



MEETING MINUTES

PROJECT: Portland Public Schools – Grant High School Modernization
PROJECT NO: 2015909.00
DATE: 25 November 2015
FILE NAME: DAG05.docx
SUBJECT: Design Advisory Group (DAG) 05

MEETING DATE: 19 November 2015
TIME: 5:30-7:25pm
LOCATION: Grant High School Library

ATTENDEES (shown in **bold**)

PROJECT TEAM:

Michelle Chariton, PPS OSM	Bill Dickey, GHS DAG
Kristie Moore, PPS OSM	Katie Davidson, GHS DAG
Rene Berndt, Mahlum	Pam Knowles, GHS DAG
Emi Day, Mahlum	Jack Kolze, GHS DAG
Alyssa Leeviraphan, Mahlum	Connor Kolze, GHS DAG
Diane Shiner, Mahlum	Heather Leek, GHS DAG
JoAnn Wilcox, Mahlum	M. Taylor Matsushima, GHS DAG
Carol Mayer-Reed, Mayer-Reed (Landscape)	Monique McClean, GHS DAG
Renee Anderson, GHS DAG	Zack Olson, GHS DAG
Scott Bailey, GHS DAG	Jim Regan-Vienop, GHS DAG
Jason Blumklotz, GHS DAG	Michael Tom, GHS DAG
Carol Campbell, GHS DAG	Tess Waxman, GHS DAG
Doug Capps, GHS DAG	Daniel Weidman, GHS DAG
Miriana Clark, GHS DAG	Abby Williams, GHS DAG

MEMBERS OF THE PUBLIC:

Dean Marriot	Mary Rodeback, Stakeholder
Cheryl Olson	Theresa Cooper, Stakeholder
Kevin Spellman	Jon Eiseman, Stakeholder
Caria Kolz	Brian Fadden, Stakeholder
Paige Battle, Stakeholder	Debbie Englestad, Stakeholder
Madeline Kokes, Stakeholder	Clint Harpster, Stakeholder
Liz Mahlum, Stakeholder	Jerry Vincent, PPS OSM

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 ITEM

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- DAG 5.01** Goal Setting and Mission share back. These goals were developed at the end of the bus trip and refined in the last DAG meeting.
- :: Accommodate diverse teaching & learning styles to facilitate strong relationships
 - :: Support the educational mission of Grant with a variety of flexible study & project spaces that anticipate future needs
 - :: Sustain a student-centered approach, where all learners feel connected by celebrating diversity and inclusion
 - :: Focus on college and career readiness, preparing students to enter the workforce as positive contributors to society
 - :: Create state of the art facilities for all disciplines
 - :: Provide a variety of spaces to gather, eat, and hangout throughout the campus
 - :: Build the school as the heart of the community through services, opportunities, and recreation
 - :: Blend indoor and outdoor spaces to enhance quality of learning environment and deepen our connection to nature
 - :: Honor the rich history of Grant by preserving architecturally and culturally significant features
 - :: Design a building to inspire learning, to serve as a place of possibility
 - :: Mission Statement (for the project)
 "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."
- DAG 5.02** Community feedback
- :: Schedule for other projects
 - FHS behind schedule – rumored. However it is not true, the project is on schedule.
 - Heard this at Laurelhurst parent meeting.
 - Concern is that this would affect the Grant Schedule
 - Carol will be meeting with the Laurelhurst PTA (January 12-) to talk about the remodel. Michelle and Mahlum will also attend.
 - :: Teen parenting program – This program currently does not exist at Grant HS; however, it is in the Ed Spec and will be a part of Grant HS following the remodel.
 - :: Art complex. The teachers from the art department have a presentation regarding their vision for a remodeled Grant, teachers met with some DAG members at Bread and Ink for breakfast. Art department would like to have their own wing. This could help the rest of the school with potential fumes spreading to other parts of the building. Also facilitate access to outdoors with art projects.
 - :: Transportation subcommittee has been meeting. Another meeting is scheduled for December 1 at 3:30 in the afternoon. This specifically covers transportation during the construction to Marshall. Meeting will occur in the leadership room at Grant.
 - :: Site council met this week. There are concerns about the 100% utilization requirement of the Ed Spec. How will this affect the marginalized students? They may have difficulty locating staff. Plan tests try to located teacher offices in clusters near the classroom; this will not be helpful in the

view of the site council.

- :: City and County discussions are on-going regarding partnerships. (Jason)
- :: Stakeholders are present at the meeting.
- :: Mayer-Reed is attending, landscape architect for the project.

DAG 5.03 MP Workshop 2 Share back

- :: Sustainability listening station #1. Ranking the goals:
 1. High performance building (tie)
 1. Daylighting and views (tie)
 3. Natural cooling and ventilation
 4. Strategies for human comfort and health
 5. On-site renewable energy (tie)
 5. Water use reduction (tie)
 7. Building re-use
 8. Storm water design (tie)
 8. School as a teaching tool (tie)
 10. Rainwater harvesting
 - Reasons we can't have all of them? May be budget related. Can plan for installation of solar at a future date. We will prioritize the top on the list, but will incorporate as many as appropriate.
 - School as a teaching tool. Do folks know what they are voting on? Some might have had difficulty understanding.
- :: Listening station #2 provided lots of ideas for relationships.
 - Some common themes will be reflected in some of the concepts explored.
- :: Listening station #3-focus on MPWS 1 findings. Rank importance of historic elements:
 1. Auditorium
 2. Main entry
 3. Interior stairs
 4. Old gym
 5. Murals Artwork
 6. Front lawn (tie)
 6. Choir room (tie)
 8. Historic windows
 9. Original library
 10. Corridors
- :: Listening station #4-Focus on project goals—ranking
 1. Sustain student-centered approach
 2. Design a building to inspire learning (tie)
 2. Support the educational mission of Grant (tie)
 4. Accommodate diverse teaching and learning styles
 5. Create state-of-the -arts facilities for all disciplines
 6. Focus on college and career readiness
 7. Blend indoor and outdoor spaces to enhance quality of learning environment
 8. Building the school as the heart of the community

9. Provide a variety of spaces to gather, eat and hangout
10. Honor the rich history of Grant

- :: Listening Station # 5—performance venue
 - Size of theater (stakeholders votes in green, community in blue). Community prefer a renovated theater within 1,000-1,200 seats
 - Value of renovation of this area around 11-12%
 - Anything to reduce in order to provide more space—commons, library, athletics
- :: Listening station # 6—open topics (see power point presentation)
- :: Sketching exercises (see power point presentation)
 - Group 1. Wellness. Variety of spaces to support mental wellbeing. Exercise to power the school. Health clinic, counseling and athletics easy to access.
 - Group 2. Independent study. Celebrate student work. Building strong relationships between students and teachers.
 - Group 3. Believing. Structured learned in the morning then self-directed learning in the afternoon.
 - Group 4. Universal outdoor access. Commons with direct access to nature. Courtyards.
 - Group 5. Flexible. Flexible, modular, furniture. Accommodate for future use.
- :: Spectrum voting. Collection of ideas from each group (see power point)
- :: Comments
 - Commons – cafeteria, students eat, study, learning can happen there too.
 - New commons – based on not having a commons – interpretation that it is student hub

DAG 5.04 Test fits (see power point)

- :: Tested size of spaces and functions planned.
- :: Old gym re-use discussion
 - Why does it not work for auxiliary gym? Track gets in the way of shooting hoops. There is no spectator seating provided in the auxiliary (Ed Spec does not provide for this either)
 - Could we keep the track into a theater setting? Yes, but there are issues with site lines, accessibility and exiting.
 - Commons – Seems very removed from the main building. Limit on number of seats replicates the issue of mostly only free lunch students using the cafeteria. Needs to have more seats to accommodate more of the student population. Satellite service might mitigate this (Have to know for sure, if the building is constructed and this doesn't happen it will be an issue). Carol wants to be included in conversations about food service with PPS nutritional services.
- :: Theater retrofit. Tested for commons (keeping the proscenium for historic significance). Also tested for re-use as a theater. There will be a reduction in seating capacity in order to provide updated seats and ADA accessibility. This especially impacts the balcony seating area.

DAG 5.05 Masterplan Concepts

- :: All schemes based on collaborative teacher work areas in the center near classrooms.
- :: Developed a number of scenarios that were refined to share.
- :: Key design drivers looking at some of the major spaces.
- :: Diagrams are not finished plans, but rather ideas that will be refined and tested during schematic design.

DAG 5.06 Concept A

- :: Existing building with added bar on the West side.
- :: Extended South wing with a sunken courtyard on the South side.
- :: Courtyard on the North side of the site engages the park. On grade, engaging the historic gym.
- :: Relocated main gym behind the theater and old gym as commons.
- :: Access for fire trucks must be incorporated. Subtle, part of the courtyard when not in use.
- :: Consolidated field space on the site, with the softball field located on the parks property (must be confirmed with Portland Parks & Recreation - PPR).
- :: Main gym court would be submerged, entering above and then traveling down to the court.
- :: Main entry remains where it is.
- :: Media center fronts on the courtyard. One story.
- :: Theater support is added to the lower floor of the theater
- :: CTE/Makers space access to the learning courtyard.
- :: Health clinic and parent clinic is on the North side of the building.
- :: Basement connects the South wing but not the North wing. CTE/Science and work courtyard. Opportunity for daylight into these areas.
- :: Looking to widen the window wells on the lower floor to improve the daylight to these areas.
- :: Band adjacent to the commons in the old gym (this will not work for band, needs to be adjacent to the performance venue)
- :: Theater remains in the current space, renovated.

Discussion

- :: Michelle has been in contact with parks. Would like landscape plan to talk with parks further.
- :: Entry to the theater—there would be multiple entries for the theater. We must consider security of the rest of the building. This will be further studied during schematic design.
- :: Parks has passed a bond for pool upgrades. This work is limited to updating the heating system.
- :: Art wants to be on 1st floor (heavy items, work outside). 2nd floor may provide better lighting.
- :: Main floor, pushing special programs to the edges. Do not want to marginalize these programs. There are opportunities to refine the plan to better address this.
- :: Security after hours. There is the ability to fence the property for security purposes. The plan creates a place for after-hours mischief (lack of visibility to the courtyard from the street).
- :: Movement of band materials is a problem. The weight and value of equipment that will have to be transported to the performance venue does not work.
- :: Can part of the parks property help with the location of the band? At this point in time the district cannot buy property or lease. Must provide a swap in property.
- :: Classrooms reflected are per the Ed Spec. If the plan were to provide teaching stations for every teacher it would result in an addition of approximately 15,000 GSF
- :: Choir room is located upstairs in the main building.
- :: Counseling would like to be located near the media center.

DAG 5.07 Concept B, C, D site diagram

- :: Open the site more for green space.
- :: Build the gym to the South allowing the courtyard and park space to flow to each other.
- :: Both courtyards are sunken to the basement level.
- :: All lower level spaces are connected.
- :: Opens the views to the old gym façade.
- :: Full-size soccer field.
- :: Several orientations of the gym will be explored.
- :: Function of the school surrounds the courtyards. Covered armatures that reach across and connect the building. The old gym does not connect to the rest of the building.
- :: Public amenities located off the green space.
- :: There are a number of alternatives for location of gym, commons, theater, and media.

Concept B building

- :: Theater is reused. Commons in the old gym.
- :: First floor as administration. Counseling near library. Library on First floor
- :: Commons with outdoor plaza. Some commons space included as soft seating on the first floor. (hybrid with multiple locations for eating)
- :: Weight room and other fitness spaces in the bar connecting gym.
- :: CTE/Science on Basement.
- :: PE, Yoga STEM open to courtyard.
- :: Art located off the North courtyard.
- :: Science on the north courtyard.
- :: Second floor mostly general classrooms.

Concept C building

- :: Commons in re-purposed theater
- :: Theater in the re-purposed old gym.
- :: Media in the second floor taking over the theater balcony. Open concept library.

Concept D building

- :: Media in the old-gym. Outreach programs could be located adjacent to this media center.
- :: Theater stays in the existing space.
- :: Commons connecting North and South wing on the main level. Connection has visually to the courtyards.
- :: Lower floor connected as in other schemes.

Discussion

- :: Can the auxiliary gym be expanded for more seating? This location limits ability to expand because of other adjacencies (parking, pool, etc.)
- :: Night lighting. This could be discussed but has not been decided.
- :: Gym on the South end. The building would be about the same height as the existing main school building.
- :: Courtyard spaces in the B, C, D schemes can be locked off from the park space.
- :: Performing arts and athletics. Concern if the auditorium is not large enough the assemblies will take over the gym. Gym spaces now are currently fully utilized. What happens with the program

- when the gym is taken over by assemblies? This is an issue with the Ed Spec numbers planned.
- :: Don't need a theater and a black box need an auditorium and a black box. Performance hall rather than theater.
- :: D—if the commons happens in the main floor location it can serve as an overflow foyer/entry to the performance venue.
- :: Master planning looks to define large campus moves. Schematic design will refine other program locations.
- :: Old gym as an arts complex and CTE as an idea. This could free up other space in the basement for the library. Concern is about sub-dividing this space (not the preference of SHPO). This building would be elegant as an art gallery (however this is not a part of the program). Shattuck hall concept could work well in the old gym functioning as a work area and a display area.
- :: Basement of the old gym is largely unused in these schemes. This could be storage space for the school. Current plan would be to not upgrade this space. Not currently suggesting teaching and learning in this.
- :: Space between the North wing and the old gym. Can this space be built? Yes, however there needs to be access for fire trucks. Expanding the theater seating in the old gym at some point will impact site-lines.
- :: For safety and improvement of the grounds all schemes improve this. Transformation of grounds will be more attractive for students and community.
- :: Plans are exciting to think about great new space for kids.
- :: Spectrum analysis was a point in time. DAG opinions may have changed through interaction with stakeholders. Like exploring what is possible. May want to re-test the spectrums.
- :: Parking. Right now no expansion of the parking.
- :: Vote on schemes. If there is strong preference what would it be? Group agrees "not A".
- :: Black box is in all scenarios, it is 1600 SF.
- :: Exciting stuff. Concern that there has not been enough outreach to the full diversity of the Grant community. The design team is willing to attend other meetings to increase outreach and receive additional input. DAG role is to facilitate this outreach.

DAG 5.08 Site Discussion regarding parking

- :: Workshop 2. Community does not want to see expanded parking lots.
- :: Work with parks to figure out how to have a turn-around available at the end of the parking lot for the school and pool.
- :: Turn-around in the parks or turn around in the plaza. This will result in a reduction in parking. Currently there are 96 parking spots on campus. (front lawn would not be appropriate for additional parking)
- :: There will reduction in the number of parking (introduction of trees and water quality are required in the parking lot) with improvements to the school.
- :: Required access for fire trucks for safety in all scenarios
- :: Scenarios: parking stays in the same location currently extends into the park by 10' (with reduction of spaces for water quality etc.), parking expands into the park by about 20' (doubles the parking), and single loaded parking with parallel spaces adjacent to Grant and pushes into the park a bit more (a few feet more than current)
- :: Community garden is another potential location for parking; however there would be a price to relocate this of about \$60,000 of infrastructure and it would not result in a lot of additional parking spaces.

- :: Staging during construction would likely surround the site.
- :: Protection of significant trees on site. There is a significant tree in the back parking lot. There is also a grove of trees near the old gym. Consider preserving these.
- :: Baseball will have to have a fence around it during games and practice.
- :: Carol Mayer-Reed proposed a couple of options for improving the entry procession to allow better ADA access.

Discussion

- :: Like scenarios that provide the most parking in the parks (parks would have to agree to this).
- :: Softball field on parks may require grading which would result in the loss of some trees.
- :: Dog Park designated by parks. This may be fenced off in the future. Location of fence area has not yet been determined. Community forums are being held.
- :: Soccer is now played almost every night (on the parks land) by the community. Existing field is not full size.
- :: Community needs mock-ups to see what a new commons might feel like (and other spaces that are hard to imagine).

END OF MINUTES