SCHOOLS AND PARKS CONDITIONAL USE CODE REFINEMENT PROJECT

City Council Hearing
April 22, 2010

City of Portland Bureau of
Planning and Sustainability
Sam Adams, Mayor | Susan Anderson, Director

PORTLAND PARKS & RECREATION
Healthy Parks, Healthy Portland

Today's Agenda

1. Overview of project
    - Context
    - Summary of school-related amendments
    - Summary of recreational fields amendments
2. Planning Commissioners' testimony
3. Public testimony
4. City Council discussion and action

Project Overview

Four Topic Areas

1. Enrollment Fluctuations
2. Change of Grade Level
3. Recreational Field Uses
4. Conditional Use Status for Vacant School Property

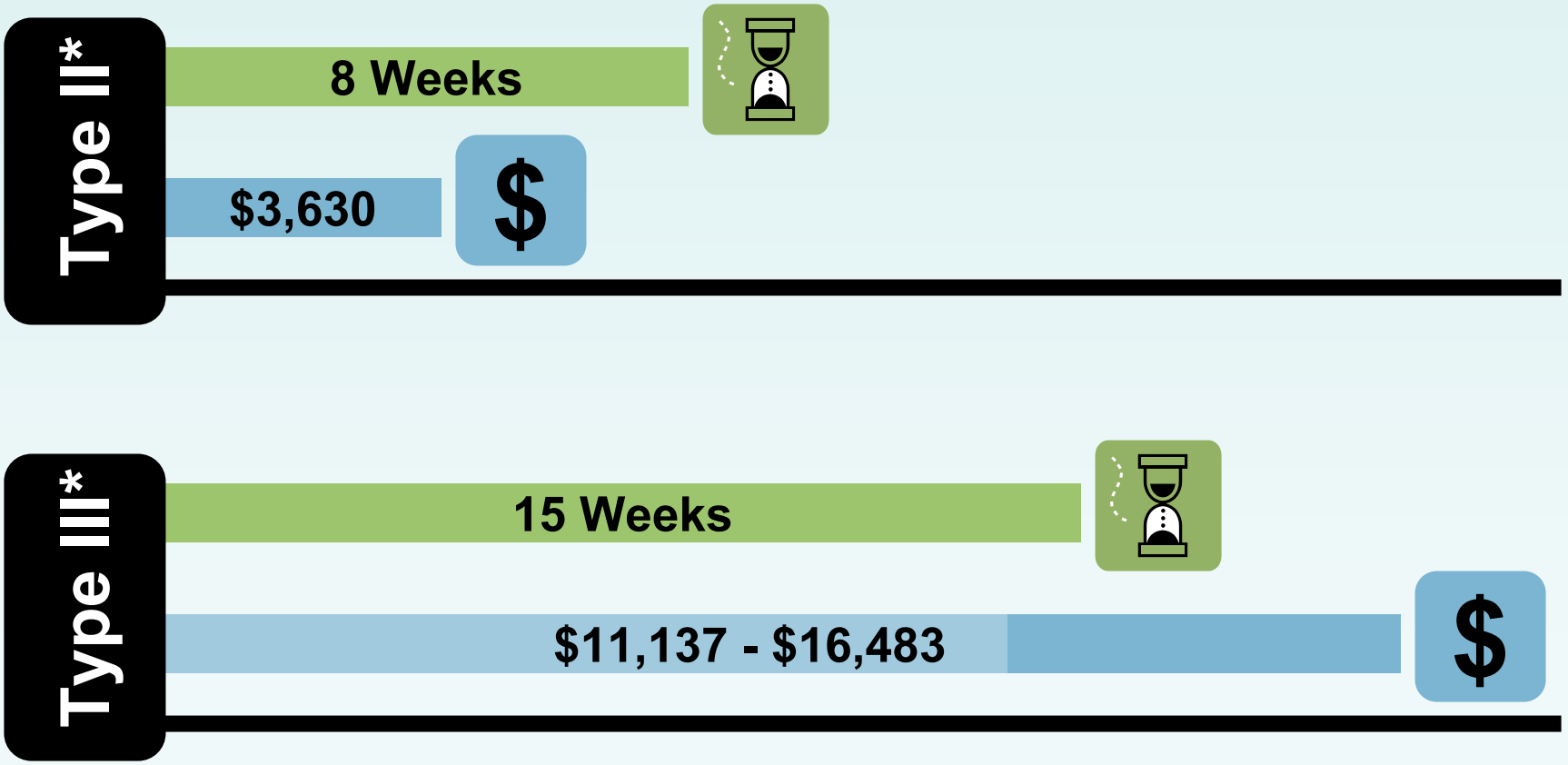
Project Context

What is a Conditional Use (CU) Review?

- Certain uses are CUs
- CU review
  - Evaluate impacts
  - Allow certain uses, but mitigate impacts

Project Context

Conditional Use Reviews



* Approval Criteria are the same for both review types.

Project Context

Problem

Community concerns
- Field improvements
- School reconfigurations

Code ambiguity

Thresholds

Three-pronged approach

Code amendments
- Clarifications
- Thresholds
- Review Types

1

Policy changes
- Portland Plan
- Comprehensive Plan update

2

Inter-governmental Agreements

3

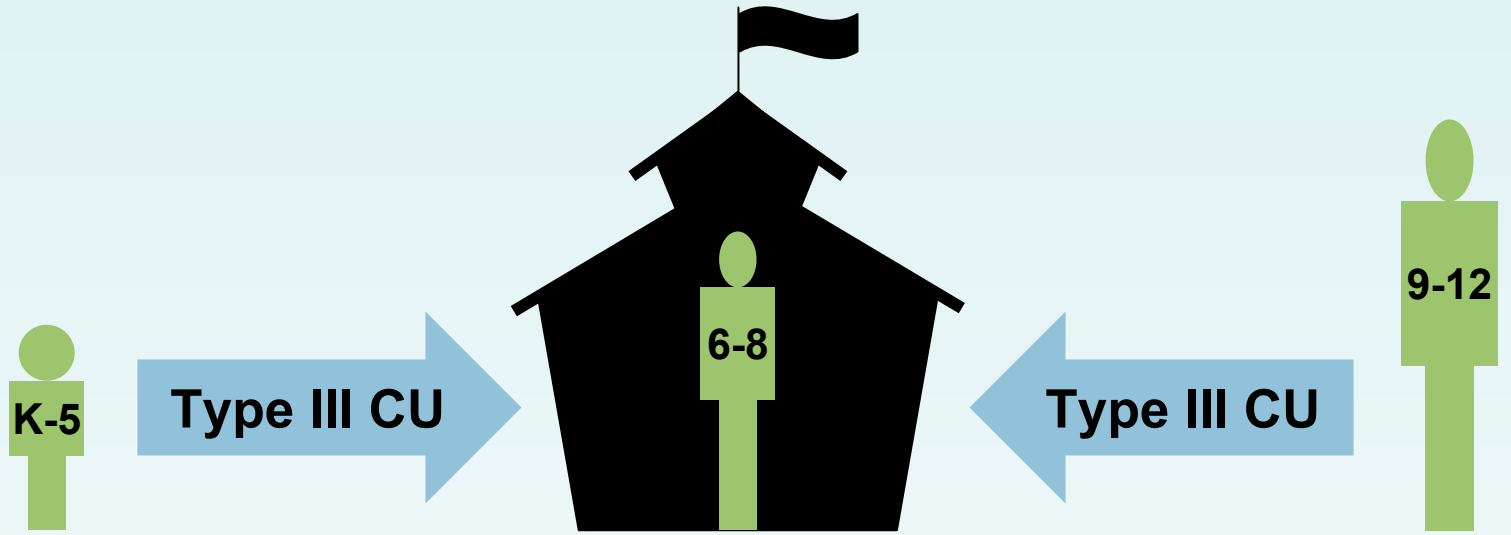
Schools - Topic Area #1, Enrollment Fluctuations

- Flexibility needed to address changing demographics
- Allow fluctuations in enrollment by right (without CU review)

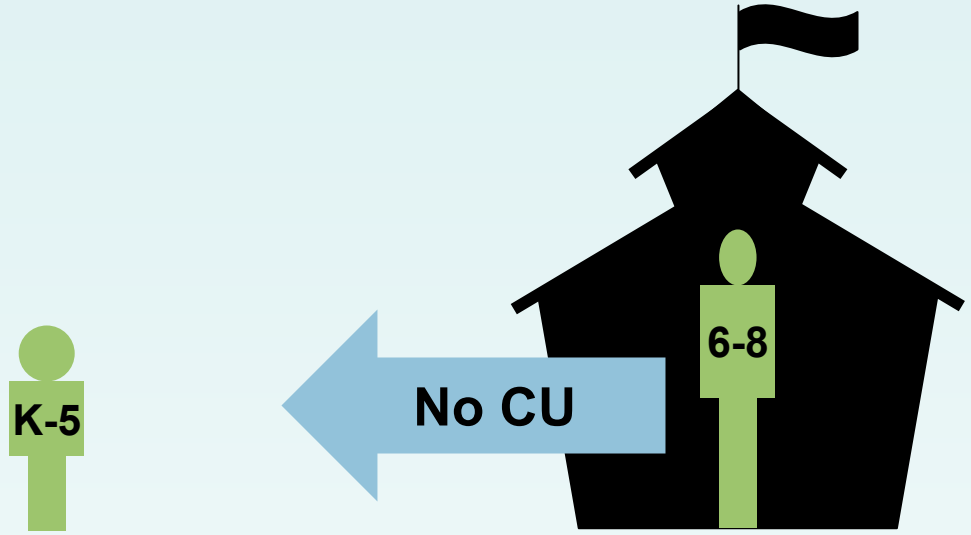
Schools - Topic Area #2, Change of Grade Level

- Levels vs. grades
- Code compliance complaints
- Clearly define what triggers a CU when new grades are added to an existing school

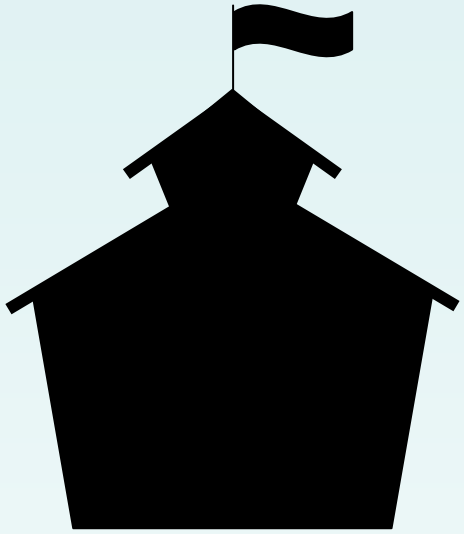
Schools - Topic Area #2, Change of Grade Level

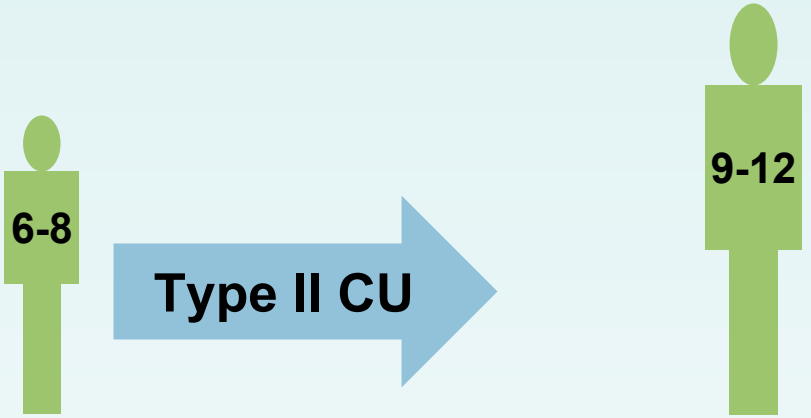


Schools - Topic Area #2, Change of Grade Level



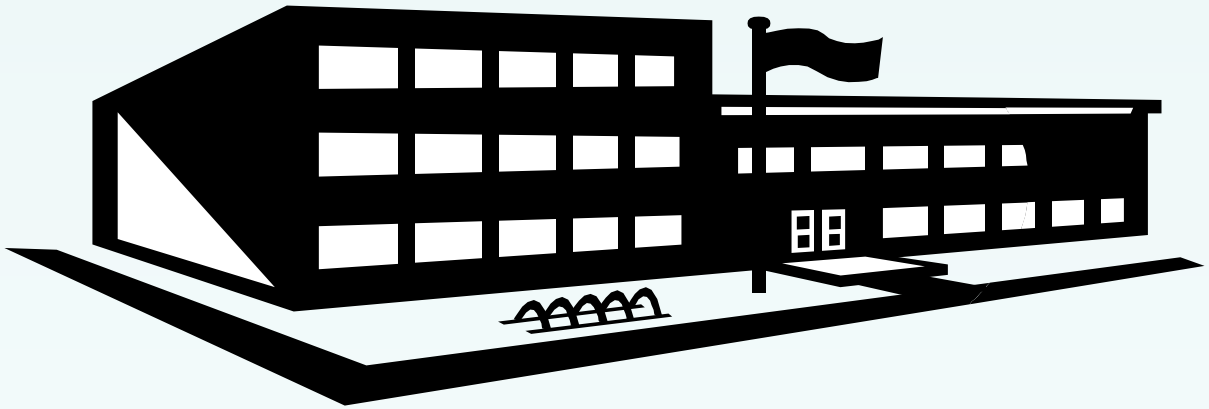
Schools - Topic Area #2, Change of Grade Level





Schools - Topic Area #4, Conditional Use Status for Vacant School Property

- Extend length of time that can lapse before vacant schools lose CU Status
- Existing – 3 years
- Recommended – 5 years



Recreational Fields - Topic Area #3

Current Code Issues

- School sites vs. Park sites
- Thresholds for review rely on number of spectators
- Youth to older youth and adult is not addressed
- The code requires a full Type III Land use review for almost all types of new fields and changes to existing fields

Recreational Fields - Topic Area #3

Current Code Issues

Type III CU

Type III CU

Recreational Fields - Topic Area #3

Current Code Issues

Type III CU

Type III CU

Recreational Fields - Topic Area #3

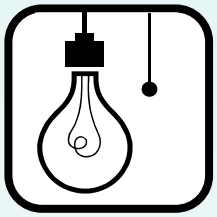
Recommended Amendments

- Type III for development with potentially large impacts
- Type II for some development
- Provide public notice for non-CU development (Option for Good Neighbor Agreement (GNA))
- Vague code language clarified
- Definable and measurable thresholds for review/notice

Recreational Fields - Topic Area #3

Recommended Amendments

- Examples of development that may require conditional use review

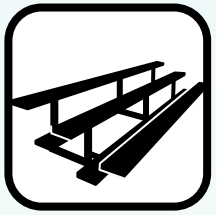


Field Lighting

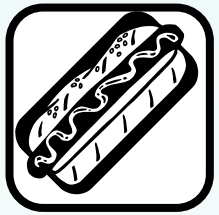
Parking

Voice Amplification

New Fields



Seating



Concession Areas

Planning Commission Recommendation:

Adopt

- *Schools and Parks Conditional Use Code Refinement Project – Recommended Draft*, as amended by Memoranda dated April 6, 2010 and April 22, 2010.
- Amendments to Title 33 as shown in the Recommended Draft.
- Amendments to Title 20 as shown in the Recommended Draft.

and

Planning Commission Recommendation:

Endorse

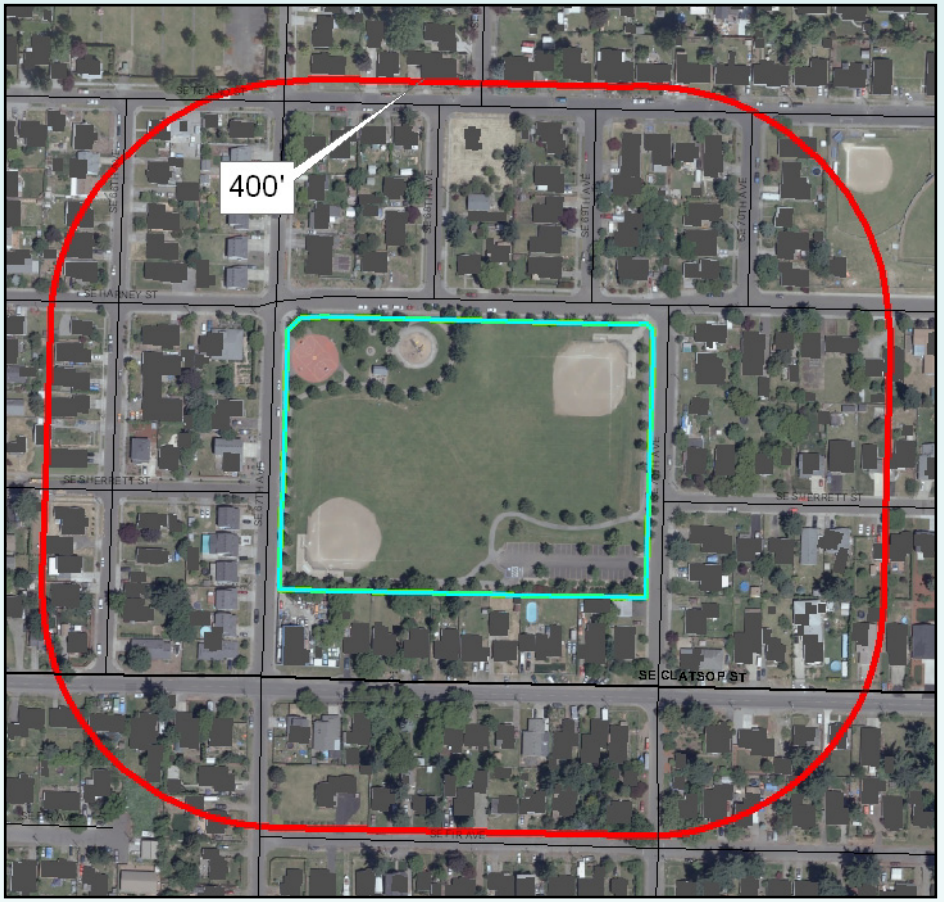
Address policy issues related to the interplay between schools and community vitality through:

- Agreements between school districts and City Government
- Policy changes to be considered in the Portland Plan and/or the Comprehensive Plan update

Questions?

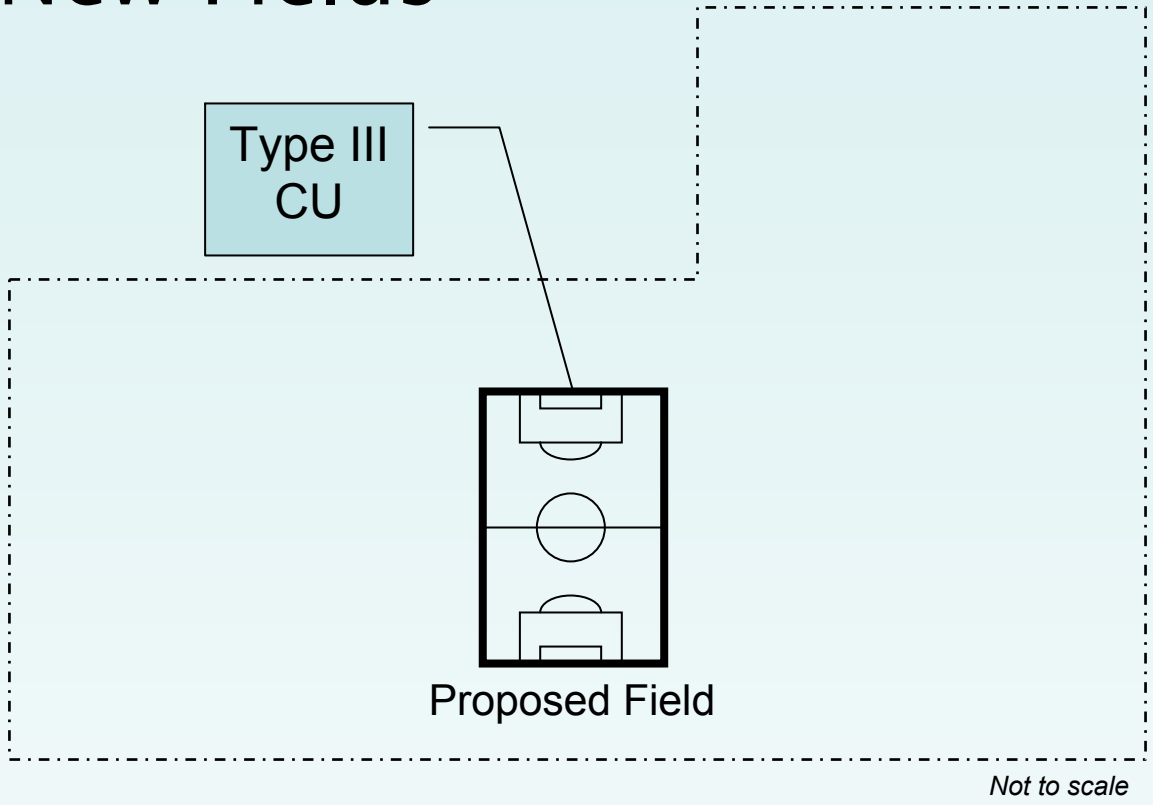
Recommended Solutions – Title 20

Public Notice/ Comment



Recommended Solutions – Title 33

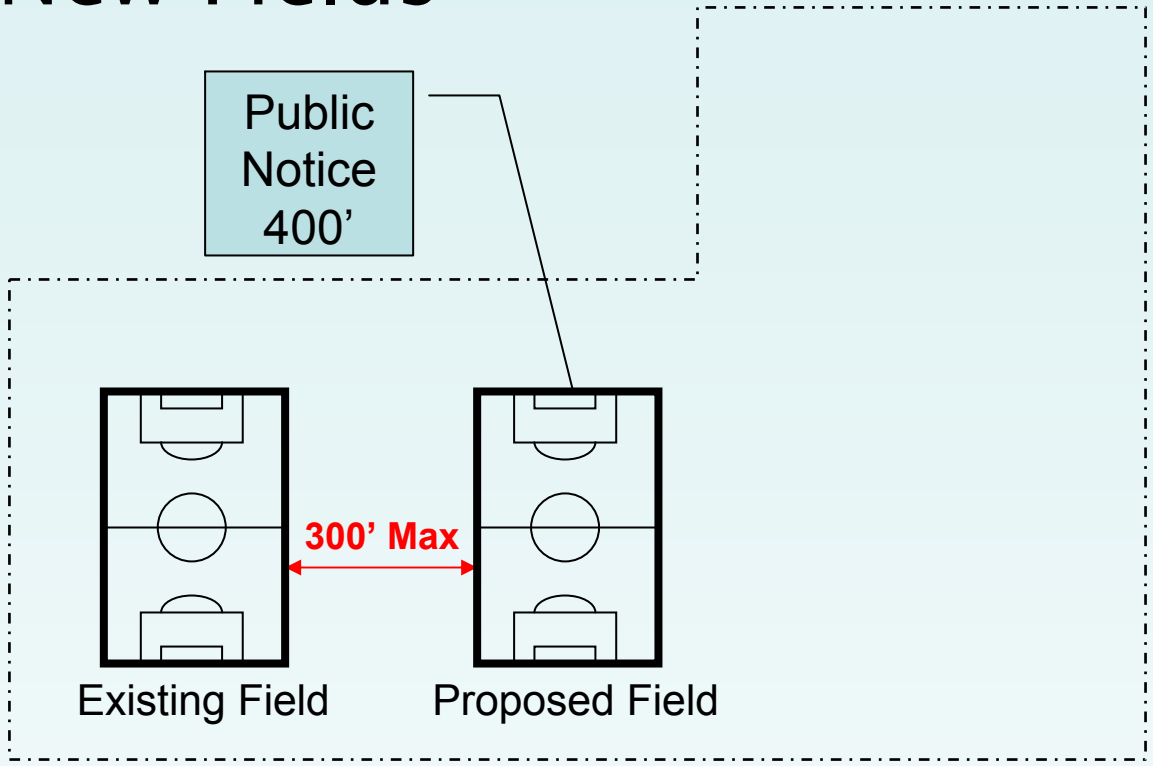
New Fields



Not to scale

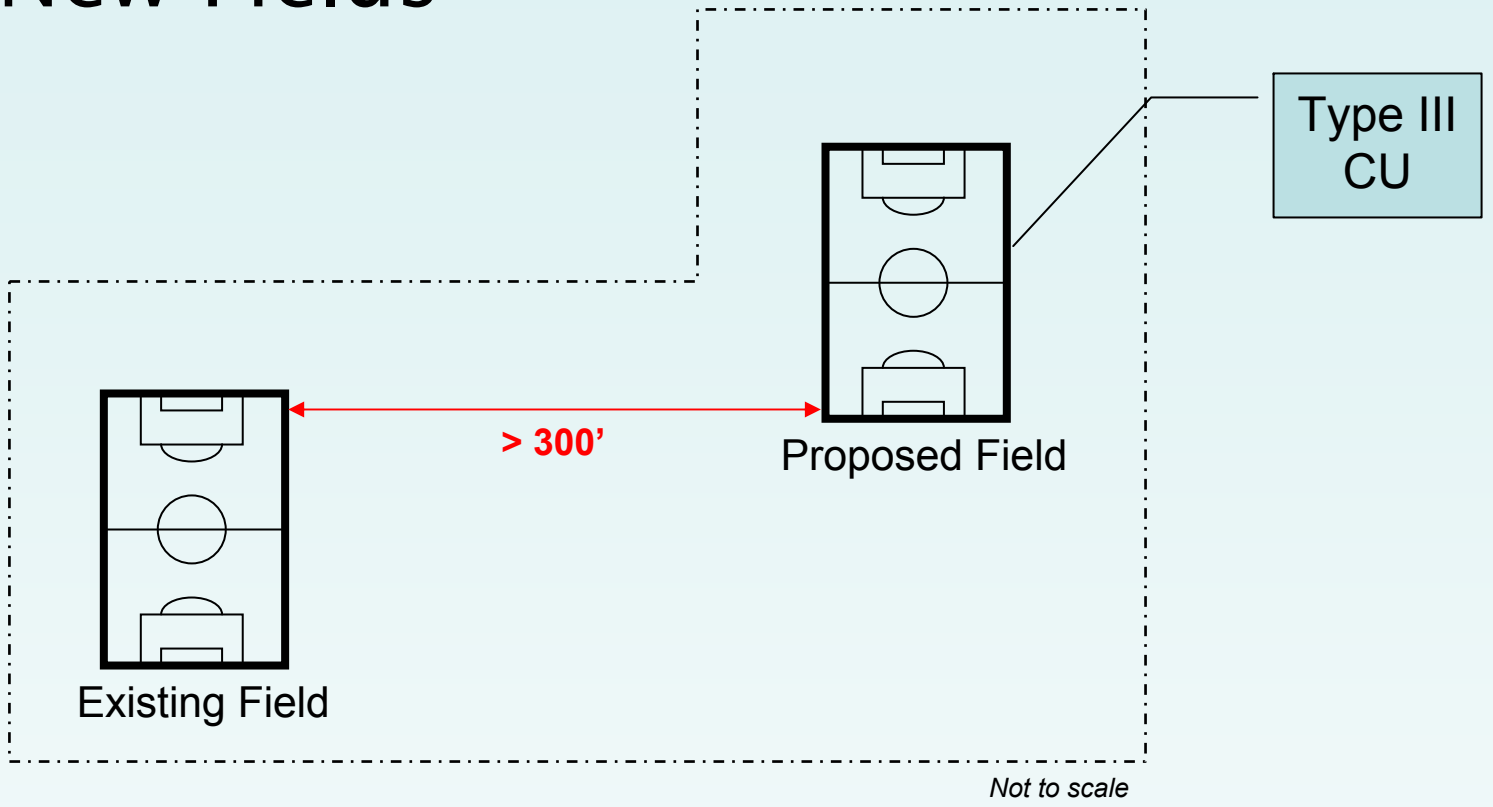
Recommended Solutions – Title 33

New Fields



Recommended Solutions – Title 33

New Fields



Recommended Solutions – Title 33

Seating

X 2 = 210 LF

<= 210 LF = Public Notice/Comment

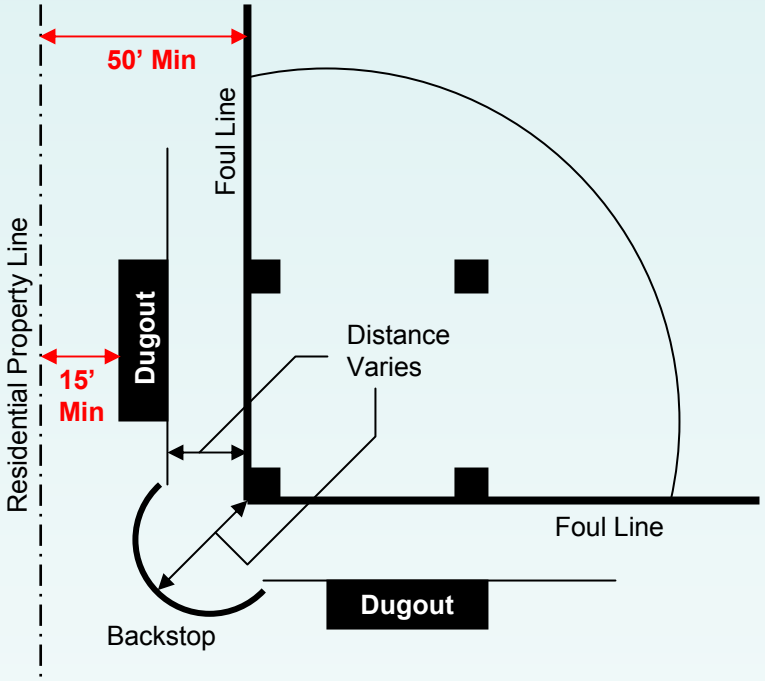
<10% above 210 = Type II

>10% above 210 = Type III

Recommended Solutions – Title 33

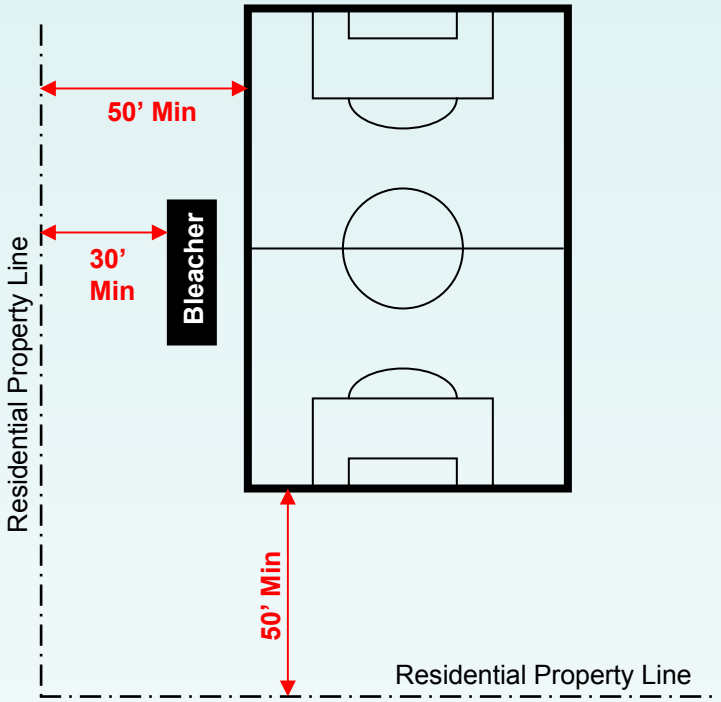
Development Standards

Baseball



Not to scale

All other sports



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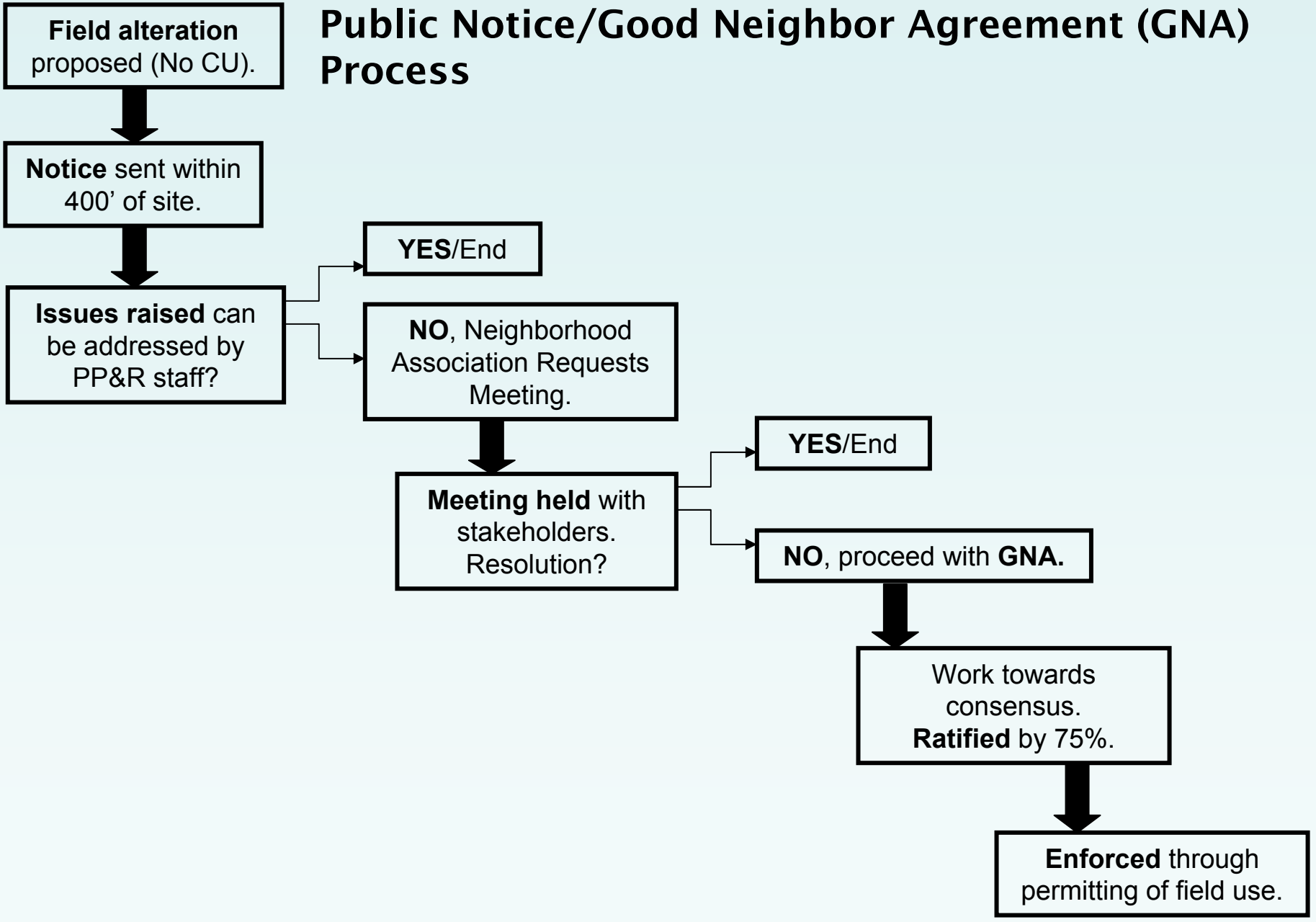
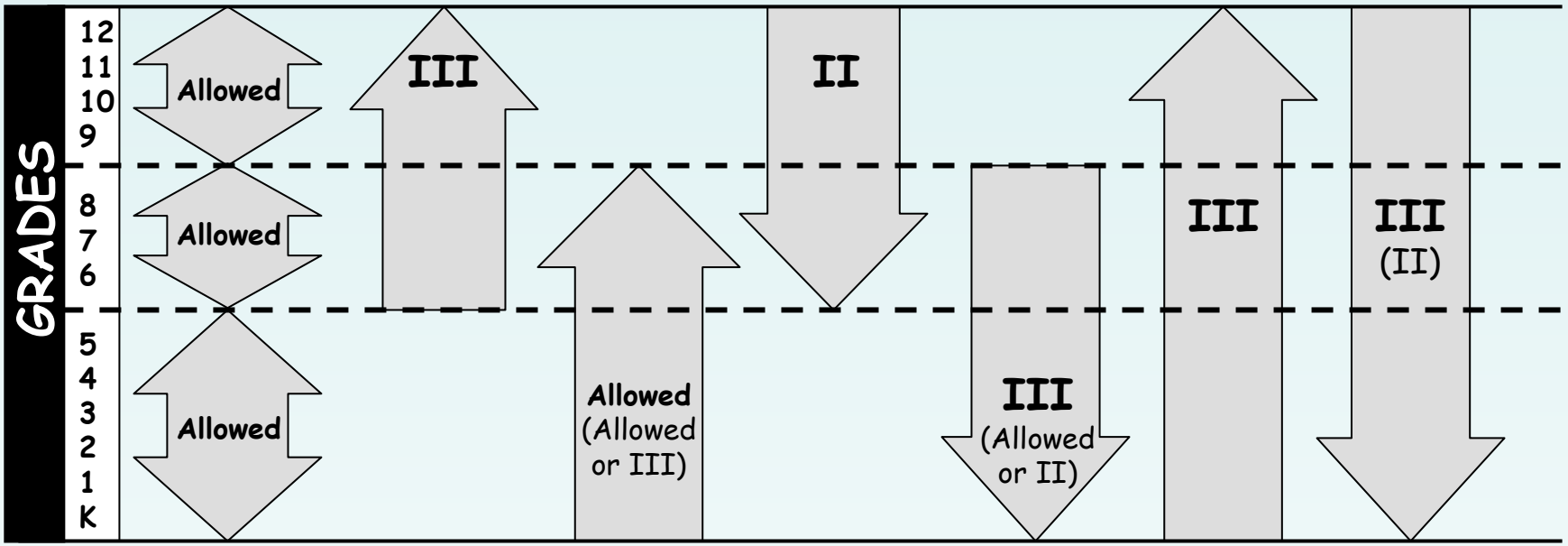
Recommended Solutions – Title 20

Public Notice/Good Neighbor Agreement (GNA) Process

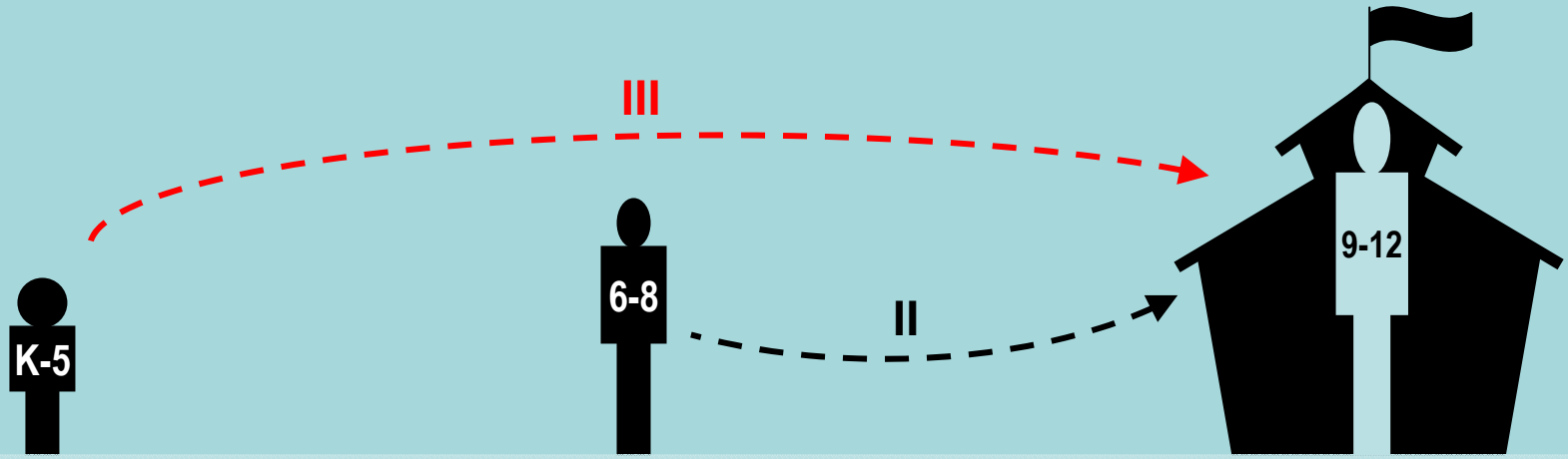


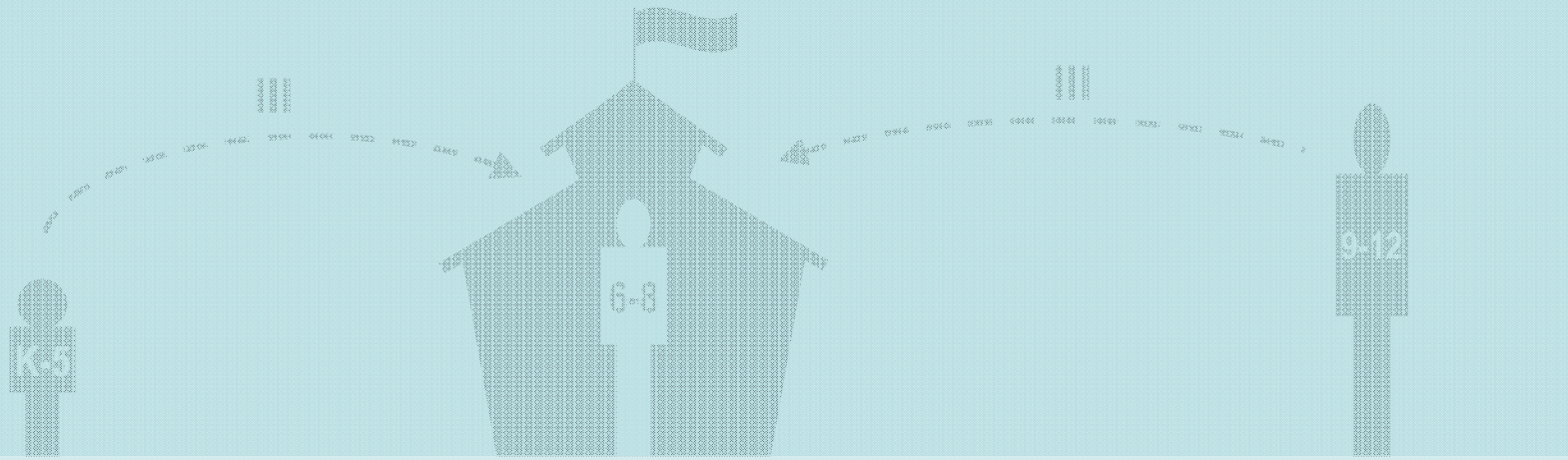
Procedure Type Required When Adding Grade Levels

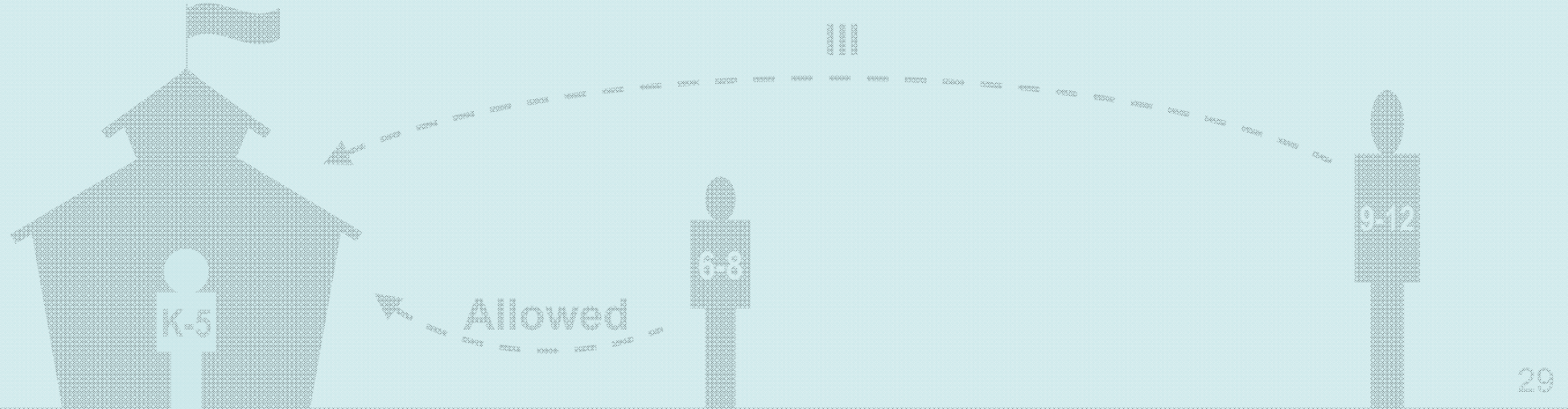


Note: Parentheses indicate where existing procedure type differs from recommendation. In cases where the code is unclear, both interpretations are listed.

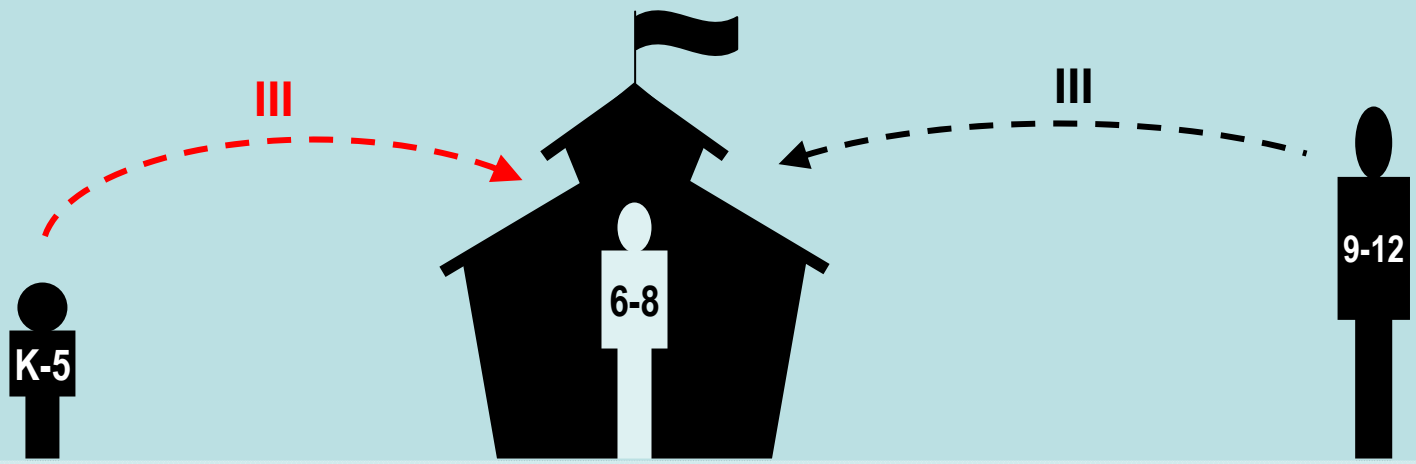
Change of Grade Level



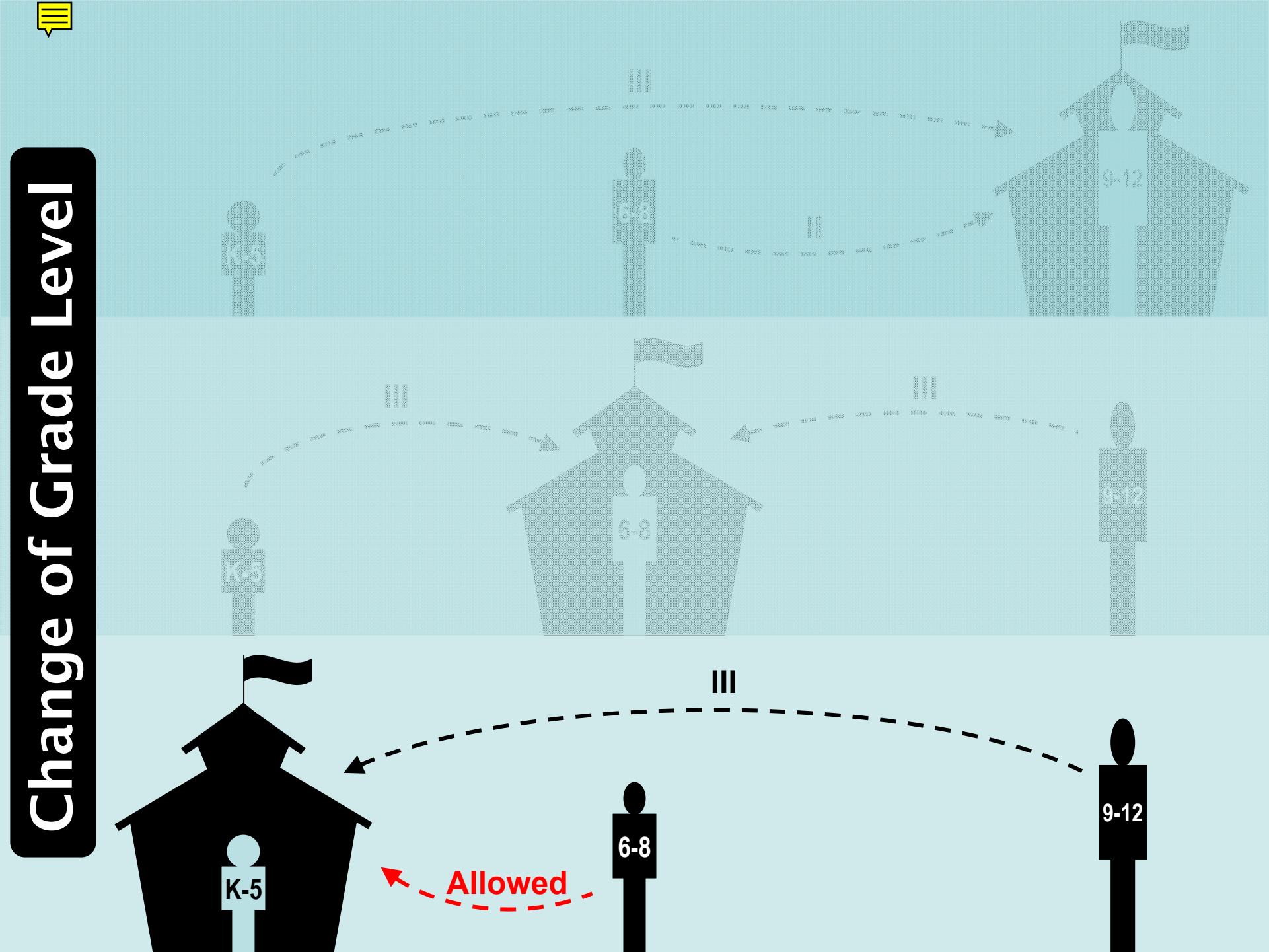




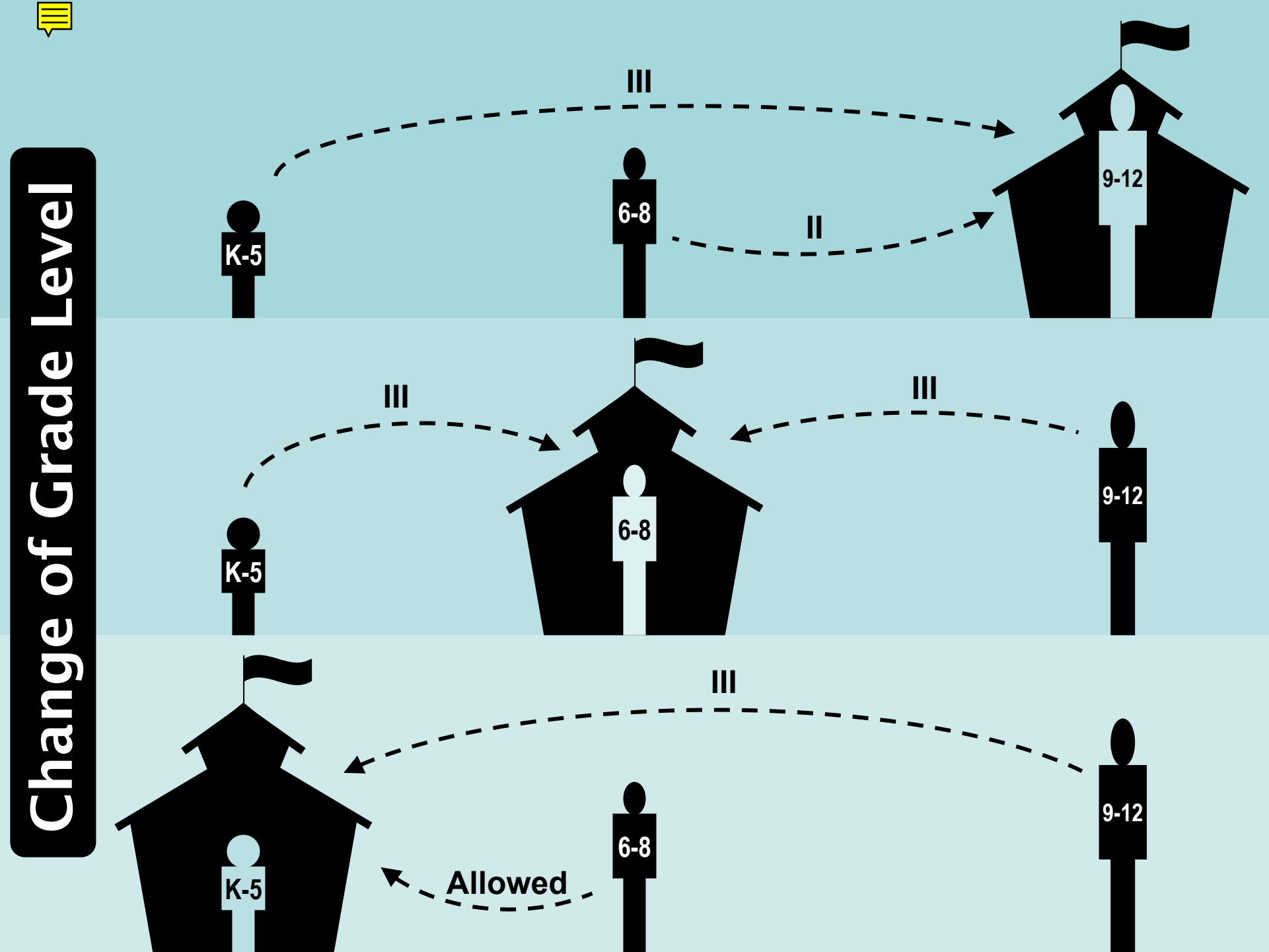
Change of Grade Level



Change of Grade Level



Change of Grade Level



Change of Grade Level Code Language

Table 281-1 Regulations for Adding Grades		
If a school has the following grades:	**Regulation for adding the following grades:**	
	Allowed	**CU required (Type III unless noted otherwise)**
Any grade K-5	Any grade K-8	Any grade 9-12
Any grade 6-8	Any grade 6-8	Any grade K-5 Any grade 9-12
Any grade 9-12	Any grade 9-12	Any grade 6-8 (Type II) Any grade K-5
Any grade K-5 AND Any grade 6-8	Any grade K-8	Any grade 9-12
Any grade 6-8 AND Any grade 9-12	Any grade 6-12	Any grade K-5
Any grade K-5 AND Any grade 6-8 AND Any grade 9-12	Any grade K-12	—-