

Greater Albany Public Schools

Long-Range Facility Advisory Committee – LRFAC Workshop 3



Agenda

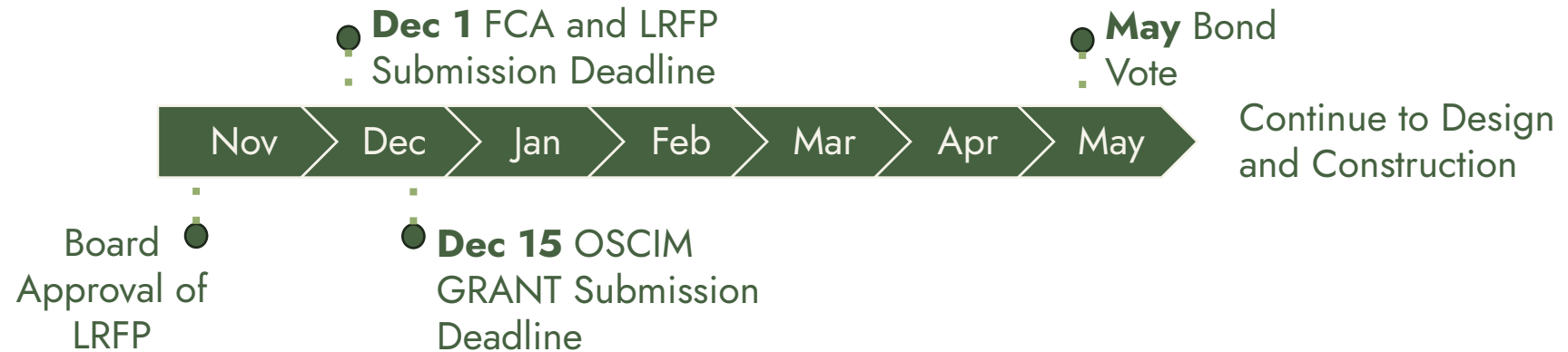
- **Welcome**
- **Our Homework - Update**
 - **Review Guiding Principles - “What it looks like”**
 - **Assessments confirmation**
 - **Feedback from Tours**
- **Population Growth Projections**
- **Projects on the boards**
- **Capacity**

Break

- **Group Exercise**
 - **Report Out**



GOING OUT FOR A BOND



Schedule

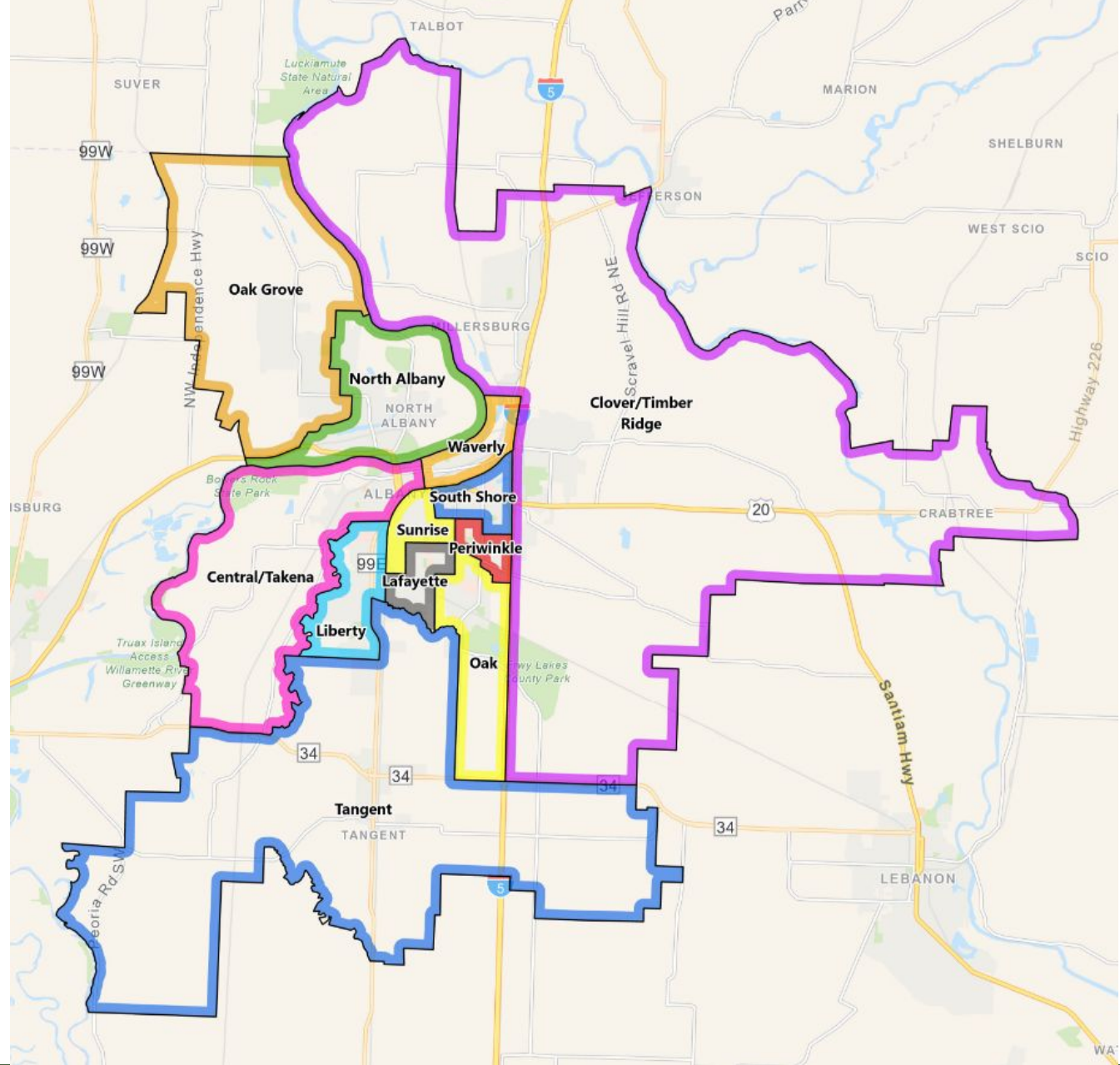
Committee Attendance

The District is committed that the entire committee finishes the work!

Please notify us if you can't attend a meeting, we will work with you to catch you up before the next meeting.

- February - Follow up meeting dates
 - February 4 - 8-9 am
 - February 5 - 1-2 pm
 - February 13 - 12-1
- Email Chris Green (chris.green@albany.k12.or.us)
 - Please indicate all dates you are available
 - Chris will confirm date to attend

Our Homework Update on Assessments



Greater Albany Public Schools will be:

Inclusive & Empowering

Every student will thrive in equitable learning environments that celebrate diversity and empower learners to succeed.

What this looks like:

- Our schools provide ADA Access for all students and educators
- Our schools provide equitable learning opportunities through modernization of education spaces
- Our spaces are well-designed and dynamic where students and educators want to be
- Our schools provide opportunities for student autonomy in educational learning environments through versatile and flexible learning spaces.



Guiding Principles:

Greater Albany Public Schools will be:

Responsible Stewards

We will maximize resources and ensure taxpayer dollars are used efficiently and transparently to support student success.

What this looks like:

- Our district is fiscally responsible by renovating schools extending their life
- Our district invests in balancing capacity for each school
- Our district is transparent about where dollars are being spent



Guiding Principles:

Greater Albany Public Schools will be:

Welcoming & Safe Environments

Every school will be a place where students, educators, and community members feel safe, supported, and valued.

What this looks like:

- Safe and secure entrances are provided at all schools
- Buildings welcome the community through zoned areas for after-hours use
- Entrances provide warm welcome
- Meeting spaces are provided for student and family support



Guiding Principles:

Greater Albany Public Schools will be:

Flexible & Future-Ready

We will remain agile and adaptable, evolving to meet the needs of today's learners and tomorrow's challenges.

What this looks like:

- Future growth is planned into all schools
- Spaces are flexible to allow for a variety of ways for student engagement
- Technology is consistent throughout the district and is easily adaptable



Guiding Principles:

Greater Albany Public Schools will be:

Lifelong Learning Centers Our schools will foster a love of learning through diverse, inclusive, and innovative educational approaches.
What this looks like:
• Inspirational spaces are provided for students to reflect modern education practices
• Spaces are flexible and adaptable for modern and future learning pathways
• Educational spaces are varied in size and location to promote unique ways students learn



Greater Albany Public Schools will be:

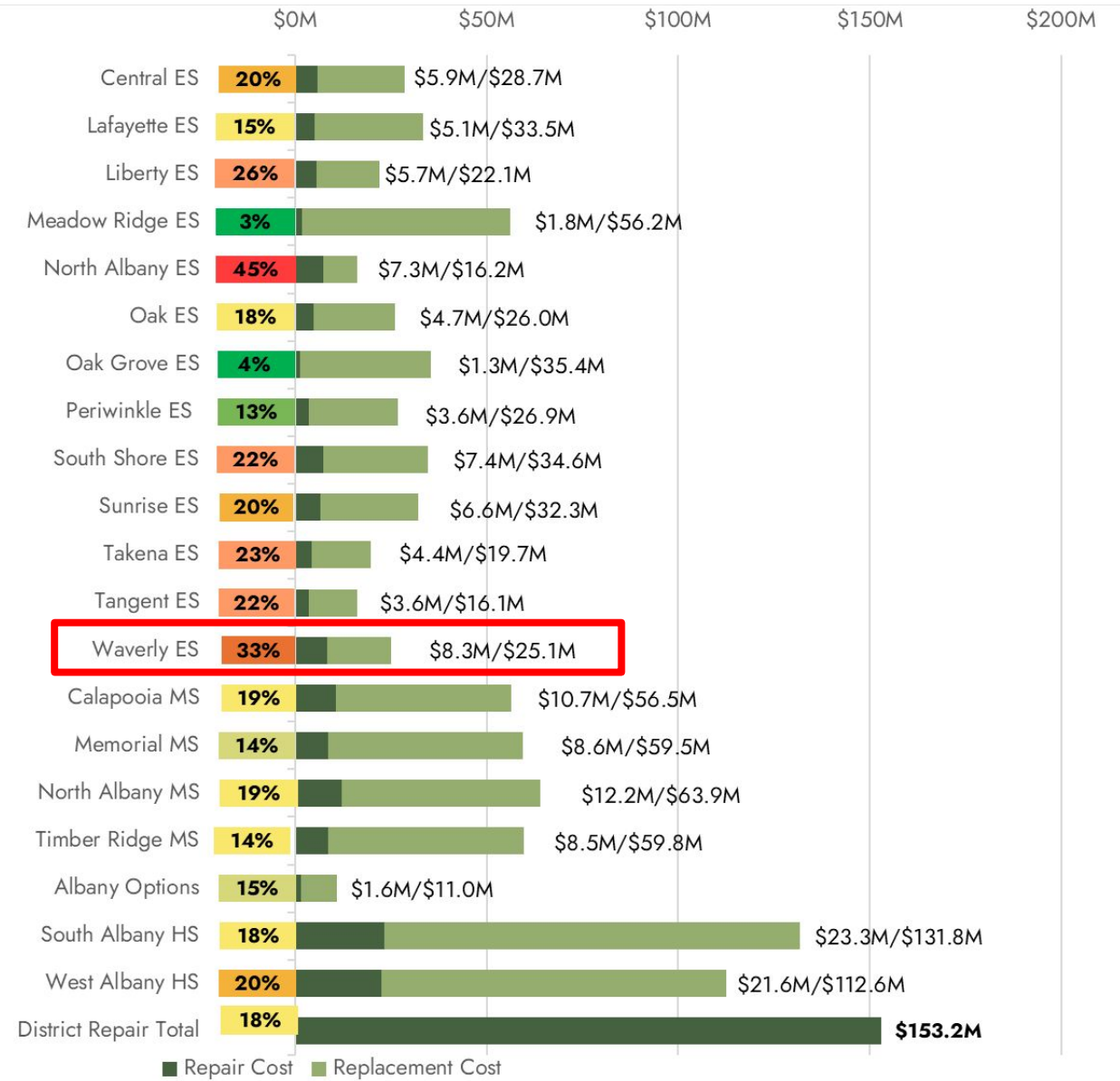
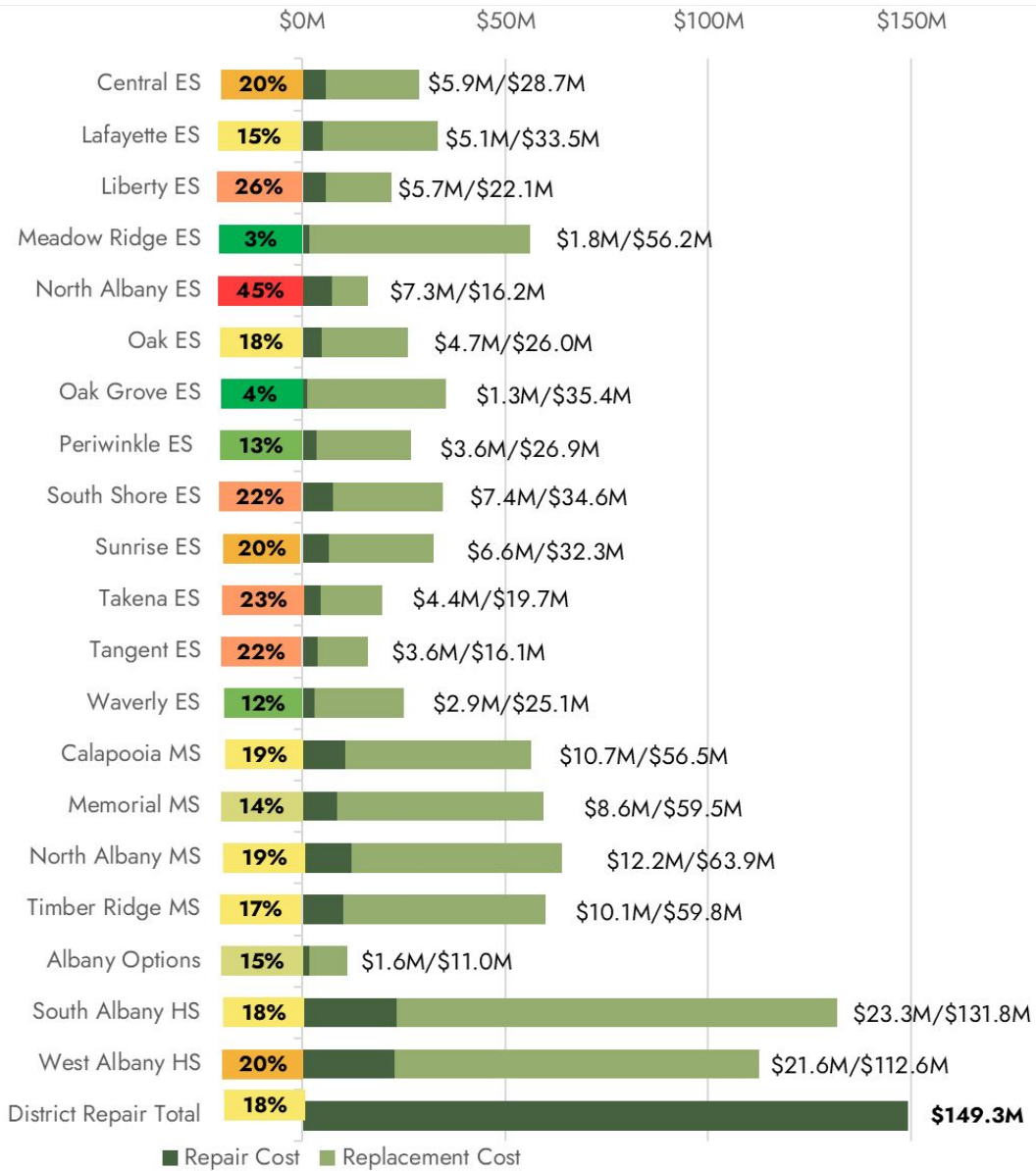
Community-Focused

Schools will reflect and honor the unique values, cultures, and aspirations of the communities they serve.

What this looks like:

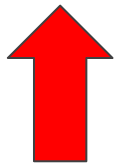
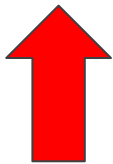
- Schools provide a sense of pride for student, educators and community
- Spaces are provided for community access for after-hours events
- A strong sense of legacy is promoted through well maintained facilities and inspirational wayfinding





Facility Assessments

Adequacy Categories	Central ES	Lafayette ES	Liberty ES	Meadow Ridge ES	North Albany ES	Oak ES	Oak Grove	Periwinkle ES	South Shore ES	Sunrise ES	Takena ES	Tangent ES	Waverly ES		Calapooia MS	Memorial MS	NAMS	Timber Ridge		AOS	SAHS	WAHS	WAHS ORIGINAL	District Avg
Acoustic Educational Adequacy	5.0	13.3	11.7	11.7	6.7	11.7	11.7	11.7	8.3	11.7	6.7	15.0	11.7		10.0	11.7	10.0	11.7		11.7	12.5	13.3	13.3	10.9
Air Quality Educational Adequacy	5.0	5.0	5.0	10.0	5.0	5.0	10.0	5.0	5.0	5.0	5.0	5.0	5.0		5.0	5.0	5.0	5.0		5.0	5.0	5.0	5.0	5.5
Lighting Educational Adequacy	12.0	12.0	15.0	14.0	11.0	13.0	14.0	12.0	12.0	12.0	12.0	12.0	14.0		12.0	12.0	13.0	13.0		13.0	10.0	13.0	10.0	12.6
Temperature Educational Adequacy	10.0	10.0	7.5	12.5	10.0	5.0	15.0	10.0	10.0	10.0	10.0	5.0	10.0		10.0	7.5	7.5	10.0		7.5	7.5	10.0	7.5	9.3
School Capacity Educational Adequacy	10.6	7.8	11.0	15.0	10.0	9.0	15.0	10.0	9.0	11.0	11.7	10.0	13.5		10.0	12.9	13.1	13.8		13.0	10.4	11.1	7.2	11.4
Curriculum Support	8.8	10.0	13.0	15.0	10.0	13.0	14.0	10.0	10.0	11.0	12.5	8.8	13.0		10.0	14.3	12.1	15.0		11.0	10.7	10.0	7.5	11.8
Safety and Security	8.8	9.0	12.0	14.0	10.0	8.0	14.0	10.0	9.0	7.0	10.0	12.0	9.0		9.2	10.0	9.0	13.0		12.5	9.0	13.0	7.5	11.8
Overall Percentage Score	59.4%	63.9%	71.6%	87.8%	59.7%	61.6%	89.2%	64.4%	60.3%	64.4%	64.6%	64.5%	72.5%		63.0%	69.8%	66.4%	77.6%		70.2%	62.0%	74.7%	57.7%	67.9%



Each category is a total of 15 points
15 = Agree; 10 = Agree with issues; 5 Disagree; 0 Not applicable

Wonderings

Wows and Wonders:

What were some observations?
Any Surprises?

LRFAC Visitation Opportunities			
DATE	Day	TIME	SITES
November 6	Thursday	9:00-9:30	Meadow
		9:30-10:00	Timber
		10:00-10:30	South Shore
November 12	Wednesday	5:00-5:30	North Albany Middle
		5:30-6:00	North Albany Elementary
		6:00-6:30	Oak Grove
December 5	Friday	9:00-10:00	West Albany High
		10:00-10:30	Liberty Elementary
December 16	Tuesday	5:00-5:30	Memorial Middle
		5:30-6:00	Central
		6:00-6:30	Waverly
January 8	Thursday	1:00-1:45	South Albany High
		2:00-2:30	Oak Elementary
January 20	Tuesday	5:00-5:30	Periwinkle
		5:30-6:00	Sunrise
		6:00-6:30	AOS
February 2	Monday	1:00-1:30	Calapooia Middle
		1:30-2:00	Lafayette Elementary
		2:00-2:30	Waverly
February 12	Wednesday	3:00-6:00	Open Appointments
February 25	Wednesday	10:30-1:00	Open Appointments
*March 3 Meeting Check-In (Future Visits Discussion)			

Education



District-wide Enrollment Forecasts 2026-27 to 2035-36

Greater Albany Public Schools

December 2, 2025



About FLO

How We Help School Districts

- Enrollment Forecasting
- Demographic and Socioeconomic Analyses
- Enrollment Modeling
(e.g., program placement)
- Attendance Area Boundary Reviews
- Long-range Facility Plans
- Transportation and Walkability Studies

Demographic and Mapping Specialists

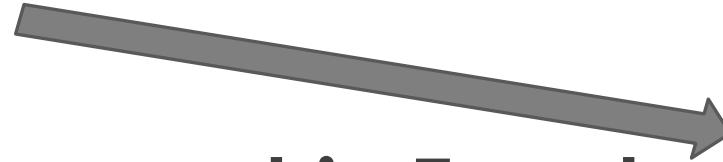
- Team of applied demographers, geographers, and GIS analysts using industry-standard methods
- Experience with national, state, and local data sources
- Expertise in geospatial data analysis and visualization
- Great communicators and presenters to school district professionals and non-technical audiences



Overarching Process



**Enrollment
Assessment**



Demographic Trends



**Residential
Development**



**Enrollment
Forecasts**

Population Trends

County, City, and District Population 2000 to 2024

	2000 Census	2010 Census	2020 Census	2024 Estimate*	Average Annual Growth		
					2000–10	2010–20	2020–24
Linn County	103,069	116,672	128,610	130,848	1.2%	1.0%	0.4%
Benton County	78,153	85,579	95,184	97,720	0.9%	1.1%	0.6%
Greater Albany Public Schools (GAPS)	50,824	60,895	69,390	--	1.8%	1.3%	--
City of Albany	40,852	50,158	56,472	57,777	2.1%	1.2%	0.5%
City of Millersburg	651	1,329	2,919	3,214	7.4%	8.2%	2.3%
City of Tangent	933	1,164	1,231	1,234	2.2%	0.6%	0.1%
GAPS Unincorporated Area	8,388	8,244	8,768	--	-0.2%	0.6%	--

Notes

* July 2024 population estimates are only available for counties and cities.

Indentation signifies the nesting of geographic areas. For instance, the school district is indented because it is part of the county. City totals are further indented because they are within the school district boundary.

Sources

U.S. Census Bureau, 2000, 2010, and 2020 Censuses (April 1); Population Research Center, Portland State University, July 1, 2024 estimates.

Population Trends

School District Population By Age Group 2000 to 2020

	2000 Census	2010 Census	2020 Census	Average Annual Growth	
				2000–2010	2010–2020
Total Population	50,824	60,895	69,390	1.8%	1.3%
Age 18 and over	37,644	46,061	54,116	2.0%	1.6%
Ages 5 to 17	9,547	10,761	11,268	1.2%	0.5%
Under age 5	3,633	4,073	4,006	1.1%	-0.2%
Under 18 share of total	25.9%	24.4%	22.0%	--	--

Notes

Indentation signifies the nesting of variables. For instance, the "Age 18 and over" category is indented because it is a component of total population.

Sources

U.S. Census Bureau, 2000, 2010, and 2020 Censuses.

Population Trends

County & UGB Population Forecasts

	2020 Census	2030 Forecast	2040 Forecast	Average Annual Growth	
				2020–2030	2030–2040
Linn County	128,610	137,797	146,527	0.7%	0.6%
Benton County	95,184	102,839	109,595	0.8%	0.6%
City of Albany UGB (Linn County)	48,392	51,603	54,636	0.6%	0.6%
City of Albany UGB (Benton County)	9,117	11,596	14,000	2.4%	1.9%
City of Millersburg UGB	2,919	5,267	7,717	6.1%	3.9%
City of Tangent UGB	1,268	1,346	1,452	0.6%	0.8%

Notes

Population forecasts are proposed; final forecasts are scheduled to be released June 30, 2025.

Sources

Population Research Center, Portland State University, March 2025.

Historical Enrollment

Enrollment by Grade

Grade	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2017-18 to 2025-26
K	698	642	716	582	583	656	603	606	516	-182
1	739	698	664	699	668	678	659	624	611	-128
2	696	747	703	646	686	661	675	648	611	-85
3	757	686	756	662	641	697	656	657	627	-130
4	771	742	690	698	655	690	689	665	644	-127
5	811	774	763	653	700	654	694	694	655	-156
6	730	798	790	741	686	713	656	681	685	-45
7	727	730	799	781	775	683	679	645	677	-50
8	715	738	733	793	797	744	685	686	641	-74
9	731	747	750	754	806	781	786	704	738	7
10	742	720	744	728	753	803	778	781	681	-61
11	713	729	702	715	714	728	775	733	727	14
12	736	725	743	708	694	724	761	748	673	-63
K-12 Total	9,566	9,476	9,553	9,160	9,158	9,212	9,096	8,872	8,486	-1,080

Historical Enrollment

Enrollment by School

School Name	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2017-18 to 2025-26
Central ES (3-5)	166	144	142	112	115	123	136	126	112	-54
Lafayette ES	337	344	316	242	249	264	272	296	266	-71
Liberty ES	337	352	326	273	278	318	304	298	280	-57
Meadow Ridge ES (K-3)	477	471	511	446	450	544	572	515	495	18
North Albany ES	269	243	316	279	271	269	291	292	268	-1
Oak ES	338	309	310	247	242	272	270	275	218	-120
Oak Grove ES	429	393	360	306	328	329	347	362	366	-63
Periwinkle ES	443	449	443	367	385	384	337	327	300	-143
South Shore ES	422	433	413	362	317	336	332	356	355	-67
Sunrise ES	382	329	334	304	321	361	336	326	316	-66
Takena ES (K-2)	153	145	141	113	131	140	125	127	122	-31
Tangent ES	170	134	138	105	95	114	105	123	105	-65
Timber Ridge ES (4-5)	247	247	240	195	240	286	273	263	277	30
Waverly ES	260	269	286	241	252	261	239	208	184	-76
Online School	42	27	16	348	259	35	37	--	--	--
K-5 Total	4,472	4,289	4,292	3,940	3,933	4,036	3,976	3,894	3,664	-808
Calapooia MS	558	657	709	654	653	652	608	591	623	65
Memorial MS	605	597	627	571	566	527	533	548	527	-78
North Albany MS	609	607	563	519	488	526	475	475	440	-169
Timber Ridge MS	381	385	402	380	403	398	380	398	413	32
Online School	19	20	21	191	148	37	24	--	--	--
6-8 Total	2,172	2,266	2,322	2,315	2,258	2,140	2,020	2,012	2,003	-169
South Albany HS	1,410	1,428	1,472	1,358	1,480	1,543	1,560	1,515	1,401	-9
West Albany HS	1,351	1,307	1,274	1,237	1,307	1,268	1,305	1,312	1,275	-76
Albany Options	138	158	153	145	131	167	178	138	143	5
Online School	23	28	40	165	49	58	57	1	--	--
9-12 Total	2,922	2,921	2,939	2,905	2,967	3,036	3,100	2,966	2,819	-103
K-12 Total	9,566	9,476	9,553	9,160	9,158	9,212	9,096	8,872	8,486	-1,080

Enrollment Perspectives

Building Attendance / Enrollment

- Number of students enrolled at a school
- Includes out-of-district students, intra-district transfers, special programs, etc.



Resident Enrollment



- Number of students that live within a certain region, whether it be the District as a whole or individual attendance areas
- Not subject to student choices (e.g., intra-district transfers), special program placement, etc.

Enrollment Patterns

District-wide Transfer Rates

Grade Group	Total Enrollment	Enrollment from Within District ^(a)	Enrollment from Out-of-District ^(b)	Intra-district Transfers ^(c)	Total Transfers ^(d)	Transfer Rate from Out-of-District	Intra-district Transfer Rate	Total Transfer Rate
K–5	3,664	3,602	62	705	767	1.7%	19.6%	20.9%
6–8	2,003	1,972	31	227	258	1.5%	11.5%	12.9%
9–12	2,819	2,747	72	403	475	2.6%	14.7%	16.8%
K–12	8,486	8,321	165	1,335	1,500	1.9%	16.0%	17.7%

Notes

(a) Enrollment from Within District is the number of students who reside within the district boundary.

(b) Enrollment from Out-of-District is the number of students who reside outside the district boundary.

(c) Intra-district Transfers is the number of students who enroll in a school other than their neighborhood school based on the attendance area that they reside in.

(d) Total Transfers is the sum of Enrollment from Out-of-District and Intra-district Transfers.

Sources

Greater Albany Public Schools 2025–26 attendance areas and October 2025–26 headcount enrollment.

Enrollment Patterns

Grades K–5 Residence-Attendance Matrix

School of Attendance Attendance Area	Residence Count	Central ES	Lafayette ES	Liberty ES	Meadow Ridge ES	North Albany ES	Oak ES	Oak Grove ES	Periwinkle ES	South Shore ES	Sunrise ES	Takena ES	Tangent ES	Timber Ridge ES	Waverly ES	Capture Rate	Transfer-Out Student Total ^(c)	Transfer-Out Rate
Central ES	134	99	2	6	1	3	4	1	6	4	3	0	1	3	1	73.9%	35	26.1%
Lafayette ES	238	1	197	3	2	2	1	0	4	20	2	2	1	2	1	82.8%	41	17.2%
Liberty ES	253	0	12	228	0	1	0	3	2	3	3	1	0	0	0	90.1%	25	9.9%
Meadow Ridge ES	525	0	3	10	473	3	0	1	0	26	3	2	0	0	4	90.1%	52	9.9%
North Albany ES	258	0	0	1	0	233	0	11	1	12	0	0	0	0	0	90.3%	25	9.7%
Oak ES	273	0	9	3	2	2	184	8	11	35	9	3	1	2	4	67.4%	89	32.6%
Oak Grove ES	331	0	0	3	2	4	0	317	1	0	0	1	1	0	2	95.8%	14	4.2%
Periwinkle ES	308	1	17	4	4	2	5	7	220	28	12	2	2	2	2	71.4%	88	28.6%
South Shore ES	241	1	0	1	1	3	3	3	32	132	17	1	3	4	40	54.8%	109	45.2%
Sunrise ES	331	3	9	4	0	3	6	2	12	32	252	2	2	0	4	76.1%	79	23.9%
Takena ES	139	0	2	3	0	2	4	3	2	6	6	103	2	0	6	74.1%	36	25.9%
Tangent ES	114	0	12	3	0	2	4	0	0	6	0	1	85	1	0	74.6%	29	25.4%
Timber Ridge ES	297	3	0	5	0	3	3	1	1	14	1	0	0	262	4	88.2%	35	11.8%
Waverly ES	160	2	1	1	4	2	0	6	3	24	3	2	0	0	112	70.0%	48	30.0%
K–5 Subtotals	3,602	110	264	275	489	265	214	363	295	342	311	120	98	276	180	80.4%	705	19.6%
From Out-of-District ^(a)	62	2	2	5	6	3	4	3	5	13	5	2	7	1	4	--	--	--
K–5 Totals	3,664	112	266	280	495	268	218	366	300	355	316	122	105	277	184	--	--	--
Transfer-In Student Total ^(b)	767	13	69	52	22	35	34	49	80	223	64	19	20	15	72	--	--	--
Transfer-In Rate	20.9%	11.6%	25.9%	18.6%	4.4%	13.1%	15.6%	13.4%	26.7%	62.8%	20.3%	15.6%	19.0%	5.4%	39.1%	--	--	--

Enrollment Patterns

Grades 6–8 Residence-Attendance Matrix

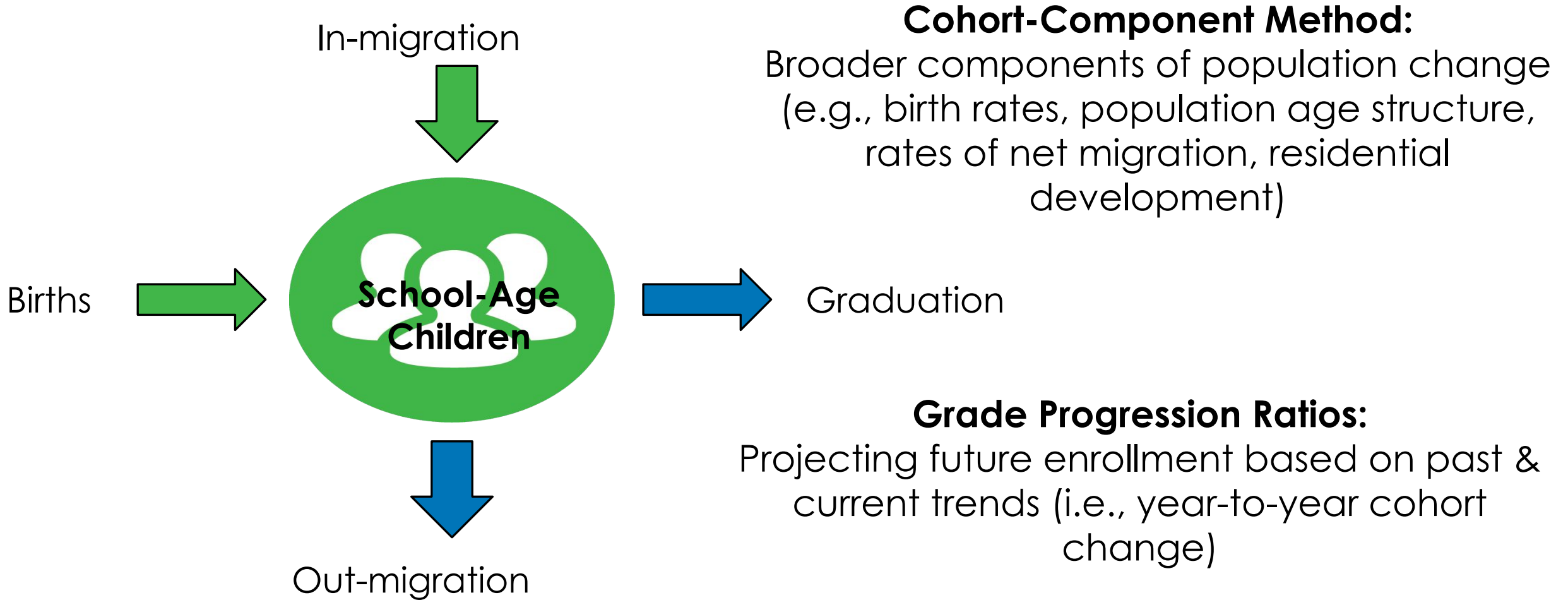
School of Attendance Attendance Area	Residence Count	Calapooia MS	Memorial MS	North Albany MS	Timber Ridge MS	Capture Rate	Transfer-Out Student Total ^(c)	Transfer-Out Rate
Calapooia MS	632	563	32	27	10	89.1%	69	10.9%
Memorial MS	471	11	430	21	9	91.3%	41	8.7%
North Albany MS	437	30	24	375	8	85.8%	62	14.2%
Timber Ridge MS	432	15	28	12	377	87.3%	55	12.7%
6–8 Subtotals	1,972	619	514	435	404	88.5%	227	11.5%
From Out-of-District ^(a)	31	4	13	5	9	--	--	--
6–8 Totals	2,003	623	527	440	413	--	--	--
Transfer-In Student Total ^(b)	258	60	97	65	36	--	--	--
Transfer-In Rate	12.9%	9.6%	18.4%	14.8%	8.7%	--	--	--

Enrollment Patterns

Grades 9–12 Residence-Attendance Matrix

School of Attendance Attendance Area	Residence Count	South Albany HS	West Albany HS	Albany Options	Capture Rate	Transfer-Out Student Total ^(c)	Transfer-Out Rate
South Albany HS	1,582	1,305	196	81	82.5%	277	17.5%
West Albany HS	1,165	66	1,039	60	89.2%	126	10.8%
9–12 Subtotals	2,747	1,371	1,235	141	85.3%	403	14.7%
From Out-of-District ^(a)	72	30	40	2	--	--	--
9–12 Totals	2,819	1,401	1,275	143	--	--	--
Transfer-In Student Total ^(b)	475	96	236	143	--	--	--
Transfer-In Rate	16.8%	6.9%	18.5%	100%	--	--	--

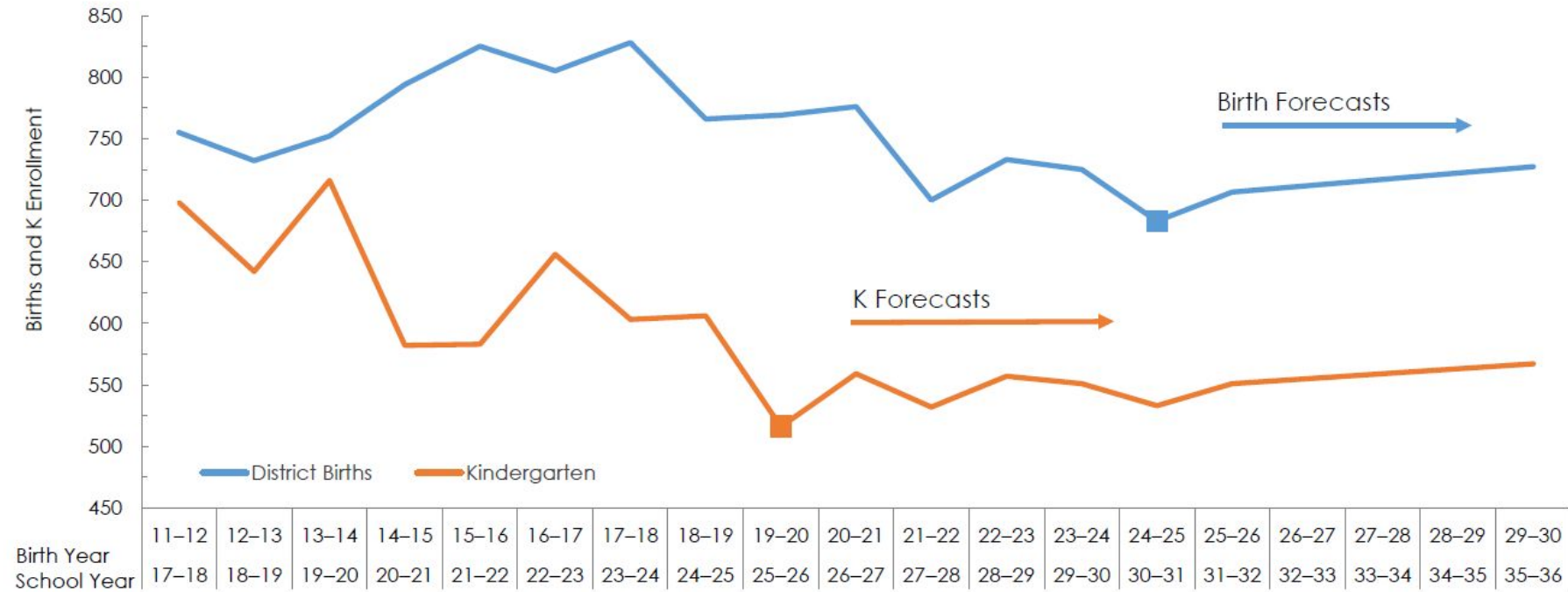
Methodology / Models



Births & Kindergarten

Birth Year	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	Forecasts →				
Births	755	732	752	794	825	805	828	766	769	776	700	733	725	683	706	712	717	722	727

School Year	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	Forecasts →					26-27	27-28	28-29	29-30	30-31	31-32	32-33	33-34	34-35	35-36
Kindergarten	698	642	716	582	583	656	603	606	516	559	532	557	551	533	551	555	559	563	567					
Ratio to Births	0.92	0.88	0.95	0.73	0.71	0.81	0.73	0.79	0.67	0.72	0.76	0.76	0.76	0.78	0.78	0.78	0.78	0.78	0.78					



Grade Progression Ratios

Grade Progression Ratios	2017-18 to 2018-19	2018-19 to 2019-20	2019-20 to 2020-21	2020-21 to 2021-22	2021-22 to 2022-23	2022-23 to 2023-24	2023-24 to 2024-25	2024-25 to 2025-26	2025-26 to 2035-36
K-1	1.00	1.03	0.98	1.15	1.16	1.00	1.03	1.01	1.02
1-2	1.01	1.01	0.97	0.98	0.99	1.00	0.98	0.98	0.99
2-3	0.99	1.01	0.94	0.99	1.02	0.99	0.97	0.97	0.99
3-4	0.98	1.01	0.92	0.99	1.08	0.99	1.01	0.98	0.99
4-5	1.00	1.03	0.95	1.00	1.00	1.01	1.01	0.98	1.00
5-6	0.98	1.02	0.97	1.05	1.02	1.00	0.98	0.99	1.00
6-7	1.00	1.00	0.99	1.05	1.00	0.95	0.98	0.99	0.99
7-8	1.02	1.00	0.99	1.02	0.96	1.00	1.01	0.99	1.00
8-9	1.04	1.02	1.03	1.02	0.98	1.06	1.03	1.08	1.05
9-10	0.98	1.00	0.97	1.00	1.00	1.00	0.99	0.97	0.99
10-11	0.98	0.98	0.96	0.98	0.97	0.97	0.94	0.93	0.96
11-12	1.02	1.02	1.01	0.97	1.01	1.05	0.97	0.92	0.98

Individual Grade Forecasts: Middle

Grade	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
K	516	559	532	557	551	533	551	555	559	563	567
1	611	524	568	540	566	560	541	560	564	568	572
2	611	606	519	563	535	561	555	536	555	559	563
3	627	607	602	515	559	531	557	551	532	551	555
4	644	623	603	598	512	556	528	554	548	529	548
5	655	644	623	603	598	512	556	528	554	548	529
6	685	652	641	620	600	595	510	553	526	551	546
7	677	679	646	636	615	595	590	506	548	522	546
8	641	679	681	648	637	616	596	591	507	549	523
9	738	675	715	717	683	671	649	628	623	534	578
10	681	733	671	711	712	679	667	645	624	619	531
11	727	654	704	645	683	684	653	641	620	600	595
12	673	710	638	687	630	667	668	637	626	605	586
K-5	3,664	3,563	3,447	3,376	3,321	3,253	3,288	3,284	3,312	3,318	3,334
6-8	2,003	2,010	1,968	1,904	1,852	1,806	1,696	1,650	1,581	1,622	1,615
<u>9-12</u>	<u>2,819</u>	<u>2,772</u>	<u>2,728</u>	<u>2,760</u>	<u>2,708</u>	<u>2,701</u>	<u>2,637</u>	<u>2,551</u>	<u>2,493</u>	<u>2,358</u>	<u>2,290</u>
K-12	8,486	8,345	8,143	8,040	7,881	7,760	7,621	7,485	7,386	7,298	7,239

QUESTIONS?

Alex Brasch | Senior Population Geographer

abrasch@flo-analytics.com

971.282.2714



East Albany Town Center

Opportunity for Community Development Partnership

Greater Albany Public Schools –
Long Range Facility Advisory Committee

December 2, 2025

Overview

• TEAM	<i>Who we are</i>	<i>1 min.</i>
• PROJECT(S)	<i>Where, what we're thinking</i>	<i>1 min.</i>
• BY THE NUMBERS	<i>Why that matters</i>	<i>1 min.</i>
• CONCEPT • <i>Vision + Story</i> • <i>Pictures</i> • <i>Advantages & Challenges</i>	<i>Community development</i>	<i>3 min.</i>
• TIMELINE	<i>When to expect changes</i>	<i>1 min.</i>
• <u>QUESTIONS . . . ?</u>	<u><i>Ideas, questions, concerns</i></u>	

The Team

- East Albany Town Center LLC

- Damon Olsen
- Darren Nichols

+

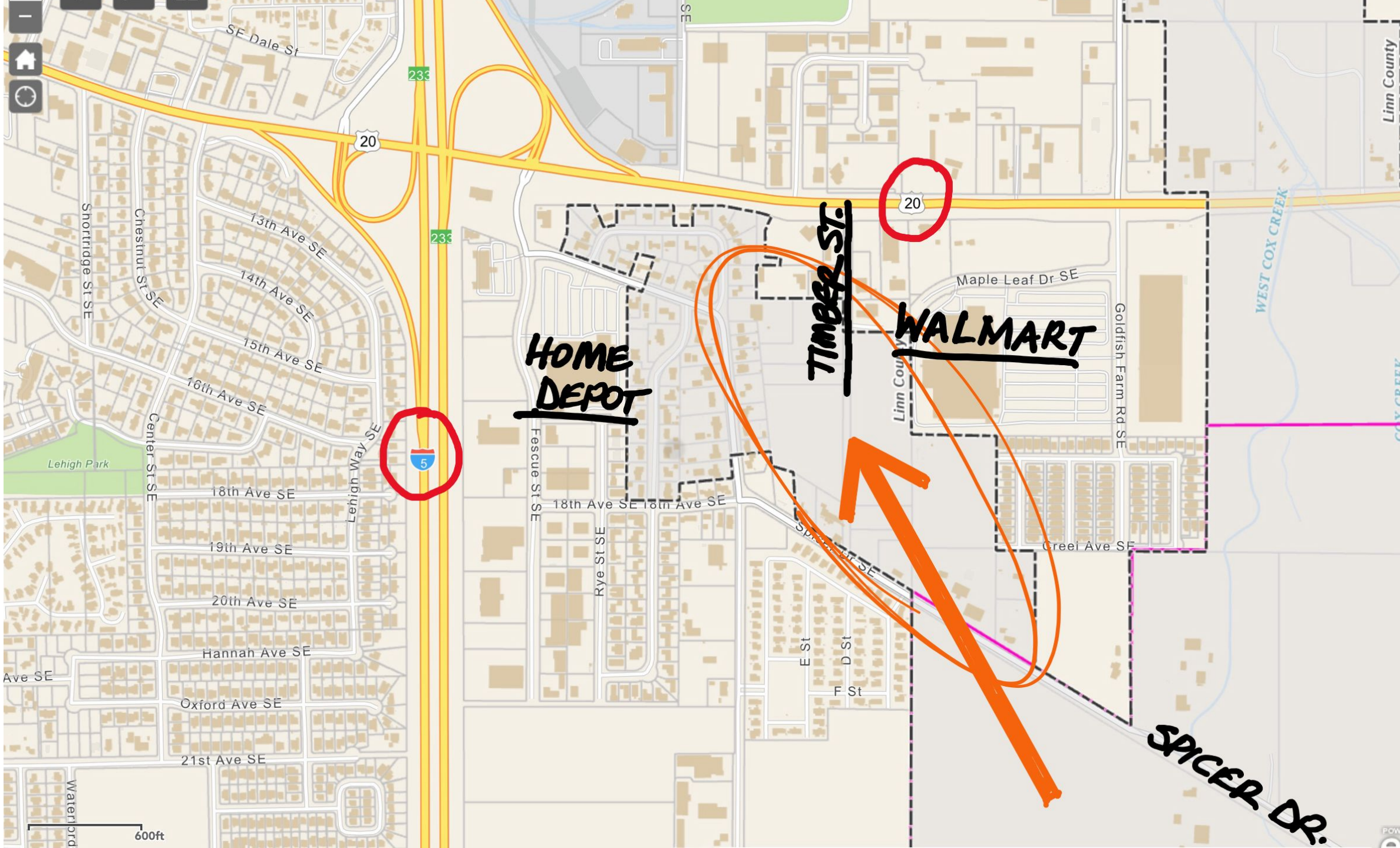
- City of Albany*
- Gerding Builders
- Forward Architecture
- DevCo Engineering
- Other strategic partners

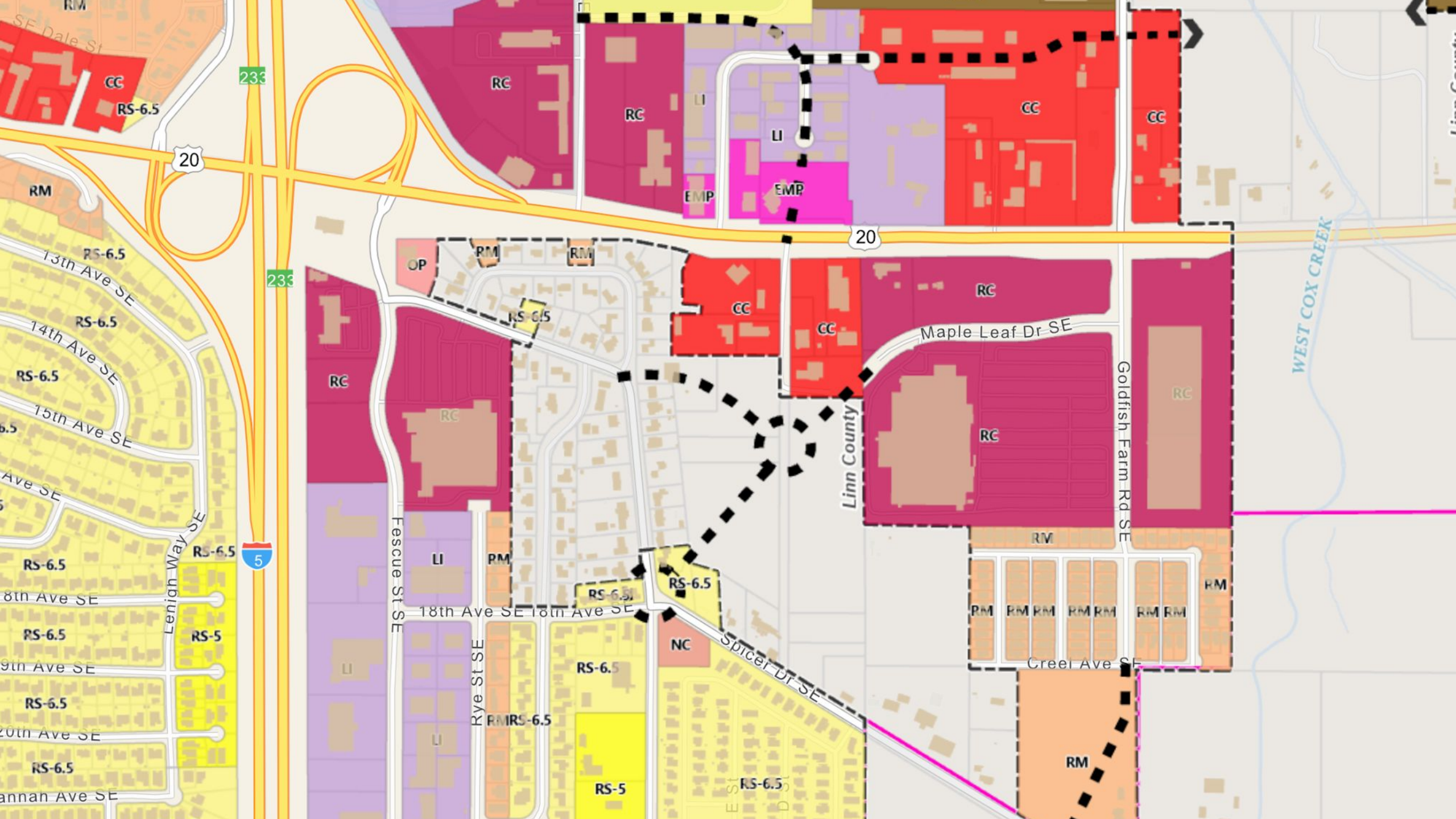
The Project(s)

- Infill site
- City-supported, community-driven partnership
- Multi-phase, mixed-use design-build community infill project
- Housing (multiple types, price points) in a “town center” concept
 - Veterans, Seniors, Workforce, Market, SFR, MFR, Cottages, more
 - Commercial – TBD *to be designed with* housing
 - Retail, Child care/Schools, Clinics, Services, Community
- Mixed use – TBD?

The Project CONCEPT . . . By the numbers

- 36+ acres
- Currently Planned* for
 - Village Center, General Commercial, Residential, Employment
- ~1000 Homes +/-
 - 60 Veterans, 200 Seniors, 200 townhomes, 200 apartments, 300 condos
- 50,000 SF Retail/ offices/ clinics
- 14,000 SF+ Community Center
- 16,000 SF+ VFW Post
- Early learning and childcare center
- Outdoor space + bike/ped connections





Community Development Zones



Legend

CC -- Commercial

RC -- Regional Center

MUC -- Mixed Use

EMP -- Employment

LI -- Light Industrial

HI -- Heavy Industrial

IP -- Industrial Park

OS -- Open Space

Potential Street

Comprehensive Plan

Commercial - General

Neighborhood

Employment

Heavy Industrial

Light Industrial

Open Space

Public and Semi-Private

Residential - Low Density

Residential - Medium Density

Residential - High Density

Urban Residential Reserve

Village Center

Lake

Potential Street

City Limits

City Limits

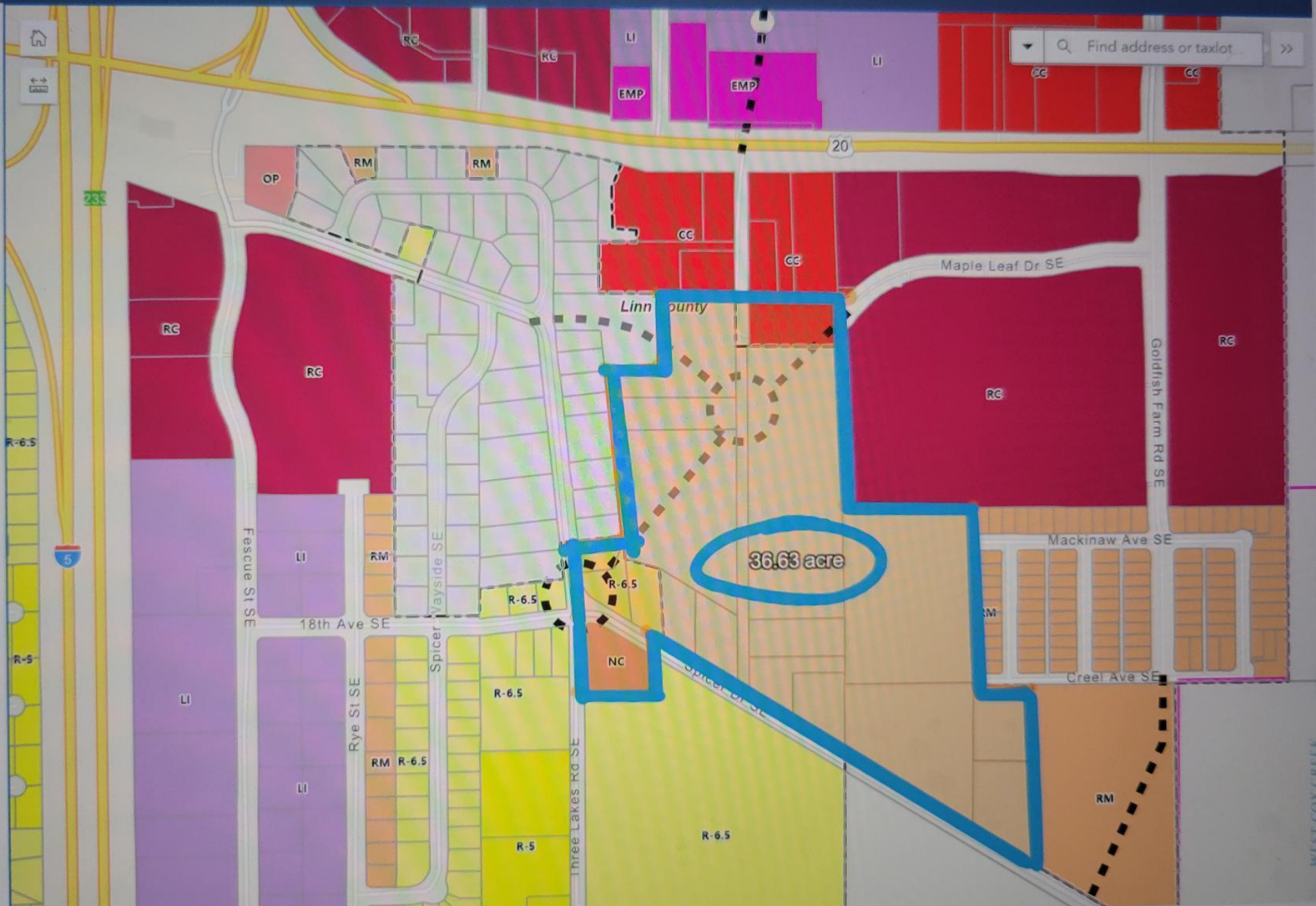


Legend

Basemap Gallery

Layers

Info



VFW
56+/- UNITS
COMMUNITY SPACE
OUTDOOR COMMON AREA

3-STORY WALK UP
106 TOTAL UNITS

6 OVER 1
315 TOTAL UNITS
RETAIL/COMMERCIAL:
50,000 SF +/-

4 STORY APARTMENTS
72 TOTAL UNITS

TOWNHOUSE
132 TOTAL UNITS

COMMUNITY CENTER
14,000 SF
20 WORK/LIVE UNITS

**INDEPENDENT LIVING
DUPLEX**
14 BUILDINGS (28 UNITS)

**INDEPENDENT/ASSISTED
LIVING BUILDING (4 STORY)**
190 TOTAL UNITS

TOTAL UNITS: 921+/-

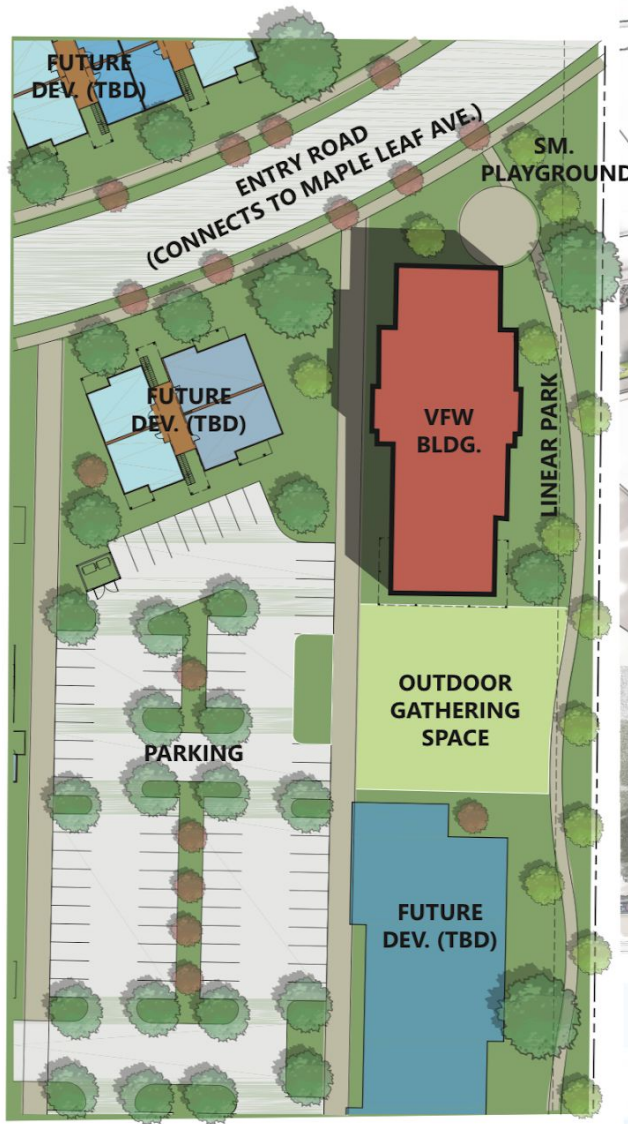
A PARK
B RETAIL PLAZA
C PARK-LET
D WALKING PATH
E SPORTS COURTS
F FUTURE STREET
CONNECTION

RETENTION AREA

NEW ROUNDABOUT



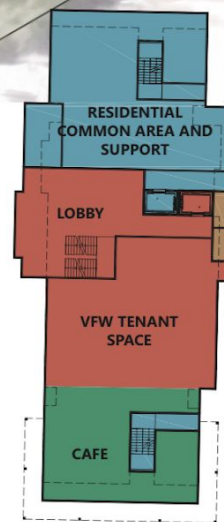




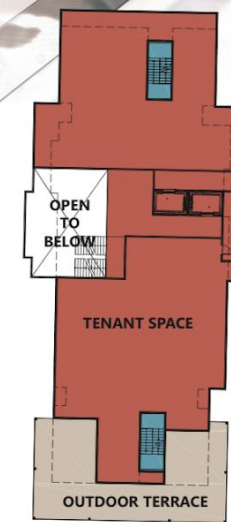
CONCEPTUAL SITE PLAN



GROUND FLOOR
(9,250 SF +/-)



SECOND FLOOR
(7,700 SF +/-)



RESIDENTIAL FLOOR
(7,930 SF +/-)



VFW BUILDING

EAST ALBANY TOWNCENTER
ALBANY, OR
2025.09.26

The Development: Advantages & Challenges

Advantages

Implements Community Vision

City as Partner

Scale = opportunities for collaborative design

Infill, walkable community = all ages, mixed-use, efficiency

Challenges

Public infrastructure

Infill development – maintain neighborhood while building for the future

Timing and Costs

Project Coordination

The Development CONCEPT: Timeline

2025

Concept, Design and Feasibility

February 2026

Annexation and City Zoning

April 2026

Survey and Replat

Vacate/Rededicate ROW

Begin site construction – utilities and roadways

2026-2030

Infrastructure & Transportation?

Construction – homes (estimated 100-200/year)

VFW / Community Center / ELCC Center - TBD

Thank you! *Questions . . . ?*

Darren Nichols

Darren@NicholsWood.com

Elementary	Actual Enrollment	Max Capacity	Functional Capacity	Capacity Vs Actual
Central	112	234	178	63%
Takena	122	200	157	78%
Lafayette	266	545	487	55%
Liberty	280	618	394	71%
Meadow Ridge	495	648	603	82%
North Albany	268	474	334	80%
OAK	218	434	322	68%
Oak Grove	366	472	412	89%
Periwinkle	300	517	487	62%
South Shore	355	451	451	79%
Sunrise	316	600	544	58%
Tangent	105	297	185	57%
Timber Ridge	277	300	300	92%
Waverly	184	462	348	53%
TOTAL	3664	6,252	5,202	70%

Middle Schools	Actual Enrollment	Max Capacity	Functional Capacity	Capacity Vs Actual
CMS	623	1,079	1,035	60%
MEM	527	1,037	940	56%
NAMS	440	1,028	779	57%
TRMS	413	872	707	58%
AOL! MS	2			
OR Sch Deaf				
TOTAL	2005	3,144	3,461	58%

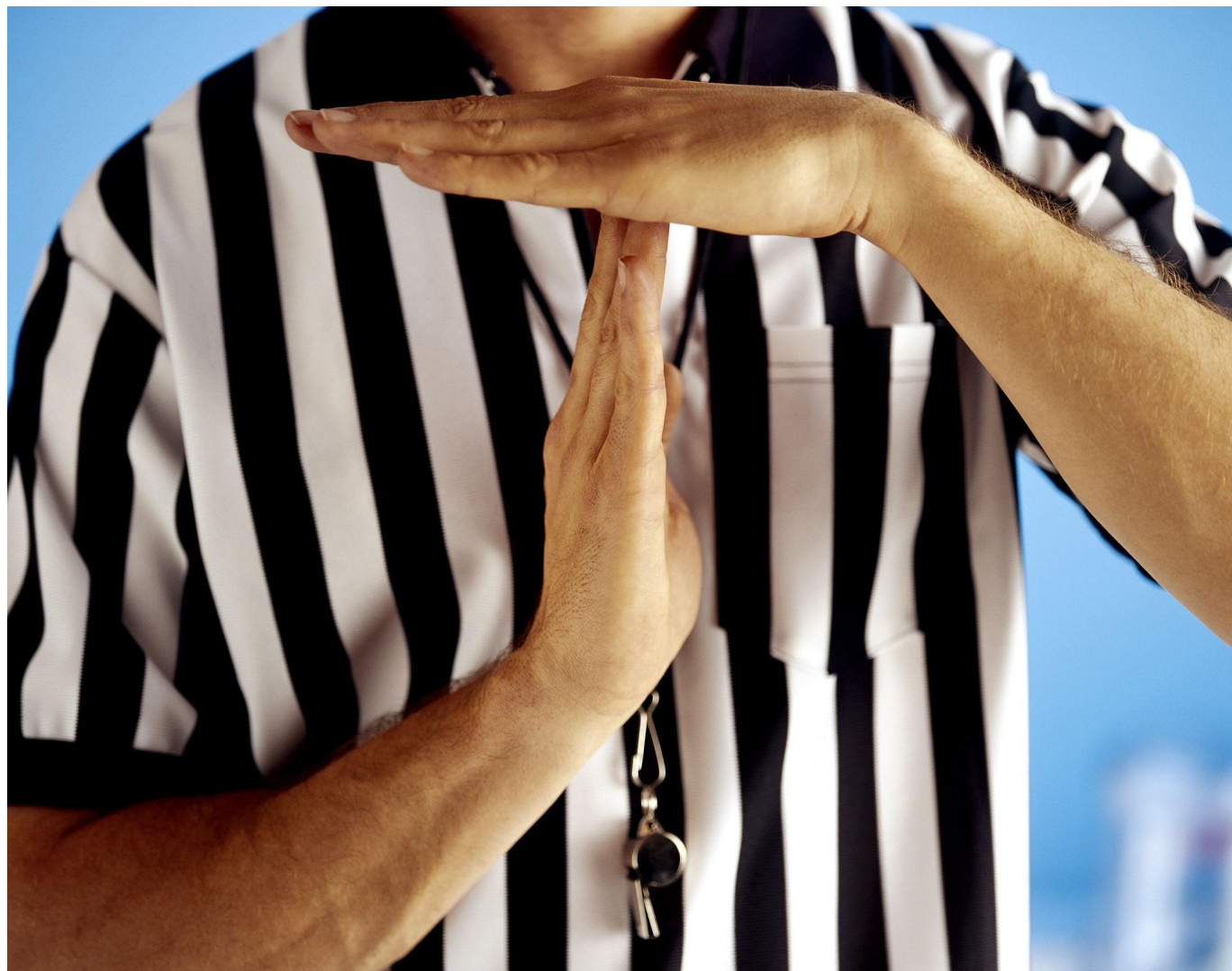
High Schools	Actual Enrollment	Max Capacity	Functional Capacity	Capacity Vs Actual
AOS	143	263	263	54%
SAHS	1401	1,724	1,689	83%
WAHS	1275	2,158	2,068	62%
AOL! HS	7			
OR Sch Deaf	0			
TOTAL	2826	4,145	4,020	70%



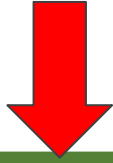
Capacity Analysis – Middle and High Schools

Wonderings

5 Minute Break



How to get to a Long-Range Facility Plan

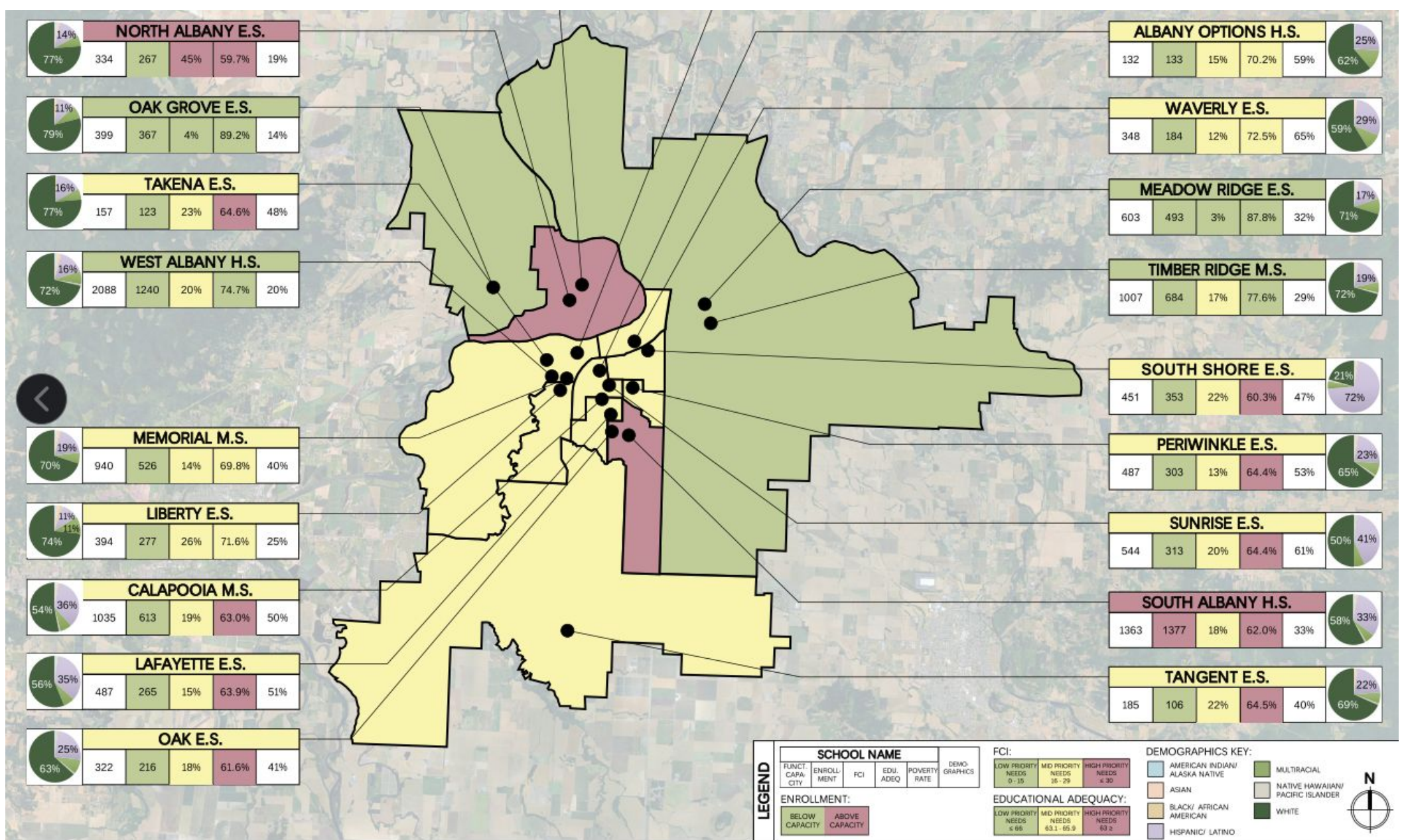


← STAKEHOLDER ENGAGEMENT →

Needs	Central ES	Lafayette ES	Liberty ES	Meadow Ridge ES	North Albany ES	Oak ES	Oak Grove ES	Periwinkle ES	South Shore ES	Sunrise ES	Takena ES	Tangent ES	Waverly ES	Calapooia MS	Memorial MS	North Albany MS	Timber Ridge MS	Albany Options	South Albany HS	West Albany HS	% of Schools	Cost Associated	
Educational Adequacy Items																							
Separate Health Room	X	X	-	-	X	X	-	X	-	-	X	-	-	-	-	-	-	-	-	-	30%	\$1,200,000	
Secured Vestibule	X	X	X	-	X	X	-	X	X	X	X	X	X	X	X	X	-	X	X	-	80%	\$7,700,000	
Itinerant/Admin Offices		X	-	-	X	X	-	X	X	-	X	X	-	X	X	-	-		X	-	50%	\$3,900,000	
Separate Gym Space	-	-	-	-	X	-	-	-	-	-	-	X	-	-	-	-	-	-	-	-	10%	\$18,700,000	
Acoustical Upgrades	X	-	-	X	X	X	-	-	X	X	X	X	X	X	X	X	X	-	X	-	70%	\$1,400,000	
Modulars - Replace or Repair	-	-	X	-	X	X	-	-	-	X	X	-	X	X	X	-	-	-	-	-	40%	\$7,700,000	
Modulars - Replace w/ Classrooms	-	-	X	-	X	X	-	X	-	X	X	-	X	X	X	-	-	-	-	-	45%	\$31,700,000	
Facility Items																							
Envelope Improvements	X	X	X	-	X	-	-	-	X	X	-	X	X	X	X	X	X	-	X	-	65%	\$5,400,000	
Roofing Upgrade		-		-	X	X	-	X	X	-	X	X	-	-	X	X	X	-	X	-	50%	\$9,100,000	
Replace Windows	X	X	X	-	X	X	-	X	X	X	X	X	X	X	X	X	-	-	X	X	80%	\$7,400,000	
Replace Lighting and Controls	X	X	X	-	X	X	-	X	X	X	X	X	X	X	X	X	-	-	X	X	80%	\$12,100,000	
Heating	-	-	-	-	-	X	-	-	-	-	-	X	-	-	-	X	X	-	-	-	20%	\$5,700,000	
Cooling	X	X	X	-	X	X	-	X	X	X	X	X	X	X	X	X	-	-	X	X	80%	\$174,900,000	
Asbestos Removal		X	X	-	X	-	-	-	X	X	-	X	X	X	X	X	-	-	-	X	55%	\$6,800,000	
Site/Playground Irrigation	X	X	X	X	X	X	-	X	X	X	X	X	X	X	X	X	X	-	X	X	90%	\$9,800,000	
Covered Play Needed	X	-	-	-	-	-	-	-	-	-	X	X	-	X	X	X	-	-	-	-	30%	\$6,800,000	
ADA Items																							
Compliant Fixtures (drinking fountain, etc.)	-	-	X	X	-	-	-	-	X	X	-	-	-	-	-	-	-	-	-	-	20%	\$200,000	
Pathways/Entrances	X	-	X	-	X	X	-	X	X	X	X	X	X	X	X	X	X	X	-	X	80%	\$7,100,000	
Compliant Restrooms	X	X	-	-	X	X	-	X	X	-	X	X	X	X	X	X	X	X	X	X	80%	\$1,100,000	
Compliant Doors or Hardware	X	X	X	-	X	X	X	X	X	X	X	X	X	X	X	X	-	-	X	X	85%	\$2,300,000	
Total																							\$321,000,000



Basic Needs



Max Par Amount Structure		\$2.20 Levy		\$2.25 Levy		\$2.30 Levy		\$2.35 Levy	
Par Amount									
Current Interest Bonds		\$	136,595,000	\$	142,560,000	\$	148,510,000	\$	154,445,000
Deferred Interest Bonds			31,311,080		30,935,427		30,572,615		30,219,025
Total Par Amount		\$	167,906,080	\$	173,495,427	\$	179,082,615	\$	184,664,025
% Current Interest Bonds		81%		82%		83%		84%	
% Deferred Interest Bonds		19%		18%		17%		16%	
Dated Date		6/15/2027		6/15/2027		6/15/2027		6/15/2027	
Final Maturity		6/15/2047		6/15/2047		6/15/2047		6/15/2047	
Amortization Period		20 Years		20 Years		20 Years		20 Years	
Projected Average Levy Rates*									
	Prior Debt	New Bonds	Combined	New Bonds	Combined	New Bonds	Combined	New Bonds	Combined
2025.....	\$ 2.16	\$ -	\$ 2.16	\$ -	\$ 2.16	\$ -	\$ 2.16	\$ -	\$ 2.16
2026-2027.....	2.17	-	2.17	-	2.17	-	2.17	-	2.17
2028-2037.....	1.12	1.09	2.20	1.14	2.25	1.19	2.30	1.24	2.35
2038-2047.....	-	2.20	2.20	2.25	2.25	2.30	2.30	2.35	2.35
Interest Estimates									
Cushion over Current Interest Rates		+2.00%		+2.00%		+2.00%		+2.00%	
True Interest Cost (TIC)**		6.67%		6.66%		6.66%		6.65%	
Total Interest		\$198,986,487		\$204,005,342		\$209,020,311		\$214,029,373	
Total Interest as % of Par		119%		118%		117%		116%	



Small Group Exercise

Small Group Exercise

Review the updated information:

- Review estimated bond levy rates
- Review cost information for overall district renovation items.
- Review overall needs throughout the district
- Identify at least three different concepts that would provide a potential Bond plan

45 Minutes with a 15 minute report out

CONCEPT 1

ADA - SITE/BUILDING PATHWAYS	\$7,100,000
ADA - RESTROOMS	\$1,100,000
ROOF REPAIRS	\$9,100,000
WINDOW REPLACEMENT	\$7,400,000
LIGHTING REPLACEMENT	\$12,100,000
SECURED VESTIBULE	\$7,700,000

TOTAL \$_____



NEXT WORKSHOP

February 3 , 2026

Agenda:

- Review overall district concepts
- Confirm approaches to:
 - Elementary schools
 - Middle schools
 - High schools
- Prioritize concepts



Wows and Wonders

PICK ONE TO RESPOND TO:

What was the biggest “Ah Ha” moment for you?

What do you want more information on for our next workshop?