



CITY OF
West Linn

Memorandum

Date: October 1, 2021

To: West Linn City Council

From: Chris Myers, Associate Planner

Subject: Public Comments Received for AP-21-02

Dear Mayor Walters and Members of City Council,

The Planning Department has received thirty-three letters since the completion of the staff report for AP-21-02 and 12:00pm October 1, 2021. Twenty five of the comments have been in support of building a new Athey Creek Middle School at 840 and 945 Dollar Street. While eight comments have been opposed to the project.

Any additional comments received will be sent as an additional memo on Monday, October 4, 2021.

Respectfully,
Chris Myers

From: Tiffany Barinaga [REDACTED] >
Sent: Wednesday, September 29, 2021 12:12 PM
To: Myers, Chris
Subject: putting a school on Dollar street....
Attachments: [image003.png](#)

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Just sending another email to oppose this school and building site..... please listen to the people in this area...

I oppose putting in a school at the Dollar Street site.

1. There is already way too much traffic on Borland Road.
2. Borland Road is already used as a bypass for I-205, the area is already overwhelmed with backups, in particular in the afternoons
3. If the tolling project ODOT is working on goes through, that will add even more traffic to Borland Road from toll avoiders
4. A Roundabout at Fields Bridge will add to the nightmare feeding all the additional vehicle and foot traffic to/from the school to the already overwhelmed area.
5. Traffic from school start and end times, school events, sporting events, etc., all add a considerable amount of vehicles and people at the same time as rush hours. As a parent of West Linn School District kids, I know it can add up to a lot of additional traffic. I waited in lines, fought for parking, etc., at Stafford Primary, Athey Creek and West Linn High School while my own kids were in school
6. Kids walking to and from school is dangerous, and I do not believe this part of the plan is realistic at all, they will be in cars, not on foot, no matter what planners hope.
7. The effect on the quality of life for surrounding homes that have been here for a very long time is going to spiral downward.
8. There are other sites that would be geographically more appropriate and not negatively affect so many residential areas, like where Athey Creek and Stafford Primary are.
9. There is substantial wildlife in the area that will be forced out and into adjacent properties where some will become pests, a danger to pets and children, etc. Rodents, skunks, opossums, deer, raccoons, etc. not to mention all the avian habitat that will be destroyed.
10. There is already substantial congestion caused by the events at Fields Park, where cars park along the road & not necessarily off the road, causing issues from cars having to drive around them. Baseball games, practices all happen during commute times, too.
11. For some reason, Borland Road is a bicycle route, despite no shoulder for them to be on, which also causes considerable danger to all parties, so more vehicles and foot traffic will increase this hazard as well.
12. The kids going to the school, at least some of them, are not going to remain on school grounds. They are kids and will be out and about in the neighborhoods when they are not supposed to be.

13. Borland Road is already a dangerous road. There is little to no police monitoring of traffic or patrolling in the area. Call the police and you are lucky to be able report anything let alone have anyone come out to investigate.

14. Besides all the directly adjacent to the site issues, this project will affect people from Tualatin to Highway 43 where there are also major changes planned. It's not just a neighborhood problem, it affects the community at large.

I am sure all of these and many more reasons to stop this development have all been addressed in ways that are beneficial only to the planners that want this school to be built in the middle of a beautiful residential area, yet causing so much grief for so many reasons for those living around Dollar Street as well as for those of us in surrounding areas.

I also believe the pandemic has been beneficial to the project going forward in terms of less opposition because people have not been able or willing to get to meetings for fear of Covid 19.

I think everyone needs to stop and reevaluate everything, including traffic volume that was counted in pandemic times, because I don't think it has been fairly represented to the people of West Linn and surrounding areas that will be negatively affected.

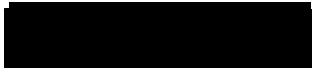
Is it in your backyard? If it were to affect the people pushing this thing through the way it is going to affect the neighbors in the area, I think it might be viewed differently by the folks that want to put this mess in our neighborhoods.

Thank you,
Tiffany



www.gelfandinsurance.com

Tiffany Barinaga
Gelfand Insurance Group
1975 SW 8th Ave
West Linn, OR 97068



From: Kevin Baumbach [REDACTED]
Sent: Thursday, September 30, 2021 5:03 PM
To: Myers, Chris
Subject: Please Approve Permit to Build New Athey Creek School

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To whom it concerns,

I am writing in support of the relocation of Athey Creek Middle School to the district-owned property on Dollar Street. I look at this proposed new school site through a number of lenses. I am a member of the local community, living a few blocks from the proposed new school site. I am the parent of a current and a future Athey Creek student. I am a teacher in the district with the vast majority of my students moving on to attend Athey Creek for their middle school years. I am also a local youth coach who understands the value of having a variety of quality athletic facilities in the community.

Over the past few years, I have been very involved in this process, attending meetings, sharing my input with the planners of the project, and listening to the arguments of people who are opposed to the project. While I understand why some people have concerns, I feel the benefits of a new school in our neighborhood far outweigh any of the issues that have been brought up. After considering everything I have learned about the proposal, I would strongly advise the West Linn City Council to uphold the Planning Commission's approval of the permit to build. Doing so would make it easier and safer for students to get to school and the school will be a source of pride for the neighborhood for the foreseeable future.

Ever since I have been involved with the school district and the community, the district has displayed a solid track record of building quality schools and improving existing buildings. The various projects that have come to fruition over the years have enhanced the high-level educational experiences of the kids in our communities. From what I have seen, the district can be trusted to create a beautiful space for children to learn and grow and for community members to gather and celebrate. Please allow this process to continue so we can ensure that a new Athey Creek Middle School will be built.

Thank you for your consideration.

Sincerely,
Kevin Baumbach

From: Rich Brooke [REDACTED]
Sent: Thursday, September 30, 2021 5:01 PM
To: Myers, Chris
Subject: Written Testimony against the Dollar Street location for Athey Creek.

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Dear City Council Members,

I am a resident of the Arbor Cove neighborhood and I'm writing to you of behalf of many concerned citizens who live in my neighborhood and the surrounding neighborhoods bordering the new proposed middle school site off of Dollar Street. I'm sure you're aware a petition that has been signed by close to 500 local residents objecting to the location.

To me and many of our neighbors, CONGESTION and SAFETY are two of the most important points to be made here on why this location should not be used for a school large enough for 850 students. A lot of us did not trust the District to conduct a fair and unbiased traffic study so prior to COVID, I decided to park at Athey Creek on Thursday, February 20th, 2020 on a normal school day, to count just how many buses and cars dropped off students between 8:00am and 9:15am when school begins and this is what I observed....

- 21 buses
- 236 carsall carrying students.

If it's projected that 25% of the 800-850 possible students will be walking to the new site, if built on Dollar Street, this means....between 8:00-9:15am, over 200 kids will be walking and riding their bikes down a narrow Dollar Street alongside 15 buses and 177 cars all in about one hour's time....and then again at 3:45pm when school gets out, with an already jammed WFD... This doesn't even address where the 100-200 cars will park during events like Athey Idol, conference, sporting events, etc...

I work out of our home office in Arbor Cove. It is a regular occurrence for cars to enter our neighborhood on one end, drive 40-45 mph down our residential street (that's packed full of primary school children playing in the street) only to exit back onto WFD in hopes to jump 5 cars in traffic. This type of activity typically happens from 4-5pm during the middle school commute and is much worse when I-205 N has its regular issues....just wait until they decide to implement tolls on 205...This additional congestion will devastate the Arbor Cove, River Heights and surrounding neighborhoods all to make room for a school that does not need the space that the current Athey Creek provides.

It is the opinion of many that Wilsonville and the District has taken advantage of West Linn in including the new school with this bond measure. It should have been voted on as its own measure. The transparency of where the school would be built, it's size, etc. was conveniently hidden from the casual voter and completely unacceptable. Also unacceptable was the use of email databases to pump out the 'Vote Yes Twice' movement, when those in opposition did not have the opportunity to use such resources.

As a parent with a student currently at Athey Creek, we've been pleased and supportive with their educational experience and the District until now. Hopefully the City will come to realize the true

safety concerns and negative impacts this would have in our community and consider other options for a site. Thank you for listening and your time.

Sincerely,

Rich Brooke
Meek Way

From: Mollusky, Kathy
Sent: Wednesday, September 22, 2021 12:16 PM
To: Myers, Chris
Subject: FW:

From: Chael [REDACTED]
Sent: Tuesday, September 21, 2021 2:42 PM
To: City Council <citycouncil@westlinnoregon.gov>
Subject:

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I am a citizen of West Linn and I support the approval of the plans and drawings for the New Athey Creek Middle School at Dollar Street. Placing a middle school at this location is a benefit to our community for a variety of reason, including but not limited to: schools make good neighbors; it will increase nearby home values (our citizen see increases in their home values when schools are built in their neighborhood); the location allows members of our community to walk or bike to school which is not possible at the existing location and this will reduce vehicular road traffic to and from the current Athey Creek site; the school will bring safety improvements such as emergency vehicle access routes, sidewalks, cross walks, and a connection to Fields Bridge Park; the school can serve as another public meeting spot within our city limits when school is not in session; the addition of a school speed zone will deter and/or re-route traffic for those who use our local roads as a freeway bypass; and it will add additional recreational space for youth sports and activities.

Please approve this application.

Sincerely,

Chael

From: BROWN Jevra * DSL <jevra.brown@dsl.state.or.us>
Sent: Monday, September 20, 2021 4:28 PM
To: Myers, Chris
Subject: general comment
Attachments: [WestLinnNotice.pdf](#)

RE: 02S01E34C #600 & 02S01E34DC #900, 1001

Hi Chris,

Thank you for sending the attached notice. As a courtesy it would be very helpful to the agencies if the full tax map and tax lot numbers were included in all notices. It saves us so much time in looking up related items.

The comments on behalf of the Removal-Fill program were contained in the WLUN response # - oh, no WLUN submitted. There is an approved delineation for the site, #WD2020-0622.

The proprietary program will respond separately if needed.

Thank you,

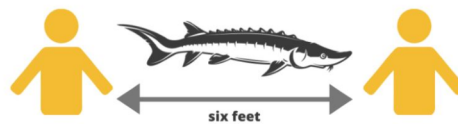
Jevra Brown, Aquatic Resource Planner
Aquatic Resource Management Program
Department of State Lands
775 Summer Street NE, Salem, OR 97301

Checking for wetlands and waters? – Use the [STATEWIDE WETLANDS INVENTORY](#)

To help prevent the spread of COVID-19 many of the DSL staff are telecommuting.



One mature white sturgeon length



The Oregon Department of Fish and Wildlife is encouraging anglers to practice "sturgeon distancing" during the coronavirus pandemic. Image courtesy Oregon Department of Fish and Wildlife

From: [Williams, John](#)
To: [Wyss, Darren](#); [Myers, Chris](#)
Subject: FW: West Linn City Council, regarding new middle school on Dollar St.
Date: Wednesday, September 29, 2021 2:14:00 PM

[REDACTED]

From: Kathryn Flintjer [REDACTED]
Sent: Wednesday, September 29, 2021 1:59 PM
To: City Council
Subject: West Linn City Council, regarding new middle school on Dollar St.

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Hello,

I am a local Realtor and citizen of West Linn. I am in support of the new middle school on Dollar street for many reasons. First, our schools are over crowded and the new school would help alleviate some of the overcrowding issues. Second, having another option for a High School will benefit the community in so many ways and provide options for those with different interests and learning styles. All of these reasons will also benefit our community by increasing the property values and continuing to build our school districts reputation as a desirable school district. Please know that the majority of the community that I am involved with supports this new middle school. Do not let the minority in opposition ruin it for the rest of us.

With appreciation,

Kathryn Flintjer | Broker

Windermere Realty Trust
1610 SE Bybee Blvd
Portland, Oregon 97002

[REDACTED]

From: Mollusky, Kathy
Sent: Wednesday, September 29, 2021 4:55 PM
To: Myers, Chris
Subject: FW: New Athey Creek Middle School

-----Original Message-----

From: Stephanie Gettel [REDACTED]
Sent: Wednesday, September 29, 2021 4:54 PM
To: City Council <citycouncil@westlinnoregon.gov>
Subject: New Athey Creek Middle School

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Dear West Linn City Council ,

I am a citizen of West Linn and I support the approval of the proposed construction for the New Athey Creek Middle School at 945 Dollar Street. Placing a middle school at this location is a benefit to our community for a variety of reason, including, but not limited to:

- * schools make good neighbors;
- * it will increase nearby home values (our citizen see increases in their home values when schools are built in their neighborhood);
- * location allows students in our community to walk or bike to school which is not possible at the existing location (this will also reduce vehicular road traffic to and from the current Athey Creek site);
- * the school will bring safety improvements such as emergency vehicle access routes, sidewalks, cross walks, and a connection to Fields Bridge Park;
- * the school can serve as another public meeting spot within our city limits when school is not in session;
- *the addition of a school speed zone will deter and/or reroute traffic for those who use our local roads as a freeway bypass;
- *and it will add additional recreational space and parking for youth sports and activities.

Please approve this application.

Sincerely,
Stephanie Gettel



West Linn, OR 97068

From: [Williams, John](#)
To: [Wyss, Darren](#); [Myers, Chris](#)
Subject: FW: Please Approve The New Athey Creek Middle School
Date: Wednesday, September 29, 2021 1:44:55 PM

From: Darren Gusdorf [REDACTED]
Sent: Wednesday, September 29, 2021 9:09 AM
To: City Council
Subject: Please Approve The New Athey Creek Middle School

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Good morning Council Members,

I am a citizen of West Linn and I support the approval of the proposed construction for the New Athey Creek Middle School at 945 Dollar Street. Placing a middle school at this location is a benefit to our community for a variety of reason, including, but not limited to:

- Schools make good neighbors;
- It will increase nearby home values (our citizen see increases in their home values when schools are built in their neighborhood);
- The location allows students in our community to walk or bike to school which is not possible at the existing location (this will also reduce vehicular road traffic to and from the current Athey Creek site);
- The school will bring safety improvements such as emergency vehicle access routes, sidewalks, cross walks, and a connection to Fields Bridge Park;
- The school can serve as another public meeting spot within our city limits when school is not in session;
- The addition of a school speed zone will deter and/or reroute traffic for those who use our local roads as a freeway bypass;
- And it will add additional recreational space and parking for youth sports and activities.

Please approve this application.

Sincerely,
Darren Gusdorf

[REDACTED]
West Linn, OR 97068

From: [NICOLE HUBERTY](#)
To: [City Council](#)
Subject: Advocate for New Middle School - 945 Dollar Street
Date: Wednesday, September 29, 2021 1:39:37 PM

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Good afternoon,

I live on Dollar Street in West Linn, and I strongly support the approval of the new Athey Creek Middle School at 945 Dollar Street. Our house is definitely in an area that would be strongly affected by the construction of a new school, but I firmly believe that the location of a middle school on my street is a benefit, not a detriment, to the Willamette neighborhood and the City of West Linn as a whole.

As a parent of a student at WLHS and also an 8th grader on her way to WLHS next year, I am appalled to see how many students the district is cramming into our town's sole high school. West Linn definitely needs more high school space, and the proposed solution of relocating Athey Creek to Dollar Street and converting the existing Athey property to a choice high school is a sound one.

I fail to understand why anyone would not want a school in our neighborhood. Home values will increase in the area, and we will see new sidewalks and crosswalks popping up. Dollar Street has turned into a speedway, and the new school will curb the speeding drivers.

When you are considering the application for the new school to be built on Dollar Street, I ask that you approve it.

Thank you,
Nicole Huberty



WL

From: [REDACTED]
Sent: Monday, September 27, 2021 6:51 PM
To: Myers, Chris
Subject: Dollar street school

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Hello,

We wish to register our opposition to building the school on Dollar street. Traffic in the area is already unbearable and the school would make it worse.

Emery and Amy Ingham

[REDACTED]
West Linn, OR 97068

From: Amy Ingham [REDACTED]
Sent: Tuesday, September 28, 2021 11:47 AM
To: Myers, Chris
Cc: [REDACTED]
Subject: Dollar Street Opposition

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I oppose putting in a school at the Dollar Street site.

1. There is already way too much traffic on Borland Road.
2. Borland Road is already used as a bypass for I-205, the area is already overwhelmed with backups, in particular in the afternoons
3. If the tolling project ODOT is working on goes through, that will add even more traffic to Borland Road from toll avoiders
4. A Roundabout at Fields Bridge will add to the nightmare feeding all the additional vehicle and foot traffic to/from the school to the already overwhelmed area.
5. Traffic from school start and end times, school events, sporting events, etc., all add a considerable amount of vehicles and people at the same time as rush hours. As a parent of West Linn School District kids, I know it can add up to a lot of additional traffic. I waited in lines, fought for parking, etc., at Stafford Primary, Athey Creek and West Linn High School while my own kids were in school
6. Kids walking to and from school is dangerous, and I do not believe this part of the plan is realistic at all, they will be in cars, not on foot, no matter what planners hope.
7. The effect on the quality of life for surrounding homes that have been here for a very long time is going to spiral downward.
8. There are other sites that would be geographically more appropriate and not negatively affect so many residential areas, like where Athey Creek and Stafford Primary are.
9. There is substantial wildlife in the area that will be forced out and into adjacent properties where some will become pests, a danger to pets and children, etc. Rodents, skunks, opossums, deer, raccoons, etc. not to mention all the avian habitat that will be destroyed.
10. There is already substantial congestion caused by the events at Fields Park, where cars park along the road & not necessarily off the road, causing issues from cars having to drive around them. Baseball games, practices all happen during commute times, too.
11. For some reason, Borland Road is a bicycle route, despite no shoulder for them to be on, which also causes considerable danger to all parties, so more vehicles and foot traffic will increase this hazard as well.
12. The kids going to the school, at least some of them, are not going to remain on school grounds. They are kids and will be out and about in the neighborhoods when they are not supposed to be.

13. Borland Road is already a dangerous road. There is little to no police monitoring of traffic or patrolling in the area. Call the police and you are lucky to be able report anything let alone have anyone come out to investigate.

14. Besides all the directly adjacent to the site issues, this project will affect people from Tualatin to Highway 43 where there are also major changes planned. It's not just a neighborhood problem, it affects the community at large.

I am sure all of these and many more reasons to stop this development have all been addressed in ways that are beneficial only to the planners that want this school to be built in the middle of a beautiful residential area, yet causing so much grief for so many reasons for those living around Dollar Street as well as for those of us in surrounding areas.

I also believe the pandemic has been beneficial to the project going forward in terms of less opposition because people have not been able or willing to get to meetings for fear of Covid 19.

I think everyone needs to stop and reevaluate everything, including traffic volume that was counted in pandemic times, because I don't think it has been fairly represented to the people of West Linn and surrounding areas that will be negatively affected.

Is it in your backyard? If it were to affect the people pushing this thing through the way it is going to affect the neighbors in the area, I think it might be viewed differently by the folks that want to put this mess in our neighborhoods.

Sincerely,
Amy Ingham

From: Melissa Kirkup [REDACTED]
Sent: Thursday, September 30, 2021 12:58 PM
To: Myers, Chris
Subject: New Athey Creek Middle School on Dollar Street

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I strongly support the location of the project and look forward to my son attending in the future. We live very close to the Dollar Street location, and I think this is a huge benefit for the families nearby whose children will attend, especially everyone living in the Historic District.

Thanks,
Melissa Kirkup

RICHARD J. KRIPPAEHNE
TAMARA A. MISLEY-KRIPPAEHNE

WEST LINN, OR 97068

September 29, 2021

RE: West Linn-Wilsonville School District
Proposed Dollar Street Middle School
Appeal of Conditional Use Approval

Dear Mayor and City Council Members:

The West Linn-Wilsonville School District owns land adjacent to our neighborhood in a zoning district designated as R-10 Residential. We believe the District's plan for a school on the Dollar Street site does not meet the criteria for Conditional Use approval, and the Planning Commission's approval conditions do not resolve the issues.

City Development Code Section 60.070 requires that Conditional Use approvals be based on findings of fact relating to specific approval criteria. We believe the District's plan does not meet those criteria and asks Council to consider the following:

- 60.070 A.1. b. Requires adequate area to mitigate adverse effect on surrounding properties. *The site will not accommodate enough parking to mitigate the adverse effect of using neighborhood streets for overflow parking during school events such as "curriculum nights", sports activities, and arts/entertainment activities. Parking at Fields Bridge Park already hinders traffic flow in the area due to excessive parking during sporting events. Moreover, the school site is so small that noisy athletic fields are being proposed directly adjacent to surrounding properties with high-lumen field lighting on 70-foot tall poles.*
- 60.070 A.2. States characteristics of the site are to be suitable for the proposed use considering size, shape, location... *Site size issues are noted above. General population growth, including middle school student population, is in Wilsonville, not West Linn. The Dollar Street site is in a location more distant from the center of student growth and is not more suitable than the existing middle school location.*
- 60.070 A.4. Requires adequate public facilities be available to provide service to the property at the time of occupancy. *Existing road, bicycle, and pedestrian infrastructure is not adequate to serve the area at this time, and the District is not proposing to remedy the situation. Roads and intersections in the vicinity are currently near traffic failure condition, and the District is only proposing road improvements directly adjacent to their property. The District is promoting the location as having improved "safe routes to school", yet neighborhood streets do not have bicycle lanes or continuous sidewalks wide enough for safe student travel. Signs have been placed by the City on Dollar Street stating, "Caution, Peds in Roadway". County roads immediately west of the site have 45 mph speed limits and no shoulders. The District is not proposing to widen or link sidewalks together, nor to widen roads or construct safe bicycle lanes. In case you haven't walked or driven through the area, we are attaching a number of street view photos for reference.*

City Development Code Section 60.070, Paragraph C, allows for Planning Commission imposition of conditions on its approval. The Planning Commission added three conditions to their approval that do not adequately address the approval criteria deficiencies.

The first two conditions attempt to improve pedestrian safety by requiring cross-walk designations and lowering speed limits in the vicinity of the school. *These conditions do not require any improvements that allow students and their families to stay out of automobile lanes if traveling by bicycle or on foot.*

The third condition attempts to improve the traffic situation on adjacent neighborhood streets by prohibiting traffic flow to and from Willamette Falls Drive from Brandon Place. *This condition forces both inbound and outbound school traffic onto Dollar Street and into the River Heights neighborhood, and it hinders residents from access to regional transportation systems.*

The Planning Commission did not impose any conditions of Code Section 60.070, Paragraph C, to mitigate the adverse effects of a school on surrounding properties.

- 60.070 C.2. Requiring design features which minimize environmental impacts such as noise, vibration, air pollution, glare, odor, and dust. *No condition of approval addressing noise or glare. The school plans actually encourage night-time noise and glare by the presence and design of athletic field lighting.*
- 60.070 C.3. Requiring additional setback areas, lot area, or lot depth, or width. *No condition of approval requiring reasonable setbacks for athletic fields or additional lot area for adequate onsite parking.*
- 60.070 C.10. Limiting or setting standards for the location and intensity of outdoor lighting. *No condition of approval limiting or eliminating athletic field lighting.*

Finally and worth noting, the Dollar Street property zoned as Residential R-10, could support approximately 100 new home sites, or roughly 10% of the additional 1000 new housing units needed in West Linn by 2040. This will be a lost opportunity to accommodate metro area growth if a school, which could be built on unincorporated County land, were to be constructed in this location.

We are respectfully requesting that City Council overturn the Planning Commission Conditional Use approval to construct and operate a school on the Dollar Street property in West Linn.

Sincerely,



Richard J. Krippaehne



Tamara A. Misy-Krippaehne



Dollar Street at east edge of school property (looking east).



Ostman Road at Dollar Street (looking south).



Ostman Road south of Michael Drive (looking north).



Ostman Road south of Bexhill Street (looking north).



19th Street south of Dollar Street (looking north).



19th Street at Nova Court (looking south).



Willamette Falls Drive east of 19th Street (looking east).



Willamette Falls Drive at Fields Bridge Park (looking east). Even Google gets stuck in traffic...



Borland Road immediately west of Fields Bridge (west boundary of school property, looking west).



Borland Road at west edge of “walking boundary”, approx. 1 mile radius from school (looking east).

From: Sarah Lewis [REDACTED] >
Sent: Wednesday, September 29, 2021 7:02 PM
To: Myers, Chris
Subject: In favor of immediate City of West Linn approval of the Athey Creek move to Dollar Street site

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To the City Council of West Linn,

I write to urge you to approve, without alteration, the WLWV School District plans to build a new middle school at its Dollar St site. These plans have been thoroughly reviewed and improved through a lengthy process with plenty of opportunity for public comment.

Part of my reason is self-interest. We have often walked past the proposed school site, and I would love for my youngest child to be able to walk to and from school. Currently my older two children attend Athey Creek. While we appreciate our bus drivers, and that the district provides an activity bus for afternoon activities, the distance and lack of pedestrian and bike access to the current Athey Creek site has limited their ability to participate in all the school activities they would like to be a part of.

The other reason has to do with my concern for all of our community's children. As a previous community member of a Portland Public School District High School Bond and Redesign project, I've seen first hand what happens when school districts aren't supported by their communities to constantly build and update their schools. The result of PPS's inability to get support to build the new schools the PPS district needed, when they were needed, has led to building conditions which continually undermine the students ability to learn and staff's ability to teach. The backlog caused by this lack of support will negatively effect PPS students for decades. I don't want our city and district to fall into the same trap. I would hope that the City of West Linn would recognize that the city is served better by supporting these building projects and plans because they provide the necessary environment for our children to learn.

I'm dismayed that the neighborhood association which purports to represent my family has appealed the planning decision, and I believe their appeal is short-sighted. One of the reasons we moved our family here was because of the clear and thoughtful planning we see in the West Linn Wilsonville School District, which emphasizes equity, accessibility and preparing our youth to meet the challenges of the future. A new middle school site and new expanded High School option is important not just for serving our kids today, but all the children to come. Please approve the Dollar Street plans without further delay!

Sincerely,
Sarah Lewis
Willamette Neighborhood resident

From: Mollusky, Kathy
Sent: Thursday, September 30, 2021 8:00 AM
To: Myers, Chris
Subject: Fwd: New middle school on Dollar Street

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Emily McKenna [REDACTED]
Sent: Wednesday, September 29, 2021 7:00:56 PM
To: citycouncil@westlinnoregon.gov <citycouncil@westlinnoregon.gov>
Subject: New middle school on Dollar Street

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I am a citizen of West Linn and I support the approval of the proposed construction for the New Athey Creek Middle School at 945 Dollar Street. As a mother of a 10th grader at West Linn High School and two 7th graders at Athey Creek Middle School, I am extremely concerned about the overcrowding at our high school. My son is unable to get to his locker because he can't push through the students to get to it. When rushed to get to a class on time, he tells me that 'you have to just go the speed of the crowd'. Frankly, it sounds unsafe. We need a solution to be put in place immediately, and because the bond measure for the new middle school was ALREADY VOTED FOR AND APPROVED BY VOTERS IN WEST LINN, I am writing in hopes that the plans continue forward without delay.

My family has lived one block from Willamette Primary School since we moved to West Linn 11 years ago. It has been a delight to be part of a school community, and that has been echoed by our neighbors who do not have school aged children. Although change can be difficult to accept, I am certain that the neighbors of our future school on Dollar Street will find that sharing the neighborhood with the school will add to the sense of community and be entirely positive.

To echo my fellow supporters, placing a middle school at this location is a benefit to our community for a variety of reason, including, but not limited to:

schools make good neighbors;

it will increase nearby home values (our citizen see increases in their home values when schools are built in their neighborhood);

location allows students in our community to walk or bike to school which is not possible at the

existing location (this will also reduce vehicular road traffic to and from the current Athey Creek site);

the school will bring safety improvements such as emergency vehicle access routes, sidewalks, cross walks, and a connection to Fields Bridge Park;

the school can serve as another public meeting spot within our city limits when school is not in session;

the addition of a school speed zone will deter and/or reroute traffic for those who use our local roads as a freeway bypass;

and it will add additional recreational space and parking for youth sports and activities.

Please approve this application.

Sincerely,
Emily McKenna

[REDACTED]
[REDACTED]
West Linn, OR 97068

Kathy Mollusky
City Recorder
Administration

[#6013](#)



Please consider the impact on the environment before printing a paper copy of this email.
This e-mail is subject to the State Retention Schedule and may be made available to the public

From: Mollusky, Kathy
Sent: Thursday, September 30, 2021 3:24 PM
To: Myers, Chris
Subject: FW: New Middle School on Dollar

From: Ryan J. McKenna <rjmpdx@gmail.com>
Sent: Thursday, September 30, 2021 3:23 PM
To: City Council <citycouncil@westlinnoregon.gov>
Subject: New Middle School on Dollar

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it will increase nearby home values (our citizen see increases in their home values when schools are built in their neighborhood);

location allows students in our community to walk or bike to school which is not possible at the existing location (this will also reduce vehicular road traffic to and from the current Athey Creek site);

the school will bring safety improvements such as emergency vehicle access routes, sidewalks, cross

walks, and a connection to Fields Bridge Park;

the school can serve as another public meeting spot within our city limits when school is not in session;

the addition of a school speed zone will deter and/or reroute traffic for those who use our local roads as a freeway bypass;

and it will add additional recreational space and parking for youth sports and activities.

Please approve this application.

Ryan J McKenna

From: Marisa Michael [REDACTED]
Sent: Thursday, September 30, 2021 8:59 AM
To: Myers, Chris
Subject: input on new Athey Creek school

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Hello, I have three children in the WLWV district and live in the Willamette area. I am writing to encourage the city council to proceed with the new Athey Creek Middle School project on Dollar Street. We desperately need a new middle school with all the new housing being built. The current Athey is so far away literally everyone has to bus or drive there. A new school right in our neighborhood would mean better access and kids could walk and ride bikes.

My child is currently attending Athey Creek even though Rosemont is much closer to our house. A new Athey Creek on Dollar would be a wonderful addition.

I have personally attended numerous Willamette Neighborhood meetings and found the leadership to be manipulative, dishonest, and they try to force their own agendas on people. They have also been known to break bylaws and write language in a confusing manner (on purpose) so no one knows how to vote. Such is the case with this new school. They are trying to convince the people of Willamette that it is a bad idea, and are forcing their agenda. Nothing has been presented in a neutral manner with facts and objectivity.

In addition, the people that voted to appeal the building of the school were overwhelmingly elderly. They have no children attending schools and have no stake in it other than worries about traffic impact. There were only a few people in attendance that could vote that actually had any children that attend school.

Please don't let the Willamette Neighborhood Association have this much power. They should not have so much power as to overturn the will of the people that voted for this school. It would be appalling to see a few people with an agenda delay the construction to the tune of millions of dollars.

Marisa Michael

From: Mollusky, Kathy
Sent: Thursday, September 30, 2021 8:00 AM
To: Myers, Chris
Subject: Fwd: Middle School Location in West Linn

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Susan Mittelstrass [REDACTED]
Sent: Wednesday, September 29, 2021 8:33:22 PM
To: citycouncil@westlinnoregon.gov <citycouncil@westlinnoregon.gov>
Subject: Middle School Location in West Linn

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Dear West Linn City Council,

My family and I are citizens of West Linn, and have children in the school district. We are writing today to show our *support* of the proposed construction of the new Athey Creek Middle School at 945 Dollar Street.

The district has done their due diligence with this effort, and the addition of this school in the Willamette community will truly connect this area with the student community it serves. Additionally, the addition of a high school option for students is so important to broaden the districts ability to serve students well.

Please approve this application.

Thank You!
Susan Mittelstrass

Kathy Mollusky
City Recorder
Administration

[#6013](#)



From: Mollusky, Kathy
Sent: Wednesday, September 22, 2021 11:53 AM
To: Myers, Chris
Subject: FW: West Linn Middle School- in Favor of Dollar St.

From: Kami Persse [REDACTED]
Sent: Sunday, September 19, 2021 5:37 PM
To: City Council <citycouncil@westlinnoregon.gov>; drew persse <drewpersse@yahoo.com>
Subject: West Linn Middle School- in Favor of Dollar St.

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Hi,

I wanted to submit my argument in favor of a new middle school. I live in Willamette, and have two small children at Willamette Primary, a middle schooler at Athey Creek, and a junior in High School. We moved here for the amazing schools and community. We walk every day to Willamette Primary, and would love for our middle school aged children to ride and walk to school, as well. As it stands now, I have to drive (or my child takes the bus) and it takes around 15 minutes one way to get to Athey in a car. I know people are not unfamiliar with the possibility of violence in schools, or a natural disaster, and I constantly worry about how I would get access to all four of my children at such lengthy distances. I feel very invested in our children being safe number one, and healthy number two. Keeping children close to where they live is a safe and healthy choice for their well-being.

Please note that we are In FAVOR of a new middle school on Dollar St.

Kami Persse

--

" When you help someone, you might not be changing the world, but you could be changing their world"

Author Unknown

Sept 20 - 2021.

for OCT 4 - 2021
meeting

W. L. Cup for new middle school at 840/945 dollar street

This item, a most needed school in West Linn for our west Linn students bordering this map (a public park) along the Tualatin river is in fact a natural environmental (needed) school to accommodate our students population increase, to be built now!, but is now held over with a "de novo" - by whom I don't know; however I am much more confident about school-buildings - developers' engineers than any W.L. residents. Comments or even staff's - although I trust staff to follow the federal and state requirements over these education structures where the students "Reside" most of their time to "learn" - these special infrastructures serve the classes for our children and their future developments, for many years to come.

So, Code for these buildings: I quarant that, with due respect to those who comments without knowledge as to school/churches/specific facilities to name a few, have - [must] codes and demands to observe in building structures to serve public daily occupation on site with safety & health. - as a 62 years resident in west Linn, I have the privilege to have seen so many changes in such public structures amazingly.

I ask our capable city planning staffs to listen & proceed by federal and state standards, where - how to build schools - which by the way all west Linn residents pay for.

Thank you for your works -

Alice Richmond

[REDACTED] - 97068

From: Elizabeth Rocchia [REDACTED]
Sent: Friday, September 24, 2021 8:59 PM
To: Myers, Chris
Cc: Rocchia, Andy
Subject: [POSSIBLE SPAM] THE MIDDLE SCHOOL/ROCCHIA

Importance: Low

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TO CITY COUNCIL/PLANNING DEPT.
FROM: ANDY ROCCHIA

[REDACTED] WEST LINN, OR. 97068

GREETINGS: ELIZABETH AND I LIVE ON A CITY-BLOCK SIZE OF LAND JUST EAST OF THE PROPOSED PROJECT. I PERSONALLY HAVE NO OBJECTION TO THE IDEA OF A PUBLIC SCHOOL ON THE PROPOSED SITE.

MY CHIEF CONCERN IS THE CURRENT FLOW OF AUTO TRFFIC ON WILLAMETTE FALLS DRIVE. THE VOLUME OF TRAFFIC HAS REACHED A CRITICAL MASS, ESPECIALLY WEEK DAYS IN THE LATE AFTERNOONS CONTINUING MOST OFTEN UNTIL 7 P.M. OR SO.

I BELIEVE THE PROPOSED ROUND-A-BOUT AT THE EAST END OF THE FIELDS BRIDGE WILL NOT BE AN EFFECTIVE SOLUTION VIS-A-VIS THE AMOUNT OF TRAFFIC FLOW. RESIDENCIES ALONG DOLLAR STREET , OSTMAN AND BLANKENSHIP STREETS WILL SUFFER FROM THE INCREASE IN TRAFFIC FLOW.

I OFFER THE FOLLOWING AS A POSSIBLE SOLUTION:

CONSIDER ACQUISITION OF SOME OF THE FARM LAND NOW FOR SALE ON BORLAND, JUST A MILE OR SO WEST OF THE BRIDGE.

PURCHASE A PORTION OF THE 16 ACRE PROPERTY THAT HAS BEEN ON THE MARKET FOR MORE THAN A YEAR. HANDRIS REALTY HAS LISTED THE PROPERTY WHICH FRONTS BORLAND ROAD NEAR THE INTERSECTION OF BOSKEY DELL LANE. THE PROPERTY TO THE NORTH IS BOUNDED BY THE TUALATIN RIVER.

PURCHASE ENOUGH OF THIS FARM LAND TO BUILD A NEW BRIDGE ACROSS THE RIVER. THE NEW BRIDGE ROUTE TO THE NORTH WOULD MEET UP WITH JOHNSON ROAD. THE JOHNSON ROAD AREA IS NOT SO DENSELY POPULATED.

JOHNSON ROAD FEEDS EAST TO THE INTERSECTION OF THE FALLS SHOPPING CENTER AND SALAMO ROAD....THEN OVER TO ENTRANCES AND EXITS TO THE FREEWAY..

MY FEAR IS THAT..... IF IN THE YEARS IMMEDIATELY AHEAD...HIGHWAY 205 BECOMES A TOLL ROAD....THE INCREASE IN VEHICULAR TRAFFIC IN AND AROUND WILLAMETTE NEIGHBORHOOD WILL GIVE RISE TO NIGHTMARE TRAFFIC SCENARIOS. THE RESULTANT CONGESTION WILL BE RUINOUS TO BUSINESSES IN WILLAMETTE. PROPERTY VALUES WILL DECLINE BECAUSE OF THE TRAFFIC NOISE, POOR AIR QUALITY... HUGE NUMBERS ...TO AVOID PAYING THE TOLLS ON 205,...OF MOTORISTS WILL BE INCLINED TO SWITCH THEIR ROUTE FROM THE FREEWAY AND UTILIZE BORLAND AND WILLAMETTE FALLS DRIVE. PERHAPS THE COST OF THE NEW BRIDGE COULD BE MET BY SOME OF THE PROCEEDS OF THE TOLL FEES.

From: Todd Jones [REDACTED]
Sent: Wednesday, September 29, 2021 4:22 PM
To: Myers, Chris
Subject: Fwd: WLWV-Homes: West Linn City Council Meeting and School District Bond Project

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FYI. todd

----- Forwarded message -----

From: Kathy Ludwig [REDACTED]
Date: Wed, Sep 29, 2021 at 4:16 PM
Subject: WLWV-Homes: West Linn City Council Meeting and School District Bond Project
To: [REDACTED]

You are receiving this email at [REDACTED] because it is subscribed to the WLWV-Homes Email List. Subscription management information is available at the bottom of this message.

Dear West Linn-Wilsonville Families,

We are writing to you today regarding one of our critical projects in the 2019 Capital Bond: Relocating [Athey Creek Middle School](#) to a newly constructed building on district-owned property in West Linn in order to [place our third high school](#) at the current ACMS site.

The West Linn City Council will hold a Special Meeting on Monday, October 4th, to decide whether to uphold the Planning Commission’s approval of the permit to build, or deny it.

Our community demonstrated their support for this “Third High School/Relocating Athey Creek” project by a majority vote approving the district’s Capital Bond in November 2019.

Benefits of Relocating Athey Creek MS to district-owned property in West Linn

Relocating Athey Creek Middle School to district-owned property on Dollar Street will benefit students who plan to attend this school and the residents of the city:

- The new location brings this middle school closer into the neighborhood and balances out the locations of the 4 middle schools across the district.

- The new location allows students to walk or ride their bike to school, promoting healthier habits, a cleaner environment and a [stronger sense of community](#).
- West Linn residents will benefit from access to the school amenities, new sidewalks along Willamette Falls Drive and a much-needed emergency access for TVF&R vehicles into the River Heights neighborhood area.
- West Linn residents and participants in recreation programs will benefit from additional play space, play field and walking track.

Relocating Athey Creek Creates Needed Space for Third High School

By remodeling the current Athey Creek Middle School building as the new third option high school, there will be improved access and expanded learning options for ALL students in the district.

- The central location of the site, where Athey Creek is currently located, is more accessible to students from both sides of the district.
- All students in the district will have the option of three high schools to pursue their interested career pathway, select from expanded Career and Technical Education (CTE) programs and invest in their academic experience.
- Opening a third high school alleviates overcrowded classroom conditions and parking constraints already impacting West Linn High School and the neighborhood.
- Opening a third high school will create more room to expand programs and alleviate crowded spaces at Wilsonville High School.

If the West Linn City Council denies the approval to build, will that affect the project timeline and cost?

Yes. If the City Council overturns the Planning Commission's approval for the district to build the new school, this means all preliminary work on the project would stop: designers, construction management, and planners. The district would appeal the decision to the Land Use Board of Appeals (LUBA) which would result in, likely, a one-year delay. Construction delays of this magnitude are incredibly costly. The project would incur increased costs due to higher wages and construction materials due to annual inflation in the construction industry. The initial cost projection that was quoted to the public in the Bond would have to be readjusted by millions of dollars. This project as well as other capital bond projects promised to the West Linn and Wilsonville community would be impacted, including the opening timeline for the third high school.

Does the Third High School/Athey Creek Project meet the City's permit requirements?

Yes. The permit application process [included numerous surveys and studies](#), such as traffic reports, environmental reports, geotechnical reports, and soil management reports among others. The district's application met all compliance requirements for a Conditional Use Permit (CUP) as required by the City of West Linn. The West Linn Planning Commission has already approved the CUP.

Because the Willamette Neighborhood Association has appealed the Planning Commission's decision, the West Linn City Council will hear the appeal and make a decision.

We are strongly confident in the work of our Capital Bond Team and the preparation that went into creating the already-approved permit (CUP) that is now in front of the City Council.

Has the community of West Linn had the opportunity to give feedback?

Yes, in a number of ways. Since November 2019, the district has held six (6) community engagement meetings for the New Athey Creek Middle School Project. Those meetings were attended by hundreds of community members, including some members of the Willamette Neighborhood Association. The district shared planning updates at these meetings, using the time to gather input, answer questions, and make adjustments to the design based on feedback from the community. The district has responded to every question posed in those six meetings by compiling a [comprehensive FAQ list](#) located on the bond website.

How You Can Provide Input

Anyone wishing to present written testimony for consideration on this matter may submit their concerns before 12:00 pm on October 4, 2021 to cmyers@westlinnoregon.gov or mail to City Hall. The City cannot accept emailed testimony after 12:00 pm on October 4, 2021. The City Council will also accept written testimony in person at the public hearing.

The City Council meeting will be conducted in a hybrid format with some Councilors, staff, presenters, and members of the public attending remotely via Webex and others attending in-person at City Hall. Those who wish to participate remotely should complete the speaker form <https://westlinnoregon.gov/citycouncil/meeting-request-speak-signup> before 12:00 pm on the meeting day to receive an invitation to join the meeting. Virtual participants can log in through a computer, mobile device, or call-in.

To learn more about the Third High School/New Athey Creek Middle School Bond Project, or any of the other construction projects that fall under the 2019 Capital Bond, please visit the [Bond Website](#).

Sincerely,

WLWV School Board Chair Chelsea King

WLWV Superintendent Kathy Ludwig

Estimadas Familias de West Linn-Wilsonville,

Le estamos escribiendo a ustedes hoy en referencia a uno de nuestros proyectos críticos del Bono Capital 2019: La relocation de la [Escuela Secundaria Athey Creek](#), a un edificio nuevo construido en propiedad que pertenece al distrito en West Linn, para poder [ubicar nuestra tercera preparatoria](#) en el sitio actual de ACMS.

El Concejo de la Ciudad de West Linn tendrá una Reunión Especial el lunes 4 de octubre, para decidir ya sea, mantener la aprobación del permiso de la Comisión de Planeación, o negarla.

Nuestra comunidad demostró su aprobación del proyecto para esta “Tercera Preparatoria/Reubicación de Athey Creek”, con un voto de mayoría aprobando el Bono Capital del distrito en noviembre 2019.

Beneficios de la reubicación de Athey Creek MS a la propiedad del distrito en West Linn

Reubicar la Escuela Secundaria Athey Creek a la propiedad que pertenece al distrito en la Calle Dollar, beneficiará a los estudiantes que planean asistir a esta escuela y a los residentes de la ciudad:

- La nueva locación trae más cerca a esta secundaria al vecindario y balancea las ubicaciones de las 4 secundarias en todo el distrito.
- La nueva ubicación permite a los estudiantes caminar o ir en bicicleta a la escuela, promoviendo hábitos más saludables, un medio ambiente más limpio y un [sentido de comunidad más fuerte](#).
- Los residentes de West Linn se beneficiarán del acceso a las amenidades de la escuela, como nuevas aceras a lo largo de la avenida Willamette Falls, y un

acceso de emergencia, ya necesario, para los vehículos de TVF&R al área del vecindario de River Heights.

- Los residentes de West Linn y los participantes en programas de recreación se beneficiarán de espacio adicional para juegos, campo de juegos y pista para caminar.

La reubicación de Athey Creek, crea el espacio necesario para la Tercera Preparatoria.

Al remodelar el edificio actual de la Escuela Secundaria Athey Creek, como la nueva tercera opción para una preparatoria, habrá un acceso mejorado e incremento de opciones para aprendizaje para TODOS los estudiantes en el distrito.

- La ubicación central del sitio, donde Athey Creek está actualmente localizada, es más accesible a los estudiantes en ambos lados del distrito.
- Todos los estudiantes en el distrito tendrán la opción de tres preparatorias, para perseguir su interés en el camino a su carrera, seleccionar entre los programas incrementados de los programas de Educación Técnica y Carrera (CTE) e invertir en su experiencia académica.
- Abrir una tercera preparatoria alivia las condiciones de sobrepoblación en el salón de clases y límites de estacionamiento que ya están impactando la Preparatoria de West Linn y el vecindario.
- Abrir una tercera preparatoria creará más espacio para expandir programas y aliviar los espacios de sobrepoblación en la Preparatoria de Wilsonville.

Si el Concejo Municipal de West Linn niega la aprobación para construir, ¿afectará el plazo de tiempo del proyecto y costo?

Si. Si el Concejo Municipal de la Ciudad revoca la aprobación de la Comisión de Planeación para que el distrito construya la nueva escuela, esto significa que todo el trabajo preliminar en el proyecto pararía: diseñadores, manejo de la construcción, y planeación. El distrito apelaría la decisión al Consejo de Apelación del Uso del Suelo (LUBA-Land Use Board of Appeals), lo cual resulta en, seguramente, un retraso de un año. Los retrasos en la construcción de esta magnitud son increíblemente costosos. El proyecto podría contraer en incremento de costos debido a la alza de sueldos y de materiales de construcción, simplemente debido al tiempo e inflación. La proyección del costo adicional que fue dado en presupuesto al público en el Bono, tendría que ser reajustado en millones de dólares. Este proyecto así como otros proyectos de bono capital, prometidos a la comunidad de West Linn y Wilsonville serían impactados, incluyendo el plazo de apertura para la tercera preparatoria.

El proyecto de la Tercera Preparatoria/Athey Creek, ¿cumple los requisitos de permiso de la Ciudad?

Si. El proceso de aplicación de permiso, [incluyó numerosos estudios e investigaciones](#), tales como reportes de tráfico, reportes del medioambiente, reportes geotécnicos, y reportes de manejo de suelo entre otros. La aplicación del distrito cumplió con todos los requisitos en cumplimiento para un Permiso de Uso Condicional (CUP-Conditional Use Permit), como es requerido por la Ciudad de West Linn. La Comisión de Planeación de West Linn ya ha aprobado el CUP.

Debido a que la Asociación del Vecindario de Willamette ha apelado la decisión de la Comisión de Planeación, el Consejo Municipal de la Ciudad de West Linn, escuchará la apelación y tomará una decisión.

Estamos fuertemente confiados en el trabajo de nuestro Equipo de Bono Capital y la preparación que se hizo para crear el permiso ya aprobado (CUP), que está ahora frente al Consejo de la Ciudad.

¿Ha tenido la comunidad de West Linn la oportunidad de dar retroalimentación?

Si, en un número de maneras. Desde noviembre de 2019, el distrito ha tenido seis (6) reuniones de colaboración con la comunidad para el Proyecto de la Nueva Escuela Secundaria de Athey Creek. Esas reuniones fueron atendidas por cientos de miembros de la comunidad, incluyendo algunos miembros de la Asociación del Vecindario Willamette. El distrito compartió actualizaciones de planeación en estas reuniones, usando el tiempo para reunir información, responder preguntas, y hacer ajustes al diseño basado en la retroalimentación de la comunidad. El distrito ha respondido a cada pregunta hecha en esas seis reuniones al compilar una [lista comprensiva de FAQ](#) (Preguntas Frecuentemente Hechas), localizada en el sitio web del bono.

Como puede proporcionar una opinión

Cualquiera que desee presentar un testimonio por escrito para la consideración en este asunto, puede entregarlo antes de las 12:00 p.m. el 4 de octubre de 2021 a cmymyers@westlinnoregon.gov o mandarlo por correo regular al Ayuntamiento. La Ciudad no puede aceptar testimonios enviados por correo electrónico después de las 12:00 p.m. el 4 de octubre de 2021. El Consejo Municipal de la Ciudad también aceptará testimonio por escrito en persona en la audiencia pública.

La reunión del Consejo Municipal de la Ciudad, será conducida en un formato híbrido con algunos Consejeros Municipales, personal, presentadores y miembros del público

asistiendo remotamente vía Webex y otros asistiendo en persona al Ayuntamiento. Aquellos que deseen participar remotamente, deberán completar la forma para ponencia <https://westlinnoregon.gov/citycouncil/meeting-request-speak-signup> antes de las 12:00 p.m. en el día de la reunión para recibir una invitación para reunirse a esta. Los participantes virtuales pueden ingresar a través de computadora, equipo móvil, o por llamada.

Para aprender más acerca del Proyecto de Bono para la Tercera Preparatoria/Nueva Escuela Secundaria Athey Creek, o cualquiera de los proyectos de construcción que caen bajo el Bono Capital 2019, por favor visite el [sitio web del Bono](#).

Atentamente,

Presidente del Consejo Escolar WLWV School Chelsea King

Superintendente de WLWV Kathy Ludwig

To manage your West Linn-Wilsonville ListServ subscriptions please go to the following URL:

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

Enter the email address that this message was sent to ([REDACTED]) and its passcode (3394), then click the Manage Subscriptions button to proceed.

From: [Laura Scott](#)
To: [City Council](#)
Subject: New ACMS
Date: Wednesday, September 29, 2021 1:44:02 PM

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Dear Council Members,

I am a citizen of West Linn and I support the approval of the proposed construction for the New Athey Creek Middle School at 945 Dollar Street. Placing a middle school at this location is a benefit to our community for a variety of reason, including, but not limited to:

schools make good neighbors;

it will increase nearby home values (our citizen see increases in their home values when schools are built in their neighborhood);

location allows students in our community to walk or bike to school which is not possible at the existing location (this will also reduce vehicular road traffic to and from the current Athey Creek site);

the school will bring safety improvements such as emergency vehicle access routes, sidewalks, cross walks, and a connection to Fields Bridge Park;

the school can serve as another public meeting spot within our city limits when school is not in session;

the addition of a school speed zone will deter and/or reroute traffic for those who use our local roads as a freeway bypass;

and it will add additional recreational space and parking for youth sports and activities.

Please approve this application.

Sincerely,
Laura Scott,
[REDACTED], Willamette

Sent from my iPhone

From: t42mail [REDACTED] >
Sent: Thursday, September 30, 2021 2:53 PM
To: Myers, Chris
Subject: File No. AP-21-02

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Chris Myers,

I received a notice that I was being notified of the October 4, 2021 West Linn City Council hybrid public hearing because I "had standing for CUP-21 or because notice is required by CDC 99.140 and 99.260."

I have listened and participated in several West Linn - Wilsonville School District online meetings regarding the proposed new Middle School in West Linn at 840 and 945 Dollar Street over the past year or so. While designed to provide information and get feedback from residents those meetings appeared to be nothing more than a pro forma "check the box" step in a process that didn't have any intention of using resident feedback to alter any decision to build the proposed new school at that location.

Issue: the amount of traffic on Willamette Falls Drive and SW Borland Road has increased considerably over the past several years. It will become a traffic nightmare when the likely new tolls on Interstate 205 eventually go into effect a few years from now. If the proposed new school is built at the Dollar Street location the traffic along SW Borland all the way through the Willamette section of West Linn will be stop-and-go in the mornings and afternoons causing pollution, noise, and safety issues for area residents as well as commuters.

The Dollar Street location is wrong for a number of reasons. I'm focusing on the primary one for most of the residents in the surrounding area. I have lived in West Linn for 30 years. For the past 11 years I've lived in the Arbor Cove neighborhood and have seen traffic on Willamette Falls Drive and SW Borland Road significantly increase. Add in large numbers of commuters that will take those roads to avoid paying tolls on Interstate 205 and the large numbers of buses and cars picking up and dropping off students at the proposed Dollar Street location (in the morning and especially in the afternoons during the rush hour traffic) will be a huge and growing problem. It is a traffic and environmental mess that can be avoided now if the school is built at the Athey Creek location or another site. If most of the students that are planned to attend the new school will come from Wilsonville, then it would make sense for the new Middle School to be built at a location closer to where they live. As more people use SW Borland Road and Willamette Falls Drive, the traffic congestion and pollution will only get worse with each passing year. A wise decision now to not build the school at the Dollar Street location will help a great deal for West Linn residents to maintain the quality of life, safety, and concern for the environment for which our city is well known.

Kurt Shusterich



West Linn, OR 97068

From: Karyn St. John [REDACTED]
Sent: Wednesday, September 29, 2021 5:11 PM
To: Myers, Chris
Subject: Athey Bond Project

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I wanted to express my support towards building the new Athey Creek building. I am a resident and have two children who attend Athey. The school is currently in a poor location and this dollar location would put it in our neighborhoods where children can bike and walk to school. Please don't let the vocal minority outweigh the majority who already approved this project.

-Karyn St. John

Sent from my iPhone

From: Laura STALLARD [REDACTED]
Sent: Wednesday, September 29, 2021 1:33 PM
To: Myers, Chris
Subject: Appeal of school construction

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To our West Linn Planning Commission and Council;

The construction of a large school as proposed at Dollar Street locale will impact the surrounding area and community in ways that are more negative than positive. Studies done and the presented plans do not sufficiently address the concerns that have been placed from West Linn residents.

The influx of increased traffic into the neighborhood surrounding proposed school site is already of concern, as it sits without a school in said location, and the proposal of adding school traffic will increase the problem with little adequate solution offered by proposal on traffic mitigation. In fact, it will worsen a situation already of concern. Solutions presented are not acceptable. Driving further traffic into the area will bring a congestion bottleneck a road extension will not fix. And the proposed road extension of Brandon Place will significantly worsen traffic concerns for the nearby residents of the area from Dollar Street to Ostman Road.

The communities surrounding this proposed locale of school will be affected in many negative ways by the influx of much more vehicle traffic and overflow street parking, as well as noise and light pollution. We will all as residents of West Linn feel an impact from a construction project of this scope.

The mitigation of loss to the community has not been properly addressed by the WLWV district studies I've seen, as conducted by the district at taxpayer expense. Regardless of bond approval for a new school construction within, and studies conducted with the bond funds, the Dollar Street location is not conducive to a proper locale for a high traffic school of this size. Mitigation of loss includes not only the traffic impact and potential parking issues. Also, the ignoring of tree loss mitigation, and wildlife habitat, on a vibrant wooded area...a glaring mistake. And not much attention given either to the light and noise pollution concerns. A pressing need for a new large school, also not well established whatsoever.

I respectfully ask, as West Linn citizen of 18 years, to seriously address the implications and concerns as you review the appeal.

Thank you for your time.

Laura J Stallard

From: Jane Stickney [REDACTED]
Sent: Thursday, September 30, 2021 11:12 AM
To: Myers, Chris
Cc: Kathy Ludwig; [REDACTED]
Subject: APPROVE West Linn Wilsonville School District Permit to Build

September 30, 2021

Dear Mayor Walters and West Linn City Councilors:

RE: APPROVE West Linn Wilsonville School District Permit to Build

As a resident of West Linn with a deep commitment to our schools, I offer my full support for the approval of the permit to build as recommended by the Planning Commission. The Council has an opportunity to approve the permit at the Special Meeting on October 4, 2021. I urge the Council to enthusiastically support a bright future for our children on Monday by approving the School District permit to build the new Athey Creek Middle School on the district property as planned. Delays in the process will be costly in both dollars and quality of life in the community.

The West Linn Wilsonville School District Long Range Planning process is careful and prudent. The School District has met the City's permit requirements. The West Linn Planning Commission has approved the CUP. Hundreds of community members have had many opportunities to approve the plan and give feedback over the 20+ years this school has been contemplated. It is time for the City Council to make a strong positive decision.

Our schools continue to be one of the premier assets of the community. Continued support from our City Council and Planning Commission are essential to the education of our children and livability of our beautiful community. Thank you for continuing to be wise and courageous in your leadership.

Respectfully submitted,

Jane Stickney

[REDACTED]
West Linn, Oregon 97068
[REDACTED]

From: [Williams, John](#)
To: [Wyss, Darren](#); [Myers, Chris](#)
Subject: FW: Dollar Street school and converting Athey Creek to a High School
Date: Tuesday, September 28, 2021 4:14:06 PM

From: Suzanne Tye [REDACTED]
Sent: Tuesday, September 28, 2021 3:42 PM
To: City Council
Subject: Dollar Street school and converting Athey Creek to a High School

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Dear City Council members,

I am in favor of building the new school on Dollar Street and converting the current Athey Creek Middle School into a new high school. Our current two high schools are over capacity and our school district continues to grow. And the new school on Dollar Street will increase home values and add much needed improvements to that area of West Linn. I live in the Hidden Springs neighborhood and I was here when Trillium Creek was built and though some neighbors were not in favor of it at the time, I think most would now agree that it is a welcome addition to our neighborhood. I encourage you to continue with the plans to convert Athey Creek into a high school and build the new school on Dollar Street.

Thank you for your time,
Suzanne Tye

From: Karen Wied [REDACTED]
Sent: Wednesday, September 29, 2021 9:13 PM
To: Myers, Chris
Subject: Please don't overturn the Planning Commission's Approval

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I am writing to the City Council and asking that you do not overturn the Planning Commission's Approval of relocating Athey Creek Middle School. I ask this as I see the option of turning the current site of ACMS into a high school with additional Career and Technical Education (CTE) programs as critical. Critical because the diversity of programs in high school not only retains kids but expands horizons.

I speak from experience. My son graduated last year and the one bright spot during high school was the incredible Robotics program at West Linn High School. Studies suggest the more involved in high school the better the outcome. Good schools produce people who can think and can help build industries and adding another high school creates the opportunity to increase diverse programs that appeal to a wider range of students.

I also believe the new location of Athey Creek Middle School will allow us to create a better community. Schools are central to so many activities. We certainly could use additional fields in West Linn.

I voted for the 2019 Capital Bond, because we needed an additional room at our current high schools. I also selfishly voted for it, because strong schools increase our property values. Often, I hear schools are what brought people to buy houses in West Linn. We need to continue with our support of our district's vision.

With great respect,

Karen Wied

From: Chelsea Winn [REDACTED] >
Sent: Thursday, September 30, 2021 1:58 PM
To: Myers, Chris
Subject: Bond project feedback

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Hi,

Thank you for considering my input for the bond project feedback. I am very excited for there to be a middle school in the Willamette community. This is within walking distance for my children and will provide a closer sense of community for them. Athey creek is currently far from home and takes a lengthy bus ride for students. This is time that kids should be at home, not commuting. My children will be able to walk or bike to the new school, which promotes exercise and healthy living!

I appreciate that this will be an adjustment, as we enjoy the current green space. However, this project is an important investment in our children and community. We have a beautiful park and river to enjoy just around the corner. This is worth a little more traffic in a part of the neighborhood for 40 mins a day and adapting the green space into a place that encourages learning and growth.

Thank you for your time and hard work on this project. I look forward to the doors opening!

Best regards,
Chelsea, parent of two Willamette children

Sent from my iPhone

From: City of West Linn [<mailto:webmaster@westlinnoregon.gov>]
Sent: Tuesday, September 28, 2021 6:04 PM
To: Webmaster <webmaster@westlinnoregon.gov>
Subject: City of West Linn Website submission: Contact Us

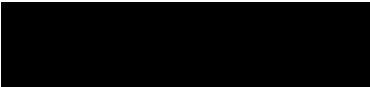
Submitted on Tuesday, September 28, 2021 - 6:04pm

Submitted by anonymous user: 73.240.190.34

Submitted values are:

CONTACT INFORMATION

Full Name Roger Woehl



Street Address



Question/Comment

Greetings Council Members,

I am writing in support of approval of the new middle school at Dollar Street. The school clearly has the support of the larger community based on a 61% yes vote on the bond. The bond language clearly identifies this school as a part of the bond, and it was highly supported in the vote. This cannot be ignored in the decision process.

Placing a middle school at this location is a benefit to our community for a variety of reasons. In my experience with building new schools, they are good neighbors and positively impact the values of nearby homes. This new school's location provides accessible community fields and facilities and easier access to walk or bike to school for many children. It will add additional recreational space for youth sports and activities. The new traffic design will bring safety improvements such as emergency vehicle access routes, sidewalks, cross walks, and a connection to Fields Bridge Park.

The new middle school will be a bright and beneficial addition to the West Linn and Historic Willamette community. I encourage you to do the right thing and support the approval of this new school.

Sincerely,

Roger L. Woehl, Ed.D.

From: Wyss, Darren
Sent: Wednesday, September 22, 2021 4:22 PM
To: Myers, Chris
Subject: FW: Support For New Middle School on Dollar Street

Importance: Low

From: Williams, John
Sent: Monday, August 30, 2021 2:54 PM
To: Myers, Chris <CMyers@westlinnoregon.gov>; Wyss, Darren <dwyss@westlinnoregon.gov>
Subject: FW: Support For New Middle School on Dollar Street
Importance: Low

Just FYI in case you weren't already forwarded this by Kathy.

From: Katie Zabrocki [REDACTED]
Sent: Thursday, August 26, 2021 7:25 PM
To: City Council
Subject: Support For New Middle School on Dollar Street

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Good evening Mayor and Councilors,

On August 18th the Planning Commission met and voted 4-3 to approve the conditional use permit for the construction of a new Middle School on Dollar street. I know at this time, you are likely hearing more from immediate neighbors who are concerned about the project than from the broader West Linn community who voted to approve the bond last year (which included details and descriptions of this project).

I am writing to you to voice my support for the new school location. I live at 16th and Dollar and while I will miss the "Dollar Woods," my family is very interested in having a neighborhood middle school for our kids to walk and bike to just down the street.

I've reviewed the materials and the assessment by West Linn's City Planner, Chris Myers that indicated all the requirements were met by the school district's Land Use Application submission except two minor variance requests. Subsequently, after multiple meetings the Planning Commission ultimately concurred and voted in favor of the conditional use with certain conditions to address concerns voiced by neighbors.

I attended my local Willamette Neighborhood Association meeting last night and witnessed the group pass a motion to submit to the City Council an appeal of the Planning Commissions CUP decision which will go to all of you pending the paperwork is drafted and submitted.

I want you to hear from a neighbor in this community that there is SUPPORT of the Middle School. I want you to be hearing from a neighbor with school aged kids. We will absolutely utilize the proximity to avoid driving and not having MS-age kids in the community commute to car-dependent Athey is a huge benefit. We currently walk and bike to our Willamette Primary School and I would be thrilled to continue that through Middle School.

One of the straw man arguments from those opposing the school is related to traffic. If the School District, which owns the property, cannot use it for the purpose it intended when purchasing it, I imagine it will be quickly sold to a developer with housing and traffic to follow all the same. I think people are grieving for the loss of the space and want to leave the woods just as they are, but in the absence of a philanthropic act or bond by the city to purchase the land and convert to a park (see: Oppenlander), in all likelihood this are will be developed at some point - one way or another.

Additionally, arguments leaning on the assessment that the school will not be a net public benefit to West Linn, as grounds to dismiss the land use approval are narrow in their focus and not considering the broader Willamette and West Linn community. Public use of the site facilities, added trails, a playground, infrastructure improvements and more are all real public benefits in addition to the quality of life improvement to parents and students in our community who are able to attend a neighborhood school. There is a real need for High School capacity in West Linn. This project helps address that and will provide benefit to West Linn high schoolers by freeing up Athey MS to be repurposed into a technical High School.

I love Dollar Woods, but it isn't a city owned park, it's property owned by the school district and schools are absolutely within allowed conditional uses for residential zoned areas like this one.

There is an obligation to review this matter based on legal merit and the facts, and put personal feelings and opinions aside. Allowing NIMBY-ism of a small group of constituents to railroad a school district project like this would be disheartening to say the least. We want West Linn and the Willamette neighborhood to be a great place to live for ALL GENERATIONS of people living here.

I am anxious to hear this Council's position on the matter and assurances that voting, if necessary, will be done objectively based on the codes and laws of our City.

Best,

Katie Zabrocki

West Linn Resident - Willamette Neighborhood

From: Lauren Beeney [REDACTED]
Sent: Friday, October 1, 2021 1:24 PM
To: Myers, Chris; City Council
Subject: Comments for October 4th special meeting

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Dear West Linn Councilors, Mayor Walters and planner Meyers- I would like to submit comments for your consideration for the October 4th special meeting about the school board's Dollar street property and the attempt by the Willamette NA to block the use of the land for a new school.

The short version of my statement is that I am in full support of the use of the property on Dollar street for the new location for Athey Creek Middle School.

Here's why I am in support of the project:

* My children are currently in 3rd grade and Kindergarten (at Trillium Creek). I am so excited about the prospect of them having multiple High Schools to choose from, that suit their interests and skills. Additionally, it would be amazing if they could continue to have the kind of small class interactions and experiences that they are currently getting, and not have to be crammed into a High School that's busting at the seams (with nowhere to park, but that's a different email 😊)

* The school board has owned the Dollar street property for a LONG time, and their plan to eventually use it is not a new one. They were very generous to keep it wooded and wild until they needed it, instead of just plowing down all the trees and having it as a dirt or gravel plot until they needed it.

* There have been multiple opportunities for people to provide input and feedback on the project, and it's my understanding that a MAJORITY of voters approved the bond needed to build the new school. It's incredibly frustrating to me that 45 outraged neighbors might be able to influence the city enough that they would consider disallowing the use of the property.

* I have lived in West Linn for almost 6 years. That's not an incredibly long time, but certainly enough time to know that typically the people who are against growth, and development, and allowing the city to expand in new and interesting ways are often the ones who have the loudest voices at council meetings. I'm tired of those who shout "NOT IN MY BACKYARD" being the ones who often get heard. I embrace the growth, and the opportunity to diversify this little city and to provide unique and new experiences not only for our children but for the entire population of West Linn. I would like it to be known that my position is "YES PLEASE, LET'S DO THAT HERE!"

I do hope you will consider the larger picture, and the benefit that having an additional school will have on our community. Please know that I am not anti-tree or anti-park, and I am sad for the outcome of the loss of green space and animal habitat that this development will have. But perhaps we can get creative, and with some forethought and foresight, set aside more parcels of land that are dedicated to being green space/habitat.

Thank you for your time and for your consideration.

Kind regards,
Lauren Beeney
Hidden Springs resident

From: Megan Cox [REDACTED] ▶
Sent: Friday, October 1, 2021 11:42 AM
To: Myers, Chris
Subject: Dollar Street Woods-requesting DENIAL of District's Application

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Dear Mayor and City Council Members:

I am a resident of Willamette neighborhood. I have lived here for almost 10 years. Over the last decade, I have enjoyed living in this neighborhood, enjoyed the general sense of quiet, the kind neighbors, and the proximity to Old Town, and of course, the Dollar Street Woods.

However, over the last decade, I have seen the traffic, congestion, and noise all increase. Traffic on Willamette Falls is heavy in the morning and late afternoon due to rush hour, and it is already difficult to get on this road from side streets during these hours. This is why I am greatly concerned about the West Linn-Wilsonville District's plan for a new extra-large middle school.

I believe the West Linn-Wilsonville District's plan for a new extra-large middle school on the Dollar Street site *does not* meet the criteria for Conditional Use approval and the West Linn City Development Code Section 60.070. Further the Planning Commission's approval conditions do not resolve the issues and thus the plan continues to fail.

I have several serious concerns about the Proposal to put an extra-large middle school on the Dollar Street location. The relatively small size and location of the property is completely unsuitable and inadequate to accommodate an 850-student school. The size, the uneven and sloping ground, forces the design to be squeezed into a lot that cannot meet the needs of an 850-student school. The proposed design fails to address the negative effects of this enormous project on the surrounding communities. I would also argue that the design will actually exacerbate the current congestion on Willamette Falls drive, and force more traffic onto Dollar Street. Navigating around the Willamette and Old Town areas under these conditions will be a detriment to our businesses and surrounding neighborhoods. The roads around the site will not be able to accommodate the increase in pedestrian and vehicular traffic and congestion. Anyone who is familiar with this area, has attempted to drive down Willamette Falls drive between 3-6pm, or lives here knows that this project makes no sense in this location. I implore you to consider the negative effects this project will have on our traffic congestion and livability in the Willamette area and Old Town area.

I am in favor of the Willamette Neighborhood Association's Appeal and I respectfully ask that the City Council DENY the District's Application to build an extra-large middle school here.

Sincerely,

Megan Cox

From: Tracy Emmerson <[REDACTED]>
Sent: Friday, October 1, 2021 8:19 AM
To: Myers, Chris
Subject: West Linn City Council Meeting and School District Bond Project

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School district bond project for new high school and relocation of Athey Creek Middle School,

To Whom it may concern,

I oppose the location for the site of the new Athey Creek Middle School. When this came up for vote the public was **not** told of the proposed new location. It was very misleading and a shitty way to ask the public for more funds/bond money for our schools.

Had I known the possible location for the build of the new Athey Creek Middle School, I would have voted No.....

I don't know if this email will be helpful or not, but this is my opinion on this matter.

Thank you for your time,

Tracy Emmerson

From: Carrie Gilbert [REDACTED]
Sent: Friday, October 1, 2021 10:50 AM
To: Myers, Chris
Subject: Upcoming Council vote on new WLWV middle school

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Hello Chris!

I received an email from the school district naming you as the contact for anyone who wanted to submit feedback in advance of Monday's council meeting. I am writing in hopes of encouraging the City Council to vote to uphold the Planning Commission's approval of the permit to build a new middle school off Dollar Street. The district has invested a lot of valuable time and energy into developing their growth plan, and our community has demonstrated our support for the project as part of the successful 2019 GO Bond passage.

Should the Council decide to not support this project, the district will be forced to revisit the entire planning process, losing valuable time as the clock ticks toward 2028, the forecasted timeline for our community's population outpacing the district's ability to effectively serve our children.

Thank you for your consideration!

Carrie Gilbert (parent of one Rosemont Coyote and one West Linn Lion
[REDACTED] Way, West Linn

From: Kathy Ludwig <ludwigk@wlwv.k12.or.us>
Sent: Thursday, September 30, 2021 9:50 PM
To: Myers, Chris
Cc: Chelsea King; Christy Thompson; Kelly Sloop; Louis Taylor; Kirsten Wyatt
Subject: WLWV Board Chair and WLWV Superintendent - APPROVE CUP 21-02
Attachments: [Measure 3-554 Results by Precinct.pdf](#)

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September 30, 2021: Public Comment Regarding Appeal of CUP 21-02 Athey Creek Middle School on Dollar Street

Dear West Linn City Council Members,

We are writing to you today regarding the *Appeal of CUP 21-02 Athey Creek Middle School on Dollar Street* that you will be hearing on October 4, 2021.

The West Linn-Wilsonville School District recommends that the West Linn City Council uphold the decision made by the Planning Commission and approve the CUP 21-02.

As you are aware, in November of 2019, West Linn and Wilsonville voters approved the District's Capital Bond measure by 60%, allowing the district to begin planning for this project and others across the district.

Willamette Neighborhood precinct approved WLWV Capital Bond by 55.5%

While the Appeal before the City Council on October 4, 2021 has been submitted by 41 members of the Willamette Neighborhood Association, the Willamette Neighborhood Precinct #131 voted 55.5% in favor (1,629 voters in favor) of the District's Capital Bond, November 2019, of which the new Athey Creek Middle School is one of the projects.

Benefits of relocating Athey Creek MS to district-owned property in West Linn

Relocating Athey Creek Middle School to district-owned property on Dollar Street will benefit students who plan to attend this school *and* the residents of the city:

-
-
- The new location brings this middle school closer into the neighborhood and balances out the locations of the 4 middle schools across the district.
-
-
-
- The new location allows students to walk or ride their bike to school, promoting healthier habits,

- a cleaner environment and a [stronger sense of community](#).
-
-
-
- West Linn residents will benefit from access to the school amenities, new sidewalks and bike lanes
- along Willamette Falls Drive, and a much-needed emergency access for TVF&R vehicles into the River Heights neighborhood area.
-
-
-
- West Linn residents and participants in recreation programs will benefit from additional play space,
- play field and walking track.
-

Relocating Athey Creek MS creates needed space for third high school

By remodeling the current Athey Creek Middle School building as the new third high school, there will be improved access and expanded learning options for ALL students in the district.

-
-
- The central location of the site, where Athey Creek is currently located, is more accessible to
- students from both sides of the district.
-
-
-
- All students in the district will have the option of three high schools to pursue their interested
- career pathway, select from expanded Career and Technical Education (CTE) programs and invest in their academic experience.
-
-
-
- Opening a third high school alleviates overcrowded classroom conditions and parking constraints
- already impacting West Linn High School and the neighborhood.
-
-
-
- Opening a third high school will create more room to expand programs and alleviate crowded spaces
- at Wilsonville High School.
-
-
-

- Opening a third high school on property that can accommodate future growth is fiscally responsible
- with taxpayer investments and sets the community up for long-term education needs and success.
-

Construction of New Athey Creek Middle School meets the City's permit requirements

The West Linn Planning Commission has already approved CUP 21-02. We agree with the Planning Commission that the application meets all compliance requirements for a Conditional Use Permit (CUP) as required by the City of West Linn.

The permit application process included [numerous surveys and studies](#), such as traffic reports, light mapping, acoustic reports, environmental reports, geotechnical reports, and soil management reports among others. We are strongly confident in the work of our Capital Bond Team, field experts and the preparation that went into creating the already-approved permit (CUP 21-02) that is now in front of the Council.

A denial of CUP 21-02 by City Council would greatly impact cost and project timeline

A denial by the City Council means all preliminary work on the project would stop: designers, construction management, and planners. The district would appeal the decision to the Land Use Board of Appeals (LUBA) which would result in, likely, a one-year delay. Construction delays of this magnitude are incredibly costly. The project would incur increased costs with higher wages and construction materials due to annual inflation (average of 6 - 7%) in the construction industry. The initial cost projection that was quoted to the public in the Bond would have to be readjusted by millions of dollars. This project as well as other capital bond projects promised to the West Linn and Wilsonville community would be impacted, including the opening timeline for the third high school.

West Linn community had ample opportunity for feedback; public input drove project design

Since November 2019, the district has held six (6) community engagement meetings for the construction of the New Athey Creek Middle School. Those meetings were attended by hundreds of community members, including some members of the Willamette Neighborhood Association. The district shared planning updates at these meetings, using the time to gather input, answer questions, and make adjustments to the design based on feedback from the community. The district demonstrated adjustments to design based on neighbor concerns during multiple community engagement meetings, and the district has responded to every question posed in those six meetings by compiling a [comprehensive FAQ list](#) located on the bond website.

“Relocation of Third High School/Relocation of Athey Creek Project” was an outcome of community recommendation to address high school enrollment growth

The project was first imagined as part of the district's [High School Study conducted in 2017](#). That study, which included several public forums and opportunity for community feedback, set the district's vision for innovative high schools in West Linn-Wilsonville, including the need to relocate the district's third high school for the school community and make responsible long-term plans for enrollment growth. Community input from that process recommended that relocating the current Athey Creek Middle School would open up a more central and expansive location for the third high school, to start small and grow into the future as the district grows.

In addition to the high school study, an analysis of existing school facilities and enrollment trends, and long-term learning space goals of the district among other work were compiled into a [2019 update of the Long Range Plan](#).

In February 2019, the district and Long Range Planning Committee held a Bond Summit, where more than 200 community members gathered to review project proposals and provide critical feedback. Community input from that meeting led the School Board to put a capital bond measure — that included this project — on the 2019 November ballot.

The project was titled: “Expanding Opportunities and Addressing Enrollment Growth at Secondary Level” and can be found in the [Long Range Plan](#) (see p. 208 of 349). It included: 1) Relocate and Expand Arts & Technology High School to Athey Creek Site, and 2) Relocate Athey Creek Middle School. These two components of the project are inextricably linked and were paired together intentionally and communicated as such to voters. We cannot address high school expansion without relocating Athey Creek Middle School.

Athey Creek MS and third high school location decision

Two frequent questions have been asked of the District:

1) Why can't Athey Creek MS stay in its current location and the district purchase alternative property (other than Dollar Street) for the third high school?

Response: The preferred acreage of land for a high school is approximately 35-40 acres. There is no available parcel of 35-40 acres to purchase in West Linn for another high school. District-owned Oppenlander Property is only 10 acres, an ideal size for a primary school. District-owned property on Dollar Street is 20 acres which is enough for a middle school.

2) Why can't the District build the third high school next to the current Athey Creek MS on Borland Road?

Response: The current site on Borland Road is not enough acreage for 3 schools: a primary school (Stafford), middle school (Athey Creek) *and* a third high school in addition to housing the District Operations Center. The third high school will start as a 200-400 student school with planned capacity to expand into a larger high school over the years. The district-owned property on Borland Road is about 58 acres, enough for 2 schools (a primary school and either a middle school or high school) and the District Operations Center.

Taxpayers should not be asked to purchase when suitable land is already available

The District should not have to ask voters/taxpayers of West Linn and Wilsonville for additional money to buy a 35-40 acre parcel of land, when district-owned property is already available and preferable to relocate Athey Creek MS and provide space for the new high school. Using district-owned land to relocate Athey Creek MS and the third high school is the fiscally responsible action a school district should take on behalf of the community as taxpayers.

Thank you for your consideration and your service to the community

Lastly, we want to thank you for your consideration and for all that you do for the West Linn community. We understand that these decisions are complex and that you receive a great deal of input from your community.

We urge you to look at this application in its entirety, including the public engagement work that has gone into the project to date. As publicly-appointed officials, we understand that decisions of this magnitude can never satisfy 100% of your constituents. We do hope that you will consider the application as compliant with code, meeting the needs of students across all neighborhoods in West Linn, benefitting the city of West Linn in multiple ways, and satisfying the majority of residents of West Linn and the Willamette Neighborhood.

Sincerely,
WLWV School Board Chelsea King
WLWV Superintendent Dr. Kathy Ludwig

Canvass Results Report

Official Ballots

Run Time 9:00 AM

Run Date 11/20/2019

Clackamas County, Oregon

November 5, 2019 Special Election

11/5/2019

Page 11

Official Results

Registered Voters

89785 of 291596 = 30.79%

Precincts Reporting

115 of 115 = 100.00%

Measure 3-554: West Linn-Wilsonville School District

Precinct	Yes	No	Cast Votes	Undervotes	Overvotes	Vote By Mail Ballots Cast	Total Ballots Cast	Registered Voters	Turnout Percentage
131	1,629	1,306	2,935	12	3	2,950	2,950	6,597	44.72%
132	1,313	909	2,222	15	2	2,239	2,239	4,795	46.69%
133	554	346	900	3	0	903	903	2,175	41.52%
135	1,596	1,063	2,659	14	0	2,673	2,673	5,548	48.18%
201	1,151	472	1,623	5	0	1,628	1,628	4,401	36.99%
202	1,228	480	1,708	5	1	1,714	1,714	5,439	31.51%
204	681	368	1,049	2	1	1,052	1,052	2,977	35.34%
252	155	85	240	2	0	242	242	511	47.36%
320	45	26	71	1	0	72	72	161	44.72%
321	608	588	1,196	7	0	1,203	1,203	2,745	43.83%
322	296	303	599	5	0	604	604	1,314	45.97%
323	64	37	101	0	0	101	101	254	39.76%
Totals	9,320	5,983	15,303	71	7	15,381	15,381	36,917	41.66%

From: Mollusky, Kathy
Sent: Friday, October 1, 2021 9:38 AM
To: Myers, Chris
Subject: Fwd: Support for New Middle School

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Ryan J. McLellan [REDACTED]
Sent: Friday, October 1, 2021 9:31:42 AM
To: citycouncil@westlinnoregon.gov <citycouncil@westlinnoregon.gov>
Subject: Support for New 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.

I live in West Linn (on Dollar Street) and am writing to voice my support for the approval of the proposed construction for the New Athey Creek Middle School at 945 Dollar Street. Placing a middle school at this location is a benefit to our community for a variety of reason, including, but not limited to: increasing nearby home values; allowing students in our community to walk or bike to school which is not possible at the existing location of Athey; brining safety improvements such as emergency vehicle access routes, sidewalks, cross walks, and a connection to Fields Bridge Park; adding another public meeting spot within our city limits when school is not in session; and hopefully deterring and/or rerouting traffic for those who use our local roads as a freeway bypass;

Please approve this application.

Thank you.

Sincerely,

Ryan McLellan
[REDACTED]
West Linn, OR 97069

Kathy Mollusky
City Recorder
Administration

[#6013](#)



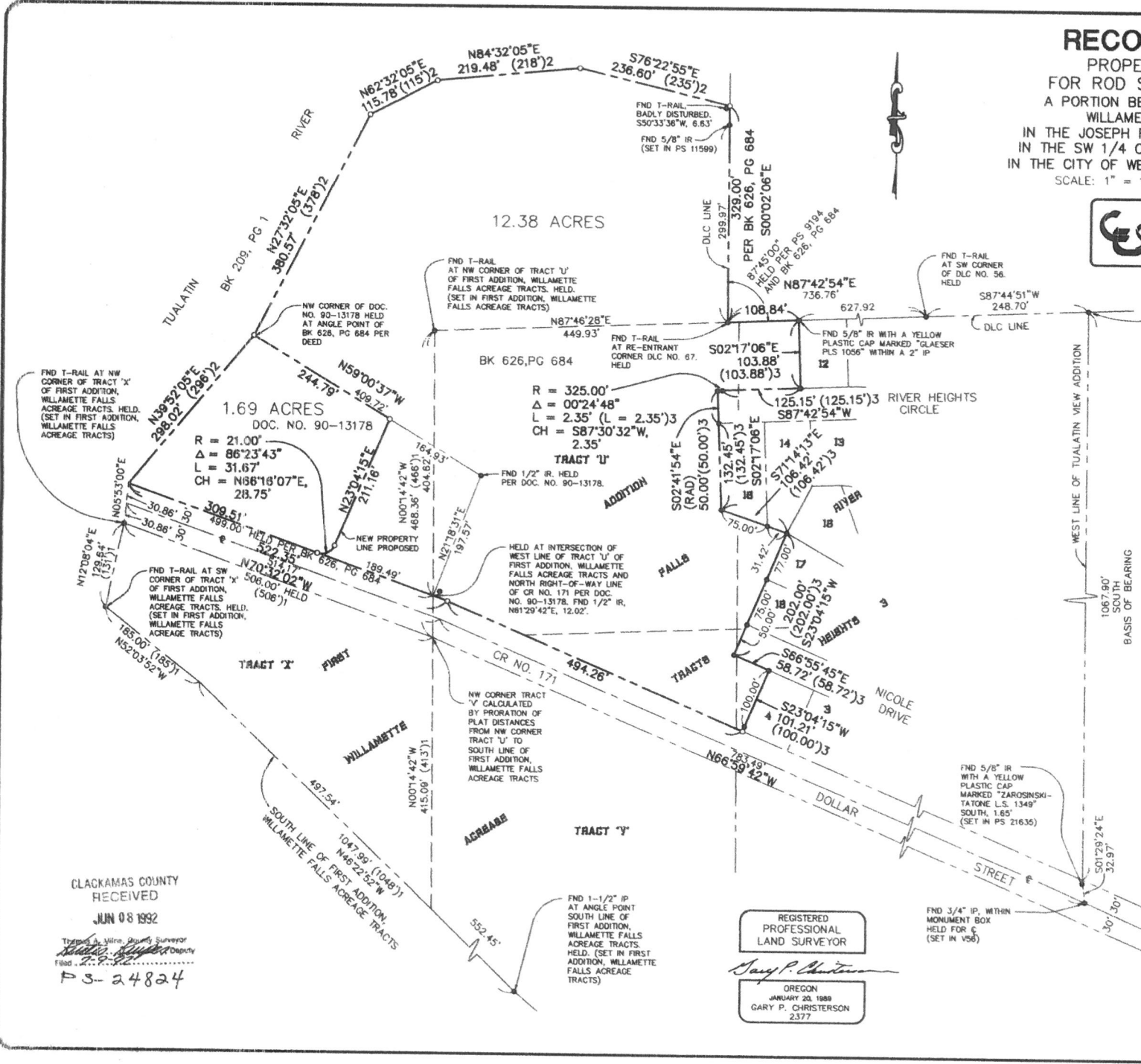
Please consider the impact on the environment before printing a paper copy of this email.
This e-mail is subject to the State Retention Schedule and may be made available to the public

RECORD OF SURVEY

PROPERTY LINE ADJUSTMENT
 FOR ROD SAUER AND JOHN DECOSTA
 A PORTION BEING PART OF THE FIRST ADDITION,
 WILLAMETTE FALLS ACREAGE TRACTS
 IN THE JOSEPH FIELDS DONATION LAND CLAIM NO. 67
 IN THE SW 1/4 OF SECTION 34, T25, R1E OF THE W.M.
 IN THE CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON
 SCALE: 1" = 100' MAY 20, 1992



CONSULTING ENGINEERING SERVICES, INC.
 14780 S.W. OSPREY DRIVE, SUITE 395
 BEAVERTON, OR 97007 (503) 646-4509



LEGEND

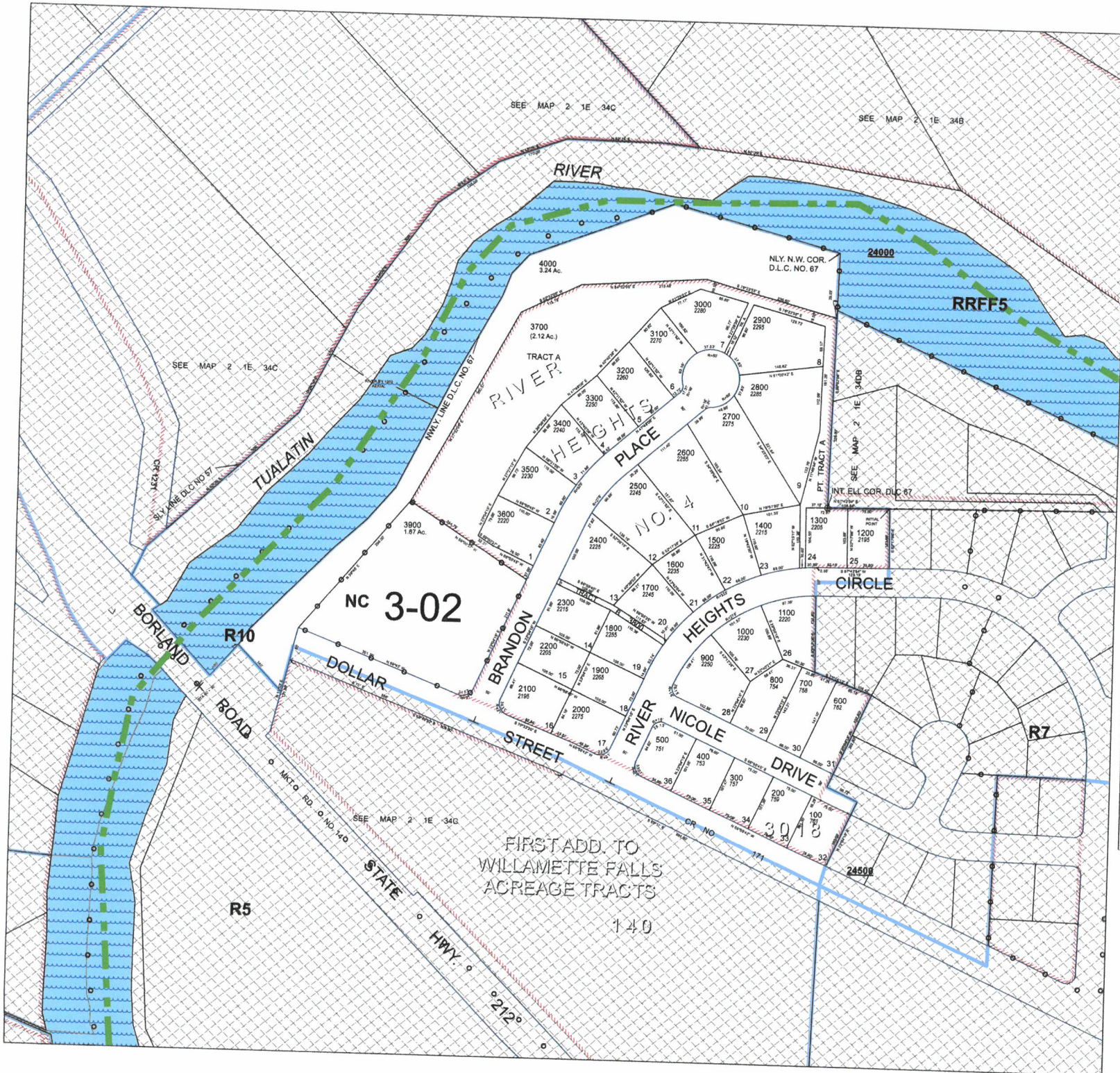
- SET A 5/8" X 30" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CONSULTING ENGINEERING SERVICES"
- FND A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "GLAESER PLS 1056", UNLESS OTHERWISE NOTED
- (1) RECORD DATA FROM THE PLAT OF FIRST ADDITION, WILLAMETTE FALLS TRACTS, CLACKAMAS COUNTY PLAT RECORDS
- (2) RECORD DATA FROM BOOK 203, PAGE 1, CLACKAMAS COUNTY DEED RECORDS
- (3) RECORD DATA FROM THE PLAT OF RIVER HEIGHTS 3, CLACKAMAS COUNTY PLAT RECORDS
- Δ CENTRAL ANGLE OF A CURVE
- BK BOOK
- CH LONG CHORD BEARING AND DISTANCE
- ⊖ CENTERLINE
- CR NO. COUNTY ROAD NUMBER
- DLC NO. DONATION LAND CLAIM NUMBER
- DOC. NO. DOCUMENT NUMBER
- E EAST
- FND FOUND
- IP IRON PIPE WITH ACCOMPANYING DIMENSION INDICATING INTERIOR DIAMETER
- IR IRON ROD
- L ARC LENGTH OF A CURVE
- N NORTH
- NO. NUMBER
- PG PAGE
- PS PRIVATE SURVEY ON RECORD AT THE COUNTY SURVEYOR'S OFFICE
- R RADIUS OF A CURVE
- R RANGE
- RAD RADIAL TO A CURVE
- S SOUTH
- T TOWNSHIP
- T-RAIL RAILROAD RAIL DRIVEN INTO GROUND VERTICALLY
- W WEST
- W.M. WILLAMETTE MERIDIAN

CLACKAMAS COUNTY
 RECEIVED
 JUN 08 1992
 Thomas A. Wilco, County Surveyor
 Filed
 PS-24824

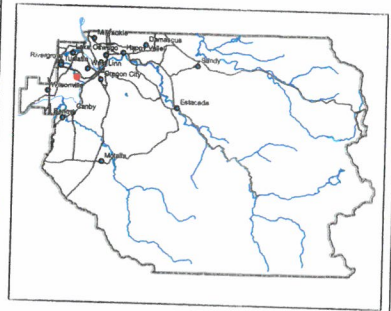
REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 Gary P. Christerson
 OREGON
 JANUARY 20, 1989
 GARY P. CHRISTERSON
 2377

PS-24824 (SHEET 1 OF 2)

Cancelled Taxlots



- Parcel Boundary
- - - Private Road ROW
- - - Historical Boundary
- - - Railroad Centerline
- TaxCodeLines
- Map Index
- WaterLines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT
PURPOSES ONLY



FINAL DECISION NOTICE

MISC-06-35 & MISC-06-56

IN THE MATTER OF A TUALATIN RIVER CONTROL PERMIT AND A FLOOD MANAGEMENT AREA PERMIT FOR REPLACEMENT OF THE BORLAND BRIDGE AT THE WEST END OF WILLAMETTE FALLS DRIVE

At their regular meeting of January 25, 2007, the West Linn Planning Commission held a public hearing to consider the request by Clackamas County Department of Transportation and Development (CCDTD) to build a new bridge to replace the old bridge where Willamette Falls Drive crosses the Tualatin River. Flood Management Area and Tualatin River Control permits apply because of the proximity to the river and the project's location within the flood management area. The approval criteria for a Flood Management Area permit is found in the Community Development (CDC) Chapter 27. The approval criteria for a Tualatin River Control permit is found in CDC Chapter 29. The hearing was conducted pursuant to the provisions of CDC, Chapter 99.

The hearing commenced with a staff report presented by Tom Soppe, Associate Planner. Mike Bezner of CCDTD and Joel Howle of David Evans & Associates made a presentation on behalf of the applicant. No one else spoke in favor of the application. Fred Ciccotelli, Carmen Vandemarr, and Greta Roby spoke against the application. The public hearing was closed and the matter continued to the February 8 meeting.

At the hearing of February 8 Chair Jones opened the matter again. There was an additional staff report from Mr. Soppe and additional testimony by Mr. Bezner and Mr. Howle on behalf of the applicant. The commission adopted staff findings with one additional finding. The additional finding consisted of the following:

- While the closure of the road segment connecting Dollar Street to Willamette Falls Drive would be an unfortunate result of the project with no immediate solution addressing connectivity, emergency access, and effects on neighborhood businesses, this result is irrelevant to this application for Flood Management and Tualatin River Control permits.
- The lack of an ROW connection between Dollar and Willamette Falls in this vicinity is a City problem that should be solved on its own by the City, without delaying the plans or interfering with the needs of the County, which is not responsible for the problem.

The hearing was closed. It was moved and seconded to approve the application with the conditions of approval in the original staff report. The application was approved unanimously.

This decision will become effective 14 days from the date of mailing of this final decision as identified below. Those parties with standing (i.e., those individuals who submitted letters into the record, or provided oral or written testimony during the course of the hearing, or signed in on the attendance sheet at the hearing, or who have contacted City Planning staff and made their identities known to staff) may appeal this decision to the West Linn City Council within 14 days of the mailing of this decision pursuant to the provisions of Chapter 99 of the Community Development Code. Such appeals would require a fee of \$400 and a completed appeal application form together with the specific grounds for appeal to the Planning Director prior to the appeal-filing deadline.

MICHAEL JONES, CHAIR
WEST LINN PLANNING COMMISSION

DATE

Mailed this _____ day of _____, 2007.

Therefore, this decision becomes final at 5 p.m., _____, 2007.

Devrev/Finaldecisions/MISC-06-35

ORDINANCE NO. 1558

AN ORDINANCE VACATING AN UNNAMED RIGHT OF WAY WITHIN THE CITY OF WEST LINN, OREGON.

WHEREAS, the West Linn City Council, on November 13, 2007, accepted a street vacation application from Renaissance Development, pursuant to Oregon Revised Statutes 271.080, to vacate an unnamed right-of-way south of Dollar Street and west of Ostman Road in the Willamette neighborhood of West Linn; and,

WHEREAS, the City published notice of the proposed street vacation in the West Linn Tidings on January 3, 2008 and January 10, 2008, and,

WHEREAS, on December 26, 2007, City staff posted a copy of the notice with all required information at two conspicuous places near each end of the proposed vacation area; and,

WHEREAS, the City Council held a public hearing on the proposed vacation on January 14, 2008; and,

WHEREAS, the applicant has obtained consent from all abutting property owners of more than 2/3 of the affected area as defined by Oregon Revised Statutes

WHEREAS, the public interest will not be prejudiced by the vacation because the unnamed right of way is unimproved for street purposes, provides no through route between Dollar Street and Willamette Falls Drive, and will be replaced with a suitable through route between these two streets by the Renaissance at Riverbend subdivision; and

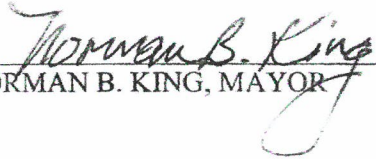
WHEREAS, the two existing public utility lines traversing the right-of-way shall be protected for continued public use by the reservation of a utility easement along their routes:

NOW, THEREFORE, THE CITY OF WEST LINN ORDAINS AS FOLLOWS:

Section 1. The portion of a public street in the City of West Linn, Clackamas County, Oregon, described on Exhibit "A" and shown on Exhibit "B" is hereby declared to be vacated.

Section 2. Prior to recordation of the street vacation with the County Recorder, the applicant shall dedicate a twenty-foot wide utility easement centered upon each of the existing utility lines that traverse the unnamed right-of-way to the City.

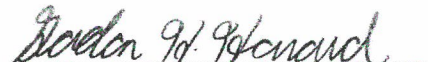
PASSED AND APPROVED THIS 14th DAY OF JANUARY 2008.


NORMAN B. KING, MAYOR

ATTEST:

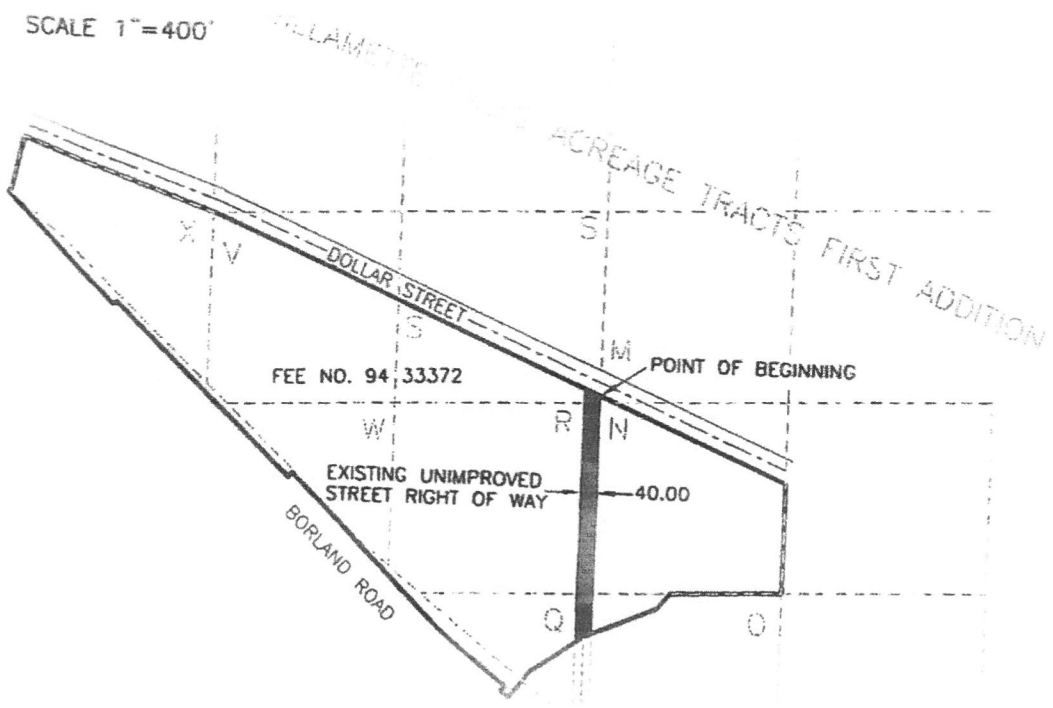

Witness

APPROVED AS TO FORM


City Attorney



SCALE 1"=400'



LEGEND:

X DENOTES TRACT NUMBER
PER PLAT OF FIRST ADDITION WILLAMETTE FALLS ACERAGE TRACTS

L:\project\13507\Survey\Maps\S13507E180.dwg

**EXHIBIT B
PLAT OF DESCRIPTION
STREET VACATION**

IN THE SE 1/4 AND THE SW 1/4 OF SECTION 34, T.2S., R.1E., W.M.
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

otak
incorporated
surveyors
engineers
planners

17355 S.W. BOONES FERRY ROAD
LAKE OSWEGO, OREGON 97035
(503)635-3618 FAX (503)635-5395

STREET VACATION DESCRIPTION
December 15, 2006

A strip of land 40.00 feet in width lying in the Joseph Fields D.L.C. No.67 in the Southwest and the Southeast one-quarters of Section 34, Township 2 South, Range 1 East, Willamette Meridian, City of West Linn, Clackamas County, Oregon, lying 40.00 feet Westerly, when measured perpendicular to and parallel with the following described line:

Beginning at the Northwest corner of "Tract N" as said Tract is shown and so designated on the Plat of "First Addition Willamette Falls Acreage Tracts" a duly recorded plat filed on July 25, 1902 in Book 5 of Plats, Page 29, Clackamas County Plat Records, said Point of Beginning being further described as the point of intersection of the East right of way line of an un-named public street as shown on said Plat with the Southerly right of way line of Dollar Street (County Road Number 171); thence tracing the West line of said "Tract N" and the West line of "Tract O" as shown on said Plat, southerly to the point of intersection with the South line of that certain property as described in Deed recorded April 20, 1994 as Fee Number 94-33372, Clackamas County Deed Records and the Terminus of this strip.

The westerly line of this strip shall be lengthened or shortened as necessary to intersect with the southerly right of way line of said Dollar Street and with the southerly line of said Fee Number 94-33372.



County
Land

Objectid: 156104
Primary Address: No Situs
Jurisdiction: West Linn (<https://westlinnoregon.gov>)
Map Number: 21E34CA
Taxlot Number: 21E34CA04000
Parcel Number: 00402120
Document Number:
Census Tract: 020700
Landclass: 400

Assessment

Estimated Acres: 2.28
Current Year Assessed Value: \$42,325.00
Market Building Value: \$0.00

Market Land Value: \$75,820.00

Market Total Value: \$75,820.00

Taxcode: 003002

Schools

Elementary School

Willamette Primary (<https://www.wlww.k12.or.us/Domain/18>)

WestLinn/Wilsonville

1403 12th St, West Linn, 97068

503-673-7250

Middle School

Athey Creek Middle (<http://www.wlww.k12.or.us/Domain/8>)

WestLinn/Wilsonville

2900 SW Borland Rd, West Linn, 97068

503-673-7400

High School

West Linn High (<http://www.wlhs.wlww.k12.or.us/>)

WestLinn/Wilsonville

5464 West A St, West Linn, 97068

503-673-7800

Public Safety

Nearest Fire Station

Willamette Falls Drive Station #59

1850 Willamette Falls Dr, West Linn 97068

Tualatin Valley Fire & Rescue

Nearest Police Station

West Linn Police

Zoning & Development

Designation: Contact City

Urban Growth Boundary: METRO UGB

Voting

Voting Precinct: 130