



Benson Polytechnic HS Master Plan Committee (MPC) MEETING #6 NOTES

FACILITATOR: Karina Ruiz, DOWA-IBI Group
MEETING DATE: May 12, 2016
RECORD TAKEN BY: DOWA-IBI Group

MEETING #: 6
LOCATION: Benson HS – Room 125
DURATION: 6:00 - 8:00 PM

AGENDA

6:00pm	Welcome & Agenda Review
6:05pm	Area Program & Ed Spec Update
6:10pm	Master Plan vs Schematic Design – Impact to Concept Studies
6:25pm	Landmarks Commission Update
6:40pm	Tour Highlights – MPC Feedback
6:50pm	Master Plan Option Review & Voting
7:45pm	Public Comment

NOTES

The following general issues were discussed in addition to the power point presentation:

1. Area Program and Ed Spec Update:
 - Initial area program resulted in a program of approximately 460,000 sf. Work is underway to refine program to reach target goal of 391,000 sf.
 - Input from CTE staff will be needed prior to end of school year to finalize ed spec requirements for CTE spaces.
2. Master Plan vs. Schematic Design – Impact to Concept Studies:
 - Input from various groups was solicited throughout the process to gain a variety of perspectives. Goal was to find agreement on key issues which would form a basis for the overall master plan.
 - Although at times it appeared that a floor plan was being developed, the actual development of floor plans and space adjacencies will occur during schematic design.
 - The options presented tonight will represent key themes, and do not include the level of floor plan detail that has been presented previously.
3. Landmarks Commission Update:
 - Meeting is a “Briefing”, not “Hearing” – no decisions made
 - Options A and D presented (least impact vs most impact to existing building)
 - Option A is valued for preserving majority of existing building



- Option D is valued for providing link to Sports Fields, in keeping with original concept of building
- Preservation of facades along North, East, and West wings would be beneficial, even if majority of building is remodeled

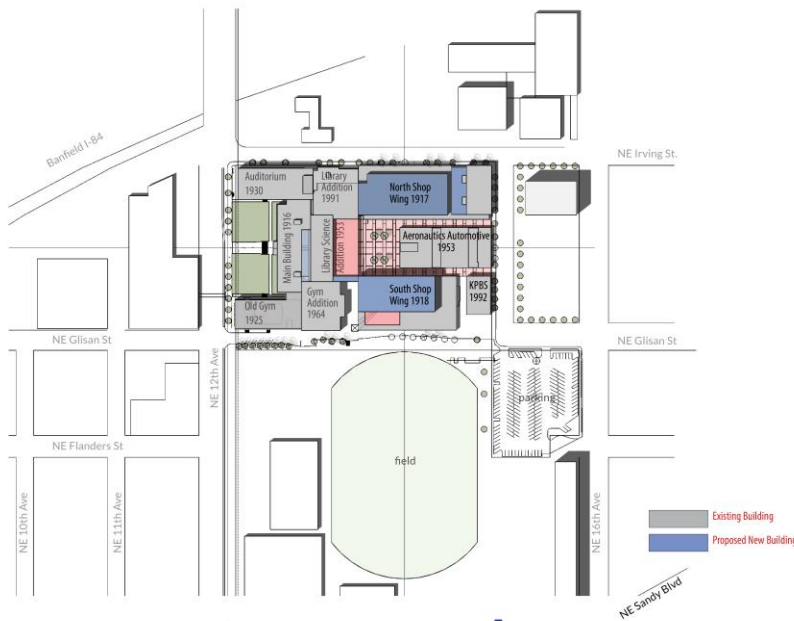
4. Master Planning Options (Discussion and Voting): Pros and Cons Recap from 4/14/16 MPC 5 Meeting

CONSISTENT THEMES ACROSS ALL SCHEMES

- Maintain presence of iconic NE 12th Avenue portions of the building (Theater, Main Classroom Wing, Old Gym)
- Plaza as a gathering space for entire campus
- Provide connections between academic and CTE learning

CONCEPT A

- Maintain all of existing building
- Connection between public spaces into heart of school:
 - Lobby – Student Center - Plaza
- Library as 2nd floor linkage in Academic wing



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↑ MASTER PLAN CONCEPT A



PROS (from MPC 5 meeting):

- Sense of community of student centered experience
- By making buildings transparent, you can showcase the programs



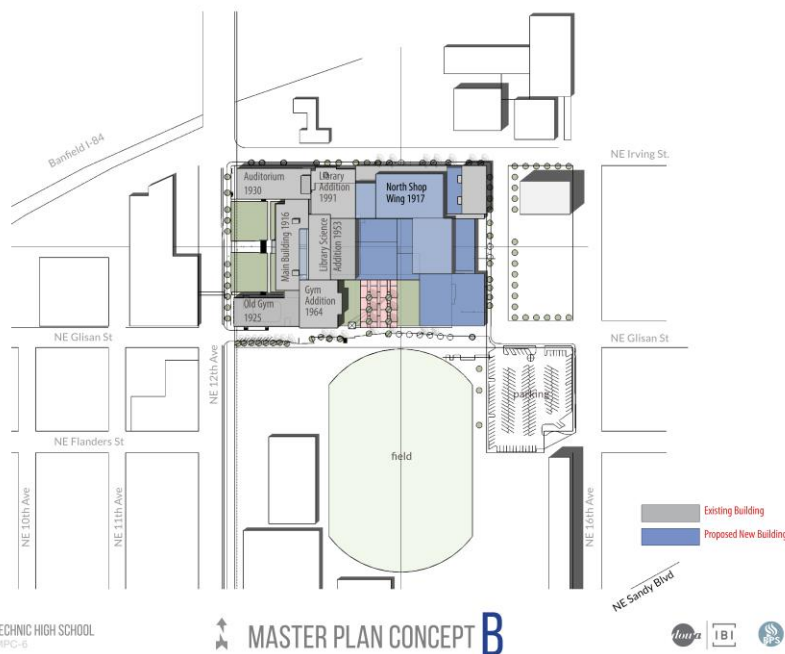
- *Easy zoning of public/private*
- *Good re-use of building*
- *Link upper levels with skybridge*

CONS (from MPC 5 meeting):

- *Auto shop not connected and breaks up plan to create this as focal point*
- *Courtyard would seem cramped*
- *Less connection between green (field) and building*
- *Distributed science across building – no good*
- *2nd floor classrooms in auto building*
- *What is access to construction*

CONCEPT B

- Orientation of building makes a 90 degree connection to sports fields
- Public heart of school is separated from public lobby
- A more internal concept, but also an external connection to sports fields
- Connects building and sports fields to create a unified campus



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MASTER PLAN CONCEPT **B**



PROS (from MPC 5 meeting):

- *SPED is central*
 - *Would/could be better distributed*
- *Great courtyard with connection to field*
- *Construction/electrical/engineering connected*



- *Health occupations well located*
 - *Connected to Science*
 - *Connected to Wellness*
- *Science together*

CONS (from MPC 5 meeting):

- *Connect class to rest of building*
- *Less access to daylight*
- *Access to Construction CTE*

CONCEPT C

- Similar to Concept A, but much more significance placed on courtyard
- Opportunity for Plaza to be both a social gathering space and outdoor CTE learning environment
- Reinforces and recalls original concept for school



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↑ MASTER PLAN CONCEPT C



PROS (from MPC 5 meeting):

- *Opens up whole school*
- *Similar to Scheme A*
- *Could create large meeting space in basement*
- *Center courtyard is great / large*
- *Move construction to courtyard side*

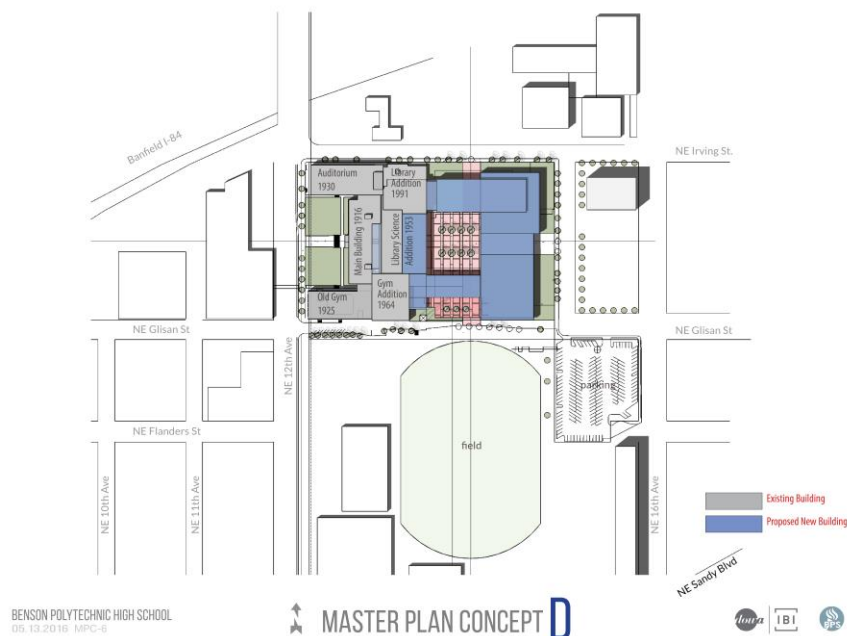


CONS (from MPC 5 meeting):

- *Less parking potential*
- *Similar to Scheme A*
- *Auto is isolated*
- *2nd floor academic isolated*
- *Basement classrooms*
 - *Could put band/choir in basement*
- *Need control security of courtyard space*
- *Separate dig media from radio*
- *Science distributed*

CONCEPT D

- 3 significant public spaces combine to create the heart of the school: Student Center, Library, Plaza
- Makes connections to surrounding urban context
- Connects building and field to create a unified campus
- Provides greater flexibility for reimagining CTE spaces



PROS (from MPC 5 meeting):

- *Custom designing spaces to serve today's needs*
- *Building greets in all directions*
- *Great access to daylight*
- *Open but easily secured*
- *New space could be designed to higher seismic standard*



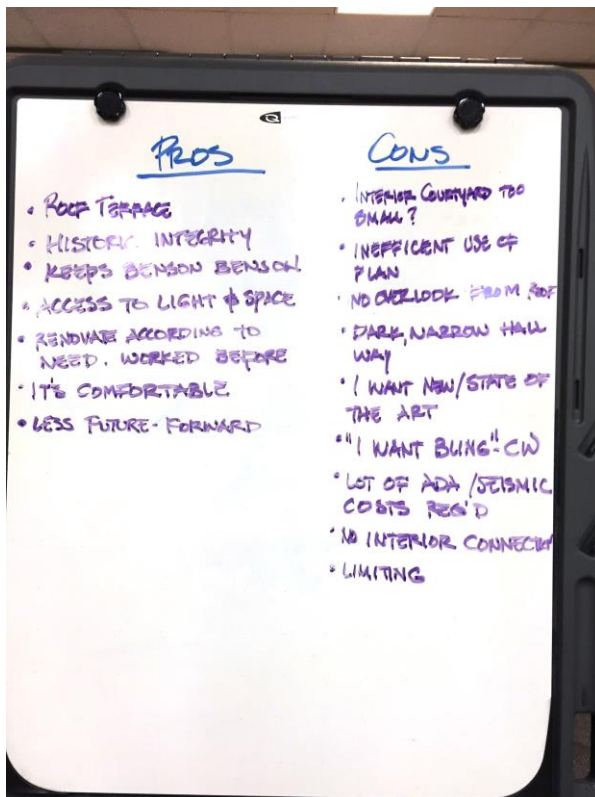
CONS (from MPC 5 meeting):

- Less reuse of (E) assets
- Cost?

VOTING

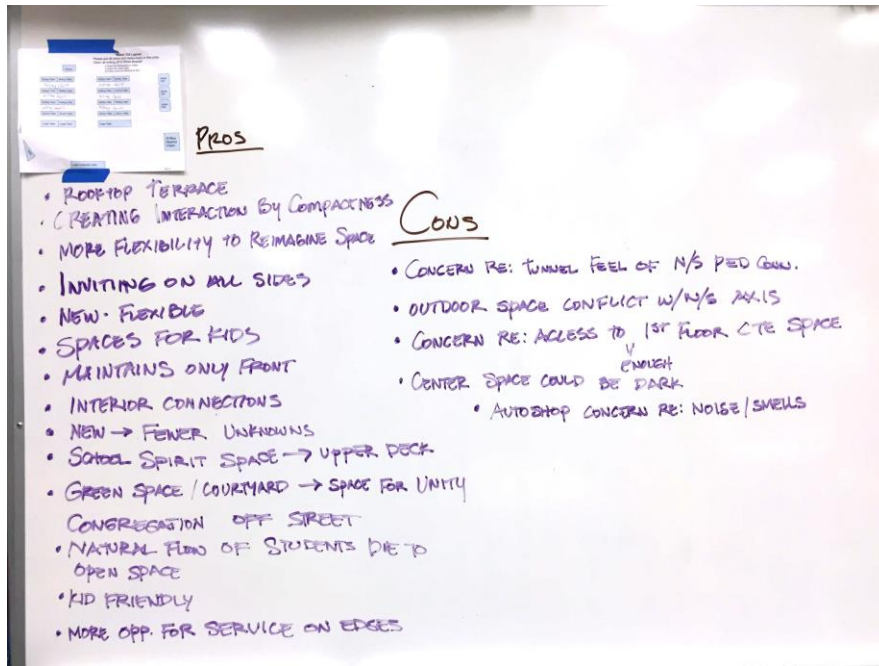
- Initial voting narrowed the preferred concepts down to Option A and D. The group discussed the pros and cons of each before voting a final time.

CONCEPT A PROS AND CONS:





CONCEPT D PROS AND CONS:



- Final voting resulted in Option D selected as the Master Planning Committee recommendation. Vote tally was 17 for Option D, 2 for Option A.

5. Next meeting: tbd, if necessary.

6. THANK YOU BPHS MPC!!!!





7. Meeting record will be posted on the Benson High School bond website at:
<http://www.pps.net/Page/1838>