



APPEAL of Conditional Use Permit

Willamette Neighborhood Association

10/04/2021

Permit should be DENIED

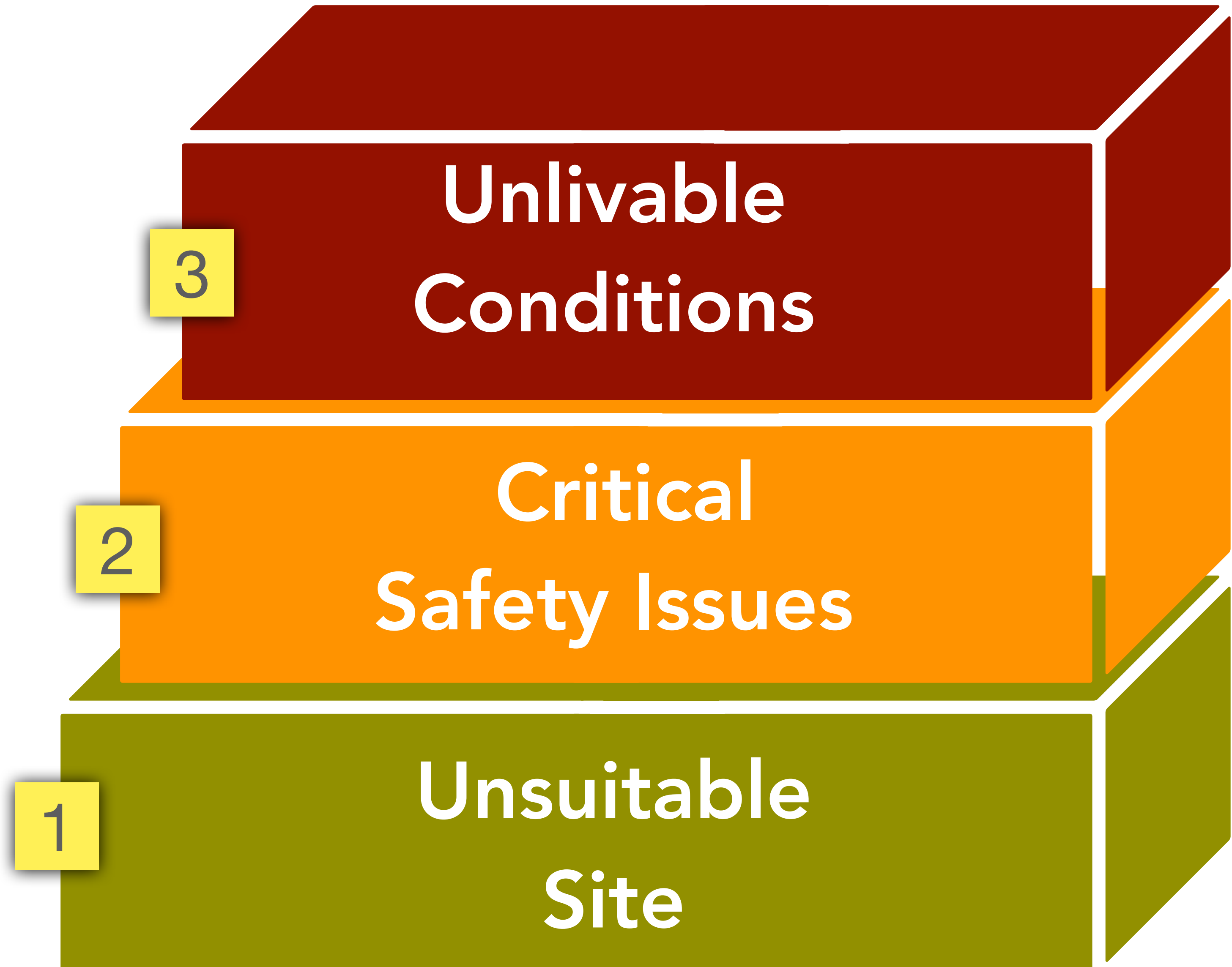
Permit should be DENIED



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Application **FAILS**

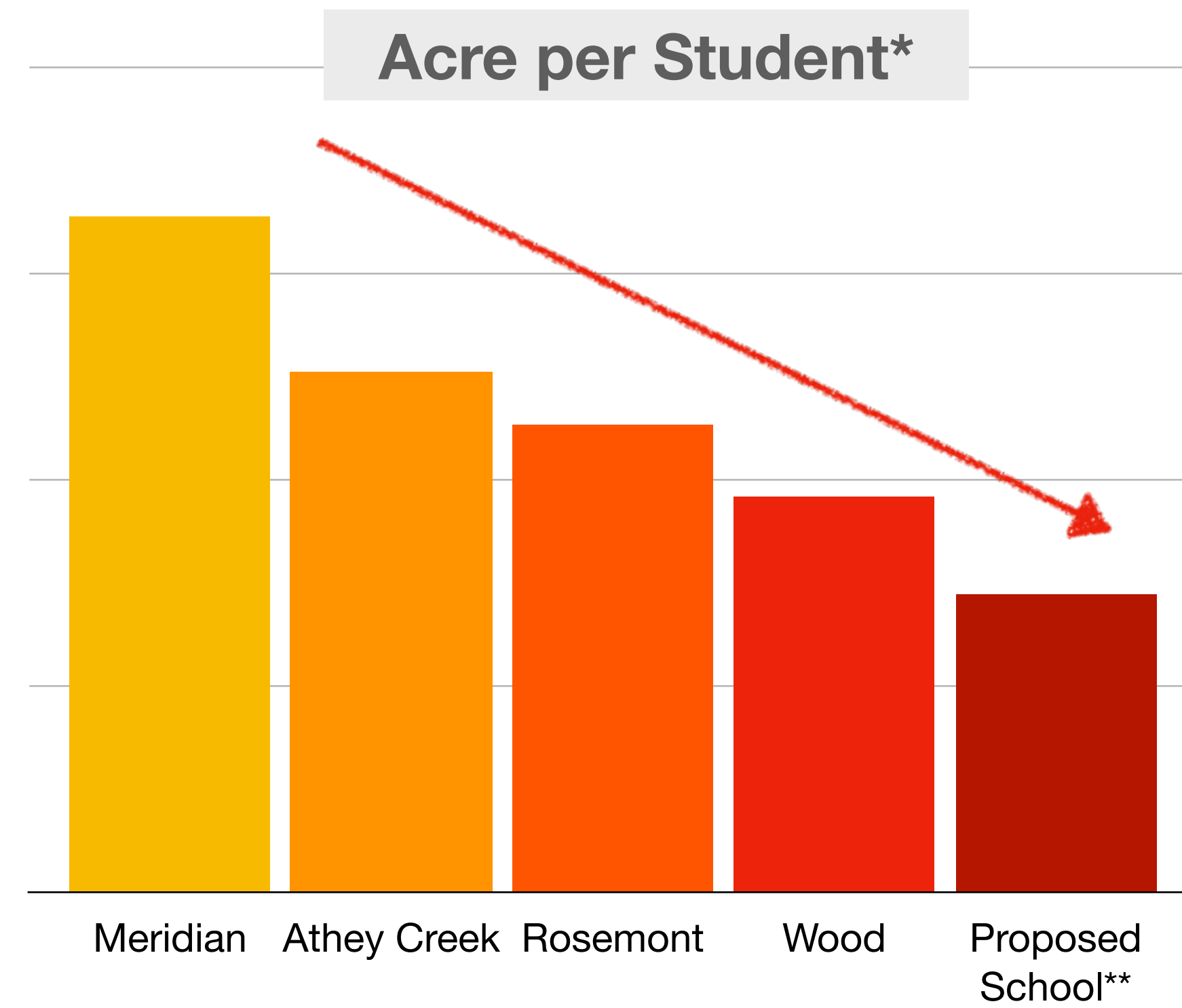


X CDC, Chap 60 criteria for CUP

X West Linn Comprehensive Plan, Goals 7 & 12

Inadequate Acreage

Unsuitable site for extra large school



* Building capacity






**17 developable acres for 850 students, but only 15.5 acres developing

Inadequate Acreage

Repercussions

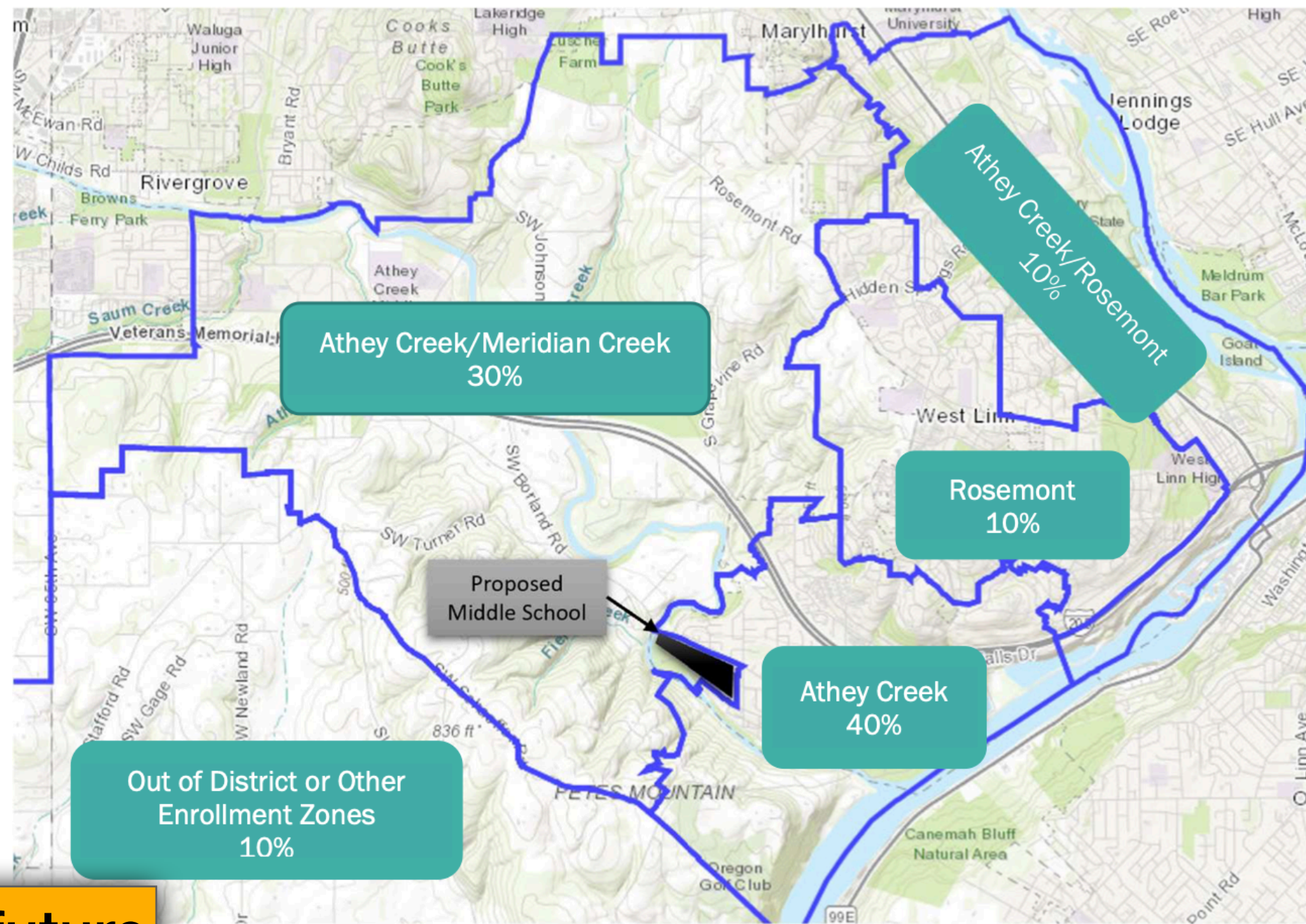


School Facilities

		Athey Creek	Proposed School
Baseball fields		5	✗
Tennis Courts		4	✗
Basketball		4	3
Soccer fields		3	✗
Track & Field		1	1

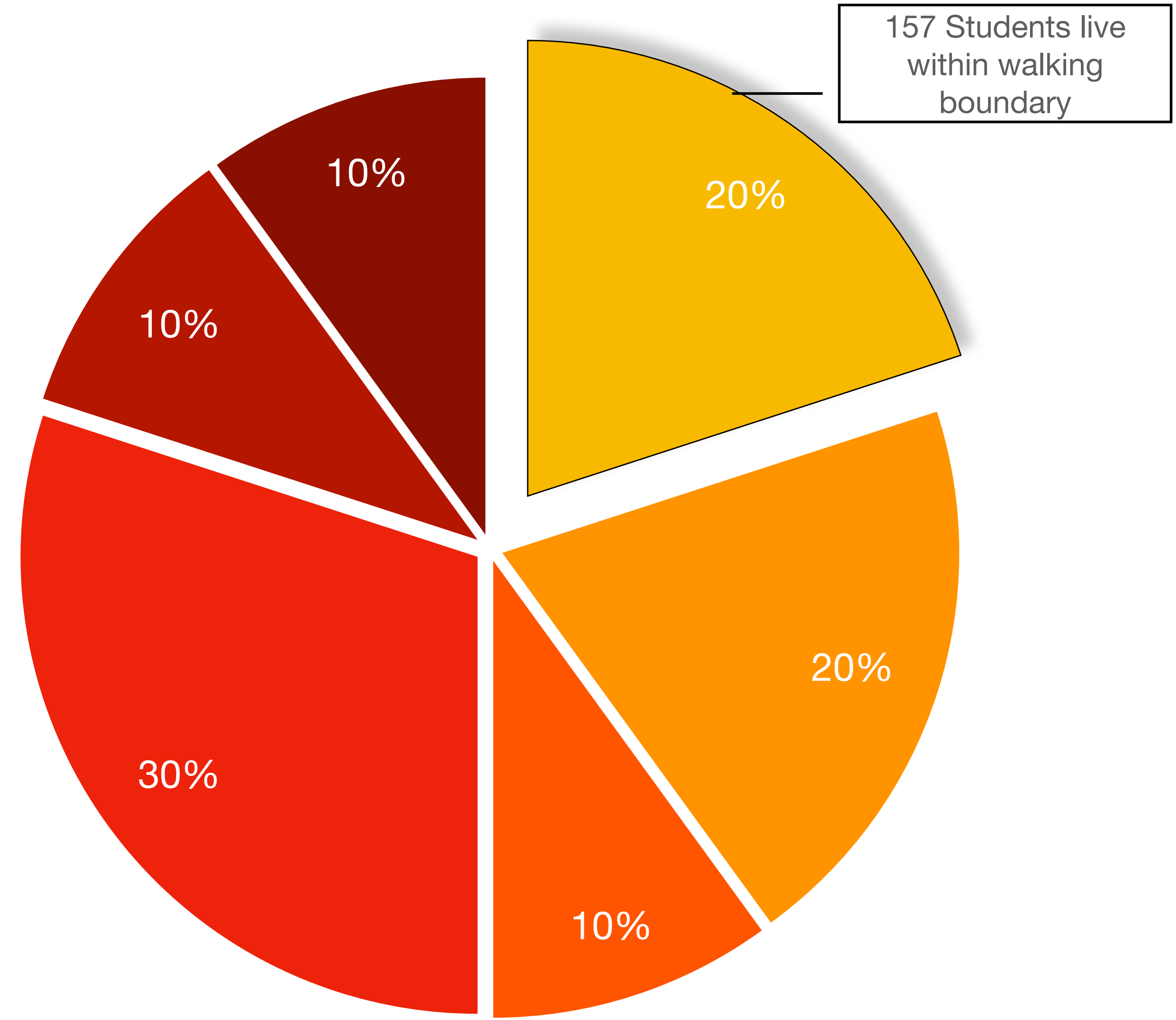
NOT Centrally Located

Unsuitable site



WEST LINN ATHEY CREEK MIDDLE SCHOOL RELOCATION •
TRANSPORTATION IMPACT STUDY • OCTOBER 21, 2020, page 13

+200 future students
most outside of Willamette area



157 Students live within walking boundary

- Athey Walkable
- Athey Other
- Other Enrollment
- Athey/Meridian
- Rosemont
- Athey/Rosemont

Inadequate WALKING infrastructure



Lack of sidewalks, steep hills on streets connecting to Safe Routes

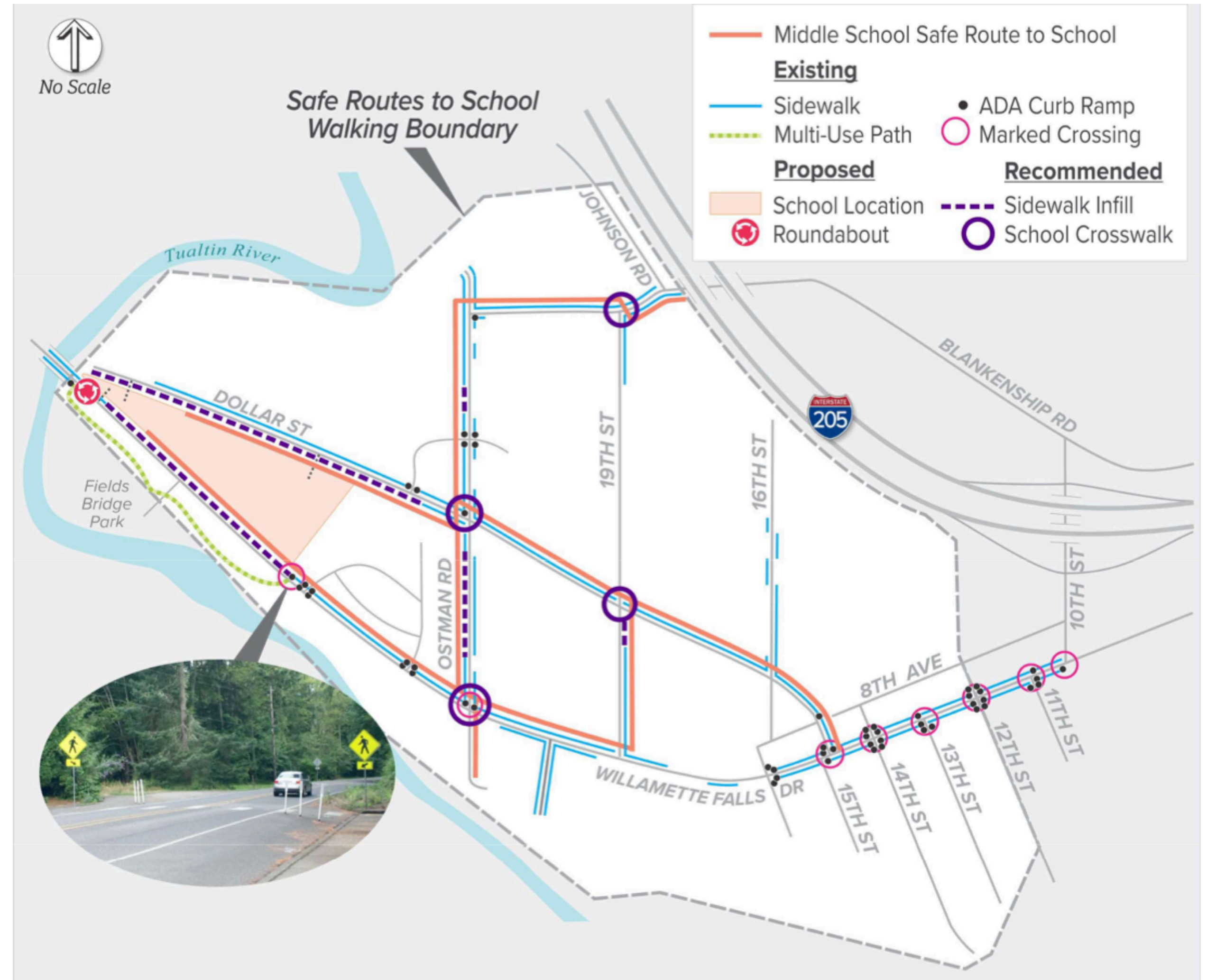
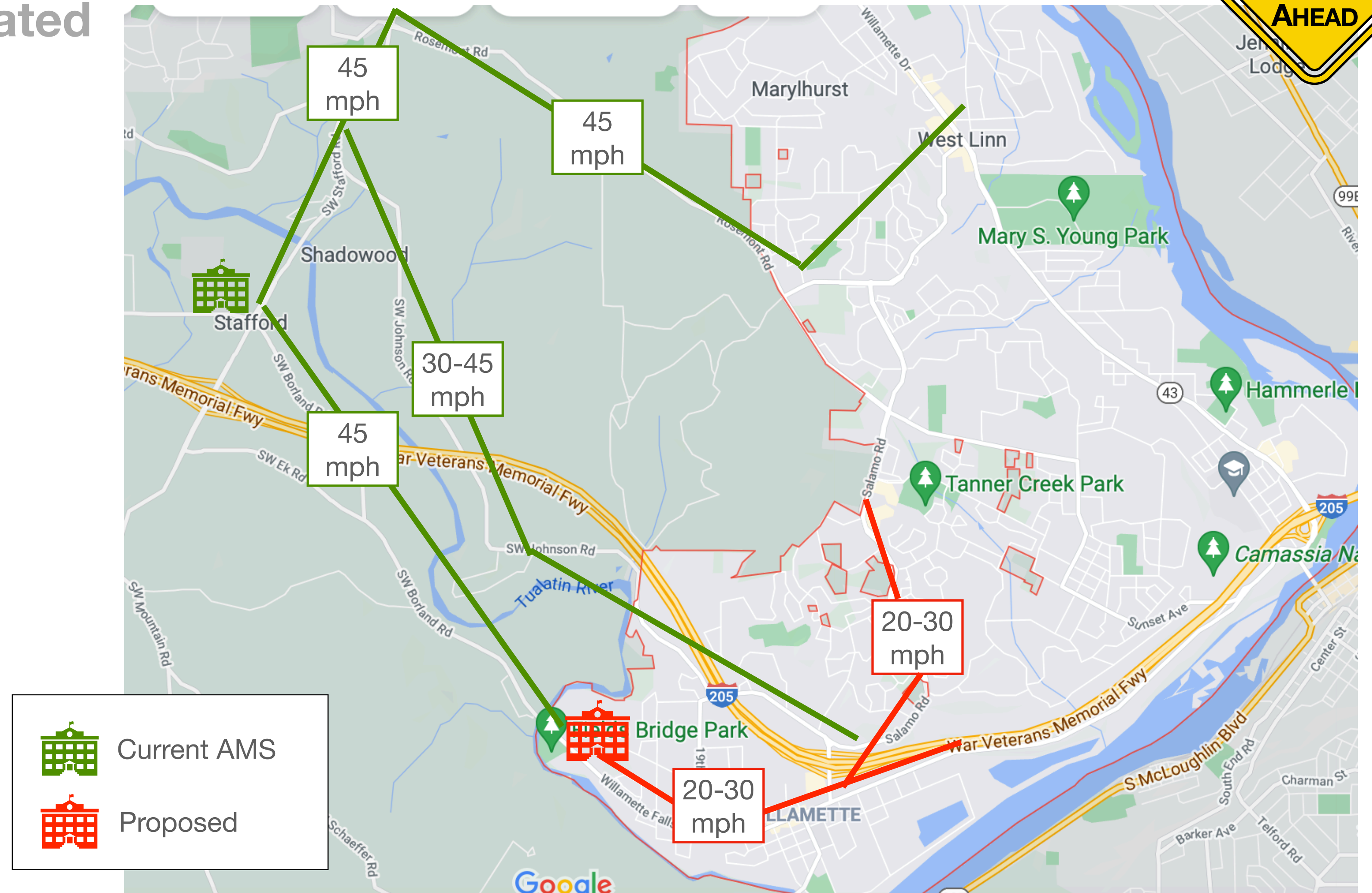


FIGURE 10: SCHOOL SAFE ROUTES TO SCHOOL AND WALKING BOUNDARY

Inadequate DRIVING infrastructure

Proposed school will be located between Minor Arterial and Local Streets

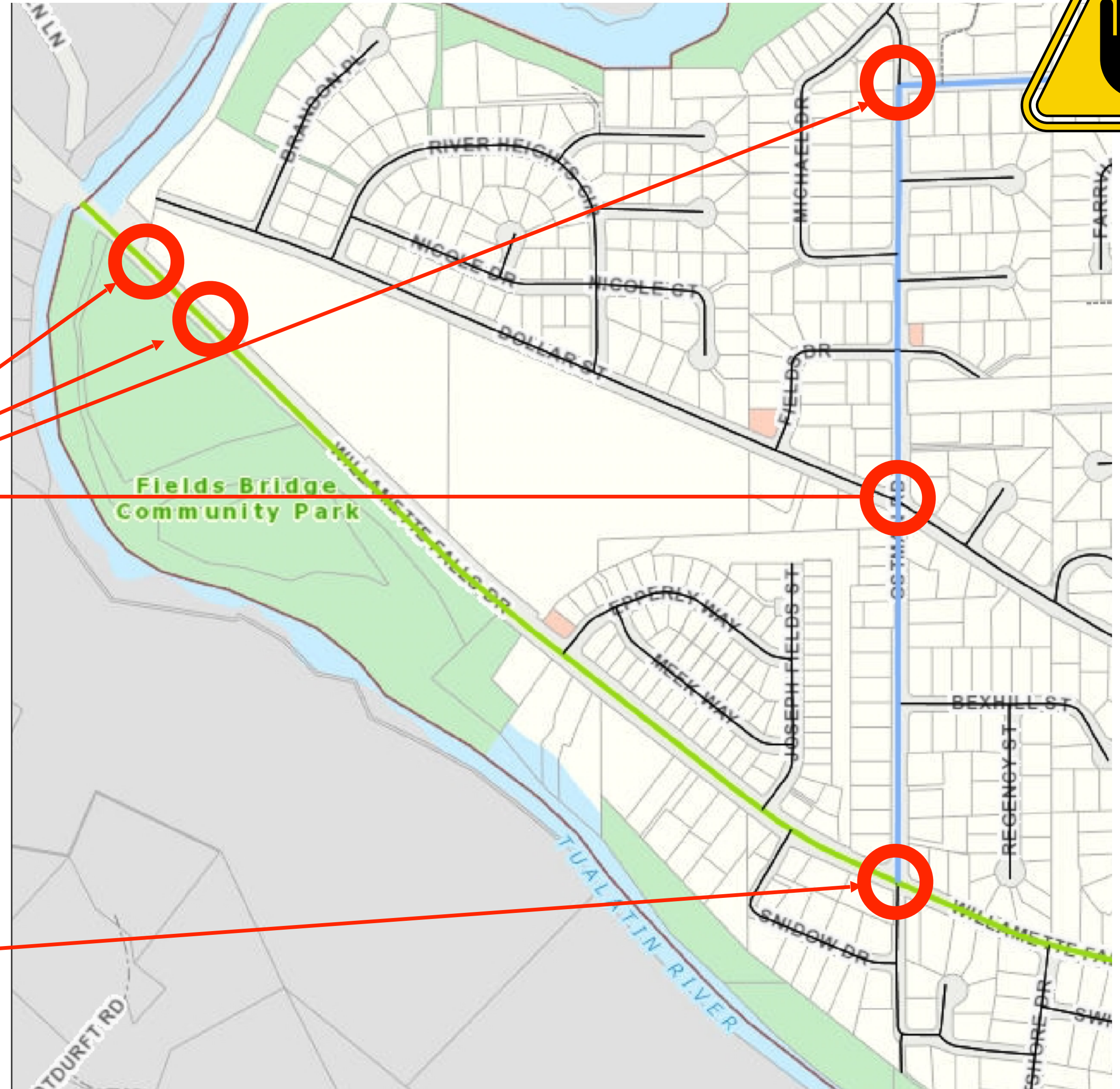


Limited Local Access

New bottlenecks on path to school via Local streets that can't handle the added traffic

New bottlenecks

FAILs in 2023

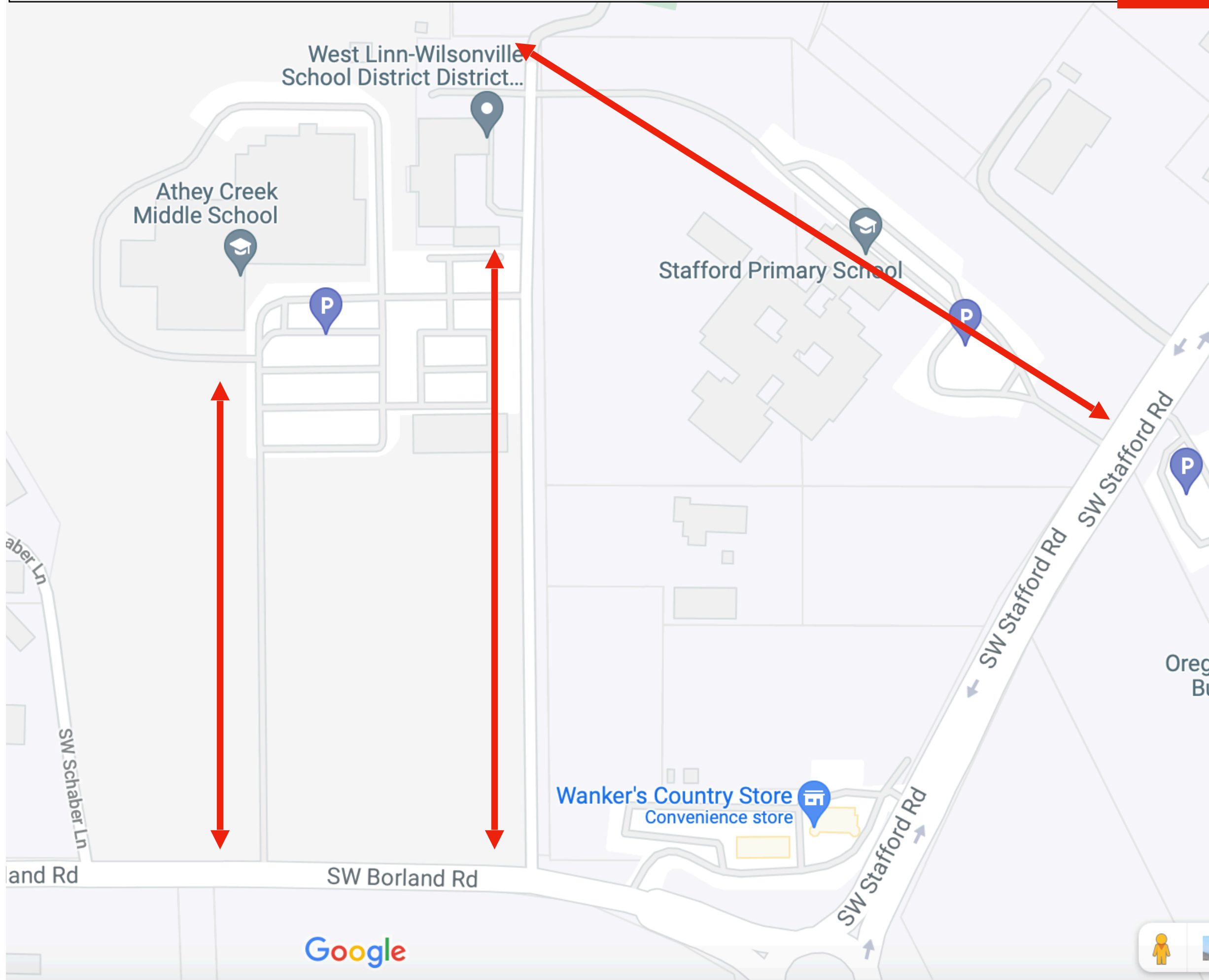


Intersections are required to meet the City of West Linn standard for an unsignalized intersections to operate at or below LOS D. (Highway Capacity Manual, 6th Edition, Transportation Research Board, 2017.)

Inadequate PARENT access points

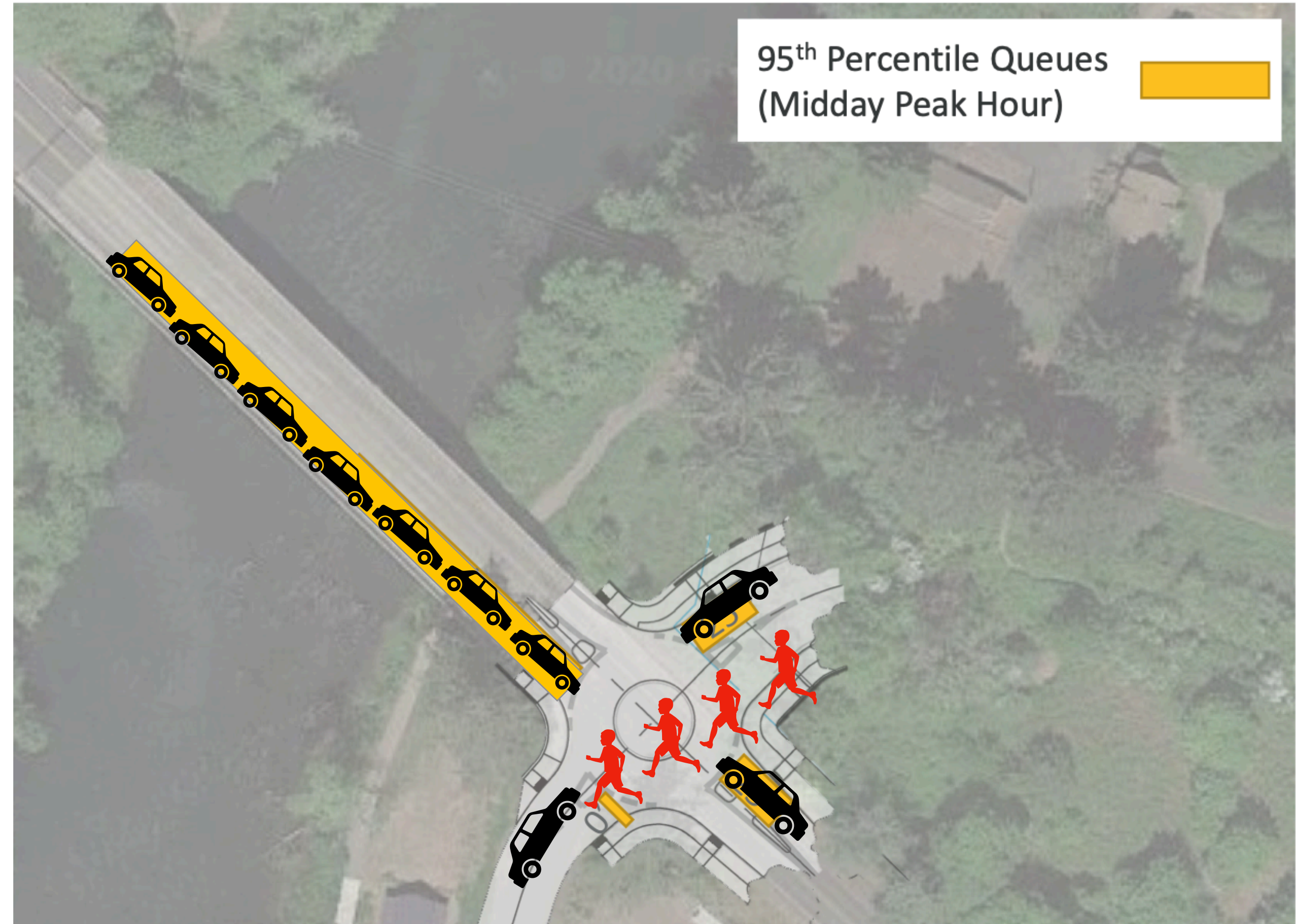
Where will parents go?

Current ACMS **3 vs. 1** Proposed Site



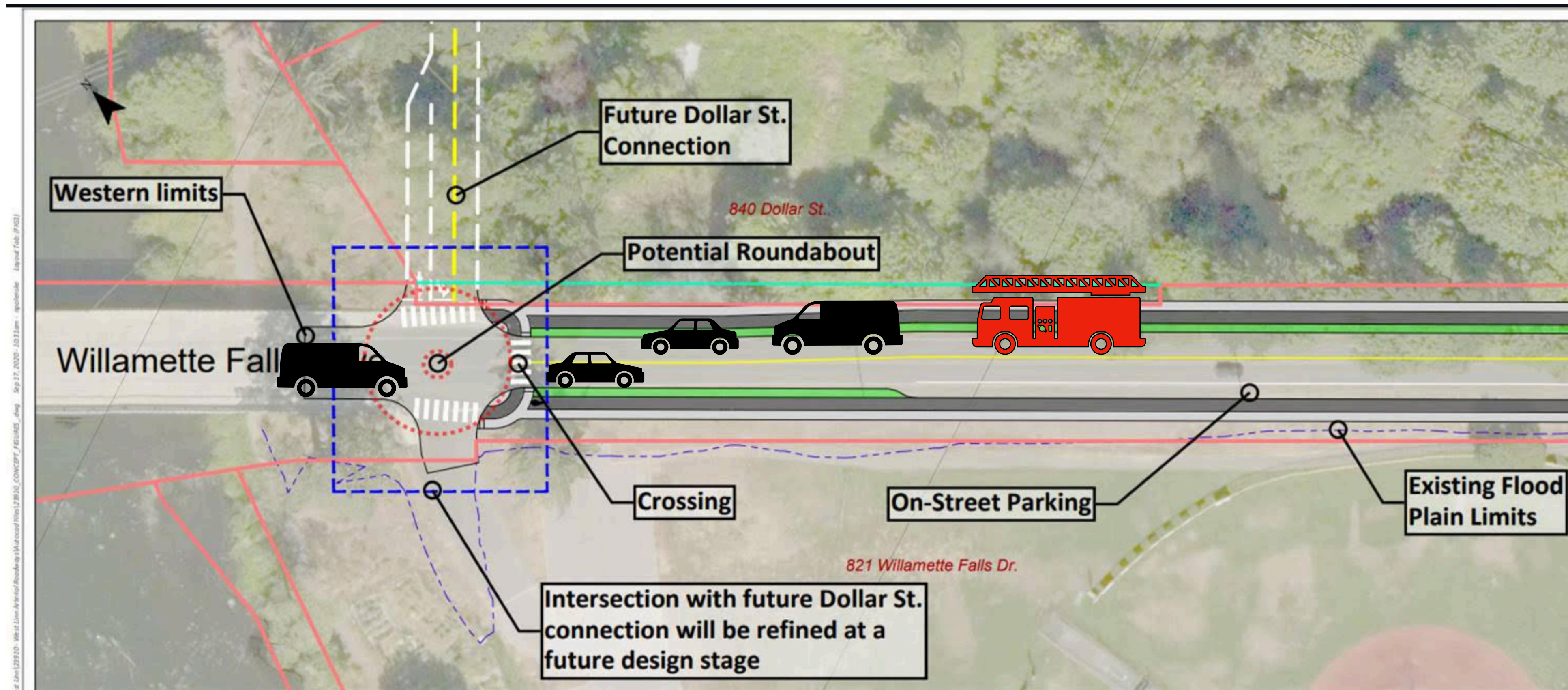
Safety & Congestion on Bridge Roundabout

DKS estimates midday peak hour of at least 7 vehicles queue extending on to bridge



WFD Safety & Emergency Access

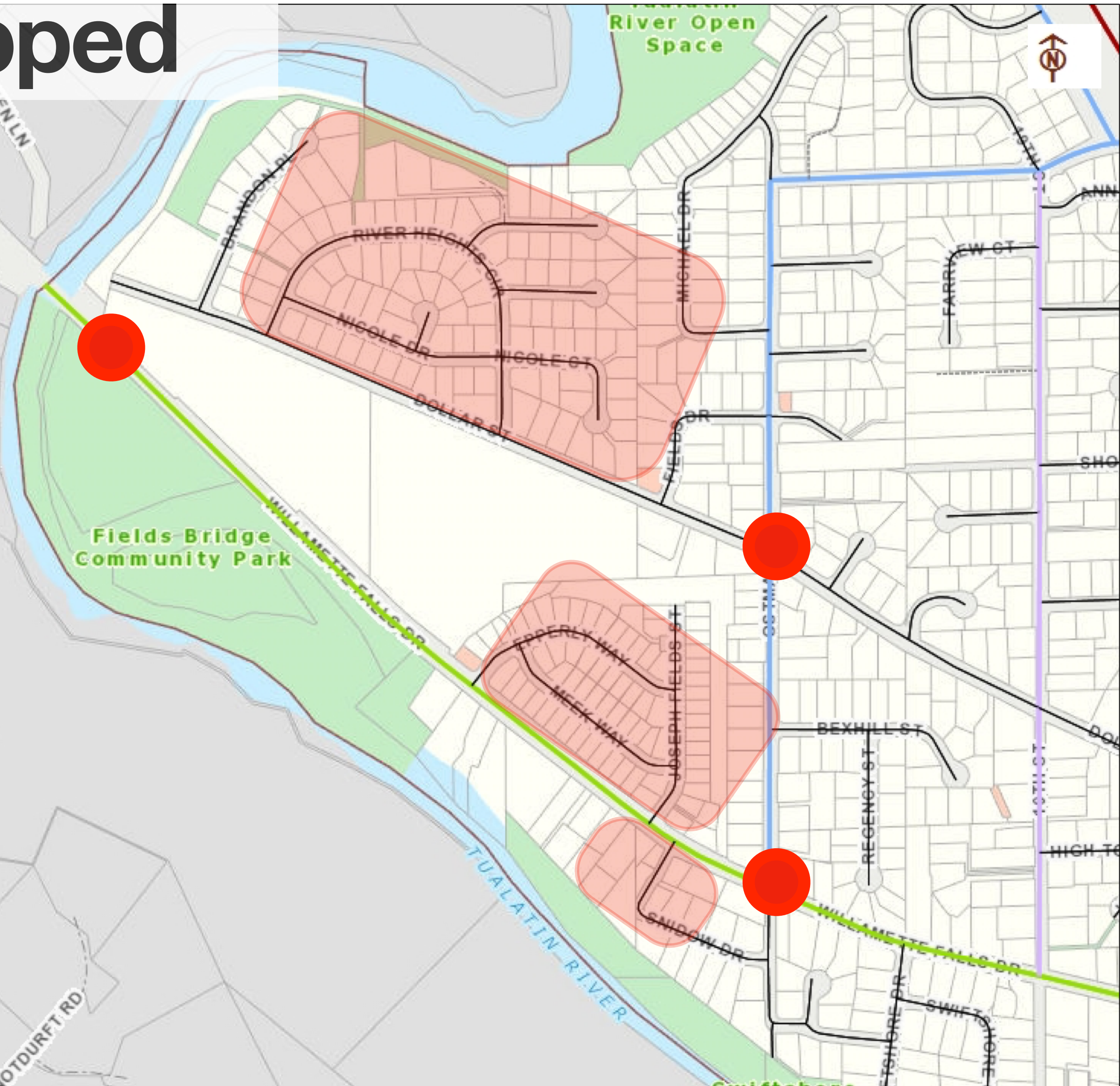
No place for cars to go due to narrow road and no shoulder



Residents Trapped

Limited access for
Emergency vehicles

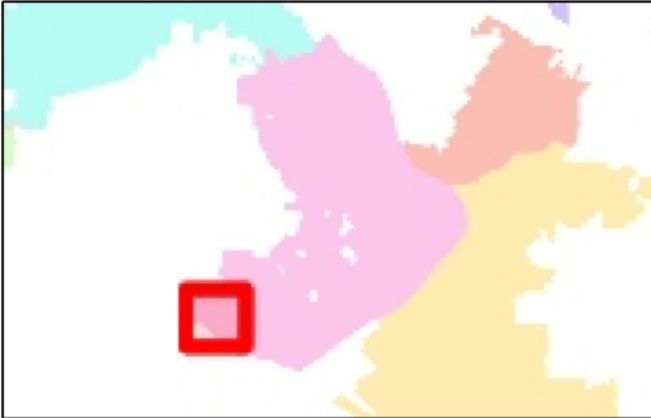
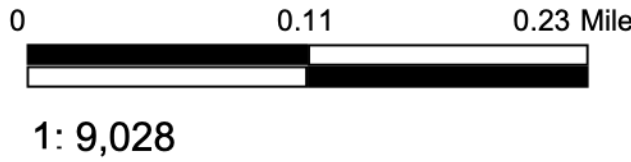
Life or death



Legend

Roadway Functional Classification

- Freeway
- Freeway
- Major Arterial
- Minor Arterial
- Collector
- Neighborhood Route
- Local
- Alley
- Misc
- City Limit
- Parks and Open Space
- City Owned Property



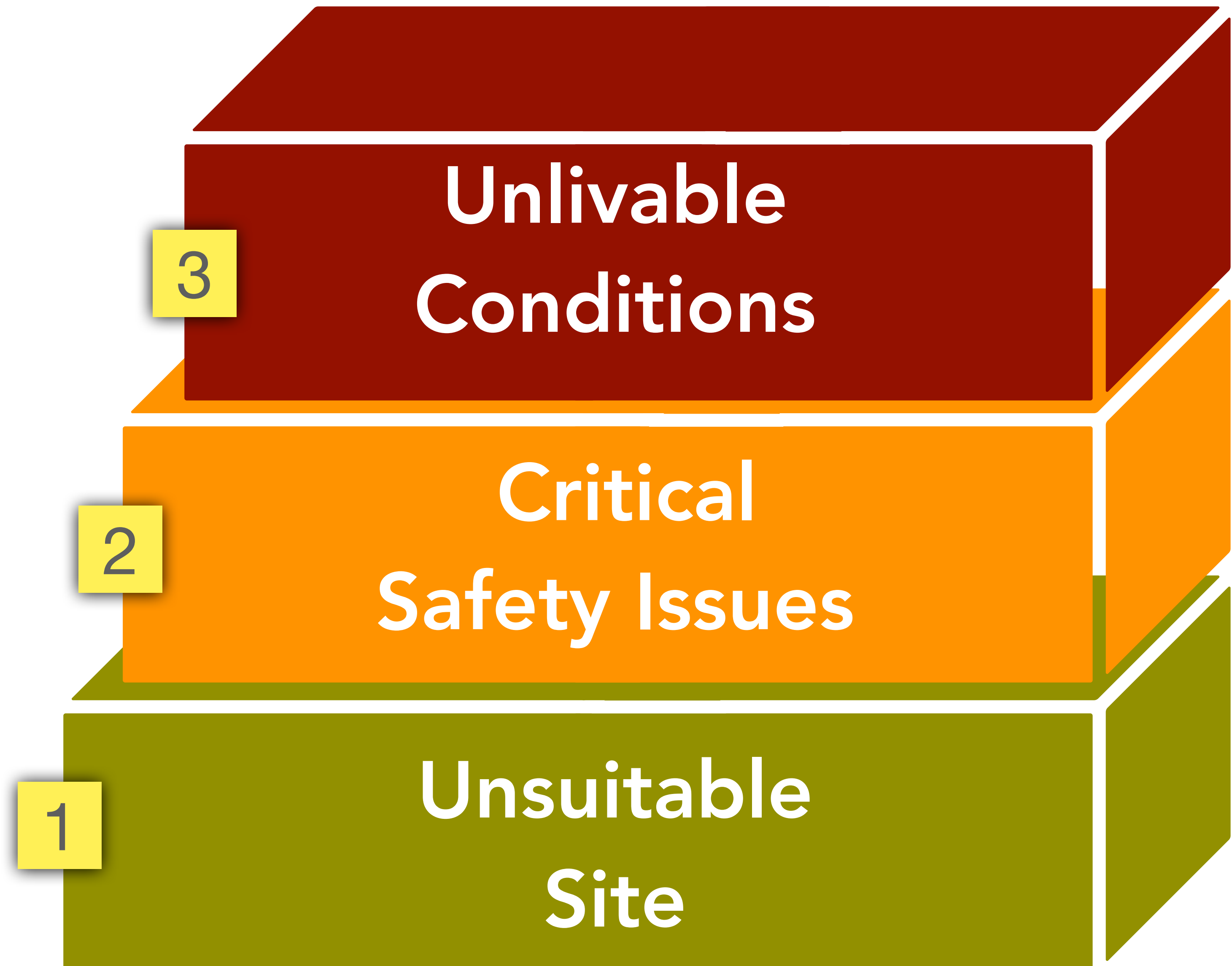
Notes
This map was automatically generated using Geocortex Essentials.

Unofficial Parent Drop Offs

Repercussions of
Inadequate
Infrastructure
&
Impractical
Planning

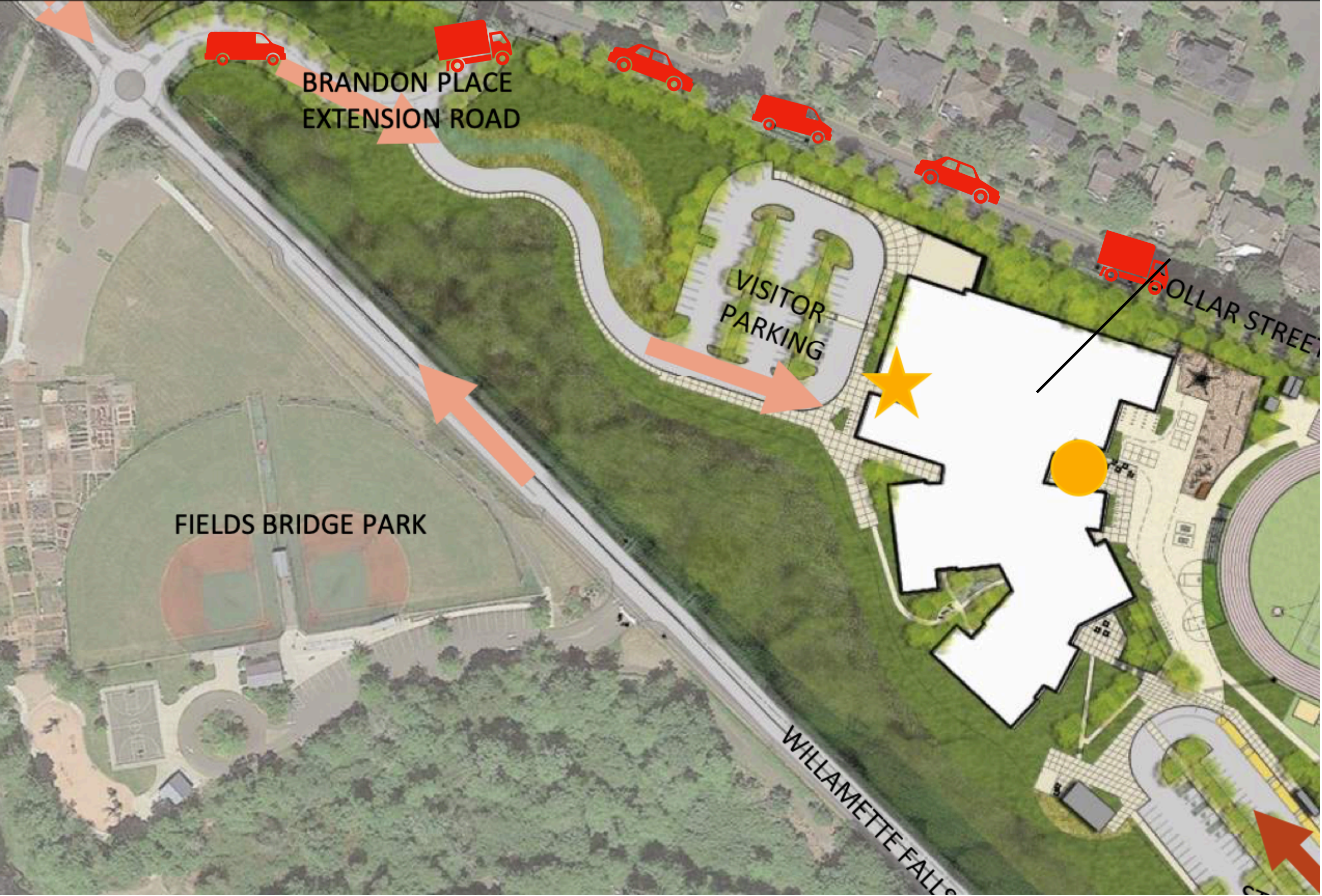


Permit should be DENIED



Brandon Place Extension Dilemma

Per Application, WFD & Dollar St. to be connected for Public Use



OPEN

Brandon Place Extension Dilemma

Per Application, WFD & Dollar St. to be connected for Public Use



"To increase traffic by 200-300 trips a day on a local street in residential neighborhood is to me **intolerable**. And it's contrary to West Linn Comprehensive Plan, Goal 12."

- PC Vice Chair Matthews



OPEN

✗ Excessive new trips on local street



+200-300/per day
NON-school,
non-local traffic

✗ Fails to protect neighborhoods from excessive through traffic

Brandon Place Extension Dilemma

Per Condition 10, Extension closed to Public



Brandon Place Extension Dilemma

Per Condition 10, Extension closed to Public



✗ Fails TVF&R



Fails to meet the minimum standard of safety

✗ Fails WFD & Ostman intersection

Brandon Place Extension Dilemma

Repercussions of Inadequate Infrastructure & Impractical Planning



OPEN

X FAILS CODE

CLOSED

X FAILS CODE

Summary

