

Facilities Improvement and Oversight
Committee
Tuesday, August 12, 2025 4:30 PM

Dr. Matthew Prophet Education Center
501 N. Dixon St.
Portland, OR 97227

Agenda

1. Public Comment - *5 Two-Minute slots *To sign-up for public comment email PublicComment@pps.net or call 503-916-3741*
2. Introductions
3. Organizational Topics
 - Committee Charter
 - Work Plan
4. Update on 2020 and 2025 Bond Projects
 - Jefferson High School
 - Cleveland High School
 - Ida B. Wells-Barnett High School
5. Facility Improvements
 - Athletic Field Projects - Grant Bowl Field Lights
 - Seismic Improvements
6. Future Agenda Topics and Next Steps
7. Adjourn

DRAFT 8_11_25: Facilities Improvement and Oversight Committee Charter

I. Purpose

The Facilities Improvement & Oversight (FIO) Committee is a standing committee of the Portland Public Schools (PPS) Board of Education. Its purpose is to provide oversight, strategic guidance and formal recommendations to the full Board regarding the development, implementation, and ongoing refinement of school modernizations, physical facility improvements, health and safety projects, and other districtwide strategic initiatives including the District's Long Range Facilities Plan.

II. Scope of Work

The committee is responsible for the following:

A. Board Advisory on Facilities and Capital Planning

1. Ensure clear and consistent communication with the Board of Directors on board-facing, facilities-related and capital planning initiatives, serving as the key liaison to the full board for project updates and approvals.
2. Review and provide recommendations on the development and periodic updates to the LRFP.
3. Advise the Board on the prioritization of facilities investments based on factors including, but not limited to:
 - Building condition assessments
 - Educational program needs and adequacy
 - Student and staff safety
 - Equity in access and opportunity
 - Current and projected enrollment trends
 - Capital and operating budgets

B. Environmental Health and Safety

1. Promote facilities investments that support student health, accessibility, and high-quality learning environments.
2. Support PPS goals related to environmental sustainability, energy efficiency, and climate resilience.
3. Uphold responsible stewardship of public resources and ensure fiscal accountability.

C. Coordination with Committees and Departments

1. Maintain ongoing coordination with the Office of School Modernization (OSM), Facilities & Asset Management, and other District departments that include bond-funded programs.
2. Collaborate with the Bond Accountability Committee (BAC) and Audit Committee to support bond program transparency and accountability.
3. Refer policy matters to the Policy Committee as appropriate.

D. Community Engagement and Equity

1. Promote transparency in long-term facilities planning by reviewing and disseminating accessible, up-to-date project information.
2. Act as a conduit for community input and public feedback for matters that fall within this committee charter.
3. Ensure that planning and implementation processes are aligned with the PPS Racial Equity and Social Justice Framework.

III. Membership

- The committee shall consist of three (3) members of the PPS Board of Directors, one of whom shall be designated as Chair by the Board Chair who also serves as an ex-officio member of the committee.
- The District Student Advisory Council (DSC) may assign a student representative to serve as ex-officio member of the committee.
- Staff from relevant PPS departments shall attend as needed to provide subject matter expertise and technical support.

IV. Meetings

- The committee shall meet on a regular basis.
- Meeting agendas shall be publicly posted on the PPS website a minimum of five (5) business days in advance.

V. Reporting Responsibilities

- The committee chair will update the Board on the work of the committee at regular Board meetings.
- Reports shall include updates on project milestones, key findings, emerging issues, and formal recommendations for Board action.

VI. Charter Review and Revision

- The Committee shall review this charter annually to assess the committee's structure, effectiveness, and alignment with District goals. If any changes are recommended, they will be submitted to the full Board for approval.

Facilities Improvement and Oversight Committee Work Plan 2025-26 School Year

Topic	Committee Meeting Date	Board Meeting Date	☺	Board Approval Required
Jefferson High School Modernization revised Comprehensive Plan	9/16	10/14	Yes	
Cleveland High School Modernization revised Comprehensive Plan	9/16	10/14	Yes	
Ida B Wells High School Modernization revised Comprehensive Plan			Yes	
Presentation of the Bond Accountability Committee's 3rd Quarter 2025 Report	September 2025		No	
Presentation of the Bond Accountability Committee's 4th Quarter 2025 Report	December 2025		No	
Presentation of the Bond Accountability Committee's 1st Quarter 2026 Report	February 2026		No	
Presentation of the Bond Accountability Committee's 2nd Quarter 2026 Report	May 2026		No	
Year 7 Audit Report Presentation	June 2026		No	
Monthly Seismic Program Update	Monthly	n/a	No	



PORTLAND PUBLIC SCHOOLS

OFFICE OF SCHOOL MODERNIZATION

501 North Dixon Street / Portland, OR 97227

Telephone: (503) 916-2222

Mailing Address: P. O. Box 3107 / 97208-3107

Date: August 8, 2025

To: PPS Board of Education, Facilities Improvement Oversight Committee

From: Stormy Shanks, Senior Director, Office of School Modernization

Subject: OSM Status Update – August, 2025

BACKGROUND

In November 2012, May 2017, November 2020, and May 2025, voters approved general obligation bonds to complete capital improvement projects for Portland Public Schools. This report provides a status update on Bond projects in the categories of High School Modernizations, Health and Safety, and other infrastructure improvement projects.

HIGH SCHOOL MODERNIZATION PROJECTS

The Jefferson, Cleveland, and Ida B Wells modernization projects' design efforts were paused in November during their Schematic Design Phases to study cost reduction strategies that aligned with the framework the Board developed in Resolution 7051 - Resolution to Adopt a Framework to Build High Quality-High Schools in a Cost-Efficient Manner. The project teams updated the Board in March and April with conceptual design revisions and a range of expected cost savings that would result from the Board's framework.

Since April, the teams have been putting more detail into their revised designs, cost estimates and project schedules that resulted from the cost reduction phase. By the end of August, the revised Comprehensive Plans for the modernization projects that set their revised scope, schedule, and budget will be complete and ready to present to the Board for approval. After Board approval of the comprehensive plans, the teams will continue through the remainder of the design, permitting, and construction phases to complete the projects according to their approved comprehensive plans.

The Jefferson Modernization team completed the procurement process for a new Construction Manager/General Contractor (CM/GC), and the Notice of Intent to Award to the Colas / Hoffman team was issued. The team is negotiating contract terms and will request board approval for the contract after the terms are set within the next few weeks.

2017 BOND HEALTH AND SAFETY PROGRAM PROJECTS

In the 2017 Bond, \$150 million was identified for the category of Health and Safety projects. So far, \$104 million of the \$150 million has been spent on projects, another \$38.4 million is allocated to active projects in process, and \$7.6 million remains to be allocated.

2017 Bond Health and Safety Category	Projects Completed	Active Projects	Bond Actuals to Date	Progress Notes
ADA Accessibility (2017 Bond)	6	0	\$8,910,000	The 2017 ADA program scope is complete.
Asbestos Remediation	49	11	\$9,360,000	
Fire Alarm / Sprinkler	9	1	\$17,747,000	A multi-site fire alarm panel replacement project will be funded soon.
Lead Paint	0	1	\$4,436,000	The lead paint mitigation program is scheduled for completion this summer. It will finish significantly below its original budget.
Radon Mitigation	4	1	\$192,000	Many radon mitigation projects are multi-site projects.
Roofing (2017 Bond)	16	7	\$45,122,000	Recently funded projects include Holladay Annex, Cesar Chavez, Woodmere, Vestal, Marshall
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Water Quality	23	0	\$10,491,000	The water quality program is complete. All drinking water fixtures in PPS buildings are now equipped with filters to bring lead content well below allowable limits.

2017 BOND ATHLETICS PROGRAM PROJECTS

The Roosevelt grandstands expansion project is the only active project in the 2017 Bond Athletics program. It has \$2.5 million allocated, and the architectural and engineering design contract has just recently been awarded. The design and construction schedule are currently under development.

2020 BOND INFRASTRUCTURE PROGRAM PROJECTS

The original 2020 Bond budget included \$241 million for facilities infrastructure improvements. Subsequently, that amount was increased to \$278 million. Of that, \$213 million has been spent and \$53 million is allocated to active projects, and about \$12 million remains to be allocated to new projects.

2020 Bond Infrastructure Projects Category	Projects Completed	Active Projects	Bond Actuals to Date	Progress Notes
Capacity (Terwilliger ACCESS and Harrison Park Conversion)	1	1	\$31,000,000	Harrison Park is in the closeout phase and will reach final completion in early Fall 2025.
ADA and SPED	4	12	\$47,707,000	All of the originally identified scope for ADA and SPED in the 2020 Bond are scheduled for completion in Fall 2025.

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Security (2020 Bond)	2	7	\$25,561,000	All of the originally identified scope for security in the 2020 Bond is scheduled for completion in Fall 2025. Security projects will finish below the original budget.
Seismic Improvements	2	1	\$11,581,000	Completed projects: Lent and Creative Science full retrofits Active Project: Marysville full retrofit, scheduled for completion Fall 2026.

2025 BOND PROGRAM

Staff are engaged in developing a 2025 Bond Execution Plan that will include a staffing plan, prioritization criteria for projects in each facility program category, anticipated project schedules over the 8-10 years of the Bond implementation, communications and transparency guiding principles, and anticipated contracted program management support scope. OSM and Finance are in the process of setting up the financial infrastructure for the 2025 Bond. Below is an outline of the 2025 Bond program budgets.

High School Modernizations – \$1.15 billion

- Jefferson High School
- Ida B. Wells High School
- Cleveland High School
- Remaining funding will be used for facility improvements at middle and elementary schools.

Physical Facility Improvements – \$269 million

- Deferred Maintenance & Priority Scope Improvements – \$190 million
 - \$100 million allocated to end of life and emergency system replacements / improvements
 - The next priority is seismic improvements at the 8-10 schools with the highest risks
- Athletics Improvements – \$79 million
 - West Sylvan Middle School (turf and lights) to support Lincoln High School athletics
 - Roosevelt High School (turf for baseball, softball and hitting facility)
 - Grant High School (lights at track and new seating)
 - Franklin High School (turf and lights for baseball, softball and hitting facility)
 - Jackson Middle School to support district wide athletics
 - Marshall campus to support district wide athletic

Educational and Technology Improvements – \$288 million

- Technology Improvements - \$176 million

- Business Modernization/ERP - \$38 million
- Staff & Student Device Refresh - \$70 million
- Data Center/Classroom Tech/Infrastructure - \$50.5 million
- Cybersecurity - \$7.5 million
- HVAC and Energy Sustainability - \$10 million

Physical Education – \$10 million

Curriculum Adoption – \$56 million

Program Administration – \$83 million

Program Contingency – \$83 million

2025 BOND SEISMIC IMPROVEMENTS PROGRAM

Current Phase – Prioritization and Planning

The seismic improvements prioritization and planning process includes three steps:

1. Gather detailed seismic deficiency data at all schools - Complete
2. Obtain risk scoring / priority recommendations from structural engineer – Draft received 8/6/25, Final anticipated end of August
3. Evaluate recommendations Using PPS priority criteria - To Be Completed

1. Seismic Deficiency Data - Complete

In mid-2024, a structural engineering consultant delivered a high level seismic assessment report for all school buildings. The high level assessment report includes seismic vulnerabilities and rough order of magnitude (ROM) construction costs to correct the vulnerabilities.

2. Priority Recommendations - In Progress

At the end of 2024, a new contract was established with the engineering firm to develop a prioritization of the identified seismic work documented in the 2024 assessment. The prioritization work includes collaborating with the District to define the criteria by which the work is prioritized, completing the prioritization, and developing a report as the work product for the prioritization effort. Some of the prioritization criteria are technical in nature and are calculated according to FEMA and American Society of Structural Engineers (ASCE) standards. Other criteria are defined or informed by the district: building part occupant density and Title I status, for example. A draft of the report was received from the structural engineer on August 6, 2025. Staff will review the report, pass comments to the engineer, and will receive the final report by the end of August. This is a significant step in the process for prioritizing our seismic retrofit scope in a way that is intentional and based on accepted industry standards.

3. PPS Priority Criteria - To Be Completed

The final and critical step for PPS will be to review the engineers' recommendations and apply its own priorities and criteria to determine which projects should move forward. While the recommendations from phases one and two will provide a strong data-driven foundation, PPS will need to consider additional factors outside the engineers' scope. These include anticipated impacts of potential school consolidation, the feasibility and consequences of multi-summer construction schedules, and potential disruptions to ongoing programs such as summer school. This internal evaluation will ensure that Project decisions align with both operational realities and district-wide educational goals.

Next Phase – Execution Phase

In the execution phase, OSM will execute the prioritized seismic improvement projects according to its Standard Operating Procedures for bond-funded construction programs. OSM will establish key performance indicators (KPIs) related to the Seismic program. Accountability and transparency will be provided through the following:

- OSM will report the status of the Seismic Upgrade Program bimonthly to the FIO Committee in a dashboard style report that communicates the status of the scope, schedule, and budget for each identified project.
- OSM will also report the status of the program to the Bond Accountability Committee.
- A 2025 Bond Seismic Improvements website will provide updates to the public.

The Seismic Improvements Program will be included in the annual performance audits that will cover the 2025 Bond as a whole.

2025 BOND ATHLETICS - GRANT BOWL LIGHTS

The project to add lights at the field at Grant began in September, 2024, with the required City of Portland Land Use review, which was recently approved. The next step is for the design team to develop the permit documents and submit them to the City, which is expected to take about eight weeks. Permitting is expected to take about two months.

A new electrical service is required to power the lights. Engineers will design the service and then installation could take six weeks. Lighting will be provided by Musco under a cooperative contract agreement. The contracting process will take 2-3 weeks and then needs to be approved by the Board, and the cycle for submitting to the Board is typically 2-3 weeks. The material lead time is 8-10 weeks, and installation will be 3-4 weeks. The contractor will need to be able to mobilize and work safely on the site. They will need to help determine whether their work can be done while the field and surrounding areas are being used for athletics.



Office of School Modernization Update

Facilities Improvement Oversight Committee

August 12, 2025





Jefferson, Cleveland, and Wells Modernization Projects

- Designs were paused in November 2024 to study cost reduction strategies
- Board resolution 7051 - Resolution to Adopt a Framework to Build High Quality-High Schools in a Cost-Efficient Manner
- Project teams updated the Board in March and April on status of design revisions and cost reductions
- JHS team completed CM/GC procurement process and are negotiating a contract with the Colas Hoffman team
- Next Steps:
 - Complete revised Comprehensive Plans by end of August
 - Present revised Comprehensive Plans to the Board, setting the scope, schedule, and budget for each project that will be carried through the rest of the design and construction phases



2017 Bond Health and Safety Program Projects

- In the 2017 Bond, \$150 million was identified for the category of Health and Safety projects
 - \$104 million of bond funds spent on projects
 - \$38.4 million is allocated to active projects in process
 - \$7.6 million remains to be allocated.
- Water Quality program is complete - All drinking water fixtures in PPS buildings are now equipped with filters to bring lead content to below allowable limits
- Lead paint stabilization program is completing this Summer
- Asbestos and Radon mitigation projects continue
- Roofing projects have recently been prioritized and funded at Holladay Annex, Cesar Chavez, Woodmere, Vestal, and Marshall
- Multi-site fire alarm panel replacement has been prioritized and will be funded and initiated soon



2017 Bond Athletics Program

- Roosevelt Grandstands Expansion, authorized by Board Resolution 6881, is the only active athletics project funded by 2017 Bond.
- Project budget: \$2.5 million
- Current Phase: Design phase. Architectural and Engineering contract recently executed.
- Project Schedule: Under development with the design team



2020 Bond Infrastructure Program Projects

- The original 2020 Bond budget included \$241 million for facilities infrastructure improvements, later increased to \$278 million
 - \$213 million in bond funds have been spent to date
 - \$53 million is allocated to active projects
 - \$12 million remains to be allocated to new projects.
- ADA/SPED improvements scope scheduled for completion this Fall
- Harrison Park middle school conversion in Final Completion / Closeout
- Active Roofing projects scheduled for completion this Summer
- Lent HVAC replacement scheduled for completion this Summer
- Multi-site HVAC controls replacement projects are in progress
- All security scope identified for the 2020 Bond scheduled for completion this Fall
- Seismic retrofits have been completed at Lent and Creative Science. Marysville seismic retrofit scheduled for completion Fall 2026.



2025 Bond Programs

- High School Modernizations – \$1.15 billion
 - Jefferson High School
 - Ida B. Wells High School
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- Physical Facility Improvements – \$269 million
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 - The next priority is seismic improvements at the 8-10 schools with the highest risks



2025 Bond Programs (continued)

- Athletics Improvements – \$79 million
 - West Sylvan Middle School (turf and lights) to support Lincoln High School athletics
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2025 Bond Programs (continued)

- Educational and Technology Improvements – \$288 million
 - Technology Improvements - \$176 million
 - Business Modernization/ERP - \$38 million
 - Staff & Student Device Refresh - \$70 million
 - Data Center/Classroom Tech/Infrastructure - \$50.5 million
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 - HVAC and Energy Sustainability - \$10 million
 - Physical Education – \$10 million
 - Curriculum Adoption – \$56 million
- Program Administration – \$83 million
- Program Contingency – \$83 million



2025 Bond Seismic Improvements Program Status Report

- In May, 2025, voters approved a general obligation bond to complete capital improvement projects for Portland Public Schools.
- On May 6, 2025, the Board passed
 - Resolution 7109 - Urgent Need for Seismic Retrofitting of High-Risk School Buildings, and
 - Resolution 7110 - Resolution to Affirm the Board of Education's Commitment to Track and Report Findings, Public Engagement and Recommendation of Seismic Upgrades through the School Facilities Improvement and Operations Committee.



2025 Bond Seismic Improvements Program Status Report

- CURRENT PHASE – PRIORITIZATION AND PLANNING
 - Step 1. Gather detailed seismic deficiency data at all schools - Complete
 - Step 2. Obtain priority recommendations from structural engineer - In Process
 - OSM received draft report from structural engineer August 6, 2025. Final report incorporating PPS comments expected by end of August
 - Step 3. Evaluate recommendations Using PPS priority criteria - To Be Completed
 - These criteria include anticipated impacts of potential school right-sizing, the feasibility and consequences of multi-summer construction schedules, and potential disruptions to ongoing programs such as summer school.
 - This internal evaluation will ensure that project decisions align with both operational realities and district-wide educational goals.



2025 Bond Seismic Improvements Program Status Report

- NEXT PHASE – EXECUTION PHASE
 - OSM will execute the prioritized seismic improvement projects according to its Standard Operating Procedures for bond-funded construction programs.
 - OSM will establish key performance indicators (KPIs) related to the Seismic program. Accountability and transparency will be provided through the following:
 - Bimonthly reports to the FIO Committee in a dashboard style report that communicates the status of the scope, schedule, and budget for each identified project.
 - Quarterly status reports Bond Accountability Committee.
 - A 2025 Bond Seismic Improvements website
 - The Seismic Improvements Program will be included in the annual performance audits that will cover the 2025 Bond as a whole.



2025 Bond Athletics - Grant Bowl Lights Status

- Project began in September 2024 with the required City of Portland Land Use review process, which was recently approved

Design team develop permit documents	Estimated 8 weeks
Permitting	Estimated 8 weeks
Contracting with Musco through cooperative agreement and Board approval of contract	Estimated 4-6 weeks in parallel with design effort
Material procurement and delivery	Estimated 8-10 weeks
Installation	Estimated 3-4 weeks



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Portland City Auditor

Hearings Office

1900 SW 4th Avenue, Room 3100, Portland, OR 97201

www.portlandoregon.gov/auditor/hearings

phone: (503) 823-7307

fax: (503) 823-4347



LU 25-016753 CU AD Hearings Office 4250007

RECORDER

Please stamp the County Recorder's copy of the recording sheet and return with the attached decision to City of Portland, BDS 299/4500/BDS LUR

Please bill City of Portland, Account #1113

Multnomah County Official Records E. Murray, Deputy Clerk	2025-050432
	08/08/2025 02:18:35 PM
LUA-LUA Pgs=8 Stn=91 ATCB	\$131.00
\$40.00 \$11.00 \$60.00 \$20.00	

Kimberly Tallant, Principal Planner

City of Portland
Portland Permitting & Development
1900 SW Fourth Ave, #4500
Portland, OR 97201

Date: 7/17/2025

Kimberly Tallant

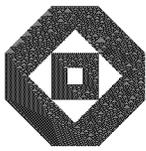
Representative

Last date to Appeal:	7/31/2025	by 4:30 pm
Effective Date (if no appeal):	8/1/2025	Decision may be recorded on this date

***THIS RECORDED DOCUMENT ONLY INCLUDES EXCERPTS FROM THE DECISION.**

***A FULL COPY OF THE DECISION IS LOCATED ON THE PP&D WEBSITE AT:**

<https://www.portland.gov/ppd/zoning-land-use/news/notices>



DECISION OF THE HEARINGS OFFICER

I. GENERAL INFORMATION

File Number: LU 25-016753 CU AD (Hearings Office 4250007)

Applicant: Debbie Cleek
The Bookin Group
1020 SW Taylor Street, Suite 555
Portland, OR 97205
cleek@bookinggroup.com

Owners' Representative: Virginia Laforte
Grant Bowl Community Coalition
4032 NE 32nd Avenue
Portland, OR 97212
grantbowlcoalition@gmail.com

Property Owners: Portland City Of
1120 SW 5th Avenue #858
Portland, OR 97204-1912

School District No. 1
PO Box 3107
Portland, OR 97208-3107

Hearings Officer: Marisha Childs

Portland Permitting & Development (PP&D) Staff Representative: Andrew Gulizia

Site Address: 2245 NE 36th Avenue

Legal Description: TL 2200 10.20 ACRES, SECTION 25 1N 1E; TL 2300 19.90 ACRES, SECTION 25 1N 1E

Tax Account Number: R941250360, R941250370

State ID Number: 1N1E25DB 02200, 1N1E25DB 02300

Quarter Section: 2734 & 2834

Neighborhood: Grant Park

Business District: Hollywood Boosters

District Coalition: District 2

Plan District: None

Zoning: OS (Open Space) and R5 (Single-Dwelling Residential 5,000)

Land Use Review: Type III, CU AD – Conditional Use Review and Adjustment Review

PP&D Staff Recommendation to Hearings Officer: Approval with conditions.

Public Hearing: The hearing opened at 9:01 a.m. on Wednesday, June 11, 2025, via the Zoom platform and closed at 11:15 a.m. After receiving two requests, the record was held open after the hearing. The record was held open until 4:30 p.m. on June 18, 2025, for new evidence from anyone; until 4:30 p.m. on June 25, 2025, for rebuttal to new evidence; and until 4:30 p.m. on July 2, 2025, for the Applicant's final argument. The record closed at 4:30 p.m. on July 2, 2025.

Testified at the Hearing:

Andy Gulizia

Tyler Mann

Debbie Cleek

Virginia La Forte

Gretchen Cole

Neon Brooks, for Grant Park Neighborhood Association

Shannon Normington

Kate Ratanaproeksa

James McGee, Grant High School Principal

Stephanie Antipov

Bob Simril

George Crawford

John Beck

Dave Unsworth

Jacob Wicks

Proposal: The Applicant proposes to add new lighting to the existing Grant Bowl athletic field in the OS-zoned (Grant Park) portion of this site. Three new poles with light fixtures are proposed around this field. New light fixtures are also proposed on an existing pole between this field and the adjacent Upper Field. Since the new lights will serve a field that will be used for organized sports (as defined in Zoning Code Chapter 33.910), approval of a Type III Conditional Use Review is required (Zoning Code Section 33.279.035.B.2).

The Applicant also requests Adjustment Review approval to increase the maximum structure height for the new light poles from 50 feet to 80 feet (Zoning Code Section 33.100.200.B.1 and 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 33.815.100.A-D (Conditional Use 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>.

II. ANALYSIS

Prior to the record closing public comments raised issues with the tone and tenor of interactions between neighbors at Grant Park Neighborhood Association meetings. The Hearings Officer, having participated in neighborhood association meetings and having served on boards, declines to wade into those turbid waters. What is evident from the public comment received is there is strong community support for Grant High School and for adding lights to the field. The purpose of this decision however, is to analyze whether the Applicant's proposal meets the applicable approval criteria. When engaging in that analysis, the number of public comments received do not move the scale up or down if they fail to address the applicable approval criteria. Much of the public comment received did not address the approval criteria, rather highlight personal feelings.

Based upon substantial evidence in the record, the Hearings Officer agrees with the findings and analysis of PP&D and adopts and incorporates those findings from the Memo dated June 6, 2025 (Exhibit 30 - which modifies Exhibit 9 Staff Report and Recommendations) in this decision.

Proposal: The applicant proposes to add new lighting to the existing Grant Bowl athletic field in the OS-zoned (Grant Park) portion of this site. Three new poles with light fixtures are proposed around this field. New light fixtures are also proposed on an existing pole between this field and the adjacent Upper Field. Since the new lights will serve a field that will be used for organized sports (as defined in Zoning Code Chapter 33.910), approval of a Type III Conditional Use Review is required (Zoning Code Section 33.279.035.B.2). The applicant also requests Adjustment Review approval to increase the maximum structure height for the new light poles from 50 feet to 80 feet (Zoning Code Section 33.100.200.B.1 and Zoning Code Table 110-9).

To be approved, this proposal must comply with the approval criteria of Title 33, of the Portland Zoning Code. Specifically, Code 33.815.100 A-D, and 33.805.040 A-F.

1. Conditional Use Criteria – Code 33.815.100 Uses in Open Space Zone

Character and impacts

- The proposed use is consistent with the intended character of the specific OS zoned area and with the purpose of the OS zone;

III. CONCLUSIONS

The Hearings Officer finds that all applicable approval criteria have been met.

IV. DECISION

Approval of the following:

- Conditional Use Review to add new lighting to the existing Grant Bowl athletic field; and
- Adjustment Review to increase the maximum structure height for the new light poles from 50 feet to 80 feet (Zoning Code Section 33.100.200.B.1 and Zoning Code Table 110-9).

The approval is subject to the following conditions:

- A. As part of the building permit application submittal, each of the required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C-1 and C-2. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 25-016753 CU AD."
- B. The existing trees around the Grant Bowl field shown in Exhibit C-1 and subject to the tree protection plan in Exhibit A-14 must be preserved unless determined by a certified arborist to be dead, dying, or hazardous. If any of these trees are removed for one of these allowable reasons in the future, it must be replaced with a new tree meeting the minimum planting requirements in Zoning Code Section 33.248.030.C.1 in the same general area of the site.
- C. School sporting events in the Grant Bowl field must end no later than 9:30 p.m., with field lights around the Grant Bowl field turned off no later than 10:00 p.m.
- D. Non-school-related use of the Grant Bowl field through Portland Parks & Recreation must end no later than 9:00 p.m., with field lights around the Grant Bowl field turned off no later than 9:30 p.m.
- E. Within and adjacent to the Grant Bowl field, signs advertising a business may not face outward toward the street. Signs which face inward toward the field are not subject to this requirement.
- F. Portland Public Schools (PPS) custodial staff (or other responsible parties) must remove litter from the Grant Bowl field area after every scheduled PPS game.
- G. With PPS's cooperation as to location, Portland Parks and Recreation must place and regularly service at least two additional trash/recycling receptacles at the Grant Bowl field.
- H. No amplified sound source may be used on or adjacent to the Grant Bowl field after 7:00 p.m., except for school games and events as limited by Condition H and I, below. This

condition of approval does not authorize the use of any permanent, non-portable voice amplification system for the Grant Bowl field, which is not allowed unless approved through a separate Conditional Use Review (Zoning Code Section 33.279.035.A.1)

- I. Voice amplification equipment such as a public address (PA) system may be used only by Portland Public Schools for school-related games and events at the Grant Bowl field. Field users who reserve the field through Portland Parks and Recreation may not use voice amplification equipment.
- J. Voice amplification equipment used for Grant Bowl field events must not be used after 9:30 pm and the volume must continuously comply with the limitations in the Portland Noise Control Code (Title 18).
- K. Portland Public Schools (PPS) must arrange and hold a meeting with the Grant Park Neighborhood Association board to discuss the safety of the transportation system in the area. Within 30 days of the effective date of this decision, PPS staff must email general@grantpark-na.org and gp.landuse@gmail.com to arrange this meeting. PPS staff must make themselves available for a meeting at a mutually agreed upon time and place (or online, if accepted by both parties) that takes place within 90 days of the effective date of this decision.
- L. PPS shall create a policy to inform all visiting schools that team bus parking shall occur along NE 36th Avenue and on-site in the school parking lot, when feasible, and that team bus parking on NE US Grant Place is discouraged.

Marisha Childs

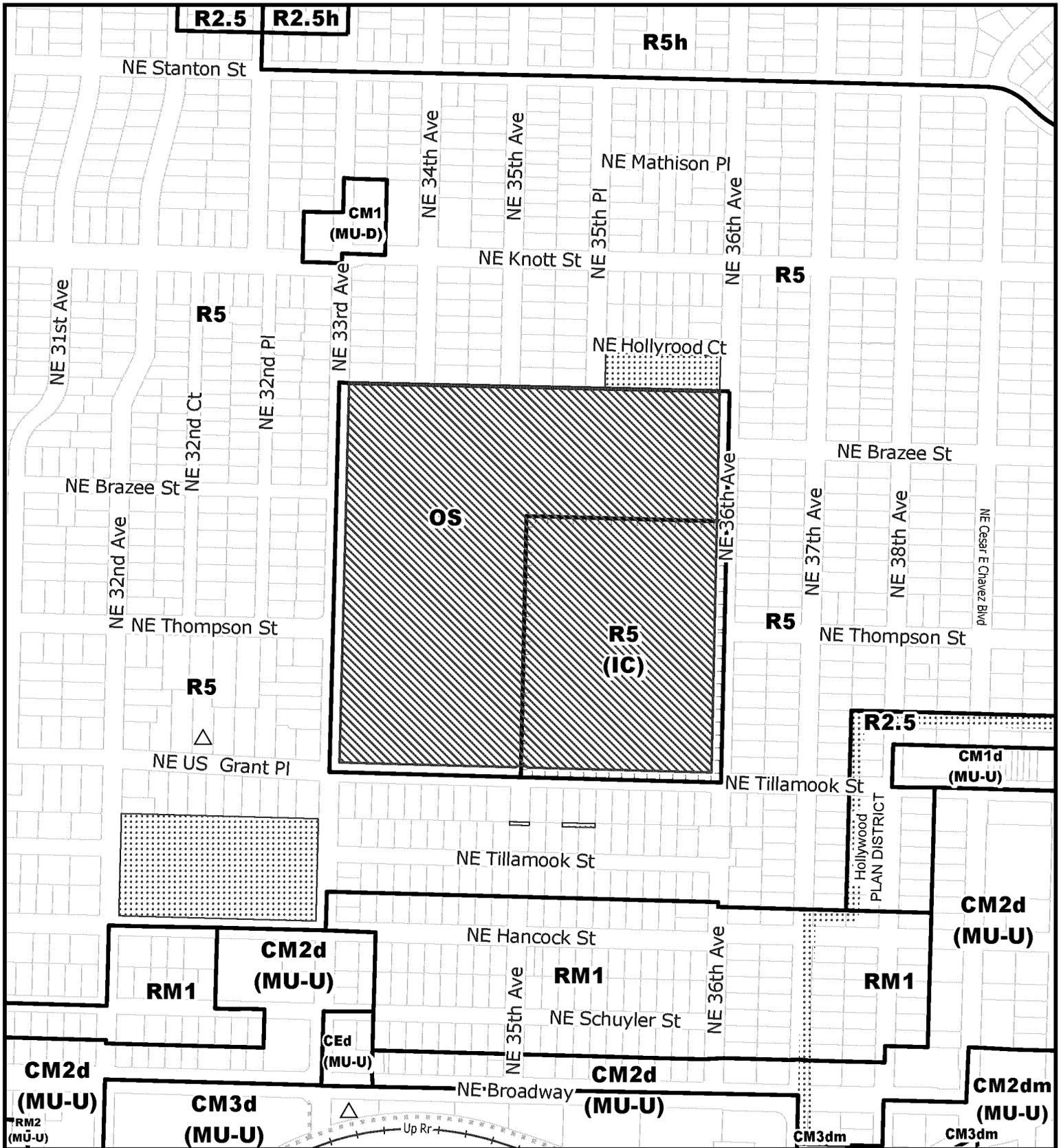
Marisha Childs, Hearings Officer

July 17, 2025

Date

Application Determined Complete:	April 25, 2025
Report to Hearings Officer:	May 29, 2025
Decision Mailed:	July 17, 2025
Last Date to Appeal:	4:30 p.m. on July 31, 2025
Effective Date (if no appeal):	August 1, 2025

Conditions of Approval. 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.



For Zoning Code in Effect Post October 1, 2024

ZONING



-  Site
-  Also Owned Parcels
-  Plan District
-  Historic Landmark
-  Recreational Trails

File No. LU 25 - 016753 CU AD

1/4 Section 2734,2834

Scale 1 inch = 400 feet

State ID 1N1E25DB 2200

Portland Hearings Office
 Case #4-2024-0009
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 Exhibit #9
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Exhibit B Mar 04, 2025

