

Grant High School Modernization

SOFTBALL FIELD OPTIONS

July 10, 2018

This document is intended to capture the options to provide softball facilities at Grant High School, and provide information on the benefits and impact of each option.

Background Summary

The project had included a dedicated field for softball in an area referred to as the “Hollywood Field,” in the early phases of master planning. However, due to a combination of operational and budget concerns, it was removed from the project budget in the Fall of 2017. After that time, we have continued work through all the challenges that are faced including site area constraints, operations and community safety concerns, and funding allocations to find a solution to provide a new softball facility.

A few key points about the decision on the softball field were:

- In the Fall of 2017, PPS was in final negotiations with the general contractor on the construction contract. Decisions had to be made at the time on scope items to include in the contract that were feasible to be completed by the opening of school in August 2019.
- During these negotiations with the general contractor additional information surfaced identifying complex risks that we were not able to resolve by the required deadline in order to execute the construction contract.
- These key issues related to Portland Parks & Recreation property involve community safety, operations, and the overlay zone of the Dog Off Leash Area (DOLA) in the extremely dense and compact North Field.
- The softball field was identified as a program element that could be added back later with minimal impact to Grant students and staff. Coming back to complete field work is much easier than attempting to add or modify program space within the existing building where it is either occupied, or there are very limited construction periods available during the summer.

Current Status

PPS is currently considering 4 options to provide upgraded facilities for softball. Three of the options include locations adjacent to Grant High School, and one option includes improvements to Wilshire Park. Efforts are being made to identify the best option that works for the whole of the Grant High School community and PPS. Once the best option has been identified, funding sources will be sought to carry the project forward. The following are the options identified:

Option 1 – North Field

Option 2 – Grant Bowl

Option 3 – South Field

Option 4 – Wilshire Park

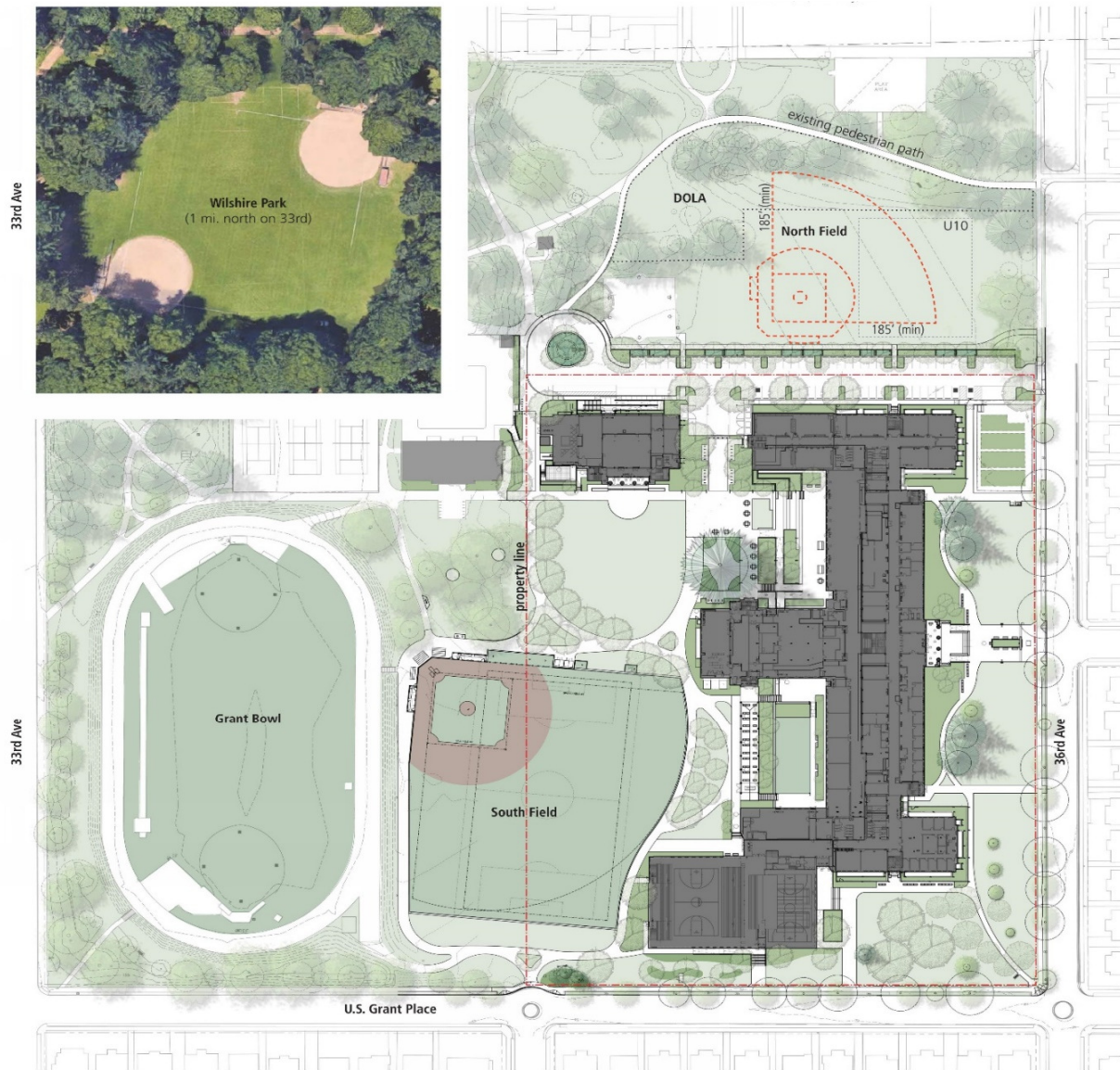
It is important to note that all options are located on property owned by PP&R, and they will be a key partner in the planning and administration of the final option that is chosen. PP&R has many other public interests to maintain, which include, but are in no way limited to Grant High School.

While all options have significant challenges, and potentially negative impacts, we are pursuing research into follow up information needed on all 4 options. Based on the feedback there were 2 options that were more favorable.

- Option 3. Implementation of this option will not require any additional funding, and can be achieved within the current schedule for opening in August 2019. This will provide PPS, and GHS administration flexibility to use a shared field scenario at any time, or keep it in a configuration for baseball.
- Option 1. Continue to look at solutions to mitigate the challenges of a softball facility in the North Field.

OPTION 1 – North Field

Develop the Hollyrood field for construction of (1) softball field. This location was shown in the Master Planning process and would use this as the basis of design.



Scope Elements

- New natural turf field. Include subgrade, drain tile, irrigation system
- New field elements, backstop, bleachers, etc.
- ADA water fountain
- 30' Protective fencing for parking lot
- Temporary outfield fencing
- ADA upgrades to the footpaths in Hollyrood field area

Wilshire Park Use

:: Fall
No PPS use

:: Spring
No PPS use
(PP&R will turn into youth soccer field)

North Field Use

:: Fall
No PPS use; U10 Soccer (PP&R)

:: Spring
Softball (W) Varsity, JV

Grant Bowl Use

:: Fall
Football (M) Varsity, JV;
Soccer (M) Varsity, JV, JV2; Soccer (W) Varsity, JV, JV2

:: Spring
Track & Field (M, W) Varsity, JV;
Lacrosse (M) Varsity, JV; Lacrosse (W) Varsity;

Little League "Farm Teams" (PP&R)

South Field Use

:: Fall
Soccer (M) Varsity, JV, JV2;

Soccer (W) Varsity, JV, JV2

:: Spring
Baseball (M) Varsity, JV, JV2

Pros / Cons

Pros

- Location here is the same as shown in Master Plan.
- Location has Land Use Approval
- Dedicated softball field available on GHS campus
- Permanent softball field, backstop, and seating
- Retains (1) U-10 soccer field for community use

Cons

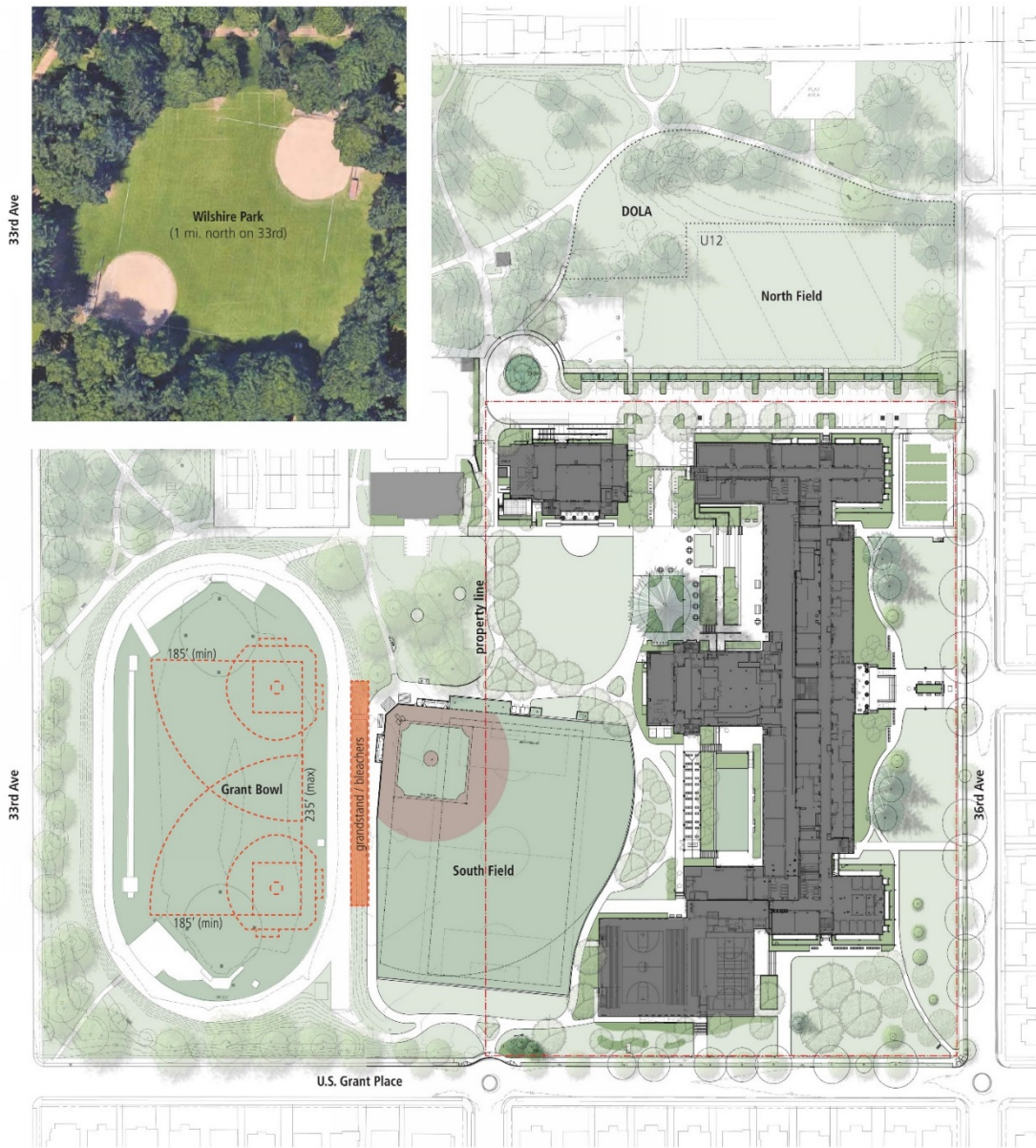
- JV and Varsity will not have fields to play at the same time.
- Due to use requirements by PP&R, Wilshire Park will no longer be open for use by GHS Softball. Only one dedicated softball field will be available. Use of shared field at Grant Bowl will remain necessary to play multiple games/practices at same time
- Outfield area overlaps with DOLA. Will be extremely challenging to move
- Adult leagues can hit long enough to reach the community use
- Daily maintenance (installation and removal) of temporary outfield fences
- PPS Custodial services needed to service additional area for the field
- 30' high protection netting and poles that would affect site lines/aesthetics
- Natural turf subject to rain outs
- Due to constraints of the location outfield will be built to minimum dimensions

Open Items to Research:

- Is there a Title IX issue for providing natural turf for the softball field and artificial turf for the baseball field?
- What other parks have similar safety issues with the short outfield dimensions?
- Verify with PP&R the inability to use Wilshire Park if the North Field is built. Is there another solution to scheduling the activities displaced by softball?

OPTION 2- Grant Bowl

Develop Grant Bowl to allow for (2) softball fields to share use of the field with track and football. This will include the installation of lights to allow for evening play.



- Scope Elements**
- New bleachers on both sides of the bowl
 - New Concession Stand and Restrooms
 - New field lighting

Wilshire Park Use

:: Fall
No PPS use

:: Spring
Softball (W) JV

North Field Use

:: Fall
U12 Soccer (PP&R), Multi-Use (PP&R)

:: Spring
U12 Soccer (PP&R), Multi-Use (PP&R)

Grant Bowl Use

:: Fall
Football (M) Varsity, JV;
Soccer (M) Varsity, JV, JV2; Soccer (W) Varsity, JV, JV2

:: Spring
Track & Field (M, W) Varsity, JV;
Lacrosse (M) Varsity, JV; Lacrosse (W) Varsity;
Little League "Farm Teams" (PP&R);
Softball (W) Varsity

South Field Use

:: Fall
Soccer (M) Varsity, JV, JV2;
Soccer (W) Varsity, JV, JV2

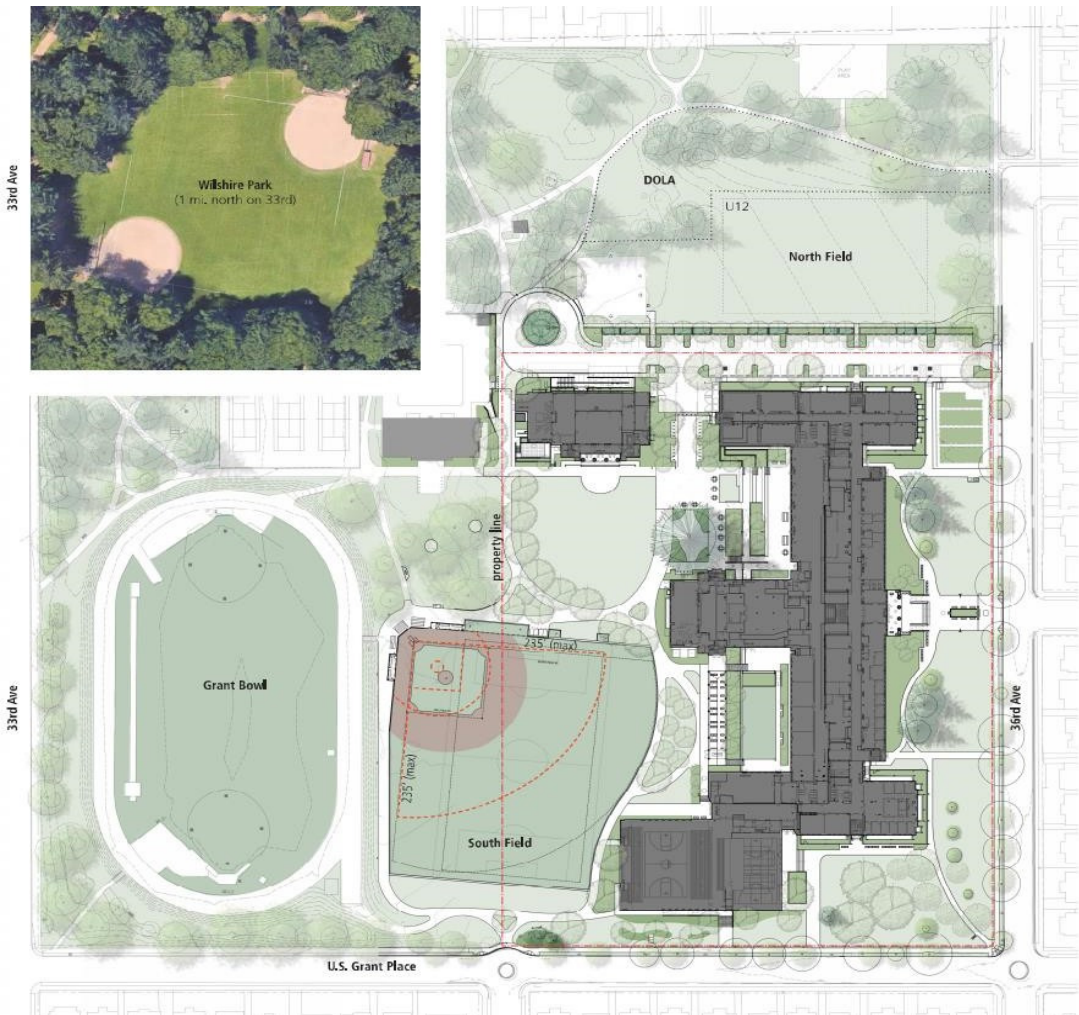
:: Spring
Baseball (M) Varsity, JV, JV2

- Pros / Cons**
- Pros**
- Multiple sports and leagues benefit from installation of the lighting and grandstands including track, football, and softball.
 - JV and Varsity Softball both remain on GHS campus.
 - Donor funding available for significant portion of the construction.
 - Option to use Wilshire Park remains in place
 - Minimizes rain outs
- Cons**
- Compromised field dimensions. Not full size, no run off areas and minimal backstop area
 - No permanent structures for softball field elements except for seating
 - Softball field is played on artificial turf
 - Daily maintenance of temporary fences and backstop
 - Shared field with other sports such as track and field
 - High risk that project doesn't move forward due to land use issues, funding, and community input.

- Open Items to Research:**
- Confirm that this option cannot support appropriate dimensions for a softball field?
 - Can the Grant Bowl continue to be used as an option for softball practice if another location is built?

OPTION 3 – South Field

Re-design the shared field for softball, baseball and soccer. This option includes sharing the same infield location for softball and baseball. A removable pitching mound will be used so that the field could either be shared in-season, or baseball and softball would alternate seasons on campus.



- Scope Elements**
- Shared field with baseball including bleachers, dugouts, backstop
 - Removable pitching mound for baseball
 - New outfield fencing specific to softball

Wilshire Park Use

:: Fall
No PPS use

:: Spring
Softball (W) JV

North Field Use

:: Fall
U12 Soccer (PP&R), Multi-Use (PP&R)

:: Spring
U12 Soccer (PP&R), Multi-Use (PP&R)

Grant Bowl Use

:: Fall
Football (M) Varsity, JV;
Soccer (M) Varsity, JV, JV2; Soccer (W) Varsity, JV, JV2

:: Spring
Track & Field (M, W) Varsity, JV;
Lacrosse (M) Varsity, JV; Lacrosse (W) Varsity;
Little League “Farm Teams” (PP&R)

South Field Use

:: Fall
Soccer (M) Varsity, JV, JV2;
Soccer (W) Varsity, JV, JV2

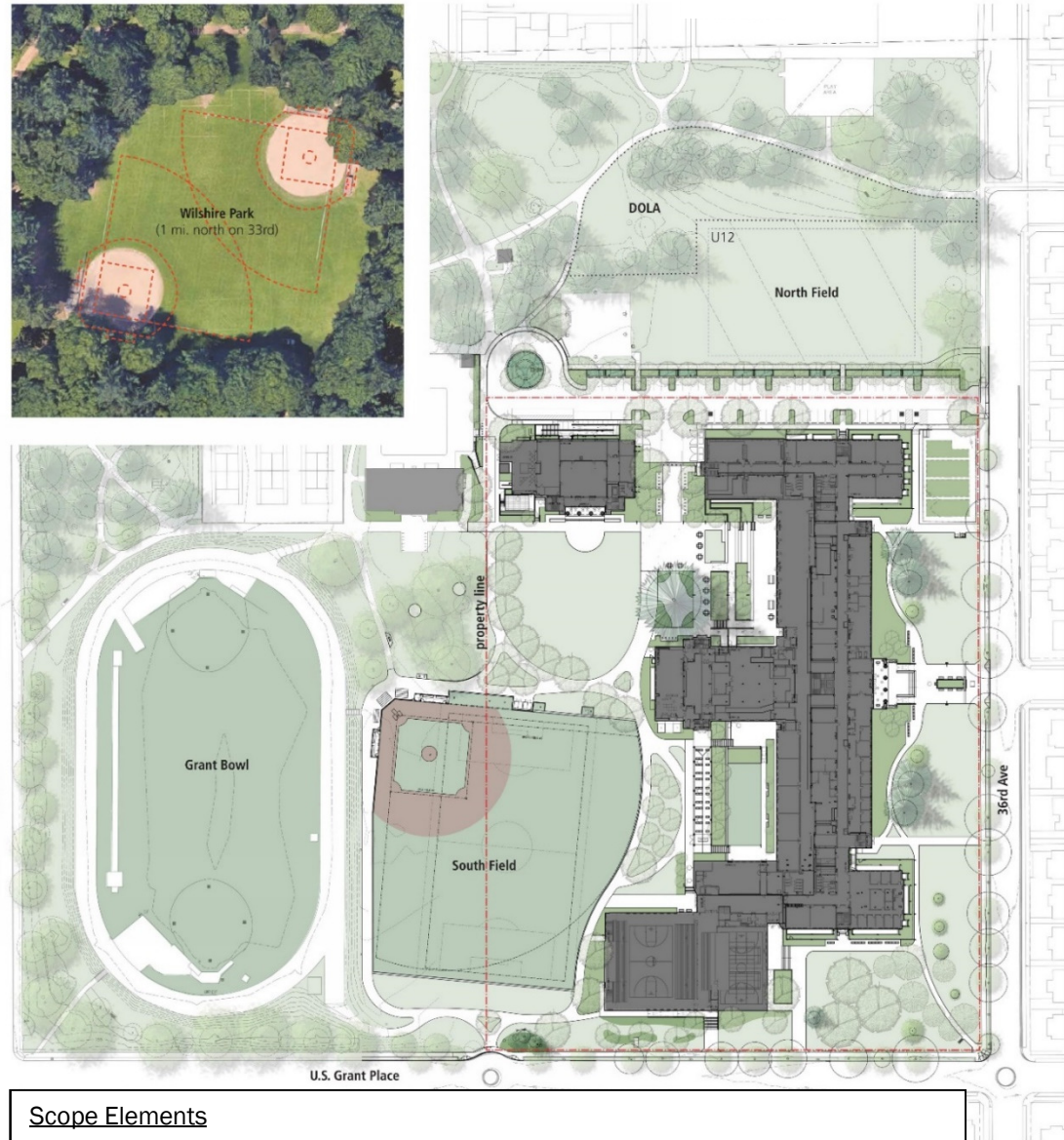
:: Spring
*Shared field or alternating seasons
Baseball (M) Varsity, JV, JV2; Softball (W) Varsity, JV

- Pros / Cons**
- Pros**
- Softball field available on the GHS campus
 - Options for softball to use Wilshire Park and the Grant Bowl remain
 - Equalized time and facilities between baseball and softball on GHS campus
 - Can be completed within timeline of the current project
 - No additional funding required outside of the currently GHS project budget
 - Minimizes rain outs
 - Outfield fencing would stay up through the season. Daily maintenance would not be required (if alternate seasons are implemented)
- Cons**
- Difficult logistics to alternate seasons. Location for baseball would be at Fern Hill Park
 - Softball will play on artificial turf
 - Pitcher’s mound is heavy and difficult to move, and a risk to its durability.
 - Cost and maintenance impact of moving pitcher mound

- Open Items to Research:**
- What are the operational cost impacts of alternating seasons between softball and baseball?
 - Fern Hill Park has been identified as an alternate location for baseball. If baseball plays at Fern Hill Park, what improvements are needed for it to be an adequate facility?

OPTION 4 – Wilshire Park

Design would include enhancements to the (2) existing softball fields at Wilshire Park.



- Scope Elements**
- Upgrade existing natural turf
 - New bleachers at both fields
 - New Concession Stand and Restrooms
 - New field lighting

Wilshire Park Use

:: Fall
No PPS use

:: Spring
Softball (W) Varsity, JV

North Field Use

:: Fall
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South Field Use

:: Fall
Soccer (M) Varsity, JV, JV2;
Soccer (W) Varsity, JV, JV2

:: Spring
Baseball (M) Varsity, JV, JV2

- Pros / Cons**
- Pros**
- Updated permanent field, seating
 - JV and Varsity in same location
 - Natural turf
- Cons**
- Softball facilities are not on the GHS campus
 - Long schedule for planning and design.
 - Risk that project will not be completed due to support by Parks, community, etc.
 - Potential Land use approval will have to be completed
 - Risk of rain outs

- Open Items to Research:**
- What field improvement will be required to make this and adequate location?
 - Will field lighting be required or preferred? Will the community support field lighting?
 - Field dimensions appear to have overlapping outfields. Will fencing be required? Temporary or permanent?
 - Are there corporate partnerships available to support the improvements?