

Dear Hillsboro City Council,

Thank you for the opportunity to submit this additional material prior to the Sky Harbour hearing.

Environmental Stewardship

Sky Harbour's facility will be in direct conflict with the Environmental Stewardship goals in the Hillsboro Comprehensive Plan:

Initiative 1: Encourage and implement infrastructure enhancements to reduce energy use and the use of fossil fuels.

Initiative 8: Improve air quality and reduce carbon emissions.

The proposed use for this development will cause direct environmental damage. Private jet travel is the most carbon-intensive mode of passenger transport. This 30-jet facility is being designed to support the Bombardier Global 7500, which burns 1000 gallons of jet fuel in the first 30 minutes of flight.

Degradation in local air quality, and a significant increase in noise pollution and carbon emissions will result from the approval of this project. Although you may be evaluating this case as a local land use issue, your vote will have local and global ramifications.

NW Airport Road is not a private driveway.

NW Airport Road and NE Springer Street are two names for the same road. The applicant uses the label NW Airport Road and claims that this is a private driveway. However, the Hillsboro Transportation System Plan (TSP) calls it NE Springer Street with the designation as a 3-lane collector. A development agreement between the City of Hillsboro and the Port of Portland also calls it NE Springer Street and agrees that it will be a public road:

"PORT prepared and completed a HIO (Hillsboro Airport) Master Plan Update in March of 2020 that proposed a public road with utilities connecting the eastern end of NE Springer Street to the traffic signal on NE Brookwood Parkway at the Hillsboro Brookwood Library intersection." (Agreement Recital A)

"CITY has imposed land use conditions of approval on Case File DR-044-25 that require PORT to fully fund half-street improvements and to provide right-of-way at no cost to the CITY along the site frontage at the time of a project to construct the public roadway identified in the CITY's Transportation System Plan." (Agreement Recital E)

“NE Springer St Extension. Start: End of existing segment. End: Brookwood; Extend three-lane road to signalized intersection at Brookwood Library; see HIO Master Plan.” (TSP Page 200 ID: 22-005b)

Sky Harbour’s claim that NW Airport Road is a private driveway ignores both the TSP and the City’s Development Agreement with the Port. By mislabeling NW Airport Road as a “Private Driveway” the applicant attempts to avoid the requirements for a corner lot on a public road, including, but not limited to, driveway spacing. This land use application, as submitted, does not conform to the Hillsboro TSP or the HIO Master Plan.

Environmental Site Assessment is a Draft

The “Limited Scope Phase II Environmental Site Assessment Sky Harbour HIO” document prepared by GRI and included in the application is labeled as a “DRAFT” on the majority of the pages. The document is not signed or final; and as such, should not be relied upon for stormwater, pavement, or structural design review. (H10 Staff Report No. 4 Rev Application, Testimony, Order p 354)

Thank you for your consideration and your attention to this matter.

Sincerely,

Sarah Richmond

Brett Hamilton

Valerie Pratt