
MEMORANDUM

DATE: June 14, 2017
FROM: Steven A. Sparks, AICP
TO: Bond Accountability Committee
SUBJECT: William Walker ES Replacement Project

At the May 23, 2016 Bond Accountability (BAC) meeting, staff reported that the planned school replacement project at William Walker K-5 would be delayed by one year. Instead, Hazeldale K-5 would be moved up one year in the school replacement schedule. The reason for the delay was the District's desire to work in concert with the Tualatin Hills Park and Recreation District (THPRD) Cedar Hills Park Renovation project. The two agencies have spent the past year coordinating their projects and are currently proceeding with land use review at the City of Beaverton. The purpose of the staff presentation at the June 19, 2017 BAC meeting is to provide an overview and a status update on the projects.

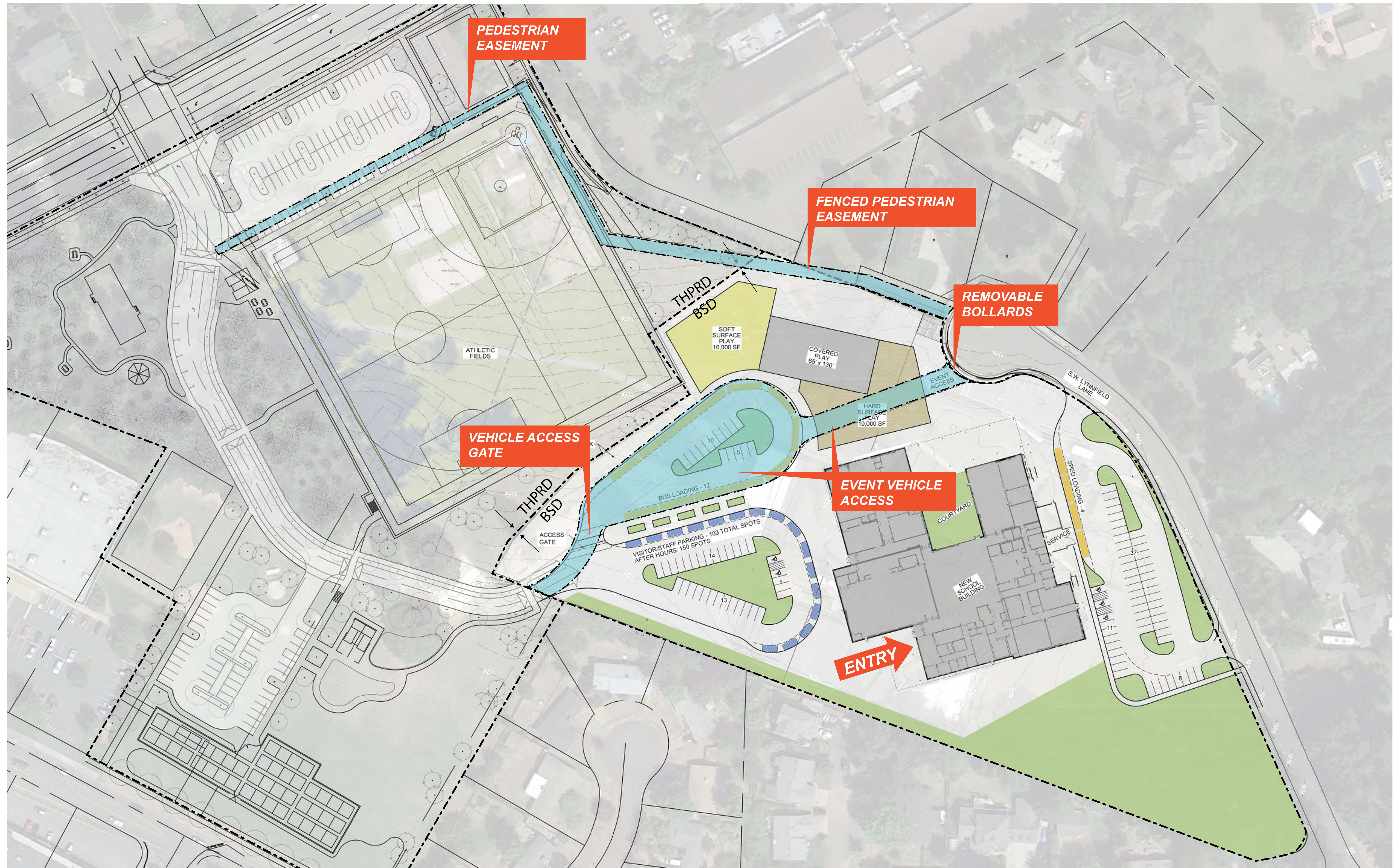
Attached to this memorandum, the BAC will find a site plan of the school which also illustrates how access will be gained to the site from Cedar Hills Boulevard. At the June 19th BAC meeting, staff will report to the committee on the following:

1. A project overview
2. School Architecture and Site Design
3. The Access Drive from Cedar Hills Blvd
4. THPRD Cooperation
5. Schedule to Completion



William Walker Elementary School

Combined Plan





William Walker Replacement- FAQ

- **Will the new design provide a larger school?**
Yes, the existing building is 51,092 square feet and the building we are planning to provide will be 87,200 square feet.
- **When will construction begin on the new building?**
The building will be demolished in June 2018 so that construction can begin that summer.
- **Will there be 2 covered play areas?**
There is only one covered play area which is 10,000 square feet. Additionally the building will have overhang to protect students and parents from the weather at pick-up and drop-off times.
- **Will there be any portable buildings on the site?**
There will be no portable buildings on the site when the new building opens.
- **Will there be enough parking spots for staff and parent volunteers at the school?**
We are planning for 103 staff/visitor parking spaces. The current site only has 82. Additionally when the school is being used for events outside of normal school hours, approximately one per month, 47 additional parallel parking stalls (bus drop-off locations) can be utilized and the parking (118 – 122 spaces) in Cedar Hills Park can also be utilized.
- **Will there be “nooks” near the grade level groups?**
There will be “nooks” for small break-out groups. This is a design goal recognized in the Education Specification.
- **Will there be an elevator?**
Yes, there will be an elevator so all students can reach the upper level classrooms and to help the custodial staff move furniture. The majority of the vertical circulation will be achieved via stair wells.
- **Will space be provided for PTO meetings, including space to work together and put on activities?**
Although use of the spaces are up to the discretion of the school staff, there will be a gym with a stage and cafeteria where these meetings could be held. Additionally these two spaces will open up into one large space to accommodate larger groups. Although use of the spaces are up to the discretion of the school staff, there will be a volunteer office and conference room space in the main office as well as the main work room and smaller rooms upstairs near the classrooms.

- **Is there being anything being put into place to lessen the traffic congestion in the area?**
Yes, a new intersection and stop light will be added at Cedar Hills Blvd. and Huntington. Also separation of bus drop-off and parent drop-off and pick-up will reduce conflicts. An access road through Cedar Hills Park will be added for access to William Walker School. As a result, the traffic load at Walker and Lynnfield will be greatly reduced.
- **Will the building provide an area to stage student pick-up?**
Yes, there are large over hangs at the front of the school and near the courtyard.
- **Will the cafeteria and gym be large enough to support current and future populations?**
Yes, the gym has been design to hold the entire anticipated student body, 750 students. The current enrollment is 503 students.
- **Will the classrooms have sound systems so that teachers can use microphones?**
Yes, voice amplification will be provided to the classrooms.
- **Will there be walls that students can post work with staples or tacks?**
Yes, there is tack able strips along the hallways and tack boards in the classrooms.
- **Will the new school construction affect the Nutrition Services program at William Walker?**
No.
- **During the transition year will it be possible to have school activities held within the William Walker Boundaries instead of at the Timberland site?**
Possibly, we will be coordinate the neighboring schools and community members to locate conference and other activities.
- **How is the building going to withstand an earthquake?**
The building will be built above code minimums to withstand a significant earthquake without major structural damage to the building.
- **When is the groundbreaking?**
The groundbreaking will be in September 2018.
- **Where can additional information and updates be found?**
Additional information can be found on our website:
<https://www.beaverton.k12.or.us/depts/facilities/Pages/>
- **When will the existing school building be demolished?**
After the district removes all of the teaching materials and furniture from the building it will begin to be demolished in July 2018.
- **How will the new school address radon?**
The design of the new school includes ventilation systems that compiles with the International Building Code. This system vents the naturally occurring radon gas out from under the building so that it will not seep up through the building floor.
- **Will the new school contain lead water piping?**
No, the District does not allow lead containing piping or fixtures to be installed in the school.