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Christy Perry, Superintendent

November 30, 2016

Pamela Cole, Case Manager
 Planning Division, City of Salem
 555 Liberty Street SE, Room 305
 Salem OR 97301

FAX No. 503-588-6005

RE: Land Use Activity
 Salem Annexation Case No. ANXC-719, 3652 & 3672 Maly Pl SE

SUMMARY OF COMMENTS

School Assignment: Four Corners Elementary School, Houck Middle School and North Salem High School

School Capacity: Sufficient school capacity currently exists at the assigned schools to serve the proposed development.

School Transportation Services: Students residing at the subject property location will be eligible for school transportation services to Four Corners Elementary School and North Salem High School, but will be within the walk zone for Houck Middle School.

Below is data and the District's comments regarding the proposed land use activity identified above. If you have questions, please call at (503) 399-3335.

ELEMENTARY SCHOOL INFORMATION (GRADES K TO 5)

1. School Name: Four Corners Elementary School
2. Estimated change in student enrollment due to proposed development: 0 to 1
3. Current school capacity: 600
4. Estimate of school enrollment including new development: 531
5. Ratio of estimated school enrollment to total capacity including new development: 89%.
6. Walk Zone Review: Eligible for transportation to Elementary School
7. Estimate of additional students due to previous 2015 land use applications: 0
8. Estimate of additional students due to previous 2016 land use applications: 0
9. Estimated cumulative impact of 2015-16 land use actions on school capacity: 89% of capacity.

MIDDLE SCHOOL INFORMATION (GRADES 6 TO 8)

1. School Name: Houck Middle School
2. Estimated change in student enrollment due to proposed development: 0 to 1
3. Current school capacity: 1,232
4. Estimate of school enrollment including new development: 1,014
5. Ratio of estimated school enrollment to total capacity including new development: 82%
6. Walk Zone Review: Within walk zone of Middle School.

7. Estimate of additional students due to previous 2015 land use applications: 4
8. Estimate of additional students due to previous 2016 land use applications: 9
9. Estimated cumulative impact of 2015-16 land use actions on school capacity: 83% of capacity.

HIGH SCHOOL INFORMATION (GRADES 9 TO 12)

1. School Name: North Salem High School
2. Estimated change in student enrollment due to proposed development: 0 to 1
3. Current school capacity: 2,015
4. Estimate of school enrollment including new development: 1,815
5. Ratio of estimated school enrollment to total capacity including new development: 90%
6. Walk Zone Review: Eligible for transportation to High School
7. Estimate of additional students due to previous 2015 land use applications: 6
8. Estimate of additional students due to previous 2016 land use applications: 11
9. Estimated cumulative impact of 2015-16 land use actions on school capacity: 91% of capacity.

ESTIMATE SUMMARY (GRADES K TO 12):


1. Total estimated change in student enrollment: 1
2. Total estimated student enrollment over capacity: 0
3. Total estimated capital costs for new schools for new school capacity: 0

Developer should provide paved walk route(s) to allow pedestrian access and bicycle access to school(s) from all residences within the new development and should provide all improvements required by the City of Salem where new transportation routes are established or existing transportation routes change, such as school flashers, crosswalks, and signage. As per ORS 195.115, when the walk zone review indicates "eligible for transportation due to hazard" the District requests that the City initiate a planning process with the District to identify the barriers and hazards to children walking or bicycling to and from school, determine if the hazards can be eliminated by physical or policy changes and include the hazard elimination in the City's planning and budgeting process.

ASSUMPTIONS:

1. When land use request is granted, 2 new residence(s) will be built.
2. Estimates are computed using the Student Rate per Dwelling Method described in the District's Facility Study for years 2001-2020.
3. In our region, the median costs for new schools are \$50,831 per student for elementary schools, \$54,625 per student for middle schools and \$46,389 per student for high schools.¹

Sincerely,



David Fridenmaker, Manager
Planning and Property Services

c: Mike Wolfe, Chief Operations Officer
David Hughes, Manager – Custodial, Property and Auxiliary Services
William White, Manager - Risk Management
Michael Shields, Director of Transportation

¹ Paul Abramson, 20th Annual School Construction Report, *School Planning & Management*, Feb. 2015