



Neighborhood Association Meeting

ATHEY CREEK MIDDLE SCHOOL AT DOLLAR STREET

November 18, 2020
7:00pm Webinar

OUR AGENDA FOR THIS EVENING

- Superintendent's Introduction
- Community Engagement Takeaways
- Design Update
 - Site Reports & Consultant Reports
 - Geotechnical Survey
 - Current Site Design
 - Site Lighting
- Land Use Pre-Application Mtg. Nov 18th
- Q&A



COMMUNITY ENGAGEMENT TAKEAWAYS

COMMUNITY MEETING #4

3J Consulting

Land Use Planning and Public Involvement



Steve Faust

Community Planning Director



STAY INFORMED

- 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>)

The screenshot displays the website for the Capital Bond Program at West Linn-Wilsonville School District. The top navigation bar includes links for District Home, Select a School, Translate, Passkeys, User Options, and Search. The main header features the district logo and the program name. A secondary navigation bar lists various project categories. The breadcrumb trail indicates the current page is 'Athey Creek Middle School At Dollar Project Updates'. The sidebar on the left highlights the current project and provides links to Project Updates, Project Info, and FAQs. The main content area contains a text block about signing up for the ListServ and a news item titled 'Second Community Engagement Meeting Scheduled for May 14', which includes details about the meeting and a link to the survey. A right-hand sidebar shows 'Recent' and 'By Month' sections.



2020 COMMUNITY ENGAGEMENT

- Community Meeting #1 – January 8
- 35 listening sessions conducted April 22 – May 28
- Community Meeting #2 – May 14
- Community Meeting #3 – June 25
- Community Meeting #4 – October 20
- Neighborhood Association Meeting – November 18



COMMUNITY CONCERNS

Feedback regarding the updated design:

- Believe infrastructure is inadequate
- Concerned about noise and lights
- Concerned about loss of trees and habitat, pollution
- Like the design, appreciate design updates to alleviate neighbor concerns
- Like having multiple entrances and fence along Dollar St.; consider pedestrian gates
- Like the tree plantings as a buffer



COMMUNITY MEETING #4 Questions

Feedback regarding traffic study and proposed road improvements:

- Concerned about traffic and congestion on WFD and Dollar St.
- Concerned about parent drop off/pickup on Dollar St.
- Concerned about student safety
- Student walk/bike to school projections are too high
- In favor of speed bumps, lower speed limits on Dollar St; consider stop sign
- Concerned roundabout will hinder traffic and are unsafe for pedestrians
- Like the roundabout and proposed traffic flow
- Do not support connector road, consider using gates



COMMUNITY COMMENTS

Other comments:

- School District should fund improvements to Fields Bridge Park
- Concerned school use of FBP fields will displace little league teams
- Cost to build on this site is too expensive; stay at current campus; does not consider COVID
- Bond language was misleading
- Will hurt home values



Bond Management Team & Consultants

BOND TEAM INTRODUCTION

CAPITAL CONSTRUCTION PROGRAM MANAGER



Remo Douglas, CCM

- Third Capital Bond Program with WLWSD over 11 years
- Managed new building, major renovation and site projects
- Managed program budget and forecasts

CONSULTANT TEAM INTRODUCTION



Angela Caffrey



Shawn Dimke



Rebecca Stuecker



Mercedes Serra

Summary on Consultant Reports – Project Managers CBRE/Heery
Geotechnical Survey – Shawn Dimke
Design Update – IBI Group Architects
Land Use Outline – Mercedes Serra – 3J Consulting

SITE CONSULTANT REPORT STATUS

Remaining Reports Status

Reports Available on Bond Website:

- Geotechnical Survey
- Phase 1 & 2 Environmental Surveys
- Traffic Survey
- Ornithologist – Nest Assessment

Project Reports and Studies

As the design process for the New Athey Creek Middle School At Dollar Street Bond Project progresses, the district will provide the community with reports, studies, and findings as they're completed. Documents will be uploaded to this webpage as they're available.

[Geotechnical Report \(uploaded 10/21/20\)](#)

[Nest Assessment \(uploaded 10/21/20\)](#)

[Phase 1 Environmental Report \(uploaded 10/21/20\)](#)

[Phase 2 Environmental Report \(uploaded 10/21/20\)](#)

[Soil Management Report \(uploaded 10/21/20\)](#)

[Traffic Report \(uploaded 10/21/20\)](#)



Arborist Reports Status



Arborist – *The Pacific Resources Group*

- Initial tree survey completed. Largest perimeter trees will be affected by street improvements.
- Large trees at the Western portion of the site as well as healthy trees in the eastern ravine will be retained.
- Removal of trees leaning over Willamette Falls Drive
- The District will be working with the City to continue to evaluate significant trees.

Remaining Reports Status

Archaeological Consultants – *Willamette Cultural Resource Associates*

WCRA completed an intensive field survey in July/Aug. The Draft report received no additional comments from the Grand Ronde Tribe. Transferred to State Historic Preservation Office (SHPO) on Nov. 16, 2020

Wetland Delineation – *Pacific Habitat Services*

“Wetland vegetation was generally uncommon within the study area. Areas that were dominated by wetland vegetation were lacking hydric soils and wetland hydrology; therefore, no wetlands were identified during the field investigation.”





Geotechnical Report Completed

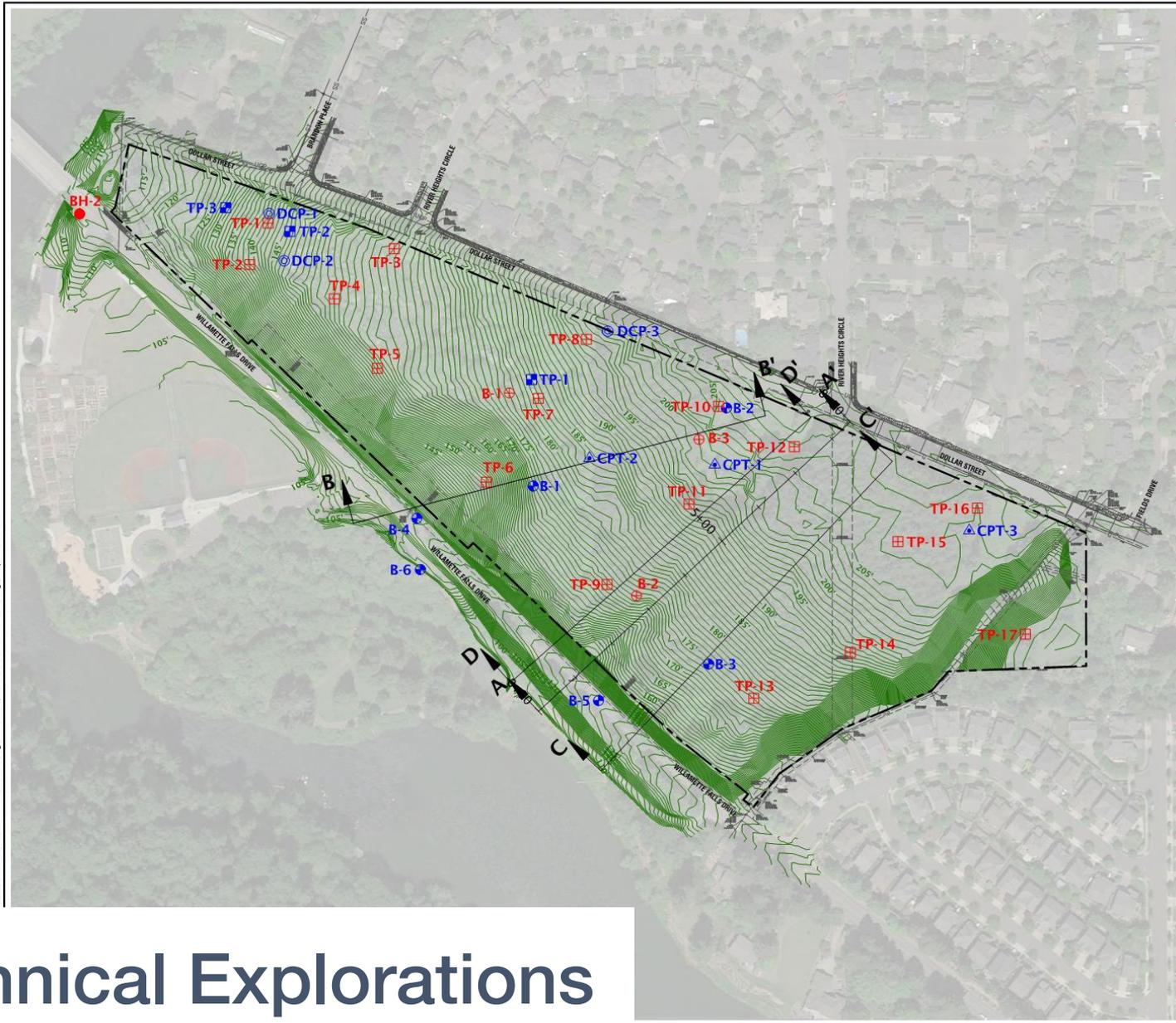
- Executive Summary from GeoDesign Inc.

GEODESIGN INC
AN NV5 COMPANY



Geotechnical Explorations

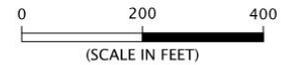
Date: 10/19/2020 11:13:42 AM
 st:\WWSchDist-1\WWSchDist-1-01\Figures\CAD\WWSchDist-1-01-SP07.dwg | Layout: FIGURE 3



LEGEND:

- SITE BOUNDARY
- B-1 [Symbol] BORING
- TP-1 [Symbol] TEST PIT
- DCP-1 [Symbol] DYNAMIC CONE PENETROMETER
- CPT-1 [Symbol] CONE PENETRATION TEST
- BH-2 [Symbol] PRIOR BORING (FOUNDATION ENGINEERING, INC. 2007)
- B-1 [Symbol] PRIOR BORING (GEODESIGN 2006)
- TP-1 [Symbol] PRIOR TEST PIT (GEODESIGN 2006)
- [Symbol] EXISTING TOPOGRAPHY
- A A' [Symbol] CROSS SECTION *

* CROSS SECTIONS A-A' AND B-B' ARE USED FOR GEOLOGIC PROFILES AND CROSS SECTIONS C-C' AND D-D' ARE USED FOR SLOPE STABILITY ANALYSIS



NOTES:

1. SITE PLAN BASED ON TOPOGRAPHIC SITE MAP DRAWING DATED JANUARY 2020 CREATED BY COMPASS LAND SURVEYORS.
2. AERIAL PHOTOGRAPH (MAY 8, 2019) OBTAINED FROM GOOGLE EARTH PRO.

SITE PLAN - EXISTING TOPOGRAPHY

DOLLAR STREET MIDDLE SCHOOL
WEST LINN, OR

WWSCHDIST-1-01

OCTOBER 2020

FIGURE 3



Geotechnical Summary

“Subsurface conditions at the site generally consist of shallow deposits of silt and silty sand underlain by medium dense sand with variable silt followed by dense gravel and sand at greater depths. No groundwater seepage was observed on the slopes or in the test pit explorations at the site and no caving was observed in the test pit explorations. The subsurface soils are competent to support the planned development and seismic induced liquefaction is not a hazard since groundwater was encountered at depths of approximately 57 to 70 feet in the upper portions of the site which is below the transition to dense soils. Groundwater will also not influence the slopes at the site with the planned proper surface drainage and management of stormwater runoff. There is no mapped or observed landslides at the site but there are existing steep slopes near the south and east property margins that have trees with curved trunks suggesting past shallow slope creep and/or erosion. Planned fills and walls will be offset from the existing steep slopes to achieve adequate slope stability or the existing slopes will be cut or filled over to achieve more stable grades in some areas. The school buildings will be supported on shallow foundations bearing on firm undisturbed native soil or structural fill over firm undisturbed native soil.”

Executive Summary from GeoDesign Inc.



Geotechnical Highlights

- *Groundwater is at sufficient depths to not have a significant impact on the design or planned construction.*
- *No liquefaction hazard*
- *Surface drainage and stormwater will be managed to not influence slopes.*
- *Existing steep slopes will be cut and/or filled to flatter more stable grades or planned fills and improvements will have sufficient offset from the existing steep slopes.*
- *Geotechnical construction observation and testing provided by GeoDesign*



DESIGN UPDATE



BRANDON PLACE
EXTENSION ROAD

FIELDS BRIDGE PARK

DOLLAR STREET

WILLAMETTE FALLS DRIVE





BRANDON PLACE
EXTENSION ROAD

FIELDS BRIDGE PARK

DOLLAR STREET

WILLAMETTE FALLS DRIVE





BRANDON PLACE
EXTENSION ROAD

VISITOR
PARKING
71 STALLS

DOLLAR STREET

FIELDS BRIDGE PARK

WILLAMETTE FALLS DRIVE

STAFF PARKING
114 STALLS





BRANDON PLACE
EXTENSION ROAD

VISITOR
PARKING

DOLLAR STREET

FIELDS BRIDGE PARK

WILLAMETTE FALLS DRIVE

STAFF
PARKING





BRANDON PLACE
EXTENSION ROAD

VISITOR
PARKING

GYM &
PERFORMING ARTS

COMMONS

LIBRARY &
CLASSROOM
NEIGHBORHOODS

DOLLAR STREET

FIELDS BRIDGE PARK

WILLAMETTE FALLS DRIVE

STAFF
PARKING





BRANDON PLACE
EXTENSION ROAD

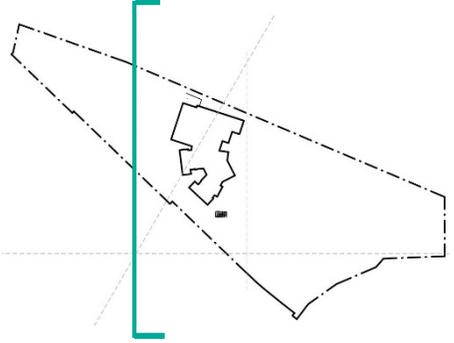
FIELDS BRIDGE PARK

DOLLAR STREET

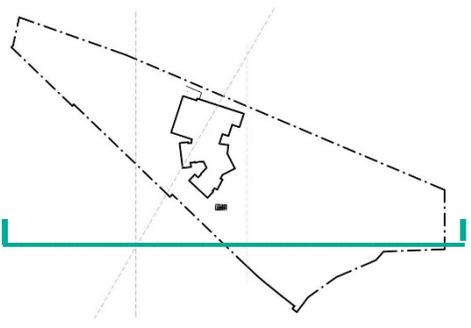
WILLAMETTE FALLS DRIVE

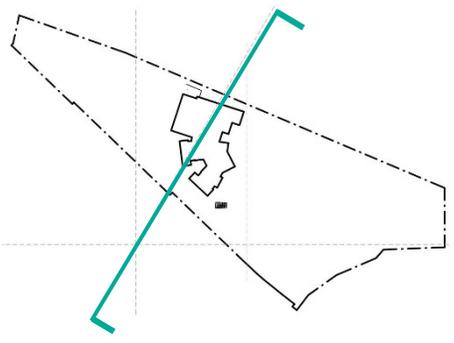
STAFF
PARKING

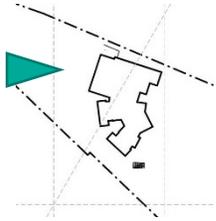


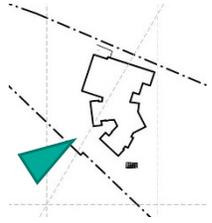












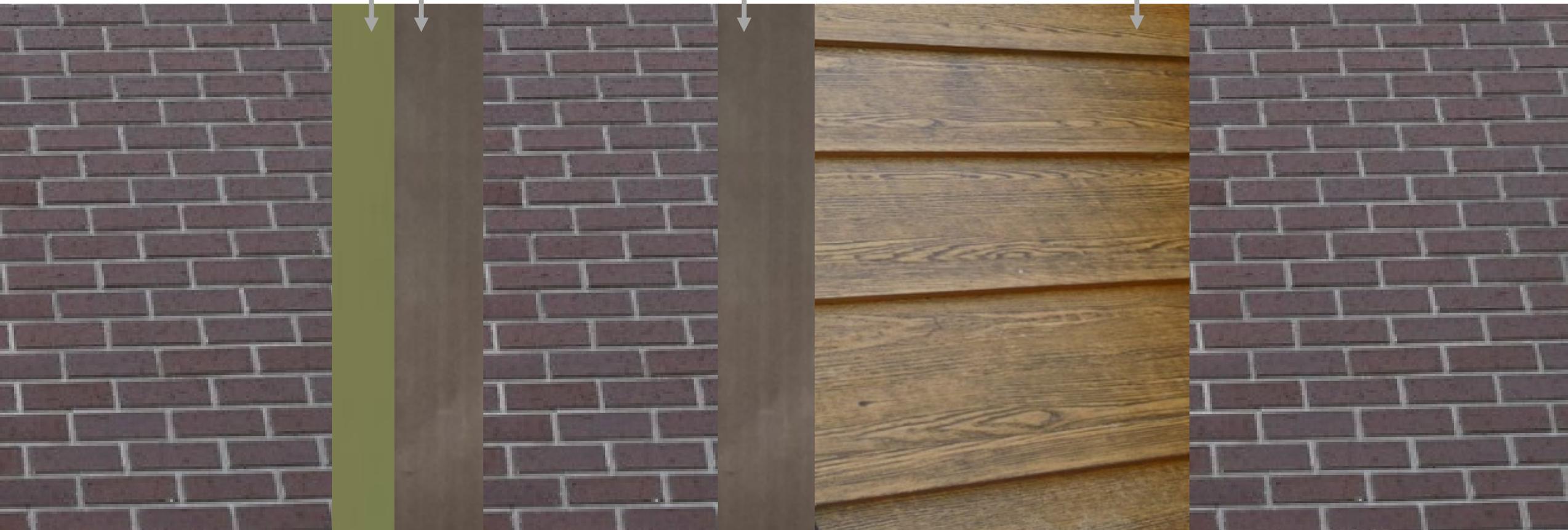
Materials. Color. Composition.

ACCENT COLOR

SHEET METAL TRIM

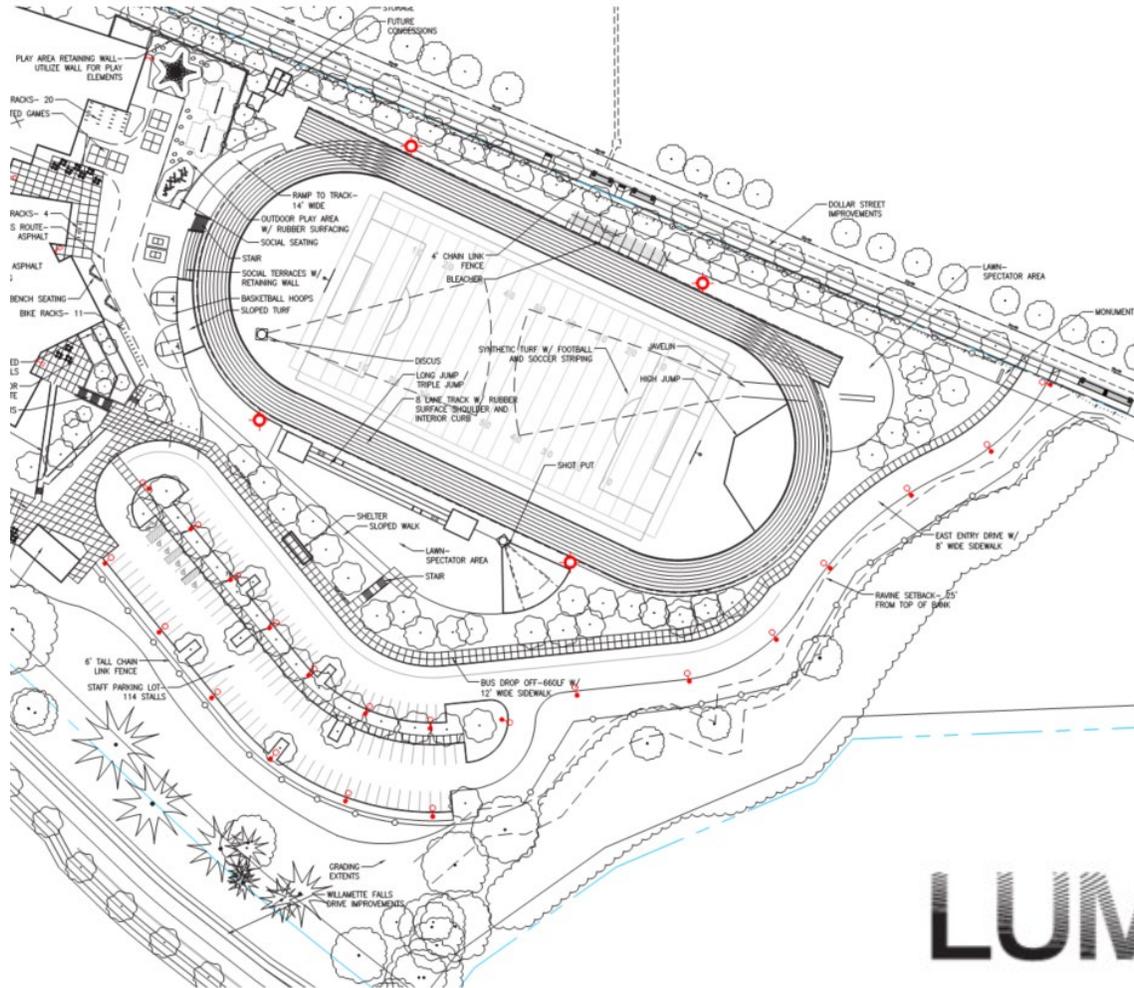
STOREFRONT WINDOWS

SIDING



SITE LIGHTING

Site Lighting



Wood Middle School

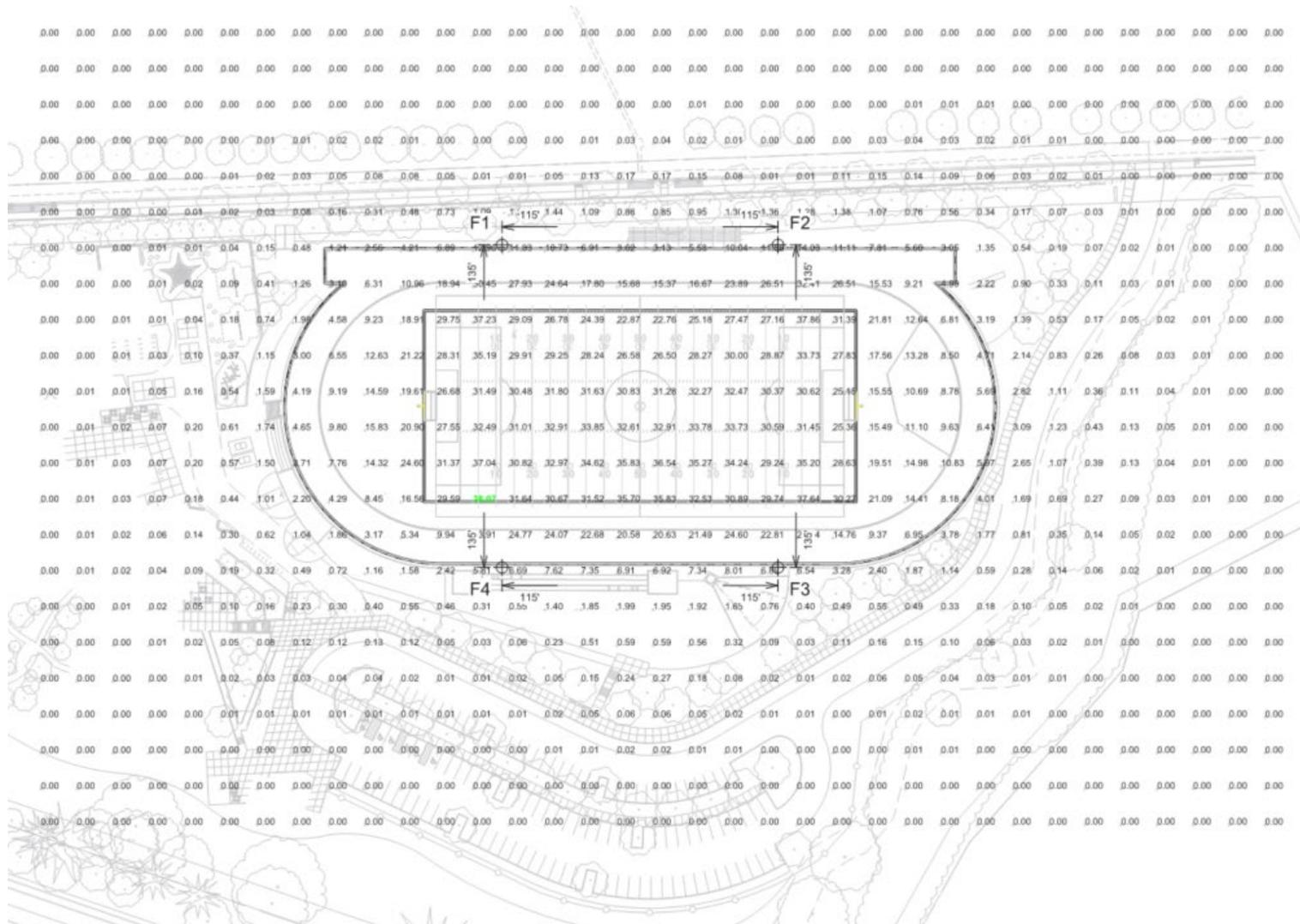


Site Lighting - Design Overview

WLWSD - New Middle School 20-1251 | 10/20/2020



Stadium Photometrics



TRANSPORTATION

AGENDA

- 1 / STUDY AREA AND TRAFFIC COUNT DATA**
- 2 / TRIP ASSUMPTIONS AND METHODOLOGY**
- 3 / PROPOSED PROJECT CHANGES AND ROUNDABOUTS**
- 4 / OPERATIONS AND QUEUING**
- 5 / SAFE ROUTES TO SCHOOL**

STUDY AREA



TRAFFIC COUNT DATA

- **Traffic Count Data was collected in May 2019 (prior to COVID-19 impacts)**
- **Traffic Count Data (2019) was increased to 2020 and 2023 conditions by applying an annual growth rate of 1.15%.**
- **2023 is the estimated year of opening for the new Athey Creek Middle School.**

TRIP ASSUMPTIONS AND METHODOLOGY

➤ **Modal Split Data**

	Drive	Bus	Walk/Bike
Athey Creek Middle School (existing rural school)	28%	72%	0%
Relocated Athey Creek Middle School (proposed neighborhood)	18%	53%	29%

- **Relocated Athey Creek Middle School will be a neighborhood school that will capture more walking and biking trips than the current Athey Creek location.**

TRIP ASSUMPTIONS AND METHODOLOGY

➤ **Final Trip Generation (students, staff, and bus trips)**

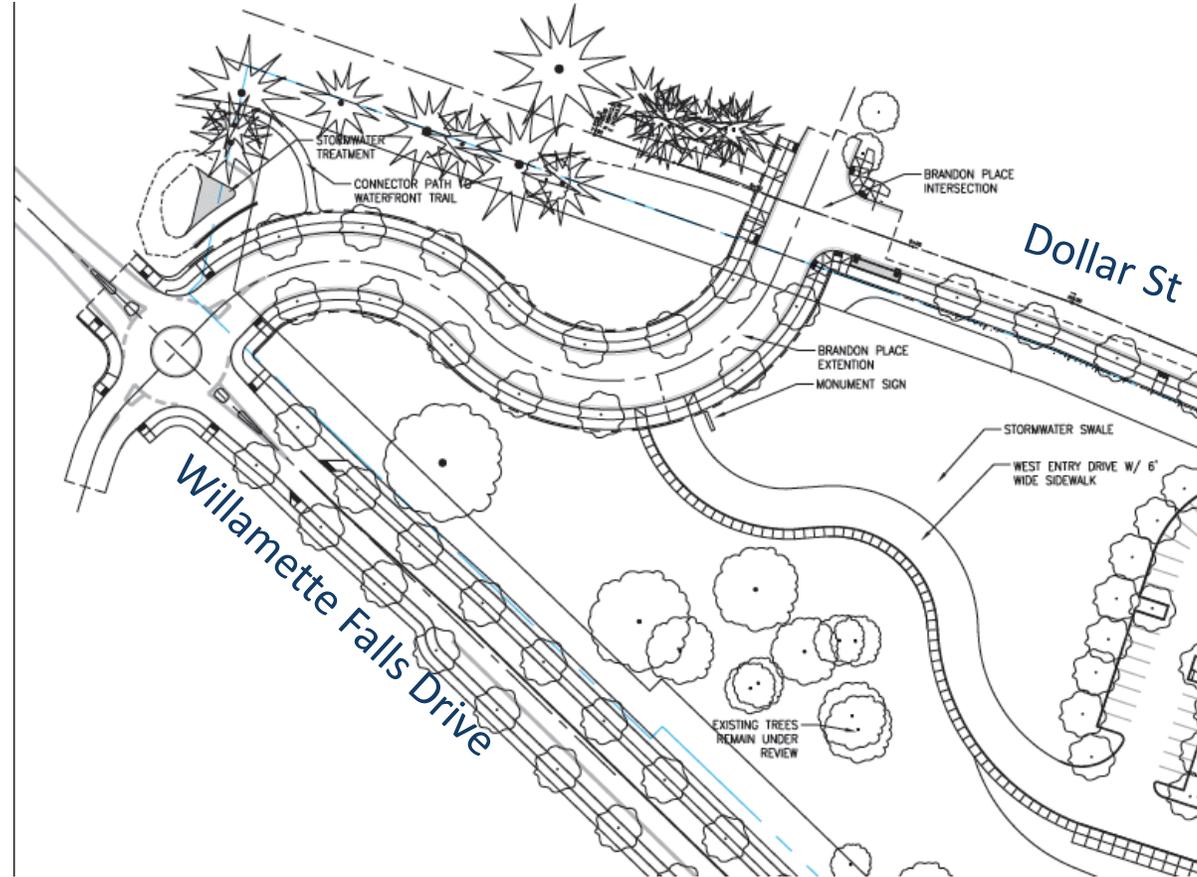
	In	Out	Total
AM Peak Hour	152	127	279
Midday Peak Hour	98	113	211

- **Add new vehicle trips for 850-student new middle school to the study area.**
- **Remove vehicle trips for 684-student Athey Creek Middle School from the study area.**

PROPOSED PROJECT CHANGES

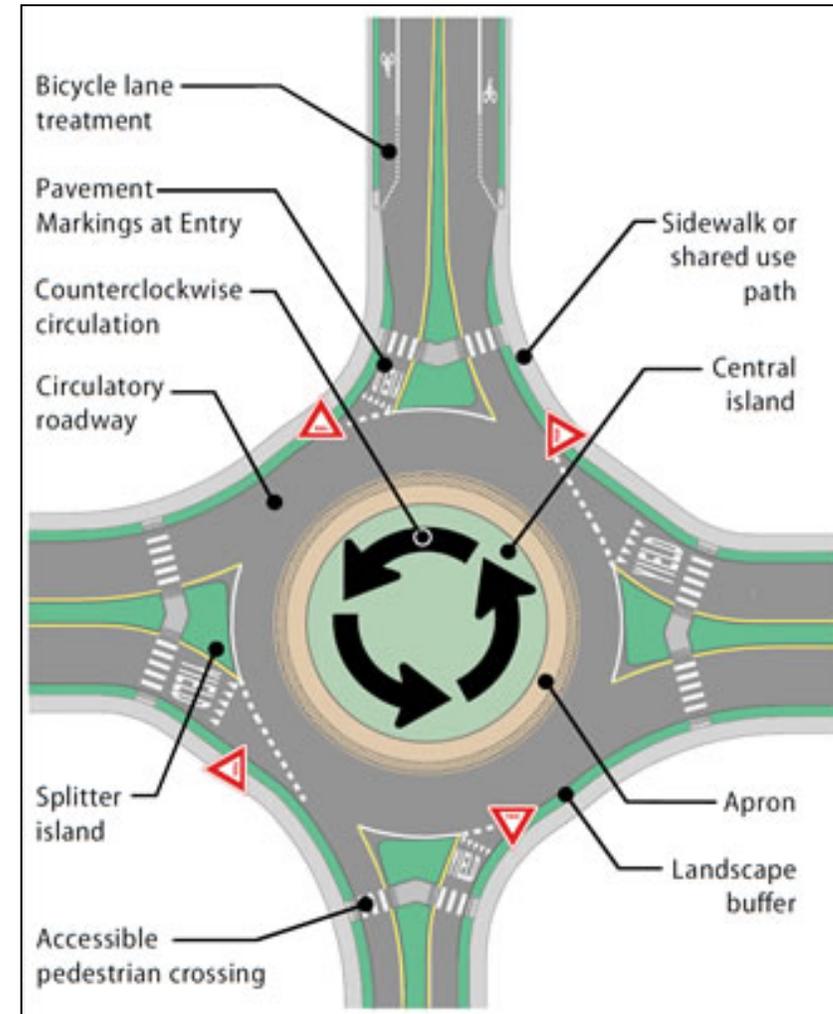
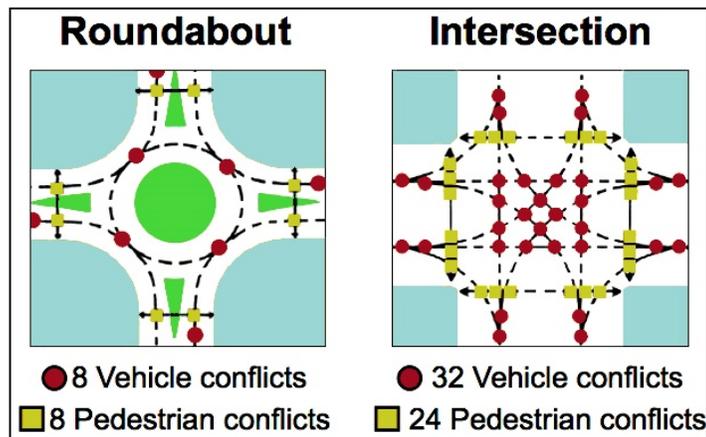
PRELIMINARY
DESIGN CONCEPT

- Brandon Place Public Road Extension from Dollar Street to Willamette Falls Drive
- New Roundabout at Willamette Falls Drive/Park Entrance
- Bus & Staff Entrance on Dollar Street (not pictured)

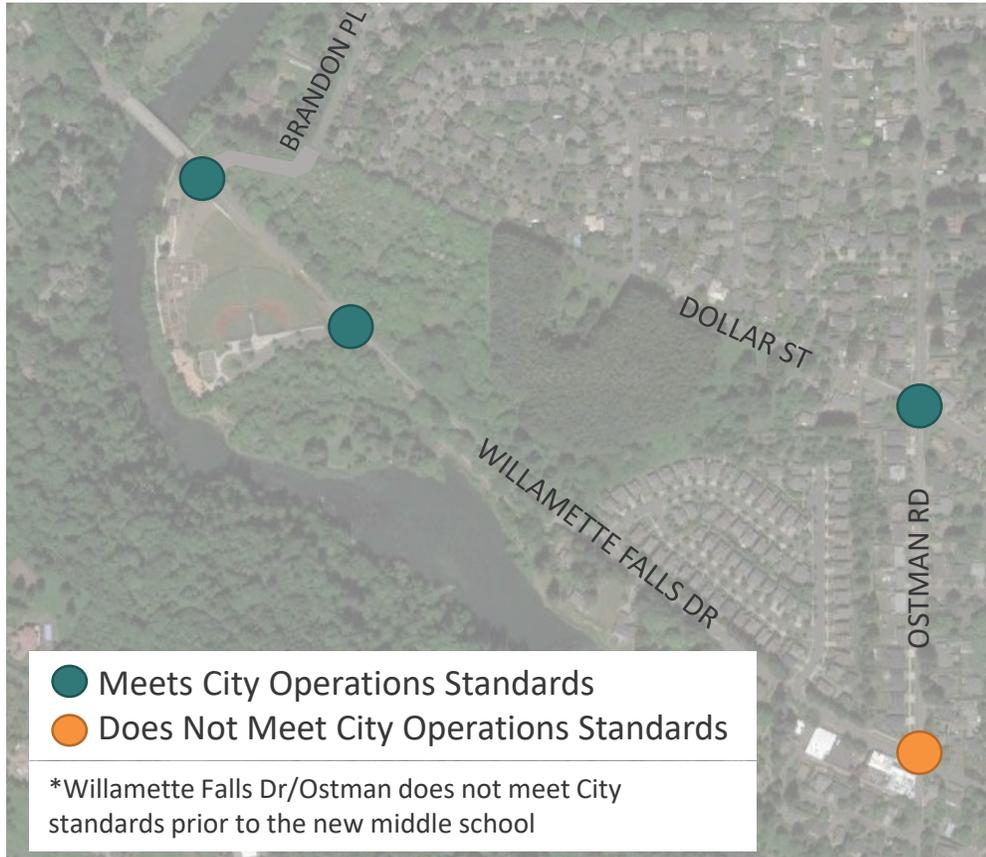


SAFETY BENEFITS OF ROUNDABOUTS

- Roundabouts reduce the types of crashes where people are seriously hurt or killed by 80%.
- Roundabout curvature results in lower vehicle speeds, generally 15–25 mph.
- Roundabouts provide short crossing distances for pedestrians and bicyclists by providing a refuge median on all legs.
- Roundabouts reduce the number of conflict points to 8 for both vehicle-vehicle conflicts as well as vehicle-pedestrian conflicts.



VEHICLE OPERATIONS (2023)



Willamette Falls Dr/Ostman Rd

- City installed an All-Way Stop in 2016 to address poor sight distance, high side street delays, and cut-through traffic.
- Once roundabout is built at Willamette Falls Drive/Brandon Place, I-205 cut-through traffic on Willamette Falls Drive may reroute due to reduced travel speeds.
- City will continue to monitor operations of the Willamette Falls Drive/Ostman Rd intersection to assess the need for future improvements.

QUEUING AT ROUNDABOUT



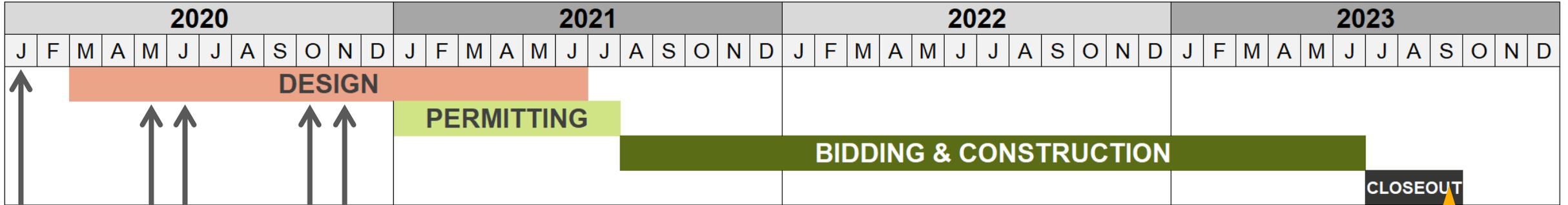
SAFE ROUTES TO SCHOOL

- 1-mile radius walking boundary
- Tualatin River and I-205 are barriers
- Orange routes are safe routes to school
- Crosswalks and sidewalk infill are recommended on school frontage and Ostman Rd.
- Wide sidewalk and separated bicycle facilities on WFD to be built along school frontage



PROJECT TIMELINE

PROJECT TIMELINE



Community Meeting #5 (Nov 2020)
Presentation to Willamette Neighborhood Association

Community Meeting #4 (Oct 2020)

Community Meeting #3 (June 2020)

Community Meeting #2 (May 2020)

Community Meeting #1 (Jan 2020)

★
↑
OPENING DAY



THANK YOU

3J Consulting

How to reach us:

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Steve Faust

Community Planning Director



**VISIT THE BOND WEBSITE FOR ANSWERS TO FREQUENTLY ASKED QUESTIONS
AND TO TAKE THE SURVEY**

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



QUESTIONS