



MEMORANDUM

TO: City Council

FROM: Lauren Russell, AICP, Associate Planner

DATE: May 29, 2020

SUBJECT: APP2020-0003 Appeal of West Sylvan Middle School Field Improvements (CU2019-0011) Supplemental Memorandum #5

On May 5, 2020, Beaverton City Council held a public hearing on an appeal of the West Sylvan Middle School Field Improvements (CU 2019-0011). Council granted a continuance of the hearing until June 2, 2020, as requested by the applicant.

This supplemental memorandum provides the City Council with an overview of the coordination between the applicant, Portland Public Schools, and the appellant, West Slope NAC, that has occurred since the May 5, 2020, appeal hearing in pursuit of an agreement that lays out measures that may be taken to mitigate the potential impacts of the proposed West Sylvan Middle School Field Improvements; a summary of the applicant's and appellant's final response letters; and possible Conditions of Approval that can implement the proposed mitigation.

This memorandum also provides additional public testimony regarding the Appeal of the West Sylvan Middle School Field Improvements application that was received after the staff supplemental memorandum dated May 4, 2020, was published.

Coordination between the Applicant and the Appellant:

On May 6, 2020, the applicant's representative, Frank Angelo, submitted a request to extend the 120-day review of the conditional use application through June 30, 2020 (Exhibit APP 2.2). The appellant expressed a strong preference for a short, decisive negotiation process. Accordingly, the parties met three times on May 14, 2020, May 18, 2020, and May 21, 2020, and do not intend to meet again to discuss this appeal. Staff from the Center for Mediation and Dialogue facilitated these meetings and staff from the Neighborhood Office and Planning Division served as resources. Staff encouraged the parties to focus on measures that are directly related to the requested Conditions of Approval from the appellant's appeal submittal and that can be directly adopted as Conditions of Approval to the Land Use Decision, because they will be easier for the City to enforce. For measures that cannot be adopted as Conditions of Approval, staff recommended alternatives to memorialize such measures. The applicant and appellant provided final response letters (Exhibits APP 1.3 and APP 2.3) to staff on May 27, 2020.

The Applicant’s and Appellant’s Final Response Letters:

Each party provided a letter explaining the areas of agreement on proposed mitigation and the items where an agreement could not be reached. The following table summarizes each party’s response to the seven Conditions of Approval the appellant requested in the April 6, 2020, appeal submittal.

West Slope NAC’s April 6th Original Requested Conditions of Approval	Portland Public School’s May 27th Final Response	West Slope NAC’s May 27th Final Response
Turn off all field lights at 8:00 PM	<p>Turn off field lights at 8:00 PM, with the exception of the two field lights (designated C1 and C4 on the lighting plan) nearest to the school that will be turned off at 8:15 PM to allow athletes time to safely leave the fields.</p> <p>Allowance to keep the field lights on later than 8:00 PM up to eight times during the OSAA spring season.</p>	<p>Turn off field lights at 8:00 PM, with the exception of the two field lights (designated C1 and C4 on the lighting plan) nearest to the school that will be turned off at 8:15 PM to allow athletes time to safely leave the fields.</p> <p>Allowance to keep the field lights on until 9:00 PM up to eight times during the spring season (March through May) to complete Lincoln High School baseball games.</p>
On Sundays, do not use of the fields for organized athletics games and do not turn on the field lights	Field lights will not be used on Sundays.	<p>Field lights will not be used on Sundays.</p> <p>Do not use the fields for any scheduled events on Saturdays during the winter season, on Sundays during the spring season, and on Saturdays and Sundays during the summer season.</p>
Turn off the field lights at an absolute time each night with no exceptions or extensions	<p>Turn off the field lights at the specified time with no exceptions or extensions.</p> <p>The field lights will be controlled by an automatic timer and will follow a protocol stipulated in a Lighting Controls Sequence of Operations document.</p>	<p>Turn off the field lights at the specified time with no exceptions or extensions.</p> <p>The field lights will be controlled by an automatic timer or comparable technology.</p>

Do not turn on the field lights on evenings when the fields will not be used for games or practices	Do not turn on the field lights on evenings when the fields will not be used for games or practices.	Do not turn on the field lights on evenings when the fields will not be used for games or practices.
Require the applicant to submit a new acoustical study that includes all likely noise sources from simultaneous use of the ballfields	No amplified sound, including the use of public announcement systems, will be permitted.	No amplified sound, including the use of public announcement systems, will be permitted. <i>A new acoustical study is no longer requested because the parties agreed to turn the field lights off at 8:00 PM (8:15 PM for lights C1 and C4).</i>
Require post-construction acoustic monitoring at property lines during evening games and practices		<i>Post-construction acoustic monitoring is no longer requested because the parties agreed to turn the field lights off at 8:00 PM (8:15 PM for lights C1 and C4).</i>
Require the applicant to either hold a new public hearing for the landscape buffer requirement or meet with all residents of properties bordering the field to negotiate the buffer design	PPS will voluntarily meet with adjacent neighbors to review the revised landscape buffer plan.	PPS will voluntarily meet with adjacent neighbors to review the revised landscape buffer plan. <i>The NAC has rescinded the original request because it relates to the Design Review Three decision, which was not appealed and is now final.</i>

Additionally, the parties agreed that PPS will voluntarily establish a permanent point of contact to meet regularly with the West Slope NAC to discuss concerns about the athletic field use.

Possible Conditions of Approval for Council’s Consideration:

For the areas where the applicant and appellant reached agreement, staff recommends that Council delete and amend the existing Conditions of Approval, as follows:

~~4. The applicant shall operate the Bose L1 Compact PA systems in accordance with the recommendations of the applicant’s acoustical analysis. The operational sound levels shall not exceed 80 dBA five feet in front of the PA systems.~~

~~5. The portable PA systems shall be used only for Lincoln High School baseball and softball games.~~

6. Amplified sound, ~~with the exception of the portable PA systems,~~ shall not be permitted.

For the areas where the applicant and appellant reached agreement, staff recommends that Council adopt new Conditions of Approval, as follows:

- Field lights shall be turned off at 8:00 PM, with the exception of the two field lights (designated C1 and C4 on the lighting plan) nearest to the school that will be turned off at 8:15 PM to allow athletes time to safely leave the fields. Field lights shall not be used on Sundays or on evenings when the fields will not be used for practices or games. Field lights shall be turned off at these specified times with no exceptions or extensions.
- Prior to issuance of the site development permit, the applicant shall submit a lighting controls sequence of operations plan that demonstrates that the field lights will be controlled by an automatic timer.

The applicant and appellant did not come to agreement on the allowance for the field lights to stay on later than 8:00 PM on certain days during the spring seasons. Council may want to consider adopting one of the following Conditions of Approval:

- The field lights shall be allowed to remain on past 8:00 PM up to eight times during the spring season. (Applicant's request)
- The field lights shall be allowed to remain on until 9:00 PM up to eight times during the spring season for Lincoln High School baseball or softball games. (Appellant's request)

The applicant and appellant did not come to an agreement on limiting the use of the fields on the weekends. The appellant originally requested that no games be played on Sundays, but has since revised this request. The applicant requests that no limitations be placed on weekend field use. Council may want to consider adopting the appellant's revised requested Condition of Approval:

- The fields shall not be used for any scheduled events on Saturdays during the winter season, on Sundays during the spring season, and on Saturdays and Sundays during the summer season.

Continuing Coordination between the Applicant and the Appellant:

Some aspects of the discussions between Portland Public Schools and the West Slope NAC were outside the scope of what could become part of this land use decision. In order to establish a good neighbor relationship, both parties have agreed to ongoing conversations on a range of topics and to memorialize future agreements in a document that will be housed in the Neighborhood Office.

EXHIBITS:

Exhibit APP 1 – Appellant Materials:

APP 1.3 West Slope NAC Final Response Letter, received May 27, 2020

Exhibit APP 2 – Applicant Materials:

APP 2.2 120-Day Continuance Request, received May 6, 2020

APP 2.3 Portland Public Schools Final Response Letter, received May 27, 2020

Exhibit APP 3 – Public Comment:

APP 3.118 Email from Laurie and Tim Roberts, received May 5, 2020

APP 3.119 Email from Kevin Hayes, received May 5, 2020

APP 3.120 Email from Ann Talcott, received May 5, 2020

APP 3.121 Email from Rhonda Hauck, received May 6, 2020

APP 3.122 Email from Kevin Winthrop, received May 7, 2020

APP 3.123 Letter from Laurie Roberts, received May 11, 2020

APP 3.124 Letter from Tim Roberts, received May 11, 2020

APP 3.125 Letter from Sam and Diane Brooks, received May 11, 2020

Exhibit APP 4 – Agency Comment:

No additional agency comment received to date.

TO: The Beaverton City Council

THROUGH: Ms. Lauren Russell
Associate Planner, Community Development
City of Beaverton

DATE: May 27, 2020

RE: *West Slope NAC Request for Permit Conditions Associated with APP 2020-0003, Appeal of West Sylvan Middle School Field Improvements (CU 2019-0011)*

Dear Beaverton City Council members:

This letter summarizes the West Slope NAC's current requests for permit conditions to be attached to the West Sylvan Field Improvement Project Conditional Use Permit 2019-0011. All of our requests for permit conditions have been modified from those we presented to the City Council during the May 5, 2020 appeal hearing.

The NAC would like to thank the City Council, the city staff employees who assisted with the meetings, and Portland Public Schools (PPS) for providing the opportunity to meet after May 5th to discuss these conditions. This was a worthwhile opportunity and resulted in a better understanding of the issues by all parties. As a result, the NAC and PPS are in substantive agreement on all Permit Conditions except #2.

The following points summarize the NAC's current position on each of the permit conditions that we first requested on May 5th.

Requested Permit Condition #1:

Turn off field lights at 8:00 pm with the exception of the two field lights (designated C1 and C4) nearest the school that will be turned off at 8:15 pm to allow athletes time to safely leave the field. In addition, PPS will be allowed to extend the lights-off time to 9:00 pm on up to, but not exceeding, eight (8) nights per year during the Spring Season (March through May) for the sole purpose of completing Lincoln High School baseball games.

NOTE: The two field lights labeled C1 and C4 are shown on page 4 of the applicant's Exhibit H to their permit application. This figure is attached as Appendix 1 to this letter.

The NAC and PPS substantively agree on this permit condition although PPS did not firmly commit to the 9:00 pm lights-off time for the eight Spring Season LHS baseball games.

Nevertheless, because of this substantive agreement, the NAC retracts its previous requests for Permit Conditions 5) and 6), requiring the applicant to conduct a pre-construction acoustic study and post-construction acoustic monitoring at property lines. Setting an 8:00 pm lights off time on all but eight nights per year sufficiently reduces neighborhood concerns about excessive and unhealthful evening noise to a level where the NAC is comfortable foregoing requests for quantitative acoustic studies and follow-up monitoring of maximum crowd and game noise.

Requested Permit Condition #2:

Require that the field not be used for any scheduled events on Saturdays during Winter Season, on Sundays during Spring Season, and on Saturdays and Sundays during Summer Season; and that field

lights not be used on Sundays. PPS has agreed to not use field lights on Sundays but not to the NAC's proposed weekend quiet days. However, PPS has not proposed any alternative weekend days.

NOTE: The NAC has been willing from start to consider various combinations of quiet weekend days spread through the year as long as they total approximately one weekend day per week (i.e., approximately 52 days a year) and include at least one weekend day per week throughout the Spring and Summer Seasons.

Weekends and evenings are the times when we spend the most time at home enjoying family, meals, time outside relaxing, and sleeping. Even with a permit condition requiring lights to go off at 8:00 pm, there will be over 450 annual hours of new evening field use that never existed before, and we have every reason to believe that daylight use of the fields will be greatly intensified. Therefore, we believe it's reasonable to request less intensive field use on a certain number of weekend days to partially compensate for what will surely be a significant change to the livability and acoustic health of our neighborhood, regardless of the outcome of this appeal.

Also, at this final stage of project approval, and after PPS has already achieved the vast majority of what it wanted from the project, there is little left on the table for the NAC to negotiate for. The most important decision, the choice of project sites, was finalized by PPS before the neighborhood was even aware of the project. The Beaverton Planning Commission's flawed approval of Conditional Use and Design Review permits then granted PPS the ability to build all its requested project structures, including field lighting, only 70-90 feet from our property lines. This appeal process is the NAC's final opportunity to ask the city to soften the inevitable neighborhood impacts of this project by focusing on the only remaining way to reduce noise and disturbance – by limiting hours of field use.

The NAC originally requested that there be no games on any Sundays (52 days per year) throughout the year and also that field lights not be used on Sundays. PPS agreed that field lights were not needed on Sundays and would not be used, but objected that prohibiting use on all Sundays would prevent some PPS field uses. However, PPS has not suggested any alternative arrangements for weekend quiet days. Because the NAC's goal is to provide weekend quiet time to offset the over 450 additional annual hours of field use made possible by using field lights until 8:00 pm, the NAC looked for an alternative solution that would meet everyone's priorities and still provide the same number (52) of quiet weekend days per year.

The NAC's current permit condition request is a fair alternative and is based on the applicant's own projected weekend field use summaries contained in Exhibit J from the PPS permit application package; the February 27, 2020, Supplemental Study on Parking and Traffic Impacts by Kittelson & Associates. This PPS study provided the documentation used by the Beaverton Planning Commission to verify and approve the project-related traffic and parking impacts estimated by the applicant. Exhibit J and the NAC's analysis of this exhibit in support of our permit condition recommendation are included as **Appendix 2** to this letter. In summary, Exhibit J shows that there are no anticipated PPS field uses on the 52 weekend days during the year when the NAC is now requesting the field to be quiet. This includes a combination of Saturdays and/or Sundays in the Winter, Spring and Summer Sports Seasons but allows Fall Season use on both Saturdays and Sundays, when PPS weekend field use is most intense. This solution also allows PPS to meet its stated project goal of providing field time for Lincoln High School and Lincoln Youth Sport teams both during and after the Lincoln rebuild, as written on page vi of PPS's February 28, 2020 permit application narrative.

Requested Permit Condition #3:

Require that field lights be turned off at exactly the time specified in the Permit Conditions with no time extensions for extra innings or any other reason.

NOTE: Any mechanical or engineering solution that will achieve this goal is acceptable to the NAC as long as it results in strict adherence to the required lights-off time, cannot be manipulated to provide extensions beyond this time except for emergency situations, and is not under the control of the teams and coaches using the field.

The NAC and PPS agree that this is an acceptable permit condition. Although the NAC had originally requested that this condition include the use of automatic light timers, PPS was unsure if automatic timers were the best way to make this work and requested the flexibility to allow its lighting engineers to determine the best mechanical solution. The NAC agrees with PPS that this is a reasonable modification.

Requested Permit Condition #4:

Require that field lights be kept off when fields are not being used in the evenings.

NOTE: The NAC understands this condition to mean that lights will not be used at all when no evening field use is scheduled at all and also that lights will be turned off early (before the required 8:00 pm lights-off time) when only early evening time slots are filled but no teams are scheduled to use the field later that night.

The NAC and PPS agree that this is an acceptable permit condition when no field use is scheduled. Both agreed that this makes sense in terms of both energy conservation and minimizing impacts on the neighborhood.

Requested Permit Condition #5:

As discussed under Permit Condition #1, the NAC retracts its original request for a Permit Condition #5 requiring acoustic studies because PPS has agreed to a permit condition to turn field lights off at 8:00 pm (and 8:15 pm for lights C1 and C4).

PPS stated in their written response to our original Condition 5 request that amplified sound is not necessary and that a prohibition on all amplified sounds and music on the field is acceptable. Therefore, the NAC requests that a new Permit Condition be added to formalize this PPS commitment, stating that no amplified sound or music will be allowed on the field at any time.

PPS has acknowledged that use of a PA system where none had ever been used before could have potential negative sound impacts. They therefore agreed not to allow use of PA systems or music at athletic field events. PPS clarified that their agreement to prohibit PA systems and music did in fact apply to any and all events occurring on the fields at any time and would include any and all amplified sounds and music.

The NAC and PPS agree that PA systems, music and all amplified sound should be prohibited at any field events at any time. Because of the variety of potential field uses (some of which may be non-athletic events) and the variety of ways to produce unreasonably loud and raucous noises (such as boom boxes, air horns, noise-making devices, various types of speakers, etc.), the NAC requests that the permit condition prohibiting PA systems and music be extended to cover any and all means of creating or amplifying noise other than the un-amplified human

voice and coach's whistles, which are reasonable and necessary parts of games and practices and are currently the only sources of sound associated with field use.

Requested Permit Condition #6:

As discussed under Permit Condition #1, the NAC retracts its original request for a Permit Condition #6, requiring post-construction acoustic monitoring because PPS has agreed to a permit condition to turn field lights off at 8:00 pm (and 8:15 pm for lights C1 and C4).

Requested Permit Condition # 7:

The NAC's original Permit Condition #7, regarding landscape buffer design, was dropped from the original appeal for administrative reasons and we are not requesting to add it back in. However, PPS has voluntarily agreed to meet with residents bordering the field to discuss possible amendments to the landscape buffer design.

PPS has agreed to meet with surrounding residents to discuss the landscape design plan and potentially amend the plan if this does not trigger new requirements for city permit review. NAC residents are looking forward to these discussions and we accept PPS's word that they will take place.

PPS proposal to establish a permanent athletic field Point of Contact:

PPS stated that it is willing to voluntarily establish a permanent PPS Athletic Department Point of Contact (POC) to meet regularly with the neighbors and the West Slope NAC to discuss concerns about West Sylvan athletic field use. The POC's primary function would be to find mutually satisfactory solutions to neighborhood concerns about the athletic field and associated issues. This is not proposed as a new permit condition.

The NAC and PPS agree that this will be a good step toward improving community relations. The NAC requests of PPS that this individual be ready to discuss and work with us to resolve a variety of lingering neighborhood concerns about this project, including but not limited to traffic and parking associated with field use, field maintenance, storm water drainage, and any inappropriate field uses or after-hours activities that may occur. NAC residents look forward to meeting on a regular basis – and having unscheduled meetings when serious concerns arise - with a permanent PPS Point of Contact and we accept PPS's word that they will take place.

Establishing a Good Neighbor Agreement between the NAC and PPS:

The NAC hopes and assumes that future discussions between the neighbors and the new PPS Point of Contact will result in voluntary agreements to resolve any actual and potential problems that result from the new athletic field and associated activities. It will be very important to formalize these agreements in a written Good Neighbor Agreement between the NAC and PPS that can be updated over time as new problems arise and are resolved. The NAC requests that city staff from the Neighborhood and Public Involvement Program assist in maintaining and keeping a master copy of this agreement. This is not proposed as a new permit condition.

Thank you for considering our requests. I look forward to discussing them and answering any questions on June 2nd.

Sincerely,

Chris Swenson, Board Member
West Slope Neighborhood Association Committee

APPENDIX 1: Showing location of Field Lights C1 and C4 (this figure is from Applicant's Exhibit H to their Feb 2020 Beaverton permit application).

West Sylvan Baseball Softball
Portland, OR

GRID SUMMARY	
Name:	Blanket Grid
Size:	200' / 208' / 210' - basepath 60'
Spacing:	300' x 300'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES	
Entire Grid	
Scan Average:	34.96
Maximum:	71
Minimum:	9
Avg / Min:	4.03
Max / Min:	8.21
UG (adjacent pt's):	2.54
CU:	0.82
No. of Points:	205

LUMINAIRE INFORMATION	
Color / CRI:	5700K - 75 CRI
Luminaire Output:	160,000 / 136,000 / 52,000 / 89,600 lumens
No. of Luminaires:	73
Total Load:	75,01 kW

Lumen Maintenance			
Luminaire Type	150 hrs	L70 hrs	L70 hrs
TLC-LED-1500	>81,000	>81,000	>81,000
TLC-LED-1200	>81,000	>81,000	>81,000
TLC-BT-575	>81,000	>81,000	>81,000
TLC-LED-900	>81,000	>81,000	>81,000

Reported per TM-21-11. See luminaire datasheet for details.

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.9% dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

QTY	Pole LOCATION	Pole SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRID
2	A1-A2	60'	-	60'	TLC-BT-575	1	5	0
2	A3-A4	60'	-	15.5'	TLC-BT-575	1	1	0
2	B1-B2	80'	-	15.5'	TLC-LED-900	3	3	0
2	B3	60'	-	80'	TLC-LED-1200	2	6	0
1	B4	60'	-	15.5'	TLC-BT-575	1	1	0
1	C1	60'	-	60'	TLC-LED-1200	2	2	0
1	C2	80'	-	15.5'	TLC-LED-900	1	1	0
1	C3	80'	-	15.5'	TLC-BT-575	3	3	0
1	C4	60'	-	80'	TLC-LED-1500	8	8	0
1	TOTALS					73	73	0

*This structure utilizes a bank-to-back mounting configuration

SCALE IN FEET 1 : 100

ENGINEERED DESIGN By: • File #200751C • 08-Oct-19



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ILLUMINATION SUMMARY

Appendix 2

Anticipated PPS Weekend Use of West Sylvan Field Improvement Project

Source: February 27, 2020, Supplemental Study on Parking and Traffic Impacts by Kittelson & Associates. Submitted as Exhibit J of the PPS Application for Beaverton City Permits CU2019-011 and DR2019-0182, available on the Beaverton Planning website, and attached to this Appendix.

Season*	Saturday Use**	Sunday Use**
Fall (late Aug – Nov)	A.M. – 1 Practice (during LHS rebuild) A.M./P.M. – 3 Games (after LHS rebuild) P.M – 1 Practice (after LHS rebuild)	A.M./P.M – 3 Games (during LHS rebuild) P.M. – 1 Practice (after LHS rebuild)
Winter (Dec-Feb)	No PPS field use	A.M./P.M. – 4 Practices (during & after LHS rebuild)
Spring (March-May)	A.M. – 1 Practice (during & after LHS rebuild) P.M. – 1 Game (during & after LHS rebuild)	No PPS field use
Summer (June- late Aug)	No PPS field use	No PPS field use

*The PPS study did not provide specific dates defining each Season.

**PPS verbally clarified on 5/21/20 that the Parking and Traffic Study included only the anticipated field use by PPS teams (e.g., Lincoln High School and Lincoln Youth Sports teams) and that the days showing no scheduled uses would be when PPS would rent out the field for use by non-PPS teams or other events.

NAC REQUEST: Add a permit condition requiring that the field not be used for scheduled events on Saturdays during Winter Season, Sundays during Spring Season, and Saturdays and Sundays during Summer Season; and field lights will not be used on Sundays.

ADVANTAGES:

- 1) Assuming each Season includes 13 weekends, this request results in 52 quiet weekend days for neighborhood residents. This compensates for the over 450 annual hours of additional field use and associated noise made possible by keeping field lights on until 8:00 pm.
- 2) Does not interfere with PPS’s project goal of providing field time for Lincoln High School and Lincoln Youth Sport teams both during and after the Lincoln rebuild, as stated on page vi of PPS’s February 28, 2020 permit application narrative.
- 3) Accommodates PPS’s objections to the NAC’s original request to not have games on any Sundays throughout the year, which would have interfered with PPS use.

MEMORANDUM

Date: February 27, 2020

Project #: 24201

To: Jabra Khasho, Kate McQuillan, Lauren Russell, & Jana Fox, City of Beaverton
Erik Gerding & Jessica Russell, PPS
Frank Angelo, APG
Leslie Cliff, BORA

From: Julia Kuhn

Project: West Sylvan Middle School Fields

Subject: Supplemental Information on Parking

To supplement our October 2019 Parking Analysis, a detailed summary of anticipated parking demand and supply, by sports season and by day of week, is provided below. This summary is based on the anticipated activity levels during the rebuild of Lincoln High School as well as after construction has been completed.

Fall Season During Rebuild

- LHS football practices will be held in the Fall from 6:15 – 8:00 PM; for these practices, most of the football players will be transported from LHS in 1 – 2 school buses; up to 10 vehicles are estimated to park on-site (primarily coaches) and up to 10 parents are estimated to drop-off/pick-up athletes (students will be required to be bused to site except under approved circumstances).
- LHS varsity soccer practices will be held in the Fall from 8:00 – 9:30 PM; students may be transported from LHS in 1 – 2 school buses, up to 10 vehicles are estimated to park on-site (coaches and students) and up to 15 parents are estimated to drop-off/pick-up athletes.
- One set of LHS athletic practices will be held for two hours on Saturday mornings with 20 vehicles estimated to park on-site.
- Up to three youth games will be held on Sundays with an average of 30 vehicles estimated to park on-site for two hours in duration per game.

Winter Season During Rebuild

- Off-season softball and baseball LHS practices will be held in the Winter from 6:15 – 8:00 PM; up to 10 vehicles are estimated to park on-site and up to 10 parents are estimated to drop-off/pick-up student athletes.

- Off-season softball and baseball LHS practices will be held in the Winter from 8:00 – 9:30 PM; up to 10 vehicles are estimated to park on-site and up to 10 parents are estimated to drop-off/pick-up student athletes.
- Two off-season softball and baseball LHS sports practices will be held in the Winter on Sundays with up to 10 vehicles are estimated to park on-site and up to 10 parents estimated to drop-off/pick-up.
- Two off-season softball and baseball youth sports practices will be held in the Winter on Sundays with up to 5 vehicles are estimated to park on-site and up to 15 parents estimated to drop-off/pick-up.

Spring Season During Rebuild

- Softball and baseball LHS practices will be held in the Spring from 6:15 – 8:00 PM; up to 20 vehicles are estimated to park on-site and up to 15 parents are estimated to drop-off/pick-up student athletes.
- Softball and baseball LHS sports practices will be held in the Spring from 8:00 – 9:30 PM; up to 20 vehicles are estimated to park on-site and up to 15 parents are estimated to drop-off/pick-up.
- LHS baseball/softball games will be held, with anticipated start times of 6:30 PM up to 2 – 3 days per week; up to forty vehicles are anticipated to park on-site plus up to two buses from the visiting teams.
- One set of LHS practices will be held in the mornings on Saturday with approximately 15 vehicles parking on-site and 5 vehicles dropping off/picking up for a two hour time block.
- Rescheduled (“make-up games”) could be held on occasional Saturdays with an average of 40 vehicles estimated to park on-site for two hours in duration per game plus up to two buses from the visiting teams.

Summer Season During Rebuild

- Mid-day baseball games could be held with 20 vehicles dropping off/picking up and 20 vehicles parking on-site.
- Softball games could be held in the weekday evenings with up to 40 vehicles parking on site.

Fall Season After Construction is Complete

- Youth practices will be held from 6:15 – 8:00 PM; up to 20 parents are anticipated to drop-off/pick-up student athletes.
- Youth practices will be held from 8:00 – 9:30 PM; up to 20 parents anticipated to drop-off/pick-up student athletes.
- Up to three youth games will be held on Saturdays with an average of 30 vehicles anticipated on-site for two hours in duration per game.
- One set of youth practices will be held on weekend evenings with an average of 10 vehicles anticipated parking and 10 dropping off/picking up.

Winter Season After Construction is Complete

- Off-season softball and baseball LHS practices will be held in the Winter from 6:15 – 8:00 PM; up to 10 vehicles are estimated to park on-site and up to 10 parents are estimated to drop-off/pick-up student athletes.
- Off-season softball and baseball LHS practices will be held in the Winter from 8:00 – 9:30 PM; up to 10 vehicles are estimated to park on-site and up to 10 parents are estimated to drop-off/pick-up student athletes.
- Two off-season softball and baseball LHS sports practices will be held in the Winter on Sundays with up to 10 vehicles are estimated to park on-site and up to 10 parents estimated to drop-off/pick-up.
- Two off-season softball and baseball youth sports practices will be held in the Winter on Sundays with up to 5 vehicles are estimated to park on-site and up to 15 parents estimated to drop-off/pick-up.

Spring Season After Construction is Complete (Same as anticipated during Rebuild)

- Softball and baseball LHS practices will be held in the Spring from 6:15 – 8:00 PM; up to 20 vehicles are estimated to park on-site and up to 15 parents are estimated to drop-off/pick-up student athletes.
- Softball and baseball LHS sports practices will be held in the Spring from 8:00 – 9:30 PM; up to 20 vehicles are estimated to park on-site and up to 15 parents are estimated to drop-off/pick-up.
- LHS baseball/softball games will be held, with anticipated start times of 6:30 PM up to 2 – 3 days per week; up to forty vehicles are anticipated to park on-site plus up to two buses from the visiting teams.
- One set of LHS practices will be held in the mornings on Saturday with approximately 15 vehicles parking on-site and 5 parents dropping off/picking up.
- Rescheduled (“make-up games”) could be held on occasional Saturdays with an average of 40 vehicles estimated to park on-site for two hours in duration per game plus up to two buses from the visiting teams.

Summer Season After Construction is Complete

- Mid-day baseball games could be held with 20 vehicles dropping off/picking up and 20 vehicles parking on-site.
- Softball games could be held in the weekday evenings with up to 40 vehicles parking on site.

Table 1 summarizes the anticipated parking demand and supply during the rebuild whereas Table 2 summarizes the anticipated parking demand after the rebuild is complete.

Table 1. Anticipated Parking Demand during Rebuild

	Parent Drop-off	Vehicles Parking	Existing Demand	Total Parked excluding Buses	Available Supply	Parking Surplus
Fall Season on a Weeknight						
6:15 PM Practice	10	10	62	82	86	4
8:00 PM Practice	15	10	0	25	86	61
Fall Season on a Saturday						
Morning Practice	0	20	0	20	104	84
Fall Season on a Sunday						
Game 1	0	30	0	30	104	74
Game 2	0	30	0	30	104	74
Game 3	0	30	0	30	104	74
Winter Season on a Weeknight						
6:15 PM Practice	10	10	0	20	104	84
8:00 PM Practice	10	10	0	20	104	84
Winter Season on a Sunday						
LHS Practice	10	10	0	20	104	84
LHS Practice	10	10	0	20	104	84
Youth Practice	15	5	0	20	104	84
Youth Practice	15	5	0	20	104	84
Spring Season on a Weeknight with practices						
6:15 PM Practice	15	20	62	97	104	7
8:00 PM Practice	15	20	0	35	104	69
Spring Season on a Weeknight with a Game						
Game	0	40	0	40	86	46
Spring Season on a Saturday						
Morning Practice	5	15	0	20	104	84
Game	0	40	0	40	86	46
Summer Season on a Weekday						
Daytime Game	20	20	0	40	104	64
Evening Game	0	40	0	40	104	64

*Supply of 86 spaces reflects exclusion of 18 after hours spaces affected by bus circulation.

Table 2. Anticipated Parking Demand after Rebuild

	Parent Drop-off	Vehicles Parking	Existing Demand	Total Parked excluding Buses	Available Supply	Parking Surplus
Fall Season on a weeknight						
6:15 PM Practice	20	0	62	82	104	22
8:00 PM Practice	20	0	0	20	104	84
Fall Season on a Saturday						
Game 1	0	30	0	30	104	74
Game 2	0	30	0	30	104	74
Game 3	0	30	0	30	104	74
Evening Practice	10	10	0	20	104	84
Fall Season on a Sunday						
Evening Practice	10	10	0	20	104	84
Winter Season on a Weeknight						
6:15 PM Practice	10	10	0	20	104	84
8:00 PM Practice	10	10	0	20	104	84
Winter Season on a Sunday						
LHS Practice	10	10	0	20	104	84
LHS Practice	10	10	0	20	104	84
Youth Practice	15	5	0	20	104	84
Youth Practice	15	5	0	20	104	84
Spring Season on a Weeknight with practices						
6:15 PM Practice	15	20	62	97	104	7
8:00 PM Practice	15	20	0	35	104	69
Spring Season on a weeknight with a Game						
Game	0	40	0	40	86	46
Spring Season on a Saturday						
Morning Practice	6	15	0	21	104	83
Game	0	40	0	40	86	46
Summer Season on a Weekday						
Daytime Game	20	20	0	40	104	64
Evening Game	0	40	0	40	104	64

*Supply of 86 spaces reflects exclusion of 18 after hours spaces affected by bus circulation.

Please let us know if you have any questions regarding our review.

MEMORANDUM

Date: February 27, 2020

Project #: 24201

To: Jabra Khasho, Kate McQuillan, Lauren Russell, & Jana Fox, City of Beaverton
Erik Gerding & Jessica Russell, PPS
Frank Angelo, APG
Leslie Cliff, BORA

From: Julia Kuhn

Project: West Sylvan Middle School Fields

Subject: Supplemental Information on Traffic Impact Study Thresholds

To supplement our October 2019 Parking Analysis and Traffic Impact Study Requirement memoranda, a detailed summary of anticipated new vehicle trips, by sports season and by day of week, is provided below. This summary is based on the anticipated activity levels during the rebuild of Lincoln High School as well as after construction has been completed.

Fall Season During Rebuild

- LHS football practices will be held in the Fall from 6:15 – 8:00 PM; for these practices, most of the football players will be transported from LHS in 1 – 2 school buses; up to 10 vehicles are estimated to park on-site (primarily coaches) and up to 10 parents are estimated to drop-off/pick-up athletes (students will be required to be bused to site except under approved circumstances).
- LHS varsity soccer practices will be held in the Fall from 8:00 – 9:30 PM; students may be transported from LHS in 1 – 2 school buses, up to 10 vehicles are estimated to park on-site (coaches and students) and up to 15 parents are estimated to drop-off/pick-up athletes.
- One set of LHS athletic practices will be held for two hours on Saturday mornings with 20 vehicles estimated to park on-site.
- Up to three youth games will be held on Sundays with an average of 30 vehicles estimated to park on-site for two hours in duration per game.

Winter Season During Rebuild

- Off-season softball and baseball LHS practices will be held in the Winter from 6:15 – 8:00 PM; up to 10 vehicles are estimated to park on-site and up to 10 parents are estimated to drop-off/pick-up student athletes.

- Off-season softball and baseball LHS practices will be held in the Winter from 8:00 – 9:30 PM; up to 10 vehicles are estimated to park on-site and up to 10 parents are estimated to drop-off/pick-up student athletes.
- Two off-season softball and baseball LHS sports practices will be held in the Winter on Sundays with up to 10 vehicles are estimated to park on-site and up to 10 parents estimated to drop-off/pick-up.
- Two off-season softball and baseball youth sports practices will be held in the Winter on Sundays with up to 5 vehicles are estimated to park on-site and up to 15 parents estimated to drop-off/pick-up.

Spring Season During Rebuild

- Softball and baseball LHS practices will be held in the Spring from 6:15 – 8:00 PM; up to 20 vehicles are estimated to park on-site and up to 15 parents are estimated to drop-off/pick-up student athletes.
- Softball and baseball LHS sports practices will be held in the Spring from 8:00 – 9:30 PM; up to 20 vehicles are estimated to park on-site and up to 15 parents are estimated to drop-off/pick-up.
- LHS baseball/softball games will be held, with anticipated start times of 6:30 PM up to 2 – 3 days per week; up to forty vehicles are anticipated to park on-site plus up to two buses from the visiting teams.
- One set of LHS practices will be held in the mornings on Saturday with approximately 15 vehicles parking on-site and 5 vehicles dropping off/picking up for a two hour time block.
- Rescheduled (“make-up games”) could be held on occasional Saturdays with an average of 40 vehicles estimated to park on-site for two hours in duration per game plus up to two buses from the visiting teams.

Summer Season During Rebuild

- Mid-day baseball games could be held with 20 vehicles dropping off/picking up and 20 vehicles parking on-site.
- Softball games could be held in the weekday evenings with up to 40 vehicles parking on site.

Fall Season After Construction is Complete

- Youth practices will be held from 6:15 – 8:00 PM; up to 20 parents are anticipated to drop-off/pick-up student athletes.
- Youth practices will be held from 8:00 – 9:30 PM; up to 20 parents anticipated to drop-off/pick-up student athletes.
- Up to three youth games will be held on Saturdays with an average of 30 vehicles anticipated on-site for two hours in duration per game.
- One set of youth practices will be held on weekend evenings with an average of 10 vehicles anticipated parking and 10 dropping off/picking up.

Winter Season After Construction is Complete

- Off-season softball and baseball LHS practices will be held in the Winter from 6:15 – 8:00 PM; up to 10 vehicles are estimated to park on-site and up to 10 parents are estimated to drop-off/pick-up student athletes.
- Off-season softball and baseball LHS practices will be held in the Winter from 8:00 – 9:30 PM; up to 10 vehicles are estimated to park on-site and up to 10 parents are estimated to drop-off/pick-up student athletes.
- Two off-season softball and baseball LHS sports practices will be held in the Winter on Sundays with up to 10 vehicles are estimated to park on-site and up to 10 parents estimated to drop-off/pick-up.
- Two off-season softball and baseball youth sports practices will be held in the Winter on Sundays with up to 5 vehicles are estimated to park on-site and up to 15 parents estimated to drop-off/pick-up.

Spring Season After Construction is Complete (Same as anticipated during Rebuild)

- Softball and baseball LHS practices will be held in the Spring from 6:15 – 8:00 PM; up to 20 vehicles are estimated to park on-site and up to 15 parents are estimated to drop-off/pick-up student athletes.
- Softball and baseball LHS sports practices will be held in the Spring from 8:00 – 9:30 PM; up to 20 vehicles are estimated to park on-site and up to 15 parents are estimated to drop-off/pick-up.
- LHS baseball/softball games will be held, with anticipated start times of 6:30 PM up to 2 – 3 days per week; up to forty vehicles are anticipated to park on-site plus up to two buses from the visiting teams.
- One set of LHS practices will be held in the mornings on Saturday with approximately 15 vehicles parking on-site and 5 parents dropping off/picking up.
- Rescheduled (“make-up games”) could be held on occasional Saturdays with an average of 40 vehicles estimated to park on-site for two hours in duration per game plus up to two buses from the visiting teams.

Summer Season After Construction is Complete

- Mid-day baseball games could be held with 20 vehicles dropping off/picking up and 20 vehicles parking on-site.
- Softball games could be held in the weekday evenings with up to 40 vehicles parking on site.

Table 1 summarizes the anticipated vehicular trip increases during the rebuild whereas Table 2 summarizes the anticipated vehicle trip increases after the rebuild is complete.

Table 1. Anticipated New Vehicular Trips during Rebuild

	Buses	Parent Drop-off	Parent Pick-Up	Vehicles Parking	Sum of Vehicles	Total In/Out Trips
Fall Season on a Weeknight						
6:15 PM Practice	2	10	10	10	32	64
8:00 PM Practice	2	15	15	10	42	84
Total	4	25	25	20	74	148
Fall Season on a Saturday						
AM Practice	0	0	0	20	20	40
Fall Season on a Sunday						
Game 1	0	0	0	30	30	60
Game 2	0	0	0	30	30	60
Game 3	0	0	0	30	30	60
Total	0	0	0	90	90	180
Winter Season on a Weeknight						
6:15 PM Practice	0	10	10	10	30	60
8:00 PM Practice	0	10	10	10	30	60
Total	0	20	20	20	60	120
Winter Season on a Sunday						
LHS Practice	0	10	10	10	30	60
LHS Practice	0	10	10	10	30	60
Youth Practice	0	15	15	5	35	70
Youth Practice	0	15	15	5	35	70
Total	0	50	50	30	130	260
Spring Season on a Weeknight with practices						
6:15 PM Practice	0	15	15	20	50	100
8:00 PM Practice	0	15	15	20	50	100
Total	0	30	30	40	100	200
Spring Season on a Weeknight with a Game						
Game	2	0	0	40	42	84
Spring Season on a Saturday						
Morning Practice	0	5	5	15	25	50
Game	2	0	0	40	42	84
Total	2	5	5	55	67	134
Summer Season on a Weekday						
Daytime Game	0	20	20	20	60	120
Evening Game	0	0	0	40	40	80
Total	0	20	20	60	100	200

Table 2. Anticipated New Vehicular Trips after Rebuild

	Buses	Parent Drop-off	Parent Pick-Up	Vehicles Parking	Sum of Vehicles	Total In/Out Trips
Fall Season on a Weeknight						
6:15 PM Practice	0	20	20	0	40	80
8:00 PM Practice	0	20	20	0	40	80
Total	0	40	40	0	80	160
Fall Season on a Saturday						
Game 1	0	0	0	30	30	60
Game 2	0	0	0	30	30	60
Game 3	0	0	0	30	30	60
Evening Practice	0	10	10	10	30	60
Total Saturday	0	10	10	100	120	240
Fall Season on a Sunday						
Evening Practice	0	10	10	10	30	60
Winter Season on a Weeknight						
6:15 PM Practice	0	10	10	10	30	60
8:00 PM Practice	0	10	10	10	30	60
Total	0	20	20	20	60	120
Winter Season on a Sunday						
LHS Practice	0	10	10	10	30	60
LHS Practice	0	10	10	10	30	60
Youth Practice	0	15	15	5	35	70
Youth Practice	0	15	15	5	35	70
Total	0	50	50	30	130	260
Spring Season on a Weeknight with practices						
6:15 PM Practice	0	15	15	20	50	100
8:00 PM Practice	0	15	15	20	50	100
Total	0	30	30	40	100	200
Spring Season on a weeknight with a Game						
Game	2	0	0	40	42	84
Spring Season on a Saturday						
Morning Practice	0	5	5	15	25	50
Game	2	0	0	40	42	84
Total	2	5	5	55	67	134
Summer Season on a Weekday						
Daytime Game	0	20	20	20	60	120
Evening Game	0	0	0	40	40	80
Total	0	20	20	60	100	200

The City of Beaverton Development Code (BDC) requires an applicant to submit a Traffic Impact Study (TIS) if a change in the site use could result in 300 additional trips generated on a daily basis and/or if the change in use adds 20 or more peak hour trips to “local” streets. As outlined above, none of the scenarios analyzed are anticipated to increase daily trips by 300 or more trips nor are any local streets anticipated to experience an increase of 20 trips during the weekday AM or PM peak hours (i.e., one hour between 7 – 9 AM and one hour between 4 – 6 PM). As such, no TIS is triggered by the temporary field usage nor by the proposed field improvements.

Please let us know if you have any questions regarding our review.



Beaverton
O R E G O N

Received
Planning Division
05/06/20

EXHIBIT APP 2.2

CITY OF BEAVERTON
Community Development Department
Planning Division
12725 SW Millikan Way / PO Box 4755
Beaverton, OR 97076
Tel: (503) 526-2420 Fax: (503) 526-2550
www.BeavertonOregon.gov

CONTINUANCE REQUEST

Revised 03/2018

TO: CITY OF BEAVERTON, PLANNING DIVISION

RE: Case File No¹: CU2019-0011

I, Frank Angelo, as the applicant or with authority to act on behalf of the applicant, hereby request pursuant to ORS 227.178(5), a continuance of the City's action on this case file. I understand and accept that the State of Oregon's 120 day processing rule for land use decisions will be extended by the length of the continuance.

Application Deemed Complete Date*: 01/22/2020

Original 120 Day Final Decision Date*: 05/21/2020

Number of Days of Continuance Request: Extend to June 30, 2020

Final Written Decision Date: _____

Continuance Shall Not Exceed (365 day date): 01/21/2021

I understand that ORS 227.178(5) allows the applicant to extend this application forward by no more than 245 additional days. No matter the number or length of continuance requests, the Development Code requires that a final decision be made within 365 days as determined from date of application completeness.

Dated this 6th day of MAY, 2020
(Day) (Month) (Year)

Signature: [Signature]
Print Name: Frank Angelo
Representing: Portland Public Schools

* City staff will provide this date

¹ In the event there is a request for continuance of more than one (1) application, a separate Request for Continuance form shall be completed for each application.



PORTLAND PUBLIC SCHOOLS
OFFICE OF OPERATIONS
501 N Dixon St Portland 97227

Dan Jung | Chief Operating Officer | 971.420.3580 | djung@pps.net

May 27, 2020

Received
 Planning Division
 05/27/20

Mayor Denny Doyle
 Beaverton City Council Members
 Beaverton City Hall
 12725 SW Millikan Way
 Beaverton, OR 97005

RE: APP 2020-0003 Appeal of West Sylvan Middle School Field Improvements (CU 2019-0011)

Portland Public Schools (PPS) appreciates the opportunity offered by the City Council to meet with West Slope NAC representatives to discuss their appeal of the Planning Commission's approval of the above casefile. We understand their concerns and the discussions with Chris Swenson, the NAC's representative, were informative and productive. We also appreciate the City providing facilitation services with Amy Watts-Padilla (Center for Mediation and Dialogue) and Miles Glowacki (Neighborhood Program). Amy and Miles helped move the conversation forward and we appreciate their efforts. Both PPS and the NAC Representative negotiated in good faith. We believe that agreement was reached on several items.

Based on the three meetings we held with Chris, PPS and the NAC appear to have reached agreement on the following items:

1. Field Lights will be turned off at 8:00pm Monday through Saturday. Field Lights will not be used on Sundays. PPS would like to keep the field lights on the east side of the fields near the school building (identified as C1 and C4 on the Lighting Plan) on until 8:15pm to allow athletes time to safely leave the field following the game. These lights will be turned off by 8:15pm.

PPS would request that they have the ability to go beyond the 8:00pm time up to 8 times during the OSAA Spring season to account for any unexpected game delays (for instance, a baseball or softball team from out of the metro area is delayed in getting to the field and the game starts later than scheduled or extra innings are needed – this rarely occurs). The NAC has not expressed agreement with this last request.

2. No Public Address System. PPS agrees not to use a Public Address (PA) system at any time on the West Sylvan Athletic Fields. This was a major issue at both the Planning Commission and City Council public hearings. Staff has suggested that the Planning Commission Condition of Approval #6 related to this topic could be amended to exclude amplified sound from any source. PPS would agree to such a Condition of Approval.

3. Acoustical Studies. The NAC initially requested additional acoustical studies be prepared by PPS. However, the NAC representative noted in its May 18, 2020 response letter that:

“However, turning field lights off at 8:00pm in combination with prohibiting PA system, amplified sound, music, etc., does address many of the concerns that motivated our request for this acoustic study. Therefore, provided that field lights are turned off at 8:00pm (see item 1)) and that our permit condition for this item 5) is granted, the NAC agrees to retract our request for a permit condition requiring a pre-construction acoustic study of maximum total field noise.”

Given PPS’s agreement with the 8:00pm shut-off of the Field Lights in combination with the District’s agreement not to use the PA system, additional acoustical studies are not warranted.

4. Automatic Field Light shut-offs. PPS and the NAC agree that the land use approval will include a Condition of Approval that identifies the specific time Field Lights will be shut off. Additionally, PPS has agreed that the Field Lights will be controlled by an automatic timer and will follow a protocol stipulated in a Lighting Controls Sequence of Operations document that will detail control of the lighting system. This document will include:
 - Scheduled Function - Automatic Off
 - Adjustable Controls - Illumination Levels
 - Controls Location - Secure
 - Emergency Override
5. No Field Light use when the fields are not in use by PPS games or practice. PPS and the NAC agree that Field Lights will not be turned on at all on evenings when fields will not be used for games or practice.
6. No use of Field Lights for any purposes on Sunday. PPS and the NAC agree that Field Lights will not be used at all on Sundays.
7. Meet with adjacent neighbors regarding landscaping. The District has agreed to meet with neighbors bordering the site to review the revised landscape plan and share with them the additional design features added as a Condition of Approval by the Planning Commission (from PC Decision). If any changes to the landscape plan result from this meeting, the changes must not trigger amendments to the approved landscape plan and result in additional review by the City.
8. Attend NAC meetings as appropriate. Moving forward, PPS has offered to meet with neighbors and the West Slope NAC (which meets monthly at West Sylvan MS) to review the use of the fields once construction is complete to share comments and ideas regarding the use of the fields.

The above agreed on items represent solid progress toward addressing many of the NAC's concerns. However, there is one remaining issue that agreement has not been achieved. It is:

1. Use of Fields on Sundays by teams (and extended to include Saturday use in the NAC's May 18th letter). As noted above, PPS has agreed to not use any Field Lights on Sundays (see #6 above) and has agreed to the 8:00pm shut-off time requested by the NAC on all other days. The NAC has requested a condition that prohibits all games on Sundays by shifting games to other days. However, youth athletics currently use the field on Sundays (and Saturdays) and this allows PPS to support and offer continuity of athletic opportunities for children. A condition to eliminate or restrict field use by any organized athletic games (played by Lincoln High School or any other sports organization on Sunday or Saturday) would limit children's sport options and reduce the use of the field below the current level. We believe very strongly that the sports activities that currently occur on Sunday should be allowed to continue.

Thank you for your consideration of these issues. Our desire is that the agreements reached through this land use review process be memorialized as Conditions of Approval in the Final Land Use Order. We would again like to thank Chris for his willingness to represent the West Slope NAC in these discussions. The conversation was always cordial and designed to move the project forward in a manner that balanced the objectives of both parties. PPS continues to be committed to be a positive part of the West Slope neighborhood and we hope that the outcome of this land use proceeding will mark the beginning of a new dialogue between the school and the neighborhood.

Sincerely,

Dan Jung
Chief Operating Officer
Portland Public Schools

Lauren Russell

From: Mailbox Citymail
Sent: Wednesday, May 6, 2020 9:55 AM
To: C Arnold; Cate Arnold; Lacey Beaty; Laura Mitchell; Marc San Soucie; Mark Fagin
Cc: Lauren Russell; Jana Fox
Subject: FW: West Sylvan Neighborhood and Field

Follow Up Flag: Follow up
Flag Status: Completed

Deborah Baidenmann
Records Manager | Office of the City Attorney
City of Beaverton | PO Box 4755 | Beaverton OR 97076-4755
P: 503.526.2436 | www.BeavertonOregon.gov

Public Records Requests: <https://apps2.beavertonoregon.gov/forms/PublicRecordsRequest.aspx>

COVID-19 Update: Please note: **I am working remotely at this time.** Response times may be longer than normal as we adapt to remote work



From: T L <tlroberts1@msn.com>
Sent: Tuesday, May 5, 2020 9:02 PM
To: laceybeatyforbeaverton@gmail.com; mark@fagin4beaverton.com; Mailbox Citymail <citymail@beavertonoregon.gov>; denny@votedennydoyle.com
Cc: Tim Roberts <troberts@mstoneandtile.com>
Subject: West Sylvan Neighborhood and Field

Dear officials- **many of you we have voted for,**

We are residents of Portland- 97225- who live in a beautiful home in the West Sylvan neighborhood. Both our children attended PPS schools and I work for the PPS school district. We keep a beautiful home maintained; trim our trees, repave our driveway, and hardscape, landscape the "common area" at the street which Beaverton nor Portland maintains. We have one of the three most valuable homes in the neighborhood with a 180 degree view of Beaverton. We have seen our property taxes increase from \$6,000 a year to over \$11,000 a year. I have never seen a street sweeper to clean or a snow plow to help us off our "hill" in the seasonal fluke snow storms, when we could really use it, have never called for a fireman or policeman's help, use Canyon Road as the major street to enter and leave our neighborhood, which is so potholed and unmaintained that my car dealer repair shop said many of our vehicles are showing more wear and tear than ever..."due to the poor street conditionings", our Beaverton Planning Commission continues to allow marijuana shops to open, along with strip clubs in what used to be a family neighborhood thoroughfare, we pay our own trash bills and the City of Beaverton "water/sewage/waste" bill.

In other words..... what do my taxes pay for and why did I vote for you to be my voice?

For the first time, I am writing you- **my elected officials** - to ask for one thing: DO NOT ALLOW OUR NEIGHBORHOOD AND CITIZENS TO BE IGNORED.

We have been told at the few meetings that have been held, that the Beaverton Planning Commission **has already approved the permits** to allow construction of the new Lincoln High School facilities on the West Sylvan field, including field lights to allow late night games, a concession stand, bathrooms, press boxes with PA systems, etc. The addition of

night games and intensive field use by multiple high school teams and others throughout the year will result in numerous impacts to West Slope such as night noise until 10:00 pm or later, light pollution, traffic and parking issues, etc..... not to mention more people, cars dogs. strangers in our quiet neighborhood.
We are asking you to consider and respect our few requests:

- 1) We live in a well-established, quiet neighborhood with no streetlights that is clustered closely around the West Sylvan field. Please respect our homes and our right to peaceful evenings - and require that the new athletic field lights be turned off at 8:00 pm with no exceptions.
- 2) Because field use will be much more intensive than before and will, for the first time, extend past sunset, please provide us with some quiet time on the weekends and prohibit games on Sundays
- 3) We are not against sports - many of us have kids in the PPS system and many of them play sports. We are simply asking to enjoy the peace and quiet of our neighborhood and homes during evenings and on Sundays in order to provide one day per week of guaranteed quiet for the neighborhood.
- 4) My friends and neighbors who live around the field have expressed their worries and concerns about this project, but we have so far been ignored in the process. The Planning Commission gave more weight to the testimony of paid consultants and people living far from the field who will enjoy all the project benefits but bear none of the burdens.
- 5) PPS provided minimal opportunities for meaningful neighborhood input into project planning. They came to the first neighborhood meeting after the final site selection and conceptual designs were complete and refused subsequent community requests to make significant project changes.

Your decision to approve this is going to negatively impact our neighborhood and our property values. Please tell me if you would allow this where you live?

I walk 7) days a week with my neighbor and husband or alone, in our immediate neighborhood. We know our neighbors. We visit. People keep their dogs on leashes. We are a quiet, well behaved bunch! I feel safe here. I am appealing to you to not ignore my vote for you and to protect the people that voted for you and elected you into office, to be our voice. NOT the voice for PPS and developers. This is a microcosm of big politics around the globe. You have a chance to do the right thing and at the very least, protect your citizens and value our small requests and restrictions to the field use.

Thank you,

Laurie and Tim Roberts

Lauren Russell

From: Cathy Jansen
Sent: Wednesday, May 6, 2020 10:56 AM
To: Lauren Russell
Subject: FW: WEST SYLVAN FIELD HIGH SCHOOL ATHLETIC FACILITIES

Follow Up Flag: Follow up
Flag Status: Completed

Testimony sent to Mayor late yesterday.

From: Dennis Doyle <ddoyle@beavertonoregon.gov>
Sent: Wednesday, May 6, 2020 10:32 AM
To: Cathy Jansen <cjansen@beavertonoregon.gov>
Subject: FW: WEST SYLVAN FIELD HIGH SCHOOL ATHLETIC FACILITIES

Seems I did not see this one yesterday afternoon

Date: Tue, May 5, 2020 at 3:02 PM
Subject: Fwd: WEST SYLVAN FIELD HIGH SCHOOL ATHLETIC FACILITIES
To: Dennis Doyle <gaelicd@gmail.com>

----- Forwarded message -----

From: **Kevin M. Hayes** <kevin.hayes@klarquist.com>
Date: Tue, May 5, 2020 at 2:59 PM
Subject: WEST SYLVAN FIELD HIGH SCHOOL ATHLETIC FACILITIES
To: citymail@beavertonoregon.gov <citymail@beavertonoregon.gov>, laceybeatyforbeaverton@gmail.com <laceybeatyforbeaverton@gmail.com>, mark@fagin4beaverton.com <mark@fagin4beaverton.com>
Cc: denny@votedennydoyle.com <denny@votedennydoyle.com>, Carolyn Slijper (carolyn.slijper@yahoo.com) <carolyn.slijper@yahoo.com>

Dear City Council:

I live about 100 yards from West Sylvan and I am against the proposed use of West Sylvan for permanent Lincoln baseball and softball.

1) There will be significant traffic issues. Our neighborhood is not built for even the traffic that comes with parents picking up their kids at West Sylvan, let alone the increased traffic that will come with the project. The parents picking up at the middle school drive well over the speed limit very close to the school. My 6 year old calls them the "crazy

drivers” and has worried that not only can he not go in the front yard from 3-5 on weekdays, but that soon he won’t be able to most nights and weekends too (so that he will not be hit and die). I’ve even sat out in my driveway with a radar gun and clocked speeds above 30 mph, just over 100 yards from the school. And those are parents. The field proposal will involve bringing a significant number of high schoolers into our neighborhood, often. From what I remember about high school driving, speed limits were not always a big concern. I can guarantee you that if parents flout the speed limit, there is no way that high schoolers will not. When someone is injured, the responsible parties will include those who greenlit this project with foreseeable knowledge of the risks.

2) We live in a well-established, quiet neighborhood, with no streetlights. Our neighborhood is clustered closely around the West Sylvan field. Please respect our homes and our right to peaceful evenings - and require that the new athletic field lights be turned off at 8:00pm with no exceptions.

3) Because field use will be much more intensive than before and will, for the first time, extend past sunset, please provide us with some quiet time on the weekends and prohibit games on Sundays by any teams.

4) We are not against sports - many of us have kids in the PPS system. We are simply asking to enjoy the peace and quiet of our neighborhood and homes during evenings and on Sundays.

5) The vast majority of people who live around the field have expressed their worries and concerns about this project, but we have so far been ignored in the process. The Planning Commission gave more weight to the testimony of paid consultants and people living far from the field who will enjoy all the project benefits but bear none of the burdens.

6) PPS provided minimal opportunities for meaningful neighborhood input into project planning. They came to the first neighborhood meeting after the final site selection and conceptual designs were complete and refused subsequent community requests to make significant project changes.

Thank you for your time.

Best regards, Kevin Hayes

2350 SW 81st Ave, Portland, Oregon

--

Denny Doyle

votedennydoyle.com

Lauren Russell

From: Cathy Jansen
Sent: Wednesday, May 6, 2020 10:57 AM
To: Lauren Russell
Subject: FW: West Sylvan Athletic Field

Follow Up Flag: Follow up
Flag Status: Completed

Testimony received by Mayor yesterday – he said it may be a duplicate.

From: Dennis Doyle <doyoyle@beavertonoregon.gov>
Sent: Wednesday, May 6, 2020 10:31 AM
To: Cathy Jansen <cjansen@beavertonoregon.gov>
Subject: FW: West Sylvan Athletic Field

Likely a duplicate

Begin forwarded message:

Subject: West Sylvan Athletic Field

Dear Mayor Doyle,

I am a homeowner in the Sunset Heights neighborhood near West Sylvan Middle School. My front door faces the field, and my neighbors directly across the street have yards that abut the field.

I am writing to express my strong objections to the approved changes to the West Sylvan field. I have signed a petition circulated by my neighbors appealing the decision to allow field lights, a PA system and other modifications that will result in a drastically increased noise, air and light pollution, traffic and parking issues which will adversely impact this neighborhood and its residents. At a minimum, should these changes be imposed, we urge you to impose a restriction prohibiting lights after 8:00 pm, and prohibiting any use of the fields for games on Sundays, so the neighborhood can enjoy quiet evening hours and have one day per week without the burden the field changes will impose. In reality, allowing lights on until 10:00 pm means traffic and noise until at least 10:30 or 11:00 pm with players, families and fans packing up and lingering.

This is a quiet neighborhood, in BEAVERTON, and the planned impact of a Portland Public School facility will completely change the livability of this neighborhood. While I understand that West Sylvan is also in PPS, the difference between the impact of a middle school and that of the high school athletic facilities planned is drastic. These changes will significantly increase the use of the field, and the density of the use including noise, traffic, parking, pollution and lights.

There is no street or geographic barrier separating the field from the residents. These changes are literally occurring in our backyards.

The neighborhood already endures noise from the property: school bells, cheering and coaching during games, and the sound of baseball bats making contact with a ball. The increase in the noise level with the proposed changes is likely to be exponential and I expect that I will be able to hear PA

announcements from inside my house. Likewise, lights will shine into homes and yards, and potentially even affect walkers in the neighborhood.

I know you are running for reelection, and I like what I read in your materials. Please do what you have pledged and take a stand for those who live in Beaverton, rather than letting Portland's schools change our neighborhoods for the worse.

Thank you,

Anne Talcott

2335 SW 83rd Ave

Portland, OR 97225

NOTICE: This email may contain material that is confidential, privileged and/or attorney work product for the sole use of the intended recipient. Any review, reliance or distribution by others or forwarding without express permission is strictly prohibited. If you are not the intended recipient, please contact the sender and delete all copies.

Lauren Russell

From: Mailbox Citymail
Sent: Wednesday, May 6, 2020 1:49 PM
To: C Arnold; Cate Arnold; Lacey Beaty; Laura Mitchell; Marc San Soucie; Mark Fagin
Cc: Lauren Russell; Jana Fox
Subject: FW: Regarding: West Sylvan Middle School Field Improvements
Attachments: WestSylvanFieldAppeal2020.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Deborah Baidenmann

Records Manager | Office of the City Attorney

City of Beaverton | PO Box 4755 | Beaverton OR 97076-4755

P: 503.526.2436 | www.BeavertonOregon.gov

Public Records Requests: <https://apps2.beavertonoregon.gov/forms/PublicRecordsRequest.aspx>

COVID-19 Update: Please note: **I am working remotely at this time.** Response times may be longer than normal as we adapt to remote work



From: Rhonda Hauck <h.rhonda@comcast.net>

Sent: Wednesday, May 6, 2020 12:58 PM

To: mark@fagin4beaverton.com; Mailbox Citymail <citymail@beavertonoregon.gov>; denny@votedennydoyle.com;

Lacey Beaty <lbeaty@beavertonoregon.gov>; laceybeatyforbeaverton@gmail.com

Subject: Re: Regarding: West Sylvan Middle School Field Improvements

We do not know what the decision was last night on the West Sylvan Middle School Field improvements, yet it definitely does not compare by a long shot to this project!

<https://cedarmillnews.com/716/cedarhillsparkplan.html>

With lots of additional parking and off of a major four lane road, Cedar Hills Bl, we can see the advantages of this project. We have actually driven through the newly developed area and are very impressed. We visited during the evening and those lights are extremely bright! We're certain the West Sylvan Field Project will look like the Hillsboro Hops field, except our lights will be right alongside HWY 26.

Our Sunset Heights neighborhood, where we don't even qualify for sidewalks, since our street Canyon Lane is too narrow, will be majorly impacted. I do not see how you can guarantee people will not drive here. The afternoons when the school has yet to be released, cars are backed up on West Slope Drive and are visible from Canyon Lane. If you happen to leave the neighborhood after the school is released, it will take you about four to five light changes to get out to Canyon Rd. That's just an estimate, for you can't actually see the signal lights. For band and dance recitals, we would always walk over, since parking has always been an issue and that isn't even the entire school! Being that these field improvements are mostly for the high school baseball

teams, teenagers will be driving into and out of this neighborhood more. We have had our daughter driving to and from practices at Lincoln High School and picking up other team members in the neighborhood. We know that will happen. We have a HUGE issue with Lincoln High School being able to bus teams on a daily basis for practices when our neighborhood can't even get a school bus to school! So, the school has the additional funding to bus teams to and from school for practices? Hopefully this additional cost will always be included in their annual budget and not be cut! Games though as we understand will not be bused!

We feel other sites should have been reviewed, for West Sylvan does not appear to be an ideal situation. The roads are narrow and there are only two ways into this neighborhood!

This is one way into our neighborhood from the HWY 26 exit and a right turn onto Canyon Ln. As you can see from the google maps, the roads are quite narrow and no sidewalks.





The other way is to enter onto Valley View Dr from Canyon Ln. You make a left onto Valley View Dr, right on Schiller, left on 81st and veer to your right and then go straight where 81st intersects West Slope Dr.

The Sunset Heights neighborhood asked for the center lines, since many were not staying in their area around the blind curves!







PPS needed to have the forethought and forward thinking for more overcrowding will happen within our current Lincoln cluster. All of the housing projects downtown do not appear to have infrastructure being included. West Sylvan Field definitely fits a temporary solution, yet definitely not one that can be sustained for many years in our opinion.

We feel the decision was made awhile ago and our small Sunset Heights neighborhood voices cannot compete. We had to battle hard to win a boundary issue. At one point, there was a proposal that our neighborhood children would catch a bus in front of West Sylvan and be bused to Robert Gray. High Schoolers would have to take over an hour bus ride with transfers to Wilson High School!

We are a unique neighborhood living in Washington County and attending PPS schools. The street to our west, is in the Beaverton school district which breaks up our small Sunset Heights neighborhood. Our water payments go to both the City of Beaverton and West Slope Water District. One added benefit is that we do get to experience snow being at a slightly higher elevation!

Our Sunset Heights neighborhood does not include those on West Slope Dr or those on Canyon Ln also impacted by the additional traffic.

We feel very strongly that if PPS won, they will need to commit wholeheartedly and have the forethought on maintaining the entirety of the West Sylvan field and not allow just anyone on the field! That has been a very difficult task over the years! There is not one group overseeing this area. The school custodians do not feel it is their responsibility, Tualatin Parks and Rec only maintain the playground area, and PPS only maintains the grounds and do not cleanup after all the sports teams. There isn't even one garbage can that is maintained for the entire field area!

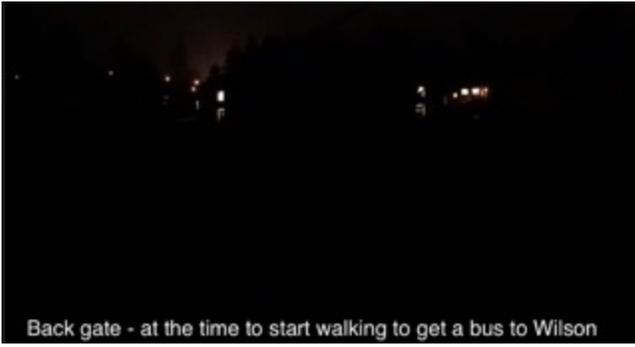
With all of the PPS budget shortfalls, we can foresee that the West Sylvan field maintenance is one that will be cut. Maintenance is very important! If you don't do maintenance on an annual basis, you have the lead problem that PPS had to finally address. Here's an article from last year on that issue https://www.kptv.com/news/3-years-later-portland-public-schools-still-grappling-with-lead-in-drinking-water/article_dde7975e-cacf-11e9-a9de-578076be7578.html

Our neighborhood had to even do a GoFundMe project to fix the field's track! We as a neighborhood community took it upon ourselves to fix the track around the field! This problem stems from the the fact that no one is responsible for the field in its entirety! There were no lava rocks on the track alongside HWY 26 and it was so muddy, you could not walk on it! Now, almost four years later come June, our entire track around the field never gets muddy.

We have also seen so many vehicles that have keys to the gate to the field up by the tennis courts that we do not feel that it is secure. It appears that anyone coaching any team has keys and also other contractors who provide baseball maintenance have keys. It's almost like anyone who knows anyone with the keys, has one!

Our quiet, no street lights nor sidewalks neighborhood won't be the same anymore. Here's pictures I used when we were fighting the proposed boundary changes to our neighborhood. One taken from our street view and one out our back gate from 2016.





Thank you again for all of your hard work and in making tough and equitable decisions!

Regards

-- Rhonda Hauck

On May 4, 2020, at 5:09 PM, Rhonda Hauck <h.rhonda@comcast.net> wrote:

To City Council Members - Lacey Beaty, Laura Mitchell, Mark Fagin, Cate Arnold, Marc San Soucie and Mayor Denny Doyle,

I have attached a PDF as concerned neighbors who live next to the field at 2050 SW 84th Ave. Hopefully, you will have the time to read my letter prior to your meeting on the West Sylvan Middle School Field Improvements issue tomorrow evening.

Thank you in advance for your time and for an equitable decision!

Regards

--Rhonda Hauck

Lauren Russell

From: Mailbox Citymail
Sent: Friday, May 8, 2020 9:39 AM
To: C Arnold; Cate Arnold; Lacey Beaty; Laura Mitchell; Marc San Soucie; Mark Fagin
Cc: Lauren Russell; Jana Fox
Subject: FW: West Sylvan Middle School Athletic Fields

Follow Up Flag: Flag for follow up
Flag Status: Completed

Deborah Baidenmann
Records Manager | Office of the City Attorney
City of Beaverton | PO Box 4755 | Beaverton OR 97076-4755
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COVID-19 Update: Please note: **I am working remotely at this time.** Response times may be longer than normal as we adapt to remote work



From: Kevin Winthrop <winthrop@ohsu.edu>
Sent: Thursday, May 7, 2020 5:46 PM
To: Mailbox Citymail <citymail@beavertonoregon.gov>
Subject: West Sylvan Middle School Athletic Fields

I write in strong support of the proposal to use West Sylvan Middle School athletic fields for the purpose in which they are intended---to provide a safe and comfortable place for middle school and high school kids to play baseball and softball. This is a key sports field for both West Sylvan middle school and Lincoln high school, and it is a perfect use of the land. The neighborhood impact will be positive in all regards for both children and families in the direct area, as well as those kids (like my own) that attend this school and live close-by. We have three children---all of whom have benefited from athletics at both Sylvan and Lincoln.

We (athletes of these two schools) have no other options in the city to play ball, and it would be shame not to use the schools fields to support the very children who attend this school and its associated high school. This will bring positive benefits to younger children in the neighborhood who can watch them play, and also use these fields.

I urge you to move forward with these important school-based improvements

Cheers,

Kevin

Kevin L. Winthrop MD, MPH
Professor
Division of Infectious Diseases

Schools of Medicine and Public Health
Oregon Health and Sciences University
Portland, Oregon

Property Owners' Letter Requesting Application Be Denied

RECEIVED

MAY 11 2020

To: The Beaverton Planning Commission

Subject: West Sylvan Middle School Field Improvements, Case File No. CU2019-0011 / ~~DR2019-0180~~
City of Beaverton
Planning Services

We respectfully request that the Planning Commission **deny** the subject application. We wish to share our reasons and reference them to the City's codes and standards as set forth in the Beaverton Development Code (BDC) and the Beaverton Comprehensive Plan.

The location/site for the proposed development is not served by the essential facility, safe and efficient "pedestrian and bicycle facilities in the right of way" per BDC 40.03.1.B., Chapter 90 - Definitions and 2019 Engineering Standard drawing 215.

1. Sidewalks and pedestrian walkways do not exist except at the school's frontage on West Slope Drive and about 140 feet at the upper end of SW Canyon Lane.
2. Our neighborhood is a quiet, out-of-the-way family place where vehicles must share the streets with pedestrians, young children, parents with strollers, and folks in handicap scooters. The proposed site is not appropriate because it is not served by the transportation infrastructure to support the proposed re-development or the existing school.
3. The proposed site is accessible from only two road points. When West Slope Drive is backed up with traffic from the school or playfields, drivers use the secondary access route through our neighborhood on substandard local residential streets. We are concerned about our safety with increased traffic, young inexperienced drivers, combined with late hours. There are no street lights.
4. We suggest that before the Commission can approve this application, the City or the developer must commit to providing safe and efficient walkways and bicycle ways along West Slope Drive and SW Canyon Lane. Otherwise the application should be denied.

The location/site for the proposed development is not served by the critical facility, sufficient streets per BDC 40.03.1.A., Chapter 90 - Definitions and 2019 Engineering Standard drawing 200-3.

1. The school site is primarily served by SW Canyon Lane and SW West Slope Drive from SW Canyon Road. Both streets do not comply with Beaverton Engineering Design standards. As Neighborhood Routes they should be 24 feet wide with no parking is allowed either side. SW West Slope Drive is only 20 feet wide. SW Canyon Lane is also only 20 feet wide.
2. The secondary route to/from the school site is through our neighborhood on local streets which are 20 feet wide. They are not designed for nor intended for access to the school and playfield. There are three dangerous locations on this route: 1) intersection of SW 81st and SW Ernst Road downhill-around a curve, 2) intersection of SW Schiller Road and SW Valley View Drive, 3) the downhill-curves on SW Valley View Drive. The co-use by pedestrians and vehicles makes this route very dangerous. The increased traffic, hours, and young drivers deeply concerns us for our safety.
3. Traffic currently gets backed-up all the way from SW Canyon Road to the school. Vehicles use our streets for drop-offs and pick-ups preventing in many cases our access to the street. We anticipate that traffic for games will create additional similar problems.
4. The proposed site is not served by sufficiently safe and adequately designed transportation systems. The application should be denied.

The proposed development location does not comply with BDC Criteria 40.03.1.I. because as indicated above, public facilities, including streets, bicycle ways and pedestrian walkways "serving the development site are **not** in accordance with adopted City codes and standards and **do not** provide adequate protection from crime and accident, as well as protect from hazardous conditions due to inadequate, substandard or ill-designed development." The application should be denied.

Property Owners' Letter Requesting Application Be Denied

The proposed development does not meet BDC Approval Criteria 40.15.15.3.C.5, because it will have significant negative impacts on “. . . the livability and appropriate use and development of properties in the surrounding area of the subject site.” The application should be denied for the following reasons:

1. Increased Traffic Impacts: This is described above, and can be summarized as aggravating existing congestion, deterioration of pedestrian and biker safety.
2. Parking Overflow Impacts: The application (Exhibit F) shows the existing problem overflow parking onto our streets has. Unless the applicant demonstrates they will have adequate on-site parking for all eventualities and have a plan to guard against street parking and present it in time for Facilities Committee and public review prior to your Hearing, the application should be denied.
3. Impacts of Light and Noise Pollution: These two impacts are related because field lighting increases the time and hour practices and games will occur, thus extending the time and hour of noise pollution. The applicant proposes use of the fields until 10 PM and later for “extra innings” and also proposes to use portable loudspeakers. There are 19 single family residential properties directly adjacent or on the school's playfield property line with some houses only 120' from the proposed dugouts, fields, public toilets and press boxes. Please consider the impacts of noise, light and activities on our health, well-being and good night's sleep. During fair weather we ventilate and cool our houses by opening windows. Games and activities that occur now can already be heard loudly across SW 84th and SW Ernst Road. The proposed use of amplified sound and the extended hours of use into the late night will create unlivable conditions. Late night use and amplified sound will result in chronic noise disturbance that cannot be mitigated by barriers or buffers.
4. Impact of Noise: Beaverton's Comprehensive Plan states in Chapter 8.4 Noise states that noise from human activity, including “loud voices and loud audio systems, can be a problem” and establishes Plan Goal 8.4.1 to “create and protect a healthy acoustical environment within the city.” It also states that one of two methods to reduce noise pollution is “2) develop standards and design review criteria.” That underscores the City's desire to control noise pollution, including from human activity, and that per BDC 40.15.15.3.C.5, noise pollution from a development cannot significantly impact livability and use of surrounding properties. New sources of noise for spectators, the loud speaker systems and late hours all will have negative impacts and we find them unacceptable.
5. Impact of Dirt and Dust Pollution from the existing infields is currently a problem for properties along the school's southern property line. Increase use of the new fields, both with dirt infields, will increase dust pollution. We like open windows during fair weather.
6. Odor and Trash Pollution from the proposed concession, restrooms and bleachers will negatively impact the use of our properties, especially those adjacent to the new building and the bleachers. We already have a problem with trash from the school which the school and District ignore.
7. Groundwater Infiltration in adjacent houses downhill from the fields is already a major problem for at least seven properties near the southwest corner of the field. The proposed storm water detention swale which will catch all the storm water from the proposed artificial turf fields will likely supercharge the groundwater around the southwest corner.

The proposed development cannot meet BDC Approval Criteria 40.15.15.3.C.4, which requires that “the size, dimensions, configuration, and topography of the site and natural and man-made features on the site can reasonably accommodate the proposal.” The application should be denied for the following reasons:

1. The field is too small to accommodate sufficient buffers for surrounding houses. We request that the softball field fence and field lighting (if approved) be no closer than 100 feet from the south property line, and that the baseball field fence and field lighting (if approved) be no closer than 100 feet from the west property line. The existing site is not large enough for the setbacks and remedial structures that should be required to isolate the proposed development from its

Property Owners' Letter Requesting Application Be Denied

residential neighbors, including the 19 properties adjacent to the project site with homes less than 120' from the bleachers, dugouts, buildings and practice areas. There is no feasible way to mitigate impacts of increased late-night noise, human use, and light to acceptable levels.

2. Proposed new structures and playing fields are clustered next to the most densely populated areas. The playing fields, public bathroom, bleachers, batting cage, concession stand, dugouts and press boxes are all located along the two sides of the field where neighboring residences are most densely packed and closest to the field. Houses are less than 120' from these structures and will be impacted by noise and disturbance. The consultant stated repeatedly at the two public meetings that none of these locations could be changed or moved to the unpopulated edges of the field due to site limitations. Our conclusion is that the site is too limited in size and configuration to reasonably accommodate this type of facility.

We believe that due to all the negative impacts of the proposed development, as identified above, the values of properties adjacent to the fields and adjacent to traffic will be reduced. BDC 10.10. Purpose. Item 3. states "This Code is designed to (among other things); to conserve and stabilize the value of property, . . ." The economic study to statistically prove this assertion would take months and at great expense. However, by placing yourselves in the position of potentially buying a house adjacent to the proposed field development with its negative impacts on your quality of life, versus an equal house 300 feet away, wouldn't you reject the house nearest the field or require a significant price discount? The potential impact on property values is another reason the application should be denied.

Respectfully,

Name and signature	Address (number & street) zip 97225	Date
<i>Laurie Roberts</i>	3140 SW. Emma Rd.	5/5/20
<i>Laurie Roberts</i>	Portland 97225	

RECEIVED

Beaverton Planning Commission

MAY 11 2020

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

City of Beaverton
Planning Services

We respectfully request that the Planning Commission **deny** the subject application. We wish to share our reasons and reference them to the City's codes and standards as set forth in the Beaverton Development Code (BDC) and the Beaverton Comprehensive Plan.

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4. We suggest that before the Commission can approve this application, the City or the developer must commit to providing safe and efficient walkways and bicycle ways along West Slope Drive and SW Canyon Lane. Otherwise the application should be denied.

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The proposed development location does not comply with BDC Criteria 40.03.1.I. because as indicated above, public facilities, including streets, bicycle ways and pedestrian walkways "serving the development site are **not** in accordance with adopted City codes and standards and **do not** provide adequate protection from crime and accident, as well as protect from hazardous conditions due to inadequate, substandard or ill-designed development." The application should be denied.

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1. Increased Traffic Impacts: This is described above, and can be summarized as aggravating existing congestion, deterioration of pedestrian and biker safety.
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Property Owners' Letter Requesting Application Be Denied

residential neighbors, including the 19 properties adjacent to the project site with homes less than 120' from the bleachers, dugouts, buildings and practice areas. There is no feasible way to mitigate impacts of increased late-night noise, human use, and light to acceptable levels.

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We believe that due to all the negative impacts of the proposed development, as identified above, the values of properties adjacent to the fields and adjacent to traffic will be reduced. BDC 10.10. Purpose. Item 3. states "This Code is designed to (among other things); to conserve and stabilize the value of property, . . ." The economic study to statistically prove this assertion would take months and at great expense. However, by placing yourselves in the position of potentially buying a house adjacent to the proposed field development with its negative impacts on your quality of life, versus an equal house 300 feet away, wouldn't you reject the house nearest the field or require a significant price discount? The potential impact on property values is another reason the application should be denied.

Respectfully,



Name and signature

TIMOTHY ROBERTS

Address (number & street) zip 97225

8140 S.W. EMERT. RD.
97225

Date

5.5.20

RECEIVED

MAY 11 2020

To: Beaverton City Council
 From: Sam and Diane Brooks
 Re: Appeal of the Planning Commission's Decision to Approve West Sylvan Middle School Field Improvements (Case File No: APP2020-0003)

City of Beaverton
 Planning Services

April 21, 2020

Cc. Dennis Doyle-Mayor of Beaverton

City Council Members,

As residents of the West Sylvan neighborhood for 33 years we have some concerns with the proposal by PPS to make changes/improvements to the Athletic Fields at West Sylvan Middle School. The school, as you well know, abuts a number of homes in our neighborhood. As a result of these changes we ask that you take into account two proposals out of consideration of those who live in our area.

1. Lights are turned off at 8 p.m. every day
2. No activities occur on Sundays

Furthermore, please take into consideration the parking issue. Our streets are narrow, are not straight and there is limited striping. When vehicles park on both sides of the street, especially at night it is a traffic hazard as well as a huge inconvenience to those who reside in the neighborhood. Increased traffic on Canyon Lane is yet another issue as the street is not compatible with increased traffic and the road into the school, itself, is a neighborhood road, not a thoroughfare. Alternative methods must be taken into account, whether it is parking permits which are monitored or expanding parking areas at the school. For safety's sake along with consideration of those who reside in the neighborhood itself, alternative methods must be sought. Please keep in mind there are many children who reside in our neighborhood as well and their safety is paramount, along with the safety and privacy of those who live here.

Lastly, we are longtime residents of the Beaverton area. Diane grew up in Beaverton, attended Beaverton Schools, and taught in the Beaverton School District for over 30 years, until her retirement. She is currently a volunteer at Beaverton High School. Our child attended Beaverton schools and as noted earlier, we, as a family, have lived here for a long time. We have strong ties to the community as well as our neighborhood and we believe that without some parameters, the proposed improvements could negatively impact the quality of life in our community.

Respectfully,



Sam and Diane Brooks
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