



Community Meeting #2

ATHEY CREEK MIDDLE SCHOOL AT DOLLAR STREET

May 14th, 2020
6:00pm Webinar

OUR AGENDA FOR THIS EVENING

- Introduction & Meeting Format Protocol
- Listening Sessions
- Factors that Lead to a School on Dollar Street
- Site Analysis & Design Parameters
- Next Steps



SCHEDULE

Community Meeting #1 (Jan 2020)

Community Meeting #2 (May 2020)

Community Meeting #3 (June 2020)

Community Meeting #4 (Fall 2020)



LISTENING SESSIONS

LISTENING SESSIONS

3J Consulting

Community Planning and Public Involvement



Steve Faust

Community Planning Director



Andrew Tull

Principal Planner



LISTENING SESSIONS

- 35 listening sessions conducted April 22 – May 13
- Five comments sent via email
- Some favorable, some opposed, some neutral
- Two categories of comments:
 - Process-related
 - Site-specific



LISTENING SESSIONS

Process-Related Comments

- What has the community engagement process been?
- What evidence is there to support the need for a new middle school?
- Why not expand at the Athey Creek site?
- Should prior decisions be reconsidered in light of the COVID-19 pandemic?



LISTENING SESSIONS

Site-Specific Comments

- Traffic and access
- Parking
- Site size and features
- Cost to build
- Nuisances: noise, light, litter, pollution
- Trees as buffers
- Home values +/-



LISTENING SESSIONS

Site-Specific Comments

- Neighborhood uses
- Wildlife habitat
- Historic resources
- Construction impacts
- Infrastructure capacity and improvements
- School design



FACTORS THAT LEAD TO A SCHOOL ON DOLLAR STREET

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Factor 1: We are a growing school district spanning West Linn, Wilsonville and parts of Tualatin.

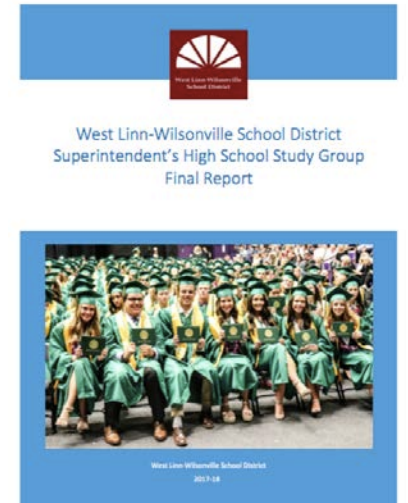


- Increased enrollment across the district
- Projected future growth (after recent study by FloAnalytics)
- Two new primary schools built 8 years ago
- One new middle school built 3 years ago
- West Linn High School has been over capacity for a number of years and is projected to continue growing
- Wilsonville High School continues to grow and will need additional classroom space in the next ten years

FACTORS THAT LEAD TO A SCHOOL ON DOLLAR STREET

Factor 2: We identified three options for addressing the high school capacity issue.


1. Increase the sizes of our 2 larger high schools, or
2. Build a brand new 4th high school, or
3. Expand our smaller third smaller option high school (Arts and Technology High School) and relocate it to a central location. The lease for the building ATHS currently occupies is set to expire in 2022.




FACTORS THAT LEAD TO A SCHOOL ON DOLLAR STREET

We presented these three options to our community.

- These options were presented at two community forums; one in West Linn and one in Wilsonville in December of 2018.
- Both community forums included parents, interested patrons, teachers, school leaders, city staff, local media.
- Additionally the presentation was posted on the district website for others to review and provide input.

**West Linn-Wilsonville**
School District



West Linn-Wilsonville Community Forums

Future High School Possibilities
December 4th & 5th, 2018

FACTORS THAT LEAD TO A SCHOOL ON DOLLAR STREET

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FACTORS THAT LEAD TO A SCHOOL ON DOLLAR STREET

Factor 3: Relocating the current Athey Creek Middle School to a new building on district-owned Dollar Street property received these convincing recommendations from patrons:

- It becomes a neighborhood school instead of a commuter school.
- My child could now walk or ride their bike to school.
- The city of West Linn has made a commitment to the walkability around school communities (Safe Routes to School).
- Students can stay in the current building until the new school facility is built.
- The district already owns this property, why not use it.
- It has ability to accommodate enrollment growth when parts of West Linn or if the Stafford Triangle area begins to develop.



FACTORS THAT LEAD TO A SCHOOL ON DOLLAR STREET

Factor 4: Relocating the 3rd Option High School (ATHS) to the current Athey Creek campus received these convincing recommendations from patrons:

- Students can move into the current building with minimal remodeling and start-up right away.
- It is centrally located for students to attend from both cities. More students will know about it and find it more accessible.
- It has the potential for expansion in the coming decades should the area of the Stafford Triangle begin to develop.



Why the Athey Creek site is being reserved for only two schools: A Primary School and A High School

This site is being reserved for future growth within the Stafford area.

- There is currently a primary school, Stafford Primary School, on this site. We continue to expect this school to serve the community in this location.
- The smaller high school will likely need to become a much larger high school in the future should the Stafford area develop, prompting a need for additional classrooms, play fields, larger auditorium, parking.

This site houses our district operations and must continue to do so.


- Nutrition Services, Community Services, Operations Department, Capital Bond Office, Maintenance Equipment Storage, district vehicles, warehousing and large refrigeration units are centrally located on this site. These need to remain here and these services may need to expand in the future.



FACTORS THAT LEAD TO A SCHOOL ON DOLLAR STREET

The School District Continued to explore and develop this option with the community over the next year-and-a-half.

- At a Community Bond Summit on February 23, 2019
- Surveys following Bond Summit
- Community polling
- Rotary Groups (West Linn and Wilsonville)
- Local Media articles
- Website, Facebook, List Serves

**West Linn-Wilsonville
School District**






EXPANDING OPPORTUNITIES AND ADDRESSING ENROLLMENT GROWTH AT SECONDARY LEVEL

RELOCATE AND EXPAND ARTS AND TECHNOLOGY HIGH SCHOOL TO ATHEY CREEK SITE

Location	Current Athey Creek Middle School Site
Project Summary	<p>The concept for this project is to expand the enrollment of the Arts and Technology High School from its current 100 students to approximately 500 students. The new size would still maintain a smaller feel than the other high schools; and, the increased enrollment could allow for expanded courses and programs to be offered at the school.</p> <p>The plan is to relocate this option high school to the current Athey Creek Middle School building site. This would include:</p> <ul style="list-style-type: none">• An administration suite would be constructed at the front of the school to assure safety and security for students similar to other schools in the District.• The existing area that houses the current administration suite will be converted to learning space.• Learning space will be designed with Career Technical Education in mind, allowing for diverse programming.• Renovating this existing building for the Arts and Technology High School does not involve a boundary change for middle or high school.
Conceptual estimate: \$10 million	

RELOCATE ATHEY CREEK MIDDLE SCHOOL


Location	Dollar Street Site, West Linn
Project Summary	<p>This new facility is proposed to be a replacement building for the existing Athey Creek Middle School that is planned to be converted to a new option high school as indicated in the previous project sheet. The new middle school facility will be designed on the 21-acre District-owned Dollar Street site at the southwestern edge of West Linn and is proposed to accommodate 850 students. Construction of this new school will not affect current middle school boundaries.</p> <p>The site components will include:</p> <ul style="list-style-type: none">• Modern, contemporary middle school. Due to the size and shape of the site, the building is expected to be designed with two stories.• Track, Turf field with lights, and appropriate site circulation• Parking and street frontage improvements.
Conceptual estimate: \$78 million	



FACTORS THAT LEAD TO A SCHOOL ON DOLLAR STREET

By summer of 2019, the district and School Board determined to finalize this option and present it to the voters as one of the projects in the Capital Bond proposal for the November election.



- The District considered the positive feedback as well as the concerns regarding a future school on Dollar Street.
- Any design process would need to involve significant community input and feedback.

**West Linn-Wilsonville
School District**

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FACTORS THAT LEAD TO A SCHOOL ON DOLLAR STREET

Leading Up to the November Election, the School District continued to make a number of presentations to various groups and describe the project as listed in the Capital Bond.

- City Council Presentations
- Additional Polling and Surveys
- School PTAs, PTOs
- Local Media Interviews
- Website, Facebook, List Serves
- Flyers and Mailers



West Linn-Wilsonville
School District



Presentation to West Linn City Council
September 3, 2019



FACTORS THAT LEAD TO A SCHOOL ON DOLLAR STREET

We believe future Athey Creek Middle School students and families will thrive in this new location for years to come.

- We will engage our neighbors and community members throughout the design process; listening to concerns, hopes and dreams for the new school.
- We pledge to be good neighbors.
- We appreciate and value every patron of the West Linn and Wilsonville communities.



SITE ANALYSIS & DESIGN PARAMETERS

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IBI GROUP ARCHITECTS



Rebecca Stuecker
AIA, ALEP



IBI Group
907 SW Harvey Milk St.
Portland, OR 97205

<https://ibigroup-edpnw.com/>





NEW
MIDDLE
SCHOOL

WILLAMETTE
PRIMARY
SCHOOL







FIELDS BRIDGE PARK

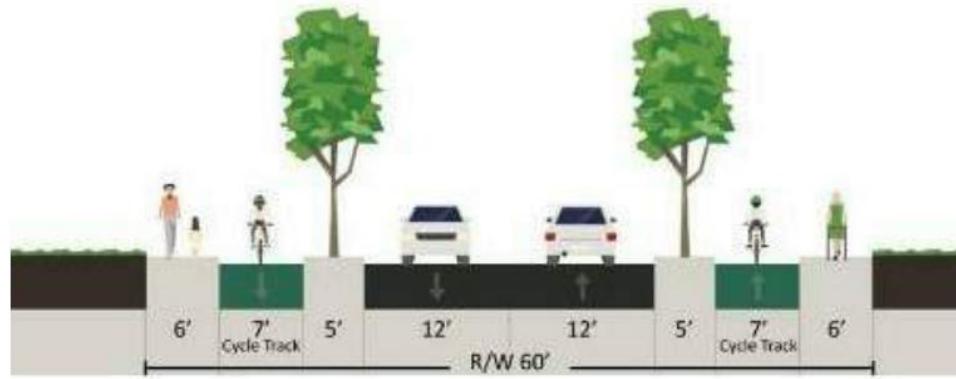
DOLLAR STREET

WILLAMETTE FALLS DRIVE

TUALATIN RIVER

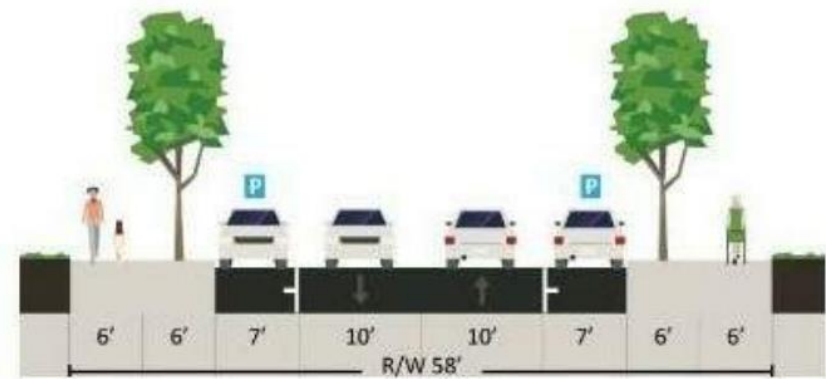


SITE ANALYSIS & DESIGN PARAMETERS



Minor Arterial without Median/Center Lane

WILLAMETTE FALLS DRIVE IMPROVEMENTS



34-foot Local (Parking on Both Sides)

DOLLAR STREET IMPROVEMENTS



FIELDS BRIDGE PARK

DOLLAR STREET

WILLAMETTE FALLS DRIVE

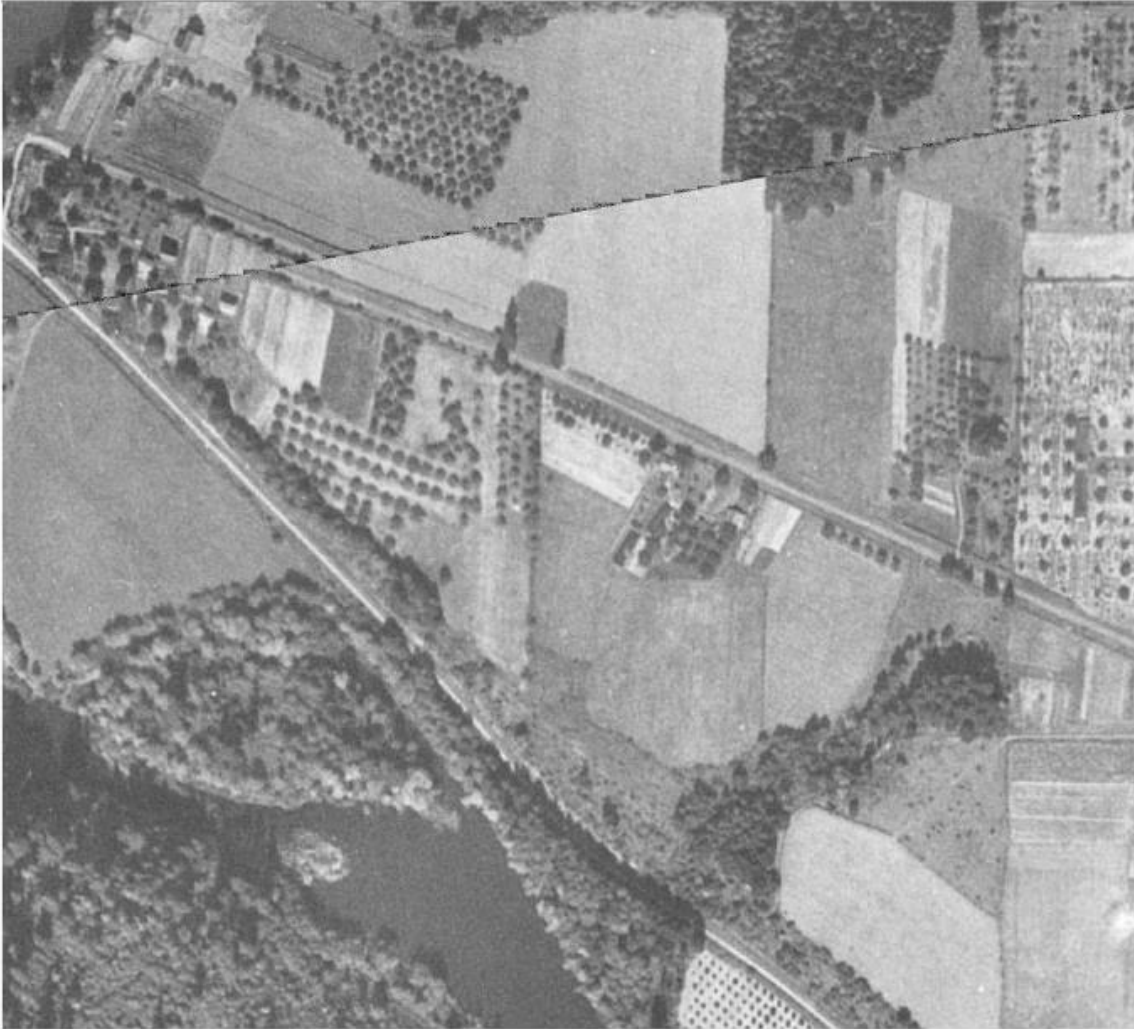
TUALATIN RIVER



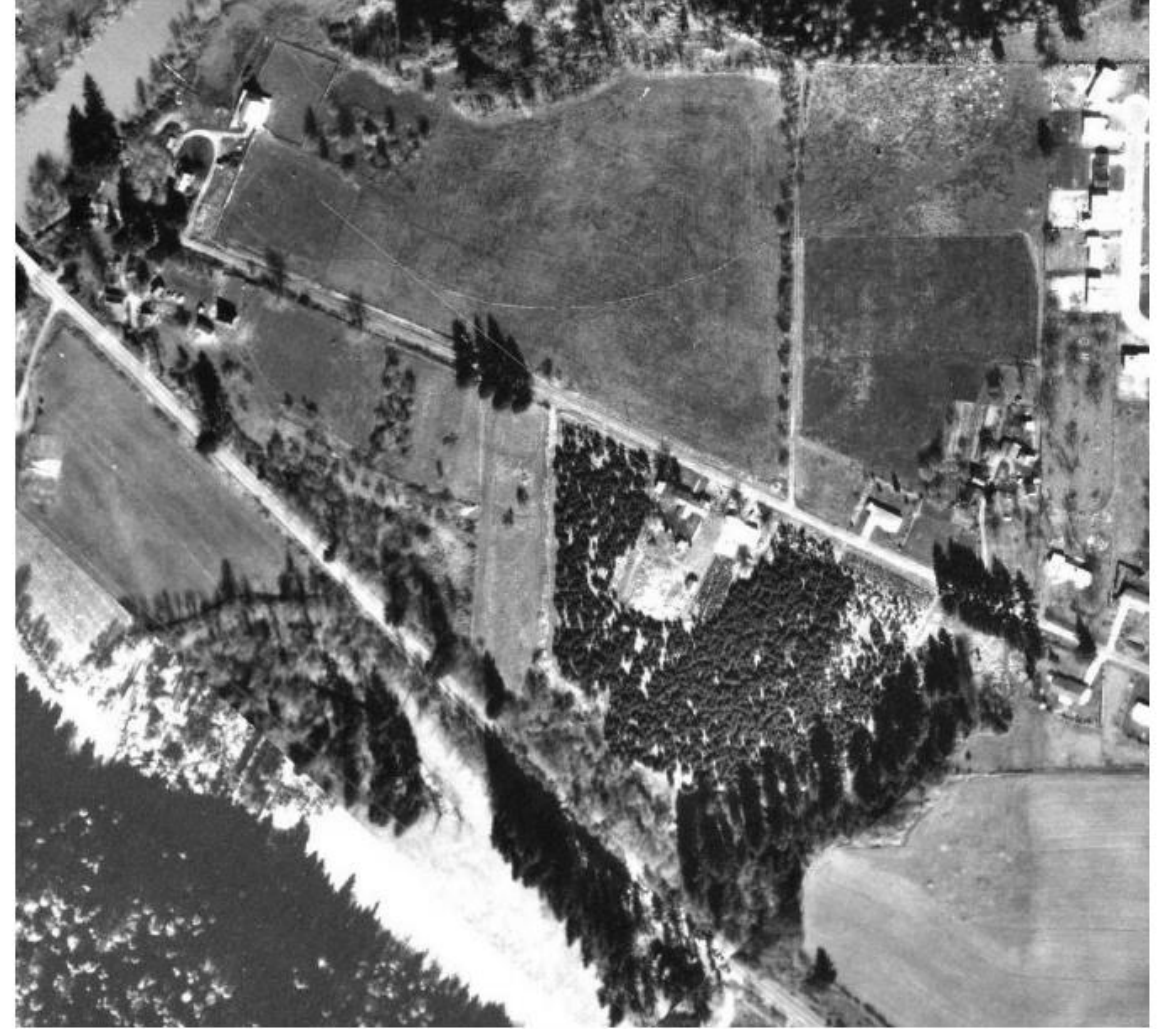




SITE ANALYSIS & DESIGN PARAMETERS



1936



1968

Image source: West Linn GIS

SITE ANALYSIS & DESIGN PARAMETERS



1998

Image source: West Linn GIS



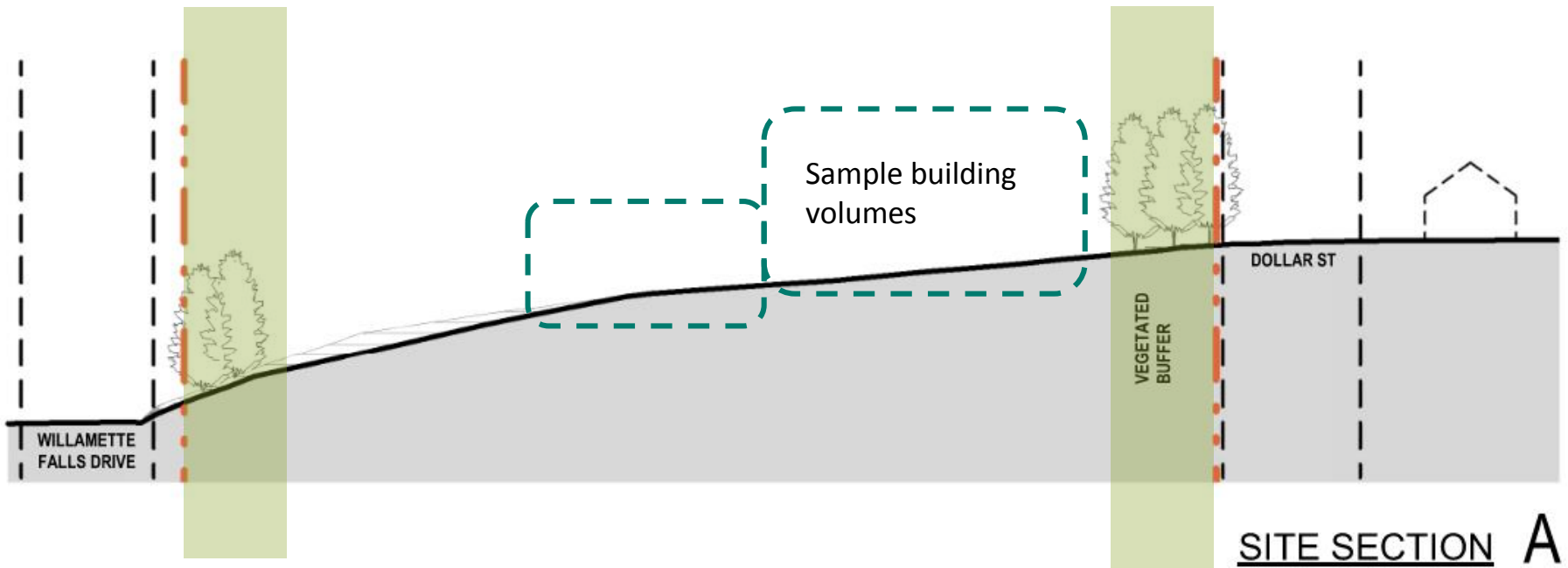
2008



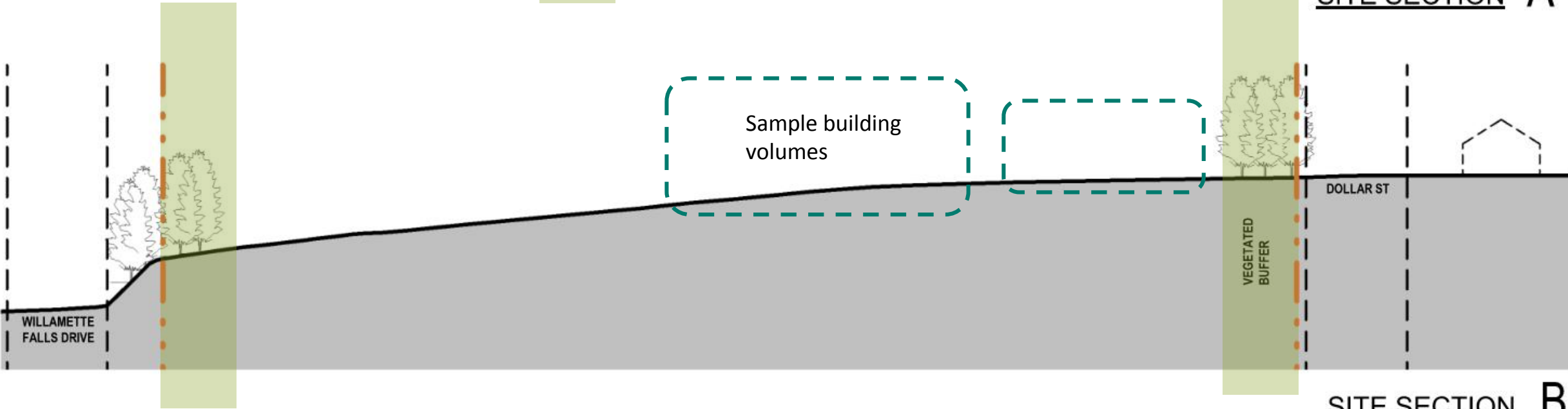




EXISTING SITE SLOPES



SITE SECTION A



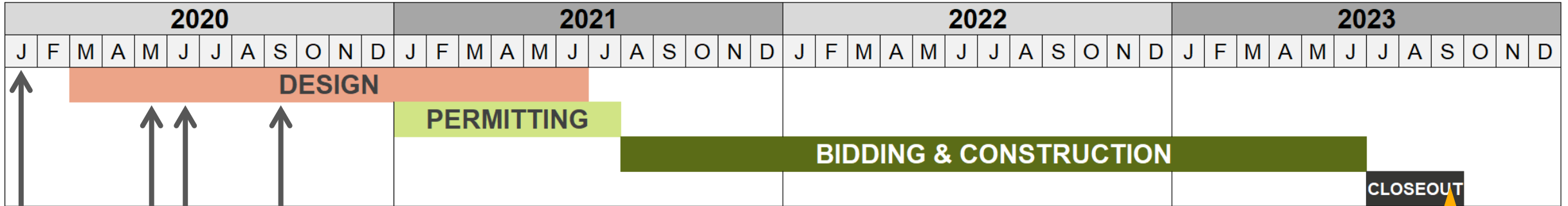
SITE SECTION B





NEXT STEPS

NEXT STEPS



★
↑
OPENING
DAY

Community Meeting #4 (Fall 2020)

Community Meeting #3 (June 2020)

Community Meeting #2 (May 2020)

Community Meeting #1 (Jan 2020)



STAY INFORMED

- Sign up for the **WLWV-Bond-New-Athey-Creek-At-Dollar ListServ**. To sign up, go to <https://listserv.wlwg.k12.or.us/self-service/> or visit the district or bond website.
- The District will provide project developments, community meeting announcements, and other pertinent project information through the Bond ListServ.
- Visit the Bond Website for answers to frequently asked questions: (<https://www.wlwg.k12.or.us/Domain/1963>)

The screenshot displays the website for the West Linn-Wilsonville School District's Capital Bond Program. The header includes navigation links: District Home, Select a School, Translate, Passkeys, User Options, and Search. The main navigation bar lists: Bond Projects, Bond Oversight, News/Link/Press, Procurement, Construction Terminology, FAQ, and OSCIM Grant. The sidebar on the left highlights the 'Athey Creek Middle School At Dollar' project, with links for Project Updates, Project Info, and FAQs. The main content area features a heading 'Second Community Engagement Meeting Scheduled for May 14' and a paragraph stating: 'To receive project updates, sign up for the [WLWV-Bond-New-Athey-Creek-At-Dollar ListServ](#). The district will provide regular communication regarding the middle school project process and progress.' Below this, it details the meeting: 'The District will host a Virtual Community Engagement meeting for the New Athey Creek Middle School At Dollar Street Bond Project on Thursday, May 14. The meeting will begin at 6 p.m. This meeting will be held via Zoom live video conferencing with a survey link to capture community feedback and comments.' It also mentions that the link will be provided on May 13 for security purposes and that the meeting will be recorded. A 'Recent' section on the right lists the 'Second Community Engagement Meeting Scheduled for May 14' and a 'By Month' section shows 'May 2020', 'April 2020', and 'February 2020'.



STAY INFORMED

3J Consulting

How to reach us:

Steve Faust steve.faust@3j-consulting.com

Andrew Tull andrew.tull@3j-consulting.com

Steve Faust

Community Planning Director



Andrew Tull

Principal Planner



STAY INFORMED

Take the survey

<https://www.surveymonkey.com/r/L9XTH6N>

