

AN ORDINANCE AMENDING ORDINANCE NO. 4447 WHICH ADOPTED THE CITY OF ALBANY COMPREHENSIVE PLAN, BY AMENDING THE COMPREHENSIVE PLAN TO COMPLY WITH ORS 195.110, ADOPTING FINDINGS, AND DECLARING AN EMERGENCY.

WHEREAS, in order to comply with changes made to ORS 195.110 by the 2007 Oregon State Legislature, the City must enter into a Cooperative Agreement with the Greater Albany Public School District 8J (GAPS) and adopt the GAPS 2009-2018 Facility Plan as part of the Albany Comprehensive Plan; and

WHEREAS, on October 16, 2009, the City published notice of the Planning Commission and City Council public hearings on the proposed amendments to incorporate the Cooperative Agreement between the City and GAPS, and the GAPS 2009-2018 Facility Plan into the Comprehensive Plan (File CP-01-09); and

WHEREAS, on October 26, 2009, the Planning Commission held a public hearing on the proposed amendments to the Comprehensive Plan and recommended the City Council approve the amendments; and

WHEREAS, on November 9, 2009, the Albany City Council held a public hearing on the proposed amendments to the Comprehensive Plan. The Albany City Council reviewed the amendments recommended by the Planning Commission and the testimony presented at the public hearing and then deliberated; and

WHEREAS, on November 18, 2009, the ordinance was read a second time and passed by the Albany City Council, and was designated Ordinance No. 5725.

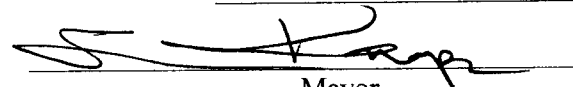
NOW THEREFORE, THE PEOPLE OF THE CITY OF ALBANY DO ORDAIN AS FOLLOWS:

- Section 1: The Greater Albany Public School District 8J's 2009-2018 Facility Plan is hereby adopted as a support document for the Albany Comprehensive Plan. A copy of the Facility Plan is attached as Exhibit B.
- Section 2: The City will enter into a Cooperative Agreement with the Greater Albany Public School District 8J and adopt it as a support document for the Albany Comprehensive Plan. A copy of the Cooperative Agreement is attached as Exhibit C.
- Section 3: The Findings and Conclusions contained in the staff report attached as Exhibit A are hereby adopted in support of this decision.
- Section 4: Inasmuch as this ordinance is necessary for the immediate preservation of the peace, health, and safety of the citizens of the City of Albany, an emergency is hereby declared to exist. This ordinance will be in full force and effect immediately upon its passage by the Council and approval by the Mayor.

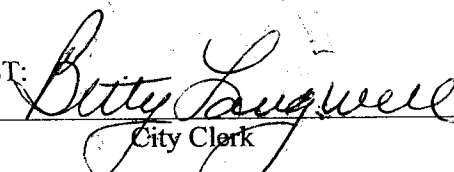
Passed by the Council: November 18, 2009

Approved by the Mayor: November 18, 2009

Effective Date: November 18, 2009

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk



# Community Development Department

333 Broadalbin Street SW, P.O. Box 490, Albany, OR 97321

Phone: (541) 917-7550 Facsimile: (541) 917-7598

## STAFF REPORT

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<b><u>HEARING BODY</u></b>	CITY COUNCIL
<b><u>HEARING DATE</u></b>	Monday, November 9, 2009
<b><u>HEARING TIME</u></b>	7:15 p.m.
<b><u>HEARING LOCATION</u></b>	Council Chambers, Albany City Hall, 333 Broadalbin Street SW

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### **GENERAL INFORMATION**

DATE OF REPORT: October 28, 2009

FILE: CP-01-09

TYPE OF APPLICATION: 1) Enter into a Cooperative Agreement with the Greater Albany Public School District 8J, and

2) Amend the Albany Comprehensive Plan by adding as support documents the Greater Albany Public School District 8J's 2009-2018 Facility Plan and the Cooperative Agreement between the City and the Greater Albany Public School District 8J.

PURPOSE OF APPLICATION: Compliance with ORS 195.110 as revised in 2007

REVIEW BODYS: Planning Commission and City Council

APPLICANT: Planning Division of the Albany Community Development Department.

APPLICANT REP: Janet Morris, Planner II

### **INTRODUCTION**

The proposed amendments are to comply with revisions made to ORS 195.110 (via Senate Bill 336) by the 2007 State Legislative Assembly. The purpose of Senate Bill 336 was to reverse 1995 law to once again allow consideration of school capacity in residential development requests as a basis for the acceptance or rejection of development applications. The bill allows the city or county to deny an application for residential development based on a lack of school capacity if:

- (a) The issue is raised by the school district;
- (b) Lack of school capacity is based on a school facility plan formally adopted under this section; and
- (c) The city or county has considered other options to address school capacity.

In addition, the bill changed the definition of "high growth school district" to "large school district" and defines a large school district as one with enrollment greater than 2,500 students. It extended the length of the school facility plan from five to 10 years; removed the provision limiting when a city or county would be required to provide notice to an affected school district when considering a plan or land use

regulation amendment that significantly impacts school capacity, and directs that a large school district complete a 10 year school facility plan within two years of the effective date of the law (January 2008).

The bill also required the two entities to enter into a formal Cooperative Agreement related to consideration of school needs when changes are proposed to land use plans and regulations.

In coordination with the City, GAPS prepared a 10-year Facility Plan (attached as Exhibit B) and a Cooperative Agreement between the parties (attached as Exhibit C). The GAPS 2009-2018 Facility Plan does not show any school capacity issues during this stated timeframe.

### **NOTICE INFORMATION**

A notice of the public hearings was published in the *Albany Democrat-Herald* on October 16, 2009. This is a legislative amendment so individual notice is only sent to known affected parties and government agencies.

### **PLANNING COMMISSION RECOMMENDATION**

On October 26, 2009, the Albany Planning Commission unanimously voted to recommend that the City Council enter into the proposed Cooperative Agreement with the Greater Albany Public School District 8J and APPROVE the proposed Comprehensive Plan amendment to add as support documents to the Comprehensive Plan, both the Cooperative Agreement and the Greater Albany Public School District 8J's 2009-2018 Facility Plan.

### **CITY COUNCIL ACTION**

#### **MOTION TO APPROVE**

*If no new evidence is presented at the public hearing, the City Council may approve the application based on the findings and conclusions of the staff report.*

I MOVE that the City Council enter into the proposed Cooperative Agreement between the City and Greater Albany Public School District 8J (GAPS).

I ALSO MOVE that the City Council APPROVE land use application CP-01-09 to amend the Albany Comprehensive Plan by adding as support documents to it both the GAPS 2009-2018 Facility Plan and the Cooperative Agreement between the City and GAPS.

This motion is based on the findings and conclusions of the staff report and testimony presented at the public hearing.

### **APPEALS**

Within five days of the City Council's final action on this application, the Community Development Director will provide written notice of the decision any parties entitled to notice. A person with standing may appeal the City's decision to the State Land Use Board of Appeals (LUBA) by filing a completed Notice to Appeal application and the associated filing fee to LUBA no later than 21 days from the date the City mails the notice of decision.

## STAFF ANALYSIS

### Legislative Amendment to the Comprehensive Plan

File: CP-01-09

Section 2.220 of the Albany Development Code (ADC) contains the following review criteria which must be met in order to approve the proposed legislative text amendment. Review criteria are written in *bold italics* and are followed by findings and conclusions.

***Criteria (1) A legislative amendment is consistent with the goals and policies of the Comprehensive Plan, the statewide planning goals, and any relevant area plans adopted by the City Council.***

## FINDINGS OF FACT

1.1 The goals and policies of the Albany Comprehensive Plan that are relevant to the proposed amendments are shown below in *italics*. These goals and policies have been acknowledged by the Land Conservation and Development Commission (LCDC) as consistent with statewide planning goals.

### GOALS:

- *Ensure that local citizens and other affected groups, neighborhoods, agencies, and jurisdictions are involved in every phase of the planning process. (Goal 1, Citizen Involvement)*
- *Undertake Periodic Review and Update of the Albany Comprehensive Plan to ensure the Plan:*
  1. *Remains current and responsive to community needs.*
  2. *Retains long-range reliability.*
  3. *Incorporates the most recent and reliable information.*
  4. *Remains consistent with state laws and administrative rules*  
*(Goal 2, Land Use Planning)*

### POLICIES: (Statewide Goal 1, Citizen Involvement)

*Policy 2: When making land use and other planning decisions:*

- a. *Actively seek input from all points of view from citizens and agencies and assure that interested parties from all areas of the Urban Growth Boundary have the opportunity to participate.*
- b. *Utilize all criteria relevant to the issue.*
- c. *Ensure the long-range interests of the general public are considered.*
- d. *Give particular attention to input provided by the public.*
- e. *Where opposing viewpoints are expressed, attempt to reach consensus where possible.*

*Policy 4: Ensure information is made available to the public concerning development regulations, land use, and other planning matters including ways they can effectively participate in the planning process.*

*Policy 5: Continue an active coordination program with agencies and other governmental units. The program should include:*

- a. *Defining areas of mutual interest (e.g. development of land outside the Urban Growth Boundary and other areas where development may affect the city).*
- b. *Information sharing on issues of mutual interest.*

- c. *Scheduling of regular meetings.*
- d. *A process of notification and review of new development projects among affected jurisdictions and agencies.*
- e. *Participation and support of planning efforts dealing with issues of regional concern.*

*Policy 6: Review the creation of, expansion, and/or development plans of any special district that has the purpose of providing public facilities and services within the Urban Growth Boundary. The City's review shall determine if the proposed special district, development, or expansion plans:*

- a. *Meet the goals and policies of Albany's Comprehensive Plan.*
- b. *Recognize the City as the ultimate provider of urban services.*
- c. *Incorporate adequate safeguards so that public services provided by the district can be phased into the City's public facility system.*

*POLICIES –(Statewide Goal 2 – Land Use Planning)*

*Policy 2: Base approval of Comprehensive Plan amendments upon consideration of the following:*

- a. *Conformance with goals and policies of the Plan.*
- b. *Citizen review and comment.*
- c. *Applicable Statewide Planning Goals.*
- d. *Input from affected governmental units and other agencies.*
- e. *Short- and long-term impacts of the proposed change.*
- f. *Demonstration of public need for the change.*
- g. *Demonstration that the proposed amendment will best meet the identified public need versus other available alternatives.*
- h. *Any additional information as required by the Planning Commission or City Council.*

- 1.2 The purpose of the proposed amendments is to comply with changes made to ORS 195.110 by the 2007 Oregon State Legislature (via Senate Bill 336). The changes required that by the end of 2009: (1) in coordination with the City, the Greater Albany Public School District 8J (GAPS) produce a 10-year Facility Plan; (2) the City adopt that school facility plan as part of its Comprehensive Plan, and (3) the City and GAPS enter into a Cooperative Agreement related to school district interests in land use planning within the City. The statute contained the minimum elements to be included in both of these documents.
- 1.3 The City and GAPS worked together to develop the GAPS 2009-2018 Facility Plan that is attached as Exhibit B, and the Cooperative Agreement is attached as Exhibit C. The GAPS Facility Plan does not show school capacity issues within the stated timeframe. For consistency with other intergovernmental agreements contained in the Comprehensive Plan (Linn County and Benton County), staff proposes the Cooperative Agreement also be adopted as a support document to the Plan.
- 1.4 Adding the GAPS Facility Plan and the Cooperative Agreement as supporting documents to the Comprehensive Plan ensures that the Comprehensive Plan remains current and responsive to community needs by updating it with the most recent and reliable information in which to make long range plans. Also, the Cooperative Agreement formalizes the roles of the City and GAPS related to consideration of school planning needs when changes to land use plans and regulations are proposed.
- 1.5 The City does not have any special area plans related to schools. The Comprehensive Plan map currently shows existing school sites as “public and semi-public” properties. There are no sites identified for future schools.

- 1.6 A legislative amendment to the Comprehensive Plan is processed as a Type IV land use decision. This means there will be a minimum of two opportunities for citizen involvement in the review of the amendments. As required, notice of the public hearings on the amendments has been placed in the local newspaper and provided by mail to affected parties, including government agencies.
- 1.7 No Oregon Administrative Rules (OARs) related to the changes in ORS 195.110 have been adopted by the state.

### CONCLUSIONS

- 1.1 State law requires that the City adopt the GAPS 2009-2018 Facility Plan into its Comprehensive Plan. Adding the GAPS Facility Plan as a support document will update the Comprehensive Plan related to this special district within the City. The GAPS Facility Plan does not show any capacity deficiencies within its timeframe.
- 1.2 State law requires that the City enter into a Cooperative Agreement with GAPS to define the roles and responsibilities of each entity with respect to consideration of school planning as part of the land use review process. Adding the Cooperative Agreement between the City and GAPS as a support document to the Plan is consistent with locating other intergovernmental agreements the City has entered into related to land use.
- 1.3 The proposed support documents to the Plan are consistent with identified relevant statewide planning goals and the existing goals and policies of the Comprehensive Plan.
- 1.4 This criterion is satisfied.

***Criteria (2) A legislative amendment is needed to meet changing conditions or new laws.***

### FINDING OF FACT

- 2.1 The 2007 Oregon State Legislature amended ORS section 195.110. The proposed amendments to the Comprehensive Plan are in response to these changes in law.

### CONCLUSIONS

- 2.1 By incorporating the proposed support documents as amendments to the Comprehensive Plan the City will be in compliance with State statutes and will be able to make more informed decisions related to planning for future schools.
- 2.2 This criterion is satisfied.

Attachments: Exhibit B - 2009-2018 Facility Plan of the Greater Albany Public School District 8J  
Exhibit C - Cooperative Agreement between the City and GAPS

## SUPERINTENDENT



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## SECTION 1 — INTRODUCTION

### A. Purpose of the Capital Facilities Plan

School districts adopt capital facilities plans to identify capital improvements to existing facilities and additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts. They also are used to support the imposition of school impact fees.

The Greater Albany Public School District 8J (the "District") has prepared this Capital Facilities Plan (the "CFP") to identify capital improvements over the next ten years (2009-2018).

This CFP contains the following elements:

- The District's standard of service, which is based on program year, year size by grade span, number of classrooms, types of facilities and other factors identified by the District.
- Future Enrollment forecasts for each grade span (elementary, middle, and high schools).
- An inventory of existing capital facilities owned by the District, showing the locations and capacities of the facilities, based on the District's standard of service.
- A forecast of the future needs for capital facilities and school sites based on the District's enrollment projections.
- The proposed capacities of expanded or new capital facilities over the next ten years based on the inventory of existing facilities and the standard of service.

This CFP was developed using information from recognized and reliable sources that was compiled by consultants skilled in this area of research.

### B. Overview of the Greater Albany Public School District 8J

Founded in 1979, the Greater Albany Public School District (GAPS) proudly educates the children of Albany and surrounding areas of Linn and Benton counties in the heart of the Willamette Valley. The district spans 154 square miles. It offers education for children of all abilities in 16 elementary schools (grades K-5), three middle schools (grades 6-8), two high schools (grades 9-12) and a variety of alternative programs.

The district covers the Cities of Albany, Tangent, and Millersburg as well as unincorporated areas of Linn and Benton counties.

The most significant issues facing the District in terms of providing classroom capacity to accommodate demands are:

- Property Inventory. Other than property adjacent to Periwinkle School, the District currently does not have any suitable property for school expansion.



**C. Long Range/2018 Build-Out Facility Needs**

In addition, this CFP addresses long-range facilities needs. As land is annexed within the urban growth boundary additional residential land becomes available for development impacting the District's facilities. As additional land is made available and developed, the District's enrollment increases which in turn prompts the need for additional school facilities to house growing student populations.

The demographic study takes into account local residential development and housing trends. Many factors that are used to forecast the enrollment in 2018 will change between now and then. Thus, the enrollment forecast and facility needs is only a projection that is based on the data that is currently available.

**SECTION 2 — DISTRICT EDUCATIONAL PROGRAM STANDARDS**

School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the District's adopted educational program. The role that quality education plays in growing a strong economy is vital. In order to accomplish the community value of having a strong area economy, schools must have quality facilities. These facilities serve as the supporting space for developing the whole child within a community to prepare them for a competitive global economy. The education program standards which typically drive needs for educational space for students include grade configuration, optimum facility size, class size, educational program offerings, supplemental program offerings, specialty spaces, classroom utilization and scheduling requirements.

In addition to student population, other factors such as collective bargaining agreements, government mandates, and community expectations affect classroom space requirements. Space is necessary for regular classrooms, the fine and performing arts, physical education, special education, Title I, tutorial support, technological applications, and computer labs. Space must be provided for common areas such as media centers, cafeterias, kitchens, and auditoriums. Space is needed for groups of students/staff to work together. These programs can have a significant impact on the available capacity within school facilities. Further, the community expects all spaces to be well utilized during the school day and available after the school day for public use.

**A. District Educational Program Standards**

Core program includes the following:

- Core classroom space for all curriculum areas which includes space for group learning, directed instruction, and individual student work to meet the rigors set forth in state standards.
- Science classroom space that supports advanced coursework (including water, sinks, gas, hoods, safety equipment). Students must achieve rigorous state mandated science standards. This requires specialty space that is not met by adding portables. High school and middle school science lab space is a high priority.
- Physical education space is needed for students to meet rigorous health and fitness standards. This includes covered areas, fields, gymnasiums, and other multi-use spaces.
- Technological competency is expected for all students. Spaces must be allocated for technological equipment and applications in classrooms and specialty spaces.

- 
- Art, music, and theatre arts spaces are critical to the core program for students. Spaces are necessary to adequately meet the rigorous standards of these state required programs.
  - Library/Media services (research, technology, collaboration) and space must be provided for students to achieve the rigors in the core program. In an information-driven environment, student access to information through appropriately-sized library/media spaces is essential.
  - Extra-curricular activities need adequate space in order to safely support program activities.

Special services are essential to meet the needs of special populations:

- Special Education services are delivered at each of the schools within the District. Program standards and services vary based on the handicapping conditions of the students and their individual education plan (IEP). Implementing each student's IEP often requires large and small specialty spaces, which the District must provide. Program standards change as a result of various external or internal influences. External influences include changing federal mandates, funding changes, and the introduction of new technological applications, which meet the needs of students. Internal influences include increase in numbers of high needs IEP students, modifications to the program year, class size, grade configurations, and facility changes.
- Special populations receive special support. Specialty space is essential to the delivery of this support. Federal and state programs, including Title I Reading, ELL, and Special Education receive limited funding. These resources do not however include the expense of adding facilities to support them.
- Supplementary services in core academic areas (tutoring, on-line learning) and providing multiple pathways to prepare students for a broader range of post-secondary learning opportunities require additional spaces that have not been calculated in square footage allowance formulas.
- Support services are often overlooked as core services, and are essential to a quality educational program. Food service delivery, storage, preparation, and service require spaces that are specialty designed and equipped with specific attention. As student populations increase, calculating space needs for this core service is crucial to the overall planning of the facility. Adequacy in planning for this space has significant impacts on the overall learning environment for students if not done appropriately.
- Maintenance support facilities, including adequate storage of district supplies, materials and testing documents, must also be considered and are not counted as core support services.
- Administrative support facilities must be provided but are not counted as core support services.

**B. Elementary Educational Program Standards**

The District educational program standards, which directly affect elementary school capacity, include:

- Class size for grades K-2 is targeted not to exceed 25 students per class.
- Class size for grades 3-5 is targeted not to exceed 26 students per class.
- Music will be provided in separate classrooms or performance areas.
- Physical education instruction must be provided in a full sized, enclosed area.
- Special education services are provided in a self-contained classroom for some children, while others need highly specialized services.
- Specialty programs require instructional areas similar to regular classrooms.
- All elementary schools will have a library/media resource center, which includes space for technology.
- Computer labs will be available for all students at all schools.

**C. Middle and High School Program Standards**

The district educational programs standards, which directly affect middle school and high school capacity include:

- Class sizes for grades 6-8 strive not to exceed 29 students per class, with the exception of PE, band or choir.
- Class sizes for high school grades 9-12 have various targets depending on the variety of program and safety needs. However, the District strives to meet an average of 29 students in the core classrooms with the exception of PE, band and choir.
- The middle and high school classroom utilization standard is set at a factor of 85% (based on a regular school day).
- Special education services are provided in a self-contained classroom for some children, while other need highly specialized spaces to address their specific handicapping conditions.

Students will also be provided other programs in classroom designated as follows:

- Specialty rooms (computer labs, individual and large group study rooms, practice labs, production rooms, and art areas).
- Media Center/Library.
- A specialized science lab for grades 6-12 will be available.
- Vocational education requires specialized spaces suited to the curriculum.
- Physical education instruction must be provided in a full sized, enclosed area.

**SECTION 3 — CAPITAL FACILITIES INVENTORY**

The facilities inventory establishes the baseline for determining the existing capacity in the school facilities and the need for addition capacity to serve future growth at acceptable levels of service. This section provides an inventory of capital facilities owned and operated by the Greater Albany Public School District 8J including schools, portables, undeveloped land and support facilities. School facility capacity was inventoried based on the space required to accommodate the District's educational program standards discussed in Section 2.

**A. Schools**

The District currently maintains sixteen schools containing elementary grades, four schools with middle grades, two high schools and one alternative school (serving both middle and high school students). The elementary schools typically accommodate K-5, the middle schools serve grades 6-8, and the high school houses grades 9-12. The following tables show the current capacity of existing schools.

**Table 1 – Elementary School**

Elementary Schools	Location	Building Area (Square Feet)	Oct. 2008 Enrollment	Teaching Stations*	Fall 2009 Capacity	Portables**
Central	336 9 <sup>th</sup> Ave SW Albany, OR 97321	48,453	187	10	257	
Clover Ridge (K-2)	2953 Clover Ridge Rd NE Albany, OR 97322	36,750	357	11	308	
Timber Ridge (3-5)	373 Timber Ridge St. NE Albany, OR 97322	109,000	0	14	359	
Fir Grove (K-2)	5355 Scenic Dr NW Albany, OR 97321	19,796	145	7	180	
Oak Grove (3-5)	1500 Oak Grove Dr. NW Albany, OR 97321	26,296	188	9	230	
Lafayette	3122 Madison St. SE Albany, OR 97322	44,754	407	16	410	
Liberty	2345 Liberty St. SW Albany, OR 97321	35,439	361	14	359	4
Fairmount (K-1)	1005 Springhill Dr NW Albany, OR 97321		74	4	103	
North Albany (2-5)	815 Thornton Lake Dr NW Albany, OR 97321	28,347	201	9	230	

GREATER ALBANY PUBLIC SCHOOL DISTRICT 8J  
FACILITY PLAN

Oak	3610 Oak St. SE Albany, OR 97322	42,240	317	13	333	4
Periwinkle	2196 21 <sup>st</sup> Ave. SE Albany, OR 97322	36,625	475	17	436	2
South Shore	910 Bain St. SE Albany, OR 97322	40,240	443	16	410	8
Sunrise	730 19 <sup>th</sup> Ave. SE Albany, OR 97322	50,648	468	19	487	4
Takena	1210 12 <sup>th</sup> Ave. SW Albany, OR 97321	31,393	159	8	205	2
Tangent	32100 Old Oak Dr. Tangent, OR 97389	24,967	189	9	246***	
Waverly	425 Columbus SE Albany, OR 97322	42,480	261	11	257	

\* Rooms such as the music room, special ed rooms, ELL, library and computer lab are not counted as teaching stations in the elementary schools because they are special/pull-out programs.

\*\* Total rooms housed in portable structures.

\*\*\*Includes space for 15 students at LBCC kindergarten program.

**Table 2 – Middle School**

Middle Schools	Location	Building Area (Square Feet)	Oct. 2008 Enrollment	Teaching Stations*	Fall 2009 Capacity **	Portables***
Calapooia	830 SE 24 <sup>th</sup> Ave. Albany, OR 97322	96,315	737	27	783	2
Memorial	1050 Queen Ave. SW Albany, OR 97321	100,815	675	24	696	4
North Albany	1205 North Albany NW Albany, OR 97321	100,514	711	25	725	
Timber Ridge	373 Timber Ridge St. NE Albany, OR 97322	109,000	0	18	434	

\* Rooms such as the music room, special ed rooms, ELL room, library and computer lab are not counted as teaching stations in the elementary schools because they are special/pull-out programs.

\*\* Capacity is calculated by multiplying the number of teaching stations times the students per classroom as defined in the educational standards, times an 85% utilization factor. The utilization factor is based on the amount of time during the day a regular classroom is not occupied by students.

\*\*\* Total rooms housed in portable structures.

Table 3 – High School

High Schools	Location	Building Area (Square Feet)	Oct. 2008 Enrollment	Teaching Stations*	Fall 2009 Capacity**	Portables***
South Albany	3705 Columbus SE Albany, OR 97322	167,408	1306	50	1450	1
West Albany	1130 Queen Ave SW Albany, OR 97321	135,672	1461	53	1537	3

\* Rooms such as the music room, special ed rooms, ELL room, library and computer lab are not counted as teaching stations in the elementary schools because they are special/pull-out programs.

\*\* Capacity is calculated by multiplying the number of teaching stations times the students per classroom as defined in the educational standards, times an 85% utilization factor. The utilization factor is based on the amount of time during the day a regular classroom is not occupied by students.

\*\*\* Total rooms housed in portable structures.

Table 4 – Albany Options School (capacity driven by class size requirements)

High Schools	Location	Building Area (Square Feet)	Oct. 2008 Enrollment	Teaching Stations*	Fall 2009 Capacity**	Portables***
Albany Options School	701 19 <sup>th</sup> Avenue SE Albany, OR 97322	18,000	7 (MS) 68 (HS)	7	15 (MS) 95 (HS)	

\* Rooms such as the music room, special ed rooms, ELL room, library and computer lab are not counted as teaching stations in the elementary schools because they are special/pull-out programs.

\*\* Capacity is calculated by multiplying the number of teaching stations times the students per classroom as defined in the educational standards, times an 85% utilization factor. The utilization factor is based on the amount of time during the day a regular classroom is not occupied by students.

\*\*\* Total rooms housed in portable structures.

**B. Support Facilities**

In addition to schools, the District owns and operates additional facilities which provide operational support functions to the schools. An inventory of these facilities is provided in Table 4.

**Table 4 – Support Facility**

Building	Building Area (Square Feet)	Site Location
District Office	11,560	718 SW 7 <sup>th</sup> Street Albany, OR 97321
Bus Garage	21,960	430 11 <sup>th</sup> Street Albany, OR 97321
Fairmount (Portion used for Special Ed Administration)	21,960	1005 Springhill Dr NW Albany, OR 97321
Support Services Grand Prairie	28,450	3610 Grand Prairie Albany, Oregon 97322
Albany Community Pool	20,598	2150 36thSEt Albany, OR 97322

**C. Land Inventory**

The district has the following sites in its land inventory:

Vacant land next to Periwinkle School	2.68 acres
Vacant land off of Marion Street	10.00 acres
Vacant land on Lochner Road	29.46 acres
Land being used as Deerfield Park	9.20 acres
Land being used as Burkhart Park	1.88 acres

The land adjacent to Periwinkle is suitable for expansion of that campus. The other sites are either in use as municipals parks or are unsuitable at this time for school expansions.

**SECTION 4 — STUDENT ENROLLMENT PROJECTIONS**

**A. Projected Student Enrollment 2009-2018**

The District's projected enrollment is based upon enrollment statistics developed and updated annually by the School District. The demographic study does take into account cohort survival, birth rates, local population and changing demographics, and local residential development and housing trends.

**Table 5 – Projected Enrollment 2009 - 2018**

Grades	Oct. 2008 Enrollment	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
K – 5	4232	4232	4222	4292	4417	4483	4586	4680	4781	4785	4790
6 – 8	2130	2197	2270	2273	2249	2256	2226	2257	2233	2343	2446
9 – 12	2835	2803	2849	2924	3004	3101	3170	3123	3153	3126	3106
<b>Total</b>	<b>9197</b>	<b>9232</b>	<b>9341</b>	<b>9489</b>	<b>9670</b>	<b>9840</b>	<b>9982</b>	<b>10060</b>	<b>10167</b>	<b>10254</b>	<b>10342</b>

\* Forecasts may vary from actual conditions; based upon 2 year cohort survival and moderate growth.

**SECTION 5 — CAPITAL FACILITIES NEEDS**

**A. Ten Year Facility Needs**

Facility needs are the facility improvements that must be built to accommodate forecast growth. Existing capacity for growth is derived by subtracting the existing student enrollment from the existing school capacity. The improvements that must be built to serve growth are derived by subtracting the existing capacity from 2018 enrollment and then determining the number of classrooms or schools that must be built to serve the 2018 enrollment. The following tables shows existing enrollment, existing capacity, 2018 forecasted enrollment and the 2018 capacity needs.

The District's current capacity, its educational programs, standard of service and enrollment forecast is used to determine its facility needs. The District finds that within the 10-year time period covered by this Facility Plan, no new schools or school sites are needed. Going forward the District will be closely monitoring school capacity based upon population projections and land use designations, analyzing alternatives to new school construction and major renovation, and ways to increase the efficient use of existing school sites. The District also plans to work with the jurisdictions within the District's boundary to identify desirable sites for possible future schools. At that time the District will then address site acquisition schedules and programs, and land dedication requirements needed to provide for public facilities to support the site(s).

It is likely, however, that the Transportation Facility will outgrow the current site by 2012. Land will need to be identified, acquired and improvements made to create either a new larger site or a satellite facility.



**Table 6a – Existing Enrollment, Capacity and Facility Needs**

Facility	Fall 2009 Projected	Existing Capacity	Existing Facility Needs
Elementary (K – 5)	4,239	4,810	None
Middle (6 – 8)	2,196	2,653	None
High (9 – 12)	2,736	3,082	None
<b>Total</b>	<b>9,171</b>	<b>10,545</b>	

**Table 6b – 2018 Enrollment, Capacity and Facility Needs**

Facility	2018 Enrollment	Capacity	2018 Facility Needs*	Planned Facility Improvements
Elementary (K – 5)	4,790	4,810	+20	TBD
Middle (6 – 8)	2,446	2,653	+207	TBD
High (9 – 12)	3,016	3,082	+66	TBD
<b>Total</b>	<b>10,228</b>	<b>10,385</b>	<b>+123</b>	

**B. Building Needs Assessment**

Facility needs can also be described as those improvements needed to make upgrades and improvements for the buildings to remain operational. These improvements are replacements of existing systems and surfaces that are beyond their useful life. Funding for these improvements can come from Impact Fees. Appendix A details the Building Needs Assessment.

**C. Necessary Acreage For Locating New School Facilities**

Many factors need to be considered when determining the amount of land needed for new school construction. These include, but are not limited to, the number of students; the grades to be housed; the educational programs and services that are planned; the site requirements including physical education programs, parking, forestation or reforestation, zoning and set-backs, storm water management, and community sports, leisure, and recreational events. The following is used by many states for planning purposes (Oregon has no acreage standards for schools):

- Elementary: 5 acres plus 1 acre for each 100 students
- Middle: 20 acres plus 1 acre for each 100 students over 500 students
- High: 30 acres plus 1 acre for each 100 students over 800 students

*Note: Acreage needs can be reduced by approximately 10% if school buildings are two-story.*

**SECTION 6 — CAPITAL FACILITIES FINANCING PLAN**

**A. Improvements**

There are no improvements needed to address unhoused students through 2019. There are, however, numerous improvements needed to address existing deficiencies within the existing infrastructure. Some can be accomplished through annual general fund allocations while others will require an outside funding source such as voter approved General Obligation Bonds or the use of Construction Excise Tax proceeds.

**B. Financing for Planned Improvements**

**1. General Obligation Bonds/Capital Projects Levies**

Bonds are typically used to fund construction of new schools and other capital improvement projects. Bonds are then retired through collection of property taxes. The District passed a \$55 million bond in November 2006 that funded a new 3-8 school, addition of a new 3 classroom wing to North Albany Middle School, modernizations to all Elementary Schools and Middle Schools, a new technology center at South Albany High School and a major renovation of West Albany High School.

**2. Impact Fees**

Impact fees are a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. School impact fees are generally collected by the permitting agency at the time building permits are issued.

**SECTION 7 — SCHOOL IMPACT FEES**

ORS 320.170 authorizes School Districts to impose impact fees to supplement funding of public facilities that are available or needed to accommodate new development and other current facility needs.

**A. School Impact Fees**

To collect school impact fees the District must prepare and adopt a CFP, enter into an Intergovernmental Agreement with a government entity who will collect the tax, and adopt a tax resolution stating the amount of tax to be collected. The district has entered into agreements with the Cities of Albany and Millersburg.

**B. Methodology and Variables Used to Calculate School Impact Fees**

The District's impact fees have been set at the statutory limits.

**C. Greater Albany Public School District 8J Construction Excise Tax Schedule**

The District requests collection of school impact fees in the following amounts:

Residential Construction	\$1.00 per Square Foot
Commercial and Industrial Construction	\$ .50 per Square Foot

*Certain construction is exempt from the tax.*

ELEMENTARY SCHOOLS		\$ 16,567,000.00	\$ 3,723,000.00	\$ 8,876,500.00	\$ 3,960,500.00	
		Total	A	B	C	Funding?
<b>Central Elementary</b>		\$ 1,511,000	\$ 564,000	\$ 786,500	\$ 160,500	
# 8	Stage Curtains	\$ 10,000	\$ 10,000			BOND
	Upstairs Restroom VAT Abatement	\$ 40,000	\$ 40,000			
	Interior Renovations/Plaster & Lath	\$ 250,000	\$ 150,000	\$ 100,000		
	Repair/Replace Flooring	\$ 87,000	\$ 87,000			
	Replace Carpet	\$ 60,000	\$ 40,000	\$ 20,000		
	Replace Roof/Recoat	\$ 150,000	\$ 150,000			
	Restroom Renovations	\$ 40,000	\$ 40,000			
	Upgrade Communications System	\$ 47,000	\$ 47,000			
	Additional Parking	\$ 79,000		\$ 79,000		
	Ceiling Tile Replacement	\$ 83,000		\$ 41,500	\$ 41,500	
	Classroom Casework Upgrade	\$ 100,000		\$ 100,000		
	Light Blocking Curtains	\$ 14,000		\$ 14,000		
	Lighting Upgrades	\$ 100,000		\$ 50,000	\$ 50,000	
	Replace Classroom Sinks & Fittings	\$ 20,000		\$ 20,000		
	Replace Door Hardware	\$ 25,000		\$ 25,000		
	Replace Exterior Doors	\$ 119,000		\$ 119,000		
	Replace Windows	\$ 144,000		\$ 144,000		
	Re-point Brick	\$ 55,000		\$ 55,000		
	Resurface Parking Lot	\$ 19,000		\$ 19,000		
	Irrigation System	\$ 69,000			\$ 69,000	
		<b>Total</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>Funding?</b>
<b>Clover Ridge Elementary</b>		\$ 1,181,000	\$ 92,000	\$ 729,000	\$ 360,000	
# 8	Stage Curtains	\$ 10,000	\$ 10,000			BOND
	Bell Tower Repair	\$ 5,000	\$ 5,000			
	Stage/Hall VAT Abatement	\$ 25,000	\$ 25,000			
	Replace Carpet	\$ 12,000	\$ 12,000			
	Restroom Renovations	\$ 40,000	\$ 40,000			
	Bus Loop	\$ 109,000		\$ 109,000		
	Chalk Board Replacement	\$ 12,000		\$ 12,000		
	Communications System Upgrades	\$ 50,000		\$ 50,000		
	Irrigation	\$ 50,000		\$ 50,000		
	Kitchen Prep	\$ 22,000		\$ 11,000	\$ 11,000	
	Light Blocking Curtains	\$ 13,000		\$ 13,000		
	Lighting Upgrades	\$ 190,000		\$ 95,000	\$ 95,000	
	Parking Lot Improvement	\$ 79,000		\$ 79,000		
	Repair Siding	\$ 5,000		\$ 5,000		
	Replace Classroom Sinks & Fittings	\$ 15,000		\$ 15,000		
	Replace Door Hardware	\$ 50,000		\$ 50,000		
	Replace Exterior Doors	\$ 68,000		\$ 68,000		
	Replace Flooring	\$ 63,000		\$ 63,000		
	Replace Windows	\$ 109,000		\$ 109,000		
	Classroom Casework Upgrades	\$ 100,000			\$ 100,000	
	Playfield/Irrigation	\$ 154,000			\$ 154,000	
		<b>Total</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>Funding?</b>
<b>Fir Grove Elementary</b>		\$ 986,000	\$ 214,000	\$ 518,500	\$ 243,500	
# 1	Clocks, Bells & Intercom System	\$ 30,000	\$ 30,000			BOND
	Replace Ceiling Tile in Rooms 3,4 & 5	\$ 50,000	\$ 15,000	\$ 35,000		
	Room 6 & 7 VAT Abatement	\$ 14,000	\$ 14,000			
	Carpet	\$ 10,000	\$ 10,000			
	Communications System Upgrades	\$ 29,000	\$ 29,000			
	Renovate Restrooms	\$ 80,000	\$ 80,000			
	Replace Carpet	\$ 36,000	\$ 36,000			
	Classroom Casework Upgrade	\$ 60,000		\$ 60,000		
	Fence Perimeter	\$ 20,000		\$ 20,000		
	Heating Retrofit	\$ 69,000		\$ 69,000		
	Interior Repairs	\$ 30,000		\$ 30,000		
	Irrigation System	\$ 20,000		\$ 20,000		
	Light Blocking Curtains	\$ 8,000		\$ 8,000		
	Lighting Upgrades	\$ 95,000		\$ 47,500	\$ 47,500	
	Lunch Area	\$ 49,000		\$ 49,000		
	Re-Pipe Building Water Supply	\$ 69,000		\$ 69,000		
	Replace Exterior Doors/Hardware	\$ 25,000		\$ 25,000		
	Replace Flooring	\$ 34,000		\$ 17,000	\$ 17,000	
	Replace Sinks and Fittings	\$ 10,000		\$ 10,000		
	Window Replacement	\$ 59,000		\$ 59,000		
	Exterior Repairs	\$ 25,000			\$ 25,000	
	Playfield/Irrigation	\$ 154,000			\$ 154,000	
	Stage Curtains	\$ 10,000				

	Total	A	B	C	Funding?
<b>Lafayette Elementary</b>	\$ 1,401,000	\$ 236,500	\$ 744,500	\$ 420,000	
# 8 Stage Curtains	\$ 10,000	\$ 10,000			
Room 7 & Hall VAT Abatement	\$ 88,000	\$ 88,000			BOND
Additional Parking	\$ 39,000	\$ 19,500	\$ 19,500		
Bus Loop (Student Drop Off Safety)	\$ 109,000	\$ 109,000			
Carpet Replacement	\$ 60,000	\$ 10,000	\$ 50,000		
Chalkboard Replacement	\$ 18,000		\$ 18,000		
Exterior Door Replacement	\$ 115,000		\$ 115,000		
Exterior Repairs	\$ 50,000		\$ 50,000		
Heating Upgrade	\$ 192,000		\$ 192,000		BOND
Interior Repairs	\$ 55,000		\$ 55,000		
Irrigation	\$ 20,000		\$ 20,000		
Light Blocking Curtains	\$ 17,000		\$ 17,000		
Replace Door Hardware	\$ 38,000		\$ 38,000		
Restroom Renovations	\$ 80,000		\$ 80,000		
Sidewalk Replacement	\$ 15,000		\$ 15,000		
Water Piping Replacement	\$ 75,000		\$ 75,000		
Classroom Casework Upgrade	\$ 120,000			\$ 120,000	
Lighting Replacement	\$ 165,000			\$ 165,000	
Replace Sinks and Fittings	\$ 10,000			\$ 10,000	
Window Replacement	\$ 40,000			\$ 40,000	
Playground Improvement	\$ 85,000			\$ 85,000	
	<b>Total</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>Funding?</b>
<b>Liberty Elementary</b>	\$ 1,348,000	\$ 573,000	\$ 501,000	\$ 274,000	
# 2 Asphalt Resurfacing	\$ 112,000	\$ 56,000	\$ 56,000		
# 2 Concrete Entry and Sidewalk	\$ 10,000	\$ 10,000			
# 8 Stage Curtains	\$ 10,000	\$ 10,000			
# 20 Window/Siding Replacement	\$ 200,000	\$ 200,000			
Hall VAT Abatement	\$ 64,000	\$ 64,000			BOND
Carpet Replacement	\$ 42,000	\$ 42,000			
Complete Building Repipe	\$ 50,000	\$ 50,000			
Modular Maintenance	\$ 20,000	\$ 20,000			
Restroom Renovations	\$ 121,000	\$ 121,000			
30 Additional Parking Stall	\$ 100,000		\$ 100,000		
Ceiling Tile Replacement	\$ 75,000		\$ 75,000		
Chalkboard Replacement	\$ 13,000		\$ 13,000		
Communications System Upgrade	\$ 60,000		\$ 60,000		
Electrical Upgrade	\$ 55,000		\$ 55,000		
Light Blocking Curtains	\$ 13,000		\$ 13,000		
Replace Building Sewer	\$ 10,000		\$ 10,000		
Replace Door Hardware	\$ 40,000		\$ 20,000	\$ 20,000	
Roof Replacement	\$ 99,000		\$ 99,000		
Classroom Casework Upgrade	\$ 120,000			\$ 120,000	
Exterior Renovations	\$ 84,000			\$ 84,000	
Replace Sinks and Fittings	\$ 20,000			\$ 20,000	
Irrigation Installation	\$ 30,000			\$ 30,000	
	<b>Total</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>Funding?</b>
<b>North Albany Elementary</b>	\$ 857,000	\$ 112,000	\$ 496,000	\$ 249,000	
# 7 Window Replacement	\$ 42,000	\$ 42,000			
# 8 Stage Curtains	\$ 10,000	\$ 10,000			
Room 2 VAT Abatement	\$ 50,000	\$ 10,000	\$ 40,000		BOND
Carpet Replacement	\$ 10,000	\$ 10,000			
Restroom Renovations	\$ 40,000	\$ 40,000			
Additional Parking	\$ 47,000		\$ 47,000		
Asphalt Resurface	\$ 61,000		\$ 61,000		
Exterior Door Replacement	\$ 55,000		\$ 55,000		
HVAC Upgrade	\$ 150,000		\$ 150,000		
Light Blocking Curtains	\$ 12,000		\$ 12,000		
Lighting Replacement	\$ 80,000		\$ 40,000	\$ 40,000	
Repipe Building	\$ 50,000		\$ 50,000		
Replace Door Hardware	\$ 30,000		\$ 30,000		
Replace Sinks and Fittings	\$ 11,000		\$ 11,000		
Classroom Counter Upgrades	\$ 68,000			\$ 68,000	
Gym Floor Replacement	\$ 30,000			\$ 30,000	
Playground Replacement	\$ 26,000			\$ 26,000	
Field Improvements	\$ 85,000			\$ 85,000	

	Total	A	B	C	Funding?
<b>Oak Elementary</b>	\$ 1,266,000	\$ 111,000	\$ 753,500	\$ 401,500	
# 8 Stage Curtains	\$ 10,000	\$ 10,000			
Carpet Replacement	\$ 108,000	\$ 36,000	\$ 36,000	\$ 36,000	
Restroom Renovations	\$ 120,000	\$ 60,000	\$ 60,000		
Soffit Repairs	\$ 10,000	\$ 5,000	\$ 5,000		
50 Add'l Parking Stalls	\$ 79,000		\$ 39,500	\$ 39,500	
Asphalt Resurface	\$ 56,000		\$ 28,000	\$ 28,000	
Brick Re-Pointing	\$ 20,000		\$ 20,000		
Chalkboard Replacement	\$ 19,000		\$ 19,000		
Communication System Upgrade	\$ 50,000		\$ 33,000	\$ 17,000	
Fence Perimeter	\$ 35,000		\$ 35,000		
Graffiti Sealer	\$ 15,000		\$ 15,000		
HVAC Upgrade	\$ 160,000		\$ 160,000		
Interior Repairs	\$ 40,000		\$ 20,000	\$ 20,000	
Irrigation	\$ 20,000		\$ 20,000		
Light Blocking Curtains	\$ 15,000		\$ 15,000		
Lighting Replacement	\$ 234,000		\$ 117,000	\$ 117,000	
Replace Door Hardware	\$ 28,000		\$ 28,000		
Replace Sinks and Fittings	\$ 13,000		\$ 13,000		
VAT Abatement	\$ 90,000		\$ 90,000		
Classroom Casework Upgrade	\$ 78,000			\$ 78,000	
Playfield Repair	\$ 21,000			\$ 21,000	
Replace Exterior Doors	\$ 45,000			\$ 45,000	
	<b>Total</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>Funding?</b>
<b>Oak Grove Elementary</b>	\$ 938,500	\$ 291,500	\$ 455,000	\$ 192,000	
# 8 Stage Curtains	\$ 10,000	\$ 10,000			
# 17 Exterior Repairs/Gym Siding	\$ 60,000	\$ 60,000			
Music Hall VAT Abatement	\$ 64,000	\$ 64,000			BOND
Air Compressor	\$ 1,500	\$ 1,500			
Asphalt Resurface	\$ 56,000	\$ 56,000			
Carpet Replacement	\$ 30,000	\$ 30,000			
Controls for Circ. Pump	\$ 10,000	\$ 10,000			
Cooling in Computer Lab	\$ 10,000	\$ 10,000			
Restroom Renovations	\$ 80,000	\$ 40,000	\$ 40,000		
Room Partition Upgrade	\$ 10,000	\$ 10,000			
Chalkboard Replacement	\$ 12,000		\$ 12,000		
Classroom Casework Upgrade	\$ 70,000		\$ 70,000		
Expand Library	\$ 20,000		\$ 20,000		
Exterior Door Replacement	\$ 65,000		\$ 65,000		
Interior Repairs	\$ 40,000		\$ 40,000		
Light Blocking Curtains	\$ 11,000		\$ 11,000		
Lighting Replacement	\$ 136,000		\$ 68,000	\$ 68,000	
Repipe Building	\$ 50,000		\$ 50,000		
Replace Door Hardware	\$ 25,000		\$ 25,000		
Replace sinks and fittings	\$ 15,000		\$ 15,000		
Window Replacement	\$ 78,000		\$ 39,000	\$ 39,000	
Playfield Improvements	\$ 85,000			\$ 85,000	
	<b>Total</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>Funding?</b>
<b>Periwinkle Elementary</b>	\$ 992,000	\$ 155,000	\$ 538,500	\$ 298,500	
# 15 Replace Incoming Electrical	\$ 30,000	\$ 30,000			
Carpet Replacement	\$ 30,000	\$ 30,000			
Lighting Replacement	\$ 190,000	\$ 10,000	\$ 90,000	\$ 90,000	
Modular Repair	\$ 5,000	\$ 5,000			
Restroom Renovation	\$ 80,000	\$ 80,000			
Additional Parking	\$ 32,000		\$ 32,000		
Asphalt Resurfacing	\$ 50,000		\$ 10,000	\$ 40,000	
Ceiling Tile Replacement	\$ 95,000		\$ 95,000		
Chalkboard Replacement	\$ 15,000		\$ 15,000		
Communication System Upgrade	\$ 60,000		\$ 60,000		
Exterior Door Replacement	\$ 54,000		\$ 54,000		
Fence Perimeter	\$ 25,000		\$ 25,000		
Field improvements	\$ 20,000		\$ 20,000		
Interior Repairs	\$ 40,000		\$ 40,000		
Irrigation	\$ 18,000		\$ 18,000		
Light Blocking Curtains	\$ 17,000		\$ 17,000		
Replace Door Hardware	\$ 30,000		\$ 30,000		
Replace Sinks and Fitting	\$ 18,000		\$ 18,000		
VAT Replacement	\$ 29,000		\$ 14,500	\$ 14,500	
Classroom Casework Upgrade	\$ 110,000			\$ 110,000	
Exterior Repairs	\$ 44,000			\$ 44,000	

	Total	A	B	C	Funding?
<b>South Shore Elementary</b>	\$ 997,000	\$ 158,000	\$ 718,000	\$ 121,000	
# 8 Stage Curtains	\$ 10,000	\$ 10,000			
#13 Playground Asphalt Rehab	\$ 28,000	\$ 28,000			
Carpet Replacement	\$ 76,000	\$ 10,000	\$ 30,000	\$ 36,000	
Exterior Rehab	\$ 50,000	\$ 25,000	\$ 25,000		
Modular Rehab	\$ 40,000	\$ 40,000			
Restroom Renovations	\$ 80,000	\$ 40,000	\$ 40,000		
Soffits	\$ 10,000	\$ 5,000	\$ 5,000		
Brick Re-Pointing	\$ 20,000		\$ 20,000		
Ceiling Tile Replacement	\$ 33,000		\$ 33,000		
Chalkboard Replacement	\$ 16,000		\$ 16,000		
Classroom Casework	\$ 78,000		\$ 78,000		
Communications System Upgrade	\$ 37,000		\$ 37,000		
Exterior Doors	\$ 45,000		\$ 45,000		
HVAC Upgrade	\$ 160,000		\$ 160,000		
Interior Repair	\$ 40,000		\$ 40,000		
Irrigation	\$ 20,000		\$ 20,000		
Light Blocking Curtains	\$ 21,000		\$ 21,000		
Lighting Control	\$ 5,000		\$ 5,000		
Replace Door Hardware	\$ 28,000		\$ 28,000		
Replace Sinks and Fittings	\$ 13,000		\$ 13,000		
Sidewalk extension	\$ 10,000		\$ 10,000		
VAT Abatement	\$ 92,000		\$ 92,000		
Playfield Improvements	\$ 85,000			\$ 85,000	
<b>Sunrise Elementary</b>	\$ 1,713,000	\$ 410,000	\$ 750,500	\$ 552,500	
# 6 Window Replacement	\$ 250,000	\$ 150,000	\$ 100,000		
# 6 Exterior Rehab	\$ 75,000	\$ 75,000			
# 8 Stage Curtains	\$ 10,000	\$ 10,000			
Carpet Replacement	\$ 80,000	\$ 40,000	\$ 20,000	\$ 20,000	
Repipe Building	\$ 60,000	\$ 60,000			
Restroom Renovations	\$ 150,000	\$ 75,000	\$ 75,000		
VAT Replacement	\$ 38,000		\$ 38,000		
Asphalt Resurfacing	\$ 56,000		\$ 56,000		
Ceiling Tile Replacement	\$ 130,000		\$ 60,000	\$ 70,000	
Chalkboard Replacement	\$ 16,000		\$ 16,000		
Exterior Door Replacement	\$ 60,000		\$ 60,000		
HVAC Upgrades	\$ 134,000		\$ 134,000		
Interior Renovation	\$ 80,000		\$ 40,000	\$ 40,000	
Light Blocking Curtains	\$ 23,000		\$ 23,000		
Lighting Replacement	\$ 187,000		\$ 93,500	\$ 93,500	
Replace Door Hardware	\$ 35,000		\$ 35,000		
Classroom Casework Upgrade	\$ 150,000			\$ 150,000	
Replace Sinks and Fittings	\$ 25,000			\$ 25,000	
Irrigation Installation	\$ 69,000			\$ 69,000	
Playfield Repair	\$ 85,000			\$ 85,000	
<b>Tangent Elementary</b>	\$ 952,500	\$ 29,000	\$ 655,000	\$ 268,500	
# 8 Stage Curtains	\$ 10,000	\$ 10,000			
Gym VAT Replacement	\$ 19,000	\$ 19,000			BOND
Asphalt Repair	\$ 28,000		\$ 28,000		
Boiler Replacement	\$ 62,000		\$ 62,000		
Brick Re-pointing	\$ 57,000		\$ 57,000		
Carpet Replacement	\$ 12,000		\$ 12,000		
Chalkboard Replacement	\$ 8,000		\$ 8,000		
Communications System Upgrade	\$ 40,000		\$ 40,000		
Exterior Door Replacement	\$ 37,500		\$ 37,500		
Field Drainage Upgrade	\$ 69,000		\$ 69,000		
HVAC Upgrades	\$ 120,000		\$ 120,000		
Interior Repairs	\$ 25,000		\$ 25,000		
Light Blocking Curtains	\$ 12,000		\$ 12,000		
Lighting Replacement	\$ 139,000		\$ 69,500	\$ 69,500	
Replace Door Hardware	\$ 25,000		\$ 25,000		
Replace Sinks and Fittings	\$ 15,000		\$ 15,000		
Window Replacement	\$ 75,000		\$ 75,000		
Classroom Casework Upgrade	\$ 90,000			\$ 90,000	
Exterior Repairs	\$ 40,000			\$ 40,000	
Irrigation Installation	\$ 69,000			\$ 69,000	

	Total	A	B	C	Funding?
<b>Takena Elementary</b>	\$ 833,000	\$ 301,000	\$ 349,000	\$ 206,000	
#12 Parking/Playground Asphalt Rehab	\$ 40,000	\$ 40,000			
# B Stage Curtains	\$ 10,000	\$ 10,000			
Hall VAT Replacement	\$ 36,000	\$ 36,000			BOND
Boiler Replacement	\$ 117,000	\$ 117,000			
Replace Carpet	\$ 18,000	\$ 18,000			
Restroom Renovations	\$ 80,000	\$ 80,000			
Ceiling Tile Replacement	\$ 36,000		\$ 36,000		
Communications System Upgrade	\$ 40,000		\$ 40,000		
Exterior Door Replacement/Hardware	\$ 30,000		\$ 53,000		
Exterior Renovations	\$ 25,000		\$ 25,000		
HVAC Upgrade	\$ 120,000		\$ 120,000		
Interior Repairs	\$ 40,000		\$ 20,000	\$ 20,000	
Playfield Upgrades	\$ 85,000		\$ 30,000	\$ 55,000	
Replace Lights	\$ 25,000		\$ 25,000		
Brick Re-pointing	\$ 71,000			\$ 71,000	
Classroom Casework Upgrade	\$ 45,000			\$ 45,000	
Replace Sinks and Fittings	\$ 15,000			\$ 15,000	
	<b>Total</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>Funding?</b>
<b>Waverly Elementary</b>	\$ 1,591,000	\$ 476,000	\$ 881,500	\$ 213,500	
#14 Gym Siding and Metal Rehab	\$ 75,000	\$ 75,000			
# B Stage Curtains	\$ 10,000	\$ 10,000			
Hall VAT Replacement	\$ 90,000	\$ 90,000			BOND
Carpet Replacement	\$ 36,000	\$ 36,000			
Ceiling Tile Replacement	\$ 105,000	\$ 25,000	\$ 80,000		
Interior Concrete	\$ 50,000	\$ 50,000			
Interior Renovation	\$ 70,000	\$ 35,000	\$ 35,000		
Restroom Renovations	\$ 120,000	\$ 60,000	\$ 60,000		
Window Replacement	\$ 95,000	\$ 95,000			
Asphalt Repair	\$ 30,000		\$ 10,000	\$ 20,000	
Classroom Casework Upgrade	\$ 120,000		\$ 120,000		
Communications System Upgrade	\$ 50,000		\$ 50,000		
Exterior Door Replacement	\$ 48,000		\$ 48,000		
Exterior Repairs	\$ 150,000		\$ 150,000		
HVAC Upgrades	\$ 55,000		\$ 55,000		
Irrigation	\$ 35,000		\$ 35,000		
Lighting Upgrade	\$ 157,000		\$ 78,500	\$ 78,500	
Playground Improvements	\$ 80,000		\$ 40,000	\$ 40,000	
Repipe Building	\$ 90,000		\$ 90,000		
Replace Door Hardware	\$ 30,000		\$ 30,000		
Parking	\$ 75,000			\$ 75,000	
	\$ 20,000				
	<b>Total</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>Funding?</b>
<b>Fairmount Elementary</b>	\$ 90,000	\$ 35,000	\$ 55,000	\$ -	
Heating in Gym	\$ 15,000	\$ 15,000			
Roof Rehab	\$ 35,000	\$ 20,000	\$ 15,000		
Caulk and Paint Siding	\$ 5,000		\$ 5,000		
Metal Wrap on Gym	\$ 30,000		\$ 30,000		
Paint Doors and Handrails	\$ 5,000		\$ 5,000		

MIDDLE SCHOOLS		\$ 7,927,000	\$ 786,000	\$ 5,109,600	\$ 2,031,400	
		Total	A	B	C	Funding?
Calapooia Middle School		\$ 2,989,000	\$ 275,000	\$ 1,697,000	\$ 1,017,000	Funding?
# 3	Replace Storm Water Pumps	\$ 10,000	\$ 10,000			
# 5	Irrigation/Well	\$ 70,000	\$ 70,000			
# 8	Stage Curtains	\$ 10,000	\$ 10,000			
# 10	Locker Room Replacement	\$ 185,000	\$ 185,000			
	Additional Parking	\$ 80,000		\$ 80,000		
	Asphalt Repairs	\$ 100,000		\$ 50,000	\$ 50,000	
	Ceiling Tile Replacement	\$ 150,000		\$ 150,000		
	Chalkboard Replacement	\$ 32,000		\$ 32,000		
	Classroom Casework Upgrade	\$ 240,000		\$ 240,000		
	Communications System Upgrade	\$ 75,000		\$ 75,000		
	Extend Canopy to Include Bus Loop	\$ 159,000		\$ 159,000		
	Exterior Door Replace/Hardware	\$ 125,000		\$ 125,000		
	Exterior Repairs	\$ 50,000		\$ 50,000		
	HVAC Upgrades	\$ 280,000		\$ 140,000	\$ 140,000	
	Interior Renovation	\$ 140,000		\$ 140,000		
	Library Carpet Replacement	\$ 25,000		\$ 25,000		
	Light Blocking Curtains	\$ 37,000		\$ 37,000		
	Lighting Upgrade	\$ 140,000		\$ 70,000	\$ 70,000	
	Modular Removal/Storage Replacement	\$ 50,000		\$ 50,000		
	Playground Replacement	\$ 26,000		\$ 26,000		
	Rekey building	\$ 30,000		\$ 30,000		
	Remove/Replace Chimney	\$ 23,000		\$ 23,000		
	Replace Lockers	\$ 120,000		\$ 120,000		
	Sidewalk Repair	\$ 10,000		\$ 10,000		
	Sinks and Fittings	\$ 40,000		\$ 40,000		
	Ventilation Upgrade	\$ 25,000		\$ 25,000		
	Cafeteria Acoustical Trim & AV	\$ 127,000			\$ 127,000	
	Covered Walkway	\$ 32,000			\$ 32,000	
	Field Improvements	\$ 85,000			\$ 85,000	
	Halfway Upgrades/Concrete Repair	\$ 150,000			\$ 150,000	
	Track Replacement	\$ 363,000			\$ 363,000	
		Total	A	B	C	Funding?
Memorial Middle School		\$ 2,394,000	\$ 226,000	\$ 1,765,600	\$ 402,400	Funding?
# 3	Replace Storm Water Pump	\$ 10,000	\$ 10,000			
# 8	Stage Curtains	\$ 10,000	\$ 10,000			
# 9	Locker Room Replacement	\$ 156,000	\$ 156,000			
	Back Hall VAT Abatement	\$ 100,000	\$ 50,000	\$ 50,000		BOND
	Asphalt Resurfacing	\$ 176,000		\$ 105,600	\$ 70,400	
	Build Storage Building	\$ 50,000		\$ 50,000		
	Carpet Replacement	\$ 50,000		\$ 50,000		
	Ceiling Tile Replacement	\$ 150,000		\$ 150,000		
	Chalkboard Replacement	\$ 33,000		\$ 33,000		
	Classroom Casework Upgrade	\$ 240,000		\$ 240,000		
	Communications System Upgrade	\$ 75,000		\$ 75,000		
	Exterior Door Replacement	\$ 75,000		\$ 75,000		
	Exterior Renovations	\$ 50,000		\$ 50,000		
	Halfway Upgrades	\$ 246,000		\$ 246,000		
	HVAC Replacement	\$ 335,000		\$ 335,000		
	Interior Repairs	\$ 110,000		\$ 50,000	\$ 60,000	
	Light Blocking Curtains	\$ 33,000		\$ 33,000		
	Locker Replacement	\$ 120,000		\$ 60,000	\$ 60,000	
	Modular Removal	\$ 25,000		\$ 25,000		
	Remove Brick Chimney	\$ 23,000		\$ 23,000		
	Replace Door Hardware	\$ 50,000		\$ 50,000		
	Sinks and Fittings	\$ 40,000		\$ 40,000		
	Ventilation Upgrades	\$ 25,000		\$ 25,000		
	Athletic Field Improvement	\$ 85,000			\$ 85,000	
	Cafeteria Acoustical Trim & AV	\$ 127,000			\$ 127,000	



	Total	A	B	C	Funding?
North Albany Middle School	\$ 2,544,000	\$ 285,000	\$ 1,647,000	\$ 612,000	
#11 Locker Room Renovation	\$ 175,000	\$ 175,000			
#8 Stage Curtains	\$ 10,000	\$ 10,000			
Between Rooms 23 & 24, Home Ec. & CafeVAT Abatement	\$ 100,000	\$ 100,000			BOND
Asbestos Ceiling Tile Abatement	\$ 300,000		\$ 300,000		
Asphalt Replacement	\$ 67,000		\$ 20,000	\$ 47,000	
Chalkboard Replacement	\$ 40,000		\$ 40,000		
Classroom Casework Upgrade	\$ 180,000		\$ 180,000		
Communications Syst. Upgrade	\$ 75,000		\$ 75,000		
Counseling Office HVAC Upgrade	\$ 21,000		\$ 21,000		
Exterior Door Replacement	\$ 75,000		\$ 75,000		
Exterior Renovations	\$ 50,000		\$ 50,000		
Interior Repair	\$ 120,000		\$ 120,000		
Irrigation	\$ 50,000		\$ 50,000		
Light Blocking Curtains	\$ 26,000		\$ 26,000		
Lighting Upgrade	\$ 148,000		\$ 74,000	\$ 74,000	
Playground Replacement	\$ 26,000		\$ 26,000		
Replace Door Hardware	\$ 40,000		\$ 40,000		
Replace Lockers	\$ 120,000		\$ 120,000		
Repoint Brick	\$ 30,000		\$ 30,000		
Restroom Renovation	\$ 100,000		\$ 100,000		
Room Divider Replacement	\$ 50,000		\$ 50,000		
Sinks and Fittings	\$ 25,000		\$ 25,000		
Track Replacement	\$ 383,000		\$ 20,000	\$ 363,000	
Ventilation Upgrade	\$ 5,000		\$ 5,000		
Window Replacement	\$ 200,000		\$ 200,000		
Athletic Field Improvement	\$ 85,000			\$ 85,000	
(2) Tennis Court Resurface	\$ 43,000			\$ 43,000	



**COOPERATIVE AGREEMENT  
BETWEEN THE CITY OF ALBANY AND  
THE GREATER ALBANY PUBLIC SCHOOL DISTRICT 8J**

**INTRODUCTION**

The city of Albany, Oregon (hereafter called the “City”) and the Greater Albany School District 8J (hereafter called the “District”), and collectively referred to as the “parties,” hereby agree to establish a cooperative agreement related to planning responsibilities pursuant to ORS 195.020 and ORS 195.110.

**COMPREHENSIVE PLANNING**

The District is identified in the City’s Comprehensive Plan as a “special district.” As such, the City recognizes the District as a local agency that may have an interest in Albany and its surrounding area.

The City shall provide written notice to the District’s designated contact person of any proposed amendments to the City’s Comprehensive Plan goals, policies, implementation methods, maps, and support documents that significantly impact school capacity. If requested by the District, the City will provide it with status reports, copies of background studies, plans and ordinances related to planning projects, work schedules and regular meeting dates of the Hearings Board, Planning Commission, the City Council, and any special review committees formed related to planning projects. If the District does not respond or request an extension during the comment period, the City will assume that it has no comment.

The District shall designate a contact person who will be responsible for coordination with the City related to comprehensive planning activities. If requested by the City, the District shall provide it with information needed to maintain the elements of its required planning programs. This shall include, but not be limited to, the following: (a) Copies of requested plans or studies prepared by the District agency that may assist the City in its planning efforts; (b) Participate in public hearings or other meetings. This participation could range from, but is not limited to, submitting written comments to providing a representative to sit as a member of a study committee; and (c) Provide direct assistance in the development of a plan, or study, or assistance with specific planning related problems.

**NEW DEVELOPMENT**

The City will provide the District with notice of all proposed land use applications for new development that may significantly impact school capacity. The District will provide the City with written comments or concerns in response to the notice within the comment period. If the District does not respond or request an extension during the stated comment period, the City will assume that it has no comment.

The capacity of a school facility is not the basis for a development moratorium under ORS 197.505 to 197.540, nor does ORS 195.110 confer any power to a school district to declare a building moratorium.

**WATER SOURCES, CAPITAL FACILITIES, REAL PROPERTY  
INCLUDING RIGHTS OF WAY AND EASEMENTS;**

The City is the ultimate provider of urban services within its Urban Growth Boundary (UGB). The City is also responsible for determining the appropriate zoning of land within its UGB. How and where land is

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INCLUDING RIGHTS OF WAY AND EASEMENTS;**

The City is the ultimate provider of urban services within its Urban Growth Boundary (UGB). The City is also responsible for determining the appropriate zoning of land within its UGB. How and where land is

zoned for various uses is a strong indicator for planning the size and location of facilities such as schools. The City's Comprehensive Plan and implementing ordinances recognize that schools typically are located in residential areas, but that they also may want to locate in certain commercial and industrial zones. The City's Comprehensive Plan and Zoning maps currently do not show locations of any future school sites.

The City has a five-year Capital Improvement Plan (CIP) that identifies and prioritizes public infrastructure needs, such as new and maintenance of existing public streets, water, sanitary sewer and storm facilities, libraries, and parks and recreation sites. The CIP is updated annually.

The District is not funded by the City and therefore it has its own capital facilities and implementation plans. At the District's request, the City will participate in its planning for future school sites. The City's participation may include, but not be limited to, providing City staff to sit on a school-siting committee and providing information on current land use and capital improvement plans.

### **URBAN SERVICES – SPECIAL DISTRICTS**

Since 1988 the City has had intergovernmental agreements (IGAs) with Benton County and Linn County. The IGAs state that the counties will not approve the creation, modification of district boundaries, authority, or responsibility, or engagement of new activities for any special districts pertaining to the urban fringe for the provision of utilities, transportation, recreation, or other public facilities or services unless such districts: (a) recognize the City as the ultimate provider of urban services within its Urban Growth Boundary; and (b) are created with adequate safeguards to assure that the ability of the City to provide adequate services will not be impaired.

The District is a special district that is located within the City and portions of both Linn County and Benton County. As a special district, the District recognizes the City as the ultimate provider for urban services within its Urban Growth Boundary and will not approve any activities, including but not limited to boundary changes and school siting that would impair the City's ability to provide urban services.

### **SCHOOL FACILITIES**

In consultation with the City, the District prepared, and the school board adopted, a Facility Plan for the ten-year period of 2009-2018. This Facility Plan does not identify any school capacity limitations, but indicates that the District does not have an adequate supply of suitable land to accommodate any future school facility needs.

The City shall adopt the District's Facility Plan as a supporting document to the Comprehensive Plan. At the District's request, the City will work with it to identify land for potential future school sites and take necessary actions, including, but not limited to, adopting appropriate zoning and designating site(s) for future schools pursuant to applicable law.

The District shall update its school Facility Plan during the City's periodic review, or more frequently by mutual agreement between the parties.

### **AMENDMENTS**

This cooperative agreement may be amended by mutual written agreement of the parties. The party that wants to amend the agreement shall give notice of its intended amendment in writing to the other party and provide suggested times and places to meet and discuss the proposal. Public notice of all necessary

hearings to amend this agreement shall be in accordance with applicable state and local statutes. An amendment may be approved, denied, or altered by mutual consent of the parties.

**EFFECTIVE DATE**

It is understood that this agreement must be approved by both an order of the District's school board, and by an ordinance of the City. The agreement shall become effective on the date of the last party to sign it.

**GREATER ALBANY PUBLIC SCHOOL  
DISTRICT 8J**

By: *Maia Delgado*  
Title: School District Superintendent

Date Signed: OCTOBER 12, 2009

**CITY OF ALBANY**

By: \_\_\_\_\_  
Title: Mayor

Date Signed: \_\_\_\_\_

# AFFIDAVIT OF PUBLICATION

## NOTICE OF PUBLIC HEARINGS

The Albany Planning Commission and City Council will hold public hearings to consider amending the Albany Comprehensive Plan (Planning File CP-01-09) in order to comply with changes made to ORS 195.110. Here is a summary of the proposed amendments:

- 1) Adopt Greater Albany Public School District 8J's 2009-2018 Facility Plan as a support document to the Comprehensive Plan.
- 2) Enter into a Cooperative Agreement between the City and Greater Albany Public School District 8J and adopt the Agreement as a support document to the Comprehensive Plan.

The date and time of the Planning Commission hearing is Monday, October 26, 2009, at 5:15 PM. The date and time of the City Council hearing is Monday, November 9, 2009, at 7:15 PM. Both hearings will be held in the City Council Chambers in the Albany City Hall located at 333 Broadalbin Street SW.

Any person wishing to speak either for or against the proposals may do so in person or by authorized representative. Also, interested persons may submit written recommendations and comments in advance of the hearing and this information shall be available for public inspections. At the hearing written recommendations and other information will be received and oral statements will be permitted. The presiding officer may establish a time limit for presentation of information. Signed, written comments may be filed with the Albany Community Development, Planning Division; 333 Broadalbin Street SW; P.O. Box 490; Albany, OR 97321. For more information, please contact Janet Morris or Don Donovan, Planning Division, at (541) 917-7550.

The location of the meeting/hearing is accessible to the disabled. If you need special accommodations to attend or participate, please notify the Human Resources Department in advance by calling 917-7501.

CITY OF ALBANY  
Don Donovan  
Planning Manager

Dated this 13th day of October, 2009

PUBLISH: October 16, 2009

#2936043

State of Oregon

SS )

County of Linn

I, Pam M. Burrignt, being first duly sworn deposes and says, that I am the Legal Clerk of the Democrat-Herald, a newspaper of general circulation, as defined by section 193.010 O.R.S., published at Albany, OR, in the aforesaid county and state; that the advertisement number 2936043, for the account number 60000049 described as CP-01-09, a copy is hereto Annexed, was published in the entire issue of sold newspaper.

Start Date: 10-16-09

Stop Date: 10-16-09

Insertions: 1

Pam Burrignt

Cyndi R. Sprinkel-Hart

Subscribed and sworn to before me on **Friday, Oct 16, 2009.**

