

## Ida B. Wells HS Modernization Comprehensive Planning Committee Meeting 5

February 22, 2024





MEETING DETAILS

Location: Ida B Wells-Barnett High School, 1151 SW Vermont St, Portland, OR 97219

Date: Thursday, February 22 from 6:00 PM - 8:00 PM

FULL COMPREHENSIVE PLANNING COMMITTEE 4 <https://www.pps.net/cms/lib/OR01913224/Centricity/Domain/62/2024-01-22%20CPC4%20Meeting%20Record.pdf>  
(CPC-4) PRESENTATION

PARTICIPANTS

Comprehensive Planning Committee

Members

- Mila Nolan
- Sophie Weatherill
- Don Baach
- Cesar Michael Villanueva
- Steve Walmer
- Kristin Kolasinski
- Niko Fisque
- Erica Caldwell
- Martin Osborne
- Sheila Kendall
- Jazzmin Reece
- Amanda Brohman
- Rachele Herless
- Jeffrey Matson
- Jon Duncan
- Jeremy Shetler
- Lisa Newlyn

Members of the Public

4 members of the public

Portland Public Schools

- Donna Bezio
- Rolando Aquilizan
- Hector Lopez

Design Team

- Stefee Knudsen, Bora
- Amelie Reynaud, Bora
- Aisha Marcos, Bora
- Josh Brandt, Bora
- Chelsea McCann, Walker Macy
- Thy Daniels, After Bruce
- Rhonda Teeny, After Bruce

AGENDA

- Overview + Introduction 00:05
- Objectives + Look Ahead 00:05
- Community Engagement Update 00:05
- Indoor Air Quality 00:10
- Ed Spec Update 00:10
- What We've Heard: CPC 4 + CDW 3 00:15
- Recommended Site Design Option 00:20
- Guiding Principles and Impacts on Design 00:15
- Feedback Exercise 00:30
- Close + Next Steps 00:05



Objectives & Schedule

COMMITTEE INPUT + ROLE IN THIS PROCESS

- Modernizations are about the **physical space**
  - How it looks and feels
  - How the infrastructure supports teaching & learning
- This work is **not about operations**
  - How it is managed
  - What types of classes or functions are inside

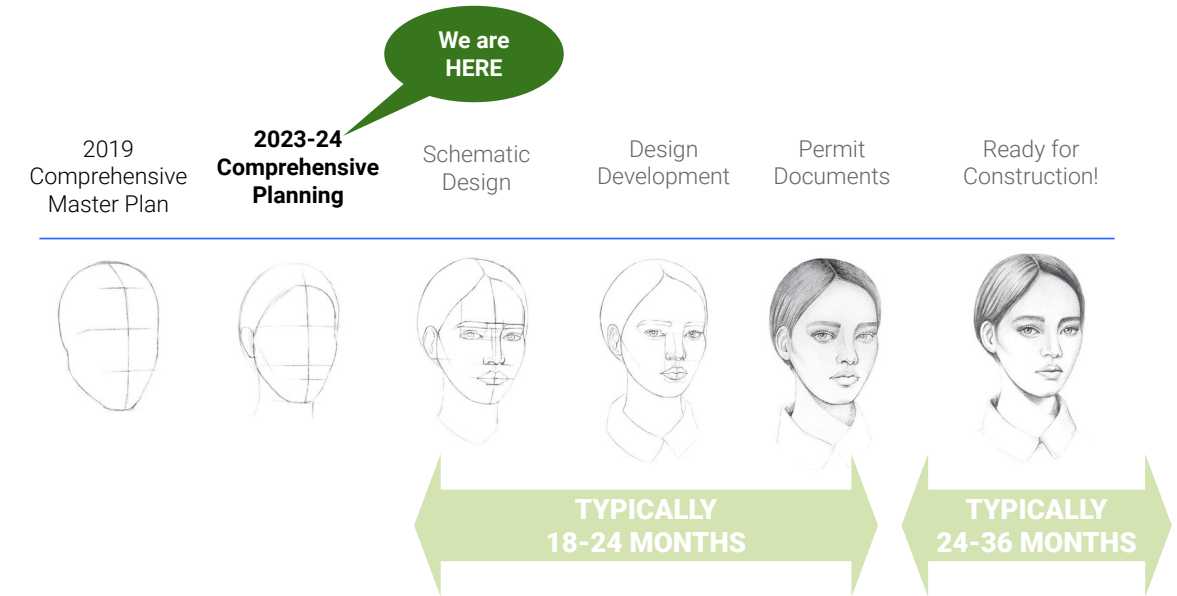
REMEMBER

Your input helps us understand qualitative questions:  
**experience, uniqueness, and the culture** of this school

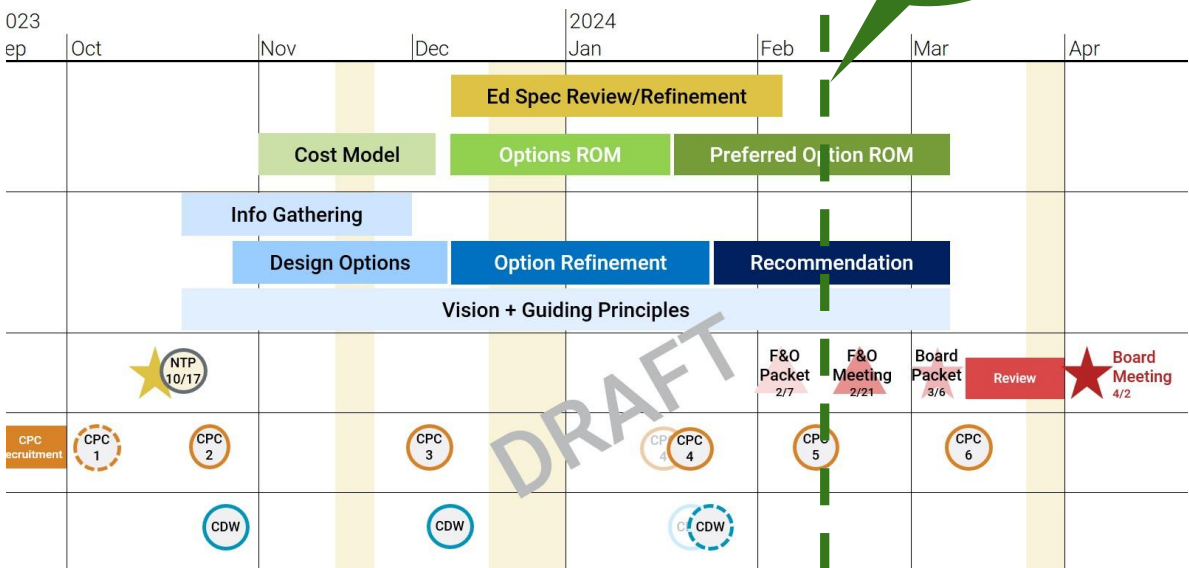
Schedule review >>>

Still in the current Phase 1 "Conceptual Design" process, narrowing options down to ONE that will be presented to the Board.

WHERE ARE WE IN THE BIG PICTURE

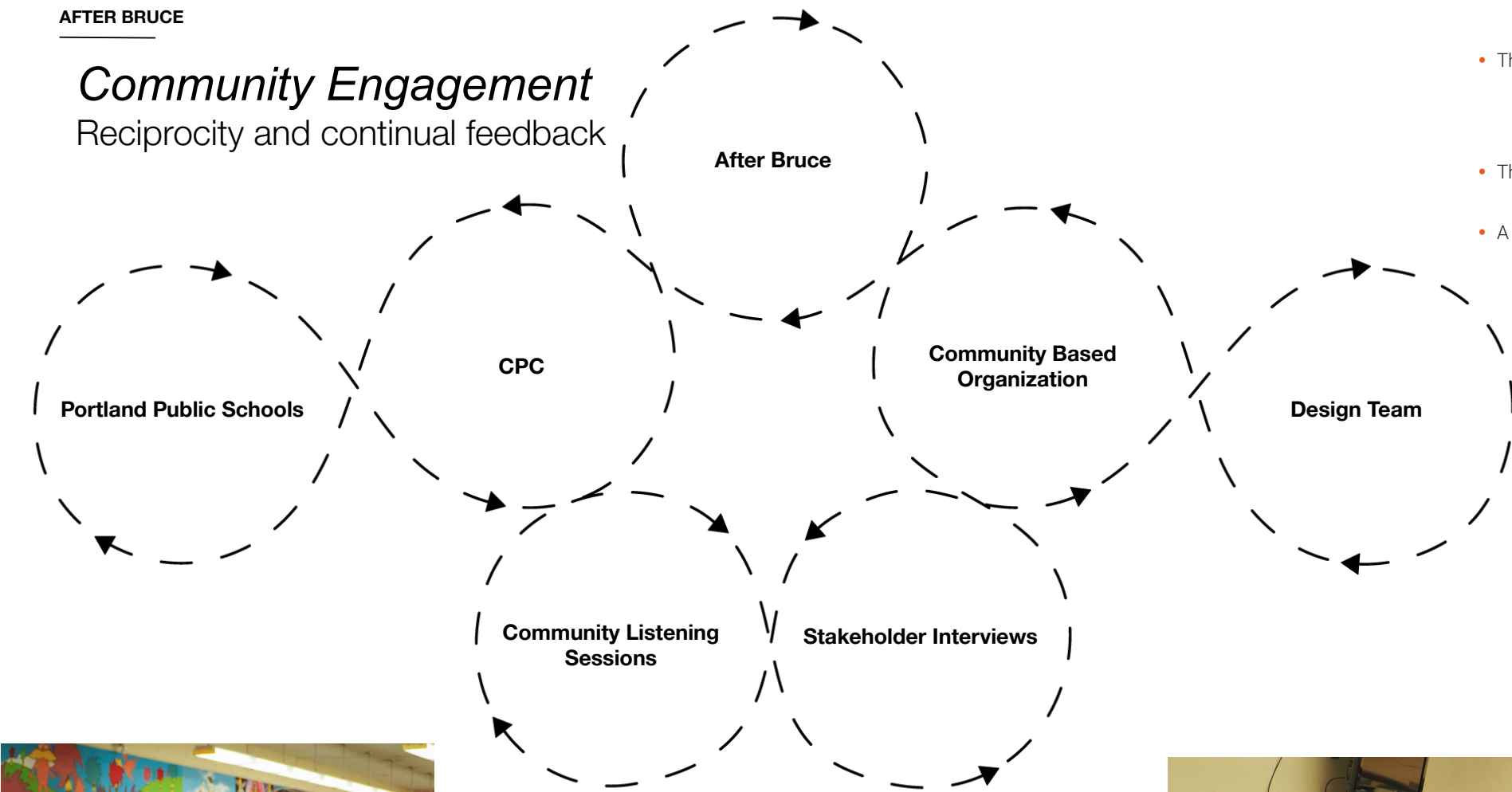


WHERE ARE WE IN THE PROCESS





Community Engagement Update



STATUS UPDATE

- Students of affinity groups have to adapt regularly to what might be available, and not knowing where future meetings might take place has become a **barrier to increased participation**.
- The **lack of common areas** where students can meet informally creates challenges. The hallways have become an informal gathering spot which causes significant traffic impacting mobility.
- The current campus lacks space that is **intentionally meant for staff**
- A **multicultural space** to support students of all different backgrounds would be ideal and could also serve as a space to accommodate religious needs.
- When it comes to the facilities, **Special Education feels like an afterthought** due to a lack of basic things.
- Making the new building a **community hub** where neighbors who need it can access many different services (ie: health, mental health, recreation, social services, etc.) would be good for everyone to feel like they belong to this community.
- **Some students can be overwhelmed** (and therefore cannot learn) when overstimulated by bright lights, loud sounds, and crowded spaces.
- The way the school is currently broken out into sections, with some classrooms in basements that feel like hideaways, creates a sense of **disconnect and isolation**.

DATE	SESSION	LOCATION
February 27, 2024	Disability	In-Person
March 2, 2024	Somali Facilitated Listening Sessions	In-Person
March 5, 2024	Teachers and staff of color	In-Person
March 5, 2024	Students and families of color	In-Person
March 13, 2024*	Office Hour + Open House*	In-Person

\* Rescheduling; Exact date TBD



QUESTIONS/COMMENTS

- **What sort of neighborhood outreach has been done?**
  - Rhonda: Neighborhood group outreach, invitation to office hours
- **Are some of the community hub program pieces more like a community college, serving people over age of 18?**
  - Stefee: Some program pieces in the ed spec are open to all PPS students. Project will be a school, not a community center, not a community college
- **Are you getting enough community engagement?**
  - They have been packed! Sometimes scheduling has been challenge



Indoor Air Quality (IAQ)

OUR LARGEST ENVIRONMENTAL INTAKE

- We consume more pounds of air per day than food or water
- Significantly impacts our health, mood, and mental function
- Though oxygen is the most important thing to us, we don't measure O2, we measure CO2
  - PPS max threshold: 700ppm
  - There is no widely accepted standard

IAQ STRATEGY


- Design for ducts to deliver 5 ACH of outdoor air
- Filter incoming air with MERV 14 filter (PPS Typical)
- Avoid combustion and hazardous materials
- Provide operable windows for safety and resilience

CO2 MANAGEMENT STRATEGIES

1. Supply oxygen and flush CO2
  - Promotes mental acuity
  - Need more than just filtration
  - Mechanical systems or windows can deliver outdoor air
  - Previous ventilation requirements only considered odors: roughly 2-3 ACH.
  - Emerging studies recommend 5 ACH as a target.
2. Avoid outdoor pollutants
  - Car exhaust, wildfire smoke, pollen, etc.
  - MERV 14 filtration for incoming air
  - Tight Construction: a measured reading of 0.126 cfm/sf is almost four times as tight as code requirements!
3. Avoid or flush indoor pollutants
  - Material offgassing, combustion, airborne pathogens, body odor, etc
  - Avoid combustion in the building
  - Flush all others via mechanical system


**Indoor Air Quality**

① SUPPLY OXYGEN AND FLUSH CO2 TO PROMOTE MENTAL ACUITY



Outdoor air delivered via operable windows


② AVOID OUTDOOR POLLUTANTS  
CAR EXHAUST, WILDFIRE SMOKE, POLLEN, ETC.




MERV 14 Filtration for Incoming Air

③ AVOID OR FLUSH INDOOR POLLUTANTS

CHEMICALS TO AVOID  
Polyvinyl Chloride (PVC) + Chlorinated PVC (CPVC)  
Perfluorinated Compounds (PFCA, PFOS, PFSO)  
Antimicrobials  
Arsenic, Cadmium, Chromium, Lead, Mercury  
Allylphenol Ethoxylates  
CFC, HCFC, HFC  
Formaldehyde  
Halogenated + Organophosphate Flame Retardants  
Antimony Trioxide Flame Retardants  
Orthophthalates  
Bisphenol A (BPA)  
Isocyanates  
Solvents

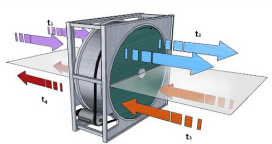


Avoid toxic chemical finishes




Avoid combustion in the building AND flush dust, odors, and airborne pathogens

Energy Recovery Ventilator / Heat Exchanger



Tight Construction



**INDOOR AIR QUALITY STRATEGY FOR IDA B. WELLS HIGH SCHOOL**

- Design ducts to deliver 5 ACH of outdoor air
- Filter incoming air with MERV 14 filters

- Avoid combustion and hazardous materials
- Provide operable windows for safety and resilience

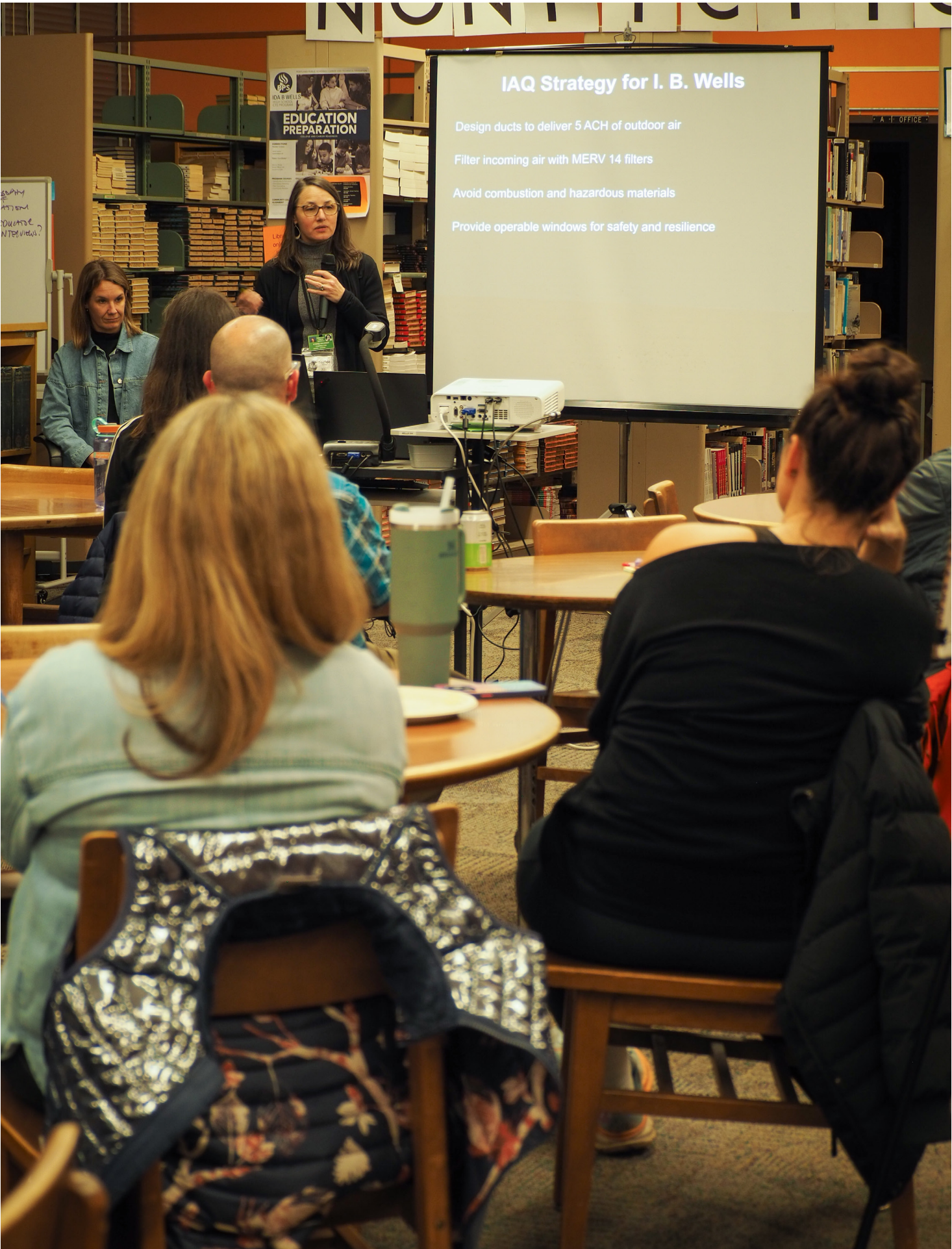
AIR QUALITY FEEDBACK

- What is the delta between the IAQ + materials proposal and even higher rated levels (ex: LEED Platinum, cutting edge)
- Yes please mass timber

Technical IAQ Metrics

Temperature	70 to 76	°F
Percent Relative Humidity	40 to 60	Percent
Carbon Dioxide	<700	ppm
Total VOCs	<500	µg/m³
Particulate Matter (PM <sub>2.5</sub> )	<12	µg/m³

Achievable within current mech systems and budgets.  
PPS's new projects also will be meeting LEED Gold certification.

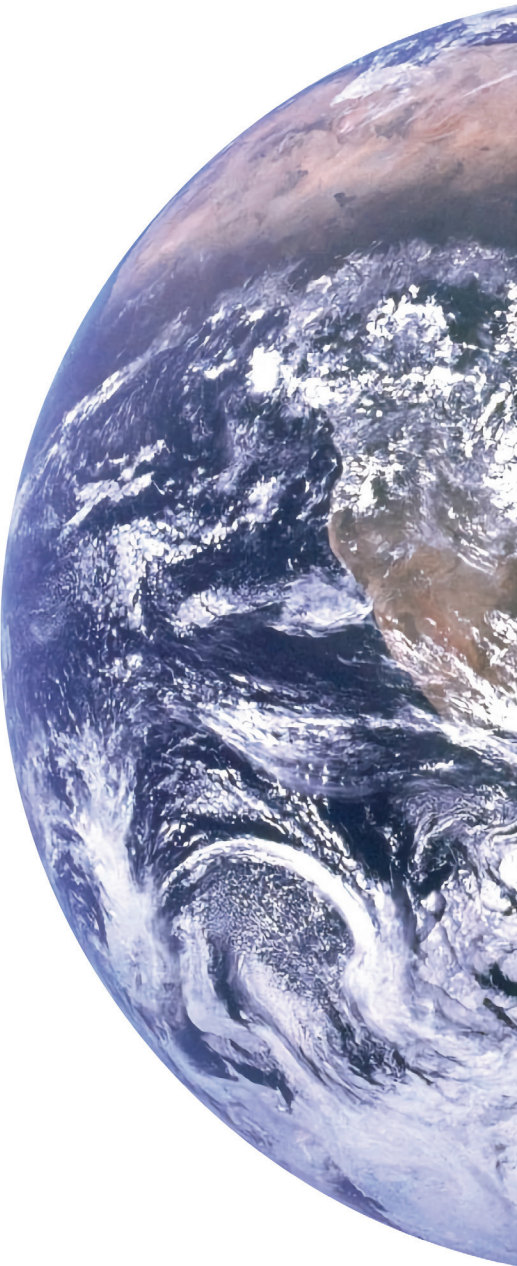




Indoor Air Quality (IAQ) Continued

Bora’s Chemicals of Concern

Intrinsic to our material selection philosophy is the knowledge that many substances, ubiquitous in the built environment, cause harm to people and the natural environment. On each project, we set out to avoid the chemicals of concern listed below, and with each effort, come one step closer to a world free of these dangerous chemicals.



References  
Perkins&Will Precautionary List | Green Science Policy Institute Six Classes | Healthy Building Network Transformation Targets  
International Living Future Institute LBC Red List | Cradle to Cradle Products Innovation Institute Restricted Substances List

EXTERNAL Environmental Concerns

Polyvinyl Chloride (PVC)  
+ Chlorinated PVC (CPVC)

The production of PVC is extraordinarily toxic and energy intensive, and there are no safe outcomes at the end of its useful life. Its negative impacts bear heavily on lower income and minority communities that live near production and incineration facilities. These inequitable societal and environmental costs are not reflected in the purchase price of PVC products, though alternatives are readily available for most applications.

- Vinyl Flooring
- PVC Roofing
- Vinyl Windows
- Plastic Wall Protection
- Fabrics + Window Coverings
- Furniture

Perfluorinated Compounds  
(PFOA, PFOS, PFBS)

PFCs are reproductive toxins and endocrine disruptors that are extremely persistent and bioaccumulate in the environment. They are used to increase water, stain, or wrinkle resistance in products. Increased awareness of their negative impacts are making them easier to avoid.

- Carpet
- Resilient Flooring
- Floor Sealant + Coatings
- Grout

Antimicrobials

Antimicrobials are developmental and aquatic toxins. Some provide necessary product preservation, but overuse may contribute to increased antibiotic resistance. They provide no proven health benefit and should be avoided when marketed with health claims.

- Textiles
- Countertops
- Baby Changing Stations
- Many Other Touch Surfaces

Arsenic, Cadmium, Chromium,  
Lead, Mercury

These toxic metals are extremely hazardous in very small doses, especially to young children. In addition to some architectural products where they can be avoided, they are found in plumbing and electronic equipment, batteries, and fluorescent lighting.

- Wood Preservatives
- Glazes + Pigments
- Metal Plating
- Fly Ash Recycled Content in Carpe
- Products with Recycled PVC
- Rubber Flooring with Recycled Tire

Alkylphenol Ethoxylates

APEs are endocrine disruptors that bioaccumulate in the environment. It is unclear at this time how prevalent their use is in the products we specify.

- Paint

CFC, HCFC, HFC

These substances contribute substantially to global warming. Regulations are gradually phasing out the worst of these, along with those that are ozone-depleting.

- XPS + Spray Foam Insulation



INTERNAL Health Concerns

Formaldehyde

Formaldehyde is readily emitted into interior environments causing respiratory and other short and long term health issues. Options for ultra-low emitting or no-added formaldehyde are typically available.

- Composite Wood Products
- Insulation

Halogenated + Organophosphate  
Flame Retardants

Flame retardants are associated with lower IQ and hyperactivity in children, hormone disruption and reduced fertility in adults, and these types are highly persistent and bioaccumulate in the environment. They often do not increase fire safety and pose additional risks to fire-fighting personnel.

- EPS/XPS Insulation
- Single-Ply Roofing
- Upholstery Foam

Antimony Trioxide  
Flame Retardants

Antimony Trioxide is a concerning member of the non-halogenated and non-organophosphate flame retardant categories.

- Batt + Spray Applied Insulation
- Carpet Backing + Vinyl Flooring
- Single-Ply Roofing
- Polyurethane + Epoxy Coatings
- PET Textiles

Orthophthalates

Phthalates are developmental and reproductive toxins, endocrine disruptors, and asthmagens, and persist and bioaccumulate in the environment. They are used primarily to make materials such as PVC softer and more flexible, providing another reason to avoid vinyl products.

- Carpet Backing + Vinyl Flooring
- Woodwork Adhesives + Binders
- Roofing

Bisphenol A (BPA)

BPA is a reproductive and developmental toxin and endocrine disruptor that persists and bioaccumulates in the environment. It is a component of some polycarbonate plastics and epoxies and should be easy to identify in ingredient disclosure documentation.

- Flooring
- Laminate
- Grout + Mortar
- Polycarbonate Panels/Skylights
- Whiteboard Paint

Isocyanates

Isocyanates are asthmagens and air pollutants. Some provide the only and preferred alternative to formaldehyde binders, but other products with isocyanates should be avoided.

- Spray Foam Insulation
- Whiteboard Paint

Solvents

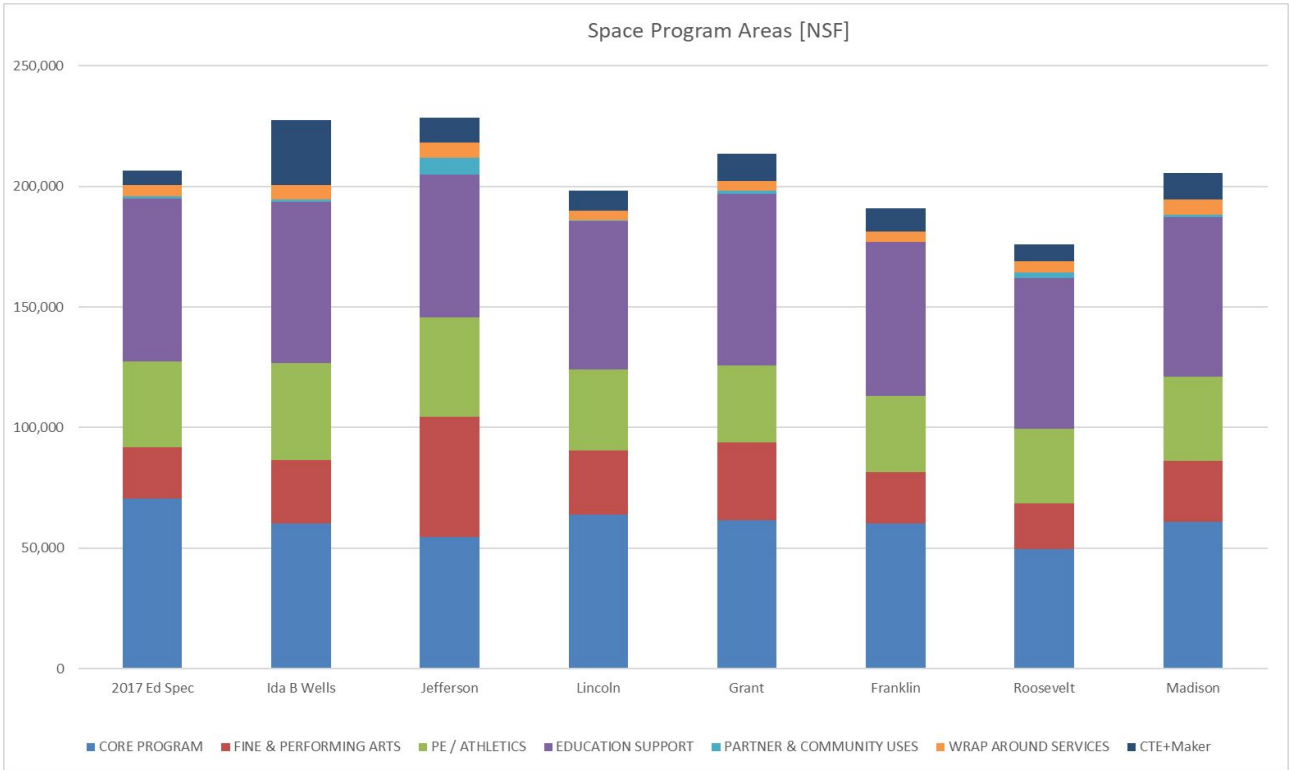
Solvents can cause short term health effects like headaches and contribute to long term neurodevelopmental effects and cancer. Use water-based alternatives.

- Paints
- Wood Finishes
- Adhesives



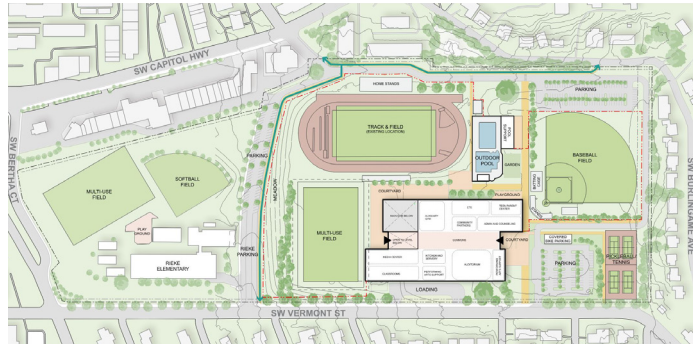
Ed Spec Update & What We've Heard in Recent Meetings

ED SPEC UPDATE



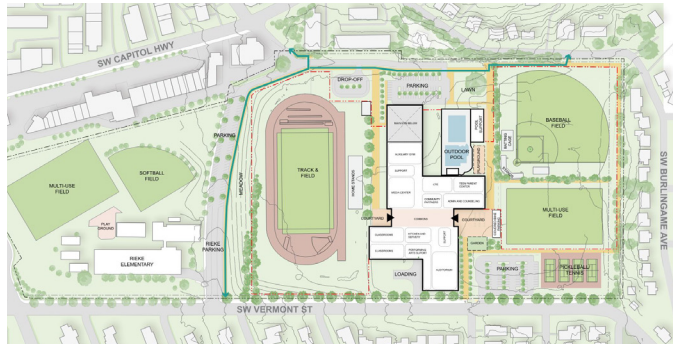
WHAT WE'VE HEARD

Scheme 1



- SUCCESSSES**
- Minimizes western sun exposure
  - Building Height better for neighborhood scale
  - Lower overall cost due to leaving T&F in place
  - Massing integrates with natural landscape
  - Variety of courtyards that are connected to site
- CHALLENGES**
- Weak connection to Capitol Hwy
  - Not enough parking near Capitol Hwy
  - Difficult access to west side of building
  - Tennis courts too close to Burlingame neighbors (noise concerns)

Scheme 2



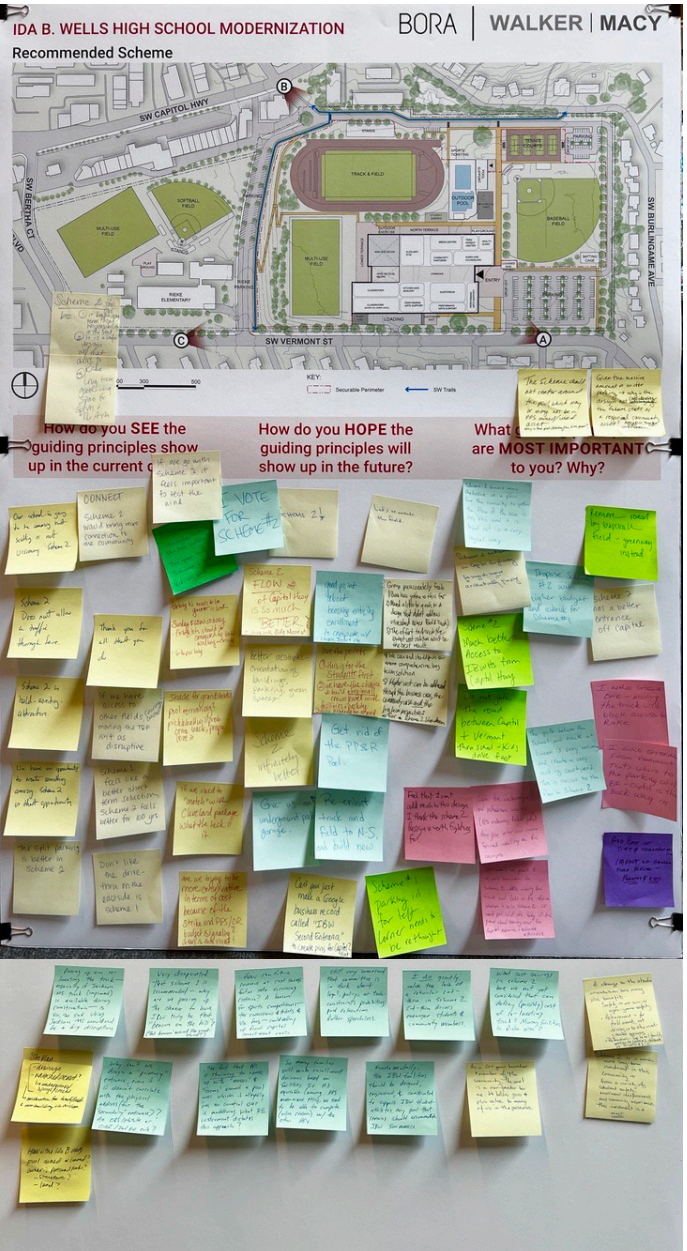
- SUCCESSSES**
- Minimizes western sun exposure
  - Strong connection to Capitol Highway
  - Lots of parking near Capitol Highway
  - Variety of courtyards that are connected to site
  - Easy access to all sides of building
- CHALLENGES**
- Secondary entrance confusing and might be a safety concern
  - Building too close to pool
  - Higher overall cost due to relocation of T&F
  - T&F unusable during construction
  - Tennis courts too close to Burlingame neighbors (noise concerns)

WORKSHOP - CPC Post-It Comments

GENERAL FEEDBACK

*\*All comments copied verbatim from post-it notes written by meeting participants*

- Thank you for all that you do
- Love the points
  - This is for the students first
  - We have the chance to build a regional crown jewel with facilities + parking
  - Think BIG, don't be scared
  - We can and should push for a more comprehensive long term solution
  - Higher cost can be addressed through the business case, the community case and the long term perspective. Go for a Scheme 2 like design
- Group passionately feels
  - Bora has gotten us this far
  - Moved a little too quick to a design that didn't address unresolved issues (Pool & Track)
  - The effort to drive to the lowest cost solution won't be the best result .
- Streets, Paths, & Parking**
  - Give us an underground parking garage
  - Can't you just make a Google business record called "IBW Second Entrance" to create pins for Capitol Hwy?
  - Why can't we design a "primary" entrance, even if it doesn't correlate with the physical address (for the "secondary" entrance)? An ORSI Statute or OAR / Dept. Ed rule ?
- Pool**
  - The Scheme should not center around the pool , which may or may not be a PPS owned/used asset. Why is the pool driving the site plan?
  - Get rid of the PP&R pool
  - Still very concerned that committee is in dark about legal, policy, or tech constraints prohibiting pool relocation. Rather speech less.
  - The fact that PPS is straining to come up with "masses" & "forms" around a pool over which it allegedly has no control over is maddening. What RE instrument dictates this approach?
  - Fundamentally, the IBW facilities should be designed, engineered, & constructed to support IBW student-athletes . Any pool that remains should accommodate IBW Swimmers.
  - As a 20+ year teacher & member of the community. The pool is a non-factor to me. It holds zero & plus value to many of us in the process.
  - How is the Ida B Wells pool owned with leased. Owner is Portland Parks? Structure? Land?
- Enrollment & Athletics**
  - Good point about boosting enticing enrollment to compete w/ Lincoln, Jesuit, etc.
  - If we need to "match" with Cleveland package, what the heck is it
  - So many families will make enrollment decisions based on facilities. If it's equitable (among PPS modernized HS's), we need to be able to compete (within reason) w/ the other HS's.

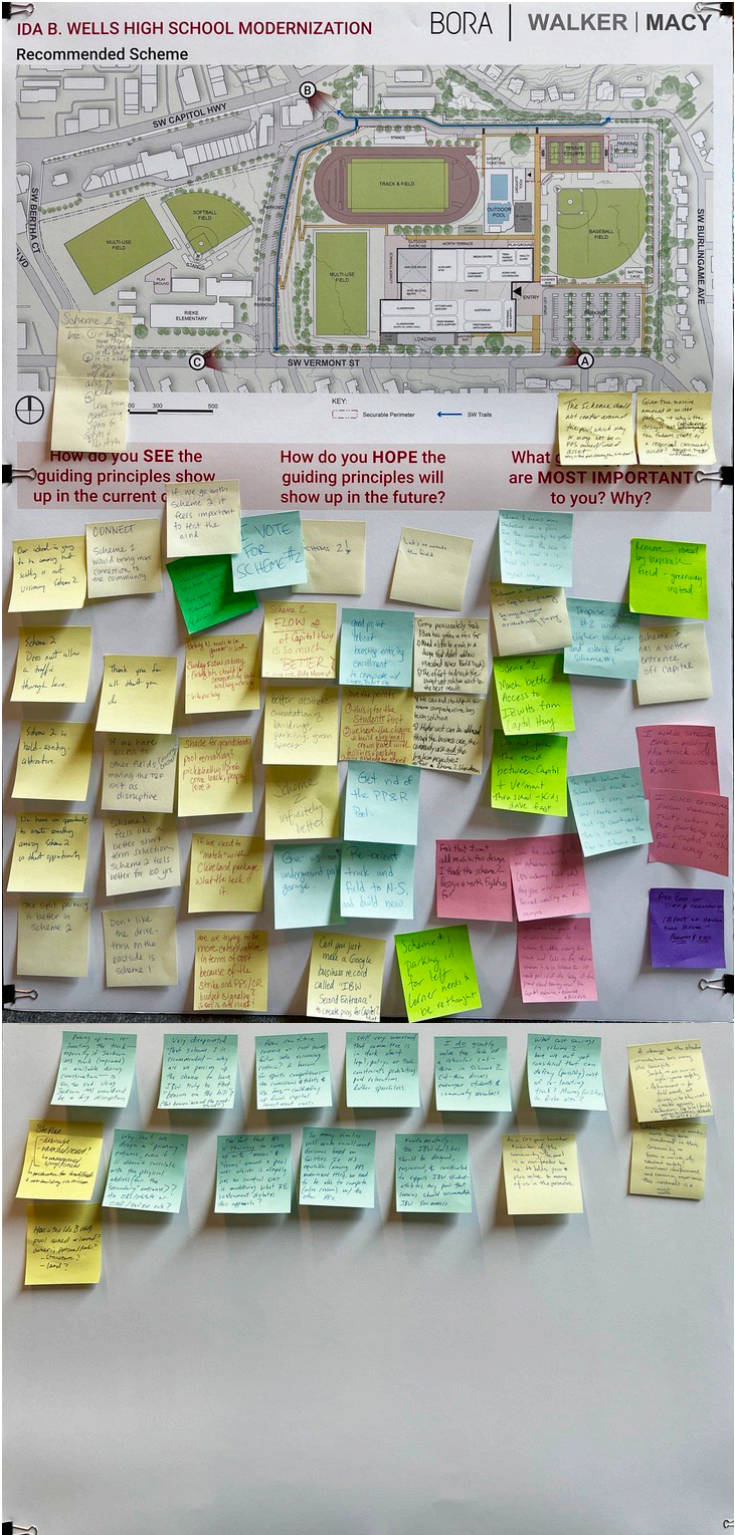


- Cost**
  - Higher cost can be addressed through the business case, the community case and the long term perspective. Go for a Scheme 2 like design
  - Are we trying to be more conservative in terms of cost because of the Strike and PPS / OR budget signaling? if so , is this right?
  - How can future revenue or cost savings factor into screening criteria? A beacon for sports competitions -- the concessions & tickets & use fees -- could defray up front capital investment costs.
  - Propose Scheme#2 with higher budget and asterisk for Scheme #1
  - Add cost of time & transportation. Impact of having field moved. Parents & kids.



WORKSHOP - CPC Comments Continued

*\*All comments copied verbatim from post-it notes written by meeting participants*



SCHEME 1 FEEDBACK

- Very disappointed that scheme 01 is recommended - why are we passing up on the chance to have IBW truly be that “beacon on the hill”? (that beacon behind the grandstand?)
- **Streets, Paths, & Parking**
  - Given the massive amount of onsite parking why is the design not considering the future state as a regional community asset? Athletics, theater use, orientation
  - Parking N needs to be greater in both. Sunday FLOW so busy
  - Parking lots should be connected for both walking + driving
  - Bike parking
  - Do not join the road between Capitol + Vermont thru school - Kids drive fast
  - Remove road by baseball field - greenway instead
  - Love the walkways and pedestrian access (NS walkway, Rieke path) as they give better and more formal mobility on the campus
  - Don't like the drive-thru on the eastside is scheme 1
  - Scheme #1 parking in the far left corner needs to be rethought
  - I like entrance from Vermont. That's where the parking will be - Capitol is the back way in
- **Site & Building**
  - Site Plan
    - Drainage
    - Watershed present? (underground springs/creeks)
    - Consideration for track/field & new building site on slope
  - Better aesthetic- orientation of buildings, parking, green spaces.
  - Pool remaining!
- **Athletics**
  - I like scheme 1 - moving the track will block access to Rieke
  - Another preference for moving the track and field but keeping the building and other fields as is in Scheme 1 to eliminate the feeling of the grand stand looming over the Capitol entrance + enhance Athletics
  - Shade for grandstands?
  - Pickleball will probably come back because people love it

SCHEME 2 FEEDBACK

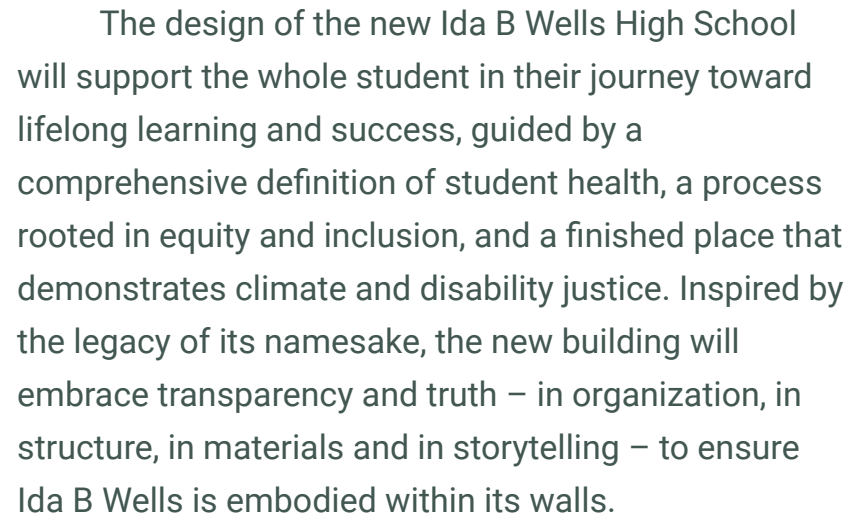
- Scheme 2 IS THE ONE because
  - It keeps long term fiscal responsibility in the front
  - It is a safer design without that drive to Reike
  - Long term gathering space for sports and the arts
- Scheme 2 is a much more long-term investment in this Community from a variety of student safety, enrollment reinforcement, and community experience this investment IS A MUST
- Our school is going to be amazing but settling is not visionary- Scheme 2
- Scheme 1 feels like a better short term solution, scheme 2 feels better for 100yrs
- Feel that I can't add much to this design. I think the scheme 2 design is worth fighting for
- Scheme 2 is infinitely better
- **Streets, Paths, & Parking**
  - The flow off of Capitol Hwy is so much better. The split parking is better in Scheme 2
  - Scheme 2 has a better entrance off Capitol
  - Scheme #2 Much better access to IBWHS from Capitol Hwy
  - Scheme 2 entrance on Capitol highway. So much more aesthetically pleasing.
  - Safer design without that drive to Rieke
  - Scheme 2 does not allow a traffic thoroughfare
  - The split parking is better in scheme 2

- I do greatly value the lack of a vehicular cut through in Scheme 2. Cut-thru drivers endanger students & community members.
- **Site & Building**
  - Scheme 2 seems more cohesive as a place for the community to gather; the flow of the area is very nice and it is laid out in a very logical way
  - The path between the School and track at Lincoln is very welcoming and creates a very inviting courtyard. This is similar to the flow in Scheme 2
  - CONNECT; Scheme 2 would bring more connection to the community
  - I think both building masses are good
  - Scheme 2 is bold, exciting, attractive.
- **Athletics**
  - Let's reorient the field
  - Reorient track and field to NS and build new
  - Passing up on relocating the track - especially if Jackson MS track (improved) is available during construction -- is so so sad. Using Jackson MS would not be a big disruption
  - If we go with scheme 2, It feels important to test the wind
  - If we have access to other fields (during construction) moving the T&F isn't as disruptive
  - What cost savings in scheme 2 have we not yet considered that can defray (possibly) cost of relocating track? Moving facilities to Rieke area?
  - A change to the stadium orientation has many plus benefits:
    - Safety - NO SUN IN eyes : game safety
    - Achievement - for field events, not driving in to the wind = greater success
    - Retention - Top level facility attracts/retains students vs private & L.O.





## DRAFT Guiding Principals



- **SUPPORT** learning with great daylighting, healthy indoor air quality and excellent acoustics, borrowing the principles of biophilic design to achieve a welcoming environment.
- **CREATE** a bold, flexible teaching environment that will inspire and support a variety of learning styles well into the future.
- **DEVELOP** dynamic habitats for teenagers and teachers, supporting their social need to connect with one another as part of the path to teaching and learning success.
- **GATHER** students, faculty, and staff in a safe environment where they feel a sense of pride and belonging, coalescing the community within a central “heart” while creating a variety of flex spaces to offer choice.

- **LIFT** the voices of a diverse student body, empowering and making visible the many cultures within the community through meaningful, equity-informed, impactful engagement.
- **SEEK** input from a broad set of voices throughout the process of design, respecting the truth of lived experience while elevating the most marginalized members of the community through transparency and trust-building activities.
- **CONNECT** to the broader business and residential district by making the new school a focal point and beacon of activity in SW Portland – supporting the financial health of nearby retailers while preserving security and safety for the student population.

- **HONOR** the legacy of justice established by Ida B Wells through design, art and storytelling within the building and on the site.
- **LEAD** by example in creating one of the most sustainable schools in the country, fully compliant with the PPS Climate Crisis Response Policy while employing simple and easily maintained systems within enduring functional spaces and being stewards of taxpayer funds.
- **EMBRACE** the lens of disability justice to create a school that is universally accessible, going beyond code to create a physical place of inclusion at the site and building scale.



## Design Discussion

- **Which is more real for track relocation? Cost or 3-year offline?**
  - Based on what we have been hearing -- scheme preference is roughly split, and there were concerns about the 3-year impact to program. If we have gotten it wrong, now is the time to speak up, either to us or to the PPS Board.
- **I thought the cost was very minor for the relocation?**
  - It is small relative to the project cost, but it is still \$5-10m, including total project cost
- **Surprising that we are having to work around this pool to design a 100-year.**
  - The pool issue is still being studied at the district level, and between PPS and PP&R. Studying covering the pool, etc. Donna has passed along comments.
  - These dollars are earmarked for students, for schools. So there are equity concerns as well.
- **Will bond money be spent to upgrade the pool?**
  - The only money that will be spent will be to replace support spaces that PPS needs to reply for the pool
- **Besides voicing pool concerns in this forum, is there anything else we should be doing?**
  - Donna: provide written response, we are recording these comments, and OSM can include written comments in the record

- **Does Wells use the pool?**
  - No. SWCC (1 hour for 65 student athletes) and meets are at Dishman.
  - Don: Other perspective - this is a huge community amenity. The political cost of impacting the pool may be larger than the financial cost
- **Will there be pedestrian connection from parking lots to e.g. track and field?**
  - Yes, but maybe not shown clearly at this stage of development.
- **How many spots? We have 130 faculty+staff that require parking spaces.**
  - Total is 190 on-site - don't have the split on hand.
- **About grandstand capacity - will it be increased?**
  - Stefee clarified that if the grandstand is replaced, it would align with the Ed Spec, and reduce to 1,700 seats.
- **Cut-through traffic from Capitol Hwy to Vermont. Is there any feedback that the parking connector will increase neighborhood traffic?**
  - Actually have heard the opposite -- the connector keeps visitor traffic out of the neighborhood.
- **What is missing in the Ed Spec that you wish was there?**

- **Curious why there is no underground parking or secure parking?**
  - Cost! Structured parking spaces are minimum \$70k per space
- **Ayesha: hearing internally that rotated track and turf \*IS\* a priority.**
  - PPS Athletic Director (Marshall) is saying that track orientation is not a priority.
  - CPC group feedback is important - so please speak up
- **Ayesha: prefer NO parking connector route -- speeding**
- **David Mayne: Most recent Board Meeting -- need to figure out Bond strategy to fund the balance of schools.**
  - Comment: Deferred maintenance is the problem with the recent school closures -- let's spend and invest on this project!
- **Comment: Liberty HS - Can host USATF events and be a community center.**
  - Issue is not just solar orientation -- also wind (javelin, long jump)
- **Jeff - Scheme 1 was more attractive because of shorter duration of track disruption. If the Jackson MS track upgrade goes forward, that may make Scheme 1 less of a clear win in that regard**
- **Wind is the biggest issue. If the track stays in current orientation, could we consider a wind block?**

- **My preference for Scheme 2 is for the entrance experience from Capitol Hwy, instead of looking at the back of the grandstand. Looks like an institution of learning, a place where we want to be**
- **IBW AD: Scheme 1 is more disjointed in terms of site program, fields.**
- **As community members, we all know the Capitol Hwy is the real front door -- is the legal street address a red herring?**
  - Stefee: I think it is a real issue.
  - From a process standpoint, I have been waiting for this moment. We are at the point where we need to pick a scheme that we can sell to the Board and sell to the community. There are still some open issues that are unresolved. With unknowns, what is the right thing for 100 years? Think long-term about what is the right thing. Put it on the Board to figure out how to sell it to the community.
- **What if PP&R decides to close down the pool the year after the school opens? Title search shows that the pool is on land owned by PPS.**
  - Donna: That is correct. It is a long-standing agreement with the City. Help me to understand your desired outcome. Do you want to remove the pool?
- **Is it in PPS's discretion to terminate the agreement with PP&R? Can PPS share the real estate documents with the Committee? (has been requested via FOIA)**





## Design Discussion Continued

- **Are there any other “big issues” that haven’t surfaced yet for the Committee? (besides the Pool and the track orientation)**
  - Front door location
  - Future question of Mass Timber
- **Ayesha: Would it be helpful to do more writing around track and field orientation? Sounds like pool is not going to move. Shifting my energy away from that -- would love if students could use that pool. Shifting focus to track orientation -- if Jackson MS track is an option, then we should make the decision for the next 100 years, and can handle that 3 year disruption.**
  - What is the value of reorienting the T+F, and is it worth it? Real Q is what is the budget we should recommend to the Board?
- **Is it know what the timeline is for the Jackson MS track?**
  - IBW AD: Step 1 has been approved. Competing with Jesuit, OES, Catlin, LHS.
- **Is the risk of switching to Scheme 2 the chance that it won’t be included in this bond? Is there a way to do Scheme 1, with the option to move to Scheme 2?**
  - Jazzmin (?) Reverse it -- Scheme 2 is the broadest and captures the most requirements.
- **It may be finally irresponsible/negligent to make the decision for Scheme 1 and track orientation. Payback of having a higher-quality infrastructure.**
- **Jazzmin - more parking here means it is a regional hub/site for the district.**
  - Comment -- this sounds like a mission-led statement, not practicalities like pool and pickleball.
- **Garry R: Pickleball court placement - emailed comments below:**
  - “I’m a pickleball player and know how much noise games can produce. The placement of the tennis/pickleball courts for BOTH designs is not acceptable. It will definitely create neighborhood noise issues, which can be easily avoided.
  - I vote to go with Design 2 option, but shift the track south enough to place the tennis/pickleball courts directly to the north of the track. This will minimize neighborhood noise issues.”
- **Dave M: Thoughts on the two schemes - emailed comments below:**
  - I have a strong preference for scheme #2 based on the following:
    - Energy: the footprint of the building is smaller than scheme #1 and therefore likely more energy efficient.
    - Orientation: the optimal north/south orientation of the track/field is far preferred over keeping the track at its present location. This will be the only opportunity to ‘get it right’ and optimize the layout of the athletic field that is used widely by the community. The three-year disruption to the use of the field is worth a smartly designed athletic field in the end. It also

creates a more substantial buffer between the elementary and high school.

- The proposed placement of the main building also connects the school to Beaverton-Hillsdale highway entrance.
- It is highly unfortunate that the pool dictates the design configurations. Removing this restriction would present more optimal design configurations.
- Regardless of the final design scheme, please design the high school main building to accommodate energy resilience: battery energy storage system. With solar on the building, this would allow this public asset to function as a community energy resilience hub during a power outage and maintain priority and critical loads at the high school during a power outage.

## CLOSE & NEXT STEPS

**Board Packet:** Tuesday 3/5/24

- Final information for the Board of Education Meeting on Tuesday 4/2/24

**CPC #6:** Tuesday 3/12/24, 6-8pm

Rescheduled to Wednesday 3/13/24, 6-8pm

**Community Open House:** Wednesday 3/13/24, 4-7pm

Rescheduling; Exact date TBD

### ADDITIONAL FEEDBACK

Email WellsBond@PPS.net

