



Community Development Department / Planning Division
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MEMORANDUM

TO: Planning Commission
FROM: Jana Fox, Current Planning Manager
DATE: May 8, 2019
SUBJECT: LifeTime Fitness Beaverton (ADJ2018-0006 / DR2018-0128 / LD2019-0008 / LO2018-0005 / SDM2018-0007 / TP2018-0009)

Staff has received the following public testimony regarding the Life Time Fitness Beaverton application after the staff report was produced and prior to delivery of the Planning Commission packets.

Exhibits

- 2.5 Email from Kyler Speich, received May 8, 2019
- 2.6 Email from Heather Klemm, received May 8, 2019
- 2.7 Email from Stefan Klemm, received May 8, 2019

Jana Fox

From: Kyler Speich <kyl4@pdx.edu>
Sent: Wednesday, May 8, 2019 1:27 PM
To: Jana Fox
Subject: Concerns about Gym

Hello,

I am contacting you about to the proposed gym near Barnes road. I have had my eye on this project for some time and I have serious concerns in regards to the environment, public health and transportation. My first concern about the environment, I am a Geographer at Portland State that studies a multitude of issues around global climate change, and public health. Building this structure on what is not open fields and grass will create a massive urban heat islands, if you're not familiar with urban heat islands they are a serious cause of concern for public health as statistically people living in and around urban heat islands face more health issues. Additionally, climate variability is in our near future these open fields not only help cool the area, but also filter water and hold carbon, while also providing ecosystem services that are desperately needed in the bog ecosystem around the area. The amount of run off expected in our area is expected to increase as much as 4x in the cedar hills area, and the infrastructure needed to take this additional water is most likely not going to be factored into this building and will most likely run off into the local ecosystem. Additionally, there are more important areas in which we should consider allowing a heat island in that help alleviate the problems of climate change such as the proposed parking structure at sunset transit center. Which would be a balance of economy and sustainability transportation structures. I have extensive knowledge on this subject in sustainable development, urban heat islands and climate change. If you would like to know more feel free to talk to me more about this subject if you need.

Secondly, the cultural and emotional value of the open fields has to be taken into account. If these services of open spaces, cooler land and places to have your animals are not taken into account before development we may as well be giving them a multi million dollar tax break. Which brings me to my third concern.

The transportation is already becoming increasingly congested in the area with the new light on Cedar hills/barnes, plus the projected growth in the area we do NOT need more connection and more in and out flow traffic. We are projected to grow almost 5x times in size in this area alone, and this structure does NOT add resilience to the neighborhood.

I will be at the meeting on May 15th to discuss future needs of the neighborhood.

Take care, and have a nice day.

Kyler Speich
Associates Degree in Wilderness Leadership and Experiential Education
Undergraduate BS in Geography, GIS and Water Resource management
Vice President of Portland State University GIS Club

Jana Fox

From: Heather Klemm <hrklemm@yahoo.com>
Sent: Wednesday, May 8, 2019 4:31 PM
To: Jana Fox
Subject: In protest of LifeTime Developement

Dear Ms. Fox,

I am a Cedar Mill resident and am writing to express my absolute opposition to the proposed development of the LifeTime Fitness Development at Barnes and Cedar Hills Blvd. I would hope it is the goal of the Planning Commission to negate any negative impact on our existing neighborhoods. My opposition is based on these potential/probable negative effects:

- The loss of neighborhood and community character
- Major increase in traffic congestion and noise
- The destruction of open space as well as driving animals out of the area onto these highways
- This type of behemoth facility does not fit into our single family neighborhood. It would be an unsightly blight that would mar our community
- Obstructed views
- Open space requirements ignored
- Overall negative impact on our neighborhood and quality of life

Please do NOT grant variances to exceed our building limits or ignore our open space and transportation requirements. I am vehemently opposed to this project and do want this massive, ugly, traffic-causing facility in Beaverton. I truly think this is a bad idea. Please reconsider your decision and the effects it will have on our local population.

Respectfully,

Heather Klemm
1189 NW 98th Ave
Portland, 97229

Jana Fox

From: Heather Clancy <hrc335@hotmail.com>
Sent: Wednesday, May 8, 2019 4:41 PM
To: Jana Fox

Dear Jana,

I live near Barnes Rd in Cedar Mill and am writing to protest the LifeTime Fitness Development at Barnes and Cedar Hills Blvd. I am very concerned how such a large Walmart-style structure will impact my neighborhood, specifically, a horrible increase in traffic congestion and noise, the destruction of open space and the welfare of the species that currently call that land home, obstructed views and the simple fact that it simply does not fit the vibe of our community, at all!

I'm writing to request that you do grant variances to exceed our building limits or ignore our open space and transportation requirements. I am opposed to this project and do not want this development in my neighborhood. I hope you will use your voice, and power, to stop this massive, almost mall-like, building from going up in our quaint neighborhood, which will no longer be quiet or charming should this monster go in.

Thank you for your consideration,

Stefan Klemm