



# Neighborhood Association Meeting

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ATHEY CREEK MIDDLE SCHOOL AT DOLLAR STREET

November 18, 2020  
7:00pm Webinar



# OUR AGENDA FOR THIS EVENING

- Superintendent's Introduction
- Community Engagement Takeaways
- Design Update
  - Site Reports & Consultant Reports
  - Geotechnical Survey
  - Current Site Design
  - Site Lighting
- Land Use Pre-Application Mtg. Nov 18th
- Q&A





# COMMUNITY ENGAGEMENT TAKEAWAYS



# COMMUNITY MEETING #4

## 3J Consulting

Land Use Planning and Public Involvement



Steve Faust

Community Planning Director





# STAY INFORMED

- Sign up for the **WLWV-Bond-New-Athey-Creek-At-Dollar ListServ**. To sign up, go to <https://listserv.wlww.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.wlww.k12.or.us/Domain/1963>)

The screenshot shows the website for the Capital Bond Program of the West Linn-Wilsonville School District. The header includes navigation links for District Home, Select a School, and Translate. The main navigation bar lists Bond Projects, Bond Oversight, News/Link/Press, Procurement, Construction Terminology, FAQ, and OSCIM Grant. The page title is 'Capital Bond Program' and the subtitle is 'West Linn-Wilsonville School District'. The main content area is titled 'Athey Creek Middle School At Dollar' and includes a 'Project Updates' section. The updates section contains a message about signing up for the WLWV-Bond-New-Athey-Creek-At-Dollar ListServ and a notice about a 'Second Community Engagement Meeting Scheduled for May 14'. The right sidebar features a 'Recent' section with a link to the 'Second Community Engagement Meeting Scheduled for May 14' and a 'By Month' section with links for May 2020, April 2020, and February 2020.

District Home | Select a School | Translate | Passkeys | User Options | Search

**Capital Bond Program**  
West Linn-Wilsonville School District

Invitation to Bid | Subscribe to Updates | Contact Us

Bond Projects | Bond Oversight | News/Link/Press | Procurement | Construction Terminology | FAQ | OSCIM Grant

Home » Bond Projects » Athey Creek Middle School At Dollar » Project Updates

**Athey Creek Middle School At Dollar**

[Project Updates](#)  
[Project Info](#)  
[FAQs](#)

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.

**Second Community Engagement Meeting Scheduled for May 14**  
*Posted by West Linn-Wilsonville on 5/6/2020 4:00:00 PM*

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.

The link will be provided on May 13 for security purposes. This public meeting will be recorded and both meeting and survey will be posted to the district website for the community to access at any time.

This meeting is the second community meeting on this Bond project. The first was held in January by invitation of the Willamette Neighborhood Association. The meeting will include an introduction from Superintendent Dr. Kathy Ludwig and will be facilitated by Land Use Planners from 3J Consulting, Steve Faust and Andrew Tull. During this community engagement meeting, the district will review community feedback provided over the past

**Recent**  
Second Community Engagement Meeting Scheduled for May 14

**By Month**  
May 2020  
April 2020  
February 2020





# 2020 COMMUNITY ENGAGEMENT

- Community Meeting #1 – January 8
- 35 listening sessions conducted April 22 – May 28
- Community Meeting #2 – May 14
- Community Meeting #3 – June 25
- Community Meeting #4 – October 20
- Neighborhood Association Meeting – November 18





# COMMUNITY CONCERNS

## Feedback regarding the updated design:

- Believe infrastructure is inadequate
- Concerned about noise and lights
- Concerned about loss of trees and habitat, pollution
- Like the design, appreciate design updates to alleviate neighbor concerns
- Like having multiple entrances and fence along Dollar St.; consider pedestrian gates
- Like the tree plantings as a buffer





# COMMUNITY MEETING #4 Questions

Feedback regarding traffic study and proposed road improvements:

- Concerned about traffic and congestion on WFD and Dollar St.
- Concerned about parent drop off/pickup on Dollar St.
- Concerned about student safety
- Student walk/bike to school projections are too high
- In favor of speed bumps, lower speed limits on Dollar St; consider stop sign
- Concerned roundabout will hinder traffic and are unsafe for pedestrians
- Like the roundabout and proposed traffic flow
- Do not support connector road, consider using gates





# COMMUNITY COMMENTS

## Other comments:

- School District should fund improvements to Fields Bridge Park
- Concerned school use of FBP fields will displace little league teams
- Cost to build on this site is too expensive; stay at current campus; does not consider COVID
- Bond language was misleading
- Will hurt home values





# Bond Management Team & Consultants



# BOND TEAM INTRODUCTION

## CAPITAL CONSTRUCTION PROGRAM MANAGER



### **Remo Douglas, CCM**

- Third Capital Bond Program with WLWSD over 11 years
- Managed new building, major renovation and site projects
- Managed program budget and forecasts



# CONSULTANT TEAM INTRODUCTION



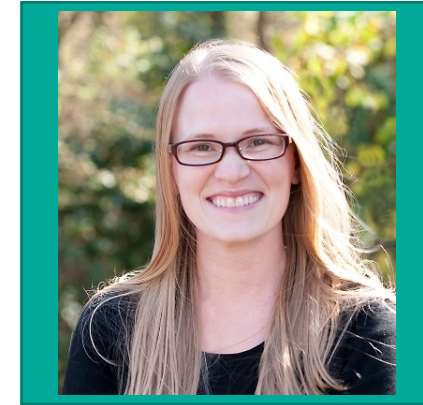
Angela Caffrey



Shawn Dimke



Rebecca Stuecker



Mercedes Serra

Summary on Consultant Reports – Project Managers CBRE/Heery  
Geotechnical Survey – Shawn Dimke  
Design Update – IBI Group Architects  
Land Use Outline – Mercedes Serra – 3J Consulting



# SITE CONSULTANT REPORT STATUS



# Remaining Reports Status

## ***Reports Available on Bond Website:***

- Geotechnical Survey
- Phase 1 & 2 Environmental Surveys
- Traffic Survey
- Ornithologist – Nest Assessment

### Project Reports and Studies

As the design process for the New Athey Creek Middle School At dollar Street Bond Project progresses, the district will provide the community with reports, studies, and findings as they're completed. Documents will be uploaded to this webpage as they're available.

[Geotechnical Report \(uploaded 10/21/20\)](#)

[Nest Assessment \(uploaded 10/21/20\)](#)

[Phase 1 Environmental Report \(uploaded 10/21/20\)](#)

[Phase 2 Environmental Report \(uploaded 10/21/20\)](#)

[Soil Management Report \(uploaded 10/21/20\)](#)

[Traffic Report \(uploaded 10/21/20\)](#)





# Arborist Reports Status



## **Arborist** – *The Pacific Resources Group*

- Initial tree survey completed. Largest perimeter trees will be affected by street improvements.
- Large trees at the Western portion of the site as well as healthy trees in the eastern ravine will be retained.
- Removal of trees leaning over Willamette Falls Drive
- The District will be working with the City to continue to evaluate significant trees.



# Remaining Reports Status

## **Archaeological Consultants – *Willamette Cultural Resource Associates***

WCRA completed an intensive field survey in July/Aug. The Draft report received no additional comments from the Grand Ronde Tribe. Transferred to State Historic Preservation Office (SHPO) on Nov. 16, 2020

## **Wetland Delineation – *Pacific Habitat Services***

“Wetland vegetation was generally uncommon within the study area. Areas that were dominated by wetland vegetation were lacking hydric soils and wetland hydrology; therefore, no wetlands were identified during the field investigation.”







# Geotechnical Report Completed

- Executive Summary from GeoDesign Inc.

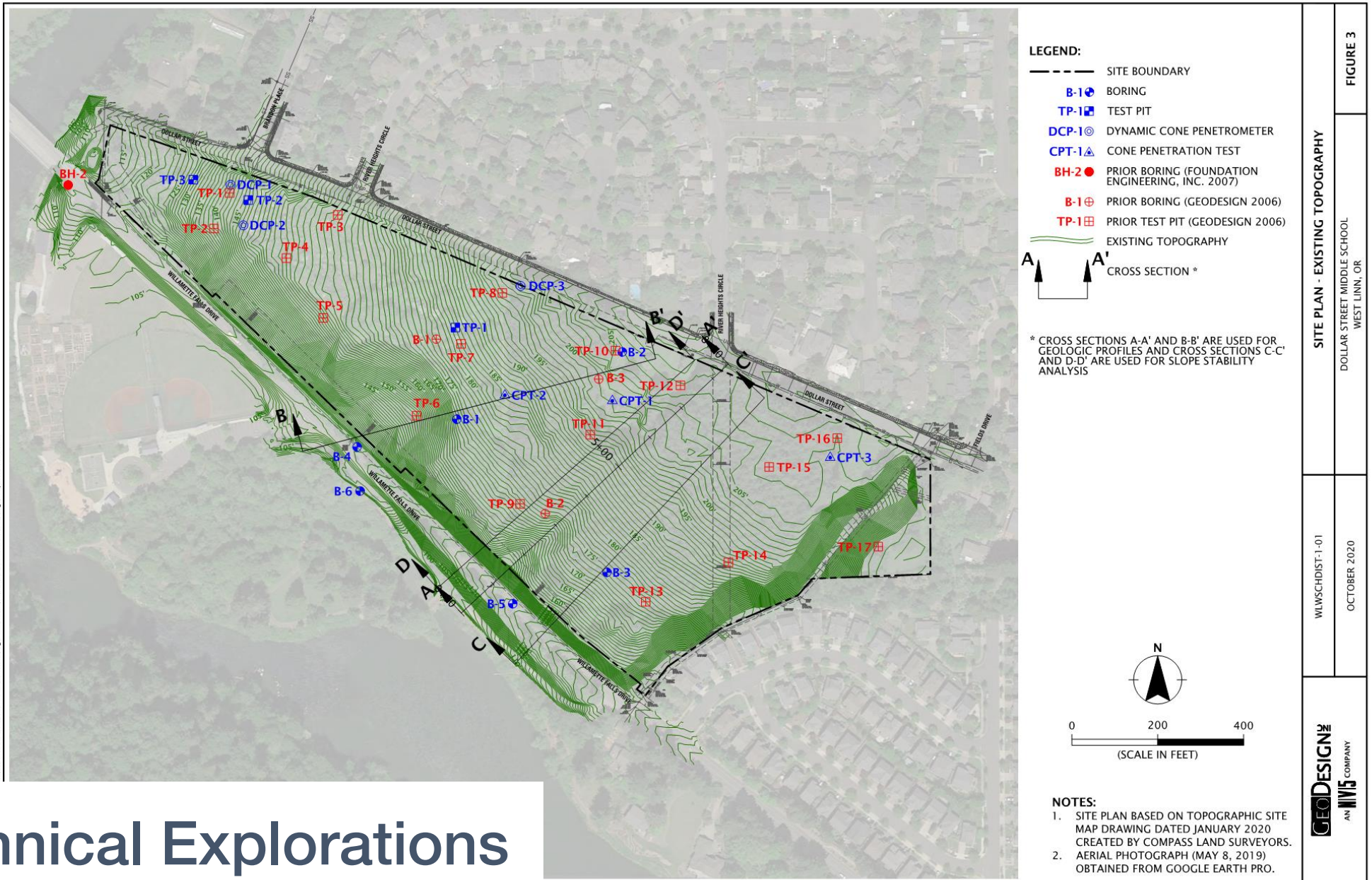
**GEO**DESIGN INC.  
AN NV5 COMPANY





# Geotechnical Explorations

date: 10/19/2020 11:13:42 AM  
 st:\WWSchDist-1\WWSchDist-1-01\Figures\CAD\WWSchDist-1-01-SP07.dwg | Layout: FIGURE 3





# Geotechnical Summary

*“Subsurface conditions at the site generally consist of shallow deposits of silt and silty sand underlain by medium dense sand with variable silt followed by dense gravel and sand at greater depths. No groundwater seepage was observed on the slopes or in the test pit explorations at the site and no caving was observed in the test pit explorations. The subsurface soils are competent to support the planned development and seismic induced liquefaction is not a hazard since groundwater was encountered at depths of approximately 57 to 70 feet in the upper portions of the site which is below the transition to dense soils. Groundwater will also not influence the slopes at the site with the planned proper surface drainage and management of stormwater runoff. There is no mapped or observed landslides at the site but there are existing steep slopes near the south and east property margins that have trees with curved trunks suggesting past shallow slope creep and/or erosion. Planned fills and walls will be offset from the existing steep slopes to achieve adequate slope stability or the existing slopes will be cut or filled over to achieve more stable grades in some areas. The school buildings will be supported on shallow foundations bearing on firm undisturbed native soil or structural fill over firm undisturbed native soil.”*

Executive Summary from GeoDesign Inc.





# Geotechnical Highlights

- *Groundwater is at sufficient depths to not have a significant impact on the design or planned construction.*
- *No liquefaction hazard*
- *Surface drainage and stormwater will be managed to not influence slopes.*
- *Existing steep slopes will be cut and/or filled to flatter more stable grades or planned fills and improvements will have sufficient offset from the existing steep slopes.*
- *Geotechnical construction observation and testing provided by GeoDesign*





# DESIGN UPDATE





BRANDON PLACE  
EXTENSION ROAD

FIELDS BRIDGE PARK

DOLLAR STREET

WILLAMETTE FALLS DRIVE







BRANDON PLACE  
EXTENSION ROAD

FIELDS BRIDGE PARK

DOLLAR STREET

WILLAMETTE FALLS DRIVE



























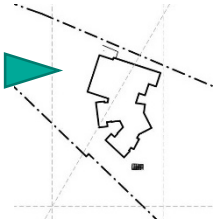




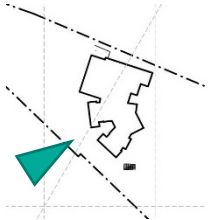














# Materials. Color. Composition.

ACCENT COLOR

SHEET METAL TRIM

STOREFRONT WINDOWS

SIDING

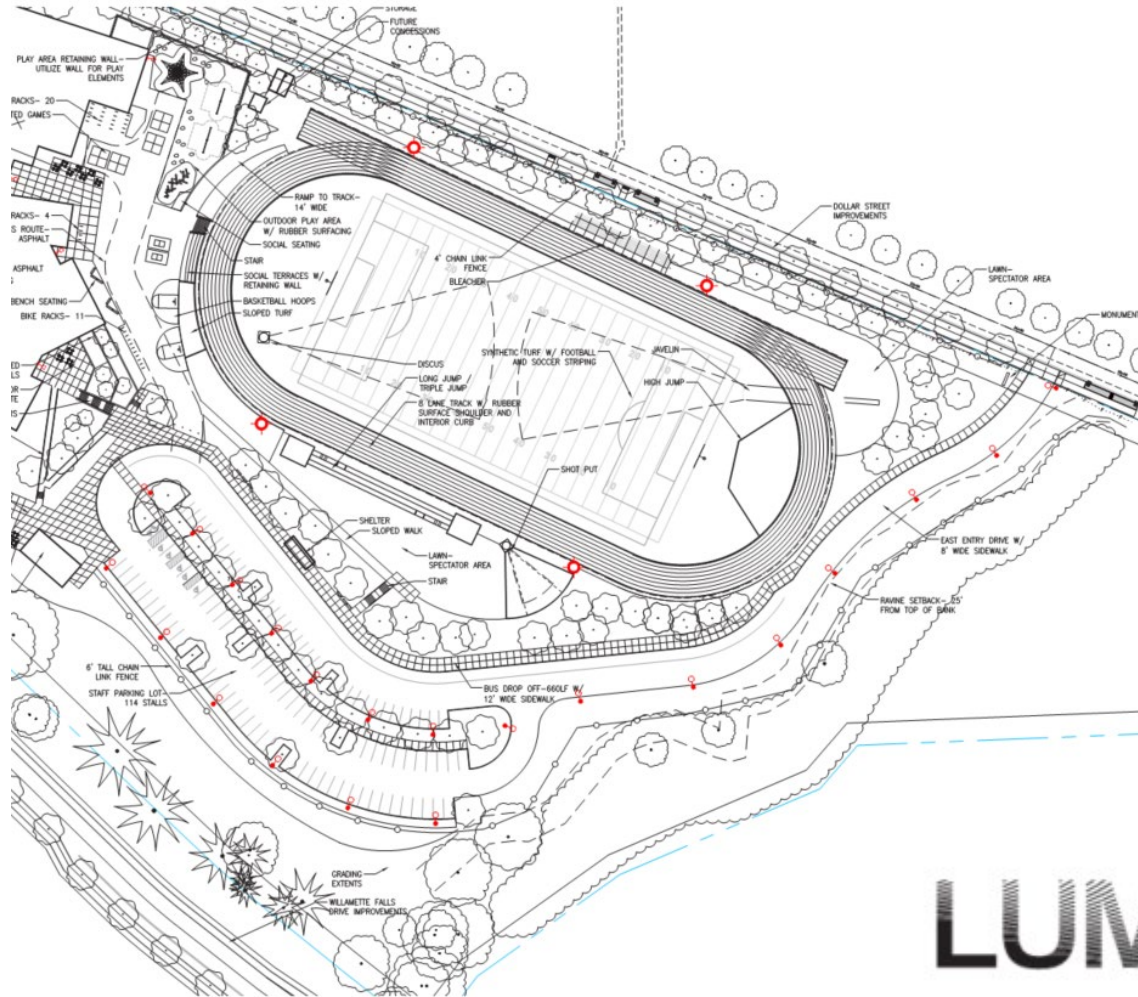




# SITE LIGHTING



# Site Lighting



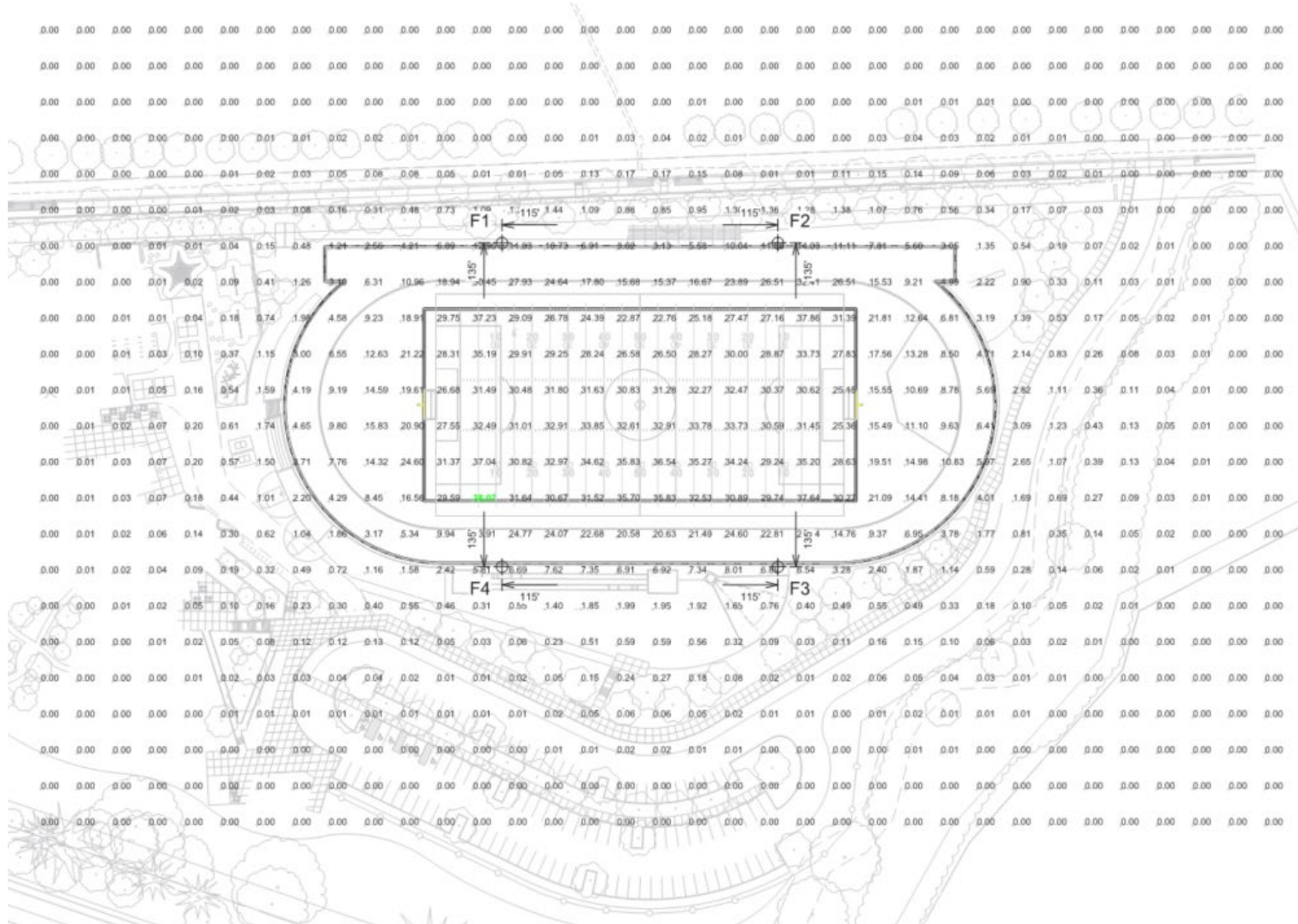
Wood Middle School

LUMA

**Site Lighting - Design Overview**  
WLWSD - New Middle School 20-1251 | 10/20/2020



# Stadium Photometrics





# TRANSPORTATION



# AGENDA

- 1 / STUDY AREA AND TRAFFIC COUNT DATA**
- 2 / TRIP ASSUMPTIONS AND METHODOLOGY**
- 3 / PROPOSED PROJECT CHANGES AND ROUNDABOUTS**
- 4 / OPERATIONS AND QUEUING**
- 5 / SAFE ROUTES TO SCHOOL**



# STUDY AREA





# TRAFFIC COUNT DATA

- **Traffic Count Data was collected in May 2019 (prior to COVID-19 impacts)**
- **Traffic Count Data (2019) was increased to 2020 and 2023 conditions by applying an annual growth rate of 1.15%.**
- **2023 is the estimated year of opening for the new Athey Creek Middle School.**



# TRIP ASSUMPTIONS AND METHODOLOGY

➤ **Modal Split Data**

	Drive	Bus	Walk/Bike
Athey Creek Middle School (existing rural school)	28%	72%	0%
Relocated Athey Creek Middle School (proposed neighborhood)	18%	53%	29%

- **Relocated Athey Creek Middle School will be a neighborhood school that will capture more walking and biking trips than the current Athey Creek location.**



# TRIP ASSUMPTIONS AND METHODOLOGY

- **Final Trip Generation (students, staff, and bus trips)**

	In	Out	Total
AM Peak Hour	152	127	279
Midday Peak Hour	98	113	211

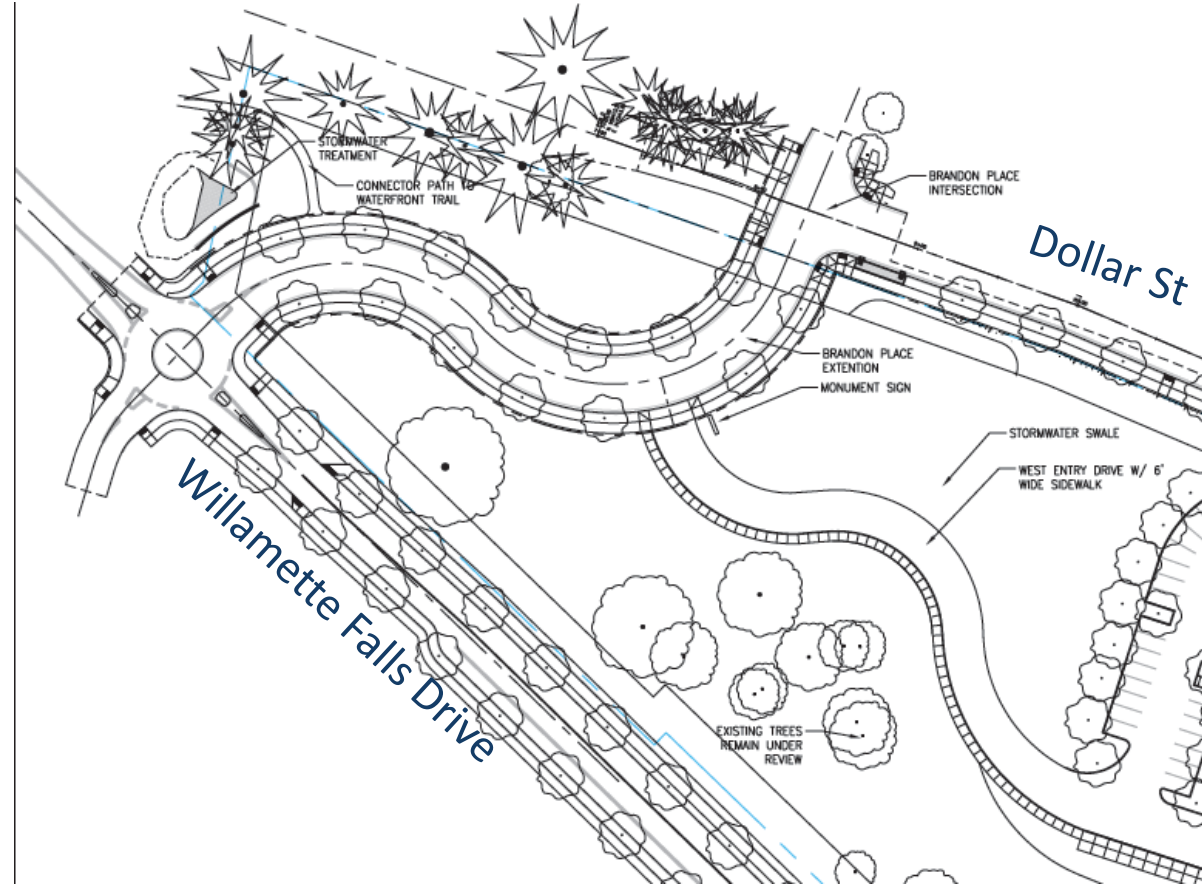
- **Add new vehicle trips for 850-student new middle school to the study area.**
- **Remove vehicle trips for 684-student Athey Creek Middle School from the study area.**



# PROPOSED PROJECT CHANGES

PRELIMINARY  
DESIGN CONCEPT

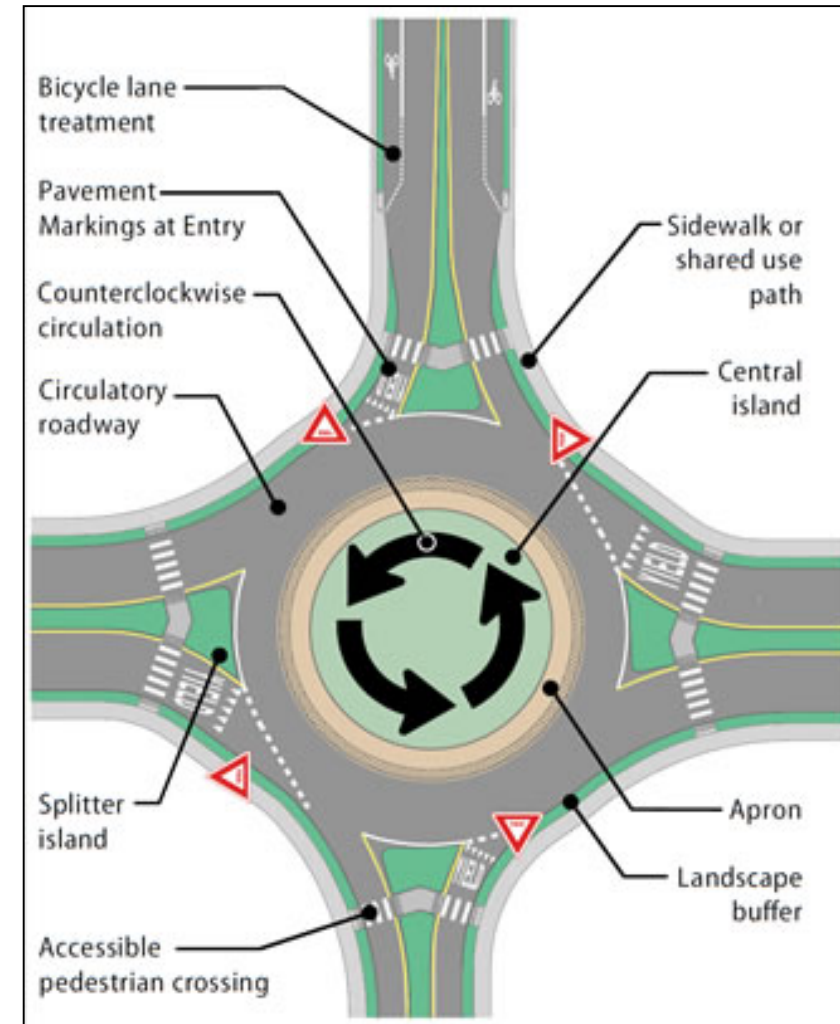
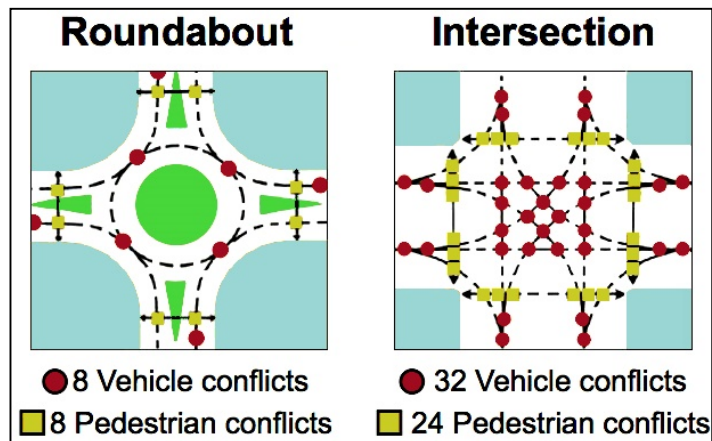
- Brandon Place Public Road Extension from Dollar Street to Willamette Falls Drive
- New Roundabout at Willamette Falls Drive/Park Entrance
- Bus & Staff Entrance on Dollar Street (not pictured)





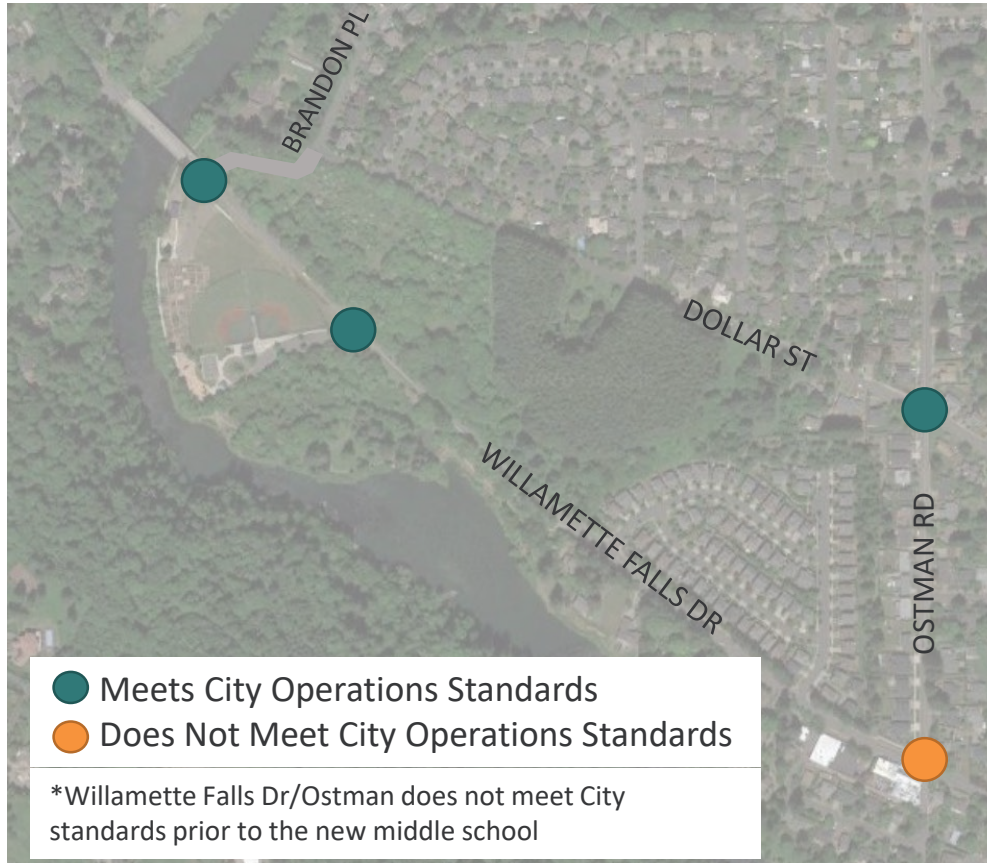
# SAFETY BENEFITS OF ROUNDABOUTS

- Roundabouts reduce the types of crashes where people are seriously hurt or killed by 80%.
- Roundabout curvature results in lower vehicle speeds, generally 15–25 mph.
- Roundabouts provide short crossing distances for pedestrians and bicyclists by providing a refuge median on all legs.
- Roundabouts reduce the number of conflict points to 8 for both vehicle-vehicle conflicts as well as vehicle-pedestrian conflicts.





# VEHICLE OPERATIONS (2023)



## Willamette Falls Dr/Ostman Rd

- City installed an All-Way Stop in 2016 to address poor sight distance, high side street delays, and cut-through traffic.
- Once roundabout is built at Willamette Falls Drive/Brandon Place, I-205 cut-through traffic on Willamette Falls Drive may reroute due to reduced travel speeds.
- City will continue to monitor operations of the Willamette Falls Drive/Ostman Rd intersection to assess the need for future improvements.



# QUEUING AT ROUNDABOUT





# SAFE ROUTES TO SCHOOL

- 1-mile radius walking boundary
- Tualatin River and I-205 are barriers
- Orange routes are safe routes to school
- Crosswalks and sidewalk infill are recommended on school frontage and Ostman Rd.
- Wide sidewalk and separated bicycle facilities on WFD to be built along school frontage

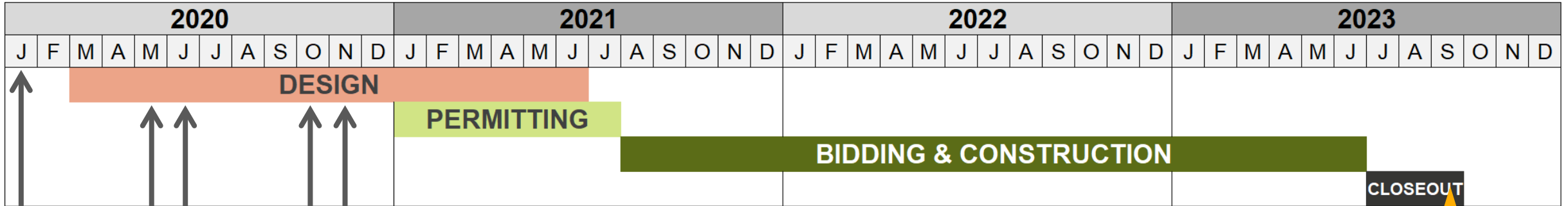




# PROJECT TIMELINE



# PROJECT TIMELINE



Community Meeting #5 (Nov 2020)

Presentation to Willamette Neighborhood Association

Community Meeting #4 (Oct 2020)

Community Meeting #3 (June 2020)

Community Meeting #2 (May 2020)

Community Meeting #1 (Jan 2020)

★  
↑  
OPENING  
DAY





# THANK YOU

## 3J Consulting

How to reach us:

Steve Faust [steve.faust@3j-consulting.com](mailto:steve.faust@3j-consulting.com)

Steve Faust

Community Planning Director



**VISIT THE BOND WEBSITE FOR ANSWERS TO FREQUENTLY ASKED QUESTIONS  
AND TO TAKE THE SURVEY**

**<https://www.wlww.k12.or.us/Domain/1963>**



# QUESTIONS