LOSD 2021

Monday, November 29, 2021

Bryant Neighborhood Meeting
Land Use / Lakeridge Middle School Artificial Field & Track
6:06 PM

Attendees:

Neighborhood: Nancy Sage, Ann Mikulka, Rebekah Smith, Niki and Alden Strealy, and Andy Leonard

District: Anthony Vandenberg; Executive Director of Project Management, Paul Eskeldson; Senior Project Manager, Mary Kay Larson; Director of Communications, Jamie Harwood; Project Coordinator

Consultants: Jason Gilles, Cameron McCarthy Landscape Designers; Lead Designer on the project; Keith Liden; Planning Consultant

Presentation for the Land Use Application:

The attached materials were presented to the Neighborhood Association by Anthony Vandenberg to obtain their input for LOSD's Land Use Application to create a new synthetic turf athletic field, running track, and renovation of the field lighting.

Q & A Related to the Land Use Application:

Questions Received Before the Meeting

1. *Are the cell phone tower and associated fenced electrical enclosure being relocated?*

   No, the Cell Phone company has a 5-year lease that was renewed in 2020.

2. ***Set-back:*** *Please confirm the practice track will be 20 feet from my back fence (Indian Creek end).*

   The edge of the track is 18'-6" from the south property line and 47'-10" from the east property line. The location of the track was established to minimize impact to the existing trees. Paved paths are not subject to set-back requirements by the City.

3. ***Light Poles:*** *Please share the current light pole heights and the new light pole heights.*

   Elevations of the existing field lights are shown on the Existing Facilities site plan. The new lights are shown on the Proposed Facilities site plan.

   The new field lights will generally be 20' higher than the existing field lights. This allows the lights to aim down while still providing an even lighting level across the field. This sketch shows how this works.

   Also, the new lights will be further from the property lines, which will help reduce light spread onto the neighboring properties. Lights will move 10' further from the south property line and 45' from the east property line (where they are currently very close to the property line).

4. ***Visual Height:*** *How wide is the proposed 30' tall baseball field backstop fence?*

   The proposed 30' high baseball field backstop would be 45' long along the east-west and north-south axes. This is similar in width to the existing Softball Field backstop. The proposed Baseball Field backstop would also be 18' further from the south property line than the existing Softball Field backstop.

5. ***Noise:*** *What are the time constraints for events on the field? How early is the start? How late is the finish? Can play times ever change?*

   Public gatherings (including sports leagues and tournaments) are governed by the City's noise ordinance, limiting noise generation between 10:00 PM and 7:00 AM. LOSD does not schedule activities during these hours to avoid potential noise complaints.

6. ***Parking:*** *For events that include visitors, where will they park? The parking spaces at the school are limited. Additional note: Before the school was rebuilt, we saw cars at every available spot along Indian Creek Drive, in addition to vehicles in every Waluga and Bryant parking space and on the front lawn as well. There are fewer spaces at the new school.*

   The City of Lake Oswego limits the number of parking spaces that can be constructed at a middle school. The new parking lot hits the City limit. This limit does not cover the Bus Parking area, so LOSD intends to open it for overflow parking during large events outside the school day.

7. ***Drainage:*** *You will level the area for the plastic and rubber field, and liquid on the field will be "internally treated" before releasing it to the public system. Is the field surface above or below the surrounding land? Is the surrounding land above or below the level of the backyards on Indian Creek Drive? If your land is above mine, what will be done to prevent extra water flow to my backyard?*

   The existing field slopes to the east and towards the southeast corner.

   Leveling the area for construction of the proposed field would raise the east edge by about 4' above the existing grade. This tapers out to no grade change before it reaches the Bryant Woods HOA Park. A concrete seating wall is planned for the south side of the Baseball Field to allow for a quicker transition from the athletic field to the existing grades under the trees along the south side of the site.

The proposed artificial turf field and adjacent paved surfaces will be drained to an internal stormwater treatment structure that will then flow into the City storm sewer, reducing potential surface run-off from the site.

8. *What type of artificial turf will be installed? There are different grades of this material and different infill materials. Different materials are more toxic than others, both environmentally and impacting the health of those playing sports on those fields.*

LOSD intends to use the type of infill installed at Lakeridge High School for the proposed facility at Lakeridge Middle School. The infill for this system is a mixture of silica sand and cryogenic (SBR) rubber granules (sometimes referred to as "crumb rubber"). Numerous technical studies have concluded that there is no health risk from this type of recycled rubber.

9. *Have the incidence of the rise in injuries been taken into consideration, particularly ACL injuries as well as skin "turf burns"?*

Several studies have been conducted to compare injury rates between artificial turf fields and natural grass fields. The studies show that, for the quality of field proposed by LOSD, there were fewer concussions, fewer ACL injuries, and less lost time due to long-term and short-term injuries.

10. *Artificial turf may appear to be environmentally friendly, but it is not. It is made from petroleum-based products and has a limited lifetime. It is a type of plastic and does not break down when sent to the landfill. As the material ages, particularly when it is exposed to heat, it breaks down into microplastics which can be inhaled and absorbed through cuts and pores of the skin.*

Rubber infill can be recycled, and one turf manufacturer has a recycling plant for their infill in Wilsonville. Some turf manufacturers also repurpose the turf "carpet" to keep it out of the landfill.

LOSD has not seen any studies that show plastics can break down into substances that can be inhaled or absorbed through the skin.

11. *There is limited research on the possible links between the materials of artificial turf and cancer as well as being a hormone disruptor particularly in relation to the developing systems of children.*

The EPA issued a report in July 2019 on tire crumb rubber used in playing fields, which concluded that human exposure to the chemicals present in tire crumb rubber appears to be limited.

Other U.S. and European agencies have also conducted studies that concluded that there was no observable increase in cancer or non-cancer hazards above the rates observed in the general population for the same age group.

12. *How does the turf affect groundwater?*

Several studies have explored this concern in great depth and found no basis for health or environmental concerns due to the leaching of hazardous materials from synthetic turf installations of the quality proposed by LOSD.

Q & A During the Meeting

What is the proposed timeline for this project? **We are proposing that this project begin in the summer of 2022.**

What about the impacts to Jean Road traffic during construction? **We will be working with our stakeholders to make sure that we are timing it to minimize the disruption of planned events. A lot of the grading and work will be on-site and will not require a significant amount of haul off. We do not anticipate any significant amount of lane closures. As we get into construction, we will be reaching out to neighbors to provide advance notice of any closures and or impacts.**

Have you considered water run-off to the neighborhood properties with the flow and elevation? **There will be a catch basin on the track's inside edge near the six-lane 600-meter track loop. Down to the south will be an inlet that will capture water from the track. The track will tip in towards that infield and will slope down towards the catch basin. If there is any water, it will stop in the catch basin before running off the property. Right now, the field drains about 15 inches per hour. The artificial turf will drain about 45 to 50 inches per hour. Water leaves the field and the area quicker.**

Do you anticipate water run-off from the new field adding water to the neighboring back yards? **The whole area of the synthetic turf must be treated to a specific level. We are going to have an extensive detention and treatment facility underneath the field. It will have a rock and sand filter gallery about four to five feet deep under the field where all the water will drain and be detained and slowly released to the City system. The run-off will decrease significantly since there is going to be less surface area.**

Will the chain link 'power cage' be removed? **That is part of the cell tower, and we are not planning any work in that area with the Oak trees.**

Can you be more specific about the usage of this field and the hours of operations?
Outside of normal school activities during regular school hours, the activities that will use the field are part of leagues that span the City and other neighborhoods. The City's noise ordinances will govern these outside users limiting them to between 7:00 AM to 10:00 PM.

Is there a chance to modify the design to have more of a set-back? **The design was chosen to avoid impacts to the cell tower and the existing trees. We do not anticipate a significant amount of activity on that portion. What we have experienced is that this location would be allowable in our design.**
Allowable means it meets code for set back? **Yes**

Would the Bryant Neighborhood Board consider taller fences for those in the site line of the proposed track and field? **The Board and the school district will consider and look into options for those neighbors.**

Are there any restrictions now, and how does the artificial turf affect people bringing dogs there and doing other types of activities? **LOSD currently has a rule that no dogs are allowed on artificial turf, and dogs must be leashed on school campuses. We will have signage stating this, like all LOSD campuses. The west side of the campus where the other baseball fields are is staying natural grass. Someone could continue to walk their dog in that area.**

Are there any plans to change those western fields that look like they could be athletic fields? **No, there has been some interest from outside groups in turfing the infield areas of those smaller fields. But we have not designed anything. We haven't entered into any agreements with outside groups; they will remain natural turf as of right now. And we just revitalized those fields after the construction of the new middle school, and they are coming in quite well.**

Is it necessary to cover that whole area with artificial turf? **We looked at a couple of different options, more of a traditional track. Six or eight-lane tracks around the entire thing are substantial amounts of artificial turf. Additional hardscape areas so the overall footprint would be somewhat similar with a rubberized track around the entire thing, but it would render some of the site inactive with creating large triangles of unused space. This design will be the most efficient use of the site that we've come up with that allows for multiple uses of two areas of the field and covers all the different activities that we would want to experience on this site. You name it; we'd be able to do it on this site. We appreciate the question, and we have considered some of those open kinds of "green" areas. So, you can see where we've added accent trees that would provide an excellent area for open play on natural grass along the edges of the field itself and kind of directly adjacent to the hardscape areas to the south of the baseball field there are substantial areas of natural grass, surrounded by trees.**

Why can't you break it up and have some areas natural grass and other areas artificial turf? **When turf directly butts up to natural fields, it causes a significant amount of maintenance to keep the outfield from encroaching on the infield. We do understand that it seems like a large area, but it does provide for a significant number of opportunities as we go forward with usage on the site. Artificial turf allows for more playability during the rains.**

How sanitary is artificial turf, and how will it be kept clean? **Particulates will be fully filtered through an underground system. Water and particles will go directly through the mat and into the filtration system. The filtration system will collect and pretreat everything before it goes into the public storm system overflow. The smallest particles get trapped in the filter and do not stay on the field. We will maintain this field like we do all the other fields within the District. There would be coordination with groups that use the field and rent the facilities. The fees associated with that will allow us to maintain and provide sanitary services.**

What is the chemical composition when you build the track? **The track surface is a water-based product. There are some chemicals in the composition of the material for binding the rubberized track surface. The epoxy and binding chemicals can smell during installation but are all safe once applied and dry. There is a three-day installation time. The materials have been thoroughly tested, and there is no danger to anyone.**

Are the rubber pellets safe for children to play on? **Yes. The SBR rubber infill material is a combination of rubber and silica sand. All the testing so far has deemed these safe. Most of our facilities have this product.**

How often does the artificial turf need to have new rubber pellets added? **Usually, they need to be groomed after the first six months. Then after the first year, we will go in and add more pellets until it is compacted. We will test the surface to make sure it is still meeting the fall compaction density threshold. Usually, we groom high play areas like the soccer goal or home plate more often than the whole field.**

Is there any way to make the track oval? As a track and field coach, this track will not be able to host meets, and some training will still need to happen at the high school oval track, like long jump and discus throwing. **We have a long jump and are looking at other opportunities for an area where we could do a discus throw and break up the activities to disperse the athletes across the multi-use field. We may see some things that would enhance the design as we proceed further. We have researched every possible angle and design for this area. It is not a traditional track, but it has many other opportunities that we see as an advantage to this type of configuration. From the design perspective, this configuration is becoming more popular with schools and universities for practice fields.**

Will there be restrooms and storage areas in the building being proposed? **Yes, there will be restrooms and possible storage in the building that will be on site.**

Has there been an environmental impact study done on how the artificial turf will impact the insects, animals, and trees? **We have not gone into detail regarding the environmental impact you are suggesting, but we are providing additional trees for the site; we are avoiding cutting down the Oak trees that were mentioned. We do include the recent development of the property with the new building, and we have included a significant number of plants and trees. We are looking at lower impact materials and recycled materials, which maybe specified in our documents later.**

Do you know what the impact of really high temperatures will be to the plastic, artificial turf, and will children get burned? Have you experienced this at other schools with this kind of field? **There is a temperature threshold, and when we reach high temperatures, the fields will be limited. We would also be watering our natural turf areas significantly during really high temperatures. We have experienced heat-related incidents on a very minimal basis. When we have experienced temperatures that breach the threshold, we typically cancel usage of all District fields.**

What is the plan for the batting cages that are currently on the site? **The plan is to relocate them. There is not a finalized plan for where they will be relocated. We will also relocate the storage units that are currently on site.**

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What is the process to take our questions and comments and have the plan revised? **We are preparing our submission to the City, and we will take the comments and questions that we heard tonight and produce minutes, including the graphics shown. As we proceed into Land Use, there will be documents made available as we enter design review. We will be going through the Bryant Neighborhood Chair**

What date are you submitting to the City? **We are looking at a small-time frame in December.**

If we do not approve of the final design, do we have an opportunity to share our feedback with the City? How does that work? **We can provide that guidance to the neighborhood and include our Project Manager's contact and the Executive Director's contact information so that the neighborhood stays informed.**

Meeting adjourned at 7:07 PM

The foregoing represents Lake Oswego School District's understanding of the discussions held during the meeting. In accordance with Lake Oswego Planning Departments' requirements for Land Use Applications, the Neighborhood Association has (14) calendar days to request changes to these minutes from the date they were forwarded for review.

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