



## West Linn – Wilsonville Schools

**Long Range Planning Committee Meeting**  
**Administration Building**  
**22210 SW Stafford Rd, Tualatin, OR 97062**  
**Wednesday, December 19, 2018 6:00 PM**

### Long Range Planning Committee Meeting

1. Call to Order 6:06 PM

1. Roll Call

**David Lake**

**Doris Wehler**

Kent Wyatt

**Andrew Kilstrom**

**Kathy Ludwig**

**Remo Douglas**

**Keith Liden**

**Samy Nada**

**Grady Nelson**

**Mike Jones**

**Kim Jordan**

**Chelsea Martin (Board Liaison)**

**Tim Woodley**

**Amy Berger**

**Jim Fitzpatrick (DOWA-IBI Group)**

**Rebecca Stuecker (DOWA-IBI Group)**

2. Review 2019 Long Range Plan [Draft] Presentation & Hand-out  
and Capital Improvement Program [Draft]

- a. Rebecca Stuecker with the district architect firm, DOWA-IBI Group presented the draft of the updated Long Range Plan (LRP) and Capital Improvements Program (CIP). After numerous meetings between district staff and DOWA-IBI the plan has been updated and handed out to the committee members. The plan is being updated in order to keep a snapshot of time as well as to forecast facility needs and future improvements in the district. WLWV created the first LRP in 1996 and was subsequently updated in 2005 and 2014.
- b. The formatting of the plan was not changed, there are 3 sections- Part A: Framework for Excellence, the values, themes and educational needs that are the basis for facility planning decisions. Part B: School Facilities, describes learning space capacity, long-term and short-term enrollment potential growth, and provides estimate for long & short-term facility needs. Part C: Capital Improvements, outlining the capital improvement planning process and identifies criteria for future projects.
- c. A question was asked what triggers an update of the long range plan. Often the update comes from the board asking as preparation for a bond. There is also now a state law for creating a long range plan before bonds looking out 10 years.
  - i. Part A includes a section on programs that shape the schools. For example, early childhood programs, STEM education, Inclusive services, etc. There is a new section added in Part A. Initiatives that build resilient schools:

High performing schools, safe & welcoming schools, community partnership and digital agility, resiliency of the building, initiative around safety for today's school needs.

- ii. Part B includes learning space capacity. Growth was looked at in two different scenarios. 1. Development with existing zoning with land already brought into the urban growth boundary which includes all sections of Frog Pond. 2. Long term enrollment includes urban reserve areas that have VERY rough development numbers out more than 20-30 years. Student yield factors that Flo Analytics came up with and used those to predict potential long term growth. Scenario number 2 is really just to give a whole picture look and think for future needs of the district.
- iii. The 10 year forecast includes how many kids from each house based on anticipated development. The forecast numbers come from the Flo Analytics report and use the medium numbers. The numbers for 2023 show a mid-range of 10,785 student enrollment and 2028 shows enrollment at 11,424 students.
- iv. 5 year forecasts show 175 students over capacity at the primary level, 10 students over at the middle level and 375 students over capacity at the high school level. Forecasting numbers show Wilsonville area is growing more rapidly than West Linn. The Frog Pond development will grow by 2028. The enrollment numbers we're using take into consideration that every school is at full capacity and then over by x number.
- v. District staff and planning consultants met with local city and county staff last week and they took no exception to any of the plans in consideration. A city planner was present from Washington county, Clackamas Co, City of West Linn, City of Wilsonville, as well as discussion with planners from City of Tualatin and Metro.
- vi. A question was asked about how long it takes to bring development into the urban growth boundary in regards to how much advance warning the district would have of future development. Frog Pond is a good example as it has been known for years before being brought into the UGB and provide a concept plan that is presented with a lot of legwork ahead of that. The urban reserve area would be known before any changes could occur.
- vii. A question was posed asking if the district still participates in open enrollment. The district has closed open enrollment. Inter-district transfers still occur but the school board has limited transfers. Flo Analytics shows the numbers for out of district diminishing and it should not be much of a factor looking into future facility needs.
- viii. Part C talks about the Capital improvements and the history of what the district has been able to do and how it has been successful in passing bonds and planning updates. Linking the LRP and CIP is critical when you look at the factors of wanting to build a school, why it's needed, what's going to be included in that school, growth, equity, teaching and learning,

early childhood enrollment needs, what is needed when planning a new project or building, etc.

- ix. The process for the district has been successful and has not changed. The timing of the bond process includes the school board commissioning the updated long range plan which is in final stages now. The district will present the draft long range plan at the school board meeting January 14<sup>th</sup>. The board can review and will do a second reading at the January 28<sup>th</sup> Board meeting. After board approval, the Board Summit would begin along with refinement of projects. The projects list has been started and it will be refined and implemented into the program.
- d. The CIP does not currently include a project list however it is being worked on and will be discussed at the next LRPC meeting January 9<sup>th</sup> in preparation of the LRP & CIP going before the school board January 14<sup>th</sup>. The Long range planning will then meet again on January 16<sup>th</sup> to debrief after the first reading to the board.

### 3. Review High School Options Feedback

#### Presentation & Handouts

- a. Two community forums were held in early December regarding high school options. There is also currently an online survey posted. Andrew Kilstrom passed out the community forum feedback notes. There were 6 points to possibly respond to at the forums including expanding the two comprehensive high schools, increasing Art Tech High School (ATHS), other possibilities, Lease or purchase a new building for ATHS, build a new school or relocated.
  - i. The overall consensus has seemed that community members would choose not to increase the comprehensive high schools due to a number of factors including putting a strain on core facilities as well as parking and having a negative impact on the school community and student experience.
  - ii. Overall the support of increasing ATHS to include Career and Technical Education (CTE) was widely accepted with some rebranding to include the increased opportunity.
    - 1. A lot of community questions came up with what is the new ATHS, is it a magnet school, an alternate school, something else? ATHS has always been an options high school and will continue to be so, the rest is going to be based on what is ultimately decided on how the programs offered will be incorporated in the district. The community needs to know ATHS has wonderful opportunities to help students that might need a different environment than a traditional, comprehensive high school and it is in no way a lesser school. Beaverton school district has smaller school options with a lot of draw where students really want to attend for a specific program/pathway, ex International school. Reimagining ATHS will be a chance to change the perception and story of what ATHS is and its importance in the district.
  - iii. The online survey feedback handout includes the same 6 points as the community forums. The overall consensus from the 91 respondents so far

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is that there was a clear signal not to expand the two comprehensive high schools and a willingness to increase the building capacity of ATHS. The survey shows a lot of support for the expansion of the CTE & STEM focus but still wanting to keep a relatively small student enrollment. There were also some other possibilities survey responders proposed including buying Lakeridge High School (not for sale), adding a 4<sup>th</sup> high school in addition to figuring out what the solution is when ATHS lease runs out.

- iv. The online survey will remain open into early January to continue to add input on the high school questions. The survey was also translated to Spanish and was added online just this week.
  - b. There was a question regarding is ATHS going to be the new CTE focus? The district would like to improve the CTE or STEM focus across all high schools. However, there could be a physical presence included in a building program through the reimagined ATHS as programs shift across all high schools.
4. High School Options Discussion & Direction
- a. The community has had chances for input and will continue to have a chance through the online survey to give input on the high school discussion. Now the Long Range Planning Committee is discussing the feedback while taking into consideration the superintendent's high school task force report to direct the district in the direction of a solution to the high school pathway.
    - i. The LRPC has reviewed feedback across the numerous platforms; online surveys, community forums, high school staff groups, task forces, Athey Creek and ATHS staff feedback, and it seems to be fairly consistent across all groups.
    - ii. A reimagined ATHS and increased programming for CTE at not just ATHS but across all high schools seems to be a consistent request by responders.
    - iii. A bond summit could be a time for community members to choose what programs they would like to see included in a reimagined ATHS.
    - iv. The LRPC is recommending to not expand the two comprehensive high schools. The path that seems like the best long term solution would be to reimagine ATHS at the current Athey Creek Middle School site and then rebuild Athey Creek Middle School on the district owned Dollar Street site.
      - 1. Part of that path would need to include what the programming is at ATHS to draw the students to the new school. The district would need to build pathways and programs so students would want to come. Regardless of daytime class locations and pathways students could have the ability to attend their boundaried school for co-curricular activities while still getting the programs desired at a newly reimagined ATHS.
      - 2. ATHS principal Saskia Dresler spoke to the idea of the school growing and saying there has often been a waiting list to get into ATHS, and that she is in full support of the idea of growth. She

added that she is excited to be able to talk with families in a coordinated way about the lift of opportunity in the district across the existing comprehensive high schools and the new imagined ATHS. ATHS has always wanted the ability to expand and educate the rest of the district about everything they can contribute. There is a strength in ATHS being bigger, but not defined by a number, not being a silo in the community but more part of the community and district with included pathways and programs across the high school level. The next 3 years for ATHS staff and district staff can be spent preparing the programs and facility before the lease is up.

5. The LRPC will come back together on January 9<sup>th</sup> for the next meeting. Additional online survey responses will be shared that may come in between now and then. The meeting will include CIP projects with cost estimates to bring to the board in the January 14<sup>th</sup> reading. A bonding capacity review will also take place. Some of the projects the district has mentioned as possibly being in a CIP and will be discussed further at the next meeting include:

1. Safe & welcoming schools/safety improvements
2. Performing Arts Center at Wilsonville High School
3. New Primary in Wilsonville
4. Technology upgrades
5. Districtwide projects including Air conditioning, turf, lights, etc
6. Conversion work for a reimagined ATHS at the Athey Creek site
7. Rebuild Athey Creek at Dollar St
8. Expansion of stadium and parking at West Linn High School

- b. Past bonds have seemed to know what projects would be known/needed. This bond cycle is charting a new course, setting up the new path of needs not only to a next bond but into the next phases looking 10 or 20 years out.

6. Next Steps:

- a. Prepare for Board presentation of 2019 Long Range Plan - 01/14/2019
- b. Review Capital Project List
- c. Schedule Board Adoption of Long Range Plan
- d. Schedule Bond Summit (if requested)

Next meeting: January 9, 2019

Adjourn: 8:08 PM



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### **Long Range Planning Committee Meeting**

#### Agenda

1. Call to Order
2. Roll Call

Mike Jones	Samy Nada
David Lake	Kim Jordan
Doris Wehler	Kent Wyatt
Grady Nelson	Chelsea Martin, Board Liaison
	Kathy Ludwig, Superintendent
3. Review 2019 Long Range Plan [Draft] and Capital Improvement Program [Draft] Presentation & Hand-out
4. Review High School Options Feedback Presentation
5. High School Options Discussion & Direction
6. Next Steps:
  - a. Prepare for Board presentation of 2019 Long Range Plan - 01/14/2019
  - b. Review Capital Project List
  - c. Schedule Board Adoption of Long Range Plan
  - d. Schedule Bond Summit (if requested)

Next meeting January 9, 2019

Adjourn

## Community Survey Feedback for HS Learning Spaces

**As of Dec. 19, there are 91 survey submissions in total. The survey will remain open through the first part of January to allow further community input. The survey was comprised of six open-ended questions mirroring those posed to participants at the district's two community forums**

### Expanding two comprehensive High Schools (Themes)

In total, 17 survey responses indicated a preference to expand the district's two comprehensive high schools, while 56 responses indicated they did not want to expand the two high schools.

Comment themes included:

- Preference to expand the two high schools IF it were deemed feasible and cost-effective (9 comments)
- Concern that expansion is not feasible due to parking restrictions (16 comments)
- Concern that expansion would overload core facilities (8 comments)
- Concern that increased enrollment would compromise community feel and the student experience (12 comments)
- Belief that expansion is not a long-term solution (10 comments)

### Increase the building capacity of Arts and Technology High School

In total, 54 survey responses were in favor of expanding Arts and Technology High School, compared to 16 survey responses who were not in favor. Other responses indicated indifference or did not provide a clear preference.

Comment themes included:

- Support for expansion if the school was restructured to offer increased options, particularly with a CTE or STEM focus (13 comments)
- Support for expansion if the district is confident it could attract 400-500 students (10 comments)
- Support for expansion if the new ATHS maintained the community feel that allows current students to be successful (3 comments)
- Belief that expanding ATHS is not the best long-term solution (5 comments)
- Belief that expanding ATHS is not preferable because the school would be too big or it wouldn't draw enough students to alleviate enrollment challenges at the district's two comprehensive schools (3 comments)

### Other Possibilities the district has not thought of

There were approximately 20 suggestions in total for additional or alternative possibilities. There were 35 comments suggesting the district build a fourth high school, in addition to ATHS. The only other suggestions that appeared more than once were:

- Merge with or buy Lakeridge High School (3 comments)
- Utilize local community colleges to free up enrollment at district high schools (3 comments)

- Add a fifth middle school and move to grades 6-9. Change the district's comprehensive high schools to schools that serve grades 10-12 (2 comments)
- A hybrid approach of rebuilding Arts and Technology while also expanding the comprehensive high schools (2 comments)
- Provide students the option to take classes exclusively online (2 comments)

### Lease/Purchase New Location for ATHS

In total, 34 survey responses were open to the possibility of leasing or purchasing existing commercial space for a new Arts and Technology location. There were 16 survey responses that opposed this possibility.

Comment themes included:

- Preference for purchasing a building (9 comments)
- Preference for leasing a building (7 comments)
- Either purchasing or leasing is ideal if it's the cheapest option (6 comments)
- Not cost-effective (4 comments)
- Not the best long-term option (3 comments)

### Build

In total, 35 survey responses were open or in favor of building a new Arts and Technology High School. A total of 19 responses were opposed to building a new ATHS high school.

Comment themes included:

- Preferred only if it is cost-effective (7 comments)
- Preferred if the new Arts and Technology is larger than 500 students to better accommodate future enrollment growth (5 comments)
- Too expensive (9 comments)

### Relocate

In total, 63 survey responses were in favor or open to relocating Arts and Technology High School to the Athey Creek Middle School site and rebuilding ACMS on the district's Dollar Street property. In total, 12 survey responses were opposed to the idea of relocating Athey Creek Middle School.

Comment themes included:

- This is the "best" option (28 comments)
- Preferred if ATHS receives program updates and is rebranded (3 comments)
- Preferred if traffic is addressed (2 comments)

## Community Forum Feedback for HS Learning Spaces

**Note that the number of community comments is not necessarily representative of the total number of responses. Participants were in table groups and often creating one group document.**

### Expanding two comprehensive High Schools (Themes)

After hearing a district presentation similar to what Long Range Planning Committee heard on Nov. 28, participants shared their thoughts. Overall, there was a strong sense that expanding the district's two comprehensive high schools is not the best long-term solution (15 community comments in total). There were no comments in favor of expanding the district's two comprehensive high schools.

Comment themes included:

- Strain on core facility (6 comments)
- Strain on parking (4 comments)
- Negative impact on school community and student experience (four comments).

### Increase the building capacity of Arts and Technology High School

Overall, the majority of participants were open to the idea of expanding Arts and Technology High School, although some were in favor of keeping it at its current size.

Themes included:

- Support of an expanded ATHS if it includes increased opportunities and CTE-type courses (8 comments)
- Belief that ATHS needs some rebranding to highlight CTE opportunities for ALL students (6 comments)
- Desire for ATHS students to have access to co-curricular opportunities at their neighborhood school (4 comments)
- Concern and wonder about the ability to attract the necessary enrollment of 400-500 (3 comments)
- Concern that a 500-student school is too big and would compromise the community feel of ATHS (3 comments)

### Other Possibilities the district has not thought of

Participants had a handful of ideas or alternative possibilities the district could employ to address enrollment challenges. Themes of feasible community suggestions included:

- Keep ATHS the same or similar size and build a fourth high school (4 comments)
- Move ATHS inside a wing of an existing school, or build a third high school and embed ATHS as a school within that school (4 comments)
- Combine or purchase Lakeridge High School (4 comments)

- Buy/Lease available commercial space within the district. Suggestions included Marylhurst (2 comments), Albertsons building in WL (2 comments)

### Lease/Purchase New Location for ATHS

There was not much discussion from participants around purchasing or leasing a new location for Arts and Technology High School with just 4 total comments. Two comments suggested it could be a short-term solution, but isn't ideal in the long-term.

### Build

Overall, there was some level of openness from participants to build a new Arts and Technology High School.

Of 6 total comments, 2 indicated it was the preferred option, 2 were in favor if it was built on property the district already owns, and 2 indicated concerns about cost.

### Relocate

Overall, there was strong support from participants regarding the possibility of relocating ATHS at the Athey Creek Middle School site and rebuilding Athey Creek on the district's Dollar Street property. In total, 8 of 10 comments were in support of this possibility. Themes included:

- Relocation benefits both schools (5 comments)
- The new Arts and Technology, if relocated, would have increased opportunity for CTE options (3 comments)
- Questions about transportation for students attending a new ATHS at the Athey Creek site (2 comments)



# LONG RANGE PLAN UPDATE – DECEMBER 19, 2018

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WEST LINN-WILSONVILLE SCHOOL DISTRICT



# LRP UPDATE - SUMMARY



- Purpose
  - A Record of Program and Building Initiatives
  - A Tool to Forecast Facility Needs (Capacity, Enrollment) and Coordinate with Local Planners
  - A Link to Future Capital Improvements
- History (1996, 2005, 2014, 2019)

# LRP UPDATE – KEY ELEMENTS



## Part A: Framework For Excellence

Describes the values, themes, and educational needs that are the basis of facility planning decisions.

# LRP UPDATE – KEY ELEMENTS



## **Part A: Framework For Excellence**

Describes the values, themes, and educational needs that are the basis of facility planning decisions.

## **Part B: School Facilities**

Describes learning space capacity, long-term and short-term enrollment potential growth, and provides estimate for long- & short-term facility needs.

# LRP UPDATE – KEY ELEMENTS



## **Part A: Framework For Excellence**

Describes the values, themes, and educational needs that are the basis of facility planning decisions.

## **Part B: School Facilities**

Describes learning space capacity, long-term and short-term enrollment potential growth, and provides estimate for long- & short-term facility needs.

## **Part C: Capital Improvements**

Outlines the capital improvement planning process and identifies criteria for future capital improvement projects.

# PART A: FRAMEWORK FOR EXCELLENCE



# DISTRICT MISSION, VISION, AND VALUES



# PROGRAMS THAT SHAPE SCHOOLS



- Early Childhood Programs
- Inclusive Services
- Cultural Diversity: World Languages
- Health and Wellness
- STEM Education
- Visual & Performing Arts
- CREST
- Co-Curricular Enrichment
- The Library: A Center for Research and Inquiry

# INITIATIVES THAT BUILD RESILIENT SCHOOLS



- High Performing Schools
- Safe & Welcoming Schools
- Community Partnerships
- Digital Agility



# PART B: SCHOOL FACILITIES



# LEARNING SPACE CAPACITY



TABLE 1  
2018 SCHOOL CAPACITY AND ENROLLMENT

	SCHOOL NAME	CURRENT ENROLLMENT (2018/19 YEAR)	LEARNING SPACE CAPACITY	AVAILABLE CAPACITY
PRIMARY	Boeckman Creek	550	550	0
	Boones Ferry	610	775	165
	Lowrie	571	575	4
	<b>Wilsonville Subtotal</b>	<b>1,731</b>	<b>1,900</b>	<b>169</b>
	Bolton	345	475	130
	Cedaroak Park	291	500	209
	Stafford	433	525	92
	Sunset	345	425	80
	Trillium Creek	583	575	-8
	Willamette	518	525	7
	<b>West Linn Subtotal</b>	<b>2,515</b>	<b>3,025</b>	<b>510</b>
	<b>Primary Subtotal</b>	<b>4,246</b>	<b>4,925</b>	<b>679</b>
MIDDLE	Athey Creek	702	669	-33
	Meridian Creek	414	490	76
	Rosemont Ridge	743	713	-30
	Wood	532	691	159
	<b>Middle Subtotal</b>	<b>2,391</b>	<b>2,563</b>	<b>172</b>
HIGH	Wilsonville	1,223	1,345	122
	West Linn	1,865	1,730	-135
	Arts & Technology**	111	80	-31
	<b>High School Subtotal</b>	<b>3,199</b>	<b>3,155</b>	<b>-44</b>
	<b>Total</b>	<b>9,836</b>	<b>10,643</b>	<b>807</b>
	Three Rivers Charter*	100	112	12

\*Three Rivers Charter is not included as part of the district enrollment

# LONG-TERM ENROLLMENT

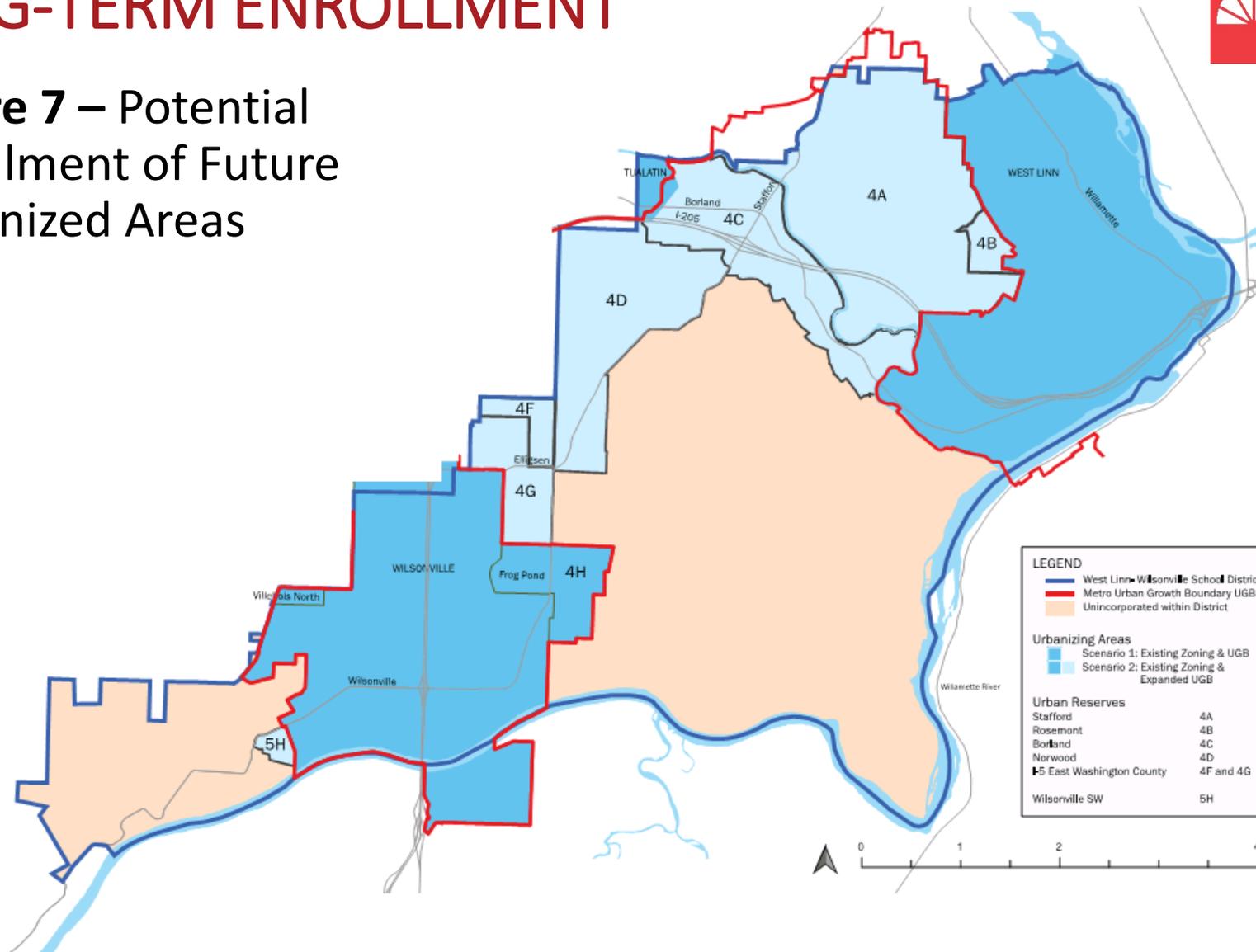


**Scenario 1** – Existing Zoning with existing UGB  
(includes Frog Pond – West, East & South)

**Scenario 2** – Existing Zoning plus all URAs

# LONG-TERM ENROLLMENT

**Figure 7 – Potential Enrollment of Future Urbanized Areas**



# SHORT-TERM FORECAST



## 10-year forecast

- Based on anticipated development
- Student yield factors (Table 2)

TABLE 2  
STUDENT YIELD FACTORS\*

Grade Ranges	K-5	6-8	9-12	K-12
Single Family Units Student Yield Factor	0.285	0.111	0.125	0.521
Multi-family Attached Units Student Yield Factor	0.111	0.055	0.071	0.237
Average Student Yield Factor	0.198	0.083	0.098	0.379

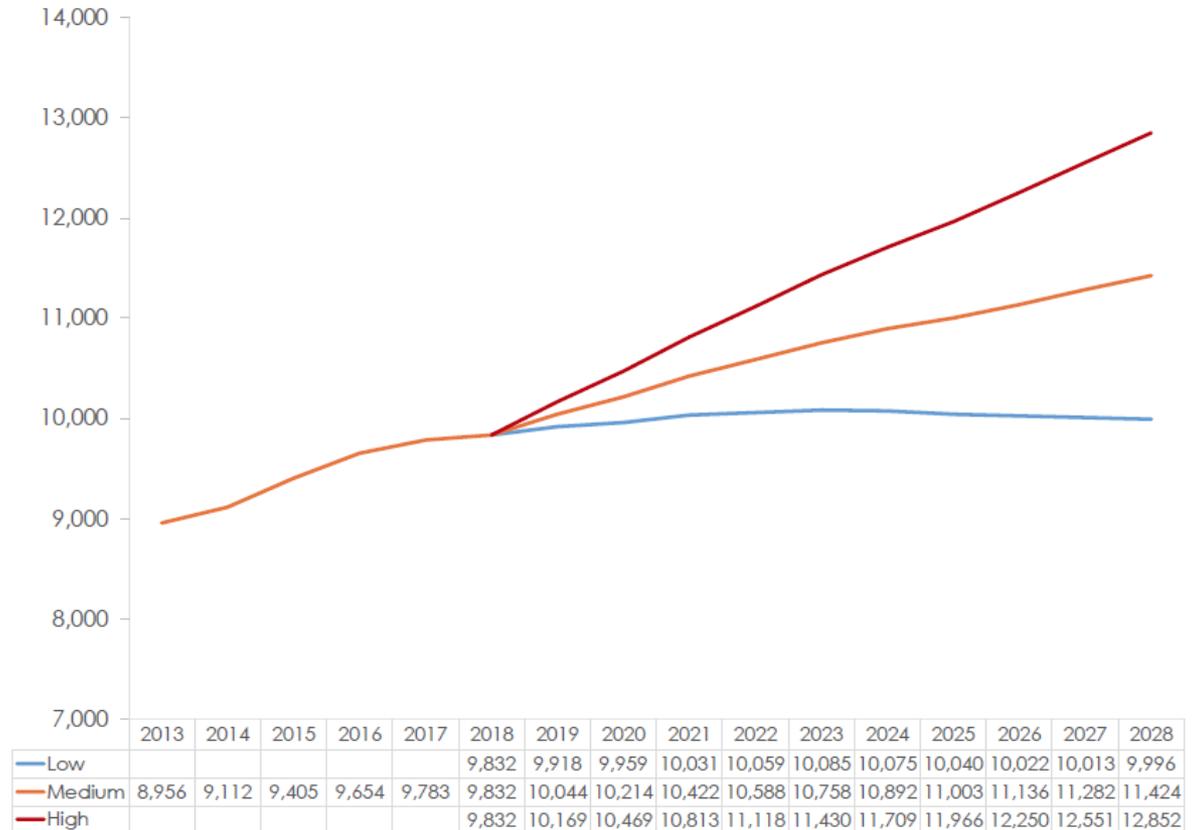
\*FLO Analytics evaluation of student ratios related to new development, information from local jurisdictions, and educated assumptions about new development trends.

# SHORT-TERM FORECAST



## 10-year medium student forecast

- 2018 - 9,832
- 2023 - 10,758
- 2028 - 11,424



# 2023 SCHOOL NEEDS



## Existing – 16 total

- 9 Primary
- 4 Middle
- 3 High

## Additional Capacity Needs

- Primary – 175 students/0.3 primary school
- Middle – 10 students/no capacity increase
- High – 375 students/0.2 high school

## Potential Actions

- New primary school in Frog Pond - West
- High school options must be evaluated

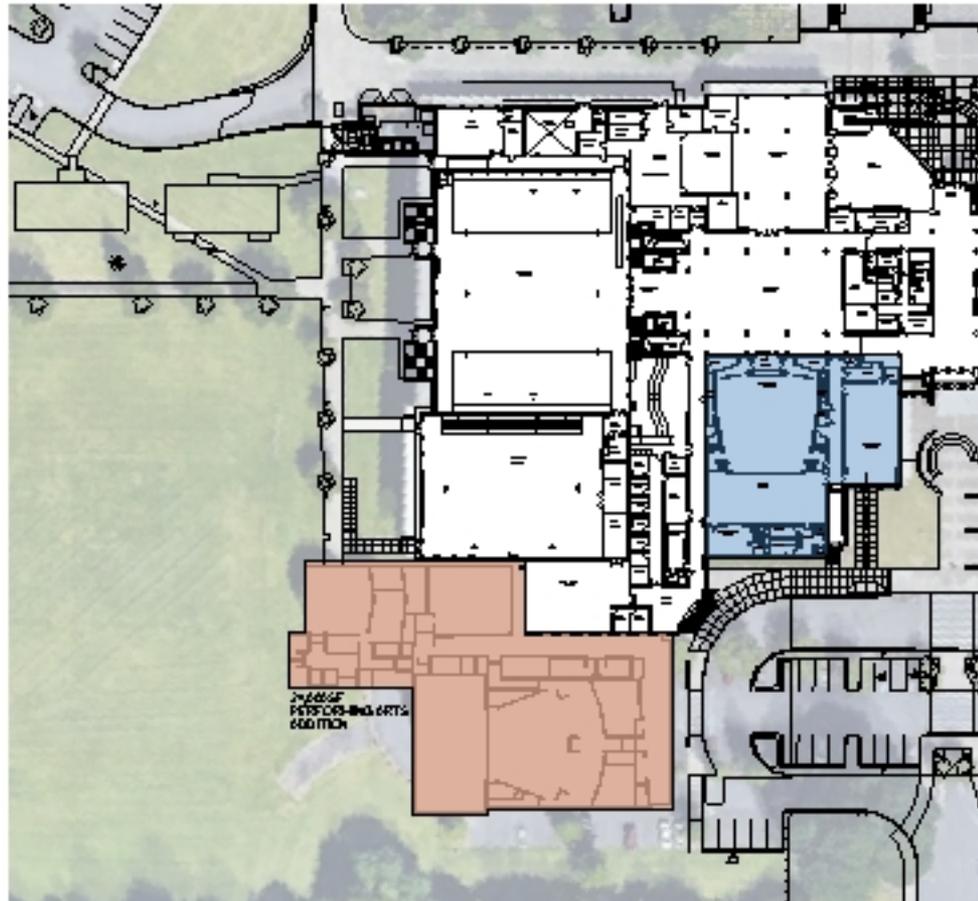
# PART C: CAPITAL IMPROVEMENTS



# CIP HISTORY



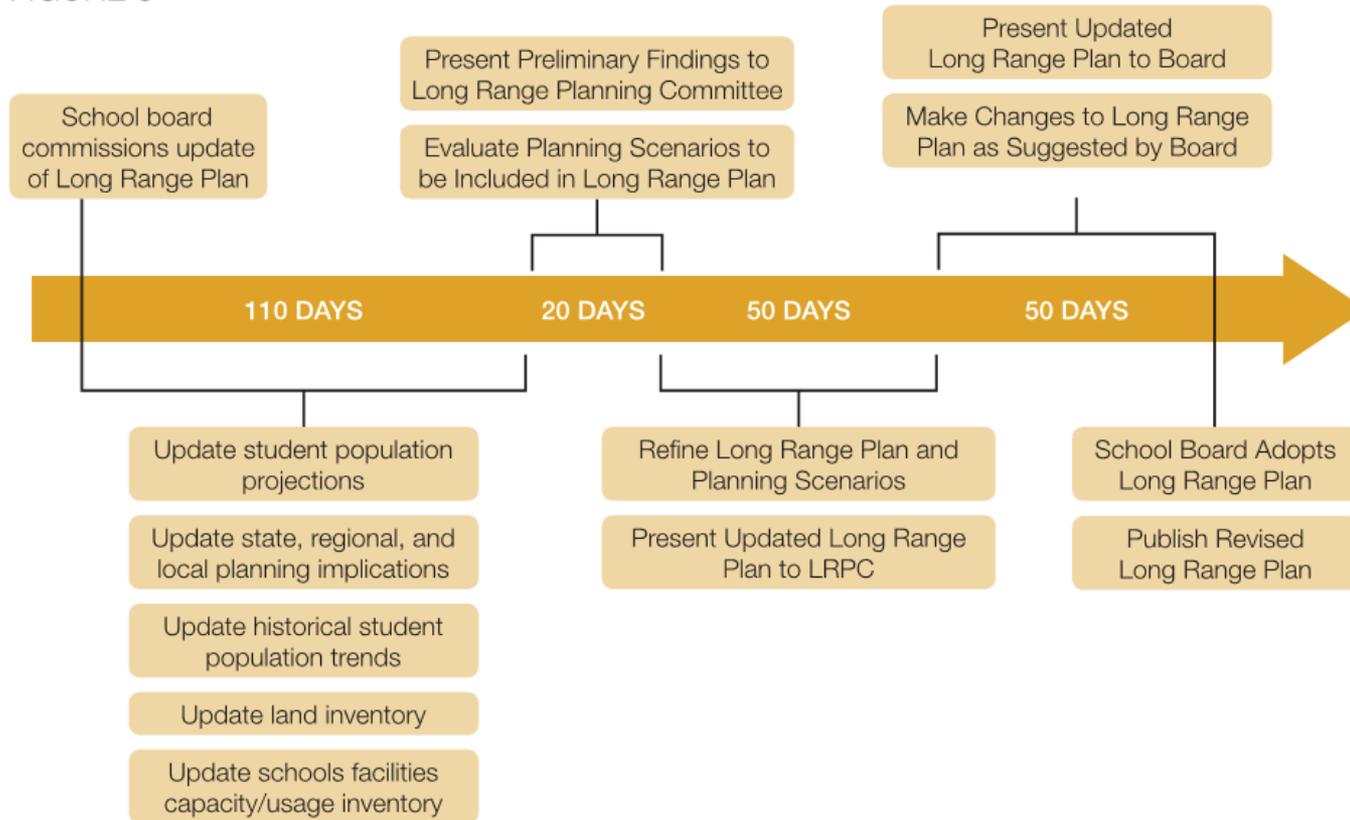
# LINKING THE LRP & CIP



# PROCESS



FIGURE 8



# NEXT STEPS



## LRP UPDATE – NEXT STEPS



Jan, 2019: School Board Review and Adoption

Jan, 2019: Capital Improvement Program Adoption

Feb, 2019: Bond Summit