



West Linn – Wilsonville Schools

**Long Range Planning Committee Meeting
Administration Building
22210 SW Stafford Rd, Tualatin, OR 97062
March 30, 2016, 7:00 PM**

Agenda

1. Call to Order 7:07 pm Admin Boardroom
2. Roll Call: David Lake **Gretchen Katko**
 Doris Wehler **R. B. Brandvold**
 Kent Wyatt **Grady Nelson**
 Mike Jones **Regan Molatore (Board Liaison)**
 Bill Rhoades **Tim Woodley**
 Amy Berger **Andrew Kilstrom (Reporter)**
3. Open Position Application Process: Recommendation was made to the Board at the Dec 7th meeting and Grady Nelson was appointed to the position.
4. Undeveloped School Sites
 - a. A PowerPoint was projected showing a map of all district property on a map and then each of the undeveloped sites with their name, size, year purchased and a map of their location.
 - b. The locations of each of the undeveloped properties that the district currently owns are: Oppenlander, 60th Avenue, Dollar Street, Russell Property, Meridian Creek portion, Hidden Springs, Farm to School and the Scott Flag Lot. The Hidden Springs property is currently being sold to TVF&R and should close soon. There are no plans currently for the remaining sites. The district has historically had a land bank in front of school planning – property that is owned and could always be sold and then use the funds to buy additional property in the same market if needed.
5. District Demographics
 - a. Tim reported that Davis Demographics (DDP) has conducted research on enrollment growth and development/building activity in the District over the last year. DDP has provided data to update LRP tables and projections. Tim provided a Draft 5-Year Student Population Projects report done by DDP.
 - b. Tim gave a brief report about mapping/geocoding students in support of the DDP report.
6. Current Enrollment and trends
 - a. Tim provided a handout of student enrollment projections for the year 2020. The handout was broken out by city for each school level, primary, middle and high.

There was a discussion around building capacity not being an absolute. There is a range and the buildings are used differently depending on the numbers. The handout is a snapshot of where the projections lie today.

7. Next Steps

- a. Update the Long Range Plan

Spring 2016

8. Adjourn 8:01 pm

9. Next Meeting

Bond Oversight April 13, 2016



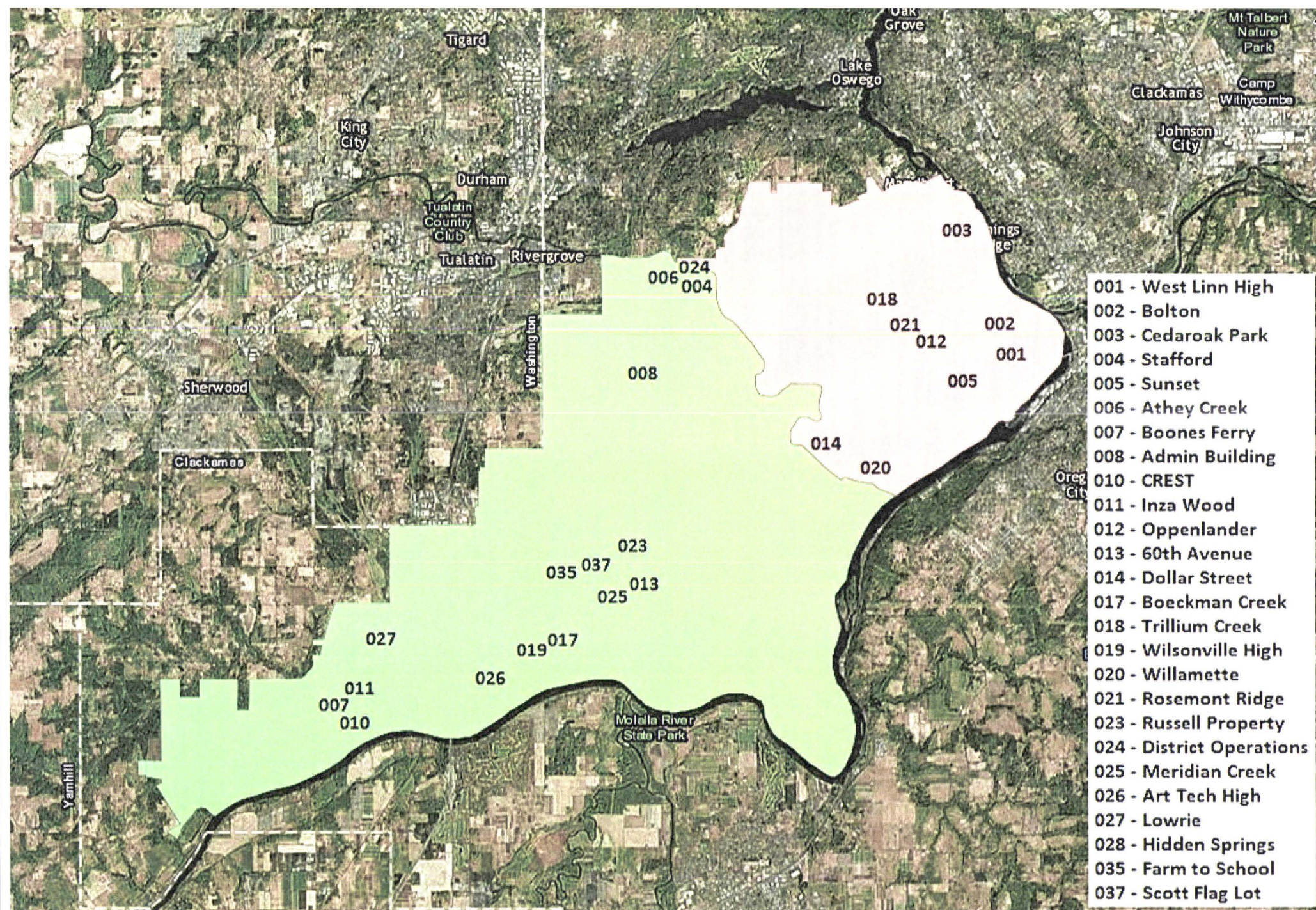
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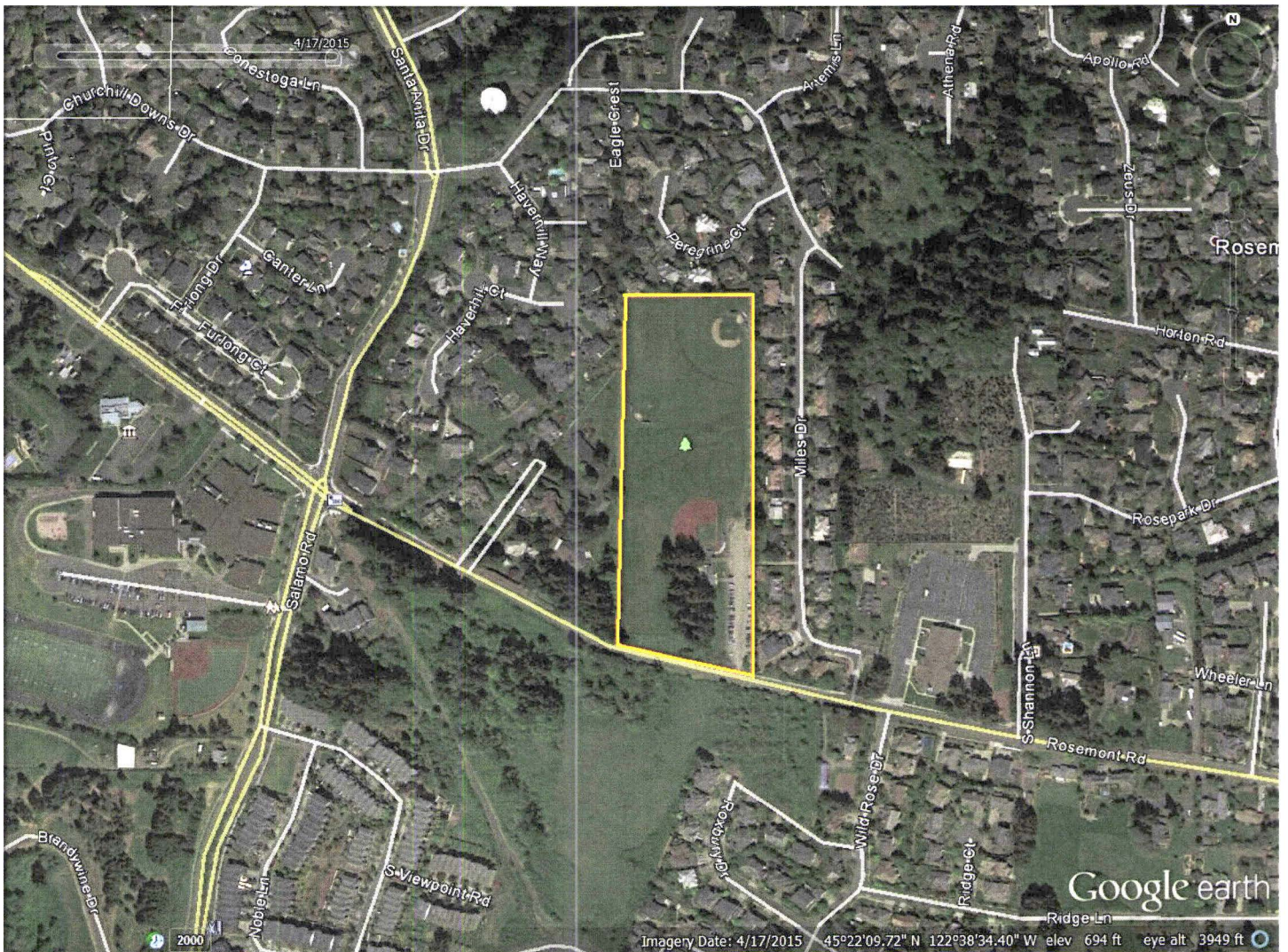
Agenda

1. Call to Order
 2. Roll Call:

David Lake	Gretchen Katko
Doris Wehler	Mike Jones
Kent Wyatt	R. B. Brandvolt
Grady Nelson	Regan Molatore (Board Liaison)
Bill Rhoades	Tim Woodley
	Amy Berger, Recorder
 3. Open Position Application Process: Grady Nelson appointed 12/7/15
 4. Undeveloped School Site Review Tim/Amy (power point + handout)
 5. Enrollment Projection Update Tim Woodley (handout)
 6. Next Steps
 7. Adjourn 8:27 pm
- Next meeting: Bond Oversight April 13, 2016



Oppenlander Property



Site #: 012

Address: Rosemont Rd, West Linn

Purchased in 1969

Size: 10.08 Acres



60th Ave Property (Lowrie Residence)

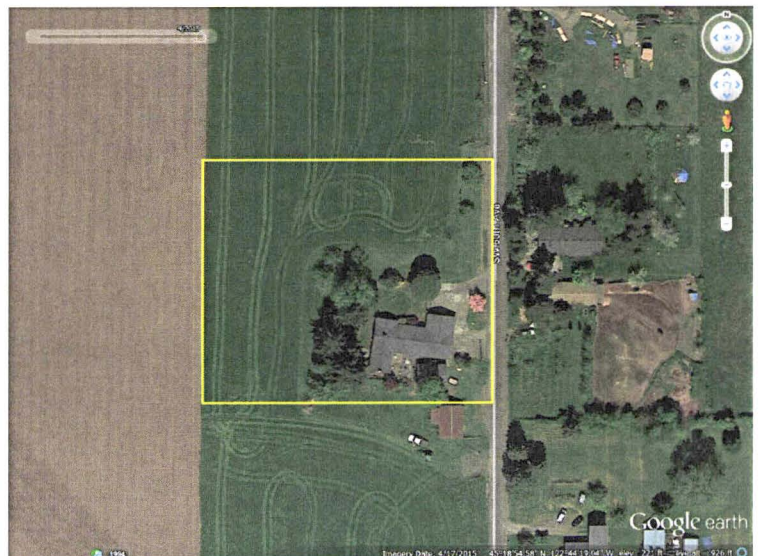


Site #: 013

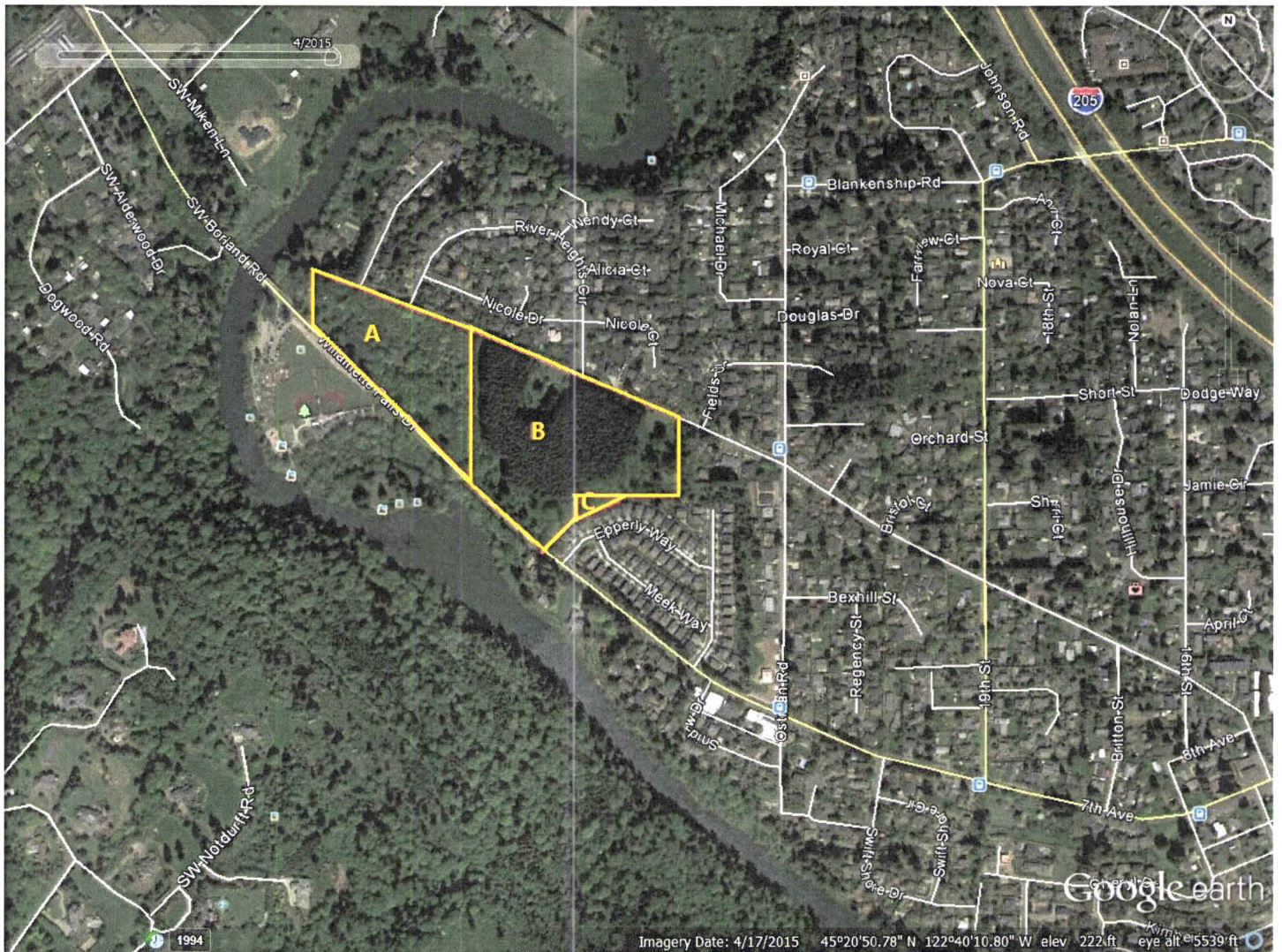
Address: 28355 SW 60th Avenue, Wilsonville

Purchased in 2015

Size: 2 Acres



Dollar Street Property



Site #: 014

Address: 840 Dollar St, West Linn (A)
945 Dollar St, West Linn (B)
Small Parcel, West Linn (C)

Purchased in 1994

Size: 9.45 Acres (A)
12.36 Acres (B)
.3 Acres (C)

Total: 22.11 Acres



Russell Property



Site #: 023

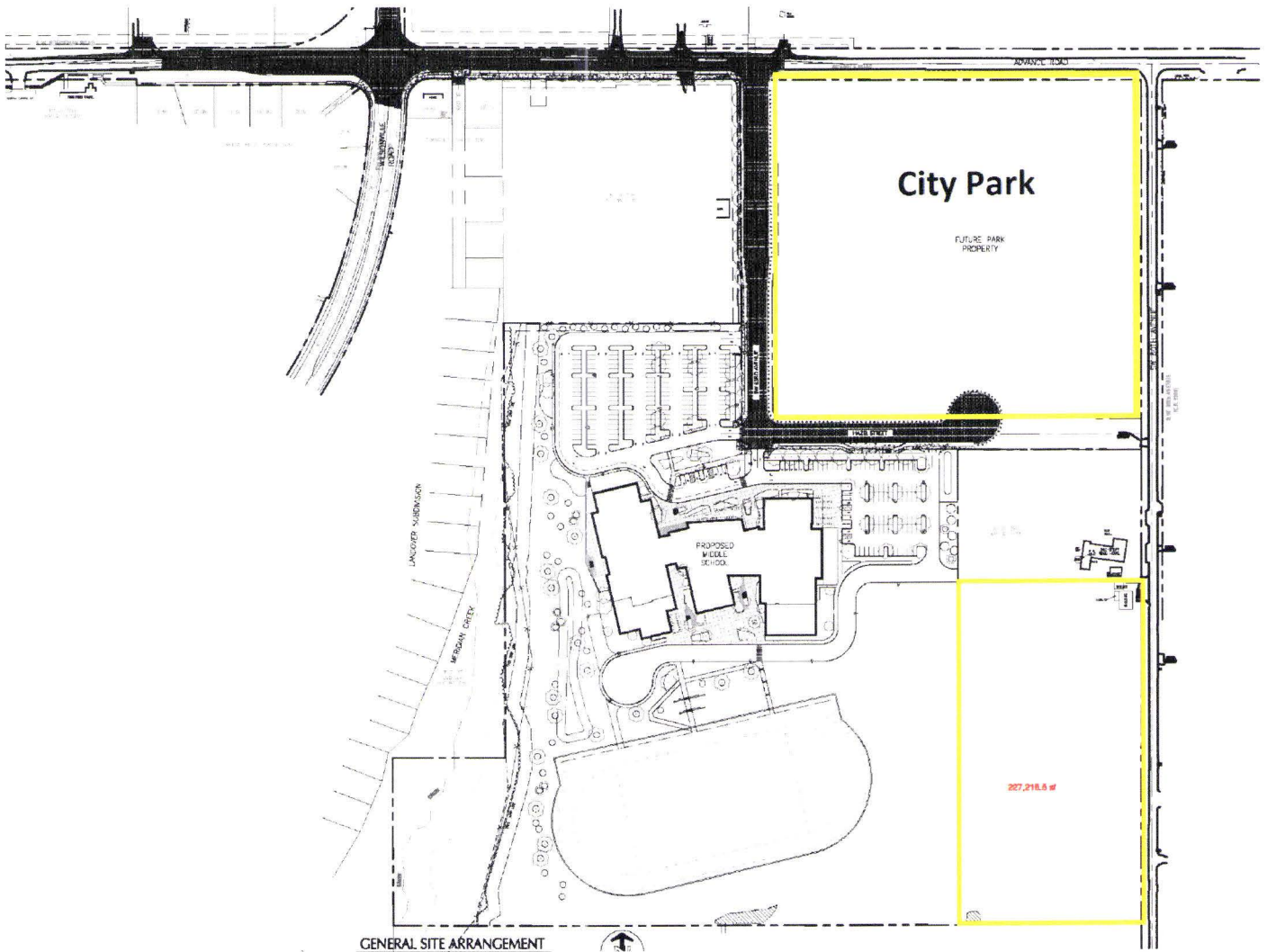
Address: 27657 SW Stafford Rd, Wilsonville

Purchased in 1998

Size: 10.01 Acres



Meridian Creek Property

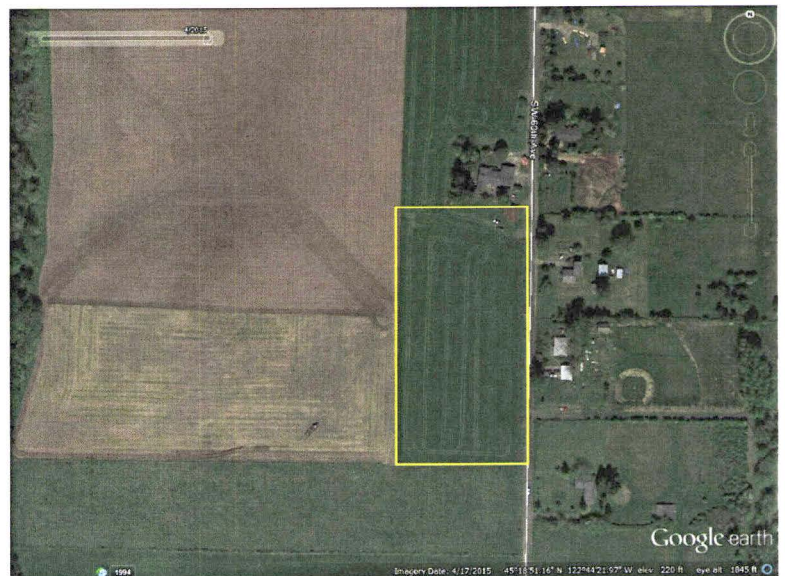


Site #: 025

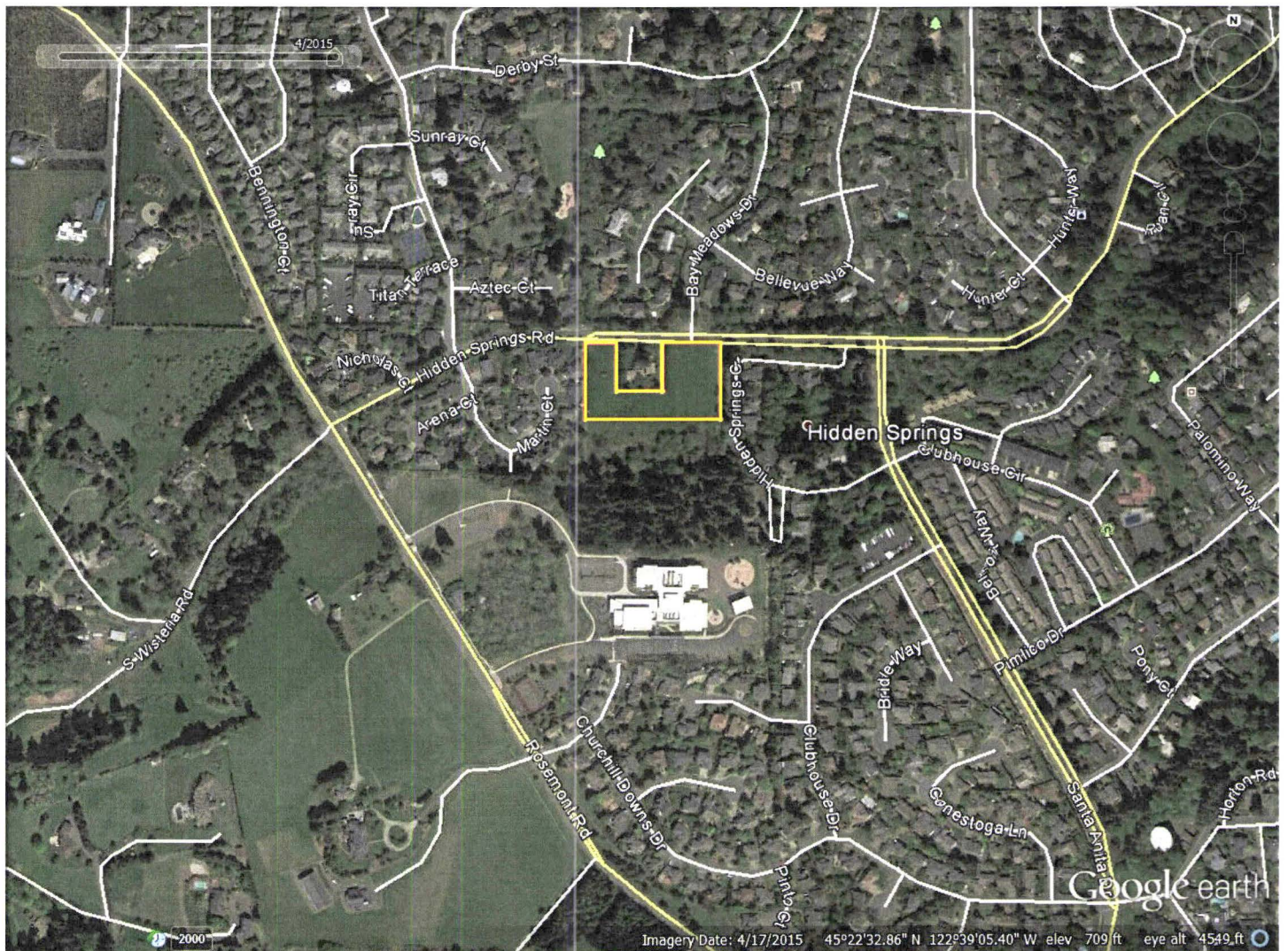
Address: 60th Ave & Hazel Rd, Wilsonville

Purchased in 1999

Size: 5.2 Acres



Hidden Springs Property



Site #: 028

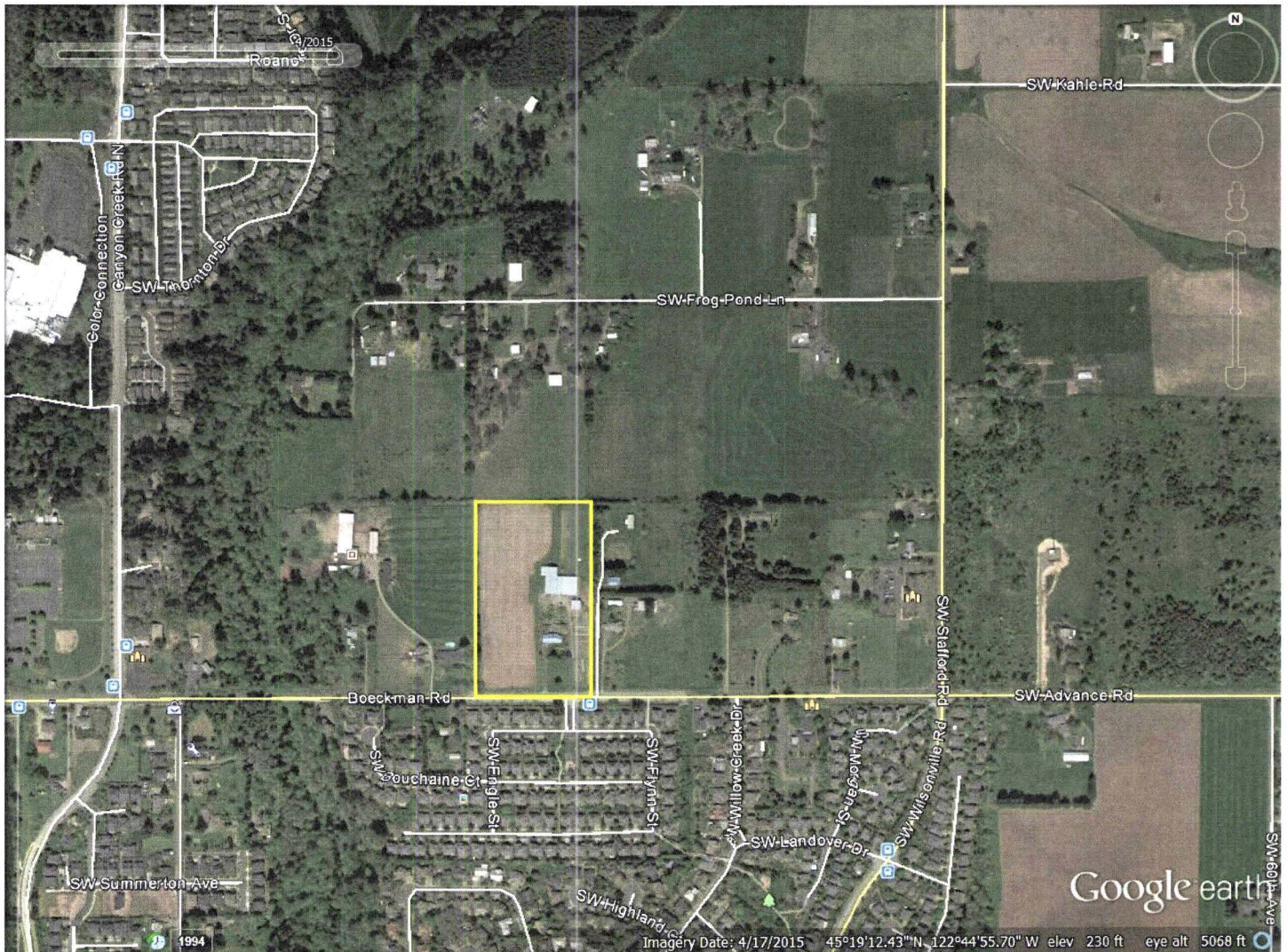
Address: Hidden Springs Rd, West Linn

Purchased in 1989

Size: 2.6 Acres



Farm to School

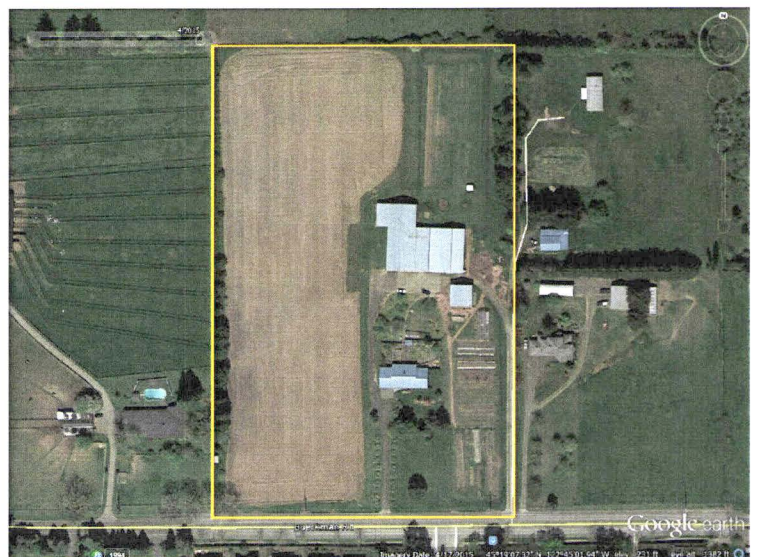


Site #: 035

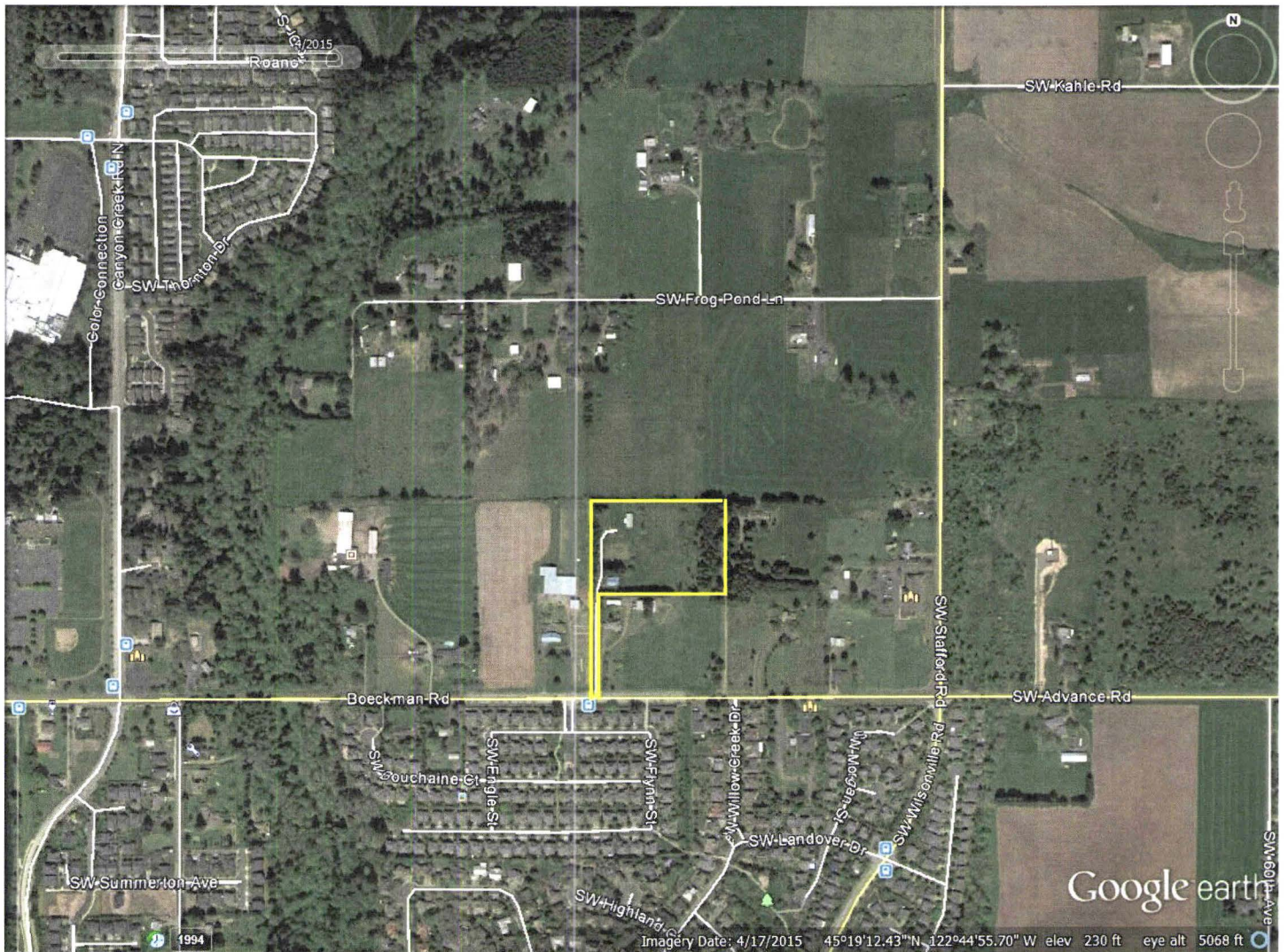
Address: 7151 SW Boeckman Rd, Wilsonville

Purchased in 1999

Size: 9.7 Acres



Scott Property Flag Lot

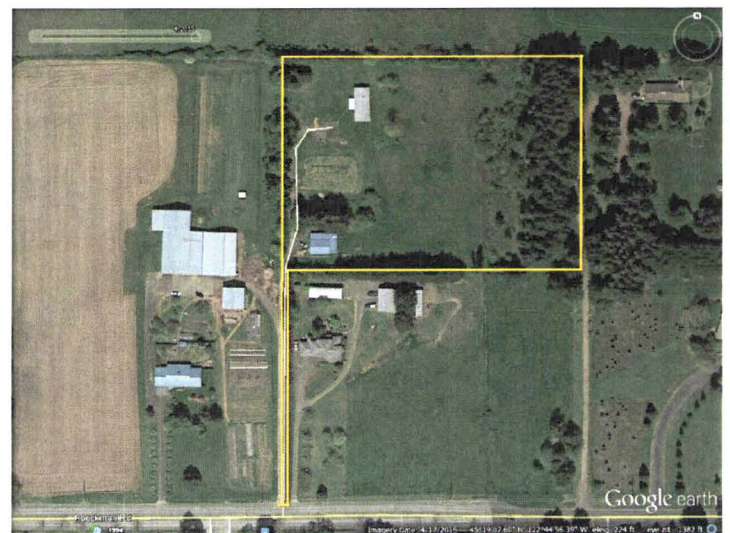


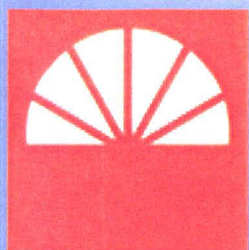
Site #: 037

Address: 7035 SW Boeckman Rd, Wilsonville

Purchased in 1999

Size: 5.32 Acres





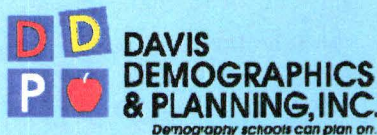
**West Linn-Wilsonville
School District**
Tualatin, Oregon

**“DRAFT”
5-Year
Student Population Projections
By Residence**

Fall 2016-2020
(Based on Fall 2015 Data)

December 15, 2015

Prepared by



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Riverside, California 92505
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**5-Year Projections by “Residence”
for the
West Linn-Wilsonville School District**
(Based on Fall 2015/2016 K-12 Student Data)

The West Linn-Wilsonville School District (WLWSD, or the District) has requested Davis Demographics & Planning, Inc. (DDP) to assist in preparing a District-wide enrollment forecast based upon student residence. The projected student enrollments generated by DDP cover a five-year period that are based upon the actual Fall 2015 student enrollment figures. The projections conducted by DDP were calculated at the smallest level possible, the Study Area. The WLWSD has been broken up into 177 individual “study areas.” No study area straddles two District attendance areas. Therefore, the projected number of students in each of the District’s current attendance areas are derived by the simple addition of all of the study areas that comprise that particular region. The District-wide projections is the summary of all 177 study areas.

The concept of running projections at the “study area” level is ideal for a school district that plans on re-adjusting its current attendance areas. This then gives the District the ability to determine a variety of new attendance area scenarios and know approximately what the future number of students will be living in the proposed areas.

A variety of factors go into the calculation of the “study area” projections. These components include the following: (1) examining the current and planned residential development over the next seven years; (2) calculating Student Yield Factors to apply to this new development; (3) determining birth factors for this District area; and (4) calculating Mobility Factors, which examine the in/out migration of students within existing housing units (this factor, for example, takes the “resale” of units into account).

SOURCES OF DATA

Historical Enrollment:	Obtained verified K-12 student data files downloaded by the District to DDP for each October from Fall 2012 to Fall 2015.
Housing Information:	Obtained by DDP through information provided by District staff. In addition to data provided by city and county planning departments, various site visits were made and certain developers were contacted. The use of aerial imagery and county parcel data in a GIS format were also used in this process.
Birth Data: (used for estimating incoming Kindergarten)	Live birth counts for the West Linn-Wilsonville area (by zipcode) were obtained from the State of Oregon, Center for Health Statistics Department.

METHODOLOGY

1. Graduate 12th grade: move up other grades.
2. New residential development information was gathered by District staff by contacting city and county planners, site visits and individual developers. A listing of all residential development (by Study Area) used in these projections can be found in the enclosed Residential Development Summary Report. The use of aerial imagery and county parcel data in a GIS format were also used in this process.
3. Student Yield Factors were calculated for by geographically linking assessor parcel data with student data. These rates were organized by using the District's predominant grade configurations (K-5, 6-8 and 9-12). The Student Yield Factors used in these projections were a result of a large sampling of residential units built within the District's boundaries over the past seven years (2007-2013). The use of aerial imagery and county parcel data in a GIS format were also used in this process.

STUDENT YIELD FACTORS USED IN THE FALL 2014 PROJECTIONS

(from a large sampling of units built between 2007-2013)

Single-Family Detached (SFD) Units [850 units built]				
Grade Ranges	K-5	6-8	9-12	K-12
Student Yield Factor	0.307	0.120	0.135	0.562

Multi-Family Units [605 units built] [apartments, condos, townhouses, etc.]				
Grade Ranges	K-5	6-8	9-12	K-12
Student Yield Factor	0.096	0.048	0.061	0.205

4. Incoming Kindergarten estimates were calculated by gathering live birth counts by the District's three main zipcodes (97062, 97068 and 97070) and annual comparisons were made to the Fall 2015 Kindergarten class (born in 2010) as the base year.

District-Wide Birth Factors

2016 K = 97.9% of 2015 K
 2017 K = 107.5% of 2015 K
 2018 K = 106.6% of 2015 K
 2019 K = 107.5% of 2015 K
 2020 K = 107.2% of 2015 K

5. Modify enrollment further by using student Mobility Factors as follows:

Mobility refers to the in-out migration of students from existing housing. This variable reflects the percentage of students progressing through the grade ranges. The Mobility Factors help account for the following trends occurring throughout the District: existing housing resales, foreclosures, apartment migration and high school dropout rates. Student counts for each study area are available for the last four school years (Fall 2012 through Fall 2015). A sample of 150 study areas (from a total of 177) were chosen within the District's boundaries that had no new residential development over the last five years. The Mobility Factors were conducted at the current primary school attendance boundary level. There was a total of 21 study areas were chosen from the Boeckman Creek Primary attendance area; 8 study areas from the Bolton Primary attendance area; 18 from the Boones Ferry Primary area; 10 study areas from Cedar Oak Primary's area; 11 from the Lowrie Primary area; 28 from the Stafford Primary area; 9 from the Sunset Primary

boundary; 19 from Trillium Creek Primary area; 17 from the Willamette Primary Attendance Area and 9 study areas in the Stafford/Boeckman Option area were chosen for this study. The Mobility Factors that show no net increases or decreases (zero change in the number of students) over time is represented by a factor of 1.00 (blue). A net student loss is represented by a factor less than 1.00 (red) and a net gain by a factor greater than 1.00 (green).

When the data is available, the typical method that DDP uses to calculate Mobility Factors is using four consecutive years of mapped student data which results in three years of change and then average it out to even out any anomalies. A comparison was made for the Fall 2012 K student population to the Fall 2013 1st grade students within a specific study area. This comparison was also conducted for the following pairings: Fall 2013 & Fall 2014 and the Fall 2014 & Fall 2015 school-years. In addition, middle school and high school grades were also looked at in this manner (all transitions from Kindergarten through 12th grade).

Student Mobility Factors

(used in the Fall 2015 Projections)

"3 Years of Change" (Using Fall 2012 through Fall 2015 students)

	G1	G2	G3	G4	G5	G6	G7	G8	G9	G10	G11	G12	City
Boeckman Creek Primary	1.000	0.950	1.000	1.020	1.020	0.970	1.020	1.040	1.050	1.030	0.940	1.090	W
Bolton Primary	1.070	1.080	1.020	1.020	1.000	1.000	1.020	1.040	1.030	0.990	0.980	1.000	WL
Boones Ferry Primary	1.050	0.910	0.980	0.980	0.970	0.970	0.990	0.990	1.040	0.950	1.000	1.020	W
Cedar oak Primary	1.070	0.980	1.030	1.010	1.050	1.030	1.000	1.010	0.960	1.040	0.990	1.030	WL
Lowrie Primary	0.900	1.070	1.000	0.900	0.910	0.860	1.030	0.960	0.960	0.990	0.920	1.120	W
Stafford/Boeckman Choice*	1.250	0.900	1.040	1.120	1.070	1.200	1.030	1.110	1.020	1.120	1.090	1.000	W
Stafford Primary	1.260	1.020	1.120	1.060	1.030	1.020	1.080	1.020	1.000	0.950	0.990	0.980	WL
Sunset Primary	1.190	1.080	1.030	1.030	1.030	1.070	1.010	1.050	0.970	0.950	0.980	0.990	WL
Trillium Creek Primary	1.230	1.070	1.070	1.120	1.070	1.110	1.090	1.030	1.030	0.980	1.010	1.000	WL
Willamette Primary	1.040	1.130	1.020	1.020	1.080	1.040	1.040	1.000	1.040	0.960	0.960	1.030	WL

* The Boeckman Creek Primary Mobility Factors were used for the Choice area due to too small a sample size.

- Each of the 177 Study Areas are then projected out over the next five years (Fall 2016 through Fall 2020). From these study areas, individual Attendance Area reports are generated (see enclosed Attendance Area and Study Area Projections). Please refer to the attached map (11" X 17") to see the individual study area locations as well as determining the study areas that comprise each Attendance Area.

These projections are based on where the students live and where they should be attending school. DDP uses the actual location of where the students reside, as opposed to their school of enrollment, in order to provide the most accurate depiction of where future schools (if necessary) should be located. The concept of running projections at the "study area" level is ideal for a school district that plans on re-adjusting its current attendance areas. The best way to plan for future schools is to know where the next group of students will be coming from, not necessarily which school they are currently attending.

FIVE-YEAR RESIDENTIAL DEVELOPMENT SUMMARY REPORT

Total SFD = 1,123

Total MFA = 823

Total APT = 0

Total All Units = 1,946

	YEAR 1			YEAR 2			YEAR 3			YEAR 4			YEAR 5			Study Area	All Units/Types Years 1 - 5	Elementary	Middle	High
Study Area	10/15/2015 - 10/14/2016			10/15/2016 - 10/14/2017			10/15/2017 - 10/14/2018			10/15/2018 - 10/14/2019			10/15/2019 - 10/14/2020							
	SFD	MFA	APT	SFD	MFA	APT	SFD	MFA	APT	SFD	MFA	APT	SFD	MFA	APT					
101	8	0	0	26	0	0	0	0	0	0	0	0	0	0	0	101	34	Cedarok Primary	Rosemont Ridge Middle	West Linn High
102	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	102	26	Cedarok Primary	Rosemont Ridge Middle	West Linn High
130	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	130	7	Sunset Primary	Rosemont Ridge Middle	West Linn High
147	5	0	0	6	0	0	0	0	0	0	0	0	0	0	0	147	11	Trillium Creek Primary	Rosemont Ridge Middle	West Linn High
151	21	0	0	7	0	0	0	0	0	0	0	0	0	0	0	151	28	Trillium Creek Primary	Rosemont Ridge Middle	West Linn High
428	0	0	0	50	0	0	100	0	0	100	0	0	100	0	0	428	350	Lowrie Primary	Inza R Wood Middle	Wilsonville High
430	97	0	0	80	0	0	15	0	0	0	0	0	0	0	0	430	192	Lowrie Primary	Inza R Wood Middle	Wilsonville High
432	137	0	0	153	0	0	0	0	0	0	0	0	0	0	0	432	290	Lowrie Primary	Inza R Wood Middle	Wilsonville High
437	0	296	0	0	250	0	0	250	0	0	0	0	0	0	0	437	796	Lowrie Primary	Inza R Wood Middle	Wilsonville High
438	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	438	30	Lowrie Primary	Inza R Wood Middle	Wilsonville High
446	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	446	7	Lowrie Primary	Inza R Wood Middle	Wilsonville High
448	5	0	0	7	15	0	0	0	0	0	0	0	0	0	0	448	27	Boones Ferry Primary	Inza R Wood Middle	Wilsonville High
454	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	454	13	Boeckman Creek Primary	Inza R Wood Middle	Wilsonville High
468	50	0	0	50	0	0	0	0	0	0	0	0	0	0	0	468	100	Boones Ferry Primary	Inza R Wood Middle	Wilsonville High
480	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	480	12	Boones Ferry Primary	Inza R Wood Middle	Wilsonville High
484	18	0	0	5	0	0	0	0	0	0	0	0	0	0	0	484	23	Boones Ferry Primary	Inza R Wood Middle	Wilsonville High
Units	424	308	0	384	265	0	115	250	0	100	0	0	100	0	0	Units	1,946			
Types	SFD	MFA	APT	SFD	MFA	APT	SFD	MFA	APT	SFD	MFA	APT	SFD	MFA	APT	Types				
Totals	2015/2016 = 732			2016/2017 = 649			2017/2018 = 365			2018/2019 = 100			2019/2020 = 100			Totals	All Units (1-5)			

Last updated December 2015

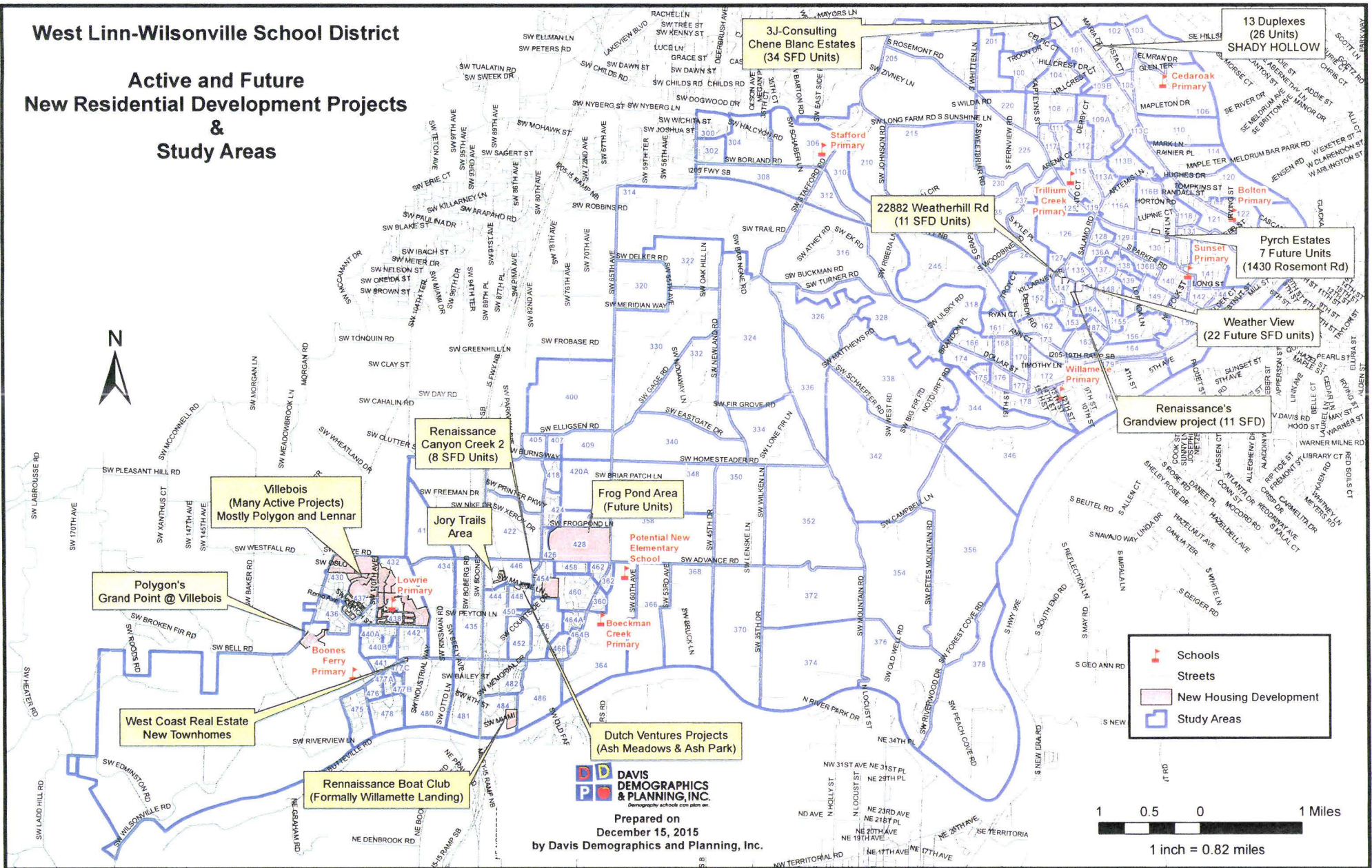
Notes about this summary report:

1. The phasing schedules on this page are based upon estimated dates of occupancy.
2. Includes Approved and Tentative maps plus proposed and potential development.
3. Summary only includes units that may be occupied in the five year timeframe of the projections.
4. Based upon data gathered in December 2015 and may not reflect recent changes.
5. The information for this summary was gathered by conversations with individual developers, sales offices, district staff and city and county officials.

Contact/Owner/Developer	Project/Area	Study Areas	Total Units	Type Units	Left to Build	Comments
CONTACT = CITY OF WEST LINN	Chene Blanc Estates	101	34	SFD	ALL	Going for approval in early 2016 - almost done / could start in 2016
CONTACT = CITY OF WEST LINN	SHADY HOLLOW (duplexes)	102	26	SFD	ALL	13 duplexes/currently grading property/ should be done by Summer 2016
CONTACT = CITY OF WEST LINN	Pyrch Estates - 1430 Rosemont Rd	130	7	SFD	ALL	Nothing built yet, but could begin in 2016
CONTACT = CITY OF WEST LINN	22882 Weatherhill Road	147	11	SFD	ALL	Streets are in and construction of homes could start in 2016
CONTACT = CITY OF WEST LINN	Weather View-22850 Weatherhill Rd	151	22	SFD	ALL	Just approved in September 2015 / should start in 2016
RENAISSANCE HOMES	Grandview - 23150 Bland Circle	151	11	SFD	6	Started in 2015 and should all be done and occupied by Summer 2016
CONTACT = CITY OF WILSONVILLE	FROG POND AREA	428	610-1000	SFD	ALL	Very large project in the early planning stages with City / could have 1st occ in 3-4 yrs
POLYGON HOMES/CITY	SAP N	430	150	SFD	90	Started up in 2015 / 60 units occupied / rest should be done by Spring 2017
CHANG FAMILY	SAP N	430	75	SFD	ALL	To follow after more units by Polygon are built - higher end homes
POLYGON HOMES/CITY	ZION PROPERTY	430	85	SFD	11	Under construction / should all be built out and occupied by Spring 2016
POLYGON HOMES/CITY	ZION PROPERTY	430	32	SFD	16	Started in late 2014 and should be done by Spring 2016
LENNAR HOMES	RETFERFORD MEADOWS	432	88	SFD	10	Lennar purchased in 2014/ 1st occupants in 2014 and all done by end of 2015
POLYGON HOMES/CITY	TONQUIN MEADOWS-LUND	432	60	SFD	ALL	Expected to start sometime in 2016 and done in 2017
POLYGON HOMES/CITY	TONQUIN MEADOWS-LUND	432	56	SFD	ALL	Expected to start sometime in 2016 and done in 2017
POLYGON HOMES/CITY	TONQUIN MEADOWS-LUND	432	89	SFD	ALL	Under construction in 2015 / Should all be built and occupied by Spring 2017
POLYGON HOMES/CITY	Tonquin Meadows No. 2 - Fasano	432	13	SFD	ALL	Expected to start and all be built and occupied by sometime in 2016
POLYGON HOMES/CITY	Tonquin Meadows No. 2 - Fasano	432	43	SFD	ALL	Expected to start sometime in 2016 and done in 2017
POLYGON HOMES/CITY	Tonquin Meadows No. 2 - Fasano	432	39	SFD	ALL	Expected to start sometime in 2016 and done in 2017
Variety of Home Builders	Variety of Multi-Family Homes	437	25	MFA	ALL	Expected to start and finish sometime in 2016
POLYGON HOMES/CITY	ZION PROPERTY	437	21	MFA	ALL	Expected to start and finish sometime in 2016
ARBOR SOLD TO POLYGON?	VILLEBOIS	437	1000	MFA	870	130 of 1,000 built as of Dec. 2015 / May be a mix of condos and apartments
LEGEND @ VILLEBOIS (MATRIX)	SAP E PDP1	438	190	SFD	30	160 of 190 are occupied / Matrix still building / picked up pace / done in 2016
HOLLAND PARTNER GROUP	JORY TRAILS @ THE GROVE	446	27	SFD	7	Should all be done and occupied by end of 2015
Dutch Ventures, LLC	ASH PARK (north of existing condos)	448	12	SFD	ALL	Just started up in 2015 / should all be done and occupied by Summer 2017
Dutch Ventures, LLC	ASH MEADOWS Condos	448	15	MFA	ALL	To finally finish the last of the condominiums sometime in 2017
RENAISSANCE HOMES	CANYON CREEK 2	454	8	SFD	4	All should be built and occupied by the end of 2015
UNKNOWN (CUSTOM HOMES)	CUSTOM HOMES	454	9	SFD	ALL	Infil of lots that should all be built in 2016
POLYGON HOMES/CITY	GRAND POINT @ VILLEBOIS	468	100	SFD	ALL	Started in 2015 / 2 years to build / may build more quickly
WEST COAST REAL ESTATE	NEW TOWNHOMES	480	12	MFA	ALL	Under construction now / building slowly though / to be completed and sold in 2016
RENAISSANCE HOMES	RENAISSANCE BOAT CLUB	484	33	SFD	23	Formally Willamette Landing / larger homes and lots / started in 2015 / bldg slow

West Linn-Wilsonville School District

Active and Future New Residential Development Projects & Study Areas



District-Wide 5-Year Forecast

Projection Date 10/5/2015

		Actual	Projected Student Counts						
		Fall 2015	Fall 2016	Fall 2017	Fall 2018	Fall 2019	Fall 2020		
K		567	580.1	645.5	639.4	644.9	645.8		
1		605	633.8	642.1	698.1	687.2	693.0		
2		631	650.9	679.7	675.1	728.3	717.1		
3		679	671.9	692.1	707.3	697.6	752.6		
4		692	712.1	699.4	709.8	720.4	710.1		
5		727	726.9	742.7	717.3	723.5	735.9		
6		737	755.7	748.4	752.2	723.2	733.3		
7		751	784.9	803.3	782.6	783.2	751.8		
8		699	786.5	816.4	821.9	795.6	796.7		
9		774	725.8	812.0	831.9	834.0	808.1		
10		701	777.1	728.8	803.5	819.8	819.6		
11		672	700.8	771.5	715.5	783.6	798.8		
12		717	715.3	740.6	807.0	744.3	813.7		
K-5		3,901	3,975.7	4,101.5	4,147.0	4,201.9	4,254.5		
6-8		2,187	2,327.1	2,368.1	2,356.7	2,302.0	2,281.8		
9-12		2,864	2,919.0	3,052.9	3,157.9	3,181.7	3,240.2		
Sub Total:	K-12	8,952	9,221.8	9,522.5	9,661.6	9,685.6	9,776.5		
Out-of-District:	K-5	303	303.0	303.0	303.0	303.0	303.0		
	6-8	94	94.0	94.0	94.0	94.0	94.0		
	9-12	177	177.0	177.0	177.0	177.0	177.0		
	K-12	574	574.0	574.0	574.0	574.0	574.0		
Unmatched:	K-5	0	0.0	0.0	0.0	0.0	0.0		
	6-8	1	1.0	1.0	1.0	1.0	1.0		
	9-12	2	2.0	2.0	2.0	2.0	2.0		
	K-12	3	3.0	3.0	3.0	3.0	3.0		
								Change from 2014-2019	
Totals:		Fall 2015	Fall 2016	Fall 2017	Fall 2018	Fall 2019	Fall 2020	#	%
Totals:	K-5	4,204	4,278.7	4,404.5	4,450.0	4,504.9	4,557.5	353.5	3.2%
	6-8	2,282	2,422.1	2,463.1	2,451.7	2,397.0	2,376.8	94.8	6.0%
	9-12	3,043	3,098.0	3,231.9	3,336.9	3,360.7	3,419.2	376.2	4.5%
	K-12	9,529	9,798.8	10,099.5	10,238.6	10,262.6	10,353.5	824.5	1.4%
		Fall 2015	Fall 2016	Fall 2017	Fall 2018	Fall 2019	Fall 2020		
K-5 Annual Change:			74.7	125.8	45.5	54.9	52.6		
6-8 Annual Change:			140.1	41.0	-11.4	-54.7	-20.2		
9-12 Annual Change:			55.0	133.9	105.0	23.8	58.5		
K-12 Annual Change:			269.8	300.7	139.1	24.0	90.9		

The above projections are based upon a student data file provided to DDP by the WLWSD representing early October 2015.

100 Pre-K students were given to DDP in the original student data file and were excluded from the above projections.

2020 Projections

Level	School/City	Students	Capacity	Diff.
Primary 2020	Wilsonville	1633	1644	+11
	West Linn	2591	2702	+111
		4224	4346	+122
Middle	Wood	805	640	
	Meridian Creek		450	
	Athey Creek	632	624	
	Rosemont	845	668	
		2282	2382	+100
High	WLHS	1838	1748	
	WHS	1401	1472	
		3239	3220	-19