

TO: Historic Landmarks Commission

THROUGH: Lisa Anderson-Ogilvie, AICP, Deputy Community Development Director and Planning Administrator

FROM: Kimberli Fitzgerald, AICP, Historic Preservation Program Manager

HEARING DATE: October 17, 2024

CASE NO.: Historic Design Review Case No. HIS24-16

APPLICATION SUMMARY: A proposal for new turf, fencing, lighting, and hardscape improvements to Willamette University baseball facilities at Willamette's Spec Keene Stadium.

LOCATION: 730 Mission Street SE

REQUEST: Major Historic Design Review of a proposal to install new turf, fencing, lighting, and hardscape improvements to Willamette University baseball facilities at Spec Keene Stadium. The grounds are a non-contributing feature within the Gaiety Hill/Bush's Pasture Park National Register Historic District, on property zoned PA (Public Amusement), and located at 730 Mission Street SE, 97301; Marion County Assessors Map and Tax Lot Number: 073W27D00200.

APPLICANT: Colin McArthur on behalf of Willamette University (Mark Mazurier)

APPROVAL CRITERIA: Salem Revised Code (SRC) 230.070 General Guidelines for Non-Contributing Resources

RECOMMENDATION: APPROVE the proposal.

BACKGROUND

On August 2, 2024, the applicant submitted materials for a Major Historic Design Review for a proposal to install new turf, fencing, lighting, and hardscape improvements to Willamette University baseball facilities at Spec Keene Stadium (1989). The grounds are a non-contributing feature within the Gaiety Hill/Bush's Pasture Park National Register Historic District (**Attachment B**). Initially the applicant had included a proposal for a new electronic scoreboard, however this portion of the proposal was withdrawn. Staff requested additional information on August 9, 2024, which was provided September 6, 2024. Additional information was requested on September 13, 2024 and received on September 20, 2024. The application was deemed complete for processing on September 25, 2024.

Notice of public hearing was sent by mail to surrounding property owners and tenants pursuant to Salem Revised Code (SRC) requirements on September 27, 2024. Public hearing notice was also posted on the property in accordance with the posting provision outlined in SRC 300.620. Due to an error, the September 27, 2024 mailed notice was not adequately provided to all historic property owners within the Gaiety Hill/Bush's Pasture Park Historic District. Therefore, in order to ensure compliance with SRC 300.620 (b)(2)(B)(xiii), staff recommends that the Historic Landmarks Commission conduct the public hearing, including accepting testimony, and continue the hearing to the November 21, 2024 meeting. Staff will re-notice for the November 21, 2024 continued public hearing and testimony will be accepted at that meeting as well. Staff will include a link to the recorded hearing of October 17, 2024 in the public notice in order to allow adequate notice for all interested parties to participate in the hearing.

The October 17, 2024 meeting will be at 5:30 p.m. in Council Chambers, Civic Center at 555 Liberty Street SE, Room 240. (<https://bit.ly/planningpublicmeetings>).

The state-mandated 120-day deadline to issue a final local decision, including any local appeals in this case is January 23, 2025, unless an extension is granted by the applicant.

PROPOSAL

The applicant is requesting approval to install new turf, fencing, lighting, and hardscape improvements to Willamette University baseball facilities at Spec Keene Stadium (1989). The full proposal can be found in the applicants proposal, with the Existing Conditions Plan on LH1.00 and the Proposed Site Plan on LH2.00 (**Attachment C**). A summary of their proposal is below:

Hardscape: New concrete walkways are proposed around the perimeter of the existing grandstand and field, primarily within areas that are currently gravel (noted on plans LH1.00 (Existing Conditions) and LH2.00 (Proposed))

Field Surfacing: New synthetic turf is proposed to replace the existing natural grass and dirt playing surface which will be colored green and brown.

Lighting/

Flag Pole: A new metal 40' flagpole is proposed on the north side of the field, adjacent to the existing scoreboard.

Six new metal 80' high Field Lights (LED) are proposed- lit to approximately 30- 50 footcandles.

Fencing/

Netting: New metal fencing and gates, ranging from 3' to 8' in height is proposed around the perimeter of the ball field, along with an access gate at the south of the field.

New synthetic protective netting, 40' in height, held by metal frames are proposed at the south and west perimeters of the ballfield.

SUMMARY OF RECORD

The following items are submitted to the record and are available: 1) all materials and testimony submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, stormwater reports, and; 2) materials, testimony, and comments from public agencies, City Departments, neighborhood associations, and the public. All application materials are available on the City's online Permit Application Center at <https://permits.cityofsalem.net>. You may use the search function without registering and enter the permit number listed here: 24 116632.

APPLICANT'S STATEMENT

A request for historic design review must be supported by proof that it conforms to all applicable criteria imposed by the Salem Revised Code. The applicants submitted a written statement, which is included in its entirety in **Attachment C** in this staff report.

Staff utilized the information from the applicant's statements to evaluate the applicant's proposal and to compose the facts and findings within the staff report. Salem Revised Code (SRC) **Salem Revised Code (SRC) 230.070 General Guidelines for Non-Contributing Resources** are the applicable criteria for evaluation of this proposal.

FACTS & FINDINGS

1. Historic Designation

Under Salem Revised Code (SRC) Chapter 230, no development permit for a designated historic resource shall be issued without the approval of the Historic Landmarks Commission (HLC). The HLC shall approve, conditionally approve, or deny the application on the basis of the project's conformity with the criteria. Conditions of approval, if any, shall be limited to project modifications required to meet the applicable criteria.

According to SRC 230.020(f), historic design review approval shall be granted if the application satisfies the applicable standards set forth in Chapter 230. The HLC shall render its decision supported by findings that explain conformance or lack thereof with relevant design standards, state the facts relied upon in rendering the decision, and explain justification for the decision.

2. Historic Significance

Spec Keene Baseball Stadium (1989) is a non-historic, non-contributing recreational facility located at the center of Bush's Pasture Park. This portion of the property (8.89 acres) was purchased by Willamette University in 1946 at the time the property for the McCulloch Stadium (1950) was purchased. While McCulloch Stadium was constructed by Viesko and Post in 1950, the Spec Keene Baseball Stadium was not dedicated until 1989. The baseball stadium was named after longtime Willamette athletic director, football and baseball coach Roy S. "Spec" Keene (1894-1977). Willamette began construction of the baseball stadium in 1987, and it was completed at a cost of \$525,000 with a seating capacity of 1,200. The architect for the stadium was Settecase Smith Doss of Salem (**Attachment B**). The Keene Stadium overlooks the John Lewis Baseball field which is currently comprised of a natural grass infield and dirt outfield. In 2019 artificial turf was installed on the mound, home plate, baselines, and

bullpen areas. In 2020 additional renovations were completed to the clubhouse and workout room as well as additional improvements.

3. Neighborhood Association and Public Comments

The subject property is located within South Central Association of Neighbors (SCAN).

Neighborhood Association Comment: Notice of the application was provided to the neighborhood association pursuant to SRC 300.620(b)(1)(B)(v), which requires notice to be sent to any City-recognized neighborhood association whose boundaries include, or are adjacent to, the subject property. At the time of this staff report, testimony has been received from Evan West (SCAN Chair) (**Attachment D**).

Public Comment: Notification of the public hearing was sent to the neighborhood association, tenants and surrounding property owners within 250 feet of the property pursuant to Salem Revised Code (SRC) requirements on September 27, 2024, however this case will be re-noticed and the hearing continued, to ensure compliance with SRC 300.602. Notice of public hearing was posted on the subject property as required by SRC 300.602(b)(3). At the time of this staff report, testimony has been received from Joan Stembridge and Kathy Lingo (**Attachment D**).

Staff has addressed the issues regarding the specific analysis of the project within the findings and the applicable criteria. Otherwise, the summary of neighborhood and public concerns and staff responses are below:

1. *The Bush's Pasture Park and Deepwood Estate Gardens Cultural Landscape Management Plan (CLMP) decision review process has not been complied with (SCAN). The HLC's Workplan identifies compliance with the CLMP and identifies contributing landscape features within the Park which will be adversely impacted by the proposal (Lingo).*

Staff Response:

The HLC does not have a regulatory role within the CLMP decision review process, which is a management tool, designed to guide City Parks staff in decision making. However, Parks staff found that the expanded encroachment approved by Salem City Council for the baseball stadium improvements falls within the CLMP Lower Oak Grove and Upper Oak Grove CLMP management areas. Further, Parks staff found that within these management areas the primary CLMP management objectives relate to the conservation and enhancement of existing Oregon white oaks and camas communities and that proposed baseball stadium improvements will not encroach or harm the existing Oregon white oaks and camas communities.

2. *The potential impact to archaeological resources has not been considered (SCAN):*

Staff Response:

Prior to the issuance of any permits authorizing ground disturbing activity, the applicant is required to demonstrate compliance with SRC 230.105 as well as APP # 3.20 *Archaeological Resources*, which has established policies and criteria to protect archaeological resources on publicly owned property and publicly funding projects on private property. The applicant has been notified that a Class 2 Archaeological Clearance

application and attendance at Salem’s monthly Tribal Roundtable will be required prior to the issuance of the Archaeological Clearance for this project.

3. *Voluntary Mitigation is Requested for potential adverse impacts (SCAN)*

Staff Response:

SRC 230.082 *Public Historic Mitigation* applies when it has been determined that a *public agency within the City of Salem* has made an alteration to a contributing historic resource which has an adverse effect to that resource. The applicant, who is not a public agency within the City of Salem, is proposing to alter a non-historic non-contributing structure within the Gaiety Hill/Bush’s Pasture Park Historic District; therefore, this section does not apply to the HLC’s evaluation of this proposal and the HLC has no regulatory authority to impose mitigation upon the applicant.

4. *Request to protect the public use of Bush Park Parking lot at Lower Leffelle, require all those attending for profit games park at WU parking lot (Stembridge). Request to add a condition of approval to limit parking (SCAN)*

Staff Response:

The HLC does not regulate use, therefore does not have the regulatory authority to restrict parking.

5. *Require that the South Gate of Spec Keene Stadium remain closed at all times and available only for Emergency Exit issues (Stembridge).*

Staff Response:

The HLC does not regulate access or egress, therefore does not have the regulatory authority to restrict access to or from the South Gate.

6. *The proposed relocated gate, a new public entrance south of the existing grandstand will threaten contributing vegetation in the Lower Pasture; and there is no pedestrian lighting between this location and Leffelle Street (Lingo).*

Staff Response:

The HLC does not regulate access or egress, therefore does not have the regulatory authority to restrict access to or from the South Gate; To clarify, the proposed gate is a secondary gate, which already exists on the south side of the field, the proposal is to relocate it. The HLC also does not regulate pedestrian lighting for new development. However, the encroachment agreement approved by City Council in 2024 commits Willamette University and the City of Salem to an annual review, which requires an assessment of the impacts on the park and surrounding community related to pedestrian impacts, parking, noise, and light impacts. Any unintended impacts shall be addressed before the Agreement is renewed.

4. City Department and Public Agency Comments

Building and Safety Division – Reviewed the proposal and commented that building permits are required for this project and specifically separate permits are required for the flag pole, fences taller than 7’, as well as the light poles and any other structures that are part of the scope of work.

Fire Department – Reviewed the proposal and stated that fences/gates shall not obstruct fire department access or occupant egress.

Public Works Department – Did not provide any comments regarding the Historic Design Review proposal, however, will be providing comments to the Current Planning Division as part of the Site Plan Review case.

Current Planning Section of the Planning Division - Is currently reviewing the Class 3 Site Plan Review and Class 2 Adjustment applications that are required for the proposal . The application includes a synthetic turf field, grading, lighting, scoreboard (reviewed separately) new fencing, pedestrian path, and other hardscape improvements with a Class 2 Adjustment request to increase the maximum height of 70-feet to 80-feet for five light poles for the field (SRC 540.010 (c)). SRC 230.020(a)(4) states: *Projects that require historic design review may also require other land use reviews. If other land use reviews are requirements for development, such reviews shall be held prior to or concurrently with historic design review.*

This case is currently in review, thereby meeting that requirement. All application materials for the Site Plan Review and Adjustment are available on the City's online Permit Application Center at <https://permits.cityofsalem.net>. You may use the search function without registering and enter the permit number listed here: 24 116629. Questions or comments regarding the Site Plan Review and Adjustment can be submitted to Olivia Dias at odias@cityofsalem.net, or delivered to the Planning Division office.

5. Historic Design Review

Salem Revised Code (SRC) 230.070 *General Guidelines for Non-contributing resources* are the criterion applicable to the evaluation of this proposal. Historic Landmarks Commission staff reviewed the project proposal and have the following findings for the applicable standards.

FINDINGS

230.070. GENERAL GUIDELINES FOR NON-CONTRIBUTING RESOURCES

(a) Materials shall be consistent with those present in buildings and structures in the district generally.

Finding: The proposed materials include both those traditionally found throughout the historic district, including concrete hardscape, metal lighting and perimeter fencing, as well as more modern materials such as synthetic turf and netting. More modern materials such as those proposed are currently found within Bush's Pasture Park, at both the tennis courts and Phillips Field, located to the southeast of the project area. Therefore, staff recommends that the HLC find that the proposed materials are consistent with those generally found within the Gaiety Hill/Bush's Pasture Park Historic District.

(b) Alterations and additions shall be compatible in design and construction with the general character of buildings or structures in the historic district.

Findings:

Overall the proposed alterations and additions to the existing John Lewis Field at Keene Stadium are compatible with the general character of the Bush's Pasture Park Historic District, with specific findings below:

Hardscape

The proposal to establish new concrete walkways around the perimeter of the ball field primarily within areas that are currently gravel is consistent with the design of walkways found throughout Bush's Pasture Park and the Historic District. Staff recommends the HLC find that the design of the proposed hardscape is compatible with the general character of the Bush's Pasture Park Historic District for this portion of the proposal.

Field Surfacing

The proposal to replace the existing natural grass and dirt playing surface with synthetic turf colored green and brown on the infield and green on the outfield is compatible with the design of existing sports fields and playgrounds within Bush's Pasture Park. The existing football field at the adjacent McCulloch Stadium currently has green synthetic turf, and the existing field at Keene Stadium has artificial turf that was installed on the mound, homeplate, baselines and bullpen areas in 2020 which is currently compatible. While the proposed turf is synthetic, the design and color convey the appearance of a grass and dirt infield and a grass outfield. Staff recommends the HLC find that the design of the proposed Field Surfacing is compatible with the general character of the Bush's Pasture Park Historic District for this portion of the proposal.

Lighting/Flag Pole

The proposed new metal 40' flagpole on the north side of the field, adjacent to the existing scoreboard is typical of flagpoles found throughout the Gaiety Hill/Bush's Pasture Park Historic District and is below the maximum height of 45' allowed in SRC 900.030 for this type of use. Staff recommends the HLC find that the design and scale of the proposed Flag Pole is compatible with the general character of the Bush's Pasture Park Historic District for this portion of the proposal.

The proposed new metal 80' high Field Lights (LED) will be made of aluminum with a black powder coat finish and the proposed illumination of the new lights will be approximately 30 to 50 Footcandles (Fc). According to the applicant's analysis, the use of LED lighting will ensure that the illumination from this lighting will be focused directly upon the field (Exhibit E). Overall, the proposed lights are compatible in scale with the surrounding Bush's Pasture Park Historic District and similar non-contributing lighting fixtures. Specifically, the proposed height of the lights does not exceed the height of the existing lights on the adjacent McCulloch Stadium. Further, the technology has changed significantly for sports field lighting, where LED illumination can provide necessary illumination for the sports field, without adversely impacting the surrounding neighborhood.

The applicant states that the proposed lighting meets the applicable requirements in SRC 800.060 which requires that exterior lighting shall not shine or reflect onto adjacent properties, or cast glare onto the public right-of-way and further that exterior light fixtures shall be located and designed so that the light source, when viewed at a height of five feet above the ground at a distance of five feet outside the boundary of the lot, shall be either completely shielded from direct view or no greater than five foot-candles in illumination. While the proposed illumination exceeds 5 footcandles, the design of the proposed lighting ensures that the illumination is shielded from direct view.

Therefore, staff recommends the HLC find that the design and scale of the proposed lighting is compatible with the general character of the Bush's Pasture Park Historic District for this portion of the proposal.

Fencing/Netting:

The proposed scale and design of the new metal chain link fencing is typical of this type of fencing found throughout Bush's Pasture Park, therefore staff recommends the HLC find that the design and scale of the proposed fencing is compatible with the general character of the Bush's Pasture Park Historic District for this portion of the proposal.

There is currently safety netting installed at this field, and the proposed replacement netting is of a similar design as the existing. The proposed new protective netting, while it is 40' in height, is comprised of a light-weight see-through fiber held by black powder coated metal frames are proposed at the south and west perimeters of the ballfield, which are interior to Bush's Pasture Park limiting any adverse visual impacts. Staff recommends the HLC find that the design and scale of the proposed netting is compatible with the general character of the Bush's Pasture Park Historic District for this portion of the proposal.

DECISION ALTERNATIVES

1. APPROVE the proposal as submitted by the applicant and indicated on the drawings.
2. APPROVE the proposal with conditions to satisfy specific guideline(s).
3. DENY the proposal based on noncompliance with identified guidelines in SRC 230, indicating which guideline(s) is not met and the reason(s) the guideline is not met.

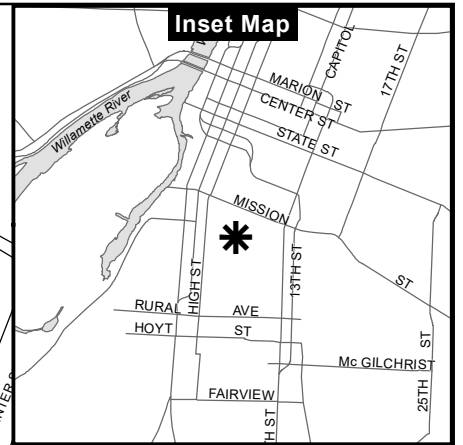
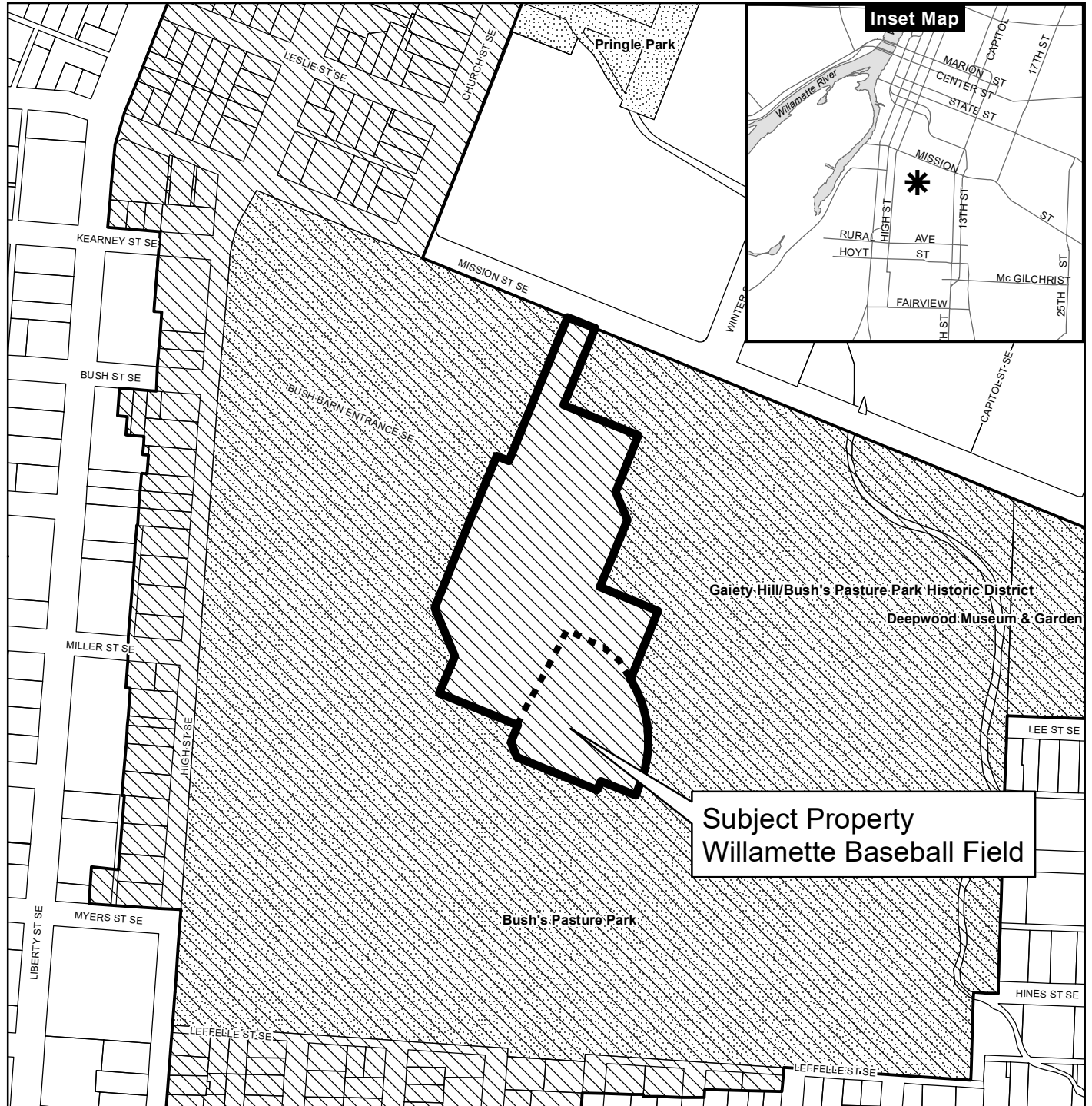
Attachments: A. Vicinity Map
B. Excerpt from NR District Nomination and historic photo
C. Applicant's Submittal Materials
D. Neighborhood and Public Comment

Prepared by Kimberli Fitzgerald, Historic Preservation Program Manager

Vicinity Map

730 Mission Street SE (073W27D000200)

Willamette Baseball Field



Subject Property
Willamette Baseball Field

Legend

- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools

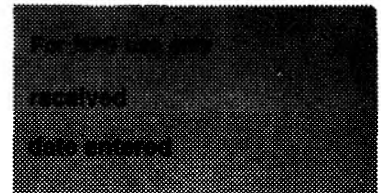
Parks



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**United States Department of the Interior
National Park Service****National Register of Historic Places
Inventory—Nomination Form**

Continuation sheet

Item number 7

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qualities of the area. The recent consolidation and expansion of the Salem Hospital adjacent to the north end of the district will exert tremendous pressures upon the historic district to make way for commercial expansion and demolition. Recognition of the historical qualities of one of Salem's few remaining close-in neighborhoods should help reduce this pressure.

The rest of the district is primarily residential in character with the exception of two churches and Bush's Pasture Park (including Deepwood and the Yew Park Entrance). The churches contain landscape qualities which blend with the neighboring areas within the district even though the architecture of both is modern.

Bush's Pasture Park contains one major intrusion. A 9-acre parcel of this property was sold to Willamette University in 1946 and now contains McCulloch Stadium and ballfields. Its location below the ridge line and isolation at the north middle part of the park significantly reduces any impact it might have on the integrity of the district. In addition, public improvements such as the tennis courts and playgrounds have been placed and controlled with sensitivity to the original pasture character of the Bush estate.

Visible parking lots within the area include one at the First Church of Religious Science, one belonging to the First Church of Christ Scientist and several in Bush's Pasture Park.

For the most part, alterations to houses within the district have been additions to the rear portions not visible from the street and have been compatible with existing architectural styles. One house at 630 Leffelle Street S.E., received extensive remodeling in 1960 which converted it from a 1914 bungalow style home to a Swedish Colonial. This completely changed the character of the house. However, the resulting structure is compatible with the character of the district. Several homes were moved into the district including: 460 Oak Street and 505 Mission Street (see individual descriptions).

Oregon Historic Photograph Collections

Title: Bush's Pasture Park and Willamette University Track, 1949

Date: May 6, 1949

Photo Source: Salem Public Library, Ben Maxwell Collection



Case No. _____

Historic Alteration Review Worksheet

Site Address: _____

Resource Status: Contributing Non- Contributing Individual Landmark Type of Work Activity Proposed: Major Minor Chose One: Commercial District Individual Resource Public District
Residential District Sign

Replacement, Alteration, Restoration or Addition of:

Architectural Feature:

- Awning
- Door
- Exterior Trim, Lintel
- Other architectural feature _____
- Roof/Cornice
- Masonry/Siding
- Storefront
- Window(s) Number of windows: _____

Landscape Feature:

- Fence
- Streetscape
- Other Site feature (describe) _____

New:

- Addition
- Accessory Structure
- Sign
- Mural
- Accessibility Ramp
- Energy Improvements
- Mechanical Equipment
- Primary Structure

 Will the proposed alteration be visible from any public right-of-way? Yes No

Project's Existing Material: _____ Project's New Material: _____

Project Description

Briefly provide an overview of the type of work proposed. Describe how it meets the applicable design criteria in SRC Chapter 230. Please attach any additional information (i.e., product specification sheets) that will help staff and the HLC clearly understand the proposed work:

Signature of Applicant












Date Submitted/Signed

CHASE COUNTY 9/5/2024 7:33 AM

Z:\23.054 Willamette University Baseball and Softball Field Improvements\CAD\XREFS\23.054 - EXISTING Illustrative Base - Baseball.dwg



LEGEND

-  PROPERTY LINE
-  GR NATURAL GRASS FIELD SURFACE
-  DT DIRT INFIELD SURFACE
-  TF-1 EXISTING TURF FIELD SURFACE
-  TF-2 EXISTING TURF FIELD SURFACE
-  LA EXISTING LAWN AREA
-  PA EXISTING PLANTING AREA
-  CP EXISTING CONCRETE PAVING
-  AP EXISTING ASPHALT PAVING
-  WP EXISTING WOOD CHIP SURFACING
-  GR EXISTING GRAVEL SURFACING

SPEC KEENE STADIUM
FIELD IMPROVEMENTS
WILLAMETTE UNIVERSITY
900 State Street, Salem, OR 97301

STAMP

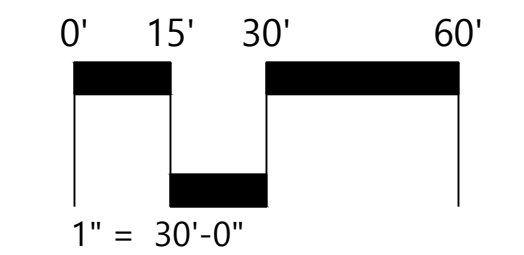
FOR INFORMATION ONLY

Checked:	CG
Drawn By:	CG/DH/VG
Checked:	MK
Project #:	23.054
Date:	08.02.2024

Rev. #:	Date:
01	10.09.2024



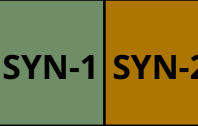


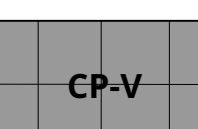
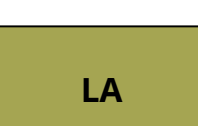
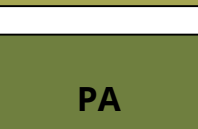
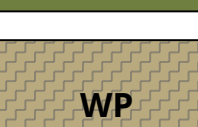


HISTORIC DESIGN REVIEW
SHEET TITLE
ILLUSTRATIVE PLAN - EXISTING CONDITIONS
SHEET #

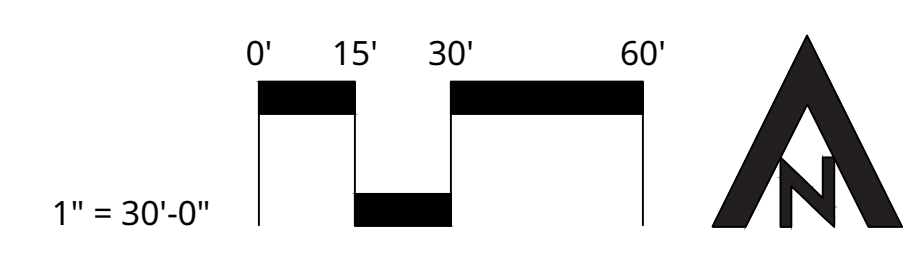
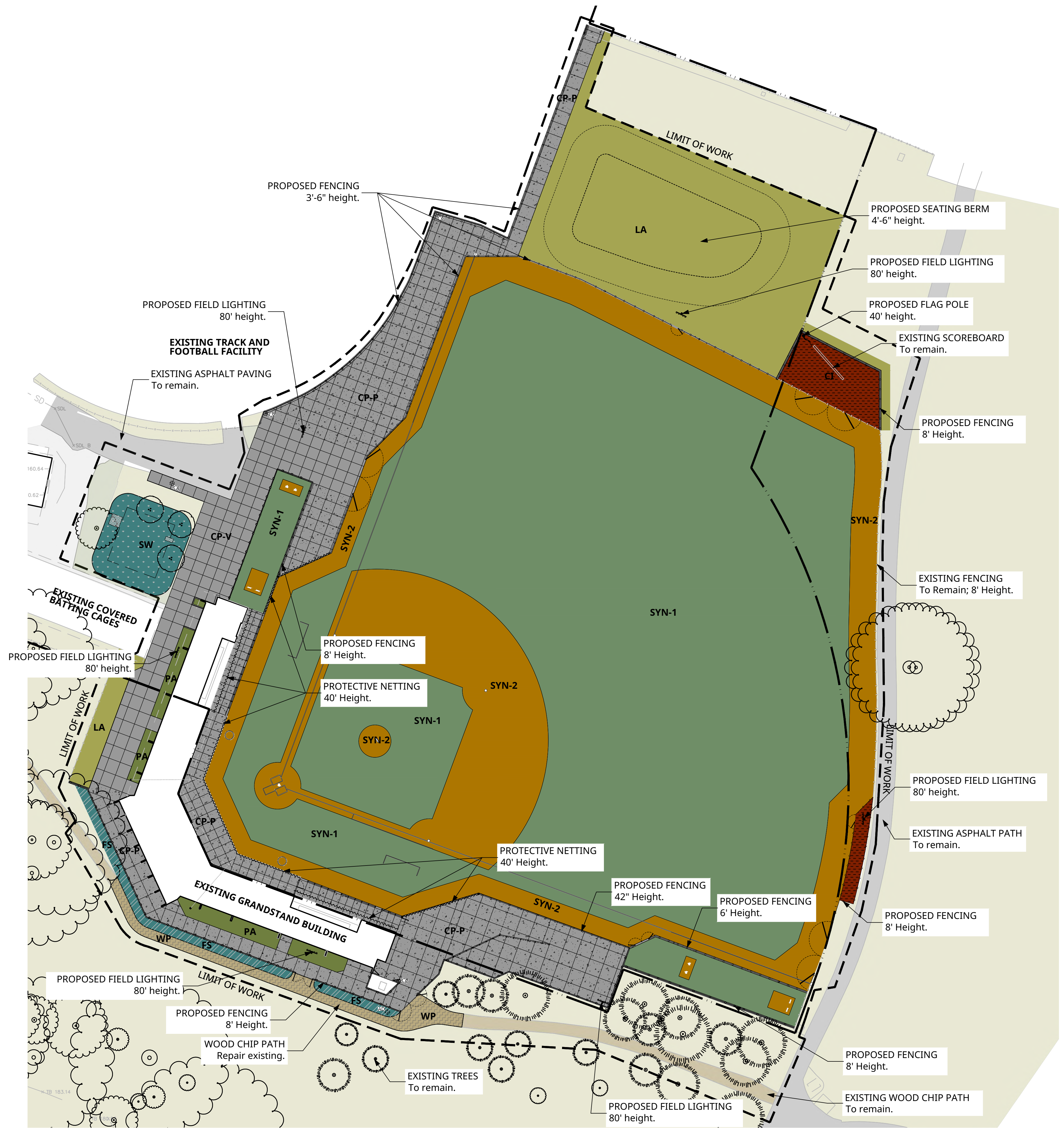
LH1.00



**SPEC KEENE STADIUM
 FIELD IMPROVEMENTS**
 WILLAMETTE UNIVERSITY
 900 State Street, Salem, OR 97301

LEGEND

-  PROPERTY LINE
-  LIMIT OF WORK
-  SYN-1 SYN-2 SYNTHETIC TURF FIELD SURFACE
-  CI RECYCLED CINDER SURFACING
-  CP-P CONCRETE PAVING
Pedestrian-rated
-  CP-V CONCRETE PAVING
Vehicle-rated
-  LA LAWN AREA
-  PA PLANTING AREA
-  WP WOOD CHIP PATH
Repair existing.
-  SW STORMWATER PLANTING AREA
-  FS FILTER STRIP PLANTING AREA



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FOR INFORMATION ONLY

Checked: CG
 Drawn By: CG/DH/VG
 Checked: MK
 Project #: 23.054
 Date: 08.02.2024

Rev. #: 01 Date: 10.09.2024

HISTORIC DESIGN REVIEW
 SHEET TITLE
ILLUSTRATIVE PLAN - PROPOSED CONDITIONS
 SHEET #

LH2.00



**Willamette University
Baseball Facility Improvements**

Historic Design Review Application

Revised September 20, 2024

160 East Broadway
Eugene, Oregon 97401

www.cameronmccarthy.com



2.0 LAND USE PROPOSAL

2.1 Overview

Willamette University (“the Applicant”) requests Major Historic Design Review (Class 3), pursuant to a Type III procedure, for approval to construct turf, fencing, lighting, and hardscape improvements at the existing Spec Keene Stadium and John Lewis Field baseball facilities (the “Project”).

The Project site comprises approximately 4.18 acres of one parcel identified on Assessor’s Map 073W27D as Tax Lot 000200, and a small portion of the surrounding parcel identified on Assessor’s Map 073W27D as Tax Lot 000100. Tax Lot 000200 is owned by Willamette University, totals 11.49 acres in size, and contains the McCulloch Stadium Complex, Spec Keene Stadium, and John Lewis Field athletic facilities. The surrounding property is owned by the City of Salem (Bush’s Pasture Park) and totals 85.90 acres in size. A small portion of the existing baseball facility outfield and perimeter extends onto the surrounding City park property through an existing Agreement (Exhibit C). The subject properties are zoned PA – Public Amusement and are within the Historic District (Gaiety Hill/Bush Pasture Park Historic District) overlay zone. The portion of the Project site that extends onto the surrounding City property is within the Bush’s Pasture Park Cultural Landscape Management Plan areas 11a (Oak Savanna Remnant & Camas Fields) and 11b (Oak Expansion).

As illustrated in the attached plans, the Applicant requests approval to construct facility improvements to the Spec Keene Stadium and John Lewis Field baseball facilities. The improvements involve full synthetic turf field conversion, field lighting, field netting, a new outfield fence alignment, and path and hardscape improvements. The proposed use is permitted as a Major Event Entertainment use in the PA – Public Amusement zone. The use occurring in the portion of the Project area outside of the property boundary is permitted through an existing agreement with the City of Salem and occurs on land classified as a historic non-contributing use pursuant to the Historic District overlay zone.

The Applicant conducted a Pre-Application Conference (Case No. PRE-AP23-34; April 10, 2023) per UDC Sec. 300.100 with the City of Salem to discuss land use approval requirements for the baseball facility improvements. The attached materials and enclosed findings demonstrate that the proposal complies with general design guidelines for non-contributing historic uses (Sec. 230.070). A Class 3 Site Plan Review application has been submitted separately.

2.2 Background

This project addresses the need for synthetic turf athletic fields in the Salem-Keizer area, specifically for Willamette University athletics. Currently, there are no synthetic turf baseball and softball fields in the City of Salem. With consistent wet conditions each spring, collegiate and youth baseball and softball athletes in the area face adverse playing conditions and limited opportunities to practice. Over half of the Salem-Keizer Public Schools are designated as federal Title 1 schools with 84% of the district’s students considered economically disadvantaged. The lack of consistent access to field space is one of the biggest challenges to increasing local youth participation in organized sports. The lack of turf forces Salem-Keizer students to travel to Portland to play on synthetic turf, which disrupts school schedules and presents additional challenges. The proposed projects will renovate the

baseball field in Bush's Pasture Park and the softball field across the street from Willamette University on the Tokyo International University campus (separate land use application). The proposed improvements will provide collegiate and youth athletes with access to all-weather fields and expand opportunities for sports camps, fundraising tournaments, and related athletic programming.

Willamette University and the City of Salem have an existing Agreement dated September 24, 1982, which establishes terms and conditions for joint use and management of the University's ball fields and the City's Bush's Pasture Park. The Agreement permits the University's John Lewis Field baseball facility to encroach into the park property subject to the terms outlined in the contract. In January 2024, the City of Salem entered into a Memorandum of Understanding with Willamette University and the Salem Baseball Club, which outlined their collective support for improving the existing facilities and interest in amending the existing Agreement. In June 2024, the City of Salem and Willamette University executed a Restated Agreement to permit expanded encroachment into the park to accommodate the proposed improvements (Exhibit C).

3.0 EXISTING CONDITIONS

3.1 Location and Site Context

The Project area is approximately 4.18 acres in total, comprising 3.25 acres of Tax Lot 073W27D-000200 and 0.93 acres of Tax Lot 073W27D-000100 in Bush's Pasture Park, two blocks south of the Willamette University campus in Salem, Oregon. The primary subject property, Tax Lot 000200, is owned by Willamette University and is 11.49 acres in total. A small portion of the property stretches north to abut Mission St SE, but is otherwise contained by Tax Lot 000100, a City-owned, 85.9-acre property which encompasses the surrounding park. The primary subject property encompasses the existing baseball facility in the southeast corner and the adjacent McCulloch Stadium to the northwest. A small portion of the baseball facility outfield and perimeter extends onto the surrounding park property to the east and south through an agreement with the City of Salem (Exhibit C, Attachment A).

3.2 Zoning and Use Classification

The subject properties are within the City of Salem Limits and the Urban Growth Boundary. They are designated POS – Parks, Open Space, Outdoor Recreation on the Comprehensive Plan and zoned PA – Public Amusement with Historic District (Gaiety Hill/Bush Pasture Park Historic District) overlay zoning. The PA zone allows a variety of public and private parks, open space, and indoor and outdoor recreation uses. The proposed use is classified as a Major Event Entertainment use because it is designed to accommodate 1,500 spectators. Major Event Entertainment uses are permitted in the PA zone.

3.3 Historic District Overlay

The subject properties are within the Gaiety Hill/Bush's Pasture Park Historic District (Sec. 230.200(a)), whose purpose is to designate and preserve the community's historic structures, educate, and promote cultural heritage tourism. The Gaiety Hill/Bush's Pasture Historic District was listed on the National Register of Historic Places in 1986, with a period of significance from 1878-1938. The area of the district is 143 acres and includes 113 historic contributing resources and 32 non-contributing resources. While Bush's Pasture Park is the district's most notable contributing resource, the Willamette University property, including the existing stadium and baseball facilities (Exhibit C, Attachment A), was developed after the historic period of significance and is considered a non-contributing element of the district (Exhibit F – Historic Photo).

3.4 Site Description and Current Use

The subject property is home to McCulloch Stadium and the Charles Bowles Track, which host Willamette's football, track and field, and cross-country programs; and the Roy S. "Spec" Keene Stadium, which hosts the John Lewis Baseball Field, spectator grandstand, and related baseball facilities.

The existing Spec Keene baseball stadium was built in 1989. The stadium complex includes chairback seating in a portion of the grandstand, plus a clubhouse, dugouts, and a concession stand. The John Lewis Field is a natural grass field. In the summer of 2019, artificial turf was installed on the mound, home plate, baselines, and bullpen areas. In the summer of 2020, the clubhouse was renovated to include new lockers, flooring, restrooms,

storage area, stereo system, smart tv, and couches. Other recent renovations include updating the sound system, updating the scoreboard, installing new nets and a roof in the covered-hitting facility, and equipping the workout room.

Athletes and spectators access the baseball facilities from the northwest, travelling from Mission St SE past the larger McCulloch Stadium and entering Spec Keene stadium from the west side. There is also a paved multiuse path that runs north to south along the eastern boundary of the existing field, and a soft surface trail that breaks off from the paved path to run along the southern boundary of the field.

The surrounding Bush's Pasture Park covers nearly 90 acres and is highly used by the Salem community. A 1.5-mile bark trail surrounds the perimeter of the park, and a network of paved, multiuse pathways connect visitors to a variety of amenities including large open grass areas, playgrounds, restrooms, a rhododendron garden, a softball/baseball field, tennis courts, a horseshoes area, picnic areas, an amphitheater, and a soap box derby track.

4.0 DETAILED PROJECT DESCRIPTION

The Project involves replacing the existing natural grass and dirt baseball field with synthetic turf, field underdrainage, and stormwater conveyance systems. Additional improvements include outfield and security fencing, field lighting, protective netting, and improved pedestrian viewing areas.

The proposed field will measure approximately 367'-9" from the apex of the home plate to the outfield fence and feature a combination of green and brown synthetic turf with white baseball field markings that conform to the current NCAA Court and Field Diagram Guide. Perforated collector pipes will provide subgrade drainage of the field. The outfield perimeter will be bound by 8'-0" galvanized chain-link fencing. A 36" prefabricated padded backstop and 42" galvanized chain-link fencing on the west and south sides of the field will sit below 40' of protective tension netting. The northeast side of the outfield will also include a gated area made up of recycled cinder surfacing. Field lighting is proposed throughout the site, with fixtures up to 80' tall.

Existing elements to remain include the grandstands and dugouts on the southwest side of the field, a transformer on the south side, and a soft surface trail along the southern boundary of the stadium. Primary access to the facility will remain on the west side at the stadium entrance. Secondary access will occur via a paved pedestrian path from the north. Tertiary access will occur on the south side of the field from an existing soft surface trail. All existing trees on site will be preserved.

6.0 APPROVAL CRITERIA AND STANDARDS

This section contains findings that establish conformance with the criteria and approval conditions for a Class 3 Historic Design Review. The subject site is within the Gaiety Hill/Bush's Pasture Park Historic District overlay, a residential historic district (Sec.230.200(a)). The Gaiety Hill/Bush's Pasture Historic District was listed on the National Register of Historic Places in 1986. The period of significance is 1878-1938. **The baseball facilities were developed after the historic period of significance¹ (emphasis added).** The district's resources are primarily residential, though its most notable element is Bush's Pasture Park, located at the center of the district.

This Project involves modifications to the existing Willamette University baseball facility, a historic non-contributing resource in the district. The baseball facility lies at the center of Bush's Pasture Park. The park's character is defined by open space, oak groves, lawn areas, and native woodland trees and shrubs². According to the National Register of Historic Places Nomination Form for the Gaiety Hill/Bush's Pasture Park Historic District, the location of Willamette University athletic stadium and ballfields "below the ridge line and isolation at the north middle part of the park significantly reduces any impact it might have on the integrity of the district"³. These facilities, along with the tennis courts and playgrounds, "have been placed and controlled with sensitivity to the original pasture character of the Bush estate"⁴. Furthermore, the description of Bush Park included with the National Register of Historic Places inventory states that the 9-acre property sold to Willamette University in 1946 for sports facilities is one of three areas that are part of Bush's Pasture Park but have "separate identities"⁵. Thus, while the proposed baseball facility improvements conform to the naturalistic quality of the surrounding park, **the character and identity of the Willamette University athletic facilities are distinct within the overall district nomination (emphasis added).**

In accordance with UDC Sec. 230.070, the Project establishes compliance with the following general design guidelines for non-contributing buildings and structures instead of the standards for new construction in residential historic districts outlined in Sec. 230.035. The following descriptions demonstrate how the proposed baseball facility improvements are consistent with the district's historic style and do not adversely affect the overall character of the district, namely the pastoral quality of the Bush Park area.

Sec. 230.070 – General guidelines for non-contributing buildings and structures.
In lieu of the standards for non-contributing buildings and structures set forth in SRC 230.030 and 230.045, an applicant may make changes to a non-contributing building or structure, regardless of type of work, which shall conform to the following guidelines:

¹ NPS National Register of Historic Places Inventory Nomination Form, *Gaiety Hill/Bush's Pasture Park Historic District* (1986), pg. 50.

² NPS National Register of Historic Places, pg. 49-50.

³ NPS National Register of Historic Places, pg. 8.

⁴ NPS National Register of Historic Places, pg. 8.

⁵ NPS National Register of Historic Places, pg. 46.

(a) Materials shall be consistent with those present in buildings and structures in the district generally.

Materials listed on the district's National Register of Historic Places Nomination Form include "concrete and asphalt streets, concrete sidewalks (some with curb cuts), street lights and overhead wiring"⁶. No additional details specific to the materials or style of lighting fixtures and hardscape improvements are provided.

The Project's proposed design elements include synthetic turf fields, concrete hardscape, landscaped areas, field lighting, perimeter fencing, protective backstop netting, and a flagpole. The following details describe how each of these proposed elements is consistent with those present within Bush's Pasture Park, as identified on page 16 of the Bush's Pasture Park Cultural Landscape Management Plan (Exhibit G – CLMP Bush Park Existing Conditions Plan).

Hardscape

Proposed hardscape improvements are limited to concrete walkways. Concrete walkways are present throughout the historic district and are named under the "Vistas and Landscape Features" section of the National Register of Historic Places Nomination Form.⁷ Concrete is also identified as an existing circulation material on the CLMP Existing Conditions Plan (Exhibit G).

Field Surfacing

The synthetic turf field surfacing will be colored green and brown to blend with the naturalistic, woodland character of the surrounding park environment. Bush's Pasture Park contains a comparable natural turf softball/baseball field, located to the southeast, north of Lefelle St SE, that has a grass (green) outfield and dirt (brown) infield.

Lighting and Flag Poles

Proposed vertical accessory structures, including light stanchions and a flagpole, will be made of aluminum metal with a black powder coat finish. The dark finish minimizes their reflectivity to blend with the woodland character of the surrounding park property. Furthermore, street lights and overhead wiring exist elsewhere in the historic district and are named without further stylistic details under the "Vistas and Landscape Features" section of the National Register of Historic Places Nomination Form.⁸ Because the district is not defined by any one architectural style or period but rather a collection of "many different architectural and landscape features"⁹, proposed fixtures do not need to conform to a specific style; they only need to be generally consistent, which is achieved by selecting finish materials.

Fencing and Netting

Proposed fencing and netting materials are designed to allow for clear sight lines and minimize visual barriers while providing adequate security and protection within and adjacent to the baseball facility. The outfield perimeter fencing will be made of galvanized chain-link,

⁶ NPS National Register of Historic Places, pg. 7.

⁷ NPS National Register of Historic Places, pg. 6.

⁸ NPS National Register of Historic Places, pg. 6.

⁹ NPS National Register of Historic Places, pg. 1.

which minimizes visual obstruction and does not adversely affect the open, pastoral quality of the park. Chain link fencing is present elsewhere in Bush's Pasture Park and is identified as an existing, small-scale feature on the CLMP Existing Conditions Plan (Exhibit G). A metal panel security fence with a black powder coat finish is included near the stadium. This metal fence is more ornamental in nature and is consistent with other dark metal gates found elsewhere in the historic district. Light-weight fiber netting will provide adjacent property protection with 95% see-through visibility.

(b) Alterations and additions shall be compatible in design and construction with the general character of buildings or structures in the historic district.

The proposed improvements are limited to structures accessory to the existing stadium, a non-contributing resource, including fencing and field lights; no new buildings or building alterations are proposed. The following analysis is limited to the evaluation of the compatibility of design and scale with similar improvements found within Bush's Pasture Park. The analysis focuses on the following:

1) Compatibility of Design with similar improvements within Bush's Pasture Park

The design of the proposed improvements reflects the naturalistic style of the surrounding park property, which is a contributing landscape element of the historic district. The proposed elements include green and brown field surfacing, concrete walkways, dark metal fixtures, and fencing and netting with maximum see-through visibility. The field surfacing mimics the pastoral character of the park's open space, while the vertical elements minimize visual obstruction to blend with the surrounding landscape and maintain open sight lines. The materials selected for the proposed improvements were selected to match existing features within Bush Park and the existing Willamette University athletic facilities, including the outfield perimeter fencing.

2) Compatibility of Scale and comparison with other similar improvements within Bush's Pasture Park

The proposed fencing and field lighting elements' size and scale promote safety for athletes, spectators, and park users while conforming to the naturalistic character of the historic district and recognizing that the character and identity of the existing Willamette University athletic facilities are distinct within the overall district.

There are six 80' lighting fixtures proposed. These fixtures are specifically designed to minimize light pollution. The proposed field lighting specifications (Exhibit E) demonstrate compliance with Sec. 800.060 of the Salem UDC, with a 0% upward light ratio and one footcandle in illumination at 3' above ground level at a distance five feet outside the project limits. No illumination will be visible at a distance of five feet outside the property boundaries. Thus, the proposed lighting will not adversely affect the surrounding historic district.

3) Proposed Location within Bush's Pasture Park and assessment of impact to the Park and surrounding Historic District

The proposed improvements will occur primarily within the footprint of the existing Spec Keene Stadium and adjacent baseball field, with minimal improvements to pedestrian walkways and landscape areas directly south of the stadium. The baseball facility is located below the ridge line of Bush's Pasture Park and isolated in the middle part of the park, which "significantly reduces any impact it might have on the integrity of the district"¹⁰.

Conclusion

Based on available information, supporting materials, and findings described above, the request is consistent with all applicable provisions and associated approval standards. Compliance with the applicable requirements, together with the details and specifications in the plans, demonstrates that approval of the proposal will result in no unmitigated adverse impacts to the developed and undeveloped areas of the subject property or adjacent areas.

¹⁰ NPS National Register of Historic Places, pg. 8.

Figure 1

Bush's Pasture Park
Cultural Landscape Management Plan

EXISTING CONDITIONS PLAN

**Bush's Pasture Park
& Deepwood Estate Gardens
Cultural Landscape Management Plan**

existing conditions base map
July 2021

General

- Project boundary
- National Register Historic District context

Buildings & Structures

- Building or structure
- Pedestrian bridge
- Stone wall

Circulation

- Paved trails
- Paved roads
- Unpaved trails
- Concrete

Natural Features

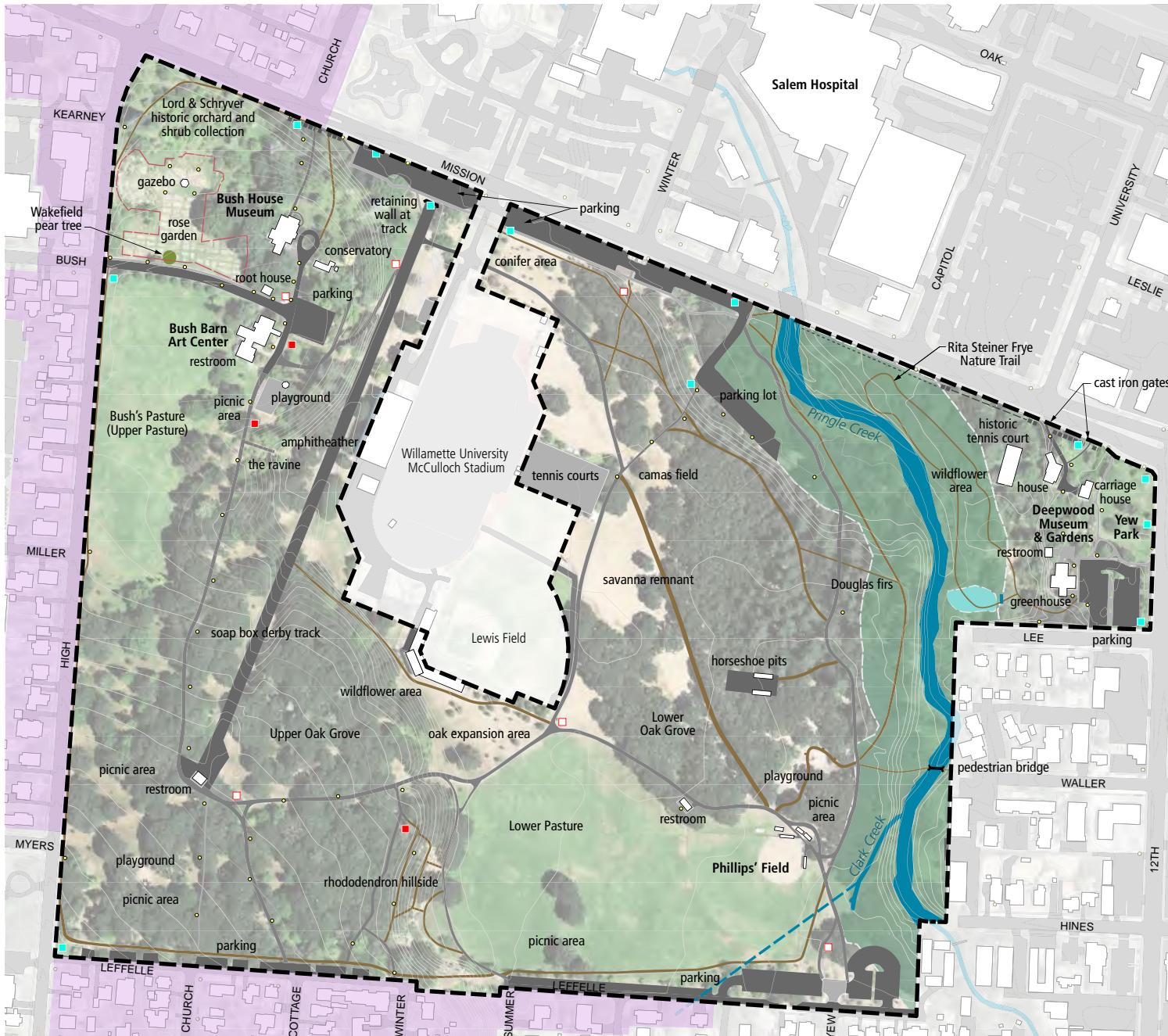
- Creeks
- Culvert
- Wetland (LWI)
- 2-foot contours

Vegetation

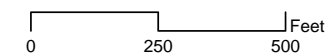
- Rose garden
- Riparian area

Small-scale Features

- Cast iron fence
- Chain link fence
- Art or sculpture
- Kiosk
- Light
- Sign



Sources: City of Salem GIS, Historic Deepwood Estate, Historic Landscape Report (1990); National Register of Historic Places Nomination for Gaiety Hill/Bush's Pasture Park Historic District (1986); MIG field work, May 2020



1977
SportsCluster

1989
SportsCluster.2

1989
SportsCluster.2
Level 8™

1989
SportsCluster.2
Total Light Control™

2005
Light-Structure
System™
Green Generation™

Today
Light-Structure
System™
TLC for LED™

Today
Other Luminaire
Manufacturer
LED

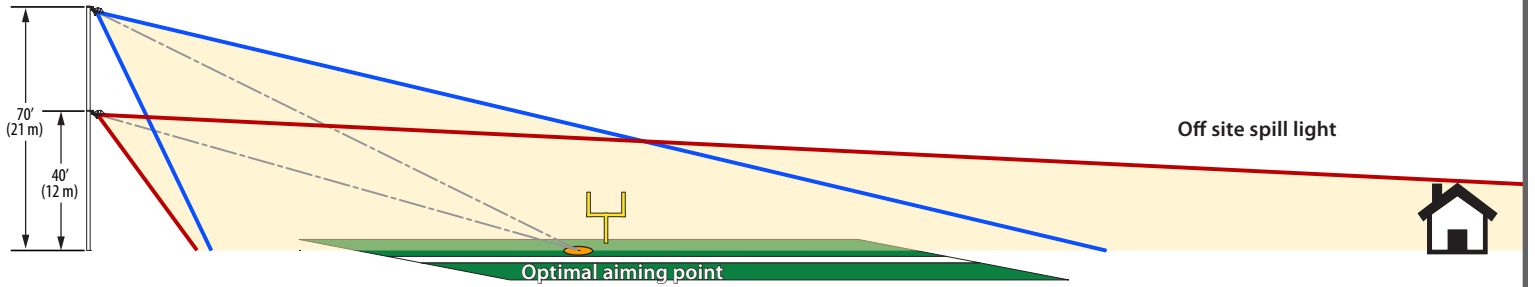


Photographed at 100 ft (30 m) from field edge

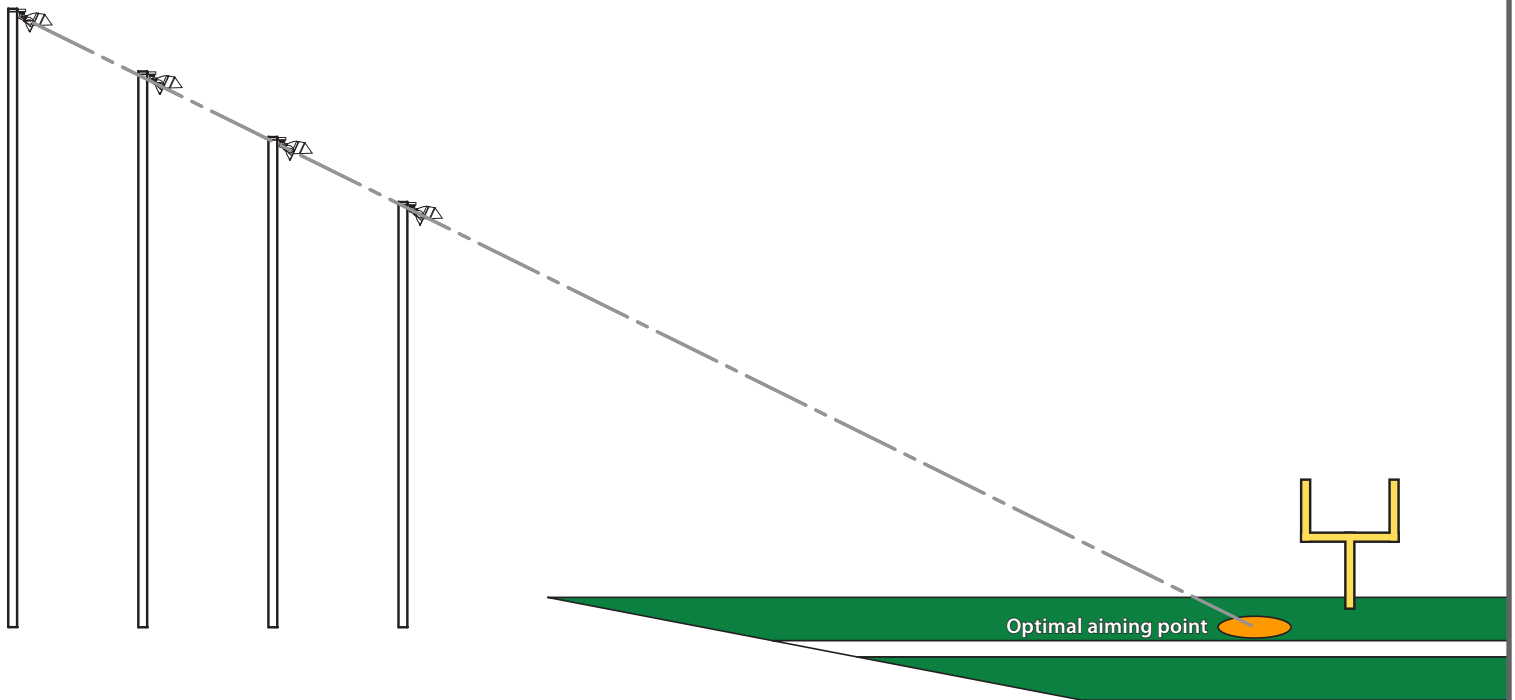
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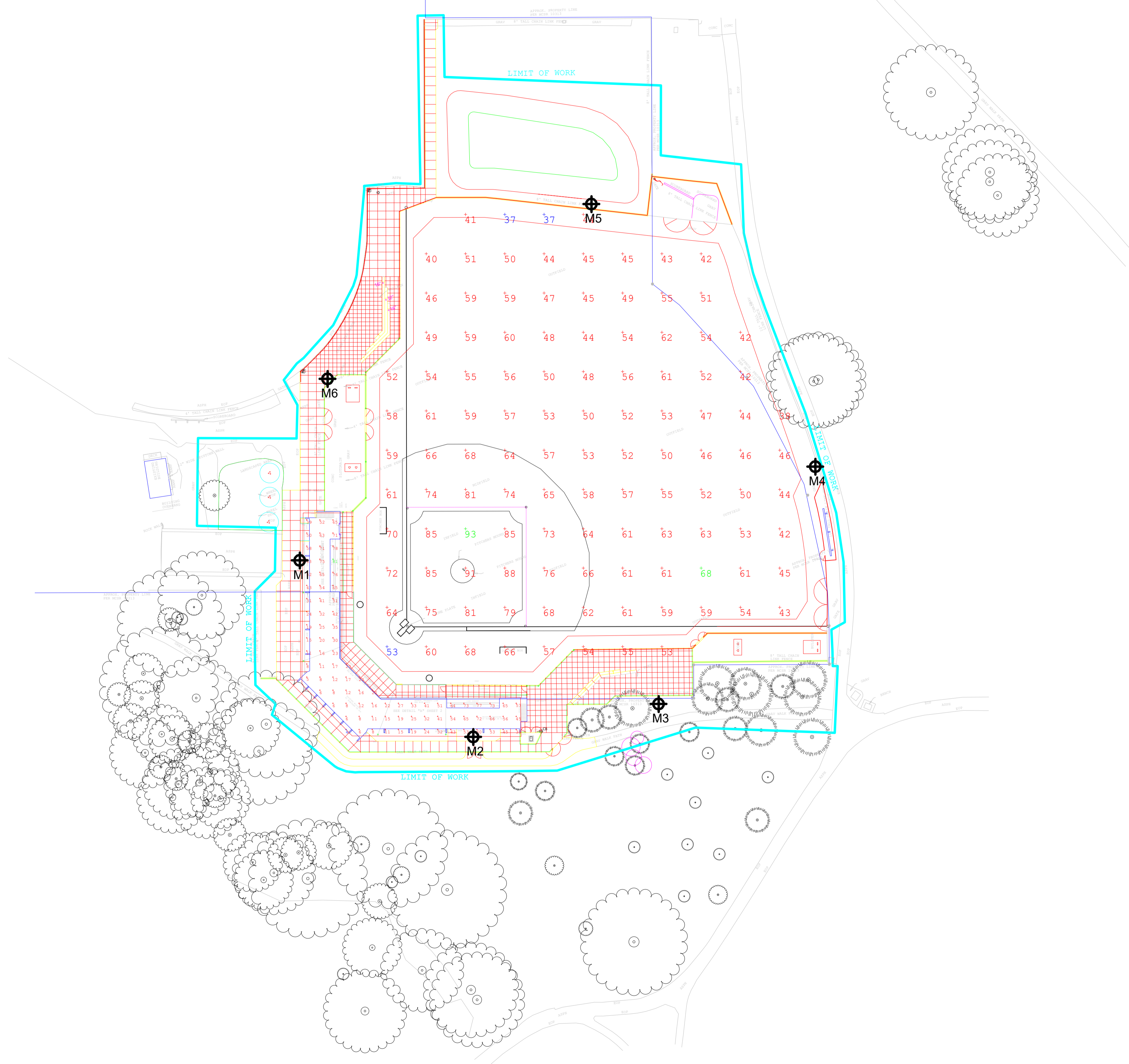
- On-field light level per pole
- Luminaire aiming angles
- Wattage per luminaire
- Pole distance from aiming point
- Mounting height

Pole height impacts aiming angles and the amount of spill light



Distance from the aiming point determines optimal pole height





Equipment.
Baseball Field
 6 x 80ft Masts(M1-M6)
 Each Carrying:-
 M1 & M29 x SiFlood Maxi Pro PL33T + S3K Full Shield
 M3 - M610 x SiFlood Maxi Pro PL33T + S3K Full Shield

LED Performance
 Colour Temperature - 5700K
 CRI - Ra70
 Lumen Output - 162010 Lm
 Total Watts - 1251W
 Total Electrical Load - 82.566KW

Upward Light Ratio=0%

Maintenance Factor=0.9(Applied)



Project
 WILLAMETTE UNIVERSITY
 BASEBALL FIELD
 70Fc INFIELD
 50Fc OUTFIELD

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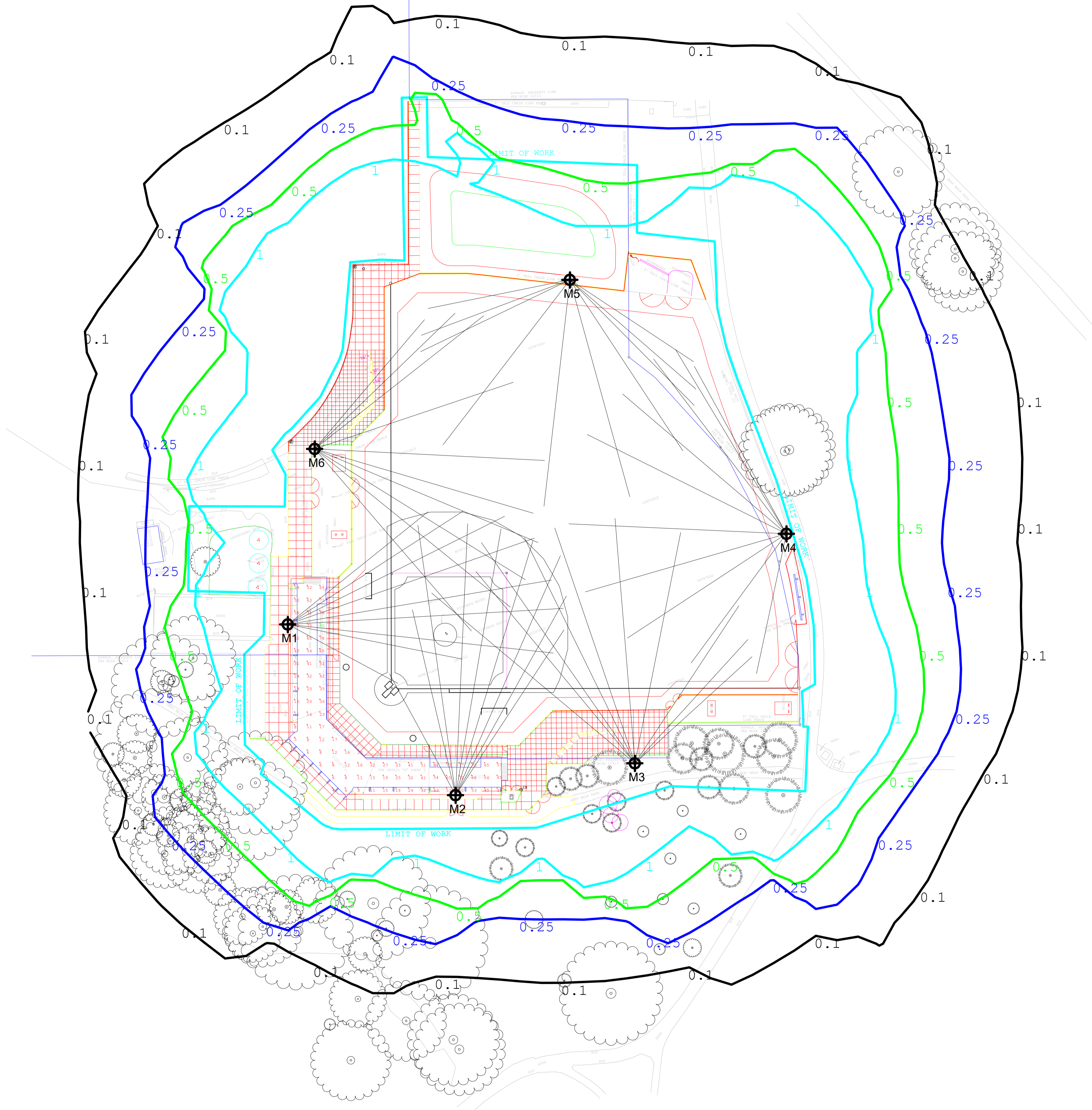
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 Field Illuminance Levels

Drawn By (print) Date
 Neil Johnson 06/Jun/2024

Project No Scale
 SiUSA1005 Rev 2 A1 1:500

Drawing No Status
 E01 Proposal

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Infield	Illuminance	Fc	71.12	93	53	1.34	1.75
Outfield	Illuminance	Fc	51.60	68	37	1.39	1.84



Equipment.
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 Each Carrying:-
 M1 & M29 x SiFlood Maxi Pro PL33T + S3K Full Shield
 M3 - M610 x SiFlood Maxi Pro PL33T + S3K Full Shield

LED Performance
 Colour Temperature - 5700K
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Upward Light Ratio=0%
 Maintenance Factor=0.9(Applied)



Project
 WILLAMETTE UNIVERSITY
 BASEBALL FIELD
 70Fc INFIELD
 50Fc OUTFIELD

www.siteco.com

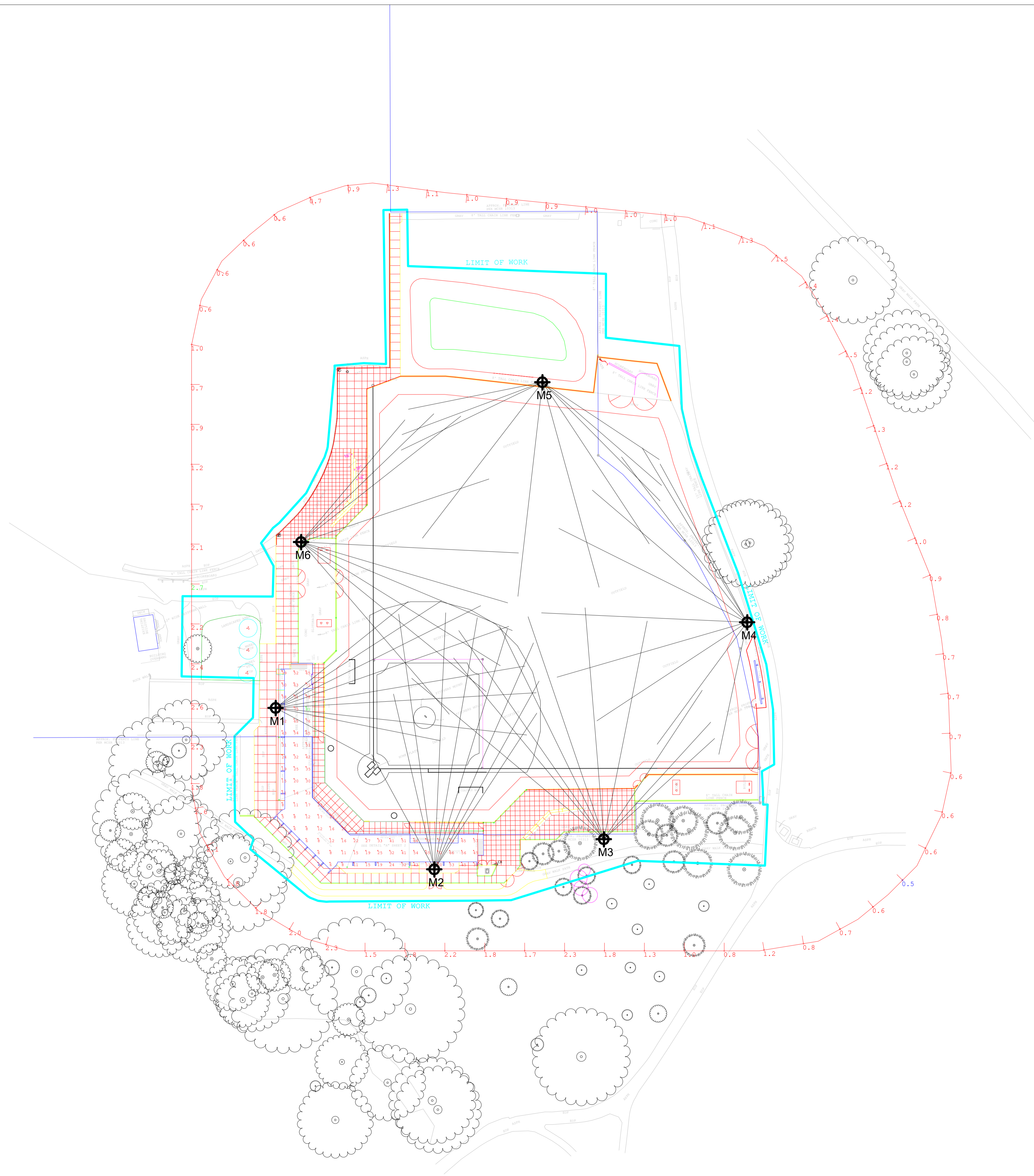
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Drawn By (print)	Date
Neil Johnson	06/Jun/2024

Project No	Scale
SiUSA1005 Rev 2	A1 1:500

Drawing No	Status
E01	Proposal

Calculation Summary			
Label	CalcType	Units	Contour Values
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Equipment.
Baseball Field
 6 x 80ft Masts(M1-M6)
 Each Carrying:-
 M1 & M29 x SiFlood Maxi Pro PL33T + S3K Full Shield
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Upward Light Ratio=0%

Maintenance Factor=0.9(Applied)



Project
 WILLAMETTE UNIVERSITY
 BASEBALL FIELD
 70Fc INFIELD
 50Fc OUTFIELD

www.siteco.com

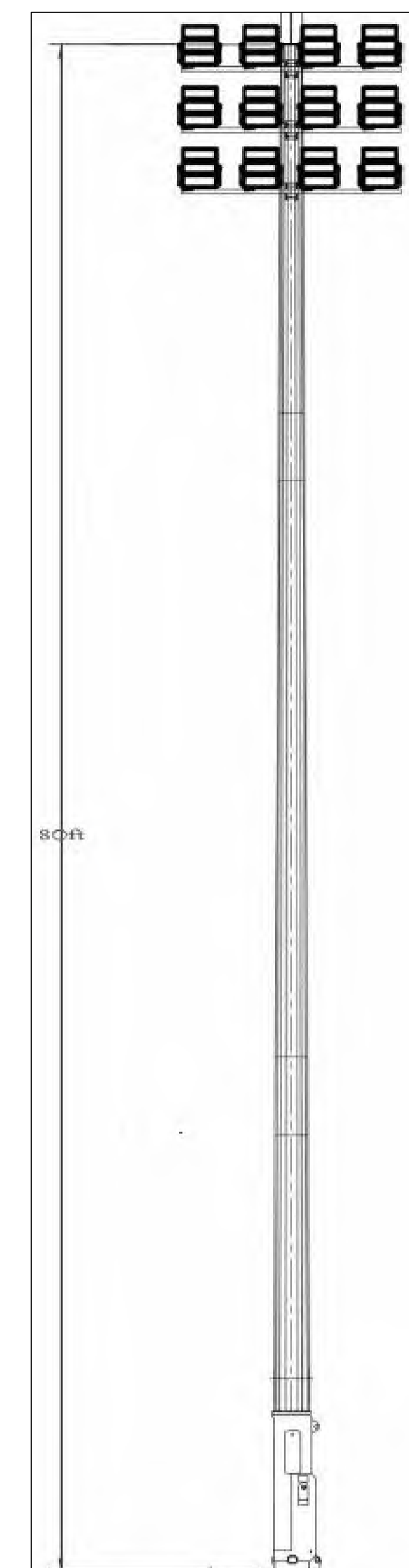
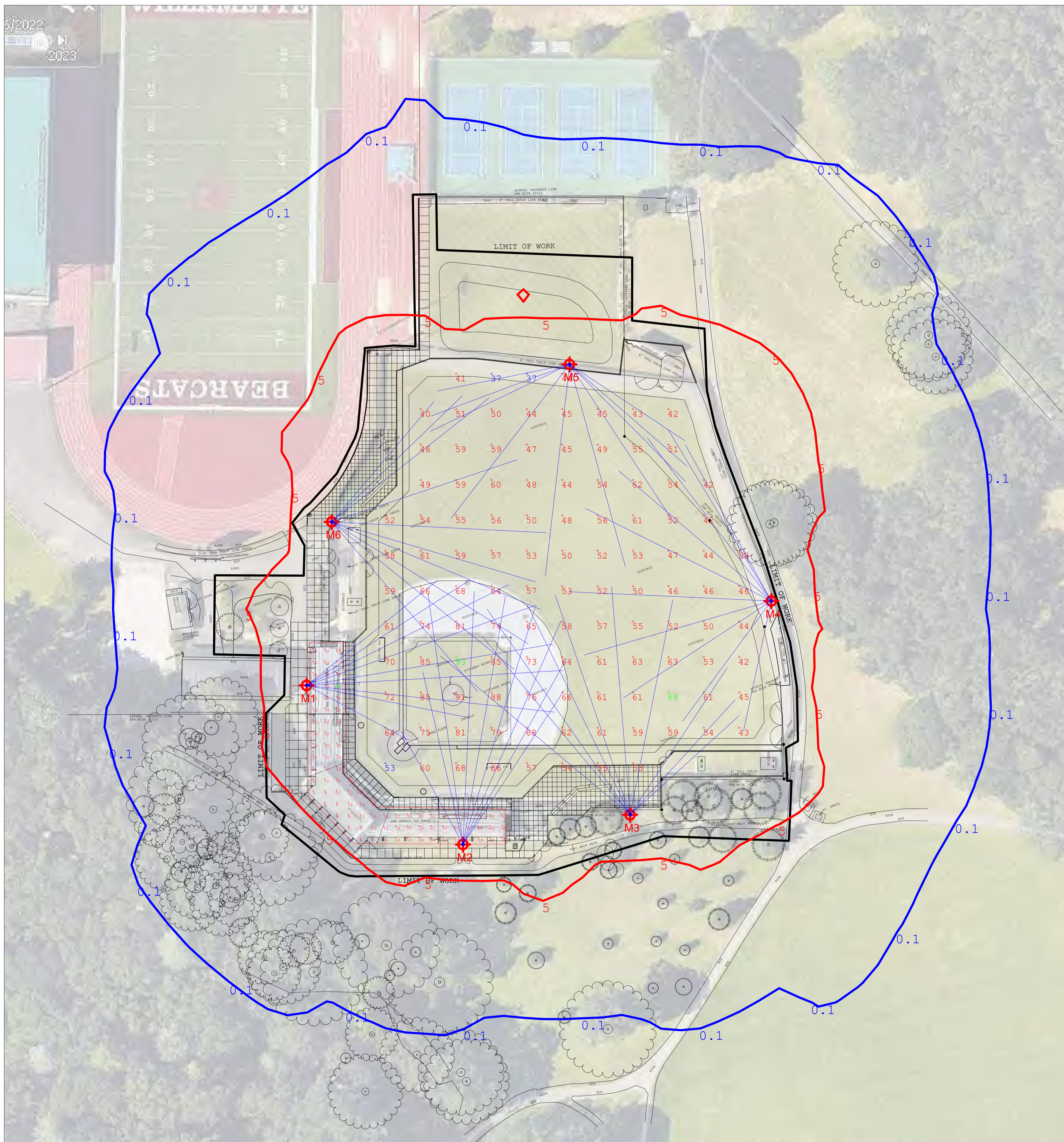
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Drawn By (print)	Date
Neil Johnson	06/Jun/2024

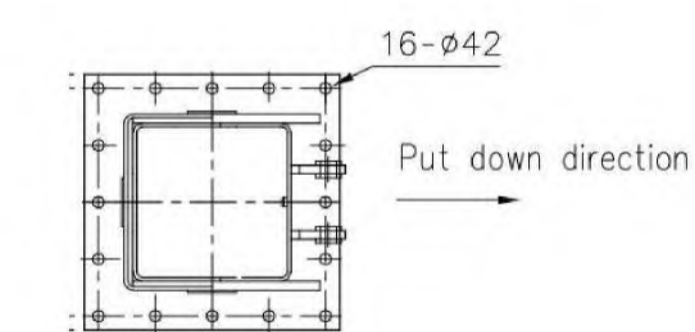
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SiUSA1005 Rev 2	A1 1:500

Drawing No	Status
E01	Proposal

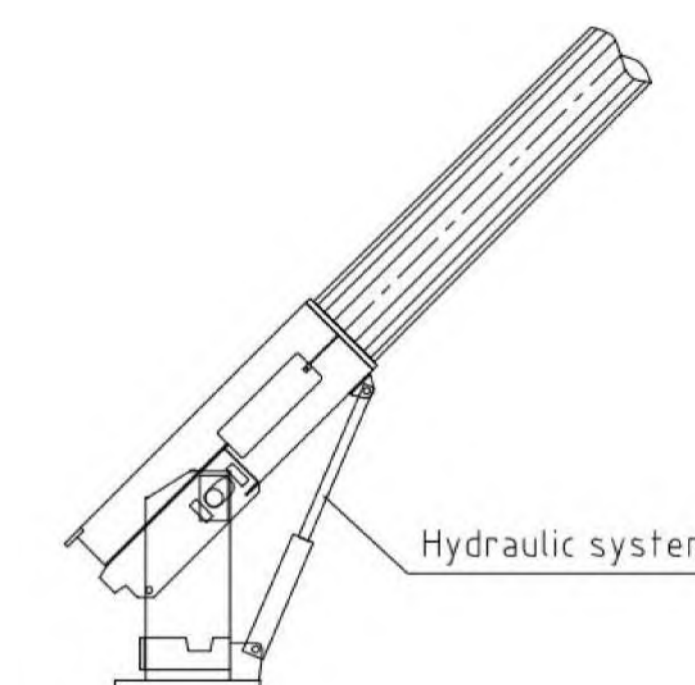
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Spill Line(Vertical) 3' AGL	Illuminance	Fc	1.30	2.7	0.5	2.60	5.40



80ft Mast for up to 12 Fixtures



Detail of base flange



Put down schematic diagram

Equipment.
Baseball Field
 6 x 80ft Masts(M1-M6)
 Each Carrying:-
 M1 & M29 x SiFlood Maxi Pro PL33T + S3K Full Shield
 M3 - M610 x SiFlood Maxi Pro PL33T + S3K Full Shield

LED Performance
 Colour Temperature - 5700K
 CRI - Ra70
 Lumen Output - 162010 Lm
 Total Watts - 1251W
 Total Electrical Load - 82.566KW



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Bleachers	Illuminance	Fc	36.34	81	4	9.09	20.25
Infield	Illuminance	Fc	71.12	93	53	1.34	1.75
Outfield	Illuminance	Fc	51.60	68	37	1.39	1.84



Project
 WILLAMETTE UNIVERSITY
 BASEBALL FIELD
 70Fc INFIELD
 50Fc OUTFIELD

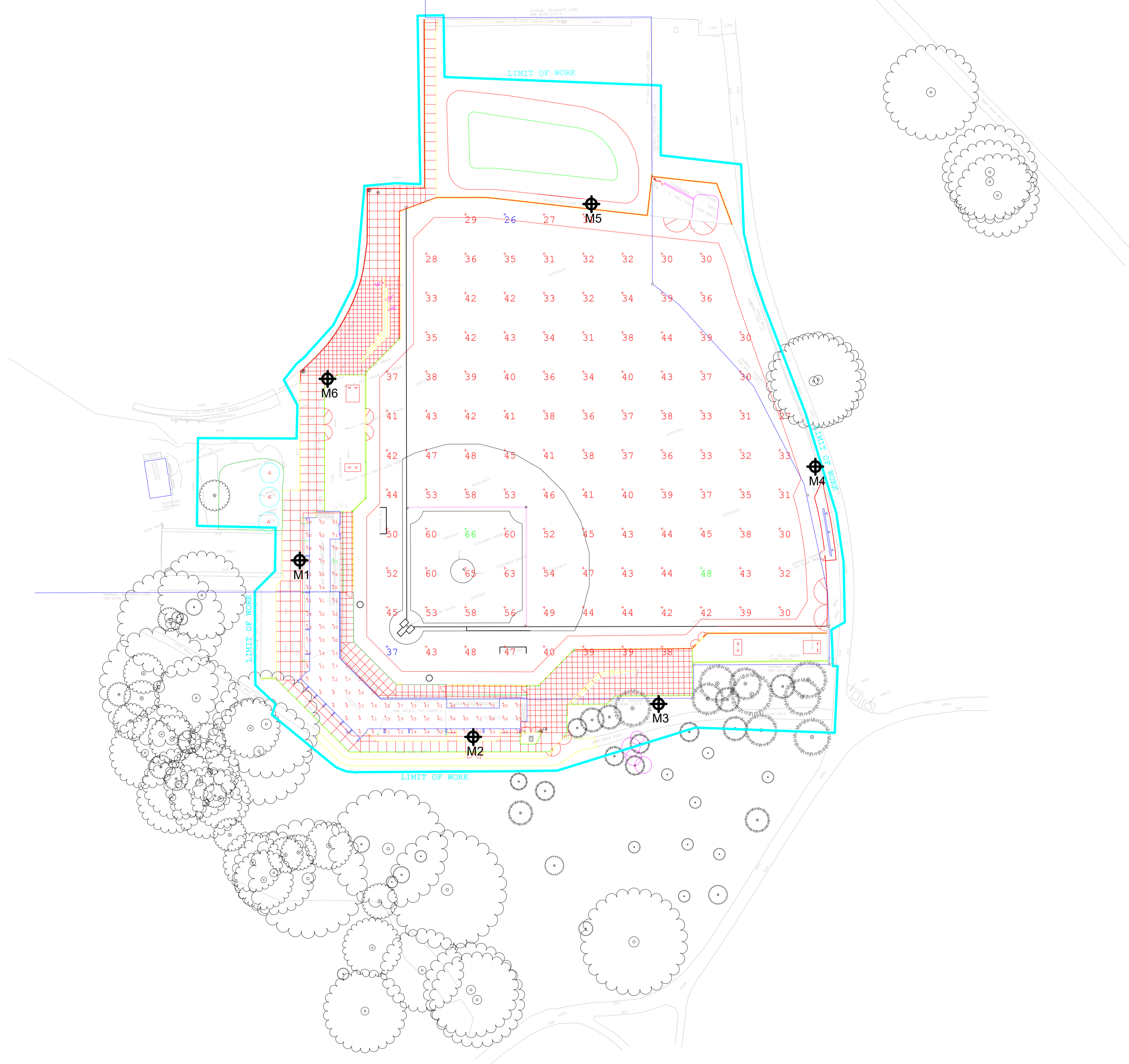
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Drawing Title
 Field Illuminance Levels

Drawn By (print) Neil Johnson Date 07/Jun/2024

Project No SiUSA1005 Rev 3 Scale A1 1:500

Drawing No E01 Status Proposal



Equipment.
Baseball Field
 6 x 80ft Masts(M1-M6)
 Each Carrying:-
 M1 & M29 x SiFlood Maxi Pro PL33T + S3K Full Shield
 M3 - M610 x SiFlood Maxi Pro PL33T + S3K Full Shield

LED Performance
 Colour Temperature - 5700K
 CRI - Ra70
 Lumen Output - 162010 Lm(Dimmed by 30%)
 Total Watts - 1251W
 Total Electrical Load - 82.566KW

Upward Light Ratio=0%

Maintenance Factor=0.9(Applied)



Project
 WILLAMETTE UNIVERSITY
 BASEBALL FIELD - DIMMED 30%
 50Fc INFIELD
 30Fc OUTFIELD

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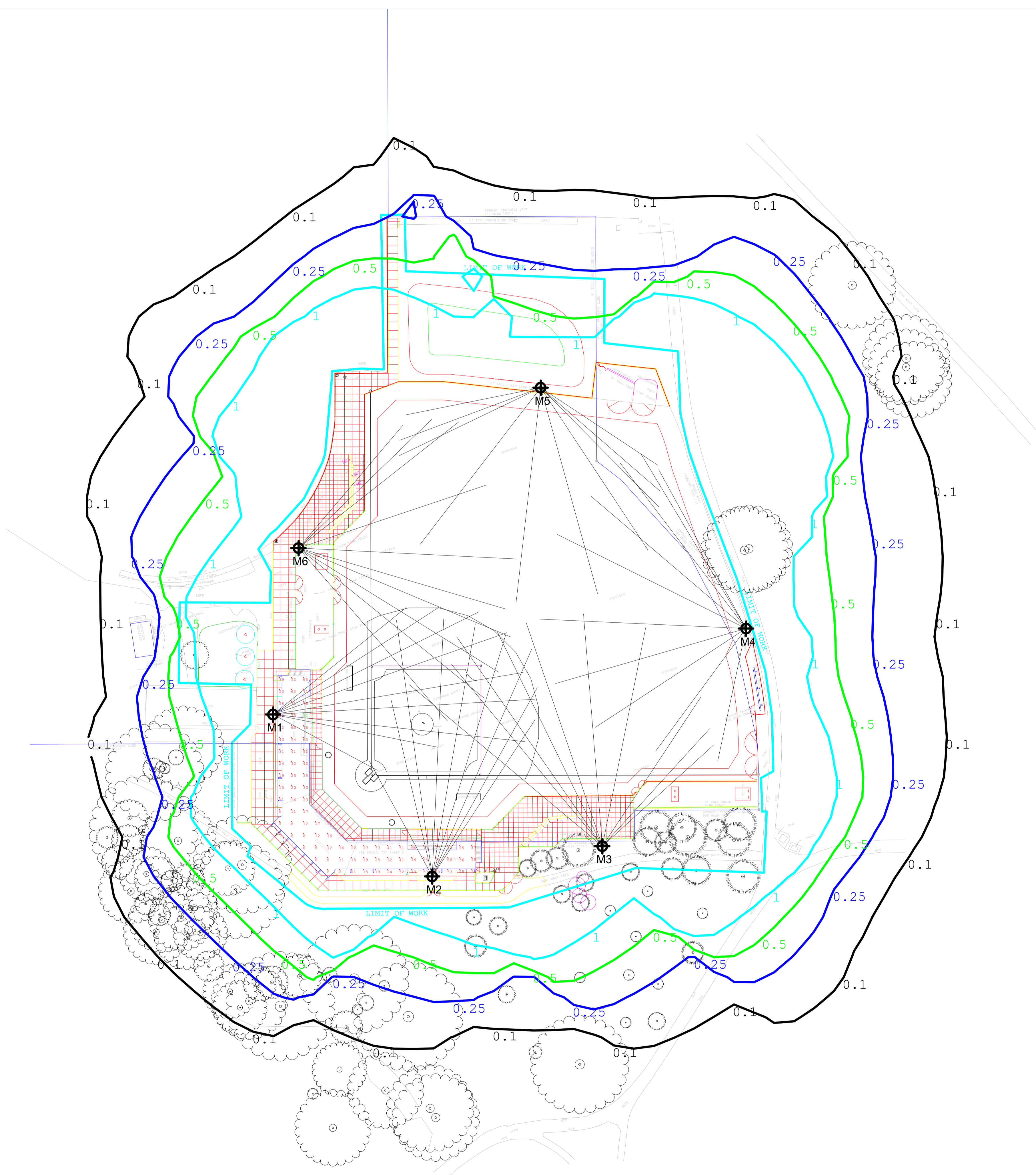
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 Field Illuminance Levels

Drawn By (print) Neil Johnson Date 06/Jun/2024

Project No SiUSA1005 Rev 2 Scale A1 1:500

Drawing No E01 Status Proposal

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Infield	Illuminance	Fc	50.58	66	37	1.37	1.78
Outfield	Illuminance	Fc	36.65	48	26	1.41	1.85



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 M3 - M610 x SiFlood Maxi Pro PL33T + S3K Full Shield

LED Performance
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 CRI - Ra70
 Lumen Output - 162010 Lm(Dimmed by 30%)
 Total Watts - 1251W
 Total Electrical Load - 82.566KW

Upward Light Ratio=0%

Maintenance Factor=0.9(Applied)



Project
 WILLAMETTE UNIVERSITY
 BASEBALL FIELD - DIMMED 30%
 50Fc INFIELD
 30Fc OUTFIELD

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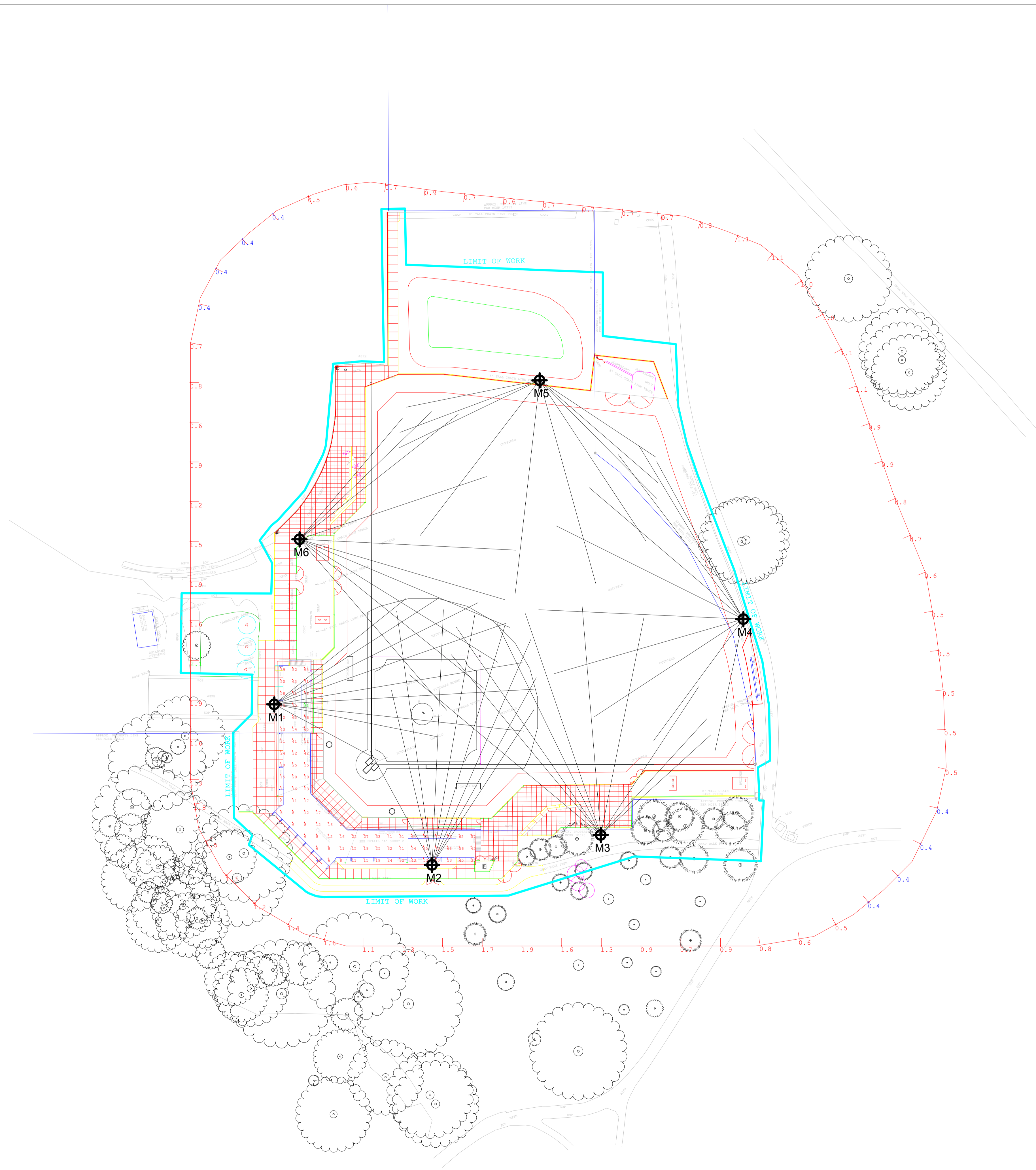
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Drawn By (print)	Date
Neil Johnson	06/Jun/2024

Project No	Scale
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Drawing No	Status
E01	Proposal

Calculation Summary			
Label	CalcType	Units	Contour Values
Spill(Horizontal) 3' AGL	Illuminance	Fc	0.1, 0.25, 0.5, 1.0 Fc



Equipment.
Baseball Field
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 Total Electrical Load - 82.566KW

Upward Light Ratio=0%

Maintenance Factor=0.9(Applied)



Project
 WILLAMETTE UNIVERSITY
 BASEBALL FIELD - DIMMED 30%
 50Fc INFIELD
 30Fc OUTFIELD

www.siteco.com

Drawing Title
 Drawing Title




Drawn By (print)	Date
Neil Johnson	06/Jun/2024

Project No	Scale
SiUSA1005 Rev 2	A1 1:500

Drawing No	Status
E01	Proposal


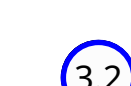





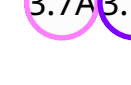

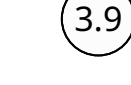
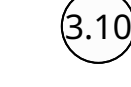
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Spill Line(Vertical) 3' AGL	Illuminance	Fc	0.96	2.1	0.4	2.40	5.25

LEGEND

-  PROPERTY LINE
-  LIMIT OF WORK LINE
-  EXISTING TREES To Remain

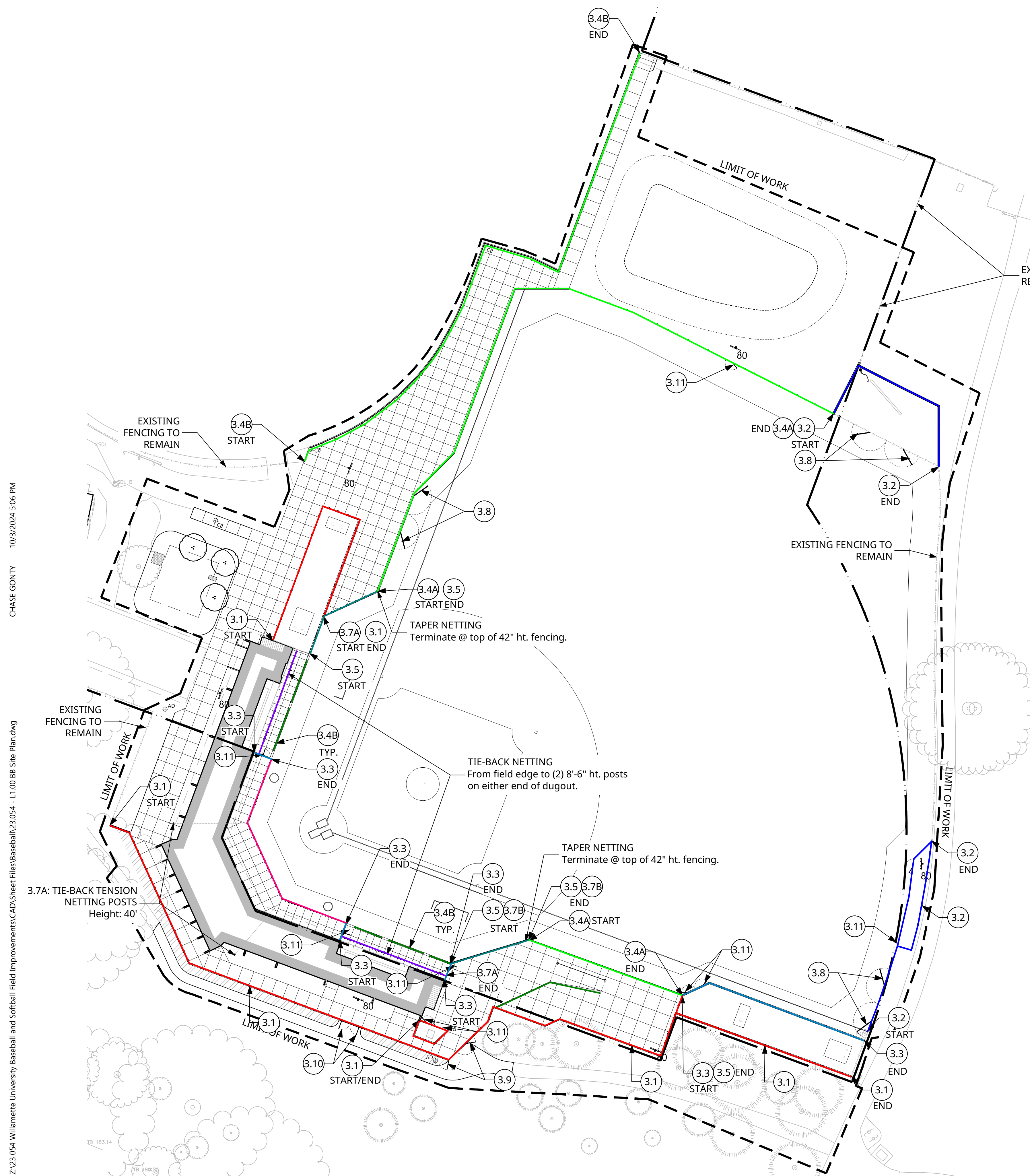
KEY NOTES

PROPOSED ELEMENTS - FENCES, NETTING AND GATES

-  **3.1** METAL PANEL FENCING AND GATES
 Height: 8'-0"
 Color: Black. 3 4 5
L8.04 L8.04 L8.04
-  **3.2** CHAIN-LINK PERIMETER FENCING
 Height: Match Existing (10'-0")
 Color: Galvanized 1
L8.04
-  **3.3** CHAIN-LINK FIELD PERIMETER FENCING 1
L8.04
-  **3.4A, 3.4B** CHAIN-LINK FIELD PERIMETER/DUGOUT FENCING 3
L8.05
 Height: 3'-6"
 3.4A Color: Galvanized
 3.4B Color: Black Vinyl (Match Existing)
-  **3.5** PROPOSED 42" HT. FENCE W/ NETTING ABOVE
 Netting Height: 40'
 See Keynote 3.4A for fencing information.
-  **3.6** PRE-FABRICATED PADDED BACKSTOP W/TIE-BACK TENSION NETTING ABOVE
 See Specifications.
 Backstop Height: 3'-0"
 Netting Height: 40'
-  **3.7A, 3.7B** PROPOSED PROTECTIVE NETTING
 3.7A: Tie Back Tension Netting
 3.7B: Post-to-Post Tension Netting
 Netting Height: 40'
-  **3.8** PROPOSED GATE
 Height: Matches fence height
 Width: 10'-0" each
-  **3.9** PROPOSED GATE
 Height: Matches fence height
 Width: 6'-0" each
-  **3.10** PROPOSED ENTRY GATE
 Height: Matches fence height
 Width: 5'-0" each
-  **3.11** PROPOSED FIELD GATE
 Height: Matches fence height
 Width: 4'-0"

SITE PLAN NOTES

1. Refer to Civil Plans for associated stormwater utility design.
2. Refer to LH5.00 for Product Data.



CHASE GONTY 10/9/2024 5:06 PM
 Z:\23.054-Willamette University Baseball and Softball Field Improvements\CAD\Sheet Files\Baseball\23.054 - L1.00 BB Site Plan.dwg

**SPEC KEENE STADIUM
 FIELD IMPROVEMENTS**
 WILLAMETTE UNIVERSITY
 900 State Street, Salem, OR 97301

FOR INFORMATION ONLY

Checked:	CG
Drawn By:	CG/DH/VG
Checked:	MK
Project #:	23.054
Date:	08.02.2024
Rev. #:	Date:
01	10.09.2024

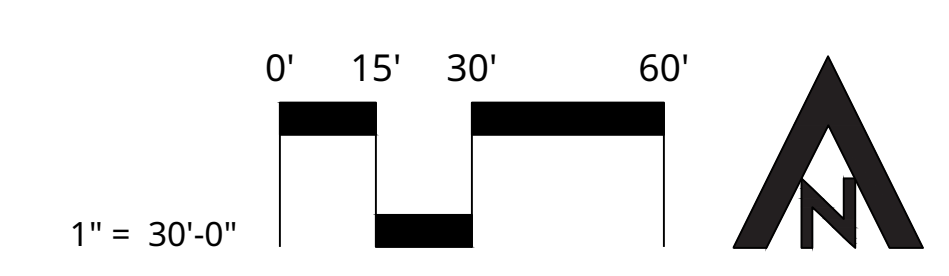
HISTORIC DESIGN REVIEW

SHEET TITLE

SITE FENCING AND NETTING PLAN

SHEET #

LH2.01





JOGGING PATH LOOKING WEST - EXISTING VIEW

NTS 2



JOGGING PATH LOOKING WEST - PROPOSED VIEW

NTS 1



JOGGING PATH LOOKING EAST - EXISTING VIEW

NTS 4



JOGGING PATH LOOKING EAST - PROPOSED VIEW

NTS 3

CHASE COUNTY 9/5/2024 8:07 AM

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**SPEC KEENE STADIUM
FIELD IMPROVEMENTS**

WILLAMETTE UNIVERSITY
900 State Street, Salem, OR 97301

STAMP

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Date: _____ 08.02.2024

Rev. #: _____ Date: _____
01 _____ 10.09.2024

HISTORIC
DESIGN REVIEW

SHEET TITLE

**SITE
RENDERINGS**

SHEET #

LH5.00



EAST WALKING PATH LOOKING NORTH - EXISTING VIEW

NTS 2



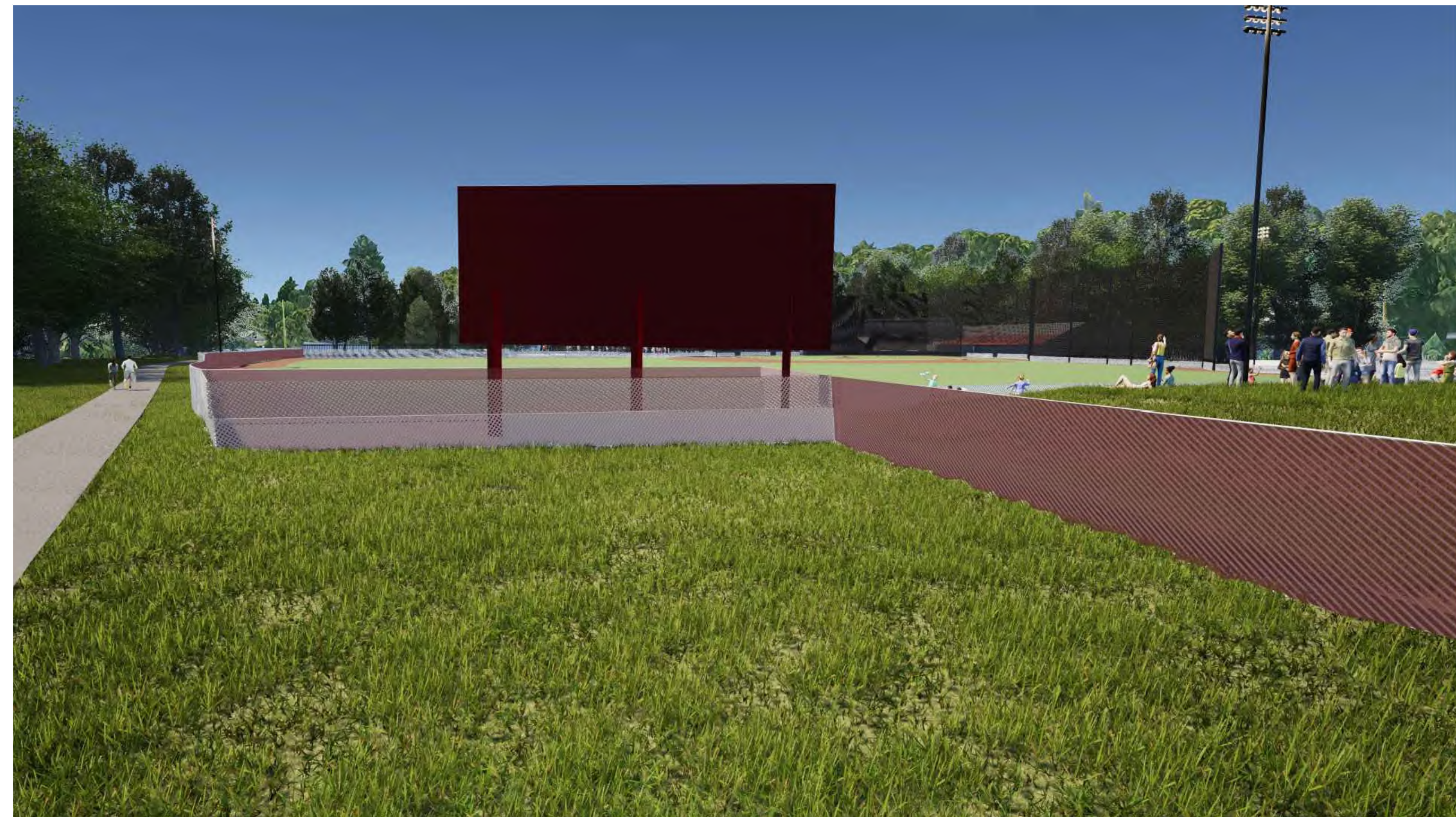
EAST WALKING PATH LOOKING NORTH - PROPOSED VIEW

NTS 1



EAST WALKING PATH LOOKING SOUTH - EXISTING VIEW

NTS 4



EAST WALKING PATH LOOKING SOUTH - PROPOSED VIEW

NTS 3

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01 10.09.2024

HISTORIC
DESIGN REVIEW

SHEET TITLE

**SITE
RENDERINGS**

SHEET #

LH5.01



RIGHT FIELD VIEW LOOKING SOUTH - EXISTING VIEW

NTS 2



RIGHT FIELD VIEW LOOKING SOUTH - PROPOSED VIEW

NTS 1

CHASE COUNTY 9/5/2024 8:07 AM

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Rev. #: 01 Date: 10.09.2024

HISTORIC
DESIGN REVIEW

SHEET TITLE

**SITE
RENDERINGS**

SHEET #

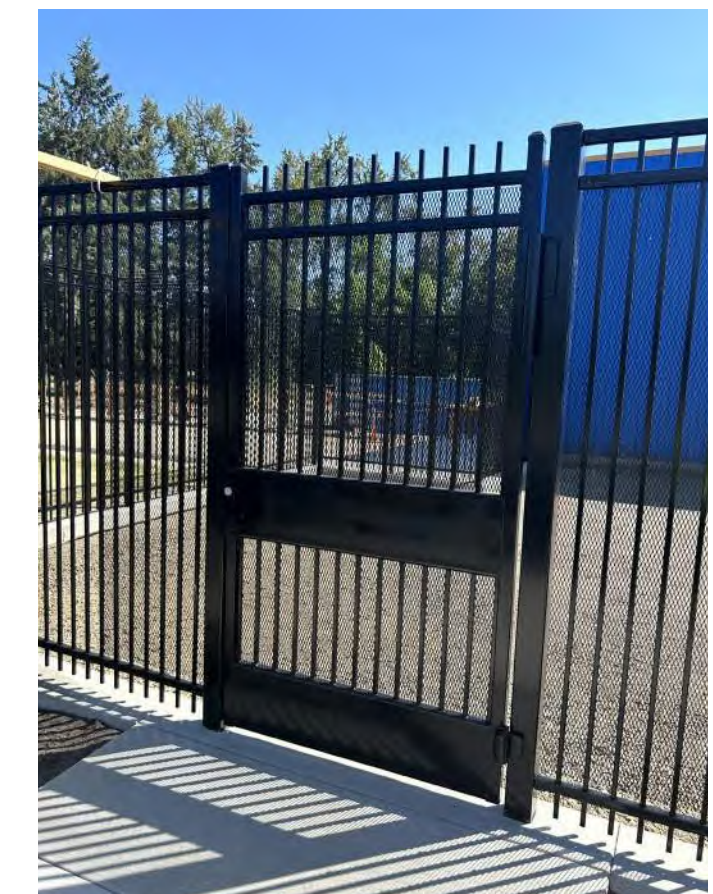
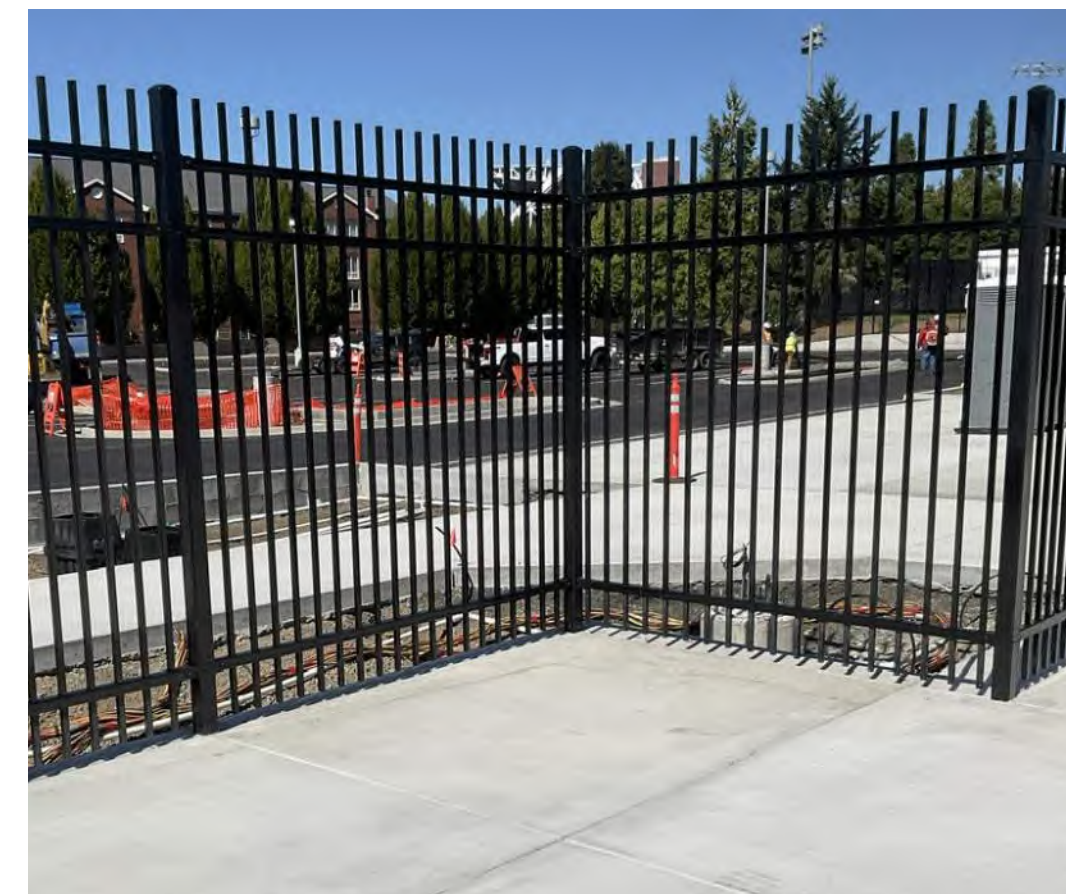
LH5.02



FLAG POLE
 Cast Aluminum Pole
 Product: Concord American 'Contnetal ESR-40'
 Color: Powdercoated Black
 Height: 40'



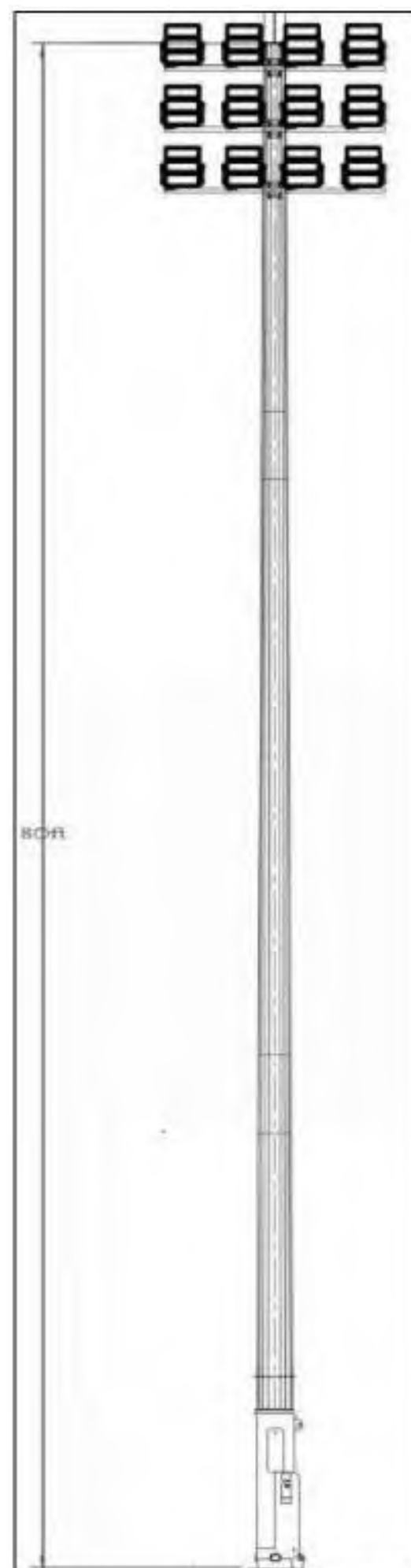
PERIMETER AND OUTFIELD FENCING AND GATES
 Metal Chainlink Fence
 Galvanized Finish Height(s): 8'-0", 6'-0", 3'-6"
 Black Vinyl Finsh Height(s): 3'-6"



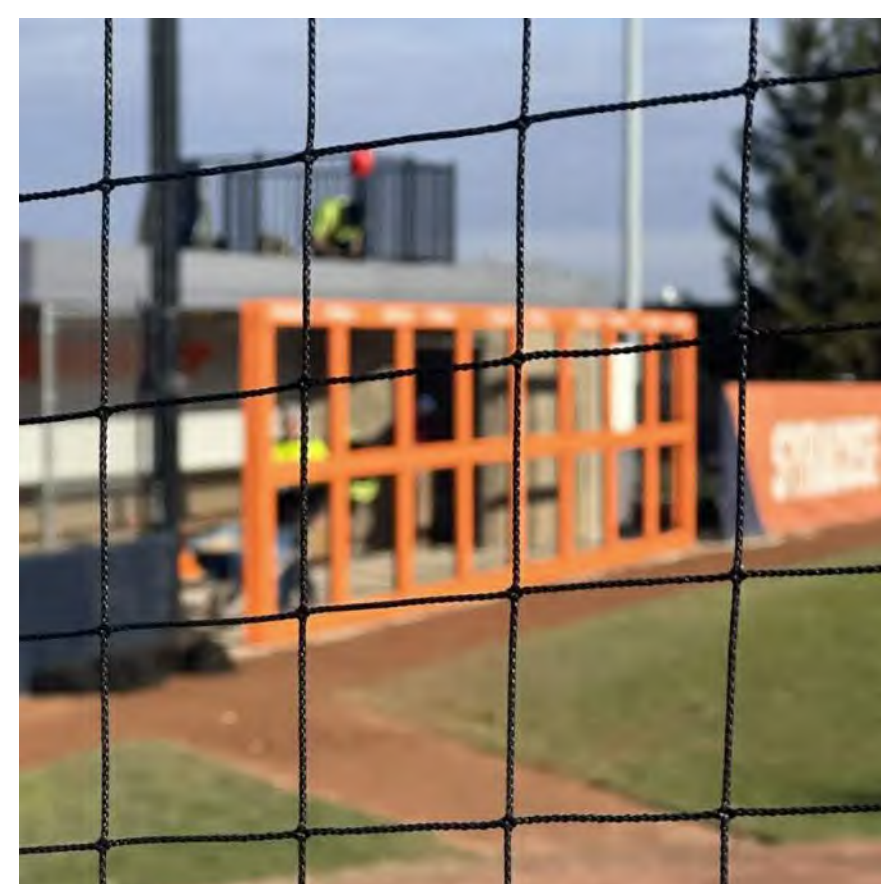
METAL PANEL CHAINLINK FENCING AND GATES
 Powdercoated Metal fence panels, gates and posts
 Product: Ameristar 'Montage II - Majestic'
 Color: Black
 Height: 8'-0"

CHASE GONTY 9/5/2024 8:13 AM

Z:\23.054 Willamette University Baseball and Softball Field Improvements\CAD\Sheet Files\Baseball\23.054 - L8.00 BB Details.dwg



FIELD LIGHTING
 Product: Siteco '5XA77PFS3K' Fully Shielded Fixture
 0% Upward Light Ratio
 Color: Black Masts and Fixtures
 Height: 80'
 See Exhibits for Lighting Distribution Plans.



PROTECTIVE FIELD NETTING
 Light-weight fiber netting, 95% open-area
 Black Steel Posts
 Manufacturer: SportsField Specialties
 Color: Black
 Height: 40'-0" for pedestrian and adjacent property protection.

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Checked:	MK
Project #:	23.054
Date:	08.02.2024
Rev. #:	Date:
01	10.09.2024

HISTORIC DESIGN REVIEW

SHEET TITLE
LANDSCAPE PRODUCT DATA

SHEET #
LH5.03



SYNTHETIC TURF

All-weather Synthetic Turf carpet infilled with a mixture of sand and rubber designed for Athletic applications.
Products: FieldTurf 'DoublePlay Natural' (Outfield and Warning Track) and 'Fast Clay' (infield).

**SPEC KEENE STADIUM
FIELD IMPROVEMENTS**

WILLAMETTE UNIVERSITY
900 State Street, Salem, OR 97301

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INFORMATION
ONLY**

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Drawn By: CG/DH/VG
Checked: MK
Project #: 23.054
Date: 08.02.2024

Rev. #: 01 Date: 10.09.2024

HISTORIC
DESIGN REVIEW

SHEET TITLE

**LANDSCAPE
PRODUCT
DATA**

SHEET #

LH5.04

October 8, 2024

Attn: Kimberli Fitzgerald, Case Manager, and the Salem Historic Landmarks Commission.

Re: Case No. HIS24-16 for 730 Mission St SE. South Central Association of Neighbors Historic Preservation Parks and Gardens Committee Comment

To Whom It May Concern:

The Historic Preservation, Parks, and Gardens Committee (HPPG) of the South Central Association of Neighbors (SCAN) has given extensive consideration to review of the multi-faceted, and evolving proposals for expansion of the Willamette University baseball facilities located within Bush's Pasture Park and the Gaiety Hill Bush's Pasture Park National Historic District (GHBPP NHD). Our priority feedback and concerns related to the historic design review application are presented below.

GENERAL

The Committee is deeply concerned that the Bush's Park Cultural Landscape Management Plan (CLMP), including the Decision Flow Chart, has not been applied and adhered to in this application. The CLMP is the most effective measure to evaluate consistency and general compatibility of design and materials, as required by SRC 230.070. Additionally, the potential impact to archeological resources and the general ability of GHBPP to convey its significance to Native American history has not been considered.

Furthermore, the applicant suggests that because the Willamette University athletic facilities were once considered to be distinct within the historic district, they have carte blanche to alter and expand. This is a profoundly flawed interpretation of National Register of Historic Places nomination, historic preservation principle, Salem Revised Code, and additional relevant land use law. There is no implied immunity from damage to critical integrity by contemporary development simply because Willamette University facilities were considered to have minimal impact to the integrity of the historic district in 1986.

APPLICATION SPECIFIC

FENCING

The use of fencing, and particularly non-chain link fencing, is extremely limited within Bush's Pasture Park. There is no functional "rear" or "inconspicuous side" of the baseball facility, as it is entirely surrounded by pedestrian pathways and other public access park areas. Expansion of the non-contributing resource *cannot be determined to be generally compatible by being judged against itself alone*. When compared to the non-athletic character of the GHPBB NHD, the alterations proposed constitute significant physical and visual encroachment on the distinct areas of Bush Pasture Park identified by Exhibit

G, specifically the lower pasture, oak grove expansion area, and wildflower area. The applicant has not provided sufficient evidence that proposed fencing construction is historically consistent or compatible, as the approval criteria requires.

NETTING

As above, the only precedent and available comparison for netting is the existing Willamette University facility. There is no mitigation proposed for the disruption of all viewsheds within Bush's Pasture Park caused by the expanded use of netting. In lieu of the applicants' ability avoid or minimize the impact of netting, our committee requests the applicant to provide compensatory mitigation by voluntarily engaging with programs or organizations that support the health and wellbeing of Bush's Pasture Park, such as the Mission Street Parks Conservancy, or Salem Parks Foundation. Our request to limit parking included below could also be an acceptable example of compensatory mitigation measures.

LIGHTING

Lighting at the adjacent tennis courts is intrusive and damaging to the character and integrity of the historic district. Rather than comparing existing lighting features and suggesting they create an acceptable precedent for expansion within the Willamette University athletic facilities, our committee would prefer to see additional mitigation proposed, including replacing tennis court and football stadium lighting with elements that similarly promise to guard against light pollution.

REQUEST TO LIMIT PARKING

Our committee requests that as a condition of approval vehicle parking on non-paved surfaces in Bush Park (outside of the stadium boundary fencing) be strictly prohibited. Parking that occurs outside of paved areas designed specifically to support it causes a significant detriment to the character of the GHBPP National Historic District, and is in violation of the CLMP. As demonstrated by the photos included, Willamette University currently allows for parking in non-paved areas of Bush's Pasture Park for events at the football stadium. We ask the City of Salem to formally disallow any parking on non-paved surfaces for events and activities at the baseball facility.

CONCLUSION

Our committee supports the use of Willamette University facilities for youth sports. However, we are profoundly disappointed that the applicant has chosen to deny that there is any possible adverse effect to the National Historic District by the construction and alterations proposed. Our committee would have preferred acknowledgement of the inherent impact, with proactive mitigation crafted by Cameron McCarthy in close coordination with our association and other community stakeholders. We hope that the Historic Landmarks Commission will carefully consider the information provided above and require adjustments that provide for the mitigation of the adverse effects identified prior to the beginning of any construction projects.

Respectfully Submitted

The Members of the South Central Association of Neighbors (SCAN) Historic Preservation, Parks, and Gardens Committee.



Above – Photos of parking on non-paved surfaces adjacent to the Soap Box Derby track for purposes of “tailgating” at Willamette University athletic events. Photos provided by Roz Shirack.

HIS24-16 RFC

Re: Class 3 Major Historic Design Review
730 Mission St. SE, Salem OR 97302

To: Case Manager Kimberli Fitzgerald, Historic Preservation Officer, City of Salem Planning Division

I have reviewed the proposal and offer the following comments, per below.
Thank you.

Kathy Lingo
1755 Winter St SE, Salem OR 97302
kathy@avenueLarchitects.com
(303) 588-4626
Oct 9, 2024

We offer the following comments.

1. The Illustrative Plan of Proposed Conditions (Sheet LH2.00) of the historic application graphically shows a new double gate in the new fencing south of the existing grandstand building. This is a change from the existing gate location which is currently further west. Although the gate and fencing are non-contributing, this change will adversely impact contributing vegetation resources outside of this gate. The existing gate is a service gate for maintenance personnel use. The relocated gate is identified on the Land Use application as an entry to the facility (Sheet L1.00, key note 3.10). This new public entrance/exit to the facility will threaten contributing vegetation in the Lower Pasture by encouraging high levels of pedestrian traffic through the extensive grassy area at night, to and from events where liquor is served, after the park is closed. There is no pedestrian lighting between this location and the nearest street, Leffelle St. Leffelle St is approximately 600 feet south of the subject property.
2. The Historic Landmarks Commission's 2023 Workplan identifies four goals. Goal 4 is "Protect Cultural Landscapes & Archaeological Resources." This formally stated goal places compliance with the 2021 Cultural Resource Management Plan (CLMP) for Bush's Pasture Park and Deepwood Estate Gardens **squarely** within the responsibility of the Historic Landmarks Commission (HLC).

The Cultural Resource Management Plan (CLMP) for Bush's Pasture Park and Deepwood Estate Gardens was approved by unanimous vote of City Council on July 26, 2021, with Result Areas of Welcome and Livable Neighborhood, and Natural Environment Stewardship. This is a formally adopted document that identifies stated goals and actions required to protect contributing features of the park; identifies contributing features of the park; describes how the CLMP is to be applied (CLMP p. 139); identifies a required decision-making process for proposed modifications (CLMP p. 144, and copied herein); and identifies priorities for park modifications and management (CLMP p. 145).

- a. CLMP Decision Flow Chart: CLMP Standards. Is the action consistent with CLMP Goals & Objectives? NO

CLMP Goals & Objectives: Management of cultural & natural resources.

- Goal 1: Deliver an enriching park experience **centered** on the cultural landscape. The public's ability to enjoy the park's cultural landscape is the top, overarching goal. For-profit spectator sports utilizing an expanded easement into City park land are incompatible with this goal.
- Goal 3: Support & protect the legibility of the historic character of Bush's Pasture Park. Expansion of private, for-profit spectator sports activities into publicly owned park land is at cross purposes with protection of the historic character of the park.

CLMP identifies the park's biggest challenges on page 50. The top challenges will all be exacerbated if this project is allowed to proceed. They are, in order,

- 1) Health of native plants
- 2) Lack of money
- 3) Overuse of the park
- 4) General maintenance
- 5) Overdevelopment.

- b. CLMP Decision Flow Chart: Park Compatibility: Is the action compatible with current or anticipated staffing & funding? NO. The proposed expanded use of the stadium will overload an already insufficient park maintenance budget. The new baseball program is programmed to bring 1500 people into the park, 30 times within 10 summer weeks, at night, to a facility serving alcoholic beverages. Streets and public parking at the heavily-used southeast Lower Pasture are about 600 feet away from the baseball stadium. This intensity of use will require heightened levels of park maintenance and security that have not been accounted for. The park is closed at night to maintain security and integrity. By bringing this many people into and out of the baseball stadium at night, park security and maintenance are threatened.

Is the action compatible with adjacent programming or uses? NO. The adjacent Lower Pasture is heavily used on summer evenings for team sports: softball, volleyball, soccer and ultimate frisbee. These existing park patrons use all or most of the closest parking spaces on Leffelle St. Either these users, or the baseball patrons, will be unable to find nearby parking.

- c. CLMP Decision Flow Chart Stakeholder Interest: Does the action have support by neighborhood associations & others? NO. 189 residents, from all over the City, cosigned a letter opposing the project. This letter was presented to City Council on June 24, 2024. Approximately 30 Salem residents attended the June 24 City Council meeting opposing the project. Only 5 of 19 board members of SCAN, the closest neighborhood association, signed a letter supporting the project in June 2024. There is some neighborhood support, but there is also significant neighborhood opposition.

3. The CLMP, page 34, summarizes the impact that Bush's Pasture Park had on the historic development of Salem as a welcoming and livable city that prioritizes its historic natural resources. It states: "Bush's Pasture Park developed as Salem's finest urban park....This open space is an "island" in the city and affected the quality of residential growth on its periphery."

Overuse of the park; damage to its contributing natural resources; and overtaxing its maintenance and security budgets are incompatible with Bush's Pasture Park's historic and continuing role. The park was, and remains, a key contributor to Salem's development as a welcoming and livable city that prioritizes its historic and natural resources.

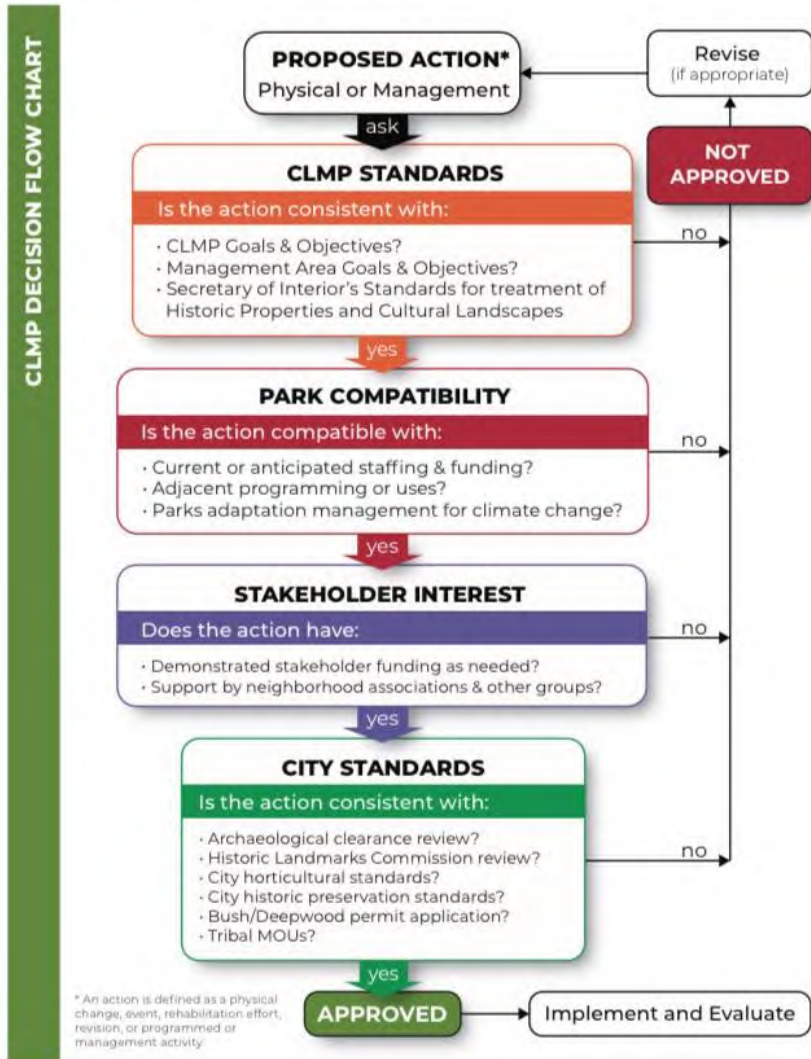
I urge the City of Salem Planning Division and the Historic Landscape Commission to reject this proposed action.

Thank you for this opportunity to comment.

Sincerely,

Kathy Lingo

Figure 10: Decision Flow Chart



Regarding: Class 3 Major Historic Design Review Case No: 24-116632-PLN HIS24-16

Dear Historic Landmark Commission Members,

As a 47 year resident of Salem, living within 2 blocks of Bush Park, I thank you for reading my comments and concerns regarding the proposal for Willamette University (WU) to improve the baseball facilities at Spec Keene Stadium.

It is now well-understood that the purpose for the improvements to Spec Keene Stadium is for WU to lease the stadium to a for-profit baseball business run by Salem Baseball, and not primarily for Salem youth to have an artificial turf field.

Although SPRAB and the Salem City Council have already voted in favor of this project, and the State of Oregon has provided \$3million of taxpayer monies to Willamette University to move forward with this project, I encourage you to do whatever is within your power to limit the impact of this proposal so that the usage of Bush Park by the whole community will not be permanently diminished.

Please consider the goals and vision statement of the Salem Cultural Landscape Management Plan (CLMP) adopted by the City of Salem on 9/21/21.

The CLMP primarily encourages you to preserve the park for the entire community to enjoy in perpetuity. The CLMP stresses the need to maintain open spaces for the public to relax, play, walk and recreate. The 350 respondents (Table 2, p.49) clearly state that they want the park for free relaxation and recreation opportunities. Nowhere in the CLMP is there a even a hint that the park should be altered in any way that would eliminate or diminish free public usage.

My specific requests are as follows:

1. Protect the public users of Bush Park who now heavily use the Lower Lefelle Parking Lot in the summer evenings where they gather and play softball, soccer, football, and frisbee games. Our local group of concerned neighbors has documented that the Lower Lefelle lot is often completely full in the summer evenings when Salem Baseball will be having their games. Can you insist that there be a parking attendant at the lot to redirect all “for profit baseball attendees” to park at WU?
2. Require that the South Gate of Spec Keene Stadium remain closed at all times and available ONLY for Emergency Exit issues.
3. Prevent noise pollution from destroying the ambiance of Bush Park for all non-paying park users and neighborhood by requiring WU/Salem Baseball to limit their decibel level to 90db at 100 feet from source.

Thank you for your efforts to preserve our public parks for the whole community,

Sincerely, Joan Stembridge 1695 Winter St. SE, Salem,