



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner  
Paul L. Scarlett, Director  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** June 5, 2015  
**To:** Interested Person  
**From:** Mark Walhood, Land Use Services  
503-823-7806 / [Mark.Walhood@portlandoregon.gov](mailto:Mark.Walhood@portlandoregon.gov)

## **NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD**

The Bureau of Development Services has **approved** a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision, including the written response to the approval criteria and to public comments received on this application, are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

### **CASE FILE NUMBER: LU 15-125911 AD** **ROSE CITY BASEBALL SIGNAGE @ LENTS PARK/WALKER STADIUM**

#### **GENERAL INFORMATION**

**Applicant:** Ken Wilson / Rose City Baseball LLC  
1915 SW Elizabeth St / Portland OR 97201

**Owner:** Portland Parks And Recreation / Attn: Trang Lam  
1120 SW 5th Ave #1302 / Portland OR 97204

**Site Address:** LENTS PARK

**Legal Description:** BLOCK 4 LOT 1-7 EXC PT IN ST N 1/2 OF LOT 8 EXC PT IN ST, SHADYWOOD PK; BLOCK 4 S 1/2 OF LOT 8 LOT 9 (UNPD 2001 TAX MTM TENANT), SHADYWOOD PK; BLOCK 4 LOT 10&11 EXC PT IN ST, SHADYWOOD PK; TL 100 4.76 ACRES, SECTION 16 1S 2E; TL 100 33.37 ACRES, SECTION 16 1S 2E

**Tax Account No.:** R759700610, R759700760, R759700800, R992160240, R992160940  
**State ID No.:** 1S2E16BD 00300, 1S2E16BD 00400, 1S2E16BD 00500, 1S2E16BD 00100, 1S2E16B 00100

**Neighborhood:** Lents Neighborhood Association, contact Cora Potter at [cora.potter@gmail.com](mailto:cora.potter@gmail.com).

**Business District:** East Portland Neighborhood Office, contact staff at (503) 823-4550.  
**District Coalition:** 82<sup>nd</sup> Avenue of Roses Business Association, contact Frank Harris at (503) 774-2832.

**Zoning:** **OS** (Open Space)  
**Case Type:** **AD** (Sign Adjustment Review)  
**Procedure:** **Type II**, an administrative decision with appeal to the Adjustment Committee.

**PROPOSAL:** The applicant is in the process of updating Walker Stadium in Lents Park for use by the Rose City Baseball League (recently named the "Portland Pickles"). As part of that process, extensive new signage is proposed including a new stadium sign, press box sign, new sponsor signs on perimeter and outfield fencing, and a new scoreboard. Other changes are being made

to the stadium seating and structure, but these are not under review with the current application. Detailed information documenting how the proposal is exempt from Conditional Use Review has not been submitted at this time, although the applicant intends to keep their alterations below the amount that requires Conditional Use Review.

Portland's Sign Code (Title 32, Signs and Related Regulations) limits the size, height, and square footage of signs, generally segregated into rules for fascia or building signs versus freestanding (pole-mounted) signs. At Walker Stadium new perimeter fencing is being installed around the edges, with fence heights ranging from 3'-0" (inner first and third base lines), to 12'-0" and 16'-0" (outfield replacement of existing inner fence, inside the outer ring of trees). New signage includes the following types and sizes of signs in various locations:

- *Stadium Sign* – fascia sign of 150 square feet flush-mounted to the southeast-facing outer wall of the stadium structure;
- *Press Box Sign* – fascia sign of 12.5 square feet on the reconstructed press box, facing in towards the field above home plate;
- *Left Field Outer Fence Sponsor Signage* – 1,936 square feet of fascia signs of various sizes, mostly panels 8'-0" tall by 12'-0" wide, all facing in towards the field;
- *Third and First Base Line Sponsor Signage* – 1,650 square feet of fascia signs of various sizes, mostly low 3'-0" tall signs along the edge of the field and on the grandstands, all facing in towards the field;
- *Left Center Field Inner Fence Sponsor Signage* – 960 square feet of fascia signs, all facing in towards the field;
- *Right Center Field Inner Fence Sponsor Signage* – 2,368 square feet of fascia signs, all facing in towards the field;
- *Scoreboard* – 175 square foot freestanding scoreboard sign to replace the existing scoreboard, with electronic display boxes for play and scoring statistics; and
- *Right Field Outer Fence Sponsor Signage* – 840 square feet of fascia signs, all facing in towards the field.

All sponsor signage is made of a mesh material that allows some wind passage, as well as some limited visibility through the material. The sponsor signage is mounted flush to the adjacent fencing with zip ties, has heights no greater than 16'-0" above grade, and the signs never project above the adjacent fence structure. The scoreboard is also no more than 16'-0" above grade, and has changing image sign features that are allowed provided the sign is turned on no more than one hour before games, and turned off no later than one hour after games. Overall, there are 7,916.5 square feet of new fascia signs proposed, plus the 175 square foot freestanding scoreboard sign. The stadium sign, press box sign and scoreboard will stay up year-round, but the applicant says that the sponsor signage around the perimeter will be removed during the off-season (approximately mid-August through May). The applicant states that half of the proposed sponsor signage along the perimeter fencing will likely be simple green or black mesh panels without sign content, but the request is to review all the sponsor panels as signage.

Four discrete regulations in the Sign Code are not met with the proposal, triggering a requirement for Sign Adjustments. Therefore, in order to construct the Rose City Baseball Signage at Walker Stadium as proposed, the applicant has requested the following four Adjustments:

- Increase the maximum size allocation for fascia signs at Walker Stadium from 0 square feet to 7,916.5 square feet (32.32.020.A/T. 32.32-2);
- Increase the maximum size allocation for individual signs from 50 square feet to a range of sizes up to as much as 2,368 square feet, as found along the Right Center Field inner fence (32.32.020.A/T. 32.32-2);
- Increase the maximum size of a freestanding sign/scoreboard from 50 square feet to 175 square feet (32.32.020.A/T. 32.32-2); and
- Increase the maximum height of a freestanding sign/scoreboard from 15'-0" to 16'-0" (32.32.020.A/T. 32.32-2).

**RELEVANT APPROVAL CRITERIA:** In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are found in Title 32, Signs and Related Regulations at **32.38.030.C, Sign Adjustment Approval Criteria.**

## ANALYSIS

**Site and Vicinity:** Lents Park is a community park, covering approximately 38 acres, between SE 88<sup>th</sup> and 92<sup>nd</sup> Avenues and SE Steele St. and Holgate Boulevard. The park is developed with a variety of passive and active recreational uses, including a community garden, jogging paths, an off-leash dog area, softball diamonds, tennis courts, soccer and football fields, a wading pool and playground facilities, picnic areas, horseshoe pits and a sports stadium. Little league fields and a scoreboard were installed near the northwest corner of the park in 2008. There are four on-site parking lots, and on-street parking at the site perimeter. The park is mainly surrounded by single-dwelling development on three sides, with some limited commercial development along SE 92<sup>nd</sup> and at the corner of SE Holgate and 92<sup>nd</sup>.

Southeast Holgate Boulevard and SE 92<sup>nd</sup> Avenue are Neighborhood Collectors, Transit Access Streets, City Bikeways and City Walkways. Southeast 88<sup>th</sup> Avenue and SE Steele Street are classified as Local Service Streets.

**Zoning:** The site is zoned Open Space (OS). The OS zone is intended to preserve and enhance public and private open, natural, and improved park and recreation areas identified in the Comprehensive Plan.

**Land Use History:** City records indicate two relevant prior land use reviews at the site:

- *LUR 97-00535 CU* - Approved Conditional Use Review to construct two soccer fields in the central portion of Lents Park, including removal and replacement of various park trees; and
- *LU 07-136465 CU AD* – Approved Conditional Use Review to provide two ball fields at the northwest corner of the park with lighting, scoreboards, new bleachers and players’ benches, along with a new public address system and ‘tee-ball’ field. Sign Adjustments were included to increase the number of freestanding signs on the site from two to three, and to increase the amount of changing image sign area for the scoreboards.

**Agency Review:** A “Notice of Proposal” was mailed May 4, 2015. The following Bureaus have responded:

The *Life Safety Section of the Bureau of Development Services* has reviewed the proposal and provided standard comments noting that a permit is required, and that the proposal must be designed to meet all applicable Building Codes and Ordinances. No objections or concerns specific to the proposal or requested Sign Adjustments were raised in this response (Exhibit E.1).

The *Bureau of Environmental Services* has reviewed the proposal and offered standard comments regarding sanitary services and stormwater management, but no objections or concerns regarding the requested Sign Adjustments. Exhibit E.2 contains staff contact and additional information.

The *Water Bureau* has reviewed the proposal and provided comments regarding available water service to the site, but no objections or concerns regarding the requested Adjustments. Exhibit E.3 contains staff contact and additional information.

The following agencies submitted an electronic ‘no concerns’ response on this application, without specific comments or objections:

- The *Site Development Section of the Bureau of Development Services*;
- The *Fire Bureau*; and
- The *Development Review Section of Portland Transportation*.

**Neighborhood Review:** A “Notice of Proposal” was mailed on May 4, 2015. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

## **ZONING CODE APPROVAL CRITERIA**

### **32.30.030 (Sign) Adjustment Review**

- A. **Purpose.** Sign adjustments are intended to allow flexibility to the sign regulations while still fulfilling the purpose of the regulations. The specific approval criteria allow signs that enhance the overall character of an area or allow for mitigation of unusual site conditions.
- B. **Procedures.** The adjustment procedures stated in Chapter 33.805, Adjustments, apply to sign adjustments. However, the approval criteria of this section are used, rather than those of Chapter 33.805 of the Zoning Code.

### **32.38.030.C.1-2, Sign Adjustment Review Approval Criteria:**

**C.** Approval criteria. Sign adjustments will be approved if the review body finds that the applicant has shown that the criteria of Paragraph C.1. or 2, below are met.

- 1. Area enhancement. The applicant must meet criteria C.1.a. and b. and either C.1.c. or d.
  - a. The adjustment for the proposed sign will not significantly increase or lead to street level sign clutter, to signs adversely dominating the visual image of the area, or to a sign that will be inconsistent with the objectives of a specific plan district or design district; and
  - b. The sign will not create a traffic or safety hazard; and

**FINDINGS:** The applicant has requested four Adjustments to Sign Code regulations to construct new stadium, press box, scoreboard and sponsor/outfield signage at Walker Stadium in Lents Park. The existing stadium has an older scoreboard and stadium sign, but no signage on the outfield fence, which is being replaced with a taller fence. All but the stadium sign are oriented inwards towards the ball field, and designed to be viewable primarily by people within the park. The north and west outfield edges of the stadium are well-screened by a double-row of tall trees, allowing only limited views through the fence at ground level, limiting views into the stadium field from the north and west. The signs will primarily be visible from the east side of the stadium when passing by on SE 92<sup>nd</sup> Avenue, or from the south when within the park itself.

The proposed signage is not going to significantly increase or lead to street level sign clutter, as the stadium itself is separated from the closest abutting street to the east, SE 92<sup>nd</sup> Avenue, by a surface parking lot, and because most of the signs are oriented inwards towards the park. Existing signage at the park is extremely limited, including three existing scoreboard signs and a few smaller park identification monument signs. There is no plan district or design district in place at the site, so there are no relevant objectives from these types of districts to be addressed. Staff from Portland Transportation has reviewed the proposal for traffic and safety hazards, and has no objection to the proposal.

The applicant states that the sponsor signs on the outfield fences will be only in place seasonally, during the baseball season that runs from approximately mid-May through August. No specific time limit has been proposed by the applicant. Without some enforceable seasonal limitation for the sponsor signage on the outfield fencing, the new signs on the outfield fence could be left up indefinitely, creating a year-round visual image of an active summertime ball park with extensive signage. The visual image of the existing Lents Park is of a largely green, open, non-commercial recreational space

for the community, free of commercial messages and advertising. To ensure that the sponsor signs do not change the off-season visual image of Lents Park, and to ensure the continuation of the parks' scenic qualities and ability to offer a green contrast to the surrounding development, a condition of approval will require that the outfield sponsor signage on the perimeter fencing around the park be installed no more than two weeks prior to the start of the season, and that they be taken down within two weeks of the close of the season. This condition of approval, consistent with the applicant's stated intent, will ensure that the sponsor signage on the outfield will not adversely dominate the visual image of the area. With this condition as noted, this criterion can be met.

- c. The adjustment will allow a unique sign of exceptional design or style that will enhance the area or that will be a visible landmark; or

**FINDINGS:** These criteria require a narrative addressing either criterion C.1.c or C.1.d. In this case the applicant has elected to pursue criterion C.1.d. *Therefore, this criterion does not apply.*

- d. The adjustment will allow a sign that is more consistent with the architecture and development of the site.

**FINDINGS:** The proposed signs are consistent with the appearance and nature of a small-scale professional baseball stadium, with a prominent stadium sign and scoreboard sign up all year, and more extensive sponsor or advertising signage on outfield fencing during the season. The stadium, press box, and scoreboard signs are permanent alterations to the stadium which are in keeping with the existing development and architecture at the site, which includes a simple, utilitarian architectural design for the stadium and outfield fencing. The extensive outfield sponsor signage is a significant departure from the character of development at the site, which currently has very little signage or advertising displayed for park visitors and nearby residents. To ensure that the extensive advertising signage on the outfield is installed only seasonally as proposed, a condition of approval will require that these signs be installed no more than two weeks before the playing season, and that they be taken down within two weeks after the playing season is over. With this condition of approval ensuring a limited time frame for the sponsor signage, the request is able to meet this criterion and should be approved.

**2. Site difficulties.** If there are unusual site factors that preclude an allowed sign from being visible to the street immediately in front of the site, an adjustment will be granted to achieve the visibility standards of Subparagraph d below. This adjustment is not intended to be used to make signs visible to other streets and rights of ways or to freeways. Site difficulties may include the sign face being blocked due to topography of the site, existing development or landscaping on the site, or from abutting development or landscaping. This set of adjustment criteria is generally intended for freestanding and projecting signs and allows greater flexibility in placement of the sign. The adjustment will be approved if all of the following criteria are found to be met:

- a. There is no reasonable place on the site for an allowed sign without an adjustment to achieve the visibility standards of Subparagraph d below;
- b. If the proposed sign extends into the right-of-way, the sign will not create a traffic or safety hazard;
- c. Of potential adjustments to meet the visibility standard of Subparagraph d., the request is the most consistent with the surrounding development and sign patterns; and
- d. The adjustment is the minimum needed for a sign to meet the following visibility standards:

Posted Road Speed	Visibility To Travel Lanes On The Street In Front Of The Site
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35 mph or less	200 feet
40-50 mph	300 feet
55 mph or more	400 feet

**FINDINGS:** The applicant is pursuing the Sign Adjustment criterion identified under Paragraph C.1 versus C.2. The applicant has not demonstrated or argued that site difficulties preclude the site from being visible. Therefore, this criterion does not apply.

## 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.

**Tree Code.** The applicant must meet any requirements of the City's new Tree Code (Title 11) during the building permit review process. As no trees are proposed for removal, and because the area of the overall site being changed is limited, the applicant may choose to define the 'development impact area' for Tree Code review as the immediate boundary of the ballfield itself, where there are no trees that require preservation. Depending on the project valuation covered under any required building permits, the project may be exempt from the on-site tree density standards, as well.

**Conditional Use Review.** The applicant has stated the intention to limit their overall changes at the site to those below what would trigger a Conditional Use Review. The applicant has not submitted the required documentation during this land use review process as requested during the completeness check (Exhibit G.2), but has been advised by staff on how to limit the project to ensure no Conditional Use Review is required (Exhibit A.3).

**Nonconforming Upgrades.** For projects with a project valuation in excess of \$153,450, upgrades to nonconforming development will be required. This may require improvements to the on-site surface parking lots or other existing development on the site. The applicant has not submitted detailed valuation or construction details on the overall park renovation with this land use review, so any required upgrades to nonconforming development will be determined during the building permit review process.

## CONCLUSIONS

The applicant has proposed extensive signage associated with the renovation of Walker Stadium in Lents Park for the Rose City Baseball League. The proposed stadium, pressbox and scoreboard signs are consistent with the existing character of the site and can be approved. The extensive sponsor signage on the outfield fencing can be approved with a condition of approval that the signage be up no more than two weeks before or after the regular season of play, ensuring that the open, green, uncluttered character of Lents Park remains as it exists today during the off season. With this single condition of approval, the applicable criteria for the requested Adjustments can be met and the request must be approved.

## ADMINISTRATIVE DECISION

**Approval of an Adjustment** to increase the maximum size allocation for fascia signs at Walker Stadium from 0 square feet to 7,916.5 square feet (32.32.020.A/T. 32.32-2).

**Approval of an Adjustment** to increase the maximum size allocation for individual signs from 50 square feet to a range of sizes up to as much as 2,368 square feet, as found along the Right Center Field inner fence (32.32.020.A/T. 32.32-2).

**Approval of an Adjustment** to increase the maximum size of a freestanding sign/scoreboard from 50 square feet to 175 square feet (32.32.020.A/T. 32.32-2).

**Approval of an Adjustment** to increase the maximum height of a freestanding sign/scoreboard from 15'-0" to 16'-0" (32.32.020.A/T. 32.32-2).

The above approvals are granted based on the approved plans and drawings, Exhibits C.1 through C.9, all signed and dated June 2, 2015, and subject to the following conditions:

- A. As part of the building and/or sign permit submittals, the following development-related condition (B) must be noted on all plans submitted to the City for review. The sheet on which the information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 15-125911 AD."
- B. The sponsor signage on the outfield fencing at the perimeter of the field must not be installed more than two weeks prior to the playing season, and must be removed no more than two weeks after the playing season.

**Staff Planner: Mark Walhood**

**Decision rendered by:** MARK WALHOOD **on June 2, 2015.**  
By authority of the Director of the Bureau of Development Services

**Decision mailed: June 5, 2015**

**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 March 2, 2015, and was determined to be complete on **April 27, 2015.**

*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 March 2, 2015.

*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 did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on August 24, 2015.**

**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 Adjustment Committee, which will hold a public hearing. Appeals must be filed **by 4:30 PM on June 19, 2015** at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays between 8:00 am to 12:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 12:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5<sup>th</sup> floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. 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 call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, 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](http://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 Adjustment Committee 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 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, 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 Adjustment Committee 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 **June 22, 2015 – (the 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 approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.



Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three 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.

**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 narrative statement
  - 2. Supplemental narrative, rec'd. 4/27/15
  - 3. Applicant statements in response to Conditional Use issue raised in incomplete letter, declaring no Conditional Use will be triggered, and including 8/13/2013 e-mail from staff to applicant addressing this issue, rec'd. 3/30/15
  - 4. E-mail from Parks changing contact person name, rec'd. 4/29/15
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Site Plan (attached)
  - 2. Fence Height Diagram/Plan
  - 3. Press Box and Stadium Sign Details (attached)
  - 4. First and Third Base Line Fence/Sponsor Sign Details
  - 5. Right Field Fence/Sponsor Sign Details
  - 6. Right Center Field Fence/Sponsor Sign Details (attached)
  - 7. Left Center Field Fence/Sponsor Sign Details
  - 8. Left Field Fence/Sponsor Sign Details
  - 9. Scoreboard Detail Sign Sheets (four pages total, first page only attached)
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:
  - 1. Life Safety Section of the Bureau of Development Services
  - 2. Bureau of Environmental Services
  - 3. Water Bureau
  - 4. Site Development Section of Bureau of Development Services
  - 5. Fire Bureau
  - 6. Development Review Section of Portland Transportation
- F. Correspondence (*none received at time of decision mailing*)
- G. Other:
  - 1. Original LU Application Form and receipt
  - 2. Incomplete letter from staff to applicant, sent 3/26/15
  - 3. Copy of LU 07-136465 CU AD decision (Lents Little League)
  - 4. Copy of Order of Council for LUR 97-00535 CU (Lents Park Soccer Fields)
  - 5. Print-out of Koin online news story regarding stadium renovation, dated 3/25/15
  - 6. Aerial photograph of existing Walker Stadium site retrieved by staff online, March 2015

**The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).**



## Site

  
NORTH

Exhibit B (Apr 29, 2015)



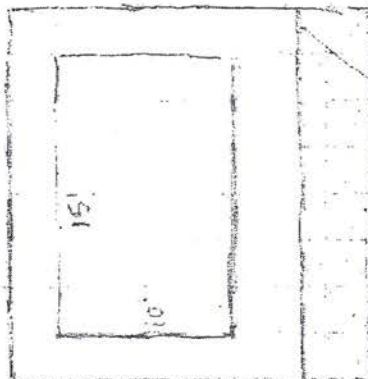




20'

1 SIGN 10' X 15' = 150 SQUARE FEET

1 SIGN 2 1/2' X 5' = 12.5 SQUARE FEET



15'

10'

40'

TOTALS

1 SIGN 10' X 15' = 150 SQUARE FEET  
1 SIGN 2 1/2' X 5' = 12.5 SQUARE FEET  
2 SIGNS 162.5 SQUARE FEET

1" = 10'

STADIUM ID SIGN + PRESS BOX SIGN

**\*Approved\***  
City of Portland - Bureau of Development Services

Planner MARK WALHOCO Date JUNE 2, 2015

\* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

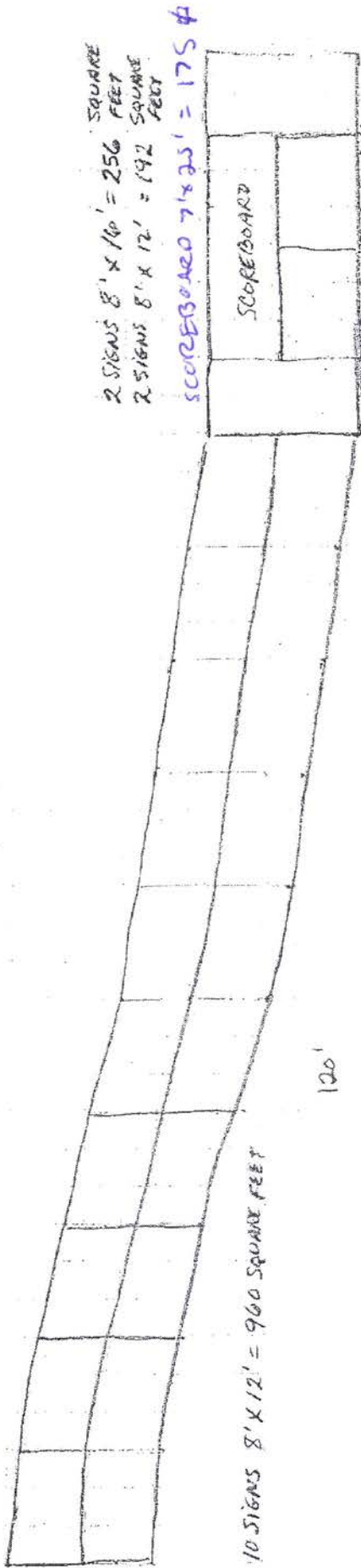
Exhibit C.3  
W 15-125911 AD



1" = 16'

RIGHT CENTER

10 SIGNS 8' X 12' = 960 SQUARE FEET



TOTALS

22 SIGNS 8' X 12' = 2,112 SQUARE FEET  
2 SIGNS 8' X 16' = 256 SQUARE FEET  
24 SIGNS 2,368 SQUARE FEET

FASCIA SIGNS

+ Scoreboard  
7 X 25 = 175  
2,368 + 175 = 2,543 square feet

> FREESTANDING SIGN

41'

\*Approved\*

City of Portland - Bureau of Development Services

Planner MARK WATWOOD Date JUNE 2, 2015

\* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

Exhibit C.6  
W 15-125911 AD

# DAKTRONICS BA-2127 PRODUCT SPECIFICATIONS

Choose one of two vinyl captions for pitch speed

Choose one of three vinyl captions for right corner  
(Optional changeable caption panels also offered)

Choose one of two vinyl captions for pitch speed

KPH

Choose one of three vinyl captions for right corner  
(Optional changeable caption panels also offered)

PITCH COUNT  
AT BAT

MPH	BALL	STRIKE		OUT	H/E								
85	2	1	1	H									
DAKTRONICS	1	2	3	4	5	6	7	8	9	10	RUNS	HITS	ERR
GUEST	1	0	0	0	0	1	0	0	0		2	4	1
HOME	0	0	2	0	1	3	0	0			6	12	0
HAWKS	Optional Team Name Message Centers (TNMCs)												

This outdoor LED baseball/softball scoreboard displays HOME and GUEST team scores for up to 10 innings, total RUNS and HITS to 99 and ERR (errors) to nine for each team, MPH to 199, BALL to three, STRIKE to two, OUT to two and H/E (hit or error) with field position number for the error. Scoreboard can show KPH instead of MPH, as well as AT BAT or PITCH COUNT in place of H/E. Scoreboard shown with optional striping and amber PanaView® digits.

DIMENSIONS	# OF SECTIONS	UNCRATED WEIGHT	100-240 VAC POWER
7'-0" H x 25'-0" W x 8" D (2.13 m, 7.62 m, 203 mm)	Two Total	875 lb (397 kg)	1200 Watts Max, 12 Amps
3'-0" H x 25'-0" W x 8" D (914 mm, 7.62 m, 203 mm)	One Top	375 lb (170 kg)	
4'-0" H x 25'-0" W x 8" D (1.22 m, 7.62 m, 203 mm)	One Bottom	500 lb (227 kg)	

Note: Optional 8x32 TNMCs add 270 Watts to scoreboard power and 80 lb (36 kg) to weight of bottom scoreboard section.

LETTERS / DIGIT IMAGE BOXES  $\pm 1" = 60'-0"$  ON  $8.5" \times 11"$  EXHIBIT  $\pm 18" \times 9" \times 8 = 1296 \times 144 = 9$   
 $\pm 15" \times 7.5" \times 30 = 3375 \times 144 = 23.44$   
 32.44p  
 Digit image

## DIGITS

- MPH, BALL, STRIKE, OUT and H/E digits are 18" (457 mm) high. All other digits are 15" (381 mm) high.
- Select all red or all amber LED digits. Scoreboard may instead have mixed LED digit colors (see DD1965467).
- Scoreboard features robust weather-sealed digits (see DD2495646).
- Digits may be dimmed for night viewing.

## DISPLAY COLOR

Choose from 150+ colors (from Martin Senour® paint book) at no additional cost.

## CONSTRUCTION

Alcoa aluminum alloy 5052 for excellent corrosion resistance

## PRODUCT SAFETY APPROVAL

ETL listed to UL 48, tested to CSA standards, and CE labeled

## CAPTIONS

- HOME and GUEST captions are 12" (305 mm) high.
- MPH, BALL, STRIKE, OUT and H/E captions are 10" (254 mm) high. All other captions are 8" (203 mm) high.
- Standard captions are vinyl, applied directly to the display face.
- Optional TNMCs are 10.6" (269 mm) high.

## OPERATING TEMPERATURES

- Display: -22° to 122° Fahrenheit (-30° to 50° Celsius)
- Console: 32° to 130° Fahrenheit (0° to 54° Celsius)

\*Approved\*

City of Portland - Bureau of Development Services

Planner MARK WALHOD Date JUNE 2, 2015

\* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

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**DAKTRONICS**

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