

BORA

PORTLAND PUBLIC SCHOOLS | PORTLAND PARKS AND RECREATION

Grant Bowl Master Plan

FEBRUARY 7, 2020



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LANDSCAPE ARCHITECTURE & PLANNING

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EXECUTIVE SUMMARY

Grant Bowl

Grant Bowl is a multi-use recreation facility in NE Portland's Grant Park shared by Grant High School (GHS) and the community. Although the property is owned by Portland Parks & Recreation (PPR), an existing inter-governmental agreement permits its use by GHS.

The Bowl was reconstructed in 2013 with a new track surface and new artificial turf field. It is currently used by GHS athletics for track and field, cross country, lacrosse, soccer and football. As a community resource, it is also used by various youth and adult recreation leagues in the sports listed above as well as frisbee, rugby, baseball and softball.

The modernization of Grant High School, completed in 2019, included the reconstruction of the shared baseball and soccer field immediately east of the Bowl. Plans for a comparable new field for softball were unrealized. GHS softball currently uses the fields at Wilshire Park. Based on a 2018 study of softball field location options, adding a new competition softball field to the Bowl is the primary objective of this master plan.

The Bowl has no lights or spectator seating. GHS is the only high school in the PPS district and the only 6A school in Oregon without lights for evening use. This forces GHS athletics teams to use other facilities across the city for practice and games during fall, winter and a portion of the spring season. Without the ability to host games for most of the year, Grant lacks the community-building impact that athletics contribute to the high school experience.

Process

Comprised of members of Grant High School, Portland Interscholastic League, PPS and PPR employees, the Master Planning Advisory Group (MPAG) advised the Grant Bowl project team in achieving project goals with a comprehensive, equitable and integrated design.

Between the three MPAG worksessions, two community engagement events were held to gather input from community stakeholders who offered their perspective and preferences on design options and registered their overall hopes and concerns for the project.

Goals

- The MPAG articulated four high-level goals for the project:
- Provide equitable facilities for Grant High School and community athletes
 - Build community through athletics
 - Expand the usability of the Bowl
 - Increase safety of athletes, spectators and community



Grant Bowl sits in the southwest corner of Grant Park and includes a track and synthetic turf field used by Grant High School and community athletes

Program

The scope of this master plan includes a competition softball field and a practice softball field, stadium seating for 1500, field lighting and support buildings containing restrooms, concessions, press box and storage.

The project also includes the scheduled replacement of the artificial turf in the Bowl and a variety of changes to the layout of the track's field events. While necessitated by the addition of softball, layout changes will increase functionality and safety.

Site

Grant Bowl occupies the southwest corner of Grant Park near the intersection of NE 33rd Avenue and NE US Grant Place. It is sunken about six feet into the grade and is ringed by mature trees along 70 percent of its perimeter. These trees are a vital resource of the park and any new development should minimize impact to them.

Access to the Bowl is provided by the adjacent grid of neighborhood streets including convenient transit service and a designated

bikeway. Parking is available in the shared parking lot north of the school and on nearby streets. Some neighbors are concerned about parking and traffic congestion. However, a 2017 Traffic Impact Analysis indicates parking demand is greater during the typical school day than it is for evening events. Currently, there are approximately 29 events per year at GHS that draw 1000 or more people. The proposed improvements to Grant Bowl would add just five new GHS events of that scale per year. Other than dedicating some on-street parking for accessibility and upgrading a few non-compliant curb ramps, no major site access and parking upgrades are planned.

In general, the site is amply served by utilities. The stormwater management system at the Bowl can be extended to handle the new development, the combined public sewer is available by gravity, water and electrical service is available to the park.

This project will require a Type III Land Use Procedure to demonstrate that the planned improvements for this conditional use are compliant with the City of Portland's approval criteria.

EXECUTIVE SUMMARY

Master Plan

The project team, along with the MPAG, worked through multiple approaches to the master plan design. These included options for locations of support buildings and locations for the softball field. Subtle differences in the approach to fencing, lighting and seating were also explored. All of these considerations were shared with the public at a community open house and via the project website.

It should be noted that discussion about the pros and cons of various locations for the softball field dominated MPAG meetings. The final master plan presented here reflects the charge given to the project team by the Superintendent to develop a master plan for the inclusion of softball in Grant Bowl. However, during the course of the work, an alternate location for softball at the upper field, shared with baseball and soccer, became the strong preference of the MPAG. This group, of course, includes the coaches of all the sports involved in the shared-use of athletic facilities at Grant.

Therefore this master plan includes two approaches to the softball field. The other elements of the project (seating, support buildings and fencing) are the same in both approaches. The alternate approach, softball at the upper field, requires the addition of lighting to that field to accommodate practice and game schedules. The cost estimate quantifies the recommended budget for each approach.

A summary of the design elements of the master plan follows.

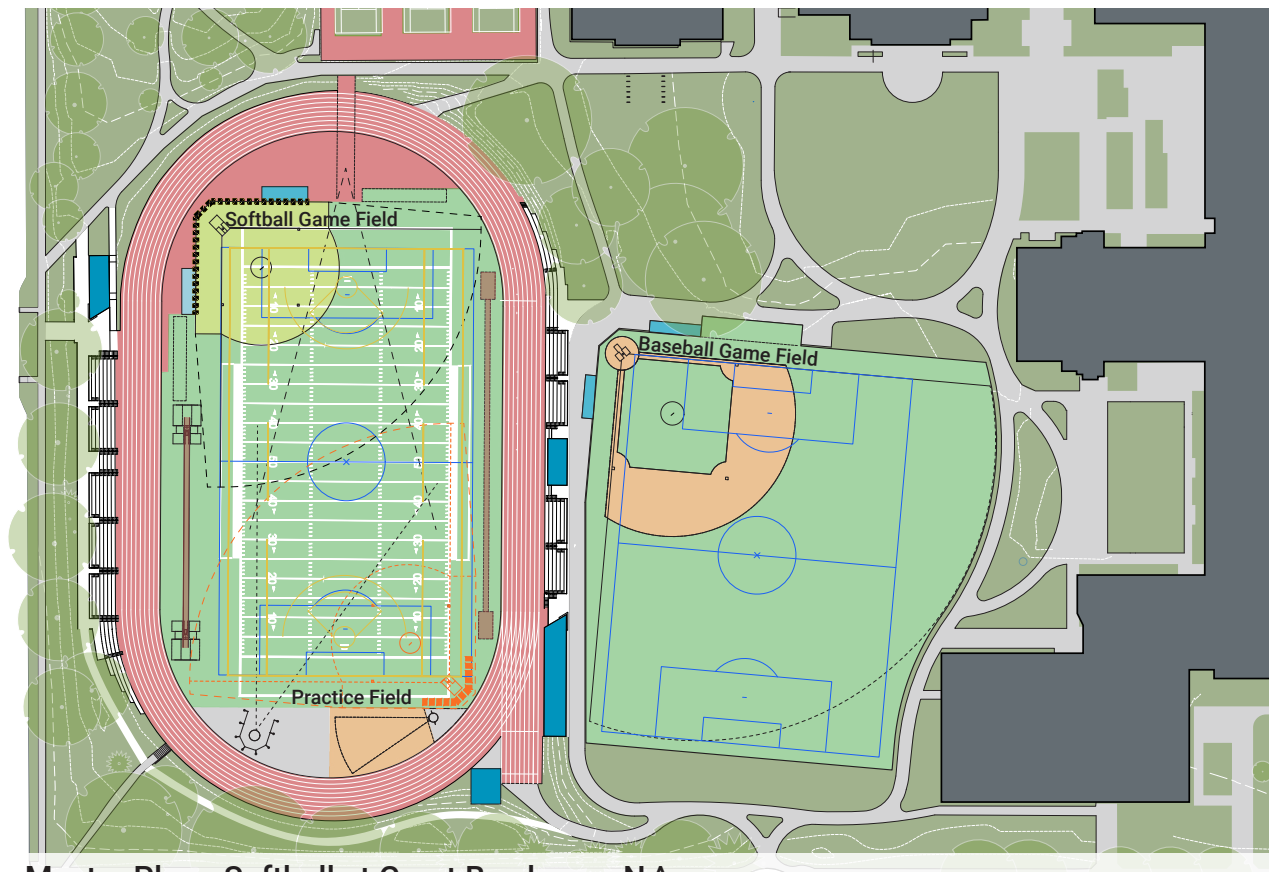
Athletic Fields

The base plan proposes a competition softball field that meets NFHS regulations with home plate in the northwest corner of the field, an orientation nearly identical to the adjacent baseball field. Both existing little league backstops are removed. New permanent fencing forms the softball backstop behind which are located covered dugouts and spectator bleachers. The "D" zones within the curved ends of the track are reconfigured to accommodate softball and improve safety, efficiency and performance of the throwing events. All three jumping events are also relocated to allow a safe, full-size softball field. The football, soccer and lacrosse fields are all repositioned to the southeast to allow adequate safe zones between the field of play and the softball backstop fence. Significantly, this requires the reduction of the size of the soccer field from 210' x 360' to 195' x 330'. The use of a portable backstop in the southeast corner would accommodate a practice field during the spring season.

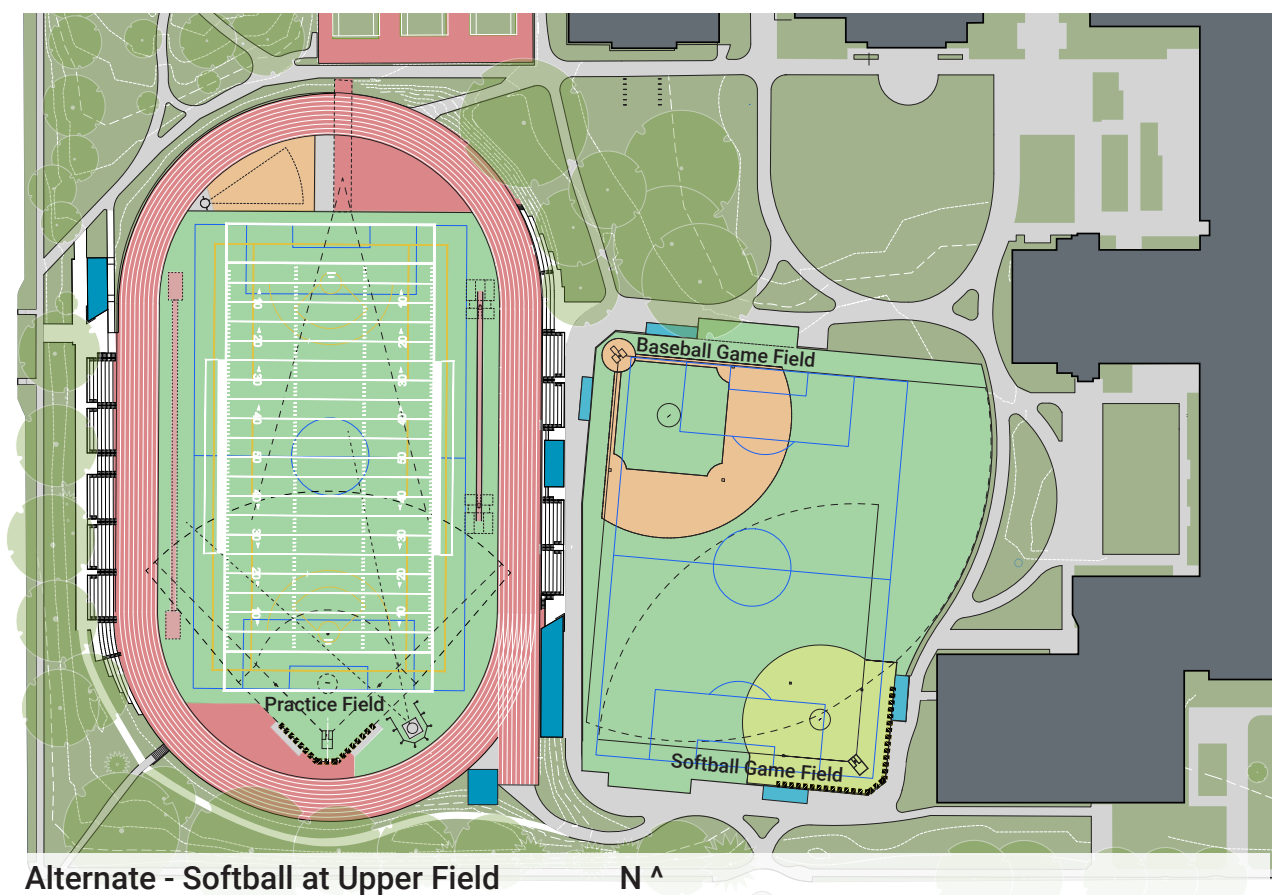
The alternate approach provides a NFHS compliant softball field with the same dimensions in the southeast corner of the existing shared-use upper field. This ap-

proach requires expansion of the existing field south by approximately 20' and the addition of field lighting. Although constrained, space remains for covered dugouts and spectator bleachers. Baseball and softball infield practices could occur simultaneously, but full field practices would be scheduled to avoid conflicts in the shared outfield. With competition softball at the upper field, the safety conflicts and schedule impacts from conflicting spring sports (lacrosse and especially track) are eliminated. Physical impacts and changes to the Bowl are also reduced. Soccer, football and lacrosse fields remain unchanged; as do long jump and pole vault. The existing backstop at the south end can be permanently retained as a practice and little league field while removing the north backstop allows for a reconfigured, safer "D" zone for shot put, javelin and high jump.

The master plan accommodates a regulation softball field for competition in Grant Bowl (top) and presents an alternate to locate the softball field at the Upper Field (below)



Master Plan - Softball at Grant Bowl N ^



Alternate - Softball at Upper Field N ^

EXECUTIVE SUMMARY

Grandstands

Improvements to the Bowl include grandstand seating for approximately 1500 people. The design capitalizes on the natural slope of the bowl by using concrete terraces built directly on the natural grade. The design attempts to minimize the vertical impact of the grandstands in the park while still offering adequate sightlines to the activities in the Bowl. With more space available, the west side can accommodate approximately 900 and, as the home side, enjoys the benefits of afternoon shade.

Support Buildings

The master plan includes several small buildings typical of high school stadiums to support the various activities of the Bowl and meet PPS education specifications. The future building design should minimize their impacts on the park and utilize materials and design character that is sensitive to the setting. Each side of the grandstands are served by convenient and accessible restrooms as required by the building code as well as concessions. A press box with an upper level video recording area is located midfield on the east side. Storage space for equipment is distributed for efficiency and convenience among three buildings and is accessible from track level.

Access, Security and Noise

Hosting events for 1500 spectators requires access control to provide a safe environment for public assembly. The design intent is to balance that need with a desire for a park that remains open and inviting, as voiced strongly by the community. Through a combination of new and existing fencing, a secure perimeter can be established around the Bowl while still allowing accessible circulation from one side to the other within it. New fencing is planned as 7' high, black ornamental fencing. Any gates required for controlling entry to ticketed events would be left open and unlocked during all other times for community access.

If an amplified audio system is included, it should take into consideration the concerns from the community about noise. Beyond meeting city zoning regulations, the system can utilize state of the art loudspeakers, facing east from the west grandstands, that have more precise control over the soundfield to avoid excessive sound reaching beyond the park.

Lighting and Scoreboards

The master plan includes a preliminary design for field lighting prepared by Musco Sports Lighting. The proposed LED athletic field lighting is a controlled lighting system with low energy use and precise cut off angles that control light spill into the surrounding areas. The alternate softball field location would require lighting of the upper field.

The master plan includes a new electronic scoreboard placed at the south end to support events in the Bowl. The existing scoreboard at the upper field could be relocated to serve the alternate softball location, but the cost estimate includes an allowance for a new one.

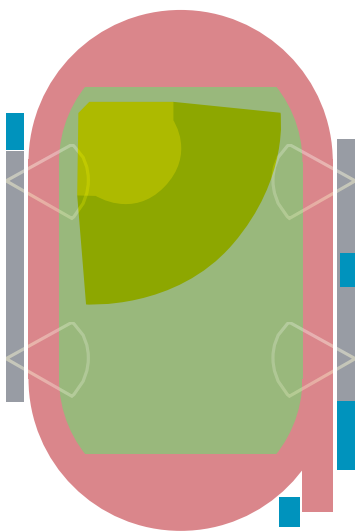
Improvements include concrete terrace seating built into the slopes of the Bowl (top) and a few modest support buildings for concessions and restrooms like this one that frames a new west side gateway to the Bowl (bottom)



EXECUTIVE SUMMARY

Scope and Cost Summary

The total project costs listed below are an estimate of the probable cost of the scope of work in this master plan. These costs include a 15% design contingency, 18% allowance for inflation (based on an assumed construction start of July 1, 2022) and a 30% allowance for project soft costs. For more details about the cost estimates, please refer to the Cost Summary section of this report.

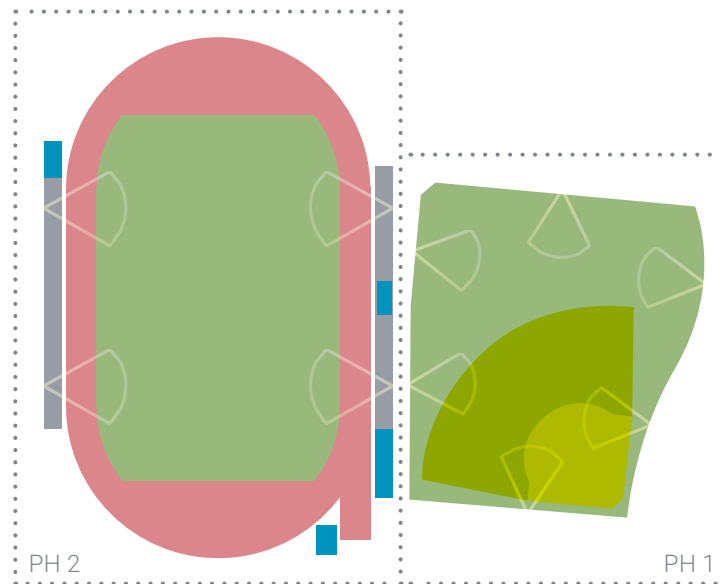


BASE MASTER PLAN

Softball in Grant Bowl

- OSAA compliant softball field in Bowl
- Grant Bowl synthetic turf replacement
- Reconfiguration of long jump, pole vault, high jump, discus, shot put and javelin to accommodate softball and improve safety and functionality
- Grant Bowl field lighting to support softball, football, soccer and lacrosse
- Grandstand seating for 1500 per PPS Ed Specs with code required restrooms
- Concessions, press box and athletic equipment storage per PPS Ed Specs
- Fencing as needed to create secure perimeter for ticketed events at Grant Bowl
- No work to the upper field

Total Project Cost: \$ 11,564,989



ALTERNATE MASTER PLAN

Phase Two: Bowl Improvements

- Grant Bowl synthetic turf replacement
- Reconfiguration of high jump, shot put and javelin to improve safety and functionality
- Grant Bowl field lighting to support football, soccer and lacrosse
- Grandstand seating for 1500 per PPS Ed Specs with code required restrooms
- Concessions, press box and athletic equipment storage per PPS Ed Specs
- Fencing as needed to create secure perimeter for ticketed events at Grant Bowl

Total Project Cost: \$ 11,171,269

Phase One: Softball at Upper Field

- OSAA compliant softball field at upper field (shared outfield w/ baseball)
- Upper field lighting to support softball, baseball and soccer
- No work at Grant Bowl

Total Project Cost: \$ 1,650,629

MASTER PLANNING PROCESS

Project History

The initiative to improve outdoor playing facilities at Grant Bowl began in 2005. The Friends of Grant Athletics (FGA) formed a community group to solicit public dialogue about potential upgrades, including field improvements, seating and lighting. Although Grant High School (GHS) athletics is a primary user of Grant Bowl, the property is owned in full by Portland Parks and Recreation (PPR).

Ultimately, PPR and Portland Public Schools (PPS) decided to proceed with a new synthetic turf field and new track facilities only. With the support of FGA and Nike, the project was finished in fall 2013.

Although the new track and turf are significant improvements to the Bowl, the lack of lights remains a major hindrance to GHS athletics ability to use the facility during much of the school year. The onset of darkness during fall, winter and a portion of spring forces GHS teams to practice and host games at other schools and facilities that have lighted fields. This hardship imposes schedule pressures due to travel time, financial burdens from transportation rentals and limits community support of GHS athletes.

The passage of the 2012 PPS School Building Improvement Bond, set in motion the modernization of Grant High School. The reopening of GHS in fall 2019 marked the successful completion of this project. However, the scope of improvements never included upgrades to Grant Bowl. A new shared-use, synthetic turf field for baseball and soccer was planned along with a new natural grass field for softball. Although the baseball/soccer field was ultimately built, the improvements for softball were eliminated from the project scope in 2017.



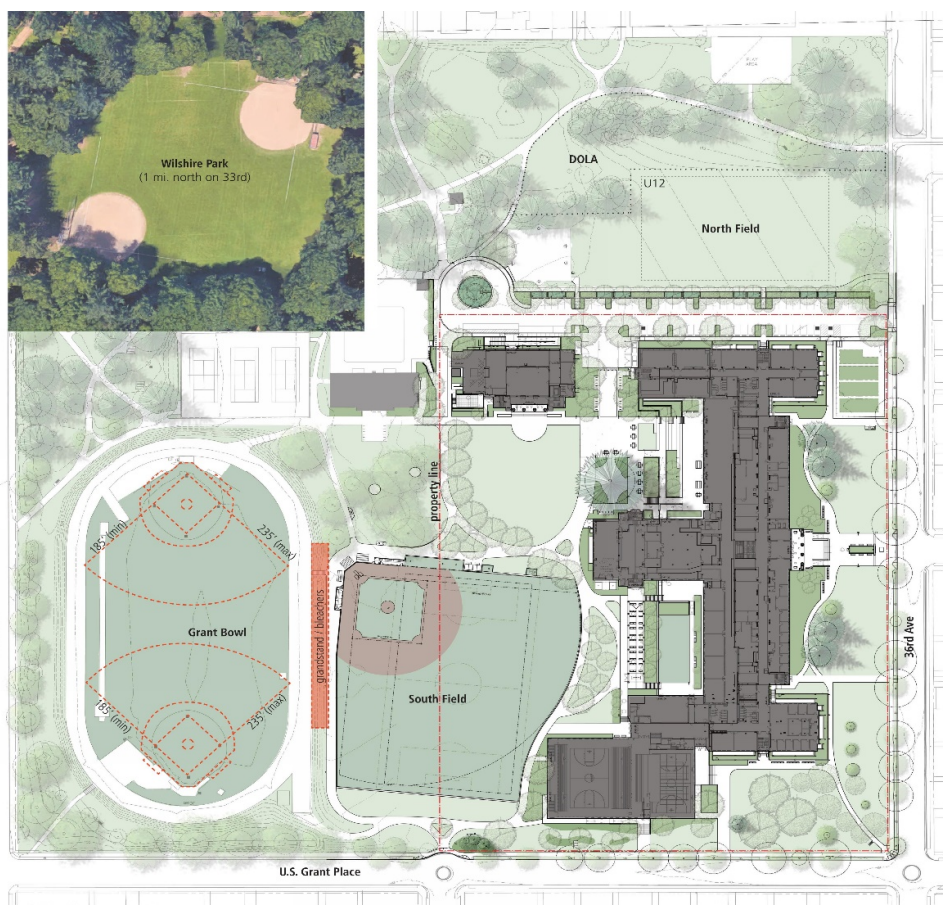
2013 Grant Bowl improvements include new track surface (top) and a multi-use synthetic turf field (middle) but did not address the need for spectator seating or lights (bottom).

MASTER PLANNING PROCESS

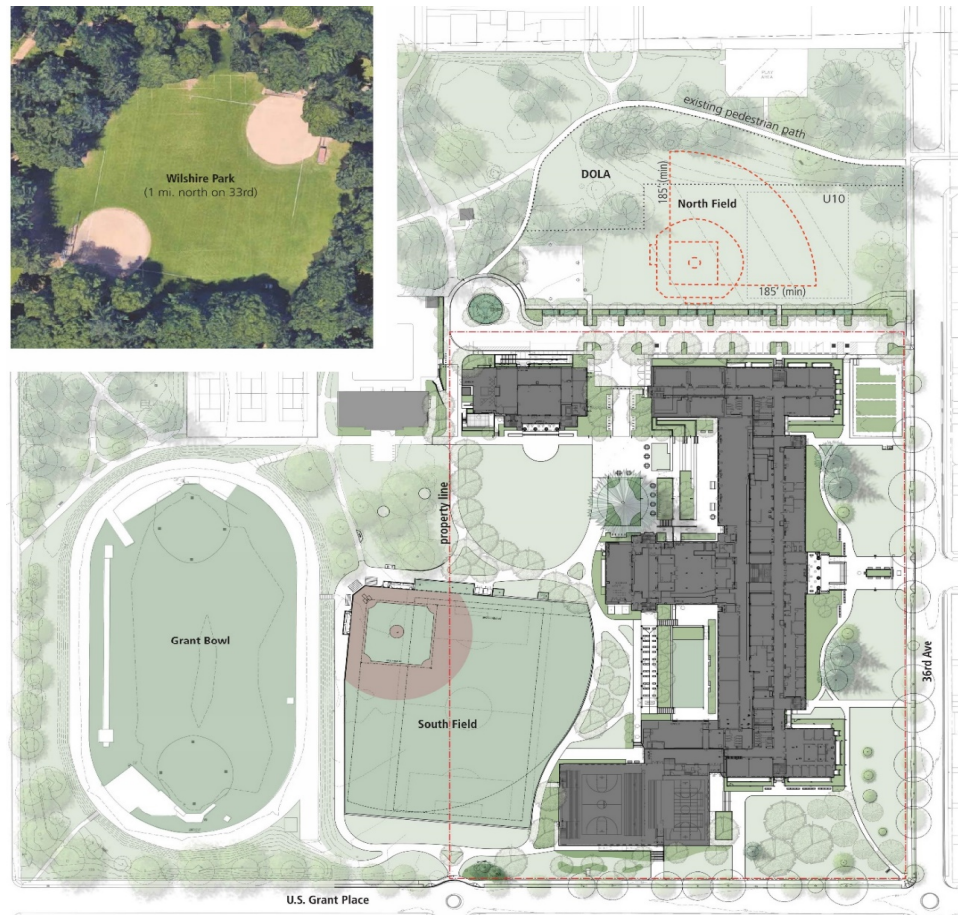
The next year, PPS and Grant High School, along with PPR, studied four options for softball facilities. These included the following locations: at Grant Bowl, the Hollywood Field (North), the new shared-use field (South) and the fields at Wilshire Park.

After consideration of the myriad complex factors, Option One - Grant Bowl was recommended to the PPS Board as the preferred approach. Subsequently, the Superintendent directed the Office of School Modernization (OSM) to conduct a master planning process for improvements to Grant Bowl that would accommodate softball including lights for evening play. This report is the culmination of that master planning process.

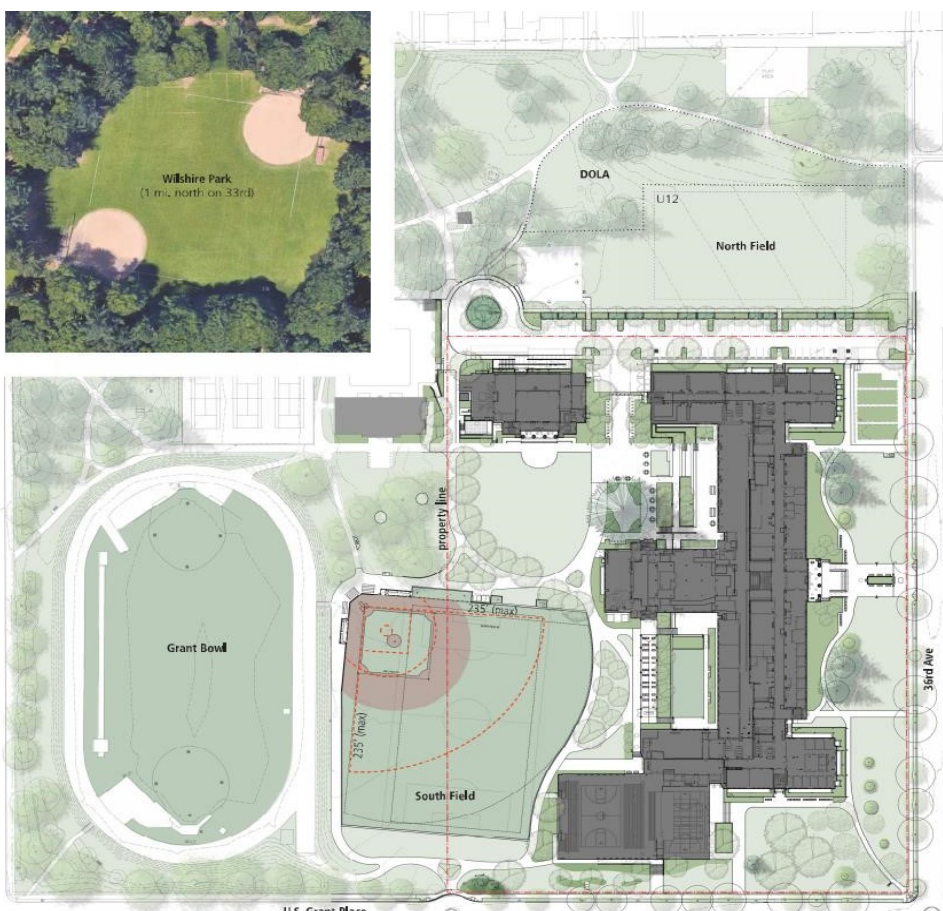
The 2018 Softball Options Study concluded with a recommendation for Option 1 - Grant Bowl because it best accommodates the needs and goals of GHS Athletics, PPS and PPR.



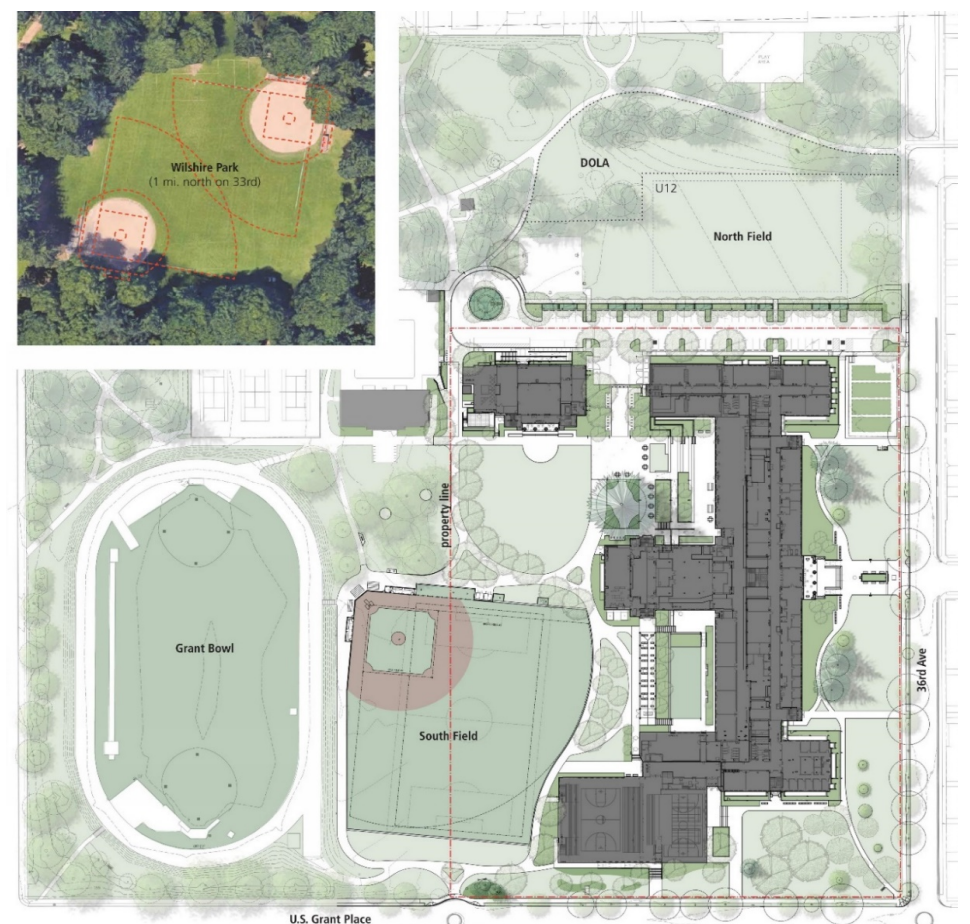
Option 1 - Grant Bowl



Option 2 - North Field



Option 3 - South Field



Option 4 - Wilshire Park

MASTER PLANNING PROCESS

Master Planning Advisory Group

The Master Planning Advisory Group (MPAG) advised the Grant Bowl project team in developing a comprehensive, equitable and integrated field design. The process included authentic community engagement with robust participation from neighbors and other community stakeholders.

The MPAG was comprised of members of Grant High School, Portland Interscholastic League, PPS employees, and Portland Parks and Recreation. The project team worked directly with the MPAG to ensure their concerns and aspirations were understood and considered.

Three working meetings of the MPAG were convened to review progress and provide feedback to the project team. The first work session focused on articulating the needs and aspirations for the project along with the regulations and criteria that will govern its realization. The second meeting considered alternate approaches to the master plan design, including options for fields, seating and support buildings. The third session included review of the final master plan.

Community Forums

In the intervals between MPAG meetings, two community engagement events were held at Grant High School. These forums provided an opportunity for additional teachers and staff, students, parents, alumni, existing program partners, neighbors and other community members to review progress and provide feedback.

At the first event, more than 100 community members joined the MPAG and the project team to discuss the scope of the master planning effort. The workshop gave participants the opportunity to learn about various aspects of the project including softball field options, grandstand seating, access and security issues, support facilities such as concessions and restrooms, and field lighting. The community offered their perspective and preferences on design options and registered their overall hopes and concerns for the project.

This input and feedback played a vital role in the development of the two master plan approaches shared at the second community meeting. Approximately 80 participants reviewed the design progress and provided feedback on the final options that form the basis for this report.

Meeting notes and comments from the MPAG work sessions and the community engagement events are included in the appendix of this report.



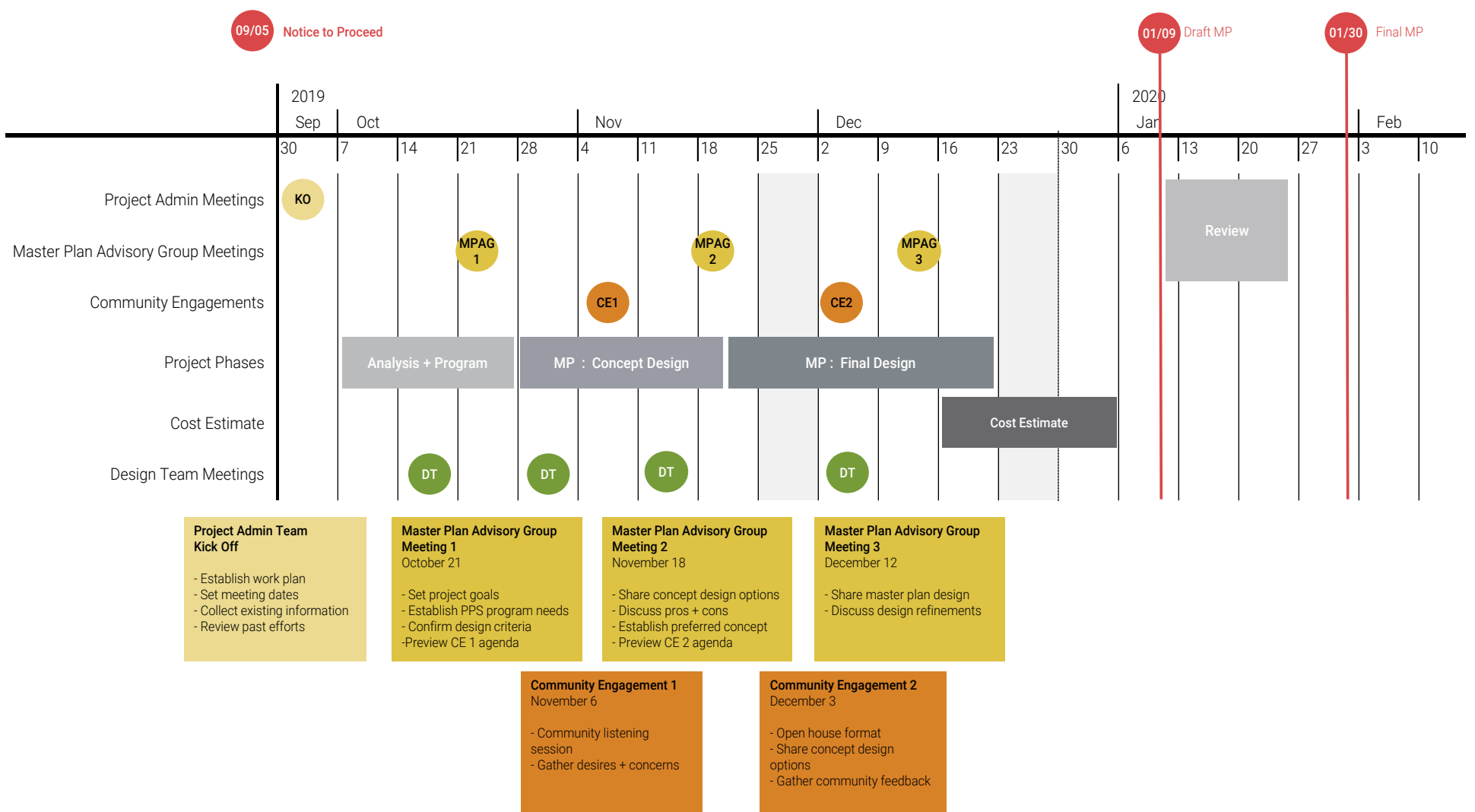
Robust participation from the community revealed the strong interest in this project and provided the project team with critical feedback on design options

MASTER PLANNING PROCESS

Project Schedule

The schedule below describes the sequence and duration of this master planning process. It is important to consider how this step fits into the larger process of a capital development. Master planning is an early, but critical, phase for any construction improvement project. It focuses on articulating the scope of a project in broad strokes, analyzing conditions that will affect the project going forward and setting the path for the design phases ahead. It also provides the critical first estimate of what the project will likely cost.

The information contained in this master plan will be considered by the PPS Bond Subcommittee who are charged with evaluating it for possible inclusion in a future public bond request. As such, funding for this project is uncertain at this time. Therefore no timetable exists for its potential realization.



GOALS AND PROGRAM

Project Goals

The Master Planning Advisory Group articulated the goals listed at right at the outset of the project. The most important requirement for the project is to provide a softball field for Grant High School that meets the Oregon State Activities Association (OSAA) regulations. Another critical objective is to add functionality to the athletic facilities at Grant that commonly exist at other high schools in Portland and the state. These include spectator seating and field lighting. Together, these improvements will help student athletes thrive while strengthening the culture of support in the Grant community.

1. Provide equitable facilities for Grant High School and community athletes

- A. Create a high school softball field that meets OSAA regulations and is equitable to the new baseball field
- B. Bring athletic facilities at GHS into closer alignment with comparable high schools in Portland and the state

2. Build community through athletics

- A. Create an atmosphere of support for athletes by hosting games and events on site
- B. Schedule games and events in evening to allow more opportunity for community participation
- C. Minimize dispersion of athletic events to remote facilities

3. Expand the usability of the Bowl

- A. Add field and track lighting to extend hours of use into evening
- B. Build upon the 2013 investment in Bowl improvements
- C. Add spectator seating and related amenity facilities to better support games and community events

4. Increase safety of athletes, spectators and community

- A. Include crowd management features that control access to the Bowl during ticketed events
- B. Provide low-level lighting of track for community use in early morning and evening
- C. Reduce vandalism by adding more activity to the Bowl
- D. Improve accessibility to track and field level and reduce safety hazard of grass slopes
- E. Minimize conflicts between different uses, especially during simultaneous activities

Community Thoughts

During the Community Forums, stakeholders had the opportunity to voice their hopes and concerns about the project. The list at right reflects topics the project team heard during these events. This is not a comprehensive enumeration of all comments, but rather an edited list that attempts to capture the most important topics that received multiple mentions. Wherever possible the project team has incorporated these issues into the master plan design. Please refer to the meeting notes in the appendix for a complete record of comments received during this process. Potential future development of any improvement project will need to continue to take these issues into account.

Hopes

- Maximize use of the Bowl by adding lights that allow evening activities
- Move the process along as fast as possible
- Make a true community hub with broad appeal
- Host a wide variety of events with safe accessible seating
- Attract private donors to help fund the project
- Increase in property values will result from this community investment

Concerns

- Traffic congestion and parking scarcity due to events that draw large crowds
- Maintaining community access to shared-use park facilities including the Bowl
- Increase in noise from events, especially during evening hours
- Loss of trees and open space in the park
- Overuse of the park and field
- Lack of agreement between PPS & PPR about shared use
- Process takes too long
- Uncertainty about hours of operation
- Loss of property values

GOALS AND PROGRAM

Functional Program Needs

The list of functional needs at right comprises the scope of improvements included in this master plan. The PPS Education Specifications informed this program along with the specific needs articulated by the MPAG and the community.

Competition Softball Field

- Softball field for Grant High School athletics that meets OSAA regulations and mitigates safety issues created by shared-use facilities
- 200' dimension along the foul lines from home plate to outfield
- Backstop fencing as needed for safety
- Covered dugouts for home and visitor teams
- Bullpen facilities for home and visitor pitcher warmup
- Spectator seating for approximately 140

Practice Softball Field

- Secondary softball field for practice and potential JV game use
- Ideally equal to dimensions of the competition field, but could have portable backstop
- No spectator seating, bullpens or dugouts
- Could be multi-use field shared with baseball and little league

Grant Bowl Stadium

- Spectator seating for 1500
- Accessible pathways to the Bowl
- Fencing for crowd management and access control during ticketed events
- Electronic scoreboard
- Synthetic turf replacement (assumes scheduled replacement coincides with project)

Lighting

- LED lighting of the Bowl multi-use field
- LED lighting of the existing upper field shared by baseball and soccer is highly desired to maximize usability
- Any shared use field that requires scheduling of games or practices during hours of darkness needs lighting

Support Buildings

- Pressbox with upper level video recording platform to support events in the Bowl
- Gender-inclusive restrooms, including code minimum of 27 water closets, with single occupant, all-user stalls and full height partitions and doors
- Concessions to support game-day spectators
- Athletic equipment storage totalling 1200 square feet

Although softball games have been played in Grant Bowl, the current field conditions do not meet standards for safe and equitable play.



SITE ANALYSIS

Grant Park

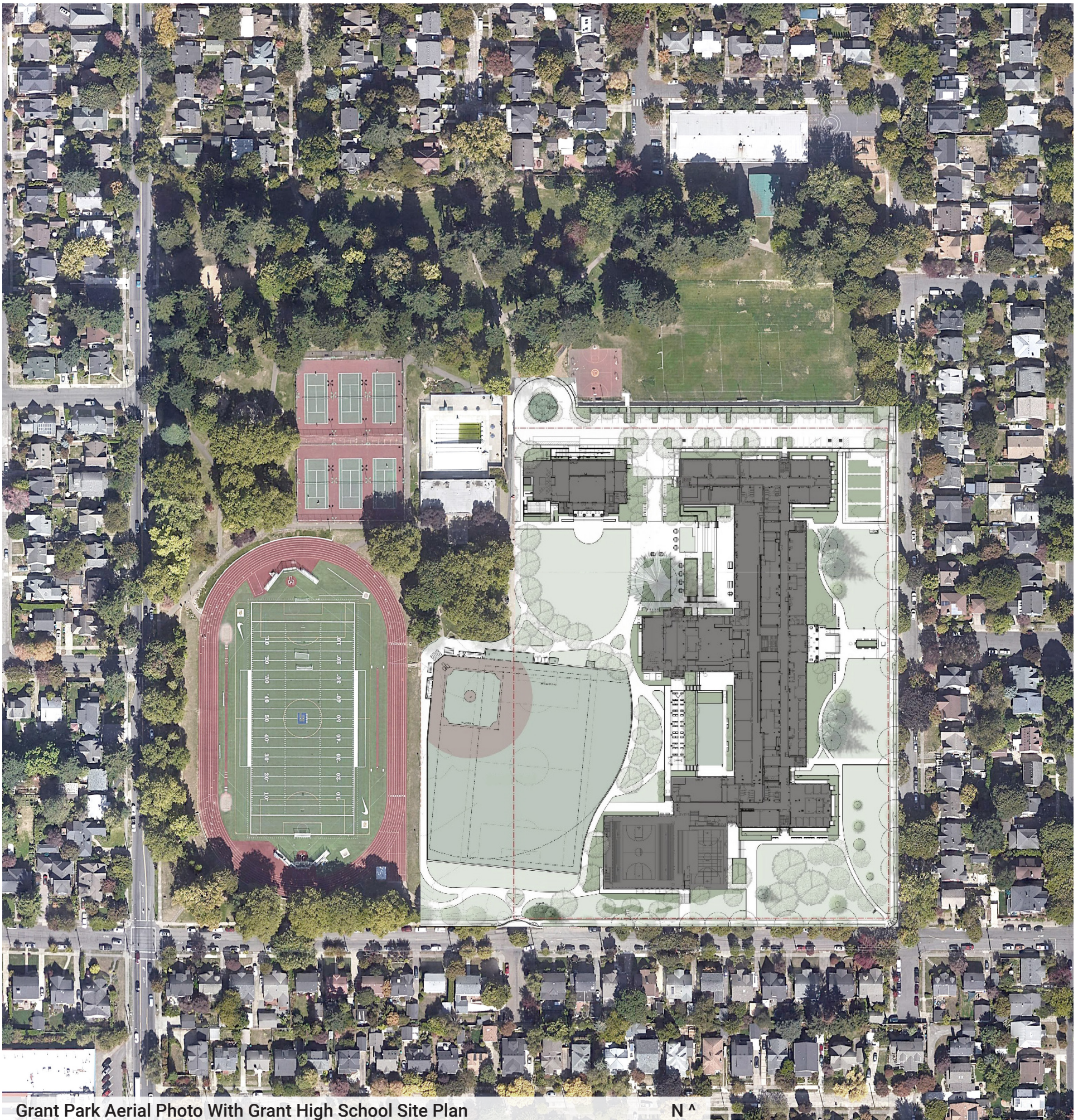
Grant High School and Grant Park share about 30 acres of land in NE Portland. Although a property line officially separates the 10 acres that belong to PPS from the 20 acres of PPR land, the site feels like a continuous open space that includes a school, a pool, a playground and various play fields. The shared name of Grant further reinforces the intertwined relationship between school and park. The 2019 GHS modernization project successfully restored the fluid nature of the campus by removing ill-placed school additions and opening new pathways to improve the flow across the site.

Grant Bowl occupies the southwest corner of the park near the intersection of NE

33rd Avenue and US Grant Place. Directly north are the tennis courts flanked by an outdoor pool with its support building and a children's playground set among the trees. Grant High School sits to the east facing NE 36th Avenue. The space between the Bowl and GHS includes the new shared-use field used primarily for baseball and soccer.

As the name implies, Grant Bowl is a space that is sunken into the grade. Although the overall site is relatively flat, the track and field are set approximately six feet below the level of the surrounding park. Natural grass covers the side slopes while ground-cover plantings set above retaining walls form the steeper north and south ends of the Bowl.

Aerial photo of Grant Park with a superimposed site plan of the modernized Grant High School showing the intertwined relationship between park and school



Grant Park Aerial Photo With Grant High School Site Plan

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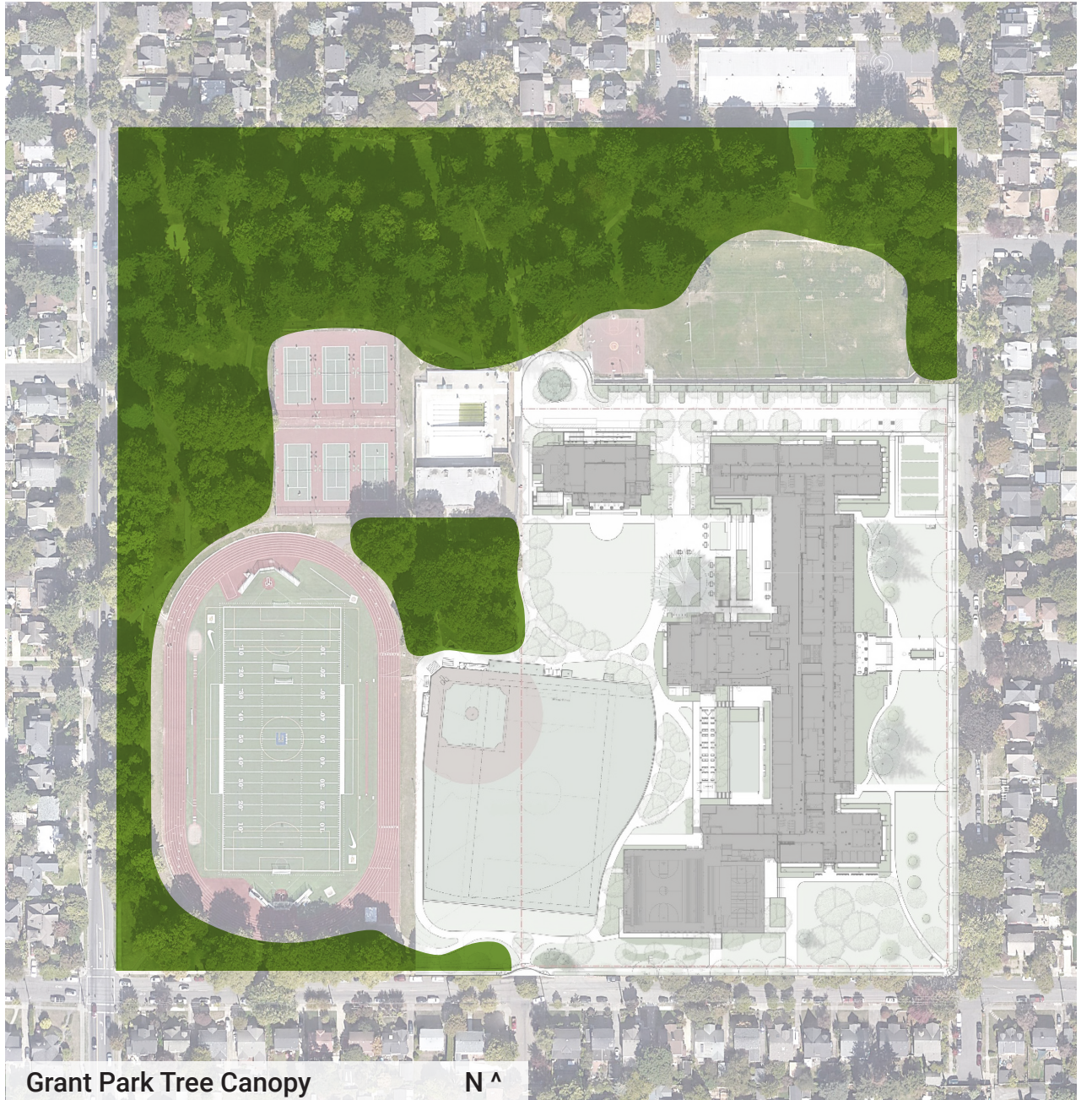
SITE ANALYSIS

Park Character

The character of Grant Park is provided by the mature tree canopy. A mix of evergreen and deciduous trees lend the park its arboretum-like feel. While this is most evident in the park's northern section, a continuous line of trees extends along the west edge and wraps the southern end of the Bowl. These trees provide the identity of the park at the critical southwest corner where NE 33rd and US Grant intersect. Another stand of large trees between the pool and the baseball field help further define the Bowl as a three-dimensional space.

The bucolic atmosphere is also provided by vistas across the landscape. Whether along curving pathways through the trees or across the open space of the Bowl, views are an important aspect of one's experience of the park.

These character-defining and experiential qualities of Grant Park must not be compromised by the addition of new functionality. Improvements to Grant Bowl, including stadium seating, fencing and any support buildings, should be sensitively added to the site with as little impact as possible. This is an important issue voiced by the community who understandably values the natural character of this neighborhood park.



Grant Park Tree Canopy

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Aerial view diagram and photos of the Grant Park tree canopy, which gives the park its arboretum quality and reinforces the spatial definition of the Bowl



SITE ANALYSIS

Grant Bowl Access

Grant Park and Grant High School sit at the center of the community in a well-established residential neighborhood. The site is served by a grid of neighborhood streets and sidewalks that provide ample pedestrian, bicycle, transit and automobile access. NE 33rd Avenue is a district collector and transit street that runs north-south and provides high capacity access to the site. Local connections to the park are provided by NE 36th Avenue and NE US Grant Place, a designated city bikeway.

People approach Grant Bowl from all directions and via all modes of transport. Patterns are well established and unlikely to change with the planned improvements to the Bowl. On-street parking is provided on the west, south and east edges of the park and throughout the grid of neighborhood streets including those that terminate at the northern edge. A parking lot with 67 spaces is available immediately north of the school during off hours.

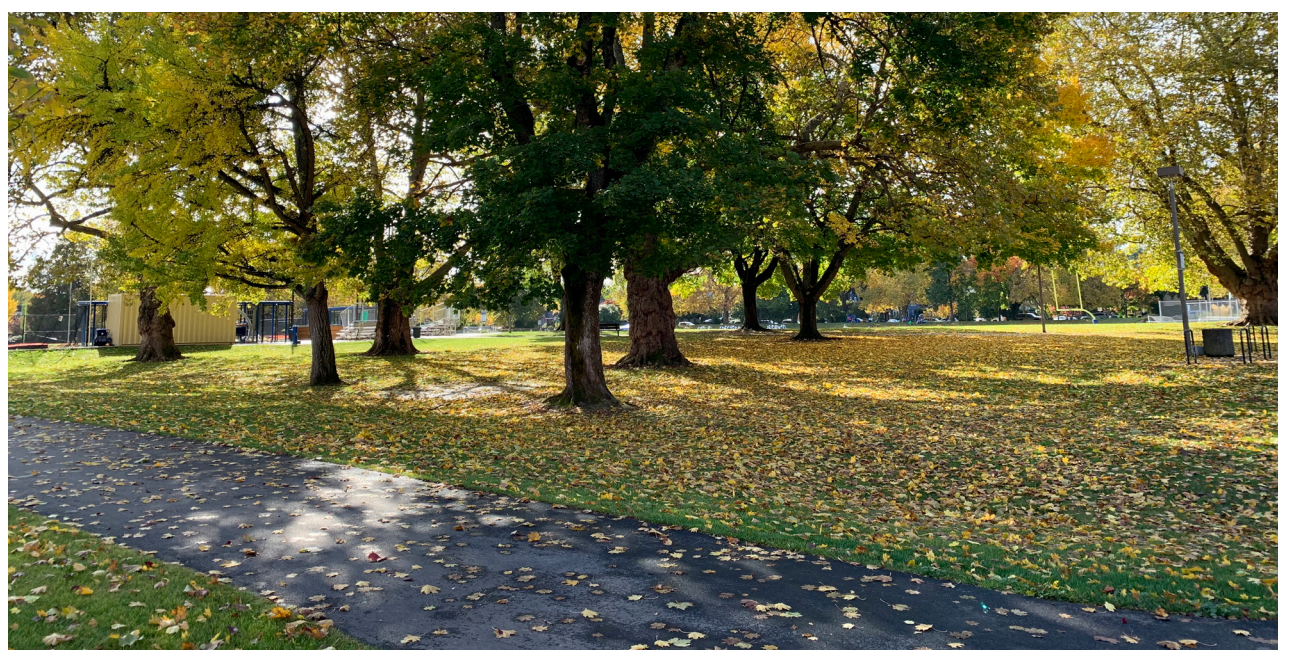
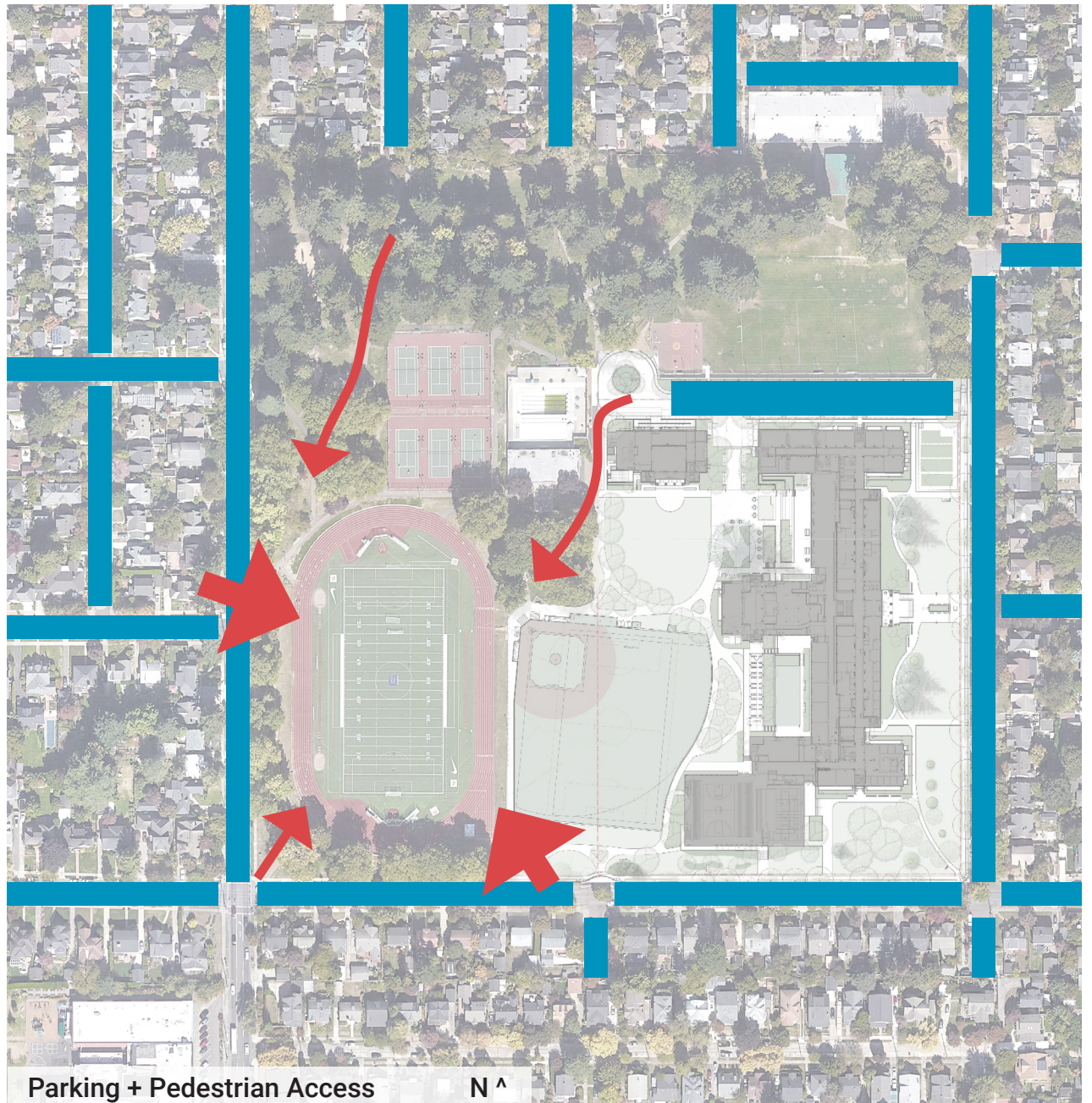
While continuing to support access from all directions, including from within the park, it would be beneficial to plan primary gateways to the stadium seating areas to aid the security and access control needs presented by ticketed events. It makes practical sense to locate these along the streets with the closest proximity to the Bowl, NE 33rd and US Grant. Creating two gateways provides flexibility for different events with different size audiences and distributes larger crowds to opposite sides easing the flow during bigger events. It also deliberately avoids creating a primary entrance at the southwest corner. This supports the goal of preventing bottlenecks at the intersection of NE 33rd and US Grant and preserving the character of the park at this important corner.

Traffic and Parking

Traffic and parking remain issues of concern to the community. The increase in activity at the Bowl, including events such as Grant High School football games that could draw 1500 spectators, will create some moments of congestion in the vicinity. However, GHS currently hosts approximately 29 events per year that draw 1000 or more people. The proposed improvements to the Bowl would add five new events of that scale per year.

A parking and traffic analysis, in coordination with PBOT, will be conducted in accordance with the land use review application process.

Aerial view diagram of primary and secondary pedestrian access flows (red) and parking resources (blue) along with photos of typical on-street parking and park pathways



SITE ANALYSIS

Site Utilities and Public Improvements

The following is a brief summary of the site utilities systems currently in place at Grant Bowl. A description of the related civil engineering improvements likely to accompany the project is also included here. For more in depth coverage of this topic, including as built drawings, please refer to the Civil Master Plan Report prepared by Mazetti | BHE Group in the appendix of this report.

Stormwater

The 2013 reconstruction of the track and field at Grant Bowl included a stormwater management system that is expected to meet current stormwater management standards for the existing track and synthetic turf field. New or replaced impervious surfaces, such as building roofs and grandstand seating areas, are subject to the current stormwater standards, which will require flow control standards to be satisfied along with a new detention system. Stormwater quality treatment is not anticipated.

Sanitary Sewer

There are no private sanitary sewer lines in the vicinity of the proposed improvements. New connections to the existing public combined sewer mains in NE 33rd Avenue

and US Grant Place will be required for any new buildings with restrooms, concessions or solid waste/recycling facilities. Both mains are expected to be sufficiently deep to accept gravity-fed sanitary drainage from the buildings.

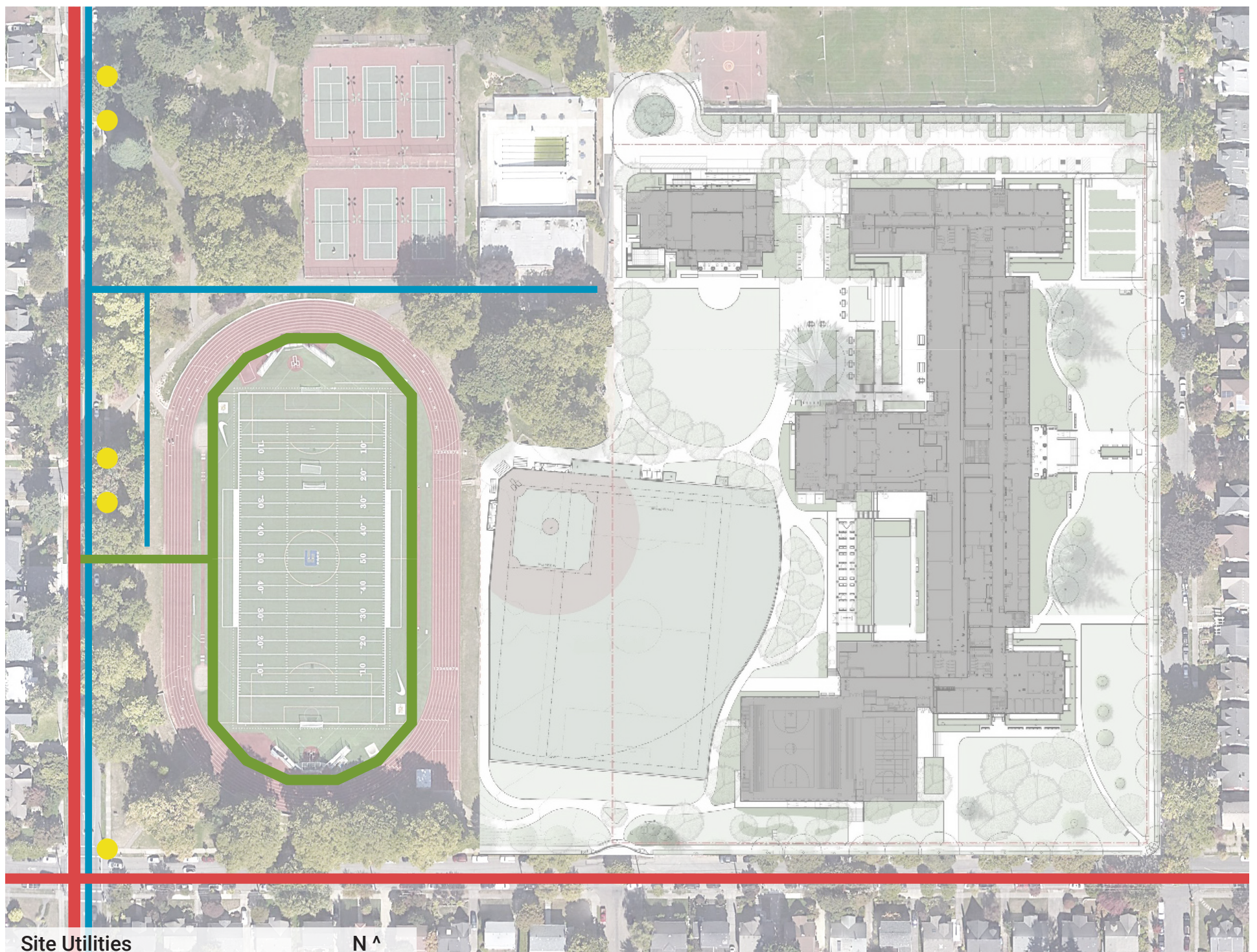
Domestic and Fire Protection Water

Water service to the site is provided by a 4" domestic service line that extends from the main in NE 33rd Avenue to the pool building between the track and the tennis courts. A new backflow preventer is likely required, triggering the potential need for an irrigation booster pump. No fire sprinklers are anticipated in the project. However, two new public fire hydrants may be required to improve coverage area for new support buildings.

Public Improvements

The Portland Bureau of Transportation (PBOT) has the authority to require frontage improvements for projects involving significant alterations or increasing the number of occupants. Known deficiencies include non-compliant curb ramps along NE 33rd Avenue at US Grant Place, Thompson and Brazee. Further improvements to improve pedestrian safety at these crossings could also be requested.

Site utilities diagram showing existing stormwater, domestic water, combined sewer and electrical instructure as well as locations for potential improvements to the public right of way along NE 33rd Avenue



SITE ANALYSIS

Zoning Summary

The following is a brief summary of the zoning regulations and land use review procedures associated with the proposed improvements to Grant Bowl. For a more detailed analysis of these issues please refer to the Land Use Memorandum prepared by Angelo Planning Group in the appendix.

Grant Bowl is located within Grant Park, property that belongs to Portland Parks & Recreation and is within the Open Space (OS) zone.

Within the OS zone, certain accessory uses and facilities are considered a conditional use. These facilities include recreational fields for organized sports. The scope of the planned improvements will require a Type III conditional use review, triggered by grandstand seating and field lighting.

The Grant High School property is contiguous to the park but is within the R5 residential zone. Pursuant to an existing intergovernmental agreement, the school shares recreational fields and parking facilities with Grant Park. If the development site for this improvement project includes a portion of the Grant High School site, it may be considered a split zoned site (OS and R5) and thus subject to the conditional use approval criteria of both zones.

Development Standards

Maximum FAR
0.5 to 1

Maximum Height
50'

Fences
8' height allowed at property line
Any fence within 30' of street lot line may not be more than 10% sight obscuring

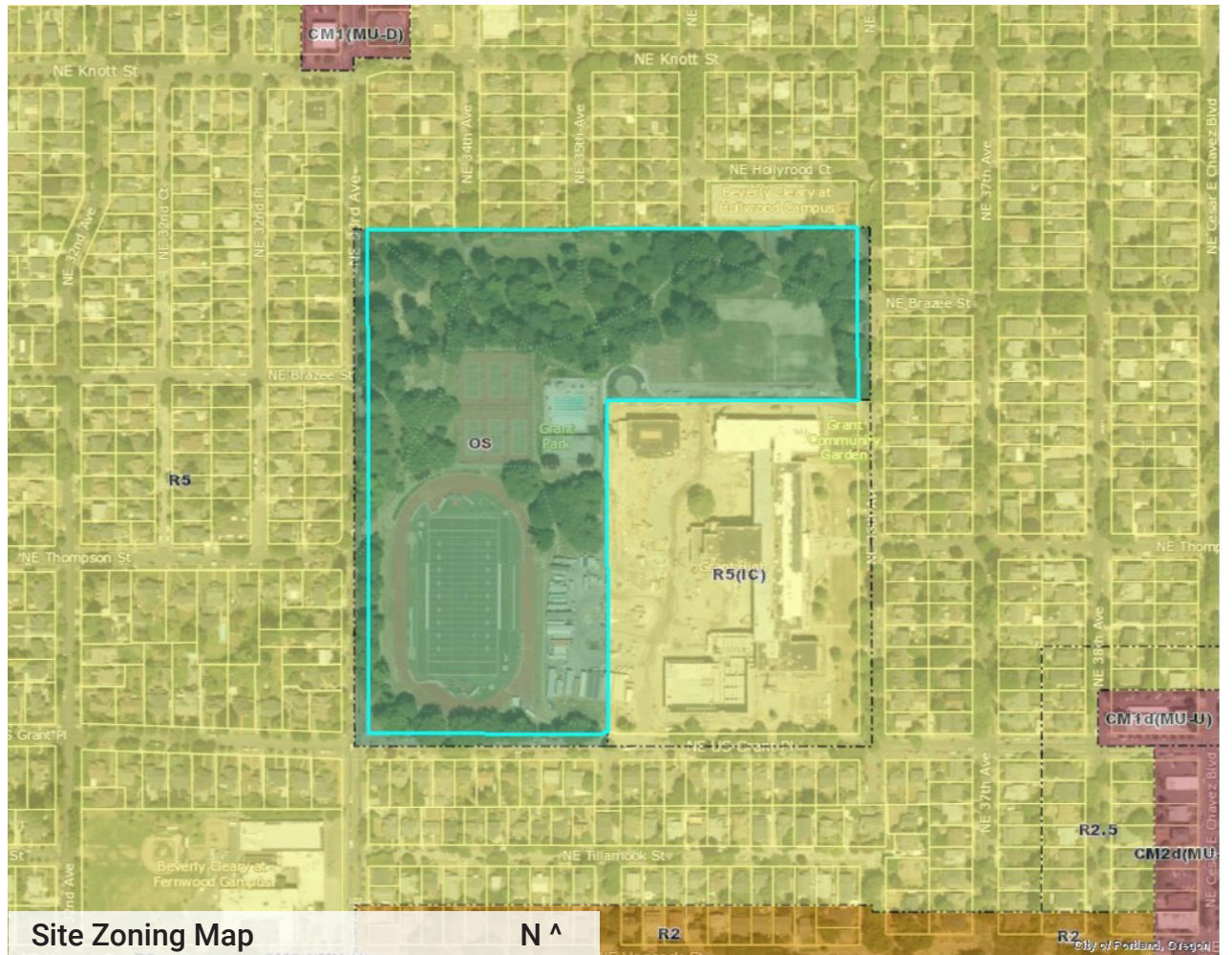
Accessory Structure Setbacks
15'

Spectator Grandstand Setbacks
30' from adjacent R zones
15' otherwise

How setbacks apply to the interior lot line abutting GHS property in the R5 zone remains to be resolved. However, the proposed plan does not appear to present challenges to compliance with these regulations.

Off-Site Impacts

Noise: Conditional use application will require evidence of any amplified audio systems will not exceed the maximum allowable sound level of 55 dBA at any nearby property during "day hours" (7am - 10pm). During "night hours" (10pm - 7am) the maximum is reduced to 50 dBA.



Glare: Project will need to demonstrate compliance with the glare standard which sets a maximum of 0.5 foot candles of light on any adjacent property.

Parking: Per zoning regulations, the minimum parking requirement will be determined by the conditional use application process. For more information on this topic, please refer to the Parking and Transportation heading of the Master Plan chapter of this report.

Conditional Use Review

The land use review process requires the project to demonstrate compliance with the approval criteria. These include consistency with the character and purpose of Open Space while minimizing impact to mature trees, and conformance with the transportation element of the Comprehensive Plan. The proposed development must also meet the city's standards for livability concerning noise, glare, late-night operations, odors, litter and safety. Approval of a new scoreboard will also require an adjustment to the standards governing signs to allow a suitable size and feature set typical of athletic field scoreboards.

The Type III Land Use Review Procedure requires 82 days from the time of a complete application.

Address
NE 33rd Avenue & NE US Grant Place

Founded
1925

Tax Lot
R316213

Site Size
19.90 acres

Zoning
Open Space (OS)

Overlay Zone
N/A

Comprehensive Plan Designation
Open Space

Softball in Grant Bowl

The base option is being proposed to locate a softball field with dimensions that meet NFHS requirements, inside the bowl. In addition, more backstop fencing, spectator seating, covered dugouts and bullpen area are required for title IX compliance. In conjunction with the field renovation; the synthetic turf replacement in the bowl will also provide an opportunity to evaluate field play lines. Too many lines can cause confusion and this process will allow the best combination of permanent and semi-permanent lines needed for safe play by all athletic programs.

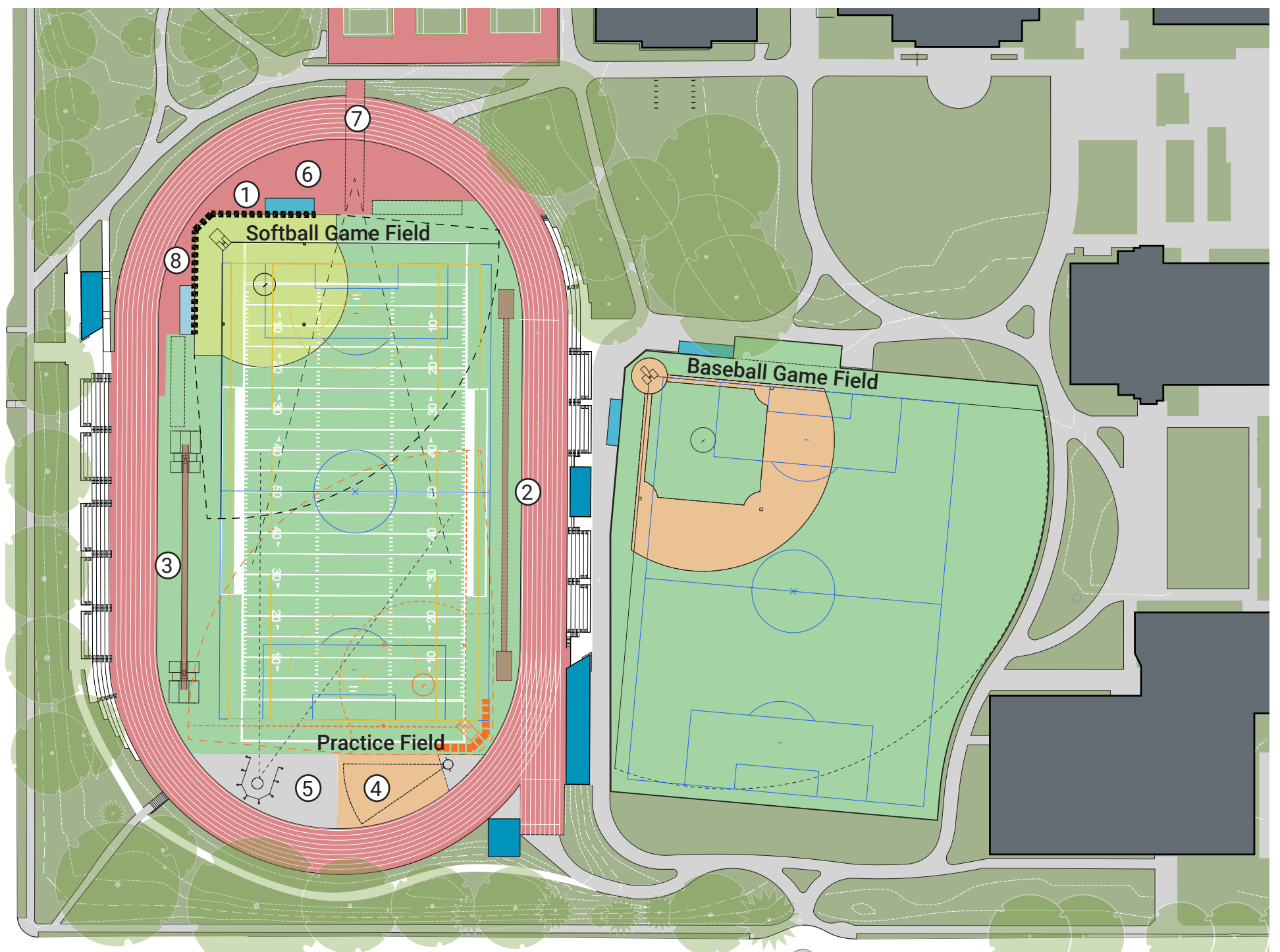
The proposed softball field location (and removal of existing t-ball backstops) offers opportunities to improve the North and South 'D' Zones so that track and field events can be managed more safely and efficiently. The Javelin runway in its current condition is only 65' in length which is well short of the recommended length for high

school athletics. The proposed layout increases this runway length to 95 feet, which is the most that can be achieved within the current grading of the bowl. Another consideration for improvement is the shot put area which currently only has one throwing ring and the landing area is on synthetic turf. An upgrade of this area is proposed and will add 3 practice throwing rings in addition to the 1 competition ring. The landing surface will be renovated with softer cinder surface to ensure that the initial fall of the implement (shot put) can be clearly established by the judges. Based on the softball field layout, the pole vault and long jump runways/pits will need to be relocated and reconstructed in order to stay out of softball field of play.

The existing synthetic turf will be removed and replaced in its entirety for this project. The base plan highlights the following features for renovation within the bowl:

- ① Add new backstop fencing
- ② Install 2 new long jump pits and associated runways and take-off boards
- ③ Install new pole vault runway and two new boxes
- ④ New shot put area with concrete surround and cinder landing area.
- ⑤ New discus ring and cage
- ⑥ New track surfacing in all 'D' zone and runway locations.
- ⑦ Extend javelin runway
- ⑧ Aluminum bleacher seating for softball field (capacity ~145)

- Athletic Field (Turf)
- Softball Infield (Turf)
- Track Surfacing
- Existing Paved Walkways
- Proposed Building
- Permanent Backstop
- Temporary Backstop



MASTER PLAN Athletic Fields

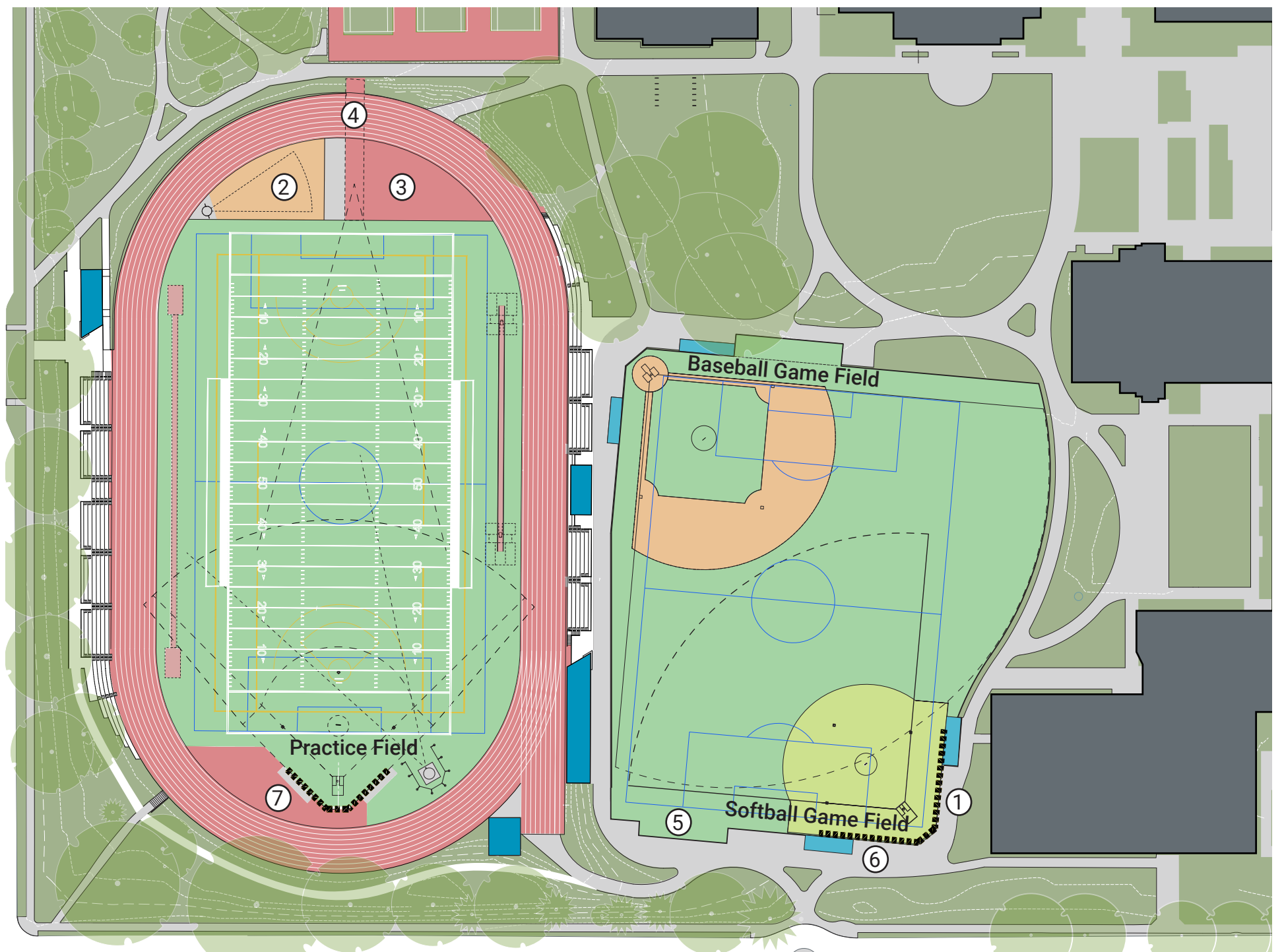
Alternate Master Plan: Softball in the Upper Field

The alternative option is being proposed on the upper field to reduce scheduling conflicts and safety issues that arise from the current location. In addition, the softball field will be designed to be compliant with NFHS and title IX requirements. This option requires expansion of the existing synthetic field south by about 20'. New backstop fencing, spectator seating areas, covered dugouts and bullpen areas will be provided. This option also provides the opportunity to enlarge the soccer field.

With the new improvements to the upper field, one of the existing t-ball backstops can be removed from the bowl to allow for improvements to track and field. The track and field improvements proposed include a renovated north 'D' zone to include a longer javelin runway, enlarged high jump area, and improved shot put area (improvements are similar and described in more detail with base option). The alternative option reduces the work area within the bowl and reduces schedule and safety concerns.

- ① Add new backstop fencing
- ② New shot put area with concrete surround and cinder landing area.
- ③ New track surfacing at north 'D' zone. Other areas of Bowl to remain.
- ④ Extend javelin runway
- ⑤ South end of upper field extended 20' south
- ⑥ Aluminum bleacher seating for softball field (capacity ~145)
- ⑦ Existing backstop to remain

- Athletic Field (Turf)
- Softball Infield (Turf)
- Track Surfacing
- Existing Paved Walkways
- Proposed Building
- Permanent Backstop



MASTER PLAN Athletic Fields

Base Master Plan: Softball in Grant Bowl

PROS

1. General: Seating and lights extend capabilities of the Bowl including hosting football and soccer games
2. Softball: Sufficient backstop and fencing design for safe facility (20', Homeplate to fence)
3. Track: Increased javelin runway 68' to 95'
4. Track: Added shot put cinder landing area and more practice throwing rings.
5. Track: Added more track surfacing in 'D' Zones
6. Track: North & South 'D' zones improved for efficiency and safety.
7. Backstop fencing is 20' from football/soccer field play lines.

CONS

1. Softball: Home plate to fencing is 20' (NFHS is 25')
2. Softball: Outfield (200') overlap if both Bowl fields utilized.
3. Little League: Removes one permanent backstop in Bowl
4. Soccer: Field in the Bowl reduced in width from 210' to 195' and length from 360' to 330'.
5. Track: Requires renovation/reconstruction of long jump and pole vault runways/pits

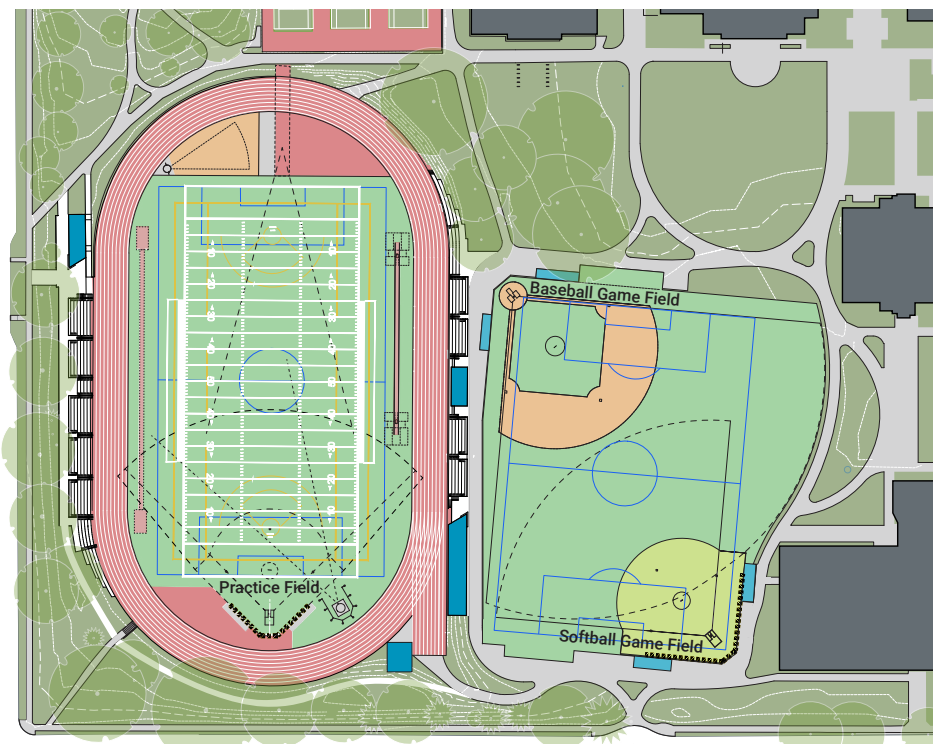
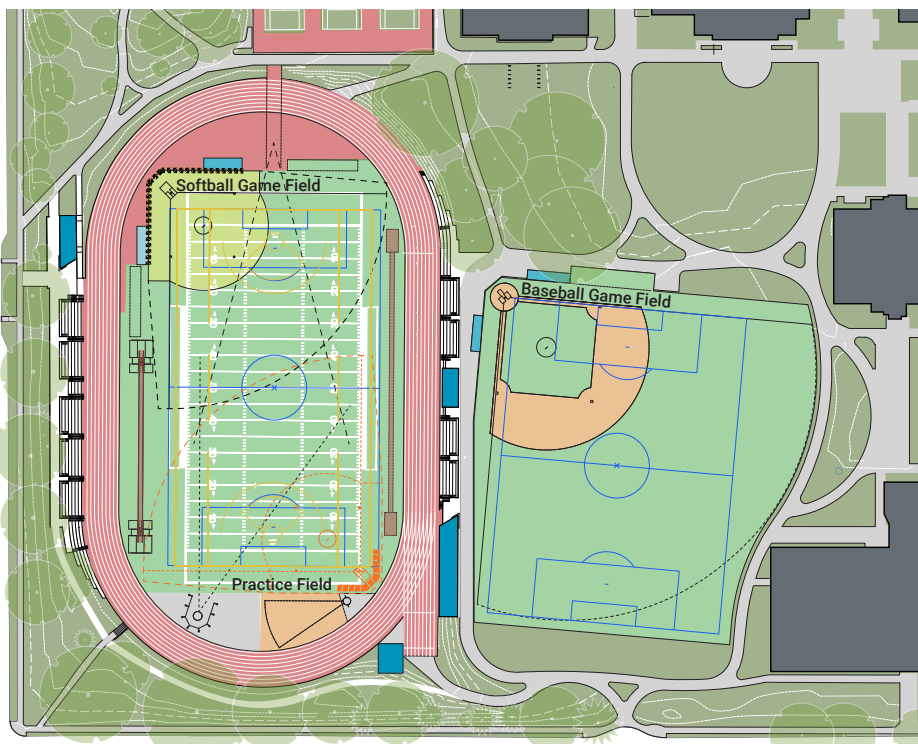
Alternate Master Plan: Softball at Upper Field

PROS

1. General: Seating and lights extend capabilities of the Bowl including hosting football and soccer games
2. General: Adds lights to upper field to extend use of facility
3. Softball: Sufficient backstop and fencing design for safe facility (25', homeplate to fence) on upper field
4. Softball: Upper field linework less distracting (no football lines)
5. Softball: More easily accessible seating for spectators
6. Softball: Closer to locker room and indoor facilities
7. Soccer: Adds length to upper field by extending turf south
8. Track: Increased javelin runway 68' to 95'
9. Track: Added shot put cinder landing area and more practice throwing rings.
10. Track: Enlarged high jump area provided in 'D' Zone

CONS

1. General: Expansion of multi-use upper field reduces landscape area.
2. General: Requires additional investment for lights on upper field.
3. Little League: Removes one Grant Bowl backstop (permanent chainlink).
4. Baseball and softball: Will need to coordinate as fields overlap on upper field.
5. Allows fields to remain the same size in the Bowl.



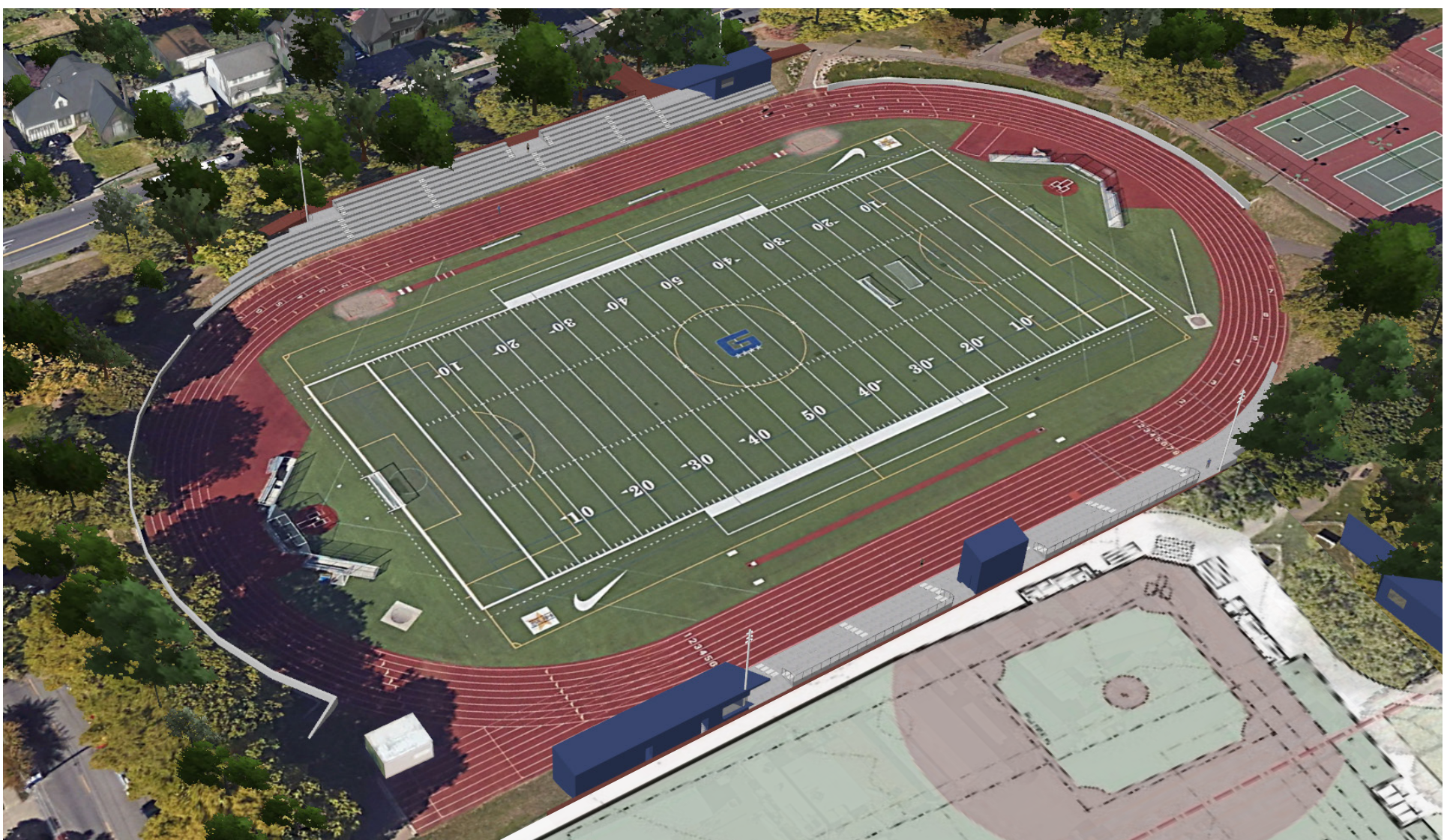
Terraced Seating

Improvements to the Bowl include grandstand seating for approximately 1500 people. The design capitalizes on the natural slope of the bowl by using concrete terraces built directly on the natural grade. No aluminum bleachers are planned for the Bowl grandstands.

The seating terraces extend partially around the curved portions of the track to afford additional vantage points, especially for track and field events. New ground-cover landscaping is imagined for the sloped areas of the bowl that remain.

The Grant Bowl presents unique challenges and opportunities to incorporating seating. The slope of the bowl provides a natural place for spectators, but the site is constrained on either side by established trees on the west and the Upper Field on the east. The bowl depression necessitates circulation and access points from the rear or top of the bowl, unlike the typical circulation at a grandstand front.

These factors, in addition to the goals of preserving sight-lines and the character of Grant Park persuaded the Advisory Group and public meeting participants in favor of this lower, integrated approach.



MASTER PLAN Grandstands

The design attempts to minimize the vertical impact of the grandstands in the park while still offering adequate sightlines to the activities in the Bowl. The 600-seat east side is planned as the visitor side. It has fewer rows and includes the press box. The west side is planned as the home side as it benefits from afternoon shade and space for 900 spectators. The two additional rows also allow the grandstands to extend directly down to the track level.

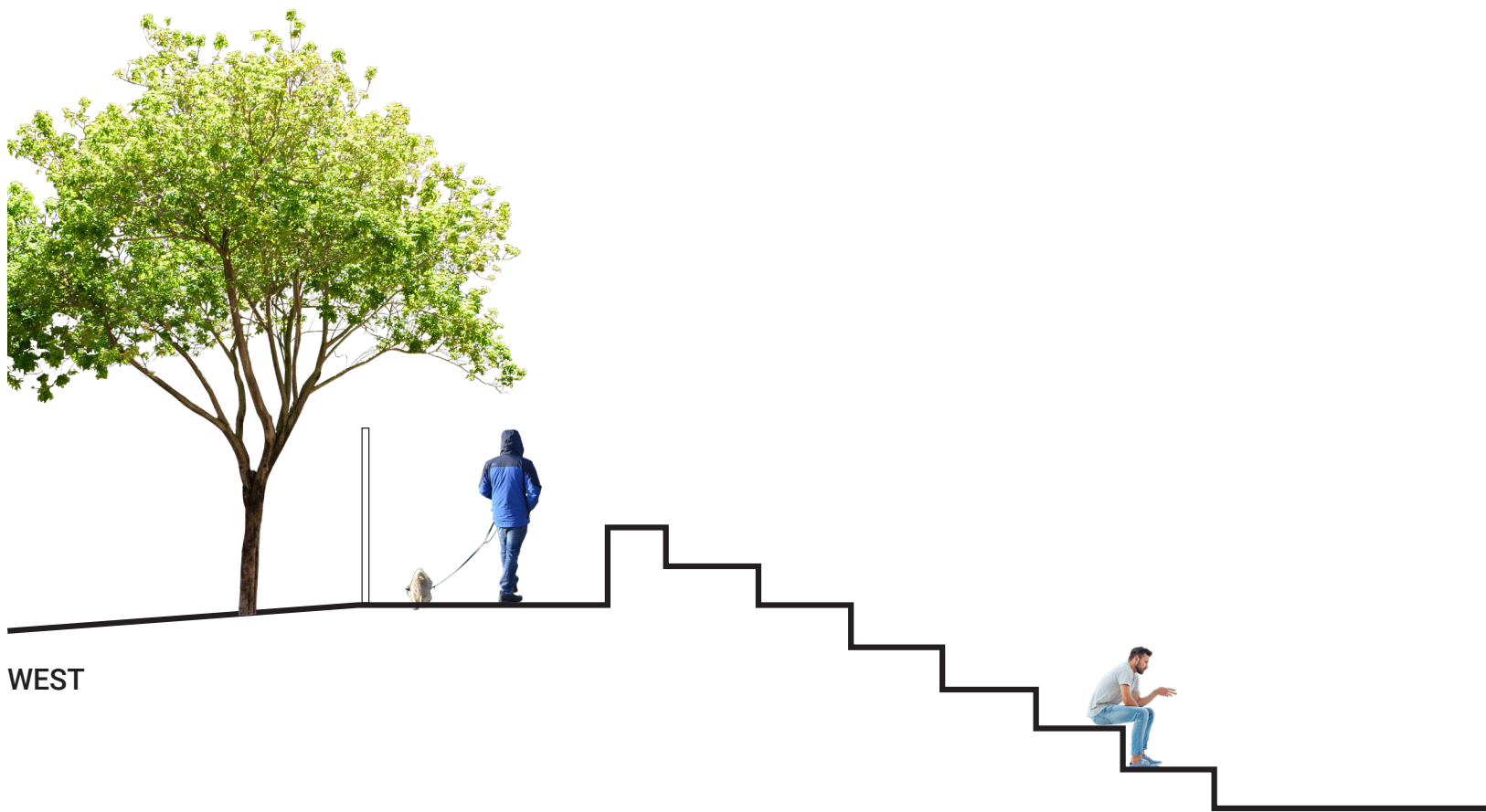
Each terrace is 36" deep to accommodate spectators sitting directly on the concrete surface with enough space to allow people to pass by within the row. Each terrace is 16" high to create a comfortable seating position. Stepped access aisles occur at intervals of approximately 30' and include three risers per row. The accessible positions for spectators with disabilities are distributed along both sides at the top of the Bowl's existing grade.



EAST



EAST AT ACCESSIBLE POSITION



WEST



View to Northwest



View to Northeast

MASTER PLAN Support Buildings

Approach

New structures will be required to support the addition of softball in the Bowl, current storage needs and events with large attendance such as home football games. The buildings are intended to be limited in visual impact from the surrounding streets, meet PPS durability standards while integrating with the character of Grant Park.

The Master Planning Group studied two approaches to locating buildings on the site. The first distributed the buildings in the park and located a central concessions/restroom building just north of the baseball diamond. This approach was considered flexible because it centralized services, but it required the removal of significant trees.

The second approach, which was preferred by the Advisory Group, integrated the buildings with the grandstands and located them at the anticipated primary access points to the Bowl. The distribution of services on both sides would be needed to meet accessibility standards in either case.

Concessions

The design includes two modest concessions spaces at 175sf each on either side of the bowl. By distributing concessions, the

spaces can serve double duty for ticketing while distributing crowds. For more lightly attended events, a single facility could be used on either side.

Restrooms

The addition of spectator seating for approximately 1500 will require 27 restroom water closets. The requirement will be met with a mixture of new and existing resources on the site. Per GHS standards, new restrooms will be gender-inclusive, single occupant stalls with full height partitions and doors.

The design includes 11 new restrooms while utilizing existing facilities at the Grant High School gym and/or the PPR pool to meet the need at large events. A total of 27 water closets are required by code. This master plan assumes the 16 water closets near the gym will be available.

Pressbox

A two-level pressbox structure will include coaching observation offices and an upper level video recording platform to support events in the Bowl.

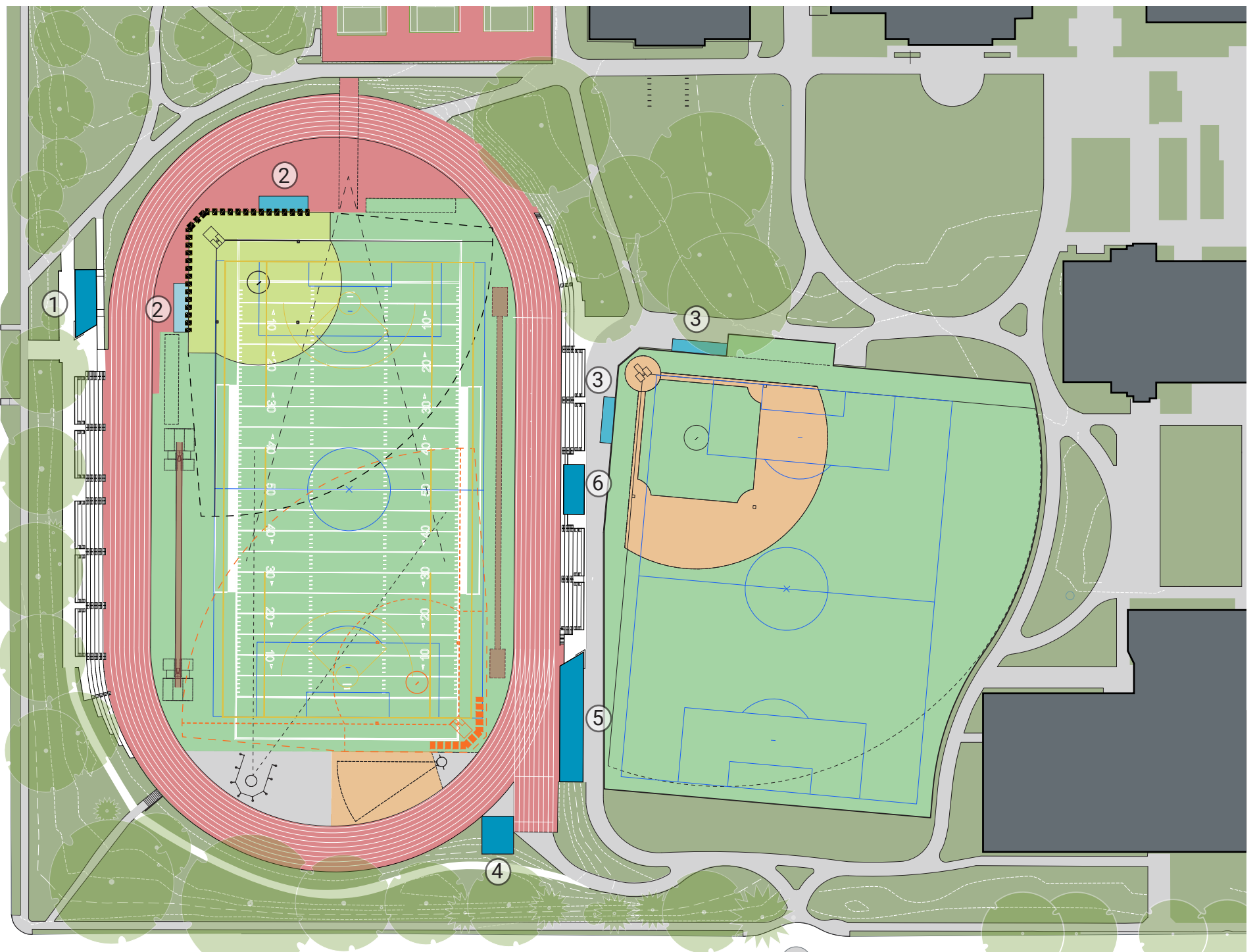
Storage

The planned structures will include approximately 1200sf of athletic storage that is currently accommodated by aging containers on site and spaces within Grant High School.

Softball Dugouts

The new dugouts will match the existing ones at the baseball game field. In the alternate design, the dugouts will not be located in the Bowl, but at the SE corner of the upper field with the softball game field.

- ① NW Concessions/Restrooms & Storage (700sf, (6) unisex restrooms)
- ② Softball Dugouts
- ③ Existing Baseball Dugouts
- ④ Storage (300sf)
- ⑤ SE Concessions/Restrooms & Storage (1500sf, (5) unisex restrooms)
- ⑥ Pressbox (860sf)



Site Fencing and Security

Improvements to the Grant Bowl are intended to facilitate events with attendances up to 1500. Such events will require a control perimeter and access points where tickets could be sold and bags checked. A combination of existing and new fencing will create a temporary perimeter with at least 4 openings that would require staff. The perimeter will allow movement around the Bowl between the east and west sides, and allow access to concessions and restrooms without leaving.

To the greatest extent possible, free movement through the site will be maintained for visitors to the Park and the Bowl. The gates are intended to be unsecured when there is not a controlled event, with the possible exception of the vehicular access at the SE corner of the Bowl.

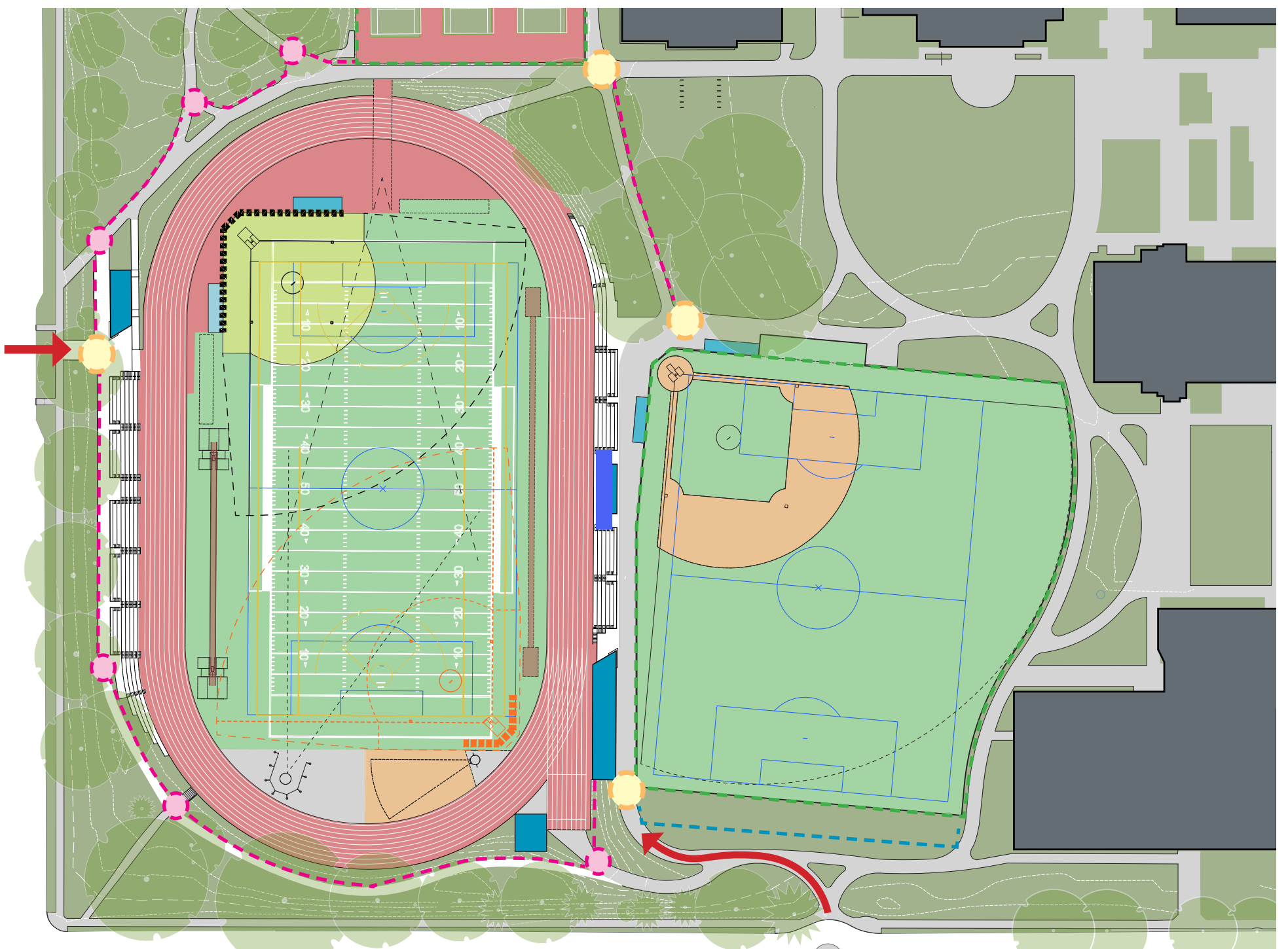
The site fencing will consist of a 6' high ornamental fence. Gates will be located as shown on the plan below. Primary access points will require staffing during events and will not be supplied with gates.

In addition to the perimeter fence and gates for use during larger events, site security will be enhanced by the addition of lights and security cameras at key locations around the Bowl.

Noise

The design endeavours to minimize the impact large events and extended hours will have on the neighborhood. By locating the home side seating on the west side, facing east will project sound toward Grant High rather than east across 33rd Avenue. The project will employ smaller, distributed speakers, lower to the ground in an effort to minimize unnecessary sound travel.

- - - **New Decorative Fencing**
- - - **Existing Fencing**
- - - **Relocated Fencing in Alternate**
- **New Gate**
- **Opening, No Gate**





View East from 33rd Ave. Entry



View West

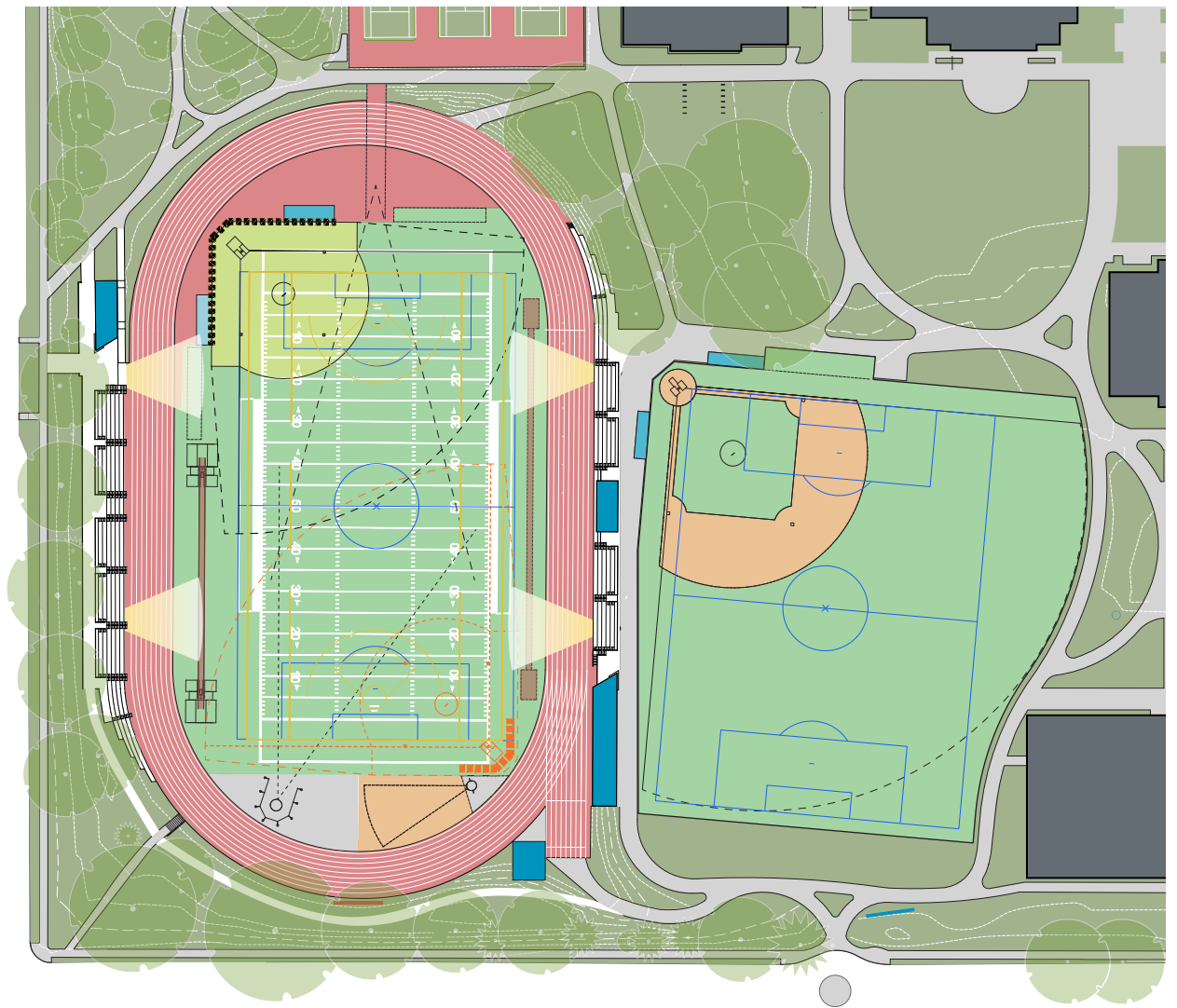


MASTER PLAN Lighting

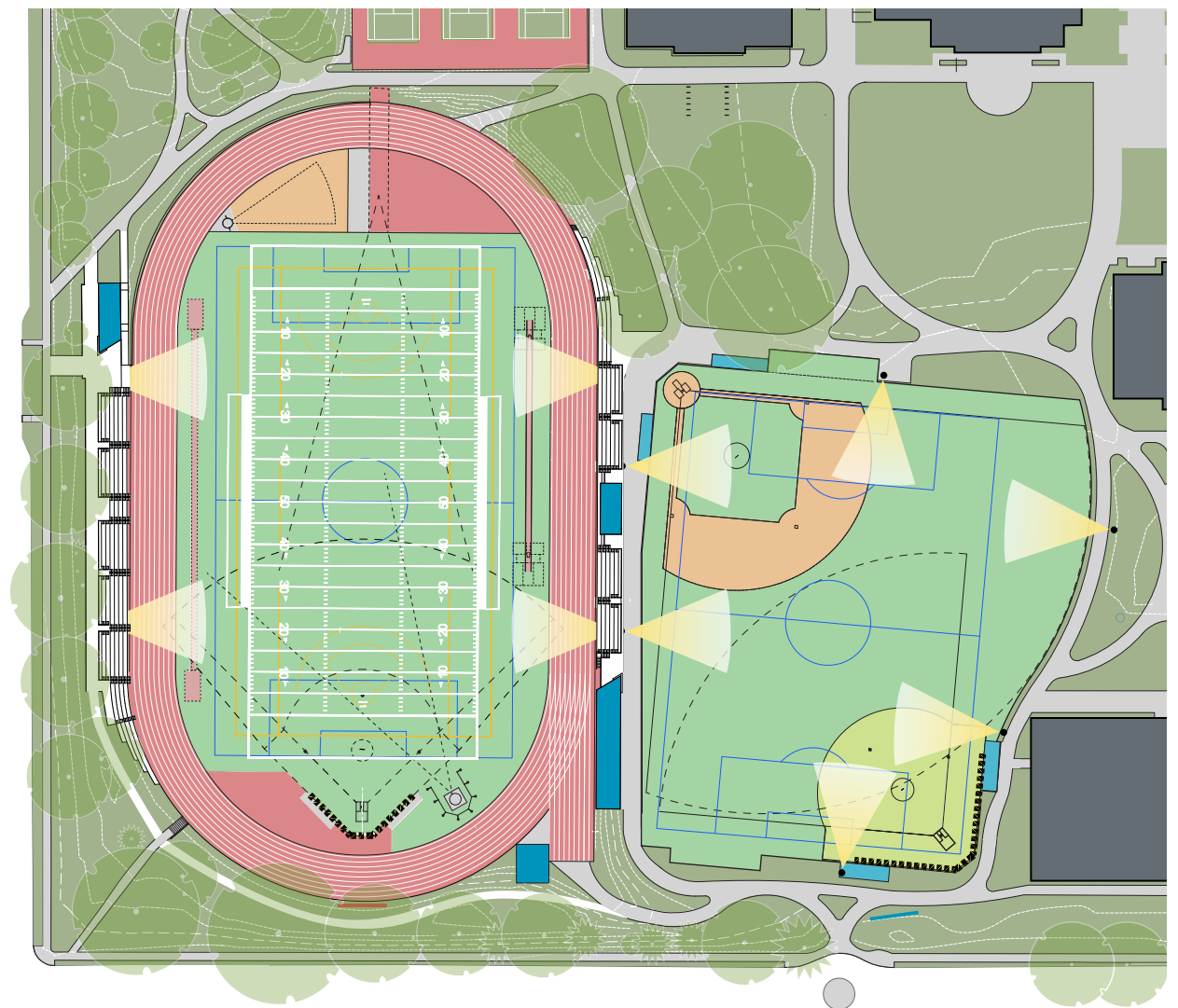
Field Lighting

Musco Sports Lighting is developing both a base and an alternate field lighting design.

The proposed LED athletic field lighting is a controlled lighting system and not flood lights. LED Technologies have drastically reduced the carbon footprint, cutting energy consumption by up to 80 percent. And with the virtual elimination of glare and wasteful light spill into the surrounding area, the neighborhood surrounding the fields will enjoy a welcomed curtain of darkness.

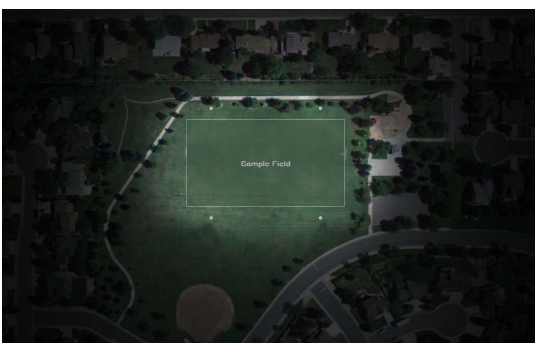
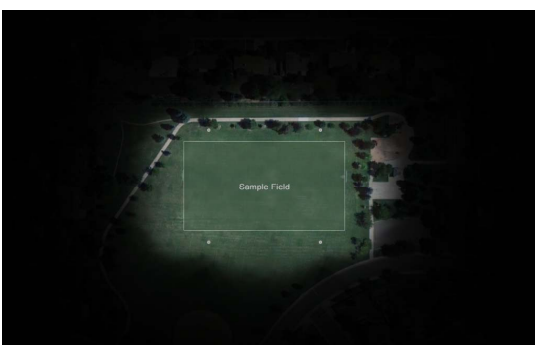


Base Master Plan - Grant Bowl Field Lighting Plan



Alternate Master Plan - Grant Bowl and Upper Field Lighting Plan

Modern LED lighting systems offer much more precise control of field lighting with sharper cut-off angles (below) compared to older floodlights that result in uncontrolled light spill (bottom)



COST SUMMARY

Project Cost Estimates

The cost estimate summaries below include hard cost estimates from Architectural Cost Consultants plus an allowance for potential off-site improvements required by land use review process. Soft costs include professional fees and other owner costs for FF&E and project contingency.

		BASE MASTER PLAN	ALTERNATE MASTER PLAN	
		Softball in Grant Bowl	Phase 1 - Softball at Upper Field	Phase 2 - Bowl Improvements
Hard Construction Cost	From prof. estimator	8,524,892	1,283,106	8,235,390
1.5% Green Energy Tech	Not required	0	0	0
Off Site Public Improvements	Allowance	400,000	0	400,000
Total Hard Costs		8,924,892	1,283,106	8,635,390
Soft Cost	15% of hard costs	1,338,734	192,466	1,295,309
Fixtures, Furn. & Equip.	Allowance	250,000	25,000	225,000
Temp / Swing Space	Not required	0	0	0
Contingency	10% of total	1,051,363	150,057	1,015,570
Escalation	incl. in hard cost	0	0	0
Total Project Cost		\$ 11,564,989	\$ 1,650,629	\$ 11,171,269

BORA

GRANT BOWL MASTER PLAN

Appendix

FEBRUARY 7, 2020



PORTLAND PARKS
& RECREATION
Healthy Parks, Healthy Portland

CAMERON
McCARTHY

LANDSCAPE ARCHITECTURE & PLANNING

APPENDIX Cost Estimate

APPENDIX Master Planning Advisory Group Minutes

APPENDIX Community Engagement Feedback