

Received
Planning Division
02/12/20

EXHIBIT 2.1

Lauren Russell

From: Fred Herbold <fjherbold@comcast.net>
Sent: Wednesday, February 12, 2020 11:18 AM
To: Lauren Russell
Subject: PPS CU2019-0011 Scheme 2
Attachments: WSMS-LHS Schm2.jpeg

Hello Lauren: Pleasure talking with you the other day. Thank you for the guidance you provided. I mentioned having seen "Scheme 2" in the PPS CU docs, but I couldn't find it again. Here is the picture I had taken during a previous review of the docs. Scheme 2 does a mirror image of the design. We like Scheme 2 because the aux. buildings are near the school building and the impact of field activity would be reduced to most adjacent properties. I plan to contact the 2 neighbors who would be closest to the softball diamond in this scheme.

Fred Herbold 503-297-1382

For Facilities Review Committee Consideration on 19 February 2020

To **Facilities Review Committee**: regarding Case No. **CU2019-0011 / DR2019-0182**. During your review of the referenced application, please consider the following compliance and submission issues.

Chapter/Section 40.03.1.A.: Critical facilities and services that do not have adequate capacity to serve the proposed development should be considered.

1. Public Streets: The primary access to WSMS is from Canyon Road via Canyon Lane top end. This is a signaled intersection. During peak traffic periods, traffic is backed-up all the way to WSMS rendering West Slope Drive and the upper portion of Canyon Lane unusable.
2. Canyon Lane and West Slope Drive are (probably substandard) design for light residential traffic. The Middle School has already over-stress them and the proposed Sports Fields will amplify problems. Requirements for comprehensive traffic analysis and possible street improvements should be considered.
3. Public Walkways: There are no sidewalks or established code compliant and safe walkways from Canyon Road to WSMS.
4. The existing fire hydrant location relative to the proposed auxiliary building should be investigated. (see below 40.03.1.H.)

Chapter/Section 40.03.1.B.: Essential facilities and services include pedestrian ways in public ROW. As stated above, they are inadequate, unsafe and substandard. Also see 40.03.1.H and I. below.

Chapter/Section 40.03.1.D.: Is the proposed development and submission consistent with applicable provisions of Chapter 60, specifically 60.55.20.2 Thresholds A. and B.?

1. The submitted materials do not adequately and realistically identify all new traffic impacts. For example a spring season Saturday will according to Exhibit F generate 200 trips for LHS practices alone. Allowing for 2-hour time blocks per Exhibit F, there remain 3 or 4 time blocks that can be used by community youth teams. Exhibit F indicates the traffic load per team-practice is 40 trips. Therefore $40 \times 2 \times (3 \text{ to } 4) = 240 \text{ to } 320$ additional trips for a total of 440 to 540 additional trips.
2. Use of WSMS field by youth sports teams, particularly under the name "Lincoln" constitute a new use of the field since West Slope was annexed into Beaverton. The impacts of this use as well as the potential future expanded use of the proposed high valued facility by additional youth teams should be included in the applicant's calculations.
3. The weekday time period between the end of the school day (3:30 PM) and the beginning of practices (6:30 PM) indicated by the applicant is not adequately counted in traffic and parking studies in that the impact of youth teams' use is not included. The applicant should either account for the traffic and parking impacts during this period or add a condition to their application that the field shall be used by middle school students only on weekday up to 6:30 PM. Otherwise the Committee should be interested to see a report of existing and added traffic during the peak rush hour(s).
4. The Committee should be aware that the streets and public pedestrian ways in the West Slope Neighborhood do not comply with current BDC standards in Section 60.25. Also that there are only two access points to the neighborhood surround WSMS. Those are from Canyon Lane which itself may be considered unsafe for pedestrians even with the current traffic loads. Under Threshold B. "the potential to significantly impact the safe and efficient operation of the existing public transportation system" should be given more consideration by the applicant.
5. In only one instance has the applicant indicated the current impacts of WSMS and its playfield on neighborhood traffic and parking. That is the report in Exhibit F of overflow parking onto neighboring streets on Thursday, September 12, 2019. To correctly evaluate the proposed development's impacts the Planning Commission should have factual analysis of existing traffic and parking problems that could be aggravated by the proposal. Various

evening activities at the school overflow parking into the neighborhood streets. What will be the result of concurrent LHS and/or youth sports activities? Every resident knows that traffic gets backed-up on Canyon Lane and West Sylvan Drive from Canyon Road to the school. Can the applicant propose a management plan for the existing problems and for future impacts?

6. Conclusion: A full disclosure of the impact of additional vehicular use and the condition and problems of existing streets and pedestrian ways requires Traffic Impact Study, Analysis, and Mitigation Plan.

Chapter/Section 40.03.1.H.: Is the proposed auxiliary building adequately accessed from the nearest fire hydrant at the SE corner of West Sylvan Dr. and SW 82nd in compliance with IFC Section 507?

1. The route and access to the west side of the auxiliary building may be excessive. A new FH might be required.

Chapter/Section 40.03.1.H.: Are public pedestrian ways “serving the development site designed in accordance with adopted City codes and standards”?

1. No, sidewalks or safe walkways adequately divided from vehicular ways are non-existent from WSMS to near the intersection of Canyon Lane and Canyon Road. BDC 60.55.25.1. requires safe and efficient circulation and access for pedestrians and bicycles.
2. Walkways are not four feet wide and are not paved or are partially paved. Ref. BCD 60.55.25.10.E.
3. Walkways are not ADA compliant. Ref. BCD 60.55.25.10.F.

Chapter/Section 40.03.1.I.: Are pedestrian and bicycle circulation “facilities servicing the development site designed in accordance with adopted City codes and standards and provide adequate protection from crime and accident, as well as protection from hazardous conditions due to inadequate, substandard or ill-designed development.”?

1. Pedestrian and bicycle serving the WSMS site are not in compliance with City standards as indicated above. Pedestrians are not adequately protected from accidental injury by vehicles.
2. The essential pedestrian and bicycle access to WSMS is via West Slope Drive and Canyon Lane from Canyon Road. This existing access is already unsafe for bicycles and pedestrians during many peak traffic times.
3. The proposed development will extend and increase peak traffic periods. Should the applicant include a traffic safety plan or should development of safe public pedestrian and bicycle ways serving the development site be conditioned to development? Also ref. 60.55.35.1.

Chapter/Section 40.03.1.J.: Does the proposed development of a storm water detention swale near the west property line add to or mitigate adverse effects to subsurface drainage on neighboring properties?

1. Properties on the south side and west side of the development site have in recent past and currently experience ground water infiltration into homes that is charged by storm water from the existing playfield. The problem is greatest at properties near the SW corner.
2. While the proposed sports field drainage may alleviate the problem for properties on the south side, will the detention pond that captures storm water from the entire sports field area super-charge the ground water on the west side, concentrating toward the SW corner?
3. Further study of this situation should ensue prior to approval of a peculating storm water detention or retention facility.

Respectfully,

Fred Herbold

Fred Herbold, 8295 SW Ernst Road, Beaverton 97225

18 February 2020

Lauren Russell

From: Fred Herbold <fjherbold@comcast.net>
Sent: Thursday, February 20, 2020 5:31 PM
To: Lauren Russell
Cc: Lisa Gabel; Carl Tebbe, WSlope NAC
Subject: WSMS Parking

Please thank members of the FRC for developing the recommended condition of approval requiring PPS to develop a parking and circulation operations plan. You folks put a lot of thought into this condition.

I would like to enter into the project record that I have twice walked the WSMS parking lots to count existing striped spaces and again today to verify my count. Contrary to the applicant's count there are 4 HC designated (not all ADA compliant), and 63 school-hours spaces that include 13 in the former deadend and 5 designated Visitor. After hours spaces include 13 at the bus turn-around and many (not counted because the striping is faint or nonexistent) perpendicular spaces along the bus loading zone. the typical spaces seem to be 8.5 feet wide and 18.5 feet deep.

As part of the parking and circulation operations plan, can you require a new striping plan that will maximize on-site parking. I think that all or most of my neighbors agree.

Thank you.

Fred Herbold, 8295 SW Ernst Road, 97225

Lauren Russell

From: Amy Blair <bzmama28@gmail.com>
Sent: Thursday, February 20, 2020 7:04 PM
To: Lauren Russell
Subject: Proposed Park

To whom it may concern,

My family is very concerned with the proposal to enhance West Sylvan Park

Please consider relocating the Auxiliary Building north to mitigate the impacts of odor and trash from the proposed concession and restrooms.

We also are concerned with light pollution. Please change 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 effect properties adjacent to and up to 300 feet from PPS property lines. We who are located 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.

Also the use of the fields shoils be limited and limit the hours of field lighting. We object to the Applicant's proposal that the West Sylvan Middle School field be used for practices and games until 10 PM and possibly later in the event of "extra innings". We ask for "Lights-Out at 8 PM", no exceptions. We will not sacrifice our health and well-being 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.

Another factor to change is 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.

Rejecting storm water detention or retention facilities. As these 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 Beaverton Development Code, 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. 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.

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

Although not appropriate conditions for this 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.

1. 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 Canyon Lane traffic between high use hours canyon lane.

2. Develop pedestrian walkways incompliance 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 proposed traffic increases.

Respectfully submitted,

Amy Henning and Craig Blair
2603 SW 83rd Ave

Handwritten text in two rows. The top row contains the characters 'o', 'h', and 'f'. The bottom row contains the characters 'c', 'h', and 'f'.

Lauren Russell

From: Fred Chown <fchown@chown.com>
Sent: Saturday, February 22, 2020 4:30 AM
To: Lauren Russell
Subject: Neighbor comments on West Sylvan proposal

I will address planning criterias A B & C in the aggregate. I am amazed that the West Sylvan site is deemed to be "reasonably compatible". To say the least this is stretching the definition of "reasonable".

This is a quiet residential neighborhood with very narrow roads and lots of neighborhood foot traffic morning, noon and night. The addition of significant traffic to these roads is not practical or safe.

If this was merely a temporary solution until Lincoln was finished there might be some justification since the addition of lighting, sound and bleachers would be temporary. By designating this property as the permanent home for high school baseball and softball creates significant disruption in the late afternoon and evening to the entire neighborhood and the safety of all of our children using the inadequate roadways is frightening to say the least. This proposal does not come close to meeting the reasonable standard.

There are many existing city parks that have existing facilities that could accommodate these needs with minimal improvements. Couldn't an agreement be reached between the school district and city? Also, what is the availability of the Alpenrose property?

Thanks for your time,

Fred Chown

Received
Planning Division
02/24/20

Lauren Russell

From: Kathleen <ksbenevento@gmail.com>
Sent: Monday, February 24, 2020 10:56 AM
To: Lauren Russell
Subject: West SylvanField

Follow Up Flag: Follow up
Flag Status: Completed

I have lived in this neighborhood for 50 years....I would hate to see our neighborhood invaded by a revision of the School Field.....Please consider the homes around the field and how their privacy will be invaded...Thank You Kathleen Benevento

Lauren Russell

From: Kim Kopetz <kim.kopetz@opusteam.com>
Sent: Monday, February 24, 2020 6:21 PM
To: Lauren Russell
Subject: West Sylvan Field Improvements (CU 2019-011/DR2019-0182)

Follow Up Flag: Follow up
Flag Status: Completed

Hi Lynn,

As a border resident of West Slope, and has both had kids attend West Sylvan, as well as one starting 6th grade next year, I am writing to voice my **strong** support of the field improvements. The turfing of WSMS will be critical for both the current and long-term health of our sports communities, as well as to improve the value of this school. The current fields do not support the ability for kids to enjoy the field during recess and gym classes year-round. I know when my kids attended, **there were several days that it was too muddy – even if it was blue skies**. Additionally, my son is a football and lacrosse player, and is considering a transfer due to the field issues for his last two years of high school football, as he wants to play in college. Families will start to make tough decisions on remaining in the district without safe field facilities for field sports (football, soccer, lacrosse), as an injury on a grass field could be detrimental. With so much of physical education already being cut back with tough budgets, I feel its very important to continue with this already funded program, so that we as a community, are supporting athleticism and healthy options.

Please let me know if you have any questions.
Thank you!

Kim Kopetz
Chief Growth Officer

OPUS AGENCY
9000 SW Nimbus Ave Beaverton, OR 97008
Mobile 503-816-3813
www.opusagency.com

Lauren Russell

From: Kevin Winthrop <winthrop@ohsu.edu>
Sent: Monday, February 24, 2020 10:50 PM
To: Lauren Russell
Subject: wesr sylvan field improvements

Follow Up Flag: Follow up
Flag Status: Completed

Hi Lauren

We have had three kids go through West Sylvan (the 3rd is currently a 7th grader). The proposed improvements at the school would both undoubtedly improve the outdoor education and sport experience at the school for those attending, as well as those kids from Lincoln High school who sorely need fields upon which to play. We have lived in several quadrants of the city, all of which have high school athletic fields closely embedded in the surrounding neighborhood (much more closely than the proposal at West Sylvan in many cases). In some cases, local neighbors initially fretted over these (e.g, "bright lights", traffic, "crowds"), and in no cases have those fears been realized or outweighed by the benefits of having interscholastic competition as part of the neighborhood. It fosters walking, congregating with neighbors, and a sense of spirit among those taking part of the games and spectating. It is Public Health.

Please note my support. Baseball and Softball at Lincoln HS need a home and this is a logical place for that home. The home will serve the HS, the middle school, and the neighborhood well

Cheers, Kevin

Kevin L. Winthrop MD, MPH
Professor
Division of Infectious Diseases
Schools of Medicine and Public Health
Oregon Health and Sciences University
Portland, Oregon

Attention: City of Beaverton Planning Commission

Project Name: West Sylvan Middle School Field Improvements
 Case File No.: CU2019-0011 / DR2019-0182
 Hearing Date: March 11, 2020

RECEIVED

From: Beverly Swanson
 7910 SW West Slope Drive
 Portland, Or 97225

FEB 25 2020
 City of Beaverton
 Planning Services

I am writing to ask you to deny approval to Project CU2019-0011 / DR2019-0182, West Sylvan Middle School Field Improvements. The planned improvements will not benefit most people in our West Slope neighborhood as the use of the field is specific to Lincoln High School and appears to limit use availability for West Sylvan Middle School to school hours. In fact, the changes will harm our neighborhood.

The application and plans submitted to you by Portland Public Schools, fails to meet several of your Planning Commission criteria, but the most important is 40.15.15.3.C.5.

Beaverton Development Code requirement 40.15.15.3.C.5 The location, size, and functional characteristics of the proposal are such that it can be made reasonably compatible with and have a minimal impact on livability and appropriate use and development of properties in the surrounding area of the subject title.

The proposed project does not comply with this code for the following reasons:

Location of the project is incompatible with the surrounding neighborhood: The neighborhood and the existing schools site are served by substandard residential streets with only two points of road access to the outside, no streetlights, and no safe, code-compliant sidewalks. The street system in the neighborhood and the surrounding area is not designed for access to and from high school level spectator sports events. The existing street system is already overloaded by existing middle school and park uses. The project is not compatible with this type of neighborhood.

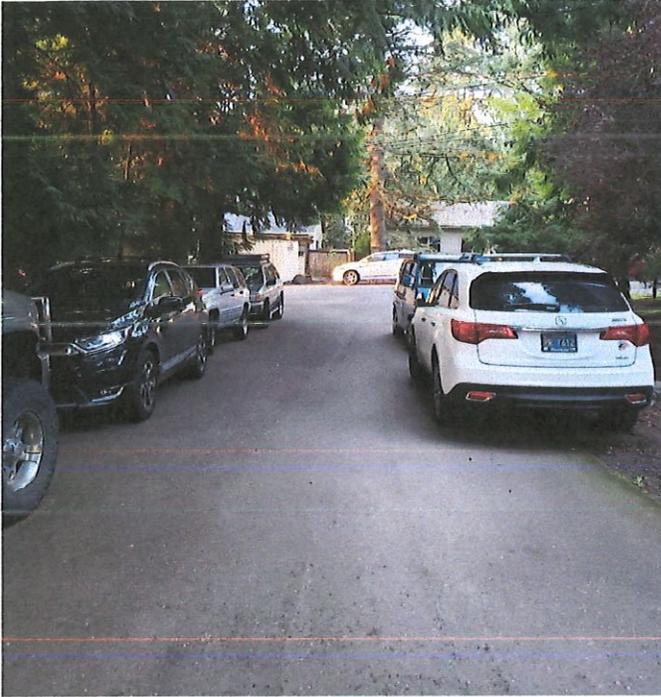
Increased traffic and parking overflow will create substantial negative impacts on livability and use of surrounding neighborhoods: The consultant's traffic study did not adequately estimate project impacts to the parking and traffic. The study is flawed, as it failed to include SW 80th Ave, which is used daily and many evenings as a parking area for current middle school parents. As the photos show, parking on both sides of the road already makes it difficult for residents to access their homes, and makes it impossible for emergency vehicles to reach homes during that time period. At this time, SW 80 Ave does not meet TVF&R and Oregon Fire Codes requiring an unobstructed width of 26 feet.

Additional sports parking would make it impassable for many more hours each day.

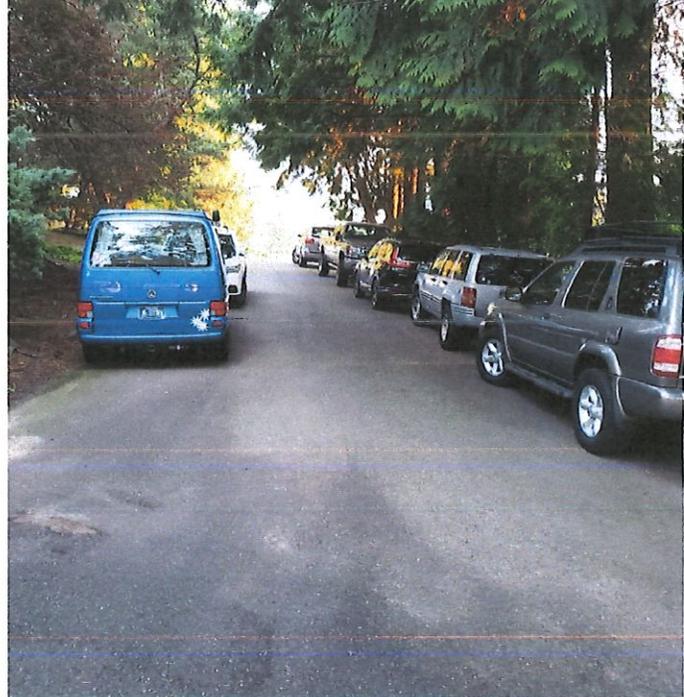
In addition, the traffic study estimated 200 more cars per day appears to be a "best guess" on increased traffic. Nothing in the study says how they came up with the estimates, what the current traffic and parking is at LHS and how it would translate to WSMS field. LHS, has many more streets, buses, max trains and parking options. Since we don't have those transportation options, many of the

LHS folks who use them, and were likely not included in the study, would be driving into our neighborhood to reach West Sylvan Middle School. The 200 car estimate is low and not credible. That study was flawed and cannot be applied to our neighborhood.

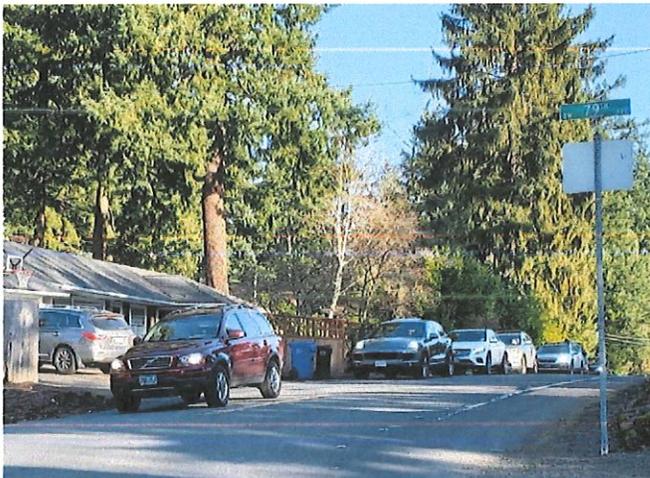
PPS is also unable to enforce the controls needed to mitigate traffic impacts during league games or when other non-PPS youth teams use the field during extended hours when PPS is not using it. Our neighborhood is a quiet, out-of-the-way, family place where vehicles must share the streets with pedestrians, young children, parents with strollers, and folks in handicap scooters. **The proposed location is not appropriate for and does not have the transportation infrastructure and parking capacity to support new uses and re-development.**



SW 80th Ave.



SW 80th Ave.



SW West Slope Drive , cars lining up to get to West Sylvan Middle School



Received
Planning Division
02/25/20

Lauren Russell

From: chasekopetz@gmail.com
Sent: Tuesday, February 25, 2020 9:10 AM
To: Lauren Russell
Subject: West Sylvan Field Improvements (CU 2019-011/DR2019-0182)

Follow Up Flag: Follow up
Flag Status: Completed

Dear Lauren –

I am writing you regarding the West Sylvan Field Improvements. I am a resident of the Sylvan Highlands, which borders the West Slope neighborhood and I have a student that will be starting 6th grade next year & had 2 students already attend West Sylvan Middle School.

I feel that the turfing of the West Sylvan field is an essential improvement for the WSMS, the athletic teams that utilize that field and the PPS community. The current field conditions are not satisfactory and need to be available year round. Frequently, the fields are too wet to even utilize for school recess and after school sports activities. I have seen this throughout my son's football and lacrosse career. Additionally, I feel the turf will help to prevent injuries, because the current condition of the field is not ideal (ditches, gopher holes, etc.). Turf has become the standard field for many sports (football, soccer, lacrosse, baseball and softball) and this area of Portland has a limited number of turf options for these sports especially with the construction of the new Lincoln High School on it's current field.

I strongly support the proposed West Sylvan Field Improvements. Please feel free to contact me if you have any questions.

Regards,

Chase Kopetz
1148 SW 58th Ave
Portland, OR 97221
503-804-6529
chasekopetz@gmail.com

Received
Planning Division
02/25/20

EXHIBIT 2.11

Lauren Russell

From: Spangler, Jeff <jspangler@columbia.com>
Sent: Tuesday, February 25, 2020 10:55 AM
To: Lauren Russell
Subject: West Sylvan Field Improvements

Follow Up Flag: Follow up
Flag Status: Completed

Hi Lauren,

I am writing to make a strong plea to move forward with the field improvement proposal for West Sylvan. I have two kids in the Lincoln school district, my son Riley is a sophomore and plays lacrosse and football, and my daughter Ella is in 7th grade and plays softball.

As someone who has coached (and continues to coach) in the Lincoln youth baseball and softball programs for the last 7 years, I can say that these fields are desperately needed. The Lincoln school district is far behind other schools in offering reasonable facilities for youth and high school baseball and softball, as well as turf practice facilities for lacrosse and football.

These field improvements will encourage a much stronger sports community at Lincoln, have a very positive impact on home values and livability of our community, and give many more kids an opportunity to have a positive experience in participating in sports at Lincoln.

Thank you for your strong support for these improvements!

Sincerely,
Jeff Spangler

Jeff Spangler | Director Apparel Sourcing & Costing | Columbia Sportswear Co.
14375 NW Science Park Drive | Portland, OR 97229
Columbia | Mountain Hardwear | SOREL | prAna

Lauren Russell

From: John McCalla <johnm8589@gmail.com>
Sent: Tuesday, February 25, 2020 1:24 PM
To: Lauren Russell
Subject: Support for West Sylvan Field Improvements (CU 2019-011/DR2019-0182)

Follow Up Flag: Follow up
Flag Status: Completed

Lauren:

I am a parent, and coach, of two athletes in the Lincoln HS district. I am writing in support of the Field Improvements at West Sylvan. We are in dire need of this project in order to increase field availability for a number of sports for our kids not only during this time that Lincoln's field is out of commission, but also for the long term. Field access remains a critical issue for all our local youth sports teams...as it was before we lost access to the field at Lincoln. Thanks very much for your consideration.

John McCalla
311 NW 12th
Portland, OR 97209
503-341-7183

Received
Planning Division
02/25/20

Lauren Russell

From: Bernd Brandle <berndbrandle67@gmail.com>
Sent: Tuesday, February 25, 2020 4:00 PM
To: Lauren Russell
Subject: West Sylvan Field Improvements (CU 2019-011/DR2019-0182)

February 25, 2020

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

RE: West Sylvan Field Improvements (CU 2019-011/DR2019-0182)

Dear Ms. Russell,

I wish for you to accept this letter as my expression of support for the improvements for the athletic fields on the Portland Public Schools West Sylvan Middle School Campus. I have one student at West Sylvan MS and two others currently coming up through elementary school who will be there in the coming years. Like many in the PPS system, the school's present field facilities are far past their useful life and I am thankful that this project is being proposed to improve them for the benefit of the school, its students and, ultimately, by the residents of the neighborhood. I have been a staunch supporter of our public schools and feel that we all must do our part to afford our students the best facilities possible. This is one of those projects which are easy to approve given the minimal cost and construction duration.

Understandably, there may be some concern by the immediate neighborhood about what this project may mean for traffic patterns and the impacts that may have for the immediate residents as part of this project involves use of these fields temporarily by Lincoln High School for some of their sporting events. I appreciate the concerns this can raise, we all share in the increased density of traffic of the region, but the use as a high school facility is only temporary and would hope that the City could work with the PPS to provide additional traffic enforcement measures to limit the impact during this temporary period. The long view is that the middle school school will benefit long term from the fields being improved and is something that we should all applaud.

Should you have any questions with regard to this matter, you may contact me at my email address or phone number listed below. Thank you very much,

Sincerely,

Bernd Brandle
4110 SW Greenleaf Court
Portland, OR 97221
Email: berndbrandle67@gmail.com
Phone: (503) 764-9222

City of Beaverton
P.O. Box 4755
Beaverton OR 97005-4755
Building/Planning Commission

RECEIVED

FEB 26 2020

City of Beaverton
Planning Services

RE: West Sylvan Playfield UPGRADE

DEAR MEMBERS,

THIS LETTER IS IN RESPONSE TO THE
IMPROVEMENT OF THE WEST SYLVAN FIELDS.

I LIVE ON THE SOUTHEAST CORNER OF
THAT PLAY AREA, LOOKING AT THE BASEBALL
DIAMOND IN MY BACKYARD.

MY CONCERNS ARE: (I) THE POSITION OF
THE SNACKBAR AND RESTROOMS IN THIS AREA.

a) piping water and sewage this from its
ORIGIN IS TOO EXPENSIVE

b) PIPES ARE BEING BROKEN BY THE EQUIP-
MENT KEEPING UP THE FIELD + SURROUNDINGS;
PLUS EARTH MOVEMENT PLAY A PART TOO.

c) I DON'T LIKE ^{XP} LOOK AT THE REARS OF
BUILDINGS FROM MY PATIO.

d) THE GARBAGE THROWN AROUND WILL
BE COLLECTED AGAINST MY PROPERTY
[LUNCH TRASH MAKES ⁺ TO ME ANYWAY SCHOOL
DISTRICT DOESN'T COLLECT DEBRIS]

e) FOOT + LOITERING WILL FILL THE SPACE
BETWEEN MY FENCE AND THE SNACKBAR.

f) THE RUN-OFF OF RAIN WATER FROM THE

- Astro-Turf will run down hill - that is
where I live. The water table in my
backyard is at the surface when it rains
for days - even though we had a French drain
to protect us from the fields run-off years
ago. [School district let their run-off
drains become filled with debris and
top dressing from the ball diamonds.]

THANK YOU FOR CONSIDERING
MY REASONS FOR COMPLAING ABOUT YOUR
PROPOSAL.

SINCERELY

JACKY LEE JACKSON

2280 S. W. 84th Ave

DORLAND OREGON 97225

PH: 503-297-7016

9

Property Owners' Letter Requesting Application Be Denied

FEB 26 2020

To: The Beaverton Planning Commission

City of Beaverton
Planning Services

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, 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

8530 SW Gayle Ln. Portland

Address (number & street) zip 97225

2/24/20

Date

Property Owners' Letter Requesting Application Be Denied

FEB 26 2020

To: The Beaverton Planning Commission

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

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

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

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

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

1. The school site is primarily served by SW Canyon Lane and SW West Slope Drive from SW Canyon Road. Both streets do not comply with Beaverton Engineering Design standards. As Neighborhood Routes they should be 24 feet wide with no parking is allowed either side. SW West Slope Drive is only 20 feet wide. SW Canyon Lane is also only 20 feet wide.
2. The secondary route to/from the school site is through our neighborhood on local streets which are 20 feet wide. They are not designed for nor intended for access to the school and playfield. There are three dangerous locations on this route: 1) intersection of SW 81st and SW Ernst Road downhill-around a curve, 2) intersection of SW Schiller Road and SW Valley View Drive, 3) the downhill-curves on SW Valley View Drive. The co-use by pedestrians and vehicles makes this route very dangerous. The increased traffic, hours, and young drivers deeply concerns us for our safety.
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The proposed development location does not comply with BDC Criteria 40.03.1.I. because as indicated above, public facilities, including streets, bicycle ways and pedestrian walkways "serving the development site are **not** in accordance with adopted City codes and standards and **do not** provide adequate protection from crime and accident, as well as protect from hazardous conditions due to inadequate, substandard or ill-designed development." The application should be denied.

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,



Name and signature

LISA GABEL

Address (number & street) zip 97225

2550 SW 83rd AVE.
PORTLAND, OR 97225

Date

2/24/2020

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.
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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

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 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.

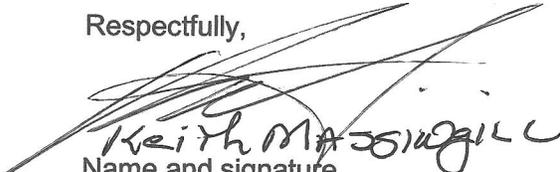
Property Owners' Letter Requesting Application Be Denied

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.

- 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,


Name and signature

2575 SW 84th Ave

Address (number & street) zip 97225

2-26-2020

Date



2575 S.W. 84th AVE

2-26-20

Lauren Russell

From: Keithm100 <keithm100@aol.com>
Sent: Wednesday, February 26, 2020 11:02 AM
To: wsil.neighbors@gmail.com
Cc: Lauren Russell
Subject: City of Beaverton Planning Div. regarding West Sylvan MS Field Improvements
Attachments: West slope letter.pdf

Follow Up Flag: Follow up
Flag Status: Completed

See attachment letter

Received
Planning Division
02/26/20

Lauren Russell

From: Susie Grosso Jones <oscarismomanddad@gmail.com>
Sent: Wednesday, February 26, 2020 12:40 PM
To: Lauren Russell
Subject: West Sylvan Field Improvements (CU 2019-011/DR2019-0182)

Beaverton Planning Division, att. Lauren Russell
 PO Box 4755
 Beaverton, OR 97076

Dear Lauren Russell,

I am a West Slope resident with a 3rd grade son who will eventually go to both WSMS and LHS. My son plays baseball for LYBS and plans to continue on playing through high school.

We feel that the proposed field improvements would be a huge advantage for our family both personally and athletically. However, our family's first priority is always our child's safety.

Please note that we are in support of the upgrades, but with safety conditions also implemented into the design as a result of the unavoidable influx of traffic.

I read the: *Type 3 New Conditional Use Design Report* and despite the efforts stated to minimize neighborhood light, noise and traffic intrusion, our community will no doubt be affected by these changes.

Having said that, these are also compromises that we (as residents and parents) are willing to make for the improved playing fields. **We are not willing however to compromise anyone's safety in exchange.**

With the WSMS neighborhood being the chosen venue for these new fields, the most threatening safety issues exist in the current lack of basic infrastructure ---there are no existing sidewalks or safe routes.

Should the new fields go in, we feel it absolutely necessary that safety modifications also occur to ensure the safety of all individuals, both visiting and residing.

Needed traffic and safety related improvements:

- With the influx of transport from both LHS and our visiting teams, there will be more traffic / speeding / texting & driving / distracted drivers looking for parking / etc.
- We also have wide streets which only encourages people to drive faster.
- **Putting in sidewalks;** painting traffic lanes and creating protected bike/pedestrian pathways would be essential.
- Basic infrastructure such as stop signs and more signage in general would be essential.

Thank you ever so kindly for your time and consideration. I know this is a BIG job for you right now.

Sincerely,
Susan Grosso Jones
cell - 503.267.2671
2730 SW Schiller Terr.
Portland, OR 97225

--

Be the change you wish to see in the world. Gandhi

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. In addition, there should be no permanent fencing defining the outfield fence line. Portable fencing can be brought out before the games and removed after. Otherwise the use by the students of West Sylvan Middle School will be adversely impacted as the area for outdoor physical education will be erased.
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

Property Owner Letter Requesting Conditions of Approval

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. 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. Also, require a proper traffic study, not just a guess that the applicates are below the 300 number of increased parking and traffic use.

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,

Name and signature	Address	Date
Kyle Rotenberg	8215 SW Ernst Rd. Beaverton, OR 97225	2/25/2020

Property Owner Letter Requesting Conditions of Approval

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. 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."

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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.

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Respectfully submitted,

Name and signature

Address

Date

Kyle Rotenberg

8215 SW Ernst Rd.

2/25/2020

Beaverton, OR 97225



Lauren Russell

From: kyle rotenberg <kylerothenberg@integra.net>
Sent: Wednesday, February 26, 2020 5:07 PM
To: Lauren Russell
Subject: Regarding West Sylvan Middle School Field Improvements, Case File No. CU2019-0011 / DR2019-0182
Attachments: Approval with Conditions rev.doc; Untitled attachment 00059.html; West Sylvan Conditions Sign..pdf; Untitled attachment 00062.html
Follow Up Flag: Follow up
Flag Status: Flagged

Hello Ms russell. My name is Kyle Rotenberg and I live next door to West Sylvan Middle School. My address is 8215 SW Ernst Rd. Beaverton, OR 97225. I have attached a letter requesting conditions of approval for the above application in the event that the Planning Commissions does not approve our neighborhood request to deny the application. I have attached the letter as well as additional signature page with my hand written signature. I also have a signed denial request but I believe that the one we all signed has been or will be submitted to you. I am still reviewing some information I just received yesterday and I might send you another letter before February 28, if I can verify the information by then. Thank you for including my letter in the case file.

Kyle Rotenberg

Received
Planning Division
02/26/20

Lauren Russell

From: Jason Maycumber <jasonmaycumber@gmail.com>
Sent: Wednesday, February 26, 2020 6:25 PM
To: Lauren Russell
Subject: West Sylvan Field Improvements (CU 2019-011/DR2019-0182)

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Lauren,

I have a daughter at Lincoln High, and one at West Sylvan Middle School. I also live directly adjacent to West Sylvan, and almost directly adjacent to the fields that are potentially going to be re-developed with turf and lights.

Both my daughters have had active athletic careers in youth sports, and both are still active, playing multiple sports. The one thing that has been a constant this entire time of their youth sports lives, is the challenge to find fields to play on consistently. And specifically, turf fields that can be used during the six months of rain that we typically have in Portland (if not more, ha!). It's been a constant frustration to have to travel outside our community, across town, into other communities, just to have a youth sports practice or game.

The Lincoln High sports community is desperate for this exact type of field/complex. It will relieve pressure on so many different sports, for both genders. Neither LHS baseball or softball have a "home" field, and it's a major deterrent for kids to play in high school when transportation becomes such an impact on where you play. Kids stop playing both of those sports once they realize every day of practice or games involves leaving the school and traveling to another location. The time commitment and impact on time for homework and studies is a HUGE deterrent for these kids. While these potential fields would not be at the high school, they are the next best thing (at West Sylvan MS), which is an easy bus ride up from the HS, and nearby where a lot of kids actually live, as opposed to downtown Portland where most do not live.

I'm also a local real estate broker, and firmly believe that these types of sports fields (turf with lights) will absolutely enhance what is already a "family neighborhood" that surrounds West Sylvan MS, and further add value to people's homes. It will create even more desire for homebuyers to live in our neighborhood.

I fully realize it will add some additional traffic, some noise and lights in the distance after dark. But the positive impact it will have on the community as a whole outweighs any negative impact on those property owners that may live up against the field area, who may not support the idea of this development. It will impact them, but they are a small percentage of a larger community that so desperately needs this project to get done. We need our kids playing more sports, spending more time outside, and there are very limited options available on where to do this, in the Lincoln High school boundary area.

I fully support this project, and I understand how much it's needed by the whole community.

Thank you, Jason Maycumber
West Slope Neighborhood/Property Owner

2375 SW 83rd Ave.
PDX, OR 97225

--

Jason Maycumber
Broker
Realty One Group
Cell: 503.805.9197

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Earth Advantage Certified Broker

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 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, 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,

J. Richard McClelland and Teriesa McClelland

8385 SW Ernst Rd.

Portland, OR 97225

February 26, 2020

Lauren Russell

From: Richard McClelland <richard.mcc@comcast.net>
Sent: Wednesday, February 26, 2020 8:58 PM
To: Lauren Russell
Subject: West Sylvan Athletic Field: Case # CU2019-0011/DR2019-0182
Attachments: Request Denial v20200222-3p.doc

Follow Up Flag: Follow up
Flag Status: Completed

NOTE: A previous email was sent with NO attachment. Please see the attachment referred to in this email;

Hello,

Attached are our comments on the proposed plan for construction at the West Sylvan Middle School athletic field.

We would like to have this information included in the City's Staff Revenue and Recommendations to the City's Planning Commission for their hearing on March 11, 2020.

Is it necessary to print and manually sign the letter to be accepted, or can this email with our printed names, addresses, and date be accepted? PLEASE ADVISE asap: 503-680-2894.

Thank you.

J. Richard and Teriesa McClelland
8385 SW Ernst Rd
Portland, OR 97225
503-680-2894

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.

We strongly believe the application for athletic field improvements to West Sylvan Middle School should be denied.

However, if the Commission decides to approve the application for redevelopment of West Sylvan Middle School play field, 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

Property Owner Letter Requesting Conditions of 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. 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.

Respectfully submitted,

J. Richard McClelland and Teriesa McClelland

8385 SW Ernst Rd

Portland,OR 97225

February 26, 2020

503-680-2894

Lauren Russell

From: Richard McClelland <richard.mcc@comcast.net>
Sent: Wednesday, February 26, 2020 9:27 PM
To: Lauren Russell
Subject: West Sylvan Athletic Field Case File: CU2019-0011/DR2019-0182
Attachments: Approval with Conditions v20200222 - 1.doc

Follow Up Flag: Follow up
Flag Status: Completed

Hello,

Attached are our conditional approval requirements for the West Sylvan Middle School development.

We would like to have this information included in the City's Staff Review and Recommendations to the City's Planning Commission for their hearing on March 11, 2020.

Is it necessary to print and manually sign the letter to be accepted, or can this email with our printed names, addresses, and date be accepted? PLEASE ADVISE asap: 503-680-2894.

Thank you.

J. Richard McClelland and Teriesa McClelland
8385 SW Ernst Rd
Portland, OR 97225
503-680-2894

FEB 27 2020

Property Owner Letter Requesting Conditions of Approval

To the Beaverton Planning Commission:

City of Beaverton
Planning Services

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."

do not approve
SPM

approve
SPM

do not approve
SPM

approve
SPM

approve
SPM

do not approve
SPM

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.)

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.

2. 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.

RECEIVED

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."

SPM approve ✓
approve SPM ✓

- 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.

approve SPM ✓
approve SPM ✓

- 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,

Name and signature

Shirley P. Macdonald

Address

8155 SW Ernst Rd

Date

Feb 23 2020

FEB 27 2020

Property Owners' Letter Requesting Application Be Denied

City of Beaverton
Planning Services
1700 NE 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.
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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.

- 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,



2/24/2020

Name and signature

Address (number & street) zip 97225

Date

Steve Groom
8525 SW Katherine Ln
Beaverton, OR 97225

FEB 27 2020

Property Owners' Letter Requesting Application Be Denied

City of Beaverton
Planning Services
The Beaverton Planning Commission

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

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

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

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

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

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

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

Property Owners' Letter Requesting Application Be Denied

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

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

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

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

Property Owners' Letter Requesting Application Be Denied

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

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

We believe that due to all the negative impacts of the proposed development, as identified above, the values of properties adjacent to the fields and adjacent to traffic will be reduced. BDC 10.10. Purpose. Item 3. states "This Code is designed to (among other things); to conserve and stabilize the value of property, . . ." The economic study to statistically prove this assertion would take months and at great expense. However, by placing yourselves in the position of potentially buying a house adjacent to the proposed field development with its negative impacts on your quality of life, versus an equal house 300 feet away, 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,

Ken Hurst
Yasmeen Ngeen
Name and signature

2650 SW 84th Pl.

Address (number & street) zip 97225

2-24-20
2-24-20
Date

FEB 27 2020

City of Beaverton
Planning Services

This letter is in response to the below letter (edited in highlight), and in support of this project. We live 4 houses from the middle school on the corner of SW 79th Ave and SW West Slope Drive. I also have included a copy of an e-mail my wife has sent to those opposed to this plan.

Property Owners' Letter Requesting Application Be ~~Denied~~ Accepted
Page 1 of 3

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 ~~accept 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. West Sylvan Middle School currently has an enrollment of approximately 850 students. Sidewalks would be nice, but is irrelevant to this request, as they would mainly support the safety of students walking to/from school, not for after-school activities such as baseball and soccer where students will be bussed in from Lincoln high school.
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. See previous response.
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. This will not increase traffic during school hours, and additional traffic after school hours will be insignificant compared to school-hours traffic.
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. This should be done for the general safety of the students, but is not generally applicable to this proposal or after-school athletics.

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 Roadcity.” 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. The new infields (and outfields) are 100% turf, thereby eliminating any dust that was previously generated from dragging the fields and wind.

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. Again, compared to student impacts related to trash/odor far exceed anything that could be expected from after school athletics. Overall we believe this proposal will increase the general cleanliness of the property as after-school athletic programs will pick up trash/debris each day, and mud/dust/dirt will no longer be an issue (see previous discussion on all turf fields).

We already have a problem with trash from the school which the school and District ignore. See above response. Student athletes will be expected to pick up after themselves each day, and new turf-specific regulations prohibiting the use of sunflower seeds, gum, etc. will enhance the overall cleanliness of the property.

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. This is complete conjecture and not supported whatsoever by the engineering design and plans discussed at the community outreach meetings.

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 modern, directed, LED light design will result in little to no off-site light pollution as specified in the engineering design plans and as discussed at community meetings.

The existing site is not large enough for the setbacks and remedial structures that should be required to isolate the proposed development from its 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. See previous discussion on this matter. This will not be an issue for after-hours sporting events.

4. The proposed site is not served by sufficiently safe and adequately designed transportation systems. The application should be denied. As discussed previously, this simply is not true for the proposed use of the field. Fall Youth football practices which includes far more student athletes than the high-school programs will generate have been ongoing at West Sylvan for years without negative traffic/safety issues. Upwards of 6 youth football teams practice at the field simultaneously. Much larger #'s of athletes than what will be seen for baseball and soccer.

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

Page 2 of 3

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 theProperty Owners' Letter Requesting Application Be Denied

Page 3 of 3

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. Overall, it is expected this project will increase property values, and attract families with high-school aged students as well as it is a significant upgrade to the existing facility.

Respectfully,
Name and signature Address (number & street) zip 97225

Joel Arana

From: Joel and Amanda Arana <jd.aj.arana@gmail.com>
Sent: Monday, February 24, 2020 12:47 PM
To: Joel Arana
Subject: Fwd: HIGH IMPACT Proposed SPORTS FIELDS @ WS Middle School

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

From: Joel and Amanda Arana <jd.aj.arana@gmail.com>
Date: Thu, Feb 13, 2020 at 5:35 PM
Subject: Re: HIGH IMPACT Proposed SPORTS FIELDS @ WS Middle School
To: Susie Grosso Jones <oscarsmomanddad@gmail.com>
Cc: Anna Tachouet <annatachouet@gmail.com>, Christina Crouse <christinacrouse@gmail.com>, Danielle Ames <daniellerames@gmail.com>, Jada Quinn Livingston <jadaquinn@gmail.com>, Katie McGuire <mrmcgoo71@comcast.net>, Kristen Sharp <kji25@hotmail.com>, Kristin Peschka <kristin.peschka@gmail.com>, Lily Benson <lilygaobenson@gmail.com>, Lindsay Warner <lindsaymariewarner@gmail.com>, Margretta Hansen <missmdances@gmail.com>, Melinda Gaube <melinda.gaube@gmail.com>, Michelle Jackson <mmhallisey@yahoo.com>, Shannon Fairchild <sdfairchild@gmail.com>, Walter Dowling <walter@odouling.com>, carolyn.slijper@yahoo.com <carolyn.slijper@yahoo.com>, mjdavis3@hotmail.com <mjdavis3@hotmail.com>, treva_colton@yahoo.com <treva_colton@yahoo.com>, Leslie Fischer <leslie.fischer@nike.com>, Nathan Ingraffea <Nathan.Ingraffea@kpf.com>, <barbra.littrell@nike.com>

Hi all,

There have already been a couple of meetings that my husband attended where representatives from PPS and the contractors involved shared the plan and answered questions. As we live a few doors up from the school, we had some concerns also.

Coming out of the meeting, he felt very positive about the plans for noise, lights (led, focused on the fields to reduce ambient light), traffic (bussing in student athletes for practice vs. increased student/parent traffic), parking (they will open up West Sylvan's lot) etc. All of those things and more have been discussed and planned for. I'm unsure from the forwarded email whether those representatives will be present to answer questions at this meeting. I would hope so that all the information is available. Unfortunately, I have a work commitment next Tuesday as I'd love to attend.

As parents of elementary school kids, feeding into Lincoln, we are excited about this opportunity. Kids sport participation drops off significantly at age 11 so to have sport fields within walking distance is a huge benefit for our kids to watch Lincoln sports and to aspire to someday be one of those athletes. The benefits of kids and sport participation outweighs the negatives for us and we live right in the middle of the traffic pattern. We deal with school traffic, people parking in front of our house and kids waiting for their parents in our yard every single day. Throw in the Trackers camps that pick up and drop off at West Sylvan all summer and we pretty much have school traffic year round. We have to plan our comings and goings around it. Inconvenient - yes, but also manageable.

The other benefit, is that as a Bridlemile family, its easy to feel disconnected from the Lincoln community. We see this as a great way to get more involved with and support the Lincoln community. Yes - there will be more cars and people at different times, but we think the inconvenience will be worth the sense of community and access to sports in our neighborhood.

I don't want to downplay anyone's concerns, but to offer a different perspective. I agree with Shannon that this could be a great opportunity to get some needed infrastructure added to our neighborhood.

Amanda

On Thu, Feb 13, 2020 at 10:12 AM Susie Grosso Jones <oscarismomanddad@gmail.com> wrote:
Hey West Slopers!

Have you guys seen this email re: the proposed sports fields at WS Middle School for LHS...!?? I hadn't considered the 80 FOOT TALL field lighting for year-round activities, events, and games after dusk.... Yikes! Plus, the noise/traffic/street parking/trash/etc!! I say let's go to this meeting next Tuesday, Feb 18 -or- plan to invest in noise cancelling windows and a boatload of blackout curtains and shades.

Even if you don't live immediately near the field, still consider the amount of neighborhood vehicle traffic for all home games. That's friends, family, coaches, athletes, students and staff of LHS coming out to support their team, plus the visiting school's team + their support system. That's A LOT of incoming and outgoing cars via Canyon Lane / West Slope Dr. / 81st Ave. / Schiller Rd. / Valley View Dr.

And where will all of these cars park?? In front of your house. That's where.

The message below states that the District has other options — hopefully, those options are in a more commercial area. My vote is to keep our neighborhood RESIDENTIAL. Please read the following and consider joining the meeting next week. Finally, please share this info with ALL of your West Slope neighbors. They may not be aware of the issues or the impact this WILL HAVE on our hood, and NOW is the time to speak up.

Your West Slope Neighbor,
SGJ

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

From: WSIL Neighbors <wsil.neighbors@gmail.com>

Date: February 12, 2020

Subject: Important West Slope NAC meeting regarding West Sylvan Middle School playfields

**Please consider attending the West Slope NAC meeting:
Tuesday, February 18, at 7:00 PM in the West Sylvan Middle School
Library**

The agenda includes discussion of Portland School District's proposal to redevelop the middle school playfields into Spectator Sports Fields for Lincoln High School's (LHS) baseball, softball, soccer, and lacrosse teams, as well as league games. They have proposed activity as late as 10 PM under field lighting as high as 80 feet. If you are not aware of this proposal, you should attend and learn how your voice can matter.

While you may generally support high school and youth athletics, you might conclude West Sylvan is not the appropriate neighborhood to locate these LHS fields. The District has other choices. You should be concerned about impacts on your lifestyle, well-being, and use of your property, as well as impacts on our neighborhood. These include significant increase of traffic, parking overflow onto our streets, light impacts, noise impacts, trash pollution, dust pollution, and the impact on ground water intrusion from the proposed storm water retention pond.

We hope to see you there.
WSIL Board

--

Be the change you wish to see in the world. Gandhi

Lauren Russell

From: SUSAN OSTMO <ostmo@comcast.net>
Sent: Thursday, February 27, 2020 10:55 AM
To: Lauren Russell
Subject: West Sylvan Field Improvements (CU 2019-011/DR2019-0182)

Follow Up Flag: Follow up
Flag Status: Completed

Hello,

My name is Susan Ostmo and I live at 7125 SW Renee Dr. in West Slope which is about a mile from West Sylvan Middle School. I am fully in favor of improvements to West Sylvan fields. When my boys were younger they used to play baseball games at West Sylvan and the condition of the fields was awful. It is a beautiful space that I feel the community would utilize more often if it were all weather turf. My kids played baseball all through high school and had the privelege of being coached by CJ Watson at Lincoln HS. CJ is not just an asset to the athletic community at Lincoln, but he is an asset to have as faculty at Lincoln HS. He is a role model for athletes and non-athletes alike. Beyond being a great young teacher, he brings so much energy and positivity to a baseball program and Lincoln community. Lincoln's baseball and softball programs have struggled trying to find a place to call a home field and even though it has been difficult, CJ has managed to hold the program together and build something that as parents and a community we can really be proud of. At a time when a lot of families don't place a lot of priority on sports, I feel that it has been the single most important life vehicle for me and my boys. My boys were all amazing students at Lincoln, but participating in sports (particularly baseball with Coach Watson) has provided them with some of the most amazing opportunities in college and beyond. All 3 of my boys went on to play sports in college - 2 in Ivy League schools because they were student athletes and 1 with a full ride scholarship to play his sport. I feel very strongly about saving sports like baseball and softball at Lincoln because they were so important for my boys and in making them such great young men. Without the improvment of the West Sylvan fields, I feel that Lincoln may lose baseball and softball forever and in turn may lose a great asset in CJ Watson. The neighborhood will benefit from the positive energy that the games bring and will be able to use the field for exercise and recreation. I love this neighborhood and I fully support improvement of the fields, not just because I think it could increase value in our properties, but for the long term goal of saving beloved sports at our amazing local high school.

Thank you and please reach out if I can be of further help.

Kind regards,
Susan Ostmo
503-209-0114

FEB 27 2020

To: The Beaverton Planning Commission Planning Division
Subject: West Sylvan Middle School Field Construction, Case File No. CU2019-0011 / DR2019-0182
Date: February 27, 2020

I'm writing this letter to ask that you **DENY** the New Conditional Use and Design Review Three approval requests for the proposed West Sylvan Field construction project. This project is completely inappropriate for our neighborhood and fails to meet multiple approval criteria and standards described in the Beaverton Development Code (BDC) and the Beaverton Comprehensive Plan, as described below.

People who moved to this neighborhood did so accepting the presence of a small middle school and its playing fields where field use ends at dusk, there are no lights, and there is no amplified sound. But turning the field into a multi-sport, high school sports venue will significantly decrease the livability of the surrounding area and is completely out of character for a small, quiet, 60+ year old residential neighborhood with no sidewalks, no bike lanes, no street lights, no traffic lights, and narrow roads with highly limited access to surrounding areas.

As a homeowner whose property borders the field and is approximately 20' below the field level, and whose bedroom windows are only 120' from the proposed backstop, grandstands, and press box with loudspeakers and field lights on until after 10:00pm, I assure you that living conditions will be intolerable if this development goes forward. Please put yourselves in our position and consider the impact of not being able to go to sleep when we want; and being deprived of quiet, privacy and the enjoyment of our home and yard. And if we felt we could no longer live here, who would want to buy a home subjected to these conditions without demanding a significant reduction in price?

Following is a list of all the approval standards and criteria in the BDC and Beaverton Comprehensive Plan that the proposed project fails to meet.

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 or bike lanes.
4. The Commission should not approve this application unless the City or the developer commits to providing safe walkways and bicycle paths along West Slope Drive and SW Canyon Lane.

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.
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 applicant's presentation made to the Neighborhood Association and the traffic impact study in the application were vague on traffic impact, failed to consider all impact sources, and focused on a best-case scenario rather than providing a range of scenarios from poorly attended affairs to high-attendance games against Lincoln's rivals like Grant, Jefferson or Wilson HS. It did not include reliable projections of traffic patterns associated with the facility's extended use as a softball, baseball and soccer field for Lincoln students, a practice area for youth sports and other teams using the area when Lincoln did not need it. The plan to bus Lincoln students to and from the facility does not mitigate concerns about increased car counts that will occur outside peak school traffic on SW Canyon Lane, a neighborhood route, and local roads leading to the school. Although the Portland Public School representative claimed that Lincoln athletes would use buses rather than private vehicles, PPS does not have the authority to regulate or enforce the parents' use of vehicles, choice of parking spots, or vehicle use and parking by non-Lincoln students, parents, youth teams, coaches and spectators.
5. 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:** 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 portable loudspeaker use. There are 19 homes 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. Despite assurances of mitigation, noise will affect all properties within a linear distance radius of at least ¼ mile from the facility with the properties adjacent to the school feeling the most impact. 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, buffers or landscaping. See Figure 1. The visual impacts of field lighting on homes below field level was not addressed.

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 from spectators, the loud speaker systems and late hours all will have negative impacts and we find them unacceptable.
5. Impact of the loss of visual privacy, especially for properties below field grade. Proposed bleachers, press boxes, dugouts, bullpens and fields are adjacent to and look directly into our yards and homes. The landscaping design doesn't demonstrate or guarantee year-round privacy.
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. There are chronic problems with accumulations of trash left on the field that blows into neighborhood yards. During the summer, flammable grasses around the field edge are only trimmed by PPS after neighbors complain. If PPS does not properly maintain the field as currently used, how likely is it they will pick up trash generated by a concession stand and increased use of facility?
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. The existing site is not large enough for the setbacks and remedial structures that should be required to isolate the noise, light and disturbance impacts of the proposed development from its residential neighbors, including the 19 properties adjacent to the project site with homes less than 120' from the bleachers, toilet, 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. See Figure 1.
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 (north and east) 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. See Figure 1.

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 further 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.

In summary, the following impacts are unacceptable to the neighborhood, violate City approval conditions in the BCD and Comprehensive Plan, and provide the justification for the Beaverton Planning Commission to deny this project application:

- Field use past dusk due to lighting, leading to excessive noise and disturbance
- Inability to mitigate amplified and crowd noises, light, and visual privacy impacts to neighbors
- Location of all structures next to the most populated (south & west) edges of the field and the consultant's statement that none of these structures could be put elsewhere
- Increased traffic congestion and parking problem and an insufficient impact analysis
- Insufficient infrastructure (narrow roads, lack of bike lanes, sidewalks, parking space, etc.), concerns about field drainage, trash impacts, and a poor record of field maintenance
- Impacts of constructing a toilet and concession stand directly adjacent to neighboring yards

Respectfully,



Naomi Swenson
8325 SW Ernst Road
Beaverton, OR



Figure 1. Aerial photo illustrating close proximity of neighboring homes, the impossibility of mitigating noise, light and disturbance impacts caused by the project, and the unsuitability of this location for a high-use, multi-sport, high school sports development.

FEB 27 2020

To: The Beaverton Planning Commission Planning Division
Subject: West Sylvan Middle School Field Construction, Case File No. CU2019-0011 / DR2019-0182
Date: February 27, 2020

I'm writing this letter to ask that you **DENY** the New Conditional Use and Design Review Three approval requests for the proposed West Sylvan Field construction project. This project is completely inappropriate for our neighborhood and fails to meet multiple approval criteria and standards described in the Beaverton Development Code (BDC) and the Beaverton Comprehensive Plan, as described below.

People who moved to this neighborhood did so accepting the presence of a small middle school and its playing fields where field use ends at dusk, there are no lights, and there is no amplified sound. But turning the field into a multi-sport, high school sports venue will significantly decrease the livability of the surrounding area and is completely out of character for a small, quiet, 60+ year old residential neighborhood with no sidewalks, no bike lanes, no street lights, no traffic lights, and narrow roads with highly limited access to surrounding areas.

As a homeowner whose property borders the field and is approximately 20' below the field level, and whose bedroom windows are only 120' from the proposed backstop, grandstands, and press box with loudspeakers and field lights on until after 10:00pm, I assure you that living conditions will be intolerable if this development goes forward. Please put yourselves in our position and consider the impact of not being able to go to sleep when we want; and being deprived of quiet, privacy and the enjoyment of our home and yard. And if we felt we could no longer live here, who would want to buy a home subjected to these conditions without demanding a significant reduction in price?

Following is a list of all the approval standards and criteria in the BDC and Beaverton Comprehensive Plan that the proposed project fails to meet.

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 or bike lanes.
4. The Commission should not approve this application unless the City or the developer commits to providing safe walkways and bicycle paths along West Slope Drive and SW Canyon Lane.

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.
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 applicant's presentation made to the Neighborhood Association and the traffic impact study in the application were vague on traffic impact, failed to consider all impact sources, and focused on a best-case scenario rather than providing a range of scenarios from poorly attended affairs to high-attendance games against Lincoln's rivals like Grant, Jefferson or Wilson HS. It did not include reliable projections of traffic patterns associated with the facility's extended use as a softball, baseball and soccer field for Lincoln students, a practice area for youth sports and other teams using the area when Lincoln did not need it. The plan to bus Lincoln students to and from the facility does not mitigate concerns about increased car counts that will occur outside peak school traffic on SW Canyon Lane, a neighborhood route, and local roads leading to the school. Although the Portland Public School representative claimed that Lincoln athletes would use buses rather than private vehicles, PPS does not have the authority to regulate or enforce the parents' use of vehicles, choice of parking spots, or vehicle use and parking by non-Lincoln students, parents, youth teams, coaches and spectators.
5. 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:** 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 portable loudspeaker use. There are 19 homes 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. Despite assurances of mitigation, noise will affect all properties within a linear distance radius of at least ¼ mile from the facility with the properties adjacent to the school feeling the most impact. 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, buffers or landscaping. See Figure 1. The visual impacts of field lighting on homes below field level was not addressed.

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 from spectators, the loud speaker systems and late hours all will have negative impacts and we find them unacceptable.
5. Impact of the loss of visual privacy, especially for properties below field grade. Proposed bleachers, press boxes, dugouts, bullpens and fields are adjacent to and look directly into our yards and homes. The landscaping design doesn't demonstrate or guarantee year-round privacy.
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. There are chronic problems with accumulations of trash left on the field that blows into neighborhood yards. During the summer, flammable grasses around the field edge are only trimmed by PPS after neighbors complain. If PPS does not properly maintain the field as currently used, how likely is it they will pick up trash generated by a concession stand and increased use of facility?
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. The existing site is not large enough for the setbacks and remedial structures that should be required to isolate the noise, light and disturbance impacts of the proposed development from its residential neighbors, including the 19 properties adjacent to the project site with homes less than 120' from the bleachers, toilet, 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. See Figure 1.
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 (north and east) 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. See Figure 1.

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 further 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.

In summary, the following impacts are unacceptable to the neighborhood, violate City approval conditions in the BCD and Comprehensive Plan, and provide the justification for the Beaverton Planning Commission to deny this project application:

- Field use past dusk due to lighting, leading to excessive noise and disturbance
- Inability to mitigate amplified and crowd noises, light, and visual privacy impacts to neighbors
- Location of all structures next to the most populated (south & west) edges of the field and the consultant's statement that none of these structures could be put elsewhere
- Increased traffic congestion and parking problem and an insufficient impact analysis
- Insufficient infrastructure (narrow roads, lack of bike lanes, sidewalks, parking space, etc.), concerns about field drainage, trash impacts, and a poor record of field maintenance
- Impacts of constructing a toilet and concession stand directly adjacent to neighboring yards

Respectfully,



Chris Swenson
8325 SW Ernst Road
Beaverton, OR



Figure 1. Aerial photo illustrating close proximity of neighboring homes, the impossibility of mitigating noise, light and disturbance impacts caused by the project, and the unsuitability of this location for a high-use, multi-sport, high school sports development.

Lauren Russell

From: Scott Phillips <scott_phillips_us@hotmail.com>
Sent: Thursday, February 27, 2020 11:01 PM
To: Lauren Russell
Subject: Subject: Regarding West Sylvan Middle School Field Improvements, Case File No. CU2019-0011 / DR2019-0182

Follow Up Flag: Follow up
Flag Status: Completed

February 27, 2020

City of Beaverton Planning Division, attention Lauren Russell
PO Box 4755
Beaverton, OR 97076
Attn: lrussell@beavertonoregon.gov

To the Beaverton Planning Commission:

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

I am writing to share my concerns with the Planning Commissioners' in the matter of the West Sylvan Middle School Field Improvements. I believe this proposal has certain elements that create a dramatic negative impact on livability for members of the community, especially those with adjoining properties. I urge you to deny the specific elements of the proposal that I address below.

I do understand there are competing interests involved with West Sylvan Field.

One interest is a desire to provide students at Lincoln High School with appropriate facilities for a strong athletics program. I have a daughter at Lincoln and a second daughter at West Sylvan who will be at Lincoln in two years. Both participate in sports. I am very sympathetic to the needs of Lincoln students to have facilities for sports.

However, the other competing priority is how much to respect or override members of our Beaverton community whose homes and lives will be directly, and for many adversely, impacted by the 'improvements' being requested to West Sylvan Field. Here, too, I have a stake as my home at 8195 SW Ernst Rd is just one house away, or less than 200 feet, from the current field's boundary line.

I have reviewed the submission for West Sylvan Field Improvements. It argues that the project will deliver a field that is greatly improved for athletic activities and that it meets the Beaverton Development Code 40.15.15.3.C and the Approval Criteria, subparagraph 5, which requires 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."

I disagree and I will argue that the current plan does NOT meet the criteria of ‘reasonably compatible’ and ‘having minimal impact on livability and appropriate use’ of the properties surrounding the site. There are three specific issues that I believe have a significant adverse impact on livability and these should be denied in the proposal. They are 1) Field Lighting Towers, 2) Bathroom placement, and 3) Chain Link fencing. I believe if you lived in a home adjoining our field, you would feel the same on each of these issues.

Field Lighting Towers

I understand the proposal for the Field Improvement includes multiple lighting towers standing between 60’ and 80’ in height and the plan is to operate these lighting towers every evening until 10 p.m.

I believe these towers do NOT meet the Approval Criteria of the Beaverton Development Code for being “reasonably compatible with and having a minimal impact on livability.” Rather, they would be a deep and shocking change to our current community and they would significantly impact the quality of life and the current environment for the entire neighborhood.

If you are not familiar with our West Slope community, you should come see it for yourself at night. The first thing you might notice is that we have no street lights. It gets quite dark as soon as the sun goes down. In the area of the field and for the properties immediately adjacent, the field is nearly pitch black. We are a community comfortable with darkness. On a clear night, you can see the Milky Way from your back porch or from the middle of West Sylvan field. People purchased homes in this community and have lived here for decades because they like this environment and its ambiance.

To understand how dramatic of a change is being proposed, I visited Conestoga Middle School in Beaverton which has similar lighting towers with similar technology and height. The field was upgraded to astroturf and the lighting towers were installed in 2016, just over three years ago. If you have not seen this field for yourself, you should visit it after dark and before 10 p.m. on a weekday. Get ready for a shock.

Driving on Scholl’s Ferry road towards Conestoga MS, you can clearly see the lighting towers from well over three blocks away. The towers stand out as a bright, glowing presence that dominates the entire neighborhood. As you draw closer, you find a field that is very brightly lit and also illuminates the entire surrounding area. That reflective glare is indirect yet it creates ambient lighting among the surrounding houses that feels roughly comparable to standing outdoors in a full eclipse. It’s just this one goes on every night until 10 p.m.

While it is true that the lights are pointed downwards and the technology to shield and direct this lighting is impressive, it cannot be overstated how much these towers transform the immediate neighborhood and how much the facility stands out as brightly lit. If these towers are constructed on West Sylvan Field they will dramatically impact the homes immediately adjacent and bordering the field. But they will also be a huge glaring presence visible by all homes within 2-3 blocks, a brutal change to our neighborhood of darkness.

Such towers are not a ‘minimal impact on livability’ but a dramatic change to the quality of life. In fact, you have but to walk the perimeter path around Conestoga field to notice that virtually every unit in the development directly adjacent to the field is bathed in light and has been forced to install blackout curtains or heavy blinds drawn across their back windows to block out the brightness.

Returning to West Sylvan after visiting Conestoga MS, it is hard not to see that such proposed lighting towers at West Sylvan Field would be a stark and massive change to our neighborhood.

In addition to Conestoga Middle School, I visited multiple school in Beaverton and adjacent areas to survey their fields. I visited Beaverton High School, Valley Catholic, Jesuit High School, and Southridge High School. I visited Highland Park Middle School in Beaverton as well as Robert Grey Middle School in Portland. In every case, I found that the softball and baseball fields did not have field lighting at all. Only the football fields have this form of lighting at the schools I visited and in every case there was a significant green boundary of 200-300 feet or more between the location of lighting towers and the boundary of residential properties.

My conclusion is that putting up very tall lighting towers immediately adjacent to residential properties would be a brutal change to our current community and it will dramatically impact the health, quality of life, and livability of our neighborhood. The impact will be greatest for the people whose properties border West Sylvan Field. But there will also be a significant impact to the entire neighborhood in a 2-3 block radius that will have to live with a brightly illuminated set of tower lights that ruin the night. Conestoga Middle School is a terrible example of this impact. These tower lights must be denied in this proposal.

I strongly believe that these tower lights do not meet the approval criteria of 'reasonably compatible' and 'having minimal impact on livability and appropriate use' of the properties surrounding the site. I urge you to reject these lighting towers as an unwarranted intrusion that would result in a significant harm to our neighborhood and most especially to the people whose properties are on the immediate boundary.

Bathrooms

The current proposal places a bathroom facility in a corner of the field where there are residential properties in immediate proximity. In fact, the bathroom will be uphill and look down over these properties.

I don't own one of these homes, but I know people that do and they are rightfully appalled. Imagine a pleasant summer day and a family BBQ in your own backyard – accompanied by the sound of flushing toilets a few yards away for hours and hours every weekend! And that is not even assuming the worst-case scenario of a potential for bad smells wafting over your backyard summer party. This is not the American Dream!

I am strongly against approving the current proposed placement of the bathroom facilities. It simply does not meet the approval criteria of 'having minimal impact on livability and appropriate use' for those with immediate adjoining properties. When considering this element of the proposal, you should simply ask yourself: Would I want a public toilet overlooking my backyard with the sound of flushing toilets every weekend? If your answer is no, you must vote to reject this placement on the field.

A secondary option to move the bathrooms near the tennis courts simply shifts the problem closer to someone else's residential property (and has the additional harm of denying students and community members what little grass is left to them in this field 'improvement' plan).

My suggestion is to place the bathroom facility in the only corner (northeast, next to the school buildings, closest to Hwy 26) that is the furthest from all residential homes in order to minimize the human impact. This may be a challenge, but it is the only decent thing to do.

Chain Link Fence

Finally, I would like to express my strong objection to the addition of a chain link fence around the astroturf field. Once again, Conestoga Middle School provides an insight on what this looks like in practice – it locks

away the vast bulk of the field for athletic use only, it is an eye sore for the property, and it is a selfish attempt to ruin public and student access.

Conestoga Middle School has a vast expanse of green grass in the form of baseball fields which leave a large open area for the community and for students to use. The current multi-use field that is fenced in at Conestoga takes up less than 1/3rd of the available area at the school. Students and community members still have access to a large expanse of open, grassy field.

In contrast, the proposed astroturf field at West Sylvan takes up nearly 90% of the entire usable field and a boundary fence of 6-foot high chain link walls it off from students and the community. This would be a visible monstrosity.

If you approve this chain link fence, I'm afraid you will have changed our field into an eye-sore for the community and restricted students and the community to a tiny patch of grass near the tennis courts. I urge you to deny this aspect of the plan as well.

Conclusion

I know many of my neighbors are concerned about additional issues and are asking you to deny the entire program of field improvements at West Sylvan Field. While I agree that parking and traffic are going to be significant challenges, I have focused on the specific issues that will cause the most harm if they are approved.

To protect our community from a dramatic impact on livability, I would urge you to deny at least the specific components of the field improvement plan that cause the most harm to the families and members of our Beaverton community in West Slope. Those elements are the installation of high tower field lights, the placement of bathrooms near any residential homes, and the use of a chain link fence that dramatically reduces community access to the field and fundamentally changes the character and appearance of West Sylvan field both for the community and the students at school.

I am not opposed to the use of the field for baseball and softball, nor am I opposed to building an astroturf field at all. I don't like these options compared to our current grass field, but I believe a reasonable compromise is possible.

I do appreciate this opportunity to share my concerns about the West Sylvan Field Improvement Plan and I request your help in protecting our community from a plan that would cause significant harm and injury to the livability of our neighborhood.

Thank you for your consideration. I look forward to hearing from you.

Sincerely,

Scott Phillips
8195 SW Ernst Rd
Portland, OR 97225
Email: Scott_phillips_us@hotmail.com

Lauren Russell

From: Kim Sordyl <kim@kimsordyl.com>
Sent: Friday, February 28, 2020 8:11 AM
To: Lauren Russell
Subject: West Sylvan Field Improvements

Follow Up Flag: Follow up
Flag Status: Completed

Beaverton City Leaders-

My husband and I have students at both West Sylvan and Lincoln High School. My husband is a volunteer soccer coach for both schools. We strongly support the proposed field improvements at the West Sylvan field.

Temporary use of the improved athletic fields by Lincoln High School students during the reconstruction of the high school is already needed. Their field has been razed for construction.

West Sylvan students and local residents will benefit for years to come with the improved recreational features.

This is an opportunity for the community to have access to healthy activities. I'm asking for your support.

Thank you,
Kim Sordyl

FEB 28 2020

Property Owners' Letter Requesting Application Be Denied

To: ~~Planning Division~~
The Beaverton Planning Commission

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

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

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

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

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

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

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

Property Owners' Letter Requesting Application Be Denied

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

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

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

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

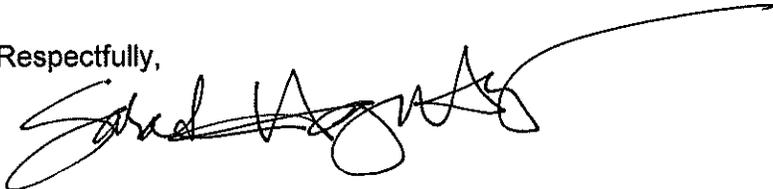
Property Owners' Letter Requesting Application Be Denied

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

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

We believe that due to all the negative impacts of the proposed development, as identified above, the values of properties adjacent to the fields and adjacent to traffic will be reduced. BDC 10.10. Purpose. Item 3. states "This Code is designed to (among other things); to conserve and stabilize the value of property, . . ." The economic study to statistically prove this assertion would take months and at great expense. However, by placing yourselves in the position of potentially buying a house adjacent to the proposed field development with its negative impacts on your quality of life, versus an equal house 300 feet away, 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

Sarah Hagerthy

2380 SW 84th

2/24/20

FEB 28 2020

Property Owners' Letter Requesting Application Be Denied

To: ^{Planning Division}
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.
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Property Owners' Letter Requesting Application Be Denied

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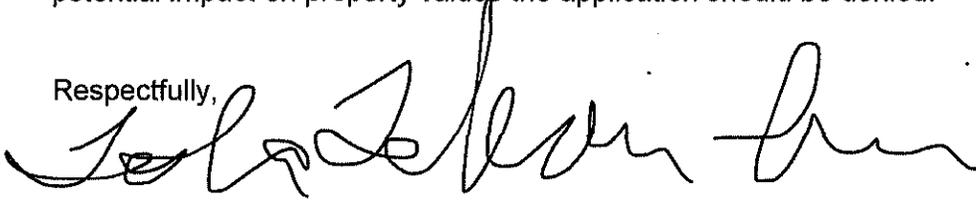
Property Owners' Letter Requesting Application Be Denied

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Respectfully,



Name and signature

Address (number & street) zip 97225

Date

TASHIA

2135 SW 84TH AVE 2020

2/24

TERENZI-AMI

RECEIVED
City of Beaverton

FEB 28 2020

2100 SW 84th Ave
Portland, OR 97225

February 26, 2020

Planning Division

Lauren Russell
Planning Division
PO Box 4755
Beaverton, OR 97076

Dear Ms. Russell:

As a physician, I have health concerns about the proposed West Sylvan Middle School Field Improvements by PPS. First is the potential heat island effect of synthetic turf. Heat island is a topic of research by our local PSU Professor Vivek Shandas who found significant variation in temperatures across Portland. The heat islands are heavily influenced by the "built environment" and how neighborhoods are planned. West Slope is fortunate to have a grass field; this provides evaporative cooling that a turf field does not. Research from Dr. Stuart Gaffin at Columbia University observed that turf fields can get up to 60° hotter than a grass field. This can exacerbate pulmonary conditions, cause dehydration and heat stroke for those who live in the community.

Second, there remains controversy over the safety of synthetic turf fields. These fields are known to contain carcinogens, especially in the crumb rubber. The health impact is currently under research and a final report from the EPA is pending. Current research is focused on exposure to athletes who use the field for just a few hours per week. As neighboring houses are below the grade of the field, I anticipate that debris, including the crumb rubber, will blow into houses and yards, potentially leading to health issues to residents and pets. Members of this community did not agree to be part of an experiment for long term exposure to crumb rubber in our living environment.

Lastly, I am concerned about the maintenance of the field, including the landscaped areas and the proposed swale. As these are essential elements of controlling the drainage and serve as barriers to neighboring properties, there needs to be a formal commitment from PPS to inspect and maintain these features so they continue to function as designed. Currently their primary responsibility is mowing and they usually ignore the periphery of the field where these will be located.

Thank you for considering my concerns. For your convenience, I enclosed a few articles that expand on these topics.

Sincerely,


Gene Lui, DO

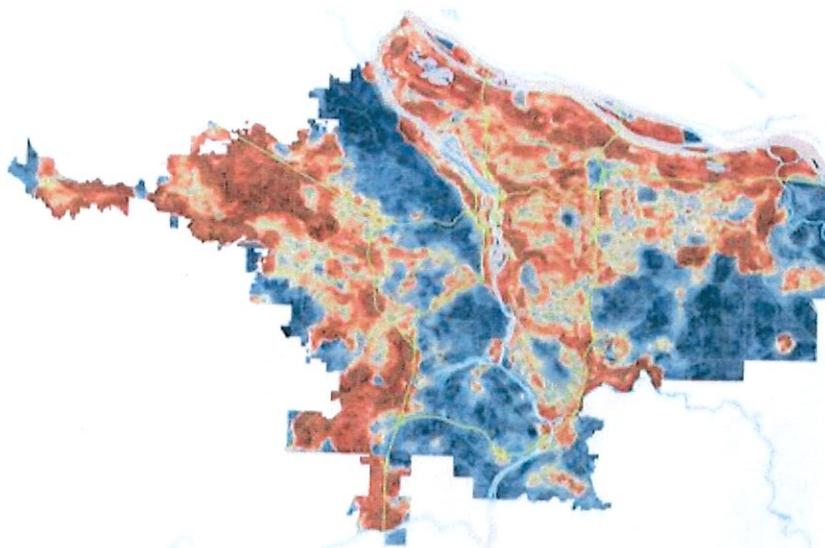
Enclosures

[oregonlive.com](https://www.oregonlive.com)

Portland weather hot spots: Temperatures can vary as much as 20 degrees by neighborhood

Updated Aug 29, 2019; Posted Aug 28, 2018

4 minutes



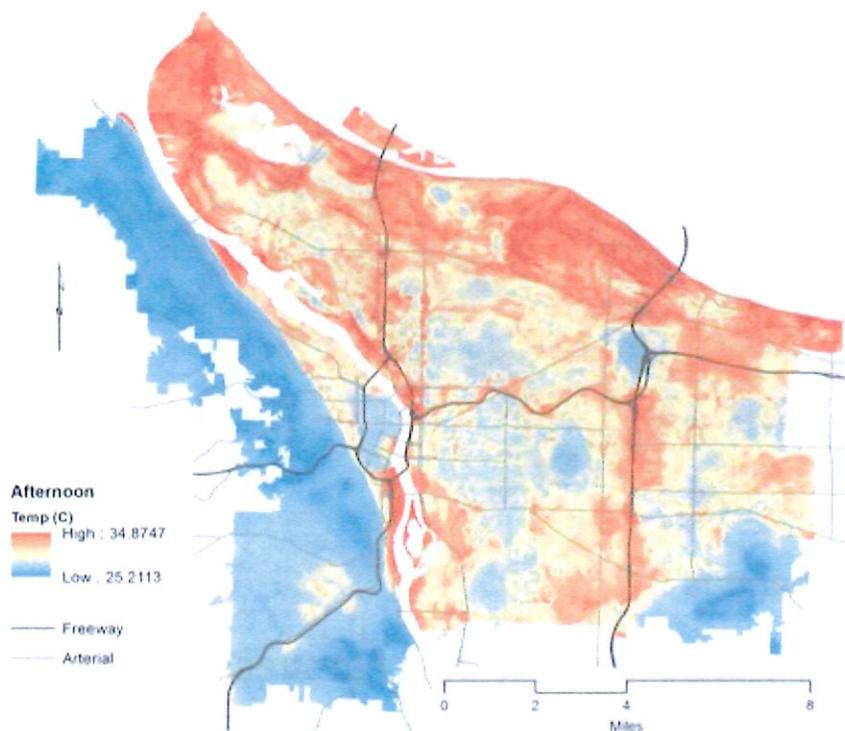
Courtesy/Vivek Shandas

It's no secret that Portland has been on a hot streak, notching day after day of temperatures well into the 90s. It's been hot enough that the city

of the number of 90-degree days in a year. While Tuesday isn't expected to add to that tally, with an expected high in the upper 80s, it's still warm enough to feel like the height of summer.

But depending on where you are in the city, it might not feel that way. On a hot day, there are wild swings in temperature between Portland's microclimates, sometimes by as much as 20 degrees within just a mile or two.

That's according to Vivek Shandas, a professor at Portland State University's Institute for Sustainable Solutions, who lead the research team looking into the varying temperatures in the city. The research was



Courtesy/Vivek Shandas

Though the data itself was massive, with more than 300,000 measurements, collecting it was as simple as driving around Portland at predetermined times with a fancy thermometer

sticking out the window.

The conclusions Shandas was able to draw from the research went beyond where the heat collects in the city. Shandas was able to discern not just where the hotspots were, but also why some places were so much warmer.

As with many ways the city works (or doesn't work), it all comes down to planning, Shandas said.

Different surfaces react differently to heat. Concrete, asphalt and other aspects of what Shandas calls "the built environment" absorb heat and warm their surroundings. But how the built environment is designed has an impact as well.

When buildings are all the same height, the air in between them can stagnate and bump temperatures up. Buildings of varying heights increase circulation and act like a breeze-driven air conditioner.

Nature plays a big role, too, Shandas said. Bigger trees absorb more heat from the sun and create bigger shadows. Plants pull moisture from the ground, which in turn evaporates into the air providing a cooling effect.

Some of the hottest places in Portland occur where those two dynamics -- the built environment and the natural one -- intersect. Buildings that are designed in a horseshoe shape, with a parking lot in the middle absent of greenery, can raise the temperature of adjacent buildings by as much as 10 degrees, Shandas said.

"There are numerous designs that could be far more effective"

at reducing heat, he said.

Changing the planning and development process is no short endeavor, though, and those looking for relief from the increasingly hot weather likely don't want to wait for more efficient buildings to be constructed.

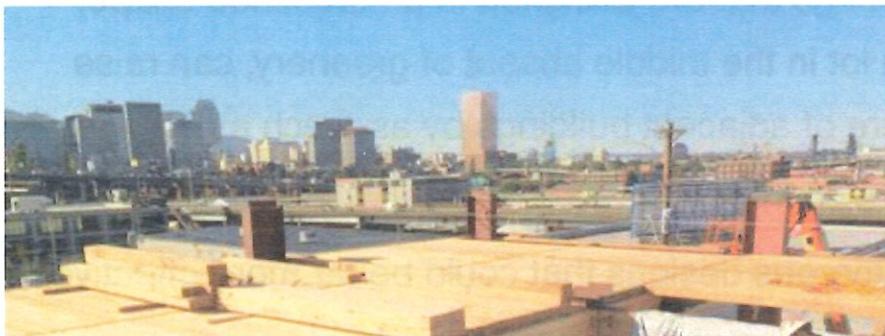
In the meantime, Shandas used his data to pull out some of the hottest places to avoid during a heatwave and a few more to head toward if you're looking to cool down.

Hot: 82nd Avenue corridor between I-84 and Southeast Foster Road



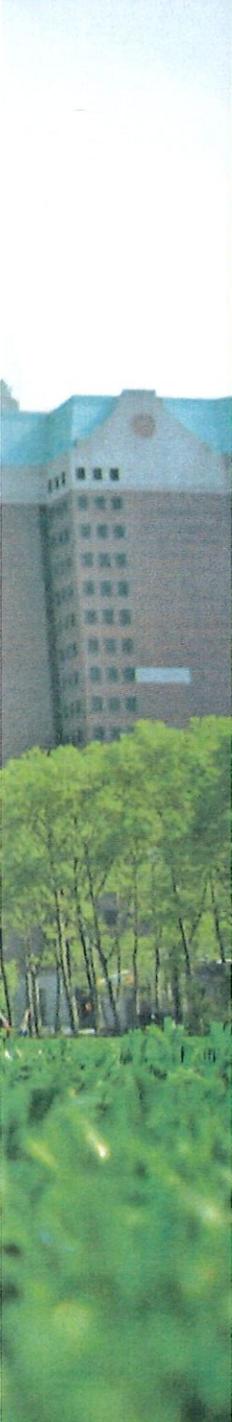
Andrew Theen/Staff

Hot: Inner Southeast industrial area



Synthetic Turf

Health Debate Takes Root



In Little League dugouts, community parks, professional athletic organizations, and international soccer leagues, on college campuses and neighborhood playgrounds, even in residential yards, the question being asked is “grass or plastic?” The debate is over synthetic turf, used to blanket lawns, park spaces, and athletic fields where children and adults relax and play; the questions are whether synthetic turf is safe for human and environmental health, and whether its advantages outweigh those of natural grass. Despite or perhaps because of the fact that it is too early to definitively answer those questions, the debate is fierce.

New York City, which buys the largest amount of synthetic turf of any U.S. municipality, held a hearing 13 December 2007 on the use of synthetic turf in city

parks. There is a clear need for open space in the city. The 28,700 acres of land constituting some 4,000 parks are distributed unevenly throughout the city. “Many districts have no green parks, not even one,” said Helen Sears, a city council member representing the Jackson Heights neighborhood, during the hearing.

New York City Department of Parks & Recreation commissioner Adrian Benepe wants to address the need for parks and athletic fields by installing not only natural grass fields and lawns but also synthetic turf. “With quality recreational facilities—which means, in some cases, synthetic turf fields—we will be able to better confront this issue,” he says. In New York City, he points out, at least 35 synthetic turf fields are or will be a replacement for asphalt surfaces.

Josh Jackson



Synthetic turf field at Cadman Plaza Park, Brooklyn, New York

Others oppose the move toward synthetic turf. "Grassroots organizations have been working hard to have pesticide use reduced or banned in places where it is unnecessary," says Tanya Murphy, a board member of Healthy Child, Healthy World, an advocacy organization. "Now we're going from the frying pan and into the fire when replacing grass with synthetic turf."

The debate leaves many on the fence. Orlando Gil, an assistant research scientist at New York University and soccer coach, is weighing both alternatives: "We want children to play outside, exercise, and play sports, but with pesticides and fertilizers in grass and chemicals in artificial turf, I don't know which to choose."

Indeed, a dearth of research on the nonoccupational human health effects of exposure to the constituents of synthetic turf hampers the ability to make that choice with any degree of confidence. On the basis of limited toxicity data, some reports have concluded the health risks are minimal. Most agree, however, that far more research is needed before the question can be definitively answered. In the 13 December 2007 issue of *Rachel's Democracy and Health News*, William Crain of the City College of New York Psychology Department and Junfeng Zhang of the University of Medicine & Dentistry of New Jersey School of Public Health called conclusions of minimal risk "premature."

A Turf History

During the 1950s, the Ford Foundation studied ways to incorporate physical fitness into the lives of young people, particularly in cities where outdoor play areas were scarce. Ford joined Monsanto Industries to create an artificial surface on which children could play sports. In 1964 the first artificial playing surface was marketed under the name Chemgrass.

Meanwhile, the first domed stadium was being built in Houston, Texas. The Astrodome, with its retractable translucent plastic ceiling, let in enough sunshine to maintain a natural grass field. But after the first baseball season, it was clear there was a problem. The plastic panes produced a glare that made it difficult for players to see the ball. This problem was solved by painting the panes black—but then the grass began to die from lack of sunlight. By the beginning of the second season, the Astros were playing on dead grass and painted dirt. At this time, production of Chemgrass was limited, but what little was available was installed in the Astrodome. By the end of the 1966 season, the material had been

renamed AstroTurf. The green nylon carpet was a success.

The popularity of AstroTurf grew steadily during the 1970s and 1980s, with most of its use in professional sports arenas. However, a backlash began to unfold when players started to complain about the surfacing. The English Football Association banned synthetic turf in 1988, mainly because of complaints from athletes that it was harder than grass and caused more injuries. Similar concerns were growing in the United States. A poll conducted by the National Football League Players Association in 1995 showed that more than 93% of players believed playing on artificial surfaces increased their chances of injury. This sentiment was famously expressed by baseball player Dick Allen: "If a horse won't eat it, I don't want to play on it."

The movement against AstroTurf gained traction, and many ballparks were converted to natural grass during the 1990s. One example was Giants Stadium in New Jersey, which had used AstroTurf since its construction in 1976. The stadium was refitted with a system of 6,000 removable trays of natural grass. Even the new stadium in Houston, built to replace the original Astrodome, was surfaced with grass.

In this story of grass, the balance is tilting once more against the natural kind. Natural grass, under some circumstances, cannot consistently withstand the demands of sports where a lot of running is involved. Parallel to this back-and-forth controversy over which is best have come new developments in the manufacture of synthetic turf. Several companies, including the makers of the original AstroTurf, have come on the market with new playing surfaces.

FieldTurf, for example, is made of a blended polyethylene-polypropylene material woven to simulate blades of grass. The "grass" is held upright and given some cushioning by adding a layer of infill made of recycled tires, rubber particles 3 mm in diameter or smaller. This crumb rubber infill is sometimes mixed with silica sand. Many stadiums that switched to grass from AstroTurf have since switched back to FieldTurf-style synthetic turf.

Figures from the Synthetic Turf Council, a trade organization based in Atlanta, show that 10 years ago there were 7 new-generation fields installed in the United States. Today there are 3,500. Says Geoffrey Croft, president of the nonprofit New York City Parks Advocates, which promotes public funding and increased park services, "There are millions of square feet of synthetic turf already installed on fields around the country, and not one

environmental impact statement has been issued."

Human Health Questions

Given the relatively recent development of new-generation synthetic turf, there are unanswered questions regarding its potential effects on health and the environment, with the rubber infill one of the main sources of concern. The crumbs become airborne and can be breathed in and tracked into homes on clothes and athletic gear. There are also questions about dermal and ingestional exposures, and about ecosystem effects.

For athletes, the little black rubber pellets may seem little more than a nuisance. Others express more concern, especially when it comes to children's exposure to the infill. Patti Wood, executive director of the nonprofit Grassroots Environmental Education, argues, "This crumb rubber is a material that cannot be legally disposed of in landfills or ocean-dumped because of its toxicity. Why on earth should we let our children play on it?"

Recycled crumb rubber contains a number of chemicals that are known or suspected to cause health effects. The most common types of synthetic rubber used in tires are composed of ethylene-propylene and styrene-butadiene combined with vulcanizing agents, fillers, plasticizers, and antioxidants in different quantities, depending on the manufacturer. Tire rubber also contains polyaromatic hydrocarbons (PAHs), phthalates, and volatile organic compounds (VOCs).

According to the Rubber Manufacturers Association, only 8 states have no restrictions on placing tires in landfills. Most of these restrictions have to do with preventing pest problems and tire fires, which release toxicants such as arsenic, cadmium, lead, nickel, PAHs, and VOCs.

Some studies suggest that the same chemicals that can be released profusely during a tire fire may also be released slowly during deterioration of crumb rubber. For instance, researchers at the Norwegian Institute of Public Health presented a report at the 2006 meeting of the International Association for Sports Surface Sciences on turf-related chemicals in indoor stadiums. The report, *Artificial Turf Pitches: An Assessment of the Health Risks for Football Players*, showed that VOCs from rubber infill can be aerosolized into respirable form during sports play. The authors calculated health risk assuming the use of recycled rubber granulate, which releases the lowest amounts of these chemicals of any type of rubber infill.

The report concluded that, given current knowledge, the use of synthetic turf indoors does not cause any elevated health risk, even in vulnerable populations such as children. However, the report continues, "It should also be noted that little or no toxicological information is available for many of the volatile organic compounds which have been demonstrated as being present in the air in the [indoor stadiums]. . . . [Furthermore], not all organic compounds in the [stadium] air have been identified." In particular the report called for more information regarding the development of asthma and airway allergies in response to exposure to the latex in many tires.

Similarly, the California Office of Environmental Health Hazard Assessment (OEHHA), in the January 2007 report *Evaluation of Health Effects of Recycled Waste Tires in Playground and Track Products*, concluded that 49 chemicals could be released from tire crumbs. Based on an experiment simulating gastric digestion, the OEHHA calculated a cancer risk of 1.2 in 10 million assuming a one-time ingestion over a lifetime—well below the 1 in 1 million *de minimis* risk threshold. In a hand-wipe experiment, the OEHHA calculated an increased cancer risk of 2.9 in 1 million for ingestion of chrysene (a suspected human carcinogen found in tire rubber) via hand-to-mouth contact with crumb rubber infill. This estimate assumed regular playground use for the first 12 years of life and was termed by the authors to be "slightly higher" than the *de minimis* level.

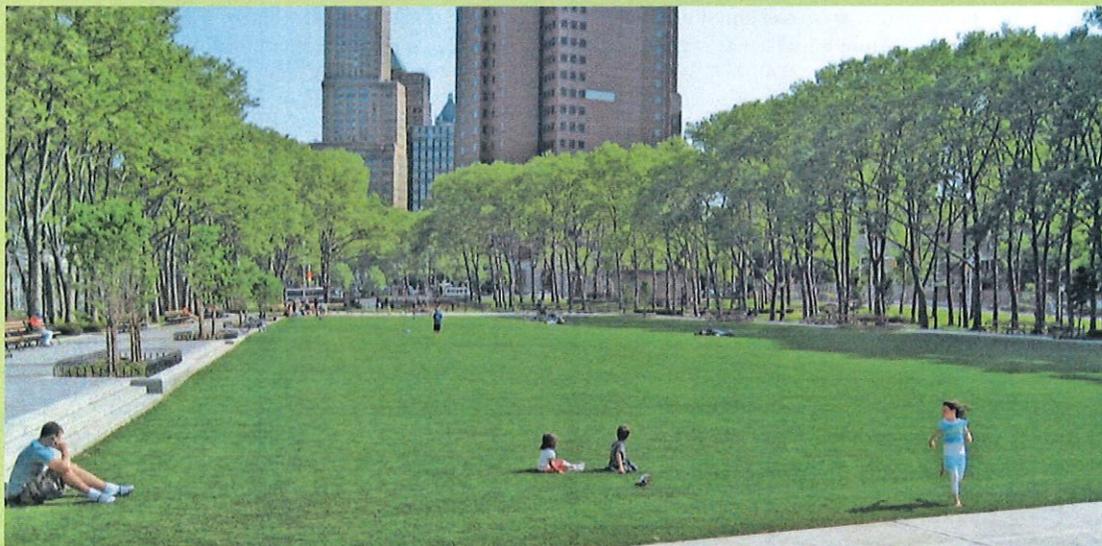
In the summer of 2007, Environment and Human Health, Inc. (EHHI), a non-profit organization headquartered in North Haven, Connecticut, commissioned a study from the Connecticut Agricultural Experiment Station to determine whether toxic compounds from crumb rubber could be released into air or water. The report *Artificial Turf* describes identifying 25 chemical species with 72–99% certainty using mass spectrometry–gas chromatography. Among those definitively confirmed were the irritants benzothiazole and *n*-hexadecane; butylated hydroxyanisole, a carcinogen and suspected endocrine disruptor; and 4-(*t*-octyl) phenol, a corrosive that can be injurious to mucous membranes.

The Synthetic Turf Council said in a statement issued on 13 December 2007 that "Claims of toxicity [in the EHHI report] are based on extreme laboratory testing such as the use of solvents and high temperatures to generate pollutants." But the EHHI stands by its studies. *Artificial Turf* author David Brown, EHHI's director of public health toxicology, says, "It is clear the recycled



weighing costs and benefits. High-impact sports take a toll on natural grass fields (above), but concerns about the unknown health effects of crumb rubber infill (seen below spraying upon impact) and other environmental health concerns keep some stakeholders from wholeheartedly buying in to the benefits of synthetic turf.





Moratorium introduced. Cadman Plaza Park in Brooklyn, New York, boasts a picture-perfect blanket of synthetic turf. In fall 2007 the New York State Assembly has introduced a moratorium on the sale and installation of synthetic turf containing crumb rubber until the state completes a comprehensive study on its potential health effects.

rubber crumbs are not inert, nor is a high temperature or severe solvent extraction needed to release metals, volatile, or semi-volatile organic compounds.” Brown asserts that the laboratory tests approximate conditions that can be found on the field, and that no solvent besides water was used.

According to Brown, the basic barrier to accurately assessing the safety of recycled tire rubber is the high variability in tire construction and the lack of chemical characterization of the crumb rubber. “Very few samples have been tested,” he says. “There is no study with sufficient sample sizes to determine the potential hazard.” He adds, “Since new tires contain vastly different amounts of the toxic materials, based on the intended use, it is impossible to ensure players or gardeners and others that their personal exposure is within safe limits.”

Another debated health issue is that of injuries. Several studies published in a supplement to the August 2007 issue of the *British Journal of Sports Medicine* reported no differences in the incidence, severity, nature, or cause of injuries in soccer teams who played on grass versus new-generation synthetic turf. However, injuries may depend on the type of sport being played. A five-year prospective study of football injuries among high school teams published 1 October 2004 in *The American Journal of Sports Medicine* showed that there were about 10% more injuries when games were played on synthetic turf than when played on grass surfaces. Conversely, the risk of serious head and knee injuries was greater on grass fields.

Injuries lead to another concern: infection with methicillin-resistant *Staphylococcus aureus* (MRSA), which is thought to spread especially easily among athletes because of repeated skin-to-skin contact, frequency of cuts and abrasions, and sharing of locker room space and equipment. A study conducted by the Centers for Disease Control and Prevention and published in the 3 February 2005 issue of the *New England Journal of Medicine* showed that, although synthetic turf itself did not appear to harbor MRSA, the greater number of turf burns caused by the abrasive friction of this type of surface increased the probability of MRSA infection, especially among professional athletes playing on hard surfaces.

There is, however, some evidence to suggest that synthetic turf may harbor more bacteria. For example, an industry study sponsored by Sprinturf, a maker of synthetic turf, found that infill containing a sand/rubber mixture had 50,000 times higher levels of bacteria than infill made of rubber alone. To address this, the company markets synthetic turf that is “sand-free” as a safer alternative and offers sanitation for those fields already installed.

Proper maintenance of synthetic turf requires that the fields be sanitized to remove bodily fluids and animal droppings; manufacturers market sanitizing products for this purpose. According to *Synthetic Turf Sports Fields: A Construction and Maintenance Manual*, published in 2006 by the American Sports Builders Association, some synthetic turf owners disinfect their fields as often as twice a month, with more

frequent cleanings for sideline areas, where contaminants concentrate.

Different Shades of Green

Cultivated natural grass carries plenty of environmental baggage. According to “Water Management on Turfgrass,” a paper on the Texas A&M University Cooperative Extension website (<http://plantanswers.tamu.edu/>), natural grass sports fields can require up to 1.5 million gallons of water per acre per year. The frequent mowing required for natural grass lawns and fields

also results in emissions of hydrocarbons and carbon monoxide (up to 5% of such emissions in the United States, according to the Environmental Protection Agency).

Natural grass does offer tangible benefits, however. According to Turfgrass Producers International, these include increased pollution control, absorption of carbon dioxide, a cooling effect, water filtration, and prevention of soil erosion. There are also perhaps intangible benefits to a field of grass. Crain presents the idea that replacing grass with synthetic turf can hinder children’s creative play and affect their development. “Today’s children largely grow up in synthetic, indoor environments,” he says. “Now, with the growing popularity of synthetic turf fields, their experience with nature will be less than ever.”

Adds Croft, “Although there is an important need for open spaces, the issue here is not open space but active recreational facilities. I don’t see the connection between open space and installing synthetic turf fields.”

Synthetic turf does offer certain advantages over natural grass. *A New Turf War: Synthetic Turf in New York City Parks*, a report released in 2006 by the advocacy group New Yorkers for Parks, points out, “Proponents of synthetic turf fields tout the reduction of allergy and asthma triggers. The removal of natural pollens and grasses may be beneficial to children and adults with these afflictions.”

One of the main arguments used in favor of synthetic turf is that it can be

installed relatively quickly and, once functional, can be used almost continuously. In contrast, grass fields need time to take root and must be closed periodically for proper maintenance. For example, the Central Park Conservancy, a private philanthropy that maintains New York City's Central Park, closes grass fields all winter; during the summer and spring, fields are closed on a rotating basis for restoration. Also, tackle football and cleated shoes are prohibited on all of the fields, and the fields are closed whenever it rains or they are wet. According to estimates from the New York City Department of Parks & Recreation, synthetic fields can be open for use 28% more of the time in a year than natural grass fields because they can withstand heavy use, which the department estimates has doubled in the last eight years.

Lower cost for long-term maintenance is another argument that is made for synthetic turf, although the degree of the savings is disputed. It is generally agreed that installation costs of synthetic turf can be almost double those of natural grass. For instance, a synthetic turf soccer field can cost almost \$1.4 million compared with a natural grass field at about \$690,000. But when the costs are prorated over the expected lifespan of the field, including maintenance, the difference in cost narrows to less than \$15,000 more for the natural grass, according to *A New Turf War*.

Although some, like Benepe, consider this cost savings to be substantial, others consider it insignificant. As Christian DiPalermo, executive director of New Yorkers for Parks, puts it, "The amount of money saved is negligible considering the many unknowns about artificial turf."

One drawback that both fans and critics of synthetic turf agree on is that these fields can get much hotter than natural grass. Stuart Gaffin, an associate research scientist at the Center for Climate Systems Research at Columbia University, initially became involved with the temperature issues of synthetic turf fields while conducting studies for another project on the cooling benefits of urban trees and parks. Using thermal satellite images and geographic information systems, Gaffin noticed that a number of the hottest spots in the city turned out to be synthetic turf fields.

Direct temperature measurements conducted during site visits showed that synthetic turf fields can get up to 60° hotter than grass, with surface temperatures reaching 160°F on summer days. For example, on 6 July 2007, a day in which the atmospheric temperature was 78°F in the early afternoon, the temperature on a grass field

that was receiving direct sunlight was 85°F while an adjacent synthetic turf field had heated to 140°F. "Exposures of ten minutes or longer to surface temperatures above 122°F can cause skin injuries, so this is a real concern," said Joel Forman, medical director of the Pediatric Environmental Health Specialty Unit at Mount Sinai School of Medicine, speaking at a 6 December 2007 symposium on the issue.

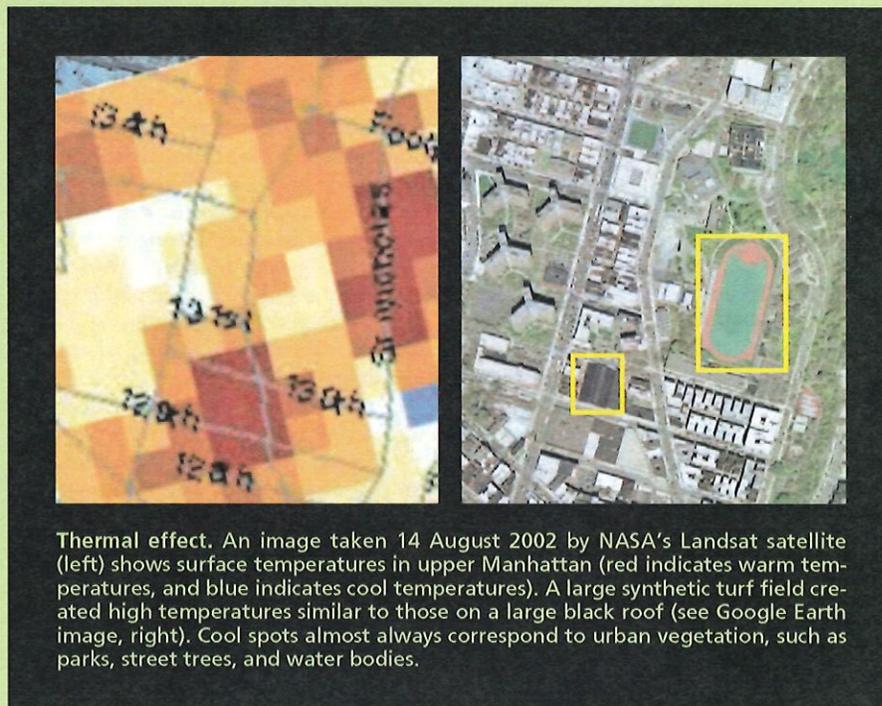
Many physical properties of synthetic turf—including its dark pigments, low-density mass, and lack of ability to vaporize water and cool the surrounding air—make it particularly efficient at increasing its temperature when exposed to the sun. This is not only a hazard for users, but also can contribute to the "heat island effect," in which cities become hotter than surrounding areas because of heat absorbed by dark man-made surfaces such as roofs and asphalt. From many site visits to both black roofs and synthetic turf fields, Gaffin has concluded that the fields rival black roofs in their elevated surface temperatures.

Although it is often argued that one of the advantages of synthetic turf is that it

"After a short while of watering, I expect the temperature should rebound and the surface become intolerably hot again," he says.

In addition to heat control, the International Hockey Federation requires that college teams saturate synthetic turf fields before each practice and game to increase traction, according to an article in the 19 October 2007 Raleigh (North Carolina) *News & Observer*. The article, which examined why local universities were watering their synthetic turf fields in the midst of severe ongoing drought in the U.S. Southeast, noted that Duke University received a business exemption to water the fields provided overall campus water consumption decreased by 30%.

The EHFI study addressed the question of whether synthetic turf fields can contribute to increased water contamination from rain or from spraying or misting. The study found that 25 different chemical species and 4 metals (zinc, selenium, lead, and cadmium) could be released into water from rubber infill. Moreover, because synthetic turf is unable to absorb or filter rainwater, chemicals filter directly into storm



Thermal effect. An image taken 14 August 2002 by NASA's Landsat satellite (left) shows surface temperatures in upper Manhattan (red indicates warm temperatures, and blue indicates cool temperatures). A large synthetic turf field created high temperatures similar to those on a large black roof (see Google Earth image, right). Cool spots almost always correspond to urban vegetation, such as parks, street trees, and water bodies.

does not need irrigation, some installations must be watered to control the excessive heat. Benepe stated in public hearings that water misters may have to be installed in some fields to help remedy the heat problem. According to Gaffin, synthetic turf is so efficient at absorbing sunlight, that cooling with water is only temporarily effective.

drains and into the municipal sewer system without the beneficial filtration that live vegetation provides. Benepe and others agree this can be an issue that New York City would need to address, as water runoff from synthetic turf fields could overwhelm storm drains, thus contributing to the estimated 27 billion gallons of raw sewage and



Growing demand. Expanding markets for the reuse of scrap tires have enabled the state of Ohio (home to this recycling site) to reduce its stockpiles faster than anticipated. In Europe, some countries are having trouble meeting the demand for end-of-life tires to recycle.

stormwater that discharge from 460 combined sewer overflows into New York Harbor each year.

Finally, what happens to synthetic turf fields when they are no longer usable? Industry estimates that synthetic turf fields have a lifespan of 10 to 12 years, whereupon the material must be disposed of appropriately. Rick Doyle, president of the Synthetic Turf Council, says the infill could be cleaned and reused; put to another purpose, such as for rubber asphalt; incinerated; used in place of soil to separate landfill layers; or otherwise recycled. Typically, however, it is landfilled.

Alternatives

One of the benefits of synthetic turf is that it can serve as a way to reuse old tires, a real problem given the 1 billion-plus tires that are sold every year. Doyle says the synthetic turf industry currently recycles one-twelfth of the 300 million auto tires that are withdrawn from use each year. The average soccer field can contain crumb rubber made from 27,000 tires at a density of about 4 to 15 pounds of infill per square foot.

Europe has launched an aggressive tire recovery campaign in which tires that meet quality criteria can be retreaded and reused.

End-of-life tires that cannot be reused are recycled for other uses including some industrial energy-generating applications, the production of rubberized pavement, and recycling into materials for the car industry (in addition to some use in producing synthetic turf). In western Europe, recovery rates of used tires have increased from 65% in 2001 to almost 90% in 2005.

Whereas end-of-life tires add tons of waste a year for disposal in many areas, in Europe they are turning into a potentially lucrative secondary raw material. "There are increasingly numerous applications," says Serge Palard, head of the end-of-life tire recovery department at Michelin, one of the largest tire manufacturers in the world. "In some countries where we did not know what to do with end-of-life tires a few years ago, now we do not have enough to meet the demand of all the reprocessors."

In accordance with the European Union's recently implemented REACH (Registration, Evaluation, Authorisation and Restriction of Chemicals) regulations, which will require more testing of industrial chemicals, companies such as Michelin are working to reduce the use of harmful chemicals in tires in order to facilitate recycling into other products.

European companies are also finding innovative ways to address concerns regarding recycled tire infill in synthetic turf. In Italy, for example, there is an effort to market synthetic turf fields that feature infill made of a new thermoplastic material that is thought to be nontoxic. Mondo, a manufacturer of floor surfaces, produces Ecofill, a patented polyolefin-based granule used in synthetic turf. According to the company, this material disperses heat more efficiently; is highly shock absorbent; does not contain polyvinyl chloride, chlorine, plasticizers, heavy metals, or other harmful chemicals; and is 100% recyclable.

Another alternative is infill made from plant-derived materials. Synthetic turf manufacturer Limonta Sport produces Geo Safe Play, an infill made from coconut husks and cork. Company spokesperson Domenic Carapella says, "There are certainly alternatives to crumb rubber. There is no longer a reason to sacrifice the playing quality and more importantly the health of children [playing on synthetic turf]."

Why can't the alternative to bad grass fields simply be well-maintained grass fields, asks Croft. Certain varieties of turf grasses have been bred for resistance to stress, ability to withstand trampling and low water conditions, and other characteristics that make them appropriate for athletic field use.

But according to Doyle, increased maintenance is not the answer. "More maintenance cannot overcome overusage of a natural grass sports field," he says. "And overusage of a natural grass sports field or usage during a rainstorm or in months of dormancy will produce an unsafe playing surface." Adds Benepe, "Even the wealthiest professional sports teams and Ivy League universities have concluded that grass fields are a losing proposition for intense-use sports such as football or soccer. . . . There is also the reality that natural turf fields used for high-intensity sports must be replaced every few years, unless you severely restrict use."

For now, New York State Assemblymembers Steve Englebright, William Colton, and David Koon have proposed legislation to impose a six-month moratorium on the installation of synthetic turf until the state health and conservation departments have better studied the pros and cons of natural and synthetic grass. Said Englebright in a 5 November 2007 statement, "Before we take risks with our children's health and drinking water quality, we need to make sure that the uncertainties . . . are fully investigated."

Luz Claudio

AP Photo/L.D. Pooley



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Evaluation of potential carcinogenicity of organic chemicals in synthetic turf crumb rubber

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Abstract

Currently, there are > 11,000 synthetic turf athletic fields in the United States and > 13,000 in Europe. Concerns have been raised about exposure to carcinogenic chemicals resulting from contact with synthetic turf fields, particularly the infill material (“crumb rubber”), which is commonly fabricated from recycled tires. However, exposure data are scant, and the limited existing exposure studies have focused on a small subset of crumb rubber components. Our objective was to evaluate the carcinogenic potential of a broad range of chemical components of crumb rubber infill using computational toxicology and regulatory agency classifications from the United States Environmental Protection Agency (US EPA) and European Chemicals Agency (ECHA) to inform future exposure studies and risk analyses. Through a literature review, we identified 306 chemical constituents of crumb rubber infill from 20 publications. Utilizing ADMET Predictor™, a computational program to predict carcinogenicity and genotoxicity, 197 of the identified 306 chemicals met our *a priori* carcinogenicity criteria. Of these, 52 chemicals were also classified as known, presumed or suspected carcinogens by the US EPA and ECHA. Of the remaining 109 chemicals which were not predicted to be carcinogenic by our computational

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Author contributions

ANP, SSF (data acquisition, analysis, and interpretation), ANP, NCD (study design), ANP, DT (preparation of manuscript, and critical revision of the manuscript), NCD, CHJ (data interpretation and critical revision of the manuscript), SHIH (regulatory data analysis, Cytoscape analysis and critical revision of the manuscript) VV (study design, data interpretation, critical revision of the manuscript, and study supervision).

¹These authors contributed equally to this work.

Conflict of interest

The authors declare that they have no conflict of interest with the contents of the article.

toxicology analysis, only 6 chemicals were classified as presumed or suspected human carcinogens by US EPA or ECHA. Importantly, the majority of crumb rubber constituents were not listed in the US EPA (n = 207) and ECHA (n = 262) databases, likely due to an absence of evaluation or insufficient information for a reliable carcinogenicity classification. By employing a cancer hazard scoring system to the chemicals which were predicted and classified by the computational analysis and government databases, several high priority carcinogens were identified, including benzene, benzidine, benzo(a)pyrene, trichloroethylene and vinyl chloride. Our findings demonstrate that computational toxicology assessment in conjunction with government classifications can be used to prioritize hazardous chemicals for future exposure monitoring studies for users of synthetic turf fields. This approach could be extended to other compounds or toxicity endpoints.

Keywords

Carcinogenicity; Computational toxicology; Crumb rubber; Regulatory classification; Synthetic turf

1. Introduction

Synthetic turf is a ground surfacing material designed to imitate both the appearance and function of natural grass (Cheng et al., 2014). Within the sports world, synthetic turf gained popularity in 1966 when it was used in the Astrodome Stadium in Houston, Texas (Marsili et al., 2014). Since then, over 11,000 synthetic turf fields have been installed in the United States (US) (McCarthy and Berkowitz, 2008). In Europe, there are currently over 13,000 synthetic turf fields, a number predicted to increase to approximately 21,000 by the year 2020 (ECHA, 2016). Synthetic turf fields have several advantages over natural grass fields. They do not require irrigation, fertilizers, or pesticide application, which saves water, labor, time, and reduces the likelihood that certain potentially toxic chemicals will be introduced into the environment (Cheng et al., 2014; Claudio, 2008). In addition, synthetic turf fields can be used more frequently because they do not become muddy after precipitation and do not require waiting periods between uses to facilitate repair and recovery (Claudio, 2008). Although synthetic turf installation costs substantially more than natural grass, the overall longterm expenses are lower (Huber, 2006).

Despite these practical advantages, there have been growing concerns about the safety of synthetic turf fields, particularly the infill materials. All synthetic turf fields share the same basic composition, i.e., polyethylene synthetic grass fibers, infill, and carpet backing (Cheng et al., 2014). Crumb rubber is commonly used as the infill material and is mainly produced by fragmentation of scrap vehicle tires (Cheng et al., 2014). It consists of rubber polymer (40–60%), reinforcing agents (e.g., carbon black) (20–35%), aromatic extender oil ($\leq 28\%$), vulcanization additives, antioxidants, antiozonants, and processing aids, such as plasticizers and softeners (Li et al., 2010; Wik and Dave, 2009). The proportional contributions of each constituent depend on the source from which the crumb rubber is manufactured (Cheng et al., 2014). Some of the specific chemicals measured in crumb rubber include polycyclic aromatic hydrocarbons (PAHs), volatile organic compounds (VOCs), semi-volatile organic

compounds (SVOCs), and metals, such as zinc and lead (Marsili et al., 2014). The focus of concern has been on the crumb rubber infill due to its ubiquitous use, exposure potential, and components which may exert effects that are deleterious to human health.

Human exposure to crumb rubber-derived chemicals may occur through inhalation, ingestion, and/or dermal contact. The dominant route by which the various chemicals in crumb rubber enter the human body will depend, in part, upon each compound's physicochemical properties. For example, semi-volatile compounds, such as PAHs, are more likely to be absorbed *via* inhalation given their off-gassing capabilities (especially during high temperatures). By contrast, metals may be more readily absorbed *via* unintentional ingestion of crumb rubber particles (Zhang et al., 2008). The exposure route may also be influenced by the characteristics and behaviors of the player, such as age, type of sport played, use of gloves and mouth guards, and field position (Hibbert et al., 2017). For example, younger players may have more hand-to-mouth contact than older players; soccer goalkeepers may have more skin-to-field contact than other positions. To date, exposure measurement studies of crumb rubber-derived chemicals have been quite limited.

The magnitude of exposure to chemicals from crumb rubber likely depends on several factors. The age of the infill layer can affect the concentration of chemicals found within crumb rubber, which is of relevance because 900–1000 new synthetic turf fields are established annually in the US (McCarthy and Berkowitz, 2008). Newer synthetic turf fields have higher levels of PAHs and benzothiazole in crumb rubber samples than in those collected from older synthetic turf fields (Zhang et al., 2008; Li et al., 2010). Indoor exposures are presumed to be higher and are greatly influenced by room-ventilation rates (Marsili et al., 2014). Release and transport of chemicals found in the crumb rubber infill layer of synthetic turf fields located outdoors will be affected by wind parameters, such as direction, velocity, and turbulence (MacIntosh and Spengler, 2000), as well as ambient temperature. Specifically, at an outdoor air temperature of 25 °C, the surfaces of synthetic turf fields can reach as high as 60°C, a temperature at which crumb rubber can release semi-volatile organics into the surrounding air (Marsili et al., 2014). If the surface of a synthetic turf field does not reach a temperature of 25 °C, the release of crumb rubber chemicals into the surrounding air can be linked to other mechanisms, such as wind erosion (Marsili et al., 2014).

Over the past several years, public health concerns have been raised regarding the potential adverse health effects in humans exposed to the crumb rubber infill component of synthetic turf fields, e.g., hematopoietic cancers among adolescent goalkeepers (Bleyer, 2017). The limited number of risk assessments that have been conducted do not currently support a significant health risk from playing on synthetic turf fields; however, exposure monitoring data are sparse, and no epidemiologic studies have been conducted to date (US EPA, 2016a, 2016b). Consequently, in February 2016, the Centers for Disease Control and Prevention/ Agency for Toxic Substances and Disease Registry, the US Consumers Product Safety Commission, and the US Environmental Protection Agency (EPA) announced the *Federal Research Action Plan on Recycled Tire Crumb Used on Playing Fields and Playgrounds* (US EPA, 2016b). Other agencies, such as the National Institute of Environmental Health Sciences, the US Department of Defense, and California's Office of Environmental Health

Hazard Assessment, committed to assist with this crumb rubber research enterprise (US EPA, 2016b). While awaiting results from these large-scale, comprehensive exposure studies, screening-level toxicologic assessments can help prioritize chemicals which may be emitted from the fields for more in-depth exposure and risk assessment.

Therefore, the overarching purpose of this analysis is to provide an assessment of the carcinogenic potential of a broad range of crumb rubber synthetic turf infill constituents using interrogation of regulatory agency classifications. The specific objectives are to (1) identify chemicals present in crumb rubber infill based on a comprehensive literature review, (2) predict potential carcinogenicity using computational toxicology methods, (3) evaluate the carcinogenic hazards of each chemical according to government regulatory agency databases and (4) prioritize the carcinogens by applying hazard scores.

2. Methods

2.1. Identification of synthetic turf crumb rubber constituents

We conducted a literature review as part of a substance review at the National Toxicology Program related to potential health effects from exposure to crumb rubber in synthetic turf fields. First, all articles referenced in the report by the US EPA's *Tire Crumb and Synthetic Turf Field Literature and Report List as of Nov. 2015* (US EPA, 2016c) were included. Additionally, we conducted a search in PubMed using the following query: "(artificial-turf[tiab] OR synthetic-turf[tiab] OR artificial-grass[tiab] OR synthetic-grass[tiab] OR AstroTurf[tiab] OR chemgrass[tiab] OR "Everlast Turf"[tiab] OR FieldTurf[tiab] OR "Perfect Turf"[tiab] OR PlayersTurf[tiab] OR "Tiger Turf"[tiab]) OR (artificial-field*[tiab] OR synthetic-field*[tiab] OR artificial-surface*[tiab]) OR ((rubber[tiab] OR tire[tiab]) AND (crumb[tiab] OR granuled[tiab] OR granulat*[tiab] OR pellet*[tiab] OR scrap[tiab] OR waste[tiab] OR mulch[tiab] OR infill[tiab] OR recycled[tiab]))". These papers were screened against our inclusion criteria, i.e., measurement of crumb-rubber derived compounds in the crumb rubber itself, analysis of crumb rubber leachate or volatilization, measurements in crumb rubber recycling facilities, or in environmental samples collected at synthetic fields. The relevant publications are summarized in Table 1. We abstracted chemical names and compiled a list of crumb rubber chemical constituents. Although metals have been detected in crumb rubber, we focused our screening assessment on organic chemicals because metals have unique redox complexities which are not accounted for in the ADMET Predictor™ and thus could not be entered into the predictive software for interpretation. A flow chart describing the steps involved in this study is presented in Fig. 1.

2.2. Computational toxicology predictions of potential carcinogenicity

The chemicals identified during the systematic literature review were compiled in the form of the simplified molecular-input line-entry system (SMILES) chemical structure notation and entered into ADMET Predictor™ (version 7.2, Simulations Plus, Lancaster, CA). ADMET Predictor™ can be used to predict various physicochemical, absorption/permeability, metabolism, excretion, and toxicity endpoints for each identified chemical within crumb rubber infill. Because of our focus on carcinogenic potential, we directed our efforts with the "Chronic Carcinogenicity and Mutagenicity" models of the Toxicity

Module, which included four model types drawing upon a total of 13 individual models: (i) one quantitative prediction model for carcinogenicity built from *in vivo* rat studies, (ii) one quantitative prediction model for carcinogenicity built from *in vivo* mouse studies, (iii) one qualitative prediction model for *in vitro* chromosomal aberrations, and (iv) one compilation of ten qualitative prediction models developed from *in vitro* Ames assay data (with and without S9 metabolic activation). The two computational models for carcinogenicity were developed and validated by Simulations Plus using curated data from Environmental Protection Agency's DSSTox program (Carcinogenic Potency Database (CPDB)) which includes more than 5000 chronic, long term carcinogenesis bioassays reported in over 1200 manuscripts (e.g., > 400 Technical Reports from the National Toxicology Program and National Cancer Institute). These models predict the TD₅₀ value in units of mg/kg/day within rats or mice orally exposed to substances over the course of their lifetimes. Likewise, eleven genotoxicity models developed and validated by Simulations Plus utilizing publicly-available datasets. Validation data for these computation models can be found on the Simulations Plus website (<https://www.simulations-plus.com/software/admetpredictor/toxicity/>). We set *a priori* thresholds for each of these four model types. Chemicals meeting any of the following threshold criteria were considered to have carcinogenic potential (SimulationsPlus, 2017). A description of all "Chronic Carcinogenicity and Mutagenicity" models as well as their pre-specified screening thresholds are as follows:

(i) and (ii) The two quantitative *in vivo* carcinogenicity models, referred to as TOX_BRM_Rat and TOX_BRM_Mouse, predict the median toxic dose (mg/kg/day) at which toxicity occurs in 50% of cases (TD₅₀) of specific chemicals in rats and mice, respectively. The TD₅₀ is the chronic dose of a chemical given orally to rodents that gives rise to tumors in 50% of the population at the end of their lifespan. Chemicals with a TD₅₀ value prediction of less than or equal to 100 mg/kg/day met the threshold for the TOX_BRM_Rat model and/or the TOX_BRM_Mouse model.

(iii) TOX_CABR, an *in vitro* model, assesses the genotoxic potential of chemicals. This modeling software classifies whether chemicals may cause a chromosome aberration based upon their 2D structures. A chemical given a "toxic" prediction met this model threshold.

(iv) TOX_MUT* artificial neural network ensembles (ANNE) were developed from experimental *in vitro* data for one test for chromosomal aberrations and ten qualitative models that evaluate Ames Mutagenicity in five separate strains of *Salmonella* (five with, and five without liver S9 metabolic activation). The Ames Test, also known as the Bacterial reverse mutation test is a measurement of the mutagenic capability of chemical compounds (Eastmond et al., 2009). "Positive" labels are assigned to chemicals predicted to be mutagenic by the modeling software. As a conservative threshold, we arbitrarily assigned chemicals as being mutagenic if they were positive in the chromosomal aberrations test or at least one of the ten Ames assays in TOX_MUT*ANNE.

2.3. Evaluation of regulatory authority carcinogenicity databases

For each chemical constituent, we searched the US EPA Integrated Risk Information System (IRIS, www.epa.gov/IRIS) and the European Chemicals Agency harmonized classification and labelling of hazardous substances (ECHA, <https://echa.europa.eu/information-on->

chemicals/annex-vi-to-clp) databases to identify documented carcinogenic classification for each chemical. ECHA is based on United Nations Globally Harmonized System for Classification and Labelling of Chemicals (United Nations Globally Harmonized System for Classification and Labelling of Chemicals, 2017). The various descriptors used by the regulatory authorities (i.e., US EPA and ECHA) to categorize chemicals as carcinogens are shown in Table 2. In the present study, we recategorized ECHA and US EPA classifications into “known human carcinogen”, “presumed human carcinogen” or “suspected human carcinogen” (Table 2).

2.4. Chemical prioritization and data visualization using cytoscape

To prioritize chemicals for future exposure assessment, a numerical cancer hazard scoring was assigned to either ADMET Predictor™-based prediction or classification by US EPA and ECHA. A numerical score of 20, 16 and 12 were applied to known, presumed and suspected human carcinogens, respectively, per previously published methods (Shin et al., 2014; Inayat-Hussain et al., 2018). A hazard score assigned to a chemical was based on the most stringent classification from either US EPA or ECHA. Any chemical classified by the US EPA or ECHA and concomitantly classified as a predicted carcinogen based on ADMET Predictor™ was assigned an additional hazard score of 10. These data were then analyzed using Cytoscape, an open-source software platform for integration, analysis and visualization of networked data (Shannon et al., 2003) to graphically represent the carcinogens and their relationship with the source of classification, i.e., ADMET Predictor™, US EPA or ECHA. The color intensity of the chemical nodes code for the cancer hazard score such that darkest nodes are chemicals of highest concern due to higher cumulative cancer hazard scores.

3. Results

Our literature search yielded 43 articles, of which 20 met our inclusion criteria (Table 1). In these studies, conducted primarily in the US and Europe, crumb rubber constituents were analyzed through direct chemical extraction, air sampling (i.e., off-gassing, volatilization), or in leachate (water or other fluid passing over crumb rubber, facilitating release of chemicals into the liquid). Within these publications, we identified 306 organic chemicals that were associated with crumb rubber infill. These compounds spanned several chemical classes, including PAHs, nitrosamines, furans, organochlorines, antioxidants and plasticizers.

An overall summary of the data is presented in Fig. 2. One hundred and ninety-seven of the 306 chemicals met the assigned thresholds and therefore were predicted as having carcinogenic potential by ADMET Predictor™ (listed in Table 3); the remaining 109 chemicals did not meet the assigned thresholds and therefore were not predicted as carcinogenic by this computational program (Supplemental Table 1). The categorization of the classifications found in the US EPA and ECHA databases relative to the ADMET predictions are presented in Fig. 2. This analysis revealed that 61% and 80% of the ADMET predicted carcinogens were not listed in the US EPA and ECHA databases, respectively.

Forty-five of the 197 chemicals predicted to be carcinogenic by ADMET Predictor™ were also classified by US EPA as known, presumed or suspected carcinogens. Five chemicals, benzene, benzidine, benzo(a) pyrene, trichloroethene and vinyl chloride, were classified as known human carcinogens, 28 were classified as presumed carcinogens and 12 as suspected (i.e. possible or suggestive evidence of) carcinogens. Thirty chemicals predicted as carcinogens based on ADMET Predictor™ were considered not classifiable by the US EPA due to inadequate information. Only one chemical, 2-butoxyethanol, predicted to be carcinogenic by the ADMET Predictor™ was classified as not likely to be carcinogenic to humans by the US EPA.

In comparison, only 39 of 197 ADMET predicted chemicals were classified as known, presumed or suspected carcinogens by the ECHA. Of these, three (benzene, benzidine and vinyl chloride) were classified as known human carcinogens, while 18 chemicals were classified as presumed carcinogens and the remaining 18 chemicals as suspected carcinogens.

There were 109 chemicals from our literature search that did not meet the criteria as predicted carcinogens based on ADMET Predictor™. As shown in Fig. 2, only a small percentage of these chemicals were classified as presumed or suspected carcinogens by the US EPA or ECHA. For example, bis(2-ethylhexyl) phthalate, hexachlorobenzene, and pentachlorophenol were classified by the US EPA as presumed carcinogens while isophorone was a suspected carcinogen. Hexachlorocyclopentadiene was the only chemical which had evidence for non-carcinogenicity in humans and therefore was not classified by the US EPA. It is pertinent to note that 86% and 95% chemicals of these 109 chemicals were not listed in the US EPA and ECHA databases, respectively.

Network graphs based on the cancer hazard scores were created using Cytoscape to allow visualization of the relationships between the 58 chemicals classified as carcinogenic by the US EPA or ECHA (Fig. 3). Of these, 52 chemicals also had evidence of carcinogenicity based on the ADMET Predictor™. Five carcinogens, benzene, benzidine, benzo(a) pyrene, trichloroethylene and vinyl chloride, showed the highest hazard scores (darkest nodes), indicating they were consistently classified by all three sources, i.e., ADMET Predictor™, EPA and ECHA. As such, these are chemicals that should be of high priority for exposure assessment. Most of the ADMET Predictor™-identified carcinogens were mutually classified by EPA and ECHA (as shown by nodes in the middle section of the figure), while some were classified singly by either EPA or ECHA (as shown by nodes on the upper and right side of the figure, respectively). Specifically, bis (2-ethylhexyl) phthalate was identified by the US EPA (but not by the ECHA), whereas 1, 3 butadiene 2-methyl (generally known as isoprene) and 1,4 dichlorobenzene were classified by the ECHA (but not by the US EPA). Isophorone, hexachlorobenzene and pentachlorophenol were classified by both EPA and ECHA but not predicted to be carcinogenic by ADMET Predictor™. Chemicals exhibiting discordance among some of the classifications/predictions might be considered lower priority chemicals for future assessment. Benzene, benzidine, and trichloroethylene were confirmed by Simulations Plus to be part of the computational model training set structures for rat TD₅₀ determinations, while benzidine, benzo(a)pyrene, and trichloroethylene were confirmed training compounds for mouse TD₅₀ determinations.

4. Discussion

There has been a growing concern about the health risks posed by the chemicals found in synthetic turf (Simcox et al., 2011; Peterson et al., 2018; Celeiro et al., 2018). Users of synthetic turf fields engage in activities that would potentially promote exposure to crumb rubber infill chemicals, such as increased ventilation during exercise, hand-to-mouth contact, and abrasions through falls during competitive sports. Repeated exposure to chemicals, such as the predicted carcinogens in this study or others, could be expected to increase cancer risk.

The conflicting opinions on the potential health risks of chemicals (including carcinogens) found in synthetic turf was reviewed by Watterson (2017). The author noted that although several studies have shown little risk to athletes and children, several of the studies suffered from significant uncertainties, especially in relation to the exposure data and the range of substances monitored. Our findings demonstrate that computational toxicology assessment in conjunction with government classifications can be used to identify and prioritize hazardous chemicals to be examined in future exposure studies for users of synthetic turf fields.

A recent evaluation was conducted by the ECHA on the possible health risks of recycled rubber granules used as infill in synthetic turf sports fields (ECHA, 2017). The ECHA screened more than 200 substances found in the US EPA list (Thomas, 2016) and classified 20 chemicals (including PAHs and phthalates) as known and presumed carcinogens, mutagens or toxic to reproduction (CMRs; categories 1A or 1B). Based on our study, there were 21 predicted carcinogens which were also classified as known or presumed carcinogens. In addition, two presumed carcinogens were identified by the US EPA or ECHA from our list of chemicals which were not predicted to be a carcinogen by our computational toxicology assessment, ADMET Predictor™. This highlights a potential limitation of the ADMET Predictor™. Specifically, this software provides results that are not 100% concordant with EPA and ECHA evaluations. As such, where EPA and/or ECHA data are available, they should take precedence over the ADMET Predictor™. However, in the absence of government data, the present results provide support for the use of the ADMET Predictor™ software to guide future chemical evaluation or exposure assessments.

It is noteworthy that in Europe, products (*i.e.*, “articles”) containing one or more of PAHs at concentrations greater than or equal to 0.0001% are restricted from being placed on the market for the public (ECHA, 2017). From a human health risk assessment perspective, chemicals known or presumed to be carcinogens have higher priorities for future exposure assessment. Our data lend support to the hazard identification process of carcinogens found in crumb rubber infill. In addition, application of hazard scores based on the most stringent classification to the carcinogens by either the US EPA or ECHA provides an opportunity to prioritize chemicals which should be of greater concern versus those of lesser concern.

Our study highlights a vacuum in our knowledge about the carcinogenic properties of many chemicals in crumb rubber infill. Specifically, there were 207 chemicals identified in our literature search that did not have any cancer classification in the US EPA database.

Similarly, 262 chemicals were not found in the ECHA database. It is not possible to comment whether these chemicals have carcinogenic properties; additional information evaluating the carcinogenic potential (or lack thereof) of these chemicals in *in vitro* or *in vivo* studies would address this critical knowledge gap. In the interim, we would advocate that the ADMET Predictor™ software may provide valuable guidance for future evaluations by government agencies. While we appreciate the fact that the majority of chemical structures for established carcinogens were available in the development and validation of these computational models within ADMET-Predictor™, the fact that known carcinogens were readily identified with this approach further enhances our confidence in the potential utility of this rapid approach for prioritization. Moreover, during computational model development, reference data were split into training and validation sets with overall $R^2 > 0.7$, which increased confidence towards the extension of these models to the broader chemical structure diversity of crumb rubber constituents. As with all models, it is important to understanding of the domain of applicability of these types of models as our molecular understanding of chemical-induced carcinogenicity evolves.

Our study focused on understanding the cancer hazards of rubber infill chemicals in synthetic turf. However, it is entirely conceivable that the chemicals identified in our literature review may carry other health hazards that could be shorter-term or more acute in nature. Indeed, several of the chemicals identified in our literature search appear to have other health risks. For example, 1,3 dichloropropene, a presumed carcinogen (according to US EPA) is also classified as a skin sensitizer by ECHA, while phenol (no carcinogen classification) and hexachlorobutadiene (suspected human carcinogen according to US EPA) are both classified as corrosive to skin by ECHA. A recent assessment on the possible health risks of recycled rubber granules used as infill in synthetic turf sports fields by ECHA also revealed several skin sensitizers including formaldehyde and benzothiazole-2-thiol (2-mercaptobenzothiazole) (ECHA, 2017). Such actions should also be considered for synthetic turf because minor superficial skin injuries obtained by players on a field may be further aggravated by synthetic turf-derived skin irritants or corrosive chemicals (van den Eijnde et al., 2014). Similar concerns may be raised regarding the potential for respiratory sensitization caused by inhalation of VOCs or SVOCs from rubber infill, particularly when the synthetic turf temperatures increase.

5. Conclusions

The crumb rubber infill of artificial turf fields contains or emits chemicals that can affect human physiology. Of the 306 chemicals associated with crumb rubber infill from publications, application of an *in silico* computational program predicted 197 carcinogens. Of these, a total of 52 had been classified as carcinogens by the US EPA and/or the ECHA. Of the 109 chemicals which were not predicted to be carcinogenic using the ADMET Predictor™, only four were classified as carcinogens by the US EPA and only five chemicals by ECHA. These results demonstrate that *in silico* carcinogenic prediction is modestly robust and should be considered as a tool for prioritizing carcinogen studies by government bodies under circumstances in which no carcinogenic data is available or conflicting carcinogenic classifications have been obtained. Further prioritization by application of hazard scores in conjunction with Cytoscape visualization revealed chemicals that we

propose should be of high priority for future exposure assessments. The results of the present study underscore the need for human exposure studies that investigate the likelihood of users of synthetic turf fields being exposed to the chemicals identified in our study.

Supplementary Material

Refer to Web version on PubMed Central for supplementary material.

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Appendix A.: Supporting information

Supplementary data associated with this article can be found in the online version at doi: 10.1016/j.envres.2018.10.018.

Abbreviations:

ANNE	Artificial Neural Network Ensembles
EPA	Environmental Protection Agency
ECHA	European Chemicals Agency
PAHs	polycyclic aromatic hydrocarbons
SVOCs	semivolatile organic compounds
VOCs	volatile organic compounds
US	United States

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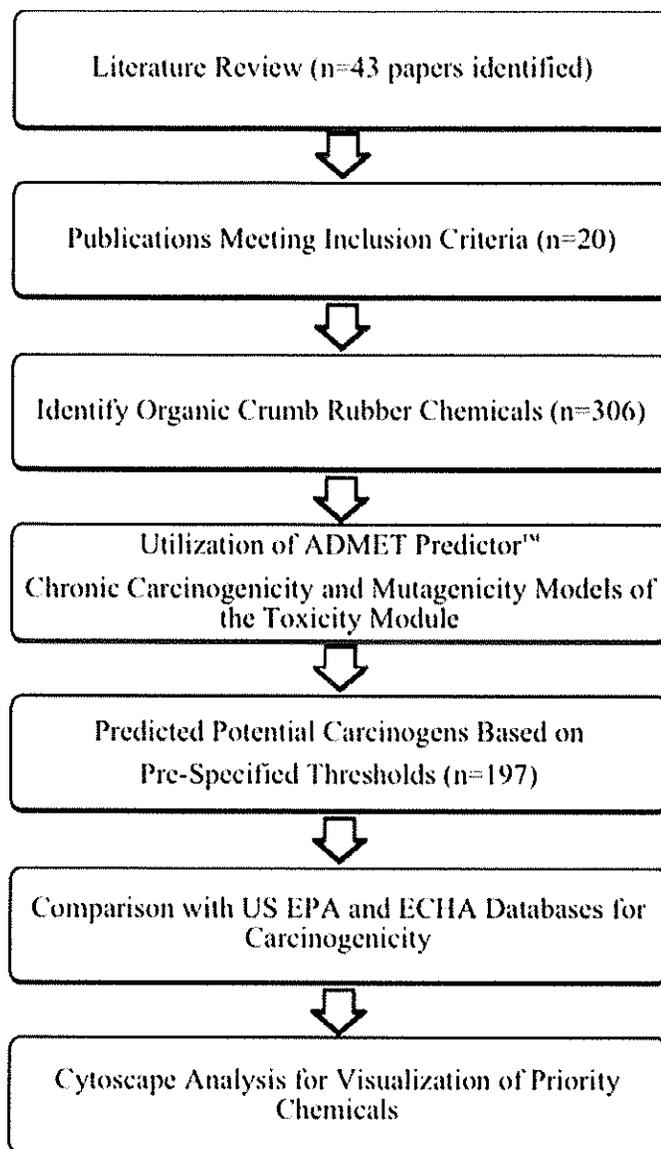


Fig. 1. Overview of the study design and results.

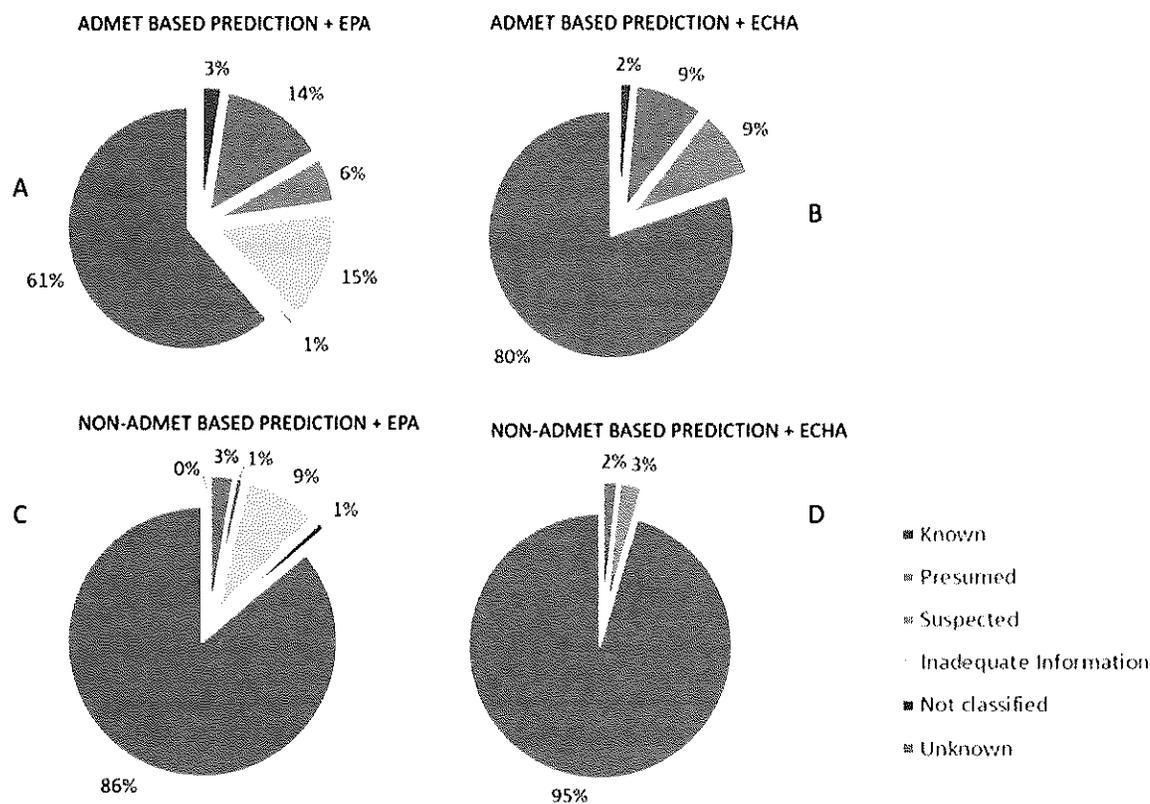


Fig. 2. Overview of carcinogenic classification of chemicals from the literature review. Panels A and B describe the EPA and ECHA carcinogenic classifications respectively on chemicals which were predicted to be carcinogens based on ADMET Predictor™ (n = 197). Panels C and D represent EPA and ECHA carcinogenic classifications respectively on chemicals which were not predicted to be carcinogenic based on ADMET Predictor™ (n = 109).

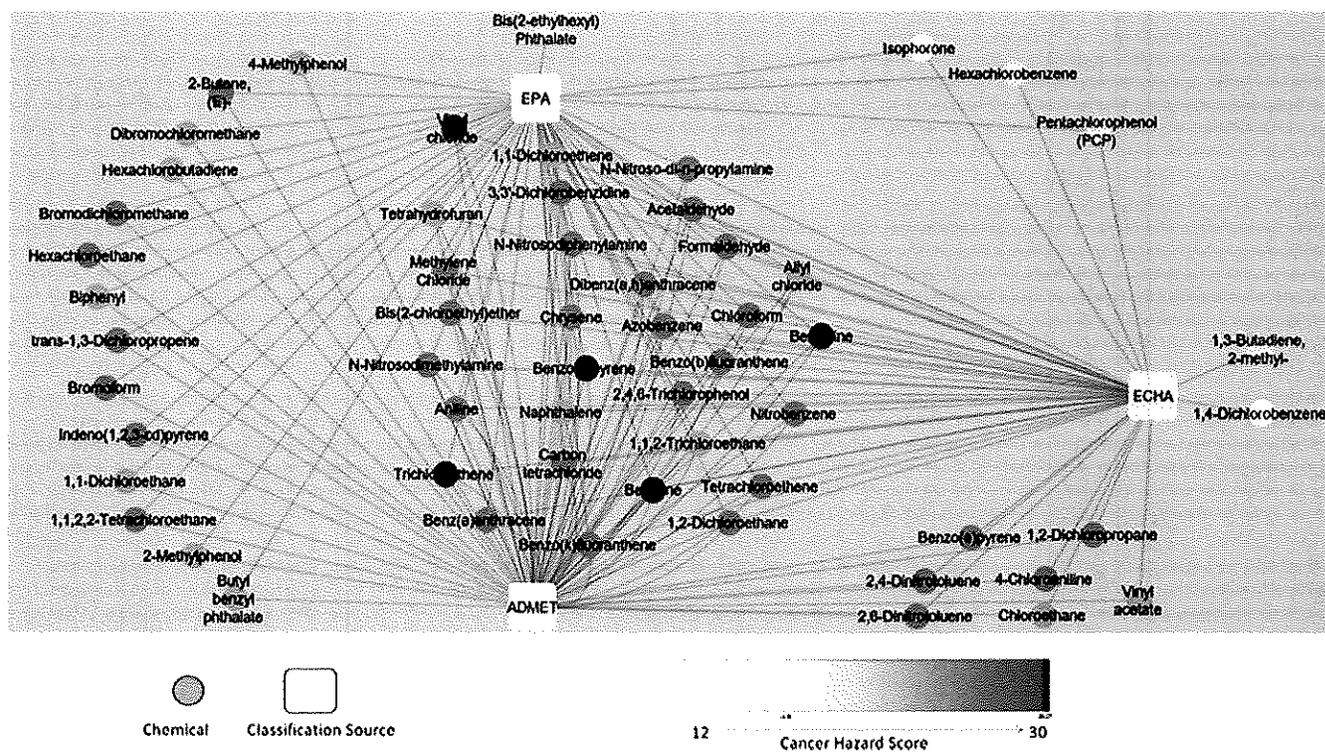


Fig. 3. Visualization of carcinogenic chemicals by Cytoscape.

The three sources, ADMET (ADMET Predictor™ computational predictions), EPA and ECHA, were linked by lines based on classification similarity. The node color intensity shows the cancer hazard score between 12 and 30 where chemicals with the highest color intensity are due to higher scores.

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Table 1

Studies evaluating chemicals present in or emitted from crumb rubber.

Author	Study location	Study type			
		Direct chemical analysis of crumb rubber	Air sampling of volatilization from crumb rubber	Leachate of crumb rubber	
Bocca et al. (2009)	Italy	X			X
Cheng et al. (2014)	Lyon, France; Connecticut US; Sittard, Netherlands; New York, US				X
Connecticut (2010)	Connecticut, US		X		X
Dye et al. (2006)	Oslo, Norway; Fredrikstad, Norway		X		
Ginsberg et al. (2011)	Connecticut, US		X		
Hightsmith et al. (2009)	Georgia, US; North Carolina, US; Ohio, US; Nevada, US	X	X		
Kim et al. (2012)	Seoul, Korea	X			
Li et al. (2010)	Connecticut, US		X		X
Lim and Walker (2009)	New York, US		X		X
Marsili et al. (2014)	Tuscany and Lazio, Italy	X			
Matina et al. (2007)	Connecticut, US		X		X
Pavilonis et al. (2014)	New Jersey, US	X			
Ruffino et al. (2013)	Turin, Italy	X		X	
Schliero et al. (2013)	Torino, Italy		X		
Selbes et al. (2015)	South Carolina, US	X			X
Simcox et al. (2011)	Connecticut, US	X		X	
Vetrano, Ritter (2009)	New York, US	X		X	
Vidair (2010)	California, US		X		
Zhang et al. (2008)	New York, US	X			

Table 2

Description of the US EPA and ECHA classifications for carcinogenicity.

Descriptors in present study	EPA Guidelines for Carcinogen Risk Assessment		ECHA
	1986	2005	
Known Human Carcinogen	A Human Carcinogen	Carcinogenic to Humans	1A. Known Human Carcinogenic Potential
Presumed Human Carcinogen	B1, B2 Probable Human Carcinogen	Likely to Be Carcinogenic to Humans	1B. Presumed Human Carcinogenic Potential
Suspected Human Carcinogen	C Possible Human Carcinogen	Suggestive Evidence for Carcinogenic Potential	2 Suspected Human Carcinogen
	D Not classifiable as to Human Carcinogenicity	Inadequate Evidence to Assess Carcinogenic Potential	
	E Evidence of Noncarcinogenicity in Humans	Not Likely to Be Carcinogenic to Humans	

Table 3

US EPA and ECHA cancer classifications of chemicals linked to artificial turf with predicted carcinogenicity by ADMET Predictor™ (n=197).

CASRN ^a	Chemical name	US EPA cancer classification ^b	ECHA cancer classification ^b
71556	1,1,1-Trichloroethane	Inadequate information	-
79345	1,1,2,2-Tetrachloroethane	Likely to be carcinogenic	-
79005	1,1,2-Trichloroethane	Possible human carcinogen	Suspected human carcinogen
75343	1,1-Dichloroethane	Possible human carcinogen	-
75354	1,1-Dichloroethene	Possible human carcinogen	Suspected human carcinogen
95636	1,2,4-Trimethylbenzene	Inadequate information	-
107062	1,2-Dichloroethane	Probable human carcinogen	Presumed human carcinogen
78875	1,2-Dichloropropane	-	Presumed human carcinogen
108678	1,3,5-Trimethylbenzene	-	-
504609	1,3-Pentadiene	-	-
793248	1,4-Benzenediamine, N-(1,3-dimethylbutyl)-N'-phenyl-	-	-
101724	1,4-Benzenediamine, N-(1-methylethyl)-N'-phenyl-	-	-
591935	1,4-Pentadiene	-	-
111320	1-Butanol, 4-methoxy-	-	-
27799833	1H-Benzotriazol-5-amine, 1-methyl-	-	-
107982	1-Methoxy-2-propanol	-	-
872504	1-Methyl-2-pyrrolidinone	-	-
90120	1-Methylnaphthalene	-	-
673325	1-Propynylbenzene	-	-
1551322	2-Ethyltetrahydrothiophene	-	-
112345	2-(2-Butoxyethoxy)ethanol	-	-
124174	2-(2-Butoxyethoxy)ethanol acetate	-	-
934349	2(3H)-Benzothiazolone	-	-
5469169	2(3H)-Furanone, dihydro-4-hydroxy-	-	-
108601	2,2'-Oxybis(1-Chloropropane)	-	-
3910358	2,3-Dihydro-1,1,3-trimethyl-3-phenyl-1H-indene	-	-
95954	2,4,5-Trichlorophenol	-	-
88062	2,4,6-Trichlorophenol	Probable human carcinogen	Suspected human carcinogen

CASRN ^a	Chemical name	US EPA cancer classification ^b	ECHA cancer classification ^b
120832	2,4-Dichlorophenol	-	-
105679	2,4-Dimethylphenol	-	-
51285	2,4-Dinitrophenol	-	-
121142	2,4-Dinitrotoluene	-	Presumed human carcinogen
581420	2,6-Dimethylnaphthalene	-	-
606202	2,6-Dinitrotoluene	-	Presumed human carcinogen
78933	2-Butanone	Inadequate information	-
624646	2-Butene, (E)-	Likely to be carcinogenic	-
111762	2-Butoxyethanol	Not likely to be carcinogenic to humans	-
1613496	2-Butyltetrahydrothiopyrene	-	-
110758	2-Chloroethyl vinyl ether	-	-
1321659	2-Chloronaphthalene	-	-
95578	2-Chlorophenol	-	-
3693229	2-Dibenzofuranamine	-	-
19780111	2-Dodecen-1-yl succinic anhydride	-	-
591786	2-Hexanone	-	-
928949	2-Hexen-1-ol, (Z)-	-	-
119368	2-Hydroxybenzoic acid methyl ester	-	-
149304	2-Mercaptobenzothiazole	-	-
120752	2-Methylbenzothiazole	-	-
91576	2-Methylnaphthalene	Inadequate information	-
2531842	2-Methylphenanthrene	-	-
95487	2-Methylphenol	Possible human carcinogen	-
88744	2-Nitroaniline	-	-
88755	2-Nitrophenol	-	-
91941	3,3'-Dichlorobenzidine	Probable human carcinogen	Presumed human carcinogen
4106665	3-Dibenzofuranamine	-	-
1848404	3H-Indazol-3-one, 1,2-dihydro-2-methyl-	-	-
882713	3-Methylphenanthrene	-	-
99092	3-Nitroaniline	-	-
104552	3-Phenyl-2-propenal	-	-

CASRN ^a	Chemical name	US EPA cancer classification ^b	ECHA cancer classification ^b
99898	4-(1-Methylethyl)phenol	-	-
534521	4,6-Dinitro-2-methylphenol	-	-
101553	4-Bromophenyl phenyl ether	Not Classifiable as Human Carcinogen	-
59507	4-Chloro-3-methylphenol	-	-
106478	4-Chloroaniline	-	Presumed human carcinogen
7005723	4-Chlorophenyl phenyl ether	-	-
106434	4-Chlorotoluene	-	-
50548431	4-Dibenzofuranamine	-	-
622968	4-Ethyltoluene	-	-
108101	4-Methyl-2-pentanone	Inadequate information	-
106445	4-Methylphenol	Possible human carcinogen	-
100016	4-Nitroaniline	-	-
100027	4-Nitrophenol	-	-
781431	9,10-Dimethylanthracene	-	-
83329	Acenaphthene	-	-
208968	Acenaphthylene	Not Classifiable as Human Carcinogen	-
75070	Acetaldehyde	Probable human carcinogen	Suspected human carcinogen
141786	Acetic acid ethyl ester	-	-
75058	Acetonitrile	Not Classifiable as Human Carcinogen	-
98862	Acetophenone	Not Classifiable as Human Carcinogen	-
107051	Allyl chloride	Possible human carcinogen	Suspected human carcinogen
62533	Aniline	Probable human carcinogen	Suspected human carcinogen
191264	Anthanthrene	Not Classifiable as Human Carcinogen	-
120127	Anthracene	Not Classifiable as Human Carcinogen	-
613127	Anthracene, 2-methyl-	-	-
779022	Anthracene, 9-methyl-	-	-
103333	Azobenzene	Probable human carcinogen	Presumed human carcinogen
56553	Benz(a)anthracene	Probable human carcinogen	Presumed human carcinogen
101677	Benzeneamine, 4-octyl-N-(4-octylphenyl)-	-	-
71432	Benzene	Human carcinogen	Known human carcinogen
611145	Benzene, 1-ethyl-2-methyl-	-	-

CASN ^a	Chemical name	US EPA cancer classification ^b	ECHA cancer classification ^b
620144	Benzene, 1-ethyl-3-methyl-	-	-
104461	Benzene, 1-methoxy-4-(1-propenyl)-	-	-
21573364	Benzene, 2-methoxy-1,3,4-trimethyl-	-	-
53957349	Benzenemethanol, ar-etheryl-	-	-
1678257	Benzenesulfonamide	-	-
92875	Benizidine	Human carcinogen	Known human carcinogen
203338	Benzo(a)fluoranthene	-	-
50328	Benzo(a)pyrene	Carcinogenic to humans	Presumed human carcinogen
205992	Benzo(b)fluoranthene	Probable human carcinogen	Presumed human carcinogen
243174	Benzo(b)fluorene	-	-
16587476	Benzo(b)thiophene, 6-methyl-	-	-
192972	Benzo(e)pyrene	-	Presumed human carcinogen
191242	Benzo(g,h,i)perylene	-	-
203123	Benzo(ghi)fluoranthene	Not Classifiable as Human Carcinogen	-
207089	Benzo(k)fluoranthene	Probable human carcinogen	Presumed human carcinogen
65850	Benzoic Acid	Not Classifiable as Human Carcinogen	-
93890	Benzoic acid ethylester	-	-
95169	Benzothiazole	-	-
615225	Benzothiazole, 2-(methylthio)-	-	-
100516	Benzyl alcohol	-	-
92524	Biphenyl	Suggestive evidence of carcinogenic potential	-
111911	Bis(2-chloroethoxy)methane	Not Classifiable as Human Carcinogen	-
111444	Bis(2-chloroethyl)ether	Probable human carcinogen	Suspected human carcinogen
75274	Bromodichloromethane	Probable human carcinogen	-
75252	Bromoform	Probable human carcinogen	-
74839	Bromomethane	Not Classifiable as Human Carcinogen	-
123728	Butanal	-	-
106978	Butane	-	-
106650	Butanedioic acid dimethylester	-	-
109217	Butanoic acid butylester	-	-

CASRN ^a	Chemical name	US EPA cancer classification ^b	ECHA cancer classification ^b
85687	Butyl benzyl phthalate	Possible human carcinogen	-
86748	Carbazole	-	-
75150	Carbon disulfide	-	-
56235	Carbon tetrachloride	Likely to be carcinogenic	Suspected human carcinogen
108907	Chlorobenzene	Not Classifiable as Human Carcinogen	-
75003	Chloroethane	-	Suspected human carcinogen
67663	Chloroform	Probable human carcinogen	Suspected human carcinogen
74873	Chloromethane	Not Classifiable as Human Carcinogen	Suspected human carcinogen
218019	Chrysene	Probable human carcinogen	Presumed human carcinogen
291645	Cycloheptane	-	-
101837	Cyclohexanamine, N-cyclohexyl	-	-
110827	Cyclohexane	Inadequate Information	-
1122823	Cyclohexane, isothiocyanato-	-	-
108941	Cyclohexanone	-	-
287923	Cyclopentane	-	-
62337933	Cyclopropane, 1-chloro-2-ethenyl-1-methyl	-	-
112312	Decanal	-	-
1740198	Dehydroabiatic acid	-	-
53703	Dibenz(a,h)anthracene	Probable human carcinogen	Presumed human carcinogen
132649	Dibenzofuran	Not Classifiable as Human Carcinogen	-
132650	Dibenzothiophene	-	-
124481	Dibromochloromethane	Possible human carcinogen	-
75718	Dichlorodifluoromethane	-	-
131113	Dimethyl phthalate	Not Classifiable as Human Carcinogen	-
64175	Ethanol	-	-
100414	Ethylbenzene	Not Classifiable as Human Carcinogen	-
206440	Fluoranthene	Not Classifiable as Human Carcinogen	-
86737	Fluorene	Not Classifiable as Human Carcinogen	-
50000	Formaldehyde	Probable human carcinogen	Presumed human carcinogen
75694	Freon 11	-	-
87683	Hexachlorobutadiene	Possible human carcinogen	-

CASRN ^a	Chemical name	US EPA cancer classification ^b	ECHA cancer classification ^b
67721	Hexachloroethane	Likely to be carcinogenic	-
66251	Hexanal	-	-
627930	Hexanedioic acid dimethylester	-	-
29812791	Hydroxylamine, O-decyl-	-	-
193395	Indeno(1,2,3-cd)pyrene	Probable human carcinogen	-
25155151	Isopropyltoluene	-	-
462953	Methane, diethoxy-Cyclohexane	-	-
1783251	Methanimidamide, N,N-dimethyl-N'-phenyl-	-	-
32469866	Methyl 2alpha-D-xylofuranoside	-	-
108872	Methylcyclohexane	-	-
75092	Methylene Chloride	Likely to be carcinogenic	Suspected human carcinogen
108383	m-Xylene	Inadequate Information	-
91203	Naphthalene	Possible human carcinogen	Suspected human carcinogen
98953	Nitrobenzene	Likely to be carcinogenic	Suspected human carcinogen
75525	Nitromethane	-	-
62759	N-Nitrosodimethylamine	Probable human carcinogen	Presumed human carcinogen
621647	N-Nitroso-di-n-propylamine	Probable human carcinogen	Presumed human carcinogen
86306	N-Nitrosodiphenylamine	Probable human carcinogen	Suspected human carcinogen
124196	Nonanal	-	-
1120076	Nonanamide	-	-
103651	n-Propylbenzene	-	-
95476	o-Xylene	-	-
1119295	Pentanamide, 4-methyl-	-	-
109660	Pentane	-	-
1119400	Pentanedioic acid dimethylester	-	-
198550	Perylene	-	-
85018	Phenanthrene	Not Classifiable as Human Carcinogen	-
108952	Phenol	Not Classifiable as Human Carcinogen	-
85416	Phthalimide	-	-
106423	p-Xylene	Inadequate Information	-
129000	Pyrene	Not Classifiable as Human Carcinogen	-

CASRN ^a	Chemical name	US EPA cancer classification ^b	ECHA cancer classification ^b
2381217	Pyrene, 1-methyl-	-	-
100425	Styrene	-	-
127184	Tetrachloroethene	Likely to be carcinogenic	Suspected human carcinogen
2425549	Tetradecane, 1-chloro-	-	-
109999	Tetrahydrofuran	Suggestive evidence of carcinogenic potential	Suspected human carcinogen
108883	Toluene	Inadequate Information	-
156605	trans-1,2-Dichloroethene	Inadequate Information	-
542756	trans-1,3-Dichloropropene	Probable human carcinogen	-
79016	Trichloroethene	Carcinogenic to humans	Presumed human carcinogen
76131	Trichlorotrifluoroethane	-	-
6846500	2,2,4-Trimethyl-1,3-pentanediol diisobutyrate	-	-
108054	Vinyl acetate	-	Suspected human carcinogen
75014	Vinyl chloride	Human carcinogen	Known human carcinogen
111400	Benzamide, N,N-diethyl-1-(3-methyl-	-	-
598254	1,2-Butadiene, 3-methyl-	-	-

CASRN, chemical abstract registry number; ECHA, European Chemicals Agency; USEPA, United States Environmental Protection Agency

^aDifferences in classification descriptors reflect the 1986 EPA Hazard Assessment Guidelines versus 2005 EPA Carcinogen Risk Assessment Guidelines.

^b,-" indicates no information available"

RECEIVED
City of Beaverton

FEB 28 2020

February 28, 2020

Planning Division

Hi Lauren,

Thank you again for talking with me yesterday regarding the West Sylvan MS project.

With regard to the issue of "temporary" facilities... Enclosed are the two letters sent to the Neighborhood. The first, dated July 16, 2019 includes a sentence referencing the facilities as "temporary".

However, the second letter to the neighborhood, dated September 20, 2019 has the sentence including "temporary" deleted - and no other information. Therefore at this point there was NO mention of "permanent". In other words, the second letter completely omits any definition of the project completion status.

After these two letters the communications injected "permanent".

Please do what you can to make this visible to the Planning Commission.

Thank you.

Richard McClelland
503-680-2894



July 16, 2019

West Sylvan Middle School Fields Improvements – Conditional Use and Design Review Applications – Neighborhood Review Meeting

Dear Resident:

Portland Public Schools (PPS) is proposing improvements to the athletic fields at West Sylvan Middle School, located at 8111 SW West Slope Drive (see map on reverse). The site currently has a middle school level baseball field and softball field. These two fields would be relocated on the site, replaced with artificial turf, and include an overlapping multi-use field. Facilities associated with the new fields include restrooms, storage areas, and a practice hitting facility. The improved fields will serve West Sylvan MS students and also serve as temporary practice space for the students of Lincoln High School during the construction of their new school at its current location.

The project will require submittal of land use applications to the City of Beaverton. Specifically, the project requires Conditional Use and Design Review applications and will be subject to applicable City of Beaverton standards in the Development Code. Prior to submitting our application, we would like to present and discuss the project with the community and surrounding property owners and residents. We will have the Neighborhood Meeting at the school:

**West Sylvan Fields Improvements
Neighborhood Review Meeting
Tuesday, August 6, 2019
6:00pm – 7:00pm
West Sylvan Middle School
8111 SW West Slope Drive**

We look forward to discussing the proposal with you. Please feel free to contact Frank Angelo, Angelo Planning Group at (503) 227-3664 or fangelo@angeloplanning.com if you have any questions.

Frank Angelo, Principal
Angelo Planning Group



September 20, 2019

**West Sylvan Middle School Fields Improvements – Conditional Use and Design Review
Applications – Neighborhood Review Meeting #2**

Dear Resident:

Portland Public Schools (PPS) held a formal Neighborhood Meeting on Tuesday, August 6th at West Sylvan Middle School to discuss the proposed improvements to the athletic fields at the school, located at 8111 SW West Slope Drive (see map on reverse). The meeting was well attended and those in attendance provided PPS representatives with a number of comments regarding the improvements. Unfortunately, the City of Beaverton provided the applicant (PPS) with an incorrect mailing list for the required meeting notification of the August 6th Neighborhood Meeting. Because of this, the City has requested that PPS conduct a second Neighborhood Meeting using the correct mailing notification list.

The site currently has a middle school level baseball field and softball field. These two fields will be relocated on the site, replaced with artificial turf, and include an overlapping multi-use field. Facilities associated with the new fields include restrooms, storage areas, and a practice hitting facility. More information will be available at October 15th meeting.

The project will require submittal of land use applications to the City of Beaverton. Specifically, the project requires Conditional Use and Design Review applications and will be subject to applicable City of Beaverton standards in the Development Code. Prior to submitting our application, we would like to present and discuss the project with the community and surrounding property owners and residents. We will have the Neighborhood Meeting as a part of the West Slope NAC meeting:

**West Sylvan Fields Improvements
Neighborhood Review Meeting
West Slope NAC Meeting
Tuesday, October 15, 2019
7:00pm
West Sylvan Middle School Library
8111 SW West Slope Drive**

We look forward to discussing the proposal with you. Please feel free to contact Frank Angelo, Angelo Planning Group at (503) 227-3664 or fangelo@angeloplanning.com with questions.

Frank Angelo, Principal
Angelo Planning Group

Lauren Russell

From: Mailbox CDD Planning
Sent: Friday, February 28, 2020 12:54 PM
To: Lauren Russell
Subject: FW: Request for denial of application CU2019-0011 / DR2019-0182
Attachments: Steinbeck - Request for Denial CU2019-0011] DR2019-0182.pdf

Follow Up Flag: Follow up
Flag Status: Completed

From: Cecile Steinbeck <cecileboyer@gmail.com>
Sent: Thursday, February 27, 2020 8:26 PM
To: Mailbox CDD Planning <MailboxCEDDPlanning@beavertonoregon.gov>
Subject: Request for denial of application CU2019-0011 / DR2019-0182

Attn: Beaverton Planning Division

Please consider the attached letter requesting the West Sylvan middle school field improvements application No. CU2019-0011 / DR2019-0182 be denied.

As property owners in the immediate neighborhood, my family and I feel that the increased use of the field and associated consequences will be detrimental to our quality of life, as well as to the property values in the entire community. We feel that although the applicants provided impact analyses in their applications, they were not able to accurately evaluate the impact that the future permanent use of these facilities will have on our quiet neighborhood.

Thank you for your consideration of the attached request.
Sincerely,

Cecile and Christian Steinbeck
2430 SW 81st Ave, Portland, OR 97225
cecileboyer@gmail.com

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 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, 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

Cecile Steinbeck

2430 SW 81st Ave, Portland, OR 97225

02/27/2020



Received
Planning Division
02/28/20

Lauren Russell

From: Terri McClelland <skydancing@comcast.net>
Sent: Friday, February 28, 2020 2:58 PM
To: Lauren Russell
Cc: Terri Mc; rm. email
Subject: West Sylvan Middle School Proposed Development

Follow Up Flag: Follow up
Flag Status: Completed

Hi Lauren,

I certainly don't want to load your email, but thought I would provide what I hope is useful information for you in preparing your summary for the Planning Commission. I understand there are some definitive guidelines for what to submit to the Commission, but am hopeful that qualitative information may be included as well.

I spoke with a realtor today that has many years of experience and focuses on the West Slope and the Raleigh Hills area and is very familiar with our neighborhood. My intention was to understand the impact on property values of the proposed development. Her opinion is that there WILL BE a negative impact on property values. The extent of the negative can't be determined just yet. The eyesore of the towers plus the noise & light pollution are major factors as is frequency of use.

She was surprised that PPS intended to use West Sylvan as Lincoln Field for baseball & softball and said she has never heard of an instance where a middle school field was developed into a high school facility especially in an established neighborhood. She is familiar with the unique characters of West Sylvan and our neighborhood.

She asked about the frequency of use of the fields and I shared that PPS has not provided it. The frequency of use, hours of use and times of day all affect property values. As usage increases, livability and property values decrease. We know that Lincoln baseball and softball will use the facility for practice and games, and that lacrosse, soccer, football (temporarily we think) as well as other Lincoln club sports may use this facility for practice. We can only conclude they might use the facility for games in the future as well. The number of occurrences for the games & practices has not been provided. In addition, we've been told that little league, other teams, and anyone wishing to use the fields can sign up via the PPS web site.

I hope this information is useful & not just noise.

Thank you again for your assistance.
Terri & Richard McClelland
(503) 680-2902

Sent from my iPad

To: Beaverton Planning Commission
From: West Slope Neighborhood Association
Re: West Sylvan Middle School Field Improvements, case File No. CU2019-0011 / DR 2019-0182

Dear Members of the Planning Commission,
We respectfully submit this letter for your consideration when deliberating the filed improvements at West Sylvan Middle School. As the Neighborhood Association we have heard comments, questions and opinions from area residents, who are mostly critical of the project as proposed.

In general, property owners adjacent to the facility and along the feeder roads who bear the brunt of the impact are concerned about the proposed project's suitability for an established residential neighborhood and its compliance with BDC Approval Criteria 40.15.15.3.C.5. as it appears to have significant impact on livability, use and development of properties. Also in question is proposed project's compliance with BDC 10.10., which is designed to conserve and stabilize the value of property.

People who moved to this area did so accepting the presence of a small middle school and its outdoor sports facilities where field use ends at dusk and there is no PA system. However, turning the present sports field into a high school sports venue with a stadium vibe would significantly alter circumstances and deeply impact a quiet residential neighborhood that currently is served by narrow local roads without sidewalks, bike lanes and streetlights. Following the three main areas of concern

1. Traffic

Residents in opposition doubt that proposed development complies with BDC Criteria 40.03.1. A, Chapter 90 calling for sufficient facilities to serve the project, such as adequate streets and BDC 40.03.1. B. Chapter 90, safe and sufficient pedestrian walkways and bicycle lanes.

The applicant's presentation made to the Neighborhood Association at the Neighborhood Meeting was vague on traffic impact, focusing on a best-case scenario rather than providing a range of scenarios from poorly attended affairs to high-attendance games against Lincoln's rivals like Grant, Jefferson or Wilson HS. It did not include reliable projections of traffic patterns associated with the facility's extended use as a softball, baseball and soccer field for Lincoln students *and* the general public. The plan to bus Lincoln students to and from the facility does not mitigate concerns about increased car counts that will occur *outside* peak school traffic on SW Canyon Lane, a neighborhood route, and local roads leading to the school. Although the Portland Public School representative claimed that Lincoln athletes would use buses rather than private vehicles, PPS does not have the authority to regulate or enforce the parents' use of vehicles or vehicle use by non-Lincoln students, parents, youth teams, coaches and spectators.

The neighborhood is very concerned that this proposal relies largely on the premise that the school will manage sport team schedules to mitigate impacts of increased traffic, when it already does not appear to provide adequate personnel to help manage pick-up and drop-off traffic (i.e. no crossing guards). This approach provides no recourse for the neighborhood should these management tactics fail or prove insufficient. Based upon the record of failure of school administrators to address EXISTING traffic congestion issues, neighbors are skeptical of their ability to address impacts of more traffic congestion.

Although some parents of Lincoln athletes see a West Sylvan sports complex as a way to reduce driving to more distant fields and a chance for their children to walk or bike to games, that's hardly safe for several reasons:

- Poor/inadequate access to public transportation. The distance to the closest MAX stop at Sunset TC is 2 miles, while the closest stop for the infrequently running 58 bus line on SW Canyon Rd still is 0.75 miles away. Access to the fields from the closest bus stop entails crossing Canyon Road with a posted speed of 40mph at unmarked crossing areas devoid of sidewalks and adequate lighting.

- Missing bicycle and pedestrian infrastructure on SW Canyon lane and local roads that would make it safe for students or other users of this facility to ride or walk.
- As a result of these inadequacies, most parents drive to school events, thereby exacerbating and prolonging periods of serious traffic congestion approximate to the school.

As it stands, cars and school buses are lining up eastward on SW Canyon Lane and clogging West Slope Drive and SW 81st Ave, often blocking residents' driveways during drop-off and pickup time at West Sylvan. This is a highly contentious point as parked cars can limit residents' access to their driveway and even have led to tense encounters. It also proves that one neighborhood route and the narrow local roads in this neighborhood, which are only 20 feet wide and lack sidewalks and bicycle lanes, are ill-suited to accommodate additional traffic caused by increased use of this facility. Residents (or other traffic) driving into the neighborhood during pickup time have to pass the long line of waiting cars that occupy the right lane of SW West Slope, thus forcing oncoming traffic onto the shoulder where children are walking to meet their rides that are parked on SW 80th or 79th Ave.

Some images to document the unsatisfactory traffic situation even on a normal school day.



Image 1 SW West Slope Drive & SW 79th Ave. at approximately 3:50 PM on Monday, 2/24/2020. One child is forced to stand on the north shoulder, while two others walk in close proximity to moving traffic on the "wrong" side of the road.



Images 2 & 3 are looking directions on SW West Slope Dr. Shown is one vehicle driving into the neighborhood at approximately 3:45 PM on 2/24/2020, passing waiting cars that occupy the right lane, forcing oncoming traffic onto the shoulder the only lane for pedestrians and cyclists.



Images 4 & 5 look south on SW 81st during student pickup on 2/24/20. Cars are parked on both sides of the street in close proximity to private residences, forcing pedestrians (i.e. students and dogwalkers) to share the roadway with moving vehicles.



Image 6 shows the view from the bike path on north side of the West Sylvan of the bus turnaround on 2/24/20 before school lets out at 3:45 PM. After loading students, busses start departing the school at approximately 3:55 PM, joining the line of private cars that are backed up on SW West Slope Drive and SW Canyon Lane.

Residents propose as a condition of project approval City to construct necessary infrastructure and improvements to the roads and address the long-standing complaints about traffic congestion on SW West Slope Drive and SW Canyon Lane. This includes additional parking at the school, new striping in the existing parking lot to reduce overflow parking on local roads near the school and clearly mark the bus turnaround.

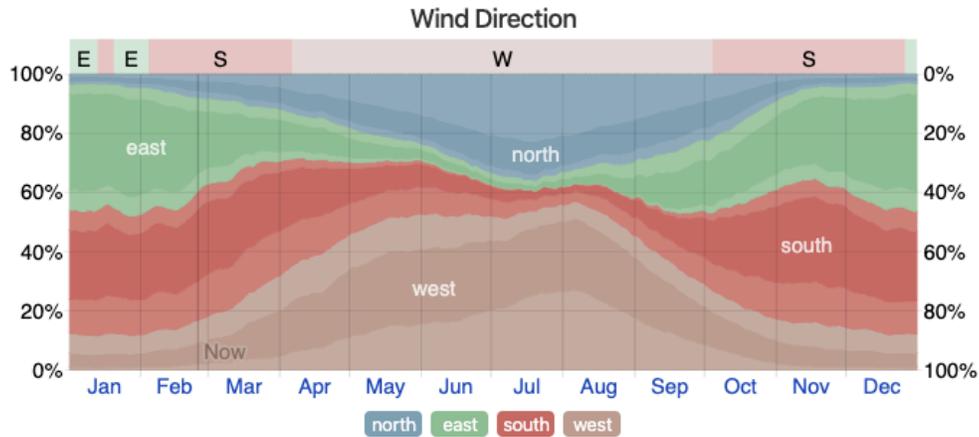
2. Noise pollution

A higher number of athletes, teams, coaches, spectators, a PA system and possibly music from a marching band, which right now are not in the picture, are set to negatively impact the surrounding residential neighborhood. This is at odds with the City's efforts to create and protect healthy acoustical environment as stated in Comprehensive's Plan Goal 8.4.1. and the compatibility criteria in Section 40.15.15.C.5. Despite assurances of mitigation, noise will affect *all* properties within a linear distance radius of at least ¼ mile from the facility with the properties adjacent to the school feeling the most impact. Owners of properties that are as close as 120 feet to the grandstands behind home plate contend it is impossible to eliminate or even sufficiently mitigate impact of crowd noise and amplified sound from the PA with proposed landscaping measures.

An important factor that was not discussed by the planners is the impact of wind and how it carries noise over considerable distances and causes that noise to refract downward in the process. On days with westerly breeze the white traffic noise from 26 can be loud enough to keep windows closed at a property on the southern end of SW

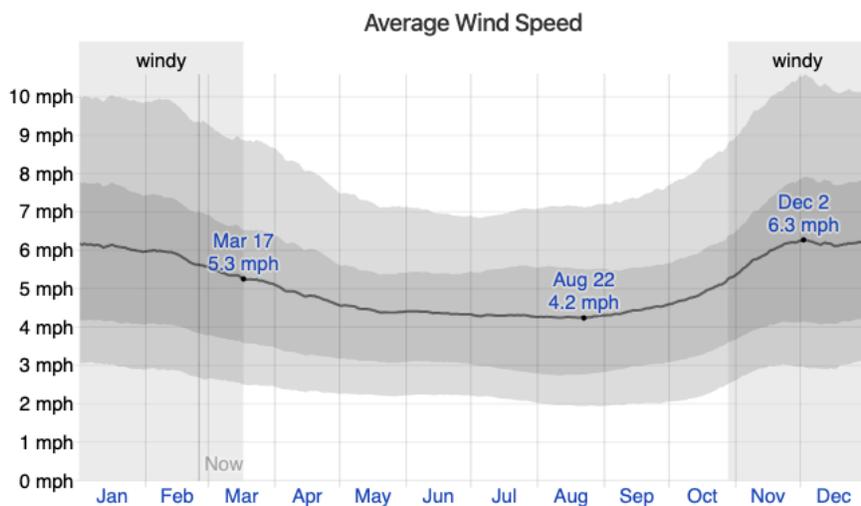
83rd Ave, roughly a quarter mile linear distance south. Looking at [wind statistics for Portland](#), the following picture emerges:

Half the time, or between early April and early October, the prime time for outdoor activities, the wind is primarily out of the **west**. During this period, properties to the east, i.e. along SW 81st Ave and West Slope Drive that are already dealing with traffic congestion, will be strongly affected. Between early October and early April, winds are mainly blow from the **south**, impacting properties on SW 84th Ave bordering on the northwestern edge of the field, while between late December and early April the predominant wind direction is from the **east**, mostly impacting the folks on SW 84th and 85th.



The percentage of hours in which the mean wind direction is from each of the four cardinal wind directions, excluding hours in which the mean wind speed is less than 1.0 mph. The lightly tinted areas at the boundaries are the percentage of hours spent in the implied intermediate directions (northeast, southeast, southwest, and northwest).

Sound travels at 343 meters per second or 1125 foot per second. Wind speed influences how far and fast noise will carry, and weather data suggests that from late October to mid-March the *average* wind speed measured in Portland is approximately 5.3 miles per hour while the rest of the year it averages approximately 4.2 mph. Assuming a day with 10 mph wind, sound from the field travels at a rate of 348 m/s or 1142 ft per second in downwind direction.



The average of mean hourly wind speeds (dark gray line), with 25th to 75th and 10th to 90th percentile bands.

Residents propose a solution that prohibits of any type of amplified sound, limits hours of operation of fields to daylight hours, and keeps the facility closed on Sundays.

3. Field design and construction and compliance with BDC Section 40.15.15.3.C.5 and 60.05.50:

Stormwater drainage: Between 1981 and 2010 the [water year normal precipitation in downtown Portland](#) was measured at 42.85 inches per square foot, according to the National Oceanic and Atmospheric Association. But since 2001, these 42.85" were exceeded eight times with 2015/16 (55.16") and 2016/17 (61.82") being the wettest years that are included in the data. With climate change expected to produce more frequent and violent downpours, residents on the west side of the field along SW 84th whose properties border the facility and lie up to 20 feet below field level already deal with groundwater infiltration into their homes. Seeing the construction plans, they are concerned about the drainage, which includes a storm water swale. Since water flow follows gravity, and synthetic turf does not absorb high quantities of rain water, affected residents ask how the applicant intends to drain the field and what, if any, contingency is in place should the proposed detention swale overflow or fail to drain quickly away from homes.

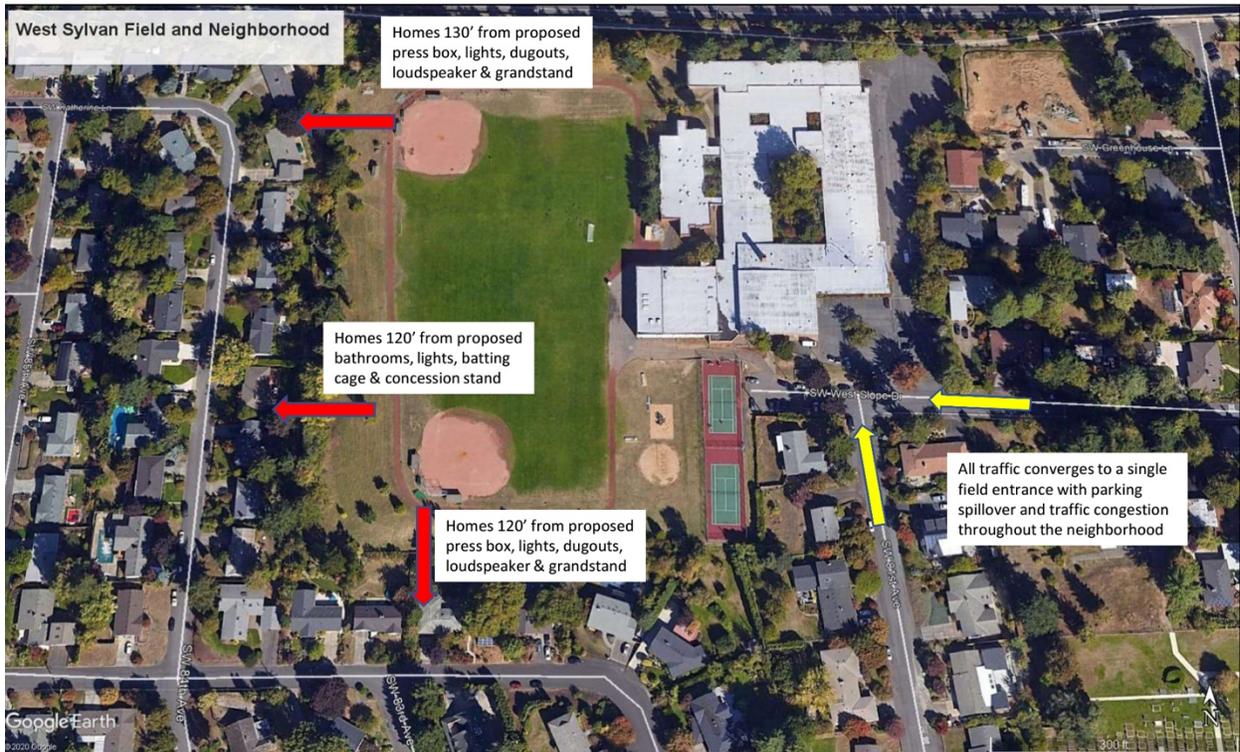
Residents suggest redesign of drainage system to eliminate detention swale on the west side and direct all drainage to pipes that are integrated into the area's storm water system.

Light pollution and compliance with BDC Section 40.15.15.C.5 and 60.05.50: This area does not have street lights so any light source that is elevated 60 to 80 feet above ground will impact homes in the immediate surrounding area, especially those below field level, but also many others beyond that. These lights are a new feature that is likely to devalue directly affected property and they are the key to extending operation hours and noise disturbance far into the night, which is another point of contention. Given local topography and the proximity of the field to adjacent homes, typical methods to minimize direct and indirect glare to abutting properties by using lens shields, shades or other measures to screen the view of light sources from residences and streets (including Highway 26) will be impossible. (See BDC Section 60.05.50 3.) More typical mitigation strategies of fencing and landscaping fail to mitigate lighting and glare impacts from 60 to 90-foot tall light standards.

Residents suggest applicant consider limiting the facility to daylight use without light structures.

New buildings and compliance with BDC Section 40.15.15.C.5: Proposed development includes the addition of toilets and a concession stand in close proximity to existing residences, potentially increasing noise, trash and odor nuisance for adjacent properties. Additional new structures that will generate noise and disturbance – especially if used after dark - include bleachers with 75-person capacities, press boxes, bullpens and dugouts.

Proposed landscaping shown on Sheet L200 indicates addition of oaks (good), big leaf maples and tulip trees (acceptable) as the only tree species on the plans. Deciduous trees are less effective buffers (See BDC Section 60.05.45.11.) than evergreen species throughout the seasons. The addition of evergreens to the existing planting scheme will enhance the utility of this mitigation strategy to buffer adjoining residences from these new uses. However, even with the use of evergreen buffers, residents are concerned their yards and homes will remain highly visible from the field and the grandstands, especially those properties lower than field level.



Residents suggest mirroring the orientation of the baseball and softball field which puts the home bases on the northeast and the southeast corners (Scheme 2 found in Exhibit E: the CWS Service Provider Letter) and move suggested additional outbuildings to the east or north side of the field to reduce negative impact on adjacent properties. In any event, netting should be erected to prevent balls from going into people's yards and evergreens should be heavily used for landscaping.

Trash and compliance with BDC Section 40.15.15.3.C.5: There are already chronic problems with accumulations of trash left on the field that blows into neighborhood yards. During the summer, flammable grasses around the field edge are only trimmed by PPS after neighbors complain. If PPS does not properly maintain the field as currently used, how likely is it they will pick up trash generated by a concession stand and increased use of facility?

Residents request that PPS be required to conduct regular field maintenance, including weekly removal of all trash and regular trimming of the tall, flammable grass along the field edges.

We ask the Planning Commission to consider these objections and the solutions proposed by residents. We also recommend a site visit during pick-up time on a Friday between 3:30 and 4 PM or during school events (i.e. Back to School Night) to witness the problematic traffic situation, which already has far reaching impact and only stands to worsen if the project is approved as proposed. A site visit would also illustrate how close the project is to neighbors and the significant impacts of noise, light, field runoff, and the high visibility of yards and homes to people using the field.

Sincerely,

Lauren Russell

From: Carl Tebbe <twodogs55@centurylink.net>
Sent: Saturday, February 29, 2020 11:19 AM
To: Lauren Russell
Cc: twodogs55
Subject: Fwd: West Slope NAC/ West Sylvan middle school improvements
Attachments: NAC_SubCommittee_Letter.pdf

Follow Up Flag: Follow up
Flag Status: Completed

I sent the message below on Wednesday, but didn't find out that it didn't go through until today (Saturday the 29th). Is it too late to get this into the record for the March 11th meeting? Please call me with any questions. 503-969-8020
thank you

----- Forwarded Message -----

From: Carl Tebbe <twodogs55@centurylink.net>
To: lrussell@beavertonor.gov
Cc: twodogs55 <twodogs55@centurylink.net>, Terry Lawler <veggietess@gmail.com>
Sent: Wed, 26 Feb 2020 17:05:17 -0500 (EST)
Subject: West Slope NAC/ West Sylvan middle school improvements

I have submitted this as chairman of the WSNAC, and it is supported by the WSNAC as per a vote at our 2/18/20 meeting.

--
Keep on rocking in the free world.

Carl Tebbe

--
Keep on rocking in the free world.

Carl Tebbe

Lauren Russell

From: Mary Ann Walker <mwalker@vivacare.com>
Sent: Saturday, February 29, 2020 3:00 PM
To: Lauren Russell
Subject: West Sylvan MiddleSchool Field Improvements, Case File No. CU2019-0011/
DR2019-0182

Follow Up Flag: Follow up
Flag Status: Completed

From: Mary Ann Walker
6786 SW Canyon Drive
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 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,

Mary Ann Walker

Lauren Russell

From: Tom Walker <tom.walker@dreamtreestudiosnw.com>
Sent: Saturday, February 29, 2020 6:02 PM
To: Lauren Russell
Subject: Re: West Sylvan MiddleSchool Field Improvements, Case File No. CU2019-0011/
DR2019-0182

Follow Up Flag: Follow up
Flag Status: Completed

From: Thomas M. Walker
6786 SW Canyon Drive
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 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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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,

Thomas M Walker

--
Tom Walker | Dream Tree Studios Northwest | tom.walker@dreamtreestudiosNW.com

Lauren Russell

From: Cassidy Campanian <ccampanian@gmail.com>
Sent: Saturday, February 29, 2020 8:35 PM
To: Lauren Russell
Subject: Ref: West Sylvan Middle School Field Improvements

Follow Up Flag: Follow up
Flag Status: Completed

To: The Beaverton Planning Commission

Ref: West Sylvan Middle School Field Improvements,

Case File No. CU2019-0011 / DR2019-0182

Dear Beaverton Planning Commission and the West Slope Neighborhood Association

My son was a student at West Sylvan Middle School and now attends Lincoln High School. 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.
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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,

Cassidy Campanian

2926 NW Kennedy Ct.

Portland, OR 97229

March 1, 2020

Planning Division
Attn: Lauren Russell
PO Box 4755
Beaverton, Oregon 97076

RE: West Sylvan Field Improvements

Sent via email to lrussell@beavertonoregon.gov

Dear Lauren:

I am writing to support the West Sylvan Middle School field improvement project. I am a resident of the Lincoln High School District, residing in the Hillside neighborhood in Northwest Portland. I am a huge proponent of youth sports and the life lessons that are learned. I grew up in the suburbs of Atlanta, Georgia, and some of my best memories are playing sports with my friends. Those friends are still my best friends today and we share many laughs as adults remembering the times we shared. Those early enjoyable moments pushed me to work hard, ultimately resulting in a college scholarship to play baseball at Vanderbilt University.

I moved to Portland in 2010 and now have an 11-year-old. I've enjoyed getting involved where I can with Lincoln Youth Baseball. Last year, I coached the 5th and 6th grade team and we practiced and played home games at the current West Sylvan fields. The league has done the best job it can with keeping the field in shape, but it was still not an adequate baseball facility. Often, I would reschedule games in order to play at the opponents' field even if it meant driving further. Other fields were more suited for enjoyable and safer experiences for the kids. There is now a chance to build a modern facility to support health, safety, laughs, and life lessons. Let's make sure it happens!

As a sport, baseball in the city of Portland struggles relative to other major metros, at least in my experience. I have been impressed with the quality of baseball and facilities in the suburbs, at least in comparison to baseball within the city limits. I recognize that the suburbs have more available land and have had the opportunity to build recreational facilities as organized sports have evolved over the past 50 years. However, West Sylvan now has the opportunity to take the land and improve it to a higher and better use. It will bridge the gap that currently exists and bring more desirability to living in the City of Portland. Let's make sure it happens!

I want the city of Portland to be a desirable place to live and raise a family for years to come. I understand the neighborhood's concerns regarding traffic, noise, etc. As a parent, having been a kid before, and imagining myself as an older adult, I can see no better picture than a neighborhood hosting youth sports activity. The moments spent playing with friends in a "care free", relaxed environment are often the best times of our life. Let's make sure it happens!

While baseball is the sport I know best, my family is involved in soccer, basketball, gymnastics, tennis, etc. There are options out there to recreate with friends in other activities. Those are great sports too but there is something about baseball on a warm sunny day that is magical. It is America's pastime for a reason. Soccer will always be #1 in Portland and I am ok with that. I want baseball to be more than just

an afterthought. We have a great leader and coach in CJ Watson at Lincoln High School who is already inspiring kids at all ages and using baseball as a means to teach life's most valuable lessons – hard work, fairness, dealing with failure, etc. Without better improved facilities, we will not attract and retain caring, passionate, and tireless leaders, and that spans all aspects of the youth education ecosystem – not just athletics or baseball. Let's make sure it happens!

If you have questions or need anything further, please feel free to reach out. I can be reached at (678) 548-5969.

Sincerely,

A handwritten signature in blue ink, appearing to read 'S Vanderhoff', with a stylized flourish at the end.

Scott Vanderhoff
svanderhoff@gmail.com
(678) 548-5969

Lauren Russell

From: Scott Vanderhoff <svanderhoff@gmail.com>
Sent: Sunday, March 1, 2020 7:12 AM
To: Lauren Russell
Subject: West Sylvan Field Improvements
Attachments: West Sylvan Field Improvement Letter.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Lauren,

See attached. This is critical to building and maintaining desirable communities. Let's make sure it happens!

Thanks,
Scott Vanderhoff

Received
Planning Division
03/01/20

Lauren Russell

From: Cheryl Dallner <CHERYL_DALLNER@msn.com>
Sent: Sunday, March 1, 2020 8:52 AM
To: Lauren Russell
Cc: Cheryl Dallner
Subject: West Sylvan Middle School Field Improvements, Case File No. CU2019-0011 / DR2019-0182

Follow Up Flag: Follow up
Flag Status: Completed

From: Cheryl Dallner
2135 SW 75th Avenue, 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 20-year neighborhood resident and daily visitor of this park, we are excited about this! ***We have years of experience unable to conduct practice or play on the field due to muddy fields.***
- **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,

Cheryl Dallner

Lauren Russell

From: Michael Dallner <michael_dallner@hotmail.com>
Sent: Sunday, March 1, 2020 12:51 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: Completed

From: Michael Dallner
2135 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,

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 20-year neighborhood resident and daily visitor of this park, we are excited about this! ***We have years of experience unable to conduct practice or play on the field due to muddy fields.***
- **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,

Michael Dallner

Lauren Russell

From: Zakary Dallner <zak.dallner@outlook.com>
Sent: Sunday, March 1, 2020 2:18 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: Completed

Dear Beaverton Planning Commission,

I live in the West Slope Neighborhood and a student at Lincoln High School. I support the proposed West Sylvan field improvements because of the following:

- The improved field is the future of Lincoln Baseball. Today the program does not have a home turf field.
- Our teams will not have to drive around Portland and outside Portland to practices and to play "home" games. Last year our home baseball field was Sckavone, a 45 minute drive across the river during rush hour. This year we will be driving to Hillsboro.
- The current West Sylvan field is in deep need of a remodel. Teams can't use it when it's too muddy. Most of our home baseball games on that field in some past years were cancelled due to the poor field conditions. The turf field will change that and never be a problem!
- A turf field will allow year round use versus the current one which can only be used when conditions aren't poor.

Thank you for the support of the West Sylvan field project.

Sincerely,

Zakary Dallner
2135 SW 75th Avenue, Portland, OR 97225

Received
Planning Division
03/01/20

Lauren Russell

From: Rick Rogers <tripler24@gmail.com>
Sent: Sunday, March 1, 2020 6:15 PM
To: Lauren Russell
Subject: West Sylvan Middle School - Field Project

Follow Up Flag: Follow up
Flag Status: Completed

From: Rick Rogers
 4450 W Burnside Road
 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).
- 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 as well as for all the families who live in the neighborhood who may or may not have kids attending West Sylvan. All students and families will enjoy a place where they can “be outside” for recess, PE and either before or after school 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,
Rick Rogers

Lauren Russell

From: Page Mesher <page@4thefridge.com>
Sent: Monday, March 2, 2020 9:20 AM
To: Lauren Russell
Subject: Case File No. CU2019-0011 / DR2019-0182

Follow Up Flag: Follow up
Flag Status: Completed

From: Page & Lynn Mesher
6450 SW Bancroft St
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 neighborhood and I am fully in support of proposed field improvements to West Sylvan Middle School.

I am a former West Sylvan student, and my two daughters attended West Sylvan, so I am very familiar with the site and situation(s) pertaining to this issue.

I plan on attending, and possibly speaking, at the upcoming meeting.

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,

Page & Lynn Mesher

Page Mesher, President
OFF THE WALL MAGNETICS, LLC

60 SE Main Street
Portland, OR 97214-3320
tel: 503.331.0114
tel: 800.337.2637
fax: 503.331.0118
cell: 503.329.3607
www.4thefridge.com

MAR 02 2020

Property Owners' Letter Requesting Application Be Denied

City of Beaverton
Planning Services

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 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, 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

JOHN R. HINDS


Address (number & street) zip 97225

2010 SW 8TH AVE
PORTLAND OR 97225

Date

2/24/20

MAR 02 2020

Property Owners' Letter Requesting Application Be Denied

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, 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,

Diane L. Brooks

8480 SW Ernst Rd

2/25/2020

Diane L. Brooks

Portland, OR 97225

Name and signature

Address (number & street) zip 97225

Date

Samuel G. Brooks III

8480 SW Ernst Rd

2/25/2020

Sam G. Brooks III

Portland, OR 97225

MAR 02 2020

Property Owners' Letter Requesting Application Be Denied

City of Beaverton
Planning Services

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.
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Property Owners' Letter Requesting Application Be Denied

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Property Owners' Letter Requesting Application Be Denied

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Respectfully,

Name and signature

Address (number & street) zip 97225

Date

Fred Harbold

8295 SW Ernst Rd

2/22/20

~~Fred Harbold~~

Louise Harbold

Louise Harbold

J. Richard McCulland

J. Richard McCulland

8385 SW Ernst Rd

2/22/20

2
Grove Ln

2100 SW 84th Ave

2/22/20

Brian Hauck

2050 SW 84th Ave
Portland

2/22/20

John R Hinds

John R Hinds

2010 SW 84th Ave
Portland OR 97225

2/22/20

TASHA TEHERANI - Ami

Tasha Teherani

2135 SW 84th Ave

2/27/20

Property Owners' Letter Requesting Application Be Denied

Name and signature

Address (number & street) zip 97225

Date

Jamie Jackson Schantz
Jamie Jackson Schantz

2215 SW 84th Ave

2/22/20

MIKE JAMES

2190 SW 84th AVE

2/22/20



Judy Jackson
Judy Jackson

2250 SW 84th Ave

2/22/20

SHIRLEE P. M. MACDONALD

8155 SW

2/23/20

Shirlee P Macdonald

Emmett Rd.

2315 SW 81st Ave

2/23/20

Rick Lower
May Lower

2315 SW 81st Ave

2/23/20

BRYAN FISHER

2255 SW 81st Ave

2/23/20

Jim Park

8080 SW West Slope Dr

2/23/20

Kevin Hayes

2350 SW 81st Ave

2/23/20



Chaya Palm

Chaya Palm

2400 SW 81st Ave

2/23/20

Cecile Steinbeck

2430 SW 81st Ave

2/23/2020

Christian Steinbeck
C Steinbeck

MAR 02 2020

Property Owners' Letter Requesting Application Be Denied

To City of Beaverton
Planning Services
The Beaverton Planning Commission

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

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

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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.

- 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,

Name and signature

Address (number & street) zip 97225

Date

TODD AMES

2415 SW 81ST AVE

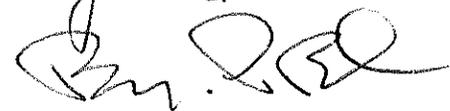
2/23/2020



Bryan Beede

2490 SW 81ST AVE

2/23/2020



ANN GRANGHAM
Ann Grangham

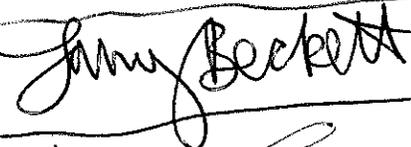
~~172~~
2250 SW 84TH AVE

2/23/20

Rylene Rangel

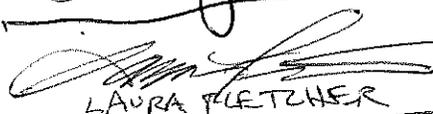

2175 SW 84TH AVE

2/23/20

Jenny Beckett


2075 SW 84TH AVE.

2/23/20


LAURA FLETCHER

2075 SW 84TH AVE

2/23/2020

Terisa M. McClelland

8385 SW Ernst Rd 2/23/2020

Property Owners' Letter Requesting Application Be Denied

Name and signature

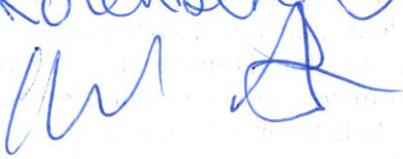
Address (number & street) zip 97225

Date

Rebecca Rotenberg
~~Rebecca Rotenberg~~
Kyle Rotenberg

8215 SW ERNST Rd
Portland, OR 97225
"

2/23/20



2/23/20

MAR 02 2020

Property Owner Letter Requesting Conditions of Approval

To the Beaverton Planning Commission:

City of Beaverton
Planning Services
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.
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Property Owner Letter Requesting Conditions of Approval

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Respectfully submitted,

Name and signature

Address

Date

Bryan P Beede
[Signature]

2490 SW 81st Av.

2-23-2020

Ann GRANGAARD
[Signature]

2250 SW 84th

2-23

Raylene Kangel
[Signature]

2175 SW 84th

2-23-2020

Terese M McClelland
[Signature]

8385 SW Enos Rd

2-23-2020

MAR 02 2020

Property Owner Letter Requesting Conditions of Approval

To the Beaverton Planning Commission:

City of Beaverton
Planning Services

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

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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.
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Property Owner Letter Requesting Conditions of Approval

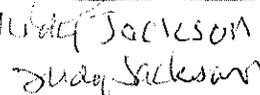
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Respectfully submitted,

Name and signature	Address	Date
MIKE JAMES 	2190 SW 84th AVE	2/22/20
JUDY JACKSON 	2280 SW 84 AVE	2/22/20
Rick Lower Mary Lower	2315 S.W. 81st Ave 2315 SW 81st Ave	2/23/20 2/23/20
BRYAN FISHER	2255 SW 81st AVE	2/23/20
Kerin Hyes	2350 SW 81st Ave	2/23/20
Cele Steinbeck	2430 SW 81st Ave	2/23/20

MAR 02 2020

Property Owner Letter Requesting Conditions of Approval

To the Beaverton Planning Commission:

City of Beaverton
Planning Services

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Property Owner Letter Requesting Conditions of Approval

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Name and signature	Address	Date
Fred Herbald <i>Fred Herbald</i>	97225 8295 SWEWARD RD	2-22-20
Louise Herbald <i>Louise Herbald</i>	ii ii	
J. Richard McColland <i>J. Richard McColland</i>	8385 SW ERNS F RD.	2-22-20
<i>[Signature]</i>	2100 SW 84TH AVE	2/22/20
B. Hancock <i>[Signature]</i>	2050 SW 84TH AVE	2/22/20
JRHS JOHN R HINDS	2610 SW 84TH AVE PORTLAND OR 97225	2/22/20
TASHA TETER <i>Tasha Teter</i>	2135 SW 84TH AVE	2/22/20

MAR 02 2020

Property Owner Letter Requesting Conditions of Approval

City of Beaverton Planning Commission:
Planning Services

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Respectfully submitted,

Name and signature

Address

Date

LAURA FLETCHER



2075 SW 84th Ave

2/23/2020

Larry Beckett



2075 SW 84th Ave.

2/23/2020

8. Use natural grass, not artificial turf for the field surface. There are known to be higher incidences of injury on artificial turf - it is not appropriate for non-adult sports. Natural surface is needed to maintain ~~environment~~ the ecosystem of the area - something we desperately need to do at this time.

Lauren Russell

From: Lisa Rogers <lisayrogers@gmail.com>
Sent: Monday, March 2, 2020 1:05 PM
To: Lauren Russell
Subject: West Sylvan project letter

Follow Up Flag: Follow up
Flag Status: Completed

From: Lisa Rogers
4450 W Burnside Road
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).
- 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 as well as for all the families who live in the neighborhood who may or may not have kids attending West

Sylvan. All students and families will enjoy a place where they can “be outside” for recess, PE and either before or after school 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,

Lisa

P.S. I also sent this as an attachment

From: Ryan Eldridge
2358 NW Lovejoy, Unit 1
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 Lincoln High School boundary but not the West Slope neighborhood per se. 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.
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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,



A handwritten signature in blue ink, appearing to read "Ryan Eldridge", is written over a horizontal line.

Lauren Russell

From: Ryan Eldridge <reldridge@charterschoolcapital.org>
Sent: Monday, March 2, 2020 3:27 PM
To: Lauren Russell
Subject: West Sylvan Field Upgrades
Attachments: SKM_C65920030216160.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Please see attached letter in support of the West Sylvan field upgrades.

Regards,

Ryan Eldridge

.....
Charter School Capital
222 SW Columbia, Suite 1750
Portland, Oregon 97201

(971) 634-1871 Direct
(971) 269-6602 Mobile
charterschoolcapital.org

Received
Planning Division
03/02/20

March 2, 2020

From: Annika and Erik Holte
3233 SW Sherwood PL

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

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

We are 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, we 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 our 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.

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 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.

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.

Thank you for your time.

Sincerely,



Annika and Erik Holte

Lauren Russell

From: annikaholte@gmail.com
Sent: Monday, March 2, 2020 4:35 PM
To: Lauren Russell
Subject: West Sylvan School Field Improvement Project
Attachments: cidA2E8D1F4-6713-469E-8EDD-FEB36BA7BE6F.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Dear Lauren,

Please see the attached letter in support of the West Sylvan School Field Improvement project.

Thank you for your time.

Annika and Erik Holte

Lauren Russell

From: Arana, Amanda <Amanda.Arana@nike.com>
Sent: Monday, March 2, 2020 9:46 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: Completed

Dear Beaverton Planning Commission,

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 many reasons:

- The new facility will Inspire our children to continue with sports into high school. Having Lincoln sports field within walking distance for families that feed into Lincoln is a fantastic way to encourage kids to support and continue on to play high school sports. Studies have shown that the average kid is ending his/her sport participation at age 11. Let's support keeping our children moving and participating in sports by giving them a safe, accessible place to practice and participate in sports.
- 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).
- 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.
- 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.

I live 4 houses up from the school so experience the school traffic daily. I have read the proposal and responses and wholeheartedly support the field improvements. I want to make our community one that improves the lives of all the people who live here including and especially the next generations.

Thank you for your time,

Sincerely,
Amanda Arana
2175 SW 79th Avenue, Portland OR 97225

Lauren Russell

From: Joel and Amanda Arana <jd.aj.arana@gmail.com>
Sent: Monday, March 2, 2020 9:51 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: Completed

Dear Beaverton Planning Commission,

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 many reasons:

- The new facility will Inspire our children to continue with sports into high school. Having Lincoln sports field within walking distance for families that feed into Lincoln is a fantastic way to encourage kids to support and continue on to play high school sports. Studies have shown that the average kid is ending his/her sport participation at age 11. Let's support keeping our children moving and participating in sports by giving them a safe, accessible place to practice and participate in sports.
- 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).
- 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.
- 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.

We live 4 houses up from the school so we experience the school traffic daily. I attended the neighborhood meeting in October, read the proposal and responses and wholeheartedly support the field improvements. I want to make our community one that improves the lives of all the people who live here including our children.

Thank you for your time,

Sincerely,
Joel Arana
2175 SW 79th Avenue, Portland OR 97225

