

Willamette Neighborhood Assoc. Special Meeting ZOOM 11/18/2020

Proposed building of Athey Creek Middle School on Dollar St.

Kathie brought the meeting to order at 7:00

The reading of the updates were waived until a later date.

This meeting was informational meeting as per Mercedes letter dated Sept. 29, 2020.

The documents (PDF and Google Drive) that were to be used in presentation, did not arrive until 4:04 on 11/18. We asked that they be supplied to us on or before the 9th of Nov.

The district had a pre-app meeting with the city on Nov. 18th at 10:00 am, leaving us just 7 hours to go through the information given by the city. There were no notes from the city due to small window of time. The email for the city went down on the 18th and did not come back up until the 23rd, so the public was not able to see information.

We had 98 ZOOM attendees.

Presentation = Dollar St. School (Athey Creek) is to be built to hold 850 students plus staff. There are 2 entrances to the school, one off Dollar (for staff and buses) and one off Brandon Lane (parent drop off and visitors). The staff entrance is at grade for the second floor while the visitor entrance is at grade for the first floor. Brandon Place is cut through the property to link up Dollar St. and Willamette Falls Dr. and is mandated by the city. There is to be a track with stadium lighting, at the top/flat part of the property (across Dollar St. from residents), but lower than Dollar St. The district will restrict lighting after 10:00pm.

Construction is to start in summer of 2021 and conclude by opening day in Sept. of 2023. Geo will be on site when construction is occurring.

The district is suggesting a round-about on Willamette Falls Dr. at the bridge. Clackamas County is the owner of the bridge and has not been made aware. Round-about would include both directions of Willamette Falls Dr., Brandon Place, Fields Bridge Park.

The school is to be 2 story and be built into the side of the hill. The outside construction will consist of dark brick, sheet metal trim in green and brown, storefront windows and "wood" siding. Most of the trees would be removed (with the exception of perhaps the perimeter).

Traffic count was done in May 2019 (prior to COVID-19 Impacts). AM peak hour trips for 850 students In = 152 Out = 127 total of 279 (student, staff and buses).

Safe routes to school walking boundary = 1 mile wide sidewalk with separated bicycle facilities on WFD to be built along school frontage. Many residents thought that the traffic and walking numbers were not in the ballpark, especially since tolling was not taken into account and neither was poor weather. Kids will not walk in the rain/cold.

Will submit application in late Jan. mid Feb. for this project.

May request another Willamette Neighborhood Assoc. meeting.

Verbal Questions & Answers

- 1). Any compensation for diminished value of home? NO
- 2). Does anybody on the School Council or on this project, live in this neighborhood?
- 3). Why don't you just expand at current Athey Creek campus?
- 4). frustration with I-205 tolling, round-about
- 4). Ostman not in compliance
- 5). Currently there are 9 fields at Athey Creek, why move school to property that can only have 1
- 6). Adjustment of round-about = too much slope, too close to bridge, must have city wide vote to encroach on Fields Bridge Park. (No impact to bridge for round-about)
- 7). Speed bumps on Dollar
- 8). Need to take the access off of Brandon Place and put it on WFD, otherwise that negates the benefit of Brandon Place, twice a day.
- 9). Flo Analytics states no need for this school for 10 years,
- 10). Issues with traffic (both on WFD and on Dollar) insufficient parking –especially for large events
- 11). Gate to stay closed on Dollar, but emergency vehicles can use
- 12). Likes design walks the property daily. Would like to be able to continue walking property.

- 13). Poor location for round-about not enough acreage, no good vision, safety issue.
- 14). Concerns with parents using Meek Way (Arbor Cove) to drop off/pick up students. Serious impact, people doing 35mph already.
- 15) Parking in neighborhood = fence along track to the edge of visitor parking. Slope may also deter.
- 16). Concerned that parents will use Fields Dr. to drop off/pick up students. Increase bus route in Safe Routes to school. Kids won't walk in poor weather.
- 17). Obligated to get rid of perimeter trees overhanging WFD
- 18). Is the decision already made? Negotiable? Are we just going through the motions?
- 19). How are questions to be answered? On the district website.
- 20). Safety issues = 2 rivers, no lighting on WFD, need flashing light/signal for students to cross WFD

Kathie adjourned the meeting at 9:32 pm

www.wlvv.k12.or.us/Domain/1963 click on link to survey then click on link to questions

steve.faust@3J-consulting.com

Questions & Comments from the chat of the meeting:

- 1). District has already spent more than \$1.2 million, to date, on this project.
- 2). Such a shameless waste of money... this whole thing is fiscally irresponsible
- 3). The parking lot will be more than 200 ft. from the building
- 4). Are speed bumps allowed?
- 5). Middle schools in the district are down 81 students this year. Next year it will down an additional 106 students.
- 6). Primary schools are more than 1,200 under capacity.

Yes, the district enrollment is down this year...but this is due to COVID. Mr. McCabe's enrollment numbers did not provide this important context. Our district is down in enrolment this year, due to COVID, similar to every public school district in Oregon.

Kathy, it was down 126 students for 2019/20year, you need to tell the truth tonight.

"Our high school enrollment numbers and middle school enrollment numbers remain relatively stable to last year". The proceeding statement was provided by Kathy Ludwig. Problem is the middle school enrollment is down 81 students. We must hear the truth, and we are not tonight.

The kids that live within 1 mile is less than 100 students.

7). And yet the district proceeds with shoving this down our throats... what is their motive?

8). The motive is so that the Capital Projects employees will have jobs, even though we have plenty of capacity at the schools.

9) Why will leaning trees along WFD be removed? Is the street being widened?

10). Mr. Faust mentioned 20 responses after the last meeting – was that from the post-meeting survey or does it also include the concerns that were expressed in all of the Q & A during the meeting? I thought I remember about 70 questions during that meeting.

70 questions is correct

We are in the process of adding questions from the live session at the last meeting to the Q&A document available on the website. An updated document should be ready in the few weeks.

11). "We will do a study and get feedback" however regardless of the results and the feedback the project will go on. This is unfortunately about minimizing fallout.

12). So there is absolutely nothing that will stop this insanity? What about a lawsuit?

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

14). Are you aware that tolling is not in the distant future, but will start in 2023? No. How many of you (those working on this project) took the tolling survey? None responded. How much was the projected

increase in traffic come 2023? It needs to be expanded vastly more than just increased population as the tolling going in on 205 that is going to greatly increase traffic on WFD.

15). Did the traffic study take into effect, likely 205 tolls that will turn WFD into a major bypass?

16). In the Oct. 20th meeting we were informed that Art/Tech would be closed. This year sophomores are not allowed to attend. There is no reason for present Athey Creek to become Art/Tech.

17). Will people's comments on the online forum be provided *verbatim* to the public and for the record?

18). Will you be giving additional updated information from the last meeting or is the information the same?

19). Will the school be visible from Willamette Falls Dr. or will there be trees and vegetation planted to replace the trees being cut down?

20). What is the purpose of Brandon connecting to Dollar St.?

According to WL Planning the city has mandated that Brandon Pl. be put through.

Because Dollar St. is an illegal cul-de-sac.

This occurred when Dollars St. was vacated with the construction of Fields Creek Bridge. This is what makes this application different than the 1990's application when Dollar St. was not vacated. The large cul-de-sac that is now Dollar St. will make emergencies difficult if not impossible.

The school district didn't object to the vacating of Dollar Street which was done Fields Creek Bridge was built..

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

We are aware that Dollar St. is illegal and the district wants to make it worse?

21). Will solar collectors be used? Huge amount of roof surface.

22). Where are the 100+ cars going to park during school conferences, and larger events?

23) Concerned about the event parking impact on the River Heights Neighborhood. Where are all the cars going to park?

In your neighborhood and Arbor Cove. If the path is developed it will end up with parents parking cars in Arbor Cove neighborhood to access the school. If the path is improved from Arbor Cove, it will absolutely increase drop off/pick up traffic and overflow parking from the school. I would prefer not to see it improved/encouraged. Remember that the Arbor Cove path is very steep. I am 64 and it is not an easy walk up. It is not a practical path.

When WLHS was expended, the parking was not expanded sufficiently. The district came to a temporary "solution" to parking issue by getting permission for students to park on the bridges that go over 205. In the next 2-5 years those bridges will go away and parking will be back to where it started. Yes, this bond has added parking to school but it is for stadium use, so is still insufficient.

24). Where are the preferred event parking areas? There is not enough room in the visitor lot.

25). For those of us who live adjacent to Dollar St., this is obviously going to impact property values in a negative way. Will there be money set aside to compensate homeowners for diminished property values? No

26). Athey Creed Middle School currently has 9 fields. What is the thought process on why this proposed location will only have 1 field? At the last meeting, I believe you mentioned that students would be using Fields Bridge Park for sports activities. How does this impact the neighborhood use of the park if it is basically an extension of the school grounds?

27). Security question = most schools have just one unlocked primary entrance, but this design seems to have 2 primary entrances. How will security be handled?

28). Noise from school event will be intolerable. Was that even taken into consideration?

29). What plans do they have in case of either emergency lockdown/or emergency evacuation for the school and adjacent neighborhoods? Eg. When both kids and residents need to evacuate? What would be an active shooter emergency response plan? Has TVFR had an opportunity to review these plans?

30). When is the proposed breaking ground day?

31). Such a pretty design, but no regard for the neighbors. Not nearly enough parking for events. I can't even imagine how we will get into River Heights during construction. Will the Brandon Pl. connector be something the general public can use?

32). What a total disregard the district has for the citizens!!

33). What is the plan to help mitigate sound/noise/light and exhaust pollution that will increase for the residents of surrounding neighborhoods? Including 205 noise? The current trees provide sound buffer and absorb pollution.

34). The photometric map does not take into account the fog and mist we have during all and winter nights which amplifies and carries the light beyond the expected radius.

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

36). The last meeting had an adjustment for walk/bike. 29% is incredibly optimistic.

37). What is the setback distance between the north edge of the proposed athletic field facility and the nearest residential property line? What criteria was used to determine that this setback distance is acceptable (please reference specific West Linn CDC code number). Do site constraints prohibit a greater setback distance? The 20 ft. setback that the architects reference from WL CDC is the dimension from a residence to the property line of that residence for a front or rear yard. This is very different situation than an athletic field. How does the architect team justify using this setback distance for the athletic field?

38). 150 kids currently live within walking radius. There is **NO** way 29% of the kids will walk/bike. Yep, they need to plan for ZERO. The walk/bike percentage at 29% is way too high. Completely unrealistic. Are they saying that 29% of 850 students would walk to school? That is 247 students!! What do they consider waking distance for 6th – 8th graders? Do we even have 250 students living within the walking distance? In Oct. 20th meeting the 29% is based on only 450 students that will attend the Middle School here.

39). Isn't there a district mandated 1 mile no-bus zone? Couldn't that be where the data is from? Only 157 kids currently live within walking bounds, so that is nowhere near the estimate 250 that they assumed.

40). I never saw ANY evidence of a traffic study! Imagine 153 cars on WFD in the morning, all trying to drop off the kid. Gridlock! We live on Brandon Place and are terrified of the potential traffic and parking on our street. (We don't want the same situation the WL High School has). During rush hour, there will likely have diversion starting at Brandon Pl, and going through to Dollar/WFD. I noticed that Dollar/WFD was not included in the traffic area study. What happens when the tolling on I-205 begins and the traffic on WFD increases tremendously? Afternoon peak queue is mostly irrelevant. What is the queue for morning peak? How can a traffic study be complete without the street that the only other exit of the area? The public connection road to Brandon Pl. will significantly decrease safety for children in the neighborhood, and will have devastating impacts on traffic and home values. Have traffic studies been conducted specifically for Dollar and Brandon Pl.? The huge traffic impact to the failed intersection at Ostman & WFD has to be addressed. This is not a benefit to the West Linn Community.

41). What is the feasibility of re-evaluating the need for an 840 student school as we will NEVER go back to the way we were after COVID.

42). Wonderful design. Biggest issue is the roundabout. Why have it when there is little cross road traffic, primarily R & L turn movements. There is no room for the roundabout, there are vision impacts due to grade and the bridge. A center turn lane is much safer. So the queue goes halfway across the bridge. Is it structurally able to have cars, busses, and trucks sitting on it for long periods of time? Willamette Falls Dr. is not wide enough by the bridge to handle a roundabout, and the speed of cars coming down towards the potential roundabout will be too fast, as most of them are now.

43) Will you be reviewing and taking into consideration an independent traffic study, not paid for by the district?

44). I don't think the district is in touch with the community. Example: we have buses in the neighborhood providing lunches to students. Really, in this neighborhood... and at what cost with bus drivers and bus costs? Doesn't make sense.

45). How will a roundabout be placed onto the edge of the bridge? Bridge modifications are very costly. Can a roundabout be put there without impacting the bridge structure?

46). Will the district be building a sidewalk along WFD? How is it safe to walk now? Wait until the City adds sidewalks? What about lighting on WFD and crosswalks from the school across WFD? (Needs to be signal) In the meantime what is the traffic mitigation plan? There is not even a continuous sidewalk on Ostman. How will kids from Arbor Cove and Willamette area theoretically enter?

47). What is the distance of Safe Route to School? No scale on map. Would students have walked on day like today? (Cold, rainy). Can the School District provide scenarios for kids waking/biking to school from various points of waking boundary to pressure test the system and identify any gaps? Eg. No lights, no sidewalks, no crosswalks. Will the Safer Routes to School be completed by fall 2023? If not, what is the interim plan for students to safely walk or for additional car traffic for walking boundary residents? Are there ped entrances besides the roadway (Brandon Pl.)? That is a long way around to walk. It appears that there are not enough pedestrian access points fir walking/biking students to encourage walkability. Save the money...Kids will not walk.

48) We will have to live through 2 years of construction!!

49).When do you expect to submit your application?

50). There is usually 2-3 months after the pre – application conference before the required meeting with the affected neighborhood. Why the rush? Why isn't there a meeting before the design is submitted? It seems the district was more interested in engaging the school community early on, than the affected neighborhood. So many "Community Meetings!"

51). The district plans for a growth of an additional 200 students. What neighborhoods will they come from and how will that impact transportation and traffic? (Long Range Planning Report assumes minimal

growth N=23 students in the next 10 years for Willamette, so this increase will NOT walk). The Long Range Plan was off by 424 students last year, now it is 1000 students below plan.

52). What's the LED rating?

53). All parties engaged and employed on this project, including School Board members, should disclose any/all real or potential vested professional interest in housing developments, particularly Stafford/Borland Housing Developments.

54). We have all asked these questions... the District is marching on... "listening," is just a "check the box" activity on the project plan. It is indeed a "check the box" exercise.

55). The first NA meeting was mostly Q & A with very few As.

56). We need speed bumps on Dollar.

57) When drivers get stuck in traffic on Dollar they will find another route. I am very concerned about rush hour drivers diverting from WFD onto Brandon Pl. and then driving up Dollar St. to avoid the backup. It seems that additional slowing devices should be incorporated into the design –perhaps speed bumps on Dollar St: speed bumps on Brandon Pl. and additional stop signs on Dollar St. between Brandon Pl. and Ostman. First responders don't like speed bumps.

58). Other than planting a few additional trees, what specifically has changed given all the community input saying the school is not needed?

59). Just reckless spending

59). By the time the City process begins, the plans are set unless it can be shown they do not meet code. When you say you submit the application to the city, is it the city council who will ultimately approve or not approve the final plan? When exactly will this decision by the city be made? The city council would decide an appeal. This will get kicked to the City Council after the Planning Commission's decision, and then perhaps to LUBA. Do the WL City Commissioners need to approve the district's and WL Planning Commission recommendations? It seems that efforts should be focused on the city council. It is clear that the process is just another box checked. It is more than that since 39% that attend Willamette, and many of those live on the other side of the freeway, and cannot walk to Dollar Street. The number who live near the school is less than 100. Not a neighborhood school

59). This is another Sunset Primary situation.

60) You are deflecting and not provided substantive feedback and actively hearing the concerns.

61) You mentioned minimizing parent traffic on Dollar. What about minimizing or discouraging public traffic on Dollar? If there is means put in to dissuade parents from dropping off kids on Dollar, which seems good to reduce traffic on Dollar. But how can 30% of kids walk to school when you aren't putting in pedestrian entrances because we also want to avoid incentivizing kid drop offs on Dollar St.

62). According to Andrew Tull of 3j Consulting, the Athey Creek site is being saved for all of the houses that will be built in the Stafford Hamlet. OMG I hope not. That does help explain the district's motive for shoving this down our throats...

63) My questions of the district were not answered.

64) This is not an appropriate site for a school of this size, the project should have been paused early on when the district was presented with so much opposition, But, the district just keep moving forward.

65). Other than the building contractors, who really benefits from this school project? It is, Andrew Tull with 3j, he has been an officer with the Home Builders Assoc. The belief everybody will want to live near 205 to get around. To make way for development at Stafford in the distant future. Who will make mega bucks if current ACMS is converted to housing? I guess me for one, as I live in Stafford, but I have no desire to sell until I die. But there are some that want to sell their land, but it is not supposed to occur until after 2030. Home Builders want it now.

66). Too many open enrollment students in the district. Last year 400 students.

67) First they destroy Historic Willamette charm and now this, so sad.

68) The district should just lease new space, it's just 70 students (Art/Tech) now. There are several vacant office properties because of economic downturn and COVID, including World of Speed. What a perfect place for Art/Tech. orientated 3rd high school.

69). They could convert one of the many under enrollment primaries, such as Bolton or Cedar Oak at less than 50% capacity. So many other options that the district seems hell-ben on NOT considering... A remodel of a primary is much cheaper, since nobody really wants to go to Art/Tech as it is now 70 students. They just need to build a new Art/Tech school some place, like where most of the Art/Tech students are from, Wilsonville.

There is more money in new construction. Interesting that he is using "cost" of building in the future, but not the excessive cost to build THIS school on this property!!!

How is this property best suited for the population that it serves? 60% live outside the Willamette area and the growth expected is outside the area as well.

70). If they slow down the traffic that we are already frustrated with, how is this going to help us?

71) The bond was passed and they are required to do this project due to the bond. That is why they are shoving it down our throats and why we should not have approved the bond. They are now legally required to try to do the project. That is why it doesn't matter what we say. They will push this through. It has to be stopped by Planning Commission and City Council, and then LUBA, higher court. That is the only way it will not happen. But we have to have all the correct legal reasons to make it not get pushed through by the higher courts. It was rather despicable how it was placed on the ballot... started off with "necessary electrical upgrades.. blah blah blah...Dollar Wood School. The bond did specifically have the Dollar School in it. It was the bulk of the bond at over \$80M. They can give the money back to bond holder and forget the whole thing. Problem is they issued the bonds at 5% to get a \$10M dollar premium. I listened to the school board meetings leading u to them putting the bond together. They basically said they needed to figure out a way to spend \$200M to renew the bond. If they renewed the bond for less money, then it would be hard to pass in the future, To justify the \$200M, they needed a big project, like the Dollar School. But not all of the bond has been issued, so even though they asked for many things, but they are also building items that were not listed. I asked the district what would happen if they couldn't build. Could bond money be refunded? He said no. They would spend it somewhere else, so this was all a ploy to get money. I was shocked that is how we manage budgets, spend and Bonds existing and added to our property taxes, and no I'm not against taxes, just appreciate proper governance and budget management. These school board members should be sued for fiscal irresponsibility!! They have 3 years to use the bond funds or send it back to the bond holders (federal law). There are so many other ways that public dollars could bring more "good" to our community. The district did not want to give up the \$3/\$1000 of assessed value for CIP as previous Bonds expire. District didn't want taxpayers to get to paying less and then have to come back when there was a real need for more schools.

72). It seems, that as a first concrete step, the focus should be on getting things changed through the City Council. There are less expensive and disruptive alternatives that can much better meet the needs of WL.

73). Perhaps suing is an option, but there is an election for 3 positions in May 2021. Choose people who will listen.

74). If Brandon Pl. extension is required by code for emergency access, have you considered gating the entrance from Brandon so that public traffic isn't allowed, but it is still accessible for emergency vehicles? So a gate would work?

75). What is sidewalk infill?

76). There are 185 proposed parking spaces in this Athey Creek plan. That is not enough for back to school nights as Athey now fills in Stafford and Athey parking for back to school nights.

77). Parents will drop off on River Heights Circle, and the kids will walk to the staff parking lot, then traffic will go down River Heights to Brandon PL

78). The school district already sold it to developer, who didn't build in time and lost \$500.K...the district collected \$500.K and kept the land. The River Heights developer was offered the land at the time they built River Heights and TURNED IT DOWN because it was TOO EXPENSIVE to build on. But they could sell it again, right? Yes, but it's not easily buildable land, it is expensive to make it buildable which is one of the issues. It is true they could sell it and houses could be built. Or they could build a smaller school, like an outpost of CREST. They could sell it, or we as citizens could fundraise to buy the land as a park for the city, similar to how Savanna Oaks Park was saved. Yes, they could sell it. The developer who put money down was going to build but housing went south so he had to back out. It was my understanding that he has the first chance to buy, if they do decide to sell. Yes, I think we would all have an easier time to support an outdoor school. They did sell it to Renaissance Homes as the lack of population growth showed no need for the land. But in 2008 he defaulted on the purchase and the value of the land crashed. So the board was holding the land until the market would really recover. The developer planned a densely developed neighborhood, and then had to give up the property in 2008 when he was hit by recession and declared bankruptcy. The neighborhood he proposed would probably have caused more traffic issues than a school. It wasn't going to be high density, just go to River's Edge at Blankenship (those are not high density) The best use of the property is a nice park. Everybody walks through the woods first, then through Fields Bridge Park. Walking up and down Dollar St. is now done. METRO can also buy the land. They have purchased 2 parcels within 1,000 ft. of this site, one being more than 40 acres in just the past 3 years. If you go to the METRO site to see the land purchases. Just contact the METRO representatives to get it started, I have. This only works if the district is willing to sell, which they are not.

79). How do we get a special election to call out the misleading language of the bond which has led us here? All bonds are written to pass, it is incumbent on each of us to do our due diligence before voting. Great question, is that even possible? They used the listserv, which should not be done, to mislead the voters. It should never be done again. Look at all the elections to recall officials, repeal legislation, ect.

80). I don't think that anyone on this call is against education/children... and the info shared about taxes is deeply disturbing. It would be great if we could save in property taxes, get together, buy this property from the district and save as a shared natural space. This property needs to be a park.

81). When will the district provide a comprehensive side by side comparison of facilities provided at the current Athey Creek School and those at the proposed new middle school? This has been requested numerous times through various avenues and has not yet been provided.

82) Having the required meeting with WNA just 9 hrs. following the pre-application conference required by the city is deliberately circumventing the public process intended by City code..

83). How many students at 3rd high school to open in 2023? They say 300 – 500, but Art/Tech is closing after next year and right now they only have 70 students. The truth is the 3rd high school s for homes being built in Stafford, even though it will be more than 10 years from now. They say look at all of the development at Frog Pond. After the Street of Dreams last year, no additional building has taken place in Frog Pond. People are afraid to move to Wilsonville and have to go to one primary that is more than 250

students below capacity as the test scores for that primary school on average are below 50% of standard.

84). Q & A Neighborhood meeting (WNA) please, rather than just a listen webinar. Thank you.