

1/27/2017

School Service Provider Statement
Ridge at South Cooper Mtn
18407 & 18185 SW Scholls Ferry Road



Proposed Unit Types	Total Units
Single Family Detached	81
Single Family Detached (small lot)	0
Single Family Attached	29
Multi-Family	200
Total	310

The District has evaluated the proposal and has projected that the development will produce the following impact on Beaverton School District:

Estimated Student Generation (total of all units)	Students
Elementary School (K-5)	61
Middle School (6-8)	20
High School (9-12)	21
Total	102

This development proposal is located in an area of the District that has experienced rapid and sustained residential housing growth. The District carefully monitors residential development projects, school capacity and projected student levels. The proposed development will be served by the following schools.

Current Attendance Boundary*	Utilization of Capacity Fall 2016
<i>Nancy Ryles</i>	84%
<i>Scholls Heights Elementary</i>	71%
Conestoga Middle School	82%
Mountainside HS	N/A

**This project is in the South Cooper Mountain annexation area, which will be transferred to the Beaverton School District as of July, 2017. The elementary attendance boundary for this property has not yet been assigned for the 2017 school year, so the current utilization of capacity for the two nearest elementary schools has been included above. Mountainside High School will open in the Fall of 2017.*

With new school capacity scheduled to come on line in the years ahead, the District believes there will be sufficient capacity to accommodate new students from the project. As of this writing, the following capacity & enrollment adjustment activities are underway. Capacity projects are funded primarily by the 2014 voter-approved Bond Program.

- A new elementary school is under construction in the North Bethany community, expected opening in Fall 2017;
- A new high school is under construction, expected opening in Fall 2017; new high school attendance boundaries have been adopted, and will go into effect in the Fall of 2017;
- A new middle school in the Timberland community will serve as a temporary school for students displaced by three elementary school reconstruction projects and the replacement of ACMA. The District anticipates the building will open as a middle school in the Fall of 2020;
- A process to adjust the middle school boundaries is expected to begin in 2018 or 2019, in anticipation of the opening of the new middle school.

Until such time as new school capacity is available, the district will continuously monitor enrollment and capacity at all schools and may, from time to time, take additional actions to manage enrollment and capacity issues.

Please, note that as a result of these actions, attendance boundaries, at all school levels, are subject to change after the issuance of this service provider statement.



 Steven A. Sparks, AICP Date
 Executive Administrator for Long Range Planning

New Capacity to be Added with 2014 Bond Program

The following table shows the student capacity to be added through implementation of the 2014 voter-approved Bond Program, to be implemented 2014-2022. For information on the 2014 Bond projects, please see: <https://www.beaverton.k12.or.us/district/bond-measure-information> The District anticipates adjusting attendance boundaries to balance enrollments with capacity improvements.

School Level	Elementary	Middle	High
Added Capacity	1,168	1,125	2,176

PRE-APPLICATION DATE: September 28, 2016

**Service Provider: PLEASE RETURN THIS FORM TO:
APPLICANT:**

COMPANY: Otak, Inc.
CONTACT: Li Alligood
ADDRESS: 808 SW Third Ave., Suite 300
Portland, OR 97204
PHONE: 503-415-2384

SCHOOL DISTRICT NO.: Beaverton #48

OWNER(S):

NAME: West Hills Land Development, LLC
ADDRESS: 3330 NW Yeon Ave., Suite 200
Portland, OR 97210
PHONE: 503-641-7342

Property Desc.: Tax Map(s): 2S106 Lot Number(s): 500, 600

Site Size: 27.95 acres

Site Address: 18407 & 18185 SW Scholls Ferry Road
Nearest cross street (or directions to site):
HWY 210 and SW Vandermost Road

PROPOSED PROJECT NAME: The Ridge at South Cooper Mountain

PROPOSED DEVELOPMENT ACTION: (DEVELOPMENT REVIEW, SUBDIVISION, MINOR PARTITION, SPECIAL USE)

Subdivision: 81 Single-family lots; 29 Attached Single-family lots; 1 lot for future Multi-family ~200 units

EXISTING USE: Agricultural / Vacant PROPOSED USE: 81 SFR; 29 Town homes;

IF RESIDENTIAL:

NO. OF DWELLING UNITS: 310
SINGLE FAM. 110 MULTI-FAM. ~200

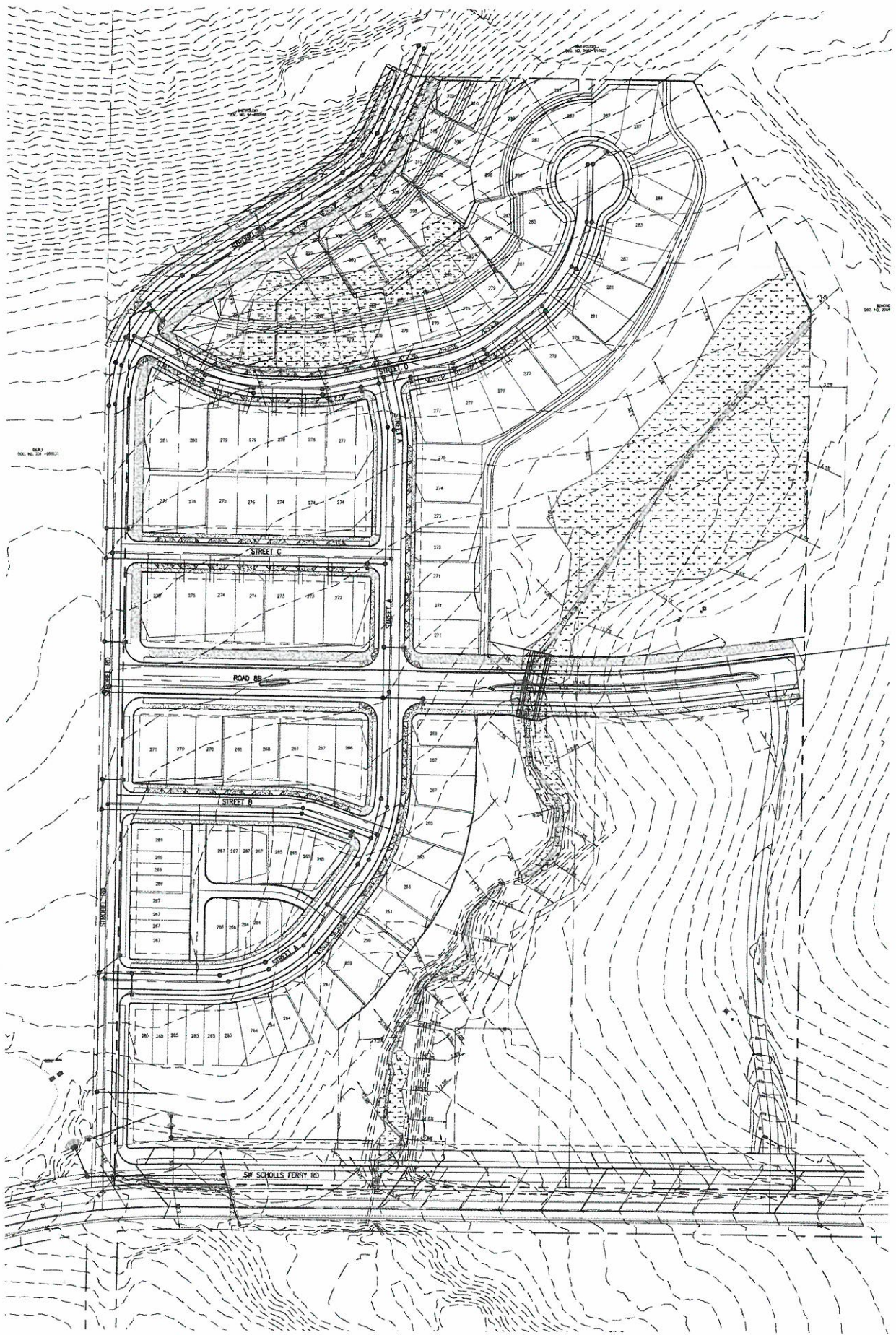
IF INDUSTRIAL/COMMERCIAL:

TYPE OF USE: _____
NO. OF SQ. FT. (GROSS FLOOR AREA) _____

Future MFR ~200

IF INSTITUTIONAL:

NO. SQ. FT. _____
NO. STUDENTS/EMPLOYEES/MEMBERS: _____



DATE: 06/11/2011

SCALE: 1" = 40'

SW SCHOLLS FERRY RD