
MEMORANDUM

TO: Facilities Planning Committee

FROM: Steven A. Sparks, Executive Administrator for Long Range Planning
Robert McCracken, Facilities Planning Coordinator

CC: Dr. Carl Mead, Deputy Superintendent, Operations and Support Services

DATE: April 2, 2024

SUBJECT: Materials for FPC Meeting #2, April 3rd, 2024

On April 4th, 2024, the Facilities Planning Committee will receive an overview of the Raleigh Hills reopening study project and begin deliberations on alternatives. We expect to arrive at a recommendation by June, but more time can be added if needed. We will discuss scheduling at the end of the meeting.

Background

Raleigh Hills Elementary will be torn down and replaced by a new building, beginning in summer 2024 and reopening in Fall 2026. The new school will be built to the district's educational specifications of capacity for 750 general education students (Kinder-5th grade), with separate spaces for students in self-contained specialized programs and Pre-Kindergarten.

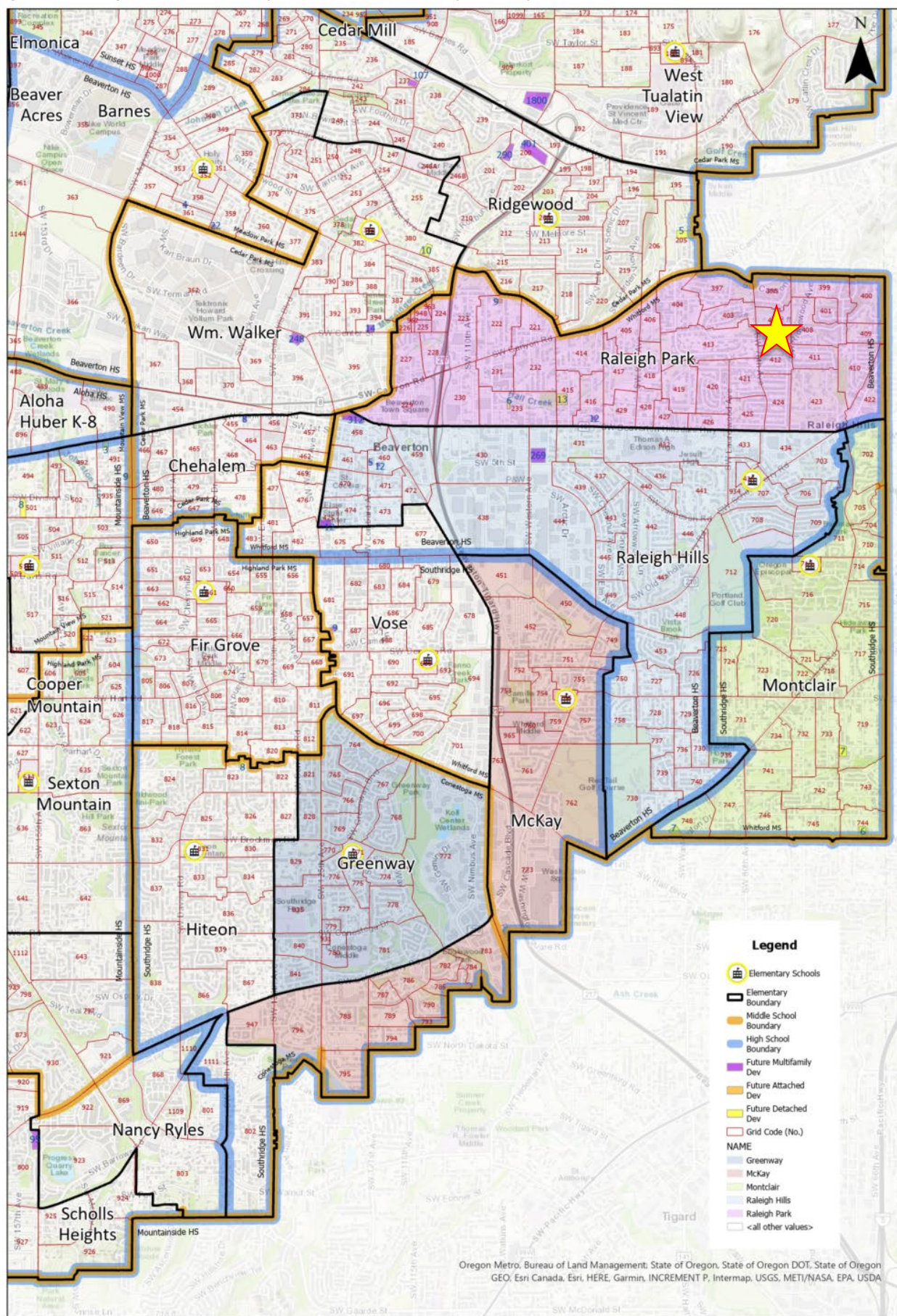


The current Raleigh Hills attendance boundary is, generally, south of Beaverton-Hillsdale Highway, from Hall Boulevard and along Allen Boulevard to the west, to Fanno Creek & the Portland Golf Club, south to Oleson Road to the east (light blue area in map below). Most of the neighborhoods within the Raleigh Hills boundary were developed prior to the 1970s. Some portions of the attendance boundary, particularly around Western Avenue and along Beaverton-Hillsdale Highway, are industrial and commercial in nature.

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Figure 2: Raleigh Hills Elementary Attendance Boundary & Study Area



The K-5 resident population in the Raleigh Hills attendance area has declined since peaking in 2016 and experienced a sharp drop in 2020. The K-5 resident population is forecasted to remain flat through 2032, as there is little capacity for new large-scale residential development.

Figure 3: Raleigh Hills Elementary K-5 Resident population 2014 - 2023

Grade	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Kinder	67	50	56	77	57	64	38	57	42	47
1st	57	64	55	61	67	53	58	41	54	45
2nd	53	57	72	48	65	66	48	56	46	59
3rd	63	49	67	69	53	62	57	44	54	43
4th	52	69	54	70	64	59	61	52	49	53
5th	54	54	80	54	66	71	54	61	54	47
Total	346	343	384	379	372	375	316	311	299	294

Opportunity for Consolidation

The newly build Raleigh Hills building will provide more than double the capacity needed to serve its current boundary. It will provide a modern educational setting with up-to-date spaces, technologies, and amenities. Raleigh Hills will meet the highest seismic structural rating, Immediate Occupancy, as is the case for all new schools.

Figure 4: Seismic and building condition for Raleigh Hills, McKay, Montclair and Raleigh Park

Building Characteristics	Originally Built	Seismic Score (Goal is 81+)	Seismic Performance Level	FCI Score (consider replacement if >0.30)
Raleigh Hills Elementary (new)	2026	95	Immediate Occupancy	-
McKay Elementary	1929	49	Less Than Collapse Prevention	0.29
Montclair Elementary	1969	69	Limited Safety	0.19
Raleigh Park Elementary	1959	50	Less Than Collapse Prevention	0.37

Seismic performance table

Performance Levels	Score
Immediate Occupancy	91 - 100
Damage Control (Goal)	81 - 90
Life Safety	71 - 80
Limited Safety	61 - 70
Collapse Prevention	51 - 60
Less than Collapse Prevention	41 - 50

Nearby schools are Raleigh Park Elementary (to the north), Montclair Elementary (to the east) and McKay Elementary (to the south and west). Including Raleigh Hills, these four elementary boundaries have 1,123 K-5 resident students today. The resident student population is forecasted to decline to 1,029 in 2032 (a decline of -8.4%). In total the combined 2032 K-5 resident population would utilize 58% of the permanent capacity provided by the four existing buildings, with the Raleigh Hills the least utilized (39%).

Figure 5: Resident K-5 Population and Building capacity for Raleigh Hills, McKay, Montclair and Raleigh Park
Change

Resident K-5 Population	2023	2032(f)	#	%	Building Capacity	% Utilization in 2032	Available Seats in 2032
Raleigh Hills Elementary (new)	294	291	(3)	-1.0%	750	39%	459
McKay Elementary	246	217	(29)	-11.8%	375	58%	158
Montclair Elementary	286	248	(38)	-13.3%	325	76%	77
Raleigh Park Elementary	297	273	(24)	-8.1%	325	84%	52
Total	1,123	1,029	(94)	-8.4%	1,775	58%	746

The Raleigh Hills reopening is an opportunity to consider the relocation of students out of older buildings in poorer condition. This may result in consolidation or closure of one or more buildings, which could free up limited capital and operating funds to be used elsewhere. At the same time, neighborhood schools are highly valued in Beaverton, and should be considered carefully in any consolidation analysis.

Materials

At the April 3rd meeting we will provide an overview of the goals and objectives for the project, the analytical tools we have developed for the FPC's use, and two initial scenarios. Attached to this document is the draft powerpoint presentation for your review.

Some notes on the slides:

Slides 4-6: Raleigh Hills overview & surrounding schools, and a set of goals & evaluation criteria we are suggesting for the FPC's use

Slides 8-27: Explanation of the analytical tools for the FPC's work, including:

1. A high-level Composite Building Score (a collection of attributes like building seismic and facility condition, utilization of capacity, walkable area, etc). Each component is explained
2. School building one-pager, with more detailed info on each building, with a map, 2014 and 2022 bond project summary, and enrollment data. A one-pager for each school in the study area is included.
3. Maps, which we will print these in either large poster-size or 11x17 for each meeting
4. Boundary scenario builder, which we will use to build and test attendance boundaries. Data includes historic and forecasted resident student population and race/ethnicity info.

Please take some time to familiarize yourself with the tools and let us know if you have any questions or suggestions. We are happy to discuss and make changes to support your work.

Slides 29-38: On overview and results of Scenarios 1 and 2, which consider the consolidation of McKay and/or Montclair and Raleigh Park into Raleigh Hills. Slides 33 and 34 provide a brief side-by-side comparison of each scenario vs. the goals and evaluation criteria.

Slide 39: A brief discussion of potential alternative scenarios, looking at Ridgewood and William Walker. This is intended as a jumping off point for the committee.

Some Homework

In preparation, we recommend the committee review the two following presentations and videos on building condition and seismic safety. Aaron Boyle, Administrator for Facilities Development provided an overview of each topic to the Bond Accountability Committee earlier this school year. He explains the underlying concepts for each category and the district's approach using the 2022 Bond Program. If you have any questions, please email us and we can coordinate with Aaron's team on providing more information. We also plan to invite Aaron to an FPC meeting in the future.

BAC Meeting Date	Topic	Materials	Video
October 25, 2023	Deferred Maintenance Plan	Presentation	Video
January 24, 2024	Plan for Seismic Safety	Presentation	Video

Follow-up items from February 28th Meeting:

Student generation rates for newly constructed housing

As part of the 10-year enrollment forecast project, FLO analytics analyzed student generation rates by housing type – how many students move into a *newly* built unit. The table below shows the results for two main categories of units: single-family (including detached and attached) and multifamily (including market-rate, regulated affordable units, and condominiums). Single-family units generate more students overall, with the highest generation rates the K-5 level (0.32 students per newly constructed unit), and lower rates at the secondary level.

Multifamily units differ greatly by type – with market-rate apartments generating few students, and regulated affordable units generating students at about half the single-family unit rate. It is likely that market-rate multifamily projects, which are often built with a high proportion of one- and two-bedroom units are not suitable for families with children.

2022–23 Beaverton S.D. K–12 Students per Housing Unit Built 2017–2021

Housing Type	K–5	6–8	9–12	K–12 Total
Single-family	0.32	0.15	0.13	0.60
Detached	0.35	0.17	0.14	0.66
Attached ^(a)	0.25	0.10	0.10	0.45
Multifamily^(b)	0.07	0.03	0.03	0.13
Market-rate apartments	0.03	0.01	0.01	0.06
Affordable apartments ^(c)	0.17	0.08	0.06	0.31
Condominiums	0.05	0.04	0.02	0.11

Notes

(a) Attached homes, or detached homes on lots smaller than 2,750 square feet.

(b) Excludes senior housing.

(c) Income-restricted developments identified in RLIS affordable housing inventory.

Source

FLO Analytics analysis of BSD 2022–23 student data and Metro's Regional Land Information System (RLIS) data.

Change in student population in different areas of the District

The committee asked for information regarding changing enrollment in different parts of the district. The table below shows the K-12 resident population in each of the six current high school boundaries in 2019, 2023 and forecasted in 2032. All high school boundary areas saw a steep decline between 2019 and 2023, except Westview. Westview's relatively steady enrollment is attributable to the ongoing development of the North Bethany area during this period. All other high school boundaries saw similar declines.

K-12 Residents by High School Boundary	Change				Change from 2023		
	2019	2023	#	%	2032 Forecast	#	%
Aloha HS	7,058	6,362	(696)	-9.9%	5,419	(943)	-14.8%
Beaverton HS	5,606	5,016	(590)	-10.5%	4,529	(487)	-9.7%
Mountainside HS	5,930	5,401	(529)	-8.9%	5,887	486	9.0%
Southridge HS	5,273	4,746	(527)	-10.0%	4,005	(741)	-15.6%
Sunset HS	6,675	5,967	(708)	-10.6%	5,173	(794)	-13.3%
Westview HS	8,356	8,306	(50)	-0.6%	7,698	(608)	-7.3%
Total	38,898	35,798	(3,100)	-8.0%	32,711	(3,087)	-8.6%

* Does not include students from out of district

The K-12 resident population is forecasted to decline by approximately 3,100 students by 2032. Mountainside is forecasted to grow, as the South Cooper Mountain and Cooper Mountain development areas build out.

Information on portables in the district

The committee asked for information on the number of portables in the district, and their current use (teaching spaces or other uses). The district has 185 portable classrooms. The maintenance department is currently updating its inventory and moves. We will provide more information when it is available.

MEMORANDUM

TO: Robert McCracken
FROM: Craig Beaver
DATE: March 27, 2024
SUBJECT: Raleigh Hills Elementary School Consolidation Scenarios

Listed below are the potential operational effects of two proposed consolidation scenarios for Regular Education transportation as per your request. Please feel free to contact me if you need any other information.

Current Situation

Raleigh Hills, Greenway, Montclair, and Raleigh Park all serviced individually:

School	Routes	Riders	Miles	Cost
Raleigh Hills ES	4	249	56.97	\$90,625
McKay ES	2	169	45.39	\$72,204
Montclair ES	3	207	49.07	\$78,058
Raleigh Park ES	3	213	70.83	\$112,673
Greenway ES	0	0	0	\$0
Grand Totals	12	838	222.26	\$353,560

Scenario 1

Northern portion of McKay joins Raleigh Hills, Southern portion of McKay joins Greenway, Montclair joins Raleigh Hills, Raleigh Park remains intact:

School	Routes	Riders	Miles	Cost
Raleigh Hills ES	11	666	167.38	\$266,260
Greenway ES	1	83	25.59	\$40,707
Raleigh Park ES	3	213	70.83	\$112,673
Grand Totals	15	962	263.80	\$419,640

Scenario 2

Northern portion of McKay joins Raleigh Hills, Southern portion of McKay joins Greenway, Raleigh Park joins Raleigh Hills, Montclair remains intact:

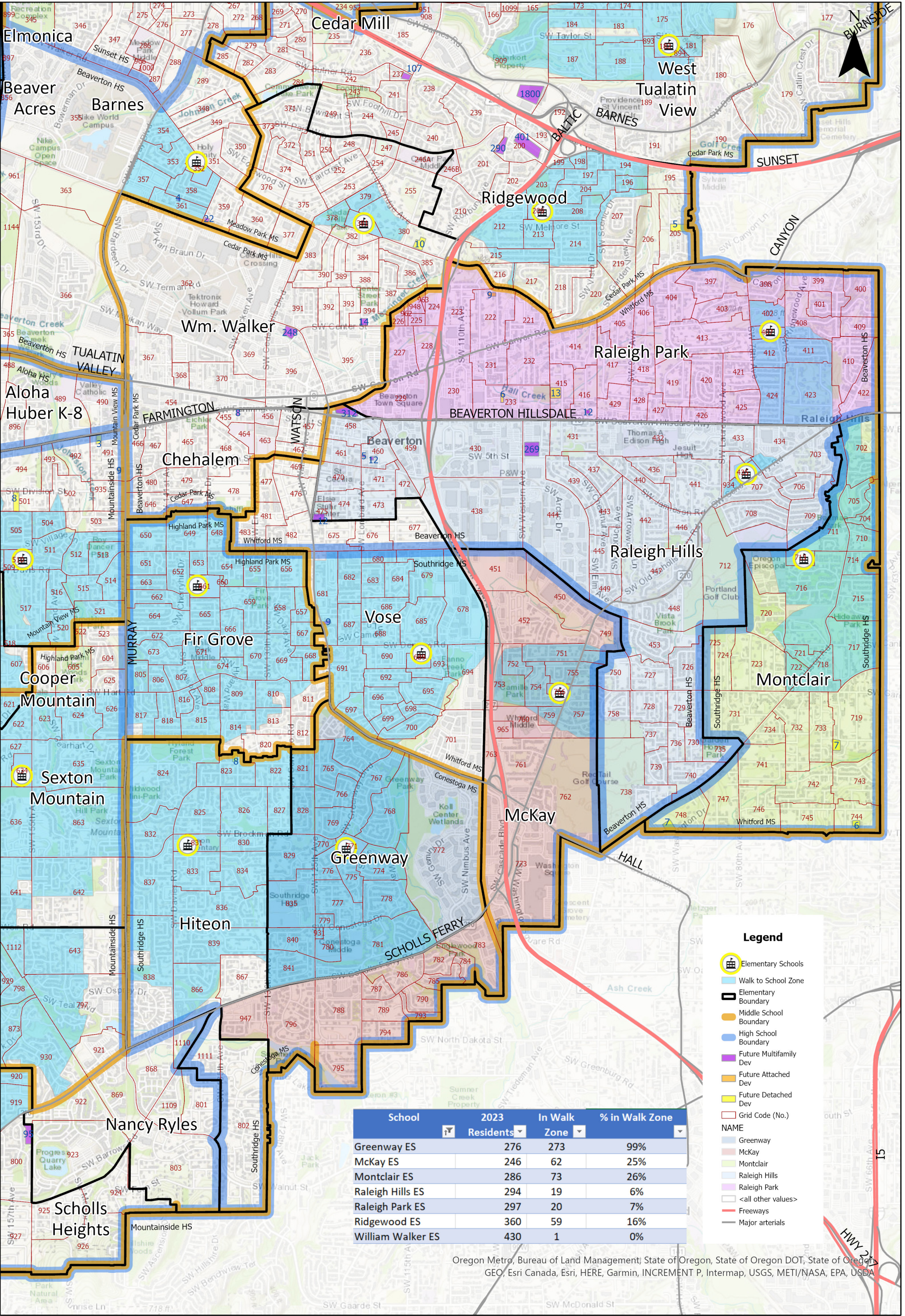
School	Routes	Riders	Miles	Cost
Raleigh Hills ES	10	627	170.71	\$271,557
Greenway ES	1	83	25.59	\$40,707
Montclair ES	3	207	49.07	\$78,058
Grand Totals	14	917	245.37	\$390,322

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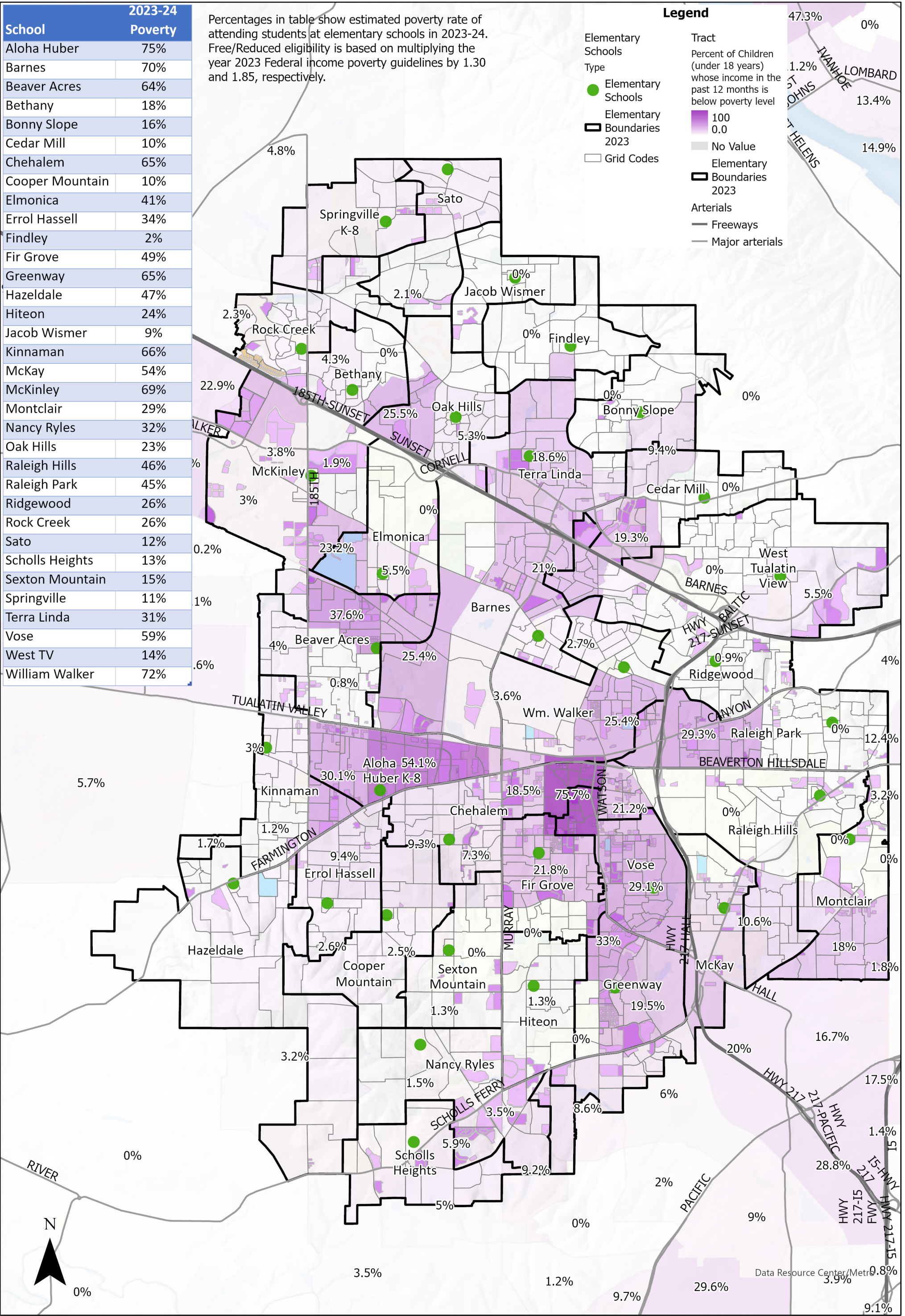
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Raleigh Hills Reopening Study Area



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2023 American Community Survey: Child Poverty by Census Tract



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Raleigh Hills Reopening Study Area: Student Density Map

