



Community Development Department / Planning Division
12725 SW Millikan Way / PO Box 4755
Beaverton, OR 97076
General Information: (503) 526-2222 V/TDD
www.BeavertonOregon.gov

MEMORANDUM

TO: City Council

FROM: Lauren Russell, AICP, Associate Planner

DATE: June 2, 2020

SUBJECT: APP2020-0003 Appeal of West Sylvan Middle School Field Improvements
(CU2019-0011) Supplemental Memorandum #6

Staff provides this supplemental memorandum to modify the language of a recommended condition of approval to make it clearer.

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 29, 2020, was published.

Supplemental Memorandum #5 Page 4:

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.

EXHIBITS:

Exhibit APP 1 – Appellant Materials:

No additional appellant materials received to date.

Exhibit APP 2 – Applicant Materials:

No additional applicant materials received to date.

Exhibit APP 3 – Public Comment:

APP 3.126 Email from Teriesa McClelland, received June 2, 2020

Exhibit APP 4 – Agency Comment:

No additional agency comment received to date.

June 1, 2020

To: Beaverton City Council via Planning Division, Lauren Russell

PO Box 4755, Beaverton, OR 97076

Attn: lrussell@beaverton.gov

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

Dear Beaverton City Council members,

I understand that the Beaverton City Council is not required to consider the applicant's funding problems regarding this project. However, I believe that we, as voters paying taxes to support PPS and as Beaverton residents, have a right to express and share our concerns about PPS's extreme lack of transparency and accountability regarding the funding and development process for this project. And, that transparency and accountability of any government that affects Beaverton residents should be relevant in the decision making process. According to PPS, phase 1 of the West Sylvan project will build permanent field lights, fences and some structures required by city permits and that this will be funded with \$2 million of swing site contingency funds from the Lincoln High School Rebuild capital project, funded by the 2017 School Bond.

Firstly, using swing site contingency money to build permanent structures not located at Lincoln High School is **an inappropriate use of the bond money**. West Sylvan field was certainly not mentioned in the ballot language of the 2017 Bond and the \$2 million is only supposed to be used for 'swing', temporary space for sports teams displaced by Lincoln construction. The swing site contingency funds should not be used to build permanent facilities for Lincoln HS use after the Lincoln re-build is complete.

Secondly, according to the 2019 April audit report for the 2017 bond initial cost estimation which posted on the Bond Accountability Committee website, Lincoln rebuild swing site contingency funding is NOT included in the hard costs for the Lincoln rebuild capital project. The report also indicates there are swing/temporary funds for facilities for displaced LHS teams. Therefore, I believe that using the swing site contingency funds for construction of the permanent field lights or any other permanent field structure is **an inappropriate way to use this bond money**. **In addition, per a PPS public records request, there are no records of any analysis of using temporary lighting at West Sylvan which would accommodate practice for displaced teams. Use of temporary lighting for displaced teams during the re-build and removal after the re-build would substantially reduce the negative impact on our neighborhood. And, we understand temporary lighting is used elsewhere by PPS.** Instead, PPS is proposing eleven permanent 80 foot lighting towers in our neighborhood which will substantially affect our neighborhood's livability.

Thirdly, the purpose of the West Sylvan Middle School Field Improvement project is primarily for creating a permanent, off-site annex of Lincoln High School's athletic field, specifically for the LHS baseball and softball teams, neither of which were displaced by construction. **Because these teams were not displaced and the practice site is not temporary, the \$2 million of swing site funds should not be used to help build a permanent LHS athletic field project** that will be built using a different school name (West

Sylvan).

Most importantly, residents of the neighborhood have searched PPS web sites for West Sylvan project information. Yet, this new, permanent, off-site **project never appeared in any publicly accessible information or official documentation on PPS websites** about the 2017 Bond funds or the Lincoln Re-build, or in any of the posted master planning documents or design advisory group documents. Despite the lack of transparency, this project is already planned, designed, cost-estimated, and is obtaining construction permits from Beaverton for the field lights, and also for the rest of the field construction, which is not yet even funded (potentially PPS is hoping to be funded for that part of project by upcoming 2020 school bond which has not yet approved by voters) .

Because of the lack of accountability, people have been sending emails to PPS asking about the funding sources and project developmental process for this project since March, but **PPS has not yet fully answered these questions**. People also have been sending written public comments to the Bond Accountability Committee meeting (May 20, 2020) and the PPS Board budget meeting (May 26, 2020), but **PPS didn't present those comments during the meetings and to date has not responded to the questions or comments despite residents sending follow-up emails after the meetings**. PPS appears to be ignoring resident's concerns and not running meetings in a transparent way that is responsive to public comments.

During the pre-construction neighborhood meetings required for the City of Beaverton's permitting process, PPS stated that 2017 Bond funds would be used to construct the entire project and, **the public meeting notice for the first neighborhood meeting, clearly said that this project was only for temporary use by teams displaced by construction. They later changed this statement** and also said that not all the money was yet available to complete the field construction, but they never explained where funds to complete the project would come from.

PPS's lack of fiscal accountability and decision to ignore public concerns about this project is completely inappropriate. This is the same attitude that resulted in PPS choosing West Sylvan as a project site before even asking the neighborhood how we felt about it.

As for the permit conditions requested by the West Slope NAC, I **strongly support all the requested permit conditions, including a guarantee of one weekend day per week throughout the year when no activities can be scheduled by PPS**. This will at least allow us to enjoy a guaranteed day of quiet once a week and will compensate for the new, extra field use hours caused by night time activities that will now occur. Thank you very much for your time.

Sincerely,

Terri McClelland

8385 SW Ernst Rd

Beaverton, OR 97225

Lauren Russell

From: Terri McClelland <skydancing@comcast.net>
Sent: Tuesday, June 2, 2020 11:35 AM
To: Lauren Russell
Cc: Terri Mc
Subject: Public Testimony for the Support of the Appeal Regarding West Sylvan Middle School Field Improvement (APP 2020-0003)
Attachments: public testimony for June 2 city council.rtf
Follow Up Flag: Follow up
Flag Status: Completed

Hello Laruen,

Attached is public testimony for tonight's City Council Meeting. Please include this testimony in the information materials for the Mayor and City Council.

Thank you.
Terri McClelland