



MEMORANDUM

TO: City Council

FROM: Lauren Russell, AICP, Associate Planner

DATE: May 1, 2020

SUBJECT: APP2020-0003 Appeal of West Sylvan Middle School Field Improvements (CU2019-0011) Supplemental Memorandum #2

This supplemental memorandum provides the City Council with additional public testimony regarding the Appeal of the West Sylvan Middle School Field Improvements application that was received after the staff supplemental memorandum dated April 29, 2020, was published.

EXHIBITS:

Exhibit APP 1 – Appellant Materials:

No additional materials received to date.

Exhibit APP 2 – Applicant Materials:

No additional materials received to date.

Exhibit APP 3 – Public Comment:

APP 3.15 Email from Kelly Gonzalez, received April 29, 2020

APP 3.16 Email from Dieter Loibner and Lisa Gabel, received April 29, 2020

APP 3.17 Email from Mara Rempel and Matthew Frank, received April 29, 2020

APP 3.18 Email from Jamey Hampton, received April 29, 2020

APP 3.19 Email from Angie Tanyi, received April 29, 2020

APP 3.20 Email from Donna Harding, received April 29, 2020

APP 3.21 Email from Kim Worsham, received April 29, 2020

APP 3.22 Email from Marisa Grim, received April 29, 2020

APP 3.23 Email from James Elerick, received April 30, 2020

APP 3.24 Email from Scott Dickinson, received April 30, 2020
APP 3.25 Email from Michael and Linda Salinsky, received April 30, 2020
APP 3.26 Email from Scott Vanderhoff, received April 30, 2020
APP 3.27 Email from Joel Arana, received April 30, 2020
APP 3.28 Email from Melissa Roman, received April 30, 2020
APP 3.29 Email from Hiroko Ozawa and Ken Pincus, received April 30, 2020
APP 3.30 Email from Chase Kopetz, received April 30, 2020
APP 3.31 Email from Scott Shuler, received April 30, 2020
APP 3.32 Email from Russell Hanf, received April 30, 2020
APP 3.33 Email from Naomi Swenson, received April 30, 2020
APP 3.34 Email from Julie Goldberg, received April 30, 2020
APP 3.35 Email from Gabe Nadel, received April 30, 2020
APP 3.36 Email from Scott Phillips, received April 30, 2020
APP 3.37 Email from Sara Spettel, received April 30, 2020
APP 3.38 Email from Louise Herbold, received April 27, 2020
APP 3.39 Email from Louise Herbold, received April 30, 2020

Exhibit APP 4 – Agency Comment:

No additional agency comment received to date.

Lauren Russell

From: Mailbox Citymail
Sent: Thursday, April 30, 2020 9:27 AM
To: C Arnold; Cate Arnold; Lacey Beaty; Laura Mitchell; Marc San Soucie; Mark Fagin
Cc: Lauren Russell; Jana Fox
Subject: FW: City Council Land Use Appeal on West Sylvan Middle School Athletic Fields

Follow Up Flag: Follow up
Flag Status: Completed

From: Kelly Gonzalez [mailto:k_gonz@yahoo.com]
Sent: Wednesday, April 29, 2020 9:45 AM
To: Mailbox Citymail <citymail@beavertonoregon.gov>
Subject: City Council Land Use Appeal on West Sylvan Middle School Athletic Fields

From: Kelly Gonzalez

1620 NW 14th Ave Apt #407

Portland, OR, 97209

To: The Beaverton City Council

Ref: [May 5th](#), City Council Land Use Appeal on West Sylvan Middle School Athletic Fields

Dear Beaverton City Council,

I live in the West Slope area and I'm fully in support of the proposed field improvements to West Sylvan Middle School. I want to build a community that improves the lives of all the people who live here.

I am looking forward to improving the existing facility for the following reasons:

- **Increased Quality of Life:** The facility will improve the quality of life in the neighborhood. Individuals and families in the West Slope neighborhood will be able to enjoy use of the field year-round- rain or shine, snow or sleet. It will be open to the community for casual use and available for all of us in the community to schedule our own events as well. Reservations will be managed by a single organization, PPS, and be simple and reliable.
- **Higher Property Values:** I feel strongly that the improvement to the field and to the middle school grounds will serve as a great community asset, and greatly enhance the livability and home values in the neighborhood. It will be a space that we can all enjoy throughout our lives here in West Slope.

- **Better Student Experience:** It will create a wonderful and improved experience for all the students attending West Sylvan Middle School. The students will enjoy a place where they can “be outside” year-round for recess and PE regardless of the weather or field condition.
- **More Places to Play:** Due to geography and the urban nature of our collective neighborhoods, our kids have a shortage of field spaces to play sports, which has gotten to a critically low level with the removal of the Lincoln High School field. This project will provide year-round access for kids, families and neighbors to play locally rather than driving in a car to surrounding communities.
- **Reduced Environmental Impact:** The installation of a turf field will lower the overall environmental impact on the neighborhood as well. The fields will not have to be irrigated or mowed (reducing dust and noise) or fertilized and treated with pesticides. In addition, it has come to my attention that many of the athletes will travel directly to West Sylvan by bus which will greatly reduce the carbon footprint of the teams. Currently, teams are travelling long distances around the city by personal automobile to get to practices and games.

I have been informed that the project is responsibly designed, is in compliance with all the Beaverton land use codes and is an improvement over many aspects of the current facility. The facility will be beautiful and I’m looking forward to seeing our community enjoy the new field in the years to come!

Thank you for your time.

Sincerely,

Kelly Gonzalez

Lauren Russell

From: Mailbox Citymail
Sent: Thursday, April 30, 2020 9:28 AM
To: C Arnold; Cate Arnold; Lacey Beaty; Laura Mitchell; Marc San Soucie; Mark Fagin
Cc: Lauren Russell; Jana Fox
Subject: FW: ATTN: Cate Arnold, Laura Mitchell, Mark San Soucie RE.: West Sylvan Middle School Field Improvements, Case File No. CU2019-0011/DR2019-0182

Follow Up Flag: Follow up
Flag Status: Completed

From: Dieter Loibner [mailto:dloibner@gmail.com]
Sent: Wednesday, April 29, 2020 9:54 AM
To: Mailbox Citymail <citymail@beavertonoregon.gov>
Subject: ATTN: Cate Arnold, Laura Mitchell, Mark San Soucie RE.: West Sylvan Middle School Field Improvements, Case File No. CU2019-0011/DR2019-0182

Dear Members of the City Council,

As West Slope residents, parents of a West Sylvan Middle School and Lincoln High School alumna, and as supporters of school sports, we write to **express our opposition to the field upgrades** as proposed by Portland Public Schools and approved by the City of Beaverton.

Our concerns were brought about by a planning process that seemed less transparent and inclusive as it could have been with input and buy-in from neighborhood residents, leading to the polarization of supporters and opponents. Canvassing neighborhood residents, an often-repeated sentiment we heard is **“Portland Public Schools and the City of Beaverton are trying to ram this project through.”**

Based on staff recommendations, the Planning Commission approved the proposed field upgrades with conditions, which **do not** appear to **sufficiently address key concerns of residents** adjacent or in close proximity to the facility who stand to bear the brunt of the impacts from field lighting, nighttime noise and increased traffic. Our concerns are echoed by close to 80 signatures of property owners and residents, who live, vote and pay taxes in Washington County and support the appeal of this project.

The good news is that the applicable sections of the Development Code allow for adjustments that help mitigate or lessen these impacts. By moderately modifying the operational aspects of the proposal, you would

- minimize the negative impacts on the livability on properties in the immediate surroundings without negating the opportunity for school sports.
- help preserve the peaceful and frictionless coexistence between the school and its neighbors, which despite many changes over time, dates back to the 1950s.

Therefore we ask you to instruct the applicant to **refrain from holding games on Sunday** and to **limit the use**

of field lights to 8 PM on all other days, as they are a new feature and have the most direct and indirect impact on residents and properties in close proximity to the West Sylvan Middle School athletic field.

Thank you for your kind consideration,

Dieter Loibner/Lisa Gabel
2550 SW 83rd Ave

Lauren Russell

From: Mailbox Citymail
Sent: Thursday, April 30, 2020 9:30 AM
To: C Arnold; Cate Arnold; Lacey Beaty; Laura Mitchell; Marc San Soucie; Mark Fagin
Cc: Lauren Russell; Jana Fox
Subject: FW: May 5th, City Council Land Use Appeal public hearing on the West Sylvan Middle School Athletic Fields

Follow Up Flag: Follow up
Flag Status: Completed

From: M-M FRANK [mailto:mcfrank2811@msn.com]
Sent: Wednesday, April 29, 2020 10:13 AM
To: Mailbox Citymail <citymail@beavertonoregon.gov>
Subject: May 5th, City Council Land Use Appeal public hearing on the West Sylvan Middle School Athletic Fields

From: Mara Rempel and Matthew Frank
8536 NW Gilliam Lane, Portland, Oregon 97229

Ref: West Sylvan Middle School Field Improvements,
Beaverton Case File No. CU2019-0011 / DR2019-0182

Dear Beaverton Planning Commission,

We are the parents of two future West Sylvan and Lincoln students/athletes and in the Forest Heights Neighborhood. Both of our children enjoy and participate in soccer and baseball. We love our neighborhood turf field at Forest Park Elementary School, and use it on a regular basis. As it is a turf field it is always in use, there are scheduled practices and games for both our children's soccer, as well as for high school lacrosse and a wide range of pick up sport games for both children and adults. It is a great resource for the community! We would love to see more turf fields like this. Especially ones that would allow baseball practices. Our community is in need of more fields that can be used during our long rainy season. A field at West Sylvan Middle school would be a wonderful improvement and asset to the community at large.

We are looking forward to improving the existing facility for the following reasons:

Increased Quality of Life: The facility will improve the quality of life in the neighborhood. Individuals and families in the West Slope neighborhood will be able to enjoy use of the field year-round- rain or shine, snow or sleet. It will be open to the community for casual use and available for all of us in the community to schedule our own events as well. Reservations will be managed by a single organization, PPS, and be simple and reliable.

Higher Property Values: I feel strongly that the improvement to the field and to the middle school grounds will serve as a great community asset, and greatly enhance the livability and home values in the neighborhood. It will be a space that we can all enjoy throughout our lives here in West Slope.

Better Student Experience: It will create a wonderful and improved experience for all the students attending West Sylvan Middle School. The students will enjoy a place where they can "be outside" year-round for recess and PE regardless of the weather or field condition.

More Places to Play: Due to geography and the urban nature of our collective neighborhoods, our kids have a shortage of field spaces to play sports, which has gotten to a critically low level with the removal of the Lincoln High School field. This project will provide year-round access for kids, families and neighbors to play locally rather than driving in a car to surrounding communities.

Reduced Environmental Impact: The installation of a turf field will lower the overall environmental impact on the neighborhood as well. The fields will not have to be irrigated or mowed (reducing dust and noise) or fertilized and treated with pesticides. In addition, it has come to my attention that many of the athletes will travel directly to West Sylvan by bus which will greatly reduce the carbon footprint of the teams. Currently, teams are travelling long distances around the city by personal automobile to get to practices and games.

I have been informed that the project is responsibly designed, is in compliance with all the Beaverton land use codes and is an improvement over many aspects of the current facility. The facility will be beautiful and I'm looking forward to seeing our community enjoy the new field in the years to come!

Thank you for your time.

Sincerely,

Matt Frank and Mara Rempel

Lauren Russell

From: Mailbox Citymail
Sent: Thursday, April 30, 2020 9:36 AM
To: C Arnold; Cate Arnold; Lacey Beaty; Laura Mitchell; Marc San Soucie; Mark Fagin
Cc: Lauren Russell; Jana Fox
Subject: FW: West Sylvan School Upgrade

Follow Up Flag: Follow up
Flag Status: Completed

From: Jamey Hampton [mailto:jameyh@aol.com]
Sent: Wednesday, April 29, 2020 10:17 AM
To: Mailbox Citymail <citymail@beavertonoregon.gov>
Subject: West Sylvan School Upgrade

From: Jamey Hampton

2981 NW 53rd Dr

Portland, OR 97210

To: The Beaverton City Council

Ref: May 5th, City Council Land Use Appeal on West Sylvan Middle School Athletic Fields

Dear Beaverton City Council,

I went to West Sylvan School in the 60's and I'm fully in support of the proposed field improvements to West Sylvan Middle School.

I am looking forward to improving the existing facility for the following reasons:

- **Increased Quality of Life:** The facility will improve the quality of life in the neighborhood. Individuals and families in the West Slope neighborhood will be able to enjoy use of the field year-round- rain or shine, snow or sleet. It will be open to the community for casual use and available for all of us in the community to schedule our own events as well. Reservations will be managed by a single organization, PPS, and be simple and reliable.
- **Better Student Experience:** It will create a wonderful and improved experience for all the students attending West Sylvan Middle School. The students will enjoy a place where they can "be outside" year-round for recess and PE regardless of the weather or field condition.
- **More Places to Play:** Due to geography and the urban nature of our collective neighborhoods, our kids have a shortage of field spaces to play sports, which has gotten to a critically low level with the removal of the Lincoln High School field. This project will provide year-round access for kids, families and neighbors to play locally rather than driving in a car to surrounding communities.
- **Reduced Environmental Impact:** The installation of a turf field will lower the overall environmental impact on the neighborhood as well. The fields will not have to be irrigated or mowed (reducing dust and noise) or fertilized and treated with pesticides. In addition, it has come to my attention that many of the athletes will travel directly to West

Sylvan by bus which will greatly reduce the carbon footprint of the teams. Currently, teams are travelling long distances around the city by personal automobile to get to practices and games.

I have been informed that the project is responsibly designed, is in compliance with all the Beaverton land use codes and is an improvement over many aspects of the current facility. The facility will be beautiful and I'm looking forward to seeing our community enjoy the new field in the years to come!

Thank you for your time.

Sincerely,

Jamey Hampton

Lauren Russell

From: Mailbox Citymail
Sent: Thursday, April 30, 2020 10:39 AM
To: C Arnold; Cate Arnold; Lacey Beaty; Laura Mitchell; Marc San Soucie; Mark Fagin
Cc: Lauren Russell; Jana Fox
Subject: FW: May 5th, City Council Land Use Appeal on West Sylvan Middle School Athletic Fields

Follow Up Flag: Follow up
Flag Status: Completed

From: Angie Tanyi [mailto:angtanyi@gmail.com]
Sent: Wednesday, April 29, 2020 1:21 PM
To: Mailbox Citymail <citymail@beavertonoregon.gov>
Subject: May 5th, City Council Land Use Appeal on West Sylvan Middle School Athletic Fields

From: Angie Tanyi

7322 SW 27th Ave., Portland, OR 97219

To: The Beaverton City Council

Ref: May 5th, City Council Land Use Appeal on West Sylvan Middle School Athletic Fields

Dear Beaverton City Council,

I live in the West Slope area and I'm fully in support of the proposed field improvements to West Sylvan Middle School. I want to build a community that improves the lives of all the people who live here. My son plays soccer and appreciates the use of turf fields around the city and will be going to West Sylvan beginning his 6th grade year.

I am looking forward to improving the existing facility for the following reasons:

Increased Quality of Life: The facility will improve the quality of life in the neighborhood. Individuals and families in the West Slope neighborhood will be able to enjoy use of the field year-round- rain or shine, snow or sleet. It will be open to the community for casual use and available for all of us in the community to schedule our own events as well. Reservations will be managed by a single organization, PPS, and be simple and reliable.

Higher Property Values: I feel strongly that the improvement to the field and to the middle school grounds will serve as a great community asset, and greatly enhance the livability and home values in the neighborhood. It will be a space that we can all enjoy throughout our lives here in West Slope.

Better Student Experience: It will create a wonderful and improved experience for all the students attending West Sylvan Middle School. The students will enjoy a place where they can "be outside" year-round for recess and PE regardless of the weather or field condition.

More Places to Play: Due to geography and the urban nature of our collective neighborhoods, our kids have a shortage of field spaces to play sports, which has gotten to a critically low level with the removal of the Lincoln High School field. This project will provide year-round access for kids, families and neighbors to play locally rather than driving in a car to surrounding communities.

Reduced Environmental Impact: The installation of a turf field will lower the overall environmental impact on the neighborhood as well. The fields will not have to be irrigated or mowed (reducing dust and noise) or fertilized and treated with pesticides. In addition, it has come to my attention that many of the athletes will travel directly to West Sylvan by bus which will greatly reduce the carbon footprint of the teams. Currently, teams are travelling long distances around the city by personal automobile to get to practices and games.

I have been informed that the project is responsibly designed, is in compliance with all the Beaverton land use codes and is an improvement over many aspects of the current facility. The facility will be beautiful and I'm looking forward to seeing our community enjoy the new field in the years to come!

Thank you for your time.

Sincerely,

Angie Tanyi

Lauren Russell

From: Mailbox Citymail
Sent: Thursday, April 30, 2020 11:10 AM
To: C Arnold; Cate Arnold; Lacey Beaty; Laura Mitchell; Marc San Soucie; Mark Fagin
Cc: Lauren Russell; Jana Fox
Subject: FW: May 5th, City Council Land Use Appeal on West Sylvan Middle School Athletic Fields

Follow Up Flag: Follow up
Flag Status: Completed

From: Donna Harding [mailto:doolesdonna@mac.com]
Sent: Wednesday, April 29, 2020 6:54 PM
To: Mailbox Citymail <citymail@beavertonoregon.gov>
Subject: May 5th, City Council Land Use Appeal on West Sylvan Middle School Athletic Fields

Dear Beaverton City Council,

Whilst we do not live in the West Slope area our son attends West Sylvan and is an active member of local sports teams that have been impacted by the construction for Lincoln High and the removal of the sports grounds. I'm fully in support of the proposed field improvements to West Sylvan Middle School. I want to build a community that improves the lives of all the people who live here and provide better sports and recreation facilities for youth and the wider community.

I am looking forward to improving the existing facility for the following reasons:

Increased Quality of Life: The facility will improve the quality of life in the neighborhood. Individuals and families in the West Slope neighborhood will be able to enjoy use of the field year-round- rain or shine, snow or sleet. It will be open to the community for casual use and available for all of us in the community to schedule our own events as well. Reservations will be managed by a single organization, PPS, and be simple and reliable.

Higher Property Values: I feel strongly that the improvement to the field and to the middle school grounds will serve as a great community asset, and greatly enhance the livability and home values in the neighborhood. It will be a space that we can all enjoy throughout our lives here in West Slope.

Better Student Experience: It will create a wonderful and improved experience for all the students attending West Sylvan Middle School. The students will enjoy a place where they can "be outside" year-round for recess and PE regardless of the weather or field condition. The current conditions are poor and this age group needs facility for sports.

More Places to Play: Due to geography and the urban nature of our collective neighborhoods, our kids have a shortage of field spaces to play sports, which has gotten to a critically low level with the removal of the Lincoln High School field. This project will provide year-round access for kids, families and neighbors to play locally rather than driving in a car to surrounding communities.

Reduced Environmental Impact: The installation of a turf field will lower the overall environmental impact on the neighborhood as well. The fields will not have to be irrigated or mowed (reducing dust and noise) or fertilized and treated with pesticides. In addition, it has come to my attention that many of the athletes will travel directly to West

Sylvan by bus which will greatly reduce the carbon footprint of the teams. Currently, teams are travelling long distances around the city by personal automobile to get to practices and games.

I have been informed that the project is responsibly designed, is in compliance with all the Beaverton land use codes and is an improvement over many aspects of the current facility. The facility will be beautiful and I'm looking forward to seeing our community enjoy the new field in the years to come!

Thank you for your time.

Sincerely,

Donna Harding

Donna Harding

doolesdonna@mac.com

+1 503 568 0080

Lauren Russell

From: Mailbox Citymail
Sent: Thursday, April 30, 2020 11:11 AM
To: C Arnold; Cate Arnold; Lacey Beaty; Laura Mitchell; Marc San Soucie; Mark Fagin
Cc: Lauren Russell; Jana Fox
Subject: FW: May 5th, City Council Land Use Appeal public hearing on the West Sylvan Middle School Athletic Fields

Follow Up Flag: Follow up
Flag Status: Completed

From: Kim Worsham [mailto:kimworsham1@gmail.com]
Sent: Wednesday, April 29, 2020 10:04 PM
To: Mailbox Citymail <citymail@beavertonoregon.gov>
Subject: May 5th, City Council Land Use Appeal public hearing on the West Sylvan Middle School Athletic Fields

Dear Beaverton City Council:

As a parent of a current Sophomore and soon to be Freshman at Lincoln High School, who are both athletes, I believe our kids deserve and would benefit having a multi-purpose field on the west side of Portland, and I support the land use for WSMS field project.

Many of the reasons against the land use appeal that I witnessed and noted from the first hearing were those of neighbors that are disgruntled with the actual school facility near their homes - examples were "loud children screaming", limited street area for cars driving children to and from school, lack of sidewalks into the neighborhood, etc. While I do agree these are obvious challenges, I would like to make sure that these underlying issues that are current today due to the school and street issues don't spill over to the use of the fields near West Sylvan MS. If possible, could the challenges of today identified by the Neighborhood Association and its Members be separated from the Land Use request?

As noted in the meeting, both the Lincoln High School Principal and the Athletic Director who were both in attendance provided that they would take responsibility and personally provide their business cards to the Neighborhood Association members to contact for any complaints due to the field. I also overheard a neighborhood member invite the Principal of Lincoln High School to join the neighborhood association meetings on a monthly basis so they could personally get to know her and feel that she is taking this seriously, and Peyton happily agreed. Unfortunately due to the COVID-19 shelter in place not long after the initial meeting on March 12, this has probably proven difficult to do.

The Land Use proposal had several upgrades that I didn't realize to the neighboring homeowners, such as the flooding/water pooling, planting of trees, etc. This is great for the residents, I would think (they are getting something).

While living near a middle school and field are not for everyone, for most parents with elementary, middle-school-age children, the real estate near these facilities is highly sought after. The community these types of facilities provide is priceless. Unfortunately, some neighbors may not have realized this when they chose to

buy their house in this community; however, in no way should they view their housing prices as decreasing (note, there is a brand new neighborhood being built just off of West Slope Drive).

I support the land use of WSMS Athletic Fields and based on the following, hope the City Council votes unanimously again FOR the Land Use.

1. Sense of community in the neighborhood and partnership with PPS
2. Upgrades to the area near the field - water runoff, trees, etc. (could there be enhancements to the roads for the neighborhood outside of this?)
3. House values won't decrease overall (maybe the current tenants feel their value decreases, but I'd ask for an un-biased assessment)
4. Provide all-purpose fields for kids to be kids and play / Benefits to PPS and Lincoln High School during challenging school expansion project and having "no home" for 3 years.
5. Minimize teenagers and/or their parents driving all over Portland to play ball (including Milwaukee, Hillsboro, Vancouver, Camas, etc.) because there is no "good" facility to play baseball or softball on the west side. There was a rebuttal by some of the neighborhood members in attendance about this. The inability of some households to get to locations due to lack of transportation is a key to inequity for some kids to play sports which has shown to keep kids off the streets and out of trouble in later years. Again, thinking about the future of not just my kids, but everyone's future kids.

I believe the passion of the people that came to the first hearing are all committed to ensuring trash is picked up, lights are out and games abide by the rules set forth with the neighborhood members and wish this wasn't seen as an "us vs. them" but an investment in the future of our children.

Thank you for your time,

Kim Worsham

Lauren Russell

From: Mailbox Citymail
Sent: Thursday, April 30, 2020 11:12 AM
To: C Arnold; Cate Arnold; Lacey Beaty; Laura Mitchell; Marc San Soucie; Mark Fagin
Cc: Lauren Russell; Jana Fox
Subject: FW: May 5th, City Council Land Use Appeal public hearing May 5th, City Council Land Use Appeal public hearing on the West Sylvan Middle School Athletic Fields

Follow Up Flag: Follow up
Flag Status: Completed

-----Original Message-----

From: Marisa Grim [mailto:marisagrim@gmail.com]
Sent: Wednesday, April 29, 2020 11:16 PM
To: Mailbox Citymail <citymail@beavertonoregon.gov>
Subject: May 5th, City Council Land Use Appeal public hearing May 5th, City Council Land Use Appeal public hearing on the West Sylvan Middle School Athletic Fields

City Council Members,

We need the West Sylvan improvement now more than ever. In light of Covid 19 and our stay home orders I believe we can all see the need to fund healthy outside activities with an addition of an updated field within Portland Public schools. The field at West Sylvan has been an integral location for our youth sports. This is the best time to begin improvements for a multi use sport field. Our city needs hope and movement forward. Please make the decision to help us move in a positive direction and start the improvements we need on the West Sylvan field.

Sincerely,

Marisa Grim

(Parent of 4 children who have and will benefit from the project)

Sent from my iPhone

Lauren Russell

From: Mailbox Citymail
Sent: Thursday, April 30, 2020 11:14 AM
To: C Arnold; Cate Arnold; Lacey Beaty; Laura Mitchell; Marc San Soucie; Mark Fagin
Cc: Lauren Russell; Jana Fox
Subject: FW: May 5th, City Council Land Use Appeal public hearing May 5th, City Council Land Use Appeal public hearing on the West Sylvan Middle School Athletic Fields

Follow Up Flag: Follow up
Flag Status: Completed

From: James Elerick [mailto:jelerick@gmail.com]
Sent: Thursday, April 30, 2020 7:38 AM
To: Mailbox Citymail <citymail@beavertonoregon.gov>
Subject: May 5th, City Council Land Use Appeal public hearing May 5th, City Council Land Use Appeal public hearing on the West Sylvan Middle School Athletic Fields

From: James Elerick
10038 NW Ash Ct
Portland, OR 97231

To: The Beaverton City Council

Ref: West Sylvan Middle School Field Improvements

Dear Beaverton City Council

I live in the West Slope area and I am fully in support of proposed field improvements to West Sylvan Middle School.

I am looking forward to the field improvements for a variety of reasons.

- First and foremost, the facility will improve the quality of life in the neighborhood. Individuals and families in the West Slope neighborhood will be able to enjoy use of the field year-round (rain or shine, snow or sleet).
- Second, I feel strongly that the improvement to the field and to the middle school grounds will greatly benefit our home values. The improvement serves as a community asset - one that we can all enjoy throughout our lives here in West Slope.
- Third, the installation of a turf field will lower the environmental impact on the neighborhood as well. The fields will not have to be irrigated or mowed (reducing dust and noise) or fertilized and treated with pesticides. In addition, it has come to my attention that most of the athletes will travel directly to West Sylvan by bus which will greatly reduce the carbon footprint of all the teams. Currently teams are traveling well beyond the boundaries of school by personal automobile to get to practices and games.

I want to make our community one that improves the lives of all the people who live here.

The facility will be beautiful. It will be managed by a single registrar – PPS, through the Community Use of Buildings - and available for us to schedule our own events.

It will create a wonderful and improved experience for all the students attending West Sylvan Middle School. The students will enjoy a place where they can “be outside” for recess and for PE regardless of the weather or a muddy field.

I have been informed that the project is in compliance with all the Beaverton land use codes and I am looking forward to seeing our community enjoy the new facility in the years to come.

Thank you for your time,

Sincerely,
James Elerick

Lauren Russell

From: Mailbox Citymail
Sent: Thursday, April 30, 2020 11:18 AM
To: C Arnold; Cate Arnold; Lacey Beaty; Laura Mitchell; Marc San Soucie; Mark Fagin
Cc: Lauren Russell; Jana Fox
Subject: FW: May 5th, City Council Land Use Appeal public hearing on the West Sylvan Middle School Athletic Fields

Follow Up Flag: Follow up
Flag Status: Completed

From: Scott Dickinson & Kim Worsham [mailto:sk_dickinson@yahoo.com]
Sent: Thursday, April 30, 2020 8:40 AM
To: Mailbox Citymail <citymail@beavertonoregon.gov>
Subject: May 5th, City Council Land Use Appeal public hearing on the West Sylvan Middle School Athletic Fields

From: Scott Dickinson

2520 NW Birkendene St.

Portland, OR 97229

To: Beaverton City Council

Ref: West Sylvan Middle School Field Improvements,

Beaverton Case File No. CU2019-0011 / DR2019-0182

Dear City Council,

I am a parent of a Lincoln High School athlete AND a parent of a future Lincoln student-athlete currently at WSMS. Enduring field challenges first hand by my high-schooler and middle-schooler, I am looking forward to improving the existing WSMS facility for a variety of reasons.

- The improvement serves as a community asset - one that we can all enjoy throughout our lives here in West Slope.
- The community has long been waiting for this improvement. By approving this project and completing it, you will be keeping an important **commitment** to our community. As with most other athletic fields in the region, moving to a turf environment significantly increases the usage - both during the school year and summer by all - regardless of rain.
- The field improvements will relieve pressure on other fields due to the **severe inadequacy** of recreation and sports sites in the greater Portland area.

- Individuals and families in the West Slope neighborhood will be able to enjoy the use of the field year-round (rain or shine, snow or sleet). *(An example of a field in use year-round by kids and the neighborhood is the Forest Heights turf field.)*
- The installation of a turf field will lower the environmental impact on the neighborhood. The fields will not have to be irrigated or mowed (reducing dust and noise) or fertilized and treated with pesticides. This project will reduce the carbon footprint of all the teams. Currently, teams are traveling well beyond the boundaries of school by personal automobile to get to practices and games. This is not sustainable.

I want to make our community one that improves the lives of all the people who live here. The facility will be beautiful. It will be managed by a single registrar – PPS, through the Community Use of Buildings - and available for all.

It will create a wonderful and improved experience for all the students attending West Sylvan Middle School. The students will enjoy a place where they can “be outside” for recess and for PE regardless of the weather or a muddy field. *(My WSMS student can attest to this today.)*

I have been informed that the project is in compliance with all the Beaverton land use codes and I am looking forward to seeing our community enjoy the new facility in the years to come.

Thank you for your time.

Sincerely,

Scott Dickinson

Received
Planning Division
04/30/20

EXHIBIT APP 3.25

Lauren Russell

From: Mailbox Citymail
Sent: Thursday, April 30, 2020 11:18 AM
To: C Arnold; Cate Arnold; Lacey Beaty; Laura Mitchell; Marc San Soucie; Mark Fagin
Cc: Lauren Russell; Jana Fox
Subject: FW: City Council Land Use Appeal Input: West Sylvan Middle School Athletic Fields

Follow Up Flag: Follow up
Flag Status: Completed

From: MSalinsky LSalinsky [mailto:mlsalin@yahoo.com]
Sent: Thursday, April 30, 2020 8:46 AM
To: Mailbox Citymail <citymail@beavertonoregon.gov>
Subject: City Council Land Use Appeal Input: West Sylvan Middle School Athletic Fields

RE: City Council Land Use Appeal public hearing on the West Sylvan Middle School Athletic Fields (5/5/20)

We're writing in support of your earlier decision to approve enhanced use of the fields at West Sylvan MS for both the Lincoln HS and West Sylvan MS communities.

We are parents of 2 former West Sylvan students, 1 LHS grad and 1 LHS sophomore. Our kids have played baseball, soccer, basketball, and x-country - so we are well aware of the challenges caused by lack of modern, high-quality facilities at both schools.

Having travelled to play at most high schools in the metro area and many in Salem, Eugene, and Bend, we are also well aware that our situation is the exception to the rule of turf fields close to the school. Even in the PIL, Grant, Wilson, Cleveland, and Franklin have clearly better facilities. And Roosevelt, Jefferson and Madison have arguably better situations due to non-turf fields on or adjacent to campus, or turf fields very close-by.

This field enhancement is a chance to give our community what most Oregon communities already have - a quality playable field for outdoor sports. This is essential during the LHS rebuild. We would argue it's nearly as essential beyond that. It would benefit generations of children, their immediate and extended families, and the whole community.

Thank you for your consideration,

Michael & Linda Salinsky
971.336.1837

[Sent from Yahoo Mail for iPhone](#)

April 30th

RE: West Sylvan Field Improvements

Sent via email to citymail@beavertonoregon.gov

To Beaverton City Council:

I am writing to support the West Sylvan Middle School field improvement project. I am a resident of the Lincoln High School District, residing in the Hillside neighborhood in Northwest Portland. I am a huge proponent of youth sports and the life lessons that are learned. I grew up in the suburbs of Atlanta, Georgia, and some of my best memories are playing sports with my friends. Those friends are still my best friends today and we share many laughs as adults remembering the times we shared. Those early enjoyable moments pushed me to work hard, ultimately resulting in a college scholarship to play baseball at Vanderbilt University.

I moved to Portland in 2010 and now have an 11-year-old. I've enjoyed getting involved where I can with Lincoln Youth Baseball. Last year, I coached the 5th and 6th grade team and we practiced and played home games at the current West Sylvan fields. The league has done the best job it can with keeping the field in shape, but it was still not an adequate baseball facility. Often, I would reschedule games in order to play at the opponents' field even if it meant driving further. Other fields were more suited for enjoyable and safer experiences for the kids. There is now a chance to build a modern facility to support health, safety, laughs, and life lessons. Let's make sure it happens!

As a sport, baseball in the city of Portland struggles relative to other major metros, at least in my experience. I have been impressed with the quality of baseball and facilities in the suburbs, at least in comparison to baseball within the city limits. I recognize that the suburbs have more available land and have had the opportunity to build recreational facilities as organized sports have evolved over the past 50 years. However, West Sylvan now has the opportunity to take the land and improve it to a higher and better use. It will bridge the gap that currently exists and bring more desirability to living in the City of Portland. Let's make sure it happens!

I want the city of Portland to be a desirable place to live and raise a family for years to come. I understand the neighborhood's concerns regarding traffic, noise, etc. As a parent, having been a kid before, and imagining myself as an older adult, I can see no better picture than a neighborhood hosting youth sports activity. The moments spent playing with friends in a "care free", relaxed environment are often the best times of our life. Let's make sure it happens!

While baseball is the sport I know best, my family is involved in soccer, basketball, gymnastics, tennis, etc. There are options out there to recreate with friends in other activities. Those are great sports too but there is something about baseball on a warm sunny day that is magical. It is America's pastime for a reason. Soccer will always be #1 in Portland and I am ok with that. I want baseball to be more than just an afterthought. We have a great leader and coach in CJ Watson at Lincoln High School who is already inspiring kids at all ages and using baseball as a means to teach life's most valuable lessons – hard work, fairness, dealing with failure, etc. Without better improved facilities, we will not attract and retain caring, passionate, and tireless leaders, and that spans all aspects of the youth education ecosystem – not just athletics or baseball. Let's make sure it happens!

If you have questions or need anything further, please feel free to reach out. I can be reached at (678) 548-5969.

Sincerely,

A handwritten signature in blue ink, appearing to read 'S Vanderhoff', with a long horizontal flourish extending to the right.

Scott Vanderhoff
svanderhoff@gmail.com
(678) 548-5969

Lauren Russell

From: Mailbox Citymail
Sent: Thursday, April 30, 2020 11:19 AM
To: C Arnold; Cate Arnold; Lacey Beaty; Laura Mitchell; Marc San Soucie; Mark Fagin
Cc: Lauren Russell; Jana Fox
Subject: FW: May 5th, City Council Land Use Appeal Public Hearing on West Sylvan Middle School Athletic Fields
Attachments: West Sylvan Field Improvement Letter.pdf
Follow Up Flag: Follow up
Flag Status: Completed

From: Scott Vanderhoff [mailto:svanderhoff@gmail.com]
Sent: Thursday, April 30, 2020 8:54 AM
To: Mailbox Citymail <citymail@beavertonoregon.gov>
Subject: May 5th, City Council Land Use Appeal Public Hearing on West Sylvan Middle School Athletic Fields

Dear City of Beaverton,

Please see attached. We NEED this upgrade.

Thanks,

Lauren Russell

From: Mailbox Citymail
Sent: Thursday, April 30, 2020 11:20 AM
To: C Arnold; Cate Arnold; Lacey Beaty; Laura Mitchell; Marc San Soucie; Mark Fagin
Cc: Lauren Russell; Jana Fox
Subject: FW: May 5th Hearing Date - West Sylvan Middle School Athletic Fields

Follow Up Flag: Follow up
Flag Status: Completed

From: Joel Arana [mailto:Joel.Arana@nv5.com]
Sent: Thursday, April 30, 2020 8:58 AM
To: Mailbox Citymail <citymail@beavertonoregon.gov>
Subject: May 5th Hearing Date - West Sylvan Middle School Athletic Fields

Dear Beaverton City Council-

I testified at the hearing in March on the subject West Sylvan Middle Field improvements. Below are my talking points (of which I was only able to get through a few since we were limited to 3 minutes speaking time).

My family and I **FULLY SUPPORT** the proposed field improvements to West Sylvan Middle School and hopefully so do you.. We live 4 houses from the school on the corner of SW 79th and West Slope Dr., and have 2 student-athlete children that currently attend Bridlemile elementary and soon will attend WS Middle School.

I've read through all the exhibits both in favor of and opposing this upgrade, and it is clear that those in favor far exceed those who are opposed; and while not to discount the concerns of those in the community, it is evident that the benefits of this proposed plan outweigh the potential detriments. I was overwhelmed with the hundreds of letters and e-mails in support of this project that were submitted, and it does not appear (with the exception of 1 or 2 letters) that any of those opposed have students at West Sylvan (or its feeder schools) or children involved in Lincoln youth or high school athletics. Not to say these people should not have a voice, they should, but priority should lie in our youth and quality sports facilities and programs.

I also think it is important to understand that the current field situation for Lincoln Youth and High School sports programs is dire, having to rely on a myriad of Portland Parks and Rec facilities, Ron Tonkin field, Milwaukie High School, just to name a few, where logistical issues related to cost, travel/car-pooling, and scheduling is a nightmare. Rainouts and unplayable fields are a common theme, particularly the Portland Parks and Rec facilities such as Hamilton

and Gabriel park, which are poorly designed and maintained grass and dirt fields to which no improvements/upgrades are allowed to be made by us.

This simple, well-thought-out and professionally engineered upgrade will fix all of that. I can't count the times our son has come home from youth flag-football practice at WS covered in mud from head to toe [and those are the times when the fields aren't closed due to conditions, which is common]. I look forward to a time when students and our children can "be outside" for recess and for PE regardless of the weather or because a muddy field forces them to stay off it. Also, modern turf has been shown to reduce injuries and is more environmentally friendly than grass: turf does not require constant watering, mowing, pesticides, or fertilizer, nor does it create dust or dirt in the case of raking/dragging since the infields will also be turf.

[One of the concerns we have seen for those opposed is property values. [to this end] we have provided the upgrade proposal to a prominent local realtor and Principal Broker for Keller Williams, and she has said quote "When there is a great athletic field and strong sports programs, people are attracted to that community. In turn, property values remain strong. This athletic field should be a positive from a real estate perspective.']

[Another common concern is traffic – considering that West Sylvan middle has over 900 students, over 60 admin and teaching staff, and countless parent and other volunteers that travel to the school daily, after-school traffic from sporting events will pale in comparison. WS's 104 parking spaces are more than adequate for an average high-school baseball game of 40 players (most of whom will be bussed in) and 40 spectators. Comparing traffic from a High-School or Youth sporting event to events such as 'back-to-school night' is simply not realistic. Some of the exhibits I've seen contain photos of cars and busses backed up in front of our house – it is important to note that this is during a 15 minute window during school drop-off and pickup, respectively, and is simply not representative of traffic volumes during after-school sporting events.]

For those that have seen the renderings, you know this is an aesthetically pleasing and beautiful design that will create a wonderful and improved experience for the students at West Sylvan MS, Lincoln Youth and High School sports programs, and West Slope residents alike, and I look forward to its completion.

By moving forward with this project, you will be keeping an important commitment to our community by ensuring our youth remain engaged in athletics, and have a safe and dry place to play in nearly any weather condition and to engage in teamwork and collaboration. Our students, teams and athletes deserve this facility, and so does our neighborhood. Thank you

Lauren Russell

From: Mailbox Citymail
Sent: Thursday, April 30, 2020 11:22 AM
To: C Arnold; Cate Arnold; Lacey Beaty; Laura Mitchell; Marc San Soucie; Mark Fagin
Cc: Lauren Russell; Jana Fox
Subject: FW: May 5th, City Council Land Use Appeal on West Sylvan Middle School Athletic Fields

Follow Up Flag: Follow up
Flag Status: Completed

From: melissa roman [mailto:mwallace76@me.com]
Sent: Thursday, April 30, 2020 9:15 AM
To: Mailbox Citymail <citymail@beavertonoregon.gov>
Subject: May 5th, City Council Land Use Appeal on West Sylvan Middle School Athletic Fields

From: Melissa Roman

3853 NW Devoto LN,

Portland, OR, 97229

To: The Beaverton City Council

Ref: May 5th, City Council Land Use Appeal on West Sylvan Middle School Athletic Fields

Dear Beaverton City Council,

I live in the West Slope area and I'm fully in support of the proposed field improvements to West Sylvan Middle School. I want to build a community that improves the lives of all the people who live here.

I am looking forward to improving the existing facility for the following reasons:

Increased Quality of Life: The facility will improve the quality of life in the neighborhood. Individuals and families in the West Slope neighborhood will be able to enjoy use of the field year-round- rain or shine, snow or sleet. It will be open to the community for casual use and available for all of us in the community to schedule our own events as well. Reservations will be managed by a single organization, PPS, and be simple and reliable.

Higher Property Values: I feel strongly that the improvement to the field and to the middle school grounds will serve as a great community asset, and greatly enhance the livability and home values in the neighborhood. It will be a space that we can all enjoy throughout our lives here in West Slope.

Better Student Experience: It will create a wonderful and improved experience for all the students attending West Sylvan Middle School. The students will enjoy a place where they can "be outside" year-round for recess and PE regardless of the weather or field condition.

More Places to Play: Due to geography and the urban nature of our collective neighborhoods, our kids have a shortage of field spaces to play sports, which has gotten to a critically low level with the removal of the Lincoln High

School field. This project will provide year-round access for kids, families and neighbors to play locally rather than driving in a car to surrounding communities.

Reduced Environmental Impact: The installation of a turf field will lower the overall environmental impact on the neighborhood as well. The fields will not have to be irrigated or mowed (reducing dust and noise) or fertilized and treated with pesticides. In addition, it has come to my attention that many of the athletes will travel directly to West Sylvan by bus which will greatly reduce the carbon footprint of the teams. Currently, teams are travelling long distances around the city by personal automobile to get to practices and games.

I have been informed that the project is responsibly designed, is in compliance with all the Beaverton land use codes and is an improvement over many aspects of the current facility. The facility will be beautiful and I'm looking forward to seeing our community enjoy the new field in the years to come!

Thank you for your time.

Sincerely,

Melissa Roman

Lauren Russell

From: Mailbox Citymail
Sent: Thursday, April 30, 2020 11:23 AM
To: C Arnold; Cate Arnold; Lacey Beaty; Laura Mitchell; Marc San Soucie; Mark Fagin
Cc: Lauren Russell; Jana Fox
Subject: FW: We Support the Proposed Field Improvements to West Sylvan Middle School

Follow Up Flag: Follow up
Flag Status: Completed

From: hikoozawa@gmail.com [mailto:hikoozawa@gmail.com]
Sent: Thursday, April 30, 2020 9:18 AM
To: Mailbox Citymail <citymail@beavertonoregon.gov>
Cc: 'Ken Pincus' <kenpincus@comcast.net>
Subject: We Support the Proposed Field Improvements to West Sylvan Middle School

From: Hiroko Ozawa and Ken Pincus

Our Address: 14754 NW Ash St., Portland OR 97231

To: The Beaverton City Council

Ref: May 5th, City Council Land Use Appeal on West Sylvan Middle School Athletic Fields

Dear Beaverton City Council,

We live in the Skyline area not far from the West Slope area, and we are fully in support of the proposed field improvements to West Sylvan Middle School.

We want to build a community that improves the lives of all the people who live here.

We are looking forward to improving the existing facility for the following reasons:

- **Increased Quality of Life:** The facility will improve the quality of life in the neighborhood. Individuals and families in the West Slope neighborhood will be able to enjoy use of the field year-round- rain or shine, snow or sleet. It will be open to the community for casual use and available for all of us in the community to schedule our own events as well. Reservations will be managed by a single organization, PPS, and be simple and reliable.
- **Higher Property Values:** We feel strongly that the improvement to the field and to the middle school grounds will serve as a great community asset, and greatly enhance the livability and home values in the neighborhood. It will be a space that we can all enjoy throughout our lives here in West Slope.
- **Better Student Experience:** It will create a wonderful and improved experience for all the students attending West Sylvan Middle School. The students will enjoy a place where they can “be outside” year-round for recess and PE regardless of the weather or field condition.
- **More Places to Play:** Due to geography and the urban nature of our collective neighborhoods, our kids have a shortage of field spaces to play sports, which has gotten to a critically low level with the removal of the Lincoln

High School field. This project will provide year-round access for kids, families and neighbors to play locally rather than driving in a car to surrounding communities.

- **Reduced Environmental Impact:** The installation of a turf field will lower the overall environmental impact on the neighborhood as well. The fields will not have to be irrigated or mowed (reducing dust and noise) or fertilized and treated with pesticides. In addition, it has come to my attention that many of the athletes will travel directly to West Sylvan by bus which will greatly reduce the carbon footprint of the teams. Currently, teams are travelling long distances around the city by personal automobile to get to practices and games.

We have been informed that the project is responsibly designed, is in compliance with all the Beaverton land use codes and is an improvement over many aspects of the current facility. The facility will be beautiful and We are looking forward to seeing our community enjoy the new field in the years to come!

Thank you for your time.

Sincerely,

Hiroko Ozawa 小澤弘子

Sent from Gmail

O. P. Japan Associates
Japanese Technical Interpretation & Translation
14754 NW Ash St.
Portland, OR 97231
Cell: 503-577-1507
Email: hikoozawa@gmail.com
2nd Email: hikoozawa@comcast.net
<http://www.opjapantranslation.com/>

Lauren Russell

From: Mailbox Citymail
Sent: Thursday, April 30, 2020 11:25 AM
To: C Arnold; Cate Arnold; Lacey Beaty; Laura Mitchell; Marc San Soucie; Mark Fagin
Cc: Lauren Russell; Jana Fox
Subject: FW: May 5th, City Council Land Use Appeal on West Sylvan Middle School Athletic Fields

Follow Up Flag: Follow up
Flag Status: Completed

From: chasekopetz@gmail.com [mailto:chasekopetz@gmail.com]
Sent: Thursday, April 30, 2020 10:23 AM
To: Mailbox Citymail <citymail@beavertonoregon.gov>
Subject: May 5th, City Council Land Use Appeal on West Sylvan Middle School Athletic Fields

From: Chase Kopetz

1148 SW 58th Avenue
Portland, OR 97221

To: The Beaverton City Council

Ref: May 5th, City Council Land Use Appeal on West Sylvan Middle School Athletic Fields

Dear Beaverton City Council,

I am writing you regarding the West Sylvan Field Improvements. I am a resident of the Sylvan Highlands, which borders the West Slope neighborhood and I have a student that will be starting 6th grade next year & had 2 students already attend West Sylvan Middle School.

I feel that the turfing of the West Sylvan field is an essential improvement for the WSMS, the athletic teams that utilize that field and the PPS community. The current field conditions are not satisfactory and need to be available year round. Frequently, the fields are too wet to even utilize for school recess and after school sports activities. I have seen this throughout my son's football and lacrosse career. Additionally, I feel the turf will help to prevent injuries, because the current condition of the field is not ideal (ditches, gopher holes, etc.). Turf has become the standard field for many sports (football, soccer, lacrosse, baseball and softball) and this area of Portland has a limited number of turf options for these sports especially with the construction of the new Lincoln High School on it's current field.

For the above and the following reasons, I am looking forward to improving the existing facility:

- **Increased Quality of Life:** The facility will improve the quality of life in the neighborhood. Individuals and families in the West Slope neighborhood will be able to enjoy use of the field year-round- rain or shine, snow or sleet. It will be open to the community for casual use and available for all of us in the community to schedule our own events as well. Reservations will be managed by a single organization, PPS, and be simple and reliable.

- **Higher Property Values:** I feel strongly that the improvement to the field and to the middle school grounds will serve as a great community asset, and greatly enhance the livability and home values in the neighborhood. It will be a space that we can all enjoy throughout our lives here in West Slope.
- **Better Student Experience:** It will create a wonderful and improved experience for all the students attending West Sylvan Middle School. The students will enjoy a place where they can “be outside” year-round for recess and PE regardless of the weather or field condition.
- **More Places to Play:** Due to geography and the urban nature of our collective neighborhoods, our kids have a shortage of field spaces to play sports, which has gotten to a critically low level with the removal of the Lincoln High School field. This project will provide year-round access for kids, families and neighbors to play locally rather than driving in a car to surrounding communities.
- **Reduced Environmental Impact:** The installation of a turf field will lower the overall environmental impact on the neighborhood as well. The fields will not have to be irrigated or mowed (reducing dust and noise) or fertilized and treated with pesticides. In addition, it has come to my attention that many of the athletes will travel directly to West Sylvan by bus which will greatly reduce the carbon footprint of the teams. Currently, teams are travelling long distances around the city by personal automobile to get to practices and games.

It is my understanding that the project is responsibly designed, is in compliance with all the Beaverton land use codes and is an improvement over many aspects of the current facility. The facility will be beautiful and I am looking forward to seeing our community enjoy it over the many years to come.

I strongly support the proposed West Sylvan Field Improvements. Please feel free to contact me if you have any questions.

Regards,

Chase Kopetz
1148 SW 58th Ave
Portland, OR 97221
503-804-6529
chasekopetz@gmail.com

Received
Planning Division
04/30/20

Lauren Russell

From: Mailbox Citymail
Sent: Thursday, April 30, 2020 11:26 AM
To: C Arnold; Cate Arnold; Lacey Beaty; Laura Mitchell; Marc San Soucie; Mark Fagin
Cc: Lauren Russell; Jana Fox
Subject: FW: May 5th, City Council Land Use Appeal on West Sylvan Middle School Athletic Fields

Follow Up Flag: Follow up
Flag Status: Completed

From: Scott Shuler [mailto:scottshuler01@gmail.com]
Sent: Thursday, April 30, 2020 10:34 AM
To: Mailbox Citymail <citymail@beavertonoregon.gov>
Subject: May 5th, City Council Land Use Appeal on West Sylvan Middle School Athletic Fields

Scott Shuler

2506 SW Arden Road

Portland, OR 97201

To: The Beaverton City Council

Ref: May 5th, City Council Land Use Appeal on West Sylvan Middle School Athletic Fields

Dear Beaverton City Council,

I live in the SW Portland and I'm fully in support of the proposed field improvements to West Sylvan Middle School. I want to build a community that improves the lives of all the people who live here.

While I can appreciate the concern of neighbors who live around the school, I feel the impact on them will be minimal and the benefits great.

I am looking forward to improving the existing facility for the following reasons:

- **Increased Quality of Life:** The facility will improve the quality of life in the neighborhood. Individuals and families in the West Slope neighborhood will be able to enjoy use of the field year-round- rain or shine, snow or sleet. It will be open to the community for casual use and available for all of us in the community to schedule our own events as well. Reservations will be managed by a single organization, PPS, and be simple and reliable.
- **Higher Property Values:** I feel strongly that the improvement to the field and to the middle school grounds will serve as a great community asset, and greatly enhance the livability and home values in the neighborhood. It will be a space that we can all enjoy throughout our lives here in West Slope.

- **Better Student Experience:** It will create a wonderful and improved experience for all the students attending West Sylvan Middle School. The students will enjoy a place where they can “be outside” year-round for recess and PE regardless of the weather or field condition.
- **More Places to Play:** Due to geography and the urban nature of our collective neighborhoods, our kids have a shortage of field spaces to play sports, which has gotten to a critically low level with the removal of the Lincoln High School field. This project will provide year-round access for kids, families and neighbors to play locally rather than driving in a car to surrounding communities.
- **Reduced Environmental Impact:** The installation of a turf field will lower the overall environmental impact on the neighborhood as well. The fields will not have to be irrigated or mowed (reducing dust and noise) or fertilized and treated with pesticides. In addition, it has come to my attention that many of the athletes will travel directly to West Sylvan by bus which will greatly reduce the carbon footprint of the teams. Currently, teams are travelling long distances around the city by personal automobile to get to practices and games.

I have been informed that the project is responsibly designed, is in compliance with all the Beaverton land use codes and is an improvement over many aspects of the current facility. The facility will be beautiful and I’m looking forward to seeing our community enjoy the new field in the years to come!

Thank you for your time.

Sincerely,

Scott Shuler

Lauren Russell

From: Mailbox Citymail
Sent: Thursday, April 30, 2020 11:27 AM
To: C Arnold; Cate Arnold; Lacey Beaty; Laura Mitchell; Marc San Soucie; Mark Fagin
Cc: Lauren Russell; Jana Fox
Subject: FW: May 5th, City Council Land Use Appeal public hearing on the West Sylvan Middle School Athletic Fields

Follow Up Flag: Follow up
Flag Status: Completed

From: Russell Hanf [mailto:russell@rhlawoffice.com]
Sent: Thursday, April 30, 2020 10:46 AM
To: Mailbox Citymail <citymail@beavertonoregon.gov>
Subject: May 5th, City Council Land Use Appeal public hearing on the West Sylvan Middle School Athletic Fields

From: Russell Hanf

1033 NW Eloise Lane, Portland, OR 97229

To: The Beaverton Planning Commission

Cc: School Board, Portland Public Schools

Ref: West Sylvan Middle School Field Improvements,

Case File No. CU2019-0011 / DR2019-0182

Dear Beaverton Planning Commission and West Slope Neighborhood Association,

I live in the West Slope area and both my sons attended West Sylvan Junior High School and I'm fully in support of the proposed field improvements to West Sylvan Middle School. I want to build a community that improves the lives of all the people who live here.

I am looking forward to improving the existing facility for the following reasons:

- **Increased Quality of Life:** The facility will improve the quality of life in the neighborhood. Individuals and families in the West Slope neighborhood will be able to enjoy use of the field year-round- rain or shine, snow or sleet. It will be open to the community for casual use and available for all of us in the community to schedule our own events as well. Reservations will be managed by a single organization, PPS, and be simple and reliable.

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I have been informed that the project is responsibly designed, is in compliance with all the Beaverton land use codes and is an improvement over many aspects of the current facility. The facility will be beautiful and I'm looking forward to seeing our community enjoy the new field in the years to come!

Thank you for your time.

Sincerely, Russell Hanf

From: Naomi Swenson

8325 SW Ernst Rd Beaverton, OR 97225

April 29, 2020

To: Beaverton City Council, Planning Division, Lauren Russell

PO Box 4755, Beaverton, OR 97076

Attn: lrussell@beaverton.gov

Subject: Support for the Appeal of Planning Commission's Decision to Approve West Sylvan Middle School Field Improvement (APP 2020-0003)

Dear Beaverton City Council members,

I am writing in support of the West Slope NAC's appeal of the Beaverton Planning Commission's decision to approve the West Sylvan Middle School Field Improvement (APP 2020-0003). As a West Slope resident, I strongly disagree with this field "improvement" project, as currently written. This project will negatively affect the livability of our community, especially for the people who live in the homes near the proposed project. I would like to you to know how much our peaceful neighborhood will be threatened by this project and how disappointed we are by the Planning Commission's decision to approve this project without significant conditions protecting our neighborhood. The Planning Commission members did not take into account our neighborhood's serious concerns about the negative impacts the project will have on the livability of our homes, as required by the Beaverton Development Code.

Incomplete Acoustic Analysis

The applicant provided an acoustical analysis to address noise disturbance concerns. However, the analysis provided incomplete information, which may have led Planning Commission members to underestimate the extent of the project's acoustic impacts to our neighborhood. The analysis ONLY focused on the PA system and did NOT include other noise factors such as crowd noises from the bleachers and athletic teams, plus PA systems, during simultaneous baseball and softball games. The link below leads to a case study report about sports crowd noise titled, "Community Annoyance with Sports Crowd Noise: A Case Study of the Facts in a Jury Decision." (http://www.jeacoustics.com/library/Noise-Con_1990_Sports_Crowd_Noise.pdf)

According to the report, sports crowd noises, even when unamplified, can be annoying and cause stress to the surrounding residents. The report mentioned that while the noise by sports crowds might be considered acceptable in a busy urban environment, it can be "very annoying to residents because of the sharp contrast with the low ambient noise of the suburban environment and the tonal, information carrying character of the (vocal) crowd noise." Additionally, "the crowd voice noise, with nearly instantaneous increase and decrease in volume, also has an almost startling effect." In this case, a jury found in favor of the neighborhood residents and extended the case law definition of nuisance to include "extended exposure to annoying intermittent and transient noise, which in this case was from non-amplified voice (crowd) noise sources."

At West Sylvan field, adjacent property lines are only 70 to 90 feet away from the planned bleachers and dugouts and there is no effective noise barrier in between the bleachers and the property line to protect a healthy acoustic environment. Clearly, adjacent homes will receive the full brunt of crowd and game noises, in addition to noise from PA systems.

The acoustical analysis should have included predicted team and crowd voice noise as a part of the 55-dBA limit for commercial noise sources under Oregon Administrative Rules (OAR) 340-035-0035. Therefore, the applicant's acoustical analysis provides incomplete information, and it is not presenting realistic predictions of the noise impacts and decreased livability of the adjacent areas.

Dramatic Increase of Field Use Hours

In addition, **this project will increase field use time dramatically and thus reduce livability of the surrounding properties.** Compared to the current field use condition, the anticipated field use both during and after the Lincoln High School rebuild will be greatly increased in terms of numbers of events, hours, days and participants. Use intensity is directly related to increased noise, light, and traffic disturbance and, ultimately, to the livability of the West Slope neighborhood. Attached is a summary of West Sylvan field use frequency, comparing hours of use before and after the field improvement to visualize accumulated hours of the field use by seasons (see Attachment 1). The summary shows the **field use hours will increase 582% during the Lincoln High rebuild period and 580% after the rebuild is completed.** These numbers are based on the applicant's traffic study and current use information from Lincoln Youth Sports websites. Although approximate, this analysis shows a huge increase in use hours that will cause serious stress to the surrounding Beaverton residents. It's also reasonable to assume that an upgraded field will attract many new users that were not even calculated in the applicant's analysis, By mandating that PPS turn lights off at 8:00pm instead of 10:00pm and prohibiting Sunday games, the City Council can help to reduce the tremendous stress this project will cause.

The West Slope neighborhood is well established and has been a safe, quiet, and peaceful residential area for over 60 years. This project will squeeze a high school athletic complex into a middle school (originally an elementary school) field in the middle of surrounding homes. Please imagine how your life would change if your evenings and weekends were suddenly filled with noise from a high school level athletic field with bleachers, PA systems, field lights, bathrooms, batting cages and concession stands. Would you feel that this change is "reasonably compatible with and having a minimal impact on livability"? Please help to make this project more compatible with our neighborhood by supporting the West Slope NAC's appeal requests.

Request to the City Council

The West Slope neighborhood is asking for minor modifications of the field use plan to mitigate the severe negative impacts threatening adjacent residents. **Please support us by voting to support this appeal to turn off the field light at 8:00 pm with no exception, and to not allow any games on Sundays.** Thank you very much for your attention.

Sincerely,

Naomi Swenson

(Attachment 1)

West Sylvan Field Use Frequency Comparison Summary (Sports Practices and Games)

(Based on the Applicant's Traffic Analysis information and Lincoln Youth and Portland Metro Youth Sports website information)

Current Field Usage Condition (total 179.5 hours per year)

FALL (approximate total 61 hours of usage)

- Weekdays – Youth Cross Country 2 times/ week for 7 weeks (4:00 – 5:30)
Youth Soccer 2 times/ week for 10 weeks (about 2 hours each practice)

WINTER (No scheduled sport team usage occurs, or a very little usage 0 hours)

SPRING (approximate total 118.5 hours of usage)

- Weekdays – Youth Baseball 3 times/week for 10 weeks (1.5 hours each practice)
- Sunday – Portland Metro Flag Football 1 time/ week for about 7 weeks (11:30 – 6:00)
Youth Baseball games 1-2 times/week for about 7 weeks (2 hours each games)

SUMMER (Various activities occur, but mainly Youth Baseball and Softball games up to sunset time)

Anticipated Field Use During LHS Rebuild (total 1044.5 hours per year)

FALL (approximate total 340 hours of usage)

- Weekdays – Youth Cross Country 2 times/ week for 7 weeks (4:00 – 5:30)
Youth Soccer 2 times/ week for 10 weeks (about 2 hours each practice)
LHS Football 5 times/ week for 12 weeks (6:15 – 8:00)
LHS Soccer 5times/ week for 12 weeks (8:00 – 9:30)
- Saturday- LHS Athletic team morning practice 2 hours for 12 weeks (8:00 – 10:00AM)
- Sunday - Up to 3 sets youth games sets for 10 weeks (2 hours each games between 10:00 AM - 3:00 PM)

WINTER (approximate total 283 hours **excluded)

Weekdays – (**Youth Baseball and Softball 2 hours from 4:00pm ??)

- LHS Baseball and Softball 5 times/ week for 12 weeks (6:15 – 8:00)
LHS Baseball and Softball 5times/ week for 12 weeks (8:00 – 9:30)
- Saturday – LHS Baseball and Softball 2 sets each / approximately 2 hours for 12 weeks
Youth Baseball and Softball 2 sets each / approximately 2 hours for 10 weeks

SPRING (approximate total 421.5 hours *excluded)**

- Weekdays – Youth Baseball 3 times/week for 10 weeks (1.5 hours each practice) from 4:00
LHS Baseball and Softball 5times /week for 12 weeks (6:15 – 8:00)
LHS Baseball and Softball 5times/ week for 12 weeks (8:00 – 9:30)
& ***2 or 3 sets of BB and SB games/ week (2 hours each games)
- Saturday – LHS teams Morning Practice 1 sets /2 hours for 12 weeks
Youth Baseball games 1-2 times/week for about 10 weeks (2 hours each games)

LHS Makeup 2 or 3 games (2 hours each games)

- Sunday – Portland Metro Flag Football 1 time/week for about 7 weeks (11:30 – 6:00)

SUMMER (Mid-day Baseball games on Weekdays and weekends and evening Softball games on weekdays)

Anticipated Field Use After LHS Rebuild (total 1040.5 hours per year)

FALL (approximate total 336 hours of usage)

- Weekdays – Youth Cross Country 2 times/ week for 7 weeks (4:00 – 5:30)
Youth Soccer 2 times/ week for 10 weeks (about 2 hours each practice)
Youth Baseball and Softball practice 5 times/ week for 10 weeks (6:15 – 8:00)
Youth Baseball and Softball Practice 5times/ week for 10 weeks (8:00 – 9:30)
- Saturday- Up to 3 sets youth games sets for 10 weeks (2 hours each game between 9:00 AM -3:00 PM)
- Sunday - 1 set of youth practice sets for 10 weeks (2 hours between 4:00 - 8:00 PM)

WINTER (approximate total 283 hours **excluded)

Weekdays – (**Youth Baseball and Softball 2hours from 4:00pm ??)

- LHS Baseball and Softball 5 times/ week for 12 weeks (6:15 – 8:00)
LHS Baseball and Softball 5times/ week for 12 weeks (8:00 – 9:30)
- Saturday – LHS Baseball and Softball 2 sets each / approximately 2 hours for 12 weeks
Youth Baseball and Softball 2 sets each / approximately 2 hours for 10 weeks

SPRING (approximate total 421.5 hours ***excluded)

- Weekdays – Youth Baseball 3 times/week for 10 weeks (1.5 hours each practice) from 4:00
LHS Baseball and Softball 5times /week for 12 weeks (6:15 – 8:00)
LHS Baseball and Softball 5times/ week for 12 weeks (8:00 – 9:30)
& ***2 or 3 sets of BB and SB games/ week (2 hours each games)
- Saturday – LHS teams Morning Practice 1 sets /2 hours for 12 weeks
Youth Baseball games 1-2 times/week for about 10 weeks (2 hours each games)
LHS Makeup 2 or 3 games (2 hours each games)
- Sunday – Portland Metro Flag Football 1 time/ week for about 7 weeks (11:30 – 6:00)

SUMMER (Midday Baseball games on Weekdays and weekends and evening Softball games on weekdays)

Conclusion

(summer hours are excluded from this comparison due to lack of detailed information which should have been provided by the applicant)

1. The anticipated field use hours **During rebuild** (total 1044.5 hours) will **increase by 582%** annually compared to the **Current** field use hours (179.5 hours per year).
2. The anticipated field use hours **After rebuild** (total 1040.5 hours) will **increase by 580%** annually compared to the **Current** field use hours (179.5 hours per year).

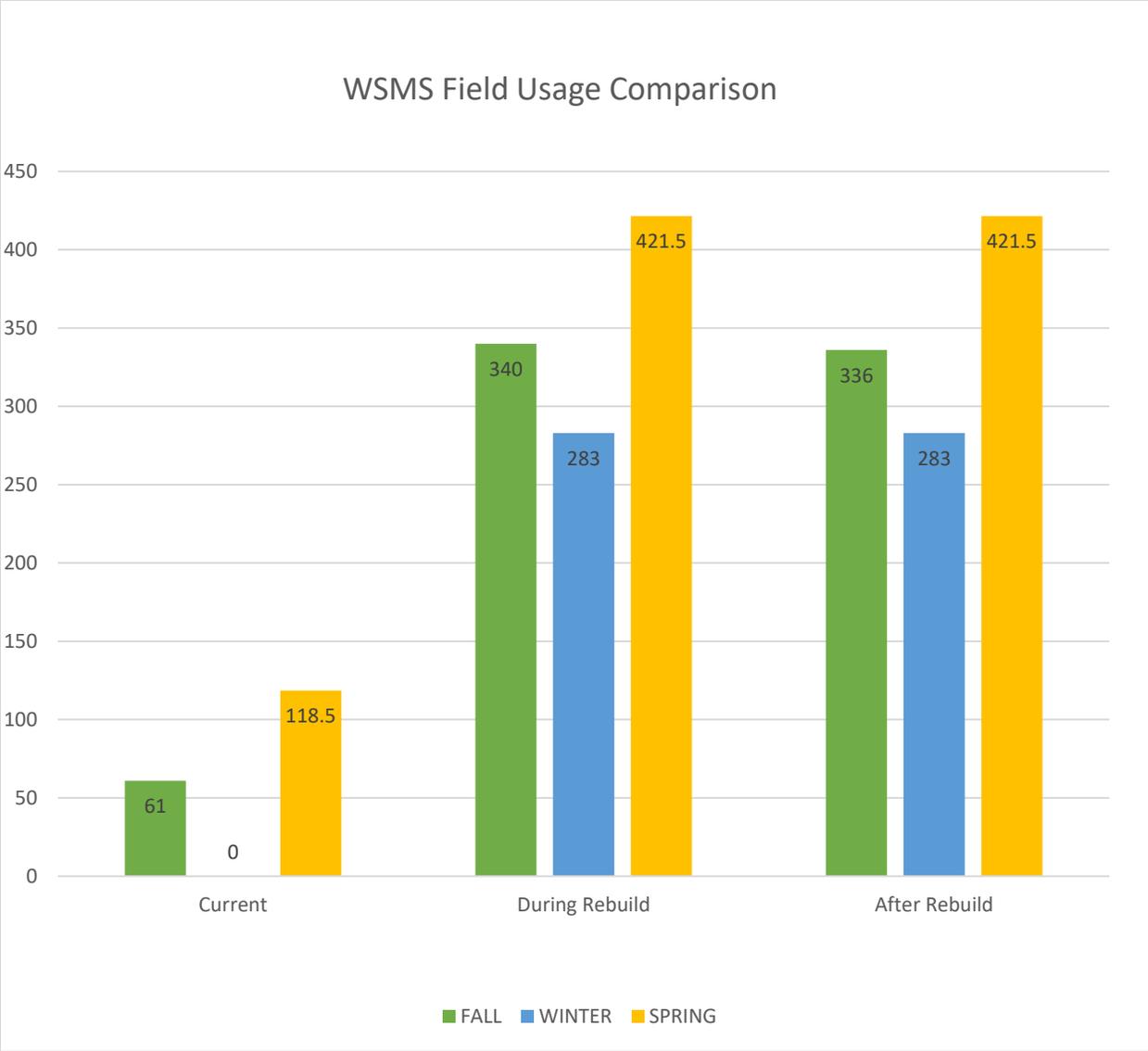


Chart showing number of field use hours by season: before, during and after the Lincoln High School rebuild

Lauren Russell

From: Naomi Swenson <naomi.swenson@pcc.edu>
Sent: Thursday, April 30, 2020 2:27 PM
To: Lauren Russell
Subject: Replacement of Naomi's comment letter for APP2020-0003
Attachments: Letter to the City Council for Appeal Naomi Swenson 4-30-20 fixed.docx

Follow Up Flag: Follow up
Flag Status: Completed

Hi Lauren,
Sorry I found one mistake in my letter and I fixed it.
Please replace it with this new one. I hope this is still not too late for the city council member to read it. If not, please let me know.
Thank you very much.
Naomi Swenson

From: Julie Goldberg

2920 NW Monte Vista Terrace
Portland, OR 97210

To: The Beaverton City Council

Ref: May 5th, City Council Land Use Appeal on West Sylvan Middle School Athletic Fields

Dear Beaverton City Council,

I'm fully in support of the proposed field improvements to West Sylvan Middle School. I want to build a community that improves the lives of all the people who live here.

I am looking forward to improving the existing facility for the following reasons:

Increased Quality of Life: The facility will improve the quality of life in the neighborhood. Individuals and families in the West Slope neighborhood will be able to enjoy use of the field year-round- rain or shine, snow or sleet. It will be open to the community for casual use and available for all of us in the community to schedule our own events as well. Reservations will be managed by a single organization, PPS, and be simple and reliable.

Higher Property Values: I feel strongly that the improvement to the field and to the middle school grounds will serve as a great community asset, and greatly enhance the livability and home values in the neighborhood. It will be a space that we can all enjoy throughout our lives here in West Slope.

Better Student Experience: It will create a wonderful and improved experience for all the students attending West Sylvan Middle School. The students will enjoy a place where they can "be outside" year-round for recess and PE regardless of the weather or field condition.

More Places to Play: Due to geography and the urban nature of our collective neighborhoods, our kids have a shortage of field spaces to play sports, which has gotten to a critically low level with the removal of the Lincoln High School field. This project will provide year-round access for kids, families and neighbors to play locally rather than driving in a car to surrounding communities.

Reduced Environmental Impact: The installation of a turf field will lower the overall environmental impact on the neighborhood as well. The fields will not have to be irrigated or mowed (reducing dust and noise) or fertilized and treated with pesticides. In addition, it has come to my attention that many of the athletes will travel directly to West Sylvan by bus which will greatly reduce the carbon footprint of the teams. Currently, teams are travelling long distances around the city by personal automobile to get to practices and games.

I have been informed that the project is responsibly designed, is in compliance with all the Beaverton land use codes and is an improvement over many aspects of the current facility. The facility will be beautiful and I'm looking forward to seeing our community enjoy the new field in the years to come!

Thank you for your time.

Sincerely,

Julie Goldberg

Lauren Russell

From: Mailbox Citymail
Sent: Thursday, April 30, 2020 4:26 PM
To: C Arnold; Cate Arnold; Lacey Beaty; Laura Mitchell; Marc San Soucie; Mark Fagin
Cc: Lauren Russell; Jana Fox
Subject: FW: May 5th, City Council Land Use Appeal public hearing on the West Sylvan Middle School Athletic Fields
Attachments: Field Letter.docx
Follow Up Flag: Follow up
Flag Status: Completed

From: Julie Goldberg [mailto:juliegoldberg1@yahoo.com]
Sent: Thursday, April 30, 2020 11:52 AM
To: Mailbox Citymail <citymail@beavertonoregon.gov>
Subject: May 5th, City Council Land Use Appeal public hearing on the West Sylvan Middle School Athletic Fields

Lauren Russell

From: Mailbox Citymail
Sent: Thursday, April 30, 2020 4:28 PM
To: C Arnold; Cate Arnold; Lacey Beaty; Laura Mitchell; Marc San Soucie; Mark Fagin
Cc: Lauren Russell; Jana Fox
Subject: FW: May 5th, City Council Land Use Appeal public hearing May 5th, City Council Land Use Appeal public hearing on the West Sylvan Middle School Athletic Fields

Follow Up Flag: Follow up
Flag Status: Completed

From: Gabriel Nadel [mailto:gabriel.nadel@gmail.com]
Sent: Thursday, April 30, 2020 12:07 PM
To: Mailbox Citymail <citymail@beavertonoregon.gov>
Subject: May 5th, City Council Land Use Appeal public hearing May 5th, City Council Land Use Appeal public hearing on the West Sylvan Middle School Athletic Fields

To Whom it May Concern,

I am writing today in strong support of the proposed plan for improvements to the West Sylvan Middle School Athletic Fields. The addition of such fields, particularly year-round durable baseball fields ,are much needed in our area and would surely get tons of use by families in the area. As of now, there is a shortage of high quality fields in the area and young athletes are either traveling excessive distances to alternate fields, seeking out private clubs or simply not playing as often as they could be. Some almost certainly quite the sport entirely in search of other, better supported area sports.

Given Portland's wet weather, artificial turf fields are a massively important piece of infrastructure. They serve as a social and athletic hub to those families who are excited and serious about baseball and want to make it a mainstay of their child's recreation as well as the community in general. These improvements would benefit all youth - from tee-ballers to High-Schoolers - and would be a boon to both the immediate neighborhood as well as the surrounding areas.

Thank you very much for your time and efforts and I hope this email finds you well.

Sincerely,
Gabe Nadel
2763 NW Pettygrove St.
Portland, OR 97210

Lauren Russell

From: Mailbox Citymail
Sent: Thursday, April 30, 2020 4:29 PM
To: C Arnold; Cate Arnold; Lacey Beaty; Laura Mitchell; Marc San Soucie; Mark Fagin
Cc: Lauren Russell; Jana Fox
Subject: FW: FOR CATE ARNOLD - Beaverton Constituent Concern - West Slope Field Improvements Hearing on May 5th

Follow Up Flag: Follow up
Flag Status: Completed

From: Scott Phillips [mailto:scott_phillips_us@hotmail.com]
Sent: Thursday, April 30, 2020 12:43 PM
To: Mailbox Citymail <citymail@beavertonoregon.gov>
Subject: FOR CATE ARNOLD - Beaverton Constituent Concern - West Slope Field Improvements Hearing on May 5th

PLEASE PASS TO CATE ARNOLD, CITY COUNCIL

Hi Cate,

I'm writing as a deeply unhappy constituent. I live in the West Slope neighborhood at 8195 SW Ernst Rd less than 200 feet from West Sylvan field at West Sylvan Middle School. I and my family will be directly impacted by the West Sylvan field improvements that will be discussed by the Beaverton City Council on Tuesday, May 5th.

I strongly believe that the recommendations forwarded by the Beaverton Planning Commission will cause significant harm and lasting material damage on our neighborhood and reflects a failure by the Planning Commission to run a fair and unbiased process that is consistent with the city's own development code and values. I urge you to reconsider this proposal and carefully consider our neighborhood association's request to set strict requirements on the hours of noise, lights, and parking.

The Planning Commission failed us in multiple ways:

1. The Commission failed to consider the meaning of Beaverton's own development code requiring proposals to have "a minimum impact on livability" on a surrounding area. The impact of the changes in light, noise, and parking from the field improvements are **major changes** that will **dramatically affect** the homes and the well-being of families near or next to the West Sylvan field, and, therefore, are not a 'minimal impact on livability' by any reasonable definition;
2. The Commission gave undue weight to analysis and data presented by people who are paid by Portland Public Schools and are therefore not neutral in their methodology or conclusions - and in some cases have promoted outright misleading statements. When they say the lighting won't impact surrounding homes because the light will be 'at ground level,' this is bordering on dishonest. The lights are mounted on tall towers. They may be shaded at the top, but the lighting will reflect and illuminate the entire area - and dramatically so for homes that directly abut the property;

3. The Commission gave more weight to the large numbers of people who do not live in the neighborhood (or in Beaverton), but were rallied by sports clubs and the Lincoln High School principal to attend and support the proposal as well as to write supporting comments. In the Neighborhood Association's appeal you will find supporting data that shows the vast majority of people who DO live in the neighborhood oppose the field improvements. The majority of people supporting the field improvements are outsiders who DO NOT live in our neighborhood and are not even Beaverton residents and constituents. Eighty (80) people in our neighborhood have signed a petition to stop a biased and unfair outcome. This analysis shows the Planning Commission's recommendations are deeply suspect and a huge red flag; and, finally,
4. The timing of the original hearing came on the eve of the state-wide lockdown and shelter-in-place orders of the COVID-19 pandemic. The climate of concern leading up to this was not conducive to attending the in-person hearing and I know several people that arrived, found the room full (of mostly people that are not in the neighborhood) and so left before the hearing started.

Based on these specific concerns, I believe the Planning Commission conducted an unfair process that is contradictory to the letter and intent of Beaverton's own development code and a more considered process should be done to understand and attempt to mitigate the very real impacts of the West Sylvan Field improvements on the people who live in this neighborhood and especially those whose homes directly border the property and whose lives will be significantly impacted. Beaverton's Planning Commission should be listening to the Beaverton residents and constituents that live in the impacted neighborhood, not outsiders and paid consultants who are seeking personal advantage.

Consider this as additional context: ***Today, our neighborhood has no street lighting.*** The area surrounding West Sylvan is dark at night and the field has minimal lighting (the school installed the first lights just last year). You can see this for yourself. Just drive over and take a look on any night of the week after dark.

To get a real compare and contrast against what we are being threatened with, you could drive - like I did - down to Conestoga Middle School in South Beaverton earlier this winter and take a look at one of the few multi-use fields in Beaverton with dedicated light towers that run up until 10 pm (they are not on now, but this is due to the pandemic). After dark, I saw these field lights from half a mile away on Scholls Ferry. When I got to the field, I could readily see how they lit up the surrounding homes and the entire neighborhood, even though the lights are shielded. The light is not 'contained at field level' as PPS' paid consultants suggest, it lights up the houses all around. ***There is no sci-fi cloaking device that stops the light at the border of the field.*** I urge you not to be fooled by seemingly objective numbers, but to see our neighborhood at dark and imagine what this will look like and feel like to the people that live here.

I spoke to some of the residents living next to Conestoga's field when I visited earlier this year. They have had to adapt their lives to the field. They have had to screen their bedroom windows. They have to live with games and whistles and noise. They are surviving, but the impact was not 'minimal'. These are also condos and rentals where people have higher turnover and it is easier to leave. This is not a truly residential neighborhood like ours. West Slope is primarily occupied by families in single family homes who have lived here for decades and are raising families, often with small children.

If this proposal passes without any safeguards or conditions, a 'Conestoga situation' is what we are going to be living with: Bright lighting every single night until ten pm or later, unrestricted game play by sport clubs any day of the week for as long as they want, whenever they want, and all accompanied by the cheers of people from outside our neighborhood who don't care about their impact.

A better example of an existing facility in Beaverton designed for this kind of unrestricted, late evening play are the fields at Sunset Park Field, a Tualatin Parks & Rec facility that ***has no residential properties bordering any of its four sides!*** In almost every other case in Beaverton, field lighting and games have been restricted when they are immediately next to residential properties. Jesuit High School is an example where the softball field (feet away from residential housing) was denied field lighting because it would have severely impacted the immediately adjoining neighborhood.

By comparison, what is being proposed for West Sylvan is a gross failure to meet existing standards, Beaverton's own development code, and past precedent. Beaverton's Planning Commission has approved lighting towers that are less than 100 feet from residential properties and family backyards!

I strongly feel the Planning Commission failed in its job to protect our neighborhood and act in good faith based on the values and requirements of Beaverton's own development code and principals. It has run a biased and unfair process that made no real restrictions on usage and this will result in a ***severe impact on livability*** to our neighborhood.

If you, yourself, would not want to live with a tall lighting tower within 75 feet of your own backyard that is on every single night to 10 pm or later, then you cannot in good conscience impose that on your own constituents. I urge you to consider our Neighborhood's appeal and to help us mitigate the impact of this outsider-driven development with strict limitations on lighting and noise after 8 pm as requested by the NAC's appeal.

Thank you for your consideration.

Sincerely,

Scott Phillips
8195 SW Ernst Rd

Lauren Russell

From: Mailbox Citymail
Sent: Thursday, April 30, 2020 4:30 PM
To: C Arnold; Cate Arnold; Lacey Beaty; Laura Mitchell; Marc San Soucie; Mark Fagin
Cc: Lauren Russell; Jana Fox
Subject: FW: May 5th, City Council Land Use Appeal public hearing May 5th, City Council Land Use Appeal public hearing on the West Sylvan Middle School Athletic Fields
Attachments: IMG_2347.JPG
Follow Up Flag: Follow up
Flag Status: Completed

From: Sara Spettel Aliyar [mailto:s.s.aliyar@gmail.com]
Sent: Thursday, April 30, 2020 12:50 PM
To: Mailbox Citymail <citymail@beavertonoregon.gov>
Subject: May 5th, City Council Land Use Appeal public hearing May 5th, City Council Land Use Appeal public hearing on the West Sylvan Middle School Athletic Fields

I'm writing in support of the West Sylvan Middle School Athletic Fields project. I have coached recreational soccer and baseball from K to current 3rd grade team. Recreational sports mean so much to my kids and their teammates. None will go pro, but all will grow and become better kids.

Having safe and weather appropriate fields for Oregon makes such a big difference in enjoyment and how many kids can play, especially for baseball where you can't play on wet fields.

Especially now that kids are looking at months of isolation from their friends, more safe outlets will be important.

Picture from Robert Grey fields on a rare sunny day added.

Sara Spettel



April 26, 2020

To: Beaverton City Council and Mayor

Members: Lacey Beaty, Laura Mitchell, Mark Fagan, Cate Arnold,
Marc SanSoucie, Mayor Denny Doyle

RE:CU2019-0011/DR2019-0182

West Sylvan Middle School Field Improvement

I am very concerned about the proposed changes to the West Sylvan Middle School athletic fields. My family has lived in the West Slope Sunset Heights area for the last 30 years. I consider myself very fortunate to live in this quiet, secluded, family friendly neighborhood that is close to the city centers of Beaverton and Portland. Sunset Heights has limited vehicle traffic because there are only two ways into the neighborhood and West Sylvan Middle school is our only public destination. This arrangement works with our infrastructure; there are no side walks in Sunset Heights but we can safely walk on the side of the street because the traffic is light and drivers, most of whom are our neighbors are looking out for pedestrians.

West Sylvan Middle School is a big plus to our area. The majority of the middle schoolers in our neighborhood walk to West Sylvan and play after-school sports. Having school activities and sports close by is an advantage for the students and their families. Besides the student activities, many families use the field for their exercise and for walking their dogs. Many younger children learn to ride their bikes at West Sylvan. Many more go to the field to play and have fun with their neighbors. Come dusk the field is quiet and so is the neighborhood.

The families living around the field and the surrounding streets have had no objections to the present field use. Our community is sport-minded and enjoy the access to these facilities. Portland Public Schools (PPS) has always been a good neighbor. We were surprised to learn about these plans and even more surprised for their lack of respect for, us, their neighbors. We were never consulted.

PPS's proposal would alter the nature of our neighborhood in many ways. Traffic will increase, and be a significant change to an area with limited access, parking, and no sidewalks. Installing field lights for night use and adding a public address system will change the sound and daily timeline of our neighborhood. Remember the field is presently not in use after dusk. The proposed field lights and PA system going until 10 PM will dictate a new schedule for those who live nearby. For many of these homes, the field is almost in their backyard. Parents in those houses will not be setting bedtimes for their children; PPS and its new baseball facility will.

We, the neighbors, are disturbed by many parts of PPS proposal. We want to have input and make some changes to PPS's West Sylvan field project. Our petition requests the lighting and sound systems to be turned off by 8:00 PM. We also request that no games or practices be held on Sunday so West Slope's residents can enjoy a quiet day.

The West Slope Neighborhood is not against Lincoln High School using the field for practices and games. Many of the neighbors and their children play sports and have children attending the both West Sylvan and Lincoln. However, this proposal does not consider its impact on the residents of Sunset Heights. For example, the PPS does not include any

buffer between the field and families' backyard, such as dense planting of trees or fencing.

Please, as our City Council, our representatives, listen to the citizens who live in Sunset Heights, take our concerns into account. I along with my neighbors, urge the Beaverton City Counsel to strongly consider our proposed requests as if you are a resident of Sunset Heights. Would you being willing to accept these changes in your neighborhood? Wouldn't you want Portland Public Schools to address your concerns and ask for your suggestions?

Sincerely,

Louise Herbold

Resident and Home Owner at 8295 SW Ernst Road

Lauren Russell

From: Louise Herbold <louiseherbold@gmail.com>
Sent: Monday, April 27, 2020 10:37 AM
To: Lauren Russell
Subject: CU2019-0011/DR2019-082 West Sylvan Middle School Field Improvement
Attachments: Letter to City Commisions and Mayor.pages

Follow Up Flag: Follow up
Flag Status: Completed

April 27, 2020

Lauren,

Please attach my letter of appeal to case CU2019-011 /DR2019-082

Thanks,
Louise Herbold
8295 SW Ernst RD
Beaverton, OR 97225

April 26, 2020

To: Beaverton City Council and Mayor

Members: Lacey Beaty, Laura Mitchell, Mark Fagan, Cate Arnold,
Marc SanSoucie, Mayor Denny Doyle

RE:CU2019-0011/DR2019-0182

West Sylvan Middle School Field Improvement

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The families living around the field and the surrounding streets have had no objections to the present field use. Our community is sport-minded and enjoy the access to these facilities. Portland Public Schools (PPS) has always been a good neighbor. We were surprised to learn about these plans and even more surprised for their lack of respect for, us, their neighbors. We were never consulted.

PPS's proposal would alter the nature of our neighborhood in many ways. Traffic will increase, and be a significant change to an area with limited access, parking, and no sidewalks. Installing field lights for night use and adding a public address system will change the sound and daily timeline of our neighborhood. Remember the field is presently not in use after dusk. The proposed field lights and PA system going until 10 PM will dictate a new schedule for those who live nearby. For many of these homes, the field is almost in their backyard. Parents in those houses will not be setting bedtimes for their children; PPS and its new baseball facility will.

We, the neighbors, are disturbed by many parts of PPS proposal. We want to have input and make some changes to PPS's West Sylvan field project. Our petition requests the lighting and sound systems to be turned off by 8:00 PM. We also request that no games or practices be held on Sunday so West Slope's residents can enjoy a quiet day.

The West Slope Neighborhood is not against Lincoln High School using the field for practices and games. Many of the neighbors and their children play sports and have children attending the both West Sylvan and Lincoln. However, this proposal does not consider its impact on the residents of Sunset Heights. For example, the PPS does not include any

buffer between the field and families' backyard, such as dense planting of trees or fencing.

Please, as our City Council, our representatives, listen to the citizens who live in Sunset Heights, take our concerns into account. I along with my neighbors, urge the Beaverton City Counsel to strongly consider our proposed requests as if you are a resident of Sunset Heights. Would you being willing to accept these changes in your neighborhood? Wouldn't you want Portland Public Schools to address your concerns and ask for your suggestions?

Sincerely,

Louise Herbold

Resident and Home Owner at 8295 SW Ernst Road

Lauren Russell

From: Mailbox Citymail
Sent: Thursday, April 30, 2020 4:32 PM
To: C Arnold; Cate Arnold; Lacey Beaty; Laura Mitchell; Marc San Soucie; Mark Fagin
Cc: Lauren Russell; Jana Fox
Subject: FW: Attention :Cate Arnold
Attachments: Letter to City Commisions and Mayor.pages

Follow Up Flag: Follow up
Flag Status: Completed

-----Original Message-----

From: Louise Herbold [mailto:louiseherbold@gmail.com]
Sent: Thursday, April 30, 2020 2:45 PM
To: Mailbox Citymail <citymail@beavertonoregon.gov>
Subject: Attention :Cate Arnold

To: Cate Arnold, City Counsel Member,

I am deeply concerned about Portland Public School proposed changes to the West Sylvan Athletic Field (CU2019-0011/DR2019-182).

As a member of the Beaverton City Council, you will be addressing this issue at May 5, 2020 at your City Council Meeting. Before this coming Tuesday, I invite you and strongly urge you to visit the site, West Sylvan Field. Walk around the field to better understand how this proposal will have a definite effect on our neighborhood and especially look at the homes surrounding the field.

Please make a visit a priority before the City Council Meeting on Tuesday, May 5th.

Thank you,
Louise Herbold

The attachment is my letter to the Council