



Mayer/Reed



Community Meeting

WEST LINN HS STADIUM AND PARKING ADDITIONS

December 15, 2020
7:00pm

CONSTRUCTION PROGRAM MANAGER



Remo Douglas, CCM

WLWSD Construction Program Manager

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

OUR AGENDA FOR THIS EVENING

- Project Goals & Challenges
- Public Engagement
- Design Concepts
- Project Schedule & Next Steps



PROJECT GOALS & CHALLENGES

Project Goals

- Increase seating capacity to accommodate full-school assemblies, improve safety during emergencies, and athletic events.
- Increase onsite parking to serve both daily school functions and after school activities.
- Upgrade the stadium press box with better acoustics, communications, and power.
- Expand and renovate stadium restrooms.



Project Goals

- New accessible routes between parking, concessions, restrooms, and seating.
- New pathways between parking and stadium entrances to improve pedestrian safety.
- Replace track and field lighting with efficient and better controlled lighting, improving safety and preserving the night sky.



Project Challenges

- Parking and seating are linked per the community development code. Amount of seating added is dependent on the amount of parking added.
- Existing Topography
 - Steep slopes in areas of the site reduce “buildable” space.
 - Bedrock is very close to the surface.



PUBLIC ENGAGEMENT

LISTENING SESSIONS

3J CONSULTING

Land Use, Civil Engineering, Public Involvement



Mercedes Serra

Community Engagement



SCHEDULE

Community Meeting #1 – July 16, 2020 6:00pm

Community Meeting #2 – July 21, 2020 7:00pm

Community Meeting #3 – July 30, 2020 6:00pm

Community Meeting #4 – December 15, 2020 7:00pm



QUESTIONS & COMMENTS RECEIVED

Parking Lots

- Where will the new parking spaces be located?
- How many new parking spaces will be added? How many in each lot?
- What are the dimensions of the proposed parking lots?
- What is the parking lot setback?
- Why is the Skyline parking lot the preferred location?
- Will the parking lot be flat or sloped?
- Why not locate the parking next to the freeway where it will not bother the neighborhood?
- Is the area between I-205 and the South Lot no longer in consideration?

QUESTIONS & COMMENTS RECEIVED

Parking Lots

- Will the West A and Broadway overpasses continue to serve as overflow parking for students until I-205 renovation takes place?
- Will seniors get priority parking spaces?
- What about off hours security? Will it be locked and secured or open to "campers"?
- How much of the woods will be cleared? What actions is the District taking to reduce the number of trees that will be cut down?
- Will any of the Wilderness Park trails near the high school be blocked during construction?
- Are you planning to detain the water that will come from the new parking lot?



QUESTIONS & COMMENTS RECEIVED

Traffic and Safety

- Was a traffic study conducted as part of the planning process; especially for sporting events?
- Will there be a single access point to the parking lot off of Skyline Drive?
- Where will the driveway to the Skyline Drive lot be located?
- How will you deal with congestion on Skyline caused by cross traffic turning into the parking lot?
- Will there be a stop light at the entrance to the Skyline lot?
- How will you discourage motorists turning around in neighborhood driveways?
- Are you encouraging other transport options such as buses or carpooling?
- Will construction force Skyline Drive down to one lane at times?

QUESTIONS & COMMENTS RECEIVED

Traffic and Safety

- How will you discourage pedestrians from crossing Skyline Drive from the Skyline lot to and from the existing upper lot?
- Students do not currently use the flashing crossing lights.
- Will there be a pedestrian tunnel or sky-bridge to connect the existing parking lot across Skyline Drive to the stadium?
- Could a traffic signal (walk/don't walk) be added at the cross walk from the existing lot across the street?
- How will the District address safety issues caused by students parking in the same area where parents drop students off?
- Have you considered working with students and neighbors to solve traffic issues?

QUESTIONS & COMMENTS RECEIVED

Stadium

- How many seats will be added to the stadium?
- How will new stadium lighting and sound systems reduce impacts on the surrounding area? How will that be measured?
- Where will the new assembly space be added? Will the space include new structures?

Cost and Timeline

- Is this project coming out of property tax bonds and how much will it cost?
- The school district is budgeted to spend \$6 million on pupil transportation in FY 20/21. Why do taxpayers have to spend more money on all these parking lots?
- What is the timeline for construction?

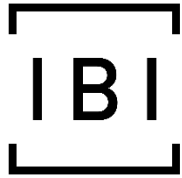
More Information

- Where can I find information on this project?

DESIGN CONCEPTS

DESIGN CONCEPTS

Jim Fitzpatrick, AIA



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

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



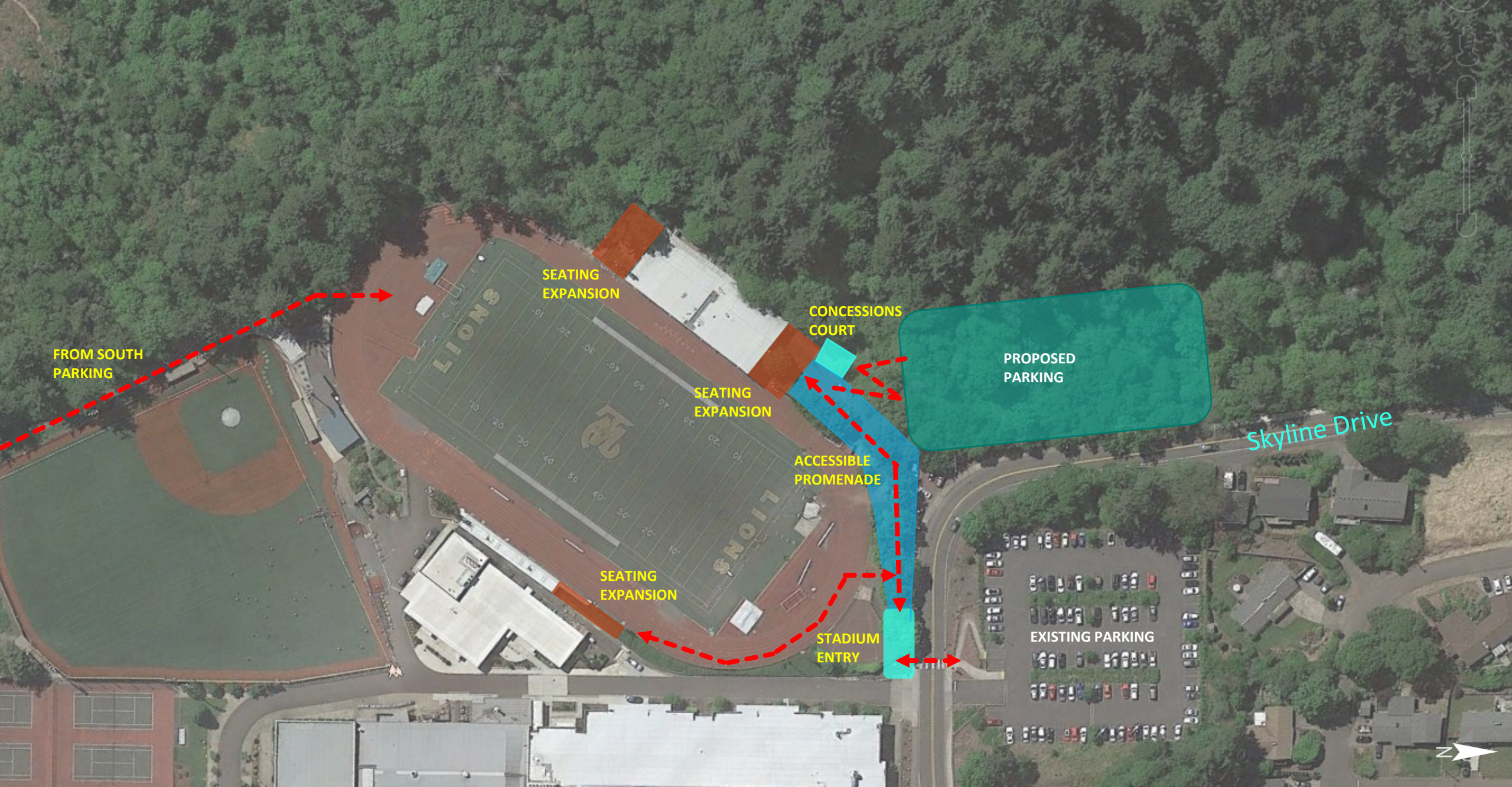






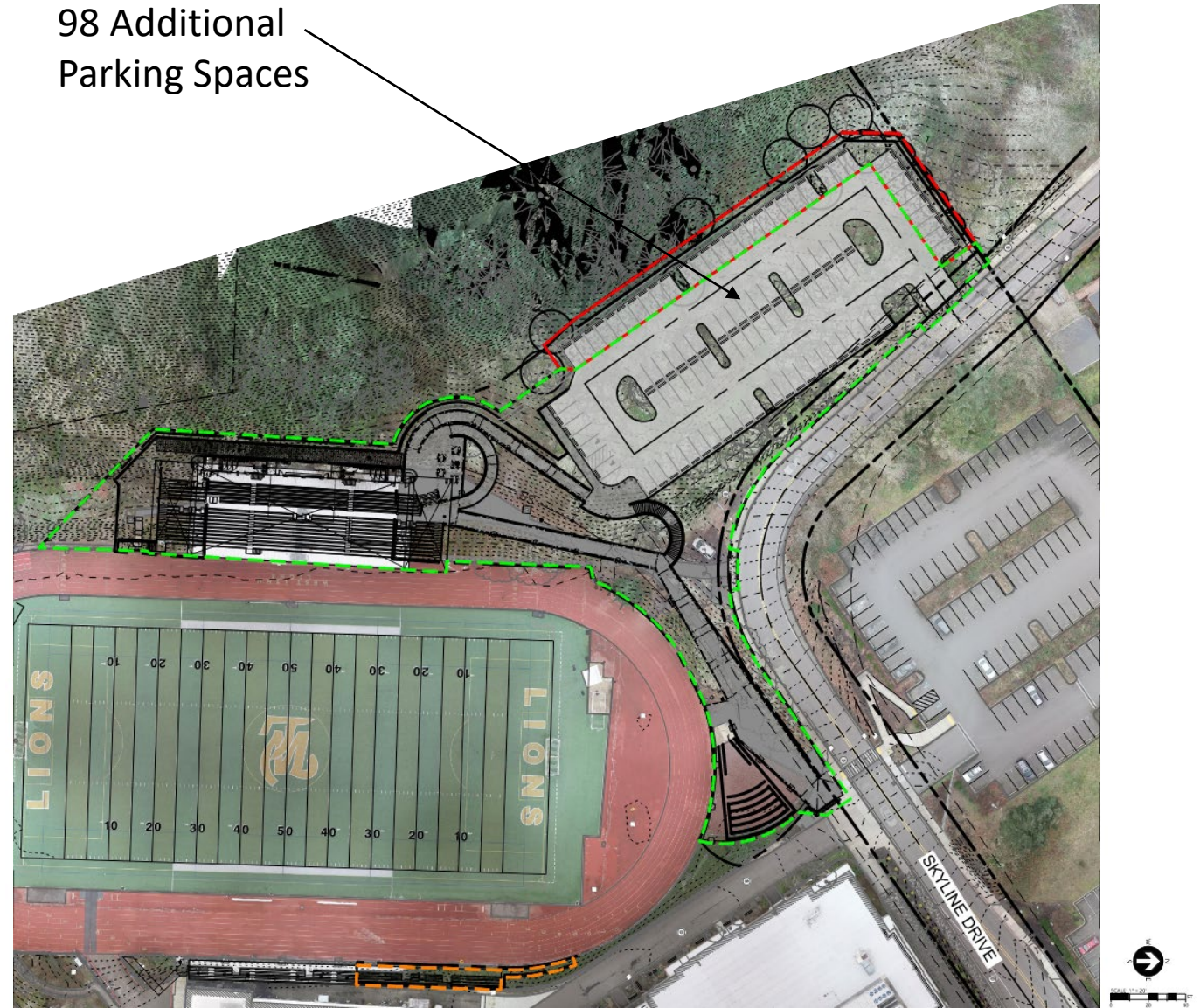




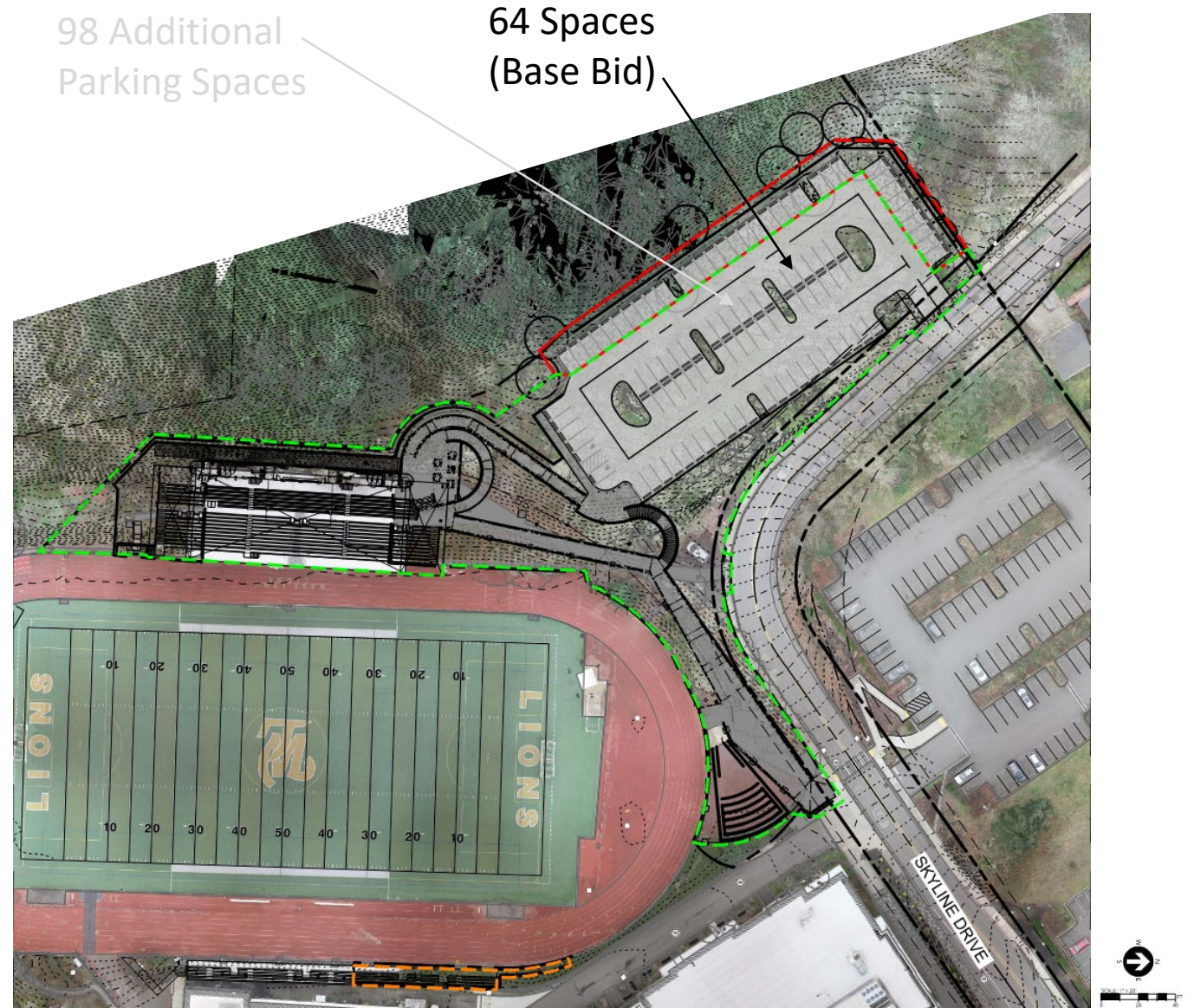


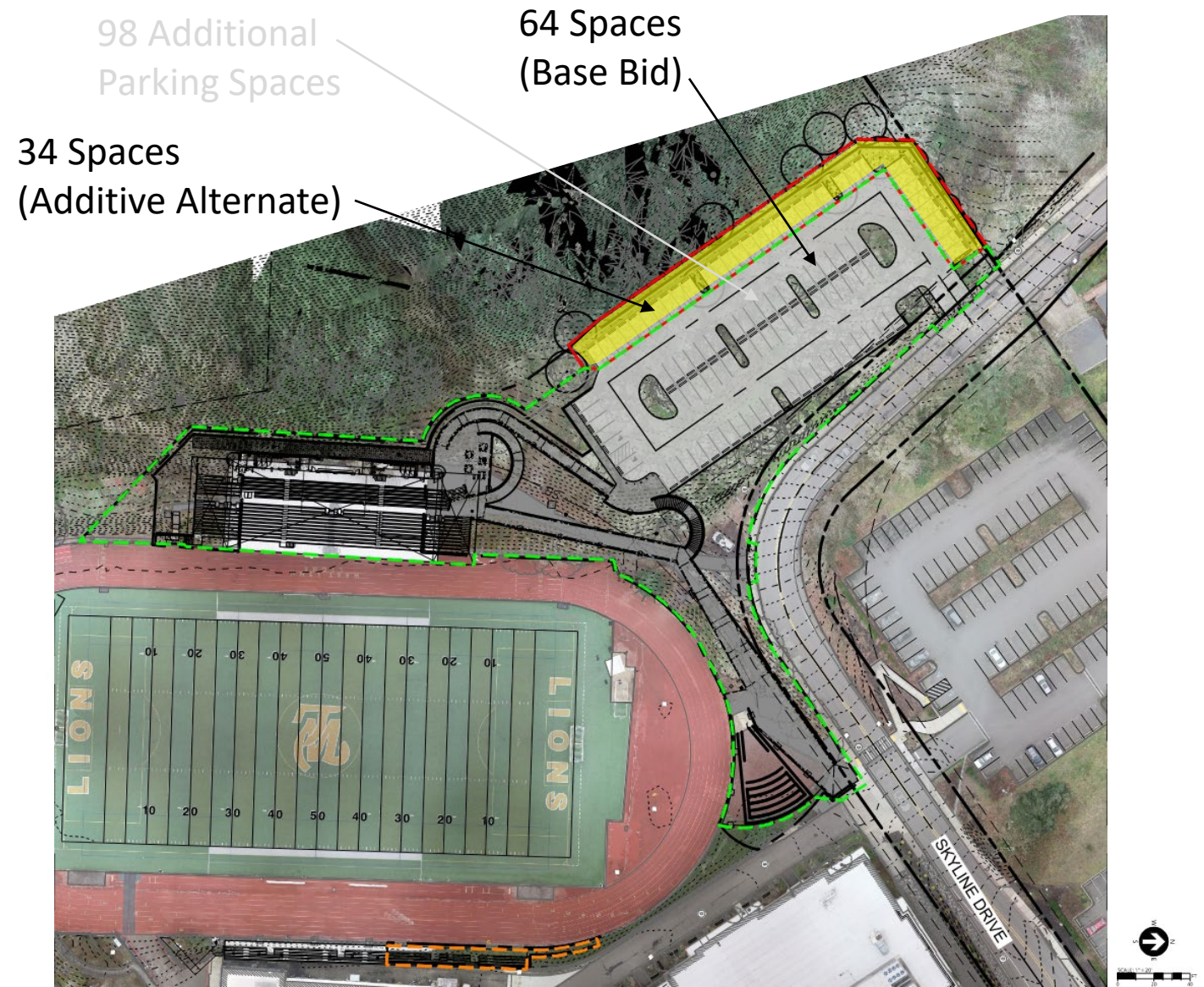
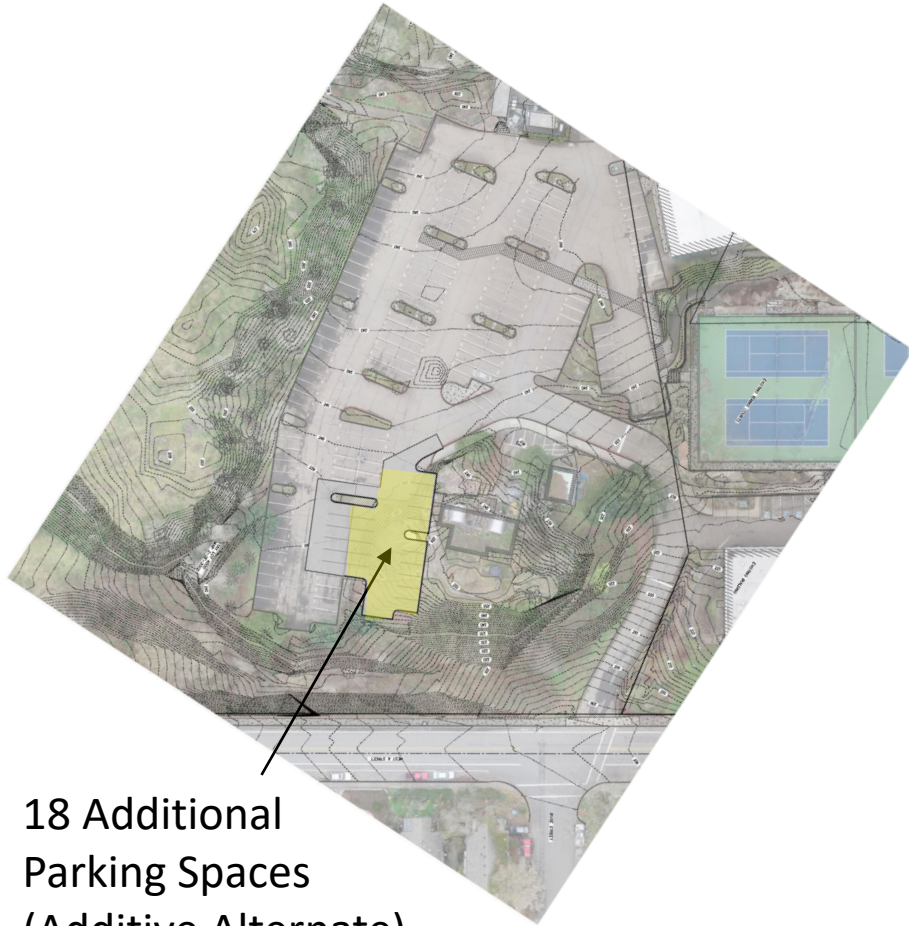


18 Additional
Parking Spaces



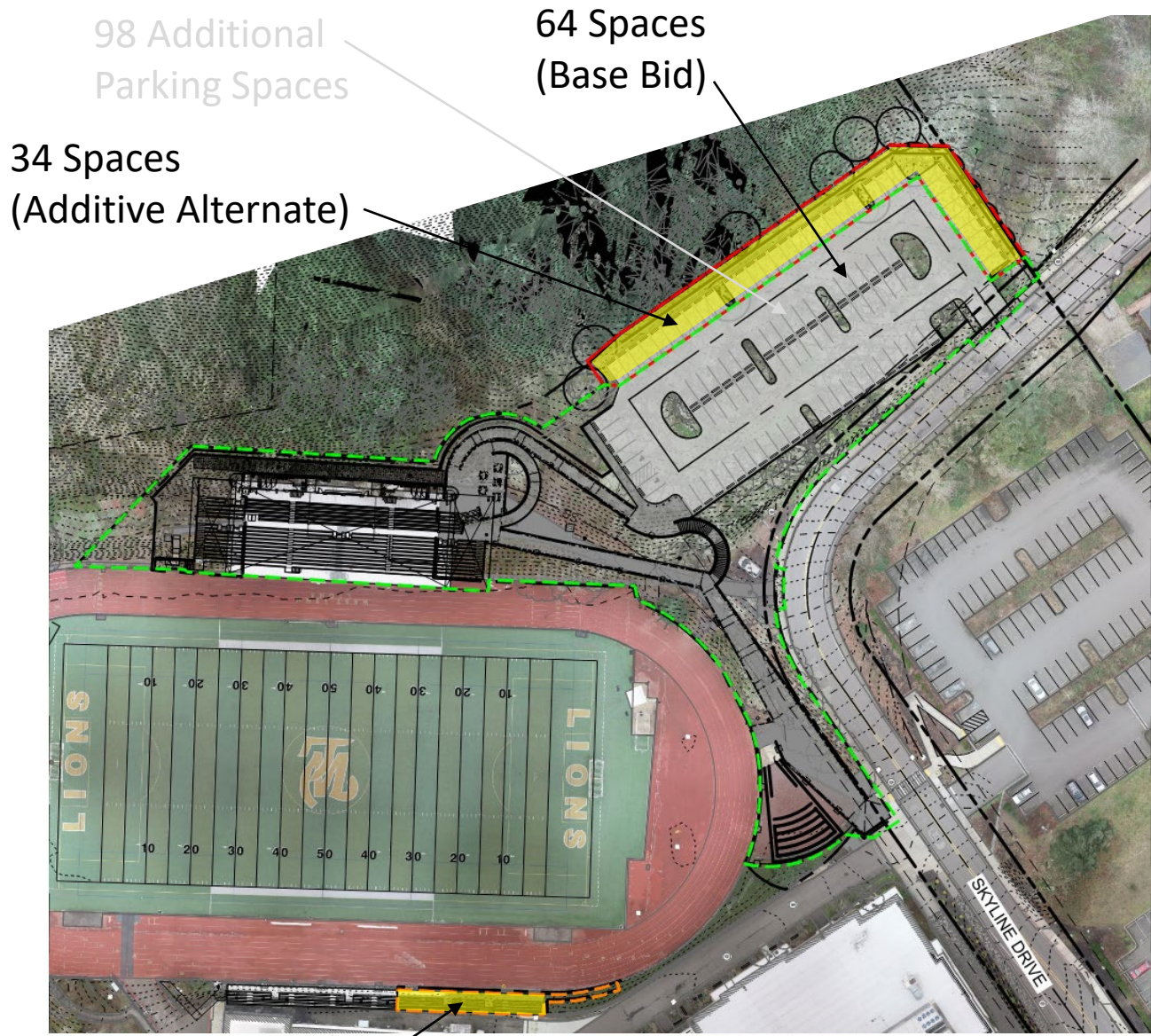
98 Additional
Parking Spaces





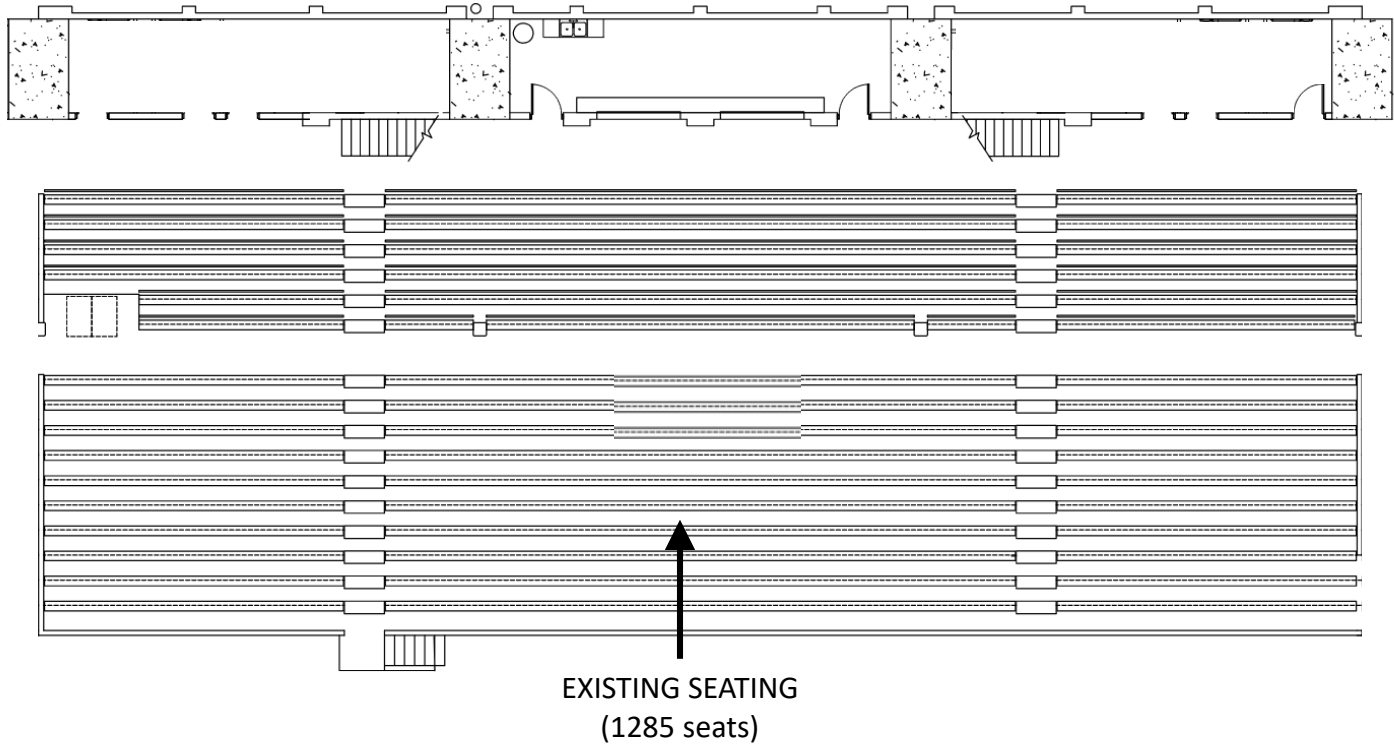


18 Additional
Parking Spaces
(Additive Alternate)



Additional Visitor Seating
(Additive Alternate)

DESIGN CONCEPT

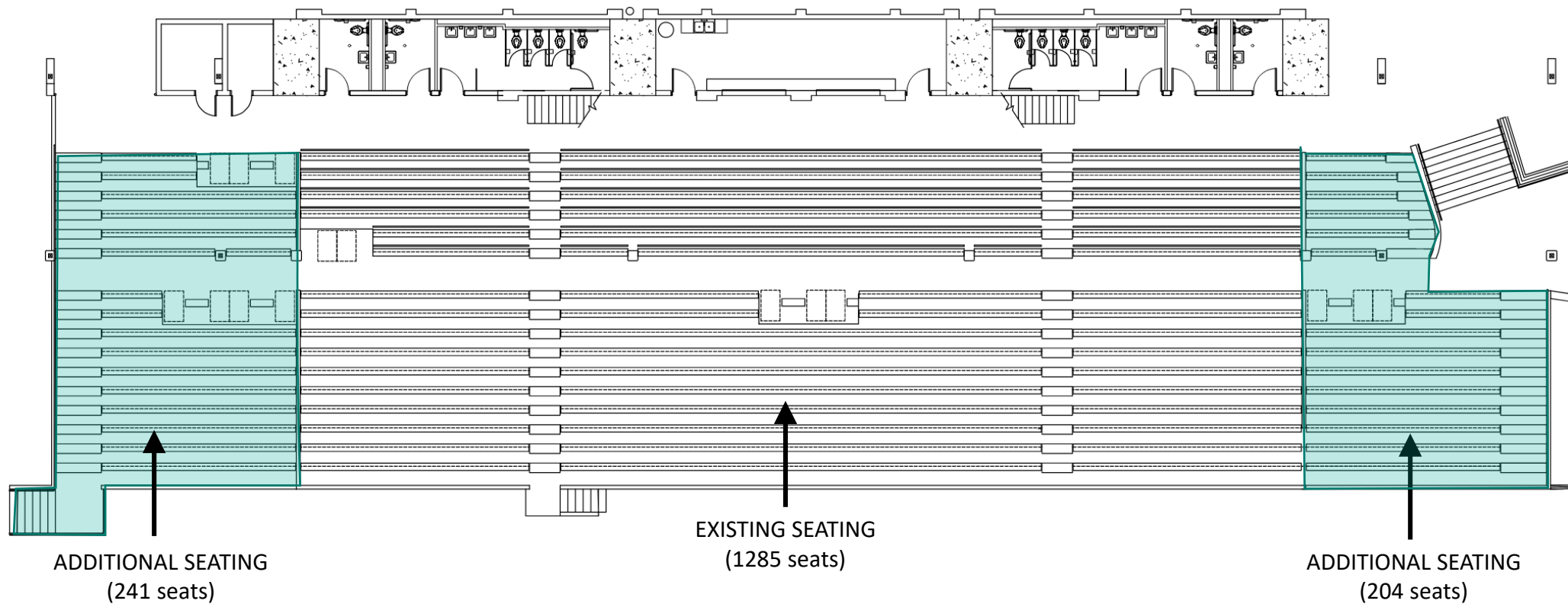


EXISTING SEATING
(1285 seats)

STADIUM PLAN



DESIGN CONCEPT



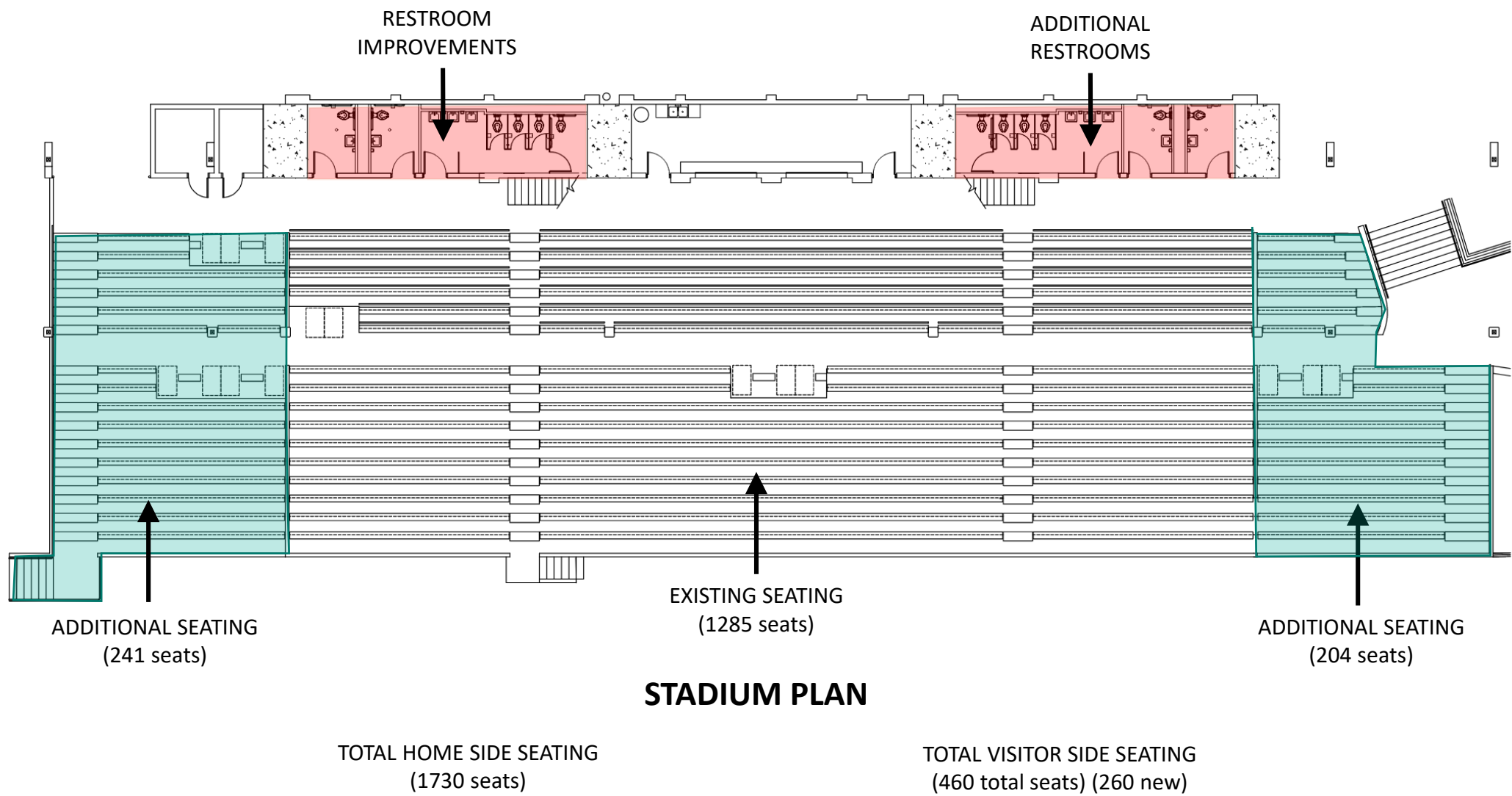
STADIUM PLAN

TOTAL HOME SIDE SEATING
(1730 seats)

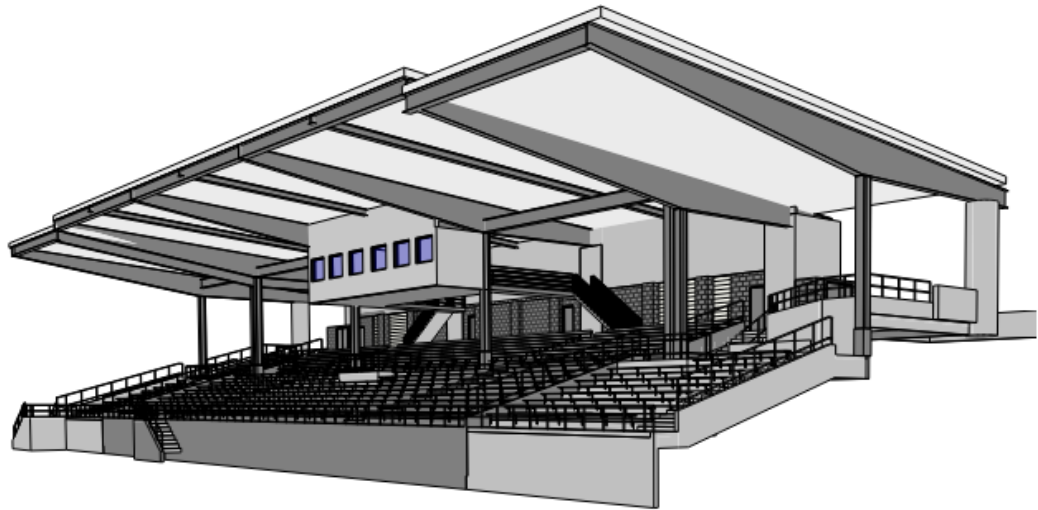
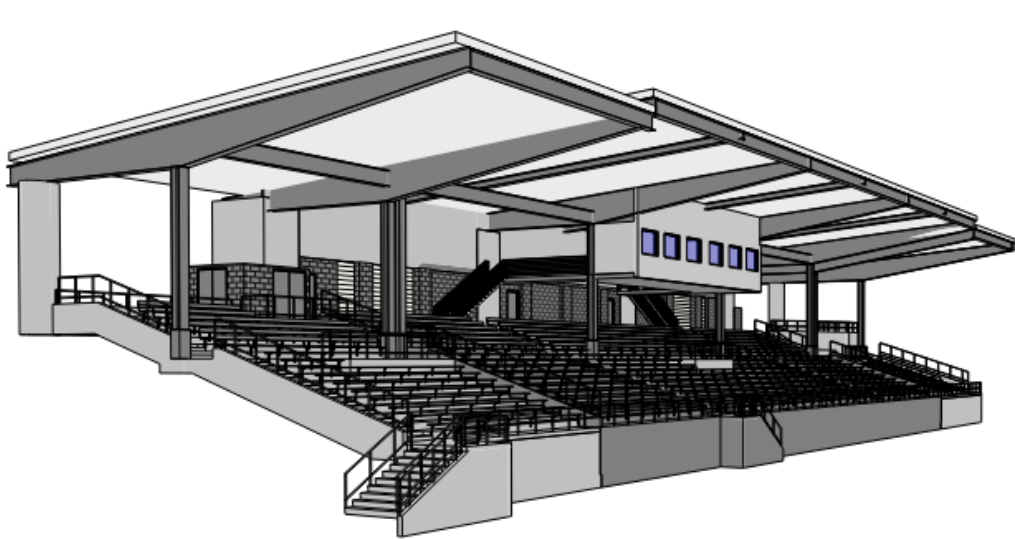
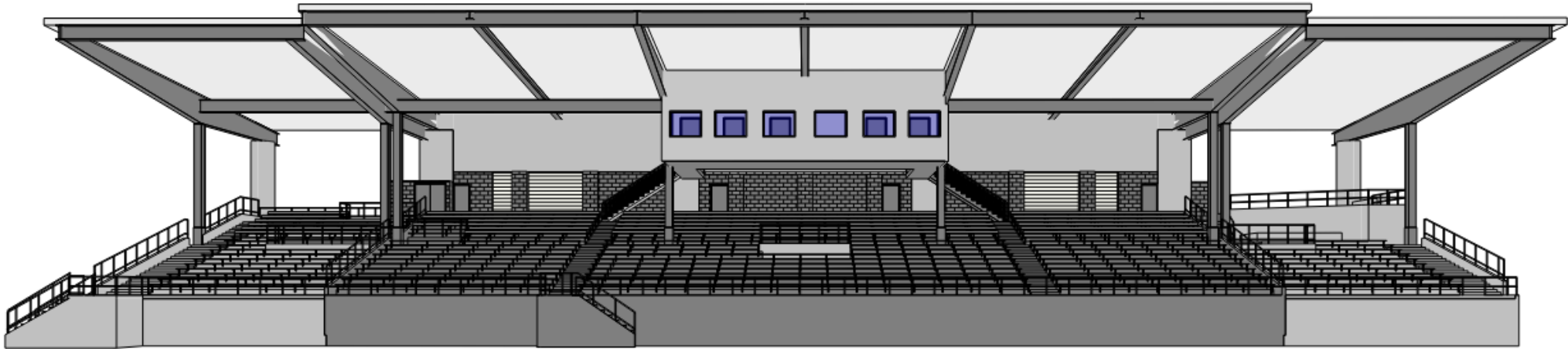
TOTAL VISITOR SIDE SEATING
(460 total seats) (260 new)



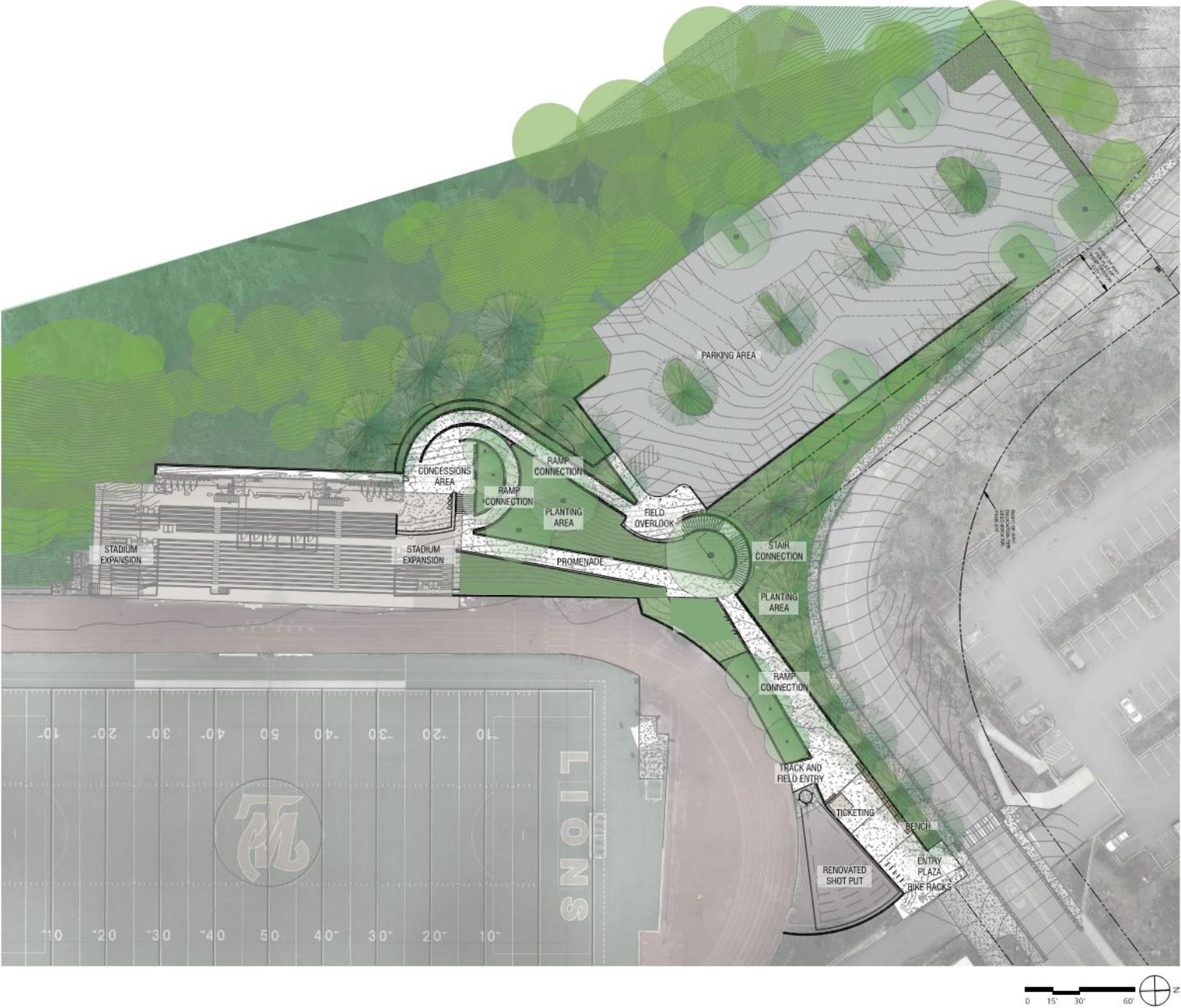
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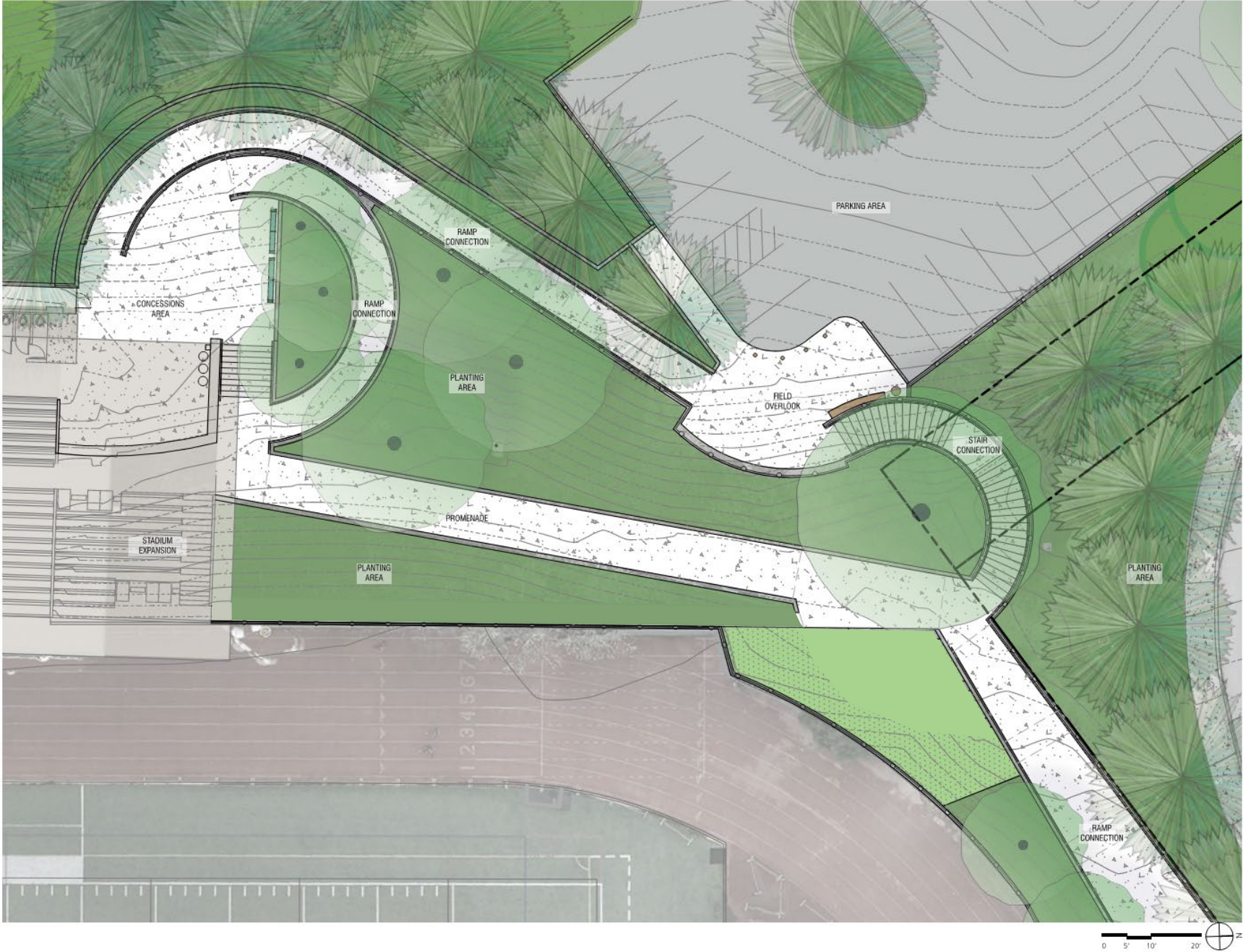
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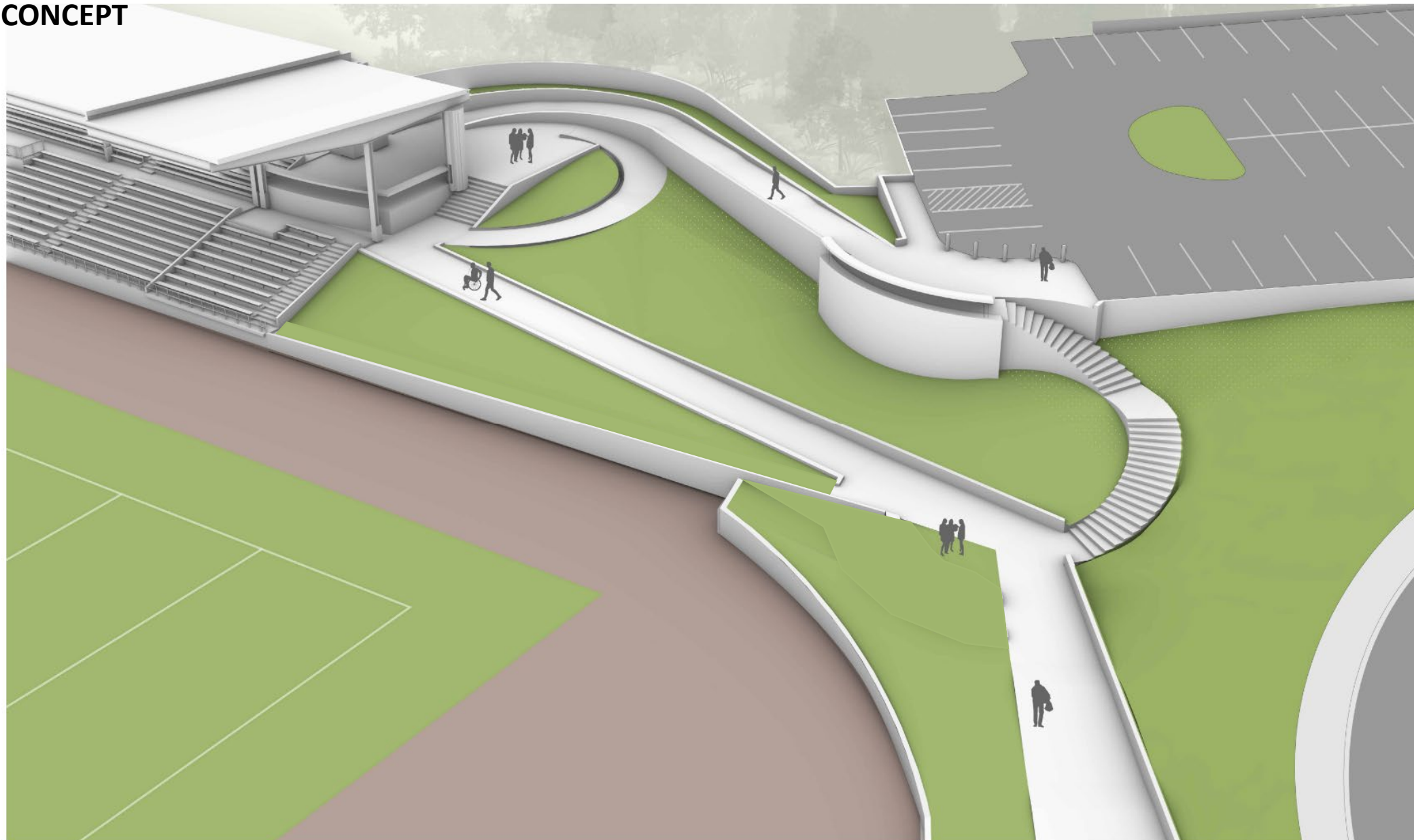
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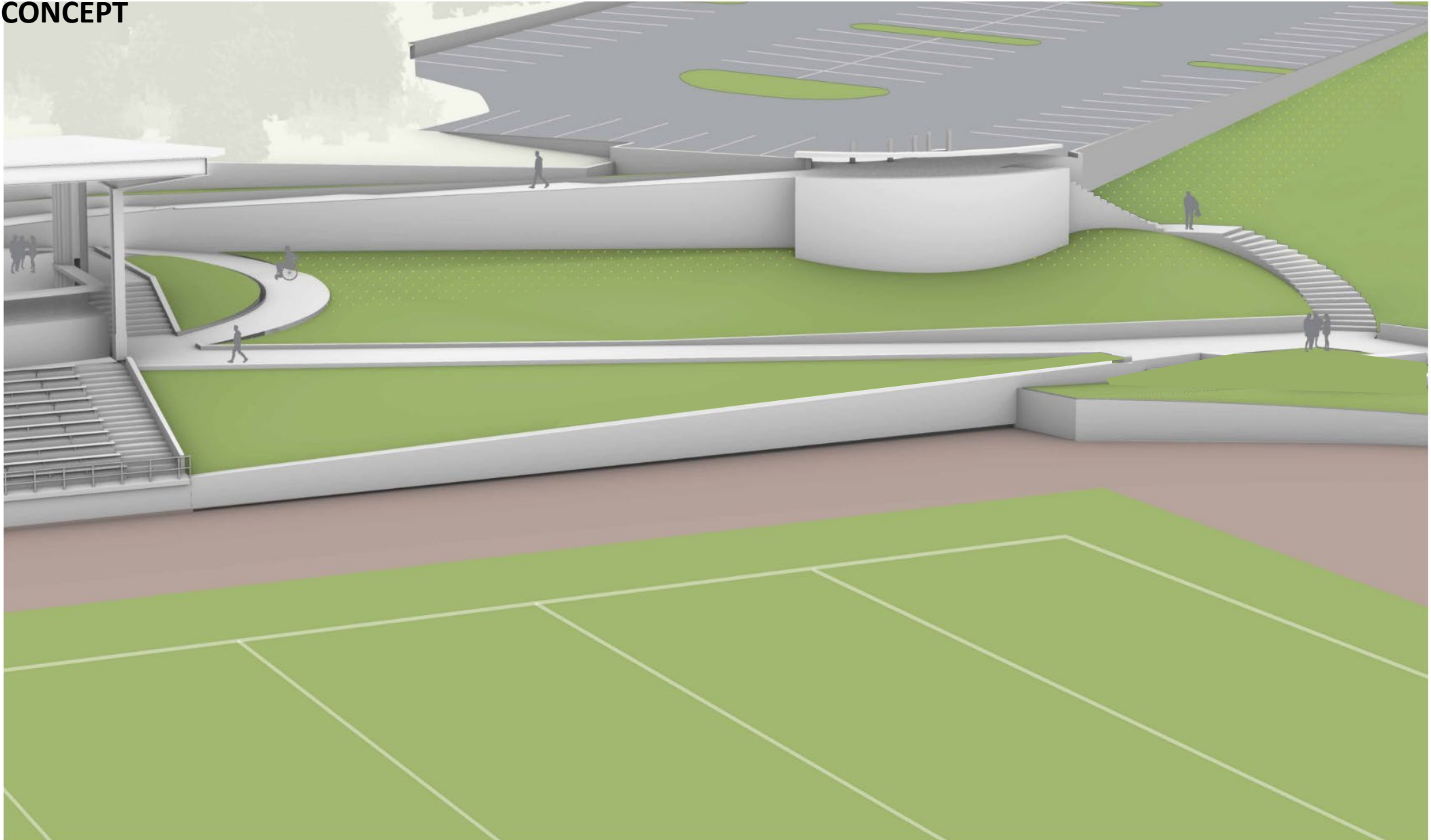
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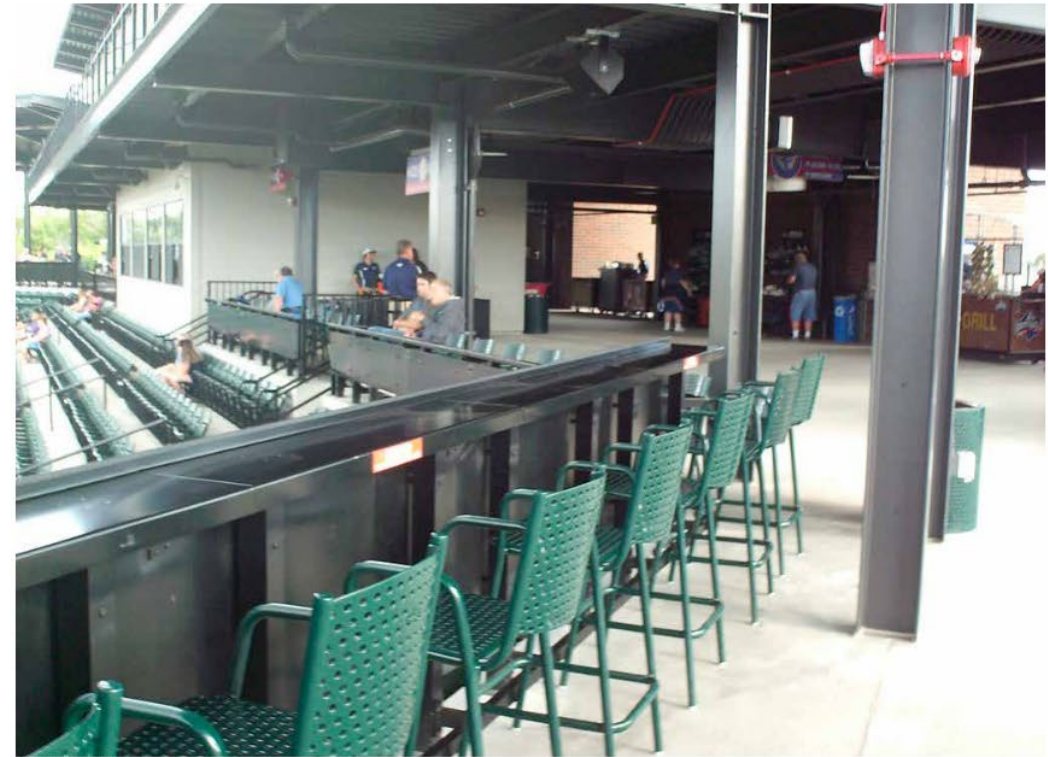


DESIGN CONCEPT





EXAMPLE PROMENADE



EXAMPLE CONCESSIONS AREA

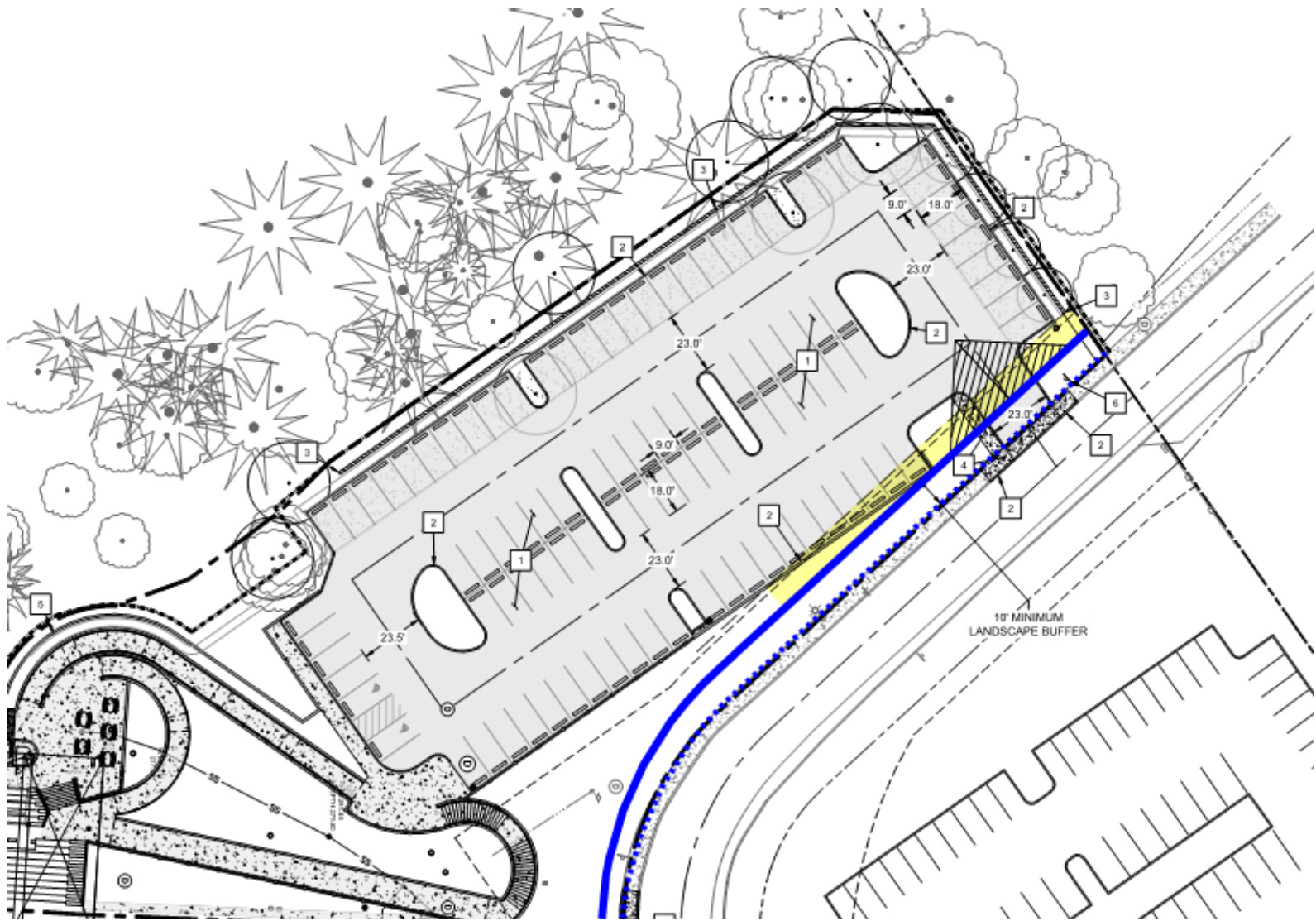


EXAMPLE OVERLOOK

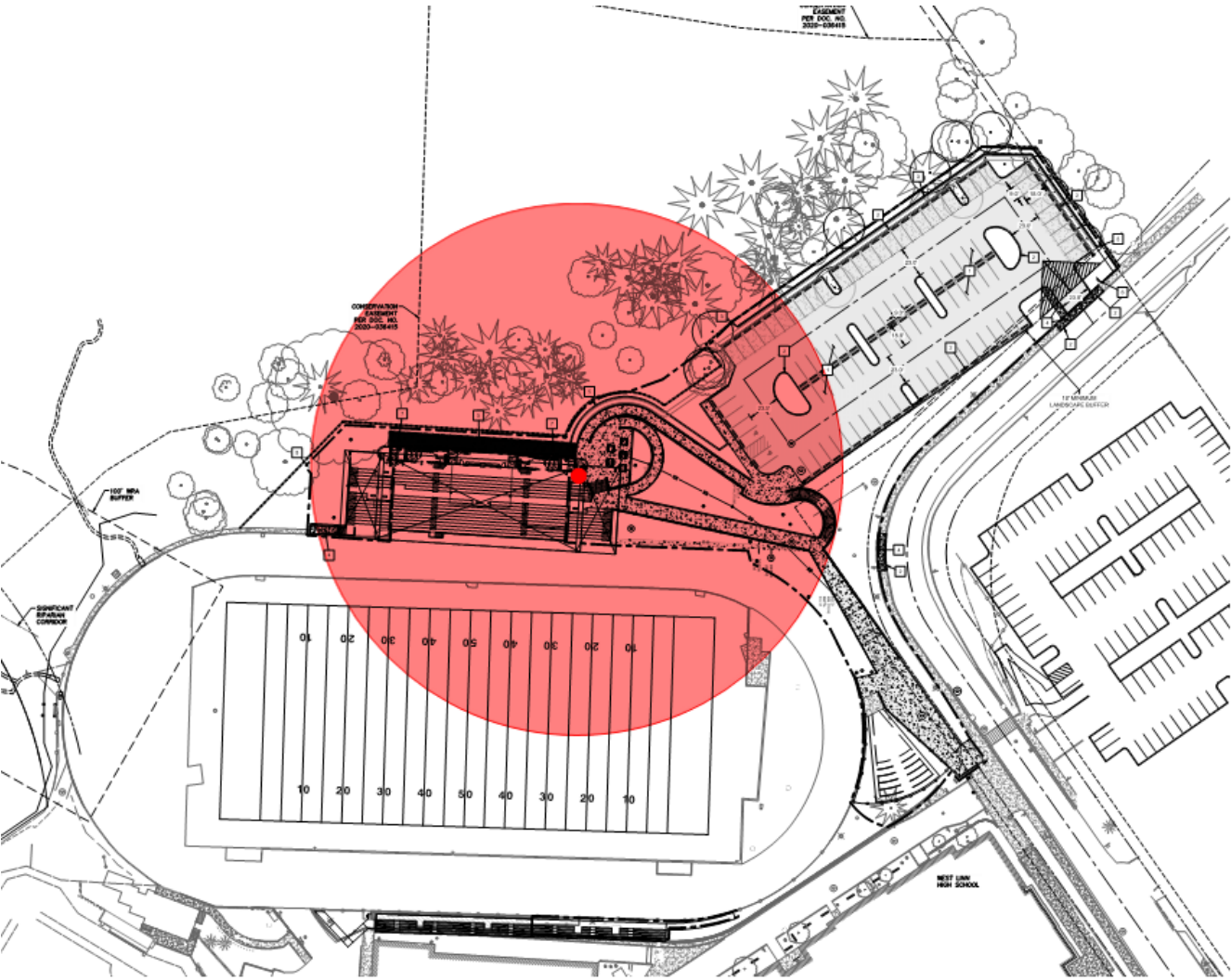


EXAMPLE TERRACED WALLS

RIGHT-OF-WAY SETBACK VARIANCE

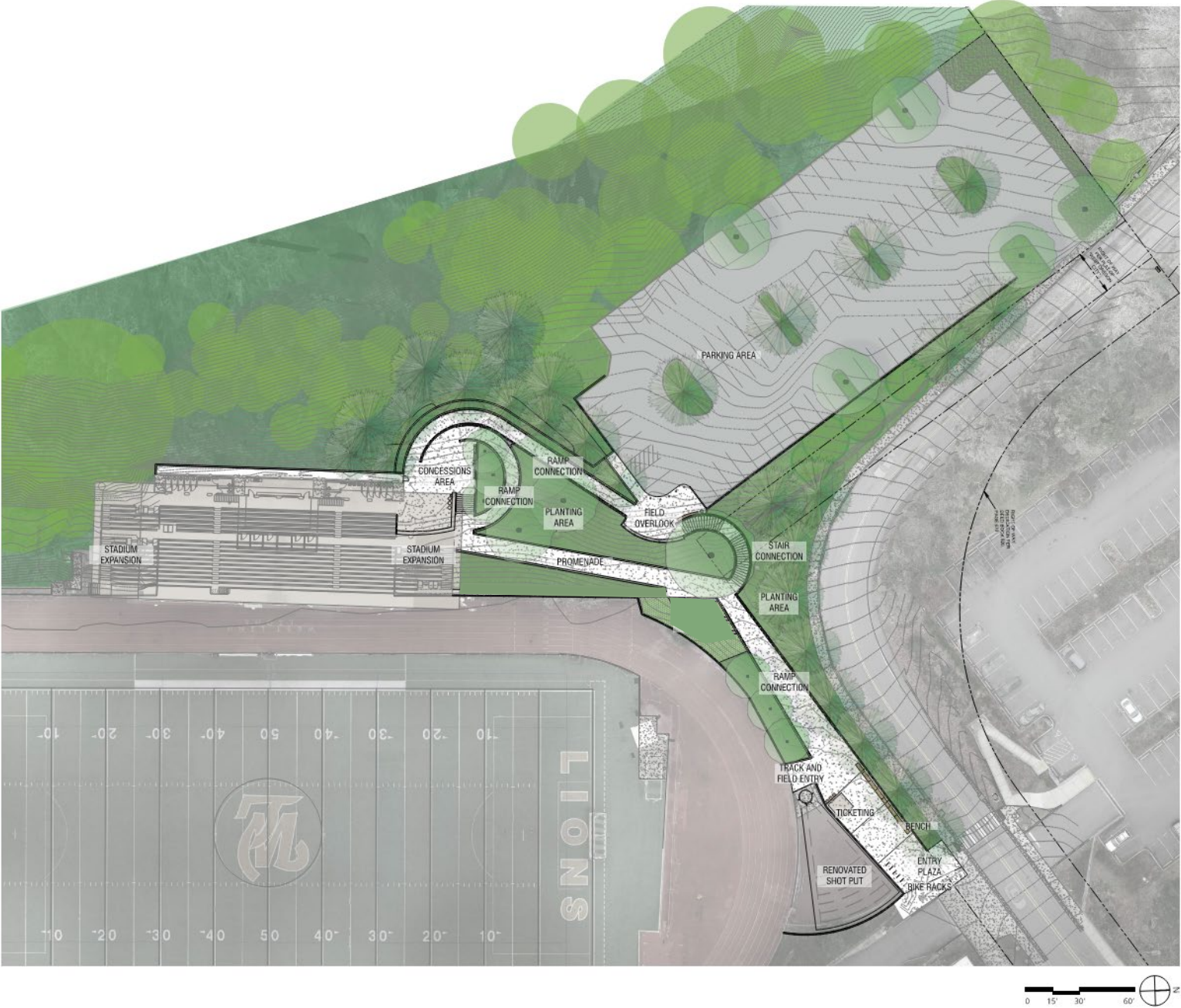


PARKING LOT DISTANCE VARIANCE



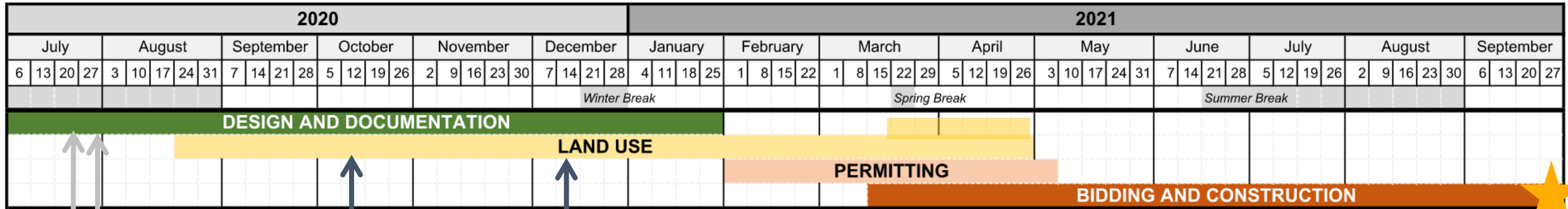
CLARIFYING QUESTIONS

DESIGN CONCEPT



NEXT STEPS

NEXT STEPS



Community Meeting #4

Land Use Submission (Oct. 13, 2020)

Community Meeting #3 (July 30, 2020)

Community Meeting #2 (July 21, 2020)

Presentation to Bolton Neighborhood Association

PROJECT
COMPLETION

STAY INFORMED

- Sign up for the **WLWV-Bond-WLHS-Stadium 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:
www.wlww.k12.or.us/domain/3509

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, along with Sign In and Search options. The main navigation bar lists Bond Projects, Bond Oversight, News/Link/Press, Procurement, Construction Terminology, FAQ, and OSCIM Grant. The page title is "WLHS Stadium and Parking Expansion". A yellow box highlights the project name. Below it, there is a link for General Information and a section for Updates. The main content area features two images: one of the stadium exterior and one of the stadium interior. To the right of the images, there is a sign-up link for the WLWV-Bond-WLHS-Stadium ListServ. Below the images, there are two sections: "Stadium Improvements" and "Increased Parking", each with a brief description of the project goals.

District Home | Select a School | Translate | Sign In | 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 » WLHS Stadium and Parking Expansion | General Information

WLHS Stadium and Parking Expansion

[General Information](#)

Updates

To sign up for project updates regarding the West Linn High School stadium and parking expansion, please sign up for the [WLWV-Bond-WLHS-Stadium ListServ](#).

Stadium Improvements
Increasing the size of West Linn High School's stadium is needed to accommodate enrollment growth and increase safety. The current stadium size does not accommodate the entire student body of more than 1,800 students. Enlarging the stadium would provide a place for the entire student population to gather for school events, assemblies, and activities. Enlarging the stadium would also increase safety for students during emergency protocols, and increase safety for the greater community during major athletic and performance events.

Increased Parking
Enlarging the WLHS stadium would require adding additional parking at the WLHS site. Additional parking would benefit the student body during school hours and improve parking lot safety during community events. The number of parking spaces would be determined during the permitting process based on West Linn City Code.

THANK YOU

3J CONSULTING

How to reach us:

Mercedes Serra mercedes.serra@3j-consulting.com

VISIT THE BOND WEBSITE TO VIEW A
RECORDING OF THIS MEETING

<https://www.wlww.k12.or.us/domain/3509>

WLWV-Bond-WLHS-Stadium ListServ:

<https://listserv.wlww.k12.or.us/self-service/>

Mercedes Serra

Urban Designer

