



# Bryant Neighborhood Association

**bnassoc.18@gmail.com**

## 2022 Board of Directors

**Alan Arora**  
*Chair*

**Andy Leonard**  
*Vice-Chair*

**Anne Mikulka**  
*Secretary*

**Jeff Hamm**  
*Member-at-Large*

**Leah Silber**  
*Member-at-Large*

**Jennifer Arora**  
*Member-at-Large*

**Ann Savage**  
*Member-at-Large*

December 16, 2021

The BNA Board of Directors appreciates the time and effort the LOSD has put into gathering input from our residents surrounding the proposed new track and artificial turf field at Lakeridge Middle School. The Board has carefully considered input we have received as well, and in summary we would urge the LOSD to ensure they have thoroughly and sufficiently studied the following areas of concern (as expressed by Bryant Neighborhood residents) prior to proposing/submitting this project for City approval:

### Environmental impact of the artificial track installation

A number of concerns have been raised regarding possible impact(s) to neighboring residents. We trust that you will ensure all relevant questions/concerns, including those related to earthquake safety, will be sufficiently addressed.

### Privacy concerns for adjoining residential lots.

There is some concern as to whether privacy concerns related to adjoining residential lots have been sufficiently addressed, including the possible need for a higher privacy fence along the new field and what impact there might be from the 4' grade increase in one area.

### Traffic concerns

The increased traffic congestion and safety risks the neighborhood has experienced since the beginning of this school year are well documented. Incremental traffic beyond the existing level that might result from new events such as track meets or other evening events (as the result of new light installation) should come with a mitigation plan.

### Nighttime impact of new lighting and resulting activities

Consider what impact, if any, there might be to the quality of life of surrounding residents if new lighting and increased events cause an increase in evening noise and light levels from the current state.

We are always happy to share any new information you may have on this project with our residents, and also happy to dialogue with any LOSD project representatives at any time. We will continue to monitor further project developments as they occur.

Respectfully submitted,

The 2022 Bryant Neighborhood Association Board of Directors

Attachments: Comments and questions received by the BNA at our Annual Meeting and subsequent email follow-up.





Fw: New athletic field track at LJHS  
ann mikulka  
Tue 12/7/2021 11:32 AM  
To: Jamie Harwood  
Cc: Nancy Dunis

Hi Jamie,

I'm sending you a letter that we received from Anita. She's a resident who participated in our neighborhood meeting on 12/2.  
Please forward it to Tony.

Regards,

Ann  
Secretary, Bryant Neighborhood Association  
C: 415 290 7029

Begin forwarded message:  
On Dec 2, 2021, at 10:45 PM, (null) mrozab <[mrozab@frontier.com](mailto:mrozab@frontier.com)> wrote:

Hi.

Regarding the new proposed track. The proposed track looks acceptable for the community fitness user, but is it appropriate for the school?

LJHS has a robust track and field team, so a couple of questions.

How long/distance is it? Schools usually have 1/4 mile oval tracks with a straight away for dash events.

Is the configuration acceptable for school track meets?

Will the long jump sand pit be reinstalled?

Thanks.

Anita.

Sent from my iPhone

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**From:** ann mikulka <annmikulka@hotmail.com>  
**Sent:** Friday, December 10, 2021 6:36 PM  
**To:** Jamie Harwood <harwoodj@loswego.k12.or.us>  
**Cc:** Nancy Dunis <bnassoc.18@gmail.com>; ann\_savage@hotmail.com <ann\_savage@hotmail.com>; Leonard Andy <andyleonard2000@gmail.com>; leahsilber@gmail.com <leahsilber@gmail.com>; Jennifer Arora <jennifergarora@gmail.com>; Jeff Hamm <jffhamm@gmail.com>  
**Subject:** Field project

Hi Jamie,

I have a several questions and comments for you and for Tony.

Does the LOSD have comments on file that our NA can access so that we can see what others have said?

Regarding this process, if our NA sends the LOSD a letter next week with our questions and concerns, will this letter be taken into consideration by LOSD and City Council? Could our letter to LOSD result in a delay until further information is available? Could it lead to a forum for further community input?

How can residents be assured that the light from the new lights won't be an annoyance?

Are there existing lights at a nearby school that we can look at?

Is there a map and a study that shows the potential impact on the surrounding area?

The "LOSD 2021" document that you sent us on 11/29 says that new lights are shown on the "Facilities Site Plan" -

I don't seem to have this document.

The "LOSD 2021" document also says that the lights aim down.... and that "This sketch shows how this works". I don't have this sketch either.

Will new speakers be installed and how many? Where will they be located and what size/type will they be? Is there a map?

How can residents be assured that any new speakers and resulting noise won't be intrusive?

It is likely that there will be additional traffic issues caused by events on the new field. Current traffic issues should be resolved first, before implementing the new design.

A plan is needed for how to handle overflow parking issues (on top of the ones we have now) resulting from the new field. Current parking issues should be resolved first, before implementing the project.

Can you provide assurance to all residents, who live along the perimeter of the field, that water will not run off into their yards, either above or below ground?

At what temperature would the turf start to melt? Will the high temperatures of last summer be an issue?

Is there a plan to build bleachers? If so then where will they be located and what will the dimensions be?

What is the process for cleaning and sanitizing an artificial turf field? Will chemicals be used? How often would this take place? Who would oversee the maintenance schedule and who would pay for it? Is there an estimate for how much it will cost to maintain the field for say the next 10 years?

Would all sections of the artificial turf field and the track be safe to stand on if there's an earthquake? Has a study been done about this?

Please consider greater setbacks from property lines if possible.

Do coaches of the school support the shape of the track? How about teachers, parents and students? Please name some schools that have tracks with this non-standard shape.

I'd like to see a reduction in the area covered by artificial turf. The environmental impact to the nature will be great due to the fact that a large natural grassy area will be covered with gravel, probably cement and metal, and plastic. The soil, grass, insects, birds, and wildlife in general will be affected in a negative way. Why hasn't a study been done that shows what the potential impact will be? Also, there are tons of birds (like ducks and bald eagles) and a lot of small animals that live in our neighborhood (like rabbits, racoons, skunks, squirrels), and not to mention insects, that depend on natural spaces like the existing field, for survival purposes. We even see a coyote and deer from time to time. The wildlife is a part of our neighborhood and many residents like myself want to try and preserve and protect it as much as possible.

One solution is to cover certain sections of the field, like only the baseball diamonds, and then leave the rest as natural grass. I'm sure that, if an effort is made, that there are ways to effectively manage water drainage from this type of field too. There's also got to be a solution for keeping the grass from encroaching upon the artificial turf. One huge advantage of a grass field is that it's cleaned automatically by nature and it's free! Another is that neighbors often use the grass field for various types of activities. I'm sure that many people will be very disappointed when it's gone. The alternative solution is to use the field on the southwest side but it is much smaller, there are two baseball diamonds there, and a hill, so it's not all covered with grass and it's not completely flat.

Does the school really need 4 baseball diamonds? If the new design only included one, instead of two, then it might be possible to build a standard track. Another advantage is that the

reduction would allow for a smaller area to be covered with artificial turf. Can we see the alternative plan for building a standard track?

I'm looking forward to hearing from you and Tony.

Best regards,

Ann Mikulka  
Secretary, Bryant NA  
C: 415 290 7029



Fw: Field project  
ann mikulka  
Thu 12/9/2021 8:46 AM  
To: Jamie Harwood  
CC: Nancy Dunis; [ann\\_savage@hotmail.com](mailto:ann_savage@hotmail.com)

Hi Jamie,

The letter that I'm sending you is from Ann Savage who's one of our new Board Members. Please forward Ann's message to Tony.

Thank you!

Best regards,

Ann  
Secretary, Bryant NA  
415 290 7029

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**From:** Ann Savage <[ann\\_savage@hotmail.com](mailto:ann_savage@hotmail.com)>  
**Sent:** Thursday, December 9, 2021 8:26 AM  
**To:** ann mikulka <[annmikulka@hotmail.com](mailto:annmikulka@hotmail.com)>; Nancy Dunis <[bnassoc.18@gmail.com](mailto:bnassoc.18@gmail.com)>; Leonard Andy <[andyleonard2000@gmail.com](mailto:andyleonard2000@gmail.com)>  
**Cc:** leahsilber@gmail.com <[leahsilber@gmail.com](mailto:leahsilber@gmail.com)>; Jennifer Arora <[jennifergarora@gmail.com](mailto:jennifergarora@gmail.com)>; Jeff Hamm <[jffhamm@gmail.com](mailto:jffhamm@gmail.com)>  
**Subject:** Re: Field project

Hi Ann M.

I spoke with you about questions I had about the proposed artificial field. Here are my questions. I do hope that they can be answered.

Questions I believe should be answered, and I have observations about the Proposed Artificial Turf at Lake Ridge Middle School, Jean Rd., Lake Oswego I believe should be responded to..

Has the earthquake seismic hazard been determined for Lake Ridge Middle School artificial field athletic site?

Has an emergency preparedness plan been determined for the youth on this artificial field?

How would the artificial field be affected by an earthquake?

Is the proposed field going to be comprised of this?

*A surface composed of monofilament polyethylene blend fibers tufted into a polypropylene backing. The infill is composed of a bottom layer of silica sand, a middle layer which is a mixture of sand and cryogenic rubber, and a top layer of only rubber*

How will the top layer of monofilament polyethylene blend fibers tufted into a polypropylene backing be affected by an earthquake at the proposed site at the Lake Oswego Lake Ridge Middle school?

What affect will a large or even a small earthquake upheaval of this artificial surface have on neighboring homes and the school?

*I found this information about installing artificial grass. It was not mentioned in the discussion of the proposed installation.*

When fitting artificial grass to dirt, it is important “to install a weed membrane”. This will prevent any weeds from making their way through artificial grass

What affect is the “weed membrane” going to have on the health of the individuals playing, walking or using this field?

How much is the maintenance going to cost the tax payers?

Is drainage being considered for this field? And, if so, where will it be directed?

There are several environmental concerns associated with artificial turf including;

- Loss of wildlife habitat – *and there is wild life passing through this area regularly.*
- Contaminated runoff and migration of synthetic materials.
- Contaminants which are harmful to aquatic life, such as zinc have been found in water runoff from artificial turf. – *we have a water source nearby that runs/feeds the lake of Lake Oswego. Residents do fish and swim in the lake.*
- *Can the drainage be directed away from the nearby canals that run in to the lake?*

I would appreciate it so much if you can forward this on to get a response.



Thank you and Have a Happy Holiday

Ann Savage

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**From:** Ann Savage <ann\_savage@hotmail.com>  
**Sent:** Wednesday, December 15, 2021 10:10 AM  
**To:** ann mikulka <annmikulka@hotmail.com>; Leah Silber <leahsilber@gmail.com>  
**Cc:** Andy Leonard <andyleonard2000@gmail.com>; Bryant Neighborhood Association <bnassoc.18@gmail.com>; Jeff Hamm <jffhamm@gmail.com>; Jennifer Arora <jennifergarora@gmail.com>  
**Subject:** Re: field project

I sent these questions in to be answered. Have not had a response. I do have great concerns.

Here are my questions.

**Questions I believe should be answered, and I have observations about the Proposed Artificial Turf at Lake Ridge Middle School, Jean Rd., Lake Oswego I believe should be responded to..**

Has the earthquake seismic hazard been determined for Lake Ridge Middle School artificial field athletic site?

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***I found this information about installing artificial grass. It was not mentioned in the discussion of the proposed installation.***

**When fitting artificial grass to dirt, it is important “to install a weed membrane”. This will prevent any weeds from making their way through artificial grass**

What affect is the “weed membrane” going to have on the health of the individuals playing, walking or using this field?

How much is the maintenance going to cost the tax payers?

Is drainage being considered for this field? And, if so, where will it be directed?

**There are several environmental concerns associated with artificial turf including;**

- **Loss of wildlife habitat – *and there is wild life passing through this area regularly.***
- **Contaminated runoff and migration of synthetic materials.**
- **Contaminants which are harmful to aquatic life, such as zinc have been found in water runoff from artificial turf. – *we have a water source nearby that runs/feeds the lake of Lake Oswego. Residents do fish and swim in the lake.***
- ***Can the drainage be directed away from the nearby canals that run in to the lake?***

**From:** Carol Sarnowski <csarnowski40@gmail.com>  
**Sent:** Thursday, December 16, 2021 2:04 PM  
**To:** ann mikulka <annmikulka@hotmail.com>  
**Subject:** Field project

Ann,

Please share my thoughts with the Bryant Neighborhood Association, LOSD, and City of LO however you see fit.

Thanks,

Carol Sarnowski

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**From:** Carol Sarnowski <csarnowski40@gmail.com>  
**Sent:** Thursday, December 16, 2021 1:49 PM  
**To:** ann mikulka <annmikulka@hotmail.com>  
**Subject:** Field project

Ann,

I think all of the things you mention are a huge concern. The earthquake question is a great one.

It was my understanding that that entire area, including where the building is located and was located was previously nothing but marshy wetlands. This is one reason the old Bryant Elementary Building shifted so much. The actual fields were maintained by the city in partnership with the LO Soccer Club. They would spread sand and gravel over the field trying to improve the drainage and improve slope etc, but it really just made a bigger mess in my opinion. So things were done to stabilize the land, but during Claire's years at Bryant and Lakeridge Jr and her Soccer playing days, I can tell you that field was swampy in multiple areas and stood in water. I doubt any remediation could solve it 100% so wouldn't there be a chance turf be ruined because of this?

I am against this track thing maybe for the wrong reason, but because this is the main want of the principal, Kurt Schultz, not necessarily the need. I don't believe he has the best interest of the school or the community in mind.

Personally I am sick of money being wasted on "luxury" items that are on the "wishlist" of someone.

I am not confident in the construction of anything this district does looking at its past record. Both Oak Creek Elementary and LO High had multiple issues after renovations that costs thousands of dollars to fix. Personally, I am sick of the funds but put into sports aspect instead of the actual buildings or outdoor space. My guess is they are going to do this and have issues and will be needing more money to fix it.

It is sad they do so much damage with change!

Carol

**From:** Donovan Dolph <donavandolph@gmail.com>  
**Sent:** Wednesday, December 15, 2021 8:39 PM  
**To:** ann mikulka <annmikulka@hotmail.com>  
**Subject:** Re: field project

Hi Ann yes please feel free!

Donavan

Sent from my iPhone

On Dec 15, 2021, at 5:36 PM, ann mikulka <annmikulka@hotmail.com> wrote:

Hi Donavan,

Our NA is going to send a letter to the LOSD tomorrow and we'd like to include the comments that we received from residents. Would you mind if I include yours?

Ann

**From:** Donovan Dolph <donavandolph@gmail.com>  
**Sent:** Sunday, December 12, 2021 10:37 AM  
**To:** ann mikulka <annmikulka@hotmail.com>  
**Subject:** Re: field project

Hi Ann,

Thanks for asking - I was on the association meeting the other day and listened to the commentary. We're actually thrilled about the idea. Turf is just so much more functional year round and having a track close by will be great. It'd be nice to have a standard oval, but I think the design proposal shows a great use of the space where there are baseball fields and not dedicated soccer or football fields. No concern on noise or lights for us, and the traffic situation at school pickup is far worse than it will be for games I'm sure. Two thumbs up for us!!

Donavan

On Sat, Dec 11, 2021 at 3:23 PM ann mikulka <[annmikulka@hotmail.com](mailto:annmikulka@hotmail.com)> wrote:

Hi Annalise and Donovan,

I'm wondering if either of you have an opinion about the artificial turf field and track that's probably going to be built at Lakeridge Middle School next summer. Our NA has until next Thursday, Dec. 16th, to write a letter to the LOSD about some of the comments, concerns and questions that residents may have. It would be helpful to hear the opinion of residents who have kids who are either going to the school now or who may eventually go there. I'm especially curious to hear what you think about the irregular shape of the track and also about the fact that a large part of the field that now has grass will be covered with artificial turf. I'm also concerned about noise from speakers, brighter lights, loss of privacy, additional parking and traffic issues, etc. Please fill me in on your thoughts about this project.

Thanks!

Your neighbor,

Ann

**From:** Leah Silber <leahsilber@gmail.com>

**Sent:** Monday, December 13, 2021 1:37 PM

**To:** ann mikulka <annmikulka@hotmail.com>

**Cc:** Ann Savage <ann\_savage@hotmail.com>; Andy Leonard <andyleonard2000@gmail.com>; Bryant Neighborhood Association <bnassoc.18@gmail.com>; Jeff Hamm <jffhamm@gmail.com>; Jennifer Arora <jenniferarora@gmail.com>

**Subject:** Re: field project

I haven't had the bandwidth to be particularly vocal on this issue, but I'd like to throw my thoughts in the mix, assuming that there are others with similar thoughts that haven't been represented much yet.

- I'm enthusiastically in favor of the project moving forward, and am thrilled that we're able to get this new feature added to our community without new additional taxes (other than potential continued maintenance own the line, like all things)
- I know some folks have concerns about the environmental impacts of turf, but *most* of those folks (most, not all) seem to be expressing gut reaction negativity rather than citing specific problems or concerns, presumably because of the general perception that anything that isn't natural isn't as good as something that is. If we *are* to bring up concerns about the turf, we should make sure they're very specific, or success is unlikely. Not "not enough grass" (there are two other fields) but "we need space for X and that's why this is a problem" or "Y research study found Z issues with these types of artificial turf, so we want the city to confirm these specific types won't be used".
- I'll add to that that we are frequent users of the current fields, and they're not generally very well maintained in the rainy season, nor do most dog owners follow the rules and keep their dogs on leashes. Artificial turf sounds like a major perk to address these two issues. It won't have the same sort of mud concerns, will use less water, and won't likely result in loose dogs in at least this area (remember that there are still the other big natural fields, so folks will *still* have a place to break *or* follow the rules, but now there will be an area much more likely to be safe for kids and folks who don't feel safe around unleashed dogs).
- I know there were some "the track is irregular" comments, but I'd just defer to the track coaches on that entire issue. This track proposal is almost certainly better than *no track*, and it was reiterated a bunch of times that they *did* consider a standard loop before determining this was the best path forward. I agree that it's *weird*, but I'm not a track expert and I'd defer to those who are, especially if objections run the risk of derailing the project.
- Similarly, I also don't know why we need so many baseball fields... but this also feels like an area where we should defer to the school's athletic folks. We should consider phrasing this as "can you tell us more about the baseball-field uses and needs and how all the fields are used" so we can get that information before deciding whether or not there's a real concern here.
- I want to reiterate that the district representative was clear on two things that folks periodically brought up that muddied the water:
  - The building of this project will *not* require any additional new taxes, and
  - The building of this project will *also* not increase parking requirements



- Parking and traffic are ongoing and orthogonal issues, and we should continue to aggressively represent our neighbors to help us all get better solutions to some of the current issues.

Thanks,

Leah Silber  
917.714.4953