



Commissioner Dan Saltzman

Outstanding issues and requirements for Lents stadium approval

Financial and Legal Review:

- The city's consultant, HVS, will conduct a complete review of the financials and stadium costs.
- The Office of Management and Finance must endorse the entire package.
- Provide a formal legal opinion that the proposed uses in Lents park are not in violation of the original deed restrictions.

URA Requirements:

- The Urban Renewal Advisory Committee for the Lents URA must approve the changes to their URA Plan to accommodate the stadium by a majority with a quorum.
- If General Fund funds are used to "tranche" for the purpose of funding a Lents URA project, City Council must approve the funding on a project by project basis.

Parks mitigation:

- Two million dollars will be contributed to Parks replacement in the Lents Urban Renewal District (URA) including:
 - 150k for one of the "Ten Great Fields" at Marshall High School
 - New ball field at Lents Elementary to be constructed within the next 2 years.
 - Provide lights and synthetic turf for the two full-size fields in Lents Park to absorb the use displaced in the NE corner of the park, which currently accommodates lacrosse, football, and soccer.

Site and Operational Requirements:

- The 200 space lot to the south of the stadium will preserve all significant trees and be comprised of LEED certified “green brick” or porous pavers to be maintained by stadium operator.
- The lot south of the stadium will be made available to the Lents Farmer’s Market for expansion and needed infrastructure will be provided by Peregrine LLC.
- The stadium will comply with the City of Portland’s Green Building Policy and meet the LEED Silver Standard for certification by the United States Green Building Council.
- Require full mitigation by the developer for the trees removed by the construction of stadium and any parking.
- Every attempt should be made to reduce the footprint of the development as much as possible and include space for large trees and conifers in the design.
- Service access to the stadium will **only** be from SE 92nd avenue contrary to current site plans that display access from both SE 88th and 92nd Avenues
- Both soccer fields on the south end of Lents Park will be preserved.
- There will be no Team Offices located in Lents Park.
- Portland Parks & Recreation (PP&R) will not be responsible for maintenance and utility uses that are associated with stadium during Beavers games or events initiated by Shortstop LLC and Peregrine LLC.
- 30 tickets a game will be made available on a rotating basis for students at Marshall High School, Lane middle school, and the 4 elementary schools in the Lents neighborhood.
- The stadium ballfield will be available for 500-600 hours of community use between March and October when not in use for other events by the Beavers, Shortstop or Peregrine LLC.
- As the operator, Peregrine LLC will pay a “living wage” as defined by the City of Portland’s policy to employees at both PGE park and Lents stadium.