



MEETING MINUTES

PROJECT: Cleveland High School
Conceptual Master Plan

PROJECT NO: 2019912.00

DATE: 10 December 2019

FILE NAME: 191120_CMPC04_Minutes

SUBJECT: Conceptual Master Planning Committee Meeting 04: Concept Refinement

MEETING DATE: 20 November 2019

TIME: 6:30 – 8:30 PM

LOCATION: Cleveland High School Cafeteria

ATTENDEES:

Sue Brent	PPS	sbrent@pps.net
Stephen Effros	PPS	seffros@pps.net
LeRoy Landers	Mahlum	llanders@mahlum.com
Alyssa Leeviraphan	Mahlum	alyssal@mahlum.com
Chris Brown	Mahlum	cbrown@mahlum.com
Octavio Gutierrez	Mahlum	ogutierrez@mahlum.com
Robyn Wroblewski	Mahlum	rwroblewski@mahlum.com
CMPC Committee	See attached attendee list	

COPY TO: All Attendees

The following represents the architect's understanding of discussions held and decisions reached in the meeting. Anyone with amendments to these minutes should notify the author within five (5) days of the minutes date in order to amend as appropriate.

ITEM	DISCUSSION
4.0	PPS Intro
	<ul style="list-style-type: none">:: Upcoming community forum scheduled for Dec 10, 2019 from 5-7pm.- The public is invited to meet with CMPC team members including the design team, CHS representative board member, CHS principal, CMPC chair, and other committee members, to discuss the CMPC process, the recommended concepts, and address any questions or concerns.- Committee members to lead and be the face of the process. The design team will be in the background, but available for questions.- Steve will reach out to the group and work with Rebekah for volunteers from CMPC members.:: Board bond planning effort: timing of bond has not yet been determined.:: In January there will be a district wide open house and official hand-off of the report.:: CMPC meeting minutes can be shared out to broader community.

4.1 Recap

- :: Briefly reviewed previous CMPC content including:
 - Overall CMPC schedule.
 - Top priorities for modernization as identified in CMPC 01 – shared goals and objectives.
 - Area program comparing the comprehensive HS ed spec, the existing Cleveland HS, and the proposed Cleveland HS as presented in CMPC 02.
 - Review of the (5) concept studies presented at CMPC 03, including potential off-site upgrades for consideration. Explored the gamut from keeping a large portion of the building to all new construction.
 - Look at potential off-site improvements that are somewhat out of our control but will be captured in the report.
 - Parsed comments from each of the individual 5 concepts, pulled out a series of themes, and used that information to create (3) refined concepts.
 - Goal for tonight: Use the engagement exercises to hear from the CMPC regarding very specific differentiators that we see in these schemes: HISTORIC vs. NEW and CONSOLIDATED versus DISTRIBUTED. Our goal is to receive clear input on these differentiators and capture it so that PPS, future committees, and the future design team understands what was discussed and the CMPC's position.
 - Clarification that rather than a single solution, all three concepts will be included in the report.

4.2 CMPC 03 Share Back

- :: Shared back the results from the CMPC 03 engagement activity which included listening stations for the (5) concepts presented. CMPC members were split into groups, rotated around to each listening station, and were asked to consider the following three questions and provide comments:
 1. What opportunities does each approach present?
 2. What questions, concerns, or curiosities do you have?
 3. What challenges does each approach present?
- :: The responses were then grouped by common topics with the number of responses associated with each of the topics identified in (parentheses). *See attached presentation.*

1. HISTORIC :: CONSOLIDATED

- :: Concept summary:
 - Keeps and fully modernizes the historically significant portion of the school (shaped like and "E" in plan view).
 - Demolishes the remaining structures.
 - Moves the main entrance to the north side of the property along Franklin Street.
 - Adds new construction consolidated on the existing site.
 - Creates different internal courtyards of varying sizes, on varying levels for student use.
 - Identifies green space / field on the existing parking lot site with below grade parking.
- :: Notable opportunities based on CMPC feedback:
 - Safe interior courtyards
 - Preserve cultural history

- :: Notable challenges based on CMPC feedback:
 - Small interior courtyards
 - Location of auditorium
 - Inefficient use of parking lot

- 2. HISTORIC :: DISTRIBUTED
 - :: Concept summary:
 - Keeps and fully modernizes the historically significant portion of the school (shaped like and “E” in plan view).
 - Keeps the main entrance on SE 26th Avenue.
 - Adds new construction on the existing school site as well as on the adjacent parking lot site.
 - Shows the potential for a skybridge connection between the two sites.
 - Creates a single larger green space / field on the existing school site.
 - Identifies below grade parking under the new building on the current parking lot site.
 - :: Notable opportunities based on CMPC feedback:
 - Skybridge crossing
 - Preserve cultural history
 - Use of parking lot site
 - :: Notable challenges based on CMPC feedback:
 - Feasibility of skybridge
 - Security of open field
 - Maintaining historic

- 3. PARTIAL HISTORIC :: DISTRIBUTED
 - :: Concept summary:
 - Demolishes the existing theater but keeps and fully modernizes the other historically significant portion of the school (shaped like and “C” in plan view).
 - Keeps the main entrance on SE 26th Avenue but brings it down to street.
 - Demolishes the remaining structures.
 - Adds new construction on the existing school site and creates a large central courtyard.
 - Proposes a new 500 seat theater and arts center with performing arts classrooms on the adjacent existing parking lot site with below grade parking.
 - Proposes enhanced on street crossing along SE 26th Ave.
 - :: Notable opportunities based on CMPC feedback:
 - Large central courtyard
 - Performing arts complex
 - :: Notable challenges based on CMPC feedback:
 - Safely crossing 26th Ave.
 - Theater site

- 4. ALL NEW :: CONSOLIDATED
 - :: Concept Summary:
 - Demolishes all buildings on the existing school site.
 - Consolidates all new construction on the existing school site.
 - Creates a 6-story classroom tower along Powell Boulevard.
 - Provides a social outdoor space and a new field on the current school site.

- Identifies a field / outdoor space with below grade parking (which could also be kept as surface parking).
 - :: Notable opportunities based on CMPC feedback
 - Entry plaza
 - Future opportunity
 - :: Notable challenges based on CMPC feedback:
 - Demand for athletic space
 - Height of building
 - Powell is noisy
5. ALL NEW :: DISTRIBUTED
- :: Concept Summary:
 - Demolishes all buildings on the existing school site.
 - Adds new construction on the existing school site.
 - Proposes a new 500 seat theater and arts center with performing arts classrooms on the adjacent existing parking lot site with below grade parking.
 - Creates a classroom tower along Powell Boulevard.
 - Provides a large entry plaza and a new full-size soccer field on the current school site.
 - :: Notable opportunities based on CMPC feedback
 - Entry plaza
 - Powell presence
 - :: Notable challenges based on CMPC feedback
 - Need for athletic space
 - Crossing 26th Ave.

NOTE: See attached CMPC-03 Synthesis for all responses (opportunities, challenges, questions) for each of the (5) options.

4.3

Concept Updates

- :: Graphic that takes the feedback and graphically shows the themes identified by the CMPC.
1. HISTORIC :: DISTRIBUTED
- Keeps and fully modernizes the historically significant portion of the school (shaped like and "E" in plan view).
 - Keeps the main entrance on SE 26th Avenue.
 - Demolishes the remaining structures.
 - Adds new construction of classrooms, commons, and library on the existing school site as well as a new gym complex with rooftop tennis courts on the adjacent parking lot site.
 - Creates different internal courtyards of various sizes, on varying levels for student use.
 - Identifies below grade parking under the new building on the current parking lot site.
 - Proposes enhanced on street crossing along SE 26th Ave.
2. PARTIAL HISTORIC :: DISTRIBUTED
- Demolishes the existing theater but keeps and fully modernizes the other historically significant portion of the school (shaped like and "C" in plan view).
 - Keeps the main entrance on SE 26th Avenue but brings it down to street.
 - Demolishes the remaining structures.

- Adds new construction on the existing school site and creates a large central courtyard.
 - Proposes a new 500 seat theater and arts center with performing arts classrooms on the adjacent existing parking lot site with below grade parking.
 - Proposes enhanced on street crossing along SE 26th Ave.
3. ALL NEW :: CONSOLIDATED
- Demolishes all buildings on the existing school site.
 - Consolidates all new construction on the existing school site.
 - Creates a 6-story tower with 4 floors of classrooms on Franklin Street.
 - Provides a large central social outdoor courtyard.
 - Identifies a field / outdoor space with below grade parking (which could also be kept as surface parking).

4.4

Engagement Activity: 1:4:ALL

- :: Option/Observations of the differentiators: philosophical
- :: Desired outcome of activity: Understand challenges and opportunities around key concept differentials:
 1. HISTORIC versus NEW
 2. CONSOLIDATED versus DISTRIBUTED
- :: Format: 1-4-All. Notecards were given to each participant and participants were asked to write down response to the question. The participants then teamed up to discuss their responses with others in groups of 4. Each group of 4 selected a spokesperson who then shared their groups priorities with the whole CPMC.

Engagement Activity: Outcomes. Key identifying themes are listed below.

- :: HISTORIC – OPPORTUNITIES
 - Connection to the past / Community identity (7)
 - Auditorium (6)
 - Neighborhood character (5)
 - Sustainability (4)
 - Quality / Workmanship (3)
 - Beauty (3)
 - Trees (2)
 - Artifacts (2)
 - Other (2)
- :: HISTORIC – CHALLENGES
 - Space constraints / Limitations (13)
 - Entry / Universal access (6)
 - Expense (6)
 - System upgrades (3)
 - Seismic (3)
 - Auditorium (3)
 - Old outdated building (3)
 - Proximity to street (2)
 - Safety and security (2)
 - Other (1)

- :: NEW – OPPORTUNITIES
 - Clean slate / Maximize flexibility (27)
 - Sustainability / Nature (7)
 - Advanced building materials (2)
 - Other (6)

- :: NEW – CHALLENGES
 - Loss of history and character (11)
 - Modern design is not desirable (11)
 - No perceived challenges (5)
 - Loss of larger auditorium (4)
 - Other (10)

- :: CONSOLIDATED – OPPORTUNITIES
 - Unified site (18)
 - Safety / Security (15)
 - Future Flexibility (5)
 - Sustainability / Energy Efficiency (4)
 - Open Space (4)
 - Other (7)

- :: CONSOLIDATED – CHALLENGES
 - Building height – stories (12)
 - Constricted (10)
 - Exterior open space (7)
 - Adjacent site underutilized (4)
 - Natural light (3)
 - Other (7)

- :: DISTRIBUTED – OPPORTUNITIES
 - Exterior open space (13)
 - Flexibility / more space (11)
 - Better use of adjacent site / Campus feel (7)
 - Neighborhood scale (2)
 - Other (10)

- :: DISTRIBUTED – CHALLENGES
 - Safety – Street crossing (22)
 - Divided campus (14)
 - Distance / Travel time between classes (12)
 - Other (2)

NOTE: See attached CMPC-04 Synthesis for all responses.

4.5 Next Steps

- :: Student engagement (November 21)
- :: Upcoming steering committee meeting (December 5)
- :: Cleveland HS public forum (December 10)
- :: Cost models – all three concepts will move forward equally in the report so that pricing is available for all.
- :: CMPC Report – capture all of information from the CMPC process which will feed into a more comprehensive master planning process in the future.

4.6 Exit Activity

- :: CMPC was asked to rank the (3) schemes presented with a focus on prioritizing HISTORIC versus PARTIAL HISTORIC versus ALL NEW (with 1 being their most preferred and 3 being their least preferred). They were also asked to comment on their preference of having the school CONSOLIDATED on one site, versus DISTRIBUTED on two sites.

NOTE: See final CMPC report for results.

4.7 Student Engagement

- :: The design team met with students and staff at Cleveland High School during flex period (2:24-3:15pm) on November 21st to share the (3) concepts. The students also participated in the same spectra activity completed by the committee at CMPC 02.

NOTE: See final CMPC report for results.

END OF MINUTES

mahlum

20 NOVEMBER 2019
CONCEPTUAL MASTER PLAN COMMITTEE MEETING #4

Cleveland High School CMP

Portland Public Schools

GROVER CLEVELAND HIGH SCHOOL

CMPC-04 :: CONCEPT DEVELOPMENT

AGENDA

4.1 RECAP (5 min)

4.2 CMPC 03 SHARE BACK (10 min)

4.3 CONCEPT UPDATES (15 min)

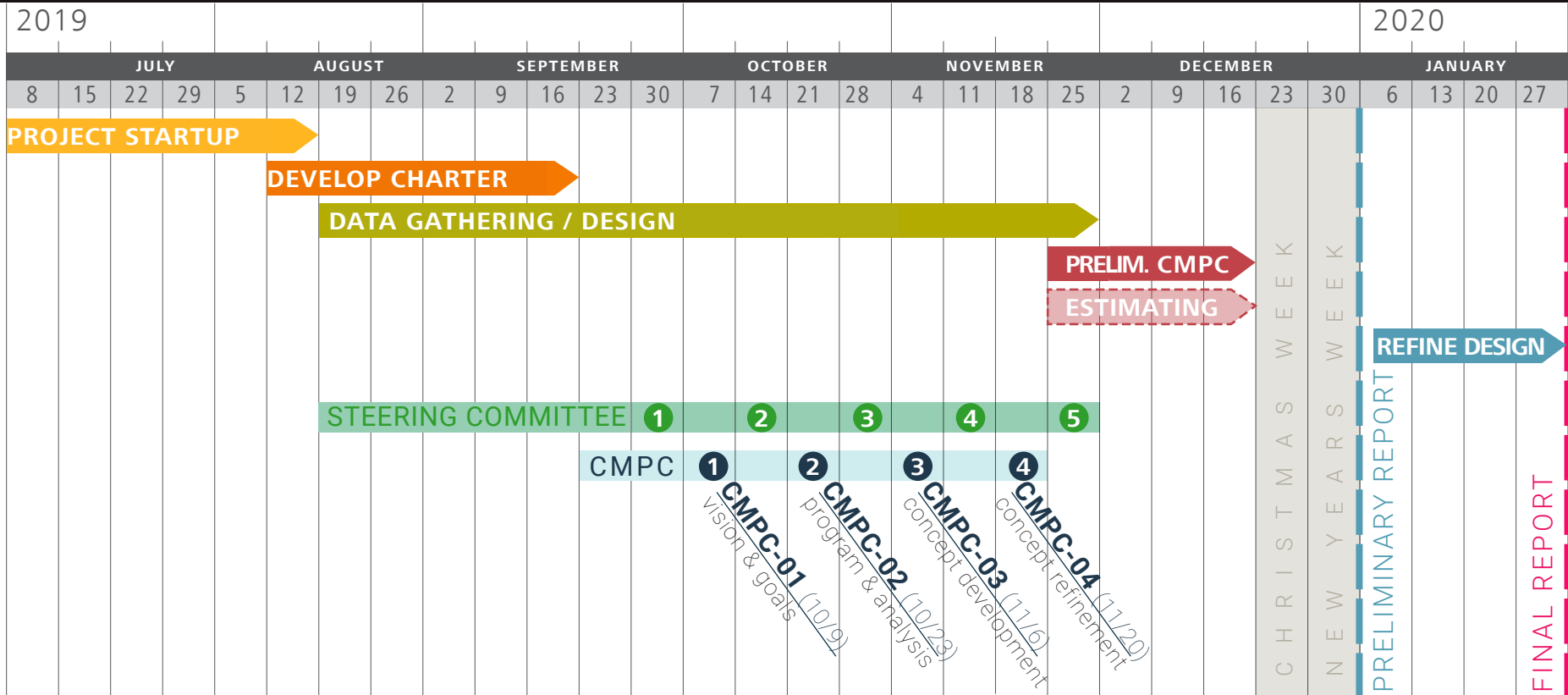
4.4 ENGAGEMENT ACTIVITY (1:20 min)
(1 - 4 - ALL)

4.5 NEXT STEPS

4.6 EXIT ACTIVITY



PROJECT SCHEDULE



FOUNDATIONAL QUESTION

Top Priorities for Modernization

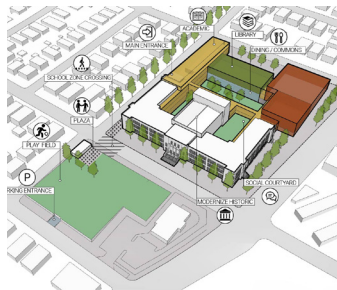
SPACES TO HONOR NON-ACADEMIC NEEDS	SCHOOL AS COMMUNITY CENTER	(ORANGE SITE) FINDING SOMETHING UNIQUE CONSIDER CONSOLIDATION	EXPLORE HIGHER USE OF PARKING	SAFETY	HUMAN COMFORT	CREATE SPACES THAT MAKE STUDENTS WANT TO STAY
EMBODY UNIVERSAL DESIGN INCORPORATE ALL NEEDS	SUPPORT A MIX OF LEARNING STYLES	INNOVATIVE & STRATEGIC USE OF EXISTING PROPERTIES IN THE OHS AREA	CONTIGUOUS CAMPUS	CREATE A WELCOMING ENVIRONMENT FOR ALL	FEEL COMFORTABLE & WANT TO STAY	ENVIRONMENTAL POLICY: EXCEED PDK CLIMATE ACTION PLAN
FLEXIBLE OPEN ENVIRONMENTS	CONNECT WITH THE ARTS	ATHLETIC FIELD @ 31ST & POWELL	LAND SWAP WITH THE PARK	HEALTH & WELLNESS	SAFETY RELATED TO HWY 26	CONNECT TO NATURAL ENVIRONMENT
FLEXIBLE FUTURE READY & SCALABLE	STUDENT INVOLVEMENT IN DESIGN ENTIRE PROCESS	CONNECTIVITY ON CAMPUS (SPACE & HOW WE USE IT)	PRESERVATION OF HISTORICAL DETAILS	(PRIORITIES & ADDRESS STUDENT NEEDS THAT ARE NOT OFTEN MET)	SAFE BUT WELCOMING LEARNING ENVIRONMENT	BUILDING AS A TEACHING TOOL (FOR SUSTAINABILITY)
SPACES FOR ARTS, ATHLETICS, SOCIAL SPACES	INCORPORATE LESSONS LEARNED	CONNECTIVITY TO COMMUNITY	TIMELESS DESIGN IDEAS	PROMOTE INTERNATIONAL FOCUS	CONSIDER BALANCE OF SAFETY & OPENNESS	VIEW OF POWER PUBLIC IMAGE

CLEVELAND HIGH SCHOOL CONCEPTUAL PROGRAM

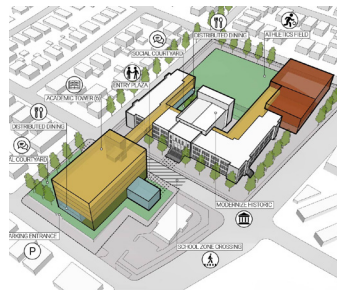
	TEACHING STATIONS			SQUARE FOOTAGE		
	ED SPEC	CHS	CHS CMP	ED SPEC	CHS CURRENT	CHS CMP
General Education Classrooms	41	47	41-47	53,180	39,394	53,180
Science Labs	11	10	11	17,480	15,607	17,480
Career Preparation/CTE	3	5	5	6,000	8,722	8,720
Fine & Performing Arts (Drama, Theater)	4	6	6	21,150	24,232	27,500
Athletics (includes area for PE instruction)	3	3	3	35,580	31,483	35,580
Education Support	2	1	2	67,400	50,232	67,400
Community Partners				1,200	289	1,200
Wrap-Around Service Providers				4,700	1,025	4,700
SUB-TOTAL	64	72	68-74	206,690	170,984	214,260
Net to Gross Ratio of 36% (49%) (36%)				74,408	83,271	77,134
TOTAL COMPREHENSIVE HIGH SCHOOL REQUIRED AREA				281,098	254,255	293,434

Engagement Activity - CMPC 03

HISTORIC CONSOLIDATED



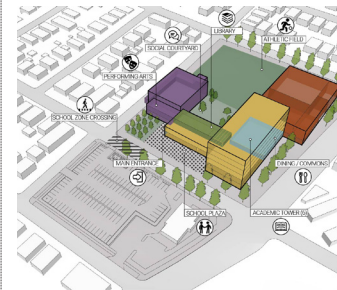
HISTORIC DISTRIBUTED



PARTIAL HISTORIC DISTRIBUTED



NEW CONSOLIDATED

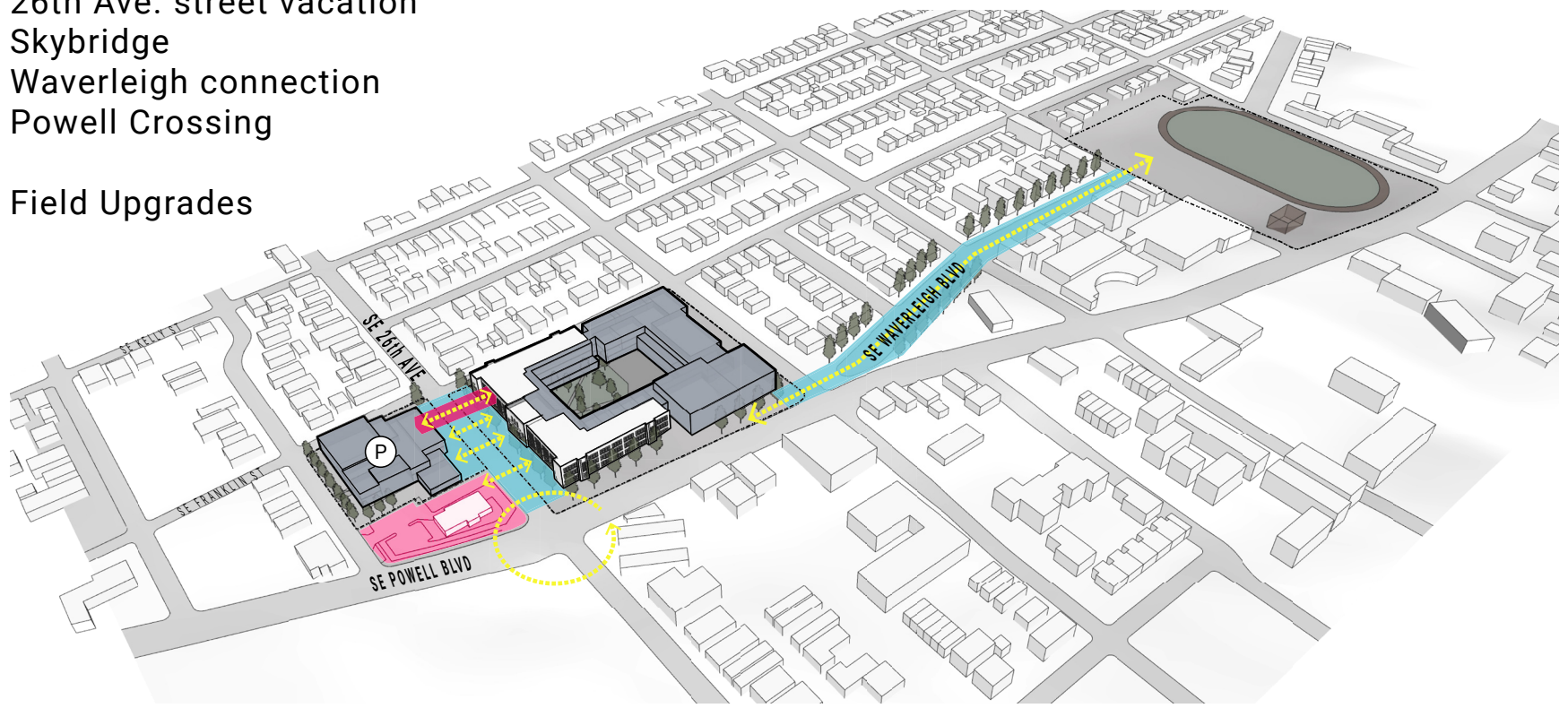



NEW DISTRIBUTED



Alternates:

- Burgerville site
 - 26th Ave. street vacation
 - Skybridge
 - Waverleigh connection
 - Powell Crossing
- Field Upgrades



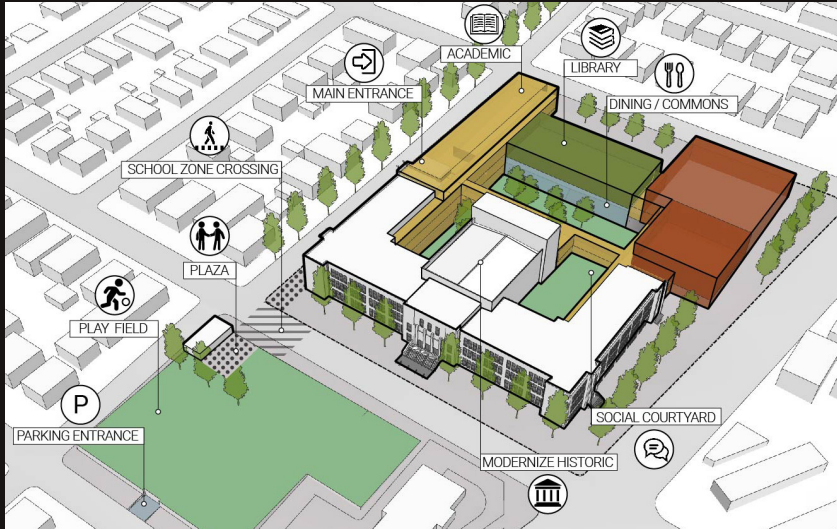


4.2 CMPC 03 Share back

GROVER CLEVELAND HIGH SCHOOL

Engagement Activity - CMPC 03

Historic :: Consolidated



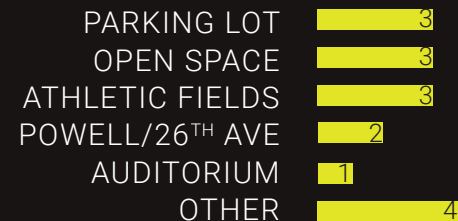
OPPORTUNITIES



CHALLENGES

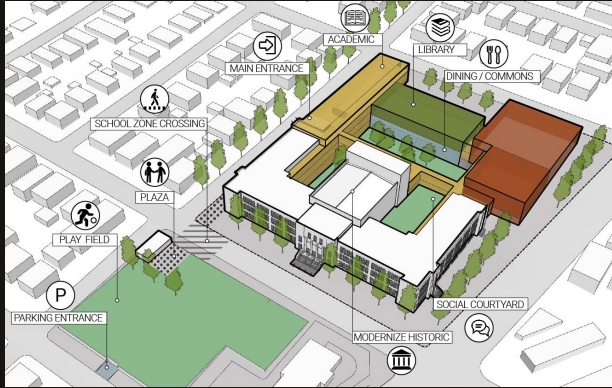


QUESTIONS



Engagement Activity - CMPC 03

Site Massing Themes



OPPORTUNITIES

- Safe, interior courtyards
- Preserve cultural history

“Internal, private, safe green space is nice”

“Maintaining historic building contributes to cultural history of neighborhood”

“Smaller pockets of open space allow for intimate outdoor classrooms”

CHALLENGES

- Small interior courtyards
- Location of auditorium
- Inefficient use of parking lot

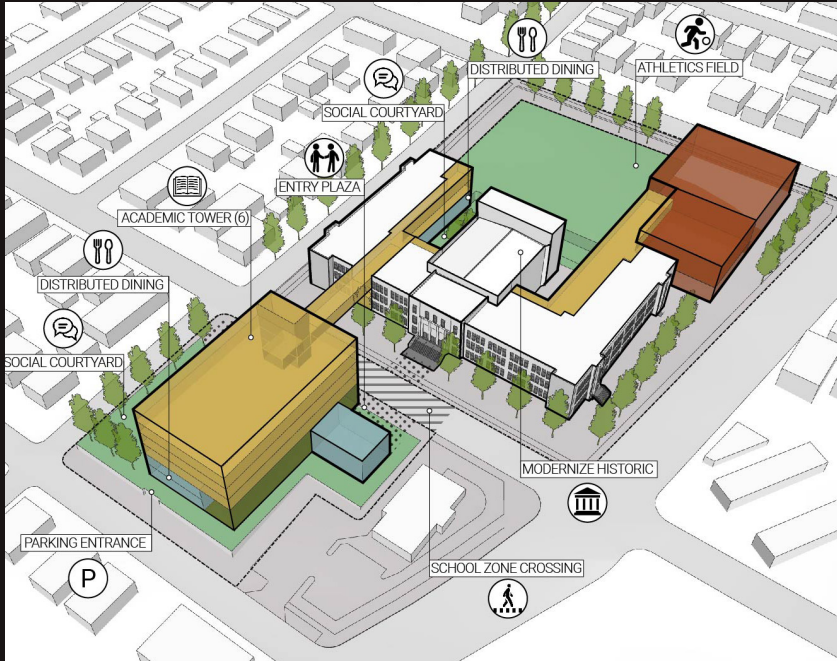
“Constraints of using existing theater don’t seem worth it.”

Resulting courtyard too small, scheme where theater moves is better”

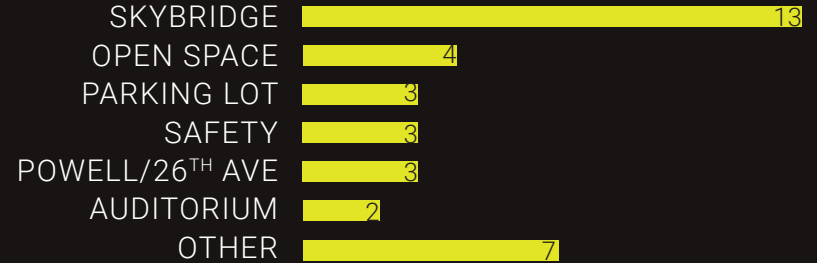
“Having only a field in parking lot seems inefficient”

Engagement Activity - CMPC 03

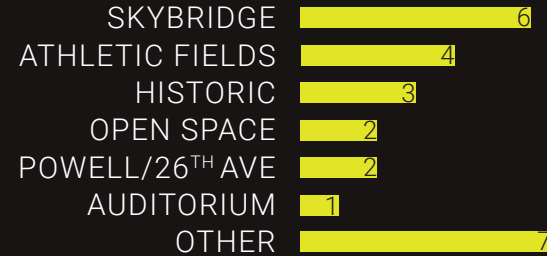
Historic :: Distributed



OPPORTUNITIES



CHALLENGES

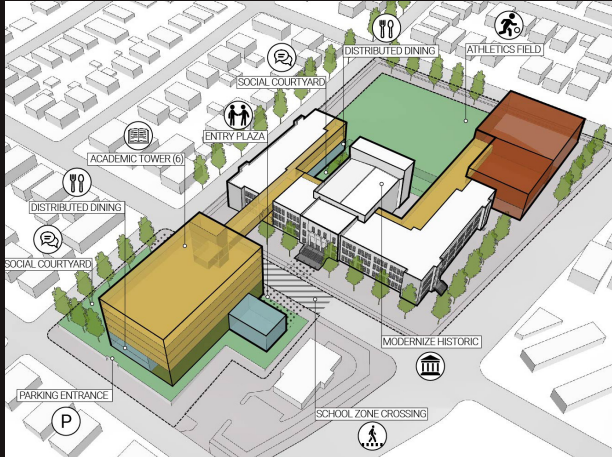


QUESTIONS



Engagement Activity - CMPC 03

Site Massing Themes



OPPORTUNITIES

- Skybridge crossing
- Preserve cultural history
- Use of parking lot site

"I like skybridge and re-purposing parking lot"

"Skybridge is good idea to take students away from crossing at 26th avenue"

CHALLENGES

- Feasibility of skybridge
- Security of open field
- Maintaining historic

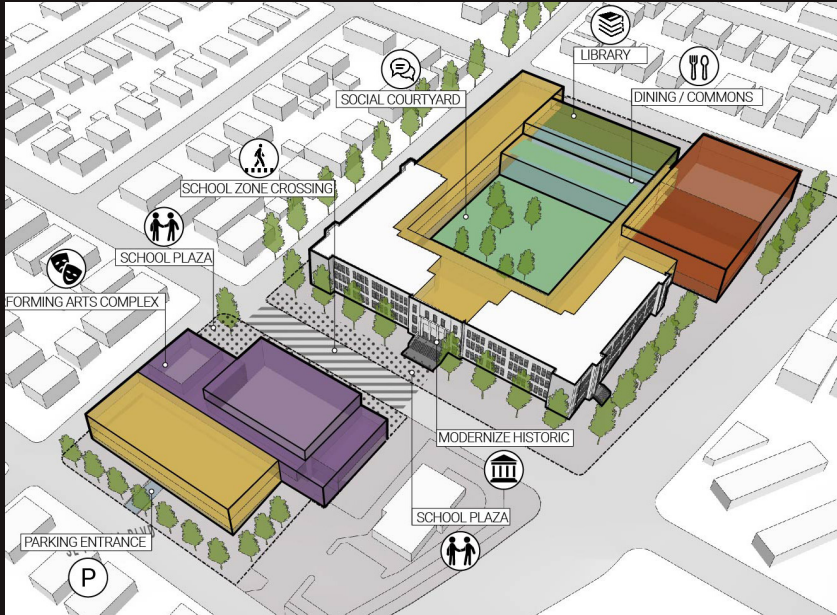
"Are historic components holding back key needs?"

"Could be really hard to get from class in main building, up to sky bridge, back down to class."

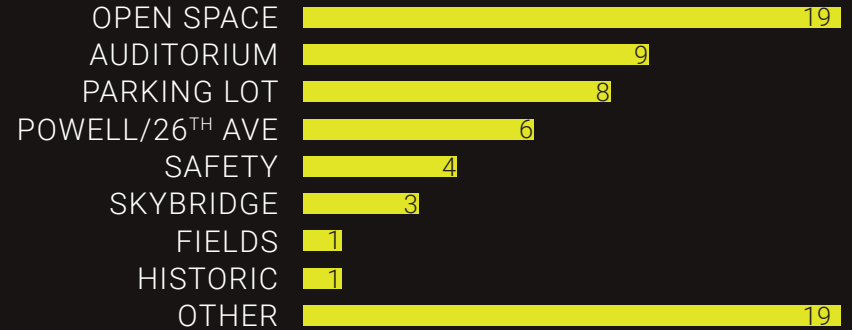
"Large field is not big enough for sports"

Engagement Activity - CMPC 03

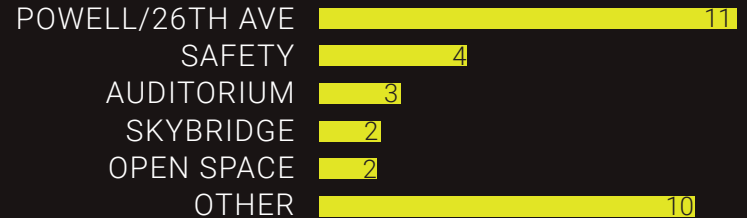
Partial Historic :: Distributed



OPPORTUNITIES



CHALLENGES

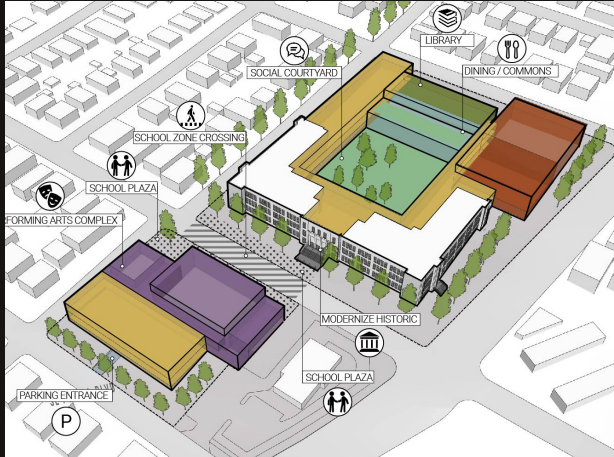


QUESTIONS



Engagement Activity - CMPC 03

Site Massing Themes



OPPORTUNITIES

- Large central courtyard
- Performing arts complex

"Love the courtyard for providing great natural light & secure open space for students"

"A new good theater is better than an old big theater"

"Enclosed courtyard space feels intimate and protected."

CHALLENGES

- Safely crossing 26th ave
- Theater size

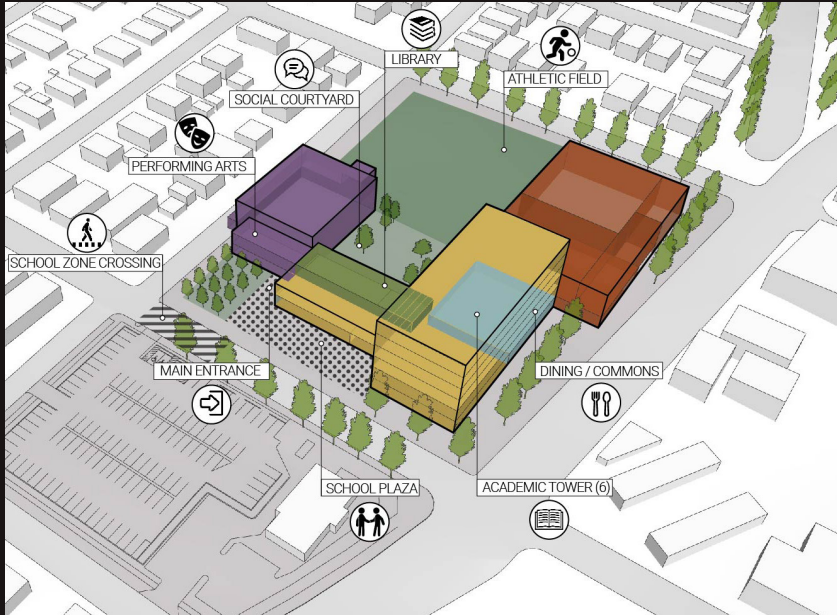
"Long trek from main building to the arts classrooms"

"Crossing 26th without skybridge is a hazard or holds up traffic"

"Auditorium size is too small."

Engagement Activity - CMPC 03

New :: Consolidated



OPPORTUNITIES

OPEN SPACE	6
PARKING LOT	5
ENTRANCE	5
ATHLETIC FIELDS	4
POWELL/26 TH AVE	3
AUDITORIUM	1
OTHER	5

CHALLENGES

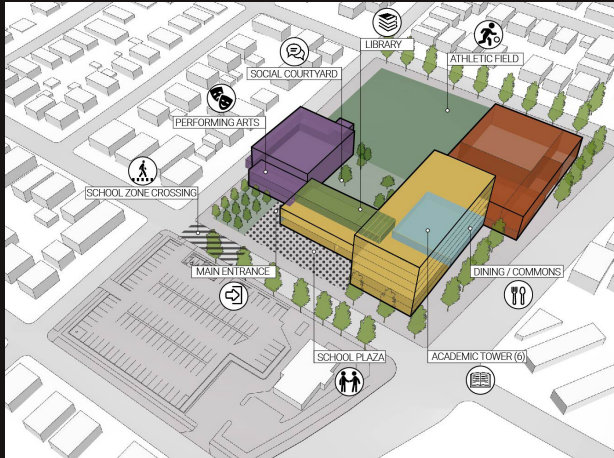
PARKING LOT	4
ATHLETIC FIELDS	4
OPEN SPACE	4
POWELL/26 TH AVE	3
AUDITORIUM	2
OTHER	5

QUESTIONS

PARKING LOT	5
ATHLETIC FIELDS	4
POWELL/26 TH AVE	2
OPEN SPACE	2
AUDITORIUM	1
OTHER	5

Engagement Activity - CMPC 03

Site Massing Themes



OPPORTUNITIES

- Entry plaza
- Future opportunity

"Main entry away from main vehicular intersection at 26th and Powell"

"Love the parking lot as a future opportunity"

CHALLENGES

- Demand for athletic space
- Height of building
- Powell is noisy

"The athletic field seems forced, noise for adjacent classrooms"

"So many classrooms still on noisy Hwy 26."

"6 floors is a lot of stairs to climb."

Engagement Activity - CMPC 03

New :: Distributed



OPPORTUNITIES

ATHLETIC FIELDS	5
OPEN SPACE	4
PARKING LOT	4
POWELL/26 TH AVE	3
AUDITORIUM	2
OTHER	9

CHALLENGES

POWELL/26 TH AVE	11
OPEN SPACE	7
AUDITORIUM	4
ATHLETIC FIELDS	4
SKYBRIDGE	3
PARKING LOT	3
SAFETY	3
OTHER	9

QUESTIONS

ATHLETIC FIELDS	11
POWELL/26 TH AVE	4
SKYBRIDGE	3
SAFETY	2
PARKING LOT	2
OPEN SPACE	1
AUDITORIUM	1
OTHER	17

Engagement Activity - CMPC 03

Site Massing Themes



OPPORTUNITIES

- Entry plaza
- Powell presence

“Plaza entrance.”

“Outdoor open space & entry.”

“Makes sense to densify at Powell.”

CHALLENGES

- Need for athletic space?
- Crossing 26th ave

“No demand for athletic outdoor space on main site - social open space needed.”

“How does this design address safety?”

4.3 Concept Updates

GROVER CLEVELAND HIGH SCHOOL

ENTRY

Safety of crossing
Sky bridge

CROSSING 26TH AVE.

Street closure
Traffic
calming

**HISTORIC
PRESERVATION**

BURGERVILLE

New smaller
theater

Theater
capacity

THEATER

Existing larger
theater

Internal courtyard
at center of school

Daylighting

Comfort and scale
of outdoor space

Security and access
to open space

Urban site
Enter away
from Powell

POWELL PRESENCE

Classrooms
along Powell

OUTDOOR SPACE

Opportunity for
daylight

Entry
plaza for
students

Open space for
athletics vs open
space for social
gathering

Alternative types of
athletic space

Urban feel vs.
neighborhood feel

BUILDING HEIGHT

Too many
stairs

Classrooms separate from
active outdoor space

Maintenance of
open space

Future expansion

BEST USE OF ADJACENT LOT

Gym / athletics
program

Unified campus

Performing arts
complex

Travel time

**GYM
LOCATION**

WAVERLEIGH

MASTERPLAN CONCEPT

Historic :: Distributed

Opportunities:

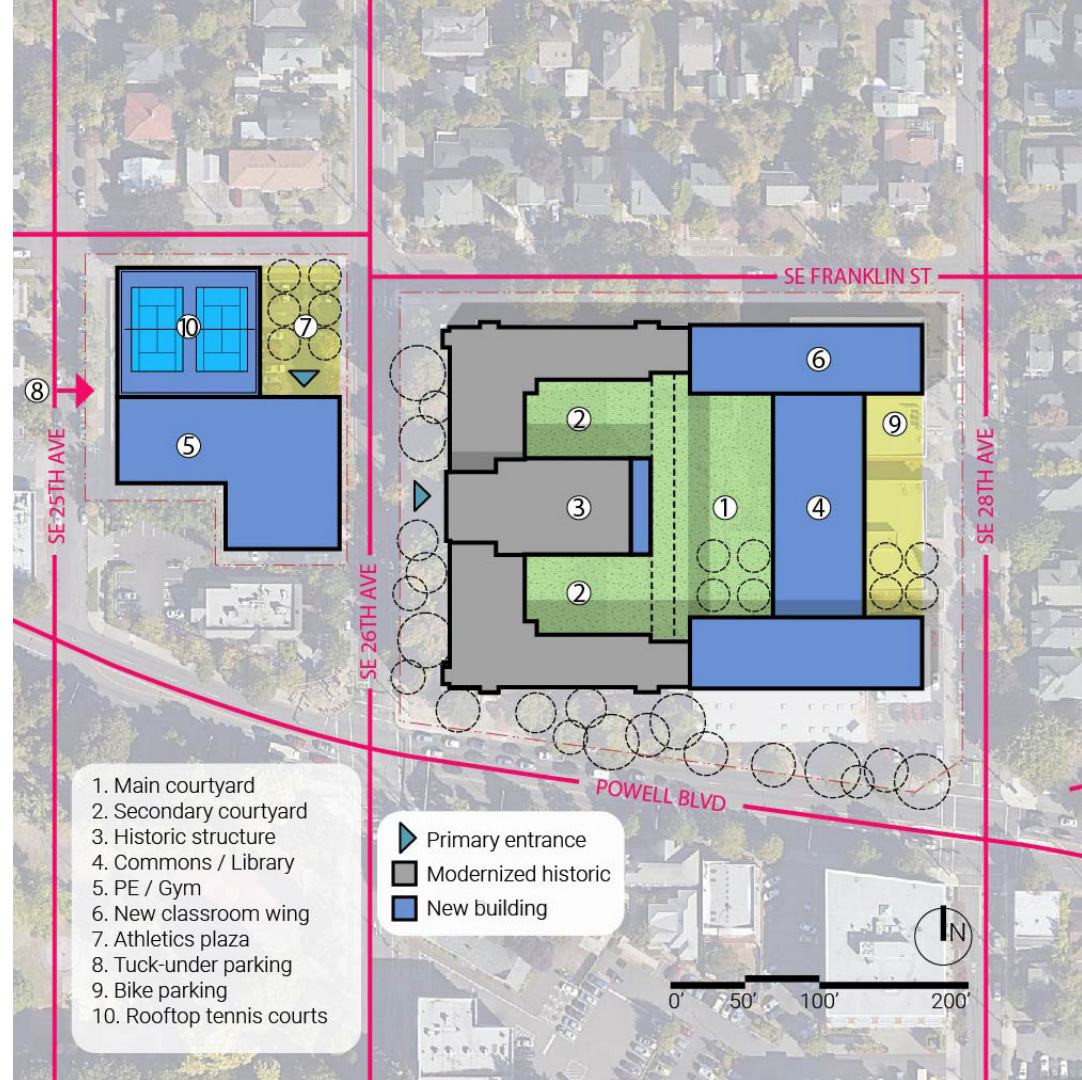
- Preserve cultural history
Maintain the Historic "E"
- Internal, safe open space
Smaller pockets of open space

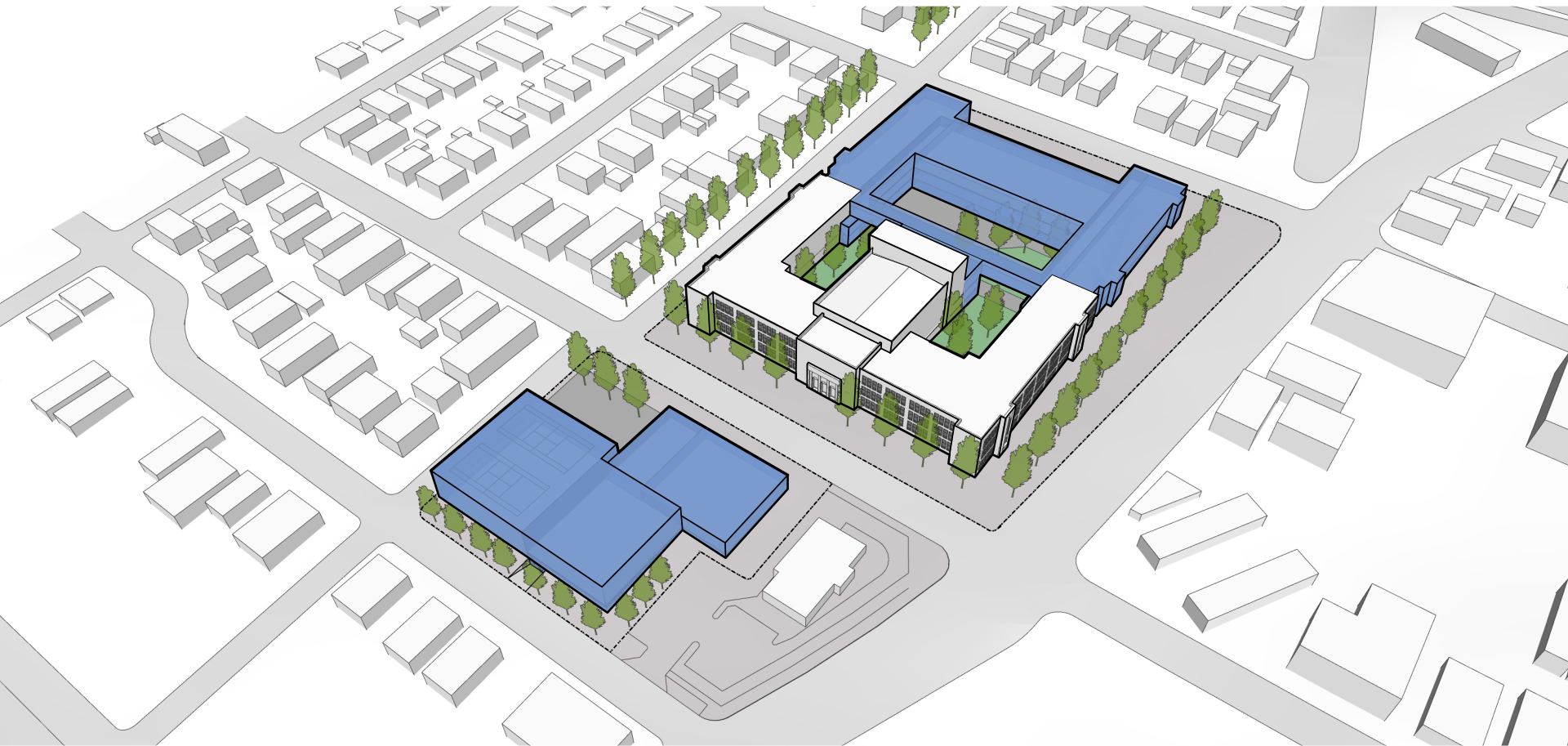
Challenges:

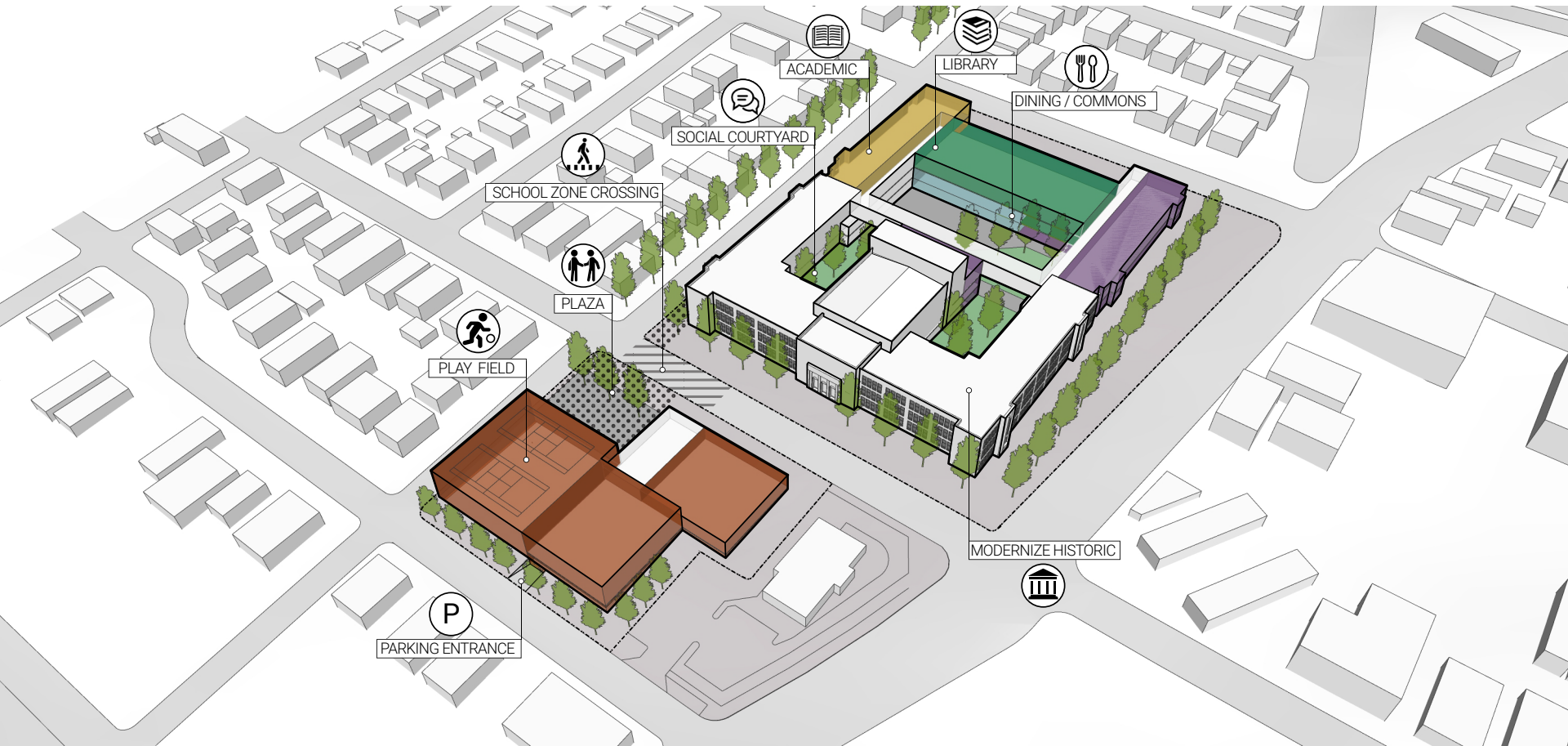
- Crossing 26th ave
Minimize crossings - PE only
- Underutilized parking lot
Move PE to parking lot
- Small interior courtyards
Utilizing both sites for building program
provides more opportunity for larger
open space

Additional Considerations:

- Rooftop athletic courts over gym
- Skybridge across SE 26th Ave
- Enhanced connection to Stadium via
Franklin Avenue.







ACADEMIC

LIBRARY

DINING / COMMONS

SOCIAL COURTYARD

SCHOOL ZONE CROSSING

PLAZA

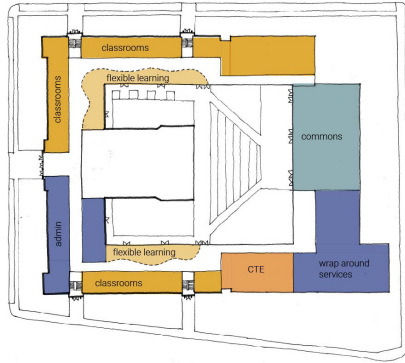
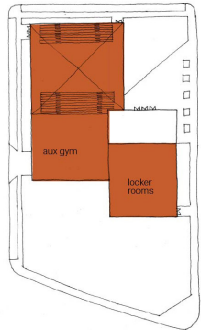
PLAY FIELD

P
PARKING ENTRANCE

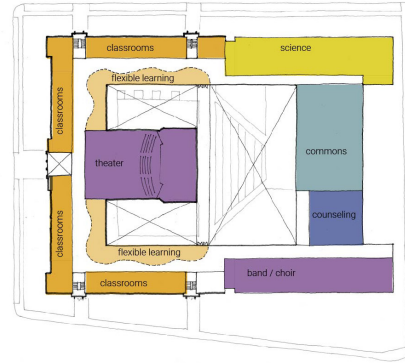
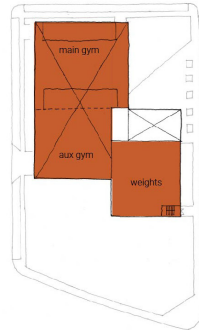
MODERNIZE HISTORIC

MASTERPLAN CONCEPT

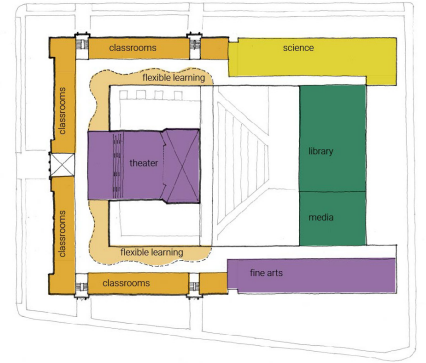
Historic :: Distributed



Plan lvl 01



Plan lvl 02



Plan lvl 03

- P/E
- COMMONS
- ADMIN
- GEN. ED. CLASSROOM
- EXTENDED LEARNING
- CTE
- PERFORMING ARTS
- MEDIA & LIBRARY
- SCIENCE CLASSROOM

MASTERPLAN CONCEPT

Partial Historic :: Distributed

Opportunities:

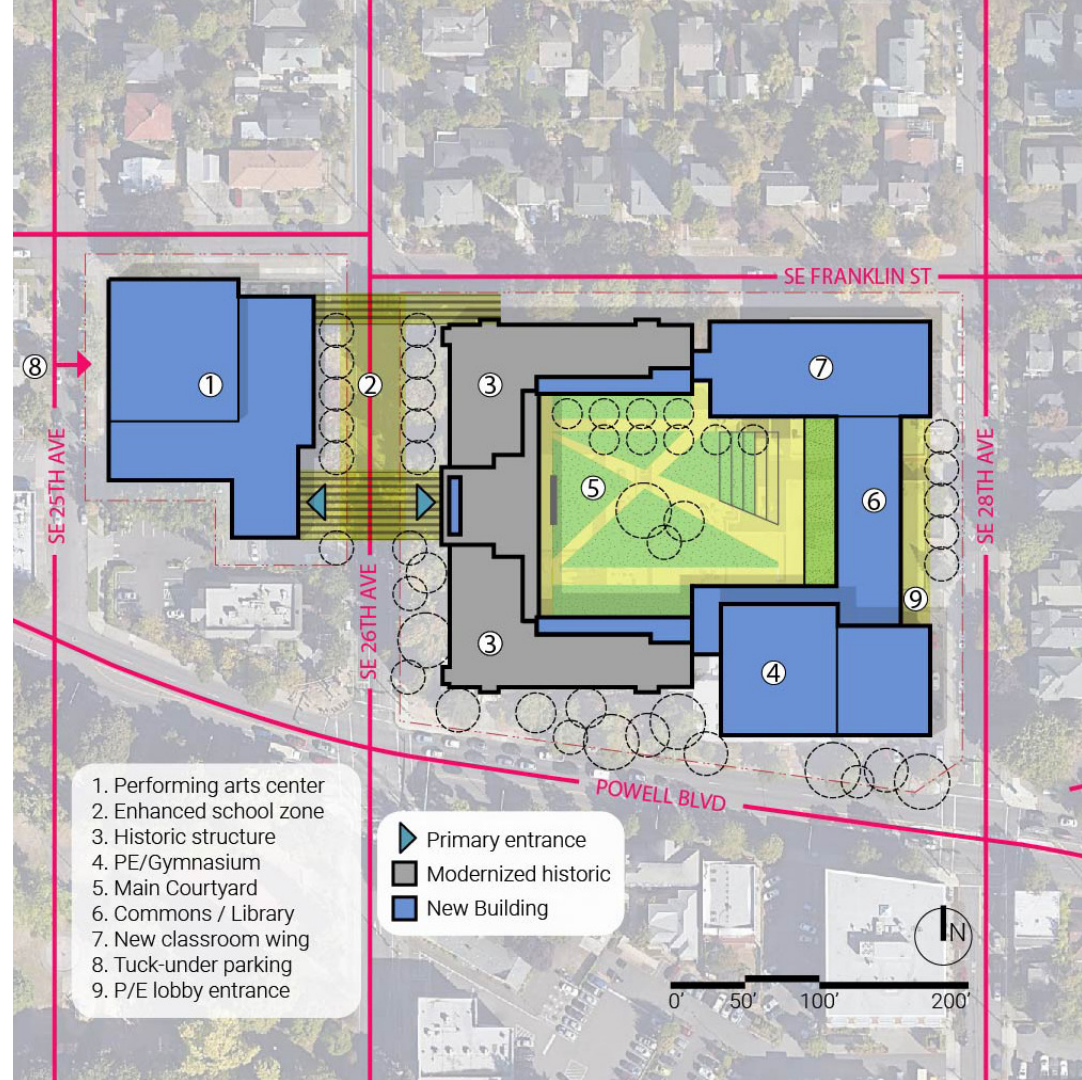
- Large protected courtyard
- Performing arts complex

Challenges:

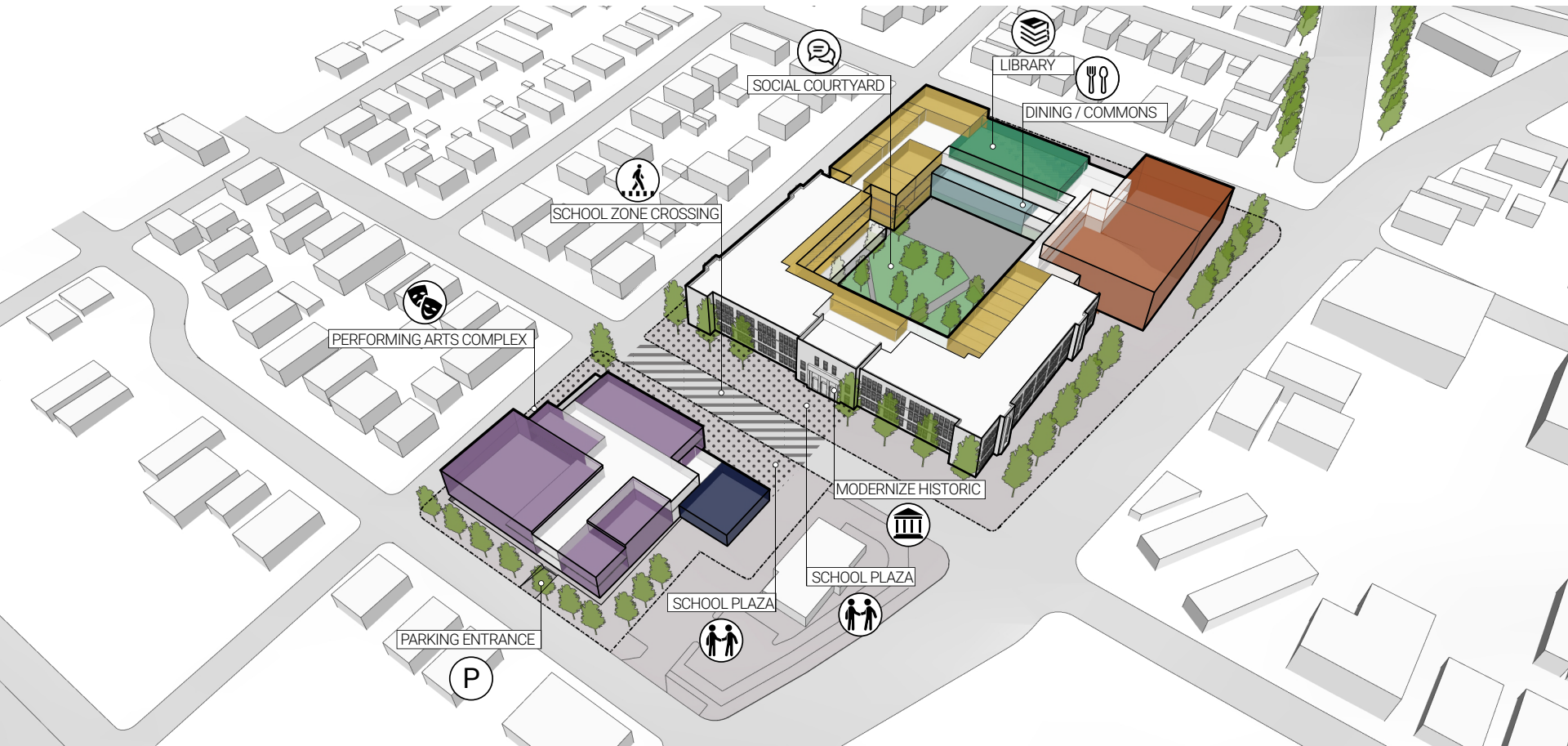
- **Crossing 26th ave**
Minimize crossings - place more fine arts classrooms in main building
- **Maintenance of large open space**
Provide service access to courtyard

Additional Considerations:

- Address safety crossing 26th with traffic calming and paving changes. Explore potential for temporary street closures during school hours.
- Programming interior courtyard to include hardscape plazas and smaller social gathering spaces.
- Enhanced connection to Stadium via Waverleigh







SOCIAL COURTYARD



LIBRARY



DINING / COMMONS



SCHOOL ZONE CROSSING



PERFORMING ARTS COMPLEX



MODERNIZE HISTORIC

SCHOOL PLAZA

SCHOOL PLAZA

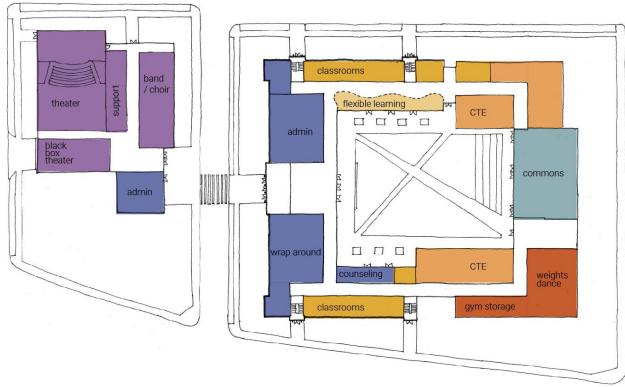


PARKING ENTRANCE

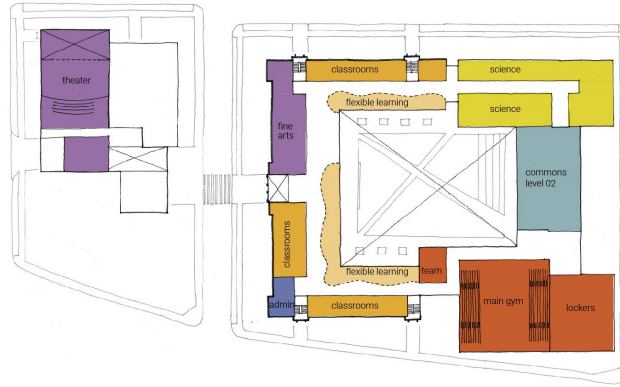


MASTERPLAN CONCEPT

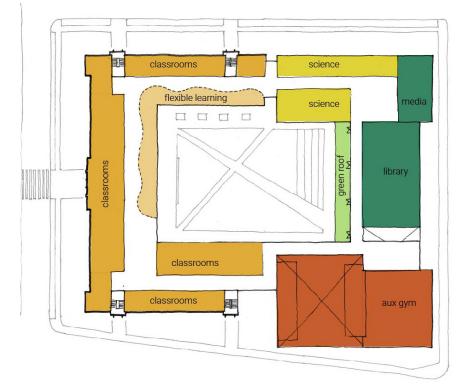
Partial Historic :: Distributed



Plan lvl 01



Plan lvl 02



Plan lvl 03

- P/E
- COMMONS
- ADMIN
- GEN. ED. CLASSROOM
- SCIENCE CLASSROOM
- EXTENDED LEARNING
- CTE
- PERFORMING ARTS
- MEDIA & LIBRARY

MASTERPLAN CONCEPT

New :: Consolidated

Opportunities:

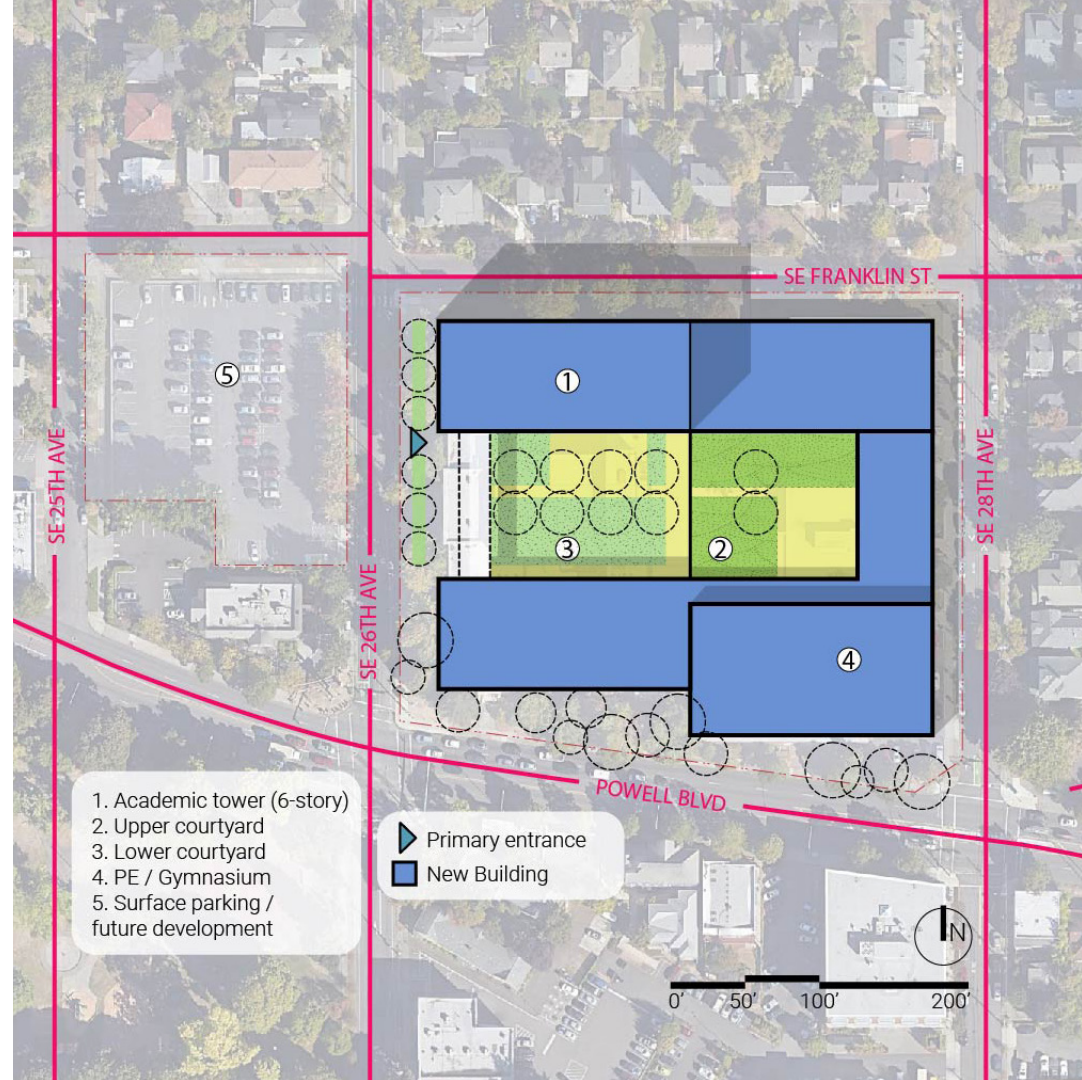
- Entry plaza away from 26th and Powell
Consolidation on main site
- Future opportunity for parking lot site
Athletics, future expansion, swimming

Challenges:

- Powell is noisy
Locate classrooms along Franklin
- Questionable demand for athletic outdoor space on main site
Spread program to create enclosed / secure open social space

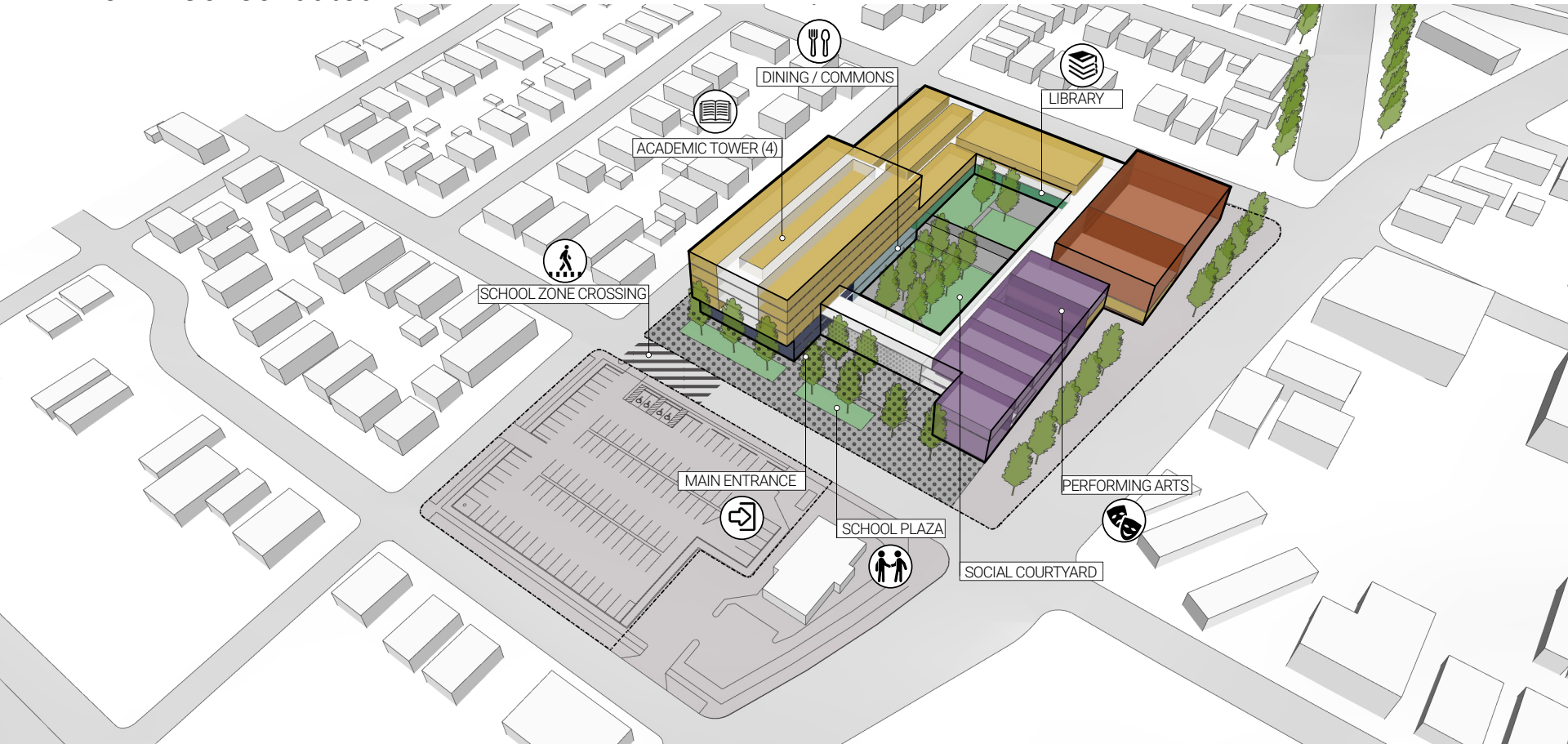
Additional Considerations:

- Potential to reduce to 5 floors by spreading classrooms
- Multi-level outdoor space for programming



MASTERPLAN CONCEPT

New :: Consolidated

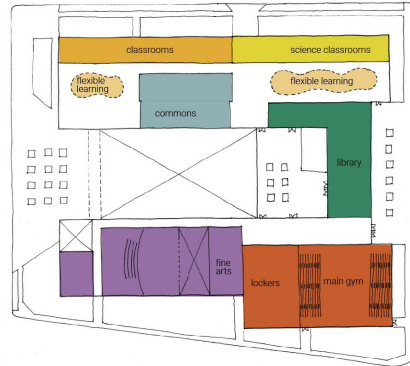


MASTERPLAN CONCEPT

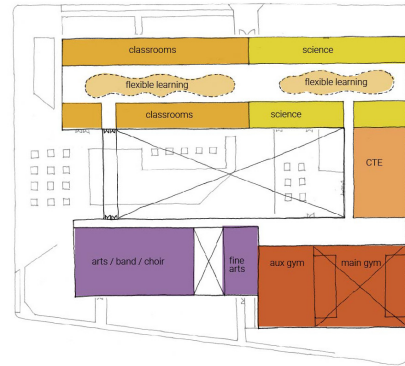
New :: Consolidated



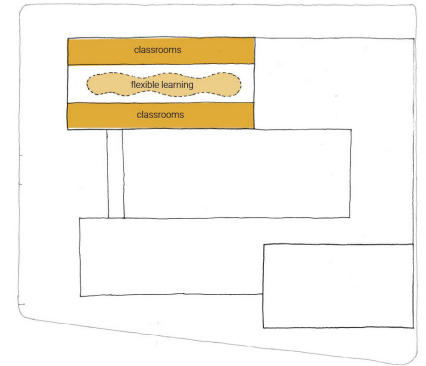
Plan Ivl 01



Plan Ivl 02



Plan Ivl 03



Plan Ivl 04-06

- P/E
- COMMONS
- ADMIN
- GEN. ED. CLASSROOM
- EXTENDED LEARNING
- CTE
- PERFORMING ARTS
- MEDIA & LIBRARY



4.4 Engagement Activity

GROVER CLEVELAND HIGH SCHOOL

Engagement Activity - CMPC 04

Site Massing Foundational Question

1 - 4 - ALL

Historic vs New

Engagement Activity - CMPC 04

Site Massing Foundational Question

1 - 4 - ALL

Consolidated vs Distributed



4.5 Next steps

GROVER CLEVELAND HIGH SCHOOL

4.6 Exit Activity

Please rank the following schemes 1-3, with 1 being your most preferred and 3 being least preferred.



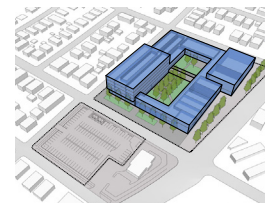
historic :: distributed

rank: notes: _____



partial historic :: distributed

rank: notes: _____



new :: consolidated

rank: notes: _____



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CONCEPTUAL MASTERPLAN
CLEVELAND HIGH SCHOOL
PORTLAND PUBLIC SCHOOLS
20 NOVEMBER 2019

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CMPC -04 Synthesis
Portland Public Schools :: Cleveland High School

HISTORIC - OPPORTUNITIES

CONNECTION TO THE PAST / COMMUNITY IDENTITY (7)

- :: Save a piece of Portland's history.
- :: Keeping some historic elements that people are attached to & connected with.
- :: Respecting the history of the structure.
- :: The entryway and to a lesser extent the brick building is important because of the historical value.
- :: Maintain history of building during a time of historic building loss and support our community.
- :: Connection/Continuity w/ the CHS history.
- :: Historic preservation concept preserves historic identity of community.

AUDITORIUM (6)

- :: Retain large central auditorium/performing arts space & community space.
- :: Historical elements, performing art space & room for school to gather (that isn't gym). COMMUNITY SPACE.
- :: Community Auditorium. Opportunity to keep Portland architecture unique to all the historic high schools.
- :: Keep 1,300 theater.
- :: Keeps historic large theatre. Keeps historic markers.
- :: Keep large auditorium. This is SUPER important.

NEIGHBORHOOD CHARACTER (5)

- :: Preserving neighborhood history and a recognizable neighborhood landmark in a city that's seeing a lot of demolition.
- :: Embraces existing neighborhood.
- :: Preserving character of neighborhood. Sets scale (precedent) for expansions. Provides organizing spine for design.
- :: Maintain warm character of structure. Maintain character of neighborhood. This is SUPER important.
- :: Impression on the kids of a big old building - not many in neighborhood.

SUSTAINABILITY (4)

- :: May have some benefit on the sustainability front (if I had to say something).
- :: Taking a sustainable approach to building by using an existing structure.
- :: Don't "throw way" so much.
- :: Less waste.

QUALITY / WORKMANSHIP (3)

- :: Valuing the quality of past workmanship.
- :: Able to use the historic character to guide the quality and character of additions.
- :: Refurbishing some of the best finishes and craftsman ship that we won't otherwise get.

BEAUTY (3)

- :: Keep the history of building, it's beautiful.
- :: Beauty + aesthetics. Nostalgia.
- :: Create beautiful contrast between old and new. Return historical nature of shell of building.

TREES (2)

- :: Possibly save significant trees adjacent to historic building.
- :: Keeps trees/history.

ARTIFACTS (2)

- :: Keep something memorable (artifact) but not structure.
- :: Door quotes can be incorporated into new design, as nod to history.

OTHER COMMENTS (2)

- :: None (did not identify opportunities with keeping historic)
- :: Unclear (of opportunities)?

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CMPC -04 Synthesis
Portland Public Schools :: Cleveland High School

HISTORIC - CHALLENGES

SPACE CONSTRAINTS/LIMITATIONS (13)

- :: Limits options, choppy, restrictive. Program spaces below grade (+effort to fix!)
- :: Program & space limited by existing building.
- :: The building is not structured to use space efficiently or attractive/cohesive as a whole.
- :: Existing features could limit ability to meet the ed-spec.
- :: Work around given space.
- :: Challenge is does it fit the size?
- :: Places limitation on achieving efficiencies.
- :: Limitation of modern needs/uses.
- :: Limitation on modern, purpose-built spaces, and support spaces.
- :: Redesigning for historic space may disrupt flow across campus.
- :: Forcing space use of the site. Not efficient use of space. Could be hard to get to classes.
- :: Locks in existing scale/partial footprint of a spatially challenged site.
- :: Historic site not necessarily most efficient.

ENTRY / UNIVERSAL ACCESS (6)

- :: The entry on 26th is hard to access and cannot be crossed at the midpoint (ODOT) making it difficult for universal access and safety.
- :: Entrance is pretty BUT flow does not work now.
- :: ADA constraints!
- :: Working within the confines of the primary structural elements of the old school, especially the split-level nature of the western entrances. (Could the floor elevations change?)
- :: Can we modernize circulation to accommodate all?
- ::
- Constraints on design including a longer entrance courtyard or moving entrance. Question of how much value on historic aesthetic.

EXPENSE (6)

- :: Expense for value.
- :: Cost.
- :: Expensive, unknowns, \$ goes into the unknowns, repair, structural shoring, etc..
- :: Increasing costs to preserve historic aesthetics at the expense of better, high quality facilities.
- :: Rehab cost > new? Rehab quality < new?
- :: Cost to fix all the hidden problems in an old building.

SYSTEM UPGRADES (3)

- :: Challenges of updating all building systems.
- :: Integrating new mechanical and other systems.
- :: Challenge for system upgrades/unknowns.

SEISMIC (3)

- :: (Seismic) safety & (energy, acoustics) performance.
- :: Seismic retrofit.
- :: Challenges of seismic upgrade.

AUDITORIUM (3)

- :: Get rid of auditorium! Hairball/clog in center of building where it wants to be more open (possible location of commons that can be connected to tow adjacent outdoor courts in current position).
- :: Theatre is centrally located and hard to work around. Theatre still does not accommodate entire student body.
- :: Deprives central campus from open social space.

OLD OUTDATED BUILDING (3)

- :: Old but not spectacular.
- :: Building is outdated.
- :: Historical elements keep us stuck & unable to move forward.

PROXIMITY TO STREET (2)

- :: Limitation of the E spilling on to 26th.
- :: Too close to property edge.

SAFETY & SECURITY (2)

- :: Safety & security.
- :: Unknowns re: the age/danger of time and damage, deterioration unknowns.

OTHER (1)

- :: None (did not identify challenges with keeping historic).

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CMPC-04 Synthesis
Portland Public Schools :: Cleveland High School

NEW - OPPORTUNITIES

CLEAN SLATE / MAXIMIZE FLEXIBILITY (27)

- :: Opportunity for the best use of site, response to adjacent street (and travel path), and creating outdoor space.
- :: More flexibility to maximize daylight, inclusive access + design. Highly prefer new.
- :: Clean slate for optimized space
- :: Design a school as it can best utilize the site and current educational needs
- :: Re-imagining what the school can be without constraints of existing building - New Identity! Could be great!
- :: Maximizes the use of existing spaces & parking lot.
- :: Maximum flexibility on a clean slate.
- :: Flexibility to create a school that feels intentionally designed and not forced.
- :: Able to be more efficient & land bank the parking.
- :: Opportunity to do anything (within the budget).
- :: Flexibility.
- :: Can create new well planned campus w/ good space use. Façade can be built to look historic using brick, etc.
- ::
- :: Allows for blank slate - to do the "math exercise" of fitting modern program on site. Less likely need to expand to other parcels.
- :: Have less constraints allows for the most effective option to be chosen. Allows for most modern design.
- :: Fresh start - fewer constraints.
- :: Greater creative freedom to rethink the overall design holistically.
- :: More efficiency use possible.
- :: Ability to configure classrooms & layout logically/efficiently.
- :: Total flexibility in design. More efficient use of space. Next generation design. No constraints.
- :: Complete control in achieving project goals and thinking ahead to future modernization.
- :: Able to reimagine the welcome + connecting the outside gathering spaces with the inside.
- :: Greater flexibility of space types?
- :: Light and bigger/flexible spaces for programming. Assemblies w/ entire student body in gym. Safe & security.
- :: Opportunity to modernize school, 21st century.
- :: Better larger spaces and smaller rooms.
- :: Relationships of varied uses for greater efficiency & flow of students.
- :: A beautiful new façade, building site with seismic quality built in. Functional & safe entry with ADA integration.

SUSTAINABILITY / NATURE (7)

- :: Sustainable, healthy, strong building materials for increased maintainability and lifespan.
- :: Reduced carbon footprint, sustainable practice/LEED.
- :: Access to outside courtyards, green space.
- :: Energy/LEED efficient, passive solar, 3rd teacher, new systems, space educates, engineering innovation(s).
- :: spaces; LEED certification.
- :: Biophilic ties to nature.
- :: Outdoor common area (not field space).

ADVANCED BUILDING MATERIALS (2)

- :: Technologically advanced building methods & materials improves user experience and building efficiency.
- :: New materials and programming.

OTHER (6)

- :: Embrace limitations, we will never be a 20th suburban high school. So maybe focus on performance areas from ground up.
- :: 26th becomes bike + bus only.
- :: Make courtyard more like convent, walk area.
- :: Make space for more classroom space, away from busy traffic.
- :: The larger entry nearer Franklin makes more sense with gym and theater near Powell.
- :: I think this group, or future groups, would benefit from seeing examples of photos from new build schools. Eliminate worry that it would look like "Walmart".

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CMPC-04 Synthesis

Portland Public Schools :: Cleveland High School

NEW - CHALLENGES

LOSS OF HISTORY / CHARACTER (11)

- :: Community will hate losing charm. Shouldn't have to sacrifice all historic icons just to maximize space.
- :: Wasting an existing resource to tear down & build something in its place.
- :: Addressing/Appeasing those who are nostalgic for the historic building.
- :: Lost history.
- :: Losing the historic look & style unplugs us from history and where we came from.
- :: History lost (potentially). Forces design team to find key spatial organizing piece.
- :: Doesn't necessarily have semblance to history.
- :: Loss of some historic elements.
- :: Loss of character.
- :: Sentimental loss.
- :: Lose aesthetic of building.

MODERN DESIGN (11)

- :: Non-contextual.
- :: Keeping the Cleveland ethos in the space. Ensuring it's timeless.
- :: Achieving the mix of materials and scales that make historic buildings so human and interesting.
- :: Bland modern.
- :: Just another big square modern building w/ metal panels.
- :: Spaces could end up smaller/worse than current.
- :: Creates impersonal cold space without character of original structure.
- :: Getting caught up in latest architectural trends - not all good.
- :: Going all modern reminds me of a Target or Walmart: pretty generic.
- :: ICK factor!
- :: New technology/new material are unknowns and could end up causing more problems.

NONE (5)

- :: None (did not identify challenges for new construction).
- :: None (did not identify challenges for new construction).
- :: None (did not identify challenges for new construction).
- :: None (did not identify challenges for new construction).
- :: None (did not identify challenges for new construction).

AUDITORIUM (4)

- :: Having a 1700 seat auditorium.
- :: Lose large auditorium.
- :: Diminished facilities due to inadequate ed spec requirements e.g. auditorium size "(Ed specs need an anti-backsliding provision)".
- :: Diminishes significantly spaces for performing arts.

OTHER (10)

- :: Meeting everyone's expectations and establishing priorities.
- :: How received (presented to community?)
- :: Not shading north houses.
- :: Maybe too many floors for travel.
- :: How utilized in bad weather - noise & classroom disturbance (common in field). Safety.
- :: Safety across streets.
- :: years - many years.
- :: Not having too much outdoor grass space: weather prohibits use most of the year.
- :: Need drip edges.
- :: Use cozy finishes.

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CMPC-04 Synthesis

Portland Public Schools :: Cleveland High School

CONSOLIDATED - OPPORTUNITIES

UNIFIED SITE (18)

- :: Cohesive, unified campus, all of one piece.
- :: Densification on the site, less ground to cover between program.
- :: Ease of access for all.
- :: Easier access for student between classes. Future opportunities for flexibility before uses existing spaces.
- :: Easier to maintain/manage.
- :: Efficient use of existing space.
- :: Efficient use of space.
- :: Integrated - opportunities to co-mingle.
- :: Interaction.
- :: Shorter commutes between classrooms.
- :: Travel time.
- :: More community being on one campus.
- :: One Site.
- :: Simpler.
- :: Opportunity to keep students on campus and reduce opportunities/transition that make it easy to leave.
- :: Tight-knit community.
- :: Travel time to classes.
- :: Unified - no department would be "annexed".

SAFETY / SECURITY (15)

- :: Ability to avoid having to cross 26th. Opportunity for a secured courtyard space on the main site.
- :: Can make it all happen without crossing the street.
- :: Management of students & safety.
- :: Opportunities for different parking but not traffic safety issues. Can provide more safety & security of campus.
- :: Safer/security.
- :: Kids or staff don't get hit while walking across street w/ airpods in while texting.
- :: Less travel across 26th.
- :: Not required to cross street.
- :: Program is contained in the existing footprint, safe.
- :: Safer with a single unified campus.
- :: Safety.
- :: Safety & Security. Student management.
- :: Less likely to need to cross 26th.
- :: Limits traffic/crossing conflicts.
- :: Safety.

FUTURE FLEXIBILITY (5)

- :: Opportunity for future growth.
- :: Leaves land for future growth.
- :: More flexible for expansion.
- :: Land bank parking for development.
- :: Parking lot becomes "future ready" because Burgerville will go out of business someday then we pounce and make a big sports field.

SUSTAINABILITY / ENERGY EFFICIENCY (4)

- :: Efficiency in operating systems.
- :: Energy efficiencies.
- :: More efficient energy use.
- :: Sustainable urban footprint.

OPEN SPACE (4)

- :: Increases amount of open space.
- :: More opportunity for green space.
- :: More open spaces outside and another space for PE programs.
- :: Site/ Outdoor use : drop off, entry courtyard, social outdoor, PE space.

OTHER (7)

- :: Less money potentially in capital expansion.
- :: More urban - Celebrates different character than suburban model of all other school.
- :: Keep parking. Use of roof top facilities.
- :: Form & function.
- :: Development of athletic facility.
- :: Implement universal design.
- :: None (did not identify opportunities for a consolidated site).

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CMPC-04 Synthesis
Portland Public Schools :: Cleveland High School

CONSOLIDATED - CHALLENGES

BLDG HEIGHT - STORIES (12)

- :: Height.
- :: How a taller building will be received by the neighborhood.
- :: Pressure to go above 3 stories, what changes character.
- :: Building heights grow and no longer fit in community necessarily.
- :: Put high stories by Powell so we don't shade out no houses (and east) (triple glazing solves noise).
- :: Height challenges/ADA.
- :: Towers are hard to navigate, hard on neighborhood. Accessibility.
- :: Travel times and accessibility.
- :: Difficult for kids to get to class.
- :: Height of buildings. Time in passing if tall buildings.
- :: Going "up" doesn't always work for users w/ 5 min to get somewhere (there is a sweet spot on a scale for 1700 people).
- :: Height required - challenge of climbing from floor 1 to 6/8 plus neighbors may object to 6 story building on Franklin Street.

CONSTRICTED (10)

- :: Crowded - not enough space for flexible areas? Not much space for athletics.
- :: Fail to make optimal use of footprint. Density of student body.
- :: Fitting all desired programming.
- :: Flexibility? Tight.
- :: More constricted areas - less opportunity for innovative use of space.
- :: Potentially crowded....can we use rooftop spaces?
- :: Space, something gives.
- :: Stuck w/ a small space.
- :: Thoughtfully densifying the site.
- :: Will it all fit? (though I understand that population ebbs and flows)

EXTERIOR OPEN SPACE (7)

- :: Insufficient green space.
- :: Limits the chance for outdoor space/natural light on the main site. Leaving a surface parking lot is a waste of land.
- :: Small land space deprives campus of open/social spaces.
- :: Green/outdoor space.
- :: Cramped/lack of open space on campus.
- :: Finding the desired breathing room and green space, which is lacking now.
- :: Does not provide exterior spaces.

ADJACENT SITE UNDER UTILIZED (4)

- :: Does not make use of available land.
- :: Misuse of parking lot space.
- :: I'd like to see the new consolidated scheme show parking underground and use space more effectively.
- :: Parking lot wasted.

NATURAL LIGHT (3)

- :: Natural light.
- :: Natural light.
- :: Daylight.

OTHER (7)

- :: Relief/shelter.
- :: Repetition or retention of possible entrance. Exit.
- :: Noise (possible in classroom).
- :: Limits events or volume to existing uses (functional uses).

- :: How would it work for growth?
- :: Can the SE 33rd & Powell FB field site be used as gym, tennis, etc?
- :: None (did not identify challenges for a consolidated site).

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CMPC-04 Synthesis
Portland Public Schools :: Cleveland High School

DISTRIBUTED - OPPORTUNITIES

EXTERIOR OPEN SPACE (13)

- :: another building on that site
- :: Possibility of green space.
- :: Accommodates more outdoor open space.
- :: More outdoor space.
- :: More courtyard space.
- :: Allows for more courtyard/open space on main site.
- :: Larger more meaningful outdoor commons area on main site.
- :: Open space.
- :: Opportunities for courtyards.
- :: Potential for more open space to support student (and staff) mental health and positive connections.
- :: More opportunities for green space - for light, sports, gathering/community.
- :: More open space.
- :: Green spaces.

FLEXIBILITY / MORE SPACE (11)

- :: Ability to arrange the program more freely.
- :: Allows for more flexible programming. Allows for rooftop uses (above/underground parking).
- :: Better feeling of space - less cramped.
- :: Better space planning, flexible building layouts.
- :: Better use of all properties for smaller buildings.
- :: Expand commons & cafeteria. Synergy w/ community programming.
- :: More flexibility of light gathering space, more internally located flex space.
- :: Programming flexibility.
- :: Room to grow, use what we have.
- :: Spread out! Have space.
- :: Urban character could be positive. Flexibility in program/services. Build for expansion. Easier to "zone" public vs. scholastic.

BETTER USE OF ADJACENT SITE / CAMPUS FEEL (7)

- :: Showcase "new" and improved feature of school gym or theatre to create new icon.
- :: Chance for more program, utilizes parking lot for better purpose.
- :: Better use of parking lot, new icons for community. (skybridges in new buildings?)
- :: Create more of a campus.
- :: Ability to "create" a faux campus with some more resting outdoor spaces.
- :: Maximizes potential for use of entire campus efficiently including parking lot.
- :: Higher, better use of parking lot.
- :: Development of athletic facility

NEIGHBORHOOD SCALE (2)

- :: Low rise/not really a "high rise" neighborhood. Trees outside the window.
- :: Maintains the neighborhood character.

OTHER (10)

- :: Swimming pool!
- :: Identity of programs.
- :: Synergy w/ other entities/agencies - physical ed in parking lot/Portland parks or performing arts/community arts.
SW community center or Mt. Scott like facility w/ sharing by school. (even with aquatics if we would have Burgerville site).
- :: With limited site, it's critical to utilize all spaces, but that doesn't mean a building on the parking lot.
- :: Looks better.
- :: "Performing arts center" 1700 GO BIG great auditorium.
- :: Giving different functions different character appropriate to their functions.

- :: Eventual closing of 26th Ave. Make street (26th) bike & bus only + skybridge.
- :: I've given up on athletic field (embrace the limits, no HS sport in rest of world).
- :: Implement universal design.
- :: None (did not identify opportunities for distributed site).

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CMPC-04 Synthesis
Portland Public Schools :: Cleveland High School

DISTRIBUTED - CHALLENGES

SAFETY - STREET CROSSING (22)

- :: Traffic Safety. Safety & security of campus.
- :: Crossing 26th Ave.
- :: Crossing 26th Ave.
- :: Crossing 26th Ave.
- :: Crossing 26th Ave. multiple times per day for students.
- :: students, not elementary.
- :: Crossing 26th Ave. - must have some bridge or major traffic control.
- :: Crossing 26th Ave. - safety issues.
- :: Crossing 26th Ave. especially if south of Franklin Street.
- :: Crossing 26th Ave.
- :: 26th Ave. and traffic.
- :: Access across 26th Ave.
- :: Connection - tunnel?
- :: Safety.
- :: Safety.
- :: Safety & Security. Student Management.
- :: Safety (road crossing). Weather - crossing in rain/fowl weather.
- :: Safety in crossing streets and controlling crowd movement during all school functions.
- :: Safety traffic/crossing conflicts.
- :: Safety crossing street.
- :: Safe crossing.
- :: Safe pedestrian connections.

DIVIDED CAMPUS (14)

- :: Segregation.
- :: Segregation.
- :: Complexity of collaboration.
- :: A department would be separated from other academics.
- :: Disconnected department example/ arts across the street.
- :: Isolation on campus.
- :: Fragmented campus which already has separation w/ field.
- :: Loss of building connection.
- :: Connection across depts/students.
- :: Something will feel secluded (less important potentially).
- :: Feelings of detachment between buildings.
- :: Connection w/ the rest of the campus.
- :: Feeling of connection to the campus street activity. Too easy to leave and not come back?
- :: Further journeys for either performers or athletes to the field or eastern classrooms.

DISTANCE / TRAVEL TIME BETWEEN CLASSES (12)

- :: Long distance between classrooms.
- :: Going "long" doesn't always work for folks w/5min to get somewhere (there is a sweet spot on a scale for 1700 people)
- :: Travel time.
- :: Distance to travel crossing the street.
- :: Passing time - distance.
- :: Getting to and from expanded space - time crunch.
- :: Long walks/travel between classes.
- :: Longer time to circulate to 5 mins limits of building (?)
- :: Travel issues across 26th Ave.
- :: Time required to travel between blocks.

- :: Travel time.
- :: Time/Distance to travel between areas.

OTHER (2)

- :: What is the best program to put in parking lot space?
- :: Costs in site development.