



# CITY OF West Linn

## Memorandum

Date: July 7, 2021

To: Chair Walvatne  
West Linn Planning Commission

From: Chris Myers, Associate Planner

Subject: Public Comments Received for CUP-21-02/DR-21-04/WRG-21-02/MISC-21-04/VAR-21-01/VAR-21-06/LLA-21-02

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Fifteen additional public comments were received between 12:00 pm July 6, 2021 and 12:00 pm July 7, 2021 the deadline for submittal of written testimony for CUP-21-02/DR-21-04/WRG-21-02/MISC-21-04/VAR-21-01/VAR-21-06/LLA-21-02.

Those Fifteen comments were either sent via email or dropped off at City Hall, the comments are attached. Comments were made by:

John Boyd  
Wade Clark  
Diane and Don Kunstel  
John McCabe  
Debbie Meyers  
Julie O'Rourke  
Laura Wirth, Bogdana Clarke

Respectfully,  
Chris Myers  
Associate Planner

## Myers, Chris

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**From:** Wyss, Darren  
**Sent:** Wednesday, July 7, 2021 9:08 AM  
**To:** Myers, Chris  
**Cc:** Schroder, Lynn  
**Subject:** FW: School on Dollar Street that'll be presented to the planning Commission on July 9th

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**From:** John Boyd [mailto:johnboyd911@gmail.com]  
**Sent:** Wednesday, July 7, 2021 8:49 AM  
**To:** Planning Commission (Public) <askthepec@westlinnoregon.gov>  
**Subject:** School on Dollar Street that'll be presented to the planning Commission on July 9th

**CAUTION:** This email originated from an External source. Do not click links, open attachments, or follow instructions from this sender unless you recognize the sender and know the content is safe. If you are unsure, please contact the Help Desk immediately for further assistance.

### Planning Commissioners

Please consider the following facts before establishing the record.

- \*. When the record is large; mistakes when compiling the record occur.
- \*. Having the record as exhibits with numbered pages helps identify when pages were mistakenly dropped. For example a two-page document when scanned as one-sided setting will miss half the pages. Another possibility occurs when during the scanning process two pages slip through scanning only the top page.

The point is errors occur.

- \*. I agree with the city attorney's point that having a verified record meets requirements  
The question I ask for the planning commission to consider is do you have a verified record? Has anybody taken the time to go page by page through the 1500 and assure that all pages were correctly scanned and are correctly posted on the web page.
- \*. To assist in record verification, the web page files should have the date scanned in the title and the version number it is the first version it's version 1A. If it's a modified version it's modified version 1 with the date anyways some tracking. The file description should include the number of pages and the other important pieces of information helpful to the public
- \* The point, it is critical what version is on the website so that if changes occur, they are adequately documented and that documentation is easy for the public to understand

The following information is not related to record but is related to the design that includes a roundabout in front of a bridge on Willamette Falls Drive. There is another problem with process.

In the near future city council will consider adopting an update to the transportation system plan that update will include Willamette Falls Drive and the including roundabouts in the master plan.

I participated in to the pre-application meetings for the school citing. Throughout the school's testimony, they pointed out the city was requiring a roundabout in front of the bridge.

When I asked about standards, The response I received was they reviewed the city of Portland and adjacent cities including Clackamas County.



The West Linn plan adoption had not started had not been through the planning commission yet, and has not been to console yet.

The planning Commission should be aware of that The rules in place when the application is filed, (April 30th) are the applicable rules for review of the of this application.

A roundabout is not in the plan nor do we have code guided by an adopted plan.

Putting that process issue aside consider the safety issues of a roundabout located in front of a bridge ask yourself in driving around Portland metro area how many instances you've seen of a roundabout in front of a bridge that round about being next to an upslope that would be an access point for a school and a downslope that would be an access point for a park.

Finally, ask yourself where you've seen this type of roundabout roundabout that would have on street parking adjacent to the roundabout. This design is a sad recipe for accidents.

That recipe endangers children in the park, children attending school and the pedestrian community trying to get by a complicated roadblock next to a bridge.

Willamette Falls Drive is the southwestern entrance to the city. It is a major collector of traffic from Stafford, Tualatin and the greater I-205 area. You should be aware of the concerns expressed by residence when traffic stalls on i-205, Willamette Falls Drive is an alternate route.

Willamette Falls Drive has to be safely designed to handle traffic. Putting a dangerous roadblock in front of a bridge is not the reasonable response to an entrance to our city. Consider the primary users of this road, it is the sole route of access for the southern area of West Linn. It is a bicycle route, it is a pedestrian route to an area park and to the Tualatin River. That design endangers all users. The road width is inadequate for a roundabout. If this was a low traffic area internal neighborhood road a transversible roundabout might work. However this is not a small scale internal neighborhood route, Willamette Falls Drive is a major road that is the entrance to the southwestern part of the city. It brings citizens and visitors alike to our downtown to our schools and connects to residential and other commercial areas.

This is not the place for a roundabout, in front of a bridge, next to an upslope where a school will take access, or next to a park where it has multi uses for sports, city gardening and riverfront access.

Please remove this dangerous design from the approval process and consider the safety of our city.

Thank you

John Boyd

one of those pedestrians who walk frequently through the park and access Willamette Falls Drive on a daily basis.

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Mr. Boyd,

Thanks for sending in your concerns regarding the City's procedural requirement to make the staff report available 10 days in advance of a public hearing. As requested, your email has been submitted into the record, thus giving you party status, and I have provided a response to your concerns below. Please let me know if you would like additional information.

The staff report and all exhibits for [CUP-21-02/DR-21-04/WRG-21-02/MISC-21-04/VAR-21-01/VAR-21-06/LLA-21-02](#) were posted to the [project page](#) on June 25, 2021 as confirmed on the [Affidavit found in Exhibit PC-5](#). The City utilizes a project page for each individual land use application where materials, including full staff reports, are posted. The project page URL is included in all required [public hearing notices](#) (West Linn Tidings, signs posted on site, property owners within 500-feet, neighborhood associations, and affected government agencies). The staff report and all exhibits have also been available for viewing at City Hall since June 25, 2021 or a paper copy can be purchased for a minimal fee per page.

The City also uses a meetings page for the different advisory committees to link agendas, materials, and summary notes. In the case of the Planning Commission (PC), there are two different agenda links from the “meetings” page as the meetings are broadcast live on TV and streaming from the City’s webpage. Staff provides a link to project materials from each agenda as a courtesy. The [July 7, 2021 PC static .pdf agenda](#) contained a link to the project page and the staff report and exhibits. The “Livestream” meeting agenda (which you reference in your email) had only linked the staff findings, but not the exhibits. This has been [updated to include a link to the project page](#) as a courtesy. After consultation with the City Attorney, staff finds there is no procedural defect to necessitate a delay of the public hearing. The full staff report was available 12 days prior to the scheduled date of the public hearing.

Laura Wirth  
Matthew Uelmen

830 Nicole Court  
West Linn, OR 97068  
wirth.laura.k@gmail.com  
mattuelmen@gmail.com

Bogdana Clarke  
Wade Clarke

811 Nicole Ct  
West Linn, OR 97068  
bogdana.clarke@gmail.com  
wademclarke@gmail.com

dollarstwoods@gmail.com

January 8, 2020

West Linn-Wilsonville School District

22210 SW Stafford Road  
Tualatin, OR 97062  
Sent via Electronic Mail

Re: Dollar Street Woods Petition

Dear Superintendent Dr. Kathy Ludwig & WLWV School Board of Directors,

We are proud to have our children thriving in the West Linn-Wilsonville School District.

Our families chose this community because of the excellent schools and the beautiful nature. And we are grateful that it has exceeded our expectations. This is thanks in large part to the dedicated teachers, volunteers, and administrators, such as yourselves, who are committed to our children's education.

The 2019 Long Range Plan articulates a bold vision to expand career and technical training in our schools. It is clear also that the District is facing challenges planning for the future, with an expanding Wilsonville population and an expiring lease on the Arts & Technology High School. We recognize the need to relocate ATHIS and the desire to expand its vocational offerings.

***Tearing down Dollar Street Woods to construct an enlarged Athey Creek Middle School is not the only way to achieve the District's goals.*** Several characteristics of the proposed site would make it an undesirable location to build a school of any size, let alone a 850-student capacity middle school. The District's previous attempt in 1994 to build a smaller school acknowledged many of these site limitations.

During the 2019 Bond Summit, a committee of volunteers identified several alternative solutions before settling on the District's current plan. They arrived on the plan based on certain assumptions and with limited information due to lack of funding. Now, the District has the bond funds to take the next appropriate steps.

***With a \$88M price tag, the District should follow best practices at this stage and use experts to do the factual, deep analysis and determine if there are solutions that better serve our interests as a community. A project of this magnitude warrants such an examination.***

***More than four hundred thirty, and counting, community members are calling on you to thoroughly consider and address our shared concerns described in the attached Petition before committing to this plan. Please also review the comments provided by many residents.***

We appreciate that the District will do their due diligence and work with residents and the City Planning Commission & Staff during the permit application process, as required by local development codes. ***Notwithstanding, there are specific questions and tasks raised by the Petition that warrant timely consideration. We expect also that if in the process of addressing our concerns, the District discovers facts that weigh against the current proposal, you will take them seriously and be prepared with an alternative plan.***

The District is hiring a bond construction management firm next week and publishing a master schedule in February. The project work plan should incorporate our specific questions and tasks, outlined in the attached Petition Worksheet. While we know it will take time to provide substantive responses, we expect your schedule to provide target dates for responding to each of our questions.

We look forward to hearing from you and continuing this dialogue.

Sincerely yours,

Laura Wirth  
Matthew Uelmen  
Bogdana Clarke  
Wade Clarke

Enclosures: Petition (with signature and comments); Petition Worksheet

Cc: Tim Woodley, Director of Operations; Andrew Kilstrom, Director of Communications & Public Information Officer; Kelly Douglas, Administrative Assistant & Board Secretary



This petition has collected  
425 signatures  
using the online tools at [ipetitions.com](https://www.ipetitions.com)

Printed on 2020-01-08

# School District Must Clearly Demonstrate That Dollar Street Woods is a Suitable Location to Build an Extra-Large Middle School.

## About this petition

The WLWV School District plans to use \$88M from the 2019 Bond to relocate and expand the Arts & Technology High School (ATHS) to the Athey Creek Middle School (ACMS) site and construct an enlarged ACMS on Dollar Street Woods, a district-owned property between Dollar Street and Willamette Falls Drive. This fir tree grove is currently beloved by Willamette residents and visitors to Fields Bridge Park.

Several characteristics of the proposed site would make it an undesirable location to build a school of any size, let alone a 850-student capacity middle school. In fact, the City Council rejected a plan in 1994 to build a smaller 680-student school at the site.

At this time, the School District comes before the City Planning Commission to begin the permit application process anew and to obtain public approval of its proposed use of Dollar Street Woods.

We, the residents of West Linn, many of us parents of WLWV students, believe in the value of our WLWV schools and also in judicious use of tax money to build facilities that provide an overall benefit to the City. We call on the WLWV School District to thoroughly consider and address the following concerns. In addition, we call on the West Linn Planning Commission to address many of these concerns as part of the permit review process in accordance with the West Linn Community Development Code and other applicable laws.

## SUMMARY LIST OF CONCERNS:

1. Unwarranted Additional Costs. The District must clarify what is driving the significant additional cost to the taxpayers to build the school on the Dollar Woods site and whether those costs are warranted. The District must provide a detailed cost-benefit analysis before committing to this site, including a detailed list of alternative sites considered by the District and an explanation as to why Athey Creek is not a suitable site for both schools.
2. Downgraded middle school facilities. The District must provide a side-by-side comparison between the current ACMS campus and facilities and the proposed school's site plan and facilities, and explain how this proposal serves the best interests of our students.
3. Increased traffic congestion. The District must provide a detailed traffic study and plan for mitigating negative effects of increased traffic.
4. Overflow parking on residential streets. The District must provide a detailed parking and overflow mitigation plan.
5. Negative environmental impact. The District must explain the benefits of selecting the Dollar Woods site versus another site with less negative impact on an existing urban forest, community, and environment. The District should not be permitted to use the tree farm exception to circumvent the

process of obtaining the necessary tree removal permits.

For updates please follow [Dollar Street Woods](#)

### ANNOTATED LIST OF CONCERNS:

1. Unwarranted Additional Costs. The District must clarify what is driving the significant additional cost to the taxpayers to build the school on the Dollar Woods site and whether those costs are warranted. The District must provide a detailed cost-benefit analysis before committing to this site, including a detailed list of alternative sites considered by the District and an explanation as to why Athey Creek is not a suitable site for both schools.

The anticipated cost for the proposed new middle school at the Dollar Woods Property is \$78M, more than twice as much as the cost of the recently built Meridian Creek Middle school (\$38M.)

- Site Limitations. The Dollar Woods site continues to present multiple construction and design constraints as identified by West Linn City Planning Staff in 1994. Steep grades, minimal distance between access ways and intersections, unstable embankment along Willamette Falls Drive, inadequate water pressure, wetlands, potential historic and archeological artifacts (including one of only two handbuilt brick wells in Oregon), trees, nature habitats, narrow shape, proximity to residential areas with minimal buffer, existing traffic congestion, and absence of pedestrian-bicycle pathways, to name a few.
- Costly design solutions. Some of these challenges will limit design options (e.g., usable acreage) while others will be extremely costly to address. How do these costs affect the quality of the build?
- Identify and compare alternative sites. The 2019 bond does not specify that the middle school must be on Dollar Street Woods. What other sites and solutions has the District considered and how do the costs-benefits compare to current proposal? For example, why not keep ACMS where it is and build the smaller technical high school on the existing Athey Creek campus or on a site closer to Wilsonville where the District projects the most growth? The plan for an expanded ATHS has a target of 400 students, with an expected 200-300 at the start. How much acreage and what type of facilities are needed for this optional high school? Alternatively, how much would a home developer pay for the Dollar Woods site, which could fund a purchase of a better suited property?

2. Downgraded middle school facilities. The District must provide a side-by-side comparison between the current ACMS campus and facilities and the proposed school's site plan and facilities, and explain how this proposal serves the best interests of our students.

The District maintains that we need a new facility for an alternative 400-student high school to reduce over-capacity and an expiring ATHS lease. Relocating 700 current ACMS students to a much smaller site to try to solve the high school problem, should not be at the expense of our middle schoolers.

- Much less usable acreage and restrictions on use. The site is only half the size of the Athey Creek campus with a planned larger student body, and the topography and constraints of the site will drastically further reduce usable acreage for athletic fields, art studios, rehearsal space, auditorium, open outdoor space, and extensive parking needs. Also, the proximity to residential neighborhoods led the '94 Planning Commission to ban any outdoor lights for night

use of athletic fields at the site. How will these limitations negatively impact ACMS extracurriculars, such as sports, music, arts, and STEM?

- Mental health implications of site location. Anxiety is on the rise for our adolescents. The District should also engage an expert consultant to consider what are the risks and impacts of building a middle school right next to a river and a heavily congested road.

3. Increased traffic congestion. The District must provide a detailed traffic study and plan for mitigating negative effects of increased traffic.

The road infrastructure is already inadequate to handle the traffic on Willamette Falls Dr, Ostman Rd, and Blankenship Rd. The interim construction traffic and then the middle school traffic to Dollar Street Woods will be a public nuisance and safety hazard. The proposed plan also introduces additional high school traffic to the Athey Creek campus that will impact these same arteries.

- Willamette Falls Drive is already congested. Willamette Falls Drive is a 2-lane road that backs up for blocks, between Historic Willamette and Fields Bridge, during commuting hours and sporting events at Fields Bridge Park. Notwithstanding findings by the '94 Planning Staff that it was impossible to access the Dollar Woods site from WFD, the School District now promises that access will be off WFD. That means more buses and cars must travel along this narrow road during commuting hours and after-hours as community members use the facilities. Special events, such as music concerts, graduations, back to school nights, will bring even more traffic.
- Health and Safety. WFD is the only accessway for several residents of Willamette, including the areas of Arbor Cove and Swiftshore. Gridlock on WFD not only generates air pollution and a public nuisance, it also creates a safety hazard for residents who will be blocked in.
- Accessibility of River Heights. Similarly, Dollar Street is a dead-end street and the residents of River Heights are completely dependent on free traffic flow at Ostman Rd. What is the plan to address the increased traffic to Dollar, as parents use this street to drop off students and avoid WFD, and also Ostman Rd, another residential street that will be directly impacted? Will Dollar St be connected to WFD?
- Emergency Response. In the event of a fire or threat to school safety, how will residents and an additional 850 students plus faculty and staff be safely evacuated when there are already traffic bottlenecks at all the intersections around the proposed site?
- Unproven pedestrian traffic. The District hopes that up to 25% of students will walk to school but are there even 200 plus middle schoolers within a mile walking radius of the site? The Tualatin River border cuts off a number of nearby households. And the District's Flo Analytics Enrollment Forecast Report suggests far fewer middle schoolers reside within a potential walking radius and the vast majority of ACMS students will still need to be bussed or driven. (See, e.g., Figs. 13, 28.) Note also Jevons Paradox where increased convenience (being closer to the school) leads to higher consumption (driving to school instead of taking the bus). For example, a student who previously used the bus (including the afternoon activity bus) will now be driven by individual car because the site is closer than Athey Creek but still too far to walk (especially in the rain or when it's dark out).
- Increased traffic from anticipated growth outside neighborhood. According to the District's



10-year enrollment projections, West Linn middle schools will see minimal growth as compared to the anticipated growth of Wilsonville middle schools (50 versus 335 more students). The plan to enlarge ACMS (from 669 to 850 student capacity) is to help alleviate overcrowding in the district. However, the vast majority of these additional students will not live within West Linn neighborhoods walkable to the proposed site and this will increase traffic to the area. In fact, the ACMS residence zone (an area much larger than a one-mile radius, extending from Oregon Country Club to north of I-205) is projected to grow only by 23 students in the next ten years.

4. Overflow parking on residential streets. The District must provide a detailed parking and overflow mitigation plan.

The site will not be able to accommodate the extensive parking needs of an 850 student school with parents attending special events. Moreover, parking at Fields Bridge Park is already an issue because of local sporting events. The adjacent neighborhoods of River Heights, Arbor Cove, Swiftshore, and Ostman will routinely be used for parking and dropping off students. This will be a nuisance for residents and also a safety concern for the traffic flow problems noted above.

5. Negative environmental impact. The District must explain the benefits of selecting the Dollar Woods site versus another site with less negative impact on an existing urban forest, community, and environment. The District should not be permitted to use the tree farm exception to circumvent the process of obtaining the necessary tree removal permits.

- Reduces Urban Forest. “It is the intent of the tree ordinance to establish, maintain, and increase the quality of tree cover on public and private lands within the city.” In accordance with the City’s Tree Ordinance the District has a burden to demonstrate why removing this tree grove is justified. Has the District retained experts to study the damage to habitats and surrounding Water Resource Areas by the proposed site plan? Are there trees that can and should be preserved? For example, there are apple trees from the 1800’s that are a certain variety of apples that are rare today. The trees need to be inspected to see if they are of any historical significance and should be saved.
- Require permits for tree removal. While some of the trees may have been planted for agricultural use, that was at least 25 years ago and it is now an established wooded area. The Dollar Woods property is also not zoned for agricultural use currently. Thus the District should not be permitted to use the tree farm exception to circumvent the process of obtaining the necessary tree removal permits.
- Negative impact on Fields Bridge Park. The District and the City must consider the potential impact of increased runoff on Fields Bridge Park, including its baseball playing fields, public gardens, and Locally Significant Wetlands.
- Noise and pollution. The woods currently provide a noise buffer and carbon sink. What will be the net difference for residents with the increased traffic, idling buses, noise from the school, and light pollution?
- Explore alternative uses. The District put the property in surplus because “it was awkwardly situated for a middle school.” Dollar Street Woods is home to trees, birds, a stream, and other wildlife. Children and neighbors currently use it as a quiet space to explore and play in nature. Students go on field trips every year to nature preserves, hikes, and field studies. What if

Dollar Woods was a preserved space run by the school district as part of its CREST program? Other school uses of the property are better suited for the site and should be explored before eliminating this urban forest.

For updates please follow [Dollar Street Woods](#)

@DollarStWoods

#DollarStWoods

## Signatures

1. Name: Laura Wirth (wirth.laura.k@gmail.com) on 2019-12-10 09:12:02  
Comments:  
Address: 830 Nicole Court  
West Linn, OR

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2. Name: Sophia Butler (butler.sophia.r@gmail.com) on 2019-12-10 10:31:05  
Comments:  
Address: jamestowne plaza apts  
1700 Blankenship Rd  
building I unit i-2

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3. Name: Sandra Barton MD (drsbar@aol.com) on 2019-12-10 10:51:07  
Comments:  
Address: 767 Nicole Dr, West Linn

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4. Name: Becky Garnett-Schnabel (beckyg68@gmail.com) on 2019-12-10 13:02:35  
Comments:  
Address: 1077 Meek Way  
West Linn, Oregon 97968

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5. Name: Mark Schnabel (mark.schnabel@gmail.com) on 2019-12-10 13:23:49  
Comments:  
Address:

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6. Name: Paul Markt (paulmarkt@hotmail.com) on 2019-12-10 13:28:01  
Comments:  
Address: 839 Nicole Ct. West Linn, OR 97068

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7. Name: Tracy Normoyle (tracynormoyle@hotmail.com) on 2019-12-10 14:19:49  
Comments:  
Address: 2288 Michael Drive  
West Linn, OR 97068

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8. Name: Lisa Kawanesicayuga (lisa@lisabunday.com) on 2019-12-10 14:28:40  
Comments:  
Address: 19707 Bellevue Way  
West Linn, or 97068

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9. Name: Stacey mickey (email@mickeysemail.com) on 2019-12-10 14:46:16  
Comments:  
Address: 2062 Fields dr  
West Linn or 97068

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10. Name: Tamara Krippaehne (rtkrippaehne@msn.com) on 2019-12-10 14:46:39  
Comments:  
Address: 2125 River Heights Circle  
West Linn OR 97068
- 
11. Name: Megan Cox (mandersonpt@msn.com) on 2019-12-10 14:55:50  
Comments: The dollar street property is not appropriate for a large middle school  
Address: 2087 Fields Drive West Linn
- 
12. Name: Madeleine Kawanescayuga (mkawanescayuga@yahoo.com) on 2019-12-10 15:04:5  
Comments:  
Address: 19707 Bellevue Way  
West Linn, OR 97068
- 
13. Name: Victoria Hood (cloudwatcher1@gmail.com) on 2019-12-10 15:24:30  
Comments:  
Address: 949 Willamette Falls Drive  
West Linn, OR 97068
- 
14. Name: Anke Witt (ankewitt@icloud.com) on 2019-12-10 15:44:37  
Comments: Traffic would be a nightmare.  
Address: 830 Wendy Ct  
West Linn, OR 97068
- 
15. Name: Sean Weiss (sgeweiss@gmail.com) on 2019-12-10 15:45:24  
Comments: It would be a shame to lose the woods. Plus makes no sense to build a smaller school than what is currently required.  
Address: 1213 12th Street, West Linn OR 97068
- 
16. Name: Ellen Noble (emnoble2@gmail.com) on 2019-12-10 15:49:46  
Comments: Thank you for presenting all this information on an important decision.  
Address: 1133 Dollar St  
West Linn OR
- 
17. Name: Sharon Vaughan (vaughanfamily5@comcast.net) on 2019-12-10 16:15:04  
Comments: I fully support the request that the school district address the multiple concerns in this petition.  
Address: 21469 Waterford Place  
West Linn, OR 97068
- 
18. Name: Wendi Butler (wendihbutler@gmail.com) on 2019-12-10 16:22:31  
Comments: Traffic and access are our biggest concerns  
Address: Willamette
- 
19. Name: Brian Brewer (blbrewer@mac.com) on 2019-12-10 16:41:49

Comments: This construction will have a negative impact on our neighborhood and surrounding road way  
Address: 2032 Ostman Rd  
West Linn

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20. Name: Julie Carr (julie@motherlyway.com) on 2019-12-10 16:44:05  
Comments:  
Address: 1065 snidow dr. West linn

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21. Name: David carr (davidmlcarr@gmail.com) on 2019-12-10 16:45:44  
Comments:  
Address: 1065 Snidow Dr West Linn

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22. Name: Elizabeth Rocchia (erocchia@comcast.net) on 2019-12-10 17:09:51  
Comments: more communication needed from WLWV School District...has been inadequate so far.  
Address: 957 Willamette Falls Drive

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23. Name: Laura Stallard (ljay22@comcast.net) on 2019-12-10 17:15:20  
Comments: Fully agreed that this site is ill-suited for a school, and that there are numerous negatives to the proposal as detailed in this petition.  
Address: 2150 River Heights Circle, West Linn, Or 97068

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24. Name: Beth Dunford (dunfords@gmail.com) on 2019-12-10 17:20:06  
Comments: Save the forest!  
Address:

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25. Name: Tracy Taylor (tracyt25@gmail.com) on 2019-12-10 18:01:02  
Comments:  
Address: 1085 Epperly way West Linn

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26. Name: Matt Uelmen (mattuelmen@gmail.com) on 2019-12-10 18:05:46  
Comments: Athey Creek is a much, much more logical and cost-effective site for expanding capacity for the district as a whole, especially with almost all of the new demand coming from the I-5 corridor  
Address: Nicole Ct, River Heights

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27. Name: Katherine Stallard (kittykatkat10@gmail.com) on 2019-12-10 18:13:50  
Comments:  
Address:

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28. Name: Julia Hughes (julia.hugs@gmail.com) on 2019-12-10 18:15:43  
Comments:  
Address: 19663 Sun Cir

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29. Name: Sadie Terwilliger Ellwood (sades222@gmail.com) on 2019-12-10 18:28:16  
Comments:  
Address:
- 
30. Name: Jeff Hood (peteyx@gmail.com) on 2019-12-10 18:31:24  
Comments:  
Address: 949 Willamette Falls Dr
- 
31. Name: Trece Gaunt (trecegaunt@gmail.com) on 2019-12-10 18:38:48  
Comments: Traffic  
Address: 1351 High Touch Street  
West Linn, OR 97068
- 
32. Name: Julia Williams (julzkw@icloud.com) on 2019-12-10 18:52:42  
Comments:  
Address:
- 
33. Name: Susanne Kraetschmer (susanne.kraetschmer@gmail.com) on 2019-12-10 19:08:16  
Comments: Please keep this wonderful piece of nature. This will not be a neighborhood school as planned but will lead to major traffic issues at a place that is a bottleneck already.  
Address: 826 Nicole Ct.
- 
34. Name: Shannen Knight (sporteyes@yahoo.com) on 2019-12-10 19:09:52  
Comments: I think there are better locations for a school and I would like to see a non-profit formed to purchase this land from the school district as I don't think the district should have to take a loss on the property.  
Address: 1291 11th St., West Linn, OR 97068
- 
35. Name: Dana Desbiens (danadesbiens@yahoo.com) on 2019-12-10 19:22:28  
Comments:  
Address: 836 Nicole Ct
- 
36. Name: India de Kanter (indiam@yahoo.com) on 2019-12-10 19:29:39  
Comments: We need more schools but maybe not at the Dollar Woods site  
Address:
- 
37. Name: Carsten Schemel (carsten.schemel@gmail.com) on 2019-12-10 19:31:39  
Comments:  
Address:
- 
38. Name: Gregg Havemann (agk2h@comcast.net) on 2019-12-10 19:45:02  
Comments: If the land was not build able for the developer of River Heights. How is it suitable for school? The slope of the land is to much to build any fields. Kids will not walk to school. West Linn parents will give their kids to and from school

Address: 2100 River Heights Cir  
West Linn, OR 97068

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39. Name: Gregg Stults (gregg@stults.com) on 2019-12-10 19:45:19  
Comments:  
Address: 2137 Johnyne Ct. West Linn, OR 97068

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40. Name: Paige Bell (paigespencer1@comcast.net) on 2019-12-10 19:49:48  
Comments:  
Address:

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41. Name: Susanne Greengard (susannegreengard@me.com) on 2019-12-10 20:02:20  
Comments: Above all. I hear that enrollment numbers are way down so not sure why we need to spend spend spend at all.  
Address:

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42. Name: Alisha vasilko (alisha.vasilko@nike.com) on 2019-12-10 20:03:58  
Comments: I am the parent of a 6th grade student at Athey Creek and have an invested interest in the outcome.  
Address: 6512 Apollo rd west Linn, or 97068

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43. Name: Monica Wacek (currymo@ohsu.edu) on 2019-12-10 20:05:36  
Comments:  
Address: 1397 11th Street West Linn, OR 97068

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44. Name: Tiffany Sullivan (tiffany@pezportland.com) on 2019-12-10 20:10:47  
Comments:  
Address: West Linn, Oregon

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45. Name: Diana Kunstel (diane.kunstel@gmail.com) on 2019-12-10 20:15:00  
Comments:  
Address: 2255 River Heights circle, West Linn, Or

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46. Name: Kylie Havemann (kyliehavemann@gmail.com) on 2019-12-10 20:23:03  
Comments:  
Address:

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47. Name: Kirbi Havemann (soccerkirbi@gmail.com) on 2019-12-10 20:49:06  
Comments:  
Address:

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48. Name: Hannes Kraetschmer (hannes.kraetschmer@gmail.com) on 2019-12-10 20:57:13  
Comments:  
Address:

- 
49. Name: Dana Clarke (bogdana.clarke@gmail.com) on 2019-12-10 21:04:22  
Comments:  
Address: 811 Nicole Ct, West Linn OR
- 
50. Name: Aubre wessling (aubre.wessling@gmail.com) on 2019-12-10 21:50:18  
Comments:  
Address:
- 
51. Name: doug eisele (doctordug@hotmail.com) on 2019-12-10 22:23:14  
Comments: traffic wow?  
Address: 1474 dollar st.
- 
52. Name: Susan Anderson (Milton3990@gmail.com) on 2019-12-10 22:27:04  
Comments: Further discussion is warranted.  
Address: 2031 Titan Terrace. West Linn
- 
53. Name: Heidi Kehm (heidi\_kehr@hotmail.com) on 2019-12-10 22:33:05  
Comments:  
Address: 1048 Epperly Way  
West Linn, OR
- 
54. Name: Elizabeth Smolens (smolense@gmail.com) on 2019-12-10 22:34:16  
Comments: I think there are very thorough, reasonable requests in this document.  
Address: 1852 4th Avenue
- 
55. Name: Janet Wheeler (jandora9723@msn.com) on 2019-12-10 22:39:26  
Comments: Concerned about the traffic impact and ill-suited site for a large school.  
Address: 800 Nicole Ct
- 
56. Name: Tony Docekal (tdocekal@gmail.com) on 2019-12-10 22:41:02  
Comments:  
Address:
- 
57. Name: Julie ORourke (jaorourke419@gmail.com) on 2019-12-10 23:51:39  
Comments: Serious concerns as to the impact to our neighborhood. These issues must be addressed.  
Address: 950 Dollar Street
- 
58. Name: Tim Spengler (tims@allstructure.com) on 2019-12-11 00:12:32  
Comments: 805 nicole court  
Address:
- 
59. Name: Jon Henri (jonrhenri@gmail.com) on 2019-12-11 00:17:15



Comments: Too little room and ruins environment  
Address: 21330 miles Dr west Linn or 97068

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60. Name: Aron (helliguess@msn.com) on 2019-12-11 00:46:20  
Comments: No  
Address: 1852 4 th ave  
WL

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61. Name: Susan Barton-Venner (suebv@msn.com) on 2019-12-11 01:06:47  
Comments: Please listen to your tax payers.  
Address: 31170 Sw Riverlane Rd  
West Linn, OR 97068

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62. Name: Wade Clarke (wclarke@wje.com) on 2019-12-11 01:13:56  
Comments:  
Address: 811 Nicole Ct

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63. Name: Joyce Wright (jwviva@gmail.com) on 2019-12-11 01:29:28  
Comments:  
Address: 2465 Michael Ct  
West Linn OR 97068

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64. Name: Catherine Docekal (cmsabrowski@gmail.com) on 2019-12-11 01:29:47  
Comments:  
Address:

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65. Name: Mindy Lachner (mlachner@comcast.net) on 2019-12-11 01:37:18  
Comments: 837 Wendy Ct  
Address: WestLinn

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66. Name: Carole Lukas (Carole9305@gmail.com) on 2019-12-11 01:42:37  
Comments: Why destroy a beautiful area. Not a proper place  
For a building  
Address: 3011 Clubhouse Ct.

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67. Name: Sandra Krueger (sandikrueger@icloud.com) on 2019-12-11 01:56:56  
Comments:  
Address: 1663 April Ct West Linn

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68. Name: Leann Curry (leannart@hotmail.com) on 2019-12-11 01:59:47  
Comments:  
Address: 1550 Garden St  
West Linn 97068

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69. Name: Bret Vanderipe (bret.vanderipe@gmail.com) on 2019-12-11 02:17:29  
Comments:  
Address:
- 
70. Name: Jan Smith (jansmith59@earthlink.net) on 2019-12-11 03:36:20  
Comments: We do not welcome this middle school in the woods. It is not necessary as the creation of "overcrowding" is false. The proposed school would be too small. Making Athey Creek a "special" school and taking it out of general use is unwarranted and egregious.  
This tactic was used in my hometown in the 1970s and the new school was only used 2 years and had to be repurposed. This action is premature.  
The traffic pattern on Ostman, Dollar and River Heights Circle will be disrupted and worse if the bridge area at the river is altered. NO PARKING IN THE RESIDENTIAL AREA!!!!  
I beg of you not to do this disruptive construction of an unnecessary school.  
Address: 2200 River Heights Circle  
West Linn
- 
71. Name: Henry (link2sonny@aol.com) on 2019-12-11 04:00:30  
Comments: Keep the park intact !  
Address: 2243 Greene St, West Linn.
- 
72. Name: Emily Vanderipe (vanderipe@comcast.net) on 2019-12-11 04:24:11  
Comments: This does not seem like the right kind of space to build a large school. Not sure how the roads will work and it overall sounds impractical .  
Address: 1055 Snidow Drive  
West Linn OR 97068
- 
73. Name: Sandra (sandrakindley1957@gmail.com) on 2019-12-11 04:33:58  
Comments: Plz use our \$\$ wisely  
Address:
- 
74. Name: Judy Taylor (familykj@yahoo.com) on 2019-12-11 04:42:06  
Comments:  
Address: 6547 Palomino Way
- 
75. Name: Rob Hoover (rmjza7@gmail.com) on 2019-12-11 04:45:24  
Comments:  
Address: 1712 Joseph Fields st WL
- 
76. Name: Kalista Naone (kalinaone06@yahoo.com) on 2019-12-11 04:56:20  
Comments:  
Address:
- 
77. Name: cole naone (colekkn@gmail.com) on 2019-12-11 04:57:30  
Comments:

Address: 2202 michael dr

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78. Name: Bobbi Ewert (ewertbobi@hotmail.com) on 2019-12-11 05:04:57  
Comments:  
Address:

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79. Name: Chuck Howard (howtan111@q.com) on 2019-12-11 05:09:40  
Comments: This bond measure passes on a 30% voter turn out cycle. The district planned it this way. This is underhanded and should be voided. I have lost confidence in this district. The new proposed. School is a horrible idea and. A Waste of money  
Address: 1900 valley view  
West linn

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80. Name: Martha Maharg (martyamaharg@hotmail.com) on 2019-12-11 05:15:54  
Comments: Thanks go to the community members that did all the research and put this petition together.  
Address: 1756 Regency St  
West Linn

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81. Name: Debra Schlitt (drftball@msn.com) on 2019-12-11 05:39:50  
Comments:  
Address: 817 Wendy Ct  
West Linn

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82. Name: Kari Naone (kaznaone@gmail.com) on 2019-12-11 05:44:29  
Comments:  
Address:

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83. Name: Nash Barinaga (nash@nashb.com) on 2019-12-11 05:55:40  
Comments: This would be disaster for people who live off and near WFD and Dollar St. Way too much extra traffic and safety issues ! Keep it natural and make it a natural City Park !  
Address: 448 SW Alderwood Drive  
West Linn, Oregon 97068

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84. Name: Tracy Norris (tracynorris@comcast.net) on 2019-12-11 05:59:31  
Comments: I'm concerned on many levels about this new proposed site. Much more investigation needs to happen!  
Address: 6584 Beam St.  
West Linn, OR 97068

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85. Name: Tiffany Barinaga (tiffanybarinaga@gmail.com) on 2019-12-11 06:10:26  
Comments:  
Address:

- 
86. Name: Dean Riddle (dean.riddle@me.com) on 2019-12-11 07:02:22  
Comments: Great work Laura!  
This is a very well thought out and detailed summary, clearly demonstrating the lack of common sense in the current plan...  
Address:
- 
87. Name: Karin Haag (bakonlove@yahoo.com) on 2019-12-11 07:53:56  
Comments:  
Address:
- 
88. Name: Heidi Rowan (hd97220@yahoo.com) on 2019-12-11 13:24:32  
Comments:  
Address: 28500 sw mountain rd  
West Linn
- 
89. Name: Molly Bowers (bowersmk@aol.com) on 2019-12-11 15:44:05  
Comments:  
Address:
- 
90. Name: Charles Herring DC (Drherring1@aol.com) on 2019-12-11 15:47:51  
Comments: On 12/9/19 at 3:15 pm, it took 11 minutes to get thru the stop sign on Willamette Falls Drive, what will happen when 800 students are added?  
Address: 840 Nicole ct  
West Linn, Or. 97068
- 
91. Name: Angelina Grima (angiegrima@msn.com) on 2019-12-11 15:59:59  
Comments:  
Address: 840 Nicole Ct.,  
West Linn, OR 97068
- 
92. Name: Kristin Senior (kristinsenior@gmail.com) on 2019-12-11 17:56:01  
Comments:  
Address: 1840 13th Street  
West Linn, OR 97068
- 
93. Name: Thomas R Pope (tompope.csm@gmail.com) on 2019-12-11 18:19:38  
Comments:  
Address: 816 Nicole Ct.  
West Linn, OR 97068
- 
94. Name: Matt (matthew.vanderipe@gmail.com) on 2019-12-11 18:47:55  
Comments:  
Address: 1055 Snidow dr
-

95. Name: Rich Brooke (richrwb@yahoo.com) on 2019-12-11 19:51:37  
Comments: I support our kids and schools, but this is NOT the right site for this new large middle school in every way.  
Address: 1047 Meek Way, West Linn, OR 97068
- 
96. Name: Rosalin Brooke (nikkibrooke21@hotmail.com) on 2019-12-11 20:03:42  
Comments: There is a bald eagle who has its nest in those woods!  
Address: 1047 Meek Way, West Linn, OR 97068
- 
97. Name: Michelle Hoover (rmjza12@gmail.com) on 2019-12-11 20:30:37  
Comments: Not a good location for this.  
Address:
- 
98. Name: Holly Brown (h.brown0514@gmail.com) on 2019-12-11 21:59:34  
Comments:  
Address: 1063 Meek Way  
West Linn OR. 97068
- 
99. Name: Julie hoover (hoov67@comcast.net) on 2019-12-11 22:20:31  
Comments: This is not a good site because of shape size, location to existing housing, oppenlander would be a better site  
Address: 2038 Doral ct.
- 
100. Name: Kim J Hill (kimjhill@gmail.com) on 2019-12-11 22:31:06  
Comments: 961 Willamette Falls Drive  
Address: 961 Willamette Falls Drive
- 
101. Name: Robert Hoover (reh07@comcast.net) on 2019-12-11 22:32:18  
Comments: How are all the bus going to get in and out of here. The people planning this don't have a clue.  
Address: 2038 Doral Ct  
West Linn
- 
102. Name: Jackie Byer (jpink2@hotmail.com) on 2019-12-11 22:47:47  
Comments:  
Address: 1488 SW Borland RD
- 
103. Name: Elizabeth welch (calliz39@yahoo.com) on 2019-12-11 23:19:19  
Comments:  
Address: 1704 Britton St  
West Linn Oregon 97068
- 
104. Name: Ella Riddle (ellariddle@me.com) on 2019-12-11 23:34:34  
Comments:  
Address: 822 Alicia Ct

- 
105. Name: Anne Culbertson (culbertson40@q.com) on 2019-12-12 00:44:04  
Comments:  
Address: 2206 Michael Drive, West Linn, OR, 97068
- 
106. Name: Kristy Rees (tprind@mac.com) on 2019-12-12 01:03:08  
Comments:  
Address: 3468 Chelan drive  
West linn Or 97068
- 
107. Name: Stacey Spengler (stacey.spengler@gmail.com) on 2019-12-12 01:22:02  
Comments: Traffic flow is a big concern. As is the giant hole that needs to be filled in.  
How will water drainage affect local neighborhoods.  
Address:
- 
108. Name: johnny reaser (spiffybender@gmail.com) on 2019-12-12 01:42:05  
Comments:  
Address: 2571 bronco ct
- 
109. Name: DANIEL VORHIES (danboon2001@yahoo.com) on 2019-12-12 02:52:52  
Comments: I'm concerned on many levels about this new proposed site. Much more  
investigation needs to happen!  
Address: 965 Willamette Falls Dr
- 
110. Name: Erica Bierman (ericabierman@icloud.com) on 2019-12-12 03:44:11  
Comments: I too would like to see a side by side comparison from the district as these  
are all valid reasons to NOT build a middle school on Dollar.  
Address: Dollar St.
- 
111. Name: Megan Riddle (meganriddle@me.com) on 2019-12-12 04:00:35  
Comments:  
Address:
- 
112. Name: Barry Desbiens (barry836@gmail.com) on 2019-12-12 04:03:18  
Comments:  
Address: 836 Nicole Ct.
- 
113. Name: Liz orth (lizorth@gmail.com) on 2019-12-12 04:15:35  
Comments:  
Address:
- 
114. Name: Allan and Wendy Mohr (mohr\_gang@msn.com) on 2019-12-12 05:32:49  
Comments:  
Address:

- 
115. Name: Chris Jones (kikiunique57@icloud.com) on 2019-12-12 05:50:27  
Comments:  
Address: 836 Wendy Ct.
- 
116. Name: Mike Jones (pe.mikejones@gmail.com) on 2019-12-12 05:53:14  
Comments:  
Address: 836 Wendy Ct
- 
117. Name: Terry Meyers (butch@comcast.net) on 2019-12-12 05:54:00  
Comments:  
Address: 2220 River Heights Circle  
West Linn
- 
118. Name: Mary Baumgardner (maryalicebaum@yahoo.com) on 2019-12-12 05:54:44  
Comments:  
Address: 1855 Joseph Fields Street  
West Linn
- 
119. Name: RANDY RIDER (riderran@comcast.net) on 2019-12-12 07:03:28  
Comments:  
Address:
- 
120. Name: Debbie Meyers (tfacm@comcast.net) on 2019-12-12 07:23:59  
Comments:  
Address: 2220 River Heights Circle  
West Linn
- 
121. Name: C Rider (rprider@comcast.net) on 2019-12-12 07:34:49  
Comments:  
Address:
- 
122. Name: CCRIDER (rprider@comcast.net) on 2019-12-12 07:44:24  
Comments:  
Address:
- 
123. Name: Darlene Schwartz (Roxysmother@gmail.com) on 2019-12-12 14:50:09  
Comments: Not the right location for this school... they need to look for other options.  
Address: 2348 Ostman Road
- 
124. Name: Angela Powers Melo (amelocello@yahoo.com) on 2019-12-12 19:21:22  
Comments:  
Address: 1700 Blankenship Rd
-

125. Name: Roberta Nopson (rnopson@comcast.net) on 2019-12-12 22:02:15  
Comments: This site was not approved the last time in 1994. Traffic patterns will gridlock Willamette Falls Drive.  
Address: 2393 Taylor Dr. 97068
- 
126. Name: Marcy Saunders (marcysaunders@att.net) on 2019-12-12 22:02:37  
Comments:  
Address: 940 Dollar St., West Linn
- 
127. Name: Lisa Prentice (prentice.lisa@comcast.net) on 2019-12-12 22:03:06  
Comments:  
Address: 758 Nicole Dr., West Linn
- 
128. Name: Helen Klimeck-Jones (hklimeck@gmail.com) on 2019-12-12 22:04:38  
Comments:  
Address: 2215 River Heights Cir., West Linn
- 
129. Name: Annemieke Wiegman (miekew@comcast.net) on 2019-12-12 22:05:14  
Comments:  
Address: 754 Nicole Drive, West Linn
- 
130. Name: Lia Azgapetian (lindaliaaz@gmail.com) on 2019-12-12 22:07:55  
Comments:  
Address: 2160 River Heights Cir., West Linn
- 
131. Name: Diane Dahlgren (dianedahlgren@outlook.com) on 2019-12-12 22:09:04  
Comments:  
Address: 2616 Pimlico Terrace, West Linn
- 
132. Name: Christopher Williams (kitboo2001@msn.com) on 2019-12-12 22:09:27  
Comments: I am very concerned about the impact on the area, such as traffic parking and the destruction of a beautiful natural area.  
Address: 757 Nicole Dr  
West Linn or  
97068
- 
133. Name: Felicia Williams (williamsfeliciaa@gmail.com) on 2019-12-13 00:34:52  
Comments:  
Address: 757 Nicole Dr  
West Linn, OR  
97068
- 
134. Name: Rory Bialostosky (roryforstudents@gmail.com) on 2019-12-13 01:36:44  
Comments: This property being in my backyard, I am concerned about the various impacts a school may have on my neighborhood and hope that the School District will



work with neighbors to address concerns.

Address:

- 
135. Name: Del Bialostosky (profzeb@aol.com) on 2019-12-13 03:57:23  
Comments:  
Address: 767 Nicole Drive  
West Linn  
Oregon 97068
- 
136. Name: Cheryl wenzel (cmwkrn@yahoo.com) on 2019-12-13 06:45:12  
Comments:  
Address:
- 
137. Name: Meg Schecter (scheckyjo@comcast.net) on 2019-12-13 17:21:18  
Comments:  
Address: 2170 River Heights Circle  
West Linn
- 
138. Name: Sue Cahlander (sc\_jrs@earthlink.net) on 2019-12-13 18:09:53  
Comments: I agree with the statements contained in this petition! I am opposed to building a middle school at Dollar Woods.  
Address: 2200 River Heights Circle  
West Linn, OR 97068
- 
139. Name: Cinda S Lonsway (cinda.lonsway@gmail.com) on 2019-12-13 18:21:02  
Comments: I feel that the measure in the voters pamphlet was purposefully misleading and manipulative, dishonest and lacked integrity. I question the true need for this school and it being built in this location.  
Address: 1356 High Touch
- 
140. Name: Tamara Griffin (tamara@griffinandgedrose.com) on 2019-12-13 18:31:44  
Comments: 812 Wendy Court  
Address: 812 Wendy Court
- 
141. Name: Amy Radochonski (amymrado@gmail.com) on 2019-12-13 18:42:38  
Comments:  
Address: 2185 river heights circle
- 
142. Name: Matt Radochonski (mrado20@yahoo.com) on 2019-12-13 18:42:58  
Comments:  
Address:
- 
143. Name: Valerie Curalli (curalliv@gmail.com) on 2019-12-13 18:45:11  
Comments: My biggest concern is the safety of students on a very busy road and next to a river. And secondly, the traffic situation is already terrible during commuting times.

Address: 826 Alicia Court, West Linn

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144. Name: John Curalli (jcuralli@gmail.com) on 2019-12-13 18:49:08  
Comments:  
Address: 826 Alicia ct  
West Linn, OR 96068

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145. Name: Michael Griffin (Mgriff3@comcast.net) on 2019-12-13 18:54:33  
Comments: I concur with the many valid points to be considered when selecting a location for a new school...  
The landscape and location of this city property makes it a natural fit for continued Fields Bridge park space.  
Address: River Heights

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146. Name: Ann Bremer (abremer12@yahoo.com) on 2019-12-13 19:20:35  
Comments: Excellent description of the multiple issues the school district must clarify before final decision made to build a middle school on Dollar Street.  
Address: 2140 River Heights Circle , West Linn 97068

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147. Name: Jacqueline (shergowhar@yahoo.com) on 2019-12-13 19:25:42  
Comments:  
Address: Hidden Springs, West Linn 97068

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148. Name: Kerry Mason (kmasonlaw@gmail.com) on 2019-12-13 20:02:55  
Comments: Thank you for clearly stating the concerns that the neighborhoods surrounding the Dollar Street Woods have regarding the proposed new middle school. I agree with this petition.  
Address: 2205 River Heights Circle  
West Linn, OR 97068

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149. Name: Dirk Mason (dmason21@yahoo.com) on 2019-12-13 20:20:25  
Comments:  
Address: 2205 River Heights Circle, West Linn, OR 97068

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150. Name: Destiny Scholz (dstinyj@gmail.com) on 2019-12-13 22:24:34  
Comments:  
Address: 763 Nicole Drive  
West Linn Oregon 98068

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151. Name: Anton Vysotskiy (anton.vysotskiy@outlook.com) on 2019-12-14 00:07:33  
Comments: I agree with the petition mainly because of the environmental impact that the building of this facility proposes. I would also like to point out that parking on Brandon Pl. and the River Heights Circle would become congested, making it difficult to get off of Dollar and WFD.  
Address:

- 
152. Name: Kaiya Kremer (kaiya.sky.kremer@gmail.com) on 2019-12-14 00:21:22  
Comments:  
Address: 3717 Wild Rose Loop
- 
153. Name: Scarlett Harris (scarlettharris@gmail.com) on 2019-12-14 02:49:27  
Comments:  
Address: Upper Midhill Dr. West Linn
- 
154. Name: Emilia Collins (emiliacollins246@gmail.com) on 2019-12-14 04:59:53  
Comments:  
Address:
- 
155. Name: Maxim Kokoshinskiy (makokoshinskiy01@bvsd.org) on 2019-12-14 05:00:20  
Comments:  
Address:
- 
156. Name: Sasha Kokoshinskiy (kokonut30130@gmail.com) on 2019-12-14 05:01:54  
Comments:  
Address:
- 
157. Name: Yuliya Kokoshinskiy (reach.yuliy@yahoo.com) on 2019-12-14 05:02:58  
Comments:  
Address:
- 
158. Name: Igor Kokoshinskiy (reachigor@yahoo.com) on 2019-12-14 05:03:21  
Comments:  
Address:
- 
159. Name: Byronie McMahon (byroniemcmahon@icloud.com) on 2019-12-14 05:17:57  
Comments:  
Address: 3005 se Carlton
- 
160. Name: Tamara Bugarsky (tbugarsky@yahoo.com) on 2019-12-14 05:27:25  
Comments: Need to keep some green space in West Linn. Site is not appropriate for any school due to Proximity to river and level of grounds  
Address: 2180 River Heights Circle West Linn OR
- 
161. Name: M Mills (zm6482@gmail.com) on 2019-12-14 05:28:32  
Comments:  
Address:
- 
162. Name: Lori Mueller (lori.mueller321@fmail.com) on 2019-12-14 05:47:39  
Comments:

Address: 806 Alicia Court  
West Linn, Oregon 97068

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163. Name: Jetski Kohler (kohlerjesse18@gmail.com) on 2019-12-14 06:13:13  
Comments:  
Address:

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164. Name: Jeffrey R Kohne (jeffkoh@comcast.net) on 2019-12-14 06:54:28  
Comments: This site is not suitable for a middle school due to congested and narrow roadways. Traffic from school buses and parents dropping off kids poses too great a safety hazard, and will also make traffic congestion go from bad to much worse.  
Address: 2295 Brandon Place

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165. Name: Reese Hunsaker (rdbeast05@icloud.com) on 2019-12-14 06:56:10  
Comments:  
Address:

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166. Name: josh choi (jk41695@gmail.com) on 2019-12-14 07:10:36  
Comments:  
Address: 1965 hillhouse dr. west linn or

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167. Name: Melinda Lin (melindalin314@gmail.com) on 2019-12-14 07:11:53  
Comments:  
Address:

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168. Name: Saumya Sarin (scssarin@gmail.com) on 2019-12-14 09:24:32  
Comments:  
Address: 91 Silverdale Rd, Hamilton, New Zealand

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169. Name: Victoria Vysotskiy (vysotskiyv@gmail.com) on 2019-12-14 15:17:01  
Comments: I strongly agree with every single point made in this petition and would like to emphasize the importance and the significance of each as a resident on tn the very last street off of Dollar St. right across from Dollar Street Woods. We are far beyond being "concerned" regarding the proposed build. We are scared that putting an 850 student school in our heavily populated neighborhood will make it UNLIVABLE for us due to the noise during concerts and sports games, the heavily congested traffic situation with limited ability to exit the area, the potential parking issues, the impact on our environment, and the overall quality of life that we have tried to preserve as the community for so many years!  
Address:

---

170. Name: Rebecca Regello (bregello@yahoo.com) on 2019-12-14 15:23:01  
Comments:  
Address: 2130 River Heights Circle

---

171. Name: Julie Dennis Hlad (jdhlad@yahoo.com) on 2019-12-14 15:25:27  
Comments: My kids would be so sad to lose these beautiful woods!  
Address: 1042 Snidow Drive  
West Linn, OR 97068
- 
172. Name: Garrett Winiecki (artsgw@yahoo.com) on 2019-12-14 15:27:07  
Comments:  
Address: 2130 River Heights Circle, West Linn, OR 97068
- 
173. Name: Justin He (23justij.he@boiseschools.net) on 2019-12-14 15:30:40  
Comments: don't do it >:(  
Address: 2074 s pebblecreek lane
- 
174. Name: Pawani (raspberrypbrownie12@gmail.com) on 2019-12-14 15:34:25  
Comments:  
Address:
- 
175. Name: Erika vincent (erika.vincent39@gmail.com) on 2019-12-14 15:56:07  
Comments: Concerned about the smaller space and higher student enrollment and the traffic roads not adequate for more traffic.  
Address: 2285 Brandon place west linn
- 
176. Name: Conan Ronayne (Conan.ronayne@gmail.com) on 2019-12-14 16:25:58  
Comments:  
Address:
- 
177. Name: Rika Bering (rikabering@msn.com) on 2019-12-14 16:27:24  
Comments:  
Address: 21215 S. Sweetbriar Rd  
97068
- 
178. Name: Jane Hutton (jane.zibing@gmail.com) on 2019-12-14 17:34:34  
Comments:  
Address:
- 
179. Name: Miki Mehandjiysky (hireshu@hotmail.com) on 2019-12-14 18:02:54  
Comments: It's not the right place for such a large school.  
Address:
- 
180. Name: Lindsay Nelson (ggig8083@msn.com) on 2019-12-14 20:10:48  
Comments:  
Address:
- 
181. Name: Brenda Ege (bren\_ege@yahoo.com) on 2019-12-14 20:12:11

Comments:  
Address: 1735 Ostman Rd  
West Linn

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182. Name: Dawn Murai (dawnken2@comcast.net) on 2019-12-14 20:16:28  
Comments:  
Address: 2265 River Heights Circle

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183. Name: Anita Havemann (anitahavemann@comcast.net) on 2019-12-14 23:09:59  
Comments: Thank you for getting this going Laura! It gives me hope that I won't have to move - I love this neighborhood the way it is (free of traffic jams and cars parked everywhere)  
Address: 2100 River Heights Circle  
West Linn, OR. 97068

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184. Name: Dennis Vysotskiy (denisv00@comcast.net) on 2019-12-15 00:47:16  
Comments:  
Address: 2255 Brandon Pl

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185. Name: Ava Wu (agentplumeria@gmail.com) on 2019-12-15 02:17:49  
Comments:  
Address:

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186. Name: Conrad Sundholm (conradsundholm@gmail.com) on 2019-12-15 02:37:59  
Comments:  
Address: 2135 River Heights Circle  
West Linn, OR. 97068

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187. Name: Nate DeMoro (nate.demoro@gmail.com) on 2019-12-15 08:32:16  
Comments:  
Address: 2638 5th ave

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188. Name: Deirdre Molander (molander.d@comcast.net) on 2019-12-15 12:45:55  
Comments:  
Address: Kensington Ct

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189. Name: Jennifer Kohne (orekohnians@earthlink.net) on 2019-12-15 18:07:34  
Comments:  
Address:

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190. Name: Steve Gaborsky (steve.gaborsky@gmail.com) on 2019-12-15 21:46:21  
Comments:  
Address:

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191. Name: Julie Countryman (hello@juliecountryman.com) on 2019-12-15 23:39:22  
Comments:  
Address:
- 
192. Name: David Baker (info@davidjbaker.com) on 2019-12-16 05:08:38  
Comments:  
Address:
- 
193. Name: Philip Culbertson (phil@culbertsondesign.com) on 2019-12-16 06:21:07  
Comments: We need to get the word out to save this little green oasis in West Linn and stop this unnecessary school expansion boondoggle.  
Address: 2206 Michael Drive  
West Linn, OR 97068
- 
194. Name: Rene Cooper (renecooper74@yahoo.com) on 2019-12-16 14:32:05  
Comments:  
Address:
- 
195. Name: Jennifer Janssen (jen\_janssen@hotmail.com) on 2019-12-16 16:24:52  
Comments:  
Address: 2240 Brandon Place, West Linn, OR, 97068
- 
196. Name: Ellen price (ellenmaryprice@gmail.com) on 2019-12-16 16:36:44  
Comments:  
Address:
- 
197. Name: Jessica Orth (jbird552@yahoo.com) on 2019-12-16 17:01:33  
Comments:  
Address: 812 Nicole Ct. West Linn, Or 97068
- 
198. Name: Brian Orth (bokickstands@gmail.com) on 2019-12-16 17:02:12  
Comments:  
Address: 812 Nicole Ct. West Linn, Or 97068
- 
199. Name: Rodney Rose (rod.rose@comcast.net) on 2019-12-16 17:51:23  
Comments:  
Address: 1615 Jamie Circle  
West Linn, Or 97068
- 
200. Name: carmen vandemarr (mimicuckoo@yahoo.com) on 2019-12-16 18:18:40  
Comments:  
Address: 65 dollar street
- 
201. Name: Daniel P Smith (fargodan2@gmail.com) on 2019-12-16 18:39:42

Comments:  
Address: 1032 Epperly Way  
West Linn, OR

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202. Name: Chris Hale (mchrishale@comcast.net) on 2019-12-16 20:48:51  
Comments:  
Address:

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203. Name: Carli Cox (carlicox14@gmail.com) on 2019-12-16 21:00:53  
Comments:  
Address: 1042 Snidow Dr. West Linn, OR 97068

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204. Name: Amanda (akforde7@gmail.com) on 2019-12-16 21:05:09  
Comments:  
Address:

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205. Name: Jesse Knight (rosecityre@gmail.com) on 2019-12-17 01:23:03  
Comments:  
Address: 1291 11th St  
West Linn, OR 97068

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206. Name: Olesya Denney (o\_denney@q.com) on 2019-12-17 02:08:31  
Comments:  
Address:

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207. Name: rick hlad (rickhlad2@gmail.com) on 2019-12-17 03:07:53  
Comments:  
Address: 1042 Snidow Drive  
West Linn, OR . 97068

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208. Name: jake hlad (jakeahlad@gmail.com) on 2019-12-17 04:00:23  
Comments:  
Address: 1042 Snidow Drive  
West Linn, OR . 97068

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209. Name: Marki James (markij@hotmail.com) on 2019-12-17 13:50:35  
Comments:  
Address: 25619 Cheryl drive  
WestLinn OR 97068

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210. Name: Stephen Nopson (stephen.nopson@gmail.com) on 2019-12-17 14:38:31  
Comments: Having lived next to this property for 12 years in the past I know every inch on this land and can say as a real estate professional that the topology is not economical to develop as a school. The school district owns other property that would be far more suitable and economical. The Dollar St. site was optioned to a developer in 2006 as a



housing development. Although this failed, this was the highest and best use for the property.

Address: 2393 Taylor Dr.

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211. Name: Kenneth W VanDemarr (pickerdude64@yahoo.com) on 2019-12-17 15:16:45  
Comments:  
Address: 65 Dollar St.  
West Linn, Or.  
97068

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212. Name: Paula Furgason (paulafurgason@gmail.com) on 2019-12-17 18:54:01  
Comments:  
Address: West Linn

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213. Name: Joey Lawton (lawtonfamily@me.com) on 2019-12-17 20:18:25  
Comments:  
Address: 458 SW Alderwood Drive  
West Linn OR 97068

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214. Name: Kathie Halicki (khalicki@msn.com) on 2019-12-17 22:18:14  
Comments:  
Address: 2307 Falcon Dr,  
West Linn, Or. 97068

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215. Name: Derek Lawton (derekblawton@gmail.com) on 2019-12-17 22:34:24  
Comments: As a local resident in bosky Dell I have huge concerns around traffic congestion and safety, which is already a huge problem already with traffic diversion off I-205 and the upcoming sports facility being built near Wankers Corner  
Address: 458 SW Alderwood Dr, West Linn OR 97068

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216. Name: Bill Stallard (bstallard@bhy.net) on 2019-12-17 23:28:05  
Comments:  
Address: West Linn, Oregon

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217. Name: Krystie Halicki (krystiemh@yahoo.com) on 2019-12-18 00:03:44  
Comments:  
Address: 2307 Falcon Dr

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218. Name: Danny Schreiber (schreiberdannyr@gmail.com) on 2019-12-18 00:46:05  
Comments:  
Address: 1870 6th Avenue

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219. Name: Fern Robin (fddrobin@gmail.com) on 2019-12-18 00:46:28  
Comments: Save the woods please  
Address:

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220. Name: Janet M Peterson (janpeterson@earthlink.net) on 2019-12-18 02:57:11  
Comments: Willamette Falls Drive cannot handle the traffic already using it as a bypass to I205. Moving Athey to this location will dramatically impact an already terrible situation.  
Address: 1252 Willamette Falls Dr.  
West Linn, OR
- 
221. Name: Tomas Pudil (tomaspudil@yahoo.com) on 2019-12-18 04:23:38  
Comments: Split the school district and we won't need another school for years.  
Address: 1928 Hillhouse Drive, West Linn, OR 97068
- 
222. Name: Carol L Elliott (celliott88@comcast.net) on 2019-12-18 13:52:08  
Comments: Yes, I am extremely concerned - we live in Arbor Cove, just below the potential school build. Forest & hill/unstable embankment great concern.  
Address: 1052 Epperly Way  
West Linn, OR 97068
- 
223. Name: Bethany Wurtz (bethanywurtz27@gmail.com) on 2019-12-19 03:28:48  
Comments:  
Address:
- 
224. Name: Mary Ulinski (maulinski@gmail.com) on 2019-12-19 20:28:51  
Comments:  
Address: 1056 Epperly Way  
West Linn, OR 97068
- 
225. Name: Paul Moredock (paulmoredock@gmail.com) on 2019-12-19 22:04:27  
Comments: Please don't build here. Was rejected by WL City Council in '94, should be rejected again.  
Address: 1785 Joseph Fields St  
West Linn, OR 97068
- 
226. Name: Fiona Moredock (fionamoredock@comcast.net) on 2019-12-19 22:25:33  
Comments:  
Address: 1785 Joseph Fields St  
West Linn, OR 97908
- 
227. Name: Shelley L Russell (sruss52567@hotmail.com) on 2019-12-20 04:03:08  
Comments: The plan to build a middle school is asinine. As an Arbor Cove resident, it is already next to impossible to get in or out of our development between the hours of 2 pm and 6:30 pm due to congested traffic and overflow from interstate 205 commuters taking it as a "short cut" around traffic. Please do not ruin this neighborhood with additional traffic and destruction of its natural beauty.  
Address: 1721 Joseph Fields St.  
West Linn, OR 97968

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228. Name: han glyder (born2av8@gmail.com) on 2019-12-20 05:20:09  
Comments: NO NO NO  
Address: 797 sw borland rd west linn or 97068
- 
229. Name: Joe Gstettenbauer (joegstettenbauer@yahoo.com) on 2019-12-20 05:27:33  
Comments:  
Address: 1773 Joseph Fields Street, West Linn OR 97068
- 
230. Name: Susan Snow (snowrobin3@gmail.com) on 2019-12-20 07:37:57  
Comments:  
Address: Bosky Dell Lane
- 
231. Name: Cheryl Brown (exhmic@ymail.com) on 2019-12-20 15:01:41  
Comments: Please find a different location  
Address: 1338 sw blankenship  
West linn, or 97068
- 
232. Name: Aimee Hart (aimeehart@yahoo.com) on 2019-12-20 15:45:15  
Comments: Building a school on the proposed site is a detriment to our community.  
Address: 2475 19th Street  
West Linn, OR 97068
- 
233. Name: Jenise Smith (jenisechensmith@gmail.com) on 2019-12-20 18:43:39  
Comments:  
Address:
- 
234. Name: Leslie A Soenen (soenenl@hotmail.com) on 2019-12-20 19:20:09  
Comments: 1028 Epperly Way  
Address:
- 
235. Name: Kathleen A Selvaggio (kathy.selvag@gmail.com) on 2019-12-20 22:31:47  
Comments: I am very concerned about what this will do to the character of this area, not to mention the traffic nightmares it will create in an area that already has terrible traffic back ups in the afternoon/evening. I live in Willamette nighborhood and dread the thought of what this will mean for local residents  
Address: 1611 6th Ave., West Linn, OR 97068
- 
236. Name: Jessica H (hummeljm@gmail.com) on 2019-12-20 22:33:12  
Comments:  
Address:
- 
237. Name: Shelley Socolofsky Saucedo (skyastudio@comcast.net) on 2019-12-20 22:59:24

Comments: Bad location!  
Address: 1247 12th Street  
West Linn, OR  
97068

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238. Name: Richard Baker (ribaker@aol.com) on 2019-12-20 23:05:47  
Comments:  
Address: 1072 Epperly Way  
West Linn, OR 97068

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239. Name: Darcy Hansen (hansendarcy@gmail.com) on 2019-12-20 23:07:24  
Comments:  
Address: 1051 Meek Way, West Linn, OR 97068

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240. Name: Kay Hawkey (kay.hawkey@outlook.com) on 2019-12-20 23:47:25  
Comments:  
Address: 1285 Dollar St  
West Linn97068

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241. Name: Daniel Hawkey (dahawkey@gmail.com) on 2019-12-20 23:50:44  
Comments:  
Address: 1285 Dollar St  
West Linn 97068

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242. Name: Lonnie Shumaker (shumakel@yahoo.com) on 2019-12-21 00:01:54  
Comments: 25430 Swiftshore Dr.  
Address: 25430 Swiftshore Dr.

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243. Name: Edmund Sarphe (eddie.sarphe@centurylink.net) on 2019-12-21 01:06:31  
Comments: This property seems much less suited to a school than the current location. It is small, steep, and a beautifully forested plot of land. The road there already suffers extreme congestion from early afternoon until evening, and streetside parking during youth baseball currently impacts flow in the area, having it happen on a daily basis could be catastrophic. If I were scouting for possible middle school locations in the area, the Dollar woods wouldn't even make the list.  
Address: 1721 Joseph Fields St  
West Linn OR 97068

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244. Name: Jennifer Waggoner (jenniwagg@comcast.net) on 2019-12-21 01:50:55  
Comments:  
Address: 1568 7TH ST  
West Linn

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245. Name: Kristy Jarrett (kristy@wingsofchange.com) on 2019-12-21 02:25:23  
Comments:

Address: 2147 Johnyne Court  
West Linn OR 97068

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246. Name: Jerilyn Roberts (beachgirl.jeri@gmail.com) on 2019-12-21 02:27:43  
Comments: The street does not have the capacity for the traffic that it would involve. There is already an incredible blockage on Dollar and Willamette Falls Drive when the Highway is slow. Also, with the changes being proposed to 205, that would make the streets completely backed up.  
Address: 1293 Dollar Street
- 
247. Name: Neal A Hughes (bottomline92@comcast.net) on 2019-12-21 02:28:06  
Comments: There is no way this should approved. I have a plot at the community garden next to Fields Bridge Park and traffic as is stands today is probably the worst problem for traffic in West Linn. I am a homeowner and feel that my taxes I pay with no benefit to me personally can better be spent.  
You do not have the proof in my eyes that you have the traffic solution resolved if the new school is built.  
Address: 2480 Michael Drive.  
West Linn, Or. 97068
- 
248. Name: Ben Hummel (benjamin.hummel@gmail.com) on 2019-12-21 02:51:29  
Comments:  
Address: 2300 Michael Drive  
West Linn Or 97068
- 
249. Name: Debbie Guzie (debbieguzie@gmail.com) on 2019-12-21 03:18:41  
Comments:  
Address: 25755 Kimberly Dr  
West Linn, OR 97068
- 
250. Name: Kurt Shusterich (t42mail@yahoo.com) on 2019-12-21 03:39:22  
Comments: I share the five "summary list of concerns".  
Address: 1093 Epperly Way  
West Linn  
OR 97068
- 
251. Name: Makenna Garnett (kennagarnett@gmail.com) on 2019-12-21 19:41:32  
Comments: I would be heartbroken if they got rid of this forest and replaced it with a noisy school  
Address: 1077 Meek Way West Linn, OR 97068
- 
252. Name: Dave Austin (austindm1@yahoo.com) on 2019-12-21 21:02:29  
Comments:  
Address: 3802 Rivers Edge Drive
-

253. Name: Concerned Citizen (wademclarke@gmail.com) on 2019-12-21 22:01:51  
Comments: I am grateful to the School District for allowing neighboring families to use this property in its current state these past years. What a fantastic opportunity for growing and learning our kids have had hiking, cycling, running, and playing in Dollar Woods. We have been blessed with the use of this property.  
Now, the School District's misguided plan to build a large middle school at Dollar Woods, should it come to fruition, will provide our kids with another important, but tragic, lesson right here in their backyard: how readily we level a beautiful natural area in the name of growth, progress, and in this case, education. If the District's plan is approved by the Planning Commission of the City of West Linn, "Tree City USA", I will be heartbroken watching my children's reactions when they see this grove felled.  
Address:
- 
254. Name: earl molander (emolander@yahoo.com) on 2019-12-22 17:05:00  
Comments:  
Address: 2140 River Heights cir
- 
255. Name: Lorie Pope (llpope00@gmail.com) on 2019-12-22 22:37:41  
Comments:  
Address: 816 Nicole Court  
West Linn, OR 97068
- 
256. Name: Emily Wasilk (emilywasilk@gmail.com) on 2019-12-23 04:22:39  
Comments:  
Address: 2215 Brandon place  
West Linn, OR
- 
257. Name: Tim Vanderipe (timtilt1@gmail.com) on 2019-12-23 06:23:14  
Comments:  
Address: 1055 Snidow Drive West Linn OR
- 
258. Name: Tim Shevlin (tim.shevlin@gmail.com) on 2019-12-23 06:58:12  
Comments:  
Address: 2205 Brandon place  
West linn or  
97068
- 
259. Name: Shana White (shana@esnozwhitehouse.com) on 2019-12-23 17:24:38  
Comments:  
Address:
- 
260. Name: Dana Myers (ellasride@gmail.com) on 2019-12-23 22:48:06  
Comments: That site will ruin the West Linn area. Horrible idea with an already congested Willamette Falls Dr  
Address: 2036 Fields Dr  
West Linn or 97068

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261. Name: Diane Garrett (dianegarrett4@gmail.com) on 2019-12-24 23:04:02  
Comments:  
Address:
- 
262. Name: Dan Garrett (dgarrett787@gmail.com) on 2019-12-24 23:04:42  
Comments:  
Address:
- 
263. Name: Shannon McCoid (shannonmccoid@gmail.com) on 2019-12-25 17:02:49  
Comments:  
Address: 1677 6th ave, west linn, OR
- 
264. Name: Linda McCoid (linda1234mccoid@gmail.com) on 2019-12-25 17:03:46  
Comments:  
Address: 1677 6th ave west linn oregon
- 
265. Name: Michael Nastari (mnastari640@gmail.com) on 2019-12-25 17:05:28  
Comments: Putting a school in that location would completely destroy the character of this location. Traffic on Willamette Falls Drive is going to increase exponentially with the new tolling looming, and in fact already has due to I-205 overflow. Instead of the city consistently coming up with bad ideas for our community, I think you need to come up with ideas that will enhance what attracted us to this community in the first place instead of continuing to chip away at our quality of life.  
Address: 1930 Bristol Court
- 
266. Name: Jacob Blackford (jacobblackford@gmail.com) on 2019-12-25 17:11:52  
Comments:  
Address: 1401 bella st west linn
- 
267. Name: Paul McCoid (shannonmccoid1@gmail.com) on 2019-12-25 17:12:43  
Comments:  
Address: 1677 6th ave west linn oregon
- 
268. Name: Katie Schumacher (ktschu3488@gmail.com) on 2019-12-26 02:35:28  
Comments:  
Address: 2515 Satter st. West Linn 97068
- 
269. Name: Nicole pearce (swellnicole@gmail.com) on 2019-12-26 05:29:13  
Comments:  
Address: 22848 Weatherhill rd  
West Linn OR
- 
270. Name: Douglas Keil (DLKeil@earthlink.net) on 2019-12-26 22:41:45

Comments: no good reason to spend money on this!

Address:

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271. Name: Amy Ingham (aylingham@yahoo.com) on 2019-12-26 23:30:07  
Comments: There are already too many problems with traffic on Borland Road to add yet another one, taking into consideration Fields Park & the associated dangerous parking/traffic problems on game days, the proposed Soccer Park down the road and now this. The area cannot handle any more projects that will add more traffic and people to the already over-crowded Borland Road/Willamette Falls Drive, aka I-205 bypass.  
Address: 23636 SW Elderberry Ln  
West Linn, OR 97068

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272. Name: Brett Delia (bdelia@gmail.com) on 2019-12-27 02:55:35  
Comments: This proposed land use for a school within a non-level wooded lot does not seem to have been well thought out. The infrastructure required, parking, ability to handle increased street traffic, etc is not in place and this project will negatively impact this community. The campus will be much smaller than is already available for the students at Athey Creek. And the environmental impacts are not yet vetted effectively.  
Address: 1684 April Court  
West Linn, Oregon 97068

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273. Name: Gloria Gehring (gloriakgehring@yahoo.com) on 2019-12-27 13:59:16  
Comments: There is more room at the top of the Hill. I realize you value that for tax purposes. However, let me remind you, you can be voted out. As a long time West Linn resident who's Grandchildren go to the Schools I oppose this unnecessary use of this Land. We already have parking issues in West linnand have for over a decade when I moved here in 2008.  
Address: 1990 Ostman Road, West Linn

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274. Name: Alyxandria Peterson (alyxpeterson@earthlink.net) on 2019-12-27 19:27:31  
Comments:  
Address: 1252 Willamette Falls Dr  
West Linn, 97068

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275. Name: Chase Meyers (chasemeyers1995@gmail.com) on 2019-12-28 02:39:49  
Comments: 2220 River Heights Circle  
Address: 2220 River Heights Circle

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276. Name: D Joshua Peterson (pgapro91@earthlink.net) on 2019-12-28 16:48:00  
Comments: Great list of concerns. I agree with every one detailed in the petition.  
Address: 1252 Willamette Falls Dr.  
West Linn, OR 97068

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277. Name: Brittany Peterson (brittanypeterson@earthlink.net) on 2019-12-28 16:49:58  
Comments: Already held captive in my home from 2-630. This is ridiculous without dramatic improvements to our roads and the freeway.



Address: 1252 Willamette Falls Dr.  
West Linn, OR

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278. Name: D Scott Peterson (peterson000@hotmail.com) on 2019-12-28 16:51:03  
Comments:  
Address: 1252 Willamette Falls Dr.  
West Linn, OR

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279. Name: Leroy Wheaton (ndw2013@hotmail.com) on 2019-12-28 21:16:02  
Comments:  
Address: 2140 19t

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280. Name: Sara Harmon (rsaharmon@comcast.net) on 2019-12-28 22:03:00  
Comments: 1220 Farrview Ct.  
Address: 1220 Farrview Ct., West Linn 97068

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281. Name: Richard Harmon (richard.harmon2016@gmail.com) on 2019-12-28 22:05:22  
Comments:  
Address: 1220 Farrview Ct., West Linn 97068

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282. Name: Michael Brazille (mlbrazil2@msn.com) on 2019-12-28 22:41:21  
Comments:  
Address: 1201 Orchard St., West Linn

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283. Name: Loisa Nodurft (lanodurft@gmail.com) on 2019-12-28 22:42:52  
Comments:  
Address: 1210 Farrview Ct., West Linn

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284. Name: Larry Nordurft (llanodurft@gmail.com) on 2019-12-28 22:44:52  
Comments:  
Address: 1210 Farrview Ct., West Linn

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285. Name: Alexander Denney (axdenney@outlook.com) on 2019-12-29 05:00:41  
Comments:  
Address: 2230 Brandon Pl

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286. Name: Leslie O'Rourke (orourkel@gmail.com) on 2019-12-29 07:47:50  
Comments: This parcel is not suitable for a school of any size.

The hilly topography would be problematic. The increase in traffic would worsen already existing congestion and increase safety concerns. The lack of adequate parking for the school would force people to park on neighborhood streets. The lack of flat space for sports fields would cause overflow in scheduling at the already-busy Fields Bridge Park. The cost of mitigating these deficits far exceeds the benefit of using this space for a school. The Athey Creek property is a much more appropriate site.

West Linn is known as a "city of hills, trees and rivers" and not as a city that attempts to cram development into our dwindling natural spaces, regardless of how inappropriate and ill-advised.

An additional concern that would need to be addressed is the presence on the property of the remnants of the circa 1855 Joseph A. Fields House, one of the oldest pioneer houses in the state. In 1993, when it was initially proposed that West Linn might use this site for a new school, a study was done that determined that the Fields House very likely met the criteria for listing on the National Register of Historical Places as a significant historical archaeological site. The house was demolished surreptitiously shortly thereafter by the landowner. A determination was made by the State Historic Preservation Officer that even though the house had been destroyed, the site could still reveal significant information about the daily lives of our pioneer ancestors. To my knowledge, no archaeological survey was ever conducted.

Also, a ford across the Tualatin River was located just below Fields' House at the time of his arrival circa 1851. This was the only natural fording site across the Tualatin River upstream of the Willamette River for several miles. The crossing was likely part of a significant transportation corridor, used for millennia by local Native American tribal peoples on their travels between the upper Willamette Valley and the Tualatin and Willamette Falls fishing and trading sites. Several sources indicate that an old Indian trail approximated parts of Willamette Falls Drive/Borland Road. The Babcock family (previous landowners of the site) reported finding stone tools between the Fields House and the river, suggesting that there is a high probability that precontact cultural resources are also present at the proposed school site.

Because of the known presence of cultural resources at this site, any ground disturbance at the Fields-Babcock Site (such as that involved with the construction of a school) should be preceded by an archaeological survey and subsurface testing, conducted in consultation with the State Historic Preservation Office. This study would determine the presence or absence of historical and precontact archaeological resources, and provide preliminary information about their possible extent and significance. If significant archaeological deposits are found, options would need to be considered to preserve the site or to mitigate the potential damage or destruction of these resources. The project could be redesigned to avoid ground disturbance in the site area, or data recovery excavations could be carried out to record depositional information and recover artifacts that would enable archaeologists to tell the history of the site.

Leslie O'Rourke, Registered Professional Archaeologist  
Address: 1211 Orchard Street, West Linn

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287. Name: Maegan Tedmus (mtedmus@gmail.com) on 2019-12-29 18:22:55  
Comments:  
Address:

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288. Name: Ryan Tedmus (Ryan@pwccmarketplace.com) on 2019-12-29 18:23:30  
Comments:  
Address:

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289. Name: Earl Barfield (elern@comcast.net) on 2019-12-30 01:59:22  
Comments:  
Address: 2211 Michael Dr.
- 
290. Name: Betty Lynch (lynchtwo@comast.net) on 2019-12-30 02:00:26  
Comments:  
Address: 220 Ostman Rd.
- 
291. Name: Kathleen Mayo (chuckkathymayo@gmail.com) on 2019-12-30 02:01:12  
Comments:  
Address: 2270 Ostman Rd.
- 
292. Name: Charlie Greeff (Grefflaw@gmail.com) on 2019-12-30 02:01:47  
Comments:  
Address: 2308 Ostmand Rd.
- 
293. Name: Gene Schwartz (gene.schwartz@gmail.com) on 2019-12-30 02:02:38  
Comments:  
Address: 2348 Ostman Rd.
- 
294. Name: R A Dent (dichdent@snonteca.com) on 2019-12-30 02:05:59  
Comments:  
Address: 2355 Ostman Rd.
- 
295. Name: Stephane Dow (slsdow@aol.com) on 2019-12-30 02:06:58  
Comments:  
Address: 2400 Michael Ct.
- 
296. Name: Carol Sadich (caroldich@yahoo.com) on 2019-12-30 02:07:50  
Comments:  
Address: 2470 Michael Dr.
- 
297. Name: Mike Griffin (mjpgphd@aol.com) on 2019-12-30 02:10:46  
Comments:  
Address: 2465 Michael Ct.
- 
298. Name: Torrey Murphy (torrey@murphy.org) on 2019-12-30 02:12:26  
Comments:  
Address: 2370 Michael Drive
- 
299. Name: Judith K Giarratano (judithgiarratano@gmail.com) on 2019-12-30 02:14:36  
Comments:  
Address: 2330 Michael Dr.
-

300. Name: Jason Wessling (wessling.iason@gmail.com) on 2019-12-30 02:14:46  
Comments:  
Address: 806 Nicole ct  
West Linn or 97068
- 
301. Name: Sheena Conley (conley.sheena@icloud.com) on 2019-12-30 02:15:27  
Comments:  
Address: 2310 Michael Dr.
- 
302. Name: Troy Conley (conley.cameron@icloud.com) on 2019-12-30 02:16:29  
Comments:  
Address: 2310 Michael Dr.
- 
303. Name: Shirley Barley (kf7uot@arrl.net) on 2019-12-30 02:19:16  
Comments: Too congested, not good traffic flow or school space.  
Address: 2265 Michael Dr.
- 
304. Name: Richard Barley (ke7hus@arrl.net) on 2019-12-30 02:21:06  
Comments:  
Address: 2265 Michael Dr.
- 
305. Name: Linda Otos (otwinlin@yahoo.com) on 2019-12-30 02:21:50  
Comments:  
Address: 2276 Michael Dr.
- 
306. Name: Chad Normoyle (chadnormoyle@hotmail.com) on 2019-12-30 02:23:40  
Comments:  
Address: 2288 Michael Dr.
- 
307. Name: Lucy Murphy (lucy@murphyhome.org) on 2019-12-30 03:54:54  
Comments: As a homeowner in Willamette, I share all of the concerns listed in this petition.  
Address: 2370 Michael Dr.  
West Linn, OR 97068
- 
308. Name: Trevor Murphy (trevor@murphyhome.org) on 2019-12-30 04:03:11  
Comments:  
Address: 2370 Michael Dr. West Linn, OR
- 
309. Name: Alanna Murphy (alanna@murphyhome.org) on 2019-12-30 04:05:30  
Comments: I think it would be a detriment to the WFD community if a middle school was built in the proposed location. Unless thorough studies can prove otherwise, I think the WLWV school district should find an alternative location.  
Address: 6455 SW Nyberg Ln. Apt. G106
-

310. Name: karmen giarratano (radiantbird33@gmail.com) on 2019-12-30 04:32:14  
Comments: 2330 Michael Dr  
Address: 2330 michael dr  
west linn Or 97068
- 
311. Name: Jessica Bronk (jessipyno@gmail.com) on 2019-12-30 06:24:51  
Comments:  
Address:
- 
312. Name: Dirk Hicks (dirkhicks@hotmail.com) on 2019-12-30 17:03:55  
Comments:  
Address:
- 
313. Name: Sarah conway (sarahmconway@hotmail.com) on 2019-12-30 17:13:40  
Comments:  
Address:
- 
314. Name: Thor (thor.pdx@icloud.com) on 2019-12-30 19:30:27  
Comments: Thanks  
Address: NA
- 
315. Name: Wendy Tworivers (singerleila@hotmail.com) on 2019-12-30 19:31:03  
Comments:  
Address: 2197 Tompkins St  
West Linn OR 97068
- 
316. Name: David Gross (duffy050@msn.com) on 2019-12-30 20:15:06  
Comments:  
Address: 25490 Swiftshore Drive  
West Linn OR 97068
- 
317. Name: Jonathan Vese (jonathanvese@gmail.com) on 2019-12-30 21:59:37  
Comments: This is unnecessary. Going to cause more traffic and no need to cut down  
more trees. There is lack of reasoning for need.  
Address: 1378 Willamette Falls Dr West Linn OR
- 
318. Name: Renee Harkema (reneharkema@yahoo.com) on 2019-12-30 22:00:09  
Comments:  
Address: 1796 Jamie Circle  
West Linn, OR 97068
- 
319. Name: Harold Hart (esper\_hart@yahoo.com) on 2019-12-30 22:17:27  
Comments:  
Address: 1260 Farrview Ct. West Linn,Or.
-

320. Name: Scott Gaunt (scott.gaunt@gmail.com) on 2019-12-30 23:12:04  
Comments:  
Address: 1351 Hightouch st.
- 
321. Name: Jane Ratcliff (jratclif2002@yahoo.com) on 2019-12-31 00:23:27  
Comments: 2260 Brandon PI  
Address: 2260 Brandon PI
- 
322. Name: james goodrich (JGOODRICH@PACIFICU.EDU) on 2019-12-31 01:08:28  
Comments:  
Address: 1054 Meek Way
- 
323. Name: Daniel R Miller (danreedmiller@yahoo.com) on 2019-12-31 01:57:47  
Comments: Please spare the Dollar Street woods. Such urban forest places are absolutely vital to the health of the local environment and human physical and spiritual health. These woods in particular are loved and used by many.  
Address: 105 NE Beech St  
Portland, 97212
- 
324. Name: Scott Jones (kpactm2c816z@opayq.com) on 2019-12-31 04:20:52  
Comments: This little patch of woods has too much historic significance and too much proximity to the Tualitan River and Fields Park to be mowing down. It needs to be put into public ownership for preservation, along with all the other vacant land along that stretch.  
Address:
- 
325. Name: Phil Davis (phil@philofwestlinn.com) on 2019-12-31 07:33:37  
Comments:  
Address: 2315 Ostman Rd  
West Linn OR 97068
- 
326. Name: Melissa Taylor (melissabud919@gmail.com) on 2019-12-31 14:27:03  
Comments: This location is no place for a middle school. As a prior resident whose home backed up to these woods, I would be highly concerned about the traffic, year-round noise (with summer activities) and associated drop in home value for the area.  
Address: 1410 Fall Oaks Court, West Linn, OR 97068
- 
327. Name: silvia Gitler (staulo\_gitler@yahoo.com) on 2019-12-31 16:25:54  
Comments: I live in this community and there is too much traffic currently and with the middle school it will be unsafe for the kids.  
Address: sherri court
- 
328. Name: sharon I tiedeman (tiedeman66@comcast.net) on 2019-12-31 17:00:43  
Comments: 1201 dollar st.  
Address:
-

329. Name: Barry Witt (brwitt@earthlink.net) on 2019-12-31 20:22:57  
Comments: I live in the River Heights neighborhood. This school will make a traffic nightmare for neighborhood residents with Dollar Street as the only access.  
Address: 830 Wendy Ct  
West Linn 97068
- 
330. Name: Katalin Malolepsy (katalinmalo@yahoo.com) on 2020-01-01 01:12:17  
Comments: It should not be necessary to have this petition as our elected officials should be making the preservation of the natural environment their #1 priority  
Address: 1312 Evah Lane  
West Linn Oregon  
97068
- 
331. Name: Kierstin Schweiger (klschweiger@gmail.com) on 2020-01-01 19:52:16  
Comments: The traffic concerns are enormous for this project. Willamette Falls Drive is already incredibly busy and the thought of having a school built so close will only make things worse. Additionally, from what I've read, the site isn't conducive to a school due to the topography of the land. Please do not build a school on this lovely site.  
Address: 1195 Swiftshore Circle
- 
332. Name: jorge gitler (gitlern@gmail.com) on 2020-01-01 20:14:46  
Comments: Preserve the woods.  
Address: 1314 sherri ct
- 
333. Name: Kierstin Schweiger (klschweiger@gmail.com) on 2020-01-01 20:15:28  
Comments:  
Address:
- 
334. Name: Lindsey h Clarke (littlebirdairlines@gmail.com) on 2020-01-02 00:08:54  
Comments:  
Address:
- 
335. Name: Shalie Reay (Shayreay05@gmail.com) on 2020-01-02 01:46:32  
Comments: PLEASE preserve the land! This is such a bad idea. Traffic is bad enough, the area is getting more and more cramped as the years go. As someone who grew up here loving those woods, taking my pets in there for walks, enjoying that area as it is. Please keep it that way. A school in that small of an area will not work!!  
  
KEEP the woods.  
Address:
- 
336. Name: Shannon Cooper Campagna (scooperwestlinn@gmail.com) on 2020-01-02 06:12:04  
Comments: 25345 Swift Shore  
Address: 25345 Swift Shore
-

337. Name: Tami Badinger (tamivigue@gmail.com) on 2020-01-02 14:57:43  
Comments: 790 Graceland Place  
Address: 790 Graceland Place
- 
338. Name: Eric Holt (e.alan.holt@gmail.com) on 2020-01-02 17:40:37  
Comments:  
Address: 16676 SW Inverurie Road  
Lake Oswego, Or 97035
- 
339. Name: James Bykoski (james.bykoski@gmail.com) on 2020-01-02 19:13:15  
Comments: No School on Dollar  
Address: 2074 Fields Dr.
- 
340. Name: Carly Bykoski (carlymweaver@gmail.com) on 2020-01-02 19:14:12  
Comments:  
Address: 2074 Fields Dr.
- 
341. Name: Joan Snook (joanksnook@gmail.com) on 2020-01-02 19:16:41  
Comments:  
Address: 2024 Fields Dr.
- 
342. Name: Jeffrey Cox (jdcx42@hotmail.com) on 2020-01-02 19:17:11  
Comments:  
Address: 2087 Fields Dr.
- 
343. Name: Scott Mulligan (mulliga2@comcast.net) on 2020-01-02 21:52:15  
Comments:  
Address: 2050 Fields Drive  
West Linn, OR  
97068
- 
344. Name: Brian Luse (brianpluse@yahoo.com) on 2020-01-02 23:59:01  
Comments:  
Address: 1031 Snidow Dr
- 
345. Name: Christine K Dungan (grenneth@gmail.com) on 2020-01-03 01:34:32  
Comments: The effect on Fields Bridge Park would be devastating.  
Address: 25140 Rancho Lobo Ct.  
West Linn, OR 97068
- 
346. Name: David Porter (12345@frozenplanet.com) on 2020-01-03 02:30:59  
Comments:  
Address: 3711 SE 10th Ave
-



347. Name: Lorri Allphin (lm.allphin@gmail.com) on 2020-01-03 04:06:55  
Comments:  
Address: 23218 SW Bosky Dell Lane
- 
348. Name: Tracy Emmerson (tracy@the-emmersons.com) on 2020-01-03 04:39:15  
Comments: No School in this location.  
Address: 1255 Swiftshore Cir.
- 
349. Name: Hok hawkins (hoknok@gmail.com) on 2020-01-03 10:25:17  
Comments: This area is special to the locals for nature walks... please do not destroy it.  
Address: West Linn
- 
350. Name: Kathy Wilson (sunshinekathy10@gmail.com) on 2020-01-03 14:15:41  
Comments:  
Address: 2415 Michael Drive  
West Linn, OR 97068
- 
351. Name: Zac lyles (zlyles@gmail.com) on 2020-01-03 19:30:52  
Comments: Please do not relocate the school here and destroy this habitat and relaxing space.  
Address: 18140 se Emi St Damascus OR 97089
- 
352. Name: Cynthia A Flannery (cynthia@growgreenfamilies.com) on 2020-01-03 21:55:50  
Comments:  
Address: 1054 Meek Way
- 
353. Name: Susan Mallek (sebmallek@gmail.com) on 2020-01-04 01:05:35  
Comments: 1912 Hillhouse Dr.  
Address:
- 
354. Name: Amy Pettitt (AMYPDELIA@GMAIL.COM) on 2020-01-04 04:38:45  
Comments: 1684 April Ct  
Address: 1684 April Ct
- 
355. Name: Jo McMahon (jomentum@comcast.net) on 2020-01-04 17:09:30  
Comments: 1515 6th street  
Willamette Falls hwy 43  
West Linn  
Address: 1515 6th street  
Willamette Falls hwy 43  
West Linn
- 
356. Name: Richard Schweiger (rj\_schweiger@hotmail.com) on 2020-01-04 18:20:59  
Comments: 1195 Swift Shore Circle  
Address: 1195 Swift Shore Circle

- 
357. Name: James Keith (carolynkeith@mac.com) on 2020-01-04 18:32:34  
Comments:  
Address:
- 
358. Name: Barbara DeWitt (barbdewitt@centurylink.net) on 2020-01-04 22:15:14  
Comments:  
Address: 4365 Imperial Dr.  
West Linn
- 
359. Name: stan Warner (stanleywarner@comcast.net) on 2020-01-04 22:37:50  
Comments: 1120 Douglas Drive  
Address: 1120 Douglas Drive
- 
360. Name: Margaret Smith (princessmargie3@gmail.com) on 2020-01-05 00:02:56  
Comments:  
Address:
- 
361. Name: Diane Ogle (oglediane1946@gmail.com) on 2020-01-05 00:03:44  
Comments:  
Address:
- 
362. Name: Mary O'Malley (weare1@pacbell.net) on 2020-01-05 16:15:58  
Comments:  
Address: 25425 Swiftshore Drive
- 
363. Name: Michael Hironimus (jamesreicorp@msn.com) on 2020-01-05 18:01:43  
Comments:  
Address: 1095 Dollar Street, West Linn
- 
364. Name: Scott Esqueda (funones3@msn.com) on 2020-01-05 18:24:25  
Comments: The land is not suited for a middle school. Why this site?  
Address: 1188 Dollar St  
West Linn, OR 97068
- 
365. Name: Andrew Rutter (madisun1@gmail.com) on 2020-01-05 18:47:44  
Comments: SAVE DOLLAR STREET WOODS!  
Address: 2111 19th st  
West Linn OR 97068
- 
366. Name: Dan Gilroy (gilrocht@gmail.com) on 2020-01-05 18:53:19  
Comments:  
Address: 1158 Short St., West Linn
-

367. Name: Cheri Cummins (luckydog809@yahoo.com) on 2020-01-05 20:07:26  
Comments: I support the WLWV school district, but believe building a large school on this space has too many negative impacts on my neighborhood. Increased traffic, overflow parking and environmental concerns are three.  
Address: 1145 Royal Court  
West Linn, OR 97068
- 
368. Name: Alex Cummins (alexalex292@gmail.com) on 2020-01-05 20:11:42  
Comments: Concerned the quality of life in my neighborhood and Fields Park will be diminished.  
Address: 1145 Royal Court  
West Linn. OR 97068
- 
369. Name: Patricia Butson (pat2120@hotmail.com) on 2020-01-05 22:21:23  
Comments:  
Address:
- 
370. Name: Judy Wade (wadejudy3@gmail.com) on 2020-01-05 22:37:18  
Comments: There are much better places to build a new school for less money & less disruption of traffic & wild life.  
Address: 1755 Ostman Road
- 
371. Name: Holly Cook (hollymcook72@gmail.com) on 2020-01-05 22:42:21  
Comments: 1982 Otsman Rd  
West Linn, 97068  
Address:
- 
372. Name: Carol Markovics (dr.carol@me.com) on 2020-01-06 01:05:10  
Comments:  
Address: 2220 Brandon Place  
West Linn, OR 97068
- 
373. Name: James Markovics (jmarkovics@me.com) on 2020-01-06 01:08:04  
Comments:  
Address: 2220 Brandon Place  
West Linn, OR 97068
- 
374. Name: Jen Markovics (jennijams@gmail.com) on 2020-01-06 01:14:41  
Comments:  
Address: 2220 Brandon Place  
West Linn, OR 97068
- 
375. Name: David Alan Rogers (drogers04@msn.com) on 2020-01-06 01:24:53  
Comments: I am a home owner and resident of this neighborhood and fully support this cause.

Address: 2141 19th Street  
West Linn OR 97068

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376. Name: Teresa Wessling (wesslint@me.com) on 2020-01-06 03:34:43  
Comments:  
Address: 851 Nicole Ct  
West Linn, OR  
97068

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377. Name: Charles Wessling (chuckwessling@gmail.com) on 2020-01-06 03:46:17  
Comments:  
Address: 851 Nicole Ct West Linn Or 97068

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378. Name: Richard Krippaehne (rjkrippaehne@msn.com) on 2020-01-06 04:13:03  
Comments:  
Address: 2125 River Heights Circle  
West Linn, OR 97068

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379. Name: Barbara Falconer (blfalconer@aol.com) on 2020-01-06 04:46:27  
Comments:  
Address: 813 Alicia Court

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380. Name: John Mueller (muellerjs01@gmail.com) on 2020-01-06 04:53:04  
Comments:  
Address: 806 Alicia Ct

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381. Name: Carolyn sundholm (carolynsundholm@gmail.com) on 2020-01-06 05:19:29  
Comments:  
Address: 2135 River Heights Circle  
West Linn 97068

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382. Name: Sam Bugarsky (sbugarsky@wilco.coop) on 2020-01-06 14:22:53  
Comments:  
Address: 2180 River Heights Circle  
West Linn, OR. 97068

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383. Name: Shirley Harkleroad (shirley@p-r-c.com) on 2020-01-06 20:48:20  
Comments: concerned about the flow of traffic and added volume on already busy street.  
Address: 1970 Ostman Rd

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384. Name: Michael Neumann (mneumann5169w@gmail.com) on 2020-01-06 22:50:31  
Comments: 25170 Rancho Lobo ct  
Address: 25170 Rancho Lobo ct  
West Linn OR 97068

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385. Name: Janice Schroeder (janisch2@hotmail.com) on 2020-01-06 23:53:28  
Comments:  
Address: 2122 Nolan Lane  
West Linn, OR 97068
- 
386. Name: Jeremiah Shepersky (jrcharrison@yahoo.com) on 2020-01-07 00:29:12  
Comments:  
Address:
- 
387. Name: Tara Shepersky (tkshepersky@yahoo.com) on 2020-01-07 00:44:20  
Comments: West Linn already has so few undeveloped spaces remaining for folks to walk and play and breathe fresh air. Our city has become one big subdivision. Please choose another site for a new school, one that won't take more of our few remaining woods and open spaces. I can think of at least one disused shopping center in city limits, for example. Or perhaps we might build on to an existing school campus.  
Address: 109 Springtree Lane
- 
388. Name: Rick Falconer (rwfalconer@comcast.net) on 2020-01-07 01:51:44  
Comments:  
Address: 813 Alicia Ct  
West Linn, OR
- 
389. Name: Chris Harver (harvman1@gmail.com) on 2020-01-07 02:13:35  
Comments: I would also like the questions addressed by this petition answered before any final decision is made regarding the proposed site.  
Address:
- 
390. Name: Caroline Johnson (caroline1324pearl@gmail.com) on 2020-01-07 04:39:37  
Comments:  
Address:
- 
391. Name: Ron Stone (ronhstone@hotmail.com) on 2020-01-07 04:41:45  
Comments:  
Address:
- 
392. Name: Allyson Falconer (afaslami@gmail.com) on 2020-01-07 04:54:47  
Comments:  
Address:
- 
393. Name: Ryan F (ryanf105@aol.com) on 2020-01-07 04:56:50  
Comments:  
Address:
- 
394. Name: Jolie R Baldwin (rosejolie911@gmail.com) on 2020-01-07 04:57:09  
Comments: 10306 Meridian Ave N

Address: #403

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395. Name: J Barton (marika.iked@gmail.com) on 2020-01-07 05:08:04  
Comments:  
Address:

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396. Name: Bridgette Rusnac (BRIDGETTERUSNAC@GMAIL.COM) on 2020-01-07 05:18:50  
Comments:  
Address:

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397. Name: jorge (jorge.torralba@gmail.com) on 2020-01-07 05:44:37  
Comments:  
Address: 2048 Fields Dr West linn OR, 97068

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398. Name: lindsay (lindsay.torralba@gmail.com) on 2020-01-07 05:45:20  
Comments:  
Address: 2048 Fields Dr West linn OR, 97068

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399. Name: Elizabeth (ejtorralba@gmail.com) on 2020-01-07 05:45:41  
Comments:  
Address: 2048 Fields Dr West linn OR, 97068

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400. Name: Christian (cjtoralba@gmail.com) on 2020-01-07 05:45:55  
Comments:  
Address: 2048 Fields Dr West linn OR, 97068

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401. Name: jason williams (jasonmwill@yahoo.com) on 2020-01-07 14:23:05  
Comments:  
Address:

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402. Name: sarah williams (ophelia143@hotmail.com) on 2020-01-07 14:24:35  
Comments:  
Address:

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403. Name: Micah (micah\_pelletier@yahoo.com) on 2020-01-07 19:15:15  
Comments:  
Address: 1302 Ann court  
West Linn,OR  
97068

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404. Name: Bev Lyons (bevlyons48@gmail.com) on 2020-01-07 20:58:48  
Comments: Do not want  
Address: 25290 Swiftshore Dr  
West Linn, Oregon 97068

- 
405. Name: Irina Boutsko (irina.boutsko@gmail.com) on 2020-01-07 21:53:42  
Comments:  
Address: 1209 Orchard St, West Linn
- 
406. Name: Kathleen K Shearer (kellie@chaseheatingcompany.com) on 2020-01-07 23:00:41  
Comments: 410 Beaver creek Rd, Ste 506  
Address: 410 Beaver creek Rd, Ste 506
- 
407. Name: Paul Shearer (paul@chaseheatingcompany.com) on 2020-01-07 23:01:09  
Comments:  
Address: 12351 Hampton Dr  
Oregon City, OR 97045
- 
408. Name: Janet Mobley (jrmobley@comcast.net) on 2020-01-07 23:31:26  
Comments:  
Address: 854 Nicole Ct  
West Linn, OR 97068
- 
409. Name: Ron Mobley (rontmobley@icloud.com) on 2020-01-07 23:42:20  
Comments:  
Address: 854 Nicole Ct  
West Linn, OR 97068
- 
410. Name: Kirk Morganson (kirkmorganson@yahoo.com) on 2020-01-08 00:25:46  
Comments: We should not be clear cutting the little remaining forest in West Linn to make a subpar lot for a school.  
Address: 1875 Deana Dr  
West Linn, OR 97068
- 
411. Name: david campagna (davidcampagnaod@comcast.net) on 2020-01-08 01:05:06  
Comments: very poor choice  
Address: 25345 swiftshore dr west linn
- 
412. Name: John P Cull (jpcull1973@gmail.com) on 2020-01-08 01:33:40  
Comments:  
Address: 6042 West A Street
- 
413. Name: Scott Lucas (merlefan@yahoo.com) on 2020-01-08 02:25:19  
Comments:  
Address:
- 
414. Name: Cheryl Hughes (hughes.cheryl@ymail.com) on 2020-01-08 02:47:14  
Comments:

Address: 1900 16th Street  
West Linn, OR 97068

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415. Name: Bruce Badinger (badingerb@comcast.com) on 2020-01-08 02:49:57  
Comments: Given the current traffic on Willamette Falls in the early evenings, and the fact there would there would be limited emergency access, I am completely against the building of this new school.  
Address: 790 Graceland Pl  
97068
- 
416. Name: LAURIE WEEKS HAMBY (lauriehamby10@gmail.com) on 2020-01-08 03:14:12  
Comments: 1940 16th St  
Address: 1940 16th St
- 
417. Name: Samantha Guzie (samanthaguzie@gmail.com) on 2020-01-08 04:15:57  
Comments:  
Address:
- 
418. Name: Steve Kelly (SK365@aol.com) on 2020-01-08 04:36:34  
Comments:  
Address: 2467 Satter St.
- 
419. Name: Patrick McGuire (patnorthwest@outlook.com) on 2020-01-08 04:37:36  
Comments:  
Address: 1841 Barnes Circle
- 
420. Name: David Sloop (drudave@comcast.net) on 2020-01-08 04:39:00  
Comments:  
Address: 23190 Bland Cir.
- 
421. Name: Steve Rushte (snmirush@gmail.com) on 2020-01-08 04:40:00  
Comments:  
Address: 2585 Remington Dr.
- 
422. Name: Patricia Rushton (snirush1@gmail.com) on 2020-01-08 04:40:47  
Comments:  
Address: 2585 Remington Dr.
- 
423. Name: Ed Schwarz (ed.schwarz@gmail.com) on 2020-01-08 04:42:54  
Comments:  
Address: 2206 Tannler Dr.
- 
424. Name: Roberta Schwarz (roberta.schwarz@comcast.net) on 2020-01-08 04:43:25  
Comments:



Address: 2206 Tannler Dr.

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425. Name: Todd R Mickey (email1@mickeysemail.com) on 2020-01-08 04:47:54  
Comments:  
Address: 2062 Fields Dr.

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# Hard Copy Signatures

#	Date	Name	Email	Address	Comments (optional)	Add Name to Online Petition Y/N
<del>9</del>	<del>Dec 29</del>	Judith K. Giarratano	judith.giarratano@gmail.com	<del>2330 Michael dr.</del> West Lim 97069	503.957-3485 I want to help out	✓
<del>10</del>	<del>Dec 29</del>	FRANNA M. LANE		2360 MICHAEL DR WEST LIM, OR 97069		✓
<del>11</del>	<del>12/29</del>	Torrey Murphy	torrey@murphyhome.org	2370 Michael Dr West Lim, OR 97068		✓
<del>12</del>	<del>12/29</del>	Steve J. Duncanson	RD 1 BOX 200 P.O. BOX 200 West Lim, OR	2015 MICHAEL P.O. BOX 200 West Lim, OR	503-521-8340	✓
<del>13</del>	<del>12/29</del>	Susan Jones		2425 Michael Ct		✓
<del>14</del>	<del>12/29</del>	DR. MIEE CRIFIN	HIGBAND AOL.COM	2465 MICHAEL CT WEL, OR 97068	916-681-5681	✓
<del>15</del>	<del>12/29/19</del>	Carol Sabich	CarolSabich@lydsko.com	2470 Michael Dr. West Lim, OR 97068	(503) 650-4616	✓
<del>16</del>	<del>12/29</del>	Stephanie Dow	s1sdow@aol.com	2400 Michael Ct West Lim 97068	503-502-2111	✓



# Hard Copy Signatures Pg 2

#	Date	Name	Email	Address	Comments (Optional)	Add Name to Online Petition Y/N
1	12/29/19	Shirley Barley	(KFFNOT) NET KFFNOT@ARRL	2265 Michael Dr. Westlin, Or 97068	Too congested, Not good traffic flow or school spacer.	Yes
2	12/29/19	Richard Barber	ARRL.NET KEFHUSE	2265 Michael Dr. West Lin, Or 97068	" "	Yes
3	12/29/19	Linda OPS	dmwln@yahp. com	2276 Michael Dr. West Lin OR 97068	" "	Yes
4		Don Wilke		2264 Michael DR WEST. Lin		Yes
5	12/29	Cliff	chednormyle @hotmail.com	2288 Michael Dr. WL 97068		Yes
6	12/29	Ben Hummel	benjaminhummel@ gmail.com	2300 Michael Dr West Lin OR 97068		Yes
7	12/29	Troy Couey	COUEY, DANIELAN @TCCOU	2310 MICHAEL DR		Yes
8	12/29	Sheena Conley	Conley.sheena@ icloud.com	2340 Michael		Yes

## **Petition Worksheet**

### **Outline of Residents' Concerns and Questions From Dollar St Woods Petition**

- I. **Unwarranted Additional Costs.** The District must clarify what is driving the significant additional cost to the taxpayers to build the school on the Dollar Woods site and whether those costs are warranted. The District must provide a detailed cost-benefit analysis before committing to this site, including a detailed list of alternative sites considered by the District and an explanation as to why Athey Creek is not a suitable site for both schools.

#### **A. Identify site limitations and projected costs.**

1. What is the breakdown of projected costs included in the \$78M estimate for the 2019 Bond project?
2. Why is the anticipated cost for the proposed middle school more than twice as much as the cost of the recently built Meridian Creek Middle School?
3. What are the site limitations and challenges? Do they include steep grades, minimal distance between access ways and intersections, unstable embankment along Willamette Falls Drive, inadequate water pressure, wetlands, potential historic and archeological artifacts (including one of only two handbuilt brick wells in Oregon), trees, nature habitats, narrow shape, proximity to residential areas with minimal buffer, existing traffic congestion, and absence of pedestrian-bicycle pathways?
4. What are projected costs of design solutions to these site limitations and challenges?
5. What is the usable acreage of the site?

#### **B. Identify and compare alternative sites.**

1. What other sites and solutions has the District considered and how do the costs-benefits compare to current proposal?
2. Why not keep ACMS where it is and build the smaller technical high school on the existing Athey Creek campus or on a site closer to Wilsonville where the District projects the most growth?
3. The plan for an expanded ATHS has a target of 400 students, with an expected 200-300 at the start. Does the District have data to support the forecasted demand of 400 students? How much acreage and what type of facilities are needed for this optional high school? Given the size, is ATHS the best use of the ACMS facilities (*i.e.*, is the District concerned that the facilities will be underutilized given the large reduction in student body size)?
4. Alternatively, how much would a home developer pay for the Dollar Woods site, which could fund a purchase of a better suited property?

II. **Downgraded middle school facilities.** The District must provide a side-by-side comparison between the current ACMS campus and facilities and the proposed school's site plan and facilities, and explain how this proposal serves the best interests of our students.

The District maintains that we need a new facility for an alternative 400-student high school to reduce over-capacity and an expiring AHS lease. Relocating 700 current ACMS students to a much smaller site to try to solve the high school problem, should not be at the expense of our middle schoolers.

**A. Provide side-by-side comparison between ACMS and proposal.**

1. What is the total acreage of the Athey Creek campus, including any recent land purchases?
2. How does the usable acreage of the proposed site compare?
3. With a planned larger student body of 850 students, how will the site accommodate space for athletic fields, art studios, rehearsal space, auditorium, open outdoor space, and extensive parking needs?
4. What are the restrictions on use of the site, including noise and light ordinances? The proximity to residential neighborhoods led the '94 Planning Commission to ban any outdoor lights for night use of athletic fields at the site.
5. How will these limitations negatively impact ACMS extracurriculars, such as sports, music, arts, and STEM?

**B. Assess any mental health implications of site location.**

1. Anxiety is on the rise for our adolescents. The District should also engage an expert consultant to consider, what are the risks and impacts of building a middle school right next to a river and a heavily congested road.
2. How will the District mitigate those risks?

III. **Increased traffic congestion.** The District must provide a detailed traffic study and plan for mitigating negative effects of increased traffic.

**A. Identify current road infrastructure capacity and cost of improvements.**

1. The road infrastructure is already inadequate to handle the traffic on Willamette Falls Dr, Ostman Rd, and Blankenship Rd. What additional streets will be impacted by the proposal?
2. What is the plan to improvement the road infrastructure? And what is the cost of those improvements?

3. The interim construction traffic and then the middle school traffic to Dollar Street Woods will be a public nuisance and safety hazard. What is the plan to address those problems?
4. The proposed plan also introduces additional high school traffic to the Athey Creek campus that will impact these same arteries. What is the plan to address those impacts?
5. What is the impact from the proposed WFUC fields on Borland Road?

**B. Provide a detailed traffic study and plan for Willamette Falls Drive.**

Willamette Falls Drive is a 2-lane road that backs up for blocks, between Historic Willamette and Fields Bridge, during commuting hours and sporting events at Fields Bridge Park. Notwithstanding findings by the '94 Planning Staff that it was impossible to access the Dollar Woods site from WFD, the School District now promises that access will be off WFD. That means more buses and cars must travel along this narrow road during commuting hours and after-hours as community members use the facilities. Special events, such as music concerts, graduations, back to school nights, will bring even more traffic.

1. What is the plan to mitigate the traffic on WFD during regular school days? What about special events?
2. How will pedestrian and cycle pathways be improved and what is the cost?

**C. Identify health and safety impacts to current residents.**

1. WFD is the only accessway for several residents of Willamette, including the areas of Arbor Cove and Swiftshore. Gridlock on WFD not only generates air pollution and a public nuisance, it also creates a safety hazard for residents who will be blocked in.
2. What is the plan for mitigating these impacts to current residents?
3. What is the recommendation and view of TV Fire and Rescue?

**D. Provide an accessibility plan for River Heights.**

1. Dollar Street is a dead-end street and the residents of River Heights are completely dependent on free traffic flow at Ostman Rd. What is the plan to address the increased traffic to Dollar, as parents use this street to drop off students and avoid WFD, and also Ostman Rd, another residential street that will be directly impacted?
2. Will Dollar St be connected to WFD? How will that impact River Heights neighborhood?

**E. Provide an Emergency Response Plan.**

1. In the event of a fire or threat to school safety, how will residents and an additional 850 students plus faculty and staff be safely evacuated?
2. How will the plan address the traffic bottlenecks at all the intersections around the proposed site that already exist?

**F. Identify actual demand for pedestrian traffic.**

1. Is it realistic to think 25% of students (over 200) will walk to the site? What about during inclement weather conditions or during the darker months of winter?
2. How many middle schoolers currently live within a mile walking radius of the site? Within a 2-mile radius?
3. How many students participate in before school and after school activities?
4. Can students who live west of Fields Bridge safely walk to the site?
5. How many students will still need to be bussed or driven on a regular basis? The District's Flo Analytics Enrollment Forecast Report suggests far fewer middle schoolers reside within a potential walking radius and the vast majority of ACMS students will still need to be bussed or driven. (See, e.g., Figs. 13, 28.)
6. How will the plan accommodate for Jevons Paradox where increased convenience (being closer to the school) leads to higher consumption (driving to school instead of taking the bus)? For example, a student who previously used the bus (including the afternoon activity bus) will now be driven by individual car because the site is closer than Athey Creek but still too far to walk (especially in the rain or when it's dark out).

**G. Assess traffic increases from anticipated growth outside neighborhood.**

1. According to the District's 10-year enrollment projections, West Linn middle schools will see minimal growth as compared to the anticipated growth of Wilsonville middle schools (50 versus 335 more students). The plan to enlarge ACMS (from 669 to 850 student capacity) is to help alleviate overcrowding in the district. However, the vast majority of these additional students will not live within West Linn neighborhoods walkable to the proposed site and this will increase traffic to the area. In fact, the ACMS residence zone (an area much larger than a one-mile radius, extending from Oregon Country Club to north of I-205) is projected to grow only by 23 students in the next ten years. Will the District eventually bus in students from outside the area to alleviate overcrowding in Wilsonville?
2. What impact will that have on traffic?



IV. **Overflow parking on residential streets.** The District must provide a detailed parking and overflow mitigation plan.

**A. Provide parking and overflow mitigation plan.**

1. How many parking spots will the site include? How many are needed for teachers and administration?
2. Will the site be able to accommodate the extensive parking needs of an 850 student school with parents attending special events? If not, what is the overflow plan?
3. Parking at Fields Bridge Park is already an issue because of local sporting events. How will the plan address times when both facilities are in high-use?
4. How will the plan address the nuisance and safety concerns when the adjacent neighborhoods of River Heights, Arbor Cove, Swiftshore, and Ostman are routinely used for parking and dropping off students?

V. **Negative environmental impact.** The District must explain the benefits of selecting the Dollar Woods site versus another site with less negative impact on an existing urban forest, community, and environment. The District should not be permitted to use the tree farm exception to circumvent the process of obtaining the necessary tree removal permits.

**A. Explain why we should reduce this urban forest in West Linn.**

1. "It is the intent of the tree ordinance to establish, maintain, and increase the quality of tree cover on public and private lands within the city." In accordance with the City's Tree Ordinance the District has a burden to demonstrate why removing this tree grove is justified. Has the District retained experts to study the damage to habitats and surrounding Water Resource Areas by the proposed site plan? What is the impact?
2. Are there trees that can and should be preserved? For example, there are apple trees from the 1800's that are a certain variety of apples that are rare today and some centuries-old Douglas Fir and several large Redwoods. All of the trees need to be carefully inspected to see if they are of any significance and should be saved.

**B. Agree to submit the required permits for tree removal.**

1. While some of the trees may have been planted for agricultural use, that was at least 25 years ago and it is now an established wooded area. The Dollar Woods property is also not zoned for agricultural use currently. Does the District plan to use the tree farm exception to circumvent the process of obtaining the necessary tree removal permits?
2. Which trees will be preserved under the plan?



**C. Identify any negative impact on Fields Bridge Park.**

1. What is the potential impact of increased runoff on Fields Bridge Park, including its baseball playing fields, public gardens, and Locally Significant Wetlands?
2. What is the plan to mitigate that impact?

**D. Identify noise and pollution impact and provide mitigation plan.**

1. The woods currently provide a noise buffer and carbon sink. What will be the net difference for residents with the increased traffic, idling buses, noise from the school, and light pollution?
2. What are the restrictions on noise and air pollution for the site?

**E. Identify and Explore alternative uses.**

The District put the property in surplus because “it was awkwardly situated for a middle school.” Dollar Street Woods is home to trees, birds, a stream, and other wildlife. Children and neighbors currently use it as a quiet space to explore and play in nature. Students go on field trips every year to nature preserves, hikes, and field studies. Other school uses of the property are better suited for the site and should be explored before eliminating this urban forest.

1. Has the District explored alternative uses for Dollar Street Woods? If so, what were the reasons not to pursue this alternatives?
2. What if Dollar Woods was a preserved space run by the school district as part of its CREST program?

Wade M. Clarke, P.E.  
811 Nicole Court  
West Linn, Oregon 97068  
July 7, 2021

Mr. Chris Myers and the City of West Linn Planning Commission  
22500 Salamo Road  
West Linn, Oregon 97068  
RE: Athey Creek Middle School at Dollar Street Conditional Use Application  
< CUP-21-02/DR-21-04/WRG-21-02/MISC-21-04/VAR-21-01/VAR-21-06/LLA-21-02 >  
3J Consulting Letter Regarding Lighted Athletic Field Setback Dimensions

Dear Mr. Chris Myers and the City of West Linn Planning Commission:

Concerned community members have had an opportunity to review the June 22, 2021 3J Consulting response to the community's June 13, 2021 letter regarding the proposed setback dimensions of the lighted athletic field at the proposed Athey Creek Middle School at Dollar Street. We offer the following comments in response.

As noted in our June 13 letter, the West Linn Community Development Code (CDC) Section 11.080 states: "Except as may otherwise be established by this code, the appropriate lot or parcel size for a conditional use shall be determined by the approval authority at the time of consideration of the application based upon the criteria set forth in CDC 60.070(A) and (B)." CDC Section 60.070(A) states that the Planning Commission will approve or deny a Conditional Use based on findings of fact as to whether the site size and dimensions provide "adequate area for aesthetic design treatment to mitigate any possible adverse effect from the use on surrounding properties and uses" and whether "the characteristics of the site are suitable for the proposed use considering size, shape, location, topography, and natural features."

3J Consulting argues that despite the horizontal setback dimensions of the athletic facilities at the proposed school being much smaller than those at comparable facilities in the City of West Linn, three additional measures will mitigate the adverse effects on the surrounding neighborhood. These include an approximately 10 foot grade change from Dollar Street, enhanced landscaping, and the use of MUSCO TLC for LED stadium lighting.

While a grade change at this location would to some extent reduce the impact of the athletic field on the surrounding properties, the 10 foot vertical distance, as a proportion of the horizontal plan dimensions, is minimal. As discussed in our previous letter, it appears that the upper stories of neighboring residences will have a minimally obstructed line of sight to the field, considering the grade separation, even when the "enhanced" landscaping matures, many years from now. The 3J Consulting letter offers no response to community concerns regarding the time it will take the landscaping to mature to provide a reasonable buffer. Further, as stated in our previous letter, while the photometric report indicates that the MUSCO TLC stadium lights will not shine directly onto the neighboring properties, the extreme proximity of a brightly lit athletic

Mr. Chris Myers and the City of West Linn Planning Commission

July 7, 2021

Page 2

field and associated lighting towers is clearly an adverse effect for neighboring homes. The 3J Consulting letter does not address this concern.

The 3J Consulting letter also references the noise study submitted with the Conditional Use application. The discussion in the February 15, 2021 study by Listen Acoustics attempts to downplay the noise effects on the surrounding properties. To the contrary, the report clearly demonstrates that the noise associated with the athletic field will have an adverse effect on surrounding properties. The report states that noise levels of up to 60 dBA from the athletic facility are to be expected from 4:00 PM until *as late as 10:00 PM*. This is an increase in sound level of over 36 percent of the average ambient sound of 44 dBA measured during *weekday daytime hours*, when ambient sound level would be much greater than late evening hours. These noises will not be subtle background noise, but shrill whistles and cheers. Note that the report also concludes that a similar increase in noise levels at surrounding properties will result from daily buses, several weekly trucks, and weekly generator testing.

In summary, the June 22, 2021 3J Consulting letter does not provide convincing evidence that the additional measures - grade offset, enhanced landscaping, and MUSCO TLC lighting - are adequate to mitigate the adverse effects of the lighted athletic field on the surrounding properties. In addition, the noise study submitted as part of the conditional use application confirms that the proposed athletic field will have an adverse effect on surrounding properties. As discussed in our previous letter, the characteristics of the site (location, size, shape, and topography) of the proposed Athey Creek Middle School at Dollar Street appear to be unsuitable for the proposed use, as the site cannot reasonably accommodate a sufficient setback distance to the lighted athletic field to mitigate any possible adverse effect on surrounding properties and uses. Further, the sites of the existing District schools and other comparable facilities located in West Linn provide substantially greater separation between their lighted athletic fields and neighboring West Linn residential properties than that proposed for the Athey Creek at Dollar Street site. It remains our opinion that these sites should be considered as relevant precedents for determining an adequate minimum setback dimension.

Thank you for your consideration of these additional comments in making your determination on the District's conditional use application.

Sincerely,



Wade M. Clarke, P.E.

Wade M. Clarke, P.E.  
811 Nicole Court  
West Linn, Oregon 97068  
July 7, 2021

Mr. Chris Myers and The City of West Linn Planning Commission  
22500 Salamo Road  
West Linn, Oregon 97068  
RE: Athey Creek Middle School at Dollar Street Conditional Use Application  
< CUP-21-02/DR-21-04/WRG-21-02/MISC-21-04/VAR-21-01/VAR-21-06/LLA-21-02 >  
Planning Commission Staff Report Addendum and Revised DKS Transportation Impact Study

Dear Mr. Chris Myers and The City of West Linn Planning Commission:

After review of the July 7, 2021 Addendum to the Planning Commission Staff Report - *Staff Evaluation of the Proposal's Compliance with Applicable Code Criteria* (Staff Report), and the June 22, 2021 revision of the DKS Transportation Impact Study (DKS TIS), numerous residents of the City of West Linn remain deeply concerned about the effects on Willamette area traffic of the proposed relocation of the Athey Creek Middle School to the District property on Dollar Street.

***Conditional Use does not comply with Policies of Comprehensive Plan.*** As noted in our June 13, 2021 letter, Section 60.070.A.7 of the West Linn Community Development Code (CDC) prescribes that the Planning Commission shall approve or deny a conditional use application based on findings of fact with respect to the compliance of the use with the "applicable policies of the Comprehensive Plan." The Comprehensive Plan specifies a minimum intersection LOS D. The DKS TIS states on page 27: "the Willamette Falls Drive/Ostman Road intersection fails to meet the operating standard under all of the future scenarios, including the Sensitivity Analysis." The most likely analysis scenario shows that the relocation of the school to Dollar Street will exacerbate delays at the problem intersection. Therefore, per the CDC, the Planning Commission cannot approve the conditional use application as it stands, as the proposed development presented in the application does not comply with the Comprehensive Plan.

Further, in their Staff Report, City Staff "incorporates applicant findings" in Staff Finding 242: "The Traffic Impact Analysis prepared by DKS and Associates, notes that the intersection at Willamette Falls Drive and Ostman Road will operate below the City's standards, however city staff does not wish to pursue mitigation at this time." City staff again "incorporates applicant findings" in Staff Finding 245: "The Traffic Impact Analysis prepared by DKS and Associates, notes that one intersection will operate below the city's standards, however city staff does not wish to pursue mitigation at this time." Community members remain concerned that City representatives would take this passive approach to the problematic intersection, particularly when even currently it is common for traffic queues to build up at the Willamette Falls/Ostman Road intersection that reach all the way to the location of the proposed roundabout at the Brandon Place Extension.

***District and City Staff disregard Goal 12 of Comprehensive Plan.*** Alarming, in Staff Finding 248, which addresses the requirement of CDC Section 60.070.A.7 that the use comply with the applicable policies of the Comprehensive Plan, again "Staff incorporates applicant findings," and both the District and the City Staff

entirely disregard Goal 12: Transportation - Streets - Policies 1 and 3. This is particularly concerning given that both the DKS TIS and the Staff Report explicitly state that after the proposed development the Willamette Falls Drive/Ostman Road intersection will fail to meet those policies. That Goal 12 of the Comprehensive Plan is not addressed in either the District application or the Staff Report suggests a desire to dismiss the noncompliance of the transportation aspects of the proposed use with the Comprehensive Plan, contrary to the interests of the community and intent and letter of the CDC.

***Rerouting of traffic to Dollar Street conflicts with Policies of Comprehensive Plan.*** The revised DKS TIS includes an additional analysis scenario in which traffic is rerouted to and from Dollar Street by way of the Brandon Place Extension. In this scenario, the analysis indicates that the LOS of the Willamette Falls Drive/Ostman Road intersection improves. Although the District states that the access points have been configured to “minimize the traffic impact on Dollar Street and the adjacent neighborhood,” and the analysis claims to consider local residential traffic only, it is apparent that the projected long delays at the Willamette Falls Drive/Ostman Road intersection will result in out-of-neighborhood traffic diverting to Dollar Street via the Brandon Place Extension to avoid the problem intersection. Resulting reductions in the delays at the Willamette Falls Drive/Ostman intersection will come at the expense of congestion on Dollar Street. This rerouting of through traffic due to the substandard service of the Willamette Falls Drive/Ostman Road intersection conflicts with Comprehensive Plan Goal 12: Transportation - Streets - Policy 2: “protect neighborhoods from excessive through traffic...” Again, the proposed development does not comply with the applicable policies of the Comprehensive Plan.

***Closing.*** In summary, the proposed relocation of the Athey Creek Middle School to the Dollar Street site will result in the exacerbation of an already problematic traffic situation in the Willamette area. The DKS TIS and Staff Report corroborate this and indicate that the resulting traffic delays will be unacceptable per the City’s Comprehensive Plan. As such, in accordance with Section 60.070.A.7 of the West Linn Community Development Code, the Planning Commission is obligated to deny the conditional use application presented by the District. From a transportation standpoint the adverse impacts of the proposed relocation of the Athey Creek Middle School on the residents and businesses of the Willamette Neighborhood and surrounding areas would be substantial.

Thank you for your consideration of these additional comments as you evaluate the District’s application for conditional use for the proposed Athey Creek Middle School at Dollar Street.

Sincerely,



Wade M. Clarke, P.E.

## Myers, Chris

---

**From:** Diane Kunstel <diane.kunstel@gmail.com>  
**Sent:** Wednesday, July 7, 2021 9:11 AM  
**To:** Myers, Chris  
**Cc:** Don Kunstel (dkunstel@gmail.com)  
**Subject:** Conditional Use Permit for Middle School on Dollar Street

**CAUTION:** This email originated from an External source. Do not click links, open attachments, or follow instructions from this sender unless you recognize the sender and know the content is safe. If you are unsure, please contact the Help Desk immediately for further assistance.

Good afternoon,

We are concerned about the traffic on Borland/Willamette Falls Drive which has gotten exponentially worse over the last 5 years. The traffic build up on Willamette Falls Drive now stretches nearly a half-mile past the Tualatin River bridge during peak hours.

As a resident of West Linn for 28 years, I oppose adding a middle school to this small piece of property that is not meant to handle additional traffic. The amount of busses and car traffic coming to the area for the school will create additional problems for all residents and safety concerns for residents and the children. The traffic study completed by the school district in the midst of the pandemic didn't reflect real-world conditions. It doesn't come close to estimating the problems that will occur by adding a middle school to the Dollar Street property. In addition, the new tolling proposal for I- 205 will add additional volume of traffic to Willamette Falls Drive as people avoid the freeway to evade tolls.

We urge you to deny this conditional use permit for a new Middle School on the Dollar Street property. The footprint is too small for a middle school population, and the traffic would put an undue burden on the City of West Linn and the traffic issues we will be facing.

Thank you for your time,

Diane and Don Kunstel



John McCabe Comments Submitted July 7, 2021





# West Linn – Wilsonville Schools

**Long Range Planning/Bond Oversight Committee**  
**Administration Building**  
**22210 SW Stafford Rd, Tualatin, OR 97062**  
**November 16, 2016, 6:00 PM**

## Agenda

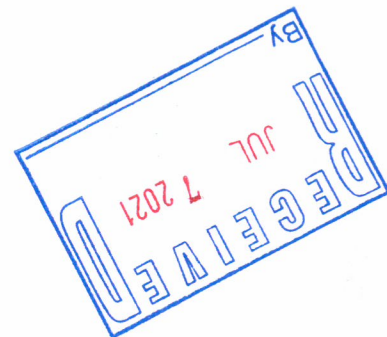
1. Call to Order
2. Roll Call and Membership Review:
 

David Lake, Chair	Mike Jones
Doris Wehler (re-appointed)	Grady Nelson
Kent Wyatt (re-appointed)	Samy Nada (newly appointed)
R.B. Brandvold	Chelsea Martin, Board Member
3. Fall 2016 Five-year Demographic Study

Level	2016	2021	Change
K-5	4315	5025	16.5%
6-8	2372	2472	4.2%
9-12	3087	3508	13.6%
<b>K-12</b>	<b>9774</b>	<b>11006</b>	<b>12.6%</b>

4. New School Planning
  - a. Boundaries
  - b. Public Street Construction
  - c. Furniture/Fixtures/Equipment
  - d. Staffing/Academic Scheduling
  - e. Move-in
5. Project Planning
  - a. Student Safety & Security
  - b. Enclose Roof-Top Gardens at Trillium
  - c. Remodels at Bolton & Boeckman Creek
  - d. Middle School Refreshment
  - e. Mechanical/Electrical & Roofing

↑  
Not even  
close.



6. Next Meeting: January 18, 2017
7. Adjourn: **HAPPY HOLIDAYS!**



19:00:29 From Remo Douglas : Remo Douglas, WLWSD  
19:00:37 From Mark Tabor : Sorry, forgot the email  
markt@taboraccountinggroup.com  
19:00:45 From Shawn Dimke : Shawn Dimke, GeoDesign  
19:00:52 From Jim Fitzpatrick : Jim Fitzpatrick, IBI Group, Guest  
19:00:54 From Pat McGough : Pat McGough, West Linn-Wilsonville School  
District  
19:00:56 From Debbie and Terry Meyers : Debbie and Terry Meyers, Willamette  
Neighborhood  
19:01:06 From drew : Drew & Kathy Walker  
19:01:13 From Pat McGough : mcgoughp@wlwv.k12.or.us  
19:01:17 From Jeff and Carol : Jeff Kraus & Carol Woodfint, Willamette  
neighborhood  
19:01:45 From Lisa Diane : Elise Kunde, Arbor Cove in Willamette. Also WLWV  
parent  
19:01:50 From Scott Johnson : Scott Johnson, CBRE, Guest.  
19:01:51 From John McCabe : Great we get to chat tonight  
19:02:01 From lonnie shumaker : lonnie and terence shumaker. Swiftshore  
19:02:17 From kathyludwig : Kathy Ludwig, WLWV Supt.  
19:02:33 From Barb Soisson : Barb Soisson, West Linn-Wilsonville School  
District  
19:03:33 From Vince : Vince Miles v.miles.234@gmail.com  
19:03:48 From jorge : jorge.torralba@gmail.com  
19:03:55 From Gregg Stults : Dina Stults: dina@stults.com  
19:04:02 From Barb Soisson : soissonb@wlwv.k12.or.us Barb Soisson, West  
Linn-Wilsonville SD  
19:04:10 From Jeff and Carol : Kraus/Woodfint: carolandjeff@aol.com  
19:04:21 From bryan nicholson : Julie DeVries, j\_devries1@yahoo.com (My  
zoom screen name is showing up as Bryan Nicholson)  
19:04:57 From Victoria Vysotskiy : Victoria Vysotskiy: vysotskiyv@gmail.com  
19:06:03 From Kyle Haskin : Kyle and Julianne Haskin; kyle.haskin@yahoo.com  
19:07:11 From Kelsey Loverro : Kelsey Loverro: kelseyloverro@gmail.com  
19:07:16 From John Boyd : if someone could send me information on MailChimp  
I would appreciate it. Brand new so I don't know how to sign up not log in to that.  
thanks  
19:10:26 From Toni Snapp : Toni Snapp Willamette Area resident & School  
Counselor @ Athey Creek Middle School  
19:10:33 From Toni Snapp : Snappt@msn.com  
19:13:03 From John McCabe : They have already spent more than \$1.2 Million  
to date on this project.  
19:14:04 From agk2h : such a shameless waste of money ... this whole thing is  
fiscally irresponsible  
19:14:07 From John McCabe : The parking lot will be more than 200 feet from  
the building.  
19:14:35 From John McCabe : This information was provided today at the  
preapp.  
19:15:31 From John McCabe : Are Speed bumps now allowed?  
19:17:50 From John McCabe : Middle Schools in the district are down 81  
students this year. Next year it will be down and additional 106 students.



18:19 From John McCabe : Primary school are more than 1,200 under capacity. ←

19:18:56 From agk2h : and yet the district proceeds with shoving this down our throats ... what is their motive?

19:20:19 From John McCabe : The motive is so that the Capital Projects employees will have jobs, even though we have plenty of capacity at the schools.

19:20:50 From lonnie shumaker : why will leaning trees along WFD be removed? Is the street being widened?

19:21:02 From Wurtz family's iPhone : Hi! Mr. Faust mentioned 20 responses after the last meeting-- was that from the post-meeting survey or does it also include the concerns that were expressed in all of the Q&A during the meeting? I thought I remember about 70 questions during that meeting.

19:21:13 From kathyludwig : Yes, the district enrollment is down this year...but this is due to COVID. Mr. McCabe's enrollment numbers did not provide this important context. Our district is down in enrollment this year due to COVID similar to every public school district in Oregon. ←

19:21:22 From John McCabe : 70 questions is correct.

19:22:23 From John McCabe : Kathy it was down 126 students for the 2019/20 year. you need to tell the truth tonight. ←

19:22:40 From John McCabe : Or are you going to blame US Bank. ←

19:23:13 From Steve Faust (3J Consulting) : Wurtz family's iPhone: We are in the process of adding questions from the live session at the last meeting to the Q&A document available on the website. An updated document should be ready in the next few weeks.

19:23:27 From julie : We will do a study and get feedback....however regardless of the results and the feedback the project will go on. This is unfortunately about minimizing fallout.

19:24:19 From agk2h : so there is absolutely nothing that will stop this insanity? what about a lawsuit?

19:24:25 From Kurt Shusterich : The traffic measurements made will be meaningless if 205 eventually gets tolls -- forcing both morning and afternoon traffic to turn Willamette Falls Drive into a near parking lot (along with parents' cars and multiple buses, pedestrians, and kids on bikes). Plus, air quality in the morning and afternoon will be unhealthy on a regular basis with all the traffic. This is not good short/medium/long term planning for West Linn.

19:24:27 From Wurtz family's iPhone : Great, thank you! I was just hoping all of those concerns would be included in these efforts.

19:25:07 From John McCabe : In the October 20th meeting we were informed that Art Tech would be closed. This year sophomores are not allowed to attend Art Tech. There is no reason for Athey Creek to become Art Tech. ←

19:25:23 From Oliver Uelmen : Steve Faust, will people's comments on the online forum be provided verbatim to the public and for the record?

19:25:30 From agk2h : great point John McCabe

19:25:38 From Rich Brooke : Did the traffic study take into effect likely 205 tolls that will turn WFD into a major bypass???

19:26:44 From Gitte : Will you be giving additional updated information from the last meeting or is the information the same?

19:27:42 From Gitte : Also, will the school be visible from Willamette Falls Blvd or will there be trees and vegetation planted to replace the trees being cut



9:27:44 From Kelsey Loverro : what is the purpose of Brandon connecting to Dollar street?

19:28:55 From John McCabe : Because Dollar Street is an illegal Cul de sac

19:29:03 From lonnie shumaker : will solar collectors be used? huge amount of roof surface.

19:29:13 From Rich Brooke : So where are the 100 plus cars going to park during school conferences, and larger events?

19:29:13 From jorge : For those of us who live adjacent to Dollar street, this is obviously going to impact property values in a negative way. Will there be money set aside to compensate homeowners for diminished property values ?

19:29:54 From John McCabe : This occurred when Dollar Street was vacated with the construction of the Fields Creek Bridge.

19:30:03 From Kim Bria : where are the preferred event parking areas? There is not enough room in the visitor lot.

19:30:04 From Kelsey Loverro : Athey Creek Middle School currently has ~9 fields. What is the thought process on why this proposed location will only have one field?

19:31:12 From Diane Kunstel : concerned about the event parkings impact on the River Heights Neighborhood. Where are all the cars going to park.

19:31:45 From Rich Brooke : in your neighborhood and in Arbor Cove...

19:31:51 From Wurtz family's iPhone : Security question - most schools have just one unlocked primary entrance, but this design seems to have two primary entrances. How will security be handled?

19:31:59 From jorge : Noise from school events will be intolerable. Was that even taken into consideration?

19:32:56 From Oliver Uelmen : What plans do they have in case of either emergency lockdown and/or emergency evacuation for school and adjacent neighborhoods? E.g. when both kids and residents need to evacuate? What would be an active shooter emergency response plan? Has TV Fire Dept had an opportunity to review these plans?

19:32:57 From jorge : when is the proposed breaking ground day ?

19:33:23 From Gitte : At the last meeting, I believe you mentioned that students would be using Fields Bridge Park for sports activities. How does this impact the neighborhood use of the park if it is basically an extension of the school grounds?

19:34:01 From John McCabe : This is what makes this application different than the 1990's application when Dollar Street Was not vacated. The large Cul de Sac that is Dollar Street will make emergencies difficult if not impossible.

19:34:44 From mindylachner : Such a pretty design. But no regard for the neighbors. Not nearly enough parking for events. I can't even imagine how we will get into river heights during construction. Will the Brandon place connector be something the general public can use?

19:37:11 From julie : Wow....I think I am choking, I feel something being shoved down my throat.

19:37:40 From John McCabe : "Our high school enrollment numbers and middle school enrollment numbers remain relatively stable to last year." The proceeding statement was provided by Kathy Ludwig. Problem is the Middle School Enrollment is down 81 students. We must hear the truth, and we are not tonight.



19:37:46 From agk2h : right?!?

19:37:56 From Oliver Uelmen : What is the plan to help mitigate sound/noise, light and exhaust pollution that will increase for the residents of surrounding neighborhoods? Including I-205 noise? The current trees provide sound buffer and absorb pollution.

19:38:38 From jorge : The photometric map does not take into account the fog and mist we have during fall and winter nights which amplifies and carries the light beyond the expected radius.

19:39:03 From Oliver Uelmen : What is Rosemont's walking boundary student population? What percentage of kids that can walk, walk regularly?

19:39:12 From agk2h : walk/bike will continue to be zero....

19:39:13 From lonnie shumaker : how did you determine 29% walk/bike

19:39:18 From Kim Bria : the last meeting had an adjustment for walk/bike. 29% is incredibly optimistic ←

19:39:22 From wclark : For the architect team: What is the setback distance between the north edge of the proposed athletic field facility and the nearest residential property line, what criteria was used to determine that this setback distance is acceptable (please reference specific West Linn CDC article number if applicable), and do site constraints prohibit a greater setback distance?

19:39:26 From Oliver Uelmen : 150 kids currently live within walking radius

19:39:45 From Rich Brooke : There is NO way 29% of the kids will walk/bike... ←

19:40:08 From agk2h : yep - they need to plan for ZERO!!!!

19:40:23 From Kurt Shusterich : The Walk/Bike percentage at 29% is way too high. Completely unrealistic. ←

19:40:23 From Victoria Vysotskiy : So, the traffic study was done during COVID - how can it be accurate?

19:40:35 From James Bykoski : How much was the projected increase in traffic come 2023?  
It needs to be expanded vastly more than just increased population as the tolling going in on 205 that is going to greatly increase traffic on WFD.

19:40:43 From Mark Tabor : Isn't there a district mandated 1 mile no-bus zone? Couldn't that be where the data is from?

19:41:07 From Casey & Phil : I never saw ANY evidence of a traffic study!

19:41:31 From Dana Clarke : only 157 kids currently live within walking bounds, so that is no where near the estimate 250 students that they assumed

19:41:52 From Victoria Vysotskiy : What is the feasibility of re-evaluating the need for an 850 student school as we will NEVER go back to the way we were after COVID?

19:41:52 From John Boyd : Wonderful design. Biggest issue is the roundabout. why have it when there is little cross road traffic, primarily R and L turn movements. there is no room for the round about, there are vision impacts due to grade and the bridge. a center turn lane is much safer ←

19:42:01 From Rich Brooke : Will you be reviewing and taking into consideration an independent traffic study, not paid for by the District? ←

19:42:29 From Jeff Hood To Jane Coombes(privately) : Imagine 153 cars on WFD in the morning, all trying to drop off the kid. Gridlock! ←

19:42:38 From Victoria Vysotskiy : We live on Brandon Place and are terrified of the potential traffic and parking on our street.

19:42:57 From julie : I don't think the school district is in touch with the community. Example we have buses in the neighborhood providing lunches to students. Really in this neighborhood...and at what cost with bus drivers and bus cost. Doesn't make sense.

19:43:08 From Jeff Hood : imagine 153 cars on WFD in the morning, all trying to drop off the kid. Gridlock!

19:44:04 From James Bykoski : How will a roundabout be placed onto the edge of the bridge? Bridge modifications are very costly. Can a round about be put there without impacting the bridge structure?

19:44:13 From John McCabe : The School District didn't object to the vacating of Dollar Street which was done when Fields Creek Bridge was built. ←

19:44:16 From agk2h : so the City of West Linn closed off Dollar Street against code and installed a stop sign that does not meet standards? So I guess we cannot expect them to do the right thing by not approving the permit to build a school....? ←

19:44:30 From Rich Brooke : Fastest...but when tolls come in, cars will come down WFD

19:44:39 From Kim Bria : during rush hour, there will likely have diversion starting at Brandon Place and going through to Dollar/WFD. I noticed that Dollar/WFD was not included in the traffic area study. ←

19:44:54 From Casey & Phil : What happens when the tolling on I-205 begins and the traffic on WFD increases tremendously?

19:45:45 From mindylachner : So the queue goes halfway across the bridge. Is it structurally able to have cars, busses, and trucks sitting on it for a long period of time?

19:45:46 From John McCabe : We are aware that Dollar Street is illegal, and the district wants to make it worse? ←

19:45:46 From Rich Brooke : Good question...needs to be answered

19:46:21 From Oliver Uelmen : Will the district be building a sidewalk along WFD? How is it safe to walk now? Wait until the City adds sidewalks? in the meantime, what's the traffic mitigation plan?

19:46:34 From Victoria Vysotskiy : There is not even a continuous sidewalk on Ostman ←

19:46:42 From Jeff Hood : Afternoon peak queue is mostly irrelevant. What is the queue for morning peak?

19:47:06 From Oliver Uelmen : Where is the pedestrian access along WFD? how will kids from arbor cove and willamette area theoretically enter?

19:47:18 From John McCabe : There are almost no sidewalks in areas of Willamette built before 1970. ←

19:47:19 From Karie Oakes : What is the distance of Safe Route to School? No scale on map. Would students have walked on a day like today?

19:48:15 From Dana Clarke : Can the School District provide scenarios for kids walking/biking to school from various points of walking boundary to pressure test the system and identify any gaps? E.g. no lights, no sidewalks. ←

19:48:42 From Victoria Vysotskiy : We will have to live through two years of construction!

19:48:43 From Shannen Knight : Good point Kim! How can a traffic study be complete without the street that the only other exit of the area?

19:48:52 From Kyle Haskin : The public connection road to Brandon Pl will



significantly decrease safety for children in the neighborhood, and will have devastating impacts on traffic and home values. Have traffic studies been conducted specifically for Dollar and Brandon Pl?

19:48:56 From Oliver Uelmen : When do you expect to submit your application?

19:49:14 From Dana Clarke : Will the Safer Routes to school be completed by Fall 2023? If not, what is the interim plan for students to safely walk or for additional car traffic for walking boundary residents?

19:49:24 From Karie Oakes : There is usually 2-3 months after the Pre-application conference before the required meeting with the affected neighborhood. Why the rush?

19:49:27 From John McCabe : Why isn't there a meeting before the design is submitted?

19:49:49 From John McCabe : Karie is correct.

19:50:19 From wclark : For the architect team: What is the setback distance between the north edge of the proposed athletic field facility and the nearest residential property line, what criteria was used to determine that this setback distance is acceptable (please reference specific West Linn CDC article number if applicable), and do site constraints prohibit a greater setback distance?

19:50:33 From James Bykoski : There are expectations that ~30% of kids will walk or bike. Are there ped entrances besides the roadway (Brandon Pl)? That's a long way around to walk. ←

19:51:37 From Karie Oakes : It seems the District was more interested in engaging the school community early on than the affected neighborhood. So many "Community Meetings!"

19:51:40 From Oliver Uelmen : The district plans for an growth of an additional 200 students. What neighborhoods will they come from and how will that impact transportation and traffic? (Long Range Planning Report assumes minimal growth N=23 students in the next 10 years for Willamette, so they this increase will not walk).

19:52:12 From John McCabe : The kids that live within one mile is less than one hundred students. ←

19:53:25 From John McCabe : The long range plan was off by 424 students last year, and now it is 1000 students below plan. ←

19:54:01 From Karie Oakes : What's the LEDs rating?

19:54:46 From Oliver Uelmen : All parties engaged and employed on this project, including School Board members, should disclose any/all real or potential vested professional interest in housing developments, particularly Stafford/Borland Housing Development. ←

19:56:47 From agk2h : Jorge - we have all asked these questions ... the District is marching on ... "listening" is just a "check the box" activity on the project plan

19:59:09 From Kurt Shusterich : It is indeed a "check the box" exercise.

20:01:22 From Diane Kunstel : She makes a great point about the roundabout diverting traffic to dollar street.

20:01:45 From Jeff Hood : The first meeting was mostly Q and very few A

20:02:06 From Cheryl and Fred Hall : that is why we need speed bumps on dollar

20:02:15 From lonnie shumaker : when drivers get stuck in traffic on dollar

st they will find another route.

20:02:27 From Kurt Shusterich : Other than planting a few additional trees, what specifically has changed given all the community input saying the school is not needed? ←

20:03:13 From agk2h : just reckless spending ...

20:03:46 From Karie Oakes : By the time the City process begins, the plans are set unless it can be shown they do not meet code.

20:04:20 From John McCabe : This is another Sunset Primary situation.

20:05:30 From Gitte : When you say you submit the application to the city, is it the city council who will ultimately approve or not approve the final plan? When exactly will this decision by the city be made?

20:05:36 From Jorge : Why not build on current athey creek property ? ←

20:06:11 From agk2h : Jorge - we have all asked that question ... the district will not answer - but to say that it's a "zoning thing" ←

20:06:45 From Karie Oakes : The City Planning Commission will decide. City Council would decide an Appeal.

20:06:56 From Oliver Uelmen : Yes, you are deflecting and not provided substantive feedback and actively hearing the concerns.

20:07:04 From wclark : The 20 foot setback that the Architects reference from the West Linn CDC is the dimension from a residence to the property line of that residence for a front or rear yard. This is a very different situation than an athletic field. How does the architect team justify using this setback distance for the athletic field?

20:07:07 From Kyle Haskin : You mention minimizing parent traffic on Dollar. What about minimizing or discouraging public traffic on Dollar?

20:07:09 From John McCabe : Because according to Andrew Tull with 3j the Athey Creek site is being saved for all of the houses that will be built in the Stafford Hamlet. ←

20:07:09 From Gregg Stults : Yes, my questions were not answered

20:08:00 From Rebecca's iPhone : not an appropriate site for a school. the district should not win. the project should have been paused early on when the district was presented with so much opposition. But, the district just keeps moving forward. ←

20:08:50 From agk2h : @John McCabe - OMG - I hope that's not true...

20:09:07 From agk2h : but that does help explain the district's motive for shoving this down our throats....

20:09:19 From Oliver Uelmen : The huge traffic impact to the failed intersection at Ostman & WFD has to be addressed. This is not a benefit to the West Linn community.

20:09:32 From Dana Clarke : Email dollarstwoods@gmail.com if you would like to join community pushback

20:10:08 From Kurt Shusterich : Other than the building contractors, who really benefits from this school project?

20:10:31 From John McCabe : It is, Andrew Tull with 3j has been an officer with the Home Builders Association. The belief everybody will want to live near I205 to get around. ←

20:10:46 From Oliver Uelmen : To make way for development at Stafford in the distant future.



20:11:44 From John McCabe : To many open enrollment students in the district. Last year 400 students. ←

20:11:52 From agk2h : first they destroy historic Willamette charm and now this ... so sad ...

20:12:18 From John McCabe : Just lease new space it's just 70 students now. ←

20:12:21 From Oliver Uelmen : There are several vacant office properties, bc of economic downturn and covid, including World of Speed. What a perfect place for a Stem/tech oriented 3rd high school.

20:13:16 From agk2h : @Oliver - true!

20:13:45 From Jane Coombes : WFD is not wide enough by the bridge to handle a roundabout, and the speed of cars coming down towards the potential roundabout will be too fast as most of them are now. ←

20:14:08 From Karie Oakes : Someday, when Stafford Develops. ←

20:14:31 From John McCabe : They could convert one of the many under enrollment primaries, such as Bolton or Cedar Oak at less than 50% capacity.

20:14:46 From Oliver Uelmen : why during a pandemic, dig in and plan for a future none of us will be around for? why not pause for 5 years?

20:15:12 From Oliver Uelmen : Not in Willamette area. Your own study says Willamette growth in next ten years is at most 23 students ←

20:15:13 From agk2h : so many other options that the District seems hell-bent on NOT considering....

20:15:45 From Kurt Shusterich : There's more money in new construction.

20:16:22 From agk2h : Interesting that he is using "cost" of building in the future, but not the excessive cost to build THIS school on this property!!!

20:17:02 From John McCabe : A remodel of a primary is much cheaper, since nobody really wants to go to Art Tech as it is now 70 students.

20:17:52 From John McCabe : What Brandon Place is supposed to be there? That is not true.

20:18:06 From agk2h : @John McCabe - who will make megabucks if current ACMS is converted to housing?

20:20:48 From John McCabe : I guess me for one as I live in Stafford, but I have no desire to sell until I die. But there are some that want to sell their land, but there is suppose to occur until after 2030. Home Builders want it now. ←

20:22:33 From Oliver Uelmen : How is this property best suited for the population that it serves? 60% live outside the Willamette area and the growth expected is outside the area as well. ←

20:23:19 From Kurt Shusterich : Do the WL City Commissioners need to approve the School District's and WL Planning Committee's recommendations?

20:23:48 From Oliver Uelmen : Yes, this will get kicked to the WL City Council after the Planning Commissions decision

20:23:51 From Victoria Vysotskiy : If they slow down the traffic that we are already frustrated with, how is this going to help us?

20:24:53 From Mary Baumgardner : I am copying the entire chat.

20:25:01 From Victoria Vysotskiy : you can just save the chat!

20:25:10 From Kurt Shusterich : Oliver (et al), it seems that efforts should be focused on the City Council. It's clear that the process is just another box checked.

20:25:10 From John McCabe : Oliver it's more than that since 39% that attended Willamette, and many of those live on the other side of the freeway, and



cannot walk to Dollar Street. The number who live near the school is less than 100. Not a neighborhood school.

20:26:25 From Shannen Knight : The bond was passed and they are required to do this project due to the bond. That is why they are shoving it down our throats and why we should not have approved the bond. They are now legally required to try to do the project. That is why it doesn't matter what we say. They will push this through. It has to be stopped by planning commission and council, and then LUBA higher court. That is the only way it will not happen. But we have to have all the correct legal reasons to make it not get pushed through by the higher courts. ←

20:27:14 From Oliver Uelmen : The bond didnt specify the Dollar Woods property.

20:27:47 From agk2h : thank you Shannon ... it was rather despicable how it was placed on the ballot ... started off with "necessary electrical upgrades... blah blah.... Dollar Woods school."

20:27:48 From Victoria Vysotskiy : Oliver, unfortunately, it did

20:27:51 From Gregg Stults : @Shannen, very true!

20:28:15 From Shannen Knight : Yes the bond did specifically have the Dollar school in it. It was the bulk of the bond at over \$80M if I remember correctly.

20:28:21 From John McCabe : Shannen they can give the money back to bond holders and forget the whole thing. Problem is they issued the bonds at 5% to get a \$10 Million Dollar premium. ←

20:28:26 From agk2h : too many people read the first sentence and voted "yes" ... it was very misleading. Had they been separated, it would have rec'd more attention

20:28:30 From Gregg Stults : @Oliver, yes, that was on purpose, need to read the details and research... many of us tried to inform the community

20:28:49 From Victoria Vysotskiy : it was a part of the package, including adding 80 faculty positions and adding school security!

20:29:16 From Shannen Knight : I listened to the school board meetings leading up to them putting the bond together. They basically said they needed to figure out a way to spend \$200M to renew the bond. If they renewed the bond for less money, then it would be hard to pass in the future. To justify the \$200M, they needed a big project like the Dollar school. ←

20:29:41 From John McCabe : But not all of the bond has been issued so even though they asked for many things but they are also building items that were not listed. ←

20:29:42 From Gregg Stults : @Shannen I was there too and that is absolutely what happened!

20:30:32 From Karie Oakes : Any Design Review of this level requires a NA meeting by City Code regardless if it is conditional use.

20:30:33 From John McCabe : They just need to build a new Art Tech some place, like where most of the Art Tech students are from, Wilsonville. ←

20:30:36 From Shannen Knight : I asked the school district what would happen if they couldn't build. Could bond money be refunded? He said no. They would spend it somewhere else. So this was all a ploy to get money. ←

20:30:44 From Gregg Stults : I was shocked that is how we manage budgets, spend and Bonds existing and added to our property taxes

20:31:38 From Gregg Stults : and no, I'm not against taxes, just appreciate proper governance and budget management



20:31:55 From Jeff and Carol : I'm also very concerned about rush hour drivers diverting from WFD onto the new street and then driving up Dollar Street to avoid the backup. It seems that additional slowing devices should be incorporated into the design--perhaps speed bumps on Dollar Street; speed bumps on the through-road going through the school--additional stop signs on Dollar Street between Brandon Place and Ostman.

20:32:17 From agk2h : Shannon / Dina - those school board members should be sued for fiscal irresponsibility!!!!

20:32:22 From agk2h : WTF!

20:32:55 From Jeff Hood : Fire and police vehicles don't like speed bumps

20:33:02 From John McCabe : Shannen that is false. they have three years to use the bond funds or send it back to the bond holders(Federal Law). ←

20:33:16 From Kurt Shusterich : It seems, that as a first concrete step, the focus should be on getting things changed through the City Council. There are less expensive and disruptive alternatives that can much better meet the needs of WL.

20:33:34 From agk2h : yes, it's the fiscal irresponsibility that really bothers me .. there are so many other ways that public dollars could bring more "good" to our community ...

20:34:05 From Karie Oakes : Yes, Shannon. The District did not want to give up the \$3/\$1000 of accessed value for CIP as previous Bonds expire. District didn't want taxpayers to get to paying less and then have to come back when there was a real need for more schools.

20:34:08 From John McCabe : Don't sue the School Board, there is an election for three positions in May, 2021 and get people who will listen.

20:35:48 From John McCabe : No they won't this area is for the Bike Trail that the city has approved. What is the problem here?

20:36:03 From agk2h : thank you John McCabe ... if there's one thing I think most have learned is ... do your homework and VOTE. :-)

20:37:05 From Kyle Haskin : If the Brandon Pl extension is required by code for emergency access, have you considered gating the entrance from Brandon so that public traffic isn't allowed, but it is still accessible for emergency vehicles? ←

20:37:07 From Gregg Stults : Yes, read a variety of sources and articles on anything you are voting. These things are always written to pass.

20:37:34 From Victoria Vysotskiy : So, help me understand - are they saying that 29% out of 850 students would walk to school? That's 247 students! What do they consider walking distance for 6th - 8th graders? Do we even have 250 students live within the walking distance? X ←

20:38:06 From Victoria Vysotskiy : Kyle, excellent question!

20:38:37 From Cheryl and Fred Hall : what is sidewalk infill

20:41:32 From Karie Oakes : When WLHS was expanded, the parking was not expanded sufficiently.

20:42:14 From Gregg Stults : In the Bond they have allocated funds to expand the spectator covered sitting and more parking, few million there...

20:44:31 From John McCabe : In the October 20th meeting the 29% is based on only 450 students that will attend the Middle School here. ←

20:46:23 From Victoria Vysotskiy : Can you show documentation about completing the traffic counts PRIOR to COVID?

20:47:54 From John McCabe : It's 185 parking spots ←

20:49:19 From John McCabe : But that is not enough for back to school nights ←



as Athey now fills in Stafford and Athey for back to school nights.

20:49:44 From Shannen Knight : @John McCabe, not surprise that the district representative lied to me! ←

20:50:37 From Victoria Vysotskiy : Would you consider funding automatic entrance gates on Brandon Pl and River Heights?

20:51:06 From Rebecca's iPhone : parents will drop off on river heights circle and the kids will walk to the staff parking lot. then traffic will go down river hts circle to Brandon.

20:51:32 From agk2h : Karin - they have already sold it to developer who didn't build in time and lost \$500K ... District collected \$500K and kept the land ←

20:52:08 From agk2h : The River Heights Developer was offered the land at the time they built River Heights and TURNED IT DOWN because it was TOO EXPENSIVE to build on!

20:52:17 From karin : But they could sell it again, right?

20:52:24 From Shannen Knight : @Victoria that is a good question. And what time of year was it done as that changes traffic patterns. We need a date for the traffic report.

20:53:20 From Gregg Stults : @Karin Yes but it's not easily buildable land, it is expensive to make it buildable which is one of the issues. It is true they could sell it and houses could be built.

20:53:46 From Oliver Uelmen : Or they could build a smaller school like an outpost of CREST

20:53:47 From Gregg Stults : They tried to build a middle school in the 90s which is now Rosemont

20:54:06 From Shannen Knight : They could sell it, or we as citizens could fundraise to buy the land as a park for the city similar to how Savannah Oaks park was saved.

20:54:06 From Dick & Shirley Bailey - 2 : So a gate would work.

20:54:06 From Cheryl and Fred Hall : yes they could sell it. The developer who put money down was going to build but housing went south so he had to back out. It was my understanding that he has the first chance to buy if they do decide to sell.

20:54:24 From Gregg Stults : @Oliver YES! I think we would all have an easier time to support an outdoor school

20:54:41 From James Bykoski : If there is means put in to dissuade parents from dropping off kids on Dollar, which seems good to reduce traffic on Dollar. But how can ~30% of kids walk to school when you aren't putting in pedestrian entrances bc we also want to avoid incentivizing kid drop offs on Dollar St?

20:55:54 From John McCabe : They did sale it to Renaissance Homes as the lack of population growth showed no need for the land. But 2008 he defaulted on the purchase and the value of the land crashed. So the board was holding the land until the market would really recover. ←

20:56:30 From Jeff and Carol : As Cheryl and Fred said, a developer bought the property and planned a densely developed neighborhood, and then had to give up the property in 2008 when he was hit by the recession and declared bankruptcy. The neighborhood he proposed would probably have caused more traffic issues than a school. (I live right next door to the school property, by the way, so my neighbors and I are directly affected by whatever is built there.)

20:57:18 From Dick & Shirley Bailey - 2 : The best use of the property is a



nice park.

20:58:22 From John McCabe : It wasn't going to be high density, just go to Rivers Edge at Blankenship those are not high density. ←

21:00:02 From John McCabe : Everybody already walks in Fields Bridge Park.

21:00:42 From Cheryl and Fred Hall : They walk through the woods first

21:01:38 From John McCabe : Walking up and down Dollar Street is done now.

21:02:19 From Rebecca's iPhone : how do we get a special election to call out the misleading language of the bond which has led us here?

21:03:12 From Jeff Hood To Maureen(private) : You got nothing?

21:04:24 From Gregg Stults : All bonds are written to pass, it is incumbent on each of us to do our due diligence before voting.

21:04:27 From agk2h : Rebecca - great question ... is that possible?

21:04:29 From John McCabe : They used the listserv, which should not be done, to mislead the voters. It should never be done again. ←

21:05:54 From Jeff Hood : Thank you, Mary

21:06:34 From agk2h : Rich / Mary - so right ... it's not "if" ...it's "when" (sadly)

21:06:57 From Rich Brooke : true

21:08:27 From Kurt Shusterich : If the path is developed it will end up with parents parking cars in Arbor Cove neighborhood to access the school.

21:09:37 From Rebecca's iPhone : I did my due diligence and voted no! unfortunately, many people don't. there must be a way. look at all the elections to recall officials, repeal legislation, etc. I wish I worked in city govt. and knew off hand.

21:09:58 From Gregg Stults : Winter days like today, rainy, cold, dark... kids in WL will not be walking

21:10:35 From Victoria Vysotskiy : @Gregg (or Dina?) - that is so true!

21:11:07 From Gregg Stults : @Rebecca I hear you! I did the same and tried to share info with others and was accused to hate both taxes and children! :)

21:11:16 From agk2h : @Rebecca - same, even though I supported the necessary building upgrades for safety, but so many were not even aware of what the last line even meant (if they read that far) :(

21:11:36 From Gregg Stults : @Victoria Dina here ;)

21:12:08 From bryan nicholson : If the path is improved from Arbor Cove, it will absolutely increase drop off/pick up traffic and overflow parking from the school. I would prefer not to see it improved/encouraged ←

21:12:20 From agk2h : @Rebecca / Dina - agree - I don't think anyone on this call is against education/children ... and the info Shannon shared about taxes is deeply disturbing ... ←

21:12:43 From Dana Clarke : It appears that there are not enough pedestrian access points for walking/biking students to encourage walkability.

21:13:10 From agk2h : Save the money ... kids will NOT walk ...

21:13:20 From Karie Oakes : The White Oak Savanna was saved from development and preserved as a natural area by several grants and wide spread community donations. <https://watch.opb.org/video/oregon-field-guide-oak-savannah/>

21:14:04 From Dick & Shirley Bailey - 2 : The property needs to be a park!

21:14:06 From John Boyd : remember, that arbor cove path is very steep. I am 64 and it is not an easy walk up. it is not a practical path

21:14:38 From Gregg Stults : @Karie It would be great if we could save in

property taxes, get together, buy this property from the school and save is as a shared natural space

21:15:37 From wclark : When will the district provide a comprehensive side by side comparison of facilities provided at the current Athey Creek school and those at the proposed new middle school? This has been requested numerous times through various avenues and has not yet been provided. ←

21:16:04 From Karie Oakes : Having the required meeting with WNA just 9 hrs following the Pre-Application Conference required by the City is deliberately surcomeventing the public process intended by City code. ←

21:18:24 From John McCabe : METRO can also buy the land. They have purchased two parcels within 1,000 feet of this site one being more than 40 acres in just the past three years. If you go to the METRO site to see the land purchases. Just contact the METRO representatives to get it started. I have.

21:19:10 From John McCabe : A former Church is Wilsonville, what are you talking about?

21:19:26 From Victoria Vysotskiy : @John McCabe - that's only if the school district would be willing to sell, which they are not.

21:19:59 From John McCabe : If we get a new school board?

21:20:34 From Oliver Uelmen : How many students at third high school at open in 2023?

21:23:01 From John McCabe : They say 300 to 500, but Art Tech is closing after next year and right now they only have 70 students. The truth is the third high school is for homes being built in Stafford. even though it will be more than 10 years from now. ←

21:23:14 From Gregg Stults : Q&A neighborhood meeting please rather than just a listen only webinar. Thank you

21:24:24 From John McCabe : Also they say look at all of development at Frog Pond. after the Street of Dreams last year, no additional building has taken place in Frog Pond.

21:26:20 From John McCabe : People are afraid to move to Wilsonville and have to go to one primary that is more than 250 students below capacity as the test scores for that primary school on average are below 50% of standard.

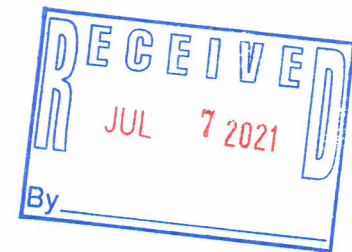
21:27:22 From Toni Snapp : Thank you Remo! I appreciate your work and patience!

21:29:33 From AK : <https://www.WLWV.k12.or.us/domain/1990> is the district's FAQ page for this project



**West Linn-Wilsonville School District**  
**12-31-20 Enrollment Report**  
**2020-2021**

School	K	1	2	3	4	5	6	7	8	9	10	11	12	12/31/2020	12/31/2019	12/31/2018	12/31/2017
Day Creek							183	203	269					655	684	705	629
Mont Ridge							234	250	216					700	730	735	779
R. Wood							177	167	184					528	526	524	562
Indian Creek							131	109	149					389	414	418	350
Clarkman Creek	66	68	77	82	77	82								452	539	547	520
Don	37	50	43	35	58	59								282	333	347	379
Wines Ferry	71	73	90	99	86	110								529	612	620	572
Brook Park	52	41	42	45	49	37								266	275	283	305
Marie	69	86	82	75	78	93								483	524	563	580
Woodford	41	65	53	69	56	56								340	438	429	449
West	58	61	64	51	60	59								353	396	343	322
Sum Creek	76	71	75	78	78	110								488	549	578	614
Amette	73	66	63	95	63	101								461	477	524	556
West Linn HS										487	499	453	440	1879	1864	1841	1856
Wilsonville HS										326	310	307	269	1212	1199	1208	1192
Tech HS												25	55	80	87	102	97
Three Rivers					24	23	23	18	21					109	110	111	111
12/31/2020	543	581	589	629	629	730	748	747	839	813	809	785	764	9206			
12/31/2019	638	652	682	678	762	777	784	843	791	828	780	775	767		9757		
12/31/2018	633	675	699	739	764	771	841	801	804	801	797	770	783			9878	
12/31/2017	651	684	716	740	751	804	773	800	809	801	780	790	774				9873



**West Linn-Wilsonville School District**  
**9-30-19 Enrollment Report**  
**2019-2020**

School	K	1	2	3	4	5	6	7	8	9	10	11	12	Total (K-12)	9/30/2018	9/30/2017	9/30/2016
Day Creek							212	270	204					686	702	621	663
Hamont Ridge							267	223	254					744	743	787	835
R. Wood							178	183	178					539	532	555	809
Indian Creek							120	151	144					415	414	345	--
Clarkman Creek	86	86	93	87	91	101								544	550	525	505
Don	51	46	40	66	64	67								334	345	389	385
James Ferry	80	96	108	100	112	109								605	610	561	557
Maple Park	46	44	49	53	37	48								277	291	321	308
Marie	89	92	83	82	104	82								532	571	591	572
Woodford	79	71	76	72	60	79								437	433	452	453
West	65	73	59	64	58	73								392	345	318	316
Mill Creek	77	77	84	89	110	108								545	583	611	614
Samette	62	62	93	67	101	93								478	518	547	560
West Linn HS										509	463	465	444	1881	1865	1870	1819
Wilsonville HS										326	303	293	289	1211	1223	1203	1164
Geach HS										0	15	23	49	87	111	94	104
Three Rivers					24	22	20	22	21					109	112	112	110
<b>9/2019</b>	<b>635</b>	<b>647</b>	<b>685</b>	<b>680</b>	<b>761</b>	<b>782</b>	<b>797</b>	<b>849</b>	<b>801</b>	<b>835</b>	<b>781</b>	<b>781</b>	<b>782</b>	<b>9816</b>			
<b>9/2018</b>	633	675	712	741	760	772	840	802	814	813	808	778	800		<b>9948</b>		
<b>9/2017</b>	657	683	717	741	760	804	775	795	803	809	783	793	782			<b>9902</b>	
<b>9/2016</b>	656	673	727	726	783	750	787	791	794	780	822	755	730				<b>9774</b>



**9-30-18 Enrollment Analysis  
2018-2019**

School	K	1	2	3	4	5	6	7	8	9	10	11	12	Total 9/30/18	9/30/2017	9/30/2016	9/30/20
ay Creek							273	200	229					702	621	663	658
R. Wood							183	177	172					532	555	809	780
idian Creek							142	150	122					414	345	--	--
emont Ridge							220	252	271					743	787	835	776
ckman Creek	90	100	92	90	92	86								550	525	505	451
on	44	37	70	62	68	64								345	389	385	375
nes Ferry	99	99	105	111	99	97								610	561	557	526
roak Park	38	39	52	42	49	71								291	321	308	275
rie	95	97	89	107	84	99								571	591	572	603
ford	69	71	72	66	79	76								433	452	453	479
set	60	59	60	58	62	46								345	318	316	305
ium Creek	75	80	102	110	110	106								583	611	614	581
amette	63	93	70	95	93	104								518	547	560	565
it Linn HS										485	487	452	441	1865	1870	1819	1771
onville HS										328	301	292	302	1223	1203	1164	1173
Tech HS											20	34	57	111	94	104	100
se Rivers					24	23	22	23	20					112	112	110	113
al 9/30/2018	633	675	712	741	760	772	840	802	814	813	808	778	800	9948			
)/2017	657	683	717	741	760	804	775	795	803	809	783	793	782		9902		
)/2016	656	673	727	726	783	750	787	791	794	780	822	755	730			9774	
)/2015	617	673	686	739	723	767	764	780	738	818	744	722	760				9531



**9-30-17 Enrollment Analysis  
2017-2018**

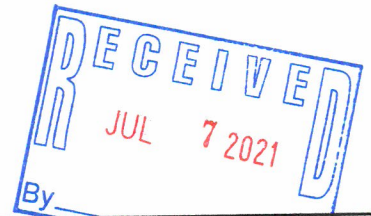
School	K	1	2	3	4	5	6	7	8	9	10	11	12	Total (K-12)	9/30/2016	9/30/2015	9/30/2014
Day Creek							189	218	214					621	663	658	635
R. Wood							179	175	201					555	809	780	748
Indian Creek							135	108	102					345	--	--	--
Mont Ridge							250	273	264					787	835	776	736
Rockman Creek	85	90	83	91	82	94								525	505	451	456
Sharon	51	70	64	71	68	65								389	385	375	332
Shelby Ferry	92	99	92	101	88	89								561	557	526	571
Shoemaker Park	42	64	45	51	73	46								321	308	275	288
Springfield	98	84	110	90	102	107								591	572	603	543
St. James	62	60	62	84	78	106								452	453	479	515
St. Joseph	55	54	59	55	43	52								318	316	305	299
St. Louis Creek	82	97	105	114	104	109								611	614	581	546
St. Mary's	90	65	97	84	101	110								547	560	565	550
St. Vincent Linn HS										494	473	455	448	1870	1819	1771	1656
St. Vincent Unionville HS										315	295	311	282	1203	1164	1173	1154
Tech HS											15	27	52	94	104	100	93
Three Rivers					21	26	22	21	22					112	110	113	108
<b>9-30-17 Total</b>	<b>657</b>	<b>683</b>	<b>717</b>	<b>741</b>	<b>760</b>	<b>804</b>	<b>775</b>	<b>795</b>	<b>803</b>	<b>809</b>	<b>783</b>	<b>793</b>	<b>782</b>	<b>9902</b>	<b>9774</b>	<b>9531</b>	<b>9230</b>
9/30/2016	656	673	727	726	783	750	787	791	794	780	822	755	730	9774			
9/30/2015	617	673	686	739	723	767	764	780	738	818	744	722	760	9531			
9/30/2014	613	668	716	689	726	731	722	694	768	755	732	740	676	9230			



# WEST LINN-WILSONVILLE SCHOOL DISTRICT

## SCHOOLMASTER STUDENT ENROLLMENT REPORT

9/30/16



School	K	1	2	3	4	5	6	7	8	9	10	11	12	Total 9/30/16	Total 9/30/15	Total 9/30/14	Total 9/30/13	Total 9/30/12
Athey Creek							225	213	225					663	658	635	637	607
Rosemont Ridge							277	279	279					835	776	736	714	684
nza Wood							262	276	271					809	780	748	715	737
Boeckman Creek	87	83	81	71	85	98								505	451	456	541	555
Bolton	65	61	69	75	64	51								385	375	332	300	278
Boones Ferry	97	83	91	91	88	107								557	526	571	536	531
Cedaroak Park	53	42	48	66	40	59								308	275	288	320	318
Lowrie	86	100	91	103	110	82								572	603	543	480	407
Stafford	58	58	83	71	101	82								453	479	515	512	450
Sunset	46	55	61	45	52	57								316	305	299	296	285
Trillium Creek	94	102	118	98	116	86								614	581	546	492	458
Willamette	70	89	85	106	103	107								560	565	550	549	510
Nest Linn H. S.										480	495	450	394	1819	1771	1656	1612	1553
Wilsonville H.S.										300	309	284	271	1164	1173	1154	1162	1121
Art Tech H. S.											18	21	65	104	100	93	105	105
Three Rivers					24	21	23	23	19					110	113	108	105	103
9/30/2016 Total	656	673	727	726	783	750	787	791	794	780	822	755	730	9774	9531	9230	9076	8702
9/30/2015	617	673	686	739	723	767	764	780	738	818	744	722	760		9531			
9/30/2014	613	668	716	689	726	731	722	694	768	755	732	740	676			9230		
9/30/2013	618	699	658	706	701	687	668	748	712	726	753	658	742				9076	
9/30/2012	589	612	663	670	662	643	712	681	691	755	666	706	652					8702

# WEST LINN-WILSONVILLE SCHOOL DISTRICT

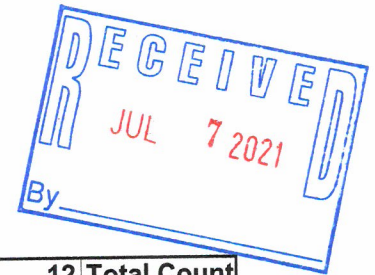
## SCHOOLMASTER STUDENT ENROLLMENT REPORT

**9/30/15**

School	K	1	2	3	4	5	6	7	8	9	10	11	12	Total 9/30/15	Total 9/30/14	Total 9/30/13	Total 9/30/12	Total 9/30/11
Athey Creek							217	227	214					658	635	637	607	602
Rosemont Ridge							253	273	250					776	736	714	684	706
nza Wood							272	255	253					780	748	715	737	692
Boeckman Creek	69	67	61	84	89	81								451	456	541	555	631
Bolton	59	69	73	66	46	62								375	332	300	278	269
Boones Ferry	78	82	85	82	90	109								526	571	536	531	823
CedarOak Park	36	41	48	38	58	54								275	288	320	318	413
Lowrie	102	98	106	119	99	79								603	543	480	407	0
Stafford	49	76	65	106	78	105								479	515	512	450	525
Sunset	46	58	52	44	50	55								305	299	296	285	409
Trillium Creek	94	112	94	102	82	97								581	546	492	458	0
Willamette	84	70	102	98	111	100								565	550	549	510	609
Nest Linn H. S.										501	450	407	413	1771	1656	1612	1553	1506
Wilsonville H.S.										317	285	286	285	1173	1154	1162	1121	1084
Art Tech H. S.											9	29	62	100	93	105	105	86
Three Rivers					20	25	22	25	21					113	108	105	103	104
<b>9/30/2015 Total</b>	<b>617</b>	<b>673</b>	<b>686</b>	<b>739</b>	<b>723</b>	<b>767</b>	<b>764</b>	<b>780</b>	<b>738</b>	<b>818</b>	<b>744</b>	<b>722</b>	<b>760</b>	<b>9531</b>	<b>9230</b>	<b>9076</b>	<b>8702</b>	<b>8459</b>
9/30/2014	613	668	716	689	726	731	722	694	768	755	732	740	676	9230				
9/30/2013	618	699	658	706	701	687	668	748	712	726	753	658	742	9076				
9/30/2012	589	612	663	670	662	643	712	681	691	755	666	706	652	8702				
9/30/2011	515	626	624	650	601	703	661	675	728	656	718	628	674	8459				



**WEST LINN-WILSONVILLE SCHOOL DISTRICT**  
**STUDENT ENROLLMENT REPORT**  
**Enrollment Totals from Schoolmaster**  
**9/30/14**



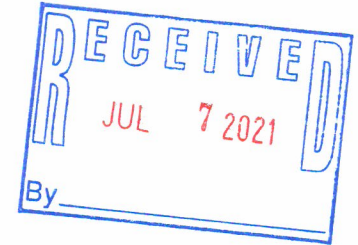
School	K	1	2	3	4	5	6	7	8	9	10	11	12	Total Count 9/30/2014
Athey Creek							208	203	224					635
Rosemont Ridge							251	239	246					736
Inza Wood							239	229	280					748
Boeckman Creek	59	61	85	87	71	93								456
Bolton	55	64	57	42	64	50								332
Boones Ferry	77	94	86	90	106	118								571
Cedaroak Park	32	50	38	56	54	58								288
Lowrie	98	101	116	91	69	68								543
Stafford	66	68	100	81	103	97								515
Sunset	47	50	43	56	51	52								299
Trillium Creek	101	90	100	78	91	86								546
Willamette	78	90	91	108	94	89								550
West Linn High S.										470	415	424	347	1656
Wilsonville High S.										285	304	294	271	1154
Art Tech High S.											13	22	58	93
Three Rivers Chrt S.					23	20	24	23	18					108
<b>Total</b>	<b>613</b>	<b>668</b>	<b>716</b>	<b>689</b>	<b>726</b>	<b>731</b>	<b>722</b>	<b>694</b>	<b>768</b>	<b>755</b>	<b>732</b>	<b>740</b>	<b>676</b>	<b>9230</b>
6/30/2014	607	692	659	700	702	702	673	744	712	719	727	639	699	8975
9/30/2013	618	699	658	706	701	687	668	748	712	726	753	658	742	<b>9076</b>

**WEST LINN-WILSONVILLE SCHOOL DISTRICT**  
**STUDENT ENROLLMENT REPORT**  
**Enrollment Totals from Schoolmaster**  
**9/30/13**

School	K	1	2	3	4	5	6	7	8	9	10	11	12	Total Count
														9/30/2013
Athey Creek							200	222	215					637
Rosemont Ridge							230	236	248					714
Inza Wood							217	270	228					715
Boeckman Creek	72	103	85	79	100	102								541
Bolton	56	46	41	62	47	48								300
Boones Ferry	92	86	87	91	95	85								536
Cedaroak Park	46	39	58	58	59	60								320
Lowrie	94	101	85	73	71	56								480
Stafford	55	99	77	105	88	88								512
Sunset	43	37	57	58	51	50								296
Trillium Creek	74	107	67	85	82	77								492
Willamette	86	81	101	95	87	99								549
West Linn High S.										430	429	360	393	1612
Wilsonville High S.										296	309	276	281	1162
Art Tech High S.											15	22	68	105
Three Rivers Chrt S.					21	22	21	20	21					105
<b>Total</b>	<b>618</b>	<b>699</b>	<b>658</b>	<b>706</b>	<b>701</b>	<b>687</b>	<b>668</b>	<b>748</b>	<b>712</b>	<b>726</b>	<b>753</b>	<b>658</b>	<b>742</b>	<b>9076</b>
6/30/2013	596	608	664	662	664	642	716	681	674	741	646	693	622	8609
9/30/2012	589	612	663	670	662	643	712	681	691	755	666	706	652	<b>8702</b>



**WEST LINN-WILSONVILLE SCHOOL DISTRICT**  
**STUDENT ENROLLMENT REPORT**  
**Enrollment Totals from Schoolmaster**  
 9/30/12

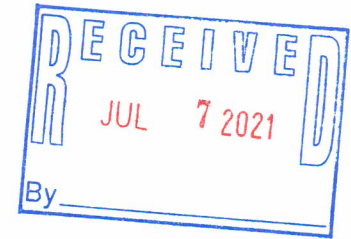


School	K	1	2	3	4	5	6	7	8	9	10	11	12	Total Ct.
Athey Creek							207	195	205					607
Rosemont Ridge							224	231	229					684
Inza Wood							261	232	244					737
Boeckman Creek	92	82	82	107	107	85								555
Bolton	41	37	57	48	47	48								278
Boones Ferry	79	88	98	100	84	82								531
Cedaroak Park	36	61	51	60	55	55								318
Lowrie	87	77	62	72	57	52								407
Stafford	63	63	88	75	77	84								450
Sunset	25	50	54	50	48	58								285
Trillium Creek	93	67	81	82	72	63								458
Willamette	73	87	90	76	95	89								510
West Linn High S.										447	364	395	347	1553
Wilsonville High S.										308	284	275	254	1121
Art Tech High S.											18	36	51	105
Three Rivers Chrt S.					20	27	20	23	13					103
<b>Total</b>	<b>589</b>	<b>612</b>	<b>663</b>	<b>670</b>	<b>662</b>	<b>643</b>	<b>712</b>	<b>681</b>	<b>691</b>	<b>755</b>	<b>666</b>	<b>706</b>	<b>652</b>	<b>8702</b>
6/30/2012	505	627	627	636	601	691	656	660	714	655	701	611	674	8358
9/30/2011	515	626	624	650	601	703	661	675	728	656	718	628	674	<b>8459</b>
<b>Pre K = 127</b>														





**WEST LINN-WILSONVILLE SCHOOL DISTRICT**  
**STUDENT ENROLLMENT REPORT**  
**Enrollment Totals from Schoolmaster**  
 9/30/10



School	K	1	2	3	4	5	6	7	8	9	10	11	12	Total Ct.
							193	184	189					566
Athey Creek							240	247	210					697
Inza Wood							214	270	211					695
Rosemont Ridge														640
Boeckman Creek	92	134	115	95	108	96								332
Bolton	59	50	54	51	51	67								805
Boones Ferry	137	150	135	114	141	128								415
Cedaroak Park	57	70	73	71	75	69								543
Stafford	85	81	83	87	102	105								427
Sunset	60	76	65	79	75	72								601
Willamette	80	87	109	105	115	105				18	14	21	24	77
Art Tech High S.										419	360	399	370	1548
West Linn High S.										274	258	268	249	1049
Wilsonville High S.														102
Three Rivers Chrt S.					20	21	22	22	17					
<b>Total</b>	<b>570</b>	<b>648</b>	<b>634</b>	<b>602</b>	<b>687</b>	<b>663</b>	<b>669</b>	<b>723</b>	<b>627</b>	<b>711</b>	<b>632</b>	<b>688</b>	<b>643</b>	<b>8497</b>
9/30/2009	585	602	580	688	646	650	718	628	691	652	685	654	627	<b>8406</b>
6/30/2010	589	608	579	680	654	657	714	617	687	637	668	634	610	<b>8334</b>
9/10/2010	554	647	637	602	689	666	674	724	631	716	637	692	648	<b>8517</b>
<b>Pre-School</b>														
Town Center School	43													
Willamette PS	14													
Bolton PS	80													
Cedaroak Park PS	15													
<b>Total Pre-School</b>	<b>152</b>													
							<b>Adult Transition Program</b>	25						

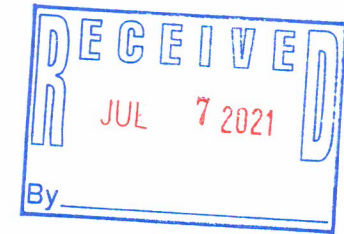




# WEST LINN-WILSONVILLE SCHOOL DISTRICT

## STUDENT ENROLLMENT REPORT

9/30/08



School	K	1	2	3	4	5	6	7	8	9	10	11	12	US	Total Ct.
Athey Creek							193	182	192						567
Rosemont Ridge							208	240	203						651
Inza Wood							202	242	241						685
Bolton	40	52	46	58	58	47									301
Cedar oak Park	60	65	81	77	66	80									429
Stafford	70	93	106	100	89	107									565
Sunset	41	75	77	73	57	77									400
Willamette	101	94	110	105	111	106									627
Boeckman Creek	103	88	107	96	106	111									611
Boones Ferry	126	113	153	122	130	143									787
West Linn High S.										397	389	389	380		1555
Wilsonville High S.										259	257	244	234		994
Art Tech Chrt. High S.										13	17	12	33		75
Three Rivers Chrt S.					16	26	17	24	20						103
<b>Total</b>	<b>541</b>	<b>580</b>	<b>680</b>	<b>631</b>	<b>633</b>	<b>697</b>	<b>620</b>	<b>688</b>	<b>656</b>	<b>669</b>	<b>663</b>	<b>645</b>	<b>647</b>		<b>8350</b>
9/30/2007	527	640	603	613	674	619	660	661	668	665	661	661	688		8340
6/30/2008	518	622	592	607	667	611	657	651	653	665	646	639	647		8175
<b>Pre K</b>															
Boeckman 13															
Bolton 109															
Cedar oak 27															
Boones Ferry 14															
wlww@Town.Center 15															

# WEST LINN -WILSONVILLE SCHOOL DISTRICT

## STUDENT ENROLLMENT REPORT

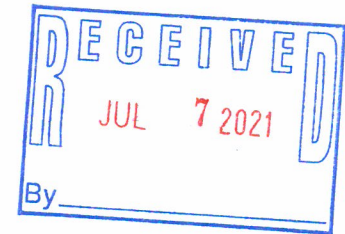
9/30/07

School	K	1	2	3	4	5	6	7	8	9	10	11	12 US	Total Ct.
Day Creek							180	193	195					568
Montgomery Ridge							229	209	236					674
Maple Wood							230	238	217					685
Wilson	54	42	50	52	43	41								282
Maple Park	64	73	67	67	78	54								403
Jefferson	81	95	97	91	104	104								572
West	53	79	74	60	81	82								429
Summit	87	101	100	118	107	102								615
Rockman Creek	82	99	90	99	103	87								560
Wilson Ferry	106	151	125	126	139	127								774
West Linn High S.										397	392	398	371	1558
Wilsonville High S.										260	254	232	290	1036
Tech Chrt. High S.										8	15	31	27	81
Three Rivers Chrt S.					19	22	21	21	20					103
<b>Total</b>	<b>527</b>	<b>640</b>	<b>603</b>	<b>613</b>	<b>674</b>	<b>619</b>	<b>660</b>	<b>661</b>	<b>668</b>	<b>665</b>	<b>661</b>	<b>661</b>	<b>688</b>	<b>8340</b>
9/2007	569	603	593	648	625	637	647	637	632	642	651	673	584	8141
9/2006	568	615	592	650	640	644	656	649	663	665	676	685	612	8315
<b>K</b>														
Rockman 15														
Wilson 42														
Maple 25														



# WEST LINN -WILSONVILLE SCHOOL DISTRICT STUDENT ENROLLMENT REPORT

9/30/06



School	K	1	2	3	4	5	6	7	8	9	10	11	12	US Total Ct.
Athey Creek							197	189	199					585
Rosemont Ridge							213	229	218					660
Inza Wood							225	210	229					664
Bolton	49	51	52	40	41	49								282
Cedaroak Park	57	63	64	78	59	71								392
Stafford	85	99	91	100	108	76								559
Sunset	66	74	64	83	90	85								462
Willamette	87	108	107	113	93	100								608
Boeckman Creek	92	96	88	101	102	105								584
Boones Ferry	132	124	126	134	128	134								778
West Linn High S.										397	405	378	369	1549
Wilsonville High S.										255	244	279	235	1013
Art Tech Chrt. High S.										13	27	28	8	76
Three Rivers Chrt S.				1	19	24	21	21	17					103
<b>Total</b>	<b>568</b>	<b>615</b>	<b>592</b>	<b>650</b>	<b>640</b>	<b>644</b>	<b>656</b>	<b>649</b>	<b>663</b>	<b>665</b>	<b>676</b>	<b>685</b>	<b>612</b>	<b>8315</b>
3/31/2006	536	629	568	614	606	607	617	646	677	678	625	571	572	7946
9/30/2005	531	585	647	602	635	631	641	627	652	681	678	622	572	8104
6/30/2006	543	588	651	607	636	643	635	633	654	656	656	598	541	8041
<b>Pre K</b>														
Boeckman 15														
Bolton 42														
Cedaroak 25														

# WEST LINN -WILSONVILLE SCHOOL DISTRICT STUDENT ENROLLMENT

9/30/05

School	K	1	2	3	4	5	6	7	8	9	10	11	12	US	Total Ct.
Day Creek							180	183	213						576
Remont Ridge							233	219	215	4					671
Wood							208	207	204						619
Don	50	50	43	48	48	30									269
Lar oak Park	51	54	75	64	71	61									376
fford	90	89	99	105	82	110									575
iset	59	58	94	77	83	97									468
amette	92	112	113	92	93	94									596
ickman Creek	79	95	100	89	95	98									556
ines Ferry	110	127	123	127	143	118									748
st Linn High S.										403	374	391	347		1515
sonville High S.										249	278	222	225		974
Tech Chrt. High S.										25	26	9			60
ee Rivers Chrt S.					20	23	20	18	20						101
<b>al</b>	<b>531</b>	<b>585</b>	<b>647</b>	<b>602</b>	<b>635</b>	<b>631</b>	<b>641</b>	<b>627</b>	<b>652</b>	<b>681</b>	<b>678</b>	<b>622</b>	<b>572</b>		<b>8104</b>
9/2005	534	604	583	603	597	612	609	627	671	671	612	561	554		7838
1/2005	536	629	568	614	606	607	617	646	677	678	625	571	572		7946
9/2004	532	563	590	595	598	607	618	654	684	639	593	576	563		7812
1/2004	525	632	574	604	608	611	612	644	685	694	641	593	593		8016
<b>K</b>															
ines Ferry 14															
ickman 24															
on 60															
lar oak 14															



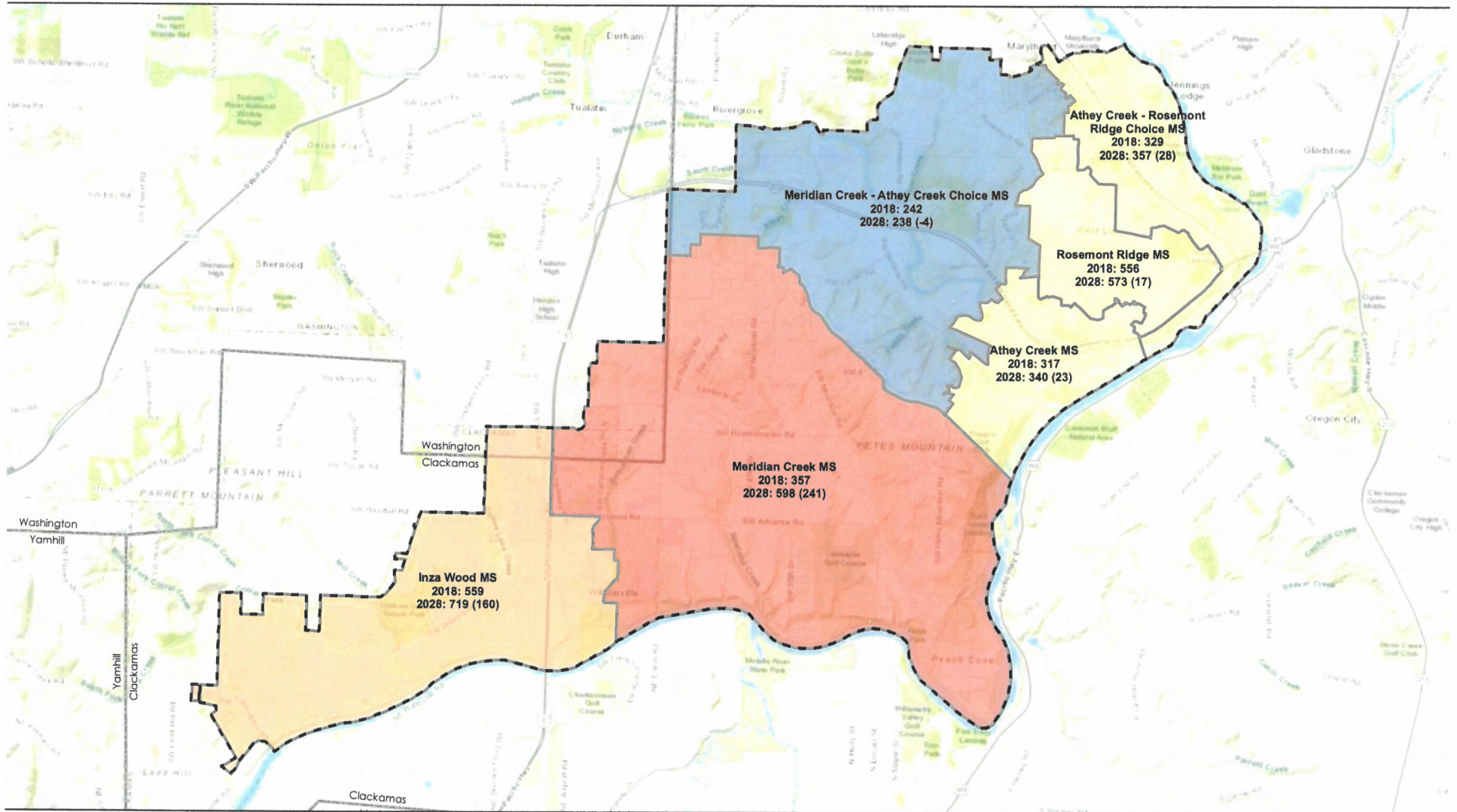












**FLO**  
Analytics

**LEGEND**

- District Boundary
- County Boundary
- Middle School Attendance Areas 1 to 50
- Middle School Attendance Areas 50 to 175
- Middle School Attendance Areas > 175
- 10-year Magnitude of Change <= 0

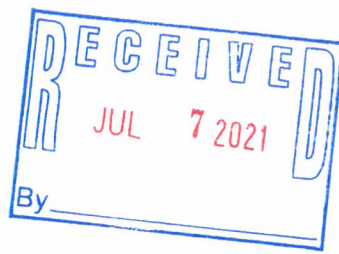
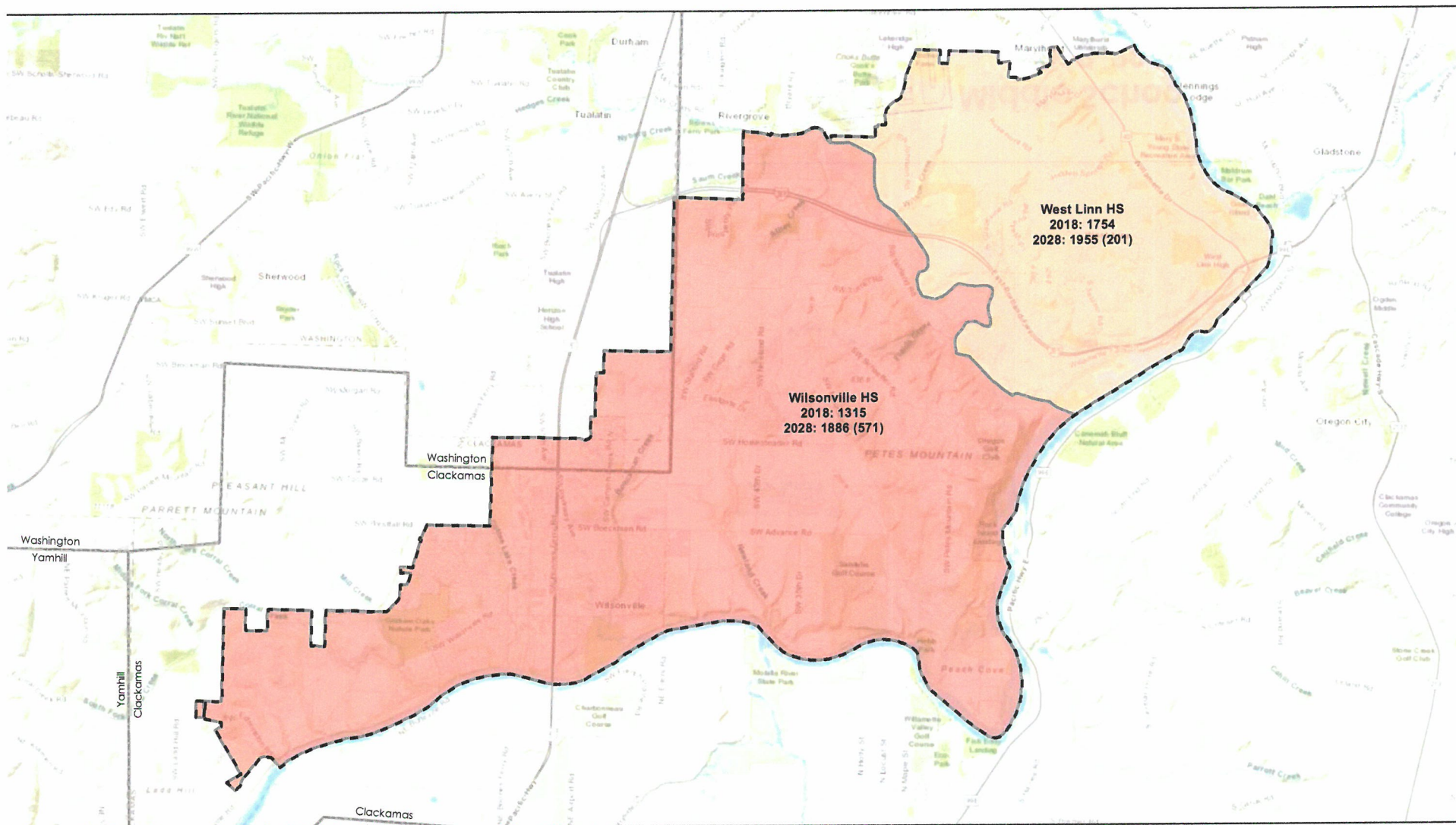


FIGURE  
**Middle School Residence-based  
2018-28 Enrollment Forecasts**



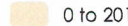







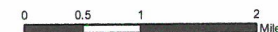
FLO  
Analytics

**LEGEND**

-  District Boundary
-  County Boundary
- High School Attendance Areas
- 10-year Magnitude of Change
  -  0 to 201
  -  > 201

FIGURE

**High School Residence-based  
2018-28 Enrollment Forecasts**





## West Linn-Wilsonville School Measure 3-554

REFERRED TO THE PEOPLE BY THE DISTRICT

### Bonds to Increase Safety, Security; Address Overcrowding; Build, Replace Facilities

**Question:** Shall District increase safety, address overcrowding, update classrooms; issue \$206.8 million general obligation bonds; estimated to maintain current tax rate? If the bonds are approved, they will be payable from taxes on property or property ownership that are not subject to the limits of sections 11 and 11b, Article XI of the Oregon Constitution.

**Summary:** It's estimated that this measure would not increase current tax rates. West Linn-Wilsonville School District has been awarded \$7,192,506 in State grants which will be available only if these bonds are approved.

If approved, this measure would finance capital costs including:

#### Safe and Welcoming Schools:

- Improve safety at all schools.
- Capital Asset replacement; Preservation Projects at all schools.

#### Relieve Overcrowding:

- Renovate the current Athey Creek Middle School building to accommodate expanded, redesigned third high school.
- Rebuild an expanded Athey Creek Middle School at new West Linn location.
- Build new primary school in Wilsonville.
- Expand West Linn High stadium and parking.

#### Career and Technical Education:

- Update classrooms, Improve career education equipment and learning spaces, Implement technology Improvements District-wide.
- Build Performing Arts Center at Wilsonville High.

Citizen oversight committee and regular Independent audit of bond expenditures required.

Bonds may be issued in multiple series; each maturing within 31 years from Issuance; pay bond Interest and costs of Issuance. Actual levy rates may vary based upon Interest rates Incurred and changes In assessed value.

## EXPLANATORY STATEMENT

### What

West Linn-Wilsonville School District has placed a capital bond on the 2019 ballot. With no expected increase to the current tax rate, the bond would provide funds to: make safety and security upgrades; build a new primary school; rebuild a new middle school; relocate and enlarge third high school; add new high school performing arts center; expand high school stadium and parking; upgrade technology and facilities District-wide.

If bond measure is approved, the District will receive an additional \$7,192,506 in matching state grants.

### How

The District's Long-Range Planning Committee, led by citizen volunteers, reviewed enrollment forecasts and school facility conditions. The committee made recommendations based on present and future facility needs. Guided by the committee's recommendations, and feedback from a community Bond Summit, West Linn-Wilsonville Board of Directors propose that bond funds, if approved, be used to:

- **Improve Safety and Security:** Construct secure entrances at all schools. Add classroom lockdown hardware at all schools. Add intrusion-limiting glass at all schools. Replace fire alarm systems, fire sprinkler systems, add site lighting, video monitoring, and communication

## West Linn-Wilsonville School Measure 3-554

upgrades District-wide. Expand stadium and parking at West Linn High School to accommodate students and staff daily and during emergency events.

- **Address Overcrowding:** Construct one new primary school on District-owned property in Wilsonville to meet enrollment needs. Relocate and expand Arts and Technology High School to the Athey Creek Middle School site. Construct an enlarged Athey Creek Middle School on District-owned property in West Linn to meet enrollment needs.
- **Increase Opportunities for CTE and Arts:** Construct a new performing arts center at Wilsonville High School to increase opportunities for the arts. Remodel existing theater into Career and Technical Education-focused instructional space, increasing school capacity.
- **Replacement and Preservation at Existing School Buildings:** Projects proposed to repair or replace aging roofs, windows, and mechanical/electrical systems. Install softball turf at Wilsonville High School. Remodel CREST facility. Produce energy-saving improvements to schools and facilities. Upgrade technology by re-wiring schools, updating network electronics and communication systems, and adding student devices.

### Why

Student enrollment projections show increases of more than 1,000 students in the next 10 years. New schools and learning spaces are expected to balance current and future enrollment while providing students and staff with safe and efficient learning environments.

Bond measure proposes to fund classroom improvements at existing school buildings and make operational improvements at all existing schools. Bond measure proposes classroom expansion and renovation conducive to career-based learning.

### How Much

Due to the retirement of existing bonds, this bond measure is not expected to increase the current tax rate. This \$206.8 million bond is projected to have an average rate of \$1.19 per \$1,000 of assessed value annually over the bond term. The anticipated average cost is approximately \$238 per year on a home with a \$200,000 assessed taxable value. Actual rates may vary based upon interest rates incurred and changes to assessed value.

### Submitted by:

Kathleen E. Ludwig, Superintendent  
West Linn-Wilsonville School District 3jt



*Handwritten notes:*  
 Bonds are still  
 outstanding from  
 2003  
 2009  
 2015  
 and now 2019



# WEST LINN-WILSONVILLE SCHOOL

## Measure No. 3-96

### ARGUMENT IN FAVOR

#### VOTE YES FOR STRONG SCHOOLS ... STRONG FUTURE

##### OVERCROWDED CONDITIONS:

In only six years, enrollment in the West Linn-Wilsonville School District has grown by nearly 1,500 students ... enough to fill three elementary schools.

Our young people began the 1997-98 school year in packed classrooms:

BOECKMAN CREEK PRIMARY .....	At enrollment capacity
CEDAROAK PARK PRIMARY .....	At enrollment capacity
SUNSET PRIMARY .....	Exceeded enrollment capacity
WILLAMETTE PRIMARY .....	Exceeded enrollment capacity
WILSONVILLE PRIMARY .....	Exceeded enrollment capacity
STAFFORD PRIMARY .....	Exceeded enrollment capacity
ATHEY CREEK MIDDLE SCHOOL ...	Exceeded enrollment capacity
BOLTON MIDDLE SCHOOL .....	Exceeded enrollment capacity

Current enrollment is more than 7,200 students with a projection of nearly 12,000 students by the year 2015!

##### SAFETY OF OUR CHILDREN DEPENDS ON BUILDING RENOVATIONS:

Some of our children are learning in buildings that were built 60 and 70 years ago, and safety is a key concern.

When Measure 5 passed, the District managed with a nearly \$10 million reduction in funds ... but to maintain quality teaching staffs and programs, building maintenance and repair was deferred.

We now need:

- Roof and infrastructure renovations
- Electrical system improvements to handle technology upgrades
- Seismic corrections to make buildings safer from earthquakes
- Upgrades required by the Americans with Disabilities Act

##### ADAPTING TO GROWTH:

To meet current and future enrollment we need:

- More primary and middle school classrooms
- Land purchases now while suitable land is available and affordable

##### PROTECTING OUR PAST INVESTMENT:

We need to renovate now to maintain the community's investment in our school buildings.

##### A SOLID INVESTMENT FOR THE FUTURE:

Measure 3-96 would cost the property taxpayer only 94 cents per \$1,000 of assessed value. On a \$100,000 home, the estimated yearly tax will be \$94 or approximately \$7.85 a month.

##### YOUR YES VOTE MAKES THE DIFFERENCE:

We urge you to support West Linn-Wilsonville schools and the future of our communities by voting YES ON MEASURE 3-96. Vote YES for our community. Vote YES for our children.

Submitted by

Susan Cassidy and Susan Tate  
Coalition For Excellent Schools

The printing of this argument does not constitute an endorsement by Clackamas County, nor does the county warrant the accuracy or truth of any statements made in the argument.

### ARGUMENT IN FAVOR

#### MEASURE 3-96 IS A WELL-RESEARCHED AND REASONABLE RESPONSE TO CONTINUING GROWTH IN OUR COMMUNITY AND DEMAND ON SCHOOL FACILITIES.

Measure 3-96 is an investment in our community. Its passage will ensure that our buildings are safe, our schools keep pace with continuing growth and that past investments in our school buildings are protected.

**The Measure's Foundation:** In 1994, the school district commenced a long term study of the district's building, which included the following elements:

- public meetings to solicit and gather community input;
- examination of current buildings to determine optimal "education capacity" and "overload capacity;"
- architectural and engineering studies of existing buildings to determine needed repairs and upgrades to structures and roofs and electrical, heating, ventilation and telecommunications systems to ensure safe and energy efficient buildings and to satisfy the Americans with Disabilities Act and updated building and seismic codes;
- projection of future enrollment based on continued development of the current urban growth area through the year 2015;
- determination of additional schools needed to meet projected enrollment.

In 1995, the school district published the study's results in a Long Range Facilities Plan. In 1997, an additional review of facility needs at West Linn High School was undertaken.

**Trigger reached:** The Plan also established "triggers" to identify when additional investment in buildings should be made. The school district reached the first such trigger this year when "educational capacity" was met or exceeded at all primary and middle schools, but one.

**Community Input:** Beginning in March 1997, the School Board and district administrators attended more than 30 community meetings to discuss the Plan and buildings needs with voters. At these meetings, the School Board received advice on projects to include in a bond and was encouraged to submit a bond measure to voters. On July 28, 1997, the School Board unanimously referred Measure 3-96 to voters.

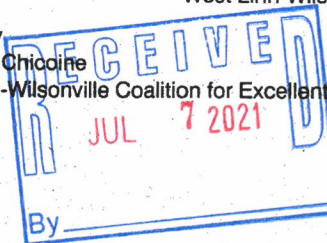
Please vote yes on Measure 3-96.

Gary Mittelstaedt  
Nancy Stuart  
Greta Sheppard  
Mike Gates  
Jeff Chicoine

West Linn-Wilsonville School Board

Submitted by

Jeffrey P. Chicoine  
West Linn-Wilsonville Coalition for Excellent Schools



The printing of this argument does not constitute an endorsement by Clackamas County, nor does the county warrant the accuracy or truth of any statements made in the argument.



## WEST LINN-WILSONVILLE SCHOOL

**Measure No. 3-96****BALLOT TITLE****AUTHORIZES ISSUANCE OF GENERAL OBLIGATION BONDS.**

**QUESTION:** Shall West Linn-Wilsonville School District issue general obligation bonds totaling \$51,250,000 to make additions and improvements to its facilities? If the bonds are approved, they will be payable from taxes on property or property ownership that are not subject to the limits of sections 11 and 11b, Article XI of the Oregon Constitution.

**SUMMARY:** This measure may be passed only at an election with at least a 50 percent turnout. Bond funds will be used to (1) provide mechanical, electrical, architectural, roofing, energy and technology improvements and ADA compliance at all existing schools other than Wilsonville High; (2) remodel Bolton as a long term primary school and construct new primary in Wilsonville; (3) acquire land; (4) complete Phase II construction of Rosemont Ridge Middle School, (5) renovate West Linn High. The bonds will mature over a period not exceeding 20 years from issuance date and may be issued in one or more series.

**EXPLANATORY STATEMENT****WHY?**

West Linn-Wilsonville schools are bulging at the seams because of tremendous growth our communities have experienced. The number of students between 1991 and 1997 has grown by more than 1,500 – enough to fill three elementary schools. The District now has more than 7,000 students, with a projection of nearly 12,000 by the year 2015.

Since Measure 5 passed in 1990, the State's funding formula has significantly cut the amount of per-student funds, resulting in an accumulated \$10 million reduction for capital projects, programs and services. Now, the District faces several issues in its older buildings and coupled with rapid growth has literally run out of classrooms. Enrollment at all elementary schools currently exceed capacity.

Although the District has saved more than \$10 million over the last six years by downsizing and conserving resources, those savings have been spent and ultimately depleted to preserve instructional programs.

**WHAT?**

The School Board has developed a \$51.25 million bond that would provide its current and future students with quality programs and safe learning environments. It is comprised of five components:

- **Physical improvements to existing facilities** for mechanical, electrical, architectural, roofing, ADA, energy and technological infrastructure. Since the District deferred spending money on capital projects, many of the buildings need serious renovations and upgrades.
- **Completely remodel Bolton into a long-term primary school and construct a new primary in Wilsonville.** When Rosemont Ridge opens, Bolton will need to be converted into a primary school to accommodate existing growth in West Linn. A third primary school is needed to handle growth and projected enrollment in Wilsonville.
- **Land acquisition to accommodate new school construction.** All sites would be owned by the District in Wilsonville, West Linn and rural Clackamas County and meet current urban growth boundary, zoning, and densities for build-out according to long-range plans. Specifically: acquire thirty acres in Wilsonville for a future primary school and middle school and a six-acre parcel between Athey

Creek Middle School and Stafford Primary School for additional parking, athletic fields, etc.

- **Complete Phase II of Rosemont Area Middle School,** increasing student capacity to 700 students. Voters approved money in 1992 to build a new middle school but due to siting issues, construction will not begin until next spring. Approval of this bond allows the District to incorporate Phase II into construction timelines.
- **Renovate West Linn High School** including seismic, electrical, mechanical, roofing, ADA, technology and remodeling current classrooms, facilities, fields and parking to contemporary standards. The 1923 wing of the building will be reconstructed, the 1960 wing will be redesigned plus energy conservation, technology upgrades, ADA required upgrades, mechanical system overhaul and classroom renovation.

**HOW MUCH?**

This bond measure would cost the property taxpayer an estimated average of 94 cents per \$1,000 of assessed value. On a \$100,000 home the estimated yearly tax will be \$94 or approximately \$7.85 a month.

**Submitted by**

Roger L. Woehl  
West Linn-Wilsonville School District



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

January 26, 2021

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, Community Meeting #3 on June 25, 2020, Community Meeting #4 on October 20<sup>th</sup>, and Neighborhood Association Meeting #5 on November 18, 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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#### Construction:

26

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27

### Other Questions:

29







## 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. This school isn't supposed to be built for another 10 years based on a June 2019 population growth report. Why are you not following what the report says?**

**A:** The 10-year enrollment forecast did indicate a continued need for four middle schools. In order to address high school enrollment growth, a third option high school will open at the existing Athey Creek Middle School on Borland Road. 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. Therefore, construction of the new Athey Creek Middle School on the Dollar Street site is in line with enrollment projections.

Clarification of the process behind selecting Athey Creek Middle School on Borland Road for the location of the third option high school is provided in answer to question 5 below.

**5. 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.

**6. 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.

**7. 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.



**8. 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.

**9. 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.

Five Community Meetings for the Athey Creek Middle School at Dollar Street project have been held thus far:

- Community Meeting #1 – January 8, 2020
- Community Meeting #2 – May 14, 2020
- Community Meeting #3 – June 25, 2020
- Community Meeting #4 – October 20, 2020
- Community Meeting #5 – November 18, 2020



Information from the Community Meetings can be found on the [bond website](#). Additionally, for Community Meetings #5 and #6, notices were sent to owners of property within 500 feet of the site. 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.

**10. Will there be a follow-up neighborhood meeting where people have the opportunity to speak out, ask questions, and influence decisions? More Q&A time?**

**A:** There will be a final Community Meeting held in January, prior to the submission of the Land Use application. The meeting has been scheduled for January 27<sup>th</sup> at 6:00 PM. The meeting will be held virtually through the Zoom platform, and the link will be shared on the district website and through the project updates Listserv. Please sign up for the [WLWV-Bond-MS-At-Dollar ListServ](#) on the district website.

**11. Has the decision already been made that a school will be built here or is the decision still negotiable? Other than planting a few additional trees, what specifically has changed given all the community input saying the school is not needed?**

**A:** The district is obligated to respond to voter approval of measure #3-554, including the construction of a new middle school at the Dollar Street site. The district will submit a land use application to the City of West Linn. The goal of the public engagement process over the last year has been to receive community questions and concerns, and address them either through design adjustments or clarification of the reasoning behind aspects of the design.

In order to address high school enrollment growth, a third option high school will open at the existing Athey Creek Middle School on Borland Road. 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. Therefore, construction of the new Athey Creek Middle School on the Dollar Street site is in line with enrollment projections.

Clarification of the process behind selecting Athey Creek Middle School on Borland Road for the location of the third option high school is provided in answer to question 115 below.



The district met twice with the community and held an array of listening sessions prior to presenting a design. First attending a Willamette Neighborhood Association meeting, and next holding a district hosted meeting. Listening sessions were held with individual community members over the phone and virtual meeting at community members' preference. The goal was to receive and incorporate community feedback before bringing a design forward. As discussed in community meetings #3-#5, the design addresses a number of community concerns received. Technical reports from various expert consultants have been published to the district website for public review.

The district is obligated to balance requests for change to the design against the needs of the school and language in election documentation.

**12. 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.

**13. 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.

**14. 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.



**15. 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.

**16. 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.

**17. 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.

**18. 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.

**19. 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 February 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.

**20. When do you expect to submit the land use application?**

**A:** The land use application is expected to be submitted in February.



**21. 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.

**22. Is it the city council who will ultimately approve or not approve the final plan? When exactly will this decision be made? What is the likelihood of the city not granting the permits?**

**A:** The City of West Linn has indicated that this application will involve a conditional use permit. The body that holds the hearing is the planning commission. In the event of an appeal, the city council would hear the appeal. The district intends to submit the application in February/March 2021. The city has 120 days from the application being deemed complete to process the permit application, including Council appeal.

**23. 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***

**24. 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.

**25. 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.



**26. 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. The community is also encouraged to view the latest available site concept on the bond website.

One goal while developing site concepts is to find locations for improvements 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 concept has been 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.

**27. 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.

**28. 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](#).



**29. What are the chances the current trees on Dollar Street will remain?**

**A:** The perimeter trees closest to Dollar Street will, for the most part, be removed. These trees are in or adjacent to the edge of the public right-of-way. Conversations with the City of West Linn have indicated that right-of-way improvements including paving, curb and gutter, planting strip and sidewalks will be required for the south side of Dollar Street. These trees will not survive the construction of these improvements. New required street trees will be planted along Dollar Street in the right-of-way, and a buffer zone between school improvements and the street will be planted with trees and scrubs to develop a screen.

A number of trees around the site will be preserved, especially in the ravine on the eastern portion of the site, between the new school improvements and the Arbor Cove neighborhood, and along Willamette Falls Drive. Additionally, a variety of new trees will be planted across the site.

**30. Why are trees along Willamette Falls Drive being removed?**

**A:** Trees along Willamette Falls Drive need to be removed for street improvements, a sidewalk, and a bike lane.

**31. Will the school be visible from Willamette Falls Drive?**

**A:** While many trees between Willamette Falls Drive and the new school building will be preserved, and additional trees will be planted, it is expected that the building will be visible.

**32. What are you doing with the trees that back up to Arbor Cove? What is the hill going to look like from Arbor Cove? Will there still be large evergreen trees?**

**A:** These trees are being assessed to determine if there are safety hazards that may need to be addressed, but the design contemplates maintaining a vegetated buffer on that slope. Targets for preservation include evergreen and deciduous trees.



**33. Is there any opportunity to move the track and field away from Dollar Street and keep more of the existing trees on Dollar Street?**

**A:** The existing trees along Dollar Street will be affected by street improvements, a new sidewalk, and a bike lane. Multiple locations of the track were studied and placing the track parallel to Dollar St. and lower than the street level was considered the best option.

**34. What is the setback distance between the north edge of the proposed athletic field facility and the nearest residential property line? What criteria was used to determine that this setback distance is acceptable (please reference the specific West Linn CDC article number if applicable.) Do site constraints prohibit a greater setback distance?**

**A:** The track is situated at a slight angle to provide maximum use of grades and other components of the site. The location represents a balance between cost efficiency, tree preservation on the southern slope, and creating vertical and horizontal distance between the track and Dollar Street. It also allows the driveway and parking lots to be located further from Dollar Street. At the western end of the track the distance to the property line is 30 feet 6 inches and at the Eastern end of the track the distance is 52 feet 8 inches. The minimum setback from the property line is 15 feet as referenced in CDC section 11.070.5. It is the district's intent to exceed this setback limit whenever possible. The school is classified as a government building by the city. The yard dimension requirements for government buildings are found in CDC section 41.040.B, which requires that all yard dimensions be equal to at least two-thirds of the building height. Along Dollar Street, the building setback requirement is 22 feet 2 inches in correspondence with building height. In all cases, the minimum setback is exceeded, and the district proposes a vegetative buffer of trees and shrubs between the street and school.

A site plan has been posted to the District website to illustrate the approximate distances between various improvements and the edge of the school site. Additional supplemental dimensions are provided to clarify other distances, such as the width of the Dollar Street right-of-way. Additionally, several site sections have been created to illustrate how the improvements on the site have been lowered to minimize their scale compared to the street and nearby residences. Community members can access the site plan on the bond website.

**35. 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 have been completed. The final Phase I and Phase II reports are posted to the bond website. The district is also working with a wetland biologist and wildlife consultant. The wetland investigation is complete, and the wetland delineation report is under review 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 has been completed and the full report is posted to the [bond website](#).

**36. 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.

**37. What will the fence along Dollar Street look like?**

**A:** There will be a black chain link fence running the entire length of Dollar Street. The fence will also run along the other perimeter areas of the site.

**38. 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. In addition, there are two entrances one for students arriving by bus at the upper level, as well as the main entry for visitor and parents at the lower level.

**39. 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.

**40. 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 have been completed process and the full geo-technical report 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.

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

**A:** An archaeological firm has been retained to survey the site, particularly where the historical Fields House was located. The report was reviewed by the Grande Ronde Tribe, and is now under review with the State Historic Preservation Office (SHPO). 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. The final archaeological report will be uploaded to the bond website.

**42. 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.

**43. 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.

**44. 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.

***BUILDING DESIGN***

**45. When will we know about proposed interior space designs?**

**A:** The interior design is in development and will be presented to the school board prior to being made available to the public.



**46. What building methodology is being considered in design for the school structure? Are there any other unique learning spaces or capabilities being considered for future students that you can share?**

**A:** The district's design philosophy for school buildings includes several key features. These include making the library the heart of the school, with classrooms radiating from it. Classrooms are grouped into neighborhoods around a central porch. Safety and security features include a secure building entry, impact resistant glass, classroom lockdown hardware, and classroom lockdown curtains. Commons, gymnasiums, and athletic facilities are designed to allow for community use, which can be scheduled with the Community Services Department.

This school will also include a maker space, which is a flexible space with ample power, networking, durable finishes and storage for group projects and classes that introduce middle school students to potential Career and Technical Education opportunities that will expand in high school.

Another new feature to the district is the inclusive playground. The play equipment area will include rubber surfacing that can be more easily navigated by students with limited mobility than traditional woodchips. There will also be social seating areas and close proximity to the track and field.

**47. Athey Creek Middle School has nine fields. Why does that program change so drastically from nine fields to one field? Why choose this site if we can only fit one field for a middle school?**

**A:** The Athey Creek Middle School campus is significantly larger than the district's other middle school sites. The campus is used as a district and community asset, serving numerous youth and community athletics programs, and will continue to experience this use. The new school design contemplates various social and activity spaces as well as the all-weather turf sports field and track. The recently constructed Meridian Creek Middle School has the same number of formal outdoor athletic fields.

**48. Most schools have just one unlocked primary entrance, but this design seems to have two primary entrances. How will security be handled?**

**A:** The district has multiple facilities that have two primary entrances for student arrival and dismissal. During school hours, only the entry adjacent to the visitor parking lot will be available, requiring visitors to check in at the office prior to continuing into the school.



**49. Will solar panels be used?**

**A:** Yes – 1.5% of the construction contract will be allocated to green energy, and a portion of this total will include solar panels.

**50. Has the school building plan been updated to account for long-term changes to instruction in a post-pandemic world? For example, has the school considered declines in enrollment or a shift to distance learning?**

**A:** The district does not view distance learning as a replacement of in person instruction. While enrollment has been impacted by the COVID-19 crisis, it is expected that in person instruction will continue to be central to the instructional model of the district into the future. The district will continue to explore opportunities for virtual learning that can enhance the educational experience of students.

***TRAFFIC***

A memorandum responding to additional questions about traffic is available on the [bond website](#).

**51. 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 has also been completed to investigate the impact a new middle school would have on traffic on Willamette Falls Drive and the surrounding neighborhood. The [traffic report](#) has been posted to the district website and a [supplemental traffic analysis memo](#) has been developed to respond to questions from the community. The district will consider recommendations for traffic mitigation from the traffic engineer, civil engineer, city engineering staff, and community.

**52. 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:** During arrival, dismissal, and throughout the school day, 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 plans to propose signage for the bus and staff driveway stating that it is for those purposes during the school day.

To support events and minimize parking in the adjacent neighborhoods, all parking will be made available to the public on evenings and weekends.

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, curb extensions, school zone, and a new Safe Routes to School plan.

**53. 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 public entrance and front door 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 proposed to enter at the eastern end of the site off Dollar street. The bus loop is being proposed to travel away from Dollar Street 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. To support events and minimize parking in the adjacent neighborhoods, all parking will be made available to the public on evenings and weekends.

**54. 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 northern half of Willamette Falls Drive and southern half of 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 constructed or reimbursed expenses related to the full street improvements and safe routes to school improvements





beyond the school site frontage. The district expects the right-of-way improvements it is responsible for to be completed before the opening of the new school

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

**55. 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:** The City of West Linn has confirmed that a connection between Dollar Street and Willamette Falls Drive is required. A new extension of Brandon Place is expected to connect Dollar Street to Willamette Falls Drive. Final right-of-way improvement details will be finalized and permitted through the City of West Linn.

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

**A:** Yes, the district has conducted a formal traffic study as part of the design process. The [traffic report](#) has been posted to the district website and a [supplemental memo](#) has been developed to respond to questions from the community.

**57. 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 driveway off Brandon Place will wind up with the slope to maximize length, and a broad sidewalk along the front of the building will accommodate drop off and pickup for multiple vehicles simultaneously.

The district is also considering measures to discourage student drop off along Dollar Street, including a fence running along Dollar Street to restrict pedestrian access except at specific locations.

**58. 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.



**59. 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.

**60. 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 to convey the infrastructure needed to support an increase in student walking and biking in this area. This includes indicating locations needing infill of safe routes improvements. Ultimately, city funding and implementation of these improvements beyond the school site is approved by the city council. The district looks forward to continuing these partnering conversations with the city. While the district encourages walking and biking to school, preferred methods of student transportation are determined by each family.

**61. 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.

**62. Will the Safe Routes to school be completed by Fall 2023? If not, what is the interim plan for students to safely walk or for additional car traffic for walking boundary residents? How long after the building opens will all the street improvements be slated to be complete? (e.g. safe walking route along WFD).**

**A:** Street improvements will provide new pavement, sidewalks, bike lanes, and trees. The district expects to build these improvements on the northern half of Willamette Falls Drive and southern half of 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 constructed or reimbursed expenses related to the full street improvements and safe routes to school improvements beyond the school site frontage. The District expects right-of-way improvements it is responsible for to be completed before the opening of the new school, as well as safe routes to school infill as can be agreed to with the City. Ultimately, City



funding and implementation of these improvements beyond the school site is approved by the City Council. The District looks forward to continuing these partnering conversation with the City.

**63. Did the traffic study take into effect likely I-205 tolls that will turn WFD into a major bypass? What happens when the tolling on I-205 begins and the traffic on WFD increases tremendously?**

**A:** The I-205 tolling project is still in the early planning stages and a toll will not be implemented for at least a few more years. Once a tolling price has been decided upon and impacts have been determined, improvements to mitigate traffic on local agency streets will be coordinated with ODOT. Based on discussions with the City of West Linn staff, it will be the responsibility of the ODOT tolling project to mitigate traffic impacts to city streets, therefore, the school district will not be required to mitigate any impacts due to tolling. If you would like to contact ODOT regarding the I-205 tolling project, please email [oregontolling@odot.state.or.us](mailto:oregontolling@odot.state.or.us) or visit ODOT's [I-205 Toll Project webpage](#).

**64. What does it mean that traffic stop “failed to meet the needs?” Why is that so? The intersection fails to meet our needs now and we are going to add an entire middle school to the mix without improving this intersection?**

**A:** The traffic congestion at the Willamette Falls Drive/Ostman intersection is due to local traffic as well as regional traffic. If capacity is increased at the intersection, the City of West Linn is concerned it will encourage more regional trips onto Willamette Falls Drive. The school district will pay System Development Charges (SDCs) to the city when the middle school is approved. That money can be used by the city to improve the intersection in the future if the city decides improvements are desired.

**65. How was the 29% walk/bike number arrived at? Will 246 students will be walking? Is the walking based on those who take the bus in the neighborhood?**

**A:** Please refer to the [traffic study](#) and [supplemental memo](#) for sensitivity analyses and more details on the modal split assumptions for the future middle school.

**66. How can a traffic study be complete without the street that the only other exit of the area?**

**A:** Please refer to the [supplemental traffic analysis memo](#) for the traffic analysis on Dollar Street.

**67. Is there an alternative to the roundabout? Signal, stop controlled, etc.**

**A:** Please refer to the [supplemental traffic analysis memo](#) for a discussion on alternative traffic



control options that were considered at the Willamette Falls Drive/Brandon Place extension intersection. The original [traffic study](#) also can be found on the bond website. In brief, the small roundabout was determined to be the most effective solution.

**68. Will a new sidewalk (from the staff/bus parking lot entrance along Dollar St. to Ostman Rd.) be put in on both sides?**

**A:** Street improvements along Dollar Street will include a sidewalk and bike lane along the south side of Dollar Street. It is expected that infill safe route to school improvements to Ostman Road will be completed prior to the opening of the school, pending partnering conversations with the City of West Linn.

**69. Does the roundabout southern exit/entry correspond to the driveway at the fields bridge community garden area?**

**A:** Yes. The roundabout will be at the end of Fields Bridge and will align the bridge, west entry to the park, Willamette Falls Drive, and the new Brandon Place extension.

**70. Walk/bike to Athey Creek school on Stafford, Borland, and Willamette Falls Drive seems unlikely due to safety. Has this been considered?**

**A:** Yes. Walking and biking to the existing Athey Creek Middle School is not safe, and therefore, school bus service is provided to all students. This is reflected in our existing traffic counts to determine existing modal data for Athey Creek Middle School.

**71. What is the distance of a Safe Route to School? There is no scale on the map.**

**A:** The walking boundary is typically a 1/2-mile to 1-mile radius. For the new middle school, a 1-mile radius was assumed, however, larger physical barriers such as I-205 and the Tualatin River reduced that radius in some areas. The walking boundary is shown in Figure 10 on Page 30 in the Traffic Report.

**72. What were the hours for AM Peak Hours and Midday Peak Hours at ACMS for your study? Jazz Band, clubs, meeting with teachers, etc. all start at 8 a.m. with parents dropping off a few minutes' prior.**

**A:** The AM peak hour for this study was 8 to 9am, and the midday peak hour was 3:10 to 4:10pm.



**73. There is a walking path that leads from Arbor Cove up into the woods. Will that path be retained (and perhaps converted to steps) or closed off?**

**A:** The design does not currently contemplate improvement to this informal path.

**74. There are expectations that ~30% of kids will walk or bike. Are there pedestrian entrances besides the roadway (Brandon Pl)? Are there going to be more pedestrian entrances on Willamette Falls Drive? Where is the pedestrian access along Willamette Falls Drive?**

**A:** The design does not contemplate additional pedestrian routes to the school from Willamette Falls Drive. The traffic study indicates the proposed Safe Routes to School including sidewalks along both driveways.

**75. Will there be a perimeter walking path around the school site? Is the walking path on WFD for school kids connected to a perimeter path around the school? Is there a possibility of allowing some type of walkway through the site property?**

**A:** Site improvements will include sidewalks and pathways, including a path around the south end of the building to allow pedestrian connectivity to both sides of the school.

**76. How will the children that live in River Heights neighborhood enter the site? How will kids from arbor cove and Willamette area theoretically enter?**

**A:** It is anticipated that students from the River Heights neighborhood would utilize the sidewalk adjacent to each school driveway. Students walking from Willamette would likely walk along Dollar Street and use the same sidewalk along the bus entry, and entry adjacent to the playground.

**77. What is Rosemont's walking boundary student population? What percentage of kids that can walk, walk regularly?**

**A:** The district does not record the number of students that walk, bike, or arrive by personal vehicle to schools.

**78. How will River Heights neighborhood be impacted in case of emergency? Specifically, neighbors being able exit the neighborhood? What is the traffic impact on River Heights neighborhood being able to enter and exit the neighborhood during high peak hours?**

**A:** The newly constructed Brandon Place extension is a requirement that will not only provide an





access for student pickup and drop off from Willamette Falls Drive, but will also serve as emergency vehicle access to and from the River Heights neighborhood. Similarly, neighbors from River Heights would use Brandon Place as another option for entering and exiting the neighborhood. Please refer to the [supplemental traffic analysis memo](#) for peak hour traffic analysis on dollar street.

**79. Would you be able to look at an independent traffic study rather than the district paid traffic study?**

**A:** West Linn Community Development Code obligates the district to commission and submit a traffic study in support of applications that meet certain criteria. The district is confident in the data and conclusions of the traffic study performed by the third-party traffic engineering firm, DKS Associates. Commissioning another traffic study would be the prerogative of those wishing to do so.

**80. The district plans for a growth of an additional 200 students. What neighborhoods will they come from and how will that impact transportation and traffic? (Long Range Planning Report assumes minimal growth N=23 students in the next 10 years for Willamette, so this increase will not walk.)**

**A:** The demographic study that resulted in enrollment growth projections is available on the district website as an exhibit attached to the [2019 Long Range Facilities Plan](#).

**81. Are speed bumps allowed?**

**A:** Speed bumps and other traffic calming measures must be approved by Tualatin Valley Fire & Rescue (TVF&R) and the City of West Linn. The district is working with these agencies to maintain emergency vehicle access to the new Middle School and the surrounding neighborhoods, while considering traffic calming measures.

The City of West Linn has an existing process in place for proposal of traffic calming measures, such as speed bumps. Community members are encouraged to engage in that process to inform the city of the neighborhood's preferences regarding traffic calming measures. For more information, please visit the [West Linn Traffic Safety and Traffic Control FAQ webpage](#). Community members may submit a [Request for Traffic Control Investigation/Improvement form](#).

**82. Is Dollar Street being widened?**

**A:** Improvements to Dollar Street will include paving extension, including bike lane, new curb and gutter, planter strip and sidewalk on the currently unimproved south side of the road. These improvements may visually widen Dollar, but all improvements fall within the right-of-way limits



of the street.

**83. Can you show documentation about completing the traffic counts prior to COVID?**

**A:** The date of traffic counts is provided on page 8 of the Traffic Report. Traffic counts were collected on May 16<sup>th</sup>, 2019, when in-person school was in session prior to COVID-19 impacts. Also see Appendix A. The [traffic study](#) has been made available on the district website.

**84. What is a sidewalk infill?**

**A:** Installing sidewalk or paved walking paths at locations where there is a gap or break in the existing pedestrian network.

**85. Can the school district provide scenarios for kids walking/biking to school from various points of walking boundary to pressure test the system and identify any gaps? E.g. no lights, no sidewalks.**

**A:** Yes, that work has been done. Please refer to Page 28 – 32 of the Traffic Study for a list of Safe Routes to School improvement projects. The school district and the city will be working together to make sure those gaps are filled.

Historically the city has partnered with the district and constructed or reimbursed expenses related to the full street improvements and safe routes to school improvements beyond the school site frontage. The district expects right-of-way improvements it is responsible for to be completed before the opening of the new school, as well as safe routes to school infill as can be agreed to with the city. Ultimately, city funding and implementation of these improvements beyond the school site is approved by the city council. The district looks forward to continuing these partnering conversation with the city.

**86. When the traffic is stopped at Ostman, it can back up/be stopped past Fields Bridge. On Friday afternoons this can start about 2:00, which is the same time as schools finishing. What analysis has been done about this and the impact on the roundabout.**

**A:** Traffic counts for this analysis were collected on a typical weekday (Thursday, May 16<sup>th</sup>, 2019 from 3 to 5pm) so as to capture normal traffic conditions. Traffic patterns can vary significantly on Mondays and Fridays due to flex work shifts and weekend travel and are not typically considered in transportation studies. Typical volumes were included in the roundabout analysis.



**87. What is the number of staff car and bus trips did you assume will be on Dollar Street? How many staff members are you assuming will be on site and what would be the traffic impact on Dollar Street? Have traffic studies been conducted specifically for Dollar Street and Brandon Place?**

**A:** It was assumed that there will be 12 full-size school buses and 60 staff (with additional growth of up to 80 staff) for the new middle school. The school is estimated to generate approximately 60-100 trips on Dollar Street during the AM peak hour analyzed (8 to 9am) and 50-90 trips on Dollar Street during the midday peak hour analyzed (3:10 to 4:10 pm).

The traffic study did evaluate the operations on Dollar Street and Brandon Place and were found to be sufficient to meet the city's standard with the middle school in place.

**88. What is the calculated increase in traffic wait times at Willamette Falls & Ostman with the addition of the school?**

**A:** There will be an increase in average vehicle delay of three (3) seconds at the intersection. See the Traffic Study for details. The [traffic study](#) is available on the bond website.

**89. If you project ~150 cars dropping off kids in the AM, how far back on Willamette Falls Drive will traffic be stopped? How many vehicles will fit on Brandon Pl?**

**A:** The internal queue estimates are expected to be contained on the site and are not estimated to spill onto Willamette Falls Drive. There is room for approximately nine (9) vehicles on Brandon Place between the school driveway and Willamette Falls Drive.

**90. Afternoon peak queue is mostly irrelevant. What is the queue for morning peak?**

**A:** Queuing analysis was provided for both the am and midday peak hours at the roundabout (Willamette Falls Drive/Brandon Place). The queues at the Willamette Falls Drive and Brandon Place roundabout is provided on Page 22 (Table 10) of the Traffic Report. The [traffic study](#) is available on the bond website.

**91. How much was the projected increase in traffic come 2023?**

**A:** An average traffic volume growth rate of 1.15% per year was assumed. See Page 8 of the Traffic Report for more details on how the growth rate was calculated.

**92. Why is there not a continuous sidewalk on Willamette Falls Drive?**

**A:** After the new middle school frontage improvements on Willamette Fall Drive are built, there



will be new sidewalk and a two-way bicycle path on the side adjacent to the school site.

***PARKING, LIGHTS, NOISE***

**93. 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.

**94. Is there any way to have a second way for vehicles to get into the bus/staff parking lot?**

**A:** In an effort to control traffic, there is one bus entry off of Dollar Street and one parent entry off of Brandon Place.

**95. Will there be an entrance into the parent parking lot from Dollar Street?**

**A:** No. In an effort to control traffic, there is one parent entry off of Brandon Pl. This is also meant to control queuing lines from backing out into streets by keeping all lines within the limits of the parking areas.

**96. How will the noise and pollution from idling buses be mitigated? What about I-205 noise? The current trees provide a sound buffer and absorb pollution.**

**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.

The district is uncertain how the school design would mitigate noise from the interstate.

**97. Noise from school events will be intolerable. Was that taken into consideration?**

**A:** A noise study has been completed and will be posted to the [bond website](#). The study considers daily busses, deliveries, events, and trash collection. This study indicates that the design is compliant with applicable regulations.



**98. 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, sports field lighting is included in the design for the sports field. Lighting extends availability of the field and supports safety and visibility during events and athletic activities. Modern field lighting systems have greatly reduced glare and light pollution compared to years past. 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 10:00 pm. The district expects to request the same hours of operation for the lights at the Dollar Street site.

**99. How tall are the field lights?**

**A:** The field lights are being designed at 70 feet tall.

**100. Are the field lights going to be shielded from shining down into Arbor Cove?**

**A:** Yes. They will also be shielded from other adjacent properties. A preliminary photometric study has been completed that illustrates light levels shining directly onto the field. There is a graphic image of this on the [bond website](#) in the Neighborhood Association meeting [presentation](#) from November 18, 2020.

**101. What is the LED rating of the field lights?**

**A:** A full photometric study that illustrates the lighting level (foot candles) per location on the sports field, and across the site to account for all outdoor lighting sources is in development. This information will be submitted as part of the Land Use application.

**102. 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.





**103. 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 instance during science class to make field observations. Residents will still be able to access Fields Bridge Park via the pathway under the bridge.

**CONSTRUCTION**

**104. When will the road construction on Willamette Falls Drive begin? For example, the roundabout?**

**A:** The timing of the construction of the roundabout has not been formalized. This will be coordinated with the city and information on the timing will be provided once it is available.

**105. Can a temporary roundabout be built at the start of construction to ease traffic concerns during construction and keep the trucks away from the houses?**

**A:** Traffic concerns during construction are being considered, and the district is exploring options to incentivize construction traffic use of Willamette Falls Drive.

**106. Will construction vehicles for the school use Dollar Street or Willamette Falls Drive/Brandon Pl extension?**

**A:** The District is exploring options to incentivize construction traffic use of Willamette Falls Drive. The project includes construction in and adjacent to Dollar Street, so some level of activity is required.

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

**A:** The District is exploring options to incentivize construction traffic use of Willamette Falls Drive. The project includes construction in and adjacent to Dollar Street, so some level of activity is required.



**108. 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.

**109. 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 damage neighboring properties.

**110. 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. The district is exploring options to incentivize construction traffic use of Willamette Falls Drive. The project includes construction in and adjacent to Dollar Street, so some level of activity is required.

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

**111. 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.

**112. 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. Further use of those fields in event the lease is not extended has not been planned.

**113. What is the scope of the district’s third option high school?**

**A:** Historically, Arts and Technology High School in Wilsonville has served 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 developed 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 further 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.

**114. 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.



**115. How is this property best suited for the population that it serves?**

**A:** Building a new Athey Creek Middle School on the Dollar Street site allows the district to bring the school closer to where students live. The current site on Borland Road allows for no students to walk or ride bikes to and from the school. At roughly 22 acres it is the ideal size for a middle school.

**116. What happens to the Arts & Tech High School in the interim between the end of the lease and the opening of the school?**

**A:** The Arts & Technology High School will have a gap year, during which the district will develop the program for the new Third Option High School at the Athey Creek Middle School on Borland Road building. This school is expected to open in the fall of 2023, at the same time as the new middle school.

**117. How many students will there be at the third high school when it opens in 2023?**

**A:** The Third Option High School will not open with an attendance boundary. Attendance will be voluntary. The district will develop and communicate the educational programs available at the school in advance of opening, and families will be able to assess if the school is right for their students. The educational program is expected to include Career and Technical Education programs unique to the school, and will necessarily be smaller than the two comprehensive high schools. These aspects are expected to provide particular interest to some families in the community. The district does not have a current projection for initial enrollment.

**Other Questions**

**118. What plans does the district have in case of emergency lockdown and/or emergency evacuation for the school and adjacent neighborhoods? For example, when both kids and residents need to evacuate? What would the active shooter emergency response plan be? Has Tualatin Valley Fire & Rescue had an opportunity to review these plans?**

**A:** Tualatin Valley Fire & Rescue has provided initial review of the site plans and will continue to consult with the district as the design of the building continues. The new Brandon Place extension road will provide an access to and from the school as well as an additional access to and from the neighborhood.



The district has emergency infrastructure and protocols standards which are accommodated by the design. The details of these are not made publicly available to protect the safety and security of students and staff. Safety and security improvements in the design include secure entry, impact resistant glass, classroom lockdown hardware and classroom lockdown curtains.

**119.If a middle school isn't going to be built on the property, will houses be built instead?**

**A:** The property is owned by the district and is intended to be utilized for the new middle school. If a school was not to be built on the site, the school board would need to assess its continued value to the district. The school board must authorize the sale of district property.

**120.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.

**121.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. There will also be a continuous pedestrian pathway from one driveway to the other, around the south side of the building. This path would be available to the community outside of school hours.

**122.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 Oregon Revised Statutes.





**123. 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.

**124. 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.

**125. 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.

**126. 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.

**127. 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.

**128. Will you allow food trucks to use the bus area at lunchtimes so that students have more options for lunch?**

**A:** The district does not currently allow private food businesses to operate on district property to provide meals to students and staff. No change to this practice is expected.



**129. Are there any current school board members that live in the area? Have they taken into account the impact this will have on their own property?**

**A:** No current school board members live in the River Heights neighborhood. The district is obligated to respond to voter approval of measure #3-554, including the construction of a new middle school at the Dollar Street site. The district will submit a land use application to the City of West Linn in early 2021. The goal of the public engagement process over the last year has been to receive community questions and concerns, and address them either through design adjustments or clarification of the reasoning behind aspects of the design.

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.

## Myers, Chris

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**From:** Debbie <tdacm@comcast.net>  
**Sent:** Wednesday, July 7, 2021 11:56 AM  
**To:** Myers, Chris  
**Subject:** Dollar Street middle school project

CAUTION: This email originated from an External source. Do not click links, open attachments, or follow instructions from this sender unless you recognize the sender and know the content is safe. If you are unsure, please contact the Help Desk immediately for further assistance.

Hello Mr. Myers,

As a resident that lives near the proposed project, I would like to voice my concern about the amount of traffic that will be generated by this completed project. The streets around this property already fail and adding so many additional cars and buses will make it a traffic nightmare for those that live in the community. I really don't see any way to mitigate the estimated amount of traffic.

It also appears that the growth that might require a new middle school is in Wilsonville, not West Linn so perhaps this isn't the best location for a new school for many reasons.

Please consider these factors when determining if the city will approve this project.

Thank you for your time.

Debbie Meyers  
2220 River Heights Circle

Sent from my iPhone

## Myers, Chris

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**From:** Julie ORourke <jaorourke419@gmail.com>  
**Sent:** Wednesday, July 7, 2021 11:54 AM  
**To:** Myers, Chris  
**Subject:** Future Site of Athey Creek Middle School

CAUTION: This email originated from an External source. Do not click links, open attachments, or follow instructions from this sender unless you recognize the sender and know the content is safe. If you are unsure, please contact the Help Desk immediately for further assistance.

We are writing this letter as residents directly affected by the new Athey Creek Middle School, but also as residents of the city of West Linn. For the following reasons we feel that this is not an appropriate site for a school.

1. Impact of increased traffic:

- A. West Linn currently has a traffic problem during rush hour (3:00 to 5:00). The addition of an eight hundred and fifty student school and the proposed round about will only increase an already failed traffic flow during those hours. The proposed creation of a new street from Dollar Street to Willamette Falls Drive will greatly increase traffic through the residential neighborhood not only during school drop off times but will create a bypass for community traffic during rush hour. The school district stated that that they were making every effort to keep traffic out of residential areas but when asked if they could make Brandon Street a one way street we were told that would not be allowed by the Tualatin Valley Fire District.

2. Schools Impact to Neighborhood:

- A. The design of the athletic field will create problems with parking and noise. The set back from the street is not adequate. The track area is closer to the residential area than any other school in West Linn.
- B. The new school will have lights on the athletic field. Again, one of the only middle schools in West Linn to have lights on their field. This will increase activity in the evening hours and cause parking issues on Dollar Street.d?

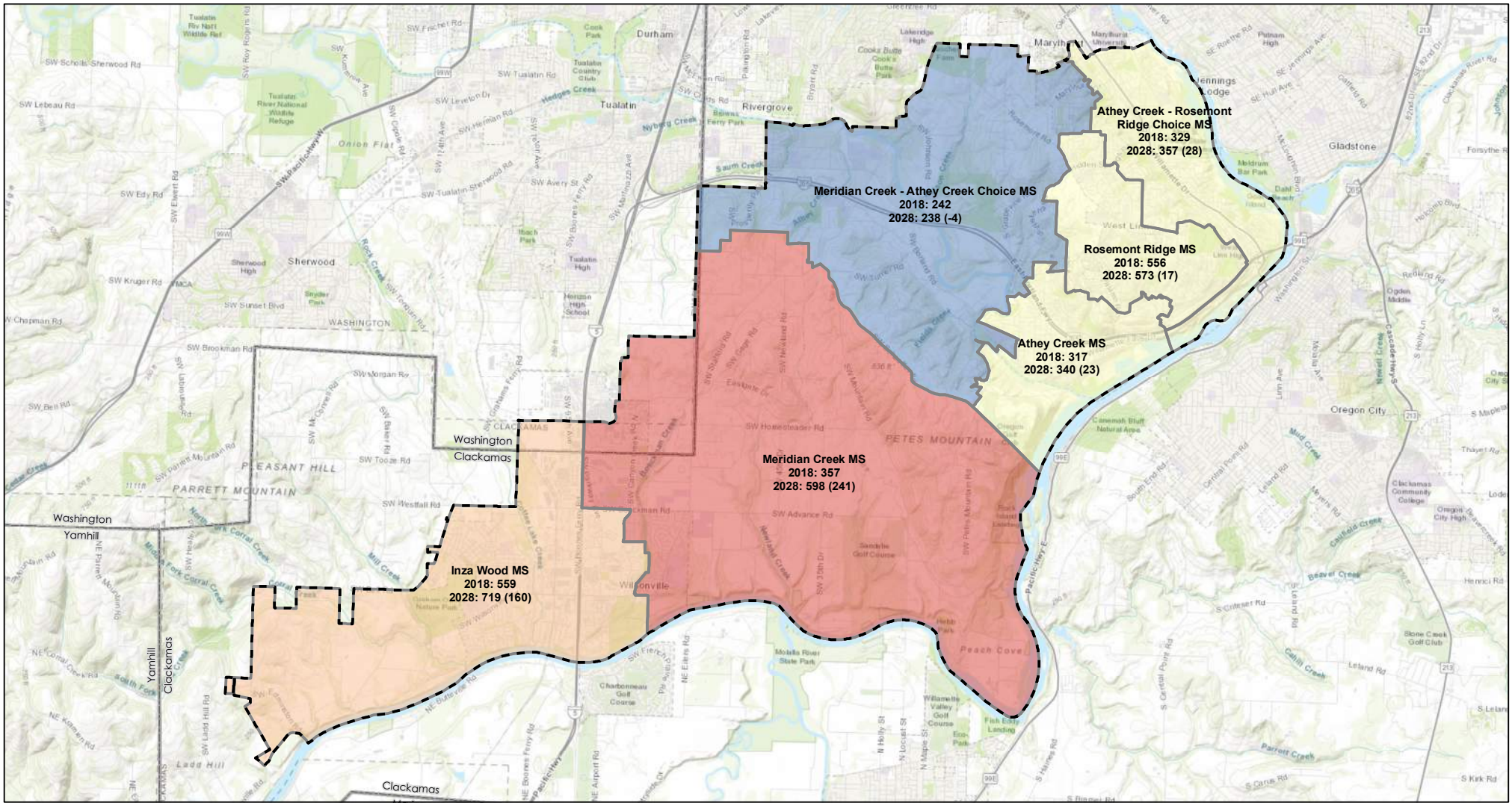
Why is it necessary to have a lit athletic field?

The question that should be asked is why is the school district forcing a new school on a site that is not suitable for that purpose. Studies show that future enrollments at West Linn schools will decline. Considering the above stated facts and the negative impact on the community it is difficult to see how this project can be justified

Charles and Julie O'Rourke  
950 Dollar Street  
West Linn







**LEGEND**

- District Boundary
- County Boundary
- Middle School Attendance Areas 1 to 50
- 50 to 175
- 10-year Magnitude of Change <= 0
- > 175



# FIGURE 13 Middle School Residence-based 2018-28 Enrollment Forecasts



**Figure 28 – 2018-2019 Middle School Enrollment Patterns  
Residence-Attendance Matrix**

Attendance Area	Residence Count	Athey Creek MS	Inza Wood MS	Meridian Creek MS	Rosemont Ridge MS	Three Rivers Charter	Non-Residence Attendance Total	Transfer Out Rates
Athey Creek MS	317	288	0	2	13	14	29	9.1%
Inza Wood MS	559	7	475	66	1	10	84	15.0%
Meridian Creek MS	357	17	38	294	2	6	63	17.6%
Rosemont Ridge MS	556	72	0	2	461	21	95	17.1%
Athey Creek - Rosemont Ridge Choice	329	72	0	0	249	8	329	100.0%
Meridian Creek - Athey Creek Choice	242	207	0	21	8	6	242	100.0%
<b>6-8 Subtotals</b>	2,360	663	513	385	734	65	--	--
<b>Out of District</b>	96	39	19	29	9	0	--	--
<b>6-8 Totals</b>	2,456	702	532	414	743	65	--	--
<b>Attending Non-Resident Total</b>	938	414	57	120	282	65	--	--
<b>Transfer In Rates</b>	39.7%	62.4%	11.1%	31.2%	38.4%	--	--	--

All values based on the 10/01/2018 Student Information System.

Residence counts are based on current attendance area boundaries, as of the 2018-19 school year.

**Figure 29 – 2018-2019 High School Enrollment Patterns  
Residence-Attendance Matrix**

Attendance Area	Residence Count	West Linn HS	Wilsonville HS	Arts Technology HS	Non-Residence Attendance Total	Transfer Out Rates
West Linn HS	1,754	1,676	32	46	78	4.4%
Wilsonville HS	1,315	120	1,132	63	183	13.9%
<b>9-12 Subtotals</b>	3,069	1,796	1,164	109	--	--
<b>Out of District</b>	130	70	59	1	--	--
<b>9-12 Totals</b>	3,199	1,866	1,223	110	--	--
<b>Attending Non-Resident</b>	391	190	91	110	--	--
<b>Transfer In Rates</b>	12.7%	10.6%	7.8%	--	--	--

All values based on the 10/01/2018 Student Information System.

Residence counts are based on current attendance area boundaries, as of the 2018-19 school year.

Wade M. Clarke, P.E.  
811 Nicole Court  
West Linn, Oregon 97068  
June 13, 2021

Mr. Chris Meyers and the City of West Linn Planning Commission  
22500 Salamo Road  
West Linn, Oregon 97068  
RE: Athey Creek Middle School at Dollar Street Conditional Use Application  
< CUP-21-02/DR-21-04/WRG-21-02/MISC-21-04/VAR-21-01/VAR-21-06/LLA-21-02 >  
Lighted Athletic Field Setback Dimensions

Dear Mr. Chris Meyers and the City of West Linn Planning Commission:

The following comments, prepared on behalf of many concerned residents of the City of West Linn, relate to the conditional use application for the proposed Athey Creek Middle School at Dollar Street. Specifically, the comments address the proposed setback dimensions of the lighted athletic field and track facility that is a major component of the site plan submitted by the West Linn-Wilsonville School District (the District).

The following questions were posed by community members at a "Community Engagement Meeting" coordinated by the District: "What is the setback distance between the north edge of the proposed athletic field facility and the nearest residential property line? What criteria was used to determine that this setback distance is acceptable (please reference the specific West Linn CDC article number if applicable)?" In response, the District provided a dimensioned site plan and cross sections of the site along Dollar Street, included in Appendix A of this letter. The site plan and sections show the distances from the athletic field to the property line at several locations, the width of the Dollar Street right of way, and the distance to neighboring residential property lines. The district also provided the following written response: "At the western end of the track the distance to the property line is 30 feet 6 inches and at the Eastern end of the track the distance is 52 feet 8 inches. The minimum setback from the property line is 15 feet as referenced in CDC section 11.070.5". These questions and the District responses are documented in Question #34 in ["Questions/Answers Regarding the Athey Creek Middle School at Dollar Street Project"](#), dated January 26, 2021.

The West Linn Community Development Code (CDC) Section 11.070.5.c, to which the District refers in its response, specifies a minimum setback dimension of 15 feet for a side yard abutting a street. However, CDC Section 11.070 specifically applies to Uses Permitted Outright and Uses Permitted Under Prescribed Conditions; it does not apply to Conditional Uses. The applicable CDC Section for the proposed use is Section 11.080, which states: "Except as may otherwise be established by this code, the appropriate lot or parcel size for a conditional use shall be determined by the approval authority at the time of consideration of the application based upon the criteria set forth in CDC 60.070(A) and (B)." As such, the 15 foot minimum setback that the District has used as a criterion for locating the athletic field on the site is not applicable.

Rather, it is up to the approval authority to determine the appropriate parcel size and whether the proposed setback of the lighted athletic field is acceptable.

CDC Section 60.070(A) states that the Planning Commission will approve or deny a Conditional Use based on findings of fact as to whether the site size and dimensions provide “adequate area for aesthetic design treatment to mitigate any possible adverse effect from the use on surrounding properties and uses” and whether “the characteristics of the site are suitable for the proposed use considering size, shape, location, topography, and natural features.” In the case of the north boundary of the Athey Creek at Dollar Street site, where the proposed athletic field is situated, the “surrounding properties and uses” are single family residences, and the “location” is a quiet residential neighborhood served by Dollar Street, which carries no through traffic. The 15 feet minimum setback referenced by the District is established in the CDC for the side yard of a single family residence abutting a street; it is not an appropriate criterion for a large, lighted athletic field and track in an R10 zone.

Furthermore, the 30 foot - 6 inch minimum setback to the field and 27 foot - 10 inch setback to the bleachers that the District has proposed appear to be inadequate to “mitigate any possible adverse effect” on the numerous residences along Dollar Street. These adverse effects will include, but are not limited to, noise from events, including both spectators and event participants, noise and disturbance associated with participants and spectators arriving and departing the facility, and the drastically altered aesthetics of the surrounding landscape. While the photometric report indicates that the stadium lights will not shine directly onto the neighboring properties, the extreme proximity of a brightly lit athletic field is clearly an adverse effect for neighboring homes, and a dramatic change from the quiet woodland that it would replace. Associated vehicular traffic and event parking on neighborhood streets are additional adverse effects that will be addressed in detail in a separate community letter to the Planning Commission. The proposed vegetated buffer along Dollar Street will take years to mature. Until these plantings fully mature in the distant future, the treatment will not provide adequate mitigation of adverse effects, particularly as they affect the upper stories of neighboring homes, which it appears will have a minimally obstructed line of sight to the field. Even when fully mature, given the minimal separation, the vegetated buffer may be insufficient.

The District has stated repeatedly in several “Community Engagement Meetings” that due to site constraints including site size, shape, and topography, increasing the athletic field setback distance is not practical from an economic standpoint. Therefore, it is reasonable to conclude that the characteristics of the site (location, size, shape, and topography) are not suitable for the proposed use, as the site cannot reasonably accommodate a sufficient setback distance to the lighted athletic field to mitigate any possible adverse effect on surrounding properties and uses.

As points of comparison and for relevant precedents, the Planning Commission may consider the sites of the existing District schools and similar facilities located in West Linn. At West Linn High School, for example, the minimum distance from a lighted athletic field to a neighboring residential property is approximately 320 feet (Figure 1). Though it is not located in West Linn proper, the current Athey Creek Middle School is relevant, as it is the school which the District proposes to relocate to the Dollar Street site. The current Athey Creek site exhibits a minimum distance from an athletic field to a neighboring residential property of greater than 530 feet (Figure 2). These distances are substantially greater than the proposed 90 feet - 6 inch distance to the nearest residential property line at the Dollar Street site (Appendix A). At Rosemont Ridge Middle School, which was completed and opened in 1999, the minimum distance from a lighted athletic field to a residential property within the City of West Linn is approximately 130 feet (Figure 3). In that case, the nearest West Linn residence to a lighted field at Rosemont Ridge is part of the Hoodview townhome development, which was



constructed in 2001, after the school was operational, and is located in a densely developed R3 zone, across the busy, divided Salamo Road. Even this relatively densely developed site provides a much greater separation of lighted athletic field and residential properties than that proposed at the Dollar Street site. Note that the residences to the north and south of Rosemont Ridge Middle School are outside of city limits. The residences to the north were constructed after the school was in operation, and a setback of approximately 90 feet is provided at the location of the residence to the south. While Fields Bridge Park is not a District facility, its proximity to the proposed Athey Creek at Dollar Street site makes it a relevant point of comparison. The nearest residential property to the baseball fields at Fields Bridge Park is over 300 feet away, across the Tualatin River (Figure 4). As demonstrated by these examples, the proposed separation distance between the Athey Creek at Dollar Street lighted athletic field and neighboring residential properties is much less than that provided at existing District facilities, and other relevant comparable facilities, located in the City of West Linn. The Planning Commission would do well to carefully consider these precedents when determining the adequacy of the proposed athletic field setback at the Dollar Street site.

In summary, the characteristics of the site (location, size, shape, and topography) of the proposed Athey Creek Middle School at Dollar Street appear to be unsuitable for the proposed use, as the site cannot reasonably accommodate a sufficient setback distance to the lighted athletic field to mitigate any possible adverse effect on surrounding properties and uses. Further, the sites of the existing District schools and other comparable facilities located in West Linn provide substantially greater separation between their lighted athletic fields and neighboring West Linn residential properties than that proposed for the Athey Creek at Dollar Street site. These sites should be considered as relevant precedents for determining an adequate minimum setback dimension. Finally, the District has cited an inapplicable code provision as its justification of the minimal setback dimensions that the proposed site plan provides, and has presented the community with no evidence that the proposed setback is adequate to mitigate adverse effects on surrounding properties.

Thank you for your consideration of these comments in making your determination on the District's conditional use application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Wade M. Clarke', with a long horizontal flourish extending to the right.

Wade M. Clarke, P.E.

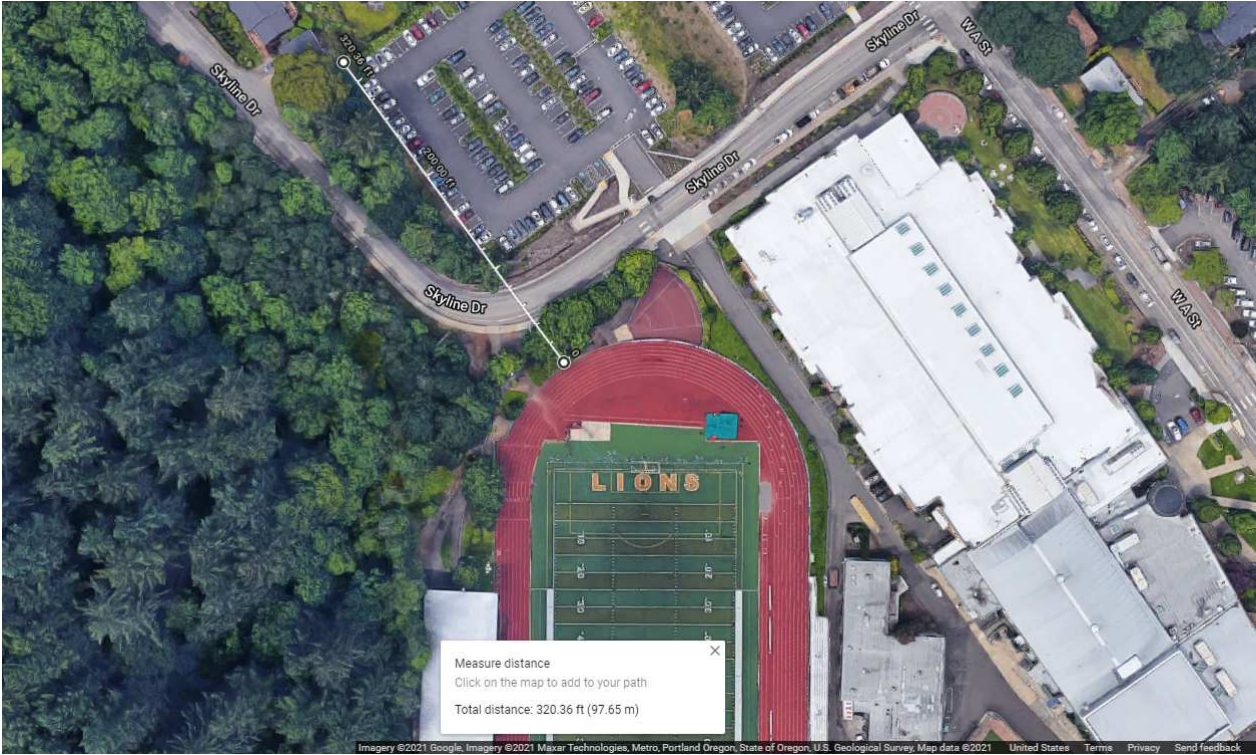


Figure 1. Aerial view of West Linn High School lighted athletic field, showing minimum distance to neighboring residential property (approximately 320 feet). (Google 2021)

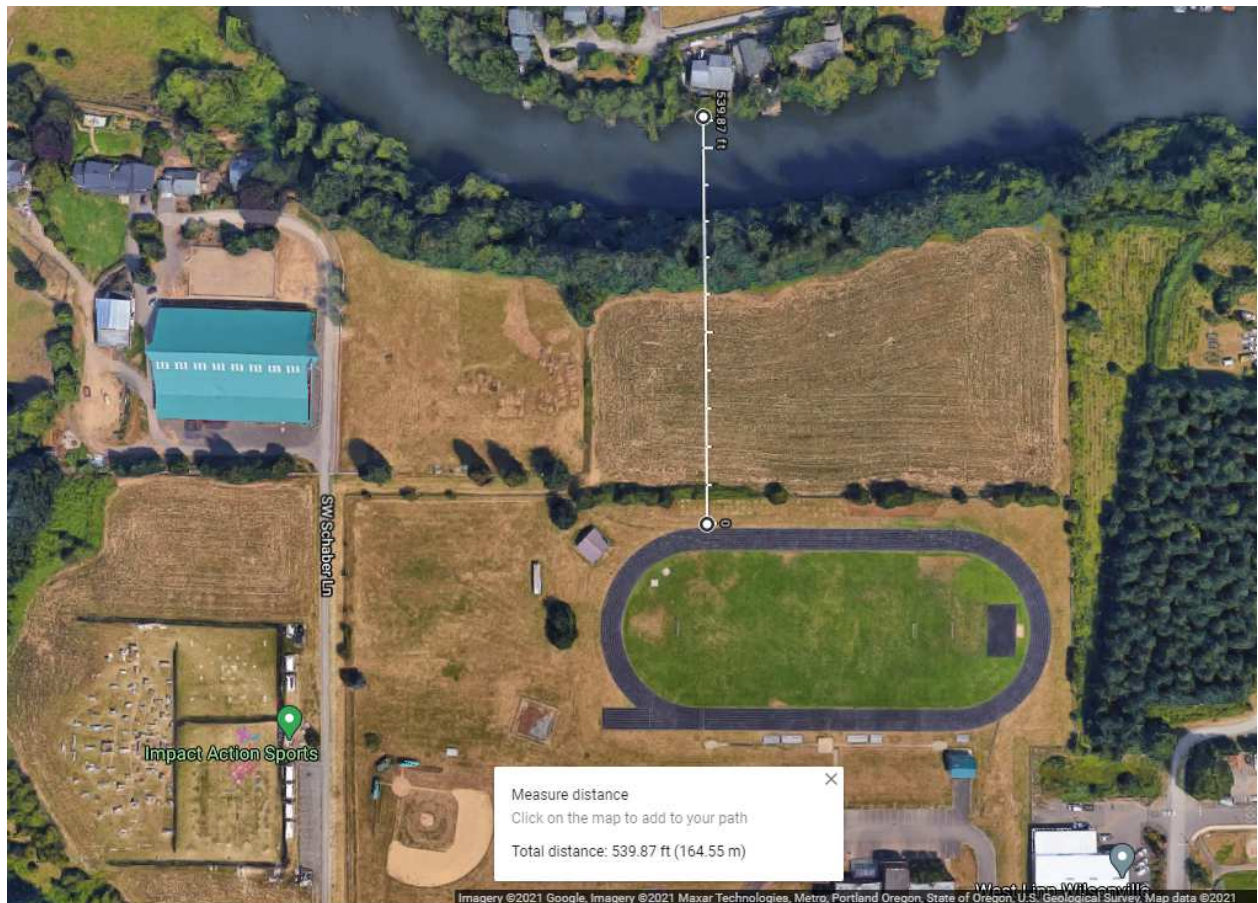


Figure 2. Aerial view of current Athey Creek Middle School athletic field, showing minimum distance to neighboring residential property (over 530 feet). (Google 2021)





Figure 3. Aerial view of Rosemont Ridge Middle School lighted athletic field, showing minimum distance to neighboring West Linn residential property (approximately 130 feet). Note that the Hoodview Townhomes are located in a densely developed R3 zone and were constructed after the school was operational. (Google 2021)



Figure 4. Aerial view of Fields Bridge Park baseball fields, showing minimum distance to neighboring residential property (over 300 feet). (Google 2021)



Mr. Chris Meyers and the City of West Linn Planning Commission

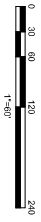
June 13, 2021

Page 8

Appendix A - Athey Creek at Dollar Street Siteplan and Sections



1 JAN 23 SITE PLAN  
Scale: 1"=60'



New Athey Creek Middle School



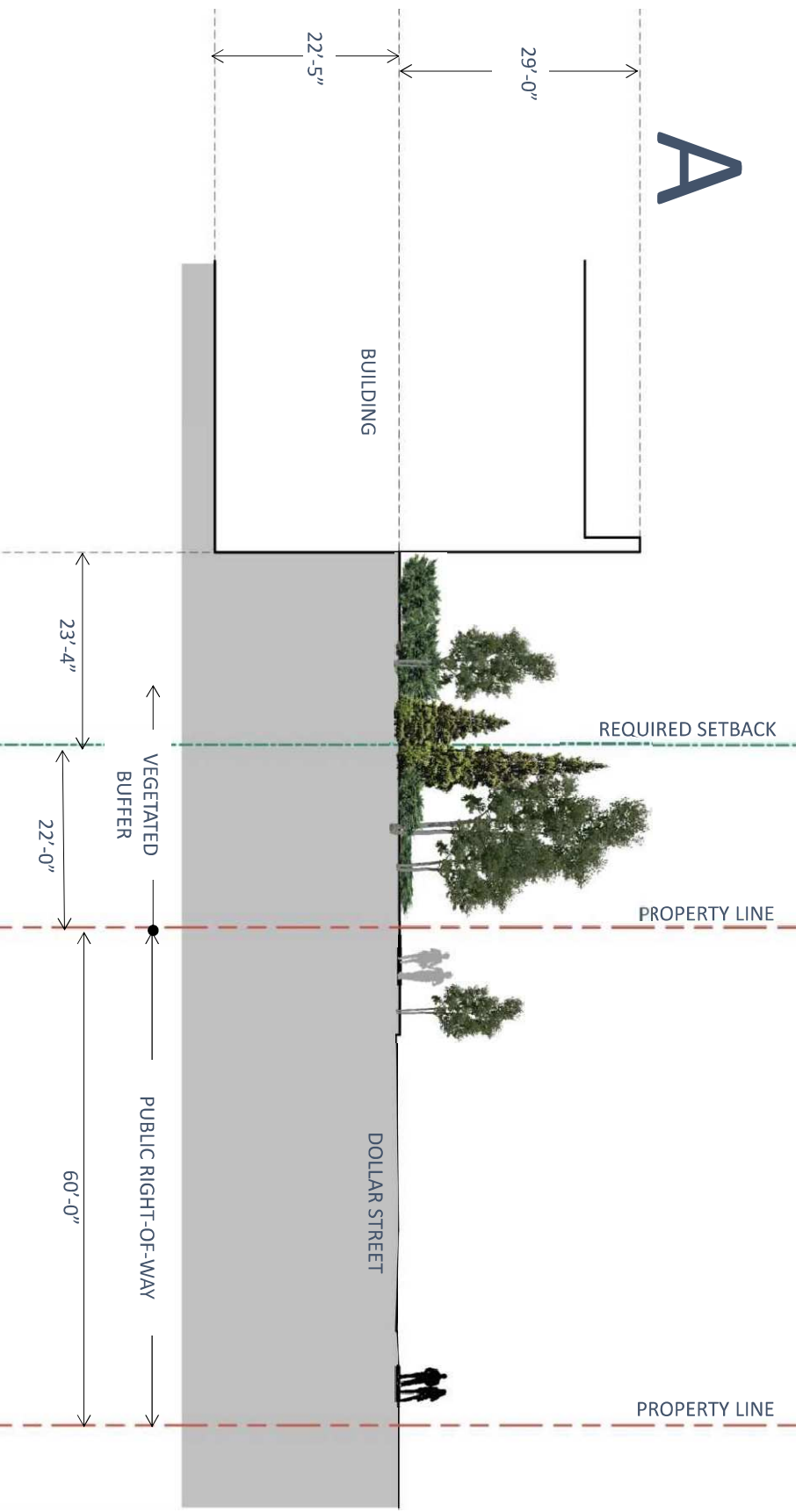
SITE PLAN

JANUARY 27, 2021



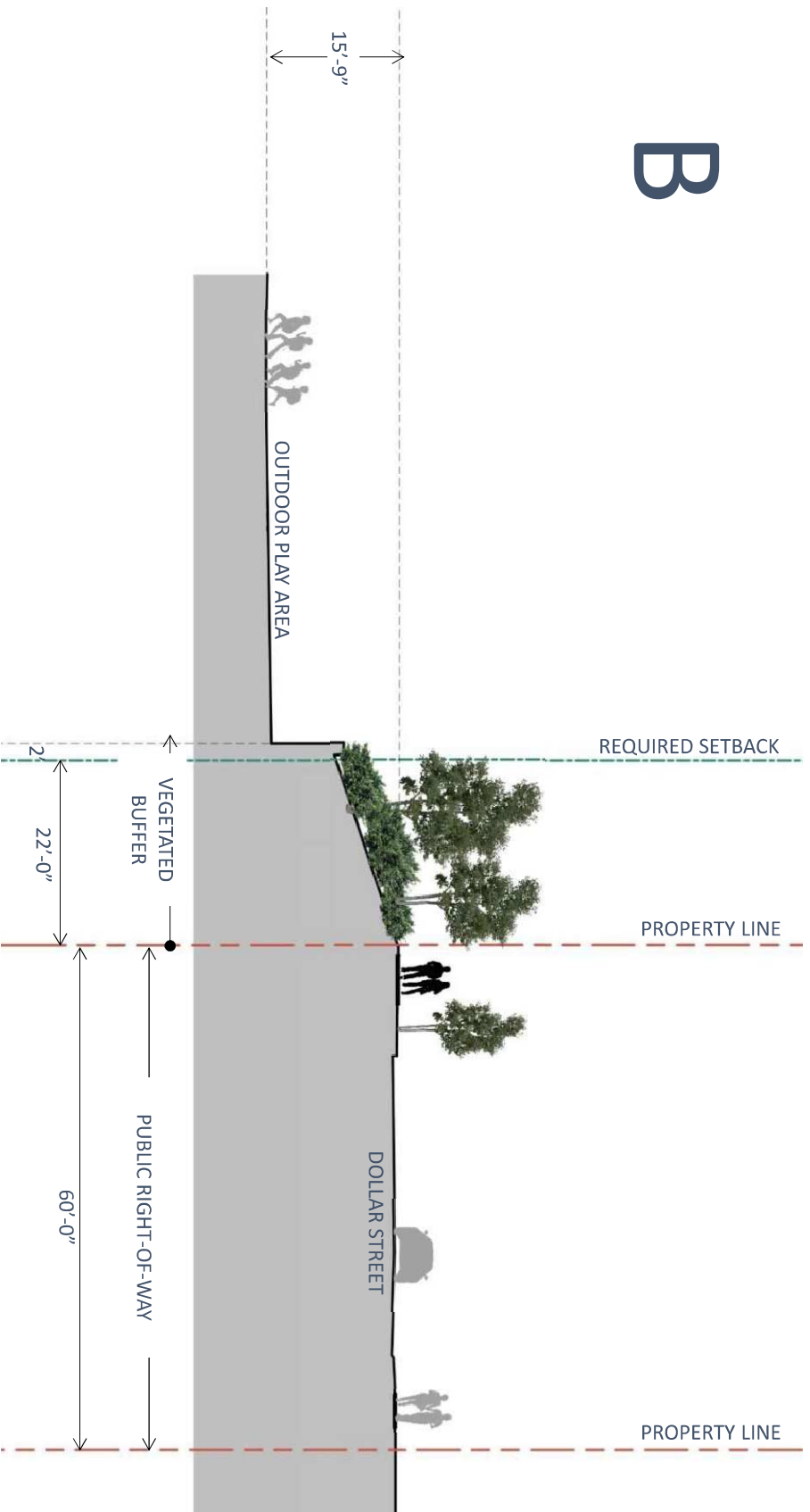


# SITE SECTION



# SITE SECTION

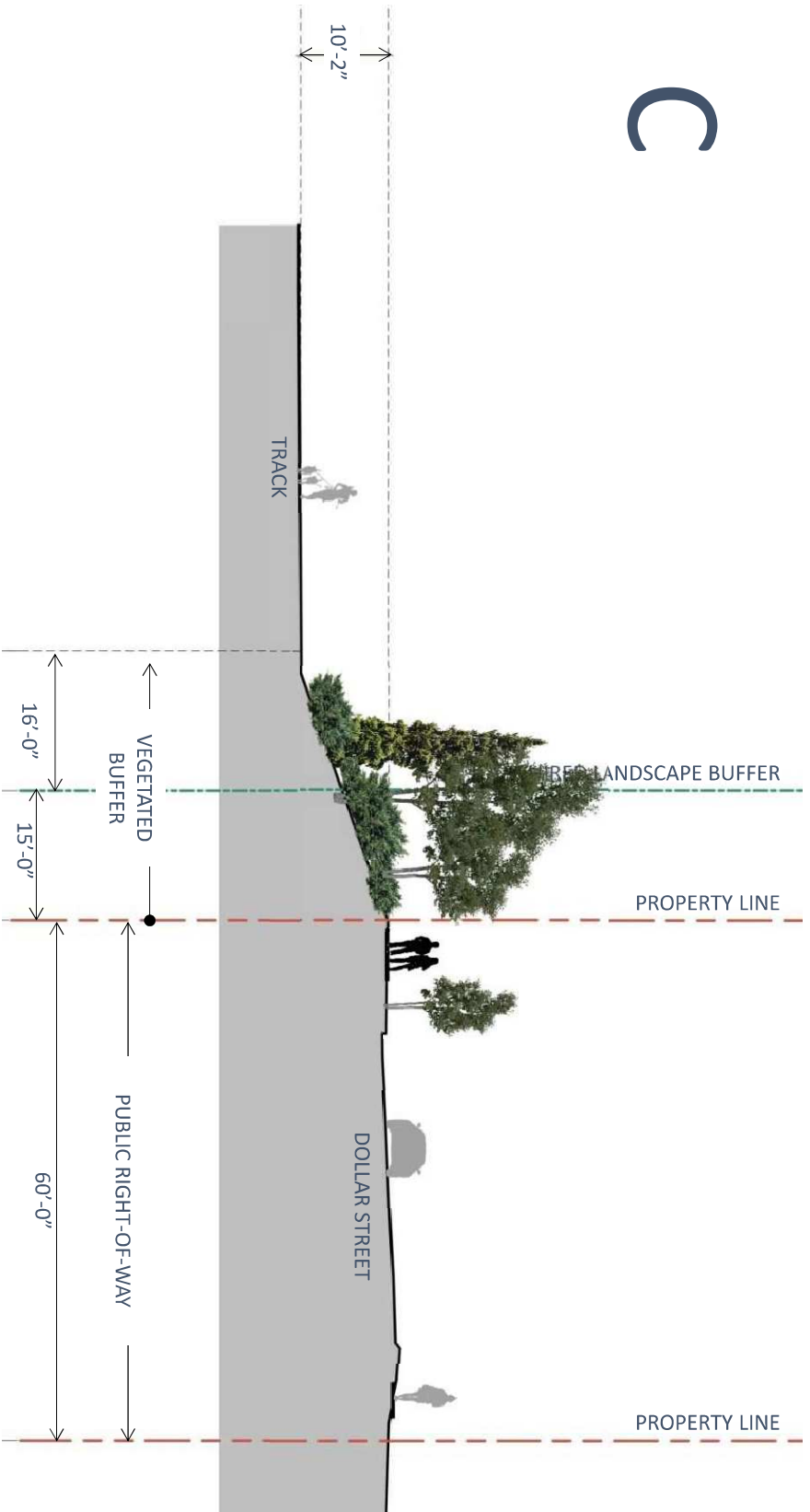
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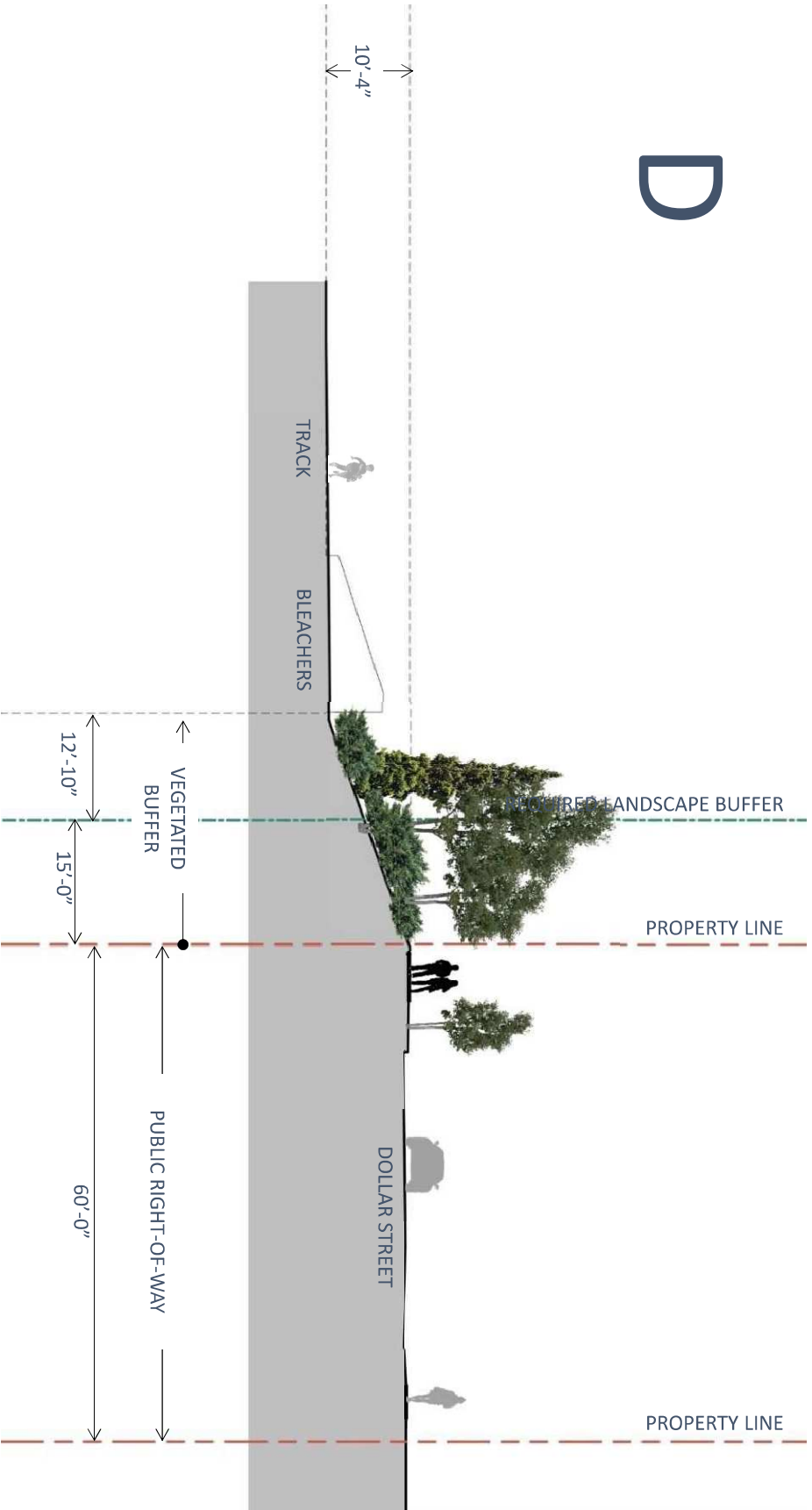
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# C



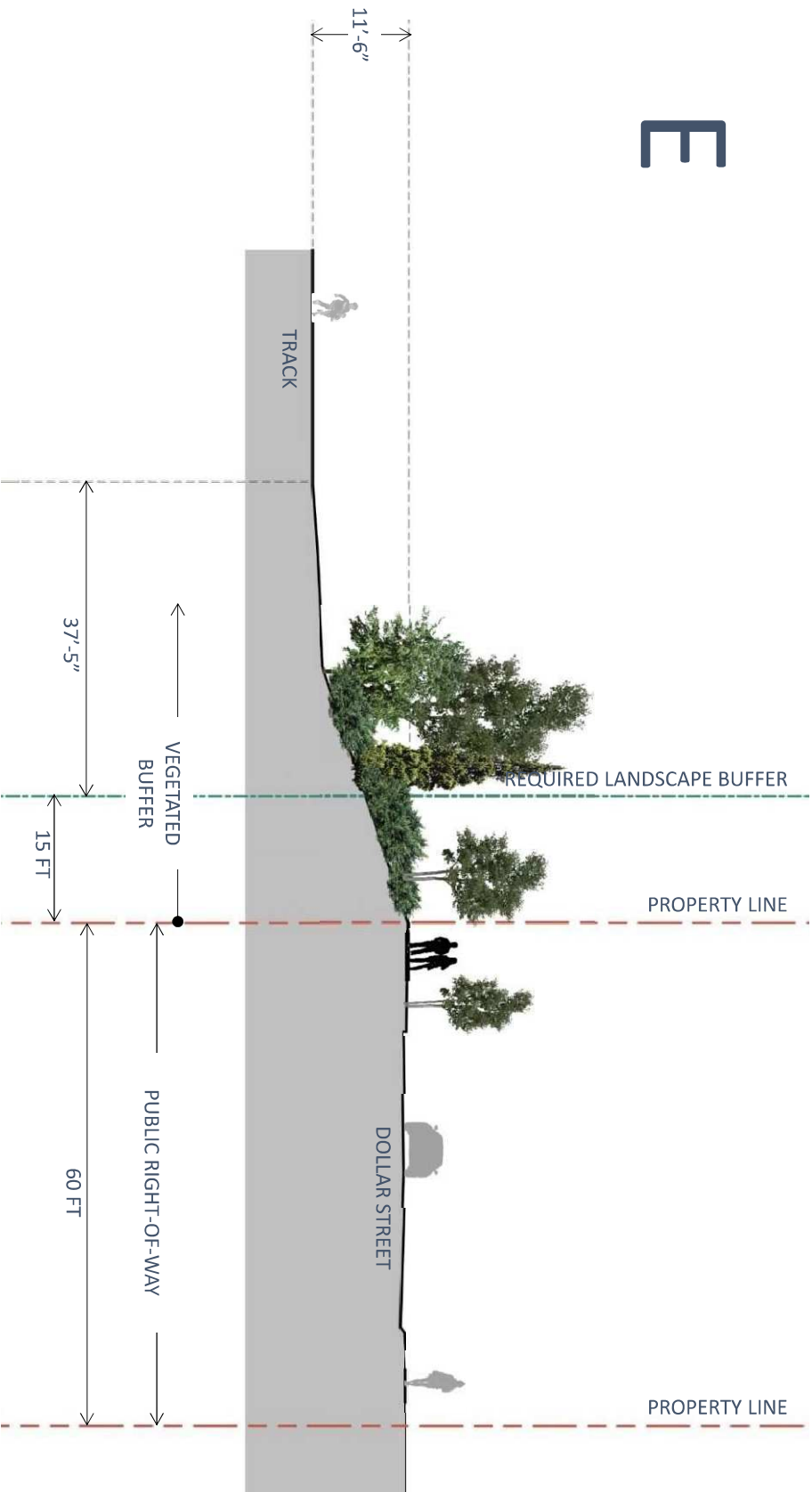
# SITE SECTION

## D



# SITE SECTION

# E



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**Laura Wirth**

830 Nicole Court  
West Linn, Oregon 97068  
Wirth.laura.k@gmail.com

**Bogdana Clarke**

811 Nicole Court  
West Linn, Oregon 97068  
bogdana.clarke@gmail.com

July 7, 2021

**Chris Meyers, Associate Planner, and the West Linn Planning Commission**

City Hall, 22500 Salamo Rd.  
West Linn, Oregon 97068

Re: *Athey Creek Middle School Conditional Use Application at Dollar St.,  
File No. CUP-21-02/DR-21-04/WRG-21-02/MISC-21-04/VAR-21-01/VAR-21-06/LLA-21-02  
Hearing Date July 7, 2021*

Dear Mr. Meyers and Commissioners,

The West Linn Planning Commission should deny the West Linn-Wilsonville District's application to build a new middle school at 849 and 945 Dollar Street for failure to meet the CUP approval standards and conditions outlined in Community Development Code Chapter 60.070.

**Granting the proposal will NOT provide for a facility that provides an overall benefit to the City. The burden on City residents will far outweigh any benefit.** CDC § 60.070(A)(3)

- 1. The public has NOT given approval of this project to build an expanded middle school at the Dollar Street property.***

The Staff Report for the West Linn Planning Commission relied on an erroneous finding that “[t]he project was approved by District voters under Ballot Measure #3-554.” (See Staff Report pg. 3 & Staff Finding No. 244). **This is incorrect.**

The public approved an omnibus \$206.8M bond measure that included many projects, including a provision to “rebuild an expanded Athey Creek middle school at a new West Linn location”, i.e. “[c]onstruct an enlarged Athey Creek Middle School on District-owned property in West Linn to meet enrollment needs.” (See the language of Bond 3-554 <https://dochub.clackamas.us/documents/drupal/39859ce0-bb00-4cfb-8702-e02a189cc619>; see also Bond flyer [https://www.wlww.k12.or.us/cms/lib/OR01001812/Centricity/Domain/1972/SH19-109%20SH%20granted%20wlwv\\_11x17\\_mailer\\_Page\\_3.png](https://www.wlww.k12.or.us/cms/lib/OR01001812/Centricity/Domain/1972/SH19-109%20SH%20granted%20wlwv_11x17_mailer_Page_3.png).)

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Nowhere in the express bond language or the glossy marketing material mailed to residents did the District disclose or make explicit that the new expanded middle school would have to be built on this Dollar Street property. Moreover, given that a previous attempt to build a middle school at this location failed in 1994 after significant citizen opposition to the project, many long term residents assumed that a middle school would never be built on this location.

There has been no public approval of this project to build an expanded middle school at the Dollar Street property. Any reliance of the Commission on this fact to find the criteria of CUP Section 60.070(A) would be erroneous.

***2. Willamette residents have continuously expressed strong disapproval of the project.***

Neighboring residents who will be the most impacted by the increased traffic, noise, light, and loss of enjoyment of open space, have repeatedly expressed concerns about the proposed middle school to the District.

- Citizen Petition Against the Project.

On January 8, 2020, we submitted a letter to the District expressing neighboring residents' concerns and included a copy of a Citizen Petition signed by then a total of 430 residents. (See attachment.) The online petition now has 510 signatures. *Many families who the District assumes would want a "neighborhood school," instead signed the petition and do NOT want a school at this location.* [https://www.ipetitions.com/petition/school-district-must-explain-why-dollar-street?fclid=IwAR0YmLWrPJDP744m96M1Ngfw5wS\\_PY1RVXbbqL8DJvM2VAT7iOseXrk5-fA](https://www.ipetitions.com/petition/school-district-must-explain-why-dollar-street?fclid=IwAR0YmLWrPJDP744m96M1Ngfw5wS_PY1RVXbbqL8DJvM2VAT7iOseXrk5-fA)

In January 2020, the District had bond funds to hire the requisite experts and consultants. Therefore, we felt that with a total \$88M price tag, the District had a fiduciary duty to follow best practices and hire experts to do a factual, deep analysis and determine if there were solutions that better serve our interests as a community. In addition to citizen signatures and comments, we also provided a 6 Page Worksheet detailing a list of citizen questions and concerns.

- Huge Turnout to Protest Project.

At a January 2020 Willamette Neighborhood Association meeting, more than 150 people packed into the West Linn Police community room (spilling into the hall and outside the door) for a face-to-face meeting with District representatives about the project. Only a couple attendees expressed positive comments whereas nearly all others expressed very negative feelings.



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- Virtual Meetings Suppressed Expression of Community Concerns.

Not long after the January 2020 meeting, the Covid-19 pandemic forced future community meetings online and the District and its consultant 3J mostly engaged the public virtually. As a result, the communication was almost exclusively siloed between individual citizens and 3J Consulting/District.

For example, direct communication included community surveys, written comments / Q&A, private messages via zoom, and emails to 3J consulting. The public chat feature was often turned off such that community members could not publicly share their concerns with other residents. The couple times that attendees could share their comments, they were largely negative and expressed frustration with the process and the District's responses.

*The community's comments to 3J / District were never made public (especially the verbatim language). **The District should submit all of these public comments into the record to the Planning Commission** and they should not be allowed to simply summarize the gist of the residents' concerns.*

- Many Willamette Residents' Concerns Were Never Addressed.

Notwithstanding these virtual meetings with the community, many still feel that the **District never engaged the underlying assumptions for this project.** Viable alternatives (e.g., expanding on the Athey Creek campus, using vacant buildings like World of Speed for Arts & Tech HS) were not seriously considered.

Amidst all of the current challenges facing the District in the wake of the recent pandemic, integration of a new Online Academy and in-class activities, decreased enrollment, and the related budgetary crises and economic pressures, it seems even more prudent for the District to have taken this time to consider if the use of \$88M of public funds to build another school would actually benefit the City. They seemingly did no such thing.

**3. The proposed middle school will not be walkable or "more centrally located" for 77% of current ACMS students.**

According to Staff Report Finding No. 244, the proposed middle school will provide an overall benefit for the Community because it will be walkable and centrally located.

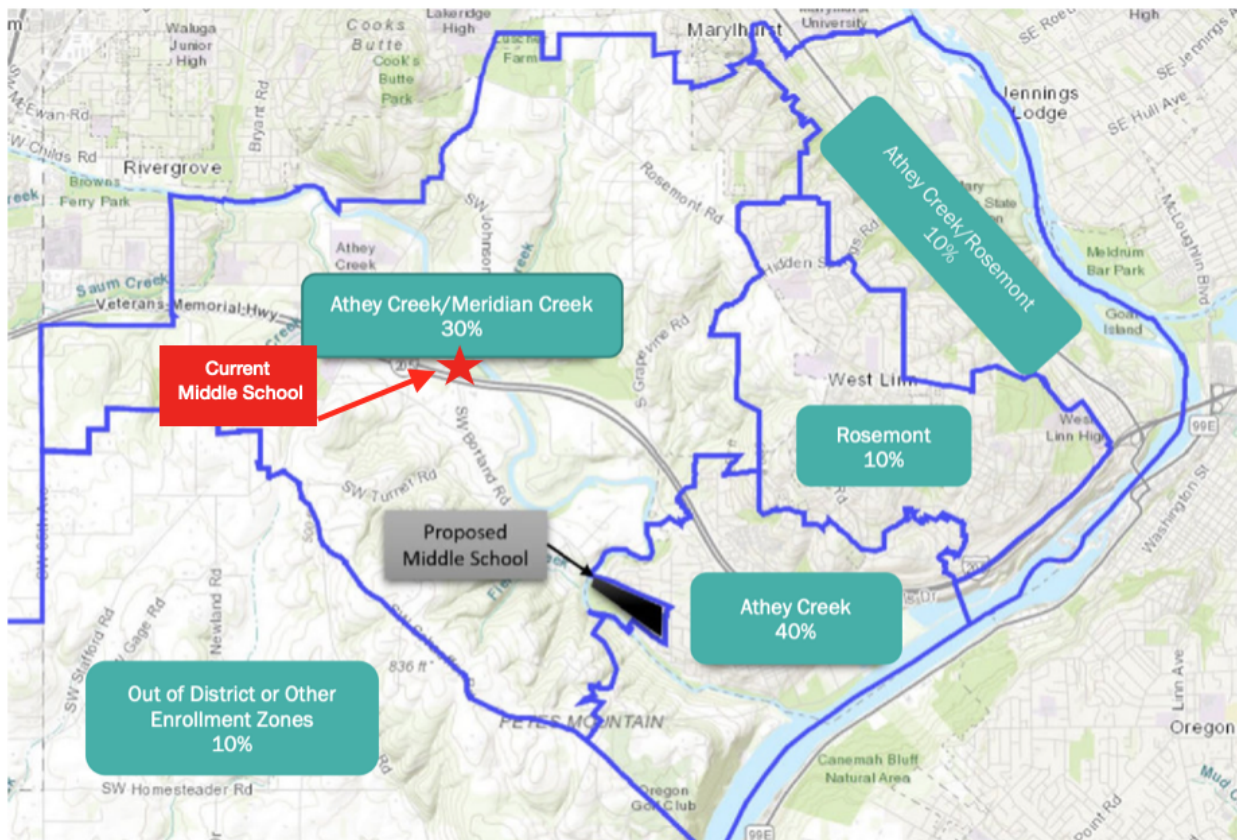
However, the vast majority (77%) of ACMS students live far away from the Dollar Street site and will still need to be bussed or driven into school. For many, the current Athey Creek site is much more accessible.

Despite the fictitious and unsubstantiated assumption that 250 students will walk/bike to school, according to the District, only 157 students currently live within a one-mile walking

radius of the new site. While proximity is a benefit to this small percentage of students, this fact must be weighed against the many burdens to the rest of the Community by building here.

Further, the City’s own consultant, Kittelson & Associates, concludes in their analysis (page 2) “while it is reasonable to assume the new school site will experience a larger increase in walking/biking trips, a more conservative and likely mode shift will involve a reduction in bus ridership (with busing no longer provided within the walking/biking radius), not a reduction in parent drop-off/pick-up trips.” Kittelson recommends that a more conservative mode split should be used.

Additionally, only 41% of ACMS students in 2018 lived in the Athey Creek residence area-- a zone that encompasses a much larger area than the proposed 1 mile walking radius and extends south of the Tualatin River and north of the 205 (see Figure 4 below) . By contrast, the vast majority of students live on the far north-east side of town or the expansive Meridian Creek-ACMS choice area. For these students, the current site is just as close, if not closer. (See 2019 WLWV Long Range Facilities Plan, Flo Analytics Report, Figures 13 & 28.) Also, the new site will not be more accessible given traffic. Previously, students from these areas could access the middle school from the north and west side of town, but now they will be forced into Willamette traffic.



**FIGURE 4: APPROXIMATE PROPORTIONS OF TOTAL ENROLLMENT**

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Finally, if the long term plan is for ACMS to absorb growth from Wilsonville (as there is *de minimis* growth projected in the West Linn area, see Point 5 below), then the current Athey Creek campus is much more centrally located within the District.

**4. Alarmingly School District and City Staff disregard noncompliance of the transportation aspects of the proposed use and offer no mitigation plans.**

The Staff Finding No. 238 erroneously concludes that traffic mitigation criteria have been met.

District's Updated TIA (dated June 2021) identifies adverse impacts created by the proposal. It concludes that "...the Willamette Falls Drive/Ostman Road intersection fails to meet the operating standard under all of the future scenarios, including the Sensitivity Analysis." Neither the School District nor the Staff offer any modifications to the site plan or mitigating strategies.

**5. An expanded middle school at Dollar Street is NOT necessary to meet future enrollment from neighboring Willamette and/or West Linn more broadly.**

The purported justification for this project (and the related new option High School at the current ACMS campus) is to meet expanding enrollment. (See Bond 3-554 "relieve overcrowding" and "meet enrollment needs".) The Staff Report relies on this purported reason to find that the criteria of CDC Sections 60.070(A)(1)(a) & (3) are met. See Staff Report Finding No. 241 "[t]he increase in capacity from the current Athey Creek site would be responsive to the projected growth in middle school students in the West Linn area for the next 10 plus years." See also Staff Finding No. 244.

- Most Growth is Projected in Wilsonville and not West Linn.

According to the District's own reports and forecasts, future growth in the District is almost exclusively in the City of Wilsonville and not from neighboring Willamette. See the *Flo Analytics Report* included in the 2019 WLWV Long Range Facilities Plan, starting on pg. 926.

- "The most notable areas of residential development include Frog Pond and Villebois, both located within Wilsonville."
- "West Linn does not possess any similarly large developments. Rather, there are a number of small to medium-sized areas of unincorporated County that may be annexed by the City of West Linn."
- "The City [of West Linn] also currently has no plans to expand the UGB with intent to develop urban reserve in the near future."
- **By 2028, projecting only 23 additional middle school students in the ACMS resident zone** (which includes Willamette). See Figure 13. **By**

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**contrast, Wilsonville Middle Schools are projected to grow by more than 400 students in the same period.**

*If most of the growth is in Wilsonville, does the District plan to eventually enroll Wilsonville students in this expanded middle school? How will this impact traffic?*

- Enrollment at new WKOA K12 Online Academy Will Decrease Demand for In-Person Space.
- Current Overcrowding at WLHS & ACMS is a Function of Bad District Policy.

WLHS has a learning space capacity of 1,730. As of 2018, WLHS was 135 students over-capacity whereas WHS was 122 students under capacity. See pg. 39 of the 2019 WLWV Long Range Facilities Plan. That same year, 120 students from Willsonville and another 70 students from out of the district entirely attended WLHS. (See Figure 29 Flo Analytic Report.) From the West Linn residence area, 32 students attended WHS.

**That means a net total of 158 additional students were enrolled in WLHS in 2018-19 because the District adopted a policy to allow students from outside the residence area to attend a high school of their choice, including many out of district. If the District did not allow this policy, then WLHS would not have been overcrowded in 2018.**

**Similarly, 39 students from out of the district attended ACMS in 2018, causing the school to be overcrowded.** (See Figure 28 Flo Analytic Report.) Another 24 students from Wilsonville residence areas enrolled at ACMS. “The existing Athey Creek school building has learning space capacity for 669 students. As shown in the 2019 West Linn Wilsonville Long Range Facility Plan included under Appendix D, the total enrollment at Athey Creek for the 2018/2019 school year was 702 students.” (Staff Report Finding No. 244.)

**If the District had excluded the out-of-district students, then ACMS would have been UNDER the capacity limit by 6 students.** Moreover, that same year, Wilsonville middle schools were under-capacity by 235 students.

- Post-Pandemic Conditions Warrant Complete Re-Evaluation of Needs.

Unfortunately, the burdens of the pandemic were felt acutely by schools and educators nationwide and our District was no exception. The District is facing declining enrollment and huge budgetary cuts to its operating budget. If the District is unable to meet its current obligations, how will it expand and successfully fund an expanded middle school and an additional third option high school at the Athey Creek Campus?

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Further, the face of education and work has changed post-pandemic. Online education and remote working are becoming more accepted. Alas, the District officially opened an online academy for the 2021-22 year. As businesses have closed over the past year, office buildings and spaces are vacant and could be repurposed for an Arts & Tech High School. This is not the time to be building bigger, instead we must build smarter to meet a changing world.

**6. Financial and political interest to develop the Stafford area is the real motivation for this project. Future enrollment demands from this area are far too contingent and uncertain at this time to justify this project. Moreover, they would not benefit the City of West Linn.**

The precipitating event to move ACMS from its current campus and build this project is to build a new, expanded option high school at the Athey Creek campus. According to the District's own statements and representations from Superintendent Ludwig, this third-option high school is to meet future enrollment demands from the not yet built Stafford Triangle area. See *District Questions/Answers Regarding the Athey Creek Middle School at Dollar Street Project*, Jan. 26, 2021.

- “[The Athey Creek 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).”
- “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.” (emphasis added)

This is not a reasonable justification to destroy a community-used open space area in West Linn and burden an already failing traffic area in Willamette. As you know, plans to develop the Stafford Triangle are highly controversial. Even if developments are eventually approved, there is absolutely no certainty that these new residents will belong to West Linn rather than Tualatin or Lake Oswego.

Any future enrollment demands to the WLWV District are far too contingent and uncertain at this time to be considered by the Planning Commission. Even the District's own population projection expert Flo Analytics did not include this future development in its 10 year outlook report.



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A wait-and-see approach is the prudent choice at this stage. Meanwhile, the Athey Creek site has plenty of additional acreage to accommodate the 80 students from the currently non-operational ATHS, should the District want to rebuild this fourth high school in addition to maintaining a new Online High School. Alternatively, as stated before, there are numerous vacant sites in the District that could serve as great campuses. For example, the World of Speed building.

***7. The open space is already extensively used by residents for recreation. To the extent additional recreational facility use is beneficial, the District could propose a project with a smaller footprint.***

Many Willamette residents already use Dollar Street Woods to hike, walk, and gather with neighbors. This open space currently provides many benefits to the City, including noise reduction from the 205 and Fields Bridge.

In Finding No. 244, the Staff found that the additional recreational facilities proposed in this project will be available for public use. We have proposed to the District on numerous occasions that they consider building a smaller school or a CREST outdoor program on the site. Alternatively, they could build several recreational fields for use by the District and public. Because the District is also trying to squeeze in an enlarged middle school on this site, the proposed single athletic field is not setback far enough to mitigate its nuisances to the River Heights Neighborhood.

A project with a smaller footprint could provide many of these intended benefits but with far less of an impact on traffic, loss of trees, and noise.

Thank you for your consideration.

Sincerely,

Bogdana Clarke

Laura Wirth