

Jackson Middle School Athletic Fields Conditional Use Master Plan

Applicant Presentation for Appeal Hearing
January 11, 2024





Environmental

ARNOLD CREEK NEIGHBORHOOD

MACKENZIE.

Environmental

Across the City, turf fields have been added to parks and schools immediately adjacent to or in Open Space zones, and near natural settings, just like the present proposal.

BES findings on on-site stormwater:

"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. Staff reviewed the submitted stormwater report from McKenzie (2/27/23) and geotechnical report from Pali Consulting (10/24/22). The submitted infiltration testing report includes Open Pit infiltration test results of 0-1 inches per hour on this site. Based on poor infiltration rates the applicant proposes for runoff from the development to be discharged to the private storm sewer that runs across the property. The applicant proposes to meet pollution reduction and flow and volume control standards for the sports fields in Phases 1 & 2 with underdrains and rock storage conveyed to a flow control manhole, followed by water quality cartridges. The applicant proposes to meet pollution reduction and flow and volume control standards for the new building, parking lot and walkways with a flow through planter sized according to the SWMM..."

BES conclusion on stormwater:

Staff finds the applicant's proposed stormwater management plan acceptable for the purpose of reviewing the conditional use application against the stormwater management approval criterion.



Environmental

SW ALFRED ST

NEW STREET
TREES

TREES

EXISTING: 333 TREES 6" AND LARGER,
OUTSIDE IMMEDIATE SCHOOL ZONE
REMOVE: 6-7
ADD: 163 (115 are on-site)
TOTAL AFTER PROJECT (6" AND LARGER,
OUTSIDE IMMEDIATE SCHOOL ZONE):
489-490

TREE CANOPY

EXISTING: 157,670 SF
NEW: 80,465 SF (50%) (all on-site,
includes 6,700 SF from street trees)
TOTAL AFTER PROJECT: 238,315 SF

Adding almost 2 AC of new tree canopy

NORTH TO
BARBUR BLVD

NEW ON-SITE
TREES

YOUTH
SOCCER
FIELD

SOFTBALL
FIELD

YOUTH
SOCCER
FIELD

YOUTH
SOCCER
FIELD

SOCCER
FIELD

BASEBALL
FIELD

SW TRAIL #5

IMPROVED WALKWAY

TENNIS
COURTS

ADA PARKING
& DROP OFF

BUILDING

SOFTBALL
FIELD

YOUTH
SOCCER
FIELD

SOFTBALL
FIELD

EXISTING NATURE PATH

NEW ON-SITE
TREES

SW 35TH AVE

SW LURADEL ST

MARKHAM
NEIGHBORHOOD

NEW INTERIOR PARKING
LOT LANDSCAPING TREES

EAST TO
MARICARA
PARK

SW MARICARA ST

SW 40TH AVE

SW CARAWAY CT

ARNOLD CREEK
NEIGHBORHOOD

WEST
PORTLAND PARK
NEIGHBORHOOD

Conditions of Approval

F. Through a public works permit, the Applicant is required to make improvements to the existing sanitary sewer main that runs across the subject property to support the proposed development. Prior to issuance of the first permit for Conditional Use Master Plan improvements, the Applicant must obtain 30 percent concept approval for the necessary work on the pipe as a result of the proposed development. The Applicant must submit approved engineered plans, provide a financial guarantee, pay all outstanding fees, and provide a signed permit document.

H. Existing trees to the north of the Phase 1 baseball/softball/soccer field must be preserved as illustrated in Exhibit A-9, page 16. These trees may be removed in the future if found by a certified arborist to be dead, dying, or hazardous, but each tree removed must be replaced with a new tree planted to the north of the Phase 1 field. Replacement trees must meet the planting size requirements in Zoning Code Section 33.248.030.C.1.

I. The permit for the Phase 1 baseball/softball/soccer field must show a row of new trees along the west lot line to the west of the Phase 1 field, approximately as illustrated in Exhibit A-9, page 15. These new trees must meet the planting size requirements in Zoning Code Section 33.248.030.C.1, and they must be planted before final inspection approval of the permit. Any of these trees that are removed in the future must be replaced with a new tree in approximately the same area of the site.

J. Prior to issuance of any permit that triggers stormwater management requirements, for any use under the Conditional Use Master Plan, the Applicant must obtain approval from the Bureau of Environmental Services of a stormwater management plan that complies with all the applicable water quality and water quantity requirements, including total maximum daily loads (TMDLs), of the Stormwater Management Manual (SWMM) that are in effect on the date of the first permit submittal.

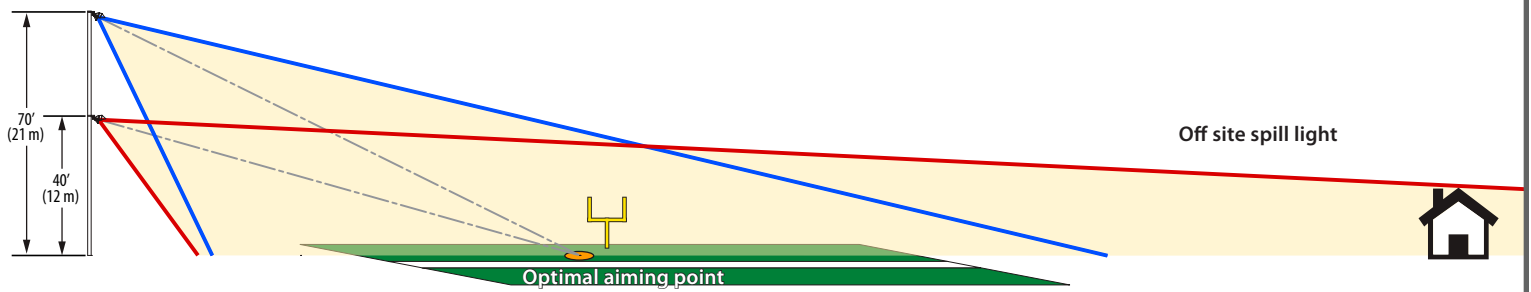
K. The Applicant will comply with the requirements of Portland City Code 33.248.040 governing the installation and maintenance of the proposed landscaping including both the on-site trees and the street trees.

L. Crumb rubber shall not be used in the development of the turf fields on the subject property.

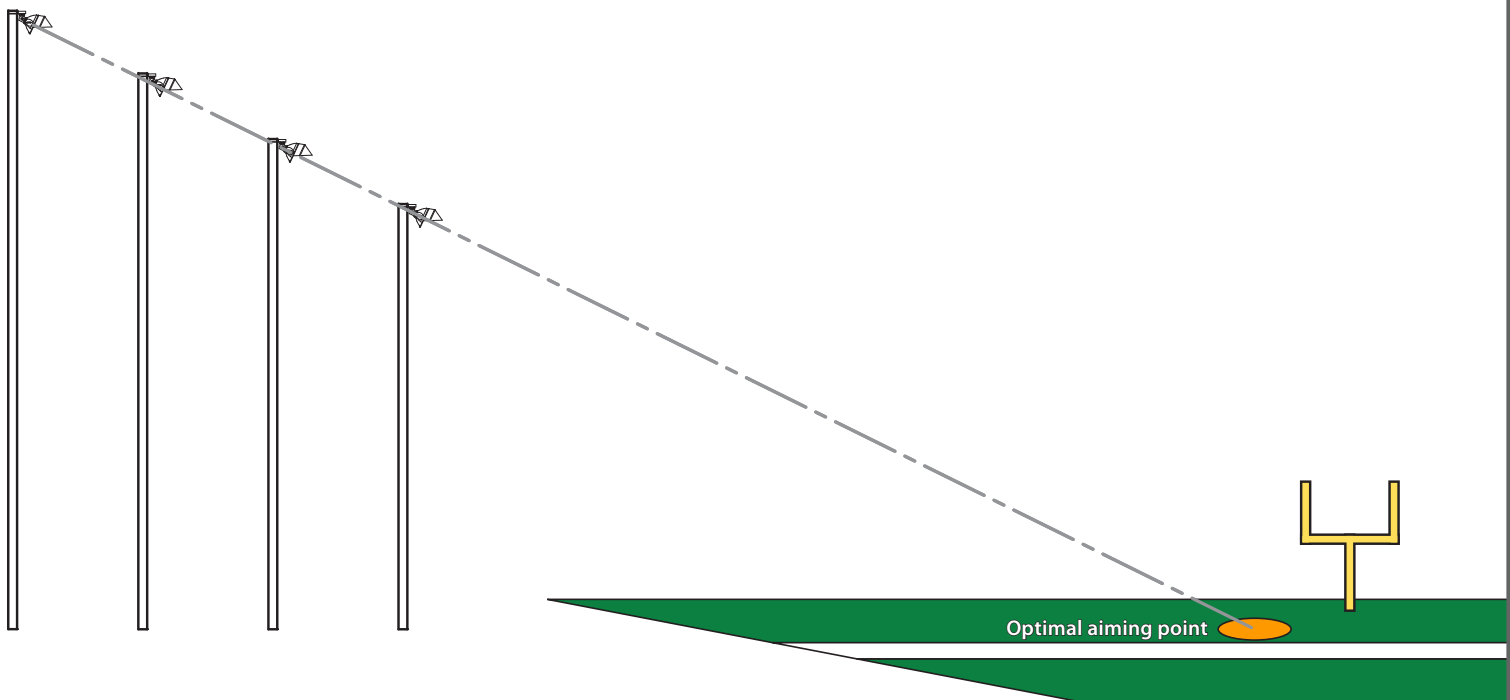
Lighting



Pole height impacts aiming angles and the amount of spill light



Distance from the aiming point determines optimal pole height



1977
SportsCluster-



1989
SportsCluster.2



1989
SportsCluster.2
Level 8"



1989
SportsCluster.2
Total Light Control™



2005
Light-Structure
System™
Green Generation™



Today
Light-Structure
System™
TLC for LED™



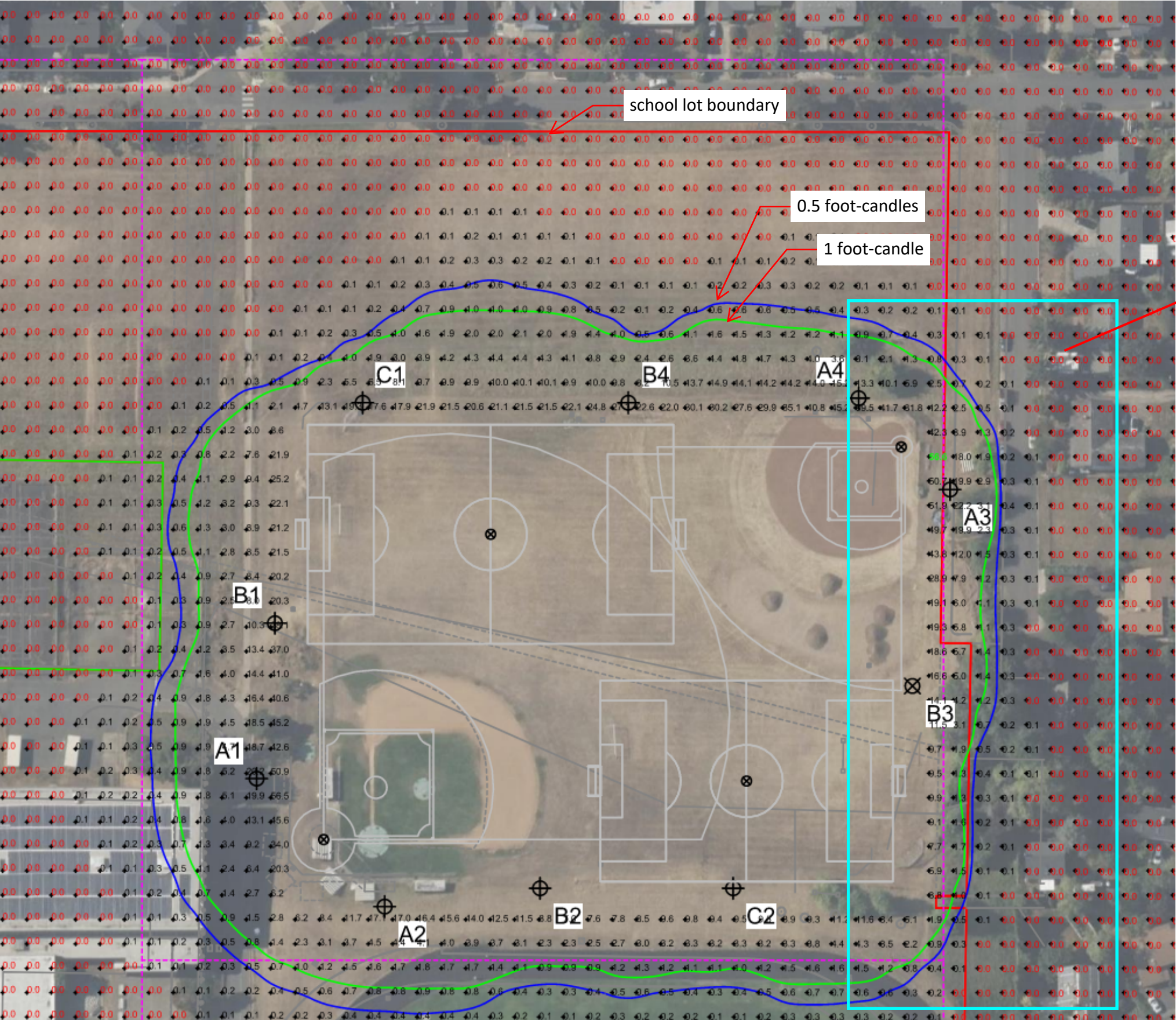
Photographed at 100 ft (30 m) from field edge

Used equal parameters for:

- On-field light level per pole
- Luminaire aiming angles
- Wattage per luminaire
- Pole distance from aiming point
- Mounting height

Lighting

Light measurements meet all requirements for light spill



Parking

SW ALFRED ST

NORTH TO
BARBUR BLVD

EXISTING: 284 spaces
REMOVE: 0 spaces
ADD: 6 spaces
TOTAL AFTER PROJECT: 290

YOUTH
SOCCER
FIELD

SOFTBALL
FIELD

YOUTH
SOCCER
FIELD

YOUTH
SOCCER
FIELD

SOCCER
FIELD

BASEBALL
FIELD

SW TRAIL #5

IMPROVED WALKWAY

TENNIS
COURTS

ADA PARKING
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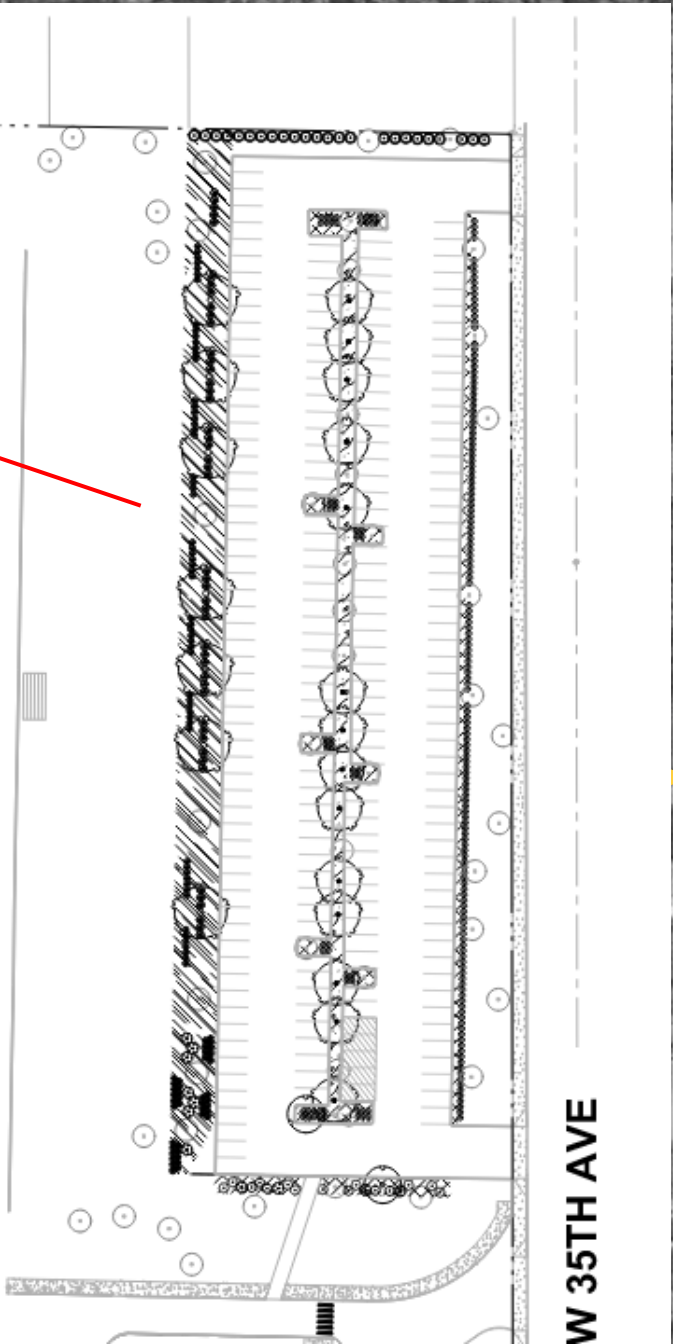
SOFTBALL
FIELD

EXISTING NATURE PATH

SW 35TH AVE

SW 40TH AVE

WEST
PORTLAND PARK
NEIGHBORHOOD



NEIGHBORHOOD

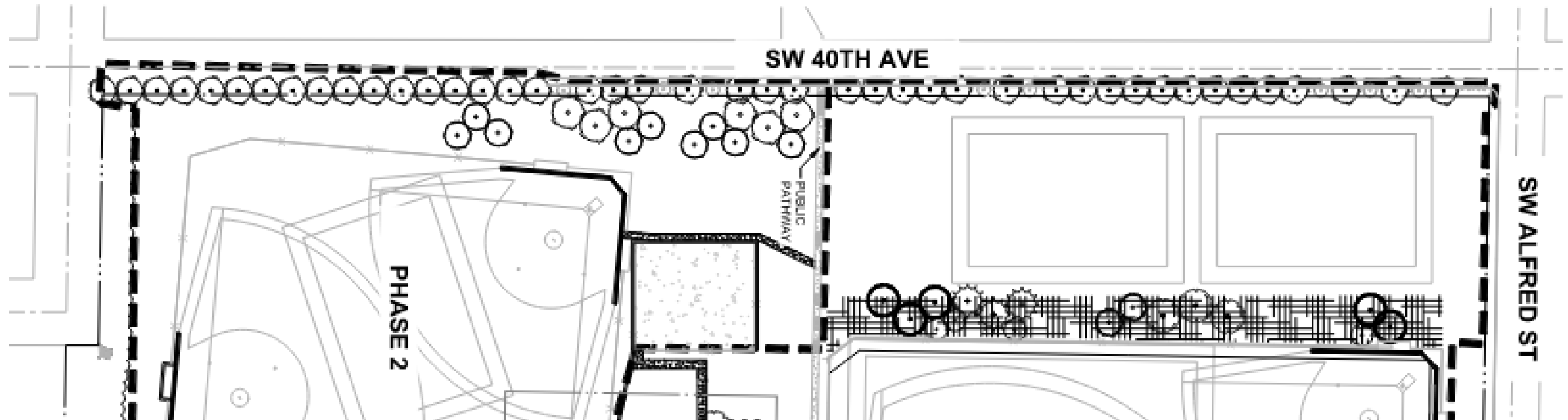
Parking

PBOT Conclusion on Parking

"As demonstrated by the parking demand analysis, there is ample on-site parking provided to accommodate the entire estimated demand and to exceed the observed demand. The project includes new on-site pedestrian pathways which will make accessing the fields from the existing parking lot more attractive. PBOT staff finds that connecting the existing parking on-site to the fields via a pedestrian system will mitigate the impact of the proposal on the on-street parking supply by making the on-site parking supply easier to use."

Parking

SW 40th Avenue



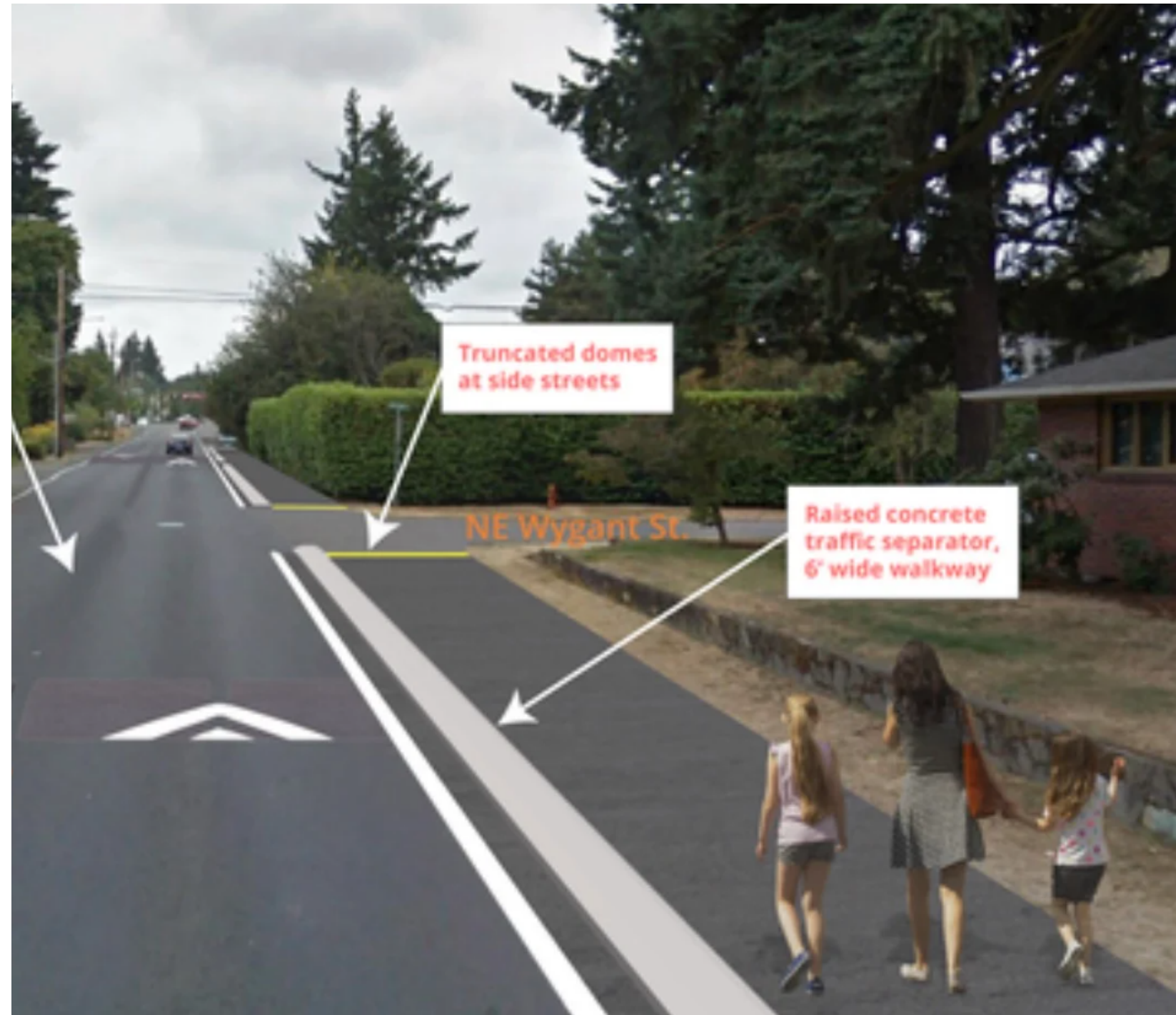
Parking

Precedent Image - Similar Street Tree Buffer (SW 40th and Fields)



Parking

NE 60th Ave Alternative Pedestrian Walkway (Cully Neighborhood)



Conclusion

SW ALFRED ST

The proposal meets all of the applicable approval criteria, and we accept and concur with all of the recommended conditions of approval.

We ask the City Council to adopt the Hearings Officer's decision and deny the appeal.

