



MEMORANDUM

TO: Planning Commission

FROM: Lauren Russell, AICP, Associate Planner

DATE: March 10, 2020

SUBJECT: West Sylvan Middle School Field Improvements (CU2019-0011 / DR2019-0182)
Supplemental Memorandum #2

Staff has received the following additional public testimony regarding the West Sylvan Middle School Field Improvements application after the supplemental memorandum dated March 9, 2020, was published.

Exhibit 2. Public Comment

- Exhibit 2.100 Email from Renee Paradis, received March 9, 2020
- Exhibit 2.101 Letter from Elizabeth Trenholme, received March 9, 2020
- Exhibit 2.102 Letter from Andrew and Jean Alleman, received March 9, 2020
- Exhibit 2.103 Letter from Diane Schultz, received March 9, 2020
- Exhibit 2.104 Letter from Chad Colton, received March 9, 2020
- Exhibit 2.105 Letter from Treva Colton, received March 9, 2020
- Exhibit 2.106 Letter from Bowdoin and Dolores Davis, received March 9, 2020
- Exhibit 2.107 Email from Dustin Qualls, received March 9, 2020
- Exhibit 2.108 Email from Alice David, received March 9, 2020
- Exhibit 2.109 Email from Michael Paradis, received March 9, 2020
- Exhibit 2.110 Email from Marisa Grim, received March 9, 2020
- Exhibit 2.111 Email from Rene Ferran, received March 9, 2020

From: Renee Paradis
4830 SW Humphrey Park Crest
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.
- Second, I feel strongly that the improvement to the field and to the middle school grounds will greatly benefit home values. The improvement serves as a community asset - one that we can all enjoy throughout our lives here in the West Slope area.
- Third, the installation of a turf field will lower the environmental impact on the neighborhood. The fields will not have to be irrigated or mowed 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,

Renee Paradis

Lauren Russell

From: Renee PARADIS <renee.paradis@comcast.net>
Sent: Monday, March 9, 2020 12:12 PM
To: Lauren Russell
Subject: West Sylvan Middle School Field Improvements, Case File No. CU2019-0011 / DR2019-0182
Attachments: WSMS Field Improvement Support.pdf
Follow Up Flag: Follow up
Flag Status: Completed

Please see below and attached for letter in support of WSMS Field Improvements.

From: Renee Paradis
4830 SW Humphrey Park Crest
Portland, OR 97221
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Thank you for your time.

Sincerely,

Renee Paradis

RECEIVED

EXHIBIT 2.101

MAR 09 2020

Property Owners' Letter Requesting Application Be Denied

To: City of Beaverton
Planning Services
Beaverton Planning Commission

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

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

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

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

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

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

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

Property Owners' Letter Requesting Application Be Denied

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

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

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

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

Property Owners' Letter Requesting Application Be Denied

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

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

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

Respectfully,

Margaret M. Trudelone 8160 SW Drust Dr
Portland, OR 97225
Name and signature Address (number & street) zip 97225 Date 3/6/2020

I have lived in this house since 1977. Over the years back to school night has been a nightmare as people are parked all over the neighborhood. I have had to repair sprinklers because of the improper parking. We have to go sidewalks and walking during these times is dangerous. All the extra traffic will make our nice neighborhood unsafe!!

RECEIVED

EXHIBIT 2.102

MAR 09 2020

From: Andrew and Jean Alleman
10262 NW Engleman St
Portland OR, 97229

City of Beaverton
Planning Services

To: The Beaverton Planning Commission

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

Dear Beaverton Planning Commission and the West Slope Neighborhood Association

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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.

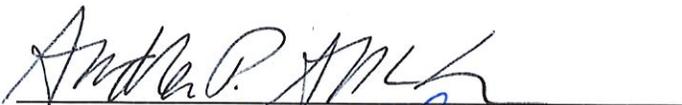
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I have been informed that the project is in compliance with all the Beaverton land use codes and I am looking forward to seeing our community enjoy the new facility in the years to come.

Thank you for your time,

Sincerely,




RECEIVED

From: Diane Schultz
1722 NW 32nd Ave
Portland, OR 97210

MAR 09 2020

City of Beaverton
Planning Services

To: The Beaverton Planning Commission

Ref: West Sylvan Middle School Field Improvements,
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Thank you for your time,

Sincerely,



Diane Schultz

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

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

1. Sidewalks and pedestrian walkways do not exist on SW West Slope Drive and SW Canyon Lane.
2. Our neighborhood is a quiet, out-of-the-way family place where vehicles must share the streets with pedestrians, young children, parents with strollers, and folks in handicap scooters. The proposed site is served by the transportation infrastructure to support the existing school.
3. The proposed site is accessible from only two road points. When West Slope Drive is backed up with traffic, drivers use the secondary access route that is hazardous to local residents.

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

1. The school site is primarily served by SW Canyon Lane and SW West Slope Drive from SW Canyon Road. Both streets do not comply with Beaverton Engineering Design standards.
2. The secondary route to/from the school site is through our neighborhood on local streets which are 20 feet wide. They are not designed for nor intended for access to the school and playfield.
3. Traffic currently gets backed-up all the way from SW Canyon Road to the school. Vehicles use our streets for drop-offs and pick-ups preventing in many cases our access to the street.
4. The proposed site is not served by sufficiently safe and adequately designed transportation systems. The application should be denied.

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

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

1. Increased Traffic Impacts: This is described above, and can be summarized as aggravating existing congestion, deterioration of pedestrian and biker safety.
2. Parking Overflow Impacts: Contrary to the application, parking already overflows onto our streets. Additional use and vehicles will aggravate the parking problem.
3. Impacts of Light and Noise Pollution: Current use of the playfields negatively impacts our lives. Increased hours of use, amplified sound, field lighting, and more trash will be intolerable.
4. Impact of Noise: Beaverton's Comprehensive Plan states in Chapter 8.4 Noise states that noise from human activity, including "loud voices and loud audio systems, can be a problem" and establishes Plan Goal 8.4.1 to "create and protect a healthy acoustical environment within the city." It also states that one of two methods to reduce noise pollution is "2) develop standards

Property Owners' Letter Requesting Application Be Denied

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5. Odor and Trash Pollution from the proposed concession, restrooms and bleachers will negatively impact the use of our properties.
6. Groundwater Infiltration in adjacent houses downhill from the fields is already a major problem for at least seven properties near the southwest corner of the field. The proposed storm water detention swale which will catch all the storm water from the proposed artificial turf fields will likely supercharge the groundwater around the southwest corner.

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

1. Proposed new structures and playing fields are clustered next to the most densely populated areas. The playing fields, public bathroom, bleachers, batting cage, concession stand, dugouts and press boxes are all located along the two sides of the field where neighboring residences are most densely packed. The proposed facilities are too close to residences. Our conclusion is that the site is too limited in size and configuration to reasonably accommodate this type of facility.

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

Respectfully,

Name and signature

Address (number & street) zip 97225

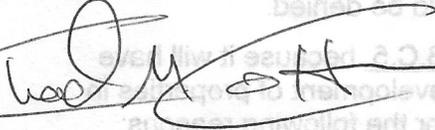
Date

Chad Colton

2455 SW 81st Ave.

3~~4~~/8/20

Portland, OR 97225



To: The Beaverton Planning Commission, c/o lrussell@beavertonoregon.gov
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2. Our neighborhood is a quiet, out-of-the-way family place where vehicles must share the streets with pedestrians, young children, parents with strollers, and folks in handicap scooters. The proposed site is served by the transportation infrastructure to support the existing school.
3. The proposed site is accessible from only two road points. When West Slope Drive is backed up with traffic, drivers use the secondary access route that is hazardous to local residents.

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

1. The school site is primarily served by SW Canyon Lane and SW West Slope Drive from SW Canyon Road. Both streets do not comply with Beaverton Engineering Design standards.
2. The secondary route to/from the school site is through our neighborhood on local streets which are 20 feet wide. They are not designed for nor intended for access to the school and playfield.
3. Traffic currently gets backed-up all the way from SW Canyon Road to the school. Vehicles use our streets for drop-offs and pick-ups preventing in many cases our access to the street.
4. The proposed site is not served by sufficiently safe and adequately designed transportation systems. The application should be denied.

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

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Property Owners' Letter Requesting Application Be Denied

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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:

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

Respectfully,

Name and signature

Address (number & street) zip 97225

Date

Treva Colton

2455 SW 81st Ave

3~~4~~/8/20

Treva Colton

Portland, OR 97225

To: The Beaverton Planning Commission, c/o lrussell@beavertonoregon.gov
Subject: West Sylvan Middle School Field Improvements
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3. Traffic currently gets backed-up all the way from SW Canyon Road to the school. Vehicles use our streets for drop-offs and pick-ups preventing in many cases our access to the street.
4. The proposed site is not served by sufficiently safe and adequately designed transportation systems. The application should be denied.

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

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

1. Increased Traffic Impacts: This is described above, and can be summarized as aggravating existing congestion, deterioration of pedestrian and biker safety.
2. Parking Overflow Impacts: Contrary to the application, parking already overflows onto our streets. Additional use and vehicles will aggravate the parking problem.
3. Impacts of Light and Noise Pollution: Current use of the playfields negatively impacts our lives. Increased hours of use, amplified sound, field lighting, and more trash will be intolerable.
4. Impact of Noise: Beaverton's Comprehensive Plan states in Chapter 8.4 Noise states that noise from human activity, including "loud voices and loud audio systems, can be a problem" and establishes Plan Goal 8.4.1 to "create and protect a healthy acoustical environment within the city." It also states that one of two methods to reduce noise pollution is "2) develop standards

Property Owners' Letter Requesting Application Be Denied

and design review criteria." That underscores the City's desire to control noise pollution, including from human activity, and that per BDC 40.15.15.3.C.5, noise pollution from a development cannot significantly impact livability and use of surrounding properties. New sources of noise for spectators, the loud speaker systems and late hours all will have negative impacts and we find them unacceptable.

5. Odor and Trash Pollution from the proposed concession, restrooms and bleachers will negatively impact the use of our properties.
6. Groundwater Infiltration in adjacent houses downhill from the fields is already a major problem for at least seven properties near the southwest corner of the field. The proposed storm water detention swale which will catch all the storm water from the proposed artificial turf fields will likely supercharge the groundwater around the southwest corner.

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

1. Proposed new structures and playing fields are clustered next to the most densely populated areas. The playing fields, public bathroom, bleachers, batting cage, concession stand, dugouts and press boxes are all located along the two sides of the field where neighboring residences are most densely packed. The proposed facilities are too close to residences. Our conclusion is that the site is too limited in size and configuration to reasonably accommodate this type of facility.

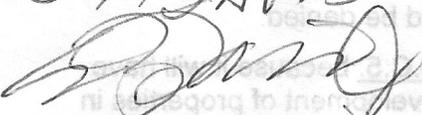
We believe that due to all the negative impacts of the proposed development, as identified above, the values of properties adjacent to the fields and adjacent to traffic will be reduced. BDC 10.10. Purpose. Item 3. states "This Code is designed to (among other things); to conserve and stabilize the value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

Respectfully,

Name and signature

Address (number & street) zip 97225 ✓

Date

B. DAVIS

DOLORES R. DAVIS
Dolores R. Davis

2415 SW 83RD AVE.

3/8/2020

Received
Planning Division
03/09/20

EXHIBIT 2.107

From: Dustin Qualls
9820 NW Durrett 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,


3-9-20

Lauren Russell

From: Qualls, Dustin A <dustin.a.qualls@intel.com>
Sent: Monday, March 9, 2020 2:17 PM
To: Lauren Russell
Subject: Beaverton Planning Division - Written Testimony for Greater West Slope Area
Attachments: document.PDF

Follow Up Flag: Follow up
Flag Status: Completed

Hi Lauren,

Please find attached signed/dated Written Testimony for Greater West Slope Area

Thanks, Dustin

Lauren Russell

From: Alice David <alicedavid@me.com>
Sent: Monday, March 9, 2020 2:48 PM
To: Lauren Russell
Cc: schoolboard@pps.net
Subject: Ref: West Sylvan Middle School Field Improvements,

Follow Up Flag: Follow up
Flag Status: Completed

From: Alice David

3236 NW Wilson Street, Portland OR 97210

To: The Beaverton Planning Commission

Cc: School Board, Portland Public Schools

Ref: West Sylvan Middle School Field Improvements,

Case File No. CU2019-0011 / DR2019-0182

Dear Beaverton Planning Commission and West Slope Neighborhood Association,

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

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

- **Increased Quality of Life:** The facility will improve the quality of life in the neighborhood. Individuals and families in the West Slope neighborhood will be able to enjoy use of the field year-round- rain or shine, snow or sleet. It will be open to the community for casual use and available for all of us in the community to schedule our own events as well. Reservations will be managed by a single organization, PPS, and be simple and reliable.
- **Higher Property Values:** I feel strongly that the improvement to the field and to the middle school grounds will serve as a great community asset, and greatly enhance the livability and home values in the neighborhood. It will be a space that we can all enjoy throughout our lives here in West Slope.
- **Better Student Experience:** It will create a wonderful and improved experience for all the students attending West Sylvan Middle School. The students will enjoy a place where they can "be outside" year-round for recess and PE regardless of the weather or field condition.

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

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

Thank you for your time.

Sincerely,

Alice David

Lauren Russell

From: michael paradis <michael.paradis@comcast.net>
Sent: Monday, March 9, 2020 7:24 PM
To: Lauren Russell
Subject: WSMS FIELD IMPROVEMENT PROJECT

Follow Up Flag: Follow up
Flag Status: Completed

From: Michael Paradis

4830 SW Humphrey Park Crest

Portland 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 general 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,

J. Michael Paradis, MD

Lauren Russell

From: Marisa Grim <marisagrim@gmail.com>
Sent: Monday, March 9, 2020 10:07 PM
To: Lauren Russell
Subject: WSMS Facility letter

Follow Up Flag: Follow up
Flag Status: Completed

Marisa Grim

5530 SW Boundary St.

Portland OR 97221

To: School Board
Portland Public School
schoolboard@pps.net

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 am a parent of four children that all attend private schools but have played Lincoln Youth Sports and continue to do so.

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

- The improvement serves as a community asset - one that we can all enjoy throughout our lives here in West Slope.
- The community has long been waiting for this improvement. By approving this project and completing it, you will be keeping an important commitment to our community.
- 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.

I want to make our community one that improves the lives of all the people who live here. The facility will be beautiful. It will be managed by a single registrar – PPS, through the Community Use of Buildings - and available for all. It will create a wonderful and improved experience for all the students attending West Sylvan Middle School. The students will enjoy a

place where they can “be outside” for recess and for PE regardless of the weather or a muddy field.
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.

Lastly, I 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,

Marisa Grim

Received
Planning Division
03/09/20

EXHIBIT 2.111

Lauren Russell

From: Rene Ferran Jr. <rferr777@aol.com>
Sent: Monday, March 9, 2020 11:20 PM
To: Lauren Russell
Subject: In support of West Sylvan Fields Improvement project (CU 2019-011/DR2019-0182)

Follow Up Flag: Follow up
Flag Status: Completed

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

Dear Planning Division,

I am writing in support of the West Sylvan Fields Improvement project (CU 2019-011/DR2019-0182) on the agenda for an upcoming meeting on Wednesday, March 11.

While my son is currently a Lincoln High School student and player on the baseball team, he will not be around to benefit from the improvements anticipated in this project. That being said, the benefits to the community - not just to the athletes in the Lincoln programs, but to the West Slope neighborhood residents who can take advantage of the new facilities, as well as the youth teams from Beaverton and surrounding communities who will play against Lincoln teams on improved fields - are enormous. The ability for our students to have safe and accessible playing fields during the inclement weather prevalent in the Pacific Northwest cannot be understated.

Thank you in advance for considering my full-throated support for this valuable and needed project.

Rene Ferran
rferr777@aol.com
3761 SW 58th Dr.
Portland, OR 97221
(503) 297-3568