



MEMORANDUM

TO: Planning Commission

FROM: Lauren Russell, AICP, Associate Planner

DATE: March 11, 2020

SUBJECT: West Sylvan Middle School Field Improvements (CU2019-0011 / DR2019-0182)
Supplemental Memorandum #3

Staff has received the following additional public testimony regarding the West Sylvan Middle School Field Improvements application after the supplemental memorandum dated March 10, 2020, was published.

Exhibit 2. Public Comment

- Exhibit 2.112 Email from Fred and Pam Blanchard, received March 10, 2020
- Exhibit 2.113 Email from Mark Janes, Hillside Soccer Club President, received March 10, 2020
- Exhibit 2.114 Letter from Robert Rice, received March 10, 2020
- Exhibit 2.115 Letter from Azusa Rice, received March 10, 2020
- Exhibit 2.116 Email from James Elerick, received March 10, 2020
- Exhibit 2.117 Email from Fred and Louise Herbold, received March 10, 2020
- Exhibit 2.118 Email from Mike Ambrose, received March 10, 2020
- Exhibit 2.119 Letter from Jim Cheadle, received March 11, 2020
- Exhibit 2.120 Letter from Jeff Adams, received March 11, 2020
- Exhibit 2.121 Letter from Fred Paris, received March 11, 2020
- Exhibit 2.122 Letter from Michael Trenholme, received March 11, 2020
- Exhibit 2.123 Email from Chris Swenson, received March 11, 2020
- Exhibit 2.124 Email from Jessie Black, received March 11, 2020
- Exhibit 2.125 Email from Doug Nichols, received March 3, 2020
- Exhibit 2.126 Email from J Richard and Teriesa McClelland, received March 11, 2020
- Exhibit 2.127 Email from David Thorpe, received March 11, 2020
- Exhibit 2.128 Letter from Adon Arnett, received March 11, 2020

Lauren Russell

From: Pam <pamblanchard@hotmail.com>
Sent: Tuesday, March 10, 2020 9:00 AM
To: Lauren Russell
Cc: Fred (evereadyfreddy) Blanchard; Pam
Subject: Regarding WEST SYLVAN MIDDLE SCHOOL FIELD IMPROVEMENTS

Follow Up Flag: Follow up
Flag Status: Completed

ATTENTION: LAUREN RUSSELL:

Please submit this email regarding a proposal to change the West Sylvan Middle School Field Improvements which we do not want to happen in our Sunset Heights neighborhood. We have lived in the neighborhood for 31 years and have seen the growth of the school, the enormous traffic and congestion happening because many students are driven privately to school and then picked up. Parents do not slow down and just walking your dog is very difficult because of a fear of being hit.

I have to call the school and have the admin group remind parents to SLOW DOWN and respect our neighborhood. When the school has practice for the sporting events now just for the school students, or a parent teacher conference, that also impacts the neighborhood just because of the lack of parking on the street and the noise and congestion this causes. Parents of West Sylvan School do not respect our neighborhood! School Administrators cannot control the parents at all.

When we moved here, the streets were gravel, not even paved. The school buses caused most of the traffic and all the neighborhood got together to ask for paved roads because the school was impacting our roads and the school district should pay for those paved roads.

We all realize we moved near a school, but over the years with many students being driven to school and picked up, the traffic and congestion is terrible. The morning commute to the school, and the afternoon pick up is bad enough. I can't even imagine what a public sports field with giant lights, loud noises, and traffic would be like.

We all look forward to the quiet and peace on week-ends because the school is closed and we can actually use our streets again.

We do not want another huge impact of having a new "sports field" in our Sunset Heights neighborhood. We don't want the crowds, the noise, or the filed lights blaring away.

PLEASE DO NOT APPROVE THE SMALL WEST SYLVAN MIDDLE SCHOOL FIELD TO TURN INTO A CIRCUS AND IMPACT OUR NEIGHBORHOOD.

SINCERELY,
FRED AND PAM BLANCHARD
8115 SW ERNST RD
PORTLAND, OR 97225

Lauren Russell

From: Mark Janes <hscpresident@lincolnyouthsoccer.org>
Sent: Tuesday, March 10, 2020 11:27 AM
To: Lauren Russell
Subject: West Sylvan Field Improvements (CU 2019-011/DR2019-0182)

Follow Up Flag: Follow up
Flag Status: Completed

Hello Lauren,

Please enter my comments into the public record on behalf of Hillside Soccer Club.

My address is:
Mark Janes
2804 NW Savier St
Portland, OR 97210

To whom it may concern,

As president of the Hillside Soccer Club, and a parent of a student that will attend West Sylvan Middle School this fall, I would like to comment on the proposed improvements to the fields at West Sylvan.

8 years ago, Hillside Soccer Club raised the necessary funds and to install artificial turf on Steve Brand Field at Chapman Elementary.

At the time, I underestimated how dramatic the improvement would be for our community. Due to the durable all-weather playing surface, usage of field increased many times over. The principal beneficiaries of the project were the students of the school, who were able to:

- * play outside every day after school regardless of weather or mud
- * hold physical education and recess on fine weather days when the previous surface was unusable due to mud
- * participate in low-cost (\$60/season or free for needy children) community soccer at the school, and youth lacrosse in the spring.

Secondary beneficiaries are community members, who make heavy use of the field whenever it is not reserved for school or youth sport use, and PPS, which receives a steady flow of CUB fees paid by users at all times of the year.

In my opinion, total use of the field increased at least 10X over the previous grass field.

Based on living a block from this turf field, I can attest to the massive asset that it provides to our local community. It improves the educational experience at the school and makes our neighborhood more attractive to potential home buyers.

When I attended a neighborhood feedback session on Oct 15 about the proposed West Sylvan improvement, I was surprised by the feedback being provided to the planners by some neighbors. A small group of neighbors voiced a litany

of irrelevant and incorrect criticisms of the proposed improvement. It was clear to me that a small group of vocal opponents is trying to derail this project. Specifically I noted:

- * Several neighbors voiced that their basements are flooded annually by run-off from the existing field. They expected the project to make this worse. This complaint is invalid and should have been addressed at the meeting. Turf fields capture all run-off and deliver it to drainage. The project should eliminate flooding for these neighbors.
- * Several neighbors expected that this project will damage their home values. A large public turf field has a positive effect on nearby property values.
- * Residents worried that crowd noise would disturb them in the evening. Middle school sports events take place before children's bedtimes, and are generally lightly attended by subdued parental fans.
- * The principal complaint by most speakers was that traffic to West Sylvan Middle School was intolerable, and that this project would make traffic worse. It was clear that neighborhood hostility toward the school is primarily due to traffic and parking. Even though children were present at the meeting, one resident used vulgar language to describe school parents dropping their children off at school. As a neighbor to a school, I understand that the traffic is real, but it is wrong to blame parents, children, or local officials for that circumstance. Schools are a necessary part of society, and they will generate traffic as children arrive for classes. Additionally I see no reason to believe that a turf field will increase peak traffic in the neighborhood. To the contrary:

- Children are more likely to stay after school and play on the all-weather surface, extending pickup time (and decreasing traffic jams)
- Students participating in sports will not need to be immediately picked up by parents and transported to distant fields
- Weekend / non-student use is limited by field size. On 2 soccer fields, perhaps 50 people could play simultaneously. Much of this usage will be by families that live closest to the field.

The handful of neighbors that have chosen to live nearby West Sylvan Middle School do not own the school property, and should not be gate-keepers to our children's educational experience. It is reasonable to consider suggestions that improve the traffic/parking impact to the neighborhood, but THOUSANDS of children will benefit every year from the clear and tangible benefits of a turf field at West Sylvan Middle School.

On the west side of Portland, all youth sports are limited primarily by the availability of fields to play on. There is not a more obviously cost-effective improvement that will please so many Portland and Beaverton residents for less money.

Please do not allow a small group of small-minded people to derail this important improvement to our community.

Mark Janes
President
Hillside Soccer Club

To: The Beaverton Planning Commission, c/o lrussell@beavertonoregon.gov
Subject: West Sylvan Middle School Field Improvements
Case File No. CU2019-0011 / DR2019-0182

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 on SW West Slope Drive and 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 served by the transportation infrastructure to support the existing school.
3. The proposed site is accessible from only two road points. When West Slope Drive is backed up with traffic, drivers use the secondary access route that is hazardous to local residents.

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.
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.
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.
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.

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: Contrary to the application, parking already overflows onto our streets. Additional use and vehicles will aggravate the parking problem.
3. Impacts of Light and Noise Pollution: Current use of the playfields negatively impacts our lives. Increased hours of use, amplified sound, field lighting, and more trash will be intolerable.
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

Property Owners' Letter Requesting Application Be Denied

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. Odor and Trash Pollution from the proposed concession, restrooms and bleachers will negatively impact the use of our properties.
6. 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. 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. The proposed facilities are too close to residences. 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, would you not buy the adjacent house or require a significant price discount? Due to its potential impact on property values the application should be denied.

Respectfully,

Name and signature

Address (number & street) zip 97225

Date

Robert Rice

8520 SW Gayle Ln 97225

3/9/20



To: The Beaverton Planning Commission, c/o russell@beavertonoregon.gov
Subject: West Sylvan Middle School Field Improvements
Case File No. CU2019-0011 / DR2019-0182

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 on SW West Slope Drive and 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 served by the transportation infrastructure to support the existing school.
3. The proposed site is accessible from only two road points. When West Slope Drive is backed up with traffic, drivers use the secondary access route that is hazardous to local residents.

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.
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.
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.
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.

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: Contrary to the application, parking already overflows onto our streets. Additional use and vehicles will aggravate the parking problem.
3. Impacts of Light and Noise Pollution: Current use of the playfields negatively impacts our lives. Increased hours of use, amplified sound, field lighting, and more trash will be intolerable.
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

Property Owners' Letter Requesting Application Be Denied

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. Odor and Trash Pollution from the proposed concession, restrooms and bleachers will negatively impact the use of our properties.
6. 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. 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. The proposed facilities are too close to residences. 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, would you not buy the adjacent house or require a significant price discount? Due to its potential impact on property values the application should be denied.

Respectfully,

Name and signature

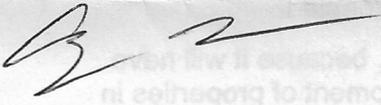
Address (number & street) zip 97225

Date

Azusa Rice

8570 SW Gayle Ln. 97225

3/9/20





From: Your Name
Your Address

To: The Beaverton Planning Commission

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

Dear Beaverton Planning Commission and the West Slope Neighborhood Association

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

I am looking forward to improving the existing facility for a variety of reasons.

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

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

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

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

Thank you for your time,

Sincerely,

Lauren Russell

From: James Elerick <jelerick@gmail.com>
Sent: Tuesday, March 10, 2020 1:32 PM
To: Lauren Russell
Subject: WSMS FIELD IMPROVEMENT PROJECT
Attachments: WSMS_Written_Testimony_Form_Letter_FOR_Greater_WEST_SLOPE_Area.docx

Follow Up Flag: Follow up
Flag Status: Completed

Sent from my iPhone

To: Beaverton Planning Commission, c/o Lauren Russell, Planning Division
lrussell@beavertonoregon.gov

Re: West Sylvan Middle School Field Improvements, CU2019-0011 / DR2019-0182

Summary: Request for additional Landscaping Condition if the application is approved.

Received
 Planning Division
 03/10/20

We respectfully recommend and ask that the following condition be added if the Application is approved.

Prior to issuance of the site development permit, the applicant shall:

1. Submit plans showing the redevelopment of the sloped area south of the proposed landscape buffer zone and the south property line. The applicant shall meet with the six property owners along the south property line and SW Ernst Road and shall have incorporated their reasonable requests for soil stabilization and low maintenance landscaping. The landscape redevelopment plan must include:
 - a. Permanent removal of all nuisance plants including but not limited to blackberry, ivy, holly, bamboo, and nuisance grasses.
 - b. Slope stabilization by means of regrading, plantings that will stabilize the slope, terraced retaining walls, other approved methods or a combination.
 - c. Continuous planting with low maintenance, non-invasive, deep rooted species. Plants that are proven to survive locally after 2 years of watering.
 - d. Planting shall include a combination of ground cover, bushes and trees acceptable to the six property owners. Trees, if included shall be evergreens and shall be selected and located to avoid utility lines when mature.
 - e. Temporary irrigation for the first 2 years. Replacement warranty for the first 2 years beginning when this redevelopment area is complete.

Reason: The statement in the Staff Report, page DR-19, paragraph "FINDING:" that reads: "Neighbors immediately adjacent to the school site to the south and west indicated a desire to maintain the current fencing and vegetation that exists along these property lines . . ." is not true. Firstly, the fencing is our fencing, and the developer has no right to account for it as meeting their requirement for fencing in BDC 60.05.25.15 B3 Buffering. Secondly no one indicated a desire to maintain the existing vegetation on the south slope. It is wild, unkept, trashy and has many nuisance plants and grasses that invade our properties. PPS does not mow the slope until we complain. When the grass dries out it is a fire hazard. Yes, we did request the buffer be located at the top of the slope where it might be effective.

Redevelopment of the play field should include review of the conditions adjacent to residential properties and correction of non-compliant conditions. BDC 60.05.25.10.A. requires slope adjacent to residential property line minimize grade changes. In places the toe of the slope is above our properties. It is retained by our fences, and is pushing our fences over in places. At least some portions of the slope need to be regarded.

We agree with locating the landscape buffer at the top of the slope and would require it as a condition of approval. It is fair to conclude that the Applicant has voluntarily increase the buffer width along the south property line in accordance with BDC 60.05.25.13.E. "Changes to buffer widths and standards" and that the Planning Department agrees. However, since the adjacent neighbors' true desire is that the slope should be redeveloped to City standards with landscaping PPS will not have to actively maintain after two years, the requirements for B3 buffering should include the entire strip from the south property line to the north edge of the buffer at the top of the slope. We, for our part, concede the fence requirement for the wider buffer.

If the Commission decides to approve the application, please include this condition to redevelop the south slope.

Respectfully,




Fred and Louise Herbold, 8295 SW Ernst Road, 97225 10 March 2020

Lauren Russell

From: Fred Herbold <fjherbold@comcast.net>
Sent: Tuesday, March 10, 2020 9:24 PM
To: Lauren Russell
Subject: Add this Condition
Attachments: Condition - redevelop s slope.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Hi Lauren: Late thoughts about the south slope between the buffer and our back yard fences; it's a jungle out there!

Please add this and others forthcoming (I hope) to the project record. Thanks. Fred.

Lauren Russell

From: MIKE AMBROSE <waddleboy@comcast.net>
Sent: Tuesday, March 10, 2020 10:35 PM
To: Lauren Russell
Subject: WSMS Field Improvements

Follow Up Flag: Follow up
Flag Status: Completed

From: Mike Ambrose
2145 SW 79th Ave
Portland OR 97225

To: The Beaverton Planning Commission

Ref: West Sylvan Middle School Field Improvements,

Case File No. CU2019-0011 / DR2019-0182

Dear Beaverton Planning Commission and the West Slope Neighborhood Association

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

I am looking forward to improving the existing facility for a variety of reasons.

First and foremost, the facility will improve the quality of life in the neighborhood. Individuals and families in the West Slope neighborhood will be able to enjoy use of the field year-round (rain or shine, snow or sleet).

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

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

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

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

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

Thank you for your time,

Sincerely,

Mike Ambrose

RECEIVED

EXHIBIT 2.119

MAR 11 2020

From: Jim Cheadle
10726 NW Skyline Blvd.
Portland, OR 97231

City of Beaverton
Planning Services

To: The Beaverton Planning Commission

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

Dear Beaverton Planning Commission and the West Slope Neighborhood Association

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

I am looking forward to improving the existing facility for a variety of reasons.

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

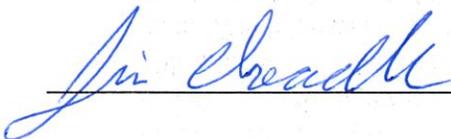
I want to make our community one that improves the lives of all the people who live here. The facility will be beautiful. It will be managed by a single registrar – PPS, through the Community Use of Buildings - and available for us to schedule our own events.

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

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

Thank you for your time,

Sincerely,



RECEIVED

MAR 11 2020

Adams
2217 NW Pinnacle Dr.
Portland, OR 97229

City of Beaverton
Planning Services

March 5, 2020

Attn: Lauren Russell
Beaverton Planning Division
PO BOX 4755
Beaverton, OR 97076

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

Dear Beaverton Planning Commission and West Slope Neighborhood Association,

I live in the West Slope area and support the proposed field improvements to West Sylvan Middle School, which my daughter attends. This will allow the field to be used year-round, provide a better student experience and offer more local fields for play.

The project is responsibly designed, in compliance with Beaverton land use codes, and is an improvement over the existing field. The improvements will benefit the community and our family hopes to see the project approved.

Thank you for your time and consideration.

Sincerely,



Jeff Adams

RECEIVED

MAR 11 2020

From: Fred Paris
2685 SW Crestdale Dr.
Portland, Oregon 97225

City of Beaverton
Planning Services

To: The Beaverton Planning Commission

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

Dear Beaverton Planning Commission and the West Slope Neighborhood Association

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

I am looking forward to improving the existing facility for a variety of reasons.

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

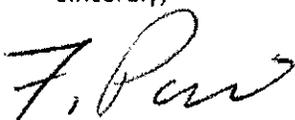
I want to make our community one that improves the lives of all the people who live here. The facility will be beautiful. It will be managed by a single registrar – PPS, through the Community Use of Buildings - and available for us to schedule our own events.

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

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

Thank you for your time,

Sincerely,



Fred Paris

MAR 11 2020

Property Owners' Letter Requesting Application Be Denied

City of Beaverton
Planning Services
The Beaverton Planning Commission

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

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

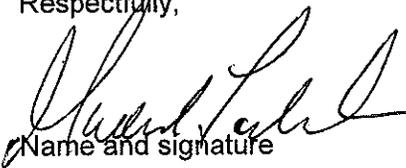
Property Owners' Letter Requesting Application Be Denied

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

MICHAEL TREMBLAINE

Address (number & street) zip 97225

8235 SW ERNST RD

3/6/20
Date

To: Beaverton Planning Commission, c/o Lauren Russell, Planning Division
lrussell@beavertonoregon.gov

Re: West Sylvan Middle School Field Improvements, CU2019-0011 / DR2019-0182

Summary: Request for additional Landscaping Condition if the application is approved.

Received
 Planning Division
 03/11/20

We respectfully recommend and ask that the following condition be added if the Application is approved.

Prior to issuance of the site development permit, the applicant shall:

1. Submit plans showing the redevelopment of the sloped area south of the proposed landscape buffer zone and the south property line. The applicant shall meet with the property owners along the south property line and SW Ernst Road and shall have incorporated their reasonable requests for soil stabilization and low maintenance landscaping. The landscape re-development plan must include:
 - a. Permanent removal - without the spraying of herbicides - of all nuisance plants including but not limited to blackberry, ivy, holly, bamboo, and nuisance grasses.
 - b. Slope stabilization by means of re-grading, plantings that will stabilize the slope, terraced retaining walls, other approved methods or a combination.
 - c. Continuous planting with low maintenance, non-invasive, deep rooted species: using plant species that are proven to survive locally after 2 years of watering.
 - d. Planting shall include a combination of ground cover, bushes and trees acceptable to the property owners. Trees shall be evergreens and shall be selected and located to avoid utility lines when mature.
 - e. Temporary irrigation for the first 2 years and a replacement warranty for the first 2 years beginning when this re-development area is complete.

Reason: The statement in the Staff Report, page DR-19, paragraph "FINDING" that reads: "Neighbors immediately adjacent to the school site to the south and west indicated a desire to maintain the current fencing and vegetation that exists along these property lines . . ." is not true. Firstly, the fencing is our fencing, and the developer has no right to account for it as meeting their requirement for fencing in BDC 60.05.25.15 B3 Buffering. Secondly, no one indicated a desire to maintain the existing vegetation on the south slope. It is wild, unkempt, accumulates trash and has many nuisance plants and grasses that invade our properties. PPS does not mow the slope until we complain. When the un-mown grass dries out it is a fire hazard. Yes, we did request the buffer be located at the top of the slope where it might be effective as a visual screen.

Construction of the proposed playing field should include review of the conditions adjacent to residential properties and correction of existing non-compliant conditions. BDC 60.05.25.10.A. requires slopes adjacent to residential property line minimize grade changes. In places the toe of the slope is above our properties. It is retained by our fences, and is pushing our fences over in places. At least some portions of the slope need to be re-graded.

We agree with locating the landscape buffer at the top of the slope and still request it as a condition of approval. It is fair to conclude that the Applicant has voluntarily increased the buffer width along the south property line in accordance with BDC 60.05.25.13.E. "Changes to buffer widths and standards". However, since the adjacent neighbors' true desire is that the slope should be re-developed to City standards with landscaping that PPS will not have to actively maintain after two years, the requirements for B3 buffering should include the entire strip from the south property line to the north edge of the buffer at the top of the slope.

If the Commission decides to approve the application, please include this condition to re-develop the south field slope.

Respectfully,



March 10, 2020

Lauren Russell

From: chris swenson <cswenson2003@yahoo.com>
Sent: Wednesday, March 11, 2020 12:47 AM
To: Lauren Russell
Subject: requested landscaping condition
Attachments: Landscaping Condition Request.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Hi Lauren -
Attached is a requested condition for landscaping along the south field slope.

Thanks,
Chris

Lauren Russell

From: Jessie Black <jblacknd@comcast.net>
Sent: Wednesday, March 11, 2020 9:41 AM
To: Lauren Russell
Subject: from Jessie Black

Follow Up Flag: Follow up
Flag Status: Completed

To: The Beaverton Planning Commission

Ref: West Sylvan Middle School Field Improvements,

Case File No. CU2019-0011 / DR2019-0182

Dear Beaverton Planning Commission and the West Slope Neighborhood Association

I live in the West Slope neighborhood and I am in support of proposed field improvements to West Sylvan Middle School. My daughter has been going up to the field for years to gain additional soccer practice and my other daughter has used the tennis courts for years as well.

I am looking forward to improving the existing facility for a variety of reasons.

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

- Fourth, hosting events such as soccer and lacrosse games on our field will bring in additional revenue to the nearby businesses.

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

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

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

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

Thank you for your time,

Sincerely,

Jessie Black

From: Jessie Black

7022 SW Canyon Dr.

Portland, OR 97225

Received
Planning Division
03/03/20

EXHIBIT 2.125

Lauren Russell

From: Doug Nichols <dnichols619@gmail.com>
Sent: Tuesday, March 3, 2020 1:36 PM
To: Lauren Russell
Subject: WSMS Improvement support letter

Follow Up Flag: Follow up
Flag Status: Completed

[Preview attachment 03032020162616-0001.pdf](#)



PDF

[03032020162616-0001.pdf](#)

[21 KB](#)

To: Beaverton Planning Commission, c/o Lauren Russell, Planning Division
lrussell@beavertonoregon.gov

Re: West Sylvan Middle School Field Improvements, CU2019-0011 / DR2019-0182

Summary: Request for additional Landscaping Condition if the application is approved.

We respectfully recommend and ask that the following condition be added if the Application is approved.

Prior to issuance of the site development permit, the applicant shall:

1. Submit plans showing the redevelopment of the sloped area south of the proposed landscape buffer zone and the south property line. The applicant shall meet with the six property owners along the south property line and SW Ernst Road and shall have incorporated their reasonable requests for soil stabilization and low maintenance landscaping. The landscape redevelopment plan must include:
 - a. Permanent removal of all nuisance plants including but not limited to blackberry, ivy, holly, bamboo, and nuisance grasses.
 - b. Slope stabilization by means of regrading, plantings that will stabilize the slope, terraced retaining walls, other approved methods or a combination.
 - c. Continuous planting with low maintenance, non-invasive, deep rooted species. Plants that are proven to survive locally after 2 years of watering.
 - d. Planting shall include a combination of ground cover, bushes and trees acceptable to the six property owners. Trees, if included shall be evergreens and shall be selected and located to avoid utility lines when mature.
 - e. Temporary irrigation for the first 2 years. Replacement warranty for the first 2 years beginning when this redevelopment area is complete.

Reason: The statement in the Staff Report, page DR-19, paragraph "FINDING:" that reads: "Neighbors immediately adjacent to the school site to the south and west indicated a desire to maintain the current fencing and vegetation that exists along these property lines . . ." is not true. Firstly, the fencing is our fencing, and the developer has no right to account for it as meeting their requirement for fencing in BDC 60.05.25.15 B3 Buffering. Secondly no one indicated a desire to maintain the existing vegetation on the south slope. It is wild, unkept, trashy and has many nuisance plants and grasses that invade our properties. PPS does not mow the slope until we complain. When the grass dries out it is a fire hazard. Yes, we did request the buffer be located at the top of the slope where it might be effective.

Redevelopment of the play field should include review of the conditions adjacent to residential properties and correction of non-compliant conditions. BDC 60.05.25.10.A. requires slope adjacent to residential property line minimize grade changes. In places the toe of the slope is above our properties. It is retained by our fences, and is pushing our fences over in places. At least some portions of the slope need to be regarded.

We agree with locating the landscape buffer at the top of the slope and would require it as a condition of approval. It is fair to conclude that the Applicant has voluntarily increase the buffer width along the south property line in accordance with BDC 60.05.25.13.E. "Changes to buffer widths and standards" and that the Planning Department agrees. However, since the adjacent neighbors' true desire is that the slope should be redeveloped to City standards with landscaping PPS will not have to actively maintain after two years, the requirements for B3 buffering should include the entire strip from the south property line to the north edge of the buffer at the top of the slope. We, for our part, concede the fence requirement for the wider buffer.

If the Commission decides to approve the application, please include this condition to redevelop the south slope.

Respectfully,

Richard & Terri McClelland

8385 SW Ernst Rd.; Portland, OR 97225

Lauren Russell

From: Richard McClelland <richard.mcc@comcast.net>
Sent: Wednesday, March 11, 2020 1:13 PM
To: Lauren Russell
Subject: New Condition Improve WSMS South Slope
Attachments: LS Condition.doc

Follow Up Flag: Follow up
Flag Status: Completed

Hi Lauren,

Please see attached

Thanks,

Richard McClelland

Lauren Russell

From: David Thorpe <david@industrypdx.com>
Sent: Wednesday, March 11, 2020 3:17 PM
To: Lauren Russell
Cc: schoolboard@pps.net
Subject: West Sylvan Field Improvements (CU 2019-011/DR2019-0182)

Follow Up Flag: Follow up
Flag Status: Completed

From: David Thorpe, 2750 NW Savier, Portland, OR 97210

To: The Beaverton Planning Commission

Cc: School Board, Portland Public Schools

Ref: West Sylvan Middle School Field Improvements,

Case File No. CU2019-0011 / DR2019-0182

Dear Beaverton Planning Commission and West Slope Neighborhood Association,

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

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

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

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

Thank you for your time.

Sincerely,

David Thorpe

To: The Beaverton Planning Commission, c/o lrussell@beavertonoregon.gov
Subject: West Sylvan Middle School Field Improvements
Case File No. CU2019-0011 / DR2019-0182

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 on SW West Slope Drive and 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 served by the transportation infrastructure to support the existing school.
3. The proposed site is accessible from only two road points. When West Slope Drive is backed up with traffic, drivers use the secondary access route that is hazardous to local residents.

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.
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.
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.
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.J. 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.

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: Contrary to the application, parking already overflows onto our streets. Additional use and vehicles will aggravate the parking problem.
3. Impacts of Light and Noise Pollution: Current use of the playfields negatively impacts our lives. Increased hours of use, amplified sound, field lighting, and more trash will be intolerable.
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

Property Owners' Letter Requesting Application Be Denied

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. Odor and Trash Pollution from the proposed concession, restrooms and bleachers will negatively impact the use of our properties.
6. 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. 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. The proposed facilities are too close to residences. 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, would you not buy the adjacent house or require a significant price discount? Due to its potential impact on property values the application should be denied.

Respectfully,

Name and signature

Address (number & street) zip 97225

Date

Adon Arnett - 

8412 N. Drummard Ave
Portland, OR 97217 3/8/2020

Lauren Russell

From: David Thorpe <lincolnyouthsoccerclub@gmail.com>
Sent: Wednesday, March 11, 2020 3:37 PM
To: Lauren Russell
Cc: schoolboard@pps.net
Subject: West Sylvan Field Improvements (CU 2019-011/DR2019-0182)

Follow Up Flag: Follow up
Flag Status: Completed

From: Lincoln Youth Soccer, Board of Directors, 653 NW Culpepper Terrace, Portland, OR 97210

To: The Beaverton Planning Commission

Cc: School Board, Portland Public Schools

Ref: West Sylvan Middle School Field Improvements,

Case File No. CU2019-0011 / DR2019-0182

Dear Beaverton Planning Commission and West Slope Neighborhood Association,

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

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

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

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

Thank you for your time.

Sincerely,

Lincoln Youth Soccer, Board of Directors

Kester Wise, Michael Wannell, Dave Thorpe, Ali Hardin, Chris Sameck, John McCalla, Roger Thomas

Exhibit 2.129 Email from Kester Wise and six others, Lincoln Youth Soccer Board of Directors, received March 11, 2020