



## MEMORANDUM

TO: Planning Commission

FROM: Lauren Russell, AICP, Associate Planner

DATE: March 9, 2020

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

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Staff has received the following additional public testimony regarding the West Sylvan Middle School Field Improvements application after the staff report dated March 4, 2020, was published.

### Exhibit 2. Public Comment

- Exhibit 2.61 Email from Sue Denton, received March 3, 2020
- Exhibit 2.62 Email from Justin Delaney, received March 3, 2020
- Exhibit 2.63 Email from Clayton Smiley, received March 3, 2020
- Exhibit 2.64 Email from Mindy Cordry, received March 3, 2020
- Exhibit 2.65 Email from Scott Wacker, received March 3, 2020
- Exhibit 2.66 Email from Kevin Joshi, received March 3, 2020
- Exhibit 2.67 Email from Gary Johnson, received March 3, 2020
- Exhibit 2.68 Email from Crista Lindberg, received March 3, 2020
- Exhibit 2.69 Email from Flavia Mariuccini, received March 4, 2020
- Exhibit 2.70 Email from Marshall Adrian, received March 4, 2020
- Exhibit 2.71 Email from Philip Brotherton and Arianne Sutner, received March 4, 2020
- Exhibit 2.72 Email from Robby Lafleur, received March 4, 2020
- Exhibit 2.73 Email from Craig Russillo, received March 4, 2020
- Exhibit 2.74 Email from Philip Smith, received March 4, 2020
- Exhibit 2.75 Email from Russell Hanf, received March 4, 2020
- Exhibit 2.76 Email from Meagan Lackemacher, received March 4, 2020
- Exhibit 2.77 Email from Jeffrey Wessel and Qing Xue, received March 4, 2020
- Exhibit 2.78 Email from Alyssa Franzen, received March 4, 2020
- Exhibit 2.79 Email from Jennifer and Jonathan Avery, received March 4, 2020

- Exhibit 2.80 Email from Andrew Poole, received March 5, 2020
- Exhibit 2.81 Email from Mara Rempel and Matthew Frank, received March 5, 2020
- Exhibit 2.82 Email from Alison Friday, received March 5, 2020
- Exhibit 2.83 Email from Erica Griffin, received March 5, 2020
- Exhibit 2.84 Email from Tyler Stevens, received March 5, 2020
- Exhibit 2.85 Email from Preston and Amy Greene, received March 5, 2020
- Exhibit 2.86 Email from Sean Madden, received March 5, 2020
- Exhibit 2.87 Email from Donna Harding, received March 5, 2020
- Exhibit 2.88 Letter from Zachary and Rochelle Fleischer, received March 6, 2020
- Exhibit 2.89 Email from Bret and Claire McClory, received March 6, 2020
- Exhibit 2.90 Email from Teresa Prall, received March 6, 2020
- Exhibit 2.91 Email from Mara Rempel and Matthew Frank, received March 6, 2020
- Exhibit 2.92 Email from Jack Gaube, received March 6, 2020
- Exhibit 2.93 Email from Jon Glickman, received March 7, 2020
- Exhibit 2.94 Email from Cherie Chapman, received March 7, 2020
- Exhibit 2.95 Email from Heather Singer, received March 7, 2020
- Exhibit 2.96 Email from Joe and Liz Whitworth, received March 8, 2020
- Exhibit 2.97 Email from Colleen Reuland, received March 8, 2020
- Exhibit 2.98 Letter from Noleen Conway, received March 8, 2020
- Exhibit 2.99 Letter from Noleen Conway, received March 8, 2020

Lauren Russell

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**From:** Sue Denton <dentonpdx@mac.com>  
**Sent:** Tuesday, March 3, 2020 9:41 AM  
**To:** Lauren Russell  
**Subject:** West Sylan Middle School Field Improvements, Case File No. CU2019-0011 / DR2019-0182

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

From: Sue Denton  
2765 SW West Point Avenue  
Portland, OR 97225

To: The Beaverton Planning Commission

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

Dear Beaverton Planning Commission and the West Slope Neighborhood Association

I have lived in the West Slope neighborhood for 10 years now and I am fully in support of proposed field improvements to West Sylan 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 Sylan 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 Sylan 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,  
Sue Denton

To: Beaverton Planning Commission  
From: Justin Delaney, West Sylvan Middle School boundary resident 97201  
Date: March 3, 2020  
Ref: Support for West Sylvan Middle School Field Improvements  
Case No. CU2019-0011 / DR2019-0182

I write in strong support of the West Sylvan Middle School athletic field improvement project. Our children attended West Sylvan, with the youngest graduating just this past summer, and we remain residents within the West Sylvan boundary.

This project will not only enhance the neighborhood, but more importantly it will lift up the children who are the intended beneficiaries of West Sylvan's facilities and athletic fields. The school children and sports teams that currently use the WSMS fields deserve better from our community. But when that can be accomplished in a manner that also benefits the neighborhood, it's hard to understand why questions are being raised about this simple project.

The WSMS fields today are largely unusable during the wet season, filled with mud and standing water, to the detriment of school children and neighbors alike. A facility improvement of this quality only serves to vitalize and beautify the neighborhood and enrich neighbors' lives. If we are to instill in our kids healthy habits around fitness and regular exercise, they need to be able to go outdoors during PE, recess and for after school activities all year. Today, they cannot.

I attended the first community meeting about the field improvement plan last year at WSMS. There was strong support from local residents for the project, but a handful of vocal individuals expressed concern about any development happening nearby. Let me be clear – these individuals do not represent the majority. The concerns expressed were largely about hypothetical environmental and traffic impacts from the project. None of the handful of objectors represented that they had a child attending WSMS.

Regarding traffic concerns, this is a neighborhood with a bustling middle school and athletic fields as its center point, today. I know this to be true because I coached baseball on those fields for 5 years, using them for practices and games up to 5 days a week. The fields are full each afternoon and evening when the weather is good, and this project will not change that. There will always be significant school traffic, and both common sense and the law dictate that one does not get to object to a pre-existing "nuisance" that you move next to. While Portland and Beaverton traffic is aggravating to all of us, this project only improves the pre-existing purpose of West Sylvan facilities.

Regarding environmental impacts, as this project has already been deemed to meet all code requirements I think the point is largely moot. Nevertheless I think opponents are looking at this issue backward. The current fields require heavy water usage, pesticides and fertilizer. They require gas-powered industrial lawnmowers, weed eaters and blowers which stir up dust

in addition to their carbon emissions. All of those negative environmental impacts go away with the smart turf field.

Our metro area is landlocked, and our neighborhoods and children are sorely lacking athletic and recreation fields. Students and teams need and deserve these facilities to be available all year.

For a large segment of middle school and high school students, athletics is their only connection to school. Team participation serves as a motivation to remain engaged in school and teaches teamwork and collaboration. We should embrace this opportunity to make a simple upgrade in facilities that will benefit both our children and the West Sylvan neighborhood.

Thank you for considering these comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Justin Delaney", with a large, stylized flourish underneath.

Justin Delaney

## Lauren Russell

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**From:** Justin Delaney <Justin.Delaney@standard.com>  
**Sent:** Tuesday, March 3, 2020 11:12 AM  
**To:** Lauren Russell  
**Subject:** Support for West Sylvan Improvement CU2019-0011 / DR2019-0182  
**Attachments:** West Sylvan Field Improvement Support 20200303.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Ms. Russell – I submit the attached letter of support for the Beaverton Planning Commission concerning the West Sylvan Field Improvement project captioned above. Thank you for including this in the record for the commissioners as my written testimony.

Kind regards,

Justin Delaney

**Lauren Russell**

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**From:** Clayton Smiley <claytonsmiley@msn.com>  
**Sent:** Tuesday, March 3, 2020 12:57 PM  
**To:** Lauren Russell  
**Cc:** schoolboard@pps.net  
**Subject:** West Sylvan Field

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

From: Clayton Smiley  
1215 NW Mayfield Rd  
Portland, OR 97229

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,

Clayton Smiley

Received  
Planning Division  
03/03/20

March 3, 2020

To: The Beaverton Planning Commission attention **Lauren Russell**

From: Mindy Cordry  
4404 SW Hillside Dr  
Portland OR 97221

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 have twins that started at Lincoln High School this fall after attending West Sylvan for middle school. My children play softball and baseball and, while we will benefit significantly from these improvements, 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. ***For example, this week my children will need to travel by car to a combined seven different facilities between Milwaukee and Hillsboro, just for practices.***

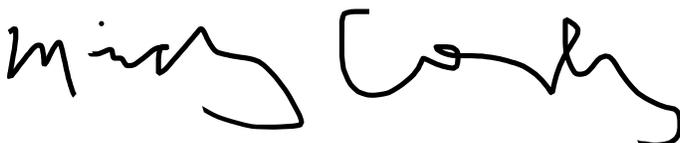
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It will create a wonderful and improved experience for all the students attending West Sylvan Middle School. The students will enjoy a place where they can “be outside” for recess and for PE regardless of the weather or a muddy field.

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,



Mindy Cordry  
5037801632

## Lauren Russell

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**From:** Mindy Cordry <mcordry@comcast.net>  
**Sent:** Tuesday, March 3, 2020 12:56 PM  
**To:** Lauren Russell  
**Subject:** West Sylvan Middle School Field Improvements, Case File No. CU2019-0011 / DR2019-0182  
**Attachments:** WSMS\_Written\_Testimony\_FOR\_Greater\_WEST\_SLOPE\_Area Cordry .docx  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Attached please find a letter in support of the West Sylvan Middle School field improvements.  
Thank you,  
Mindy Cordry  
5037801632

Received  
Planning Division  
03/03/20

From: Scott Wacker  
2454 NW Westover Road #301  
Portland, OR 97210

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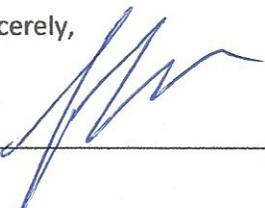
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I have been informed that the project is in compliance with all the Beaverton land use codes and I am looking forward to seeing our community enjoy the new facility in the years to come.

Thank you for your time,

Sincerely,



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## Lauren Russell

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**From:** Scott Wacker <scott@wackerremodel.com>  
**Sent:** Tuesday, March 3, 2020 2:39 PM  
**To:** Lauren Russell  
**Cc:** schoolboard@pps.net; akohnstamm@pps.net  
**Subject:** WSMS FIELD IMPROVEMENT PROJECT  
**Attachments:** Untitled.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Scott Wacker, CR  
Certified Remodeler  
Wacker Remodel LLC  
503.539.9650  
[Scott@wackerremodel.com](mailto:Scott@wackerremodel.com)  
[www.wackerremodel.com](http://www.wackerremodel.com)  
CCB# 66795  
WA Lic. #WACKERL881BQ



Received  
Planning Division  
03/03/20

From: **Kevin Joshi**  
3313 NW Spencer Street, Portland, OR 97229

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 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.

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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,



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## Lauren Russell

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**From:** Kevin Joshi <kevin.joshi@kidder.com>  
**Sent:** Tuesday, March 3, 2020 2:48 PM  
**To:** Lauren Russell  
**Subject:** West Sylvan Middle School Field Improvements  
**Attachments:** a.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dr. Ms. Russell,

Please find attached a signed letter from myself attached which is related to WSMS's field improvement project.

Thank you,

**Kevin M. Joshi**  
Senior Vice President / Shareholder

**KIDDER MATHEWS**

101 SW Main Street, Suite 1200, Portland, OR 97204  
**T** 503.221.2282 | **C** 503.705.3499 | **LIC N<sup>o</sup>** 920600269  
[kevin.joshi@kidder.com](mailto:kevin.joshi@kidder.com) | [vcard](#) | [view profile](#) | [kidder.com](http://kidder.com)



Lauren Russell

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**From:** DeadBolt Locks <deadboltlocks@comcast.net>  
**Sent:** Tuesday, March 3, 2020 2:50 PM  
**To:** Lauren Russell  
**Subject:** WSMS FIELD IMPROVEMENT PROJECT

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

From: Gary Johnson  
4105 SW Nehalem Court  
Portland, OR 97239

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.

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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,



Gary Johnson  
CT Johnson Enterprises, Inc.  
**Deadbolt** Products

Tel: 503-226-2011 or visit us at [www.deadboltlocks.com](http://www.deadboltlocks.com)  
*Like us on Facebook*

*Our TCL2 (NEW!) & TCL3 BLOCKHEAD Trailer Coupler Locks fit pre-2020 (TCL2)  
and 2020 (TCL3) model year Airstream trailers*

Create ● Make ● Sell

Lauren Russell

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**From:** Crista Lindberg <cristalindberg@icloud.com>  
**Sent:** Tuesday, March 3, 2020 3:00 PM  
**To:** akohnstamm@pps.net; schoolboard@pps.net; Lauren Russell  
**Subject:** WSMS FIELD IMPROVEMENT PROJECT

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

From: Crista Lindberg // 3027 NW Spencer Street

To: School Board // Portland Public School

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

Dear Director Kohnstamm and the whole Portland Public School Board,

I'm a parent of a Lincoln High freshman football player and thrower on Track & Field team.

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

First, we are a Nike family and live the company motto that sport is a way of life. We believe that movement is critical in our lives, especially kids.

Just 9 months ago, my son was an average student, didn't have many friends, couldn't find a sport so he was very inactive, and was generally a short tempered, non-communicative grump. Since being on the Lincoln Football team, he has found a brotherhood, a passion that is insatiable, discipline that is evident in nearly straight As in his Q1 progress report card, and talks to me endlessly about plays, positions, lifting and games. I have a new kid thanks to football!

If WSMS is not turfed, I fear the dark cloud will return. Football is his therapy! And I know this is not a single family story ... I know this is true for many kids now and in years to come.

Currently, we are utilizing 3 locations for his throwing endeavors for Track & Field. Carpooling is massively difficult as Lincoln has nearly zero parking for non-staff. And shuttling via mass transport is not a viable option. This, as a back up plan to not turfing WSMS, will no doubt cause a drop in participation in future sports. Lack of movement for years will erode academic performance for the school, stoke aggression internally, and more.

Thanks for listening and considering one viewpoint. I appreciate the opposition and empathize with short term changes in peace. My personal benefits are nearly life changing and I cannot side with the naysayers.

Thank you,  
Crista  
Mother to Jackson #59

Sent from my iPhone

From: Flavia Mariuccini  
1560 NW Benfield drive  
Portland (OR) - 97229

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

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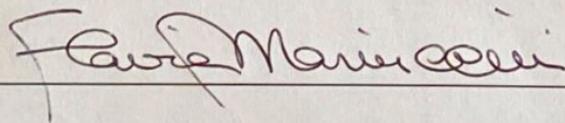
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I have been informed that the project is in compliance with all the Beaverton land use codes and I am looking forward to seeing our community enjoy the new facility in the years to come.

Thank you for your time,

Sincerely,

  
\_\_\_\_\_

## Lauren Russell

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**From:** Flavia Mariuccini <flavia.mariuccini@gmail.com>  
**Sent:** Wednesday, March 4, 2020 9:07 AM  
**To:** Lauren Russell  
**Subject:** WSMS Field Improvements  
**Attachments:** 2020-03-04 09-04 1.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Sent with Genius Scan for iOS.  
<https://dl.tglapp.com/genius-scan>

Sent from my iPhone

Received  
Planning Division  
03/04/20

EXHIBIT 2.70

From: Marshall Adrian  
2020 SW 75th 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 neighborhood 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.

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Thank you for your time,

Sincerely,



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## Lauren Russell

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**From:** Marshall & Kayla Adrian <mkadrians11@gmail.com>  
**Sent:** Wednesday, March 4, 2020 9:26 AM  
**To:** Lauren Russell  
**Subject:** West Sylvan Field Improvements  
**Attachments:** WSMS Written Testimony Form Letter FOR WEST SLOPE NEIGHBORS.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Please see attached support for WSMS Improvements.

Thanks!  
Marshall Adrian

From: Philip A Brotherton / Arianne Sutner  
3229 NW Vaughn St - Portland, 97210

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.

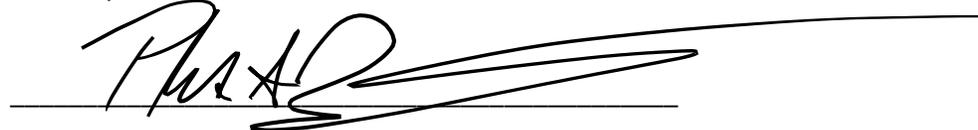
I want to make our community one that improves the lives of all the people who live here. The facility will be beautiful. It will be managed by a single registrar – PPS, through the Community Use of Buildings - and available for us to schedule our own events.

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,

A handwritten signature in black ink, appearing to read 'Philip A Brotherton', is written over a horizontal line. The signature is stylized and extends to the right, crossing the line multiple times.

## Lauren Russell

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**From:** Philip Brotherton <philbrotherton@yahoo.com>  
**Sent:** Wednesday, March 4, 2020 11:06 AM  
**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:** Flagged

Dear Ms. Russell,

My family and friends strongly support the field improvement project at West Sylvan Middle School. Our 7th grade son at WSMS has played soccer and football since 1st grade. Our 9th grade son at Lincoln is currently on the track team. It is painfully obvious, not only to the parents, but to the student athletes as well, that Portland lags far behind the surrounding towns and suburbs when it comes to properly equipped sports complexes. Please vote yes on this improvement. (see attached letter)

Sincerely,  
Phil Brotherton

Received  
Planning Division  
03/04/20

**Lauren Russell**

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**From:** Robby Lafleur <robbylafleur@gmail.com>  
**Sent:** Wednesday, March 4, 2020 12:57 PM  
**To:** Lauren Russell  
**Cc:** Mary Ann Walker  
**Subject:** West Sylvan MiddleSchool Field Improvements, Case File No. CU2019-0011/  
 DR2019-0182

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

From: Robby Lafleur, 9470 NW Fleischner St, Portland, OR 97229

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,

Robby Lafleur

Received  
Planning Division  
03/04/20

EXHIBIT 2.73

From: Craig Russillo  
4767 NW Woodside Terrace  
Portland, OR 97210

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,



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## Lauren Russell

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**From:** Russillo, Craig G. <CRussillo@SCHWABE.com>  
**Sent:** Wednesday, March 4, 2020 2:17 PM  
**To:** Lauren Russell  
**Subject:** CGR letter  
**Attachments:** WSMS Written Testimony Form Letter FOR Greater WEST SLOPE Area.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Please see attached.

### Craig G. Russillo

Shareholder  
Direct: 503-796-2092  
Mobile: 503-914-7345  
[crussillo@schwabe.com](mailto:crussillo@schwabe.com)

### Schwabe Williamson & Wyatt



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Received  
Planning Division  
03/04/20

From: Philip Smith  
921 SW Washington, Ste 762  
Portland 97205

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 Lincoln and West Sylvan District 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,

Philip Smith

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## Lauren Russell

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**From:** philip smith <philipcap@gmail.com>  
**Sent:** Wednesday, March 4, 2020 2:25 PM  
**To:** Lauren Russell  
**Subject:** Field improvements  
**Attachments:** WSMS\_Written\_Testimony\_Form\_Letter\_FOR\_Greater\_WEST\_SLOPE\_Area.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Ms Russell,  
Please see the attached.  
Thanks and best regards,  
Philip Smith

Lauren Russell

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**From:** Russell Hanf <russell@rhlawoffice.com>  
**Sent:** Wednesday, March 4, 2020 2:32 PM  
**To:** Lauren Russell  
**Cc:** schoolboard@pps.net  
**Subject:** West Sylvan Field Improvement Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

From: Russell Hanf

1033 NW Eloise Lane, Portland, OR 97229

To: The Beaverton Planning Commission

Cc: School Board, Portland Public Schools

Ref: West Sylvan Middle School Field Improvements,

Case File No. CU2019-0011 / DR2019-0182

Dear Beaverton Planning Commission and West Slope Neighborhood Association,

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

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

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

Received  
Planning Division  
03/04/20

Lauren Russell

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**From:** Meagan Lackemacher <mlackemacher3@gmail.com>  
**Sent:** Wednesday, March 4, 2020 2:43 PM  
**To:** Lauren Russell  
**Subject:** WSMS Field Improvement Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

From: Meagan Lackemacher  
1940 NW Miller Rd, Portland, OR 97229

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,  
Meagan Lackemacher

**Lauren Russell**

---

**From:** Jeffrey Wessel <Jwessel@tosohquartz.com>  
**Sent:** Wednesday, March 4, 2020 3:59 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:** Flagged

Attn: Lauren Russell

Planning Division

PO BOX 4755

Beaverton, OR 97076

From: Jeffrey Wessel and Qing Xue

3222 NW Chapin Drive, Portland OR, 97229

To: The Beaverton Planning Commission

Cc: School Board, Portland Public Schools

Ref: West Sylvan Middle School Field Improvements,

Case File No. CU2019-0011 / DR2019-0182

Dear Beaverton Planning Commission and West Slope Neighborhood Association,

We are considering to move to West Slope area and currently live in the Forest Heights area. We fully support the proposed field improvements to West Sylvan Middle School. I want to build a community that improves the lives of all the people who live here and this will reduce overcrowding and improve the quality of West Slope youth sports.

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,

Jeffrey Wessel



From: Alyssa Franzen  
1138 NW Mayfield Rd  
Portland, OR 97229

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,

*Alyssa Franzen*

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## Lauren Russell

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**From:** Alyssa Franzen <alyssafranzen@gmail.com>  
**Sent:** Wednesday, March 4, 2020 6:34 PM  
**To:** Lauren Russell  
**Subject:** West Sylvan Middle School Field Development  
**Attachments:** WSMS Written Testimony Form Letter FOR Greater WEST SLOPE Area.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Please see the attached letter of support for the field development at West Sylvan Middle School.

Thank you

**Lauren Russell**

---

**From:** Jennifer Avery <jenave@me.com>  
**Sent:** Wednesday, March 4, 2020 8:17 PM  
**To:** Lauren Russell  
**Subject:** Ref: West Sylvan Middle School Field Improvements,

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

From: Jennifer and Jonathan Avery

2320 SW Benz Farm Court

Portland, Oregon, 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,

Jennifer and Jonathan Avery

**Lauren Russell**

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**From:** Poole, Andrew <Andrew.Poole@nike.com>  
**Sent:** Thursday, March 5, 2020 9:19 AM  
**To:** Lauren Russell  
**Cc:** schoolboard@pps.net; Donna Harding; Darcy Poole  
**Subject:** West Sylvan Field Improvements

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Dear Beaverton Planning Commission and West Slope Neighborhood Association,

My son, Darcy Poole attends West Sylvan Middle School (Grade 6). I want to build a community that improves the lives of all the people who live here, and the students who attend the school.

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

- **1. 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.
- 
- **2. 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.
- 
- **3. 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.
- 
- **4. 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.
- 
- **5. 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,

Andrew Poole  
1623 NW 28<sup>th</sup> Ave  
Portland, OR,  
97210

Lauren Russell

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**From:** M-M FRANK <mcfrank2811@msn.com>  
**Sent:** Thursday, March 5, 2020 10:27 AM  
**To:** 'akohnstamm@pps.net'; Lauren Russell  
**Cc:** schoolboard@pps.net  
**Subject:** West Sylvan Middle School Field Improvements

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

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

Dear Director Kohnstamm and the whole Portland Public School Board,

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

We looking forward to improving the existing WSMS facility for a variety of reasons.

- The improvement serves as a community asset - one that we can all enjoy throughout our lives here in West Slope.
- The community has long been waiting for this improvement. By approving this project and completing it, you will be keeping an important commitment to our community.
- The field improvements will relieve pressure on other fields due to the severe inadequacy of recreation and sports sites in the greater Portland area.
- Individuals and families in the West Slope neighborhood will be able to enjoy use of the field year-round (rain or shine, snow or sleet).
- The installation of a turf field will lower the environmental impact on the neighborhood. The fields will not have to be irrigated or mowed (reducing dust and noise) or fertilized and treated with pesticides. This project will reduce the carbon footprint of all the teams. Currently teams are traveling well beyond the boundaries of school by personal automobile to get to practices and games. This is not sustainable.

We want to make our community one that improves the lives of all the people who live here. The facility will be beautiful. It will be managed by a single registrar – PPS, through the Community Use of Buildings - and available for all. It will create a wonderful and improved experience for all the students attending West Sylvan Middle School. The students will enjoy a place where they can “be outside” for recess and for PE regardless of the weather or a muddy field. We have been informed that the project is in compliance with all the Beaverton land use codes and are looking forward to seeing our community enjoy the new facility in the years to come.

Finally, we would be happy to support the upcoming school bond vote knowing that the current & ongoing needs of Lincoln/West-side cluster students have been met, at this time, as the opportunity presents itself.

Thank you for your time,  
Sincerely,

Mara Rempel and Matthew Frank

Lauren Russell

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**From:** Alison Friday <alisonfriday1@gmail.com>  
**Sent:** Thursday, March 5, 2020 11:34 AM  
**To:** Lauren Russell  
**Cc:** schoolboard@pps.net  
**Subject:** west sylvan field

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

From: Alison Friday

1703 SW Myrtle St, Portland, OR 97201

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 Portland Heights 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,

Alison Friday

(I have two boys attending the LYS cluster schools)

Erica Griffin  
2021 SW Main St. Unit 33  
Portland, OR 97205

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,

*Erica Griffin*

## Lauren Russell

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**From:** Erica Griffin <ericadawngriffin@gmail.com>  
**Sent:** Thursday, March 5, 2020 1:30 PM  
**To:** Lauren Russell  
**Subject:** WSMS Field Improvement - Statement of Support  
**Attachments:** Written Testimony - Griffin, Erica.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Lauren,

Please see attached for my statement of support for the proposed West Sylvan Field improvement project.

Best Regards,  
Erica Griffin

Lauren Russell

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**From:** ty stevens <tystevens013@gmail.com>  
**Sent:** Thursday, March 5, 2020 1:42 PM  
**To:** Lauren Russell  
**Subject:** WSMS FIELD IMPROVEMENT PROJECT

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Tyler Stevens  
3570 SW 78th Ave.

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, and long overdue 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,

*Tyler Stevens*

[Tystevens013@gmail.com](mailto:Tystevens013@gmail.com)

Lauren Russell

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**From:** Preston Greene <preston@sitkapartners.com>  
**Sent:** Thursday, March 5, 2020 2:32 PM  
**To:** Lauren Russell  
**Cc:** amyzehner@yahoo.com  
**Subject:** Letter of Support for WSMS Improvements

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

From: Preston and Amy Greene  
5482 SW Dover Lane, 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 neighborhood 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,

Preston and Amy Greene  
503-887-3139

Preston C. Greene  
Principal | Sitka Partners  
1200 NW Naito Pkwy #280, Portland OR 97209  
Phone: 503.887.3139  
[www.sitkapartners.com](http://www.sitkapartners.com)

Lauren Russell

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**From:** Sean Madden <smadden@gmail.com>  
**Sent:** Thursday, March 5, 2020 4:43 PM  
**To:** Lauren Russell  
**Subject:** West Sylvan Middle School Field Improvements, Case File No. CU2019-0011 / DR2019-0182

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

From: Sean Madden  
2680 SW Maple Ln, Portland, OR 97225

To: The Beaverton Planning Commission

Re: 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 **fully support** the proposed field improvements to West Sylvan Middle School.

I look forward to the improvements of the existing facility because the improvements will:

- **Improve the quality of life in the neighborhood.** Individuals and families in the West Slope neighborhood will be able to enjoy the use of the field year-round (rain or shine, snow or sleet). As a parent of 7-year old twins, we need space for them outside year-round!
- **Inspire our children to support and continue with sports into High School.** Having a sports field within walking distance with Lincoln sports for families that feed into Lincoln is a fantastic way to encourage kids to support and continue on to play high school sports.
- **Greatly benefit our home values.** The improvement serves as a **community asset** - one that we can all enjoy throughout our lives here as a place for us to nurture our community.
- **Include a turf field that will lower the environmental impact on the neighborhood.** The fields will not have to be irrigated or mowed (reducing dust and noise) or fertilized and treated with pesticides. 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 (e.g. Hillsboro, SE Portland, etc.).
- **It will create a wonderful, improved experience for all the students attending West Sylvan 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 understand that the project **complies with all the Beaverton land use codes** and look forward to seeing our community enjoy the new facility in the years to come.

Thanks very much for your time.

Sincerely,

Sean Madden

Lauren Russell

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**From:** Donna Harding <doolesdonna@mac.com>  
**Sent:** Thursday, March 5, 2020 8:20 PM  
**To:** Lauren Russell  
**Cc:** schoolboard@pps.net  
**Subject:** West Sylvan Middle School Field Improvements, Case File No. CU2019-0011 / DR2019-0182

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Beaverton Planning Commission and West Slope Neighborhood Association,

We live in NW Portland and our son attends West Sylvan Middle school. We are fully in support of the proposed field improvements to West Sylvan Middle School. It is important for us to build a community that improves the lives of all the people who live here.

We are all too aware of the shortage of sports facilities for youth (and adults) in the NW/SW Portland neighborhoods. I am a firm believer that if you keep kids interested in sport and their time occupied with activities, they will be healthier, happier and more community minded individuals.

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 traveling long distances around the city by personal automobile to get to practices and games.

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

Thank you for your time.

Sincerely,

Donna Harding  
[doodlesdonna@mac.com](mailto:doodlesdonna@mac.com)  
503 568 0080

MAR 06 2020

City of Beaverton  
Planning Services

## Property Owners' Letter Requesting Application Be Denied

To: 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 81<sup>st</sup> 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 84<sup>th</sup> 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,

Zachery & Raehelle Fleischer

Name and signature



Address (number & street) zip 97225

2260 SW 81st Ave.  
Portland, OR  
97225

Date

March 4, 2020

Lauren Russell

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**From:** Claire McClory <clarvorce@gmail.com>  
**Sent:** Friday, March 6, 2020 9:23 AM  
**To:** Lauren Russell  
**Subject:** West Sylvan Middle School Field Improvements Case File No. CU2019-0011 / DR2019-0182

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

From: Bret and Claire McClory  
7815 SW Walnut Lane  
Beaverton, 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 neighborhood and would like to register my support of the proposed field improvements to West Sylvan Middle School. I would love to see an improvement to West Sylvan sporting facilities for many reasons. My family frequently walks to the West Sylvan park and playground and it is the only park in our neighborhood within walking distance. Both kids will attend West Sylvan Middle School when they are old enough, and both will benefit from field improvements in their neighborhood as they join sports teams during their school careers. The West side of Portland/Beaverton is in desperate need of more neighborhood sporting facilities and park space that is accessible to nearby neighborhoods. The park is far behind other City parks in terms of improvements, accessibility, and function.

Although I strongly support the improvements proposed, I would like to ask that the Planning Commission consider prioritizing the addition of sidewalks along Canyon Lane and the main routes to and from West Sylvan MS. If that cannot be accomplished by the applicant, then I ask that the City add this to their list of priorities for neighborhood development. The walking stripes along West Slope Drive and Canyon Lane are infrequently cleared and oftentimes are not wide enough to accommodate vehicular traffic and pedestrians at the same time - cars must swerve around pedestrians to make room and the lack of a middle lane stripe makes it difficult to judge the space. It is important that the City better accommodate pedestrian and bike traffic to encourage less in-neighborhood vehicular use to the West Sylvan MS during events/practices, and provide safe access for members of the community and students to travel along these corridors. One of our biggest barriers to visiting the park is the unpleasant experience of wrangling two young kids along a busy street with unclear lines or barriers from oncoming traffic, and barely enough room for one person, let alone two people side by side. If we had a safer route these facilities would be utilized more frequently and become more of a community asset than they have been in years past.

Thank you for your time,

Claire McClory

From: Teresa Prall  
3359 SW 64<sup>th</sup> Place  
Portland, OR 97221

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,

 3/6/20

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## Lauren Russell

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**From:** Prall, Teresa <Teresa.Prall@djoglobal.com>  
**Sent:** Friday, March 6, 2020 10:55 AM  
**To:** Lauren Russell; akohnstamm@pps.net; schoolboard@pps.net  
**Subject:** Lincoln Baseball  
**Attachments:** SCAN\_20200306\_104843860.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Document enclosed.

Thank you,  
Teresa

**Teresa Prall**  
Senior Territory Manager  
CMF Bone Growth Stimulators

**DJO, LLC**  
**A DJO Global Company**  
1430 Decision Street, Vista, CA 92081

**C** 503-201-4685  
**T** 888-624-5450 ext. 2492  
**F** 503-954-1855  
[teresa.prall@djoglobal.com](mailto:teresa.prall@djoglobal.com)  
[DJOglobal.com](http://DJOglobal.com)



Lauren Russell

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**From:** M-M FRANK <mcfrank2811@msn.com>  
**Sent:** Friday, March 6, 2020 11:32 AM  
**To:** Lauren Russell  
**Cc:** schoolboard@pps.net  
**Subject:** West Sylvan Middle School Field Improvements

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

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

Dear Beaverton Planning Commission,

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

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

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

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

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

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

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

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

Thank you for your time.

Sincerely,

Matt Frank and Mara Rempel

Lauren Russell

---

**From:** Gaube, Jack <Jack.Gaube@nike.com>  
**Sent:** Friday, March 6, 2020 2:14 PM  
**To:** Lauren Russell  
**Subject:** West Sylvan Middle School Field Improvements, Case File No. CU2019-0011 / DR2019-0182

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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 fully in support of proposed field improvements to West Sylvan Middle School. Unfortunately I won't be able to attend next week's meeting, but wanted to ensure my support for the project was received.

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 understand that one of the biggest concerns regarding this change is increased traffic. I personally live only a few houses from the school and have been here 11 years. I'm impacted by families parking in front of my house every day for pick-up and I see no problem with the situation what so ever. It's great seeing supportive parents involved with their children and this field will only show more examples of those relationships.

Thank you for your time,

Sincerely,  
Jack Gaube  
2345 SW 81<sup>st</sup> Ave, Portland

Lauren Russell

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**From:** Jon Glickman <glickman7@gmail.com>  
**Sent:** Saturday, March 7, 2020 8:57 AM  
**To:** Lauren Russell  
**Cc:** schoolboard@pps.net  
**Subject:** West Sylvan Middle School Field Improvements

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Jon Glickman  
2430 SW Montgomery Drive  
Portland, OR 97201

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 West Portland and I'm fully in support of the proposed field improvements to West Sylvan Middle School. I want to build a community that improves the lives of all the people who live here. **I also have two children who will attend sixth grade at West Sylvan Middle School next academic year.**

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

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

the teams. Currently, teams are traveling 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,

Jon Glickman

**Received**  
**Planning Division**  
**03/07/20**

**Lauren Russell**

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**From:** Cherie Chapman <cherie66@rocketmail.com>  
**Sent:** Saturday, March 7, 2020 12:20 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:** Flagged

**TO:** The Beaverton Planning Commission

**FROM:** Cherie Chapman  
 6030 S.W. Salmon St.  
 Portland, OR 97221

**RE:** 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/West Sylvan neighborhood 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,

/s/ Cherie Chapman

Lauren Russell

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**From:** Singer, Heather <Heather.Singer@nike.com>  
**Sent:** Saturday, March 7, 2020 1:03 PM  
**To:** Lauren Russell  
**Subject:** West Sylvan Field Improvements (CU 2019-011/DR2019-0182)

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi there,

I'm writing to show my support of the West Sylvan Field Improvement proposal. I have two daughters who are current 6<sup>th</sup> graders West Sylvan Middle School. The field is used for PE and outdoor activities but because of the current condition they are often having to find different spaces to use. The field has been so muddy this year it's either unusable OR my the kids are getting clothes and shoes muddy. They also tell me about the twisted ankles and injuries that occur. The school has **910** kids currently enrolled. The fact that the primary outdoor space can't be used in the winter/spring months is crazy. These children need to be active outside and I'm not seeing many options for that. In today's world, technology is becoming our children's singular focus, we need to invest in well maintained and safe outdoor spaces so we can encourage and support our children's development. Kids (especially girls) are starting to drop out of sports during middle school. I believe improved fields and spaces is just one way we can help keep kids engaged in sport.

I also have a 1<sup>st</sup> grader at Bridlemile Elementary, and will feed into West Sylvan. All three of my kids participate in Lincoln Youth Sports (Flag football, Tball, Lacrosse) and for years we've been dealing with the declining field conditions. Improving the field at West Sylvan will make such a difference with sports as well as the community. Many kids that live around the school also play in the field.

Thank you so much for your time and attention.

Sincerely,  
Heather Singer  
3825 SW Scholls Ferry Road  
Portland, OR 97221

Thanks!!  
Heather

**Heather Singer** | HR Business Partner  
NIKE, Inc Global Brand Marketing  
503.671.3479



From: Joe and Liz Whitworth  
14628 NW Rock Creek Rd  
Portland, OR 97231

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,

Joe and Liz Whitworth—Sent VIA EMAIL

## Lauren Russell

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**From:** Liz Whitworth <whitworth42@gmail.com>  
**Sent:** Sunday, March 8, 2020 8:17 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

To: Lauren Russell  
From: Joe and Liz Whitworth

Please see attached letter in support of this project.

**Lauren Russell**

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**From:** Colleen Reuland <colleen.reuland@gmail.com>  
**Sent:** Sunday, March 8, 2020 9:23 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

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

To the members of the Beaverton Planning Commission & West Slope Neighborhood Association:  
Thank you for your time and service.

I am writing in strong support for 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 have a child that currently attends West Sylvan, a younger child that WILL attend West Sylvan and a son in high school that would benefit.

My children that attend (or attended) West Sylvan consistently note the their inability to be as active as they would like due to the muddy track and muddy fields. They have PE time, but outdoor space that is not suitable for large portions of the time.

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 strongly believe the improvements will create a better community spot. We have seen this with other fields that have been converted and then created to be more usable and you see a ripple effect of the full community using the space more often.

This happened when Rieke and Forest Park upgraded their field. A number of colleague who are realtors noted that they felt that this increased the value and appeal of the schools to potential buyers, and therefore positively impacted house values.

I have attended public meeting about the project and the overview seems to address the requirements that it be in compliance with all the Beaverton land use codes .

Thank you for your time and for consideration of this important request and commitment to better our community.

Sincerely,

Colleen Reuland

5038166307

To the Beaverton Planning Commission:

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

We respectfully submit the following for the Planning Commissioners' consideration.

If the Commission decides to approve the application for redevelopment of West Sylvan Middle School playfield, please attach the following **conditions** in order to mitigate the impacts upon the livability and use of my single family residential property in compliance with Beaverton Development Code 40.15.15.3.C. Approval Criteria, subparagraph 5, requiring that approved projects ". . . can be made reasonably compatible with and having a minimal impact on livability and appropriate use and development of properties in the surrounding area of the subject site."

1. Require the Applicant to submit a revised design to develop sports fields and associated new auxiliary buildings per Applicant's "Scheme 2" in which baseball and softball diamonds are located on the eastern edge of the subject field and the auxiliary building(s) are located easterly near the existing tennis courts. This plan will save the developer money, make sports fields closer to access, move objectionable toilets and concessions away from residential neighbors, and reduce objectionable field lighting (if allowed), noise, trash, and misbehavior away from the majority of adjacent residential properties. (Scheme 2 is located on page 2 of Applicant's Exhibit E.)
2. OR: Require the Applicant to locate the new Auxiliary Buildings and any other new buildings to the north edge of the field or to the east edge of the field to mitigate the impacts of noise, odor and trash from the proposed concession and restrooms.
3. Do not approve construction of sports field lighting. Although sports field lighting fixtures might provide amazingly high "cut-off" characteristics, and computer models by the manufacturer (always suspect) might indicate compliance with BCD criteria, the lighting and associated activity will still affect properties adjacent to and up to 300 feet from PPS property lines. We who are located on the property line and 20 or more feet below the level of the proposed sports fields will still see those lights, 80 and 60 feet above the field which makes them 100 feet above adjacent back yards! We did not expect anything like this when we bought our houses. Field lighting will also allow field use late into the night and will result in unacceptable levels of noise disturbance that cannot be mitigated.
4. Include a Condition that hours of use for the fields shall be limited. We object to the Applicant's proposal that the West Sylvan Middle School field will be used for practices and games until 10 PM and possibly later in the event of "extra innings". We ask that you not allow the construction of any field lights but if you do approve it, that you require "Lights-Out at 8 PM", no exceptions. Further, require that the field lights are on only for practices and games and shall be turned off at the end of practices and games and no later than 8pm under any conditions. We should not have to sacrifice our health, well-being, and sleep for Lincoln High School athletic programs. Please, also limit use of the fields for organized sports activities (non-middle school use) to 8 PM weekdays and 9 AM to 8 PM Saturdays. Please require that the field shall be closed to sports on Sundays, we cherish and deserve our peace and quiet on Sundays.
5. Condition that effective sound mitigation shall be required at the sound sources. Do not allow permanent or temporary public address systems (loud speakers). Also require that sound absorbers behind, around and above the spectator bleachers shall be installed to reduce sound and noise from spectators.
6. Reject storm water detention or retention facilities. The proposed storm water detention swale will only aggravate the existing ground water infiltration into adjacent residences. Although approval of the sports field improvements may include storm water detention or retention facilities for compliance with the City's Standards, said compliance will negatively impact surrounding properties by surcharging existing ground water. We contend that storm water retained or detained will aggravate the existing ground water infiltration problem into adjacent residences.

Property Owner Letter Requesting Conditions of Approval

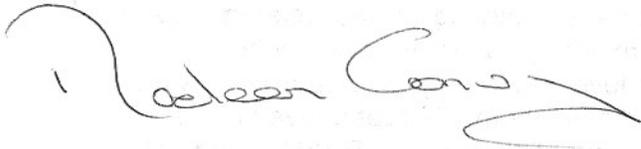
We ask that you Condition the Approval with this condition: "All storm water shall be immediately conveyed off-site via approved facilities to public facilities (storm water sewers) and that said convince be made compliant with City Standards."

7. Require new striping of on-site parking in compliance with City standards. Require that the bus turn-around also be clearly indicated. Require striping for the maximum number of parking spaces in the bus turn-around and bus loading zone for use when busses are not be used. This should reduce the amount of over-flow parking onto our streets.

The following conditions may not be appropriate to attach to the Application, the City should take into consideration or take responsibility for the following improvements so that the proposed development with the following improvements will be a net gain for the City of Beaverton. If the City cannot commit to solving the following problems, the application should be Denied.

1. Address long-standing complaints about traffic congestion on West Sylvan Drive and Canyon Lane. The City MUST as a condition of approval of this application, take upon itself the responsibility for the readjust to the traffic signal at Canyon Lane (upper end) and Canyon Road. This readjustment must be made conditional upon the approval of this application. The signal (traffic light) shall be made priority demand for Canyon Lane traffic during high use hours.
2. Develop pedestrian walkways in compliance with City standards or as mutually approved by the City and West Slope NAC. The existing pedestrian walkways between Canyon Road (TRIMET Bus Stop) and the school are substandard and not safe with existing traffic and will be worse with the proposed traffic increases. We need safe pedestrian walkways along West Slope Drive and SW Canyon Lane.

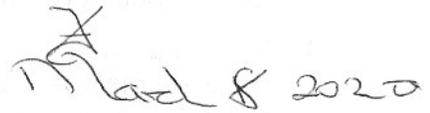
Respectfully submitted,



Noeleen Conway

8355 SW Ernst Road, Beaverton 97225

Date



To: 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 81<sup>st</sup> 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 84<sup>th</sup> 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

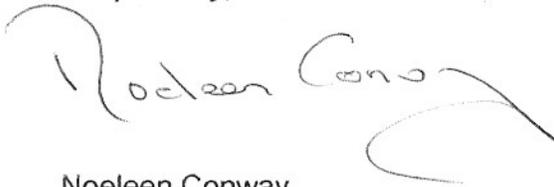
Property Owners' Letter Requesting Application Be Denied

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, 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,



Noeleen Conway

8355 SW Ernst Road, Beaverton 97225

Date

March 18<sup>th</sup> 2020