



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

Carmen Rubio, Commissioner  
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Date: March 17, 2023

From: Andrew Gulizia, Land Use Services  
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## **REQUEST FOR RESPONSE**

**Case File: LU 22-185273 CU MS AD**  
**Pre-App: PC # 22-155562**

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 email. 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 Andrew Gulizia at 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201 or email [andrew.gulizia@portlandoregon.gov](mailto:andrew.gulizia@portlandoregon.gov). After the staff report is published, please submit your comments to the Hearings Officer at 1900 SW Fourth Ave., Suite 3100, Portland, OR 97201 or [hearingsofficeclerks@portlandoregon.gov](mailto:hearingsofficeclerks@portlandoregon.gov).

The Bureau of Development Services recommendation will be published 10 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 at least 20 days prior to the hearing.

- **Please send your response to BDS no later than April 14, 2023.**  
(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 April 21, 2023.**
- **A public hearing before the Hearings Officer is scheduled for May 3, 2023, at 1:30 PM.**

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

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

**Site Address:** 10625 SW 35<sup>th</sup> 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](mailto:wpp-board@swni.org)

**Business District:** None

**District Coalition:** Office of Community & Civic Life, contact at [CivicLife@portlandoregon.gov](mailto:CivicLife@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).

**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); and
- Zoning Code Section 33.805.040.A-F (Adjustment Review).

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

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

Enclosures: zoning map, phase 1 site plan, phase 2 site plan, elevations for proposed new building, field lighting plan