MEETING MINUTES

PROJECT: Cleveland High School PROJECT NO: 2019912.00

Conceptual Master Plan

DATE: 15 October 2019 FILE NAME: 191009_CMPC01_Minutes

SUBJECT: Conceptual Master Planning Committee Meeting 01

MEETING DATE: 09 October 2019 **TIME:** 6:30 – 8:30 PM

LOCATION: Cleveland High School Room 220

ATTENDEES: Stephen Effros PPS seffros@pps.net

Sue Brent PPS <u>sbrent@pps.net</u>

LeRoy LandersMahlumllanders@mahlum.comAlyssa LeeviraphanMahlumalyssal@mahlum.comChris BrownMahlumcbrown@mahlum.comOctavio GutierrezMahlumogutierrez@mahlum.com

CMPC Committee See attached attendee list

COPY TO: 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.

ACTION ITEMS

:: Mahlum to distribute the instructions for Engagement Activity 02 (See item 1.5 below) so that CMPC members can come prepared for the activity to start the next meeting.

ITEM DISCUSSION ACTION BY

1.1 Introductions

- :: Stephen Effros, PPS Project Manager for the Conceptual Master Plan projects, welcomed everyone to the meeting and explained the CMP process and goals.
- :: LeRoy Landers of Mahlum Architects reviewed the evening's agenda.
- The members of the CHS CMP Committee were polled about what groups they represented (teachers, students, staff, community, etc.) to give everyone a better idea of the composition of the committee.
- :: Mahlum introduced the members of their team and reviewed some of their relevant project experience.

- :: Mahlum gave a brief case study presentation to introduce the committee to their work at Grant High School, specifically as it related to how the input from the Grant master planning committee influenced the built design of the building.
 - :: The GHS master planning committee identified some of the following concerns that had a big influence on the project:
 - :: Accessibility and Connectivity
 - :: Socioeconomic Divide
 - :: Equity and Inclusion
 - :: Beloved Historic School
 - :: Performing Arts Theater

1.2 CMPC Process and Schedule

- :: Introduced the 'PPS Relmagined' District Vision and Core Values and discussed how those priorities can be translated into built facility designs.
- :: Introduced the Conceptual Master Plan process as it is envisioned by PPS for this project.
- :: Introduced the PPS High School Education Specification (Ed Spec) and how it will by used as part of the master planning process and beyond.
- :: Discussed the concept of a 'full modernization' of a high school, particularly as it has been executed recently on other PPS high schools.
- :: Reviewed the CMPC Member Charter.
- :: Reviewed the CMP schedule.

1.3 Cleveland High School History

- :: Briefly reviewed the history of Cleveland High School since its founding as the School of Commerce in 1916 and the history of the school facilities that have occupied the current Cleveland High School site.
- :: Discussed the District's relationship with the State Historic Preservation Office (SHPO) and the type of review that will be part of the process of making changes to the CHS facilities.
- :: Reviewed the Historical Significance and Building Integrity plan document for CHS that was completed as part of the PPS 2009 Historic Building Assessment Report.
- Reviewed the CHS Mission Statement along with the inscriptions above the CHS side entry doors.

Q&A Ouestions and Answers

- :: The floor was opened to questions from the CMP Committee.
- :: Many of the questions were focused on defining the scope of the CMP process, particularly with respect to constrained urban site where the school is located and the potential for options that address the non-contiguous nature of the PPS owned parcels.
- :: Discussed concerns about the Ed Spec target of creating a 1700 student school vs. the population of schools such as Franklin HS which have a larger

population than the target. This item was added to the 'Bike Rack' for issues that are important to carry forward to the future but are not part of the scope of the current CMP process.

1.4 Engagement Activity 01: Foundational Questions

- :: Desired outcome of activity: Understand modernization priorities
- :: Foundational Question: What should our top priorities be for the Cleveland High School modernization?
- :: Format: 1-2-4 All. Notecards were given to each participant and participants were asked to write down response to the question. The participants then paired up to discuss their responses with others in groups of 2, then 4 (or 5), participants. Each group of 4 (or 5) then shared their priorities with the whole group. Mahlum Architects recorded the priorities and posted them at the front of the room.

1.5 Engagement Activity 02: Historic Significance

- :: Due to the time spent in the Q & A section above there was not time to do this activity during the meeting. As 'homework', Mahlum will distribute instructions for this activity so that committee members can come prepared to the next meeting with their thoughts and complete the activity then.
- Desire Outcome: Understand the community's preservation priorities

 Engagement Activity: Provide aerial site plan, floor plans, images, etc. and ask participants to mark directly on the site plan (or with sticky notes) to respond to the following questions:
 - :: Identify the places that the community values?
 - :: Where is change necessary?

Identify places of memory or historic value?

1.6 Exit Activity

- Participants were given (2) green dots to place on the cards describing priorities from Engagement Activity 01 that they feel were very important and (1) yellow dot to place on the card of the priority that they feel is the most important.
 - The results will be tabulated for review at the next meeting and are provided as an attachment to these meeting minutes. If participants later think of priorities that were not captured during the discussion, they may bring them to the next meeting.

1.7 Questions and Next Steps

- :: As noted under item 1.5 above, the instructions for Engagement Activity 02 will be distributed to the CMPC to prepare for the activity as part of meeting #2.
- :: The focus of CMPC meeting #2 will be on Program and Analysis. The meeting will be held at 6:30 PM on October 23rd at CHS.



Cleveland High School Conceptual Master Plan Committee MEMBER SIGN-IN SHEET

PORTLAND PUBLIC SCHOOLS

Office of School Modernization

501 North Dixon Street • Portland, OR 97227

Fax: (503) 916-3253

Cleveland High School: Co	nceptual Master Plan Committee	2 #1				
Date: Wednesday October 9th, 2019, 6:30-8:30pm, Cleveland High School						
Name	Affiliation	Signature	Comment			
Curt Smeller	CMPC Member					
Terry Franks	CMPC Member	Agustos				
Jeff Butler	CMPC Member					
Brad Demby	CMPC Member	BRAN DEMBY				
Jeff Hartnett	CMPC Member					
Heather Fraser	CMPC Member	HFran,				
Rashmi Vasavada	CMPC Member	Zan -				
Daniel Chin	CMPC Member	The same of the sa				
Christine Pitts	CMPC Member					
Michael Sweeten	CMPC Member	Mulifornito				
Ed Pike	CMPC Member					
Niki Trueblood	CMPC Member	n-Mulsterl				
Dana Hepper	CMPC Member	Danl				
Ross Swanson	CMPC Member	fr me	,			
Matthew Packwood	CMPC Member	mp	1			
Abigail Bokman	CMPC Member	2600				
Neil Gibson	CMPC Member					
Jane Alexander	CMPC Member					
Justin Monahan	CMPC Member	700				
Jago Dorn	CMPC Member	Jay X sek				
Devon Burke	CMPC Member					
Kellie Cook	CMPC Member	re se				
Keska Kemper	CMPC Member	Ku lu				
Keith Daily	CMPC Member					
Steve Szigethy	CMPC Member					
Jan Watt	CMPC Member	JAN West				
Jonathan Lundstrom	CMPC Member	Callelle				
christina marcoules	CMPC Member					
Michelle Jasso	CMPC Member	Michel Bass				
John Sheehan	CMPC Member	Hochan				
Andrew Pitts	CMPC Member	The state of the s				
Michael O'Connell	CMPC Member		Hello!			
James Mast	CMPC Member					
Michael Szwaya	CMPC Member	TAMA				
Laurie Blount	CMPC Member	Deven				
Aaron Malone	CMPC Member	- Am				
Lilly Windle	CMPC Member	fll 12 10 l	Hello			

Name	Affiliation	Signature	Comment
Margaret (Meg) Griffith	CMPC Member	Meg Affor	
Bryan Ross	CMPC Member		
David Williams	CMPC Member	JAN Sin	
Heath Korvola	CMPC Member	O Par	
Nicholas Overall	CMPC Member	/pil	
Rebekah Disbrow	CMPC Member	Reel D	
Jacquilyn E. Saito	CMPC Member	June W	
Heavenly Escobar	CMPC Member		
Brad Hathaway	CMPC Member		
STEPHANE PAMPION Amenda Weberwela		Spokenix A Compron	
Amenda Weberwela		Smareer	
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CMPC -01 Cleveland High School

MASTER PLAN PRIORTIES EXERCIZE SUMMARY

PRIORITY DESCRIPTION	GREEN DOTS	GOLD DOTS	Total Dots
SITE ISSUES			
finding something unique consider consolidation	_	_	
explore higher use of parking	3	1	
contiguous campus	4	2	
athletic field at 31st and powell	2	-	
innovative strategic use of existing pps propertis in the area	4	3	
connectivity on campus	6	4	
safety related to highway 26	-	1	
land swap with the park	1	-	
· · · · · · · · · · · · · · · · · · ·	20	11	31
BUILDING DESIGN			
Preservation of historical details	2	1	
timeless design ideas	2		
Flexible open environments	2	_	
Fleible future read and scalable	6	4	
Connect to natural environment	-	-	
estinest to natural crivitoninent	12	5	17
CORE STUDENT LEARNING & NEEDS			
Address student needs that are not often met	2	1	
Embody universal design incorporate all needs	1	4	
Support a mix of learning styles	3	-	
	6	5	11
ADDITIONAL STUDENT LEARNING AND NEEDS			
Spaces for arts, athletes, social spaces	4	3	
Spaces to honor non academic needs	6	-	
connect with the arts	_	1	
	10	4	14
CLEVELAND AS DESTINATION			
Human Comfort	3	4	
Feel comfortable & want to stay	1	-	
Create spaces that make students want to stay	6	2	
a court operation make trade in white to study	10	6	16
BUILDING SAFETY			
Safety	6	-	
Create a welcoming environment for all	2	-	
Safe but welcoming leanrning environment	1	-	
Consider balance of safety & Openness	1	-	4.5
	10	-	10

COMMUNITY CONNECTIVITY

View from Powell - public image	-	-	
School as community center	3	1	
connectivity to community	2	-	
	5	1	6
CLIMATE POLICY			
Environmental policy exceed pdx climate action plan	1	2	3
OCCUPANT HEALTH			
Heath & Wellness	1	1	2
BUILDING AS A TEACHING TOOL			
Building as a teaching tool	-	1	
incorporate lessons learned	-	-	
Student involvement in the entire process	-	-	
	-	1	1
INTERNATIONAL FOCUS			
Promote international focus	-	1	1

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09 OCTOBER 2019
CONCEPTUAL MASTER PLAN COMMITTEE MEETING #1

Cleveland High School CMP

Portland Public Schools

CONCEPTUAL MASTER PLANNING CMPC -01 vision & goals

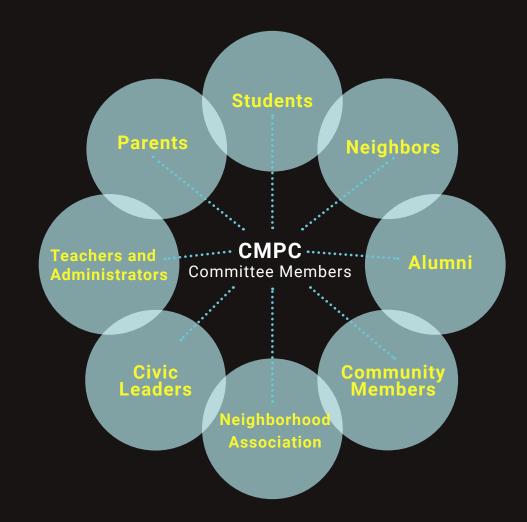
AGENDA

- 1.1 INTRODUCTIONS
- 1.2 CMPC PROCESS
- 1.3 CLEVELAND HIGH SCHOOL
- **1.4 ENGAGEMENT ACTIVITY 01** (Foundational Question)
- **1.5 ENGAGEMENT ACTIVITY 02** (Historic Significance)
- **1.6 EXIT ACTIVITY**
- 1.7 QUESTIONS AND NEXT STEPS



CONCEPTUAL MASTER PLANNING COMMITTEE (CMPC)

CMPC members synthesize community-wide input and share the evolving details of the project to others in the community. While CMPC members do not make decisions, their input is crucial in creating a design that the entire Cleveland community can be proud of.



CORE MAHLUM TEAM



LeroyLanders
AIA



Alyssa Leeviraphan AIA LEED AP



Chris Brown AIA LEED AP



Octavio
Gutierrez
AIA LEED AP

Principal-in-Charge

Project Manager

Project Architect

Project Designer



HISTORIC RENOVATION EXPERIENCE

GRANT HIGH SCHOOL

Modernization & Addition, Portland Public Schools

CLEVELAND HIGH SCHOOL

Seattle Public Schools

NATHAN HALE HIGH SCHOOL

Modernization & Addition, Seattle Public Schools

COE ELEMENTARY SCHOOL

Seattle Public Schools

QUEEN ANNE ELEMENTARY SCHOOL

Seattle Public Schools

THE NORTHWEST SCHOOL

CLARK HALL

University of Washington

SUZZALLO LIBRARY

University of Washington





HIGH SCHOOL EXPERIENCE

GRANT HIGH SCHOOL

Modernization & Addition, Portland Public Schools

CLEVELAND HIGH SCHOOL

Modernization & Addition, Seattle Public Schools

FOREST GROVE HIGH SCHOOL

Addition & Renovation, Forest Grove School District

NATHAN HALE HIGH SCHOOL

Modernization, Seattle Public Schools

SOUTH MEDFORD HIGH SCHOOL

Renovation, Medford School District

NORTH MEDFORD HIGH SCHOOL

Renovation, Medford School District

MILWAUKIE HIGH SCHOOL

Renovation & Addition, North Clackamas School District

ISSAQUAH HIGH SCHOOL

Issaguah School District





GRANT HIGH SCHOOL

"The Grant High School modernization will result in an inclusive learning environment that fosters strong, productive relationships among students, teachers and the community through inspiring, flexible spaces that honor the history while supporting students' success in college, career and life."

CHALLENGES & OPPORTUNITIES

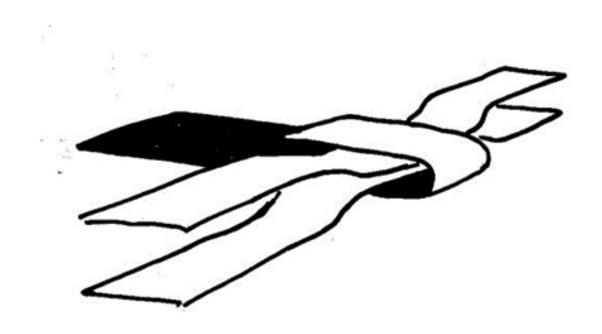
- · Accessibility & Connectivity
- Socioeconomic divide
- Equity & Inclusion
- Beloved historic school
- Performing Arts theater



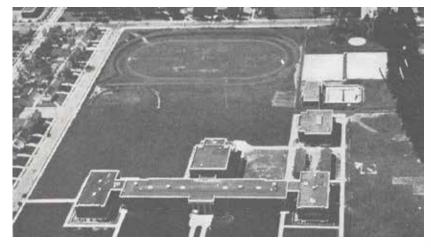
Embracing the past...

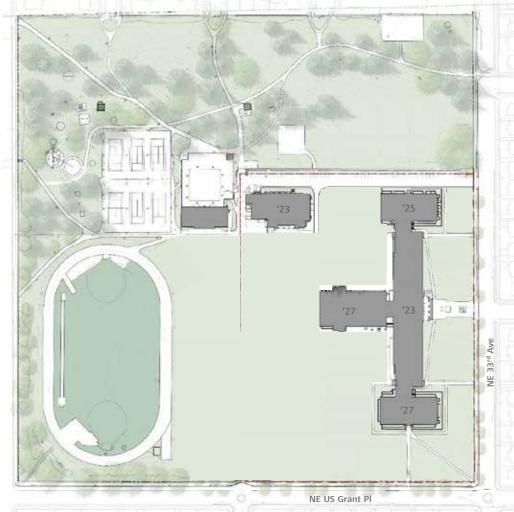


"Bringing everybody into the fold..."



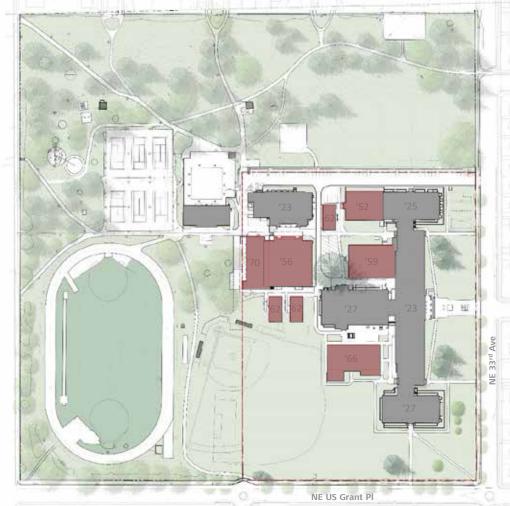
Original Site Plan



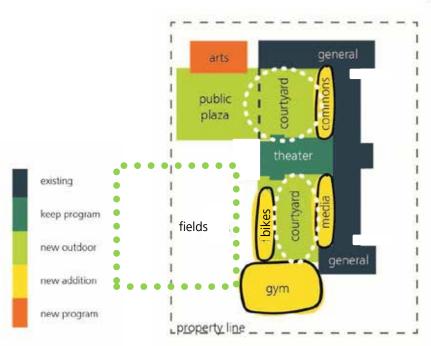


Previous Site Plan





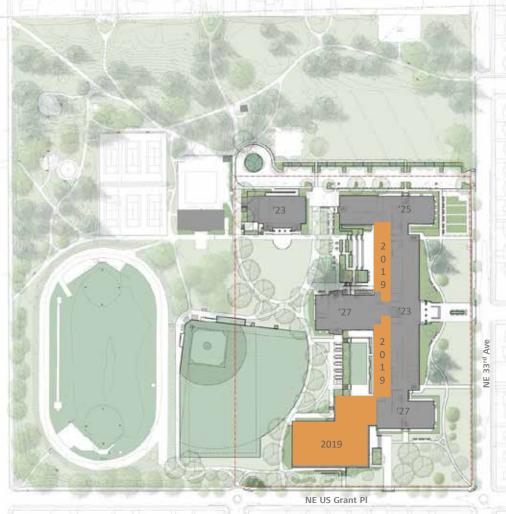
New Site Plan



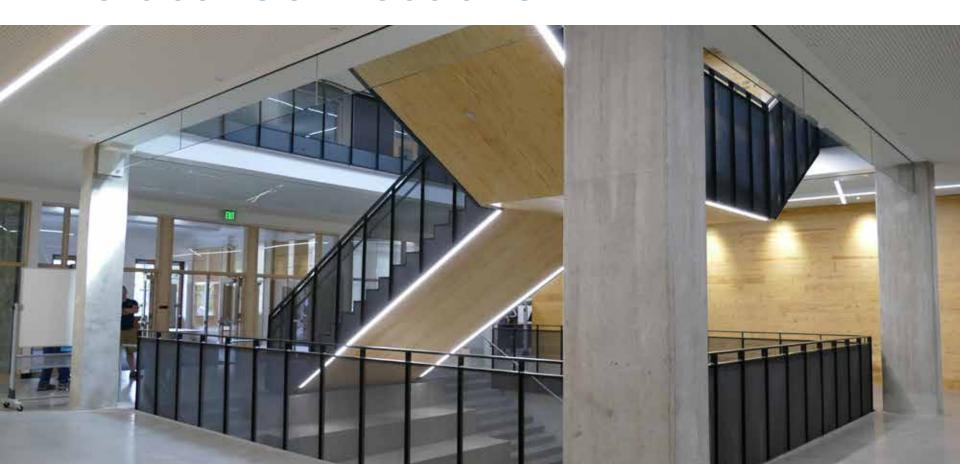


New Site Plan





Vertical Connections







Grant Magazine

The Grant High School news magazine. Connected.





'Why don't you eat in the cafeteria?'
.........We all know the real reason...
it's an ugly truth that people don't
want to really think about.

- Grant High School Student

"Remedial courses are taught in the basements and honors courses are taught on the upper floor. And one of the things you see is a huge socioeconomic and racial rift."

- Grant High School Teacher











Historic Significance - Auditorium



Coffered ceilings



1932 Hoeckner murals



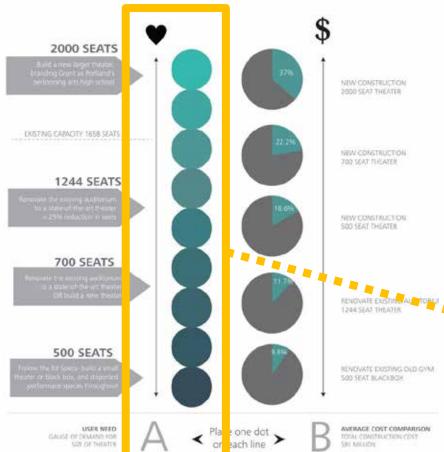
Stage moulding



Theater: Tradeoffs



What are you willing to compromise for an expanded performing arts program?

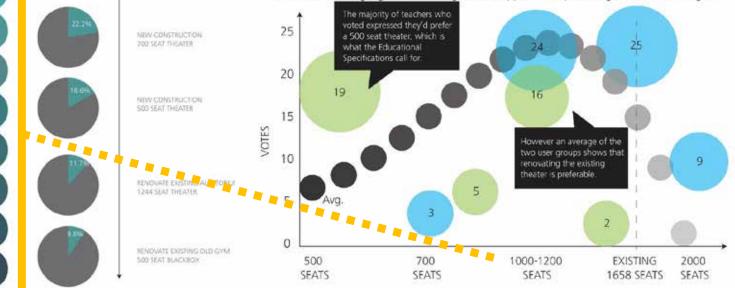


PRIORITIES

Theater



We heard from our Performing Arts stakeholders that there is demand for a larger theater, so we wanted to gauge that desire against the approximate percentage of the total budget.



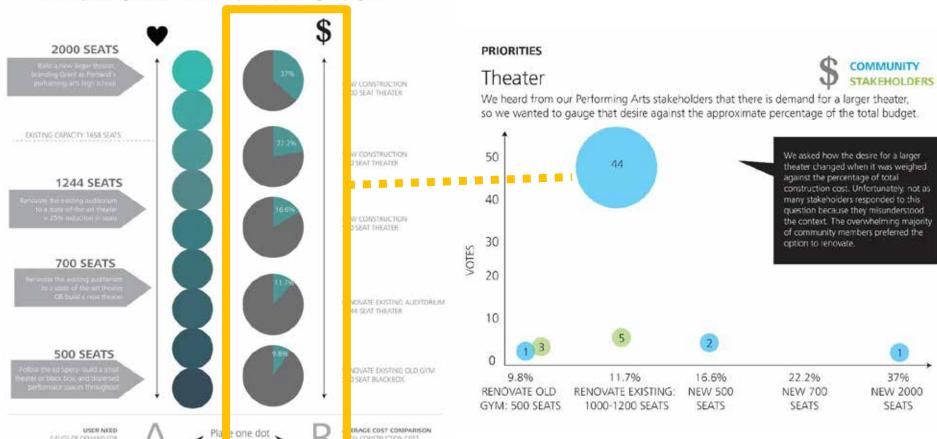
Theater: Tradeoffs What are you willing to compromise for an expanded performing arts program?

each line

MEDIAN

GALIGE OF DEMAND FOR

SIZE OF THEATER







Equity is a priority...





All-User Restrooms





1.2 CMPC Process

Portland Public Schools ReImagined DISTRICT VISION

The Vision for Portland Public Schools focuses on what we want to be true for our graduates. The Vision is a journey of ongoing creativity, learning, and improvement, and its boldness can speed progress by inspiring action and collaboration. A graduate of Portland Public Schools will be a compassionate, critical thinker, able to collaborate and solve problems, and be prepared to lead a more socially just world.



Portland Public Schools Relmagined

DISTRICT CORE VALUES

Students at the center

We believe that all students have the ability to succeed and that positive impacts on students are at the center of each decision and action. We believe that student voice is essential to understanding and solving the core issues of education and that including student voice is a priority.

Honesty and Integrity

We believe in demonstrating honesty and integrity in every action we take, with sincere, ethical, transparent, and accountable communication and decision making in service of our students, families, staff, and community.

Racial Equality and Social Justice

We believe in the fundamental right to human dignity and that generating an equitable world requires an educational system that intentionally disrupts—and builds leaders to disrupt—systems of oppression.

Excellence

We believe in rigor and high standards for all students and staff, and that achieving excellence and high performance is the result of the school system acting as a continuous learning organization.

Respect

We believe in respect for all. Every person brings value and deserves to be treated with care, courtesy, and compassion.

Relationships

We believe that relationships are vital to our success. Authentic human connection, established through kind, caring relationships, builds trust, fosters understanding, and strengthens our ability to work together toward shared aspirations.

Creativity and Innovation

We believe in the power of effective problem solving, supported by a culture of creativity and innovation. Challenging assumptions, nurturing curiosity, welcoming new ideas, and developing lateral thinking skills are essential to developing effective strategies for constructive change.

Joyful Learning and Leadership

We believe in learning and leading in ways that foster human connection, deep appreciation for each other, satisfaction in our work, and appreciation of the learning process.

Partnerships and Collaboration

We believe that together, we know and can achieve a great deal, and that by leveraging the collective actions of a group of committed stakeholders, we can achieve our Vision.

Grounded in the Spirit of Portland

We believe that our unique Portland identity gives us the collective wisdom to acknowledge and learn from our community's diverse history and fuel our progress toward a new era of courageous and innovative collective action to create a better Portland for all.



CMPC PROCESS

What is Conceptual Masterplanning?

The conceptual master planning process is a planning strategy that will provide the framework to determine each school's overall program needs, site layout, and estimated costs for historic modernization vs. new construction. The early planning effort will help us more accurately determine the cost estimates for the modernization or the rebuilding of that school. This information will help PPS in the planning of future capital improvement bonds.





CMPC PROCESS

school.

What are Ed Specs?

Educational specifications are a set of building design characteristics that establish the ways the facilities support programs and curriculum. The comprehensive ed spec establishes a baseline of equitable facilities standards for school construction efforts across PPS. As a specific school is modernized, the comprehensive ed spec is tailored though the masterplanning process to suite the individual

PORTLAND PUBLIC SCHOOLS | PORTLAND. OREGON

PPS Comprehensive High School(s) Area Program

RECOMMENDED		PREFERRED/OPTIONAL		
Quantity 7	S.F. Room	Quantity	S.F. Room	Total Recommended
TDD nos eite				
IBD	100 per site			4,800
1	1,200			1,200
				6,000
11	980			10,780
8	980			7,840
8	980			7,840
2	980			1,960
6	980			5,880
6	980			5,880
41				40,180
11	1,500			16,500
1	180			180
4	200			800
11				17,480
		10	500	
		8	3 1,000	
	Ouantity 7 TBD p 11 8 8 8 2 6 6 41 11 1 4	TBD per site 1 1,200 11 980 8 980 8 980 2 980 6 980 6 980 41 11 1,500 1 180 4 200	Ouantity S.F. Room Quantity TBD per site 1 1,200 11 980 8 980 8 980 2 980 6 980 6 980 41 11 1,500 1 180 4 200 11	Ouantity S.F. Room Ouantity S.F. Room TBD per site 1 1,200 11 980 8 980 8 980 2 980 6 980 6 980 41 11 1,500 1 180 4 200 11

Notes:

Sub-Total Optional

- Pold italics text in quantity column indicates teaching station
- 8 See "Career Preparation Spaces" and "STE(A)M" for a list of Career Preparation | CTE | STE(A)M spaces. Space devoted to classrooms and/or labs for career preparation above and beyond the area allocated for career preparation needs to be taken from the area for electives.

13,000

63,660 76,660

- 9 See Education support for computer labs, SPED Learning Resource Centers, and ELL classrooms. Programmatic needs for ELL and SPED Resource Centers may also be met in Smaller Instructional Spaces
- 10 Classrooms greater than 1,000 SF require two exits
- 11 Advanced classes held in regular classrooms

Sub-Total Recommended Classrooms

- 12 Assumes general education classrooms could be used all periods. See classroom utilization in Program Development above.

SUB-TOTAL RECOMMENDED: CORE PROGRAM + FLEXIBLE LEARNING + SMALLER INSTRUCTIONAL

- 13 "Electives" include core and non-core program subjects; some electives may require specialized classroom space which will make them unavailable for general education classroom space
 - Smaller Instructional Spaces and Flexible Learning Areas as defined in room information sheet are optional. HOWEVER, the general requirements, functions, and location as defined in the room information sheet need to be considered during the design process and the spaces (not necessarily the area) provided to meet this function identified in the design. The sub-total area for Core Program + Flexible Learning Areas + Smaller Instructional Spaces needs to be maintained

CMPC PROCESS

What is Modernization?

Modernization will completely reconfigure and update learning spaces with a focus on indoor environmental quality, sustainability and historic preservation. Full modernizations retain the historic character of the school while bringing those buildings up to code and concurrently creating a more modern learning environment. In the case of Cleveland it may be determined that a partial or complete rebuild might be the best approach. This decision will be determined during conceptual master planning.



CMPC MEMBER CHARTER

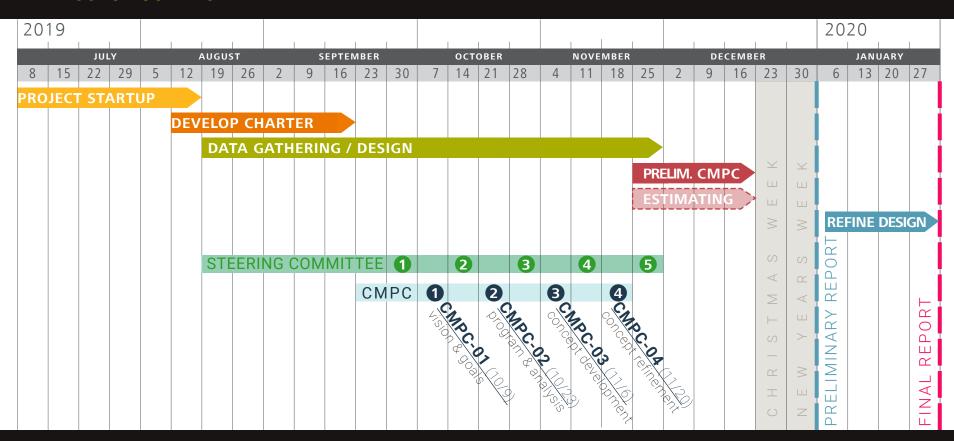
The Cleveland Conceptual Master Planning
Committee (CMPC) is a group of school and
community stakeholder representatives who
work together to help provide feedback for the
Cleveland master plan.

MEMBER ROLES & RESPONSIBILITIES

- Attend meetings to advise project team on school community concerns, issues, goals and aspirations.
- Abide by code of conduct for the CMPC.
- Report to and bring feedback from groups and organizations CMPC members represent.



PROJECT SCHEDULE



1.3 Cleveland High School History

TIMELINE

:: 1858: CLINTON KELLY DONATES LAND FOR A SCHOOL

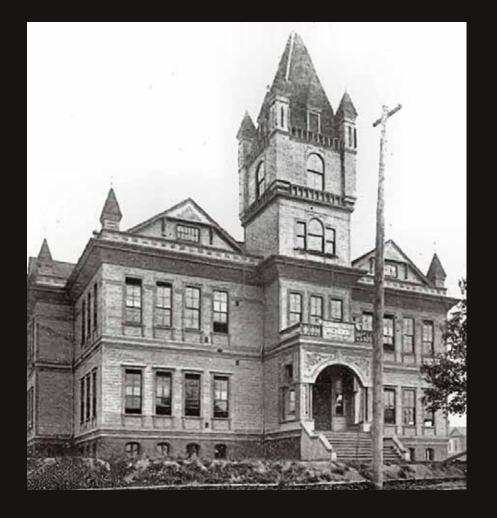




TIMELINE

:: 1858: CLINTON KELLY DONATES LAND FOR A SCHOOL

:: 1893: NEW WOOD-FRAMED CLINTON KELLY ELEMENTARY SCHOOL IS CONSTRUCTED



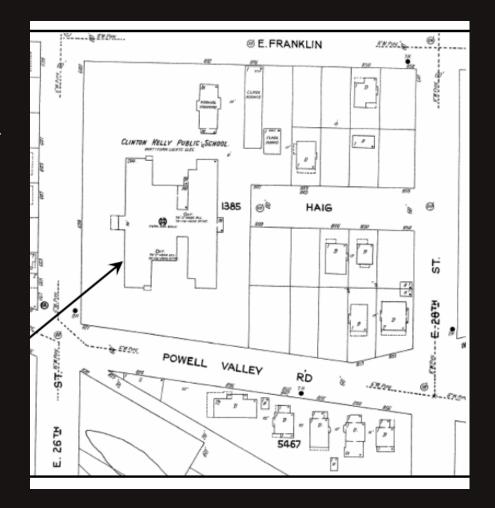
TIMELINE

:: 1858: CLINTON KELLY DONATES LAND FOR A SCHOOL

:: 1893: NEW WOOD-FRAMED CLINTON KELLY ELEMENTARY SCHOOL IS CONSTRUCTED

:: 1916: SCHOOL OF COMMERCE OPENS IN SOUTHWEST PORTLAND ALONGSIDE LINCOLN HIGH

:: 1929: NEW CLINTON KELLY SCHOOL OF COMMERCE IS CONSTRUCTED





CLINTON-KELLY-HIGH-SCHOOL-OF-COMMERCE ~ SCHOOL-DISTRICT-NO-1~PORTLAND-OREGO

TIMELINE

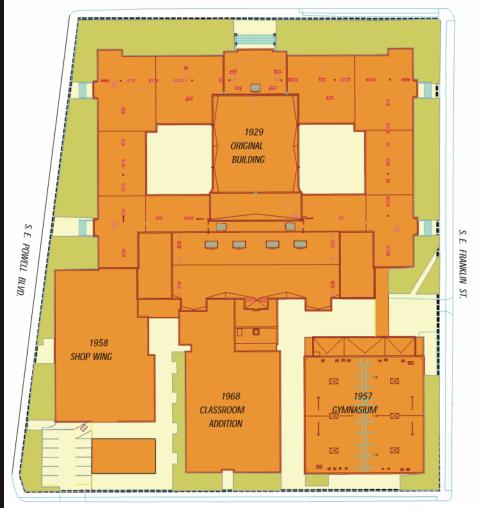
:: 1929: CLINTON KELLY HIGH SCHOOL OF COMMERCE

:: 1948: NAME CHANGES TO GROVER CLEVELAND HIGH SCHOOL

:: 1957: GYMNASIUM ADDITION

:: 1958: SHOP WING ADDITION

:: 1968: CLASSROOM ADDITION



S. E. 28TH AVE.

"The detailing...includes the use of engaged pilasters, fanlights, voussoirs, festoons, balustrades, and staggered quoins."

- 2009 Historic Building Assessment











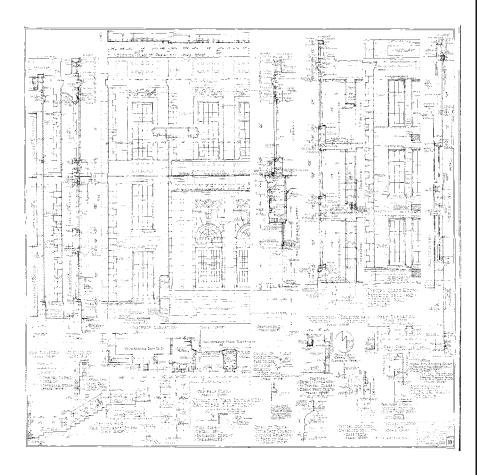
Construction Materials

:: Concrete Walls

:: Concrete floors

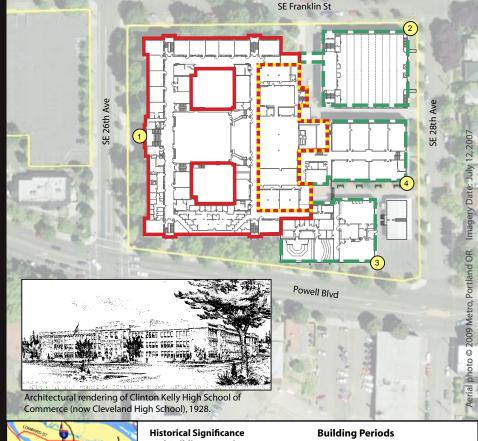
:: Hollow clay tile

:: Plaster finishes



Historic Reviews

:: SHPO: STATE HISTORIC PRESERVATION OFFICE





Historical Significance and Building Integrity

Contrib: High Significance
Contrib: Moderate Signif.

Non-Contributing

2. Gym Addition (213B), 1957 3. Shop Addition (213C), 1958

1. Main Building (213A), 1929

4. Classroom Addition (213D), 1968

Cleveland High School Mission

"Cleveland High School offers opportunities that students find relevant, accessible and challenging. We encourage active responsible citizens and provide a community where everyone is included. All students find learning that inspires their passion."



1.4 Engagement Activity

ENGAGEMENT ACTIVITY 01

Foundational Question

(1 - 2 - 4 - ALL)

What should our top priorities be for the Cleveland High School modernization?



ENGAGEMENT ACTIVITY 02

Historic Significance

(Preservation Priorities)

- :: Identify places that the community values
- :: Where is change necessary
- :: Identify places of memory or historic value

