



Oregon City Public Schools

Learning to be our Best

P.O. Box 2110 (1417 12TH St.), Oregon City, Oregon 97045-5010

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March 13, 2017

Planning Commission
City of Oregon City
625 Center Street
Oregon City, OR 97045

Re: File AN-16-0004, ZC-16-0001

Members of the Planning Commission,

The Oregon City School District was contacted via e-mail by Pete Walter, AICP, Planner to respond to testimony and exhibits presented at the February 27, 2017 Planning Commission meeting concerning File AN-16-0004/ZC-16-0001, annexation of 35.65 acres north of Holcomb Boulevard. I believe the Planning Commission has requested the District formally respond to "perceived capacity of Holcomb Elementary and schools in Park Place." Pete included in his e-mail 3 attachments as follows: a letter dated February 24, 2017 from Rick Givens to myself (Attachment A); a copy of the Holcomb Elementary webpage that includes enrollment info (Attachment B); and a copy of the District's 2012 Enrollment Forecast (Title page Attachment C). Let me respond.

We have recently completed our annual enrollment forecast update by the Center for Population Research at Portland State University. The above mentioned 2012 Enrollment Forecast has now been updated with the 2017 Enrollment Forecast. However the 2017 Enrollment Forecast does not include either Park Place/Holcomb annexation request presently before the City of Oregon City. I have listed current enrollment/capacity information for Holcomb Elementary:

Current March 10, 2017 Enrollment	498
Current Total Capacity (2016 study)	564
2021-22 Forecasted Enrollment (2017 Study)	483
2026-27 Forecasted Enrollment (2017 Study)	534

As shown without consideration of the annexation requests, Holcomb Elementary will not exceed capacity in the next 10 years.

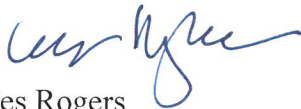
As to the impact of the 35.65 acre annexation request File AN-16-0004/ZC-16-0001, the grade level district-wide average ratio information contained in Attachment A Givens letter was reviewed by our demographer and found to be accurate for forecasting purposes. The district has adequate secondary school enrollment capacity to accommodate the forecasted middle and high school students generated by this annexation. However, in 2026-27, assuming 35 new elementary students, Holcomb Elementary would be slightly above capacity at 569. For impact of current developments on Holcomb Elementary I can share that the school has yet to enroll any students from the almost completed Sunnybrook Ridge development to the west of the school. This is why annual

updates to our enrollment forecasts are so important so as to reflect current trends.

As to the larger 92 acre Park Place/Holcomb annexation mentioned by Mr. Givens but is not a direct part of this file, the District has always known that as the Park Place Concept Plan was significantly developed, additional elementary and middle school capacity would have to be constructed. Currently the elementary school of attendance for this area would be Redland Elementary.

Forecasted enrollment growth is not new to the District and the Oregon City School Board and administration have been studying facility needs for the past several years. Although well maintained, District facilities do not support current educational practice and all District facilities are in need of serious renovation or replacement and in some cases minor expansion. Preliminary plans to ask for a school construction bond have not been finalized but the current draft scenario shows that the District (with voter support) would have additional middle school capacity within 5 years and additional elementary school capacity within 5-10 years. In the meantime the District has several other tools to help with over capacities by installing semi-permanent buildings and/or redrawing attendance boundaries.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Wes Rogers', is positioned above the typed name.

Wes Rogers
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