

SCHOOL CLOSURE RECOMMENDATION TECHNICAL GUIDE: CANDALARIA ELEMENTARY SCHOOL

935 Hansen Avenues S, Salem, OR 97302

INFORMATION ¹	DETAILS
2026 - 2027 ENROLLMENT	225 STUDENTS
BUILDING CAPACITY	394 STUDENTS
SITE ACREAGE	4.66 ACRES
ENROLLMENT TREND	DECLINING
YEAR OF ORIGINAL CONSTRUCTION	1955



Why is Candalaria being recommended for closure?

Within the South feeder, elementary enrollment is low enough that the district should close at least two elementary schools. Candalaria's building and campus have significant limitations relative to educational adequacy, access, transportation, safety, and security. Candalaria is under-enrolled and is located in close proximity to other elementary schools with extra capacity, presenting an opportunity to consolidate resources, improve operational efficiencies, and invest more strategically in educational programs and student supports across fewer sites.

Capital Investment Needs

The cost of replacing all assets and/or systems nearing the end of their useful life at this school (with escalation) is approximately \$3.7 M within the next five (5) years.

Cost estimates reflect like-for-like replacement of existing systems only. They exclude necessary educational adequacy improvements, seismic upgrades, most ADA improvements, interior finishes, and the addition of new systems to bring the building to modern standards.

Upcoming capital needs include:

- Many HVAC units are past their expected service life and due for replacement.
- The fire alarm system is due for replacement.
- Water heater replacements are due.
- Wood siding and concrete exterior are chipped, peeling and require repainting.

- The service lift requires floor and motor replacements to be operational, making it difficult to move equipment or furnishings between floors.
- Metal gym doors are rusting and require replacement.
- Old fluorescent lighting remains throughout and requires replacement with LED fixtures.
- The gym floor requires refinishing.
- Playground surfacing replacement with new rubber play tile is needed.

School Site Limitations

For a variety of reasons related to grading, accessibility, size, topography, and transportation challenges, Candalaria has one of the district's more challenging school sites. Designed as a walking school, Candalaria has a small site and does not have dedicated drop-off / pick-up lanes making traffic flow difficult to manage and creating pedestrian safety concerns. The site is significantly sloped, with major outdoor accessibility limitations. There is a steep walkway leading from the building down to the covered play area, playground, and field. The soccer field is uneven, limiting its usability. The size and topography of the site make any future expansion infeasible.

Transportation and Access

Candalaria's small site does not include a parking lot or dedicated drop-off / pick up lanes. The bus loading zone is on the street east of the school, on a steep

¹ Enrollment and capacity figures reflect the most current data available and may differ from figures included in the 2025-26 Long-Range Facilities Plan. Enrollment changes over time, and capacity figures may be updated as facility use, programs and other factors change.



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Main office is hard to locate / staff cannot intercept visitors

incline that makes it difficult for buses to pull away without rolling back. The surrounding neighborhood also makes access tight: buses must navigate several turns and parked cars to get in and out of the loading area. Traffic is difficult to manage and the high number of walkers create risks of pedestrian / vehicle conflicts. Congestion has also been significant enough cause delays for emergency vehicles in the past, posing safety concerns.

Educational Adequacy

- Candalaria's building presents significant challenges in supporting current and future educational needs. The building's design and layout do not include open pods or extended learning areas by design, limiting the ability for students to collaborate or engage in small group work outside of general classrooms.
- Most classrooms lack cooling, leading to uncomfortable thermal conditions on warm days.
- Music is taught in a portable classroom that is not well-suited for instruction.
- The building and site are not ADA accessible, with multiple levels, stairs, no elevator, and a steep walkway from the building down to the playground. This poses significant barriers for students, staff, and families with physical disabilities.

- The building design does not accommodate the creation of a secure entry vestibule, which presents a safety vulnerability and complicates access control.
- Administrative areas are undersized and inefficiently arranged with the main office disconnected from the school's entry and the principal's office. Office and meeting space are inadequate; the principal's office serves as the primary meeting space, but lacks acoustical privacy.
- The health room is poorly ventilated, undersized, poorly positioned, and lacks an adjoining restroom.
- Teachers use a production space within the library.
- The staff room doubles as the custodian's office as radon was detected in the former space.

Equity and Demographics

School Demographics

Student demographic factors at Candalaria relative to district-wide averages for elementary schools are listed below:

DEMOGRAPHIC DATA	CANDALARIA ELEMENTARY	DISTRICT AVE - ELEM SCHOOLS
STUDENTS OF COLOR	28%	65%
STUDENTS WITH DISABILITIES	15%	20%
ENGLISH LEARNERS	3%	28%
EXPERIENCING POVERTY	32%	60%

Barriers to Access and Inclusion

- Candalaria's multilevel building with no elevator and significantly sloped site present an inaccessible environment for students, parents, staff, and visitors with physical disabilities.

Enrollment and Utilization

Candalaria is significantly under-enrolled, with a current utilization rate of 57%. Enrollment is projected to continue to decline through 2032.



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Main entry does not have a secure entry vestibule

Program Relocations

Candalaria does not have any self-contained special education programs that would require relocation.

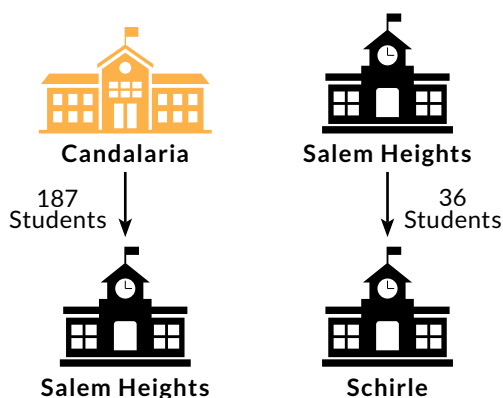
School Boundary Adjustment Considerations

As a starting point for the public process, an initial boundary adjustment concept has been developed. In this concept, the boundary for Candalaria would be added to Salem Heights with some of the current boundary area of Salem Heights being moved to Schirle. Current Candalaria students will remain assigned to Leslie and South. This boundary concept better aligns the geographic proximity of students to their school and balances enrollment in this area. A map illustrating this concept may be viewed at <https://salkeiz.k12.or.us/schools/closure-consolidation>; more information will be provided in the boundary process.

The school boundary adjustment process will include multiple listening and learning sessions with affected families and the community. A stakeholder-based committee will provide school boundary recommendations designed to keep receiving schools appropriately utilized while maintaining flexibility for future enrollment fluctuations, minimizing the need for blended classrooms. Per the School Board's direction, boundary adjustments will prioritize equitable proximity to schools across the district, avoiding excessive travel distances for students. Effective transition planning will help ensure the school community's culture carries over into students' newly assigned elementary schools.

Operational Efficiency and Financial Stability

Candalaria has higher than average operating costs per student, compared to other district elementary schools.



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