



Community Meeting #3

ATHEY CREEK MIDDLE SCHOOL AT DOLLAR STREET

June 25th, 2020
6:00pm Webinar

OUR AGENDA FOR THIS EVENING

- Community Meeting #2 Survey
- Site Consultant Report Status
- Design Update
- “Why Build This School at the Dollar Street Site?”
- Break-Out Sessions *(30min + 10min share back)*
- Schedule & Next Steps



LISTENING SESSIONS

3J Consulting

Community Planning and Public Involvement

Steve Faust

Community Engagement



Andrew Tull

Land Use Planner



COMMUNITY MEETING #2 SURVEY

1. Did this presentation answer your questions about the factors that led to a school on Dollar Street?

78% say questions were answered/partially answered

22% say questions were not answered

Community questions and comments include:

- Why not expand at Athey Creek?
- What has changed since 1990s?
- Why build here when enrollment increases come from Wilsonville?
- Is there a cost/benefit analysis? What are the benefits for students?
- Inadequate community engagement, including bond measure
- Questions about Arts and Technology High School



Do you have questions or feedback about the topography, and size and suitability of the site for a new middle school?

Topography: 60% have no questions; 40% have questions/feedback

Size and suitability: 45% have no questions; 55% have questions/feedback

Community questions and comments include:

- Pleased with size and location
- Site is too small; won't have amenities of Athey Creek
- How many of the 22 acres are buildable?
- Concern that soils and slopes are unsafe; cause erosion and runoff
- Is it too costly to develop? (tree removal, grading, wetlands)
- Preserve trees, wildlife habitat and community amenity
- Integrate school with the landscape



Do you have questions or feedback regarding street improvements, site buffers, and the access road?

Street improvements/site buffers: 43% have no questions; 57% have questions/feedback

Access road: 39% have no questions; 61% have questions/feedback

Community questions and comments include:

- Traffic congestion on Willamette Falls Drive
- Traffic (cut-through and drop-off) and traffic control on Dollar Street
- Access road improves neighborhood access; kids can walk and bike
- Concern about access road and site entrances
- Street improvements extent, timing, funding, and land needs
- Concern about construction staging and impacts
- Will buffers retain existing trees?



Do you have questions or feedback about the possible site elements?

46% have no questions; 54% have questions or feedback

Community questions and comments include:

- Need to see site design and layout
- Concern about parking on Dollar Street, Willamette Falls Drive, and River Heights Neighborhood
- Concern about the field lights, noise, hours of operation
- Relationship with parking and fields at Fields Bridge Park?
- Concern about building height
- Athey Creek/Dollar Street comparison
- What are the community benefits/amenities?



Do you have questions or feedback regarding the site's history, including its past agricultural uses?

23% still have questions or feedback

Community questions and comments include:

- Preserve historic resources; conduct archaeological study
- Preserve the local ecosystem; protect wildlife habitat



Do you have questions or feedback about the project timeline and process?

66% of respondents have no questions; 34% have questions or feedback

Community questions and comments include:

- What is driving the timeline?
- Should the process be delayed due to COVID-19?
- Delay the process for more community outreach
- What is the timing of permits, city council review, ground-breaking, and school opening?



OTHER QUESTIONS

Additional community questions or feedback:

- Make site studies available to the public: archaeological, arborist, geotechnical, traffic
- Make outreach and survey results available



SITE CONSULTANT REPORT STATUS

NEW MIDDLE SCHOOL – PROJECT MANAGER



Angela Caffrey
Sr. Construction Project Manager



- **CBRE / Heery provides construction management services for the 2019 Bond projects**
- **CBRE / Heery has partnered with WLWV on several past bonds and helped to build several schools in the District**



2 Centerpoint Dr, Suite 205
Lake Oswego, Or 97035
503-431-6180
<https://heery.com/>



SITE CONSULTANT REPORT STATUS

- **Archeological Consultants** – *Willamette Cultural Resource Associates*
 - Application submitted to State Historic Preservation Organization (SHPO) Grand Ronde Tribe has been consulted.
- **Wetland Biologist & Wildlife Consultant** – *Pacific Habitat Services*
 - Wetland investigation completed. Wildlife investigation and Habitat Conservation Area review in process.
- **Arborist** – *The Pacific Resources Group*
 - Tree survey completed. Report of findings distributed to City Arborist.
- **Geo-Technical Engineers** – *GeoDesign Inc.*
 - Site borings and infiltration tests completed. Geo-technical report in process
- **Environmental Consultant** – *PBS Environmental*
 - Environmental site assessment and survey completed. Final report in process
- **Traffic Study** – DKS Associates Traffic Study data, survey, and research in process.



DESIGN UPDATE

DESIGN UPDATE

IBI GROUP ARCHITECTS



Rebecca Stuecker
AIA, ALEP



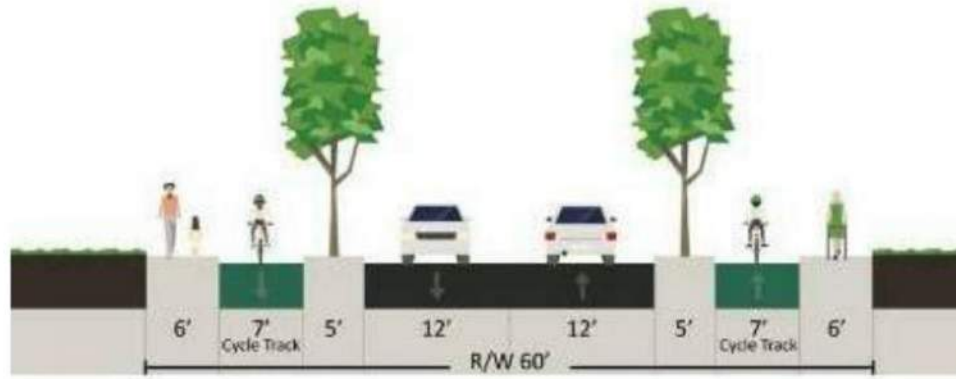
IBI Group
907 SW Harvey Milk St.
Portland, OR 97205

<https://ibigroup-edpnw.com/>



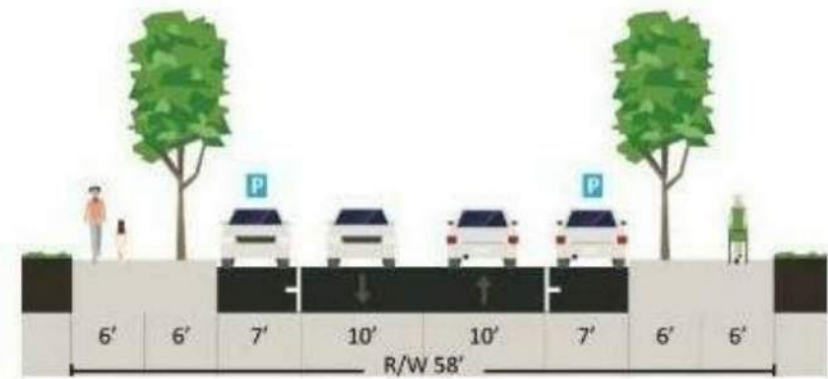


DESIGN UPDATE



Minor Arterial without Median/Center Lane

WILLAMETTE FALLS DRIVE IMPROVEMENTS



34-foot Local (Parking on Both Sides)

DOLLAR STREET IMPROVEMENTS



FIELDS BRIDGE PARK

DOLLAR STREET

WILLAMETTE FALLS DRIVE

TUALATIN RIVER









FIELDS BRIDGE PARK

DOLLAR STREET

WILLAMETTE FALLS DRIVE

TUALATIN RIVER





FIELDS BRIDGE PARK

DOLLAR STREET

WILLAMETTE FALLS DRIVE

TUALATIN RIVER





FIELDS BRIDGE PARK

DOLLAR STREET

WILLAMETTE FALLS DRIVE

TUALATIN RIVER





FIELDS BRIDGE PARK

DOLLAR STREET

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TUALATIN RIVER





FIELDS BRIDGE PARK

DOLLAR STREET

WILLAMETTE FALLS DRIVE

TUALATIN RIVER









FIELDS BRIDGE PARK

ATHLETICS &
PERFORMING ARTS

★
COMMONS &
MAIN OFFICE

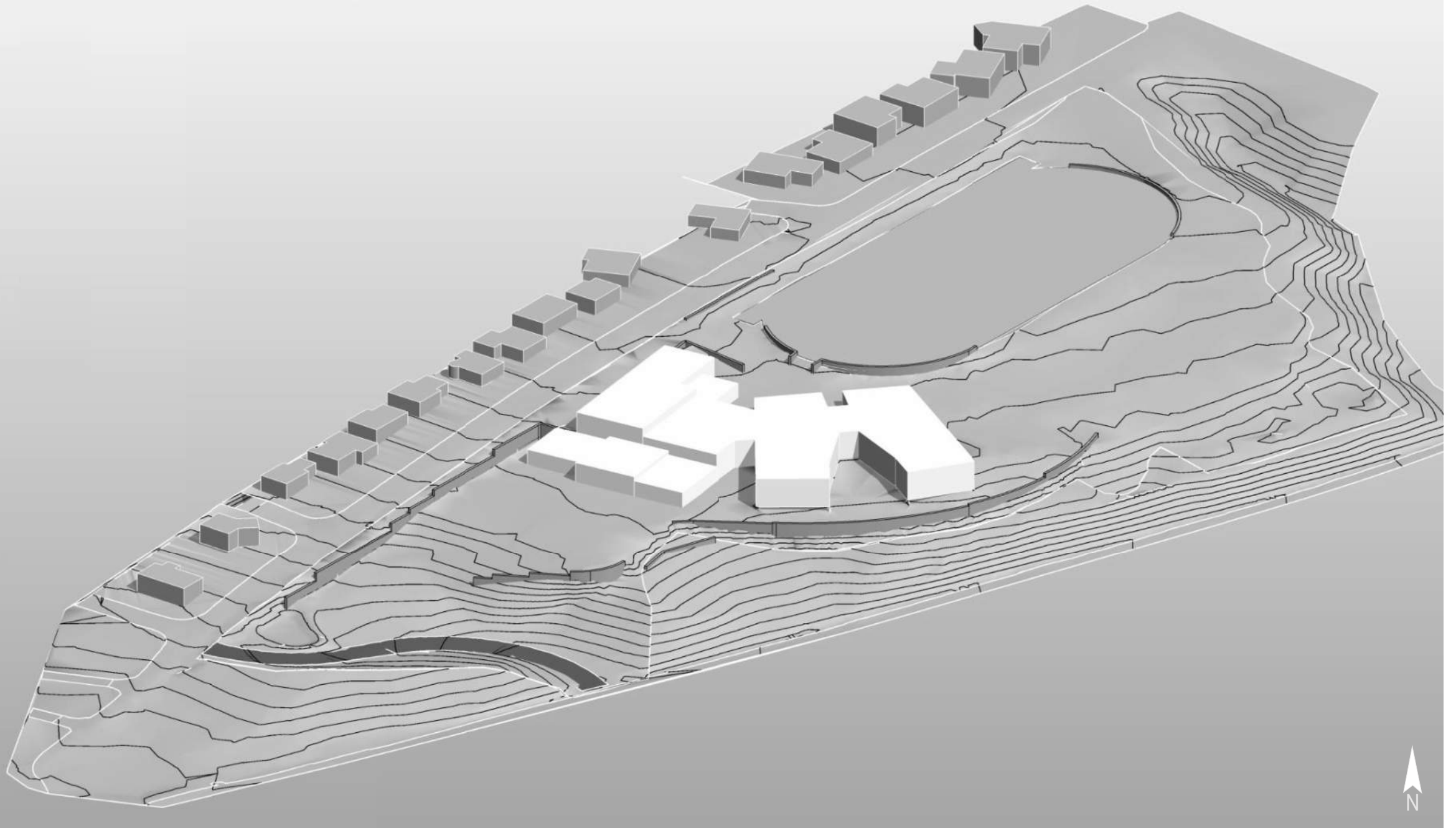
●
CLASSROOMS &
LIBRARY

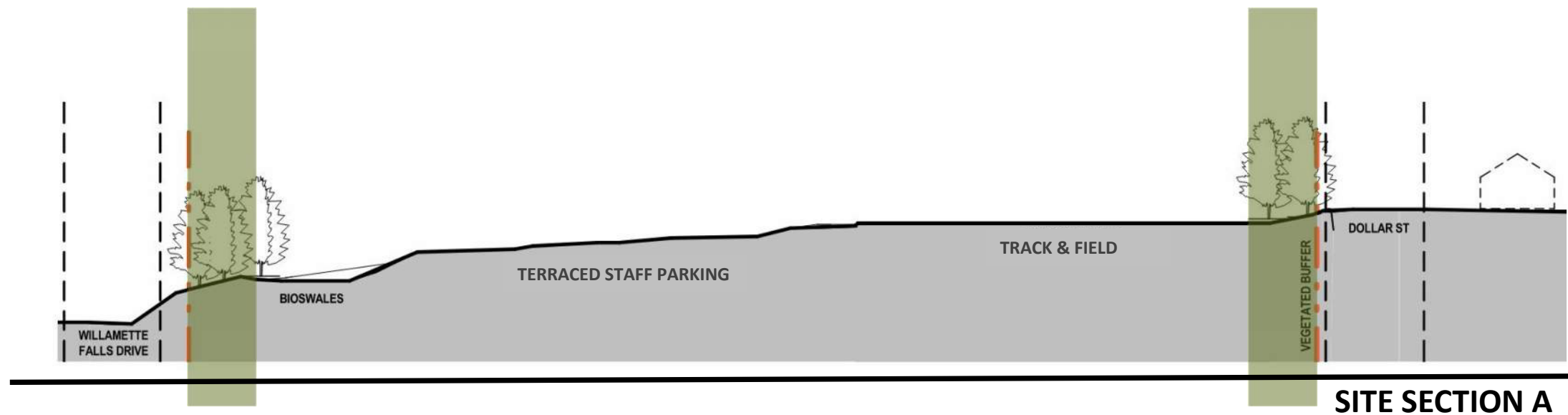
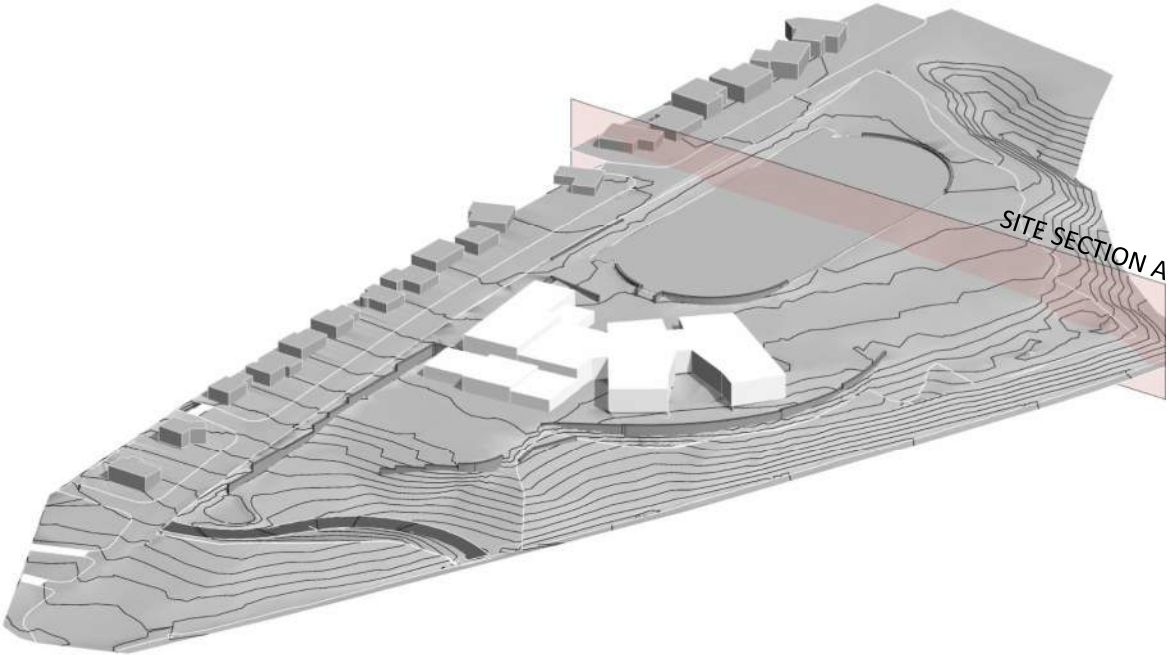
DOLLAR STREET

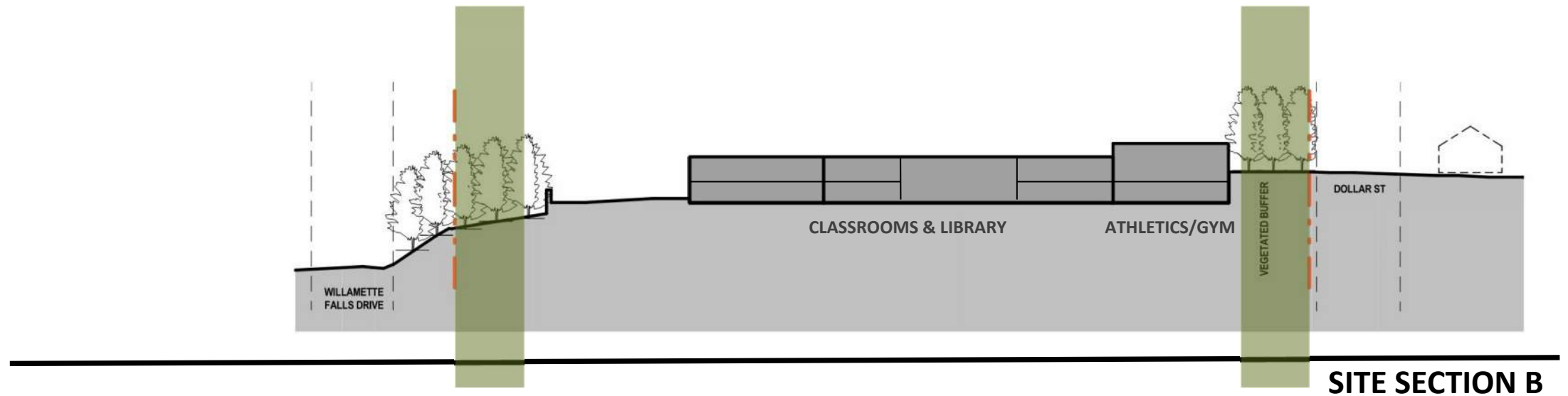
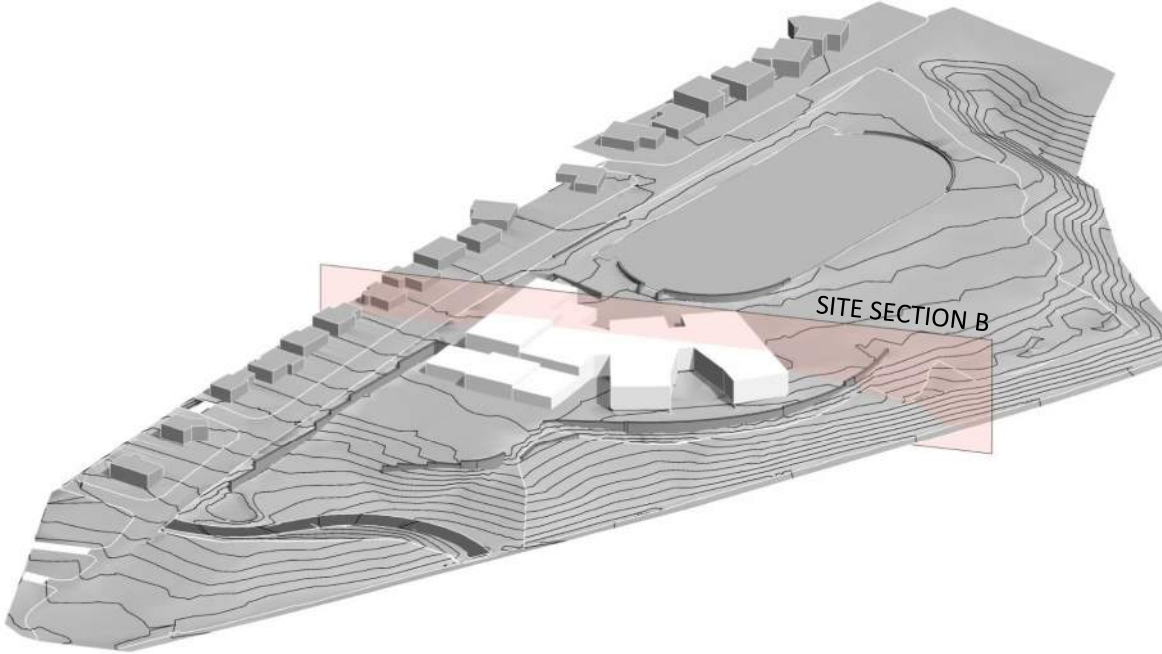
WILLAMETTE FALLS DRIVE

TUALATIN RIVER









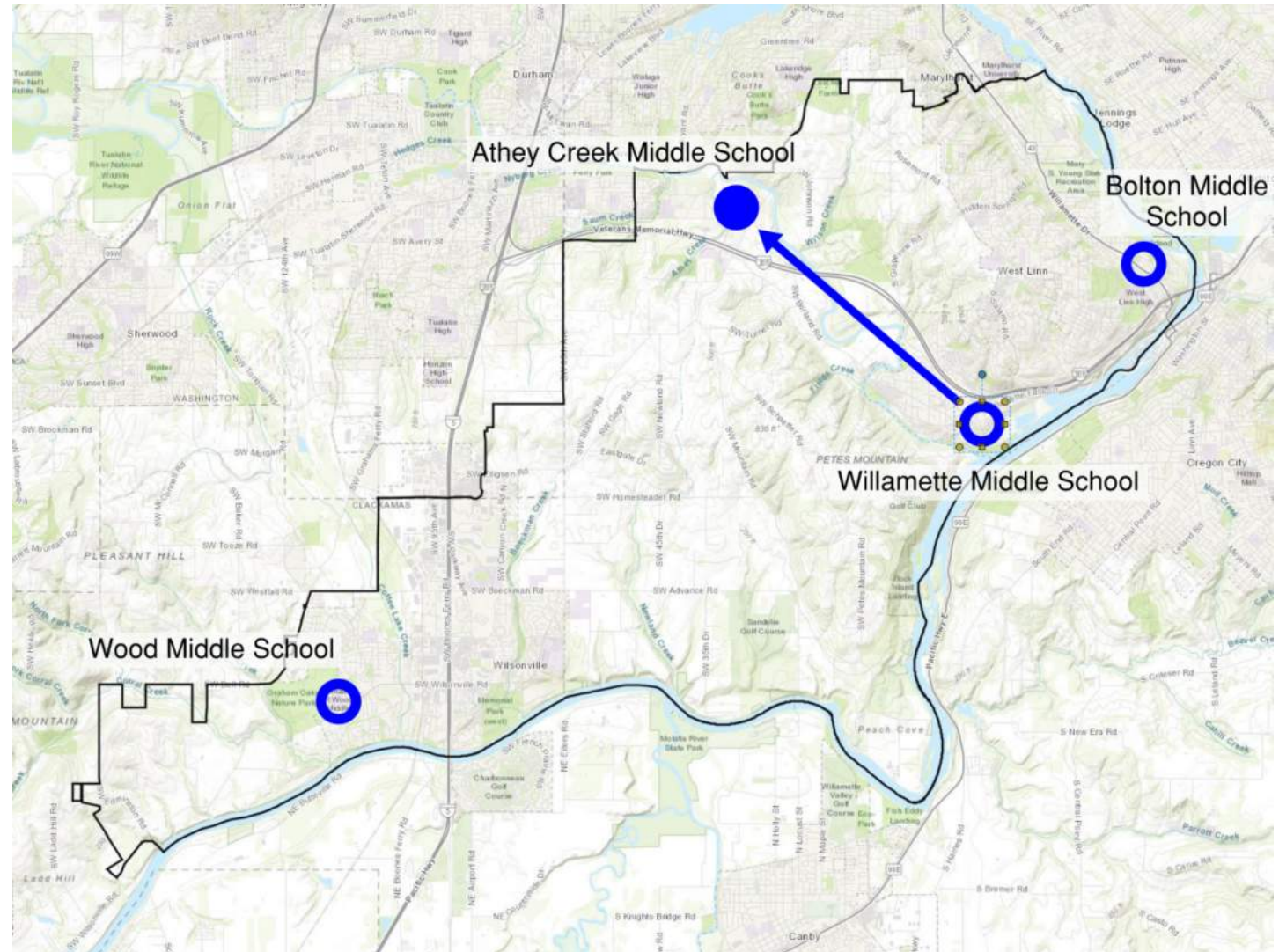
SITE SECTION B



“Why Build This School at the Dollar Street Site?”

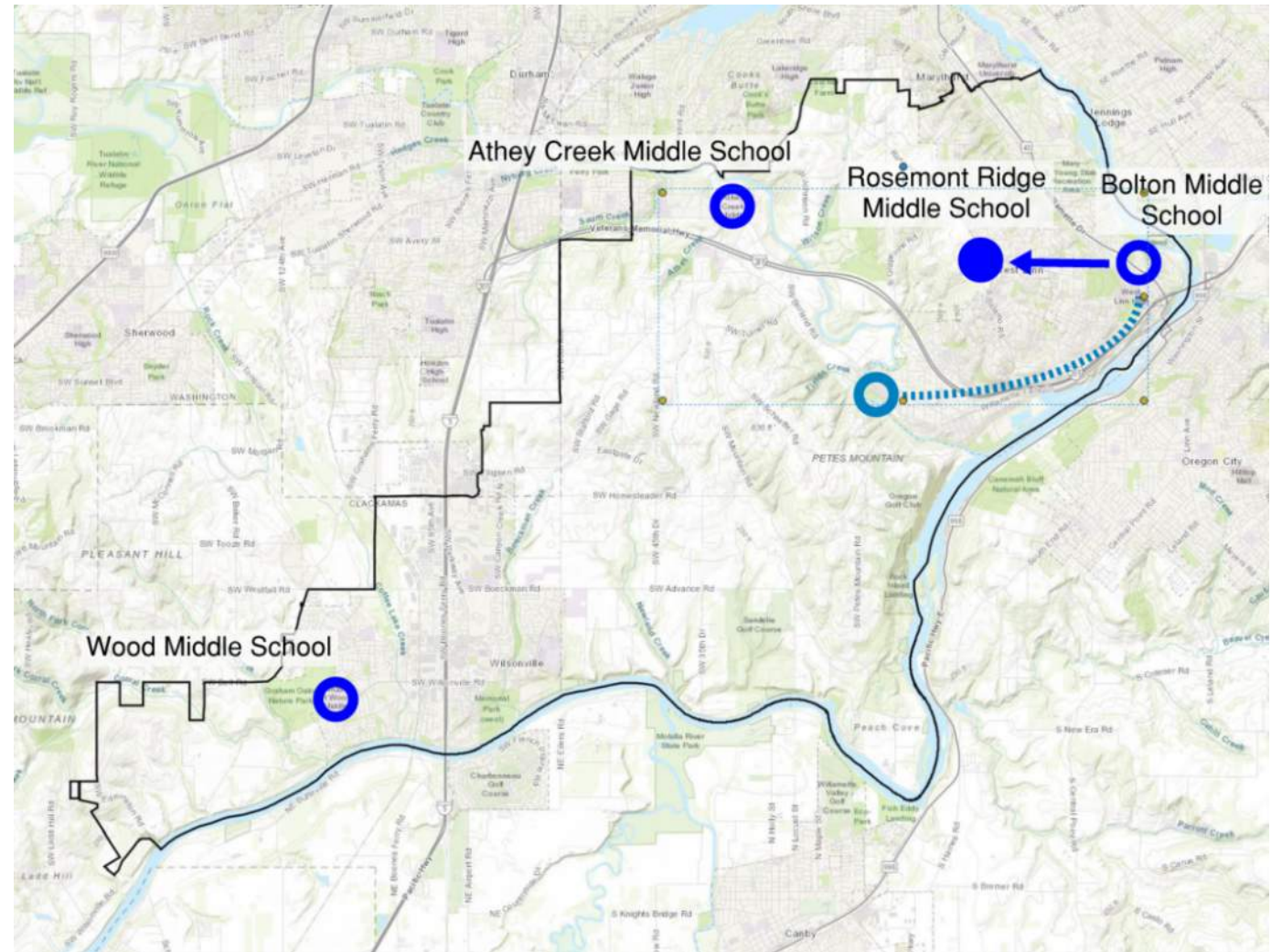
DISTRICT MIDDLE SCHOOL ADJUSTMENTS

Willamette Middle School to
Athey Creek Middle School

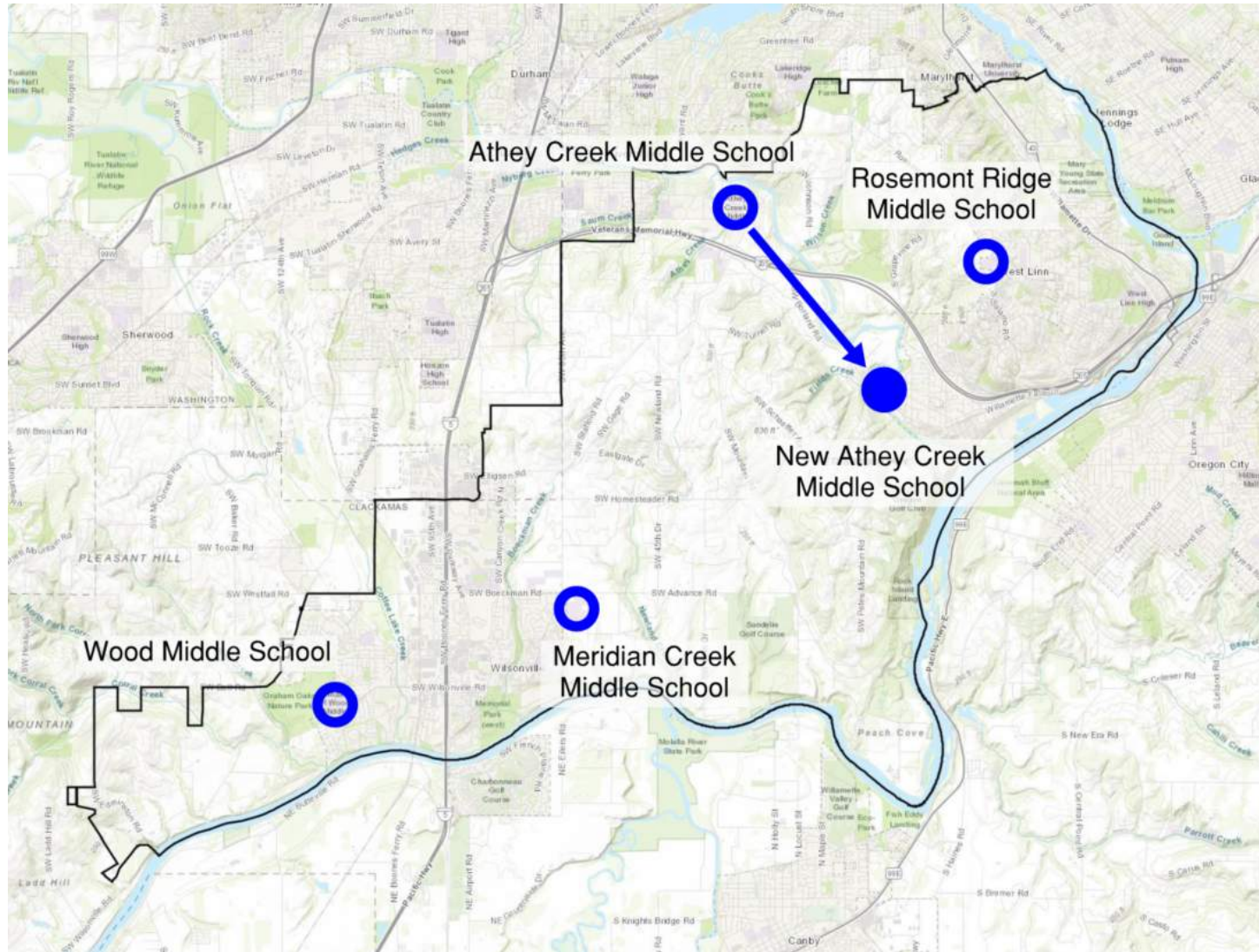


DISTRICT MIDDLE SCHOOL ADJUSTMENTS

Bolton Middle School to
Rosemont Ridge Middle School

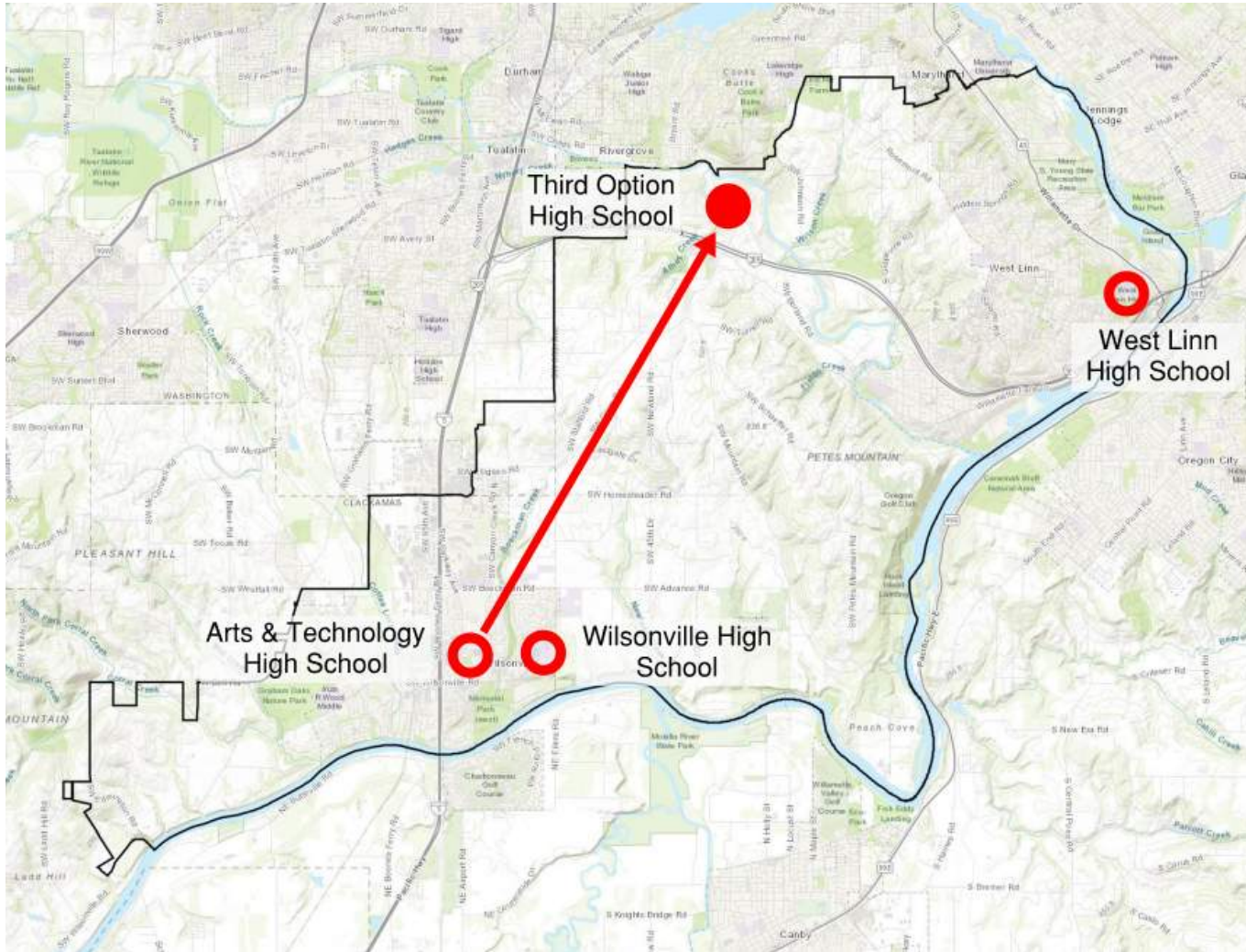


DISTRICT MIDDLE SCHOOL ADJUSTMENTS



Athey Creek Middle School
to Dollar Street Site

DISTRICT HIGH SCHOOL ADJUSTMENTS

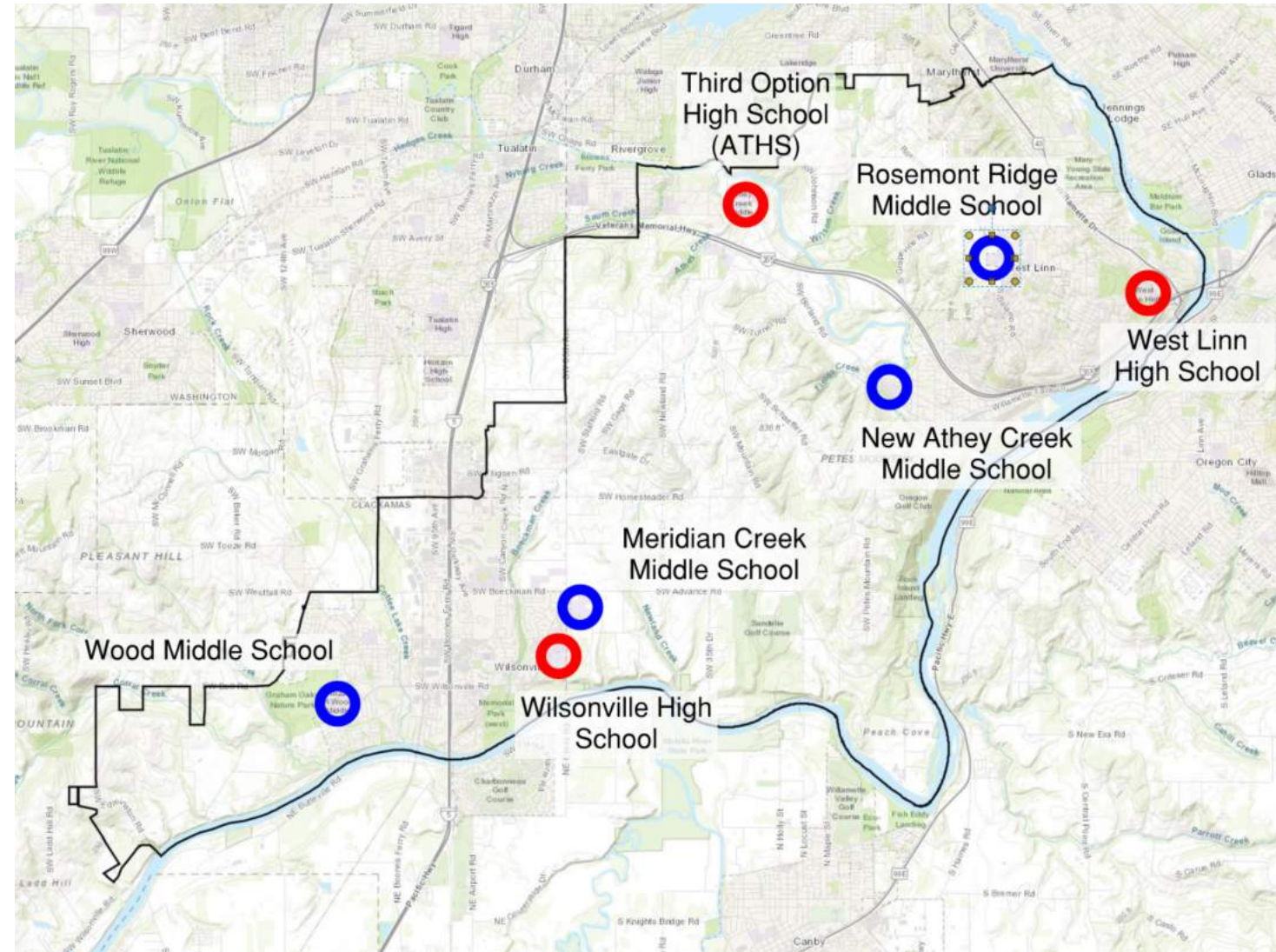


Arts & Technology High School
to Third Option High School

DISTRICT SECONDARY SCHOOLS

Fall 2023

Secondary schools
balanced across the
district at the
completion of the
bond



BREAK OUT SESSIONS

BREAK OUT SESSIONS



Given what you've learned in this presentation, what are some **opportunities** and **challenges** related to the following:

1. Driveways, Connector Road and Parking Lots
2. Building Location
3. Athletic Field & Track Location

BREAK OUT SESSIONS SHARE BACK



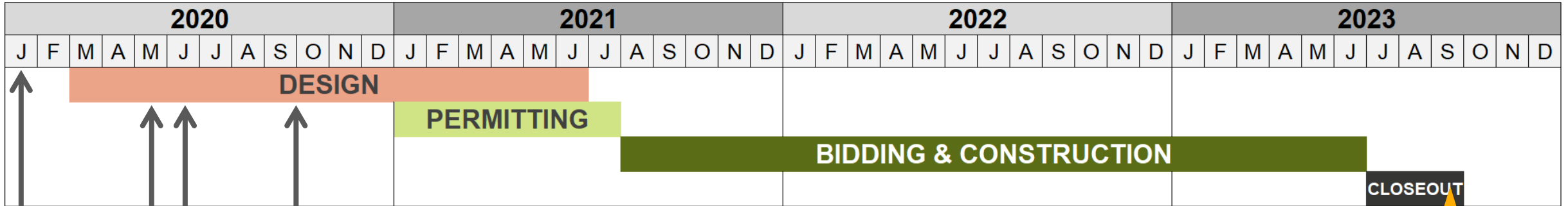
Given what you've learned in this presentation, what are some **opportunities** and **challenges** related to the following:

1. Driveways, Connector Road and Parking Lots
2. Building Location
3. Athletic Field & Track Location

All information from the break out sessions is being recorded and will be used to update the Q&A document found on the bond website.

NEXT STEPS

NEXT STEPS



★
↑
OPENING
DAY

Community Meeting #4 (Fall 2020)

Presentation at Willamette Neighborhood Association Meeting

Community Meeting #3 (June 2020)

Community Meeting #2 (May 2020)

Community Meeting #1 (Jan 2020)









Keep Informed with Project Updates

- Sign up for the **WLWV-Bond-New-Athey-Creek-At-Dollar ListServ**. To sign up, go to <https://listserv.wlww.k12.or.us/self-service/> or visit the district or bond website.
- The District will provide project developments, community meeting announcements, and other pertinent project information through the Bond ListServ.
- Visit the Bond Website for answers to frequently asked questions:
(<https://www.wlww.k12.or.us/Domain/1963>)

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Athey Creek Middle School At Dollar

[Project Updates](#)
[Project Info](#)
[FAQs](#)
[Meeting Video](#)

To receive project updates, sign up for the [WLWV-Bond-New-Athey-Creek-At-Dollar ListServ](#). The district will provide regular communication regarding the middle school project process and progress.

June 25 Third Community Engagement Meeting Details
Posted by West Linn-Wilsonville on 6/23/2020 2:00:00 PM

The District will host its third Community Engagement meeting for the Athey Creek Middle School At Dollar Street Bond Project this **Thursday, June 25, at 6 p.m.** This meeting will be held via Zoom live video conferencing and will include opportunities for community members to share input and feedback in breakout sessions. Interested community members can join by computer or by phone.

Join the Zoom Meeting by clicking the following link:
<https://wlww-k12.zoom.us/j/95891178052?pwd=enBoOSsxTW83V004RUeUFR0UDQ2Zz09>

Meeting ID: 958 9117 8052
Password: 708629
Join by phone by dialing: +1 669 900 6833

Recent
June 25 Third Community Engagement Meeting Details
Third Community Engagement Meeting Scheduled for June 25

By Month
June 2020
May 2020
April 2020
February 2020

THANK YOU

3J Consulting

How to reach us:

Steve Faust steve.faust@3j-consulting.com

Visit the Bond website for answers to frequently asked questions and to take the survey

<https://www.wlww.k12.or.us/Domain/1963>

Steve Faust

Community Planning Director

