



## Questions/Answers Regarding the Athey Creek Middle School at Dollar Street Project

The following are written questions submitted to West Linn-Wilsonville District Leaders by members of the public during the January 8, 2020 Willamette Neighborhood Association Meeting (Community Meeting #1), at listening sessions conducted between April 22 and May 13, 2020, through a community survey administered in conjunction with Community Meeting #2 on May 14, 2020, and Community Meeting #3 on June 25, 2020. Questions are organized by category. Answers to some questions are unknown at this phase in the process.

To receive regular communication regarding the Middle-School-At-Dollar-Street project, including community meeting opportunities for feedback, please sign up for the WLWV-Bond- MS-At-Dollar [ListServ on the district website](#). To follow all bond projects, sign up for the WLWV-Bond-Information.

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## Process Questions

### **1. The Dollar Street location was turned down by the City of West Linn in 1994 for Rosemont Ridge Middle School. What has changed to make it suitable in 2020?**

**A:** In 1994, the school district submitted a conditional use permit application to the West Linn Planning Commission to build Rosemont Ridge Middle School. According to City Hall records, a great amount of consideration went into the planning and permitting process for the district's second West Linn middle school (now Rosemont Ridge).

Following a thorough public process, the Planning Commission approved the conditional use permit for the proposed school, and, on appeal, the West Linn City Council ultimately denied the district's permit application with a 2-1 vote (two councilors abstained).

Among factors considered, part of the then-Council's decision was due to the Dollar Street site's close proximity to Athey Creek Middle School, which had just opened in 1991. City Council members questioned if having two schools so close together on the south end of West Linn would be accessible for students and families on the north end of West Linn. It was decided that property on Salamo Road, where Rosemont Ridge Middle School is now located, was preferable.

There were also documented citizen concerns during the permitting process, including questions around traffic and existing infrastructure. Solutions to those concerns were addressed in the conditional use permit application and would have been further developed during the final design process. Since 1994, Rosemont Ridge Middle School has opened on the central-north end of West Linn, providing middle school balance to the City.

The property is suitable in 2020 for multiple reasons, including improved infrastructure in the area and the balance of middle schools across the district. Building on the Dollar Street property would result in a middle school on the south side of West Linn (Athey Creek Middle School) and the north side (Rosemont Ridge Middle School).

### **2. Did the district try to sell the property at one point? What other vacant properties does the district own?**

**A:** The district had a sale agreement with Renaissance Homes in 2006. The sale agreement ultimately fell through and the School Board decided to hold on to the property as a designated future school site. The district also owns the Oppenlander property on Rosemont Road in West Linn, which is approximately 10 acres in size. The district owns the Frog Pond property, located on Boeckman Road in Wilsonville, which is the site for the new primary school that will be constructed under the 2019 bond.

**3. What are the enrollment projections for the district? Isn't most of the growth projected to come from Wilsonville?**

**A:** The District's 10-year enrollment projections are available in the District's Long-Range Facilities plan, available on the District's website. [WLWV School District Long Range Plan](#)

The growth projections indicate that Middle School enrollment in West Linn is expected to exceed capacity by more than 100 students by 2028. The additional capacity at the New Athey Creek Middle School is intended to address enrollment growth in West Linn at the middle school level for years to come.

Middle school enrollment growth in Wilsonville over the next 10 years will be addressed through a planned expansion of Meridian Creek Middle School.

**4. Were any other sites under consideration for the new middle school on Dollar Street and/or option high school?**

**A:** With West Linn High School more than 200 students over its building capacity, Wilsonville High School predicted to eclipse its building capacity in the next 10 years, and the expiration of Arts and Technology High School's lease in 2022, the school district, School Board, and community considered many possibilities for the district's third option high school.

The district considered three options: Building on to Wilsonville and West Linn high schools to accommodate enrollment growth while finding a new building to lease for a third option high school; purchasing land to build an expanded third option high school; or moving the third option high school into an existing school that is centrally located within the district. The district solicited input through community-wide forums in both cities, conducted online surveys, student focus groups, and additional feedback avenues, polling the community for their preference in accommodating enrollment growth. Following extensive community feedback, the district and School Board decided to move the third option high school to the existing Athey Creek Middle School, an existing school that is centrally located within the district.

The Athey Creek site is ideal for an option high school in that it is centrally located within the district and well-suited for Career and Technical Education, as well as an ideal building size for a 400-500 student high school. The site also has the necessary acreage for a comprehensive high school should further expansion ever be needed (in the event that the Stafford Hamlet area is developed). Building a new Athey Creek Middle School on the Dollar Street site allows the district to bring the school closer to where students live. At roughly 22 acres it is the ideal size for a middle school.

**5. Would the district consider combining the option high school with the current Athey Creek Middle School in one building?**

**A:** No. The district considered many alternatives leading up to the capital bond, including the idea of nesting the option high school inside an existing school. This alternative was not selected for many reasons, largely the need to plan for a new re-envisioned grade 9-12 program design to accommodate 400-500 students.

**6. Would the district consider building a new Stafford primary school on the Dollar Street site and convert the existing Stafford Primary into the option high school?**

**A:** Stafford Primary school serves the enrollment needs of its surrounding area, relocating it to the Dollar Street site would move it too close to Willamette Primary. A primary school on Dollar Street is not needed, as Willamette Primary School serves the K-5 enrollment needs of the Willamette community. Further, Stafford Primary is not constructed at a scale to accommodate secondary students. A new permit and major rebuild would be required for this conversation.

**7. Would the district consider purchasing a developed, but currently vacant site like Frye's or World of Speed ?**

**A:** The District and School Board spent more than two years planning for the capital bond measure that was passed by voters in November 2019. Relocating the third high school to the existing Athey Creek Middle School site allows the District to have a comprehensive high school on each end of the District, while allowing the third option high school to be centrally located, and accessible to all District students. Sites in Wilsonville would be far from many of the District's students that reside in the County and City of West Linn.

**8. How did you put the information out about the community forums? What about those who do not have students in the district? What will communication look like going forward and when can citizens provide input?**

**A:** The district and School Board spent more than two years planning for the capital bond measure that was passed by voters in November 2019. Community outreach included regular updates to the district website, regular communication via district and school ListServ emails, multiple articles and paid ads in local publications such as the West Linn Tidings, regular district newsletters shared with families and community members, and information shared with West Linn and Wilsonville City Councils/staff. An online survey was shared via similar communication strategies, including community social media pages, local chambers of commerce, and school PTA groups. More than 200 diverse stakeholders across West Linn and Wilsonville were invited to the district's bond summit in February 2019, to review possible projects and provide input. District staff continued to circulate

bond information throughout the 2018-19 school year and leading up to the election in November 2019, including multiple pieces of bond information mailed home to all households, the creation of a website dedicated to proposed bond projects, presentations to city councils and various local organizations, school PTAs, and multiple neighborhood associations, including the Willamette Neighborhood Association.

There will be a minimum of four Community Meetings for the Athey Creek Middle School at Dollar Street project:

- Community Meeting #1 – January 8, 2020
- Community Meeting #2 – May 14, 2020
- Community Meeting #3 – June 25, 2020
- Community Meeting #4 – Fall, 2020

Information from the Community Meetings can be found on the [bond website](#). To receive regular communication regarding the Middle-School-At-Dollar-Street project, please sign up for the [WLWV-Bond-MS-At-Dollar ListServ](#) on the district website. To follow all bond projects, sign up for the WLWV-Bond-Information.

**9. Why didn't the school bond mention that Athey Creek Middle School would move to Dollar Street?**

**A:** The proposed site for the new Athey Creek Middle School was discussed in meetings, letters, mailers, and electronic communications in the lead up to the election.

**10. Can the district consider using a portion of the bond money to purchase new land for the middle school?**

**A:** No, the 2019 Capital Bond funds can only be used for uses outlined in the ballot language that was approved by voters, which did not include the purchase of any land.

**11. What is the proposed scope and size of the new ACMS middle school on Dollar Street?**

**A:** The new Athey Creek Middle School on Dollar Street would be built to accommodate approximately 850 students, providing additional learning space should middle school enrollment in West Linn grow in the future. The school will include everything a new West Linn-Wilsonville school is accustomed to, including parking, a turf field with field lights (constructed with the goal of mitigating light pollution for neighbors), storm water management system, full gymnasium, music spaces, maker space(s), and an instructional greenhouse. Other school features will be determined during the design process.

**12. Can the option high school be built alongside the existing Athey Creek Middle School on the same campus to avoid building on the Dollar Street property?**

**A:** The District and School Board spent more than two years planning for the capital bond measure that was passed by voters in November 2019. Through that process the District determined that an additional school on the Athey Creek Middle School site did not serve the long-term needs of the District. Relocating the Athey Creek Middle School to the Dollar Street site provides the District with two middle schools in West Linn while maintaining two middle schools in Wilsonville.

Additionally, relocating the third high school to the existing Athey Creek Middle School site allows the District to have a comprehensive high school on each end of the District, while allowing the third option high school to be centrally located, and accessible to all District students. In the long term, the third option high school could be expanded into a comprehensive high school.

**13. Was the full cost of building on this site considered? Why is the cost of the proposed middle school on Dollar Street higher than the cost of Meridian Creek Middle School?**

**A:** The School District was aware of site conditions and constraints when conducting preliminary studies of the site. Potential costs related to these conditions and constraints were accounted for. Meridian Creek Middle School was constructed with two planned phases to meet enrollment growth as Frog Pond develops. The current Meridian Creek Middle School is phase one of that buildout with a 450-student capacity. The school can be expanded (phase) two in future bonds should enrollment growth require additional learning space. The proposed middle school on Dollar Street will be built to accommodate approximately 850 students, and be completed all at once. Construction costs have also risen substantially and continue to rise since Meridian Creek Middle School was constructed.

**14. Is there a cost/benefit analysis of expanding at the Athey Creek site versus moving the middle school to the Dollar Street site? How will the new middle school benefit students relative to the Athey Creek site?**

**A:** The District and School Board spent more than two years planning for the capital bond measure that was passed by voters in November 2019. Through that process the District determined that an additional school on the Athey Creek Middle School site did not serve the long-term needs of the District. Relocating the Athey Creek Middle School to the Dollar Street site provides the District with two middle schools in West Linn while maintaining two middle schools in Wilsonville.

Relocating the third high school to the existing Athey Creek Middle School site allows the District to have a comprehensive high school on each end of the District, while allowing the third option high school to be centrally located, and accessible to all District students.

**15. Has the district considered building the smaller option high school on the Dollar Street site and keeping Athey Creek Middle School where it is?**

**A:** The location for the third option high school is preferred to be central to both West Linn and Wilsonville for students across the district. The preference for a centralized location was expressed routinely by community members in surveys, community forums, and the bond summit.

**16. What is the project timeline? Can the project be delayed? How does COVID-19 impact the project and timeline?**

**A:** The project design process is expected to continue through June 2021. The City of West Linn land use permitting period is expected to begin in January 2021 and could run into July 2021. The competitive bidding period and contract award is expected to occur by the end of that year. The construction period is expected to begin in 2022 which will allow the school to be ready to open for the fall of 2023.

The District is obligated to proceed with projects as directed by voters. There are financial requirements for spending bonds sold, in specified time frames.

Design is progressing on schedule and is not expected to be impacted by the COVID-19 virus. The bond management team is working closely with designers using a combination of technologies to hold virtual meetings and reviews.

**17. Who makes the final decision for the Dollar Street Middle School permit application?**

**A:** The West Linn Planning Commission reviews and makes final decisions for approval of conditional use permits.

**18. If the application process shows that the property is not appropriate for a middle school, will the district find a new location for the middle school?**

**A:** The district is confident that the site is most suitable for a middle school.

## Dollar Street Property Questions

### *SITE SIZE AND CONDITIONS*

**19. Is the site big enough to accommodate a middle school?**

**A:** The Dollar Street site exceeds 22 acres, . The District standard for a middle school site is 20 acres.

**20. Is the size of the proposed Athey Creek Middle School on Dollar Street adequate for future growth, or would further expansion be necessary?**

**A:** The new Athey Creek Middle School will be large enough to accommodate 10-year growth projections.

**21. Is there a design or layout of the proposed Athey Creek Middle School on Dollar Street that residents can view?**

**A:** The community is encouraged to view the community meeting recordings on the [bond website](#). These recordings include design concepts as well as addressing a variety of community feedback. The site elements on the property will include a Middle School with an 850-student capacity, an instructional greenhouse, outdoor gathering and play area, a track and field with lights, and parking.

One goal in developing site options is to find locations that have the least impact to the site, knowing that the least impactful solutions will also be the most fiscally responsible. This means locations with the least amount of re-grading, fewest retaining walls, and greatest preservation of existing habitat. Simultaneously, the options were tested against several other measures including impact to neighboring properties, maximizing views from the school to the river, fire truck access, and school program adjacencies.

**22. Will there be any construction or tree removal on the site while the application process takes place?**

**A:** No. The only work that has taken place on the site thus far is brush removal so that the district could conduct survey work. Land clearing would not occur until after permitting is in place and the project has broken ground.

**23. What is the district's tree loss mitigation plan when constructing the new middle school on Dollar Street? What environmental impacts are considered?**

**A:** The district has a history of preserving as many trees as possible when building schools. With schools nestled within existing trees, Trillium Creek Primary and Sunset Primary, both recently constructed, are good examples of effective tree preservation in the West Linn-Wilsonville District. The district is working with an arborist to identify significant



trees and preserve existing trees where possible. The tree survey is complete, and a report of findings will be reviewed with the City Arborist. All studies will be made available when completed on the [bond website](#).

**24. How will the district mitigate impacts to ecological systems and wildlife habitat?**

**A:** The district is taking steps to minimize any impacts to water quality, including leaving the eastern edge of the site undeveloped. The district is working with an environmental consultant. The environmental site assessment and survey are complete, and a final report is in process. The district is also working with a wetland biologist and wildlife consultant. The wetland investigation is complete. The wetland delineation report will be reviewed by The Oregon Department of State Lands and The US Army Corps of Engineers. A wildlife investigation for raptors (e.g. red-tailed hawks and bald eagle) habitats is in process . Reports will be made available to the public on the [bond website](#).

**25. What type of buffering will be put in place? Will the buffers consist of existing trees or will new trees be planted?**

**A:** The site design includes a buffer at the perimeter of the site. As the design develops there will be more clarity regarding which existing trees can be preserved.

**26. How will the school be designed to fit in with the landscape?**

**A:** The District is taking the slope of the site into account when considering the placement of the building and other improvements. For example, stepping the building down along the slope to minimize building height relative to Dollar St.

**27. What type of erosion control would be put in place when the trees are removed?**

**A:** Erosion control is a regulated and permitted activity through Oregon DEQ and City of West Linn code.

**28. Has the soil substrate been considered with the school's location? What about the steep slopes and seismic concerns?**

**A:** Soil and geotechnical studies are part of the design process to ensure stability for the site, including seismic analysis. Site borings and infiltration tests are in process . The geotechnical report is in process. All studies are public record and will be made available on the [bond website](#). Site options were considered with a clear understanding of the existing slopes and the elements of the site program that would require the most flat land: the track and field.

**29. How will the district address the archaeological site located on the Dollar Street property?**

**A:** An archaeological consultant has been retained to inspect the site, particularly where the historical Fields House was located. An application for this work has been submitted to the State Historic Preservation Organization (SHPO). The Grande Ronde Tribe has also been consulted. The school district will continue to work with archaeological experts during design and construction. All site design and construction will cooperate with applicable laws concerning historical sites.

**30. What will be the impact to water/water pressure on the River Heights neighborhood?**

**A:** All impacts to nearby neighbors and infrastructure will be studied during the permitting and design process. A flow test is required as part of the permit, this test will be conducted during the design phase.

**31. Will the middle school project bring new/enhanced public services to the area?**

**A:** All required utility infrastructure for the school site will be included in the project, as well as public street improvements.

***TRAFFIC***

**32. Is the district aware of traffic conditions on Willamette Falls Drive? How will traffic be mitigated with the building of a new middle school on the Dollar Street property, especially when soccer fields on Borland Road are built and I-205 becomes a toll road?**

**A:** In preparation for the Capital Bond measure, the District conducted a preliminary traffic study in the spring of 2019. A formal traffic study is underway to investigate the impact a new middle school would have on traffic on Willamette Falls Drive and the surrounding neighborhood. The District will consider recommendations for traffic mitigation from the traffic engineer, civil engineer, city engineering staff, and community.

**33. How would buses and parents access the new Athey Creek Middle School on Dollar Street? What traffic safety and control measures will be put in place?**

**A:** Public access to the new middle school is expected to be taken off a new extension of Brandon Place, connecting Willamette Falls Drive and Dollar Street. Buses and staff are expected to access the school from Dollar Street, on the east end of the site.

The District is considering a number of traffic calming measures to improve vehicle and pedestrian safety. The traffic study, as well as state and local codes, will inform the District as to the most appropriate solutions.

Some examples of traffic safety measures include 20 MPH turns, speed humps, school zone, and a new Safe Routes to School plan.

**34. How will the specific locations of site entrances and exits impact adjacent neighbors? Will they be gated during non-school hours?**

**A:** The District is considering impacts to adjacent properties as the site plan is being developed. The main entrance to the school will face the new connector road, and all parent and visitor traffic, including pick up and drop off, will enter from that location. Busses are expected to enter at the eastern end of the site off Dollar street. The bus loop is expected to travel away from Dollar St. prior to turning toward the school building. Staff parking is expected to be accommodated off the bus loop, but staff arrival is dispersed and not expected to contribute to peak hour congestion. Locating the bus access on the eastern end of the site minimizes bus travel along Dollar St.

District parking lots are not expected to be gated.

**35. What are the proposed street improvements? When would they be constructed? Who pays for the street improvements? Is there enough right-of-way?**

**A:** Street improvements will provide new pavement, sidewalks, bike lanes, and trees. The district expects to build these improvements on the half of Willamette Falls Drive and Dollar Street bordering the property. The District will work with the City to determine if full-street improvements will be constructed, and if so the source of funding. Historically the City has partnered with the District and reimbursed expenses related to the full street improvements.

Survey indicates that there is sufficient right of way for these improvements.

**36. Are there plans to build a new road or a turnaround at the end of Dollar Street? I thought the district said there would be no through street.**

**A:** A new extension of Brandon Place is expected to connect Dollar Street to Willamette Falls Drive.

The City staff have confirmed that a connection between Dollar St. and Willamette Falls Drive is required by code.

Final right of way improvements will be determined following the completion of the formal traffic study and in working with City Staff to create the best plan for traffic.

**37. Will a traffic study be conducted before the district builds a school?**

**A:** Yes, the district will conduct a formal traffic study as part of the design process. All studies are public record and will be made available to the public via the [bond website](#).

**38. How will parents be deterred from dropping their kids off on Dollar Street or in surrounding neighborhoods?**

**A:** The District is considering measures to incentivize student drop off at the main entry. The student drop-off lane is expected to accommodate multiple vehicles simultaneously to allow for a smooth student drop off experience.

The District is also considering measures to disincentivize student drop off along Dollar St.

**39. What will access to the River Heights Neighborhood look like after construction?**

**A:** Access to and from the River Heights Neighborhood is expected to improve with a new extension of Brandon Place connecting Dollar Street and Willamette Falls Drive.

**40. Has a study been done at Athey Creek Middle School regarding how many parents currently drive their students to or from school?**

**A:** There has been no formal study regarding the number of parents who drive their students to school. The district keeps records of assigned bus routes and student bus ridership with the help of First Student, the district's contracted bus company. The current Athey Creek Middle School has no walking boundary; all students currently travel to school via car or bus.

**41. What neighborhoods will middle school students come from? What percentage of students will walk or bike to the middle school at Dollar Street?**

**A:** The preliminary traffic study found that approximately 25 percent of middle school enrollment could walk or bike to school given the school's boundary and proximity to the Willamette neighborhood. The district is working with the City and the Safe Routes to School organization to understand the infrastructure needed to support an increase in student walking and biking. While the District encourages walking and biking to school, preferred methods of student transportation are determined by each family.

**42. How can a traffic study be conducted during a pandemic?**

**A:** Traffic counts were taken prior to the COVID-19 pandemic impacted traffic patterns. The study and analysis of that data will occur in conjunction with site and offsite design.

## ***PARKING, LIGHTS, NOISE***

### **43. How will parking be mitigated during school events at the middle school on Dollar Street?**

A: The design of school parking lot(s) is part of the design process. The number of parking spaces is determined by West Linn City Code. While the staff parking lot will be closed to the public during the school day, it will be used as overflow parking during events to mitigate impacts to the neighborhood.

### **44. How will the noise and pollution from idling buses be mitigated?**

A: The designed buffer zones, as well as location of the bus queuing line are being designed to address neighbor concerns surrounding bus noise. The bus loop is expected to travel away from Dollar St. prior to turning toward the school building. The District's agreement with the bus company includes a no-idle policy.

### **45. Will there be field lights at the new middle school? What events will take place in the evenings? What will be the hours of operation?**

A: Yes, lighting is integral for safety and visibility during school events and athletic activities. Modern field lighting systems have greatly reduced glare and light pollution. Wood Middle School's new football field lighting is an example of this new system. The sports field lights at Rosemont Ridge Middle School are permitted to operate until 10:00pm. The District expects to request the same hours of operation for the lights at the Dollar Street site.

### **46. Will the fields be natural or synthetic? If synthetic turf, has the district researched the potential impacts on student health and safety?**

A: The sports field is expected to be synthetic turf, with lighting as described in the bond language. Synthetic turf is the modern standard for outdoor athletic field surfacing and will continue to be used on District fields.

### **47. Will the school use Fields Bridge Park? How would a new middle school on Dollar Street impact the park?**

A: The school will construct its own facilities for school use. It is possible that students could occasionally access Fields Bridge Park or the Tualatin River for science class or field observation. Residents could still access Fields Bridge Park via the pathway under the bridge to provide community members with overflow parking options during community events. The district works closely with the City to optimize public amenities such as parks and school facilities.

## ***CONSTRUCTION***

### **48. What will access to the River Heights Neighborhood look like during construction?**

A: This answer is unknown at this time. The district will work with neighbors to mitigate concerns and find access solutions with the least impact.

### **49. How will noise be mitigated during construction on Dollar Street?**

A: Per West Linn City ordinance, sounds associated with construction can only occur between the hours of 7 a.m. to 7 p.m. weekdays and 9 a.m. to 5 p.m. on Saturdays and Sundays. The district does its best to be good neighbors before, during, and after construction, working with neighbors to mitigate concerns.

### **50. How will construction impact the foundations of neighboring homes?**

A: Construction activity is expected to follow standard methods and practices, which are not expected to neighboring properties.

### **51. What other impacts (staging) or interruptions of service (power, internet) should neighbors expect during construction?**

A: All utility infrastructure will meet code and will tie into public systems in a timely manner. The interruption of utilities to surrounding properties is not anticipated. Should utility interruptions be required the District will notify the community via ListServ and the District website.

## **Athey Creek Property and Third Option High School Questions**

### **52. How many acres is the current Athey Creek property and how does it compare to other properties in the district?**

A: The property that Athey Creek Middle School currently occupies and uses is 21.18 acres. This does not include Stafford Primary, the District Operations Center, or the Soccer Fields that share the larger property. For comparison, Meridian Creek Middle School sits on 20.11 acres, Rosemont Ridge sits on 20.28 acres, and Wood Middle School sits on 16.16 acres.

### **53. What are the plans for the soccer fields that aren't currently used by Athey Creek Middle School?**

A: The 5-acre soccer field site at Athey Creek Middle School is currently leased to Willamette United. That 20-year lease expires in the coming year. Future leases would only be considered on a year-to-year basis. The district or School Board may determine future use for these fields.

### **54. What is the scope of the district's third option high school?**

A: Currently, Arts and Technology High School in Wilsonville serves about 100 students in grades 10-12. At the moment, it is not a school where students start their high school career. Arts and Technology High School operates out of a leased building that is owned by the City of Wilsonville. That lease expires in 2022 and the City has indicated it would like to take back use of the building in the near future. Simultaneously, enrollment at West Linn High School has exceeded the building's educational capacity and Wilsonville High School is projected to exceed its enrollment capacity in the next 10 years. To increase educational opportunities for students, particularly in Career and Technical Education, and to alleviate overcrowding at the high school level, the new option high school will be designed to serve 400-500 students. Renovating the existing Athey Creek Middle School allows for the desired learning spaces a high school needs and also allows for further buildout into the future should enrollment growth occur. The site is centrally located within the district, allowing students from West Linn, Wilsonville, and Tualatin to attend. The new option high school will serve grades 9-12 and be a full-time option for all high school students. The size of 400-500 maintains the smaller size that current Art Tech High School students covet.

### **55. Why create capacity at the Athey Creek site for future students from the Stafford Triangle area when there is no timeline for the area to develop?**

A: Relocating the Athey Creek Middle School to the Dollar Street site provides the District with two middle schools in West Linn while maintaining two middle schools in Wilsonville.

Relocating the third high school to the existing Athey Creek Middle School site allows the District to have a comprehensive high school on each end of the District, while allowing the third option high school to be centrally located, and accessible to all District students.

The District is responsible for contemplating long term changes in the community. While there is no timeline for the Stafford Triangle to develop, the long-range facilities plan anticipates continued growth in the District over the coming decades. When a third comprehensive high school does become necessary, the Athey Creek Middle School site is expected to be the appropriate location.



## Other Questions

### **56. How will the middle school affect property values?**

A: Community members concerned about property values as a result of street and utility improvements and construction of a new school are encouraged to consult a real estate professional.

### **57. Neighbors currently use the Dollar Street property for recreation. What amenities will be available to the community?**

A: School sites are often used by members of the community for recreation. For instance, community members make routine use of the sports fields, track, and sidewalks at Rosemont Ridge Middle School before and after school, as well as on the weekends. The District encourages such use for the wellness of all community members.

### **58. Is it a conflict of interest for companies that made donations to the school bond campaign to work on the school construction?**

A: The school bond campaign is a separate entity from the School District. The bond management team does not track campaign donations and selects firms on the basis of merit or cost as appropriate under ORS.

### **59. From a safety perspective, how will the district limit student access to Willamette Falls Drive and the river?**

A: Students are not expected to have immediate access to Willamette Falls Drive due to site fencing, slopes, and vegetation. Students are not expected to have immediate access to the Tualatin River due to the proposed Brandon Place extension. Guided activities under the supervision of staff may extend beyond the property to visit Fields Bridge Park or other locations.

### **60. Can the District sell the Dollar Street Site?**

A: While the board could potentially consider the sale of unused properties, this site is currently targeted for development as the New Athey Creek Middle School.

### **61. Can the District consider other uses for the site? Environmental education?**

A: The District has considered how to address secondary level enrollment and determined that this is the most appropriate site for the New Athey Creek Middle School.

Environmental education is planned at all District middle schools including the

construction of educational greenhouses, activities at CREST, and other environmental resources on their sites.

**62. Is the Dollar Street property located in the flood plain?**

A: FEMA map, and title documents indicate that the Dollar Street property is in an area which poses minimal risk to flooding. The property is located in “zone X” which has a 1% annual chance of flooding.

**63. Can the school have a functioning basketball court; not a multi-use floor?**

A: The building design has not progressed to detailing of floor types, but the District standard middle school gym floor is a traditional wood floor.

**64. Will neighbors be compensated for the inconvenience?**

A: The District expects to work with neighbors to minimize inconveniences, but will not provide compensation due to proximity to construction activity.