
USE OF THE DISTRICT'S EMINENT DOMAIN AUTHORITY

POLICY ISSUE/SITUATION:

The general obligation bond approved by the voters in 2006 included funds for the District to acquire land for a future comprehensive high school. The District continues to experience enrollment growth, which has resulted in an aggregate enrollment at our high schools that already exceeds capacity. In addition, the five-year time frame needed to develop a new comprehensive high school makes it imperative that a site for the new school be acquired now to accommodate the anticipated impact of student enrollment in the near future.

BACKGROUND INFORMATION:

After an extensive search, staff has identified a suitable site located at 17595 SW Scholls Ferry Road Beaverton, Oregon. This site is currently owned by the Harold Ward Revocable Living Trust and The Residuary Credit Shelter Trust, hereafter the Trust.

Representatives of the Trust have indicated a willingness to sell the property to the School District; however the parties have been unable to reach a price agreement. For the past several months staff and outside legal counsel have made several attempts, both verbally and in writing, with representatives of the Trust and their legal counsel to work collaboratively in acquiring of the property at a reasonable and fair cost. In light of the District's inability to agree on a price of this parcel with the Trust, the School District's only avenue for setting a fair price is through the use of its eminent domain authority.

In order to secure a comprehensive high school site in an expedited fashion, the Superintendent is recommending that the Board exercise its eminent domain authority and begin a condemnation process as provided for under ORS Chapter 35.

RECOMMENDATION:

(12-133) BE IT RESOLVED that the Beaverton School District Board of Directors approves use of the District's eminent domain authority under ORS 35.205 et. seq. relating to the Harold Ward Revocable Living Trust and The Residuary Credit Shelter Trust property of approximately 30.73 acres for a school site.

BEAVERTON SCHOOL DISTRICT RESOLUTION 12-133

WHEREAS, the Beaverton School District continues to experience increases in student enrollment at all grade levels thus continuing the need to add additional school facilities and;

WHEREAS, the District has completed their periodic update to their Long Range Facility Plan (Reference A) which was adopted by the School Board on June 7, 2010 as required by ORS 195.110 and;

WHEREAS, the City of Beaverton and Washington County have acknowledged the Long Range Facility Plan as part of their Comprehensive Plans and;

WHEREAS, the School Board reaffirms that high school students residing within the District should have the choice to attend a comprehensive high school. (Historically, an overwhelming majority have exercised this choice.) The School Board further reaffirms that a comprehensive high school should be located on a land parcel of approximately forty (40) acres in size, in order to accommodate a complete high school curriculum and extra-curricular activities; and

WHEREAS, the Long Range Facility Plan shows a current comprehensive high school student capacity in permanent building space of 9,340 students and;

WHEREAS, comprehensive high school enrollment was 9,548 as of September 30, 2011 and is predicted to increase by 1.11% per year based on historical data and projections as prepared by Portland State University Population Research Center and;

WHEREAS, high school enrollment has eclipsed high school capacity and;

WHEREAS, the deliberative process, involving the community, multiple other government agencies, and professional consultants, of acquiring land, obtaining entitlement from authorities having jurisdiction, programming, planning, obtaining financing, developing construction documents, bidding, constructing, and outfitting a comprehensive high school for 2,200 students requires at least five years and;

WHEREAS, the District presently has no undeveloped high school sites under its ownership or control and,

WHEREAS, the District does have capital funds available from the 2006 General Obligation Bond specifically earmarked for the acquisition and entitlement of a comprehensive high school site and;

WHEREAS, the School Board prefers to align school attendance boundaries with logical communities of interest on a geographic basis, as much as practical; and;

WHEREAS, significant future growth of the District's high school enrollment is projected to occur in the Northwest and Southwest quadrants of the District; and

WHEREAS, the School Board has determined that because of the existing and projected comprehensive high school enrollment and because the District's Southwest

quadrant is a targeted growth area for the City of Beaverton, it is important to the District's educational objectives that a comprehensive high school site be acquired within the District's Southwest quadrant to serve present and future needs; and

WHEREAS, a comprehensive high school site must satisfy several exacting siting criteria, including size, topography, environmental conditions, location, configuration, geotechnical conditions and utility serviceability in order to provide a cost-effective, feasible and suitable site; and

WHEREAS, the District is unable to identify a parcel or parcels of sufficient size for a comprehensive high school within the District and within the Metro Urban Growth Boundary (Attachment 1) other than the Harold Ward Revocable Living Trust and The Residuary Credit Shelter Trust, hereafter the Trust, parcel and a portion of the adjoining parcel of sufficient size and appropriate location, representing an appropriate and economic acquisition of property for District needs and;

WHEREAS, the District has had conceptual site plans which outline the development of the comprehensive high school including on and off site improvements, utilities, and transportation prepared (Reference B) which demonstrate that the Trust parcel/and a portion of the adjacent site provide for the greatest public good with the least private injury under the circumstances and;

WHEREAS, the District has made direct and repeated efforts to work cooperatively with the Trust to obtain its parcel for a reasonable and fair cost on a negotiated basis and;

WHEREAS, the School Board must purchase high school sites which are optimal sites over the long-term, indicative of the District's commitment to preserving and using such sites for many years; and

WHEREAS, the District's existing high school sites range in continuous usage from Beaverton High School (112 years) to Sunset High School (53 years) to Aloha High School (44 years) and Westview High School (18 years) and Southridge High School (13 years), with the two latter schools reflecting the District's recent rapid growth and the pre-existing purchase of those schools' sites well in advance of enrollment pressures.

WHEREAS, the School Board has received no practical or feasible alternatives to the Trust parcel which would satisfy the District's criteria for an appropriate, efficient and effective comprehensive high school site;

WHEREAS, the District has confirmed, through its appraisers and other real estate professionals, that the cost of raw land within the District's boundary and the Metro Urban Growth Boundary suitable for comprehensive high school sites is extremely difficult to identify and acquire for a reasonable price on a negotiated basis and;

WHEREAS, the School Board believes that it is in the best interest of the students, patrons and taxpayers of the District to acquire without delay property capable of serving as a site for a comprehensive high school to serve the District's needs;

NOW THEREFORE, the School Board hereby FINDS as follows:

a. Based upon the foregoing information and the policies of the District, this is an appropriate time to acquire the Trust parcel for the future comprehensive high school construction so that an identified school site will be available to the District as enrollment increases that warrant a bond measure request for construction of a new comprehensive high school facility in this area.

b. The Trust parcel is largely unimproved. It qualifies as a vacant site, affording the District the flexibility necessary for high school siting. It is adjacent to property through which a new road extension was constructed, making this locale highly suitable for its accessibility, transportation improvements and utility installations. The Trust property will not require redevelopment.

c. In numerous discussions with the Trust's representatives and its legal counsel, it is clear that the Trust property is available for immediate sale, has been marketed and is being targeted for development by its owners on the assumption that it will be included in the Metro Urban Growth Boundary. Therefore, District acquisition at fair market value would be consistent with the Trust's intended use of the property and would cause no material injury to the Trust under these circumstances. This makes the Trust property unique when compared to other possible acquisitions.

d. Identified funds earmarked in the 2006 General Obligation Bond Measure presently exist to acquire such a comprehensive high school site.

e. The time line for development of a new comprehensive high school and financial prudence indicates that immediate acquisition is appropriate in light of the current desirable costs of real property and the unavailability of parcels suitable for District needs within the District. Under any realistic scenarios presented to the School Board, residential growth and increased student enrollment will continue within District. The District needs to be ready to meet these demands on the school facilities.

f. The District's administrative staff has evaluated the property, including on-site inspections. The administrative staff has also evaluated the property in comparison to other alternative sites and has had a knowledgeable; outside consultant perform an independent alternatives evaluation. Both staff and the consultant have concluded that the Trust property offers the most optimal high school siting location, best satisfying siting criteria and the School Board's policies for high school siting.

g. District administrative staff and consultants have developed a conceptual plan for the new comprehensive high school, generally shown on Reference B, which the Board believes is an appropriate site for such purposes and which should be actively pursued by the District.

h. No practical alternatives exist to acquire real property within the District which in the School Board's good faith judgment better provides for the greatest public good with the least private injury under the circumstances now facing the District.

Assemblages are costly and problematic, large sites meeting District criteria are largely non-existent and subject the District to potentially expensive acquisition costs.

i. The Trust property will not, itself, be sufficient for a complete high school site. However, the adjacent property is under a single ownership and can be efficiently aggregated with the Trust property to create a site meeting key criteria. This can be done without acquiring more property than necessary nor causing material detriment to the adjacent owner's property. Such an assemblage of properties is not feasibly available elsewhere, nor would another assemblage satisfy District siting criteria as well as the Trust property and the adjacent property.

As a consequence of the above Findings and background information, the School Board HEREBY RESOLVES and directs the District's Superintendent or designee as follows:

1. The Superintendent shall immediately commence all necessary processes under ORS Chapter 35 (Eminent Domain Procedure), including litigation, if needed, for the acquisition of the Trust parcel as the location generally identified on Attachment 2.

2. Consistent with the School District's obligations under ORS 35.235, the Superintendent shall immediately initiate negotiations with the owners of the proposed school site to attempt to agree with respect to compensation for the proposed school site, including any alternatives for acquisition of such property. The Superintendent shall report to the School Board the results of such negotiations.

3. In the event that the negotiations with the property owners are unsuccessful, the Superintendent and legal counsel are directed to proceed with condemnation of all or any portion of the proposed school site which the Superintendent believes is consistent with this Resolution and other direction from the School Board.

4. Nothing in this Resolution shall preclude the Superintendent from continued opportunities to negotiate with the parcel owners, even after condemnation proceedings have been initiated.

5. The Superintendent and legal counsel shall continue to monitor and participate in all land use processes relating to the Trust parcel so that the School District's interests are adequately represented and protected.

6. The Superintendent shall not be required to obtain any further resolution or authorization from the School Board in order to commence the condemnation process. The School Board is satisfied that this Resolution and the periodic reports required of the Superintendent are sufficient to inform the School Board as to the status of such matters. The School Board believes that acquisition of a school site should occur without further delay and without the necessity of further, formal action by the School Board. This Resolution is intended to provide the Superintendent full authority to act to acquire the Trust parcel without delay.

ADOPTED this 21st day of February 2012 by vote of the Board of Directors of Beaverton School District No 48J.

Attachments:

- (1) Angelo Planning Group Memorandum, February 10, 2012
- (2) Site plan of Trust property boundaries

References:

- (A) Beaverton School District 2010 Facility Plan:
(http://www.beaverton.k12.or.us/pdf/facil/facil_FINAL_2010FacilityPlan060210w_appendices%202.pdf)
- (B) Boora Architects Land Use Planning and Site Selection Report for Ward/Cemetery Site, April 2011:
(http://www.beaverton.k12.or.us/pdf/facil/facil_Boora%20Ward%20Cemetery%20report.pdf)

Memorandum

Date: February 10, 2012
To: John Hartsock, Beaverton School District
From: Frank Angelo, Angelo Planning Group
cc:
Re: Alternative Sites Analysis for Comprehensive High School

Purpose of Report

This report provides an assessment of potential sites for a new comprehensive high school to accommodate anticipate enrollment growth in the Beaverton School District. This assessment considers site suitability for a comprehensive high school, how a site relates to other potential sites and how the location can meet the future needs for a new high school to serve increased enrollment demands. This report is intended to provide technical findings on these issues as well as information to support discussions and decision-making for the location of a preferred site for a new high school.

Alternative Sites Assessment for a New Comprehensive High School

The Beaverton School District (BSD) Facility Plan, adopted in 2010, projects an increase in enrollment in grades 9 through 12 of over 2,500 students between 2010 and 2025 (middle range forecast).¹ Of the roughly 13,450 high school students projected for 2025, about 11,560 are expected to attend comprehensive high schools (as opposed to stand-alone options schools).² This would represent an increase of roughly 2,160 over today's comprehensive high school enrollment.

Based on actual 2011 / 2012 enrollment (Table 1), when comparing total high school enrollment with the permanent capacity available at BSD's five existing comprehensive high schools, the overall ratio of high school enrollment to available capacity is at 100.6%. On an individual basis, Westview, Sunset, and Aloha are forecasted to significantly exceed their permanent capacity, while Southridge approaches 100% of capacity, The only high school that is reasonably below capacity is Beaverton at around 73% of capacity. This information is illustrated graphically in Figure 1.

As a result of the projected enrollment increases (an additional 2,160 students in comprehensive high schools) and the capacity constraints, the Facility Plan identifies a need for one to two new comprehensive high schools in the District by 2025, depending on

¹ *Beaverton School District 2010 Facilities Plan Update*, p. 11.

² *Beaverton School District 2010 Facilities Plan Update*, p. 36.



whether new Options schools are built. Based on existing capacity constraints, future population growth patterns and the geographic distribution of projected enrollment growth, the Facility Plan identifies a need for one comprehensive high school in the North District, the other in the South District.³

Washington County Population Forecasts

The forecasted growth in student enrollment mirrors the forecasted population growth for Washington County as a whole. The County's 2010 population of 542,678 is projected to increase to 723,669 by 2025⁴. Much of this population growth will occur within the boundary of the Beaverton School District and supports the need for the District to identify sites for future facilities, particularly a high school site(s) because of the land needs associated with this type of facility and the relative scarcity of sites of a suitable size.

³ *Beaverton School District 2010 Facilities Plan Update*, p. 33.

⁴ State of Oregon Office of Economic Analysis



Table 1: Existing Capacity and Utilization at BSD Comprehensive High Schools

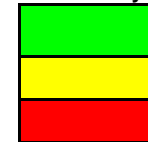
| High School | Available Capacity 2010-2011 | | | | | 2011-2012 Actuals** | | | | 2012-2013 Projections | | | | | | |
|--------------------------|------------------------------|----------|-----------------------------|-------------------------------|----------|---------------------|-----------------------|----------------------------|---|---|---|--|----------------------------|----------------------------------|---|---|
| | Perm. Capacity * | + | Adjusted Portable Capacity* | Number of Portable Classrooms | = | Available Capacity | Enrollment 09/30/2011 | January 6, 2012 Enrollment | January 6, 2012 Utilization of Permanent Capacity | January 6, 2012 Utilization of TOTAL Available Capacity | Projected Additional Permanent Capacity | Projected Additional or Removed Portable Capacity* | Total Capacity for 09/2012 | Projected Enrollment for 09/2012 | Projected Utilization of Permanent Capacity 09/2012 | Projected Utilization of TOTAL Available Capacity 09/2012 |
| Aloha | 1,798 | + | 115 | 5 | = | 1,913 | 1,930 | 1,911 | 106.3% | 99.9% | 0 | 0 | 1,913 | 1,968 | 109.5% | 102.9% |
| Beaverton | 2,073 | + | 0 | 0 | = | 2,073 | 1,563 | 1,514 | 73.0% | 73.0% | 0 | 0 | 2,073 | 1,512 | 72.9% | 72.9% |
| Southridge | 1,778 | + | 0 | 0 | = | 1,778 | 1,744 | 1,726 | 97.1% | 97.1% | 0 | 0 | 1,778 | 1,650 | 92.8% | 92.8% |
| Sunset | 1,748 | + | 0 | 0 | = | 1,748 | 1,896 | 1,867 | 106.8% | 106.8% | 0 | 0 | 1,748 | 1,867 | 106.8% | 106.8% |
| Westview | 1,943 | + | 368 | 16 | = | 2,311 | 2,415 | 2,374 | 122.2% | 102.7% | 0 | 0 | 2,311 | 2,411 | 124.1% | 104.3% |
| High School Total | 9,340 | + | 483 | 21 | = | 9,823 | 9,548 | 9,392 | 100.6% | 95.6% | 0 | 0 | 9,823 | 9,408 | 100.7% | 95.8% |

* Per 2010 School Facility Plan approved by the Board on June 16, 2010. Capacity has been deducted for self-contained Special Education, ESL, and Head Start programs.

** Does not include the 1,423 high school level students enrolled in Alternative Programs housed in Options Schools in 2011 / 2012.

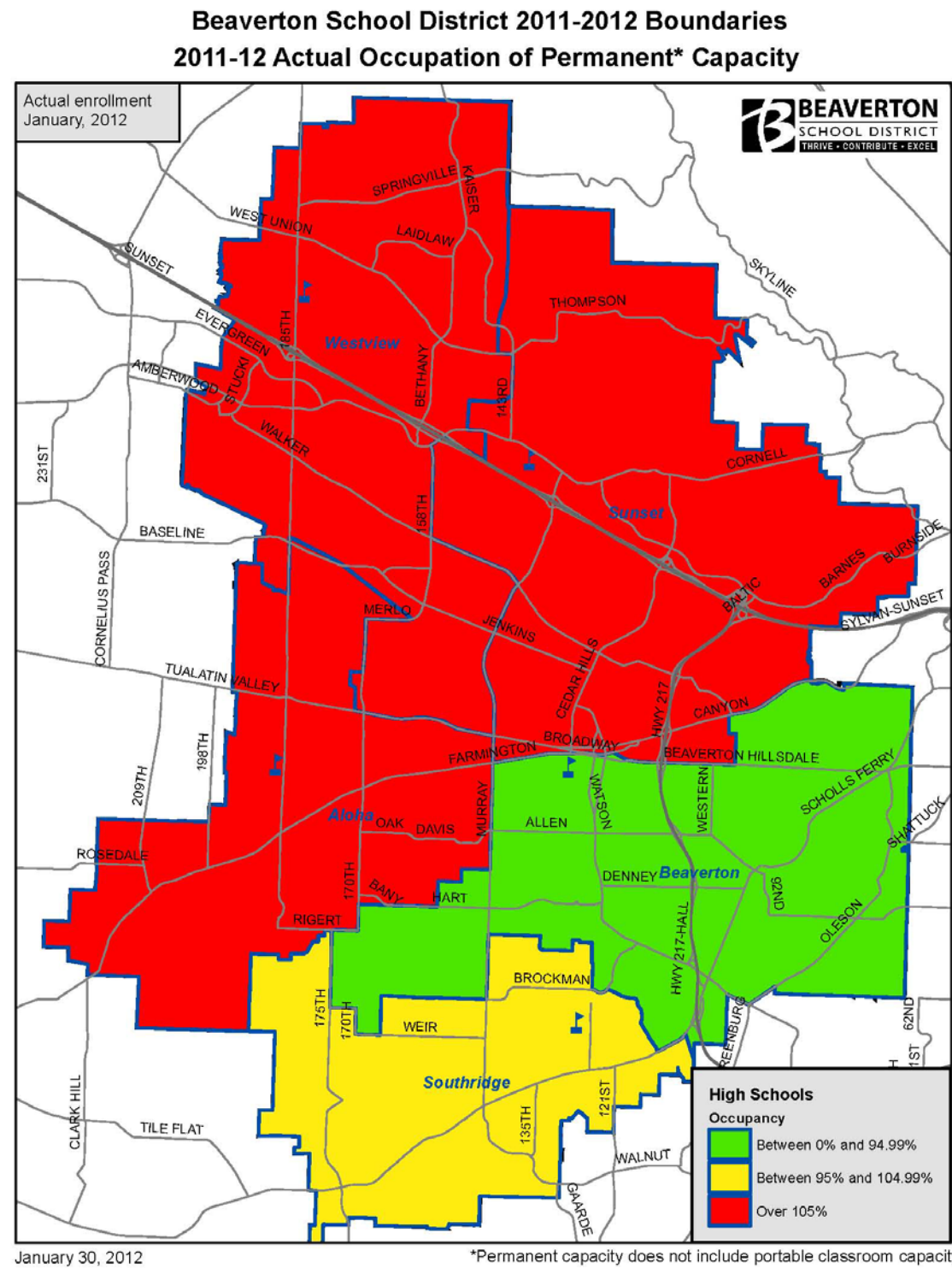
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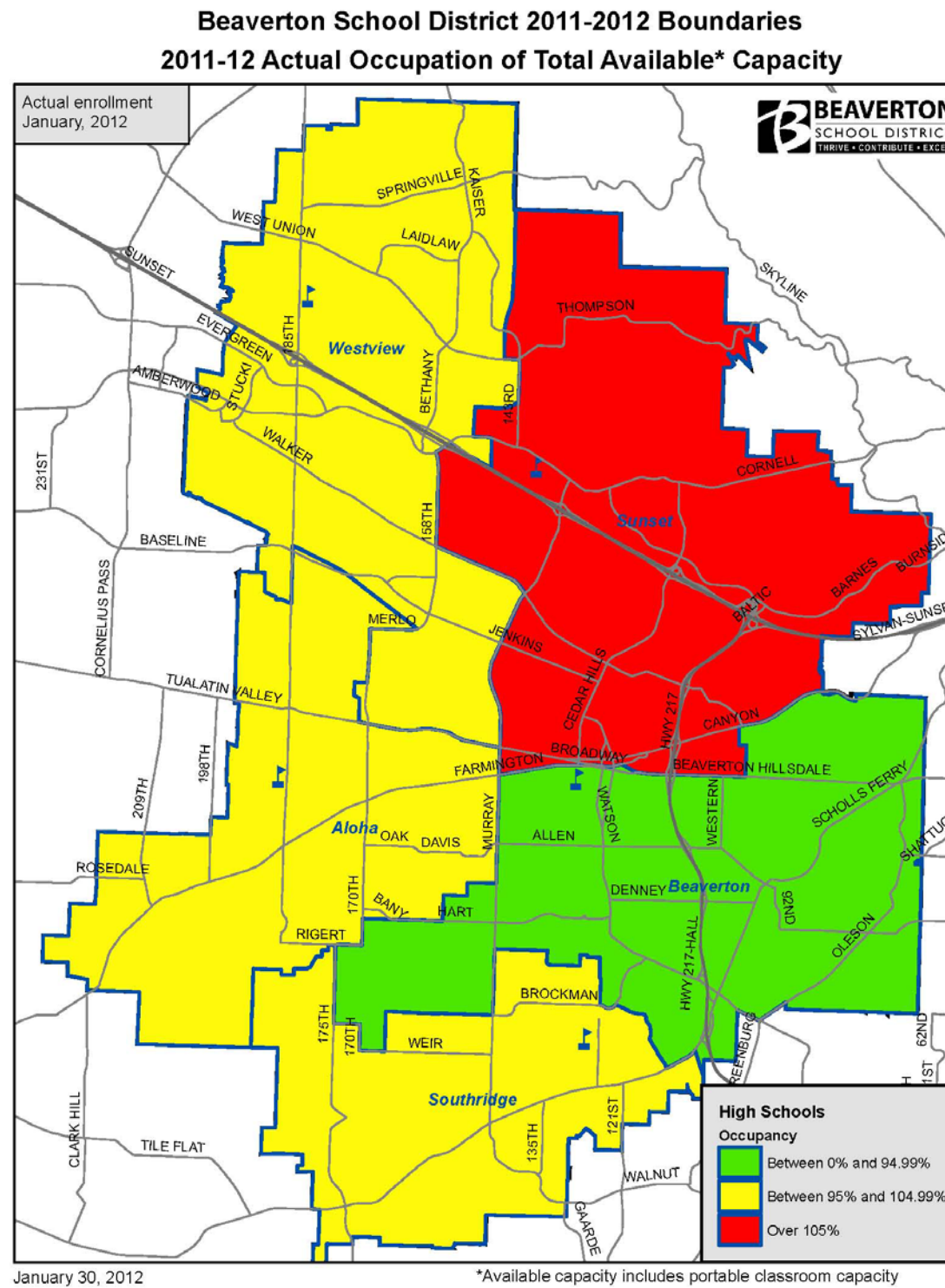


Indicates a capacity utilization between 0% and 94.99%
 Indicates a capacity utilization between 95% and 104.99%
 Indicates a capacity utilization over 105%

Figure 1: 2011-2012 Enrollment to Capacity Ratios at BSD Comprehensive High Schools



*Permanent capacity does not include portable classroom capacity



*Available capacity includes portable classroom capacity



Comprehensive High School Desirable Site Characteristics

This report identifies and evaluates potential sites for future comprehensive high schools to meet the student enrollment needs described in the previous section. The Facility Plan identifies the following desirable characteristics for a comprehensive high school site:⁵

| | |
|--|---|
| Site Size (general range) | 35 to 40 acres |
| Site Features | Football Stadium Track & Field with bleachers 2+ Baseball Fields, one with bleachers and concessions 2+ Softball Fields, one with bleachers and concessions 4 – 6 outdoor basketball courts Football practice area Marching band practice area 8 –12 tennis courts Batting cages (softball and baseball) Field house & concessions 2+ soccer fields Room for 6 – 10 portables (12 – 20 classrooms) |
| Typical Target Enrollment (new construction) | 2,200 students |

The District's Long Range Facility Plan Advisory Committee supported the above School Site Characteristics as appropriate guidelines, but not absolute requirements. The Committee also recommended that the District continue to study ways to make more efficient use of school sites and build on smaller sites.

Additional features that make a site suitable for a comprehensive high school include:

- Relatively level terrain to accommodate a large building footprint and playing fields without excessive grading;
- Access to a major roadway to accommodate the level of traffic generated by a high school; and
- Minimal environmental constraints, such as wetlands and streams, to reduce environmental impacts and maintain a compact site.

The District also faces financial and logistical considerations in selecting sites for new school facilities. These include:

- Land assembly. Acquiring property from multiple owners increases the difficulty and uncertainty associated with land acquisition. The greater the number of different property owners, the greater the likelihood that one will refuse to sell. As well, negotiating with multiple property owners individually tends to inflate the overall cost of the property purchase. The District experienced this when it assembled multiple properties (11 properties) to construct the Aloha-Huber K-8 School.

⁵ *Beaverton School District 2010 Facilities Plan Update, p. 24.*

- Cost and availability. In order to keep costs manageable and to identify more readily developable sites, sites with high value existing improvements can be assumed to be unavailable for redevelopment in the near future.

Based on these desirable site characteristics, sites within the District were identified for evaluation as future high school locations. All sites considered met the following criteria:

- Located within the Urban Growth Boundary (UGB) or the areas approved for inclusion in the UGB by Metro in October 2011. This ensures that the sites will be developable within a reasonable timeframe and not require a UGB amendment. A UGB amendment process (Major Amendment) would be a difficult, time-consuming process and runs the risk of not being approved.
- Large enough to accommodate the desired high school facilities described above. In most cases, this meant a total site size of at least 35 to 40 acres; however, where there was a site abutting existing playing field facilities that could potentially be shared, sites as small as 13 to 18 acres were included.⁶
- Minimally developed – less than \$500,000 worth of improvements (according to county assessors' data) on the site.
- A reasonable number of individual tax lots requiring aggregation. All sites evaluated are comprised of one to five tax lots. However, the analysis recognizes that the greater the number of property owners involved, the greater risk of uncertainty or higher overall land costs.

Previously Identified Potential Sites

A small set of property owners in the southwest portion of the District have approached BSD to offer to sell land to the District. The District hired Boora Architects to conduct a site investigation on one of these sites (the Arbor / Roy Rogers Rd. site), and on a nearby site (the Ward / Cemetery site), to determine suitability for a comprehensive high school. The Boora report found that the Arbor / Roy Rogers Rd. site was unsuitable due to environmental constraints, but that the nearby comparison site, the Ward / Cemetery site, was desirable. However, in order to examine a fuller range of siting opportunities BSD has requested an evaluation of other property in the District to determine if there are other suitable sites for a future high school.

BSD owns or has ownership agreements on several parcels that are currently undeveloped. These are located in the northern portion of the District and are sized and planned for future elementary and middle schools; however, they have been included in this evaluation as potential high school sites.

⁶ Land Use Planning and Site Selection for Ward/Cemetery Site, Boora Architects 2011 used a site plan that included roughly 22 acres for sports fields, which would reduce the land required for building and parking alone to roughly 13 to 18 acres.

Alternative Site Evaluation

A total of 25 sites were evaluated. Of these, Sites 1 through 16 are located north of the Tualatin-Valley Highway; these sites are evaluated for the potential to meet the need for a high school in the northern part of the District. The remaining nine sites (Sites 17 through 25) are evaluated for the potential to meet the need for a high school in the southern part of the District. A new high school in either the north or south portion of the District would require redrawing high school attendance boundaries to make attendance areas more efficient.

As shown on Figure 2, Sites 1 through 9 are clustered in the North Bethany area, which has a concept land use plan recently adopted by Washington County. These sites are largely undeveloped. Sites 10 through 16 are scattered on minimally developed sites throughout the northern part of the District. Sites 17 and 18 are located in the southwestern corner of the District. Sites 19 through 25 are clustered in the far southern corner of the District and include several parcels that were recently approved for inclusion in the UGB by Metro⁷.

Siting a new comprehensive high school will result in attendance boundary shifts to better balance the distribution of students between what will be six comprehensive high schools. As a part of this analysis, a preliminary, conceptual redistricting analysis was prepared by the District which shows that, despite the greater existing capacity issues in the northern part of the District, adding a new school in the southern portion of the District (in the vicinity of Sites 19 through 25) would result in more logical and efficient attendance boundaries than adding a new school in the northern corner of the District (in the vicinity of Sites 1 through 9). Boundaries that put existing schools closer to the center of their new attendance areas rather than being located at one edge would shorten the average distance that students have to travel to get to school. Constructing the next high school in the southern portion of the District allows existing schools to be located more centrally to their potential attendance areas. Constructing the next high school in the northern portion of the District results in each of the six high schools being located at the edge of their respective attendance areas. This is illustrated by the conceptual attendance boundary maps shown in Figure 3 and Figure 4.

Each of the 25 sites considered was evaluated for the following factors:

- Number of Parcels Involved
- Total Existing Improvement Values
- Planning / Zoning Considerations
- Transportation / Access Considerations
- Natural Resource / Slope Considerations
- Distribution / Attendance Boundary Suitability
- Other General Considerations / Comments

⁷ Metro's Urban Reserve decision is awaiting issuance of the Final Order from the Land Conservation and Development (LCDC) Commission. At the same time, Metro's Urban Growth Boundary decision is awaiting acknowledgement from LCDC. Both actions are expected by Spring 2012.



Table 2 provides a matrix evaluating each site against these considerations. Red cells indicate critical flaws or issues that are thought to make the site unsuitable for further consideration. Yellow cells indicate potential issues that may or may not render the site unsuitable / unavailable, but are thought to make a site less desirable. Light green indicates features that are acceptable. Bright green indicates conditions that are optimal.

The analysis used existing information from the District, Metro's Regional Land Information System (RLIS), and reviewing Washington County and City of Beaverton planning documents (e.g. North Bethany Concept Plan, Zoning Ordinances, etc.).

Figure 2: Alternative Sites Analysis Key Map

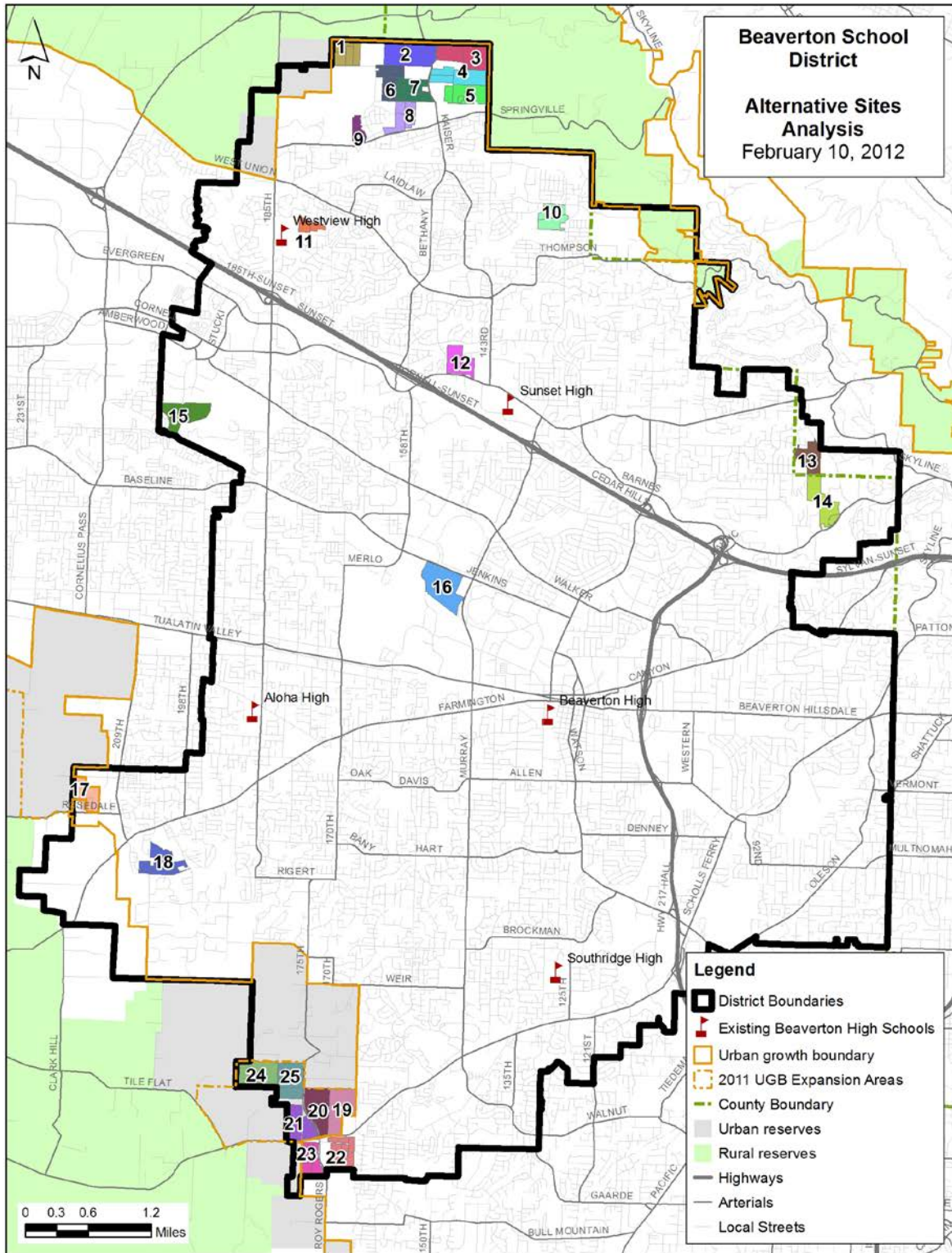




Table 2: Beaverton School District High School Alternative Site Evaluation Matrix

| Site ID | Total Acres | # of Parcels | Total Improvement Value* | Planning / Zoning Considerations | Transportation / Access Considerations | Natural Resource / Slope Considerations | Distribution / Attendance Boundary Suitability | Comments |
|---------|-------------|--------------|--------------------------|---|--|---|--|---|
| 1 | 42.2 | 4 | \$216,580 | Unincorporated Washington County (Beaverton Service District); Bethany Community Plan area – planned for some high-density residential (R-15 +) and a commercial node; Washington County’s R-15 and denser zoning does not allow schools, so much of site is planned for zoning that does not allow schools; current zoning: FD-20 | Access to proposed Collector (not yet built; connection to 185 th may not be built soon since runs outside UGB) | No major topographic or natural resource constraints | < 2 miles from Westview High | This site does not have good access to an arterial or suitable major road, and siting a high school here would eliminate a planned high density residential and commercial node in the North Bethany plan |
| 2 | 69.1 | 2 | \$156,370 | Unincorporated Washington County (Beaverton Service District); Bethany Community Plan area - planned for low density residential & institutional use; current zoning: FD-20. Future low density zoning would allow a school. | Access to designated arterial | Significant topographic & natural resource constraints; insufficient buildable area. | > 2 miles from Westview High | BSD has an ownership agreement on a portion of this land (~10 - 15acres) for an elementary/middle school. Remaining buildable acreage is insufficient for a high school. |
| 3 | 67.2 | 2 | \$1,000 | Unincorporated Washington County (Beaverton Service District); Bethany Community Plan area – mostly planned for low density residential & institutional use which would allow a school; a small portion of this site is planned for R-15 zoning which does not allow schools, but only a small part of the site is planned for R-15; current zoning: FD-20 | Access to designated arterial | Significant topographic constraints on western side of the site. Buildable area likely not large enough for a high school. | > 2 miles from Westview High | BSD has an ownership agreement on a portion of this land (~10 - 15acres) for an elementary/middle school. Remaining buildable acreage is insufficient for a high school. |
| 4 | 50.9 | 3 | \$55,930 | Unincorporated Washington County (Beaverton Service District); Bethany Community Plan area - planned for medium to high density residential (R-15 and R-24), a commercial node and institutional use; Washington County’s R-15 and denser zoning does not allow schools, so much of site is planned for zoning that does not allow schools; current zoning: FD-20 | Access to designated arterial | No major topographic or natural resource constraints | > 2 miles from Westview High | BSD has an ownership agreement on a portion of this land (~10 – 15 acres) for an elementary/middle school, which would be on property planned as institutional. Site is large enough to potentially accommodate both a high school and a smaller school; however this would preclude development of high density residential uses & commercial node planned for this site; would not fit with North Bethany Community Plan. |
| 5 | 46.3 | 2 | \$10,370 | Unincorporated Washington County (Beaverton Service District); Bethany Community Plan area - planned for a range of residential density & a community park; roughly half the site is planned for R-15 zoning, which does not allow schools; current zoning: FD-20 | Access to proposed Collector (not yet built) | Wetland & stream resources on southern edge of site; steep slopes on part of northern edge. Buildable area may not be sufficient for a high school. | > 2 miles from Westview High | THPRD owns a portion of this land; likely planned for a future park (potential shared use opportunity). |

| | | | | |
|-------------|-----------------------|-----------------------------------|------------------------------|---------------------------|
| Key: | Critical flaws | Potentially serious issues | Acceptable conditions | Optimal conditions |
|-------------|-----------------------|-----------------------------------|------------------------------|---------------------------|

* Based on County assessor’s data. Total value of improvements on all tax lots that form the site.



| Site ID | Total Acres | # of Parcels | Total Improvement Value* | Planning / Zoning Considerations | Transportation / Access Considerations | Natural Resource / Slope Considerations | Distribution / Attendance Boundary Suitability | Comments |
|---------|-------------|--------------|--------------------------|---|---|--|--|---|
| 6 | 38.9 | 4 | \$102,940 | Unincorporated Washington County (Beaverton Service District); Bethany Community Plan area - planned for a range of residential density (including high density) and a park; roughly half the site is planned for R-15 and R-24 zoning, which do not allow schools; current zoning: FD-20 | Access to proposed Collector (not yet built) | Fairly level; however, presence of a wetland near the center of the site may make buildable acres insufficient and site configuration for a high school difficult. | < 2 miles from Westview High | High school would preclude development of high density residential uses planned for this site; would not fit with North Bethany Community Plan. |
| 7 | 41.5 | 3 | \$79,670 | Unincorporated Washington County (Beaverton Service District); Bethany Community Plan area – planned for high residential density and mixed use; most of site is planned for zones that do not allow schools; current zoning: FD-20 | Access to designated arterial | No major topographic or natural resource constraints | < 2 miles from Westview High | High school would preclude development of high density residential uses planned for this site; would not fit with North Bethany Community Plan. |
| 8 | 35.3 | 3 | \$3,520 | Unincorporated Washington County (Beaverton Service District); Bethany Community Plan area – planned for low density residential, part included in Arbor Oaks development future phase; current zoning: FD-20 | Access to major roadway (Springville Rd.) | Some areas of 10% or greater slope and a stream bisecting the site would not leave sufficient buildable area and would make site configuration challenging. | < 2 miles from Westview High | Not enough buildable land and some may already be approved for future residential development as part of Arbor Oaks development. |
| 9 | 16.8 | 3 | \$0 | Unincorporated Washington County (Beaverton Service District); Bethany Community Plan area – planned for low density residential, included in Arbor Oaks development future phase; current zoning: R-9 (Type III process) | Access to major roadway (Springville Rd.) | Significant areas of 10% and greater slopes and a stream bisecting the site would not leave sufficient buildable area and would make site configuration challenging. | < 2 miles from Westview High | This site is large enough to accommodate a school building and parking area, but slopes and natural resource constraints would reduce buildable area and make this difficult or impossible. It would also require sharing the abutting THPRD / PCC Rock Creek playing fields. While this would be an efficient use of land, it would increase demand on the fields in an area that is relatively underserved with recreational facilities. In addition, the site may already be approved for residential development as part of Arbor Oaks development. |
| 10 | 36.6 | 2 | \$0 | Unincorporated Washington County (Beaverton Service District); current zoning: R-6 (Type III process) | No access to designated arterial or collector | Significant topographic & natural resource constraints; very little buildable area | < 2 miles from Sunset High | Unsuitable due to access & natural resource issues. |

| | | | | |
|-------------|-----------------------|-----------------------------------|------------------------------|---------------------------|
| Key: | Critical flaws | Potentially serious issues | Acceptable conditions | Optimal conditions |
|-------------|-----------------------|-----------------------------------|------------------------------|---------------------------|

* Based on County assessor's data. Total value of improvements on all tax lots that form the site.



| Site ID | Total Acres | # of Parcels | Total Improvement Value* | Planning / Zoning Considerations | Transportation / Access Considerations | Natural Resource / Slope Considerations | Distribution / Attendance Boundary Suitability | Comments |
|---------|-------------|--------------|--------------------------|--|--|---|--|---|
| 11 | 14.8 | 4 | \$77,720 | Unincorporated Washington County (Beaverton Service District); current zoning: R-6 (Type III process) | Access to a designated arterial through existing Westview High School site | Significant areas of 10% and greater slopes and a stream corridor along the northern edge of the site would not leave sufficient buildable area. | Abuts Westview High School. While a major expansion of Westview high school could theoretically be built on this property, it would increase this already large high school to an enrollment level beyond that considered desirable by the District, and would have to share the existing athletic facilities. | Owned by BSD; planned for future elementary or middle school. Increasing capacity at Westview would create an excessively large high school complex with inadequate sports and recreational facilities. |
| 12 | 37.3 | 1 | \$112,190 | Unincorporated Washington County (Beaverton Service District); current zoning: R-5 / R-9 / R-15 (R-15 part of site would require rezoning) | Access to designated arterial | Largely level, but riparian corridors on north and south ends of site reduce buildable area below desired site size. | < 1 mile from Sunset High. Drawing efficient attendance boundaries would be extremely difficult. | Unsuitable due to location and resource constraints. |
| 13 | 35.6 | 5 | \$275,100 | Unincorporated Multnomah County (City of Portland Service District). Current zoning: R-10 | Access to designated collector | Significant topographic constraints & a stream corridor bisecting the site would reduce the buildable area below desired size and make site configuration challenging | > 2 miles from Sunset High & Beaverton High | Unsuitable due to access & natural resource issues. |
| 14 | 46.0 | 2 | \$0 | Unincorporated Washington County (Beaverton Service District); current zoning: R-9 / R-15 (R-15 part of site would require rezoning) | Access to designated arterial | Significant topographic constraints; very little buildable area | > 2 miles from Sunset High & Beaverton High | Tax lot configuration may restrict site development for a high school. |
| 15 | 54.8 | 2 | \$0 | City of Hillsboro; current zoning: SCRP (site would require rezoning) | Access to designated collector | Level; some natural resources along one edge, but appears to have sufficient buildable area. | < 2 miles from Westview High | Owned by OHSU; held for future expansion. Site size needed for a high school would consume the majority (roughly three quarters) of the acreage set aside for OHSU expansion. |
| 16 | 73.4 | 1 | \$0 | Unincorporated Washington County (Beaverton Service District); current zoning: SCMU (allowed outright) | Access to designated arterial | Level; small, scattered wetlands, but appears to have sufficient buildable area. | < 2 miles from Beaverton High & Sunset High | Owned by Nike; held for future expansion. Site size needed for a high school would consume the majority (just over half) of the acreage set aside for Nike expansion. |

| | | | | |
|-------------|-----------------------|-----------------------------------|------------------------------|---------------------------|
| Key: | Critical flaws | Potentially serious issues | Acceptable conditions | Optimal conditions |
|-------------|-----------------------|-----------------------------------|------------------------------|---------------------------|

* Based on County assessor's data. Total value of improvements on all tax lots that form the site.



| Site ID | Total Acres | # of Parcels | Total Improvement Value* | Planning / Zoning Considerations | Transportation / Access Considerations | Natural Resource / Slope Considerations | Distribution / Attendance Boundary Suitability | Comments |
|---------|-------------|--------------|--------------------------|--|--|--|--|---|
| 17 | 38.3 | 4 | \$142,090 | Unincorporated Washington County (Hillsboro planning area); most of site just approved for inclusion in UGB, but not yet acknowledged; South Hillsboro Concept Plan – planned for low to medium density residential & open space | Access to designated collector | Level; however, natural resources in center of site would make site configuration challenging | < 2 miles from Aloha High | Not suitable due to access & natural resource issues. |
| 18 | 48.3 | 3 | \$10,860 | Unincorporated Washington County (Beaverton Service District); current zoning: R-6 (Type III process) | Access to designated collector | Significant topographic & natural resource constraints; very little buildable area. | < 2 miles from Aloha High | Site configuration not suitable for efficient use of site for a high school. |
| 19 | 55.4 | 1 | \$0 | Unincorporated Washington County; approved for inclusion in UGB (South Cooper Mountain), but not yet acknowledged (pending LCDC action); concept plan needs to be prepared. | Access to designated arterial | Significant area of 10% and greater slope located on widest part of site. Narrow level area at southern end of site would make site configuration challenging. | > 2 miles from Southridge High; adjacent to Urban Reserve Area | Abuts existing single family residential neighborhood; site configuration not suitable for efficient use of site for a high school – most buildable area of site is in the narrow portion of the parcel where siting a high school would be difficult. |
| 20 | 53.4 | 1 | \$0 | Unincorporated Washington County; approved for inclusion in UGB (South Cooper Mountain), but not yet acknowledged (pending LCDC action); concept plan needs to be prepared. | Access to designated arterial | Significant area of 10% and greater slope and stream corridor located on widest part of site. Buildable area appears to be insufficient and shape of buildable area would make site configuration challenging. | > 2 miles from Southridge High; adjacent to Urban Reserve Area | Owned by Crescent Grove Cemetery; held for future expansion. Site size needed for a high school would consume the majority (roughly three quarters) of the acreage. Site configuration not suitable for efficient use of site for a high school – most buildable area of site is in the narrow portion of the parcel where siting a high school would be difficult. |
| 21 | 47.1 | 2 | \$110,490 | Unincorporated Washington County; Approved for inclusion in UGB, but not yet acknowledged (pending LCDC action); concept plan needs to be prepared. Identified in South Cooper Mountain Prospectus prepared by City of Beaverton as potential future school site | Access to designated arterial | No major topographic or natural resource constraints | > 2 miles from Southridge High; adjacent to Urban Reserve Area | Part of site (roughly 15 acres) owned by Crescent Grove Cemetery, but only represents a small piece of their property (roughly 20%), and separated from the major holding (Site 20) by road right of way. Site has been evaluated by Boora Architects and the assessment has determined that a comprehensive high school would work efficiently on this site. |
| 22 | 42.3 | 5 | \$402,390 | City of Tigard; West Bull Mountain Concept Plan Area; current zoning: FD-20 | Access to designated arterial | Roughly one third of the site has 10% or greater slopes, and a stream corridor along the southern edge may reduce buildable acres below the amount needed for a high school site. | > 2 miles from Southridge High; adjacent to Urban Reserve Area | Abuts existing single family residential neighborhood in the City of Tigard. |

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|-------------|-----------------------|-----------------------------------|------------------------------|---------------------------|
| Key: | Critical flaws | Potentially serious issues | Acceptable conditions | Optimal conditions |
|-------------|-----------------------|-----------------------------------|------------------------------|---------------------------|

* Based on County assessor's data. Total value of improvements on all tax lots that form the site.



| Site ID | Total Acres | # of Parcels | Total Improvement Value* | Planning / Zoning Considerations | Transportation / Access Considerations | Natural Resource / Slope Considerations | Distribution / Attendance Boundary Suitability | Comments |
|---------|-------------|--------------|--------------------------|---|---|--|--|---|
| 23 | 37.0 | 5 | \$64,890 | City of Tigard; West Bull Mountain Concept Plan Area; current zoning: FD-20 | Access to designated arterial | Moderate topographic challenges; some natural resource constraints. Site-plan level analysis by Boora Architects found site unsuitable due to natural resource constraints | > 2 miles from Southridge High; adjacent to Urban Reserve Area | Owners approached BSD regarding sale. Site has been evaluated by Boora Architects and the assessment has determined that a comprehensive high school would not work efficiently on this site. |
| 24 | 61.7 | 1 | \$640,780 | Unincorporated Washington County; approved for inclusion in UGB (South Cooper Mountain), but not yet acknowledged (pending LCDC action); concept plan needs to be prepared. | No access to designated arterial or collector | Roughly one third of the site has 10% or greater slopes, and a stream corridor in center of site would make site planning difficult | > 2 miles from Southridge High; adjacent to Urban Reserve Area | This site was included because it was identified as a possible site for a BSD school along with other public facilities in the prospectus submitted to Metro by the City of Beaverton for the proposed UGB expansion. However, the site has over \$500,000 worth of improvements and does not have access to a designated arterial or collector (existing or future). While it may be suitable for an elementary or middle school or other educational facility, it is not well suited as a high school site. |
| 25 | 53.0 | 2 | \$0 | Unincorporated Washington County; approved for inclusion in UGB (South Cooper Mountain), but not yet acknowledged (pending LCDC action); concept plan needs to be prepared. | Access to designated arterial | Roughly two thirds of the site have 10% or greater slopes, and a stream corridor running through the site would make site planning difficult | > 2 miles from Southridge High; adjacent to Urban Reserve Area | A feasibility study would be necessary to determine whether the needed facilities could be accommodated. |

| | | | | |
|-------------|-----------------------|-----------------------------------|------------------------------|---------------------------|
| Key: | Critical flaws | Potentially serious issues | Acceptable conditions | Optimal conditions |
|-------------|-----------------------|-----------------------------------|------------------------------|---------------------------|

* Based on County assessor's data. Total value of improvements on all tax lots that form the site.

Figure 3: Theoretical High School Attendance Boundaries with New High School in North

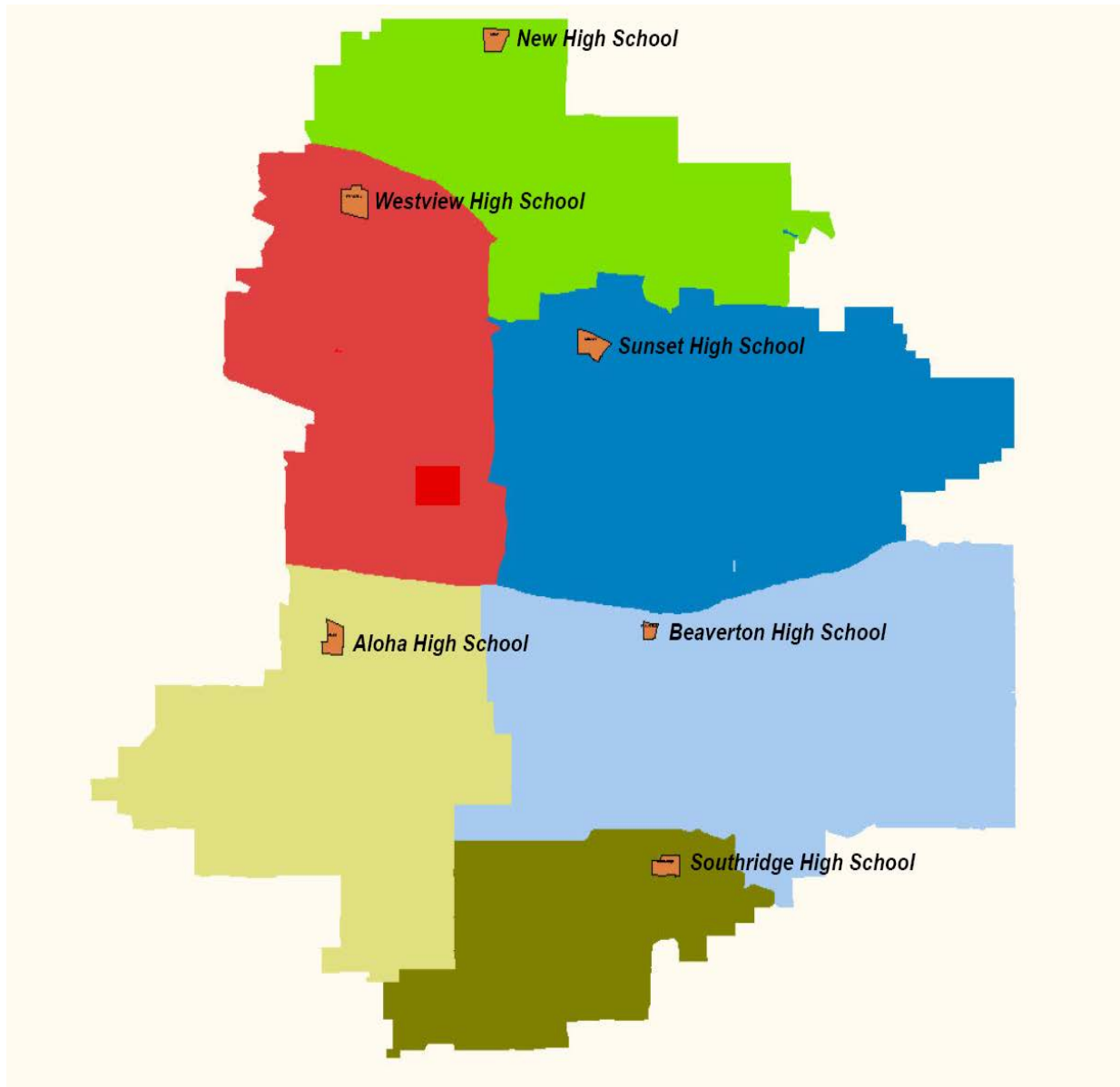
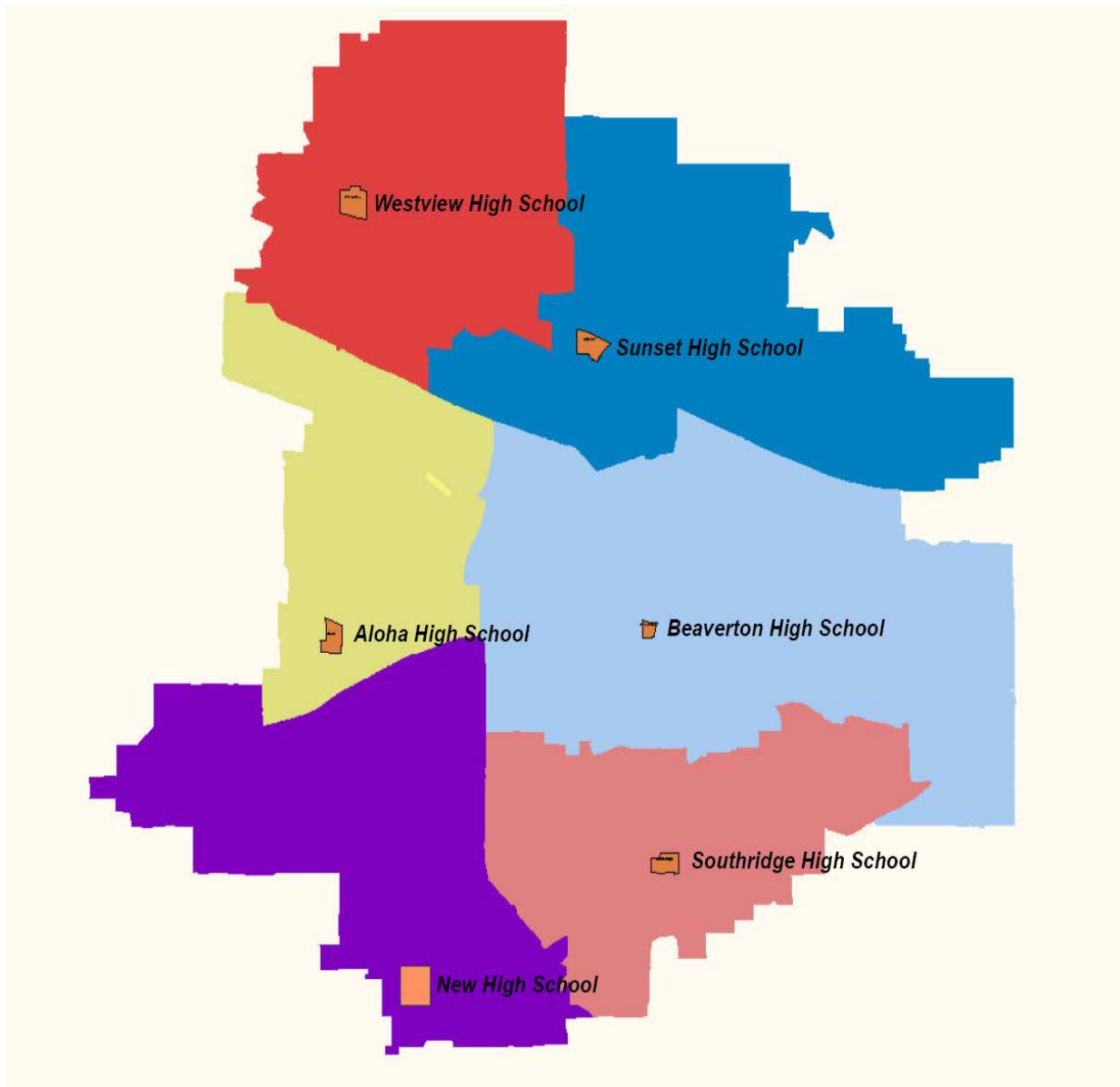


Figure 4: Theoretical High School Attendance Boundaries with New High School in South



Conclusion

A number of factors will go into the selection of the location for the next Beaverton School District comprehensive high school. This report has provided broad information on many of the physical factors that will be considered during this decision. A large question that needs to be answered up front is: is the next comprehensive high school located in the northern or southern portion of the District? Arguments can likely be made for both locations. There is no question that both the northern and southern portion of the District will experience population growth (and therefore enrollment growth) between now and 2025, the period covered by the District's Long Range Facility Plan. There is also no question that, given the limitations placed on vacant land availability resulting from the Urban Growth Boundary and the lack of suitably-sized, buildable properties, the District will compete with the development community to obtain a suitable site for a future high school. From a timing perspective, now appears to be a favorable time for the District to secure a site for a future high school.

Developing the next high school will take time once funding is secured for actual construction. The site planning, architectural design, local permitting, site preparation and construction can take up to five years. Therefore, securing property now, even though funds to construct the next high school are not available, is a prudent course of action.

Following the assessment and comparison of twenty-five sites throughout the District, Site 21 (Ward / Cemetery site) appears to be the most suitable from a physical perspective and from its ability to meet the majority of the District's locational factors. The other 24 sites have issues that are either critical flaws that would preclude use of a site for a high school or have conditions that would complicate site development, limit efficient transportation access or adversely impact planned development patterns.

