more horizontal the lighting must be projected, creating a greater potential for light trespass. The original field lighting plans included two 90’-0” poles to reduce potential light trespass. However, these poles were reduced to 80’-0” to better meet the height standard and reduce the scope of the height modification from 15’-0” to 5’-0”. The lighting consultant found that reducing all the light poles to a height of 70’-0” would result in significant additional light trespass into the surrounding neighborhood.

The purpose for the height limit at institutional campuses in the IR zone is the ‘maintain compatibility with and limit negative impacts on surrounding areas’ (33.120.277.A). Each of the five individual light poles for which a modification to the height standard has been requested is approximately 1’-0” to 1’-6” in diameter, and provided with a matte paint finish to match the painted hood systems for the lights atop each pole. When viewed in context with the larger scale of the surrounding field structures, and given the lesser amount of light spillover into the surrounding area provided by the 5’-0” increase in height, this additional height is consistent with the intent of the height standard of the IR zone. Similarly, the reduction in the overall number of light poles provided for by the

increase in height also allows the field lighting poles overall to better blend into the neighborhood (design guideline D7), and integrate architecturally with the uncluttered and functional appearance of the field design as a whole (D6).

Therefore, for the modification to increase the height of five field lighting poles from 75'-0" to 80'-0", these criteria are met.

LIGHT SPILLOVER: Nine field lighting posts are proposed at the perimeter of the athletic field, with heights ranging from 70'-0" to 80'-0" tall. The proposed field at Concordia University is somewhat more urban than the typical sports field in Portland, in that there is less of a physical distance between the edge of the field and surrounding streets and residential areas. Typically, athletic fields can be illuminated by six or fewer light poles, but after evaluation by a lighting consultant a total of nine fields have been proposed, in an effort to direct lighting downwards onto the fields as much as possible. Per Tim Butz of Musco Lighting, 'the pole heights and locations are related to safe playing fields. Baseball pole locations relate to modeling the ball (light all around the ball). The 'B' poles are used to back light the infield and to light the outfield. Center field is the furthest aiming point from any pole and therefore requires the highest pole. Lowering the height of the poles reduces aiming angles, producing more offsite spill light and offsite glare. By incorporating the field posts at the proposed heights, less lighting would potentially glare over into the adjacent residential and pedestrian areas to the north and west.'

"The fixtures being used are Metal Halide, 1500 watt and are typical of all sports venues, large and small. These particular fixtures are Musco Green, the industry leader in energy efficiency, spill light and glare control. The Green fixture is 40% more efficient than other lighting systems. This allows fewer lighting fixtures on each pole. The Green fixture has inserts in the reflector that redirect light and reduce offsite spill and glare. There is also an external visor which again redirects light to reduce unwanted offsite spill and glare. Therefore, the lighting proposed is the latest technology to minimize light outside of the field area."

At the present time Concordia is in the process of negotiating an updated neighborhood agreement with the Concordia Neighborhood Association. The updated agreement will address measures to mitigate any adverse affects from the new field lighting. Concordia proposes to mitigate the glare from the field lighting through approved frequency and scale agreements similar to the agreement between University of Portland and their neighbors.

The Zoning Code allows a maximum illumination on other properties of 0.5 foot candles of light (33.262.080). A lighting analysis was conducted by Musco Lighting to determine light spillage into the adjacent residential properties. The lighting analysis indicates lighting levels at adjacent properties for four different lighting scenarios per the following table (all measurements in foot candles):

Event	Range- NE Dekum	Range - NE 27 th	Range - NE 29 th
Baseball Practice (Low)	0.12 - 1.35	0.32 - 1.13	0.09 - 0.48
Baseball Game (High)	0.20 - 1.61	0.42 - 1.47	0.11 - 0.71
Soccer Practice (Low)	0.09 - 1.19	0.11 - 0.71	0.06 - 0.37
Soccer Game (High)	0.16 - 1.49	0.19 - 0.88	0.08 - 0.50

As noted in the table above, the proposed lighting for the athletic field will, in some cases, exceed the allowed lighting levels on surrounding streets and properties. These potential impacts are most notable along the north (NE Dekum) and west (NE 27th) sides of the field, where single-family residences are located directly across the street. The south (NE Liberty) and east (NE 29th) boundaries fall within the campus, or between the campus and the adjacent (Concordia affiliated) church.

The applicant is in the process of negotiating with the Concordia Neighborhood Association to amend the existing neighborhood agreement to address field lighting. Items covered in the agreement may include specific times when the lights may be used. CU Exhibit G.3

the maximum number of lights to be on at one time, timers on the lights for automatic cutoff at specified times, and specified hours when game versus practice lights must be used. In order to ensure ongoing communication regarding field lighting between the neighborhood and Concordia, a condition of approval will require that Concordia enter into and maintain a Good Neighbor Agreement (GNA) with the Concordia Neighborhood Association, with specific provisions as necessary regarding field lighting levels, hours of operation, and frequency.

The purpose of the glare standard (33.262.010) can be summarized as the protection of residential uses from certain objectionable off-site impacts associated with nonresidential uses. The purpose of the regulation is also to provide adequate control measures for protection of the community from nuisances. Athletic field lighting for large educational institutions in Portland, such as Lewis and Clark College and the University of Portland, has only been approved with specific hour of operation limits for the lighting. Specifically, illuminated night-time events at athletic fields are required to end by 9:00pm on Sunday through Thursday, and 9:30pm on Friday and Saturday. Further, lighting is required to be reduced to a low or moderate level between 9:30 or 9:00pm, respectively, and 10:00pm, when all lighting must be extinguished. By carrying forward these standard field lighting time limits as a condition of approval, and with the previously noted condition requiring the establishment and maintenance of a GNA, the proposal is consistent with the purpose of the glare standard.

With a field lighting plan which has been specifically designed to minimize light spillover into the adjacent residential areas, and with the limiting conditions noted above, the resulting field lighting will better meet design guidelines related to neighborhood character and impacts (P1 & D7).

With the noted conditions, the requested modification to allow the field lighting to exceed the glare standard to a maximum of 1.61 foot candles, as noted in the table above, these criteria are met.

IMPACT MITIGATION PLAN - COMPLIANCE REVIEW.

33.848.090 Impact Mitigation Plan Implementation

After an impact mitigation plan has been approved, all development must comply with the plan's provisions and phased mitigation schedules as well as other applicable provisions of this code, unless exempted by the plan. Projects will be reviewed for compliance with the approved impact mitigation plan through a Type II procedure unless another process is identified in the IMP. The project will be approved when it is found that the impacts of the proposed development in combination with all existing development on the campus will not exceed the levels mitigated for in the current growth phase. Design review of the project may also be required. When required the design review procedure may occur concurrently with the Type II procedure unless another approval process is identified in the IMP.

Findings: Per condition C of the 2002 IMP (LU 02-106366 IM), the athletic field project and parking lots #4 and #5 require approval through a Type II Compliance Review. In addition, condition Q of the 2002 IMP did not allow either field lighting or sound systems. The language of the 2002 IMP approval, and all conditions, is included below, followed by findings addressing the current status and/or degree of conformance of the library project with the active IMP.

Approval of an amended Impact Mitigation Plan to accommodate the growth of Concordia University to a maximum campus population of 1,690 students/faculty/staff through the year 2017, with conceptual approval of the development and projects identified by the University to support this growth as described in Exhibit A.3 and graphically depicted in Exhibits C.1 through C.5, subject to the following conditions:

A. The University will submit 4 copies of the final IMP, incorporating this decision and revising drawings as necessary to reflect the decision and conditions below, no later than 6 months from the date of the final decision for this land use review.

Findings: The final IMP approval, including necessary exhibits and attachments, were incorporated into the staff decision document, as supplemented by the original application narratives and exhibits. Multiple copies of the decision are included in the City records for this case. *The intent of this condition has been satisfied by the completeness of the 2002 decision document, and is therefore met.*

B. The following development projects are exempt from future IMP Compliance Review:

1. The Campanile project listed in Phase 1.
2. Changes in, or installation of, new mechanical or electrical equipment, including housings and screening for the equipment.
3. Remodeling or modification of an existing building's interior.
4. Exterior building modifications when the modification does not add floor area to the building. Design Review or consistency with the design standards will be required if any such modifications are located within the buffer or transition zones (50 feet from a public right-of-way or 150 feet from the campus perimeter).
5. Fences, freestanding walls, retaining walls, and gates. Design Review or consistency with the design standards will be required if any such modifications are located within the buffer or transition zones.
6. Awnings, signs or rooftop equipment.
7. Changes to parking areas that do not result in a net increase or decrease in the number of parking spaces or an increase in paved surface. Design Review or consistency with the design standards will be required if any such parking lot is located within the buffer or transition zones.

Findings: This condition does not impact the current Compliance Review for the athletic field. The new parking lots #4 and #5 are being considered in this application. *Therefore, this condition is satisfied.*

C. The following development projects may occur with a Type II Compliance Review only. Design Review is not necessary unless the development occurs within either the 50-foot buffer zone or the 150-foot transition zone.

1. Phase I: Athletic fields and Parking lots #4 and #5.
2. Phase II: Parking lots #1, #6, and #7.
3. Phase III: Parking lot #2.
4. Phase IV: 2 Classrooms on the west side of NE 29th Avenue and Parking lot #3.

Findings: This application satisfies the requirement for a Type II Compliance Review for the athletic fields and parking lots #4 and #5. Because portions of both the athletic field and parking areas occur in the 50-foot buffer and 150-foot transition zones, this application also includes a Design Review. *Therefore, this condition is satisfied.*

D. The following development projects may occur with a Type II Design Review or compliance with the Community Design Standards (PCC 33.218.140, Standards for All Structures in the RH, RX, C and E zones) only:

1. Phase I: Central Green and remodel Hagen Center.
2. Phase II: Chapel addition and reconstruct courtyard between Luther Hall and Hagen Center.
3. Phase III: PE addition.

Findings: None of the projects noted in this condition are proposed at this time. *Therefore, this condition does not apply.*

E. The following development projects require a Type II Compliance Review and concurrent Type II Design Review, or compliance with the Community Design Standards Standards (PCC 33.218.140, Standards for All Structures in the RH, RX, C and E zones):

1. Phase I: Library.
2. Phase II: Performing Arts Center, Classroom replacing Centennial Hall, 3 student housing buildings at the corner of NE Portland Boulevard and NE 29th Avenue.

3. Phase III: 32 married student townhomes.
4. Phase IV: 3 student housing buildings at NE 27th Avenue and NE Liberty Street.

Findings: None of the projects noted in this condition are proposed at this time.
Therefore, this condition does not apply.

F. The following development projects are limited to a maximum height of 30 feet unless modified through a Type II Design Review. If a project exceeds the 30-foot limitation, the approval criteria for the Design Review will be the Community Design Guidelines.

1. Phase III: 32 married student townhomes.
2. Phase IV: 3 student housing buildings at NE 27th Avenue and NE Liberty Street.

Findings: None of the projects noted in this condition are proposed at this time.
Therefore, this condition does not apply.

G. New development other than that described in Condition E of this approval is limited to 50 feet in height if located within the 50-foot buffer zone. The Design Review process may allow an increase in the height limit for development occurring within the buffer zone. In general, this includes the following projects:

1. Phase I: Library.
2. Phase II: Performing Arts Center, Classroom replacing Centennial Hall, 3 student housing buildings at the corner of NE Portland Boulevard and NE 29th Avenue.
3. Phase III: PE addition.
4. Phase IV: 2 Classrooms on the west side of NE 29th Avenue near NE Portland Boulevard.

Findings: None of the projects noted in this condition are proposed at this time.
Therefore, this condition does not apply.

H. The applicant will continue use of the traffic demand management alternatives approved in the 1991 Master Plan and 1997 Impact Mitigation Plan, including the appointment of a person to administer and coordinate alternative transit mode programs, the institution of a bus pass subsidy program, the establishment of a Transit Awareness program and an attempt to schedule classes so as to minimize peak hour use of parking facilities.

Findings: Concordia assigns responsibility for overall traffic management administration and coordination to specific individuals for ongoing review and implementation. Concordia monitors class enrollment and scheduling to minimize parking and traffic impact to the campus and surrounding community. On an ongoing basis, the University continues to encourage alternative transportation methods for faculty and staff. *This condition of approval will continue to apply, both to the athletic field and the Concordia Campus as a whole.*

I. In addition to the traffic demand management alternatives required under Condition F, above, the applicant will continue to provide an annual report to the Office of Planning and Development Review (OPDR), the Office of Transportation, and the Concordia Neighborhood Association, monitoring the success of efforts to reduce parking demand by University students and staff. These efforts may include, but are not limited to, encouraging carpools, bicycle use, and bus use, and the programs identified in the traffic demand management alternatives in Condition F. The report will include recommendations for additional programs to reduce reliance on the automobile. The report will be provided to the OPDR, the Office of Transportation, and the Concordia Neighborhood Association by May 1st of each year and must include expected student enrollment and numbers of faculty and staff for the upcoming fall term. The report will be prepared by a qualified professional approved in advance by the Transportation Planning Section of the Office of Transportation. In the event that the report calls for further measures to reduce parking demand on neighborhood streets, or if the City concludes in its assessment of the annual report that such measures are called for, then the University will undertake such measures. It is the purpose of this condition to involve the University, the neighborhood

association, the OPDR, and the Office of Transportation in decisions to reduce the parking problems which may arise.

Findings: This condition requires an annual Transportation Demand Management (TDM) report, which has not been submitted to Portland Transportation. Therefore, this condition has not been met. However, due to the likelihood that parking data is not available at this time of year, it is appropriate to collect this data in the fall. Therefore, Portland Transportation recommends that, prior to the issuance of a building permit for the athletic field or by October 31, 2008, whichever comes first, the University must submit an annual TDM report, as noted in this condition.

With a condition of approval requiring the submittal of the report prior to issuance of any permits for the field project or by October 31, 2008, whichever comes first, the intent of this condition can be met. In addition, this condition continues to apply.

J. Planning approval of building permits for elements of any phase of the IMP will not be given until all of the off-street parking required in the previous phase has been provided at the locations shown.

Findings: The athletic field occurs within phase I of the IMP. The only parking associated with phase I was parking lots #4 and #5, generally in the locations as originally shown (lot #4 has shifted slightly southwards to align with N. Liberty Street). No projects within phase II or later are proposed with this application. *This condition is not yet triggered, and continues to apply.*

K. Special events are limited in type, frequency and scale to those described in the IMP (page 13, Exhibit A.3, attached).

Findings: The athletic field has been designed to have the flexibility to facilitate special events as listed in Exhibit A.3 of the 2002 IMP. These events include various intercollegiate athletics, drama productions, graduation ceremonies in December and May, and the Lutheran Elementary School Tournament (LEST) in February, which hosts approximately 1,000 to 1,300 people. In addition to the athletic field events contemplated in the 2002 IMP, Concordia anticipates up to six potential field events per year, associated with (3) regional NAIA Baseball events in the spring, and (3) NAIA Post-Season Soccer Regionals in the Fall. The new baseball event is held only every other year, assuming Concordia qualifies, and happens after spring graduation with an average 250 attendees. The new soccer event averages 350 attendees, and is held only every other year, again assuming Concordia qualifies.

Finally, the applicant has indicated an unspecified amount of Little League and/or Youth Soccer events for the field, stating that although the field is intended primarily for University-related activities, that 'monitored and scheduled' community and athletic events are also proposed. The applicant states that 'the occurrence and frequency of community programs will be based on the interest expressed by community organizations. As such, detailed information cannot be provided at this time. The University will work closely with the Athletic Field Complex Committee to address issues of non-University users, including scheduling.'

Based on this information, and without additional details regarding the magnitude, timing, and frequency of potential non-University uses of the field, Portland Transportation recommends that 'special events at the athletic field are limited to University-only events with no more than 500 attendees per event. Non-university events may not exceed 250 attendees. Non-University events are limited to no more than 3 events per month from September through April and no more than 10 events per month from May through August'. Prior to Concordia conducting athletic field events with more than 500 attendees, or non-University events at the field, additional transportation- and parking-related information should be provided through a Type II Impact Mitigation Plan Amendment to revisit this condition.

With a condition of approval modifying this condition of the 2002 IMP as noted above, the new athletic field project can remain consistent with the special event type, frequency, and scale as originally approved via this condition.

L. If during any phase campus population (students/faculty/staff) exceeds the levels approved through this IMP, a Type II Amendment review and new parking and traffic analysis are required.

Findings: The 2002 IMP approval provided for a maximum campus population of 1,690 students/faculty/staff through the year 2017. Concordia monitors campus population continually and will seek the necessary IMP approvals in the future if this population limit is considered too low. Concordia has not requested any amendment to the approved campus population levels at this time. *This condition continues to apply.*

M. When submitting a street vacation request for NE Junior Street, the University will also submit a Type II Compliance review application demonstrating compliance with the Superblock regulations found in PCC 33.293. Approval of the Compliance review must be received prior to City Council action on the street vacation request.

Findings: A separate application has been submitted for the vacations of both NE Junior and Liberty Streets, via case file # LU 07-184841 IM ZC. This separate review must be completed and approved prior to any construction for the field or parking lots, as substantial portions of these projects occur in what is presently a public right-of-way. *This condition is being pursued through a separate application, and continues to apply.*

N. Parking lot #1 on the west side of 27th Avenue will not be developed incrementally, but instead will only be developed for parking when the entire block is in University ownership and can be developed as a single parking lot. In addition, the unpaved alley between 26th, 27th, Holman and Highland will not be improved until all abutting property owners agree hereto. Finally, any parking on the west side of 27th will be set back at least 50 feet from the Holman Street right-of-way.

Findings: The development of parking lot #1, which is part of the approved phase 2 of the IMP, is not proposed at this time. *This condition is not yet triggered, and continues to apply.*

O. Parking lots #1, #3, and #6 will be set back a minimum of 10 feet from abutting residential property (west side of lots #1 and #3, east side of lot #6). The setback will be landscaped to the “high screen” standard described in PCC 33.266.130.H.3.d, with a further requirement that the 6-foot high shrub screen be provided on the side of the wall facing the adjacent residential properties (not on the parking lot or University side of the masonry wall).

Findings: The development of these parking lots, which are included in phases #2 and #4, are not proposed at this time. *This condition is not yet triggered, and continues to apply.*

P. A landscape buffer will be provided along the west edge of the new athletic fields (NE 27th Avenue frontage). The entire landscape buffer is required as long as any property on the west side of NE 27th Avenue, facing the athletic fields, remains in non-University ownership. The landscape buffer will be a minimum of ten feet wide and will comply with the L2 landscaping standard described in PCC 33.248.020.B.

Findings: The applicant has provided a ten foot wide landscaped area between the new athletic field and NE 27th Avenue, to be planted with landscaping that meets the L2 landscape standard (3'-0" tall shrubs, trees, groundcover). Specifically, the landscaped area on the west side of the field includes densely-planted strawberry tree (arbutus unedo) shrubs interspersed with climbing trumpet honeysuckle directly adjacent to the entire west exterior field wall. The foreground of the landscaped area includes a

continuous row of armstrong maple trees, and varied groundcover plantings of ornamental grasses and inkberry. *This condition is satisfied.*

Q. Lighting of the athletic fields is not allowed. Sound systems (public address, etc.) are also not allowed.

Findings: This application includes amendments to Concordia's 2002 IMP to allow both lighting of the field and a sound system, as discussed later in this report. *This condition is proposed to be modified.*

R. Upgrade to campus-wide nonconforming development will occur as follows:

1. Phase I: with completion of the new athletic fields, the campus-wide pedestrian system will comply with the standards found in PCC 33.120.255.
2. Phase II: Concurrent with construction of Parking Lot #7, perimeter and interior landscaping for parking along the west side of NE 29th Avenue, south of Parking Lot #7 to NE Holman Street, will be upgraded as necessary to comply with May 2002 code requirements.
3. Phase III: Construction of Parking Lot #2 will include upgrading any existing area of that parking lot as necessary to comply with the landscaping standards in effect in May 2002.
4. Phase IV: Concurrent with construction of the two classrooms located on the west side of NE 29th Avenue, the existing parking on the west side of NE 29th Avenue, between Parking Lot #7 and NE Portland Boulevard, will be upgraded as necessary to comply with the landscaping standards in effect in May 2002.
5. The building permit application submittal for the final project of Phase IV will include a full site plan demonstrating that all nonconforming development has been made conforming during the life of the IMP.

Findings: Prior to completion of the athletic field project, the campus-wide pedestrian system must be found to comply with the pedestrian standards for multi-dwelling zones. These standards require a 5'-0" wide hard-surfaced network of pedestrian walkways, material or physical separation of the system when near vehicle areas, night-time lighting, and direct connections from each building to the closest street. The applicant has submitted a circulation plan, identifying most of the on-site walkways. However, not all on-site walkways have been indicated, night-time lighting is not shown on the plan, and it is unclear if several of the buildings (e.g. Hagen Center, Centennial Hall, etc.) meet the direct connection standard. The applicant will be required to submit a plan showing conformance with pedestrian standards prior to receiving permit approval of the athletic fields. The remaining items (#2 - #5) of this condition are not yet triggered. *This condition continues to apply.*

33.848.050 Impact Mitigation Plan Approval Criteria

The approval criteria listed in this Section will be used to review impact mitigation plans. These criteria correspond to the regulations governing the content of the Impact Mitigation Plan. The approval criteria are:

- A. The mission statement and impact mitigation plan contain the components required by the Institutional Residential Zone (33.848.070).

Findings: No changes are proposed to the mission statement as approved for Concordia in 2002 as part of this application. The IMP also contains the components required by Section 33.848.070, as more fully discussed later in this report. *This criterion is met.*

B. Mitigation.

1. Each planned phase of development includes mitigation activities that offset impacts of that phase of development, except as provided in Paragraph B.2, below;
2. Impacts that cannot be mitigated may be allowed if the public benefits of the proposed institutional campus boundary, mission statement, and impact mitigation plan outweigh the impacts.

Findings: The 2002 IMP includes mitigation activities for each phase of campus development over the course of the IMP. Generally, visual impacts of buildings are addressed through requirements for design review, specific landscaping and setback standards are applied in other situations, and conditions of approval require various other upgrades to campus development over the life of the IMP.

For the athletic field project, mitigation activities include installing a landscaped buffer along the west edge of the field, between the field structures and the sidewalk in NE 27th Avenue. In addition, prior to construction of the athletic fields, the applicant must document that the entire campus conforms to requirements for an on-site pedestrian walkway system. Although the campus may conform with the pedestrian standards (33.120.255), additional information will be required prior to issuance of permits for the athletic field project, to document conformance with these standards. If the requirements for direct connections from each building to the street, walkway size and material, and night-time lighting standards are not met throughout campus, the applicant will have to upgrade these elements before completing the athletic field project.

The original IMP included a condition of approval that lighting of the athletic fields was not allowed, to avoid potential glare impacts. A sound system was also not allowed, in order to avoid excessive noise impacts. With this application, the applicant has proposed the use of both lighting and a sound system for the athletic field, requiring an amendment to condition Q of the 2002 IMP.

The applicant is in the process of negotiating an updated Good Neighbor Agreement (GNA) with the Concordia Neighborhood Association, including measures to mitigate any adverse impacts from the new field lighting and sound system. Concordia proposes to mitigate the glare from the field lighting and noise from the sound system 'through approved frequency and scale requirements similar to the approved neighborhood agreement between the University of Portland and the surrounding Merlo Field.' The potential areas of agreement in the GNA will include the time when the lights may be in use, the maximum number of lights to be on at one time, timers on the lights for automatic cut off at specified times, and specified hours when game versus practice lighting levels must be used. Since this effort provides the most appropriate, effective, and ongoing opportunity for ongoing dialogue between the neighborhood and Concordia once the athletic field is in operation, a condition of approval will require that the applicant enter into and maintain a GNA addressing potential issues regarding the field lighting and sound system.

Nine field lighting posts are proposed within the athletic field project area. Concordia has retained a lighting consultant to evaluate potential neighborhood impacts with regards to glare. Generally, six lighting poles are required to light an athletic field. However, lighting the athletic field with a typical 6-pole design would create significant light trespass onto adjacent properties. To mitigate for these potential impacts, 3 additional poles have been added. As discussed earlier in this report with regards to the modification to the glare standard, a greater number of taller light poles than would usually be installed at a field of this size allows for light to be directed directly downward onto the field as much as possible. In order to limit evening lighting impacts to the neighborhood, a condition of approval will require illuminated night-time events at the athletic fields to end by 9:00pm on Sunday through Thursday, and 9:30pm on Friday and Saturday. Further, lighting is required to be reduced to a low or moderate level between 9:00 or 9:30pm, respectively, and 10:00pm, when all field lighting must be extinguished. With this condition of approval and that requiring the GNA, the impacts of lighting the athletic field can be offset.

Noise levels are generally regulated by Title 18, Noise Control, which contains City of Portland standards for noise emissions from all properties. Noise standards are based on zoning. The zoning of the property 'creating the noise' and the zoning of the property 'where the noise is heard' are considered under the City Code. In this case, both the

Concordia site and the adjacent properties are residentially zoned. Therefore, the maximum allowed sound level, per Title 18, is 55dba during the hours of 7:00am to 10:00pm, and 50dba at all other times, measured at the receiving site's property line. Concordia has stated the intent to obey these noise level limitations, and notes that additional noise level mitigation requirements may be proposed or implemented, dependent upon final negotiations with the Concordia Neighborhood Association. Concordia has agreed to comply with the City's noise regulations. Concordia has also specifically agreed to have an acoustical engineer's analysis if, once the field is in operation, noise becomes an issue.

Concordia, irrespective of any approval granted by this application, will be required to conform with Title 18 requirements. Specifically, Concordia has stated an intent to comply with the day-time maximum noise level of 55dba, and evening events past 10:00pm are not proposed. These noise standards will remain in place, unless a variance from the Title 18 requirements is approved by the Noise Control Officer (per PCC 18.14.20). The current application does not include a request for a variance from Title 18 requirements.

Because Concordia has agreed to work closely with the neighborhood to address noise-related concerns, comply with City noise standards, and conduct an acoustical engineer's analysis of field-related noise if noise becomes an issue, potential impacts associated with the use of a sound system can be addressed. In order to memorialize and capture this agreement, a condition of approval will require that Concordia conduct an acoustical engineer's analysis of athletic field events if lead to noise-related issues with the neighborhood. This condition will also require that all noise-generating activity at the field comply with (Title 18) noise standards, unless a variance from noise standards is granted by the Noise Control Officer.

Issues with regards to transportation impacts are discussed below under findings for 33.848.050.E & F, as well as 33.848.070.G.

With conditions of approval regarding evening end times for illuminated field event, completing a GNA with the neighborhood association to consider lighting and noise issues, and memorializing Concordia's intention to meet noise standards and conduct an acoustical analysis if noise later becomes an issue, this criterion is met.

- C. The proposed uses and possible future uses will be able to comply with all applicable requirements of Title 33 and Title 32, Signs and Related Regulations, except where adjustments are being approved as part of the impact mitigation plan.

Findings: The athletic field and parking lots #4 and #5 will be able to comply with all applicable requirements of Titles 33 and 32, except as modified in this application with regards to the lighting level (33.262.080) and lighting pole height (33.120.277, Table 120-3, 33.120.215.B) standards. Therefore, this criterion is met.

- D. The proposed institutional zone boundary, mission statement, and impact mitigation plan have been evaluated against the purpose of the IR Zone and on balance have been found to be supportive of the zone's characteristics as stated in Subsection 33.120.030.F.

Findings: No changes are proposed to Concordia's institutional zone boundary or mission statement with this application. The purpose of the IR zone is to provide for the establishment and growth of large institutional campuses and higher-density residential development, but not to such an extent as to sacrifice the overall residential neighborhood image and character. The proposed athletic field was previously contemplated in the 2002 Concordia IMP. The addition of field lighting and a sound system for the field, with conditions of approval as noted above under 33.848.050.B, can be sufficiently limited such that, on balance, these changes are supportive of the IR zone's characteristics and purpose. *Therefore, this criterion is met.*

- E.** The proposal and impact mitigation plan are supportive of the Transportation Element of the Comprehensive Plan.
- F.** The transportation system is capable of safely supporting the development proposed in addition to the existing uses in the area, or will be made capable by the time the development is completed.

Findings for 33.848.050.E-F: The amendment to allow for field lighting and a sound system for the proposed athletic field do not have any transportation impacts. However, the use of lighting at the athletic fields will allow events to occur at peak traffic times. Therefore, it will be important to manage large events so start times do not occur during peak traffic hours. Portland Transportation has no objection to the proposed lighting and sound system with the recommendation that events larger than 500 attendees, if approved in the future, not be scheduled to start between 5:00 and 6:00.

The proposed athletic field is consistent with the previously approved 2002 IMP. The activity level for the athletic fields is consistent with the previous event summary with the exception of post-season tournaments for baseball and soccer events, both of which occur only every other year, and assuming Concordia qualifies. A typical ratio for attendees to parked vehicles is 3:1. Based on this ratio, the parking supply within reasonable proximity of the athletic field is expected to accommodate events with up to approximately 500 attendees. Without more information about actual parking demand for events, a condition is recommended to limit the number of event attendees to 500.

The application also indicated the potential for community athletic programs such as little league and youth soccer programs. Table 1 in the Special Events Management Plan (SEMP) describes the anticipated event summary for the athletic field. Portland Transportation recommends a condition that allows for University events, as well as non-University events, at the athletic field. Limitations are required for attendance and frequency of events in order to manage the impacts. At this time, the University does not have information about the specific impacts that certain events might generate. The limitations identified in the proposed condition modifying condition K of the 2002 IMP, discussed earlier in this report, will allow for a fair amount of flexibility for the university. If additional events or larger events are desired, then changes to these limitations should be required through a Type II IMP Amendment Review. The University should make efforts to track the events, their attendance, and parking demand associated with the events. The ongoing collection of this data would provide valuable information for evaluating impacts of larger or more frequent events. With condition K of the 2002 IMP amended to limit field event attendee levels and non-University event frequency, Portland Transportation finds that the transportation system is capable of supporting the proposed athletic field.

With conditions limiting the event attendee levels and non-University events, Portland Transportation finds the transportation system is capable of supporting the proposed athletic field. *Therefore, with the noted conditions, these criteria are met.*

- G.** Public services for water supply, police, fire, sanitary waste disposal and storm water disposal are capable of serving the proposed development, or will be made capable by the time the development is completed.

Findings: The above service agencies have received notice of the proposal and have responded to the request. There are existing public services that will support the proposed athletic field project. Stormwater management will be more completely and fully addressed during the building permit process. After review of supplemental stormwater information, the Bureau of Environmental Services (BES) has no objections to approval of the proposed athletic field, but does recommend one condition of approval. Specifically, BES requests a condition that, at the time of building permit review, an agreement must be finalized between the applicant and BES for encroachment of the field and related facilities in the easement that will remain after the vacation of NE Union

Street between NE 27th and 29th Avenues. *With the noted condition as recommended by BES, this criterion can be met.*

- H.** City-designated significant resources such as views, landmarks, or habitat areas are protected or enhanced.

Findings: City-designated views are depicted on the zone map by an 's' overlay; landmarks are depicted by a dot; habitat areas are protected by Environmental overlay zones. There are no such designated significant resources present within the campus boundary. *Therefore, this criterion does not apply.*

- I.** The appearance, location, and amount of commercial, non-institutional office, industrial service, and manufacturing and production will not, by itself or in combination with other uses, decrease the desirability of adjacent residential areas for the retention of existing housing or development of new housing.

Findings: The Concordia IMP does not include any non-institutional office, industrial, or manufacturing uses on the campus. The only potential commercial use within the campus boundary consists of the campus bookstore, which is intended to serve primarily the students and faculty of the institution and as such is an accessory use. A dining hall is located in the Hagen Center and is an accessory use to the college campus. Similarly, the athletic field includes a concession stand located within the confines of the field facility, and will operate only in conjunction with specific field events, serving participants and spectators. All these accessory uses are located centrally to the campus and away from the adjacent residential uses along the west, east, and south boundaries of the campus. The combination of these uses and their location within the campus boundaries will have no discernable impacts on the abutting neighborhood or residential properties. *Therefore, this criterion is met.*

- J.** The impact mitigation plan includes design, landscape, and multi-modal transportation plans which limits conflicts between the institutional campus and residential, commercial, and industrial uses located within the same neighborhood or neighborhoods as the campus.

Findings: The 2002 Concordia IMP typically requires compliance with objective design standards or a discretionary design review for projects located within the 150-foot transition zone at the campus perimeter. Specific landscape conditions have been required for various projects in the 2002 IMP as well, including a requirement for the 10-foot deep landscaped buffer between the west face of the athletic field and NE 27th Avenue, as proposed in this application. The ongoing requirements in the 2002 IMP require implementation of Transportation Demand Management measures addressing transit, bicycle, and pedestrian modes of travel. *Therefore, this criterion is met.*

- K.** All relevant declarations of Covenants, Conditions and Restrictions and any other relevant legal instruments will be submitted in advance of any development.

Findings: The applicant states that any relevant legal instruments will be submitted in advance of any development, but notes that none are anticipated. *This criterion is met.*

- L.** Campus institutional, commercial, office, industrial service, and industrial development will, with mitigation, not have significant adverse impacts on the livability of nearby residential and business areas.

Findings: The Concordia IMP does not proposed or anticipate any commercial, office, industrial service or industrial development except for those normally associated with a college use as accessory and support functions. The anticipated incremental growth in student enrollment and future campus institutional development projects within the campus boundaries will not have a significant impact on the surrounding area. The impacts to the transportation system associated with the new athletic field are mitigated

by the existing Transportation Demand Management Plan, as well as by the conditions presently recommended by Portland Transportation. Ongoing requirements for design standards or design review, as well as landscaping, help ensure a smooth and attractive transition from the campus to the surrounding neighborhood. The high material quality of structures associated with the field, and substantial landscaping on the west, north and east edges of the new field and parking areas prevent significant adverse impacts on the livability of the adjacent neighborhood. *Therefore, this criterion is met.*

- M.** The impact mitigation plan adequately addresses potential nuisance-related impacts, such as litter, noise, shading, glare and traffic.

Findings: The 2002 IMP includes adequate measures and conditions addressing mitigation for potential traffic impacts. Portland Transportation has also recommended specific conditions of approval related to the development of the athletic field. The campus grounds are generally well-maintained and patrolled for litter. Concordia has agreed to negotiate and enter into a good neighbor agreement (GNA) with the Concordia Neighborhood Association regarding ongoing activities at the field, including post-event litter clean-up.

This application does include an amendment to allow a sound system and night-time lighting for the athletic field, as originally prevented via condition Q of the 2002 IMP. Issues associated with addressing impacts associated with lighting and noise at the field have been addressed earlier in this report, under findings for the modifications through design review, as well as for criterion 33.848.050.B. These findings are incorporated herein by reference. In summary, with conditions of approval requiring Concordia to complete a GNA with the neighborhood association, imposing an evening cut-off time for field events, limiting the number of attendees for special events, and ensuring conformance with (and potential future reconsideration of) City noise standards, the current request can adequately address potential nuisance-related impacts regarding glare and noise. Consistent with the applicant's stated intentions to address the issues in this criterion, the GNA should also address traffic, noise, and litter impacts associated with field events. *Therefore, with conditions of approval requiring a GNA and coordination with the neighborhood on these issues, this criterion is met.*

- N.** The proposal is consistent with the policies and objectives of any plans applicable to the campus's location which have been adopted by the City Council as part of the Portland's Comprehensive Plan.

Findings: The campus is located within the boundaries of both the Albina Community Plan and the Concordia Neighborhood Plan. The 2002 Concordia IMP, which included the athletic field project, was found to be consistent with these two plans. The addition of lighting and a sound system, with the proposed conditions of approval regarding their operation, does not alter the consistency of Concordia's field project with these adopted plans. *Therefore, this criterion is met.*

- O.** The Portland Design Commission has reviewed and approved design guidelines or standards that will ensure:
1. An environment will be created which is attractive, safe, and pleasant for pedestrians; and
 2. The edges of the campus will provide smooth and attractive transitions between the institutional campus and adjacent residential and business areas.

Findings: The Portland Design Commission reviewed and approved design guidelines and standards for Concordia in both 1997 and 2002. Most major new projects, and virtually all projects within the perimeter of the campus, must either meet the Community Design Standards or receive approval through design review. The athletic field has been evaluated during the design review process, as discussed earlier in this report. *Therefore, this criterion is met.*

33.848.070 Impact Mitigation Plan Requirements

The applicant must submit an impact mitigation plan which includes all the components listed in this Section. The review body may modify the proposal. While it is important to include adequate detail in the plan, the intent of this Chapter and the IR zone is to allow development of a document that guides the nature and timing of mitigation activity rather than one that specifies the nature, size, and location of all future development projects.

- A. Mission statement and uses.** An impact mitigation plan must include a mission statement. The mission statement is intended to identify the scope of services and defines the range of uses and activities that the institution sees as ultimately occurring within the campus. The mission statement must include the following elements:
1. A statement of the mission of the institution and the campus;
 2. A list of all the primary uses expected to occur on the campus with an explanation of the interrelationship between each and the institutional campus mission;
 3. A list of all accessory uses expected to occur on the campus with an explanation of the role each accessory activity plays in implementing the campus mission statement. Activities which provide goods or services to people or facilities that are not on the campus may not be listed as accessory activities;
 4. A list of temporary activities and events which are expected to occur on the campus in general and at major event entertainment facilities located on the campus;
 5. A list of other retail sales and service, office and industrial activities expected on the campus providing goods or services to people or facilities in the larger community, with a statement for each explaining the interrelationship between the activity and the campus mission statement; and
 6. The proposed locations for retail sales and service, office, industrial uses, and major event entertainment facilities must be identified.

Findings: The 2002 Concordia IMP includes a mission statement including all the above elements. No changes to the mission statement are proposed with this application. *Therefore, this requirement remains met.*

- B. Institutional campus boundary.** The Impact Mitigation Plan must delineate the ultimate area and boundaries of the institution's campus. The proposed boundary may include land that the institution does not presently control. However, sites must be controlled by the institution to be zoned IR.

Findings: The 2002 Concordia IMP includes a map delineating the ultimate area and boundaries of the campus. No changes to these boundaries are proposed with this application. *Therefore, this requirement remains met.*

- C. Location sensitive uses.** The Impact Mitigation Plan must identify the location on the campus where location sensitive uses are to be placed. Location sensitive uses are:
1. Retail Sales And Service and Office uses which are not listed as primary or accessory uses in the mission statement;
 2. Any use or activity which provides goods or services to establishments not on the campus;
 3. Major Event Entertainment facilities permitted on the campus as conditional uses; and
 4. Industrial Service and Manufacturing And Production uses permitted on the campus as conditional uses.

Findings: The 2002 Concordia IMP does not list any retail or office uses which are not accessory to students, faculty and staff at the institution. The 2002 Concordia IMP does provide some services to the local community and neighborhoods. There are no existing or proposed Major Event Entertainment, Industrial Service, or Manufacturing and Production uses on the campus. *Therefore, this requirement remains met.*

- D. Phasing of mitigation activities.** Impact mitigation measures and expected demands for public services should be divided into phases of campus growth. Each phase of campus growth included in the impact mitigation plan must identify the specific mitigation activities which will be implemented in advance of the development activities included in that growth phase. A specific phase of campus growth may include several different development projects. Phases of growth may be described exclusively in terms of the mitigation measures to be implemented. Once the implementation measures for a phase of growth are in place any development project which is otherwise consistent with the campus mission statement and the impact mitigation plan may be undertaken when the project's expected impacts are at or below the levels mitigated for in the current phase of growth. Each phase of growth must identify mitigation measures to be taken to address the elements in Subsections E through I of this Section.

Findings: The 2002 Concordia IMP included a phased program or matrix of campus projects. The athletic field and parking lots #4 and #5 are contained within phase I of the IMP. No changes are proposed to the phasing of programs approved in the 2002 IMP. *Therefore, this requirement remains met.*

- E. Waste disposal.** For each phase of campus development, the following service loading must be addressed:
1. Effect on the City's sanitary sewer system;
 2. Capacity of the storm water disposal system that serves the campus;
 3. Disposal of hazardous solid waste, including preventing hazardous substances from entering the storm water disposal and sanitary sewer systems; and
 4. Preventing mud and other debris from campus construction sites from entering the storm water disposal system.
 5. Reducing solid waste produced on the campus through recycling;

Findings: There are adequate sanitary services available to the athletic field in adjacent public streets. The conceptual stormwater management plan for the athletic field has been identified as acceptable to the Bureau of Environmental Services (BES), although additional issues and specific methods will need to be further addressed during the building permit review process. The BES has recommended a condition of approval requiring that, during the building permit review process, an agreement must be finalized between the applicant and BES for encroachment of the field and related activities in the easement that will remain after the vacation of NE Junior Street between NE 27th and 29th Avenues. Erosion control during construction will comply with all associated regulations of the City. Concordia has an extensive solid waste recycling program functioning on campus. *Therefore, with the noted condition and refinements to stormwater management that will apply during permitting, this requirement is met.*

- F. Water supply.** For each phase of campus development the following service loading must be addressed:
1. Water needs of the campus; and
 2. Water conservation activities and measures.

Findings: The existing water service available to the campus is adequate to serve the athletic field project, and the Water Bureau has responded to the proposal with no objections. *This requirement is met.*

- G. Transportation.** For each phase of campus development the following must be addressed in the multi-modal transportation plan.
1. The location and amount of motor vehicle and bicycle parking;

Findings: The applicant has proposed the vehicle parking for Lot 4 and some of Lot 5 will be shifted south into the proposed NE Liberty Street vacated area. No apparent changes have been proposed for bicycle parking. The proposed vacation of NE Liberty Street will result in a loss of approximately 35 on-street parking spaces. In addition, the street widths of both NE 27th and 29th Avenues are only 28 feet wide. The change from

residential homes with driveways to the athletic field complex will result in no opportunities for 'courtesy' queuing of two opposing vehicles on the athletic field side of the street. Due to the safety issues associated with this street condition, on-street parking will have to be removed on the athletic field side of both NE 27th and 29th Avenues. Although, all of this on-street parking is not included in the required parking count for the University, it is or has been located central to the campus where the primary use of this parking would have been University related. Off-street parking spaces become more critical with the loss of this parking. The parking for Lots 4 and 5 will provide adequate supply for the current enrollment, according to the required parking ratio in the IMP, as well as athletic events with up to approximately 500 attendees. *Therefore, this requirement is met.*

2. Strategies to reduce the number of motor vehicle miles traveled by those traveling to and from the campus, i.e. students, patients, faculty, staff, and visitors, including:
 - a. Measures to encourage those traveling to and from the campus to use alternatives to single-occupant auto trips (walking, bicycling, carpooling, and public transit);
 - b. The car or van pool programs;
 - c. Incentives to be offered to employees and, where applicable, students, and others to use public transit for travel to and from the campus;
 - d. Incentives to be offered to employees and, where applicable, students, and others to travel on foot or by bicycle to and from the campus. This may include incentives for employees to live within walking distance of the campus;

Findings: There are existing TDM strategies in the approved IMP, enforceable through IMP conditions of approval, that are sufficient to meet this requirement. *Therefore, this requirement is met.*

3. Planned improvements to the routes used by transit patrons between transit stops serving the campus and the campus's circulation system for pedestrians and transit facilities;

Findings: The amended IMP plan shows pedestrian walkways that directly link to sidewalks on public streets that will allow user's of transit to conveniently access the site from both NE Dekum and 27th. *Therefore, this requirement is met.*

4. An on-site circulation system for all modes that meets the City's connectivity standards of no more than 530 feet apart for streets and no more than 330 feet apart for pedestrian/bicycle connections where streets are not feasible, and links to adjacent streets and walkways;

Findings: The campus' internal circulation system of local streets is consistent with the functions and features ascribed to those streets in the Comprehensive Plan Transportation Element. The connectivity policies have been addressed in the 2002 IMP for the proposed Junior Street vacation. *Therefore, this requirement is met.*

5. Traffic impacts on the streets in the vicinity of the campus and measures which will be taken to ensure that the surrounding streets will function consistent with the Transportation Element of the Comprehensive Plan;

Findings: The applicant prepared a 'Final Transportation Impact Analysis' and provided it with the 2002 IMP. It provided analysis of intersection operations under existing and future conditions, and proposes mitigation measures. The study demonstrated that streets and intersections in the surrounding area will function consistently with their designations in the Comprehensive Plan Transportation Element in the year 2017, following full implementation of the IMP. This amendment and compliance review does not change those conclusions. *Therefore, this requirement is met.*

6. Parking mitigation, including an analysis of projected peak parking demand for daily activities and events, and strategies to reduce the supply of parking without impacting nearby land uses; and

Findings: The provision of parking lots #4 and #5, as well as parking associated with a proposed student housing project (LU 08-120374) will provide adequate supply for the current enrollment, according to the required parking ratio in the IMP. In addition, athletic events with up to 500 attendees can adequately be accommodated. *Therefore, this requirement is met.*

7. To address adequacy of transportation services, a multi-modal impact study is required of the applicant by the Office of Transportation. In preparing such a study the applicant should follow the guidelines set forth in the "Transportation Impact Study Guidelines" document available from the Portland Office of Transportation.

Findings: The applicant prepared a 'Final Transportation Impact Analysis' in the 2002 IMP that analyzed intersection operations under existing and future conditions, and proposes mitigation measures. This study followed the guidelines of the Portland Office of Transportation. This amendment and compliance review does not affect the conclusions of that study. *Therefore, this requirement remains met.*

H. Environmental, historic, scenic and open space. For each phase of campus development the following must be addressed:

1. A strategy for the protection and enhancement of environmental, scenic and historic resources which have been inventoried by the City, determined to be significant and are located within the land occupied by the campus; and
2. A strategy for the enhancement of the campus's system of open spaces and their linkage to public right-of-ways.

Findings: The Concordia campus does not contain any inventoried environmental, scenic, or historic resources, which are indicated by specific designations (landmark dots) or overlay zones on the zoning maps. The proposed athletic field project was part of the strategy for enhancement of the campus's system of open spaces, in addition to the new central campus green and multiple project-specific landscaped courtyards. An existing condition of approval will require that the campus document conformance with the on-site pedestrian circulation standards prior to the completion of all phase 1 projects, of which the athletic fields are a part. *Therefore, this requirement is met.*

I. Neighborhood livability. For each phase of campus development the following must be addressed:

1. Steps that will be taken to mitigate adverse impacts on the livability of nearby residential neighborhoods and residential developments as well as non-institutionally owned properties within the institution campus boundary. Impacts include noise, odor, traffic, litter, parking, shading of adjacent areas, public safety, vibration and glare;
2. How the institution's development will accommodate continued provision of public services including transportation, police, and fire protection to locations which are within the campus boundary but are not under the institution's control;
3. A schedule for bringing the campus into compliance with all provisions of the zoning code which may be practicably met as well as any conditions attached to the establishment or expansion of the institutional campus or the approval of the campus impact mitigation plan;
4. A plan showing how the campus will comply with the regulations for superblock if the campus is subject to the superblock regulations. If the institution's site includes more than 50,000 square feet of vacated rights-of-way the institutional campus must meet the development regulations for superblocks contained in Chapter 33.293; and
5. Identification of distinct service or amenities the institution will provide for nearby residents.

Findings: The 2002 Concordia IMP addressed specific measures with regards to addressing neighborhood livability during four phases of campus growth. The athletic field project has been evaluated during a design review procedure, and the 2002 IMP condition requiring additional landscaping along the west edge of the field has been applied. The continued provision of police and fire protection services to the campus will be accommodated. Concordia will be required to demonstrate compliance with both the on-site pedestrian walkway and superblock standards prior to construction of the athletic field project, per existing conditions of approval. Services or amenities that Concordia will provide for nearby residents remains the same as originally contemplated in 2002.

With regards to the amendment to the 2002 IMP to allow field lighting and a sound system, conditions of approval regarding coordination with the neighborhood, cut-off times for evening events, and ongoing assurances that noise will comply with City noise standards can mitigate for potential adverse livability impacts to the neighborhood. *Therefore, this requirement is met.*

J. Neighborhood communication and coordination. The institutional campus must provide an ongoing process for communicating with neighbors. The process is to be implemented during all phases of growth provided for by the impact mitigation plan. This process must provide for the following:

1. The institution must host a meeting, at least annually, with representatives from recognized neighborhood and business associations within whose boundaries the institution is located. The purpose of the meeting is to discuss short term and long-range plans for campus building and development.
2. A process for meeting with representatives of recognized neighborhood and business associations within whose boundaries the institution is located, which provides for the following:
 - a. The periodic review of the institution's services and activities and potential external impacts;
 - b. An opportunity to review and comment upon the design of specific development proposals planned in the current or next growth phase; and
 - c. An opportunity to be informed of all land use reviews the institution is applying for at least 30 days before they apply to the City. The institution must provide information on the types of activities, proposed size, and proposed location along with any proposed mitigation plan measures.

Findings: Representatives of Concordia University meet regularly with the Concordia Neighborhood Association. Concordia is currently negotiating an updated good neighbor agreement (GNA) with the neighborhood association. The neighborhood is provided with opportunities to comment upon the design of specific development proposals prior to their submittal to the City. Dennis Stoecklin, the Chief Financial Officer of Concordia University, is a member of the Concordia Neighborhood Land Use Committee. Concordia University is also a member of the North-Northeast Business Association. In addition to the athletic field project, the issues of adding field lighting and a sound system have been discussed with the neighborhood prior to their formal application to the City. *Therefore, this requirement is met.*

K. Design compatibility. The impact mitigation plan must include guidelines or standards that will guide the design review process on the campus. The guidelines or standards must include the following elements:

1. A set of design review guidelines and procedural thresholds to mitigate the potential aesthetic impacts of large scale institutional development upon surrounding non-institutional development and public right-of-ways. For each specific development project located near the campus boundaries or abutting a right-of-way, the applicant must demonstrate compliance with these design guidelines prior to the granting of a building permit. This will be processed through a Type II or a Type I design review procedure at the completion of schematic design. A Type II procedure must be followed if the impact mitigation plan's design

- guidelines take the form of subjective or qualitative statements. The institution may choose a Type I procedure if the design guidelines are objective standards;
2. Each building facade within 50 feet of a public right-of-way or pedestrian path or recreational trail (as shown in the Portland Comprehensive Plan Transportation Element) within or bordering the institutional campus must comply with design guidelines which address the following:
 - a. All developments must create an environment friendly to pedestrians through the:
 - (1) Orientation of main entrances to facilitate visibility and accessibility to pedestrians and transit patrons;
 - (2) Treatment of ground floor development;
 - (3) Provision of pedestrian amenities including seating, informational and directional signs and lighting; and
 - (4) Treatment of open spaces and other landscaped areas.
 - b. All development located, in all or part, within 150 feet of a campus boundary abutting a residential or commercial zone must also be designed to smooth the transition between more intense, larger-scale institutional development and nearby residential and commercial areas through the:
 - (1) Treatment of campus gateways including their location, design and landscaping;
 - (2) Building design including proportions; building massing; type and color of exterior building materials; window treatment including number, size, location and degree of transparency; building setbacks and landscaping; and masking of roof-mounted mechanical equipment, loading docks and trash collection areas; and
 - (3) Design, landscaping and location of surface and structured parking.
 3. A listing of any specific building design characteristics for which a blanket adjustment to zoning regulations is requested for current and future building projects must be included in the institution's design guidelines.

Findings: The current application includes a design review for the athletic field, reviewed against the Community Design Guidelines. These guidelines consider all the elements identified above. No blanket adjustments to zoning regulations were included in the institution's design guidelines. *Therefore, this requirement is met.*

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

Building Permit Issues: Specific issues to be addressed during the building permit process which are not included below as conditions of approval include, but are not limited to, the following:

- Submittal of a stormwater report, detailed site utility plan and other information documenting conformance with all applicable requirements of the City's Stormwater Management Manual;
- Information documenting all existing and proposed easements on the field site, especially related to sanitary and stormwater facilities, including the public sump at NE 27th and Liberty;
- Submittal of a geotechnical report; and
- Information documenting conformance with the base zone pedestrian standards for the campus circulation system (33.120.255), including specific walkway locations, dimensions, materials, lighting, and treatment when adjacent to or within vehicle areas, per condition R of the 2002 IMP.

CONCLUSIONS

The applicant has proposed the construction of an athletic field and two surface parking lots, generally as anticipated in the 2002 Impact Mitigation Plan (IMP). The applicant has also amendments to their 2002 IMP, to allow field lighting and a sound system for the field. Modifications through Design Review have been requested to reduce interior parking lot landscaping, to increase the height of five field lighting poles, and to allow greater light spillover onto adjacent properties. With conditions of approval requiring a Good Neighbor Agreement with the Concordia Neighborhood Association, limiting the hours and intensity of field lighting and field events in general, ensuring conformance with City Noise Standards, and addressing City agency requirements during construction, the request is able to meet the applicable guidelines and criteria and should be approved.

ADMINISTRATIVE DECISION

Approval of Design Review for the Concordia athletic field and parking lots #4 and #5, including the following specific elements:

- A combined artificial turf baseball and soccer field, two batting cages and bull pens, spectator seating/bleachers, an enclosed athletic building, two small ticket booths, and perimeter fencing and gates;
- Primary structures are clad in a red brick laid in a running bond with horizontal soldier courses on street-facing facades, and colored concrete masonry units (CMU) in some locations as the structures face inwards to the field;
- Ornamental wrought iron and masonry fencing surrounding the majority of the field, except along portions of the north section of the field, where black vinyl-coated chain link fencing is proposed;
- Silver colored metal roofing material for the athletic building, ticket booths, and press box;
- Freestanding scoreboards, oriented inwards to the athletic field, are located near the northeast corner of the field (soccer), as well as at the central west edge of the field (baseball);
- Backstop support posts and barrier netting, approximately 30'-0" in height, at the southwest corner of the field (baseball), as well as at the north edge of the soccer field;
- Brick and concrete pedestrian walkways, entry plazas, gates, and seating at the southwest and southeast corner field entry points; and
- Two parking areas for a total of 175 parking spaces, so the south and east of the field, with asphalt surfacing, interior and perimeter landscaping, and paved pedestrian walkways.

Approval of a Modification through Design Review to reduce the amount of interior parking lot landscaping from 7,875 to 4,858 square feet.

Approval of a Modification through Design Review to increase the maximum height of five field lighting poles from 75 to 80 feet tall.

Approval of a Modification through Design Review to increase the maximum light spillover onto adjacent properties from 0.5 to a maximum of 1.61 foot candles of light, with locations as identified by the applicant in Exhibit A.1.

Approval of a Type II Impact Mitigation Plan Compliance Review for the athletic field and parking lots #4 and #5.

Approval of a Type II Impact Mitigation Plan Amendment to allow field lighting and a sound system for the athletic field.

The above approvals are granted based on the approved plans and details, Exhibits C.1 through C.23, each exhibit being signed and dated September 29, 2008, and subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through I) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 07-184826 DZM IM ZC." All

requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."

- B. Concordia must enter into and maintain a Good Neighbor Agreement (GNA) with the Concordia Neighborhood Association, with specific provisions as necessary regarding field lighting levels, hours of operation, and frequency, and addressing similar factors regarding the use of a sound system. The GNA must also address traffic, noise, and litter impacts associated with field events.
- C. Illuminated night-time events at athletic fields are required to end by 9:00pm on Sunday through Thursday, and 9:30pm on Friday and Saturday. Further, lighting is required to be reduced to a low or moderate level between 9:30 or 9:00pm Sunday through Thursday, , and 10:00pm Friday and Saturday, when all lighting must be extinguished.
- D. The annual report for 2007-2008 identified in Condition I of Case File # LU 02-106366 IM must be satisfied prior to issuance of a building permit for the athletic field, or no later than October 31, 2008, whichever comes first. This condition requires an annual report of the effectiveness of Transportation Demand Measures. NOTE: As a clean-up item, the reference to condition F in the first line of Condition I should also be revised to refer to Condition H.
- E. Condition K of LU 02-106266 IM should be amended as follows: "Special events at the athletic field are limited as follows: University-only events may not exceed 500 attendees per event. Non-University events may not exceed 250 attendees. Non-university events are limited to no more than 3 events per month from September through April and no more than 10 events per month from May through August. Approval for events that exceed the limitations noted must be approved through a Type II IMP Amendment Review."
- F. The applicant must execute a 6-foot wide pedestrian access easement, minimum 6-feet wide up to a maximum 12-feet wide, on the north side of the vacated NE Liberty Street, prior to approval of any permits for the use of the vacated NE Liberty Street area. The easement must provide for a direct 6-foot clear unobstructed pedestrian through zone. NOTE: These easements are only required if the NE Liberty Street vacation is approved. If the NE Liberty Street vacation is not approved, the applicant will be required to construct street improvements along the NE Liberty Street frontage. The applicant must provide a performance guarantee and contract to the satisfaction of the City Engineer, in order to receive building permit approval.
- G. The applicant must construct sidewalks along the NE 29th Avenue frontage of the athletic field. Prior to building permit approval, the applicant must provide a performance guarantee and contract to the satisfaction of the City Engineer.
- H. All noise-generating events at the athletic field must comply with Title 18 noise standards. In the event that noise becomes an issue with the neighborhood after construction of the field, Concordia will conduct an acoustical analysis of athletic field events to determine noise levels. Any noise in excess of the allowed standards must be approved through a variance to the Title 18 noise standards as granted by the Noise Control Officer.
- I. At the time of building permit review, an agreement must be finalized between the applicant and the Bureau of Environmental Services for encroachment of the field and related facilities in the easement that will remain after the vacation of NE Junior Street between NE 27th and 29th Avenues.

Decision rendered by:  **on September 29, 2008.**

By authority of the Director of the Bureau of Development Services

Decision mailed: October 7, 2008

LU 24-030450 CU
Exhibit G.3

Staff Planner: Mark Walhood

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on December 21, 2007, and was determined to be complete on January 8, 2008.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on December 21, 2007.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant waived the 120-day review period, as stated with Exhibit A.4. With the waiver, the 120-day review period will now expire January 7, 2009.

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term "applicant" includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Hearings Officer (Impact Mitigation Plan Compliance/Amendment) and/or the Design Commission (Design Review), which will hold a public hearing. *Appeals must specify which criteria are at issue in the appeal, to determine the appropriate appeal body or bodies.* Appeals must be filed **by 4:30 PM on October 21, 2008** at 1900 SW Fourth Ave. Appeals can be filed on the first floor in the Development Services Center until 3 p.m. After 3 p.m., appeals must be submitted to the receptionist at the front desk on the fifth floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. Recognized neighborhood associations are not subject to the appeal fee. Low-income individuals appealing a decision for their personal residence that they own in whole or in part may qualify for an appeal fee waiver. In addition, an appeal fee may be waived for a low income individual if the individual resides within the required notification area for the review, and the individual has resided at that address for at least 60 days. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Fee waivers for low-income individuals must be approved prior to filing the appeal; please allow 3 working days for fee waiver approval. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please contact the receptionist at 503-823-7967 to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Hearings Officer is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 550 Capitol St. NE, Suite 235, Salem, Oregon 97301, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Hearings Officer an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed*, The final decision may be recorded on or after **October 22, 2008 – (the next business day following the last day to appeal)**.
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- *By Mail*: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope; *OR*
- *In Person*: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034

For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An Impact Mitigation Plan and any concurrent reviews other than a Zone Change or Comprehensive Plan Map Amendment remains in effect until:

- All phases of development included in the plan have been completed, or
- The plan is amended or superseded; or
- As specified in the plan; or
- As otherwise specified in the final decision.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

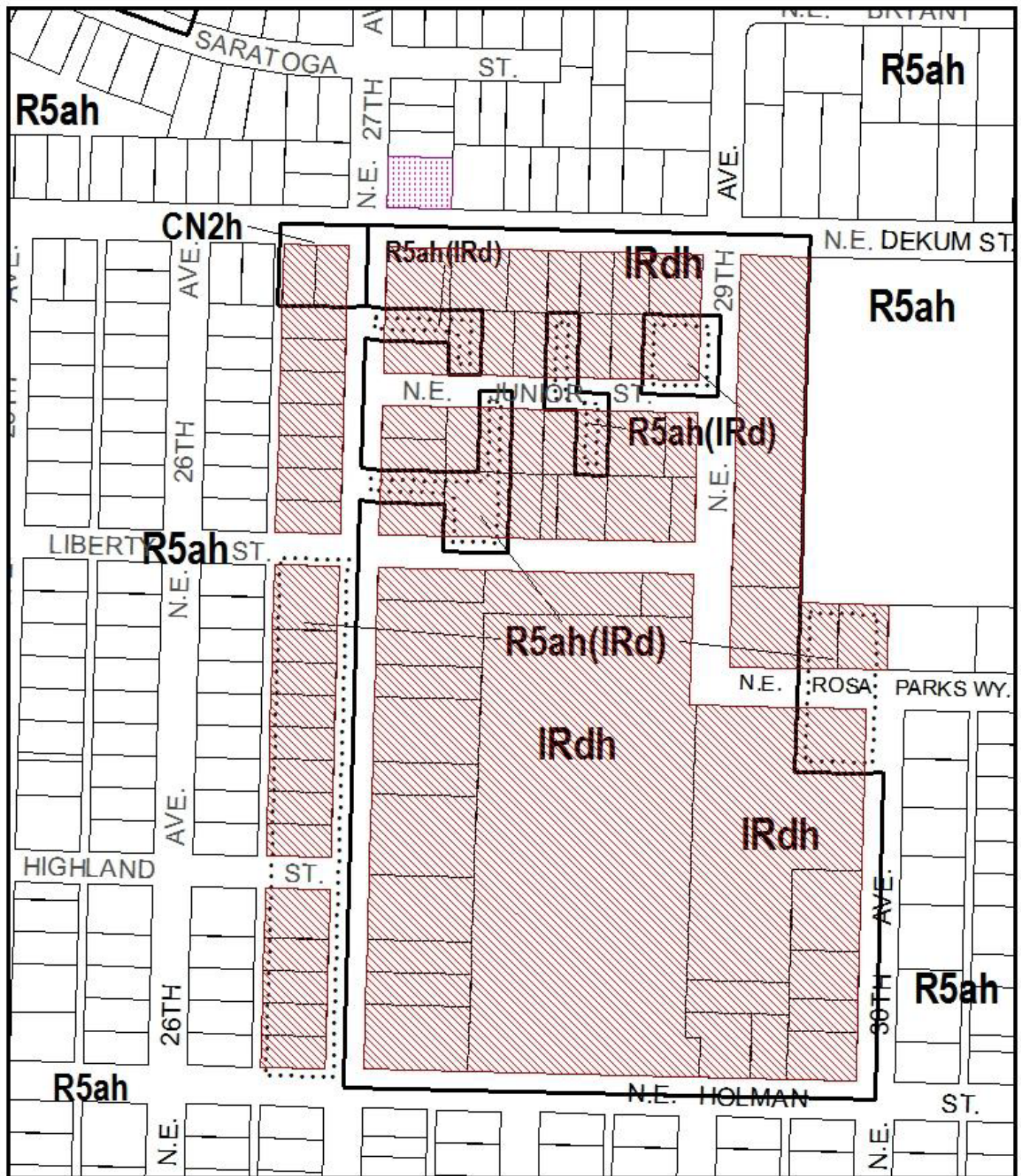
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statements
 - 1. Original application, including narratives, lighting data, and original plan set
 - 2. Supplemental application narrative, received 4/30/08
 - 3. Stormwater report, received 4/30/08
 - 4. 120-day Waiver, received 3/18/08
 - 5. Final Special Events Management Plan (SEMP), rec'd. 7/23/08
- B. Zoning Map (attached)
- C. Approved Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Utility Plan
 - 3. Grading Plan
 - 4. Lighting Plan
 - 5. Landscape Plan
 - 6. Liberty Street Plan Enlargement, Elevations and Sections (attached)
 - 7. Perimeter Elevations (attached)
 - 8. Planting Plan
 - 9. Planting Plan with Landscape Calculations (attached)

10. Soccer Bleacher Details
11. Baseball Bleacher Details
12. Concessions/Team Building and Ticket Booth Details
13. Wall Sections
14. Wall Sections
15. Wall Sections
16. Wall Sections
17. Wall Sections
18. Dekum Retaining Wall Vertical Reveal - Section Detail
19. Field Netting Detail
20. Scoreboard Details
21. Field Lighting Details
22. Ornamental Light Details
23. Large/Scalable Plan Set
- D. Notification information:
 1. Mailing list
 2. Mailed notice
- E. Agency Responses:
 1. Bureau of Environmental Services
 2. Development Review Division of Portland Transportation
 - a. E-mail from Transportation allowing alternative language for Condition F
 3. Site Development Section of the Bureau of Development Services
 4. Life Safety (Building Code) Section of the Bureau of Development Services
 5. Fire Bureau
 6. Urban Forestry Division of Portland Parks and Recreation
 7. Water Bureau
- F. Correspondence:
 1. Letter from George Bruender, Concordia Neighborhood Association, rec'd. 2/13/08
 2. E-mail from Corrinne Humphrey, rec'd. 1/31/08
 3. Letter from 'The Liberty North Six', rec'd. 2/13/08
 4. E-mail from Mark Atkinson, rec'd. 1/22/08
 5. E-mail from R.J. Gottfried, rec'd. 1/16/08
- G. Other:
 1. Original LU Application Form, Tax Account Information and Receipt
 2. Site History Research
 3. Incomplete Letter, sent from staff to applicant 1/4/08
 4. E-mail correspondence between applicant and staff regarding 7/22/08 meeting
 5. E-mail correspondence between applicant and staff regarding proposed conditions, 6/27/08
 6. E-mail correspondence between applicant and staff regarding campus population, 6/26/08
 7. E-mail correspondence between applicant and staff regarding various issues, 2/22/08 through 3/10/08, including excerpts of SEMP's from Lewis & Clark College and University of Portland
 8. E-mail 'punch list' of case issues from staff to applicant, including notes from 5/15/08 meeting
 9. E-mail correspondence between applicant and staff regarding various issues, 1/31/08 through 2/7/08
 10. E-mail correspondence between applicant and staff regarding comment period extension and other issues, 1/22/08 through 2/7/08
 11. E-mail from applicant to staff extending public comment period, rec'd. 1/22/08
 12. Excerpt of Lewis & Clark Master Plan findings regarding lighting - LU 02-156503
 13. Excerpt of University of Portland Master Plan findings regarding lighting - LU 03-153861
 14. Historic Resource Inventory Sheets - 2812 NE Junior St. & 2700-2710 NE Dekum

The Bureau of Development Services is committed to providing equal access to information and hearings. If you need special accommodations, please call 503-823-0625 (TTY 503-823-6868).



ZONING

 Site
 Also Owned



NORTH

File No. LU 07-184826 DZM IM
 1/4 Section 2333,2433
 Scale 1 inch = 200 feet
 State_Id 1N1E13CB 100
 Exhibit B (Jan 08,2008)

LU 24-030450 CU
 Exhibit G.3

CASE NO. W 07-184826
EXHIBIT C-1

City of Portland - Bureau of Development Services

Planner Muek Watson Date Sept. 29, 2008









* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

LU 24-03045
Exhibit



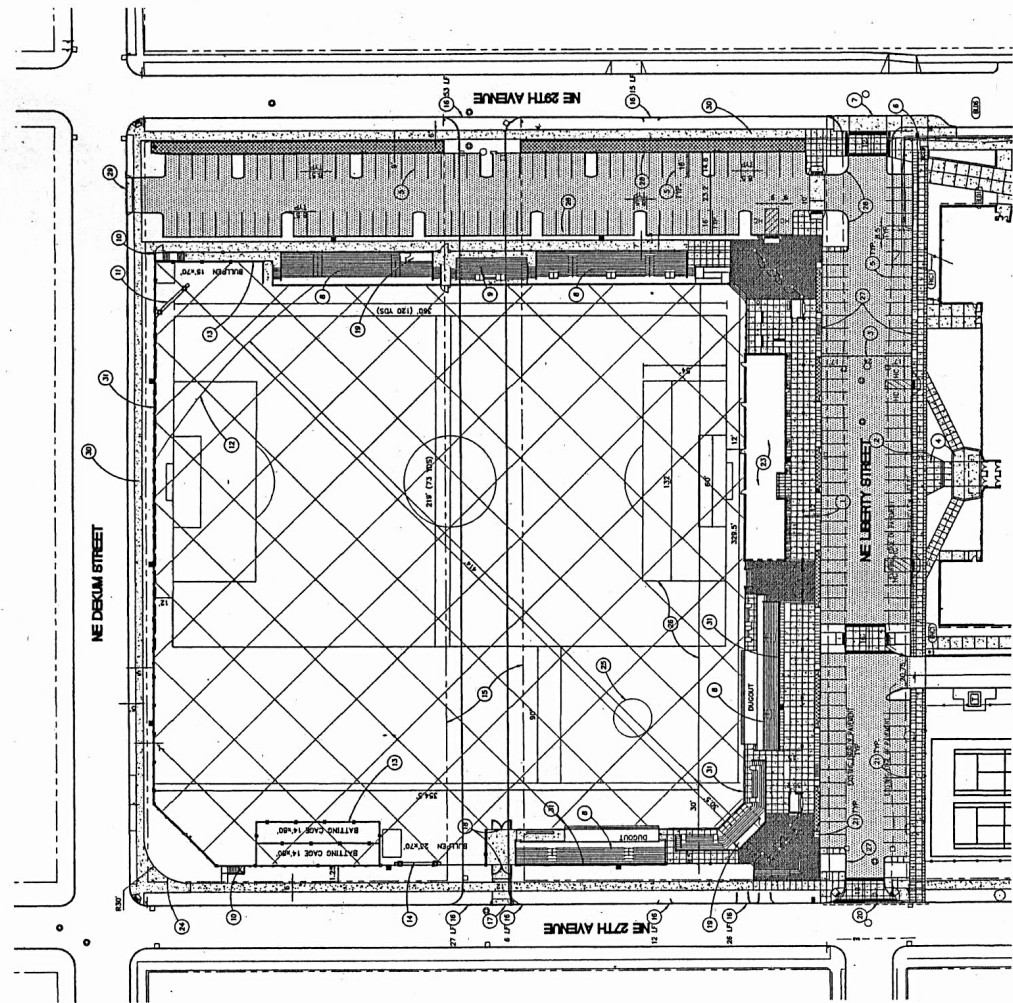
SITE DATA	
SITE AREA	
LANDSCAPE AREA	= 16,843 SF (6,872)
BUILDING FOOTPRINT AREA	= 14,534 SF (5,740)
FILL TUFF	= 14,844 SF (57,402)
AS PAVING	= 28,037 SF (19,820)
CONC PAVING AND MURLAYS	= 46,052 SF (11,145)
DEVELOPED AREA	= 102,530 SF (40,000)
PARKING DATA	
INTERIOR LANDSCAPING	= 6,148 SF
PERIMETER LANDSCAPING	= 2,844 SF
STANDARD PARKING PROVIDED	= 110 SPACES
COMPACT PARKING PROVIDED	= 8 SPACES
TOTAL PARKING PROVIDED	= 118 SPACES
TOTAL PARKING REQUIRED	= 175 SPACES (175 REQUIRED)

LEGEND

	DECORATIVE METAL FINISH OF 16" WIDE, COATED STEEL WIRE MESH (6' BLIND) CONCRETE INFILL
	ASPHALT PAVING
	GRASS PAVING
	ARTIFICIAL SYNTHETIC TURF
	STIPPLED TREATMENT AREA
	PROPOSED FIELD LIGHT LOCATION
	ADA ACCESSIBLE PAVING SPACE
	PUBLIC RIGHT-OF-WAY

KEYNOTES

1. 12' PUBLIC PERIMETER CASABENT
2. 12' PUBLIC PERIMETER CASABENT
3. 24' PUBLIC VEHICLE ACCESS CASABENT
4. LIBRARY WORK (HARDWARE / SOFTWARE PROJECT)
5. 4" WIDE PARKING STRIP, TYP
6. LIBRARY ENTRY CORNER
7. C.P.F. STANDARD DRIVEWAY DETAIL 3-107A
8. PERMANENT DRIVEWAY
9. REACHABLE / PORTABLE BLEACHERS
10. OUT DATE
11. MAGNOLIA CORRIDOR
12. MAGNOLIA OUTRILL FENCE ALIGNMENT
13. PERFORM FORDING
14. FLOOR FINISHING
15. C.P.F. STANDARD DRIVEWAY DETAIL 3-107B
16. C.P.F. STANDARD DRIVEWAY DETAIL 3-107B
17. EMERGENCY VEHICLE / SERVICE ACCESS
18. ACCESS GATES (12' OPENING)
19. PERIMETER
20. C.P.F. STANDARD DRIVEWAY DETAIL 3-107B (MODIFIED)
21. C.P.F. WALL
22. NOT USED
23. ATHLETIC BUILDING
24. MAGNOLIA PITTING / SEAT WALL, SEE LANDSCAPE
25. MAGNOLIA PITTING MOUND CUTOUT
26. MAGNOLIA / FORDING STRIP
27. MAGNOLIA / FORDING STRIP
28. VERTICAL CURB
29. C.P.F. STANDARD DRIVEWAY DETAIL 3-107B
30. C.P.F. STANDARD DRIVEWAY
31. FIELD NETTING



MACKENZIE GROUP

Civil Engineering
Structural Engineering
Transportation Planning
Landscape Architecture
Architectural
Interior Design
Land Use Planning

Portland OR 503.524.9550
Vancouver WA 360.955.8779
Seattle WA 206.747.9599

Concordia University
Quincy

Project
CONCORDIA
ATHLETIC
FIELDS



SHEET NUMBER: 0000
 DATE: 00/00/00
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 WITHOUT PRIOR WRITTEN PERMISSION

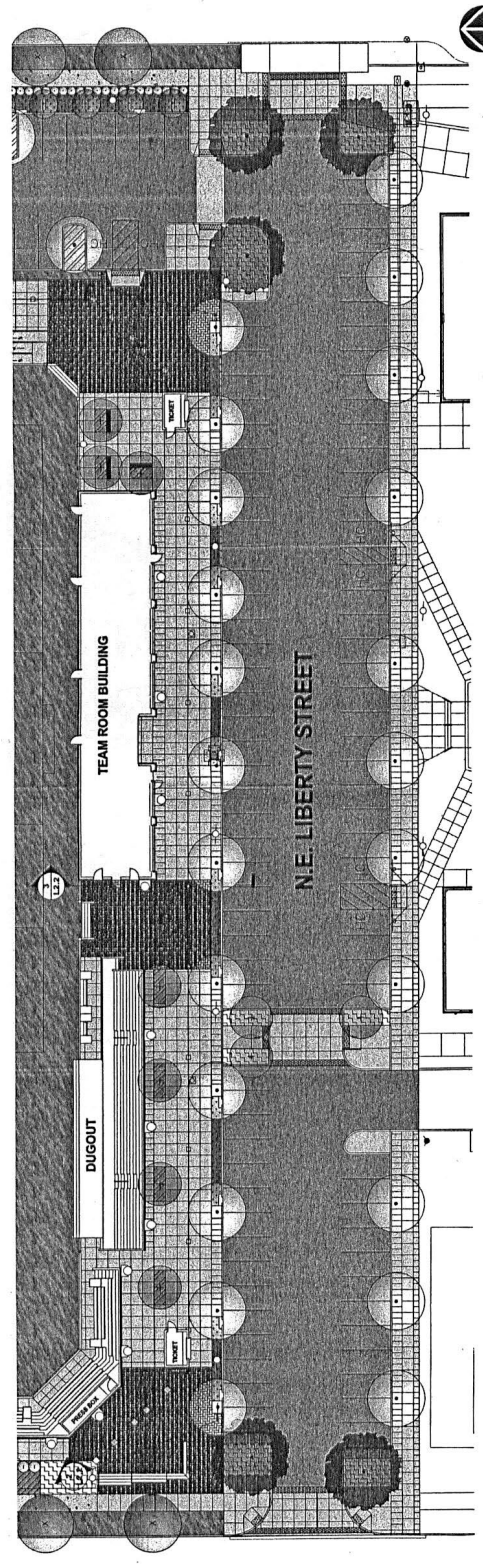
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 NO. 2 REVISION DESCRIPTION DATE
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 NO. 9 REVISION DESCRIPTION DATE
 NO. 10 REVISION DESCRIPTION DATE

SHEET TITLE:
 SITE PLAN

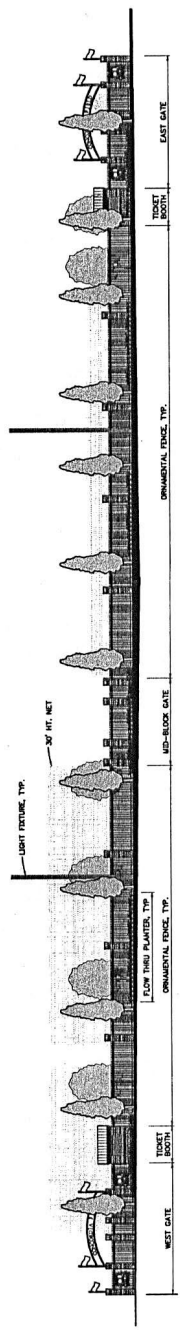
SHEET TITLE:
SITE PLAN

GROUP
 MACKENZIE
 ONE Engineering
 Transportation Planning
 Landscape Architecture
 Land Use Pl
 Interior Desi
 Architectural
 Seattle
 206.741.0000
 206.741.0000

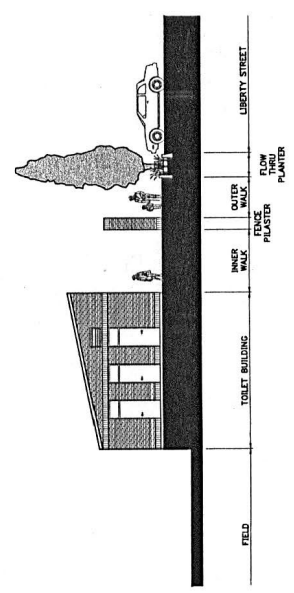
Project
 CONCORDIA
 ATHLETIC
 FIELD



1 PLAN ENLARGEMENT: LIBERTY STREET
 1/8"=1'-0"



2 ELEVATION: LIBERTY STREET
 1/8"=1'-0"



3 SECTION: MID-BLOCK ENTRY
 1/8"=1'-0"

Approved
 City of Portland - Bureau of Development Services
 Planner MARK WALLACE Date SEPT. 29 2007
 * This approval applies only to the reviews requested and is subject to the conditions of approval. Additional zoning requirements may apply.

Proposal and design as approved
 In case file #LU 07-184826
 No field changes allowed.

LU 07-184826 IM D 2
 CASE NO. C. 6
 LAHBIT C. 6

DRAWN BY: JAM
 CHECKED BY: JAM
 SHEET

L2.2

JOB NO. 20505100

DESIGN REVIEW - 30% CONSTRUCTION DOCUMENTS - 12/21/07

G R O U P
 MACKENZIE
 Architectural
 Land Use Plan
 Interior Design
 Structural Engineering
 Transportation Planning
 Landscape Architecture
 Vancouver, WA
 206.488.7878
 206.488.7881

Client
 CONCORDIA
 UNIVERSITY

Project
 CONCORDIA
 ATHLETIC
 FIELDS

SHEET NO.
 205010104
 SHEET
 1
 OF
 1

SHEET TITLE
 PERIMETER
 ELEVATIONS

DRAWN BY: JMM/MLH
 CHECKED BY: BJA
 SHEET

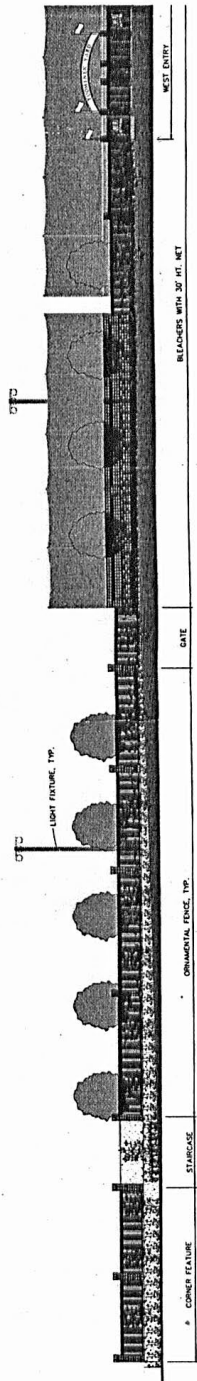
L2.3

CASE NO. W07-184826
 EXHIBIT C.7

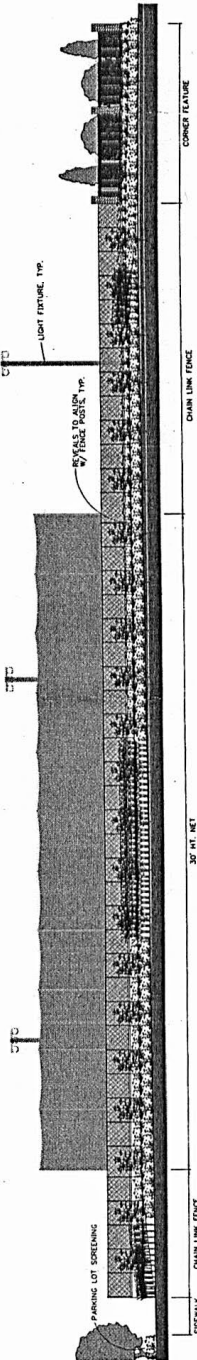
Proposal and design as approved
 In case file #LU 07-184826
 No field changes allowed.

Approved
 City of Portland - Bureau of Development Services
 Planner Marek Warko Date Sept. 29, 2008
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

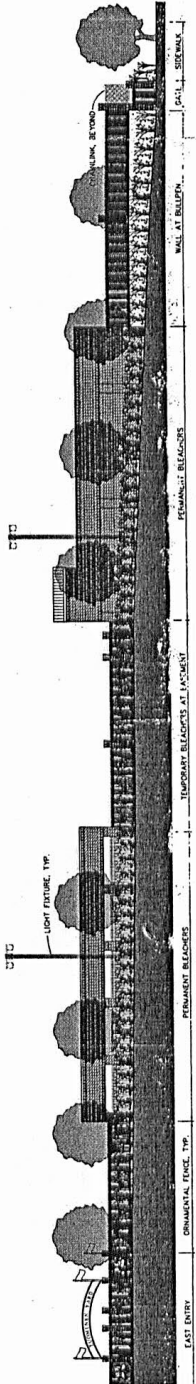
LU 24-030450 CU
 Exhibit G.3



1
 ELEVATION- NE 27TH AVENUE
 1/8"=1'-0"



2
 ELEVATION- NE DEKUM STREET
 1/8"=1'-0"



3
 ELEVATION- NE 29TH AVENUE
 1/8"=1'-0"

JOB NO. 205013104

SHEET TITLE:
PI ANTING PI AN

[illegible]

Client _____

COMCORP
UNIVERSITY

GROUP

MACKENZIE

Civil Engineering
Structural Engineering
Transportation Planning
Landscape Architecture
Architectural
Interior Design
Land Use Planning

Portland OR 503.257.6550
Vancouver WA 206.598.7878
Seattle WA 206.749.8863

NE LIBERTY STREET

NE 27TH AVENUE

Land Use Hearing Intake Form Template

- Hearings Office Case No.: 4240013
- BDS Assigned Case Number: LU 24-030450 CU
- Applicant/Owner: Suzannah Stanley
- Appellant: _____
- Site Address: 6615 NE 29th Ave
- Planner: AMANDA RHOADS
- Planner's Phone Number: (503) 865-6514
- Deemed complete date: August 01, 2024
- Length of time needed: 2 HOUR
- Level of complexity: Medium
- Level of controversy: Low
- Type: III
- Is the HO Hearings Room 3000 large enough? (Capacity: 49)
Yes
- Is this case subject to 100 day clock?: No
- Current date of 120th-day (re-calculate if necessary): November 29, 2024
- What date is the 51st day?: _____
- Do you have a signed waiver or extension: No
- Preferred hearing dates (include 3): September 16, 2024, September 18, 2024, September 11, 2024,
(Monday or Wednesday priority days)



Land Use Hearing Participation Information

Case Number: LU 24-030450 CU (Hearings Office Case Number 4240013)

Site Address: 6615 NE 29th Ave.

Hearing Date: September 16, 2024

Hearing Time: 2:00 PM

The above-referenced land use hearing will take place via the Zoom platform.

Zoom Participation Options and Instructions

Zoom Option

- You will need an internet connection and a personal computer or other internet capable device.
- You can listen, view the City Planner's PowerPoint presentation, and you have the opportunity to provide oral testimony.
- Instructions:

Go to:

<https://us06web.zoom.us/j/82942164429>

Telephone Option

- You will need a telephone.
- You will be able to listen and testify but you will not be able to view documents and presentations shared on the Zoom platform (if any).
- Instructions:

Dial: +1 669 900 6833

Meeting ID: 829 4216 4429#

Written Testimony

- Prior to the Hearing and until the close of evidence, you may submit written testimony. In other words, written testimony can be provided up to the close of the record, which will be announced at the hearing.
- *Note: A document's timeliness is determined by the date/time when it is received by the Hearings Office Clerks.*

- Please reference the case number in any documents you wish to submit.
- Instructions/Options:

Online Case Management System
<https://www.portland.gov/hearings/land-use>



Email: HearingsOfficeClerks@portlandoregon.gov
 Mail: Hearings Office, 1900 SW 4th Avenue, Room 3100,
 Portland, OR 97201

View File Contents

We use a fully electronic case file. Your online viewing options are available at our website: <https://www.portland.gov/hearings/land-use>
 If you do not have online access, you may make a written request for a hard copy of any exhibit to be mailed to you.

Meaningful Access

The City of Portland is committed to providing meaningful access. For accommodations, modifications, translation, interpretation, or other services, please call 503-823-7307, the TTY at 503-823-6868 or the Oregon Relay Service: 711. Traducción e interpretación | Chuyển Ngữ

hoặc Phiên Dịch | 翻译或传译

Письменный или устный перевод | 翻訳または通訳 | Traducere sau

Interpretare 번역 및 통역 | Письмовий або усний переклад | Turjumida ama Fasiraadda

Questions or Concerns

You may contact the Hearings Clerks via email at HearingsOfficeClerks@portlandoregon.gov or by calling 503-823-7307.



City of Portland, Oregon - Portland Permitting & Development

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portland.gov/ppd

STAFF REPORT AND RECOMMENDATION TO THE HEARINGS OFFICER

CASE FILE: LU 24-030450 CU (PC # 22-200799)

HEARINGS OFFICE FILE # 4240013

REVIEW BY: Hearings Officer

WHEN: Monday, September 16, 2024 at 2:00 pm

This land use hearing will take place online using the Zoom platform. See the instructions on how to participate remotely (online or by phone) at this link: <https://www.portland.gov/ppd/zoning-land-use/documents/notice-land-use-hearing-lu-24-030450-cu/download> or contact the Hearings Office at HearingsOfficeClerks@portlandoregon.gov or 503-823-7307. Additional Hearings Office information is available at www.portland.gov/omf/hearings/land-use.

It is important to submit all evidence to the Hearings Officer. City Council will not accept additional evidence if there is an appeal of this proposal.

PORTLAND PERMITTING & DEVELOPMENT STAFF: AMANDA RHOADS, 503-865-6514

AMANDA.RHOADS@PORTLANDOREGON.GOV

GENERAL INFORMATION

Applicant: Suzannah Stanley | Mackenzie
1515 SE Water Ave, Ste 100 | Portland, OR 97214

Owner: University of Oregon | Attn: Aaron Olsen
1295 Franklin Blvd | Eugene, OR 97403

Site Address: 6615 NE 29TH AVE

Legal Description: BLOCK 27&55 TL 200, IRVINGTON PK; BLOCK 35 INC PT VAC ST & INC PT VAC ALLEY LOT 1&3&5&7&9&11, IRVINGTON PK; BLOCK 35 TL 8800, IRVINGTON PK; BLOCK 35 INC PT VAC ALLEY LOT 2&4&6&8&10&12&14&16&18&20&22&24&26, IRVINGTON PK; BLOCK 35 INC PT VAC ST LOT 40&42&44&46, IRVINGTON PK; BLOCK 56 LOT 9 LOT 10 EXC PT IN ST, IRVINGTON PK; BLOCK 68 LOT 10-18, IRVINGTON PK; BLOCK 69 LOT 5&6, IRVINGTON PK; BLOCK 69 LOT 7, IRVINGTON PK; BLOCK 69 LOT 8 INC 1/2 VAC NE HIGHLAND ST ADJ LOT 9, IRVINGTON PK; BLOCK 72 LOT 11, IRVINGTON PK; BLOCK 72 LOT 13, IRVINGTON PK; BLOCK A S 125' OF LOT 10, SUNDERLAND AC & PLAT 3; TL 100 6.95 ACRES, SECTION 13 1N 1E; LOT 1, PARTITION PLAT 2009-68

Tax Account No.: R421308390, R421312280, R421312320, R421312490, R421312680, R421321400, R421322800, R421322940, R421322980, R421323000, R421323600, R421323620, R809201150, R941130360, R649892690

State ID No.: 1N1E13CB 00200, 1N1E13CA 09500, 1N1E13CA 08800, 1N1E13CA 09200, 1N1E13CA 08700, 1N1E13CB 05300, 1N1E13CB 01000, 1N1E13CB

00800, 1N1E13CB 00700, 1N1E13CB 00600, 1N1E13BC 13800, 1N1E13BC 14000, 1N1E13BD 09900, 1N1E13CB 00100, 1N1E13BC 04701 2333 & 2433

Quarter Section: 2333 & 2433

Neighborhood: Concordia, contact Ben Taylor at landuse@concordiapdx.org

Business District: Soul District Business Association, contact at Info@nnebaportland.org

District Coalition: Northeast Coalition of Neighborhoods, contact at info@necoalition.org

Plan District: None

Zoning: CI1h – Campus Institutional 1 with “h” Aircraft Landing overlay zone

Case Type: CU – Conditional Use Review

Procedure: Type III, with a public hearing before the Hearings Officer. The decision of the Hearings Officer can be appealed to City Council.

Proposal:

University of Oregon (UO) is seeking Conditional Use approval to use the existing outdoor sports facility at its recently-acquired Portland campus (the former Concordia University campus). The University expects to make use of the field during the week during “academic hours” of 7 am to 3 pm for university students and staff; and then offer the field for community use from 3 pm to 9 pm daily. On the weekends, the facility could be used from 7 am to 10 pm for recreational leagues and community groups, varying seasonally.

The University anticipates community events to draw up to 100 attendees total on weekday evenings and up to 250 people throughout weekend days, with up to 300 participants and spectators up to three times per month during the school year, and up to 10 times per month in summer months. In addition, special events such as graduation ceremonies, speakers, and exhibitions are anticipated to draw up to 1,003 people (the maximum capacity of the soccer bleachers) approximately 4 times per year.

No changes are proposed to the current facilities other than rebranding. The field and associated development were originally approved for Concordia University under LU 07-184826 DZ IM. That approval and its associated Impact Management Plan is no longer in effect with Concordia selling the site and extinguishing its conditional use (PR 22-126708 ZCL).

The outdoor sports facility on this site requires Conditional Use Review approval to reactivate for a new College use per Zoning Code Section 33.150.100.B.6 because the facility includes more than 1,500 square feet of accessory building floor area, more than 500 linear feet of spectator seating, and has outdoor lighting and voice amplification. A separate review is currently underway for this site, to change the zoning of a parcel at 6441 NE 30th Ave from Residential 5,000 to Campus Institutional 1 (LU 24-053464 ZC TIR).

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are Zoning Code Section 33.815.105.B-E.

The Portland Zoning Code is available online at <https://www.portland.gov/code/33>.

ANALYSIS

Site and Vicinity: The site is the University of Oregon’s Northeast Portland campus, purchased in 2022 after the closure of Concordia University. This campus is surrounded by primarily single-dwelling residences. To the northeast is St. Michael’s Lutheran Church as well as Faubion Elementary School; NE Lombard St is approximately 600 feet to the north. Surrounding zoning is almost exclusively single-dwelling residential with one area of multi-dwelling closer to NE Lombard St.

The outdoor sports facility under review in this case is on a 5.26-acre parcel at the north end of the site. University parking areas are located to the east and south of the facility. The lot containing the outdoor sports facility includes a combined artificial turf baseball and soccer field; two batting cages and bull pens; spectator seating/bleachers for up to 1,003 people; athletics building including locker rooms, restrooms, and concessions; two ticket booths; and perimeter fencing and gates.

The subject site has frontage on multiple streets that are designated as follows:

Street Name	Pedestrian	Bicycle	Transit	Freight	Traffic	Design
NE Dekum St.	Major City Walkway	City Bikeway	Major Transit Priority	Local Service	Neighborhood Collector	Community Corridor
NE Liberty St	Local Service	City Bikeway	Local Service	Local Service	Local Service	Local Street
NE Rosa Parks Way	Local Service	City Bikeway	Local Service	Local Service	Local Service	Local Street
NE Highland St	Local Service	Local Service	Local Service	Local Service	Local Service	Local Street
NE Holman St.	Neighborhood Walkway	Major City Bikeway	Local Service	Local Service	Local Service	Local Street
NE 27 th Ave.	Neighborhood Walkway	City Bikeway	Transit Access	Local Service	Local Service	Local Street
NE 29 th Ave.	Local Service	City Bikeway	Local Service	Local Service	Local Service	Local Street
NE 30 th Ave.	Local Service	City Bikeway	Local Service	Local Service	Local Service	Local Street

Zoning: The Campus Institutional 1 (CI1) zone is intended for large colleges and medical centers located in or near low and medium density residential neighborhoods. Retail Sales and Service and other uses that serve or support the campus and neighborhood are allowed. Development is intended to be internally focused and compatible with the scale of the surrounding neighborhood. Setback and open space requirements create a buffer between the institution and the surrounding community.

The Aircraft Landing Zone “h” overlay provides safer operating conditions for aircraft in the vicinity of Portland International Airport by limiting the height of structures, vegetation, and construction equipment.

One lot to the southeast of the outdoor sports facility is currently zoned Residential 5,000. A separate application has been submitted to rezone this parcel to CI1 in concert with the rest of the campus (LU 24-053464 ZC TIR). The Residential 5,000 (R5) single-dwelling zone is intended to preserve land for housing and to provide housing opportunities for individual households. The zones implement the comprehensive plan policies and designations for single-dwelling housing and provide options for infill housing that is compatible with the scale of the single-dwelling neighborhood.

Land Use History: City records indicate that prior land use reviews include the following. Note that the past Conditional Use approval was extinguished by Concordia University through PR 22-126708 ZCL and the 2018 creation of the Campus Institutional zones meant that College uses on this site are now allowed by right. Therefore, previous conditions of approval no longer apply to the current College use. Future land use reviews for UO will only include history related to UO since past reviews have no applicable conditions of approval. The outdoor sports facility at the north end of the site is itself subject to Conditional Use review and a review for that facility is currently under way to reactivate it (LU 24-030450 CU).

- **LUR 97-00468 IM ZC:** A 1997 approval of an Impact Mitigation Plan (IMP), incorporating projects approved under the 1991 Master Plan and expanding a dormitory complex approved under the 1991 plan. Approval of a Zoning Map Amendment from R5h to IRdh for several properties owned by the University. (Conditions of approval from this Master Plan were carried forward, deleted, or superseded by the updated 2002 IMP approval (LU02-106366 IM)).
- **LUR 97-00539 IM DZ:** Design Review for a dormitory project located at NE 30th Avenue and NE Holman Street, with a modification to increase the maximum building height from 30 feet to 40 feet. Approval per plans.
- **LU 02-106366 IM:** Amendment to the IMP to accommodate a maximum campus population of 1,690 students/faculty/staff through the year 2017, with conceptual approval of the development and projects identified by the University to support this growth. Approval with conditions.
- **LU 06-142498 DZ IM:** IMP Compliance Review and Design Review for the new Concordia University Library Building and Central Green. Approval with conditions regarding sidewalk and frontage dedications and improvements adjacent to the library site.
- **LU 07-184826 IM DZM:** IMP Compliance Review and Design Review for the proposed athletic field project on the north edge of campus, an IMP Amendment to allow field lighting and a sound system, and various modifications through Design Review. Approval with conditions.
- **LU 07-184841 IM ZC:** IMP Compliance and Amendment Reviews related to the vacation of both NE Liberty and Junior Streets between NE 27th and 29th Avenues, related to the athletic field project. Approval with conditions.
- **LU08-117939 CU DZ:** Approval of Design Review (33.420.041.B) and Conditional Use Review (33.274.025) for the installation of a rooftop wireless telecommunications (Radio Frequency Transmission) facility, operating at less than 100 watts ERP, to be located atop a Concordia University student housing building at 6205-6345 NE 30th Avenue.
- **LU 08-120374 IM DZM ZC:** IMP Compliance and Amendment Reviews, Design Review, and Zoning Map Amendment for a Student Housing project west of NE 27th Avenue, between Liberty and Junior Streets. Approval with conditions.
- **LU 08-153573 IM DZ ZC:** IMP Amendment and Compliance Reviews to replace Parking Lot #6 with the President's House and a two-story Maintenance Facility on and immediately west of the site in this application. The application also included a Type II Zoning Map Amendment for the site to go from R5ah to IRdh zoning, and Design Review for the specific improvements associated with the President's House and Maintenance Facility. Approval with conditions.
- **LU 09-103425 DZ:** Design Review for changes to the Student Housing project previously approved under LU 08-120374 IM DZM ZC. Approval per plans.
- **LU 09-129605 LC:** Lot Consolidation for the blocks involved in the athletic field project in the north central campus. Approved.
- **LU 10-203801 DZ:** Design Review for a new building to enclose the proposed batting practice facility at Concordia University. Approval with conditions.
- **LU 14-161051 IM:** IMP Amendment to allow the site of the President's House to be removed from the Concordia IMP Boundary, and to allow the development of an entry

plaza for the new Faubion Elementary School/Concordia College of Education Building. Approval with conditions.

- **LU 14-253336 CU AD:** Conditional Use Review and Adjustments for the new Faubion Elementary School and Concordia College of Education. Only the Faubion Entry Plaza site, where the Concordia President's House was located, was included in this review boundary. Approval with conditions.
- **LU 16-139558 IM DZM ZC:** IMP Amendment and Zoning Map Amendment from R5ah to IRdh, Design Review and IMP Compliance Review for the new CEO building, and for the Faubion entry plaza, with updated transportation-related conditions of approval. Approval with conditions.

Agency Review: A "Request for Response" was mailed **August 7, 2024**. The following Bureaus have responded with no issues or concerns:

- Water Bureau (Exhibit E.3);
- Fire Bureau (Exhibit E.4);
- Site Development Section of Portland Permitting & Development (PP&D) (Exhibit E.5); and
- Life Safety Plans Examiner of PP&D (Exhibit E.6).

The Environmental Services Section of PP&D analyzed the submitted information and concluded they do not object to the approval of the Conditional Use Review application (Exhibit E.1). Further findings are summarized in criterion 33.815.105.D.3 below.

The Transportation Section of PP&D notes that the development is existing, and that "existing trips are based on the last legally-permitted use or uses on a site. The rights to the trip generation are not lost unless no building has been present on the site in the past three years. The change in ownership does not result in a change in trip generation that would result in the City having the ability to seek dedication or public improvements." The reviewer goes on to note that "[t]he operation of the stadium could result in additional special events or additional users that have a real world impact. From a transportation impact point of view, it appears the zoning code approval criteria are intended to determine if limits need to be placed on the operation of the existing development in order to limit impacts to the transportation system" (Exhibit E.2). The analysis of the proposal and response to the relevant approval criteria is captured in the findings for criterion 33.815.105.D.1 and D.2 below.

The Urban Forestry Division of Portland Parks & Recreation states, "Urban Forestry does not object to approval of the land use proposal. The proposed development will be subject to Title 11 regulations during the permit review process" (Exhibit E.7).

The Police Bureau concluded they have no concerns with the proposal and did not request any conditions of approval (Exhibit E.8). Additional comments are reproduced in the findings for criterion 33.815.105.D.3 below.

Neighborhood Review: No written responses have been received from either the Neighborhood Association or notified neighbors in response to the proposal.

ZONING CODE APPROVAL CRITERIA

33.815.105 Institutional and Other Uses in Residential and Campus Institutional Zones

These approval criteria apply to all conditional uses in R and campus institutional zones except those specifically listed in sections below. The approval criteria allow institutions and other non-Household Living uses in residential and campus institutional zones that maintain or do not significantly conflict with the appearance and function of residential or

campus areas. Criteria A through E apply to institutions and other non-Household Living uses in residential zones. Criteria B through E apply to all other conditional uses in campus institutional zones. The approval criteria are:

A. Proportion of Household Living uses. The overall residential appearance and function of the area will not be significantly lessened due to the increased proportion of uses not in the Household Living category in the residential area. Consideration includes the proposal by itself and in combination with other uses in the area not in the Household Living category and is specifically based on:

- 1. The number, size, and location of other uses not in the Household Living category in the residential area; and**
- 2. The intensity and scale of the proposed use and of existing Household Living uses and other uses.**

Findings: The text at the beginning of Zoning Code Section 33.815.105, above, states:

Criteria A through E apply to institutions and other non-Household Living uses in residential zones. Criteria B through E apply to all other conditional uses in campus institutional zones.

The CI1 zone is one of the campus institutional zones listed in Zoning Code Section 33.150.020. The CI1 zone is not listed as a residential zone in Zoning Code Sections 33.110.020 or 33.120.020. Since the CI1 zone is classified by the Zoning Code as a campus institutional zone rather than a residential zone, criterion A does not apply.

B. Physical compatibility.

- 1. The proposal will preserve any City-designated scenic resources; and**

Findings: City-designated scenic resources are identified on zoning maps with a lower case “s.” There are no City-designated scenic resources on the site or in the surrounding area (Exhibit B). Therefore, criterion B.1 is not applicable.

- 2. The proposal will be compatible with adjacent residential developments based on characteristics such as the site size, building scale and style, setbacks, tree preservation, and landscaping; or**
- 3. The proposal will mitigate differences in appearance or scale through such means as setbacks, screening, landscaping, tree preservation, and other design features.**

Findings: The decision for the 2007 review that initially approved the sports field for Concordia University (07-184826 DZM IM) included a detailed description of the outdoor sports facility and associated development (Exhibit G.3, pps. 3-4). It is worth including this description here to document the details of the facility, which are not proposed to be altered at this time beyond than some interior signage. The one alteration in the interceding years that required review in the area was the enclosing of the batting facility with a 38-foot by 25-foot roofed building with roll-up doors facing the interior athletic field (LU 10-203801 DZ), with some additional paving of areas that had been approved as artificial turf.

The athletic field includes a combined artificial turf baseball and soccer field, two batting cages and bull pens, spectator seating/bleachers, an enclosed athletic building, two small ticket booths, and perimeter fencing and gates. The bleacher structures, primary fence and gate piers, athletic building, and ticket booths are clad in a red brick laid in a running bond

with horizontal soldier courses. The perimeter fencing and gates are constructed of ornamental wrought iron around the majority of the field, except for a segment abutting NE Dekum where black vinyl-coated chain link fencing is proposed. The bleacher structures are clad in colored concrete masonry unit (CMU) material where they face inwards, towards the athletic field, and also include the black vinyl-coated chain link material in several locations as perimeter safety railings. The roofs of the athletic building, ticket booths, and press box are a silver-colored metal roofing material. Freestanding scoreboards, oriented inwards to the athletic field, are located near the northeast corner of the field (soccer scoreboard), as well as at the central west edge of the field (baseball scoreboard).

The pedestrian entries to the field are along the south edge, with a soccer entry plaza at the southeast corner, and a baseball entry plaza at the southwest corner. New on-site pedestrian walkways abut the field on the south and east sides, connecting to public sidewalks in NE 27th Avenue and Dekum Street, with brick paving identifying the entry plazas on the south edge. Tall backstop support posts and barrier netting, each extending approximately 30'-0" above the adjacent field surface, are proposed on each of the three baseball bleachers at the southwest corner, as well as along the north edge of the soccer field, abutting the perimeter fencing along NE Dekum Street.

Two parking areas, providing a total of 175 spaces, are proposed to the south and east of the field. The parking areas are surfaced in asphalt, include areas of interior and perimeter landscaping, and are separated by 'planter strip' type landscaped beds from the adjacent walkways and public sidewalks, except along the southernmost edge, where the parking areas abut the walkway adjacent to the (future) library building...

Nine tall field lighting posts are provided at the edges of the athletic field near the perimeter fencing, ranging from 70'-0" to 80'-0" tall. Three of the field lighting posts are located along the field edge abutting NE Dekum Street, and two each are located at the field edges in NE Liberty Street, NE 27th Avenue, and NE 29th Avenue...

The lighting fixtures include a hooded light design which is intended to cast light in a downward direction as much as possible, to avoid glare spillover to adjacent properties. Concordia has retained a lighting consultant to design a field lighting plan that seeks to reduce light trespass to adjacent properties, and their application includes a series of maps indicating expected illumination (foot candle) levels at the edges of the field [included in this current review, LU 24-030450 CU, as Exhibit A.5]. The Zoning Code allows a maximum illumination on other properties of 0.5 foot candles of light (33.262.080). The applicant has requested a modification to exceed this maximum light spillover (glare) standard. The lighting analysis indicates lighting levels at adjacent properties for four different lighting scenarios per the following table (all measurements in foot candles):

<i>Event</i>	<i>Range- NE Dekum</i>	<i>Range - NE 27th</i>	<i>Range - NE 29th</i>
<i>Baseball Practice (Low)</i>	<i>0.12 - 1.35</i>	<i>0.32 - 1.13</i>	<i>0.09 - 0.48</i>
<i>Baseball Game (High)</i>	<i>0.20 - 1.61</i>	<i>0.42 - 1.47</i>	<i>0.11 - 0.71</i>
<i>Soccer Practice (Low)</i>	<i>0.09 - 1.19</i>	<i>0.11 - 0.71</i>	<i>0.06 - 0.37</i>
<i>Soccer Game (High)</i>	<i>0.16 - 1.49</i>	<i>0.19 - 0.88</i>	<i>0.08 - 0.50</i>

The applicant also intends to provide a sound system for the athletic field.

While the facilities were approved and are in place with nonconforming rights, requesting to reactivate the use of the field requires that the applicant show the applicable approval criteria can be met. Responding to the B criteria, staff concludes that the scale of the outdoor sports facility is not compatible with adjacent development in site size, structure size, and

building/structure setbacks. Therefore, to meet this criterion, the applicant must demonstrate that the proposal mitigates these differences successfully through landscaping, screening, or other design features.

The outdoor sports facility was approved under an Impact Mitigation Plan Compliance Review with concurrent Design Review with Modifications. These review types work to limit impacts on neighboring properties and ensure high-quality design, respectively. The Design Review findings from 2007 speak to the separation of the different structures within the field complex, stating, “[t]he individual bleacher structures and other field outbuildings are broken up into multiple individual structures to reduce the impact and scale of these structures to abutting streets, providing for visual connections into and out of the field area” (Exhibit G.3, page 12). The decision also references a 2002 condition of approval from Concordia’s initial Impact Mitigation Plan (LU 02-106366 IM) that required a 10-foot setback for field structures from the NE 27th right-of-way, planted to the L2 low-screen standard.

The planner in the 2007 approval noted the proposal allowed clear views into the field areas from surrounding streets (Exhibit G.3, page 14). However, Google Street View images over time indicate the fences were fitted with slats upon construction which have consistently blocked much of the view into the field areas, thus contributing to a less open and visually interesting pedestrian corridor. As is evident from the third photo below, the current landscaping has areas of maturity, but in other areas, the shrubs are very low and do not provide screening or softening for the wall under the fence or the fence itself, and in some areas, groundcover and shrubs are denuded or absent altogether.



During Construction, along NE Dekum St, July 2011, Google Street View



After Construction, along NE Dekum St, July 2012, Google Street View



Along NE Dekum St, present-day

The original approval discussed planting street trees, or trees planted in the public right-of-way along streets, as mitigation and screening. This is unusual for a land use review, which usually focuses only on private property since the property owner does not control what ultimately happens in the public right-of-way. The result of relying on the new street trees in the findings was that few trees were provided for screening on the property around the sports facility, and the screening for pedestrians adjacent to the facility was significantly less than what trees would provide.

The roughly 485 linear feet of frontage along NE Dekum St have no trees planted within the landscape buffer onsite. On the west side of the facility, along the landscape buffer stretching 400 linear feet of NE 27th Ave south from NE Dekum St, there are 6 Armstrong maple trees, considered small trees per the calculations in Zoning Code Section 33.248.030.C.2.c. An approved exhibit C.9 from LU 07-184826 DZM IM shows 9 Armstrong maples along the western landscape buffer, and even that does not meet the L2 requirement in place at the time and as required by a condition of approval.

While the Impact Mitigation Plan that required a 10-foot-deep L2 low-screen landscape buffer along NE 27th Ave is no longer in effect on the site, landscaping remains one of the most common methods to mitigate between the difference in scale between institutions and surrounding residential development. If this sports facility were being constructed today, the minimum landscaping across the street from residentially-zoned lots would be 10 feet of L1 landscaping per Zoning Code Table 150-2.

Therefore, to ensure adequate screening for nearby residential properties on both NE 27th Ave and NE Dekum St, staff recommends a condition of approval to upgrade landscaping in the existing landscaped setbacks along both NE 27th Ave and NE Dekum St to a minimum of L1 screening. This will result in a number of new trees in the landscaped setbacks which, over time, will significantly enhance screening of the sports facility, reduce light pollution from the existing light poles, and improve the pedestrian experience adjacent to the facility.

With this condition of approval, differences in appearance and scale between the outdoor sports facility and neighboring residential development will be mitigated by the existing setbacks, high-quality materials used, the breaking up of the various structures constructed, and additional trees and ground cover to provide substantial buffering. Therefore, with the stated condition, staff finds approval criterion B.3 is met. (Since B.3 is found to be met, B.2 does not need to be addressed.)

C. Livability. The proposal will not have significant adverse impacts on the livability of nearby residential zoned lands due to:

- 1. Noise, glare from lights, late-night operations, odors, and litter; and**
- 2. Privacy and safety issues.**

Findings: The components of approval criterion C are discussed separately below:

Noise

The outdoor sports facility has an existing voice amplification system originally approved through LU 07-184826 DZM IM. Details of the installed equipment is provided in Exhibit A.9. The applicant notes the amplification system “consists of one set of three speakers on the west side of the field and two sets of three speakers on the east side. The speakers are mounted to lighting support posts at a height of approximately 20-25' and directed inward and downward toward the field, minimizing the sound impact to adjacent properties” (Exhibit A.11, page 21).

The applicant has proposed use of the outdoor sports facility by both UO and community groups, and has anticipated hours of 7:00 am to 9:00 pm on weekdays, and 7:00 am – 10:00 pm on weekends. Generally, events at the site will have up to 300 participants and spectators, with up to four larger events per year using existing soccer seating of up to 1,003 attendees. Staff supports limits to the hours and recommends a condition of approval limiting events to certain hours to ensure no disruptive noise impacts of the use on neighbors late at night or early in the morning. Via email, the applicant has requested that a condition limiting hours be set at 7:00 am – 10:00 pm each day, so as to avoid confusion with different times on different days (Exhibit A.13). Therefore, staff proposes a condition of approval that all use of the outdoor sports facility will be limited to 7:00 am to 10:00 pm, and that the lights and voice amplification is turned off by 10:00 pm as well.

Neighbors have a good awareness of excessive noise impacts of the field in the past, and since no neighbor comments have been received with concerns, staff can infer that noise impacts of the previous sports field use are appropriate and adequately mitigated. Irrespective of any approval granted by this application, UO will be required to conform with Title 18 requirements about noise. Specifically, there is a daytime maximum noise level of 55 decibels at neighboring residentially-zoned properties, and a nighttime limit of 50 decibels between 10 pm and 7 am. These noise standards will remain in place.

Glare from lights

The sports facility has nine existing light poles approved in LU 07-184826 DZM IM. That review also granted Modifications to Design Review for five of the light poles to exceed the 75-foot height limit by 5 feet, and for the lighting system overall to exceed the maximum foot candles allowed by Zoning Code Section 33.262.080 at neighboring properties from 0.5 foot candles of light to up to 1.61 foot candles (see Exhibit G.3 for that approval, and Exhibit A.5 for the lighting specifications including foot candle map). A foot candle is the approximate brightness of one candle at a one-foot distance.

As noted above, staff recommends a condition of approval that will limit the hours of operation for the outdoor sports facility from 7:00 am to 10:00 pm. These limits will ensure that glare from lights will also be limited during the darkest hours. Further, staff has recommended a condition of approval requiring landscaping around the field to the north and west to be upgraded to at least the L1 landscape standard. This will result in numerous additional trees around those two sides of the perimeter, which, over time, will contribute to screening of lighting from the fields onto neighboring properties.

Late-night operations

No late-night operations are proposed. The applicant proposes that use of the field by either UO or community groups will end by 10:00 pm each day (Exhibit A.13). Staff proposes a condition of approval limiting hours of operation to those proposed.

Odors

Use of the field for sporting events is not expected to generate unusual or offensive odors perceptible to neighbors.

Litter

The applicant notes that “[l]itter will be minimized by providing an adequate supply of regularly serviced waste receptacles, as is the case with the rest of the campus” (Exhibit A.11, page 21). UO will be responsible for maintaining the fields and surrounding parking areas.

Privacy

The reactivation of the facility would not adversely impact the privacy of neighboring homes. The facility is focused inward, with seating and lighting facing the fields of play. The proposed condition of approval for the landscaping along NE Dekum St and NE 27th Ave to meet the L1 standard will result in additional trees that will further limit views to residential sites across the streets.

Safety

No significant safety impacts are anticipated. The Fire Bureau and Police Bureau both reviewed the proposal and responded with no concerns (Exhibits E.4 and E.8, respectively). The Transportation Section of PP&D also reviewed the proposal and found the field expansion is unlikely to cause significant safety impacts on the transportation system (Exhibit E.2, page 4).

Summary

With the conditions of approval mentioned above requiring additional landscaping and limiting hours to 7 am to 10 pm, staff finds the proposal would not have significant adverse impacts on nearby homes in terms of noise, glare, late-night operations, odors, litter, privacy, or safety. With the conditions of approval, staff finds approval criterion C is met.

D. Public services.**1. The proposal is supportive of the street designations of the Transportation Element of the Comprehensive Plan;**

Findings: The Transportation Section of Portland Permitting & Development reviewed the proposal and provided the following findings regarding the street classifications around the site, shown in a table under the “Site and Vicinity” section above.

Pursuant to the TSP, the above referenced street classifications include, but are not limited to, the following functions:

Major City Walkways are intended to provide safe, convenient, and attractive pedestrian access along major streets and trails with a high level of pedestrian activity supported by current and planned land uses. These include Civic and Neighborhood Corridors, Civic and Neighborhood Main Streets, frequent transit lines, high-demand off-street trails, and streets in areas with a high density of pedestrian-oriented uses.

Neighborhood Walkways are intended to provide safe and convenient connections from residential neighborhoods to Major City Walkways, City Walkways, and nearby destinations such as schools, parks, transit stops, and commercial areas, primarily

using routes that have low levels of motor vehicle traffic or do not allow motor vehicle traffic.

Local Service Walkways are intended to serve local circulation needs for pedestrians and provide safe and convenient access to local destinations.

Major City Bikeways form the backbone of the city's bikeway network and are intended to serve high volumes of bicycle traffic and provide direct, seamless, efficient travel across and between transportation districts.

City Bikeways are intended to establish direct and convenient bicycle access to significant destinations, to provide convenient access to Major City Bikeways and to provide coverage within three city blocks of any given point.

Local Service Bikeways are intended to serve local circulation needs for bicyclists and provide access to adjacent properties.

Major Transit Priority Streets facilitate the frequent and reliable movement of transit vehicles that connect Central City, regional centers, and town centers with each other and to other major destinations. Major Transit Priority Streets are provided frequent service, or are expected to receive that level of service in the future to support envisioned growth.

Transit Access Streets facilitate movement of transit vehicles connecting town centers, neighborhood centers, and industrial and employment areas with other destinations and other transit service. Transit Access Streets are provided fixed-route service that is commensurate with the level of demand.

Local Service Transit Streets primarily facilitate movement of smaller transit vehicles, including paratransit and community/jobs connector shuttles. Local Service Transit Streets seldom have regular transit service except for short street segments and do not typically include transit-specific street design elements such as bus stops. Local Service Transit Streets may be used for bus movements to and from a layover facility or bus garage, for turning around at the end of a line, or for temporary reroutes of a fixed-route line.

Local Service Truck Streets are intended to serve local truck circulation and access. (Freight Classification)

Neighborhood Collectors are intended to serve as distributors of traffic from Major City Traffic Streets or District Collectors to Local Service Streets or to serve trips that both start and end within areas bounded by Major City Traffic Streets and District Collectors.

Local Service Traffic Streets are intended to distribute local traffic and provide access to local residences or commercial uses.

Community Corridors primarily serve surrounding neighborhoods and are designed to emphasize multimodal mobility between neighborhoods.

Local Streets are designed to complement planned land uses and reduce dependence on arterials for local circulation.

The site contains a college use that has been in operation for many years. The institution running the college has changed, which triggered the need for this conditional use review. There is no change in use, no proposed development, and no new vehicular access is proposed. The college will remain a college. Transportation staff finds that continuing the use of the site as a college is supportive of the street designations of the Transportation Element of the Comprehensive Plan (Exhibit E.2).

Based on this analysis, staff concludes that this criterion is met.

2. Transportation system:

- a. **The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include safety, street capacity, level of service, connectivity, transit availability, availability of pedestrian and bicycle networks, access restrictions, neighborhood impacts, impacts on pedestrian, bicycle, and transit circulation. Evaluation factors may be balanced; a finding of failure in one or more factors may be acceptable if the failure is not a result of the proposed development, and any additional impacts on the system from the proposed development are mitigated;**

Findings: PBOT reviewed the proposal and submitted the following response to approval criterion D.2.a (Exhibit E.2):

The applicant submitted a transportation impact study (TIS) prepared by Brent Ahrend, PE of Mackenzie, a professional traffic engineering firm. The TIS was reviewed by PBOT employee Matthew Machado, PE, a registered professional traffic engineer who accepted the submitted findings. City transportation staff generally concur with the methods and findings presented in the TIS.

Safety

The data analysis focused on three points along NE Dekum St. as shown in Table 1 on page 3 of the TIS. These are NE Dekum St/NE 27th Ave, NE Dekum St/NE 29th Ave, and NE Dekum St/site driveway. The most recently available 5 years of crash data was analyzed. There were no fatal or injury crashes. There were a total of 12 crashes, eight of which happened at the NE Dekum St/NE 27th Ave. intersection. This analysis shows this intersection is experiencing a higher level of crashes than would normally be anticipated given the volume of traffic entering the intersection. As such, the applicant team reviewed the data in more detail. The TIS states the following beginning on the bottom of page 3:

Seven angle crashes and one turning movement crash were reported at the intersection between 2017 and 2021. All of these crashes had a reported cause of a failure to yield or disregard of the traffic control (stop sign on the NE 27th Avenue approaches). Crash reports labelled the southbound approach as the movement at fault for six of the eight crashes and the northbound through movement for the remaining two, indicating that there is a consistent pattern of motorists ignoring the stop sign and crossing or entering NE Dekum Street without adequate gaps. A review of the intersection geometry found no apparent issues with sight distance looking along Dekum Street, other than potentially parked vehicles on Dekum Street. It does appear the stop sign for the southbound NE 27th Avenue approach could be obscured by leaves on a nearby tree branch during spring and summer months. We did not find any other specific concerns that could be contributing to the frequency of crashes on that approach, or measures to address it other than keeping sight lines to the stop sign clear.

Staff concurs with this assessment. The crash pattern does not appear to be caused by the roadway design. As such, the crash pattern does not appear to be able to be remedied by improvements that could be built by this project team. This evaluation factor is satisfied.

Street capacity, Level of service

Street capacity and level of service are terms that apply primarily to vehicular traffic. These evaluation factors were studied with findings on pages 4-5 of the TIS.

The stadium is existing, but it currently not being used due to the need for this conditional use review. As such, the stadium was not generating any trips at the time the traffic counts were taken. The applicant team provided an estimate of future trip generation of 71 average daily trips. Of these 71 daily trips, 1 will be during the AM peak hour and 16 will be during the PM peak hour. This is based on data from the most recent edition of Institute of Transportation Engineers' (ITE) trip generation manual. Since the sports stadium has to be reviewed separately from the rest of the college, the applicant submitted trip generation data based on the closest ITE use to a sport stadium, which is "Soccer Complex."

The applicant team used the estimated trip generation with the collected data to determine whether the street system has adequate capacity to handle the use of the stadium as they propose, which will primarily generate trips in the evenings and on weekends. TRN-10.27 - Traffic Capacity Analysis for Land Use Review Cases | Portland.gov establishes the City of Portland's level of service requirements. For stop controlled intersections, adequate level of service is LOS E. The TIS makes the following findings on page 5:

The longest queues observed on NE Dekum Street were three vehicles on various approaches throughout the AM peak hour. The maximum delay for these vehicles was approximately 35 seconds, which corresponds to a LOS of C. Maximum queues and delay were observed between 8:30 and 8:45 AM while students were dropped off at the Faubion PK-8 School. The typical delay and queue outside school drop-off were only five seconds for one vehicle which corresponds to a LOS of A. Based on the observed delay and the trip generation estimated in Table 2, the proposed use of the outdoor sports facility is not expected to have a significant impact on the surrounding roadway network in the AM or PM peak hours.

Staff concur with this assessment. The stadium will be reserved for use by the college during the AM peak hour. The majority of trips to the site that are for community use of the stadium will be during the PM or on weekends when the nearby elementary school is not affecting queuing. This evaluation factor is satisfied.

Connectivity

The City's spacing goal for public through streets is a maximum of 530-ft per 17.88.040-Through Streets. When full street connections are not possible, pedestrian and bicycle connections are sought no more than 330-feet apart. The north/south block length is approximately 1,315-ft. As discussed at the beginning of this document, the project does not meet the thresholds in TRN 1.30 and 17.88.020 for when dedication is required. No new public right-of-way connections are necessitated by the proposal. This evaluation factor is satisfied.

Transit availability

Transit service is available within the frontage of the site. Tri-Met service route 17 operates on NE 27th Ave. and stops at both NE Dekum St. and NE 27th Ave. This is a frequent service bus line with service intervals of 15 minutes or less most of the day, every day. Additional transit service is available in the larger area on NE 33rd Ave, NE Killingsworth St, and NE Dekum St. As documented in the TIS, there should be minimal impacts to street capacity or area intersections. It is not anticipated that queuing at area stop signs will be substantively affected. As such, the proposal is not anticipated to have an impact on transit availability.

Availability of pedestrian and bicycle networks

The subject site in an area where the street grid is largely intact except for institutional uses such as the subject college and the neighboring elementary school and church. Area streets are typically paved and most have continuous sidewalks on both sides of the street. This

network of paved streets and sidewalks provides many opportunities for walking and cycling. Reusing the existing stadium may add trips to these facilities at some portions of the day or during special events, but is not anticipated to have such a large impact that the sidewalk or bicycle network will be overwhelmed. The proposal is not anticipated to alter the availability of pedestrian and bicycle networks in this area. This evaluation factor is satisfied.

Access restrictions

No new vehicle access is proposed. No changes to the existing driveways are proposed or required. This evaluation factor is satisfied.

Neighborhood Impacts

As discussed above under Street Capacity and Level of Service, the trip generation from reopening the stadium should not have a neighborhood wide impact on the transportation system. There may be a potential impact where some users of the stadium park on street, especially during the 4 times a year when a larger event may happen. The college has two main parking lots. The submitted materials address the parking lot next to the stadium, which has 175 parking stalls. The submitted information states the 175 stall parking lot will be available for use by people who are using the stadium on a first come first served basis. For the 4 times a year when larger events are anticipated, the existing public street network contains paved streets with sidewalks. If overflow happens onto the public on-street parking supply, there are adequate sidewalks to allow people to park and walk. The site is also served by frequent service transit and is on a neighborhood greenway, which is a street where investments are made to encourage cycling and walking. There are many options for ways to access the site. Reopening the stadium is not anticipated to have a substantive transportation impact on the neighborhood. This evaluation factor is satisfied.

Impacts on pedestrian, bicycle, and transit circulation

No changes are proposed to the location of streets or sidewalks surrounding the site. Circulation through the area will follow the same routes followed now. The existing streets are paved with sidewalks. As discussed above, reopening the stadium is anticipated to generate approximately 71 average daily trips. The trips generated by reopening the stadium are not anticipated to result in a degradation of area roadways to the extent that impacts would be felt to pedestrian, bicycle, or transit circulation. This evaluation factor is satisfied.

Based on this analysis, staff finds criterion D.2.a is met.

- b. Measures proportional to the impacts of the proposed use are proposed to mitigate on- and off-site transportation impacts. Measures may include transportation improvements to on-site circulation, public street dedication and improvement, private street improvements, intersection improvements, signal or other traffic management improvements, additional transportation and parking demand management actions, street crossing improvements, improvements to the local pedestrian and bicycle networks, and transit improvements;**
- c. Transportation improvements adjacent to the development and in the vicinity needed to support the development are available or will be made available when the development is complete or, if the development is phased, will be available as each phase of the development is completed;**

Findings: PBOT reviewed the proposal and submitted the following response to approval criteria D.2.b and c (Exhibit E.2):

City transportation staff supports the accompanying Transportation Impact Study's methodologies, analyses, conclusions and recommendations and finds that the submitted materials are acceptable to adequately address the subject approval criteria. The TIS concludes that no offsite mitigation is necessary. PBOT's traffic engineer who reviewed the study, Matthew Machado, PE, agreed with this conclusion.

The proposal is to reuse existing development without any change in use. The operator of the use is changing, but not the use itself. As such, it is not anticipated that either public improvement threshold in 17.88.020 or TRN 1.30 will be met. There is no anticipated increase in trips over the last use of the site. The college is proposed to remain a college. No physical changes are proposed beyond updating signage. As such, it is very unlikely the significant alteration threshold will be met at the time of permit.

No public improvements are anticipated with this project.

Based on this analysis, staff finds criteria D.2.b and c are met.

3. Public services for water supply, police and fire protection are capable of serving the proposed use, and proposed sanitary waste disposal and stormwater disposal systems are acceptable to the Bureau of Environmental Services.

Findings: No new water service is necessary to reactivate the existing field and associated development, and the Water Bureau reviewed the proposal and responded with no concerns (Exhibit E.3). The Police Bureau found that police services will be adequate (Exhibit E.8), and the Fire Bureau reviewed the proposal and responded with no concerns, indicating that fire protection services are adequate (Exhibit E.4). The Environmental Services Section of Portland Permitting & Development reviewed the proposal and found that requirements for sanitary waste and stormwater disposal are satisfied (Exhibit E.1). For these reasons, staff finds approval criterion D.3 is met.

E. Area plans. The proposal is consistent with any area plans adopted by the City Council as part of the Comprehensive Plan, such as neighborhood or community plans.

Findings: The site is within the boundaries of two area plans adopted in October 1993 by the City Council as part of the Comprehensive Plan: the Concordia Neighborhood Plan and the Albina Community Plan.

Staff finds the following statements from the Albina Community Plan to be relevant:

Policy Area I: Land Use

- *Policy B: Livable Neighborhoods / Objective 2: Buffer residential areas from the negative impacts of nearby large-scale commercial, employment, industrial and institutional developments.*

The findings in Criterion B focus on buffering this existing development from the nearby residential areas. Staff described above how the use of quality materials; the breaking up of massing on the various structures within the complex; and the setbacks for fencing and buildings all reduce impacts of the existing development on neighboring properties. With the proposed condition of approval upgrading existing landscape areas to at least the L1 standard, staff finds these factors will successfully buffer the outdoor sports facility from residential neighbors.

Policy C: A Pattern of Green

- *Enhance the Albina area with attractive and well-maintained parks and open spaces. Ensure that open space and recreation facilities in the Albina Community Meet the needs of present and future residents.*
- *Objective 1: Increase the amount of green and open space in the district.*

Policy Area X: Environmental Values

- *Objective 1: Preserve and enhance community assets and amenities.*

This is an existing sports facility that is currently not available for use. UO proposes to make the facility available for community use as a needed resource and amenity. This resource will supplement existing parks and schools for both baseball and soccer leagues, contributing to Albina's community assets.

While the initial 2007 review approved shrubs and grasses, and limited trees surrounding the sports facility to the north and west, the proposed condition of approval will especially increase the number of trees, which will result over time in significant greening of the pedestrian realm in front of the field, and which will offer additional buffering and visual screening of the facility. With the proposed condition, the proposal is consistent with these objectives and policies.

Staff finds the following statements from the Concordia Neighborhood Plan to be relevant:

Policy 5: Community Institutions and Facilities

- *Create a neighborhood which offers access to education, employment, health, community and social services, transportation, and recreation for all its members. Building on the strength of the neighborhood's existing institutions and services.*
- *Objective 5: Promote the use of parks and open space for passive and active recreational opportunities for area residents, workers, and visitors.*

UO is the new owner of this site, but it has served as a College use for decades. College uses are now allowed outright on sites zoned with the Campus Institutional base zoning like this one. However, this existing outdoor sports facility, which was approved under a now-expired Impact Mitigation Plan, is a conditional facility per Zoning Code Section 33.150.100.B.6 due to its lights, voice amplification system, accessory building floor area, and spectator seating that exceeds the 500-linear-foot limit. Allowing the reactivation of this outdoor sports facility enables UO to have more offerings for their students while strengthening relationships with community groups who have expressed a need for practice and game space. Ultimately, the Concordia neighborhood will have another opportunity for active recreation within its boundaries.

For these reasons, staff finds the proposal is consistent with the Concordia Neighborhood Plan and the Albina Community Plan and that criterion E is therefore met.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

Staff finds that, with the recommended conditions of approval, the outdoor sports facility can be reactivated as part of the University of Oregon's Northeast Portland campus while mitigating for differences in appearance and scale without imposing significant impacts on neighborhood livability. Staff finds the proposal is consistent with the Albina Community Plan and the Concordia Neighborhood Plan, and that the transportation system and public services are capable of serving the proposed use.

Since the applicable approval criteria can be met with condition of approval, staff recommends approval of this conditional use application with conditions requiring upgrades to landscaping and limits on hours of operation.

TENTATIVE STAFF RECOMMENDATION

(May be revised upon receipt of new information at any time prior to the Hearings Officer decision)

Staff recommends Approval of the Conditional Use Review to reactivate the outdoor sports facility at the north end of the University of Oregon's Northeast Portland Campus, retaining the existing seating, accessory structures, lights, and amplification system as described herein. This approval is subject to the following condition:

- A. A finalized zoning permit demonstrating compliance with condition B must be obtained prior to use of the outdoor sports facility. As part of the permit application submittal, the following development-related conditions (B through C) must be noted on the site plans or included as a separate sheet. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 24-030450 CU." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. Landscaping along the western 400 feet of the site's NE Dekum St frontage and the northern 400 feet of the NE 27th Ave frontage must be altered to meet at minimum the L1 landscaping standard of Zoning Code Section 33.248.020.A.
- C. All use of the outdoor sports facility is limited to 7:00 am – 10:00 pm each day. All field lights and voice amplification system must be turned off by 10:00 pm every evening they are used.

PROCEDURAL INFORMATION

The application for this land use review was submitted on April 8, 2024, and was determined to be complete on August 1, 2024.

Zoning Code Section 33.700.080 states that land use review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore, this application was reviewed against the Zoning Code in effect on April 8, 2024.

ORS 227.178 states the City must issue a final decision on land use review applications within 120 days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant. In this case, the applicant did not extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on November 29, 2024.**

Some of the information contained in this report was provided by the applicant.

As required by Zoning Code Section 33.800.060, the burden of proof is on the applicant to show that the approval criteria are met. Portland Permitting & Development has independently reviewed the information submitted by the applicant and has included this information only where Portland Permitting & Development has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the recommendation of Portland Permitting & Development with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to specific conditions of approval, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

This report is not a decision. The review body for this proposal is the Hearings Officer who will make the decision on this case. This report is a recommendation to the Hearings Officer by Portland Permitting & Development. The review body may adopt, modify, or reject this recommendation. The Hearings Officer will make a decision about this proposal within 17 days of the close of the record. To comment, you may testify at the hearing, submit comments at www.portland.gov/omf/hearings/land-use; email your comments to HearingsOfficeClerks@portlandoregon.gov; write to the Land Use Hearings Officer, 1900 SW Fourth Ave., Suite 3100, Portland, OR 97201; or FAX your comments to 503-823-4347.

You will receive mailed notice of the decision if you write a letter received before the hearing or testify at the hearing, or if you are the property owner or applicant. This Staff Report will be posted on Portland Permitting & Development website at <https://www.portland.gov/ppd/zoning-land-use/public-notice>. Land use review notices are listed on the website by the District Coalition in which the site is located; the District Coalition for this site is identified at the beginning of this staff report.

Appeal of the decision. The decision of the Hearings Officer may be appealed to City Council, who will hold a public hearing. If you or anyone else appeals the decision of the Hearings Officer, only evidence previously presented to the Hearings Officer will be considered by the City Council.

Who can appeal: You may appeal the decision only if you write a letter which is received before the close of the record for the hearing, if you testify at the hearing, or if you are the property owner/applicant. **Appeals must be filed within 14 days of the decision. An appeal fee of \$6,463 will be charged (one-half of the PP&D LUS application fee, up to a maximum of \$6,566).** Assistance in filing the appeal and information on fee waivers are available from Portland Permitting & Development website: <https://www.portland.gov/ppd/zoning-land-use/land-use-review-fees-and-types/land-use-review-appeals>.

Appeal Fee Waivers: Neighborhood associations recognized by the Office of Community & Civic Life may qualify for a waiver of the appeal fee provided that the association has standing to appeal. The appeal must contain the signature of the Chair person or other person authorized by the association, confirming the vote to appeal was done in accordance with the organization’s bylaws.

Neighborhood associations, who wish to qualify for a fee waiver, must complete the Type III Appeal Fee Waiver Request for Organizations Form and submit it prior to the appeal deadline. The Type III Appeal Fee Waiver Request for Organizations Form contains instructions on how to apply for a fee waiver, including the required vote to appeal.

Assistance in filing the appeal and information on fee waivers are available from Portland Permitting & Development website: <https://www.portland.gov/ppd/zoning-land-use/land-use-review-fees-and-types/land-use-review-appeals>.

Recording the final decision.

If this land use review is approved the final decision will be recorded with the County Recorder. *Unless appealed*, the final decision will be recorded by Portland Permitting & Development.

Expiration of this approval. Generally, land use approvals (except Comprehensive Plan and Zoning Map Amendments) expire five years from the date of the final decision unless one of the actions below has occurred (see Zoning Code Section 33.730.130 for specific expiration rules):

- A City permit has been issued for the approved development,
- The approved activity has begun (for situations not requiring a permit), or

In situations involving only the creation of lots, the final plat must be submitted within three years.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within seven years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

Applying for permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

Planner's Name: Amanda Rhoads

Date: September 6, 2024

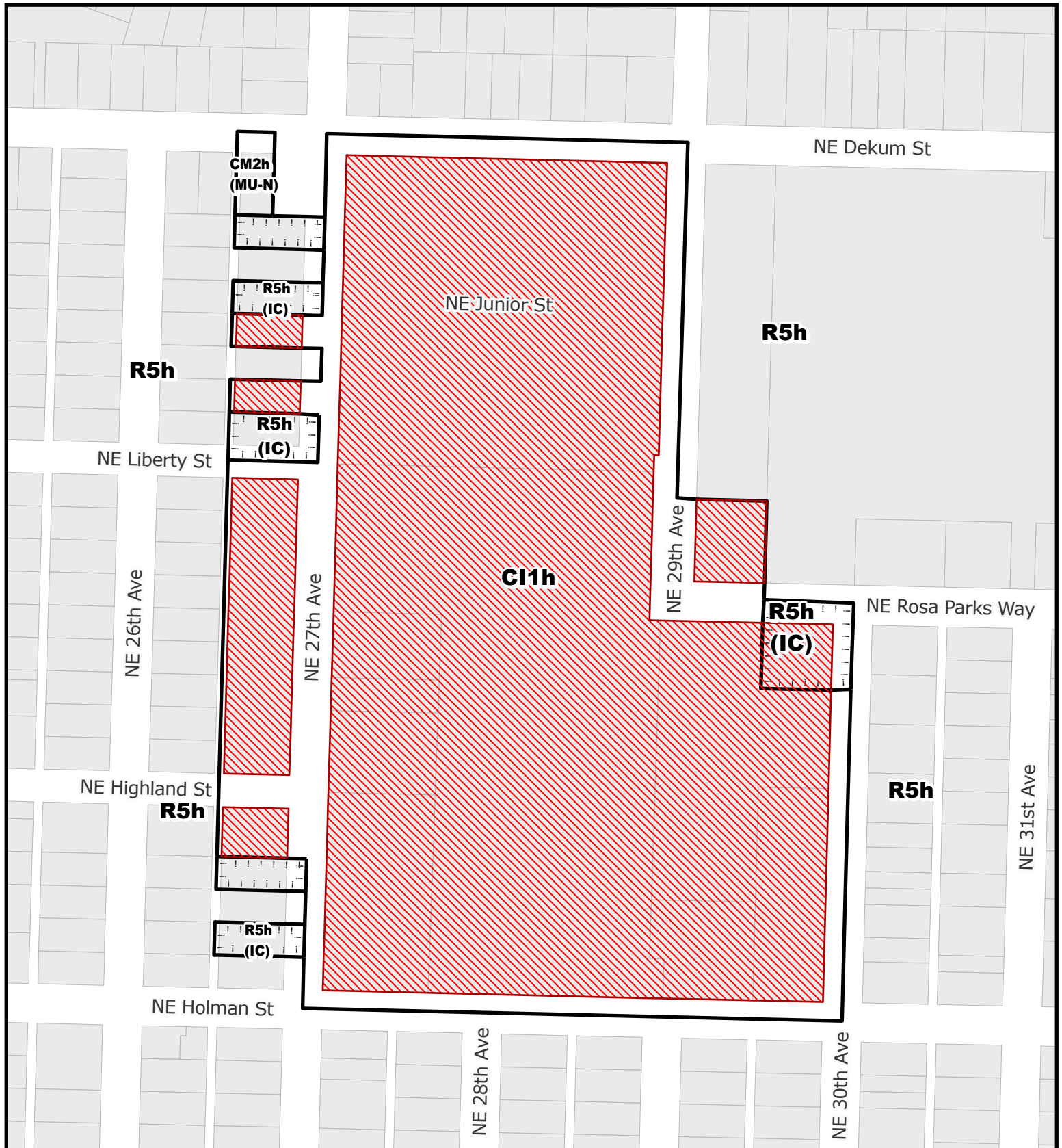
EXHIBITS (not attached unless indicated)

A. Applicant's Statement:

1. Original Narrative
2. Pre-Application Conference notes
3. Original Site Plan
4. Transportation Impact Study Scoping
5. Lighting Specifications
6. Completeness Response, May 24, 2024
7. Revised Transportation Impact Study

8. Revised Narrative
9. Sound System Cut Sheet
10. Nonconforming Upgrades Covenant
11. Final Narrative, July 31, 2024
12. Final Transportation Impact Study, July 31, 2024
13. Applicant email, September 5, 2024
- B. Zoning Map (attached)
- C. Plans & Drawings:
 1. Site Plan (attached)
- D. Notification information:
 1. Request for response
 2. Posting letter sent to applicant
 3. Notice to be posted
 4. Applicant's statement certifying posting
 5. Mailing list
 6. Mailed notice
- E. Agency Responses:
 1. Environmental Services Section of Public Infrastructure Permit Review, Portland Permitting & Development
 2. Transportation Section of Public Infrastructure Permit Review, Portland Permitting & Development
 3. Water Bureau
 4. Fire Bureau
 5. Site Development Review Section of Portland Permitting & Development
 6. Life Safety Review Section of Portland Permitting & Development
 7. Portland Parks & Recreation, Urban Forestry Division
 8. Police Bureau
- F. Letters: none received
- G. Other:
 1. Original Land Use Application
 2. Completeness Memo, April 30, 2024
 3. 2007 land use decision approving sports facility, LU 07-184826 DZM IM
- H.

Portland Permitting & Development is committed to providing equal access to information and hearings. To request an accommodation or alternative format of communication, please contact us at least five business days prior to the hearing at 503-823-7300 (TTY 503-823-6868).



For Zoning Code in Effect Post October 1, 2022

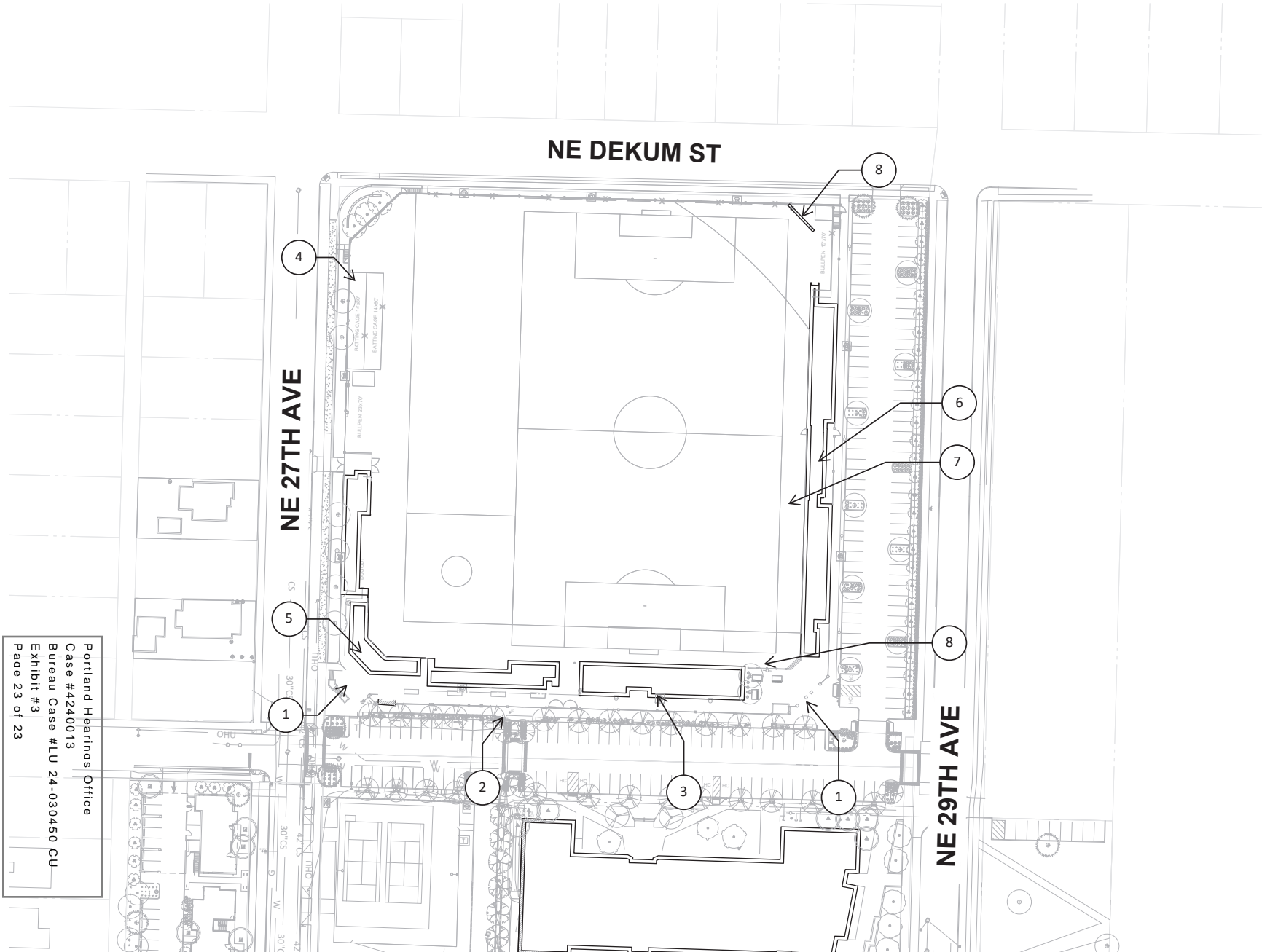
ZONING

Site

File No. LU 24 - 030450 CU
 1/4 Section 2333,2433
 Scale 1 inch = 200 feet
 State ID 1N1E13BC 4701
 Portland Hearing Office
 Case # 24-030450
 Bureau Case # LU 24-030450 CU
 Exhibit # 3
 Page 22 of 23

Exhibit B

Apr 09, 2024

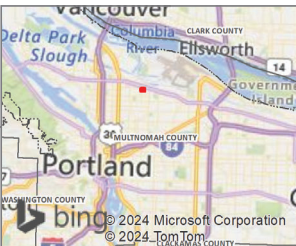
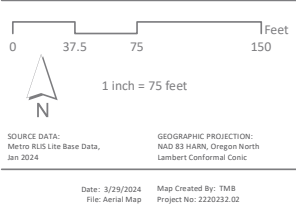


Portland Hearings Office
Case #4240013
Bureau Case #LU 24-030450 CU
Exhibit #3
Page 23 of 23

UO FIELD

Portland, Oregon

- LEGEND**
- Tax Lots
 - 1. (E) Entry Gates
 - 2. (E) Bicycle Parking (4 staple racks)
 - 3. (E) Locker Rooms / Restrooms / Concessions
 - 4. (E) Batting Facility
 - 5. (E) Softball Bleachers
 - 6. (E) Soccer Bleachers
 - 7. (E) Turf Field, *University and Sponsor Logos to Change
 - 8. (E) Scoreboards, *University and Sponsor Logos to Change



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From: [Rhoads, Amanda](#)
To: [Hearings Office Clerks](#)
Cc: [Stanley, Suzannah](#)
Subject: FW: Case file LU 24-030450 CU
Date: Monday, September 16, 2024 8:27:30 AM

Good morning. I just received this email - please add this public comment to the record for this case.

Amanda Rhoads, AICP (she/her)
City Planner II
Land Use Services Division, Title 33 Team

City of Portland – Portland Permitting and Development

503-865-6514 (Cell)

amanda.rhoads@portlandoregon.gov

Work Hours: Mon-Thurs 8:30 am – 6:00 pm, Fri 8:30 am – 12:30 pm

From: Noah Horst <noah@lmhlegal.com>
Sent: Monday, September 16, 2024 8:08 AM
To: Rhoads, Amanda <Amanda.Rhoads@portlandoregon.gov>; Rosalyn Liu <rosalynliu@hotmail.com>
Subject: Case file LU 24-030450 CU

Hi Amanda,

We live on 26th and Ainsworth, a block from the Ballmer institute with our two kids, ages 9 and 13. Our kids play basketball, baseball, and volleyball and we are very interested in the opportunity to use the old Concordia fields at the new U of O campus. When my kids were young, we attended countless Concordia sports events and now that the kids are athletes, they often struggle to find time on quality fields and courts.

We cannot attend the zoom meeting today at 2pm but want the committee to know we support the proposal to open the Concordia fields to the community.

I coach baseball teams for North Portland Little League and Northside PDX and because of the rain and Portland Parks' field quality, we often cancel practices and games that we could otherwise play on quality turf fields. My wife, Rosalyn, coaches basketball and volleyball and she also struggles to find court time for their players that centrally located to our North and Northeast Portland community.

We strongly urge you to allow the U of O to open its athletic fields and facilities to our community.

Thank you,

NOAH HORST | ATTORNEY

LEVI MERRITHEW HORST PC

610 SW ALDER ST., STE 415, PORTLAND OR 97205

T: 971.229.1241 | **F:** 971.544.7092 | **M:** 503.754.9626

(he/him/his)

This message is for the intended individual or entity and may contain information that is privileged and/or confidential. If the reader of this message is not the intended recipient, you are hereby notified that any copying, forwarding, or other dissemination of this message is strictly prohibited. If you have received this communication in error, please promptly notify the sender by e-mail and delete the original message immediately.



City of Portland, Oregon
Portland Permitting & Development
Land Use Services

David Kuhnhausen, Interim Director
Phone: (503) 823-7300
TTY: 711
www.portland.gov/ppd

Memorandum

Date: September 16, 2024
To: Hearings Officer
From: Amanda Rhoads, City Planner, Land Use Services, BDS
Re: LU 24-030450 CU (Hearings Office Case # 4240013)

After the staff report was published on September 6, 2024, the applicant requested that staff consider changes to the conditions of approval that were recommended for the staff report. Conditions of approval A through C from the September 6, 2024 staff report had been stated as follows:

- A. *A finalized zoning permit demonstrating compliance with condition B must be obtained prior to use of the outdoor sports facility. As part of the permit application submittal, the following development-related conditions (B through C) must be noted on the site plans or included as a separate sheet. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 24-030450 CU." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."*
- B. *Landscaping along the western 400 feet of the site's NE Dekum St frontage and the northern 400 feet of the NE 27th Ave frontage must be altered to meet at minimum the L1 landscaping standard of Zoning Code Section 33.248.020.A.*
- C. *All use of the outdoor sports facility is limited to 7:00 am – 10:00 pm each day. All field lights and voice amplification system must be turned off by 10:00 pm every evening they are used.*


The applicant noted to staff that UO is already subject to bringing the site up to current requirements for those standards listed under nonconforming upgrades in Zoning Code Section 33.258.070.D.2.b under an Option 2 agreement, formalized through covenant in PR 23-069822 NU. They indicated a strong preference to address the requested landscaping upgrades through that process rather than completing a zoning permit prior to being able to use the field.

After considering the applicant's request for changes, staff agrees to modify recommended conditions of approval as follows:

- Delete condition A which outlines the requirement for a zoning permit to be finalized prior to use of the outdoor sports facility.
- Edit condition B (which becomes condition A) to clarify that the L1 landscaping on the north and west sides of the field can be installed as part of the Option 2 process already underway.
- Condition C becomes condition B.

Staff recommends the conditions of approval on page 18 of the staff report be replaced with the following conditions of approval:

- A. *The applicant must provide landscaping meeting the minimum requirements of the L1 standard of Zoning Code Section 33.248.020.A along the western 400 feet of the site's NE Dekum St frontage and the northern 400 feet of the NE 27th Ave frontage, adjacent to the outdoor sports facility. Any trees required to meet the L1 standard in these areas must be planted along these frontages, not elsewhere on the site. This landscaping must be installed as part of the nonconforming upgrades required through the recorded Option 2 covenant under PR 23-069822 NU.*
- B. *All use of the outdoor sports facility is limited to 7:00 am – 10:00 pm each day. All field lights and voice amplification system must be turned off by 10:00 pm every evening they are used.*



Type III Hearing Conditional Use Review LU 24-030450 CU

STAFF PRESENTATION TO HEARINGS OFFICER
SEPTEMBER 16, 2024



Zoning

6615 NE 29th Ave

Base Zone

CI1 – Campus Institutional 1

Comprehensive Plan Map Designation

IC – Institutional Campus

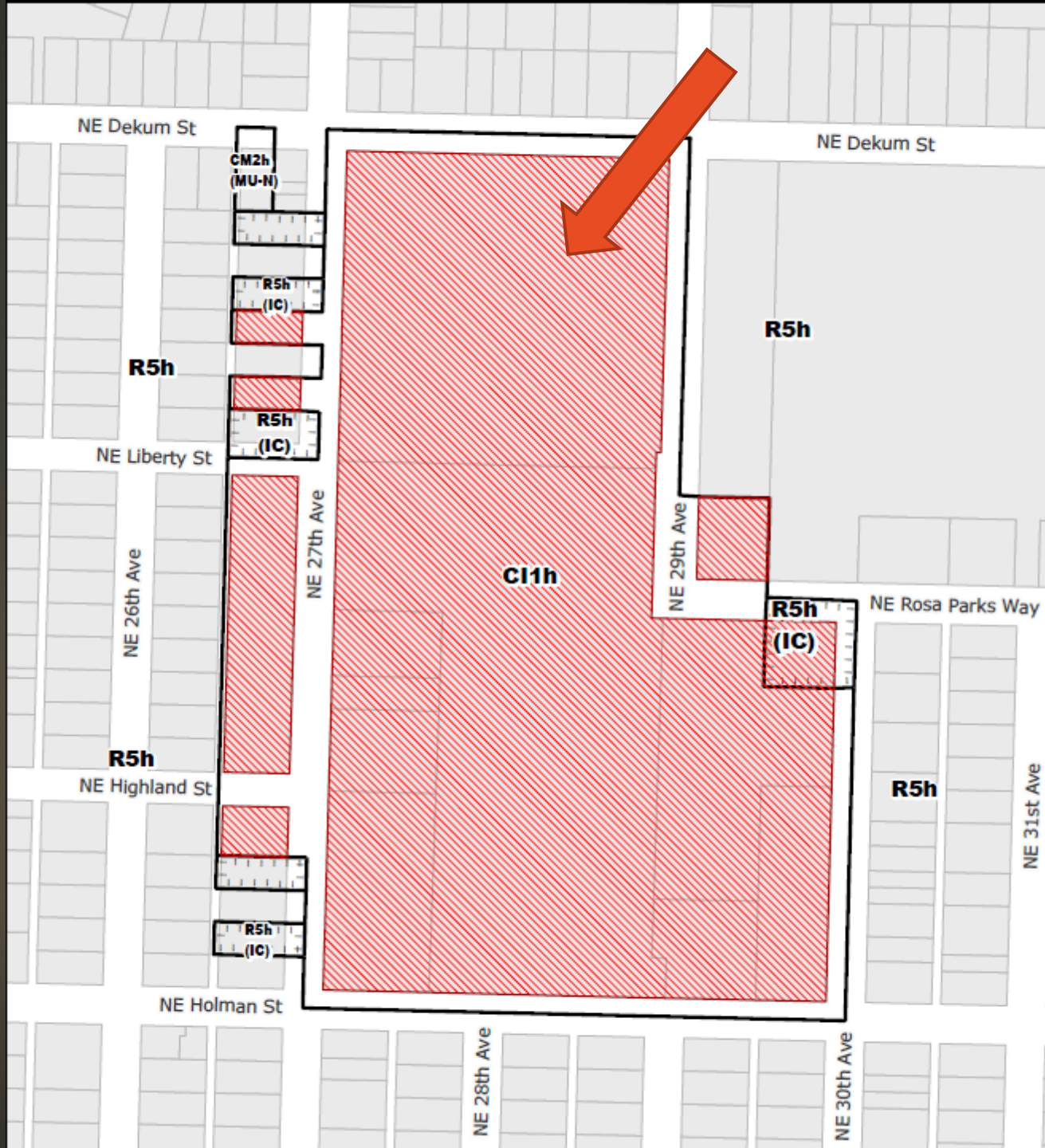
Overlay Zones

Aircraft Landing Zone

Plan District – none

Lot Area

5.26 acres



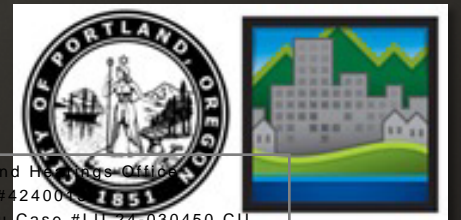
Conditional Use Review

Zoning/ Proposal

Photos/Context

Approval Criteria

Staff Recommendation



Campus Institutional Zones Limited Uses

33.150.100.B.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.

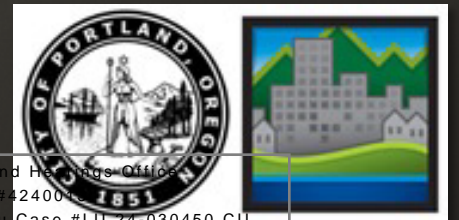
Conditional Use
Review

Zoning/ Proposal

Photos/Context

Approval Criteria

Staff Recommendation





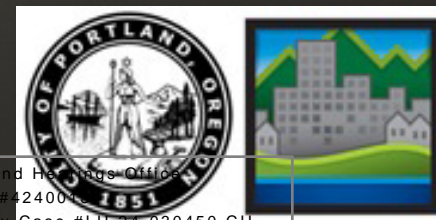
Conditional Use Review

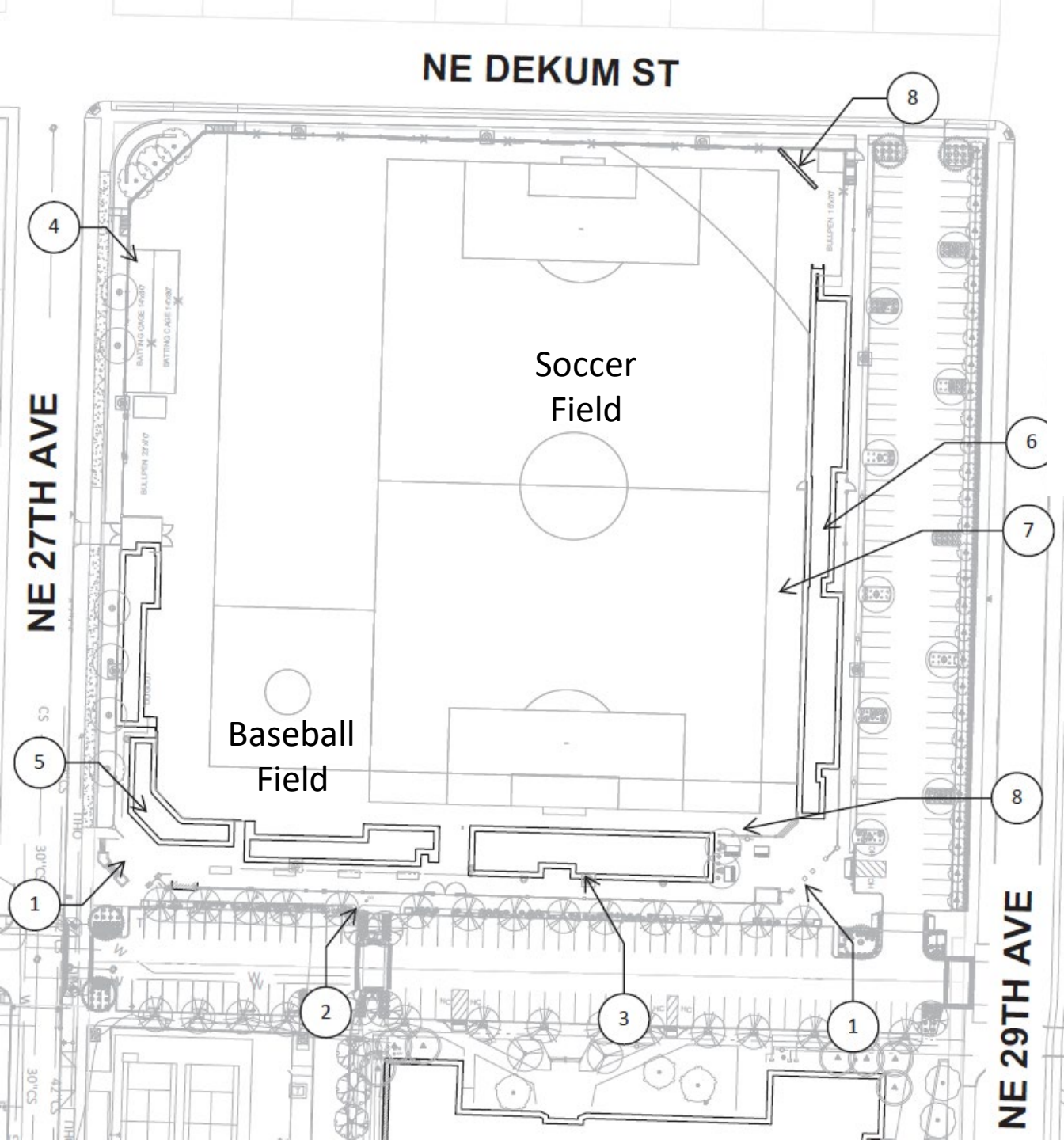
Zoning/ Proposal

Photos/Context


Approval Criteria

Staff Recommendation





LEGEND

-  Tax Lots
- 1. (E) Entry Gates
- 2. (E) Bicycle Parking (4 staple racks)
- 3. (E) Locker Rooms / Restrooms / Concessions
- 4. (E) Batting Facility
- 5. (E) Softball Bleachers
- 6. (E) Soccer Bleachers
- 7. (E) Turf Field, *University and Sponsor Logos to Change
- 8. (E) Scoreboards, *University and Sponsor Logos to Change

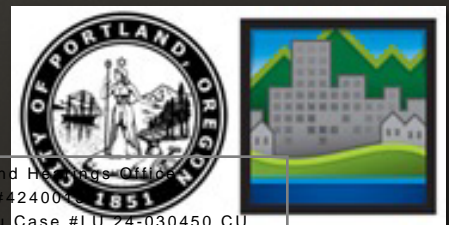
Conditional Use Review

Zoning/ Proposal

Photos/Context

Approval Criteria

Staff Recommendation



Proposal for Facility Use

- University use for open recreation during 7 am – 3 pm weekdays.
- Community use on a reservation basis 3 pm – 10 pm weekdays, drawing up to 100 attendees at a time.
- Community use for scheduled games weekends 7 am – 10 pm by rec or youth leagues and schools. Intensity will vary seasonally and events may draw up to 250 attendees at a time.
- UO expects up to 3 events per month during the school year, and 10 per month during the summer, that will draw up to 300.
- Occasional special events up to 4 times per year will be limited to 1,003 people (capacity of soccer seating).

Conditional Use Review

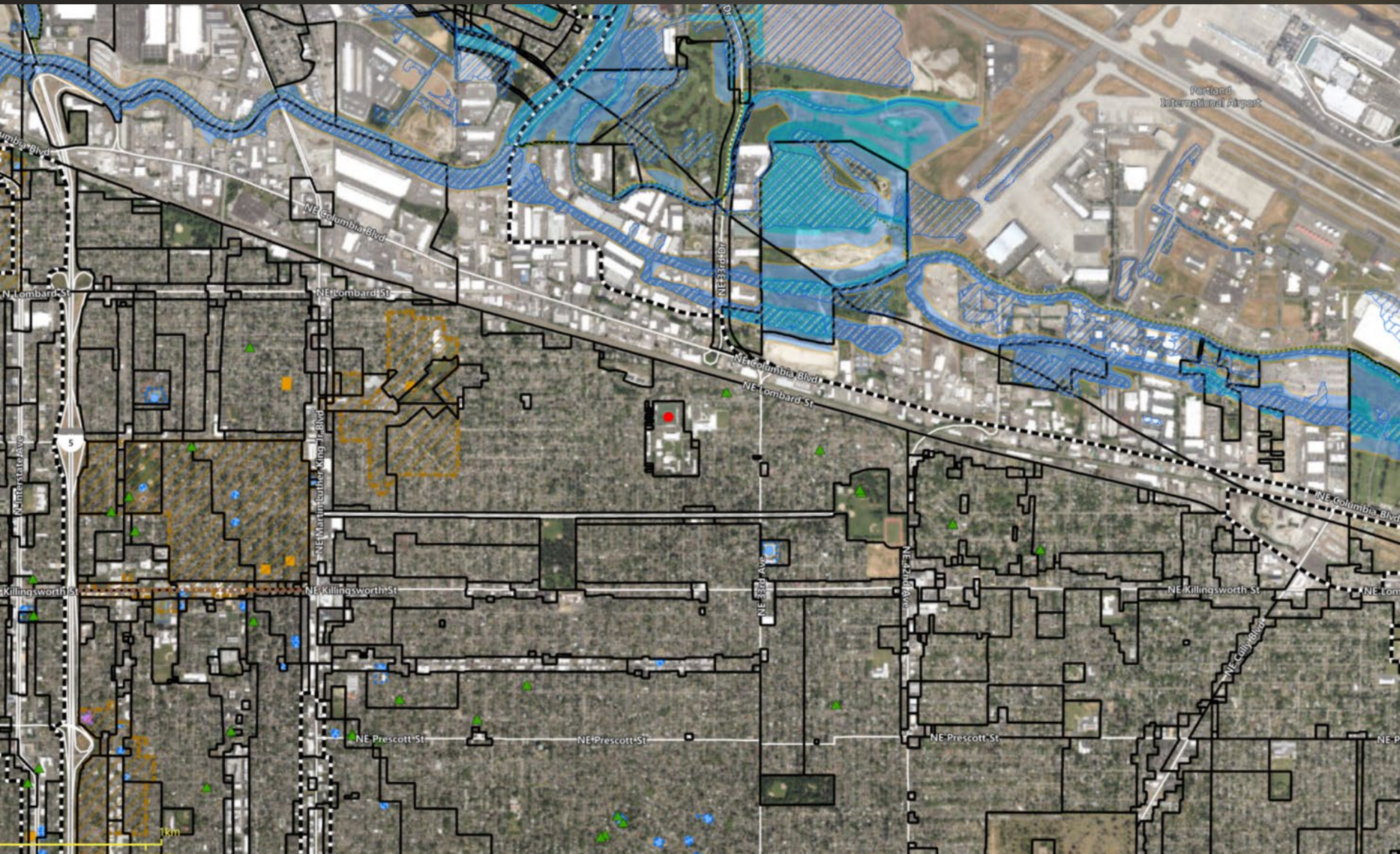
Zoning/ Proposal

Photos/Context

Approval Criteria

Staff Recommendation





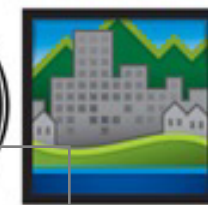
Conditional Use Review

Zoning/ Proposal

Photos/Context

Approval Criteria

Staff Recommendation





Zoning Map Amendment and Transportation Impact Review

Zoning/ Proposal
Photos/Context
Approval Criteria
Staff Recommendation





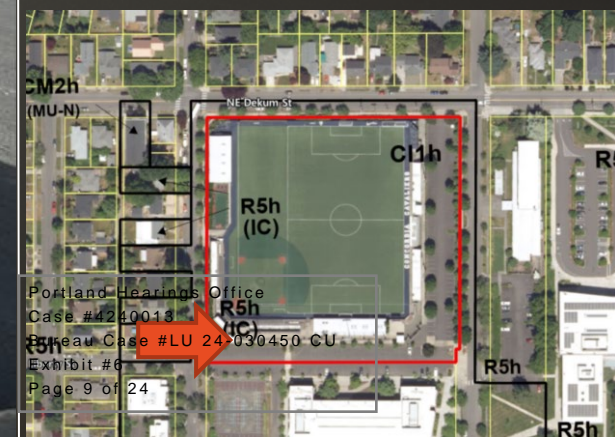
Conditional Use Review

Zoning/ Proposal

Photos/Context

Approval Criteria

Staff Recommendation



Portland Hearings Office
Case #4240013
Bureau Case #LU 24-030450-CU
Exhibit #6
Page 9 of 24



Conditional Use Review

Zoning/ Proposal

Photos/Context

Approval Criteria

Staff Recommendation





Conditional Use Review

Zoning/ Proposal

Photos/Context

Approval Criteria

Staff Recommendation





Conditional Use Review

Zoning/ Proposal

Photos/Context

Approval Criteria

Staff Recommendation





Conditional Use Review

Zoning/ Proposal

Photos/Context

Approval Criteria

Staff Recommendation





Zoning/ Proposal

Photos/Context

Approval Criteria

Staff Recommendation



Approval Criteria 33.815.105.B-E: Conditional Use Review

33.815.105: Institutional and Other Uses in Residential and Campus Institutional Zones

~~A. Proportion of Household Living uses~~

B. Physical compatibility

C. Livability

D. Public services

E. Area plans

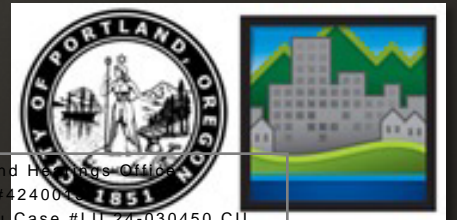
Conditional Use
Review

Zoning/ Proposal

Photos/Context

Approval Criteria

Staff Recommendation





Conditional Use Approval Criteria

33.815.105

~~A. Proportion of Household Living uses~~

B. Physical compatibility

C. Livability

D. Public services

E. Area Plans



Conditional Use
Review

- Zoning/ Proposal
- Photos/Context
- Approval Criteria**
- Staff Recommendation



Conditional Use Approval Criteria

33.815.105

~~A. Proportion of Household Living uses~~

B. Physical compatibility

C. Livability

D. Public services

E. Area Plans

- Noise
- Glare from lights
- Late-night operations
- Odors
- Litter
- Privacy
- Safety

Conditional Use
Review

Zoning/ Proposal

Photos/Context

Approval Criteria

Staff Recommendation



Conditional Use Approval Criteria

33.815.105

~~A. Proportion of Household Living uses~~

B. Physical compatibility

C. Livability

D. Public services

E. Area Plans

- D.1. The proposal is supportive of the street designations of the Transportation Element of the Comprehensive Plan;
- D.2.a. The transportation system is capable of supporting the proposed use in addition to the existing uses in the area...
- D.2.b. Measures proportional to the impacts of the proposed use are proposed to mitigate on- and off-site transportation impacts...
- D.3. Other public services

Conditional Use
Review

Zoning/ Proposal

Photos/Context

Approval Criteria

Staff Recommendation



Conditional Use Approval Criteria

33.815.105

~~A. Proportion of Household Living uses~~

B. Physical compatibility

C. Livability

D. Public services

E. Area Plans

Conditional Use
Review

Zoning/ Proposal

Photos/Context

Approval Criteria

Staff Recommendation



Neighborhood Comments

One comment received in support of the proposal.

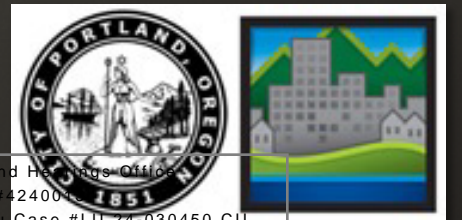
Conditional Use
Review

Zoning/ Proposal

Photos/Context

Approval Criteria

Staff Recommendation



Conditional Use Review

LU 24-030450 CU

STAFF RECOMMENDATION:

APPROVAL OF CONDITIONAL USE REVIEW

RECOMMENDED CONDITIONS OF APPROVAL:

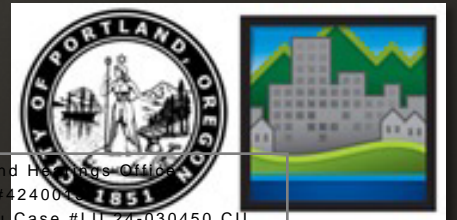
Conditional Use
Review

Zoning/ Proposal

Photos/Context

Approval Criteria

Staff Recommendation



Conditions of Approval

- Upgrade landscaping to L1 along the outdoor sports facility on the west and north façades.
- Use of the outdoor sports facility, including lights and noise amplification, is limited to the hours of 7 am to 10 pm daily.

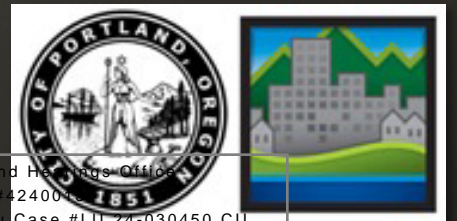
Conditional Use
Review

Zoning/ Proposal

Photos/Context

Approval Criteria

Staff Recommendation



Change from Staff Report

Recommended mechanism for installing landscaping in staff report was a zoning permit.

The applicant noted that this could be accomplished as part of nonconforming upgrades.

Exhibit H.5 proposes changes to condition wording to use NCU process underway instead of separate zoning permit.

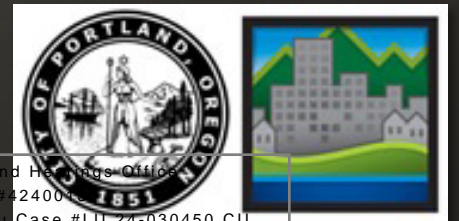
Conditional Use
Review

Zoning/ Proposal

Photos/Context

Approval Criteria

Staff Recommendation





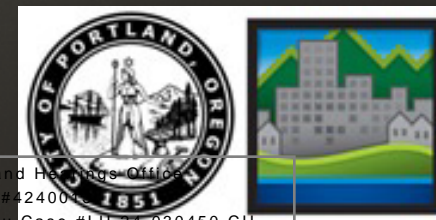
Conditional Use Review

Zoning/ Proposal

Photos/Context

Approval Criteria

Staff Recommendation





RECORD CLOSING INFORMATION

LU CASE # LU 24-030450 CU

Hearings Officer: William Guzman

HO CASE # 4240013

Hearing began at 2:04 ☐ a.m. ☒ p.m. on September 16, 2024 and

closed at 3:18 ☐ a.m. ☒ p.m.

☐ THE RECORD WAS CLOSED AT THAT TIME.

Hearing is continued to _____ ☐ a.m. ☐ p.m. on _____
because:

Record was held open until:

4:30 p.m. September 23, 2024 for New Evidence

4:30 p.m. September 30, 2024 for Response to New Evidence

4:30 p.m. October 7, 2024 for Applicant Final Argument/Response

4:30 p.m. _____ for _____

- The record will close at 4:30 p.m. on the latest date shown. If, in the applicant's final rebuttal, the Hearings Officer receives a request from the applicant to close the record early, the Hearings Officer has discretion to grant or deny the request.

- ☒ The applicant waived applicant's rights granted by ORS 197.763 (6)(e), if any, to an additional seven day time period to submit written rebuttal into the record.

Internal Use Only

From: [Tetiana S](#)
To: [Hearings Office Clerks](#)
Subject: Written testimony case: LU 24-030450 CU - 4240013
Date: Monday, September 23, 2024 11:11:20 AM

Case number: LU 24-030450 CU - 4240013
Site address: 6615 NE 29th Avenue

Please accept my written testimony in opposition of this case.

I live at the corner of NE Decum and NE 29th Avenue and my yard is facing the University of Oregon stadium.

I want you to consider to decrease the time of stadium use till 8 pm instead of 9 pm during weekdays and 10 pm during weekends. The outdoor lighting and voice amplifiers are very disruptive during the time when you want to have a rest in your home. I am elderly and I have very sensitive sleep.

Please respectfully consider my request .

A lot of my neighbors have the same complaints since we remember how difficult it was with Concordia sport events.

Thank you

Tetiana Shvets

From: [Suzannah Stanley](#)
To: [Hearings Office Clerks](#)
Cc: [Matt Roberts](#); [Chuck Triplett](#); [Aaron Olsen](#); [Ian Sisson](#); [Rhoads, Amanda](#)
Subject: HO case # 4240013 - UO field comment
Date: Monday, September 30, 2024 3:37:04 PM
Attachments: [747372cf-4e2a-4936-9f84-08e1293c07e7.png](#)
[mackenzie_monogram_rgb_emailsignature2_a986193c-328e-491e-9e12-e13ead8c5181.png](#)
[02LTR-City of Portland-Open Record Response-240930.pdf](#)

Hello Hearings Office,
Attached is our additional information from the applicant for this case (LU 24-030450 CU).

Thank you,

Suzannah Stanley Land Use Planning
D 971-346-3808 C 503-839-7036 Senior Associate
[Professional Licenses & Certifications](#)



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www.MACKENZIE.inc

September 30, 2024

City of Portland Hearings Office
Attention: Hearings Officer
1900 SW 4th Avenue, Suite 3100
Portland, OR 97201

Re: **University of Oregon NE Portland Campus Sports Field**
Land Use Review LU 24-030450
Hearing Testimony Opposed to Request
Project Number 2220232.02

Dear Hearings Officer:

In response to the written testimony submitted by Tetiana Shvets on September 23, 2024, which are in opposition to the application referenced above, the applicant requests this letter to be added to the record for consideration by the Hearings Officer.

Ms. Shvets' testimony stated that the field lighting and voice amplification system used for the proposed outdoor recreation facility are disruptive during nighttime hours and requested the applicant to stop use of the field lighting and voice amplification by 8:00 PM on weekdays and 10:00 PM on weekends. According to Ms. Shvets, who stated she lives at the corner of NE Dekum Road and NE 29th Avenue, these items were disruptive to her and neighbors during Concordia University's prior use of the facility.

To address these comments, the applicant respectfully notes the following. The City has determined that 10:00 PM is an acceptable end time, and the proposal meets approval criteria. Additionally, the field use will be less impactful than the Concordia use, which was also approved by the City and determined to meet applicable codes in 2008.

Appropriateness of Hours

1. The applicant has requested approval to operate the facility until 10:00 PM, seven days per week. This will allow the University of Oregon to have the ability to serve the high demand for use of the facility by local schools and recreation leagues. However, it is expected that many of these groups will not use the voice amplification system. While this field is considered by staff to be a *new* conditional use and a comparison is not relevant to the approval criteria, we note that by contrast, Concordia University used the facility for NCAA varsity athletics competitions, which would have used voice amplification more regularly. Notably, the applicant has not found records of any complaints or violations for noise or lighting related to use of the field during these hours.
2. The City of Portland's Noise Control Code (Title 18) provides that the permissible sound level to residential property lines is 55 dBA from 7:00 AM until 10:00 PM, after which the permissible noise level reduces to 50 dBA. The University of Oregon's use of the voice amplification system will comply with Title 18 regulations.
3. To our knowledge the City of Portland does not regulate a cut-off time for recreational field lighting. However, considering the Title 18 limits to noise reaching residential property, the intent of which is to reduce nuisance impacts, allowing field lighting to be used until 10:00 PM is reasonable and consistent with this intent.
4. Other parks and athletic facilities around the City are open until 10:00 PM or later. For example, Peninsula Park is open until 12:00 AM, with tennis court lights turned off at 10:00 PM. Other examples of City parks with athletic



facilities include Buckman Field Park (open until 10:00 PM), and Gabriel Park, Portsmouth Park, and Portland Heights Park, all open until 12:00 AM. Demand for the University of Oregon field includes school groups as well as adult leagues where players may have more limited schedules. In order to serve all interested populations equitably, University of Oregon must propose a 10:00 PM cutoff as well.

Physical Improvements Reducing Impacts

5. The field lighting, originally approved in 2008, was designed specifically to reduce off-site impacts. The lighting information that was provided as Attachment 5 with the conditional use application identifies lighting fixture design, placement, and photometric levels surrounding the site. An excerpt from that package, photometric plan, is also attached to this submittal for ease of reference (Attachment A). According to the photometric plan, light levels reaching residences near the intersection of NE Dekum Street and NE 29th Avenue were expected to range from 0.05 foot-candles to 0.60 foot-candles, which is not likely to cause offense. One foot candle is enough light to saturate a one-foot square with one lumen of light. See attached Footcandle Light Guide (Attachment B) which explains typical foot-candle levels. For reference, the expected foot-candles at the residences are less than required for safety along building exteriors (1 foot-candle).
6. The existing and planned perimeter landscaping and trees reach up to 45' in height, and fencing includes sight-obscuring slats. These measures further reduce the off-site lighting impacts (beyond what was anticipated in the 2007 lighting plan). Details can be found in UO's nonconforming upgrades plan submitted for a Zoning Permit working toward "Option 2" full compliance, sheets L503 and L504.

The University of Oregon is committed to fostering relationships and being a good neighbor. UO welcomes communication from neighbors about issues and concerns and encourages neighbors' involvement at Concordia Neighborhood Association meetings. Neighbors can reach out to Matt Roberts, Associate Vice President of Community Relations at 541-346-2125 with concerns when the field is operating.

Please contact me if you have any questions.

Sincerely,



Suzannah Stanley
Land Use Planner

Enclosure(s): Attachment A – Pages from Attachment 5 – Outdoor Lighting Documentation from LU 07-184826 DZM IM
Attachment B – Energy Trust of Oregon and the Lighting Design Lab Footcandle Light Guide

c: Aaron Olsen, Matt Roberts, Chuck Triplett – University of Oregon
Ian Sisson – Mackenzie



GUARANTEED PERFORMANCE

ILLUMINATION SUMMARY

Blanket Grid

Concordia University BB/SO
Portland, OR

Blanket Grid

- Grid Spacing = 30.0' x 30.0'
- Values given at 3.0' above grade

- Luminaire Type: Green Generation
- Rated Lamp Life: 5000 hours
- Avg Lumens/Lamp: 134,000

CONSTANT ILLUMINATION
HORIZONTAL FOOTCANDLES

Entire Grid	
No. of Target Points:	1640
Average:	5.1
Maximum:	79
Minimum:	0
Avg/Min:	59319.73
Max/Min:	921018.25
UG (Adjacent Pts):	64.71
CV:	2.84

Average Lamp Tilt Factor:	1.000
Number of Luminaires:	68
Avg KW over 5000 hours:	106.35
Max KW:	115.6

Guaranteed Performance: The CONSTANT ILLUMINATION described above is guaranteed for the rated life of the lamp.

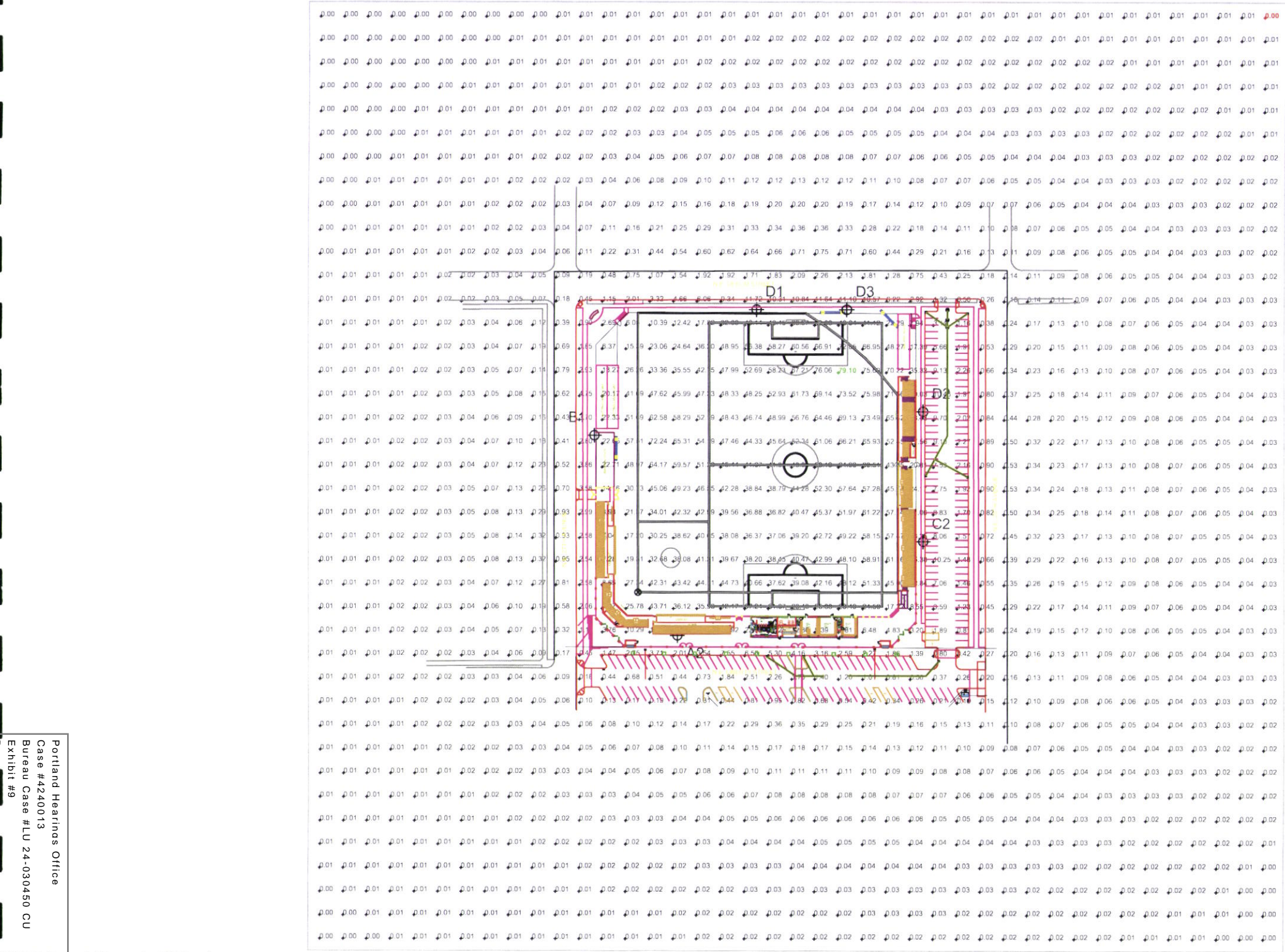
Field Measurements: Averages shall be +/-10% in accordance with IESNA RP-6-01 and CIBSE LG4. Individual measurements may vary from computer predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

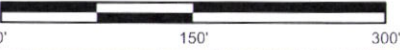
By: Eric Svenby
File #: 61660r3
Date: 21-Dec-07
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EQUIPMENT LIST FOR AREAS SHOWN								
Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	A2, D2	80'	-	80'	1500W MZ	11	11	0
1	B1	80'	-	80'	1500W MZ	18	18	0
1	C2	80'	-	80'	1500W MZ	13	13	0
1	D1	70'	-	70'	1500W MZ	8	8	0
1	D3	70'	-	70'	1500W MZ	7	7	0
6	TOTALS					68	68	0



NOTES: Soccer lights on only - HIGH mode

SCALE IN FEET 1 : 150



Pole location(s) dimensions are relative to 0,0 reference point(s)

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Exhibit #9
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FOOTCANDLE LIGHT GUIDE

Footcandles are the most common unit of measure used by lighting professionals to calculate light levels in businesses and outdoor spaces. A footcandle is defined as the illuminance on a one square foot surface from a uniform source of light. The Illuminating Engineering Society (IES) recommends the following footcandle levels to ensure adequate illumination and safety for occupants. Below is a guideline for common areas to assist in achieving appropriate light levels with the greatest energy-efficiency.

Building Area & Task	Average Maintained Footcandles (Horizontal) (FC)	Range of Maintained Footcandles (Horizontal) (FC)	Average Maintained Footcandles (Vertical) (FC)	Range of Maintained Footcandles (Vertical) (FC)	Comments
WAREHOUSING & STORAGE					
Bulky Items—Large Labels	10		5		
Small Items—Small Labels	30		15		
Cold Storage	20	10 - 30	10	5 - 15	
Open Warehouse	20	10 - 30			
Warehouse w/Aisles	20	10 - 30	10	5 - 15	
COMMERCIAL OFFICE					
Open Office	40	30 - 50			@30" Above Finished Floor (AFF)
Private Office	40	30 - 50			@30" AFF
Conference Room	30				Matte surface reflectance for the table 40% recommended
Restroom	18	7.5 - 30			
Lunch & Break Room	15	5 - 20			
EDUCATIONAL (SCHOOLS)					
Classroom	40	30 - 50			@30" AFF
Gymnasium					
Class I (Pro or Div. 1 College)	125		30		
Class II (Div. 2 or 3 College)	80		20		
Class III (High School)	50		150		
Class IV (Elementary)	30		100		
Auditorium	7.5	3 - 10	5	2.5 - 10	
Corridor	25	10 - 40			

This guide is a collaborative effort of Energy Trust of Oregon and the Lighting Design Lab, Seattle, Washington.

Building Area & Task	Average Maintained Footcandles (Horizontal) (FC)	Range of Maintained Footcandles (Horizontal) (FC)	Average Maintained Footcandles (Vertical) (FC)	Range of Maintained Footcandles (Vertical) (FC)	Comments
INDUSTRIAL/MANUFACTURING					
Assembly					
Simple (Large Item)	30	15 - 60	30	15 - 60	
Difficult (fine)	100	50 - 200	100	50 - 200	
Component Manufacturing					
Large	30	15 - 60	30	15 - 60	
Medium	50	25 - 100	50	25 - 100	
EXTERIOR					
Parking (Covered)	5				1FC min, 10:1 Max to Min Uniformity
Parking (Open) (Medium Activity)					
Lighting Zone 3 (Urban)	1.5	.75 - 3	.8	.4 - 1.6	
Lighting Zone 2 (suburban)	1	0.5 - 2	.6	.3 - 1.2	
Gas Station Canopy	12.5	10 - 15			
Safety (Building Exterior)	1	0.5 - 2			If security is an issue—raise average level to 3
RETAIL					
General Retail (Ambient)		50			
Department Store	40	20 - 80	15	7.5 - 30	
Perimeter			75	35 - 150	
Accent Lighting (Displays)					3 - 10 times greater than ambient light levels
AUTOMOTIVE					
Showroom	50	25 - 100	10	5 - 20	
Service Area	50	25 - 100	30	15 - 30	
Sales Lot (Exterior)					
Lighting Zone 3 (Urban)	20	10 - 40	20	10 - 40	
Lighting Zone 2 (Suburban)	15	7.5 - 30	15	7.5 - 30	
GROCERY					
Circulation	20	10 - 40	7.5	3.5 - 15	
General Retail	50	25 - 100	20	10-40	
Perimeter			50	25-100	
BANKING					
ATM	20	10-40	15		Vertical at face of ATM

- NOTES:
- This guide is based on information gathered from the IES 'The Lighting Handbook 10th Edition. It is highly recommended that all lighting professionals refer to the full IES guide when specifying lighting projects.
 - At least half of users are in the 25 - 65 age range
 - Horizontal—horizontal plane that average maintained foot-candle are measured
 - Vertical—vertical plane that average maintained foot-candle are measured
 - It is the responsibility of the specifier to determine and provide appropriate lighting levels for each space