



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

Carmen Rubio, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7310
TTY: (503) 823-6868
www.portland.gov/bds

Date: April 12, 2023
To: Interested Person
From: Andrew Gulizia, Land Use Services
503-865-6714 / Andrew.Gulizia@portlandoregon.gov

**NOTICE OF A PUBLIC HEARING ON A PROPOSAL
IN YOUR NEIGHBORHOOD**

CASE FILE: LU 22-185273 CU MS AD (PC # 22-155562)
REVIEW BY: Hearings Officer
WHEN: May 3, 2023, at 1:30 PM

This land use hearing will take place online using the Zoom platform. For instructions on how to participate online or by phone, or for contact information for the Hearings Office, please see the hearing participation instructions attached to this notice.

Development has been proposed in your neighborhood requiring a land use review. The 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.

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.

Applicant's Representative: Suzannah Stanley
Mackenzie
1515 SW Water Ave., Ste. 100
Portland, OR 97214
(971) 346-3808, sstanley@mcknze.com

Owner/Applicant: School District No 1 (Portland Public Schools)
PO Box 3107
Portland, OR 97208-3107

Site Address: 10625 SW 35th Ave.

Legal Description: TL 100 36.43 ACRES, SECTION 29 1S 1E; TL 200 0.97 ACRES, SECTION 29 1S 1E

Tax Account No.: R991290220, R991293930
State ID No.: 1S1E29C 00100, 1S1E29C 00200
Quarter Section: 4025

Neighborhood: West Portland Park, contact at wpp-board@swni.org
Business District: None
District Coalition: Office of Community & Civic Life, contact at civiclif@portlandoregon.gov

Plan District: None
Zoning: OS/OSc – Open Space base zone with part of the site also within the Environmental Conservation (“c”) overlay zone

Case Type: CU MS AD – Conditional Use Master Plan Review and Adjustment 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:

The applicant proposes improvements to the athletic facilities on the Jackson Middle School campus. The proposed sports fields will be used for scheduled games, so the proposal is subject to Conditional Use Review (Zoning Code Section 33.279.025 and Zoning Code Chapter 33.910, definition of “organized sports”). The applicant requests approval of a Conditional Use Master Plan to allow the improvements to be phased over a maximum 10-year period (Zoning Code Sections 33.820.030.C and 33.820.060).

Two phases of improvements are proposed:

- Phase 1: Install synthetic turf on the existing baseball/softball field in the northwest part of the site and create two new soccer fields overlapping the existing baseball/softball field. New field lighting is proposed, and the applicant proposes evening use of this field until as late as 10pm (with scheduled events typically ending at 9:30pm). Existing spectator seating around this field would remain, but no new spectator seating is proposed, and no voice amplification system is proposed. Phase 1 also includes a new 6-space parking lot and a new 9,825-square-foot building for storage and batting cages to the south of the improved sports field.
- Phase 2: Construct a new, natural turf or synthetic turf sports field in the southwest part of the site to accommodate overlapping softball and soccer fields. No field lights, spectator seating, or voice amplification equipment are proposed for this field. Phase 2 also includes two new tennis courts to the west of the new parking area and building from Phase 1.

The following Adjustments to Zoning Code requirements are requested:

- To waive the requirement for L3 (high screen) landscaping buffers in the following locations:
 - within 25 feet of the southern edge of the existing driveway and parking lot in the south part of the site; and
 - within 25 feet of the north side of the existing driveway to the north of the existing school building.

Without these Adjustments, the nonconforming upgrades standard would require this landscaping with building permits for the Conditional Use Master Plan projects (Zoning Code Section 33.258.070.D.2, Zoning Code Section 33.266.130.G.2.d.2).

- To increase the maximum structure height for 10 new field light poles proposed for the Phase 1 field in the northwest part of the site from 50 feet to between 60 feet and 90 feet (Zoning Code Section 33.100.200.B.1, Zoning Code Table 110-9).

Relevant Approval Criteria:

To be approved, this proposal must comply with the approval criteria of Title 33, the Portland Zoning Code. The applicable approval criteria are:

- Zoning Code Section 33.820.050.A-C (Conditional Use Master Plan Review)
- Zoning Code Section 33.805.040.A-F (Adjustment Review)

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 September 20, 2022 and determined to be complete on March 14, 2023.

Decision Making Process:

The Bureau of Development Services will be making a recommendation on this proposal; our report and recommendation will be available 10 days before the hearing. The staff report will be posted on the Bureau of Development Services website at www.portlandoregon.gov/bds/35625 under the "Southwest Portland" heading.

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.

We are seeking your comments on this proposal. To comment, you may write to the Land Use Hearings Officer, 1900 SW Fourth Ave., Suite 3100, Portland, OR 97201, FAX your comments to 503-823-4347, email your comments to HearingsOfficeClerks@portlandoregon.gov, or testify during the hearing. **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 Bureau of Development Services 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: Bureau of Development Services 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 the 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. The City Council's decision may be appealed to the Oregon Land Use Board of Appeals (LUBA).

Failure to raise an issue, in person or by letter, by the close of the record by the Hearings Officer in this case may preclude an appeal to LUBA on that issue. Also, 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 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.

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).

Enclosures:

land use hearing participation information
zoning map
phase 1 site plan
phase 2 site plan
elevations for proposed new building
field lighting plan



Hearings Office

City of Portland

1900 SW 4th Avenue, Room 3100, Portland, OR 97201 phone: 503.823.7307
www.portland.gov/omf/hearings fax: 503.823.4347
email: HearingsOfficeClerks@portlandoregon.gov



Land Use Hearing Participation Information

Case Number: LU 22-185273 CU MS AD (Hearings Office Case Number 4230004)

Site Address: 10625 SW 35th Ave.

Hearing Date: May 3, 2023

Hearing Time: 1:30 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/86963315813>

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: 869 6331 5813#

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/omf/hearings/land-use>



Email: HearingsOfficeClerks@portlandoregon.gov

Fax: 503-823-4347

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/omf/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.

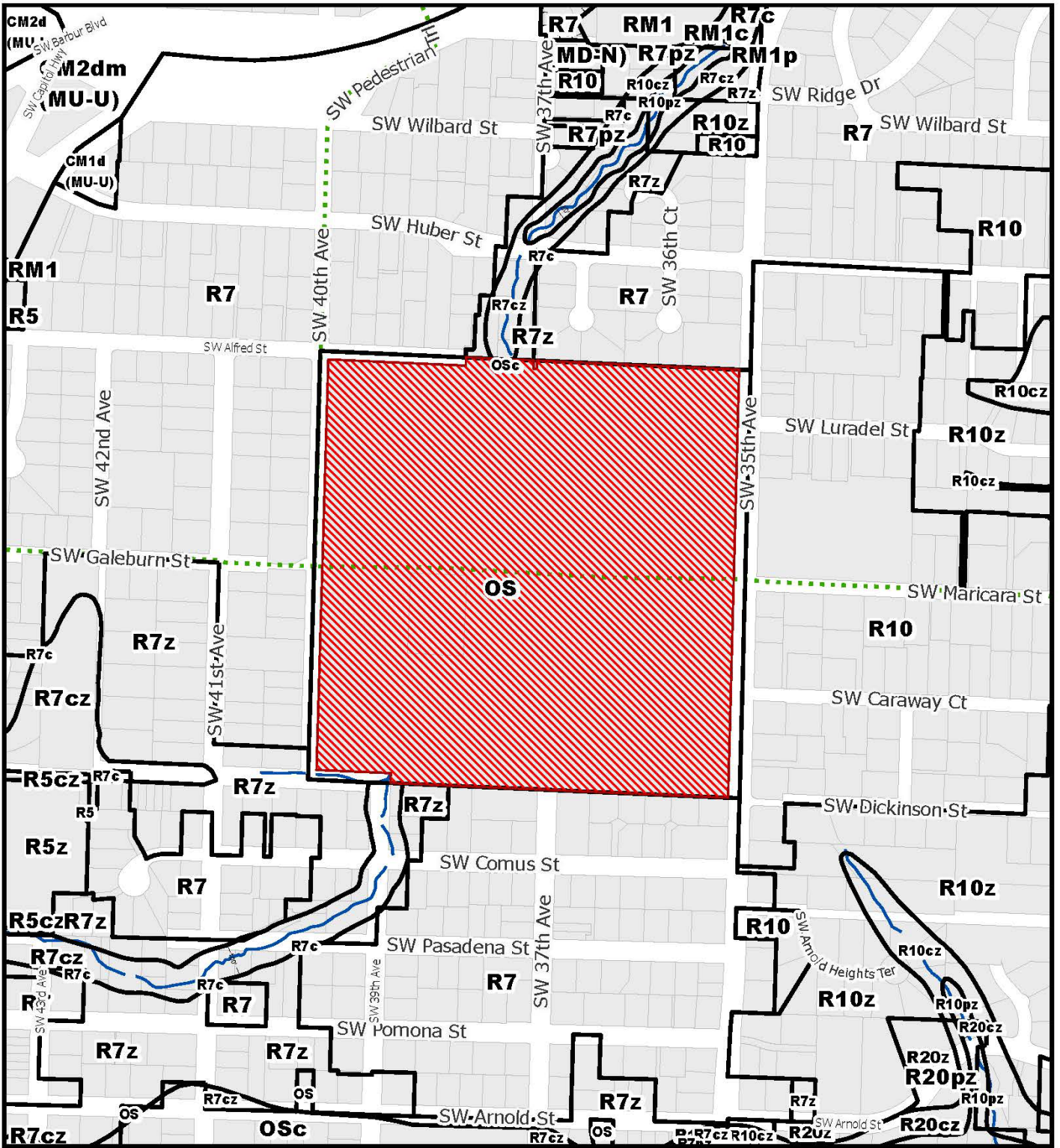
For accommodations, modifications, translation, interpretation, or other services, please call 503-823-7307, the TTY at 503-823-6868 or the Oregon Relay Service: 711. Traducción e interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译

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 or by leaving a voicemail with the office: HearingsOfficeClerks@portlandoregon.gov; 503-823-7307.

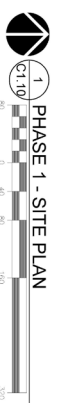
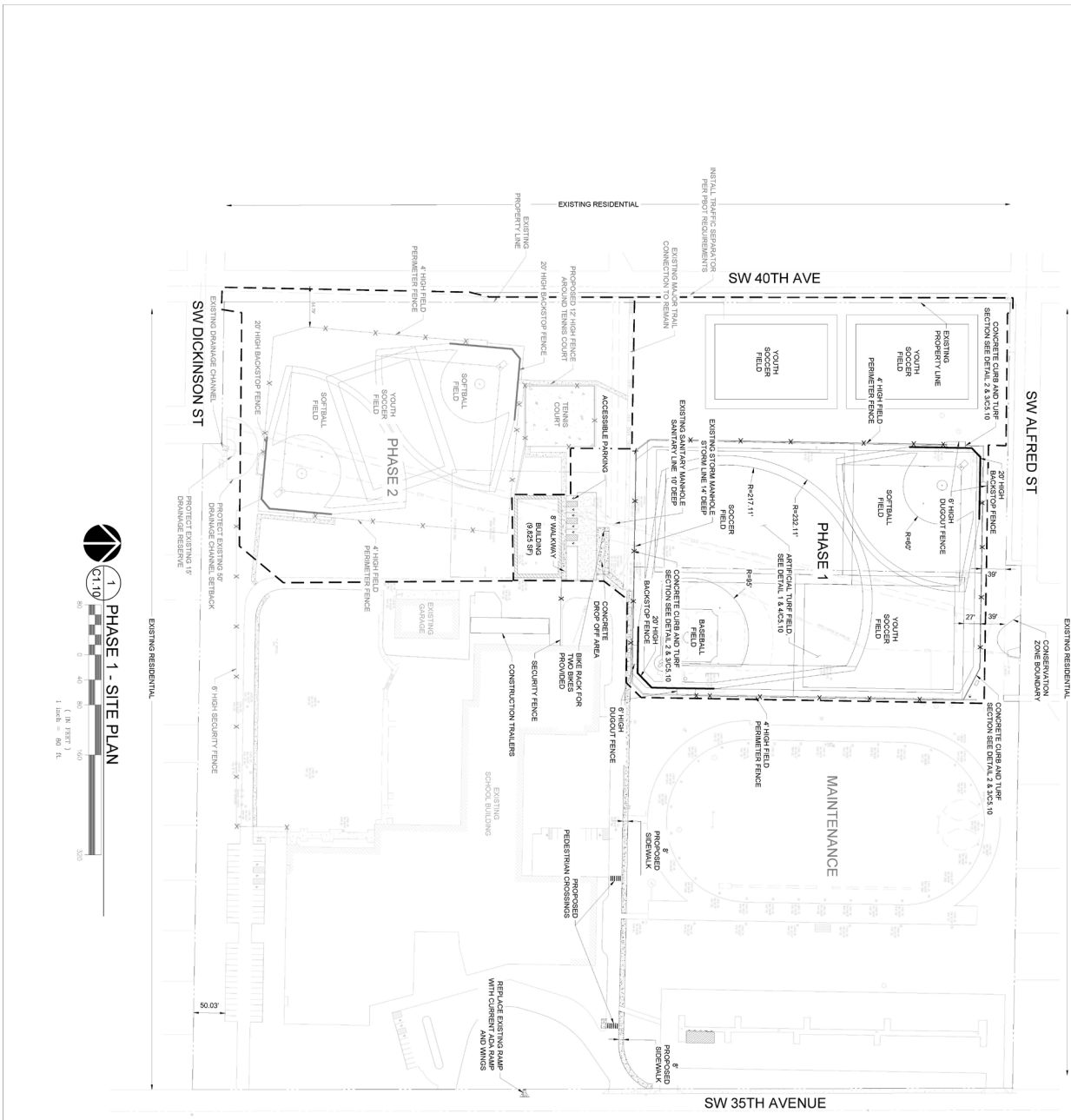


For Zoning Code in effect Post August 1, 2021

ZONING

-  Site
-  Stream
-  Recreational Trails

File No.	LU 22 - 185273 CUMS AD
1/4 Section	4025,4125
Scale	1 inch = 400 feet
State ID	1S1E29C 100
Exhibit	B Sep 21, 2022



SITE DATA

REFER TO TYPICAL SHEET FOR SITE AND DRINKING DATA.

SITE NOTES

1. ANY OF THE EXISTING OR PROPOSED SPACES CAN BE USED FOR ORGANIZED SPORTS.



Architecture - Interiors
Planning - Engineering

Portland, OR
503.228.8300
www.mackenzie.com

MACKENZIE
Portland Public Schools

Project:
**CONDITIONAL USE
MASTER PLAN**

DATE PLOTTED: 12/14/2022 10:58:23 AM

PROJECT: LU 22-185273 CU MS AD

SHEET: C1.10

DATE	REVISION	BY	APP'D

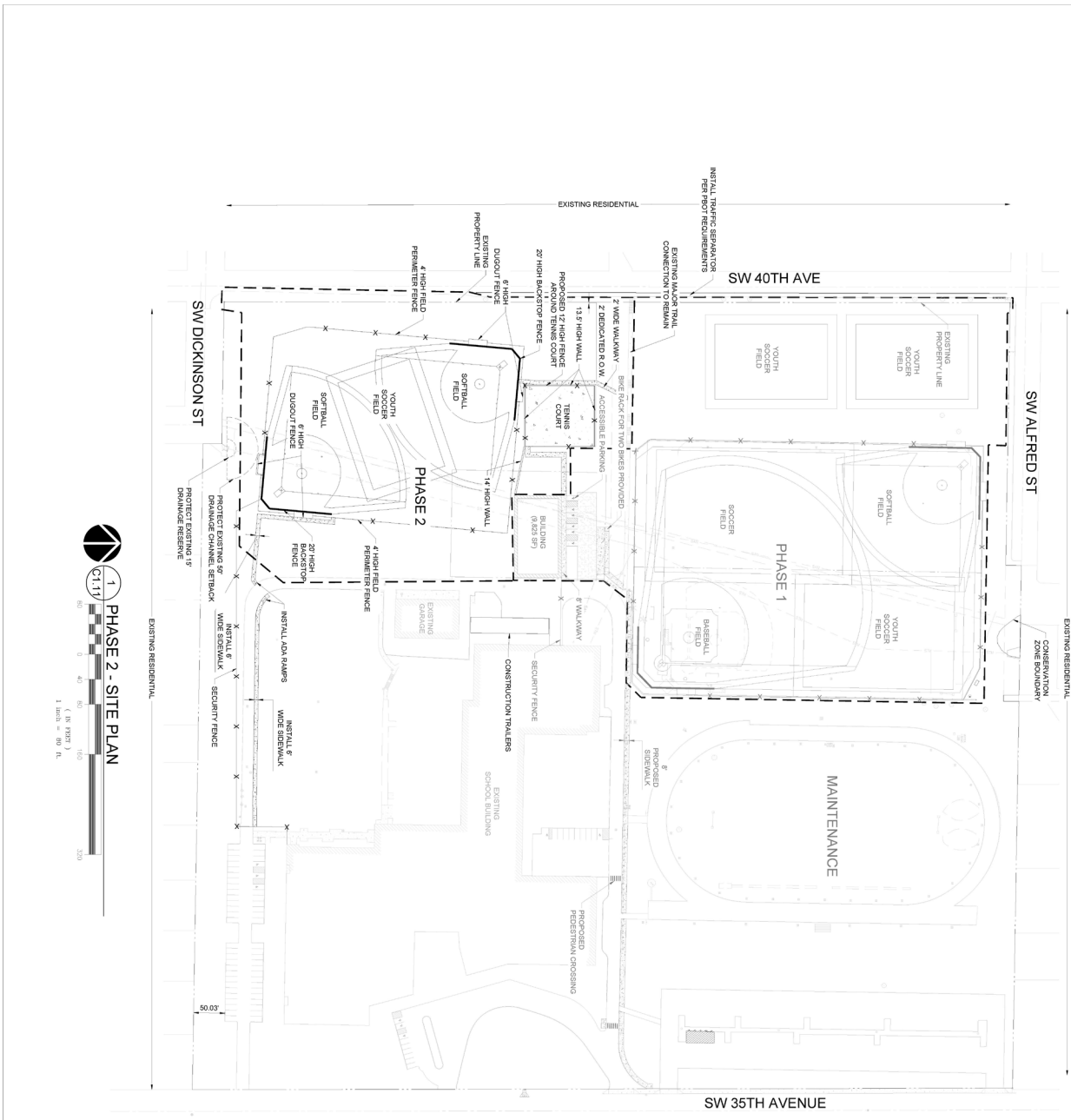
SHEET TITLE
**PHASE 1 - SITE
PLAN**

DESIGNED BY: TP
CHECKED BY: RLH
SHEET:

C1.10

JOB NO: 2210283.00

CUMP RESUBMITTAL - 12/14/2022
LU 22-185273 CU MS AD



SITE DATA
 REFER TO TYPICAL SHEET FOR SITE AND PARKING DATA.

M
 Architecture - Interiors
 Planning - Engineering

Portland, OR
 503.224.2400
 3000 NE Oregon Street
 Suite 200, WA
 503.665.7979
 www.mackenzie.com

MACKENZIE
 ARCHITECTURE
 PORTLAND PUBLIC
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Project:
**CONDITIONAL USE
 MASTER PLAN**

DATE PLOTTED: 11/14/2022 11:58:23 AM
 THESE DRAWINGS ARE THE PROPERTY OF
 MACKENZIE ARCHITECTURE AND SHALL NOT
 BE REPRODUCED OR TRANSMITTED IN ANY
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 STORAGE AND RETRIEVAL SYSTEM.

DATE	REVISION	BY	DATE

SHEET TITLE:
**PHASE 2 - SITE
 PLAN**




DESIGNED BY: TP
 CHECKED BY: RLH
 SHEET:
C1.11

JOB NO:
2210283.00

CUMP RESUBMITTAL - 12/14/2022
 LU 22-185273 CU MS AD

1 SOUTH ELEVATION
A1.10 1/8" = 1'-0"



- LEGEND
-  METAL SIDING
 -  STANDING SEAM METAL ROOFING
 -  GRADE CHANGE



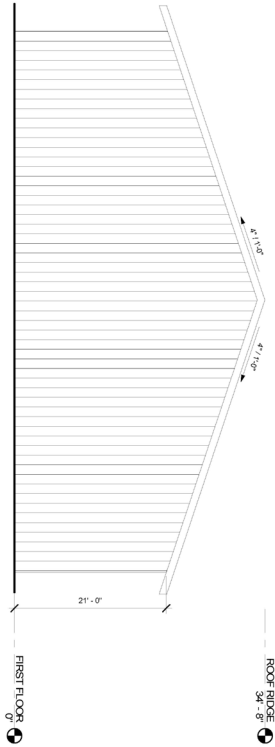
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Planning - Engineering

Portland, OR 503.224.9560
Seattle, WA 206.469.7979
206.469.7928
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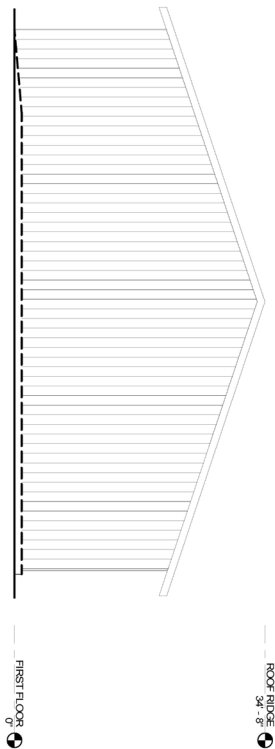
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PLANNING - ENGINEERING

2 EAST ELEVATION
A1.11 1/8" = 1'-0"



3 WEST ELEVATION
A1.12 1/8" = 1'-0"



Project:
CONDITIONAL USE
MASTER PLAN

④ A1.13 1/8" = 1'-0"

NOT TO SCALE
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THE PROJECT.

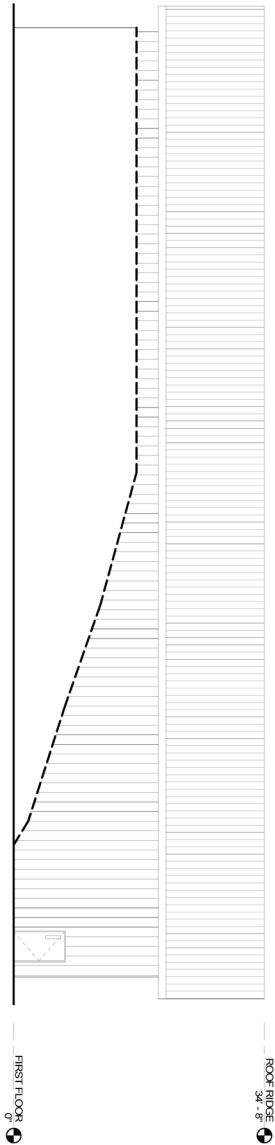
REVISION SCHEDULE	
DATE	REVISION

SHEET TITLE
ELEVATIONS

DATE: 2210283.00

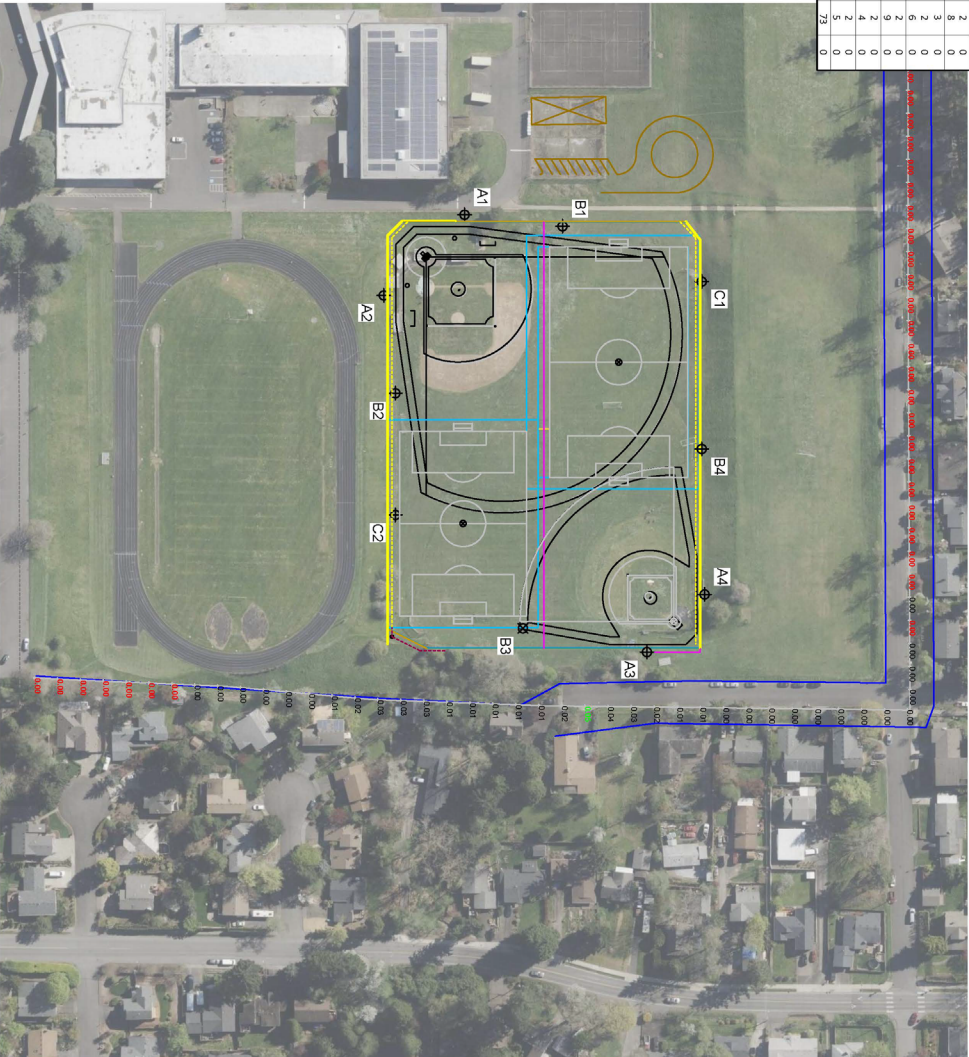
DRAWN BY: CPG
CHECKED BY: LMW
SHEET
A1.11

4 NORTH ELEVATION
A1.10 1/8" = 1'-0"



CUMP RESUBMITTAL - 12/14/2022
LU 22-185273 CU MS AD

EQUIPMENT LIST FOR AREAS SHOWN									
QTY	LOCATION	POLE SIZE	BOULDER EMBLEM	MOUNTING HEIGHT	LUMINAIRE	Luminaires			
						QTY	MIS	OTHER	QTY
2	A1-A2	60"	0"	15.48'	TIC-LED-900	2	2	0	0
2	A3-A4	60"	-	15.48'	TIC-LED-1200	1	1	0	0
2	B1-B2	90"	0"	15.48'	TIC-LED-900	2	2	0	0
1	B3	90"	-	15.52'	TIC-LED-1500	2	2	0	0
1	B4	80"	0"	15.48'	TIC-LED-900	2	2	0	0
1	C1	80"	0"	15.48'	TIC-LED-1500	2	2	0	0
1	C2	80"	0"	15.48'	TIC-LED-1500	2	2	0	0
TOTALS						73	73	0	0



SCALE IN FEET 1 : 150
 0 150 300

ENGINEERED DESIGN BY: H.Sabers - File #219408C - 22-Feb-23

Jackson Middle School Athletic Fields
Portland, OR

GRID SUMMARY	
Name:	Property Line
Spacing:	30.0'
Height:	47.0' above grade

ILLUMINATION SUMMARY	
HORIZONTAL FOOTCANDLES	
Scan Average:	Entire Grid 0.0051
Maximum:	0.05
Minimum:	0.00
No. of Points:	69
LUMINAIRE INFORMATION	
Applied Circuits:	A, B, C
No. of Luminaires:	73
Total Load:	83.21 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.
Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.
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 driver and structures located within 3 feet (1m) of design locations.

Pole locations (x) + dimensions are relative to 0.0 reference point(s) (o)

LU 22-185273 CU MS AD



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