



ADMINISTRATIVE BOUNDARY ADJUSTMENT #2

POLICY ISSUE / SITUATION:

In coordination with the study of the incorporating new territory to the District (Administrative Adjustment #1), the District has reviewed the potential impact of future development in the remaining South Cooper Mountain community plan area to determine whether a boundary adjustment for Nancy Ryles is warranted through a process defined in School Board Policy JC, School Attendance Areas.

ADMINISTRATIVE BOUNDARY ADJUSTMENT #2 BACKGROUND INFORMATION:

A portion of the South Cooper Mountain community planning area is already within BSD and the Nancy Ryles elementary school boundary. Development in this area may be several years out, because it depends on the application of zoning and the extension of utilities and infrastructure, but resulting enrollment growth may impact Nancy Ryles.

At the May 15, 2017 meeting the School Board initiated the boundary adjustment process by adopting the following objective:

- *Study and recommend boundary adjustments to manage potential enrollment growth in the South Cooper Mountain planning area and Nancy Ryles elementary school.*

The superintendent has conducted an analysis, proposed a revised attendance boundary map and is delivering his decision to the Board for approval (report attached).

RECOMMENDATION:

BE IT RESOLVED that the Board approves the Superintendent's recommendation based on (1) meeting the objective approved by the Board at the outset; and (2) application of relevant criteria. The Board approves Administrative Boundary Adjustment #2 as per School Board Policy JC, SCHOOL ATTENDANCE AREAS.

District Goal: WE empower all students to achieve post-high school success.

The Beaverton School District recognizes the diversity and worth of all individuals and groups. It is the policy of the Beaverton School District that there will be no discrimination or harassment of individuals or groups based on race, color, religion, gender, sexual orientation, gender identity, gender expression, national origin, marital status, age, veterans' status, genetic information or disability in any educational programs, activities or employment.

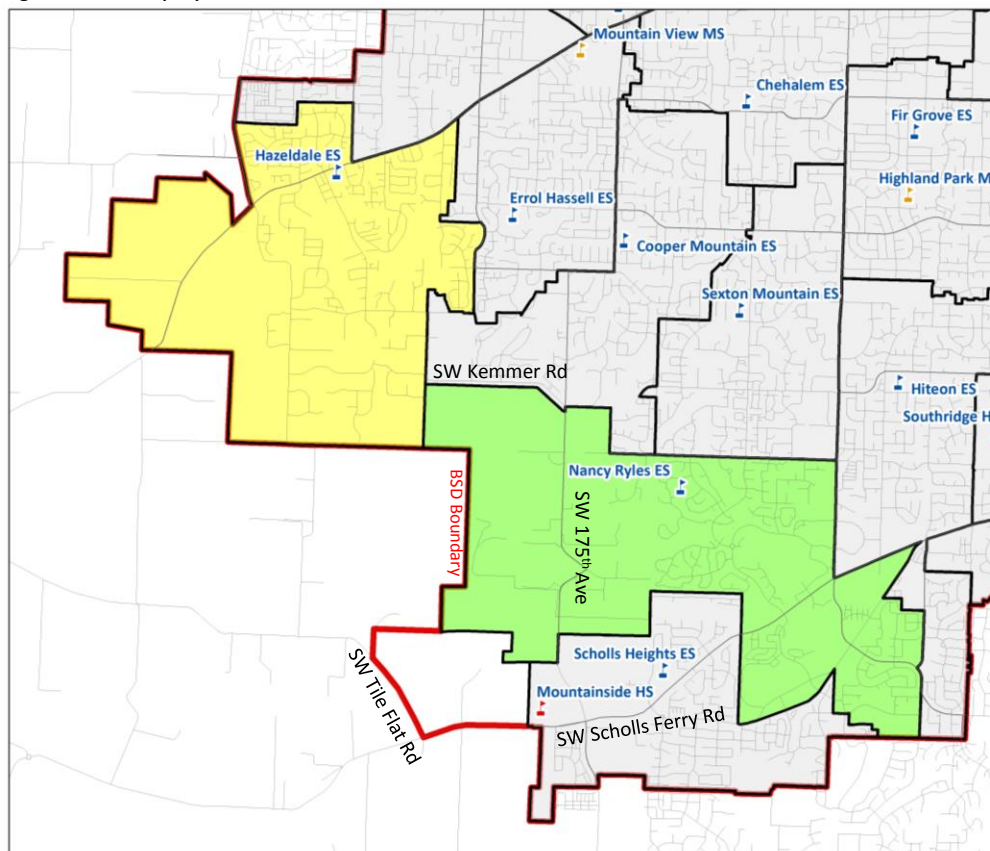


Subject: Elementary Boundary Adjustment Proposal #2: Nancy Ryles and South Cooper Mountain Planning Area Developments

Overview

A portion of the South Cooper Mountain planning area is already within BSD and the Nancy Ryles elementary school boundary. Development in this area may be several years out, because it depends on the application of zoning and the extension of utilities and infrastructure. In coordination with the study of the new territory (Adjustment #1), staff propose to review the potential impact of future development in this area to determine whether a boundary adjustment for Nancy Ryles, is also warranted.

Figure 1: Nancy Ryles and Hazeldale Attendance Boundaries



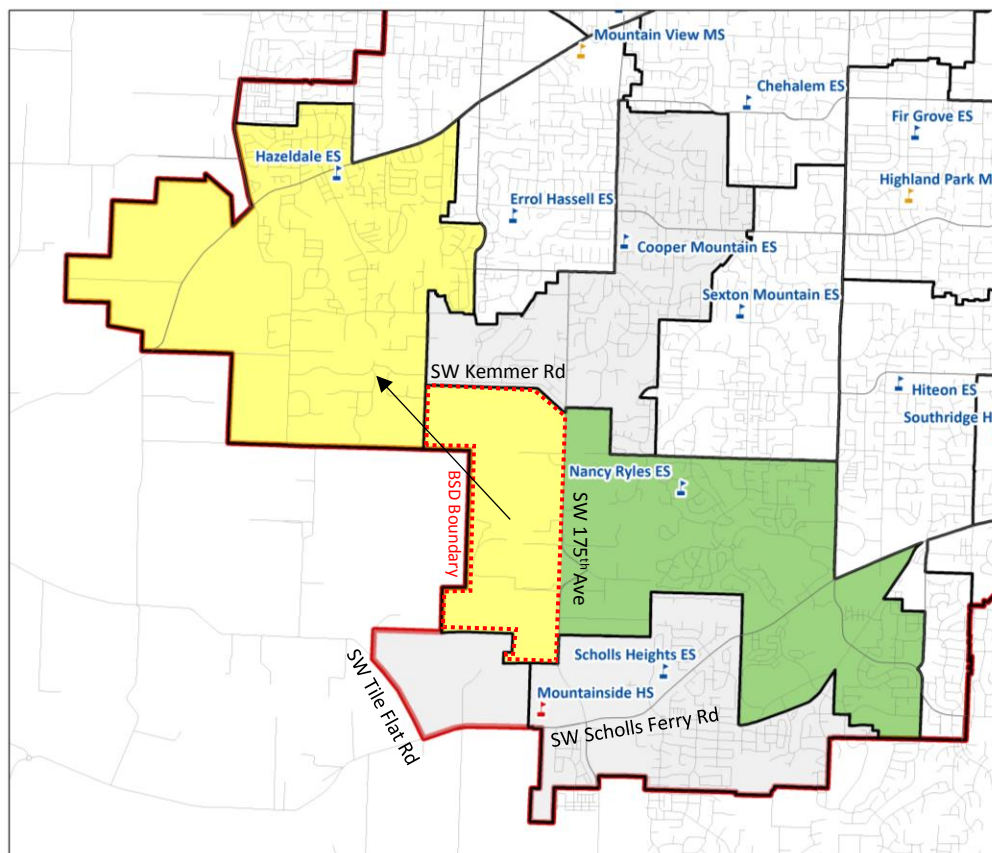
At their May 15th Business Meeting, the School Board of Directors adopted the following boundary adjustment objective:

- Study and recommend boundary adjustments to manage potential enrollment growth in the South Cooper Mountain planning area and Nancy Ryles elementary school.

Superintendent's Recommendation

Following my review of the boundary issue related to future residential development, the Board-adopted objectives and the Criteria set forth in Board Policy JC, I recommend the transfer of a portion of the Nancy Ryles attendance boundary, bounded generally by SW Kemmer Road, SW 175th Avenue and the District boundary, to the Hazeldale attendance boundary.

Figure 2: Recommended Boundary Adjustment Map



This boundary amendment is intended to achieve the Board's objective of relieving potential overcrowding at Nancy Ryles, which has and is likely to continue to experience enrollment growth in the future. The area to be transferred is currently the site of two proposed residential housing projects, with expected completion in the next 3-5 years. The area currently consists of large lot development and vacant parcels, and is relatively sparsely populated. The students currently residing in this area will be offered the opportunity to remain at Nancy Ryles through 5th grade (including bus transportation), or to enroll at Hazeldale. Students who move to the area after the date of the boundary adoption will attend Hazeldale.

This recommendation was reached through the careful collaboration between Facilities, Transportation and Teaching & Learning staff, including the principals of both elementary schools. The following outreach has been conducted:

- Creation of a section on the District's webpage where this report and accompanying map are posted;
- Notification to the broader District community through a BSD Briefs article; and
- Individual letter notification and phone call to each affected family, to inform them of the boundary change and their grandfathering and transportation options.

Upon Board approval, this boundary adjustment will be made effective for the 2017-18 school year, and official District boundary maps will be amended accordingly. The following report provides the Superintendent's analysis and consideration of the criteria established by Board Policy JC for boundary adjustments.

Boundary Adjustment Criteria Evaluation

The following sections describe each criterion found in Policy JC, along with findings on how the proposed boundary adjustment reflects my determination that the Board's Objectives have been met.

Criteria: Availability of Space, Economical Use of Buildings and Staffing Patterns¹

These criteria derive from the District's commitment to providing a safe and enriching learning environment for all students. The factors for consideration related to availability of space include the following:

- Projected capacity of school given current permanent and portable capacity;
- "Core capacity" for projected enrollment; gymnasium and/or other multipurpose or activity space; library and other multimedia space; cafeteria space; other common areas;
- Projected enrollment generated from current and projected residential development of neighborhoods proposed for inclusion within schools' attendance boundaries.

Findings

For the 2017-18 school year, Hazeldale and Nancy Ryles are projected for the following enrollment and utilization of capacity.² It should be noted that Hazeldale's student population will be located at the Timberland middle school site for the 2017-18 school year while that school is replaced. The new Hazeldale building will have a capacity of approximately 750 students (after accounting for space set aside for ELL and special education).

School	Capacity				Enrollment		Utilization of Capacity	
	Permanent Building Capacity	Capacity Provided by Portables	Portable Classrooms Onsite	Total Available Capacity (Permanent + Portable)	Actual 9/30/2016	Final Proj 9/30/2017	Util. of Permanent Capacity (w/out portables) 9/30/2017	Util. of Total Capacity (w/portables) 9/30/2017
Hazeldale	750	0	0	750	495	480	64%	64%
Nancy Ryles	693	38	2	731	616	625	90%	85%

Hazeldale has two major development projects in the planning or permitting stage. Approximately 156 acres of the City of Hillsboro's South Hillsboro community plan area will be transferred from the Hazeldale attendance boundary to Hillsboro School District in July 2017, in exchange for 240 acres in the South Cooper Mountain area.

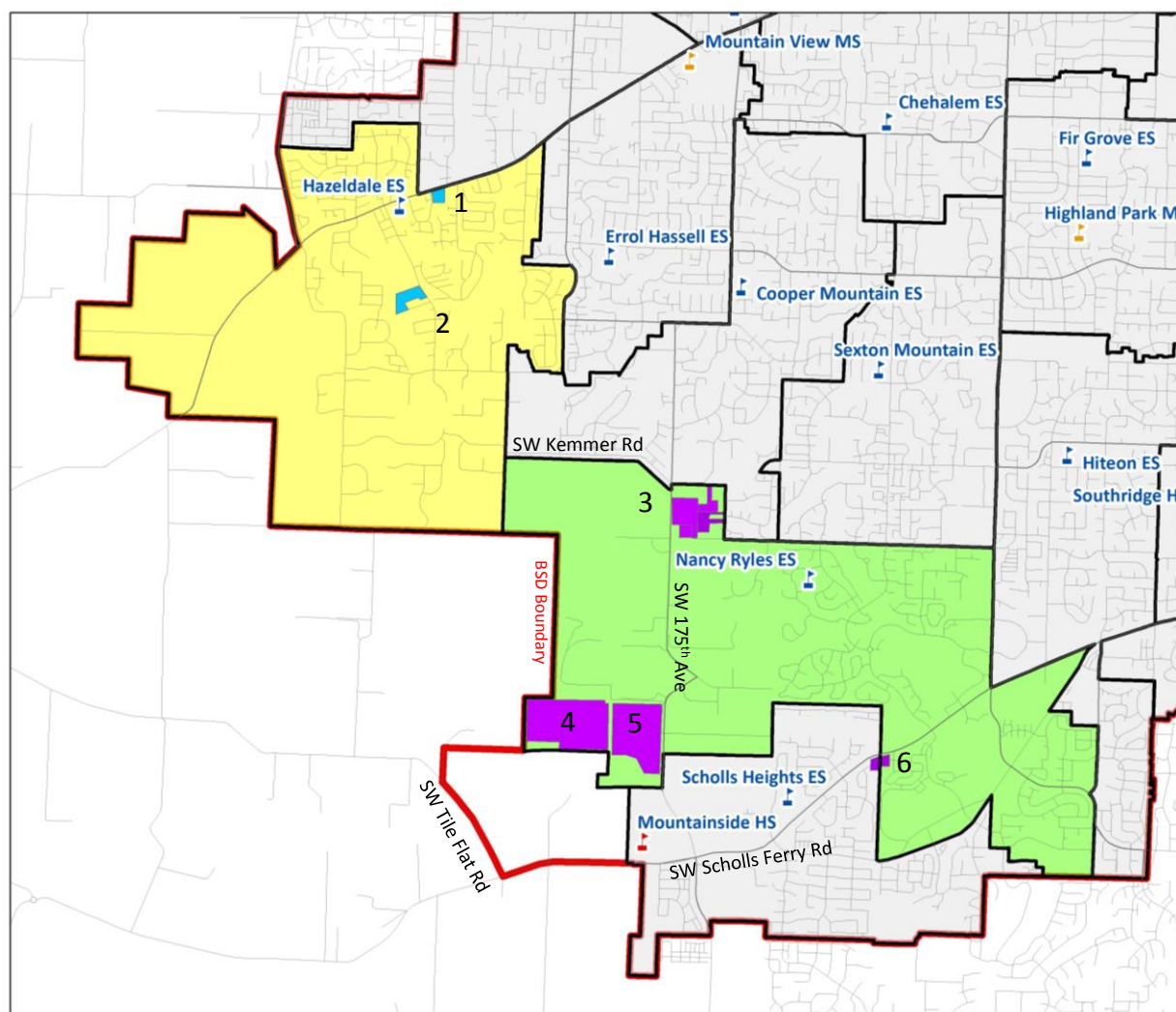
Nancy Ryles has a total of seven major development projects, four of which, in the Kemmer Road/SW 175th area have been grouped as one. Some portions of this project are currently under construction, with more to follow. The Fox Hollow and Horse Tale subdivisions, which are in the pre-application stage (i.e. have not yet been submitted for land use), are likely several years from breaking ground, as they depend on transportation infrastructure and utilities to be extended from adjacent sites. The Trillium

¹ Where appropriate, related criteria have been combined and addressed together.

² The calculation of capacity does not include specialized education space, which is accounted for separately. All student projections discussed in this document are for general education students.

Woods apartment complex, is being considered under a separate boundary adjustment recommendation.

Figure 3: Nancy Ryles and Hazeldale Development Activity (current boundaries)



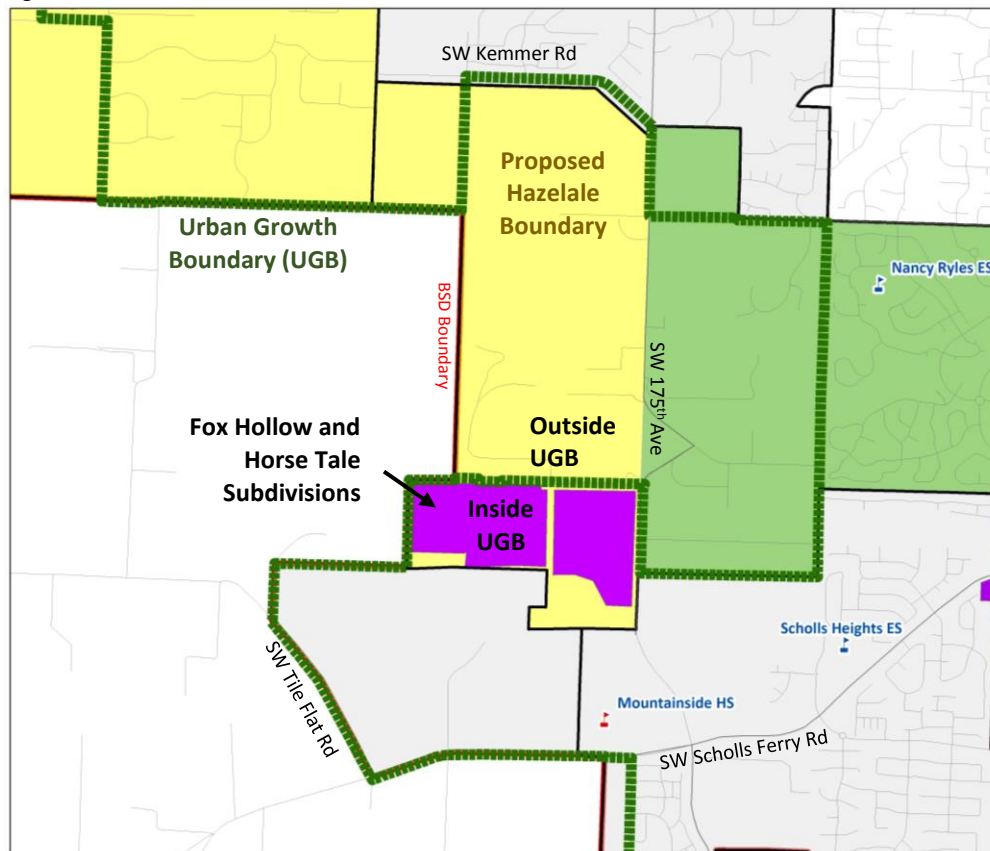
Label	Major Projects in Hazeldale Boundary	Units	Status
1	Miller Hill Subdivision	22	Land use not yet submitted, earliest occupancy not until late 2018
2	Marlin Glen	10	Land use application approved, occupancy likely 2018
	Total	32 Single-family Units	

Label	Major Projects in Nancy Ryles ES Boundary	Units	Status
3	Kemmer Ridge No. 1	55 Single Family Detached Units (SFD)	Under construction, units expected over the course of 2017-18
	Kemmer Ridge No. 2	21 SFD	Construction Summer 2018
	Kemmer Ridge No. 3	11 SFD	Permits pulled, will follow No. 1

	Kemmer Summit	20 SFD	In site development review with City of Beaverton, will follow No. 1,2,3
4	Fox Hollow Subdivision	501 SFD	Pre-app proposal, not yet submitted for land use. Not anticipated to break ground for several years.
5	Horse Tale Subdivision	178 SFD	Pre-app proposal, not yet submitted for land use. Not anticipated to break ground for several years.
	Total	786 Single-family Units	
6	Trillium Woods Apartments	50-100 Multi-family units	Currently grading/site work. Project split between Scholls Heights and Nancy Ryles; District proposing transfer to Nancy Ryles under separate action

This boundary adjustment proposal is focused on the westernmost portion of the Nancy Ryles attendance area, which includes the Fox Hollow and Horse Tale projects. These two projects, with the potential to add nearly 700 houses to the District, are within the City of Beaverton's South Cooper Mountain annexation area.³

Figure 4: Fox Hollow and Horse Tale subdivisions



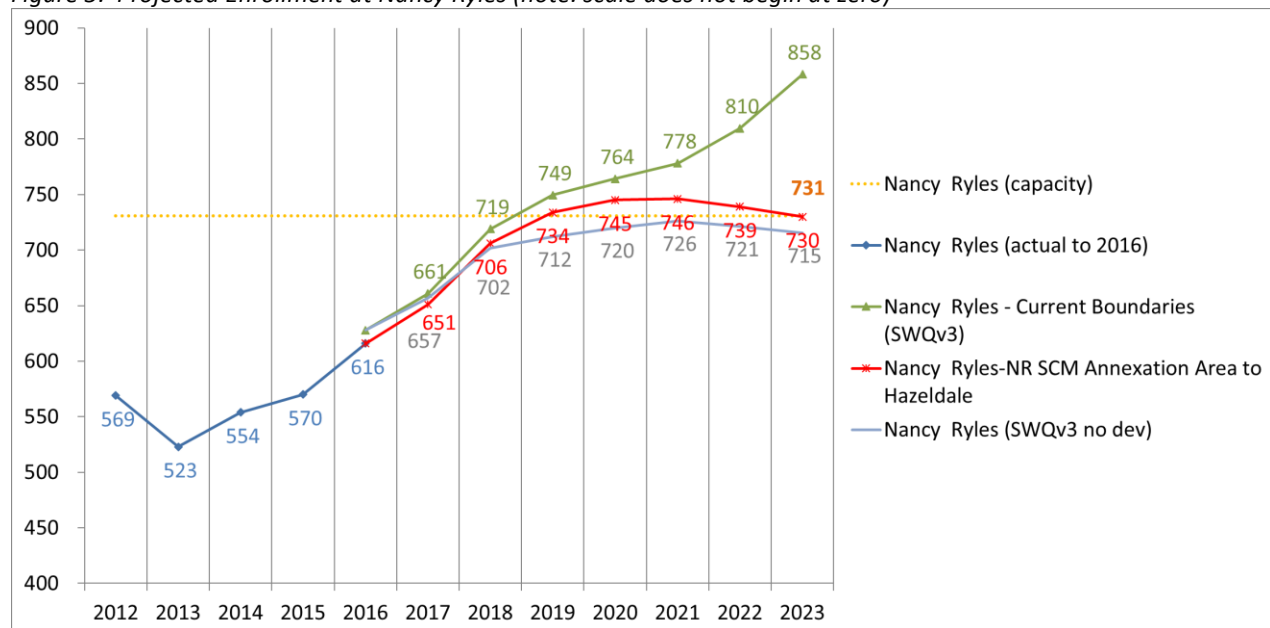
³ These projects are in the preliminary stages, and have not yet been submitted for land use review to the City of Beaverton. The unit counts are based on information provided by the developers in pre-application conference with City staff. The actual number of units and when they are constructed may vary from these estimates.

The remaining portion of the Nancy Ryles area that is proposed to move to Hazeldale is currently outside the Urban Growth Boundary (UGB). These lands will eventually be urbanized, but not until they are brought into the growth boundary and annexed to the City of Beaverton. That is not likely that will occur for several years, as Metro only considers urban growth boundary amendments every 3-6 years.

The following chart displays the historic (blue) and three projected enrollment scenarios at Nancy Ryles. The green line represents the projected enrollment resulting from the known development in the attendance boundary – new students from those houses would greatly increase the enrollment above the school’s total capacity (731, which includes portables). The grey line represents the resulting enrollment if none of the development were to occur, as in illustration of the impact new development is expected to play at Nancy Ryles.

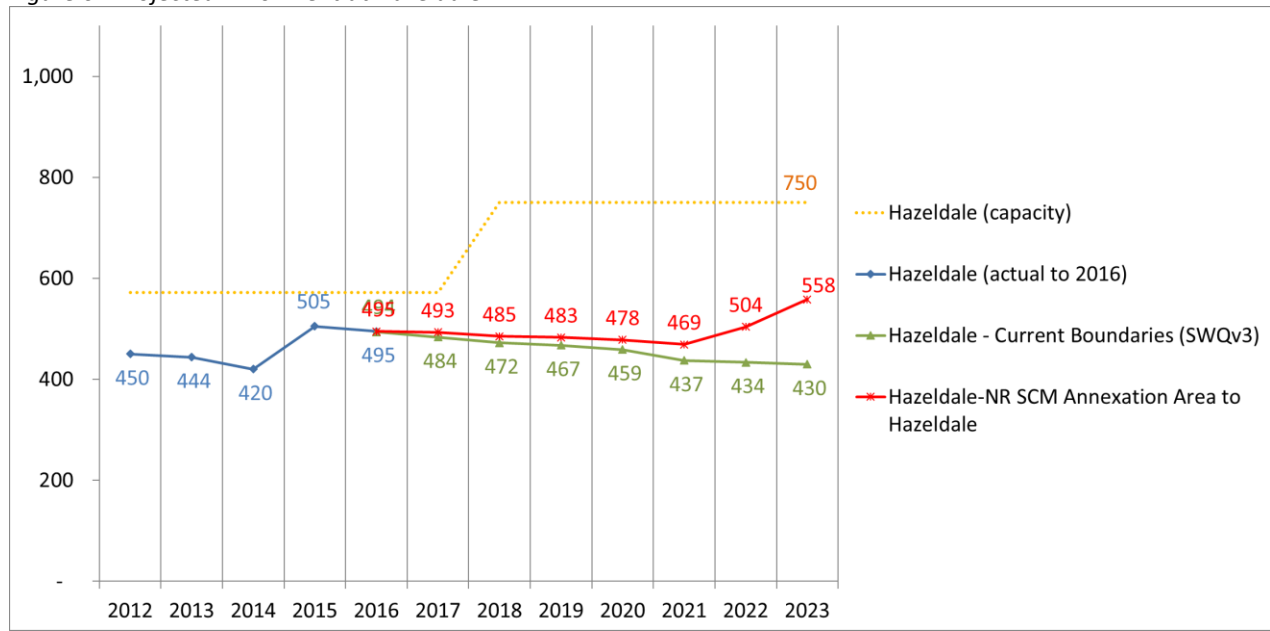
The red line represents the projected enrollment resulting from the shift of area including the Fox Hollow and Horse Tale subdivision areas. Nancy Ryles may still experience enrollment growth, and possibly exceed the building’s capacity, but a large proportion of projected student growth will be directed to Hazeldale. It is assumed that the other portions of the land transferred to Hazeldale (outside the UGB) will not develop during this time period.

Figure 5: Projected Enrollment at Nancy Ryles (note: scale does not begin at zero)



Below is the resulting enrollment projection for Hazeldale, which is projected to have excess capacity following its replacement. Because the Fox Hollow and Horse Tale subdivisions are not anticipated to begin construction until 2021-22, enrollment growth from these projects is several years away. However, if these projects were to begin construction earlier, those communities would be served by an elementary school with sufficient capacity to accommodate them.

Figure 6: Projected Enrollment at Hazeldale



The projected addition of elementary students to Hazeldale may result in the need for additional staffing at the school, but the allocation of teachers and classified staff also depend on other factors. In the immediate term, the handful of students living in the affected area will be offered the option to remain at Nancy Ryles.

*Based on these findings, it is my conclusion that the boundary adjustment recommendation results in a map that **satisfies** the Availability of Space and Economical Use of Buildings and Staffing Patterns criteria.*

Criteria: Neighborhood Unity & Feeder School Alignment⁴

These criteria derive from the District's commitment to supporting neighborhood schools, which serve as an important part of community identity. The factors for consideration include the following:

- Residential areas that are contained within major arterial and collector roads/streets or within major natural features (wetlands, streams, green spaces, topographic variations, etc.);
- Major access points to neighborhoods;
- Neighborhoods with commonly shared facilities: swimming pool, playgrounds, parks, etc.;
- Using backyard property line divisions, rather than opposite sides of small neighborhood streets; and
- Avoiding the division of neighborhoods with strong historical identities.

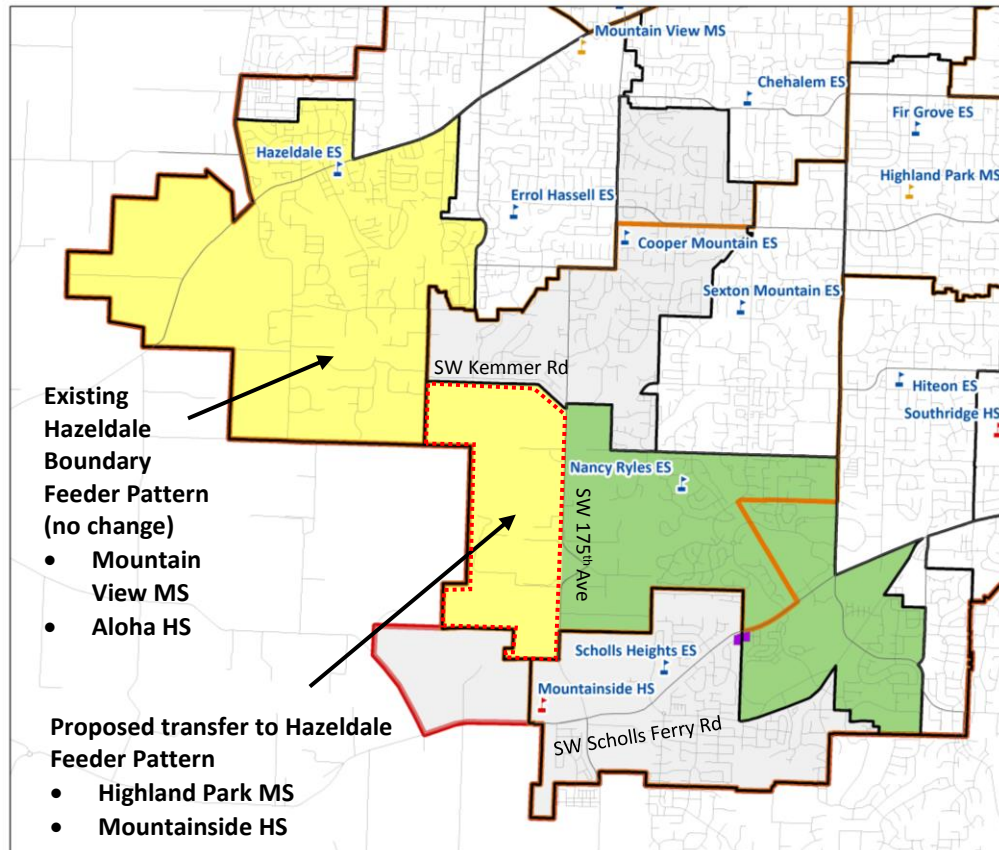
Findings

The area proposed for transfer to Hazeldale from Nancy Ryles is currently sparsely populated, consisting primarily of agricultural lands and large-lot developments. This area comprises the bulk of territory recently annexed to the City of Beaverton. It is part of the South Cooper Mountain Community Plan area, which expected to accommodate approximately 3,500 new dwellings over the next 10-20 years. The intent of the proposed boundary adjustment is to allow the new neighborhoods to grow and affiliate with one elementary school.

The proposed boundary change will result in a split feeder pattern. The portion of Nancy Ryles proposed for reassignment feeds to Highland Park MS and Mountainside HS, while the rest of Hazelale feeds to Mountain View MS and Aloha HS. The feeder pattern for Hazeldale's current attendance boundary will not be affected.

⁴ A separate District criterion, feeder school alignment, is related to this criterion, and is addressed in this section.

Figure X: Proposed Boundary Adjustment and Feeder Patterns



It should be noted that middle school attendance boundaries will be adjusted prior to the 2020 school year.

Based on these findings, it is my conclusion that the boundary adjustment recommendation results in a map that **satisfies** the Neighborhood Unity and Feeder School Alignment criteria.

Criteria: Proximity to School & Safety⁵

The Proximity to School criterion recognizes the role of a school as a gathering place in a neighborhood and the desirability of enabling students to walk to school. The factors for consideration include the following:

- Proximity to school, with priority to children who can access safe walk routes;
- Attendance boundary perimeters of relative equal distance from a school;
- Neighborhood school concept.

The Safety criterion addresses the need to create safe conditions for students traveling to and from, and at school. The factors for consideration include the following:

- The availability of safe walk routes: availability of sidewalks; width of road and shoulders; volume of traffic; posted and/or measured vehicle speed; other speed mitigation devices (traffic signals, speed bump, etc.); pedestrian crosswalks; posted crossing guards;
- Avoid crossing main arterial roads and streets, and other potential safety hazards; and
- Ensuring safe learning environments by relieving overcrowding.

Findings

Hazeldale is approximately 1.3 miles further from the approximate center of the Horse Tale Drive area (18218 SW Horse Tale Drive) than Nancy Ryles.

- Distance to Nancy Ryles ES: ~3.1 miles
- Distance to Hazeldale ES: ~4.4 miles

The Horse Tale Drive area would be outside both Nancy Ryles' and Hazeldale's Non-Transportation Zones, necessitating bus transportation for students, regardless of their school of attendance.

In the case of Hazeldale, the proposed boundary assignment would necessitate longer travel distances for this community. In this case, this criterion has been determined to be less critical than that of providing adequate capacity for projected future growth.

*Based on these findings, it is my conclusion that the boundary adjustment recommendation results in a map that **satisfies** the Proximity to School and Safety criteria.*

⁵ For the sake of clarity and parsimony, the Safety and Proximity to School criteria are considered together.

Criterion: Transportation Cost

This criterion addresses the need to maximize the efficient use of limited transportation funds. The factors for consideration include the following:

- Consider relative financial cost to the District when determining which school a “bused community” will be assigned;
- Consider rider time when determining which school a “bused community” will be assigned;
- Consider neighborhood proximity to common bus routes;
- Avoid non-contiguous attendance boundaries.

Findings

Transportation staff provided the following analysis of bus transportation cost and the time impact of transferring the Horse Tale Drive area to Hazeldale. There is an increase in costs, primarily a result of adding an additional bus route.

NANCY RYLES				HAZELDALE			
	Current	Proposed	Difference		Current	Proposed	Difference
Annual Operational Cost	\$ 18,741	\$ 18,741	\$ -	Annual Operational Cost	\$ 18,836	\$ 21,954	\$ 3,118
Annual Wage & Benefit Cost	\$ 21,394	\$ 21,215	\$ (179)	Annual Wage & Benefit Cost	\$ 18,931	\$ 21,105	\$ 2,173
Total Annual Route Cost	\$ 40,134	\$ 39,955	\$ (179)	Total Annual Route Cost	\$ 37,767	\$ 43,058	\$ 5,291
Total Number of Routes	6	6	0	Total Number of Routes	4	5	1
Total Route Time	1:56	1:55	-0:01	Total Route Time	1:42	1:54	0:12
Total Route Mileage	23.60	23.60	0.00	Total Route Mileage	23.70	27.70	4.00

TOTAL			
	Current	Proposed	Difference
Annual Operational Cost	\$ 37,576	\$ 40,694	\$ 3,118
Annual Wage & Benefit Cost	\$ 40,325	\$ 42,319	\$ 1,994
Total Annual Route Cost	\$ 77,902	\$ 83,014	\$ 5,112
Total Number of Routes	10	11	1
Total Route Time	3:38	3:49	0:11
Total Route Mileage	47.30	51.30	4.00

Current students in the boundary adjustment area who elect to remain at Nancy Ryles will be provided bus transportation to Nancy Ryles. This does not impact the cost or time estimate provided above.

*Based on these findings, it is my conclusion that the boundary adjustment recommendation results in a map that **satisfies** the Transportation Cost criterion.*

Criterion: Student Body Composition

This criterion addresses our responsibility for developing well-rounded students who are cognizant of the diversity of experiences and backgrounds in the Beaverton community and beyond.

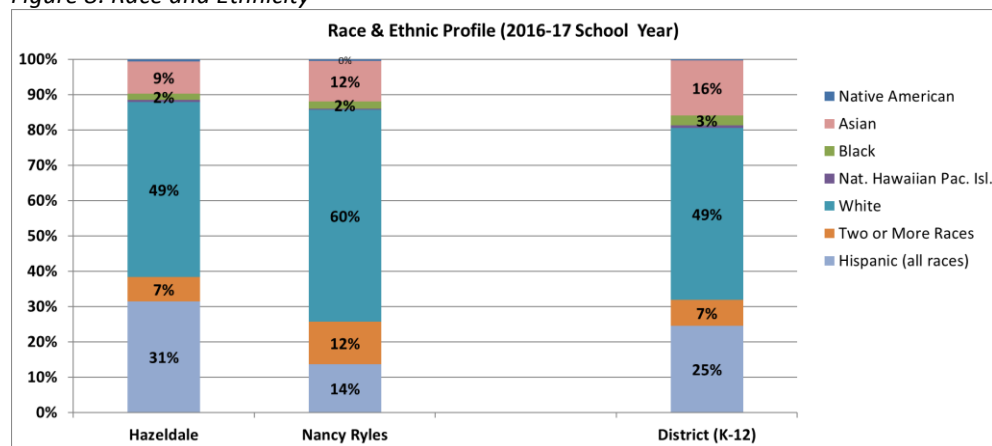
The factors for consideration include the following:

- Consider balance between schools of ethnic, socioeconomic, and language differences and other elements of diversity;
- Attempt to provide for capacity of special program siting.

Findings

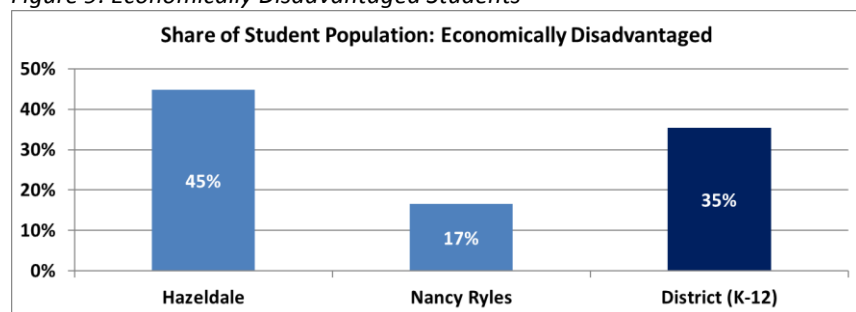
The following charts display the demographic characteristics of Hazeldale, Nancy Ryles and the District in 2016-17. Hazeldale, in general, is comparable to the District overall in most racial and ethnic proportions, with a somewhat larger share of Hispanic students and a smaller share of Asian students.

Figure 8: Race and Ethnicity



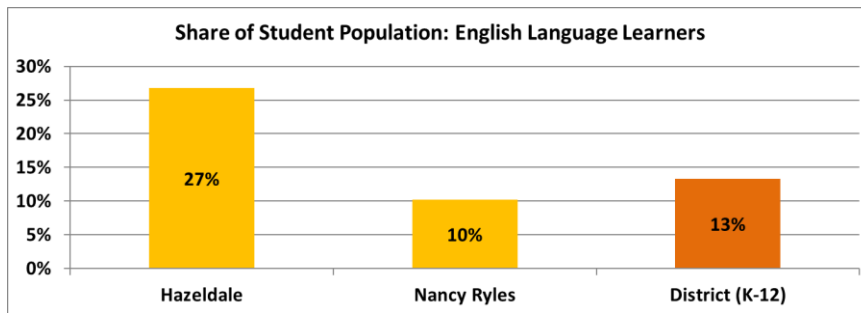
Hazeldale's proportion of economically disadvantaged students exceeds the District's, while Nancy Ryles is below.

Figure 9: Economically Disadvantaged Students



Hazeldale's proportion of English language learners is roughly double that of the District as a whole, while Nancy Ryles' share is significantly less.

Figure 10: English Language Learners



It should be noted that the proposed boundary adjustment is unlikely to affect these proportions in the near term. The small number of students in the Horse Tale Drive development area who attend Nancy Ryles will have the option to remain at that school.

Conclusion

*Based on these findings, it is my conclusion that the boundary adjustment recommendation results in a map that **satisfies** the Student Body Composition criterion.*

Superintendent's Transition Recommendations

The following are my recommendations to help our students and families transition through the boundary adjustment:

- The boundary adjustment will be in effect for the 2017-18 school year.
- Families with students residing within the proposed boundary adjustment area who currently attend Nancy Ryles may elect to do one of the following:
 1. Under the grandfathering option, remain at Nancy Ryles through 5th grade (bus transportation will be provided)
 2. Enroll at Hazeldale, the new home boundary school (bus transportation would be provided, beginning with the 2017-18 school year; please note, Hazeldale will be temporarily relocated to Timberland for the 2017-18 school year).
- The District will notify affected families and provide them with information on how to indicate their grandfathering preference.

Administrative Boundary Adjustment #2

Nancy Ryles and South Cooper Mountain Planning Area Developments

June 1, 2017

