

Land Use Hearings Officer
City of Portland
1900 S.W. 4th Ave

January 6th, 2014

Re: LU 13-231651 NU

The Ardenwald/Johnson Creek Neighborhood District Association does not agree that most of the relevant approval criteria for 33.258.080.B-1.-3. Nonconforming Situation Review for LU 13-231651 NU has been met. We understand that the administrative decision made by the Bureau of Development Service (BDS) is based on zoning code section 33.700.080., but that the history of this site has caused staff to err in their procedures and conclusions leading to approval of this application. Based on this history we also feel that other code sections may be relevant, including chapters 33.262, 33.430, and 33.920 for discussion.

We submit to you that the relevant approval criteria for 33.258.080.B-1.-3. Nonconforming Situation Review has not been met and requires further review:

- 1) The hours of operation, vehicle trips to the site, noise, dust, fumes, glare, increased litter, and amount location, and nature of any outside displays, storage, or activities have net increases in overall detrimental impacts on the surrounding area.
- 2) This R zone location will be impacted by the parking area placement, buffering and potential loss of privacy and lighting and signs will lessen the residential character of the R zoned area.
- 3) This C environmental zone located facility with the appearance of the new use/development will cause detracting from the desired function and character of the zone.

In making this appeal, the Ardenwald/Johnson Creek Neighborhood Association is looking for a solution that will allow this site to function as it was meant to, and provide a safe place for children and adults to enjoy athletic activities. We are not against team sports and feel that it is a healthy way to get exercise. Many individuals have discussed the possibility of having a shuttle or bus that would deliver and pick up children, so the traffic is minimized and the parking becomes a non-issue. It would also save parents the headache of waiting in traffic to drop off or pick up their children after an event, and alleviate the safety concerns of children running out among cars that may still be moving. The Eastmoreland Courts and Racquet Club will never have the required amount of parking for these tournament venues as The Courts facility out in Beaverton has between 400 – 450 parking spaces for similar events. The neighborhood requests that the LU 13-231651 NU approval decision requires further review and we are appealing this decision.

Respectfully,

Lisa Gunion-Rinker
Ardenwald/Johnson Creek NDA, Land Use Chair

