

EXHIBIT 6

Written testimony received for Russell Property Subdivision (Written testimony received to the date of January 20, 2016)

- Exhibit 6.1** Letter from Mike and Liann Strickler, 15680 SW Bobwhite Circle, December 28, 2015
- Exhibit 6.2** Letter from Linda Silver, 15650 SW Snowy Owl Lane, January 8, 2016.
- Exhibit 6.3** Letter from Donald and Yvette Baker, 15702 SW Snowy Owl Lane, January 12, 2016.
- Exhibit 6.4** Letter from Brian and Sally Dutra, 15590 SW Snowy Owl Lane, January 13, 2016.
- Exhibit 6.5** Letter from Tim and Melinda Slingsby, 15845 SW Snowy Owl Lane, January 13, 2016.
- Exhibit 6.6** Letter from Scott and Melissa Griffith, 15726 SW Snowy Owl Lane, January 8, 2016.
- Exhibit 6.7** E-mail from Rajeewa Arya, 155070 SW Snowy Owl Lane, Jan., 13, 2016
- Exhibit 6.8** Letter from Nick Barrett, 15771 SW Snowy Owl Lane, Jan., 11, 2016

Exhibit 6.1

December 28, 2015

City of Beaverton
CDDPD Attn: Scott Whyte

Subject: Russell Property Subdivision
Case File No's LD2015-0021

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DEC 30 2015

City of Beaverton
Planning Services

Dear Mr. Whyte,

With regards to the application seeking preliminary subdivision approval, we would like to express our concerns with the traffic volume increase and public safety as a result of an additional 125 residential sites accessing Scholls Ferry Road and the adequacy of existing SW 155th Terrace. Although new traffic will tend to utilize the existing roadways to the light at SW Black Bird Drive and SW Scholls Ferry Road, what is the expected volume increase at SW 155th Terrace? With the existing road speed and site distance, what is the expected incident rate without installation of an additional traffic light and crosswalk?

We take no exceptions to the land development, only for public safety concerns. How many injuries or deaths are considered acceptable before steps are taken?


Mike & Liann Strickler
15680 SW Bobwhite Circle
Beaverton, OR 97007

Exhibit 6.2

January 8, 2016

Attn: Scott Whyte,

I am a resident of the Murray Ridge neighborhood and am greatly concerned about the impact that the development of the Russell property will have on our ability to enter and leave our neighborhood. We have used Snowy Owl Lane and 155th Terrace for 15 years as our only means in getting into and out of our neighborhood. We have now been told that this is an illegal situation and must be mitigated by extending the two cul de sacs which are located at 156th and 158th streets approximately. We have questioned how the city allowed this situation to be put in place when our street was developed by D R Horton and we were always told it would eventually be taken care of when the Russell property was developed someday. The city has shown indifference to our concerns and to our position had an emergency situation arisen.

Now that the Russell property has been sold and the street issue will be addressed, I am are gravely concerned about how our 91 owners, school buses, garbage trucks, and delivery vehicles will share the two lane road with construction vehicles. It is already almost impossible to make a left turn onto Scholls Ferry if another vehicle is trying to carefully turn onto 155th from Scholls Ferry (with great risk of being rear-ended by the 40 mile per hour traffic coming up the hill on Scholls). The transportation agency which widened Scholls Ferry last year decreased the width of 155th at the intersection with Scholls Ferry. We have been told that 155th will be widened to add street parking and sidewalks which is a great idea, but how do we navigate 155th while this work is being done. It must be done before we have to share the road with all of the construction equipment and workers' vehicles. The logjam of cars trying to get in and out on 155th will be endless. And the danger of being rear-ended as you slow to make the turn from Scholls Ferry onto 155th will become even greater than it is now. When 155th is widened it should become a three lane street with a left turn lane and a signal light to handle the increased traffic coming from Murray Ridge and the new development of 125 homes.

The city has told us that the cul de sac at 158th will connect into the Sterling Heights neighborhood to finally give us another way in or out of our neighborhood. That is fine as a back-up route for people who are tired of making a left turn without a light onto very busy Scholls Ferry. But it will funnel our cars through the new construction and then into Sterling Heights in a very indirect route which will work in a pinch, but is an awkward and, by no means adequate, substitute to 155th Terrace. And the new street that is to be constructed in the new development will also funnel drivers out through the Sterling Heights neighborhood. That seems like an unfair burden to that neighborhood to add so many more cars on its' streets and will create traffic jams.

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JAN 14 2016

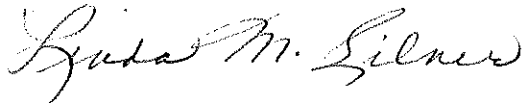
By Mail
Says

City of Beaverton
Community & Economic Dev

I would hope that the Planning Committee members would come out and take a good look at the existing neighborhoods and see our dilemma in terms of entering and exiting Murray Ridge. Please try to enter and exit 155th Terrace to and from Scholls Ferry during a time of day when residents are going to work or from work and school buses are picking up or delivering students. And also take a look at the Sterling Heights neighborhood to understand where the 158th street cul de sac and the new street will link up to that neighborhood and the burden it will place on those residents and the traffic issues that will arise.

As far as the construction of the new development, I would hope that the noise could be kept to 5 days a week, and that the contractors will show some concern for the owners who will be right up against the dust and noise. I am concerned that if we are forced to drive through the new construction area by the extension of the 158th cul de sac we will have to contend with nails and screws in our tires. I would also hope that some trees will be left and that the entire parcel not be denuded of the beautiful old trees that are on the property now. I hope that the City of Beaverton will show as much concern for protecting the property owners who have lived here for years as they do for the potential new owners.

Sincerely,

A handwritten signature in cursive script that reads "Linda M. Silver".

Linda M. Silver

15650 SW Snowy Owl Lane

Beaverton, Oregon 97007

503 590 6490

Exhibit 6.3

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JAN 13 2016

City of Beaverton
Planning Services

Donald and Yvette Baker

15702 Snowy Owl Lane
Beaverton, OR 97007
503-680-2360

January 12, 2016

City of Beaverton Planning Commission
P.O. Box 4755
Beaverton, OR
97076

Re: Russell Property Subdivision Hearing

Dear Sir/Madam,

We are residents of the Murray Ridge Area and would like to submit the following questions to be addressed at the upcoming hearing on February 3, 2016.

- Trees reduce noise and contribute to our environment. Many were marked and designated to be removed from S.W. Deercrest and 155th Terrace. What plans and process is in place to keep the noise level we already experience from Scholls Ferry Road traffic and the trains near Hwy 217 at a minimum during the scheduled tree removal?
- What days and times of the day do you plan on removing trees from our neighborhood?
- The back of our Snowy Owl Townhome property faces Deercrest. Deercrest is a designated easement and any motorized vehicles or traffic provides very loud disturbances and excessive dust to the back of our Townhomes. What accommodations will be made to limit the noise and excessive dirt that will affect our property
- Do you plan on removing trees on week-ends?

Donald and Yvette Baker

- 155th Terrace is a very narrow 2 lane roadway and for residents is our only access to Scholls Ferry Road.
- Has a traffic impact assessment been conducted including a traffic signal evaluation study to insure the Murray Ridge residents as well as the Beaverton school buses have uninterrupted access getting in and out of our neighborhood? If one has been made what was the results and are any restrictions on turning movement approved?
- Trees were removed by Arbor builders when they built the condos and townhomes in Progress Ridge. Removal of the trees caused trees with long roots to fall across Scholls Ferry Road and cause a major power outage. What precautions have been made to insure that the trees being removed on Deercrest and the roots being disturbed will not affect the back of the townhomes on Deercrest?
- Has any study been conducted regarding the above the ground telephone and electrical wires and what affect if any will this have on the Murray Ridge neighborhood?
- How will traffic be directed in and out of our neighborhood?
- Where will the Heavy Equipment be stored and where will the equipment operators park their vehicles?
- Has the development approved any setbacks or screening and or buffering trees fencing in order to maintain our privacy?
- Are there any plans to replace the trees being removed to limit the noise from Scholls Ferry Road? Will trees be planted to insure privacy for the Murray Ridge townhomes?
- What provisions have been made to ensure that storm water flows are not going to damage Snowy Owl property which is lower than the property on Deercrest and will you insure that storm water flows are not cut-off from or redirected to property on Snowy Owl Lane.

Donald and Yvette Baker

If you have any questions or need further explanation of the statements in this letter, please contact us directly.

Sincerely,

Donald and Yvette Baker

15702 SW Snowy Owl Lane
Beaverton, OR 97007-8676

503-680-2360

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JAN 13 2016

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Exhibit 6.4

City of Beaverton
Planning Services

Attn: Scott Whyte
City of Beaverton Planning Division
P.O. Box 4755
Beaverton, OR 97006

From: Brian Dutra Sally Dutra
15590 SW SNAWYOWN LN.
BEAVERTON, OR 97007
Case File Numbers: LD2015-0021, TP2015-0013
Project Name: Russell Property Subdivision

Mr. Whyte,

We are extremely concerned about traffic flow into our neighborhood as we only have 155th street for access in and out. This sets up a potential danger to all of us when you add large construction vehicles into the mix. Therefore, it is imperative that prior to any work done on the property that a few access points are punched out on the proposed property. Again, this is an accident waiting to happen & should be deemed unacceptable and is most definitely unacceptable to us. Also, we understand that on the weekends they are able to start at 7:00am. This is mostly a hard-working demographic and catching up on sleep and rest is a right we deserve and

have earned. We have a neighborhood policy that work start at 9:00am. Lastly, we are aware that Beaverton has a reputation as having a "too cozy" relationship with developers at the expense of the general populace. We can only hope that this will not be the case in this situation and you will honor your duty to not only protect the interests of the public but, more importantly, your responsibility in regards to public safety. Thank you for your time.

Sincerely,
Brian & Sally Quinlan

Slingsby 15845 SW Snowy Owl Ln

Exhibit 6.5

97007

Address

Dear Scott Whyte,

We reside on Snowy Owl Lane and are very concerned about the proposed Russell Property Subdivision off of Scholls Ferry Road (case number LD2015-0021 and TP2015-0013). We have many issues with the future development and have listed our greatest concerns below. I hope the planning commission will enact decisions that continue to make Beaverton a livable city.

Concern	Explanation
Tree removal of non farm Douglas Fir and Western Hemlock trees	The native trees should remain in place to protect the environment and the beauty of the area.
Tree replacement	Native trees should be replanted. D.R. Horton chose fast growing oak trees that are damaging Snowy Owl Lane with extensive root problems.
Traffic to Scholls Ferry	How can this area of Beaverton handle more traffic with the many housing complexes and a new high school under construction?
Traffic during construction	155th Terrace is the only access for Snowy Owl Lane. This road is extremely narrow. The construction vehicles will effect residents exit and entry into our neighborhood.
Lot size	High density housing is unappealing and an environmental concern (light pollution, loss of animal habitat, runoff, etc.)

Best regards,

Melinda Slingsby



Tim Slingsby



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By Mail
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City of Beaverton
Community & Economic Dev

Exhibit 6.6

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JAN 13 2016

By mail
saja

Scott and Melissa Griffith
15726 SW Snowy Owl Lane
Beaverton, OR 97007

January 8, 2016

City of Beaverton
Community & Economic Dev

Scott Whyte
City of Beaverton Planning Division
PO Box 4755
Beaverton, OR 97076

RE: Russell Property in SW Beaverton

Dear Mr. Whyte,

We will not be able to attend the February 3, 2016 meeting hosted by the City of Beaverton in regard to the new Russell Property development. We would like to express the following concerns:

- 1) When Arbor Homes grades the area which is now the dirt road off of 155th, the townhome owners who back up to the road and who will receive the easement property back, would like to be sure that their area is graded and amended as well. Prior to the new dividing fence being built by Arbor, we would like Arbor to make sure that useful soil that is properly graded and prepared extends to the existing fence line on the townhouse side.
- 2) We are concerned about the width of 155th. It is currently difficult to enter 155th from westbound Scholls Ferry; the turn is very sharp and narrow. Entering 155th would be even worse if a large truck was on the road. The street will be severely impacted if large logging trucks or other building vehicles clog the street. This is the only egress for Snowy Owl residents, which makes this a safety as well as a convenience issue. We would like to see the road widened (on the western side) prior to the start of development of the Russell property.

Thank you for addressing these issues.

Sincerely,


Scott and Melissa Griffith

Exhibit 6.7

Scott Whyte

From: Rajiv Arya <rajiv_arya@hotmail.com>
Sent: Wednesday, January 13, 2016 6:54 AM
To: Scott Whyte
Subject: Russell Property Subdivision: LD 2015 and TP 2015-0013

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JAN 13 2016
City of Beaverton
Planning Services

Scott Whyte
City of Beaverton Planning Division
PO Box 4755
Beaverton, Oregon 97076

January 13, 2016

Subject: Russell Property Subdivision; LD2015- and TP2015-0013

Dear Mr. Whyte:

I am a resident on Snowy Owl lane, Beaverton and would like to raise the following concerns/ clarifications regarding the above mentioned property subdivision.

- 1) How much space will be left from Deer Crest Road for the house built behind our houses?
- 2) Will there be any trees left between the two neighborhoods (behind houses on the left side of Snowy Owl lane)? One row of trees will keep construction dust and give some privacy since the new homes will be two storied.
- 3) Where will the truck/vehicles be parked during tree cutting time & then again during the homes construction time?
- 4) Will our neighborhood be connected with 'The Sterling' neighborhood?
- 5) Deerfield Street needs to be filled, leveled and prepared before any work starts on cutting trees. We think the land should be matched with the level of our present backyard. Also, the divisions of lots in the backyard should be done by the builder. All this should happen before construction starts.
- 6) Will 155th terrace be in use for construction truck traffic? We are concerned about the traffic jams, particularly in morning and evening hours.
- 7) Are the plans to connect this new neighborhood with 155th? If so, we need a light at 155th/Scholl's Ferry Road.

I am also sending this note by mail.

Thanking you,
Sincerely,

Rajeewa Arya
C: 503.523.8689
H: 503.524.7692

→ 155070 SW Snowy Owl Ln.
Beaverton OR 97007
<telephone number 1-13-16-523>

Exhibit 6.8
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JAN 11 2016

By Mail
Saja

Case File No's: LD2015-0021 and TP2015-0013

Project Name: Russell Property Subdivision

City of Beaverton
Community & Economic Dev

Telephone
contact
on 1-11-16
- SW

January 6, 2016

Scott Whyte
City of Beaverton Planning Division
PO Box 4755
Beaverton, OR 97006

Hello Scott,

I am writing this letter to you with regards to the Russell Property Subdivision project that is currently being planned as directed by the mailer I received about the construction of this property and the hearing on February 3, 2016. This letter will serve to have included our concerns to be taken into account for the preliminary planning and execution stages of the project where and when the property is being made ready for building the 125 houses prescribed for the area. I have listed them below. We are home owners of the Snowy Owl Ln neighborhood.

Some of the concerns involve the road for access to the related area but may not be directly affected by activities involved with the construction phases of the project. Please take these into account as a matter of safety for the Snowy Owl Ln neighborhood. The 155th place road is currently our "only" access route to and from our neighborhood. This alone serves as a potential challenge for the construction of the Russell property in my opinion.

Our concerns;

- 1.) What is the plan of use for the 155th pl road during the initial stages of the deforestation of the Russell property going into the initial land readiness where the crews will clear and level the land?
- 2.) What will the safety precautions be taken keeping in mind the current "width" of 155th pl?
- 3.) Will 155th pl be widened before major logging trucks, earth movers, cement trucks, back hoes, and related big vehicle equipment gets going on the property? We were told during our initial meeting with the prospective development company that 155th pl will be the only road used to clear the land, and level the area.
- 4.) Can Scholls Ferry road both East & West bound be slowed down to 25 mph and can regular police patrols be had to allow for safer access to and from 155th pl?
- 5.) What happens if a natural disaster, fire in the apartment complex or major and long lasting winter storm happens and blocks 155th pl. We may not be able to enter and exit our neighborhood?
- 6.) What happens if a log truck, or other very big vehicle breaks down or blocks the road? We have no other road out of the neighborhood. Most of us have careers and jobs to attend to.
- 7.) Will there be any need for the crews to completely block 155th pl to allow big vehicles to move around the land when making it ready?
- 8.) What will be done about the noise during the deforestation and land clearing as well as all the subsequent construction that will ensue for the next 2-3 years? What times of the day will the crews be allowed to work?
- 9.) We, to date have not received any news or updates about the project. How can we be informed in an on-going basis about the project's life cycle and milestones?

10.) Long term, what is the city of Beaverton doing to ensure that my property value will not diminish during and after the completion of this Russell Property project?

11.) Will the very large trees be checked for Eagles, Hawks, Owl and or other bird nests and if found will they be cut down or left alone? What about other animal habitat or homes? How will that be handled?

I look forward to seeing your response and providing any further input as a concerned neighbor and resident of this area. Please see my return address and contact information below.

Regards,

Nick Barrett

503-869-2033

nbarrett429@gmail.com

15771 SW Snowy Owl Ln

Beaverton, OR 97007