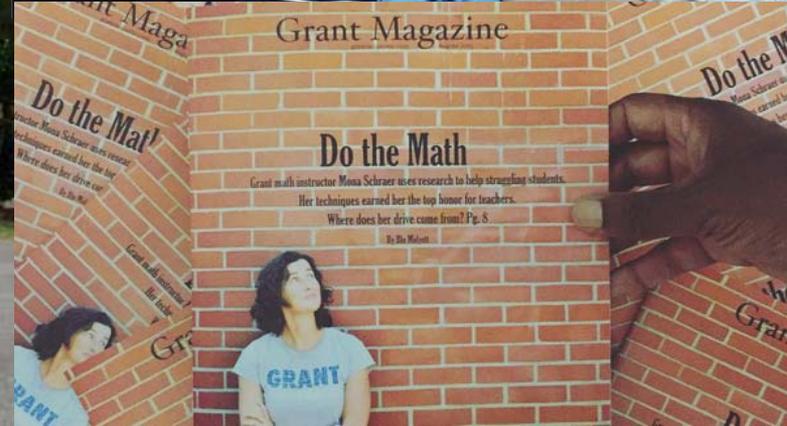


mahlum

Masterplanning Workshop 01  
Grant High School Modernization  
10.24.15



# Today's Agenda

- :: Project Overview (30 min)
- :: Listening Stations (1 hour 20 min)
- :: Site Charrette (40 min)
- :: Feedback (30 min)
- :: Optional tour of Grant High School (begins at 12 noon)

# Project Overview

- :: Team Introductions
- :: Process & Schedule
- :: Site Context
- :: Historic Analysis
- :: Process So Far
- :: Overview of Today's Workshop

# Portland Public Schools

:: Michelle Chariton, *Project Director*

:: Kristie Moore, *Project Coordinator*

# Portland Public Schools

:: Michelle Chariton, *Project Director*

:: Kristie Moore, *Project Coordinator*

## Mahlum Team

*Architectural Design*

:: Diane Shiner, *Principal in Charge*

:: Alyssa Leeviraphan, *Project Manager*

:: JoAnn Wilcox, *Project Architect*

:: Emi Day

:: Ben Taylor

:: Rene Berndt

:: Jennifer Lubin

# Mahlum

70 years of educational facility design  
54 independent and public school clients  
Experience in 33 school districts  
36 high schools and 41 elementary schools  
in the past 10 years  
44 design excellence & industry awards





COMMUNITY

Restaurant Owner









# Building Dignity

Design Strategies for Domestic Violence Shelter

SEARCH



- SITE DESIGN
- COMMUNAL SPACE
- KITCHEN
- PRIVATE SPACE
- STAFF SPACE
- BACKGROUND
- RE



- Empower
- Secure
- [Re]connect
- Parent
- Harmonize

## Private Spa

Many domestic violence shelters provide their victims to violati... denial of privacy, and... reflection, rest and p... For that reason priva... are integral to healin... regaining autonomy, parenting. Here, we c... respite, sanctuary, a



# Experience: Historic Renovations

**Cleveland High School,**  
Seattle Public Schools

**Nathan Hale High School Modernization  
& Addition,** Seattle Public Schools

**Coe Elementary School Renovation,**  
Seattle Public Schools

**Queen Anne Elementary Renovation,**  
Seattle Public Schools

**The Northwest School**

**Clark Hall,** University of Washington

**Suzzallo Library,** University of Washington

**Miller Hall,**  
Western Washington University

**Bellingham High School Renovation,**  
Bellingham School District

**Lenora Square Renovation/Main Campus Center,**  
Cornish College of the Arts

**Sons of Norway Hall Renovation/  
Raisbeck Hall,** Cornish College of the Arts

**Anderson Hall,** University of Washington



# Experience: Complex Renovations

**Rainier Beach High School Science Wing**, Seattle Public Schools

**Viewlands Elementary School Modernization**, Seattle Public Schools

**Nathan Hale High School Modernization**, Seattle Public Schools

**Queen Anne Elementary School Renovation**, Seattle Public Schools

**Forest Grove HS Addition & Renovation**, Forest Grove School District

**North Medford HS Renovation**, Medford School District

**W.L. Henry Elementary School Remodel**, Hillsboro School District

**J.W. Poynter MS Additions & Renovation**, Hillsboro School District

**Reedville Elementary School Renovation**, Hillsboro School District

**Farmington View ES**, Hillsboro School District

**Milwaukie HS Addition & Renovation**, North Clackamas School District

**Bainbridge Island High School 200 Building**, Bainbridge Island School District



# Experience: High Schools

**Bundrant Ness STEM Center, CRISTA**  
Ministries King's School

**Rainier Beach & Roosevelt High School  
Science Renovation,** Seattle Public Schools

**Forest Grove HS Addition & Renovation,**  
Forest Grove School District

**Issaquah High School,** Issaquah School  
District

**Nathan Hale High School Modernization,**  
Seattle Public Schools

**South Medford HS Renovation,**  
Medford School District

**Hayes Freedom High School,**  
Camas School District

**Milwaukie HS Addition & Renovation,**  
North Clackamas School District

**North Medford HS Renovation,**  
Medford School District

**Bainbridge Island High School 200 Building &  
Science Renovation,** Bainbridge Island School District

**Muckleshoot Tribal School,**  
Muckleshoot Indian Tribe

**Cleveland High School Modernization and  
Addition,** Seattle Public Schools



# Cleveland High School

Constructed in 1925, 1957 & 1968

81,000 SF major renovation and 91,000 SF new construction

City of Seattle Landmark building

Respects existing building fabric, targeted interventions

Increased natural light, ventilation;  
improved circulation and campus wayfinding

Innovative Small Schools / STEM program











# Nathan Hale High School

Constructed in 1962 & 1972

204,000 SF major modernization and 14,500 SF addition

Respect existing building fabric

Facilitate learning everywhere

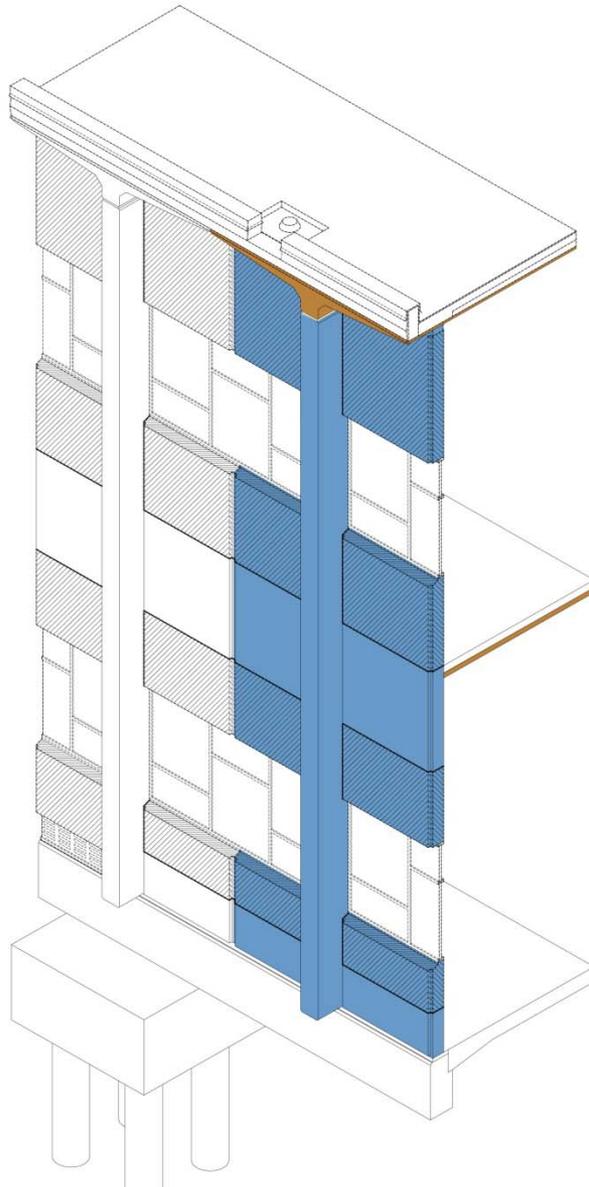
Support a wide range of learning styles

Reinforce positive relationships

Foster creativity and inquiry









CHE  
GUEVARA

EMERGENCY  
ONLY - ALARM  
WILL SOUND

**FREEDOM**  
Fig. 1.4a

← MAIN OFFICE  
COUNSELING  
REGISTRAR  
SECURITY

PORTABLES:  
TO P-13  
-TEEN HEALTH CENTER  
TO P-14  
-CLASSROOMS  
TO P1-P12  
-CLASSROOMS

←  
DOWNSTAIRS



MAHATMA  
GANDHI







# Portland Public Schools

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:: Kristie Moore, *Project Coordinator*

## Mahlum Team

*Architectural Design*

:: Diane Shiner

:: Alyssa Leeviraphan

:: JoAnn Wilcox

:: Emi Day

:: Ben Taylor

:: Rene Berndt

:: Jennifer Lubin

## Consultants

:: Mayer/Reed, *Landscape Architecture*

:: Balheizer & Hubbard, *Civil Engineering*

:: KPFF, *Structural Engineering*

:: Interface, *Mechanical, Electrical, Plumbing*

:: Peter Meijer Architects, *Historic Preservation*

:: PLA, *Theater Design*

:: Halliday, *Nutritional Services*

:: Greenbusch, *Elevator Design*

:: Karen Braitmayer, *Accessibility Design*

:: Angelo Planning Group, *Land Use Planning*

:: Rider Levett Bucknall, *Cost Estimation*

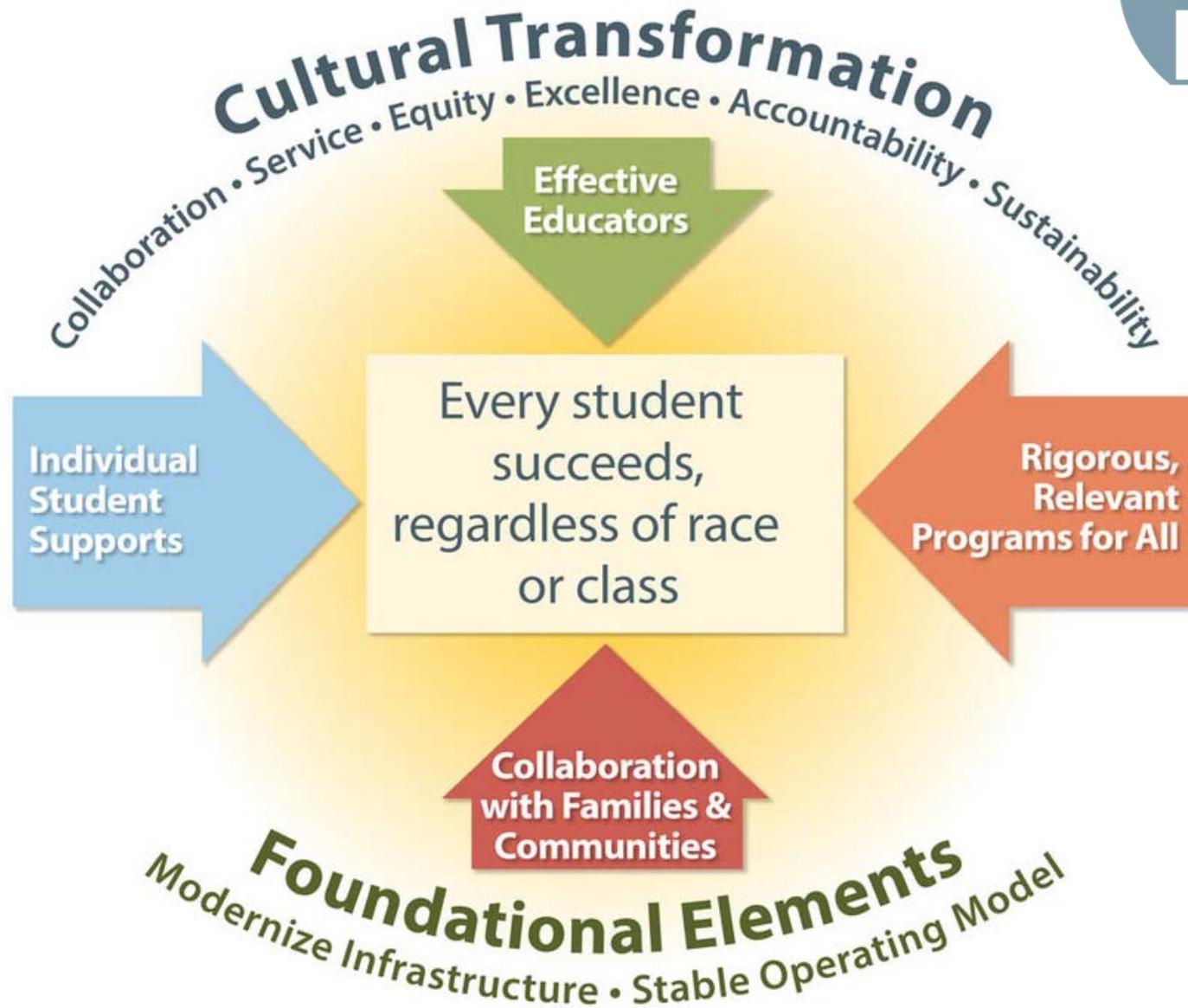
:: APEX, *Environmental Consultant*

:: DKS Associates, *Traffic Engineer*

# Project Overview

- :: Team Introductions
- :: **Process & Schedule**
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# PPS Strategic Framework





## 2012 Bond Vision

“It’s a pivotal moment for our schools and our community. A thriving city depends on a strong public school system. This bond offers us an opportunity to not just redesign and rebuild outdated schools, but to reimagine and redefine the education that happens inside them.”

- *Carole Smith, Superintendent Portland Public Schools  
May 28, 2013 PPS Vision Summit*



## 2012 Bond Mission

Remedy building deficiencies and modernize learning environments to support student achievement and prepare students to compete in the 21st century.



# 2012 Bond Guiding Principles

**Represent Portland's diversity**

**Welcome the community**

**Inspire creativity & innovation**

**Build stronger student-  
teacher relationships**

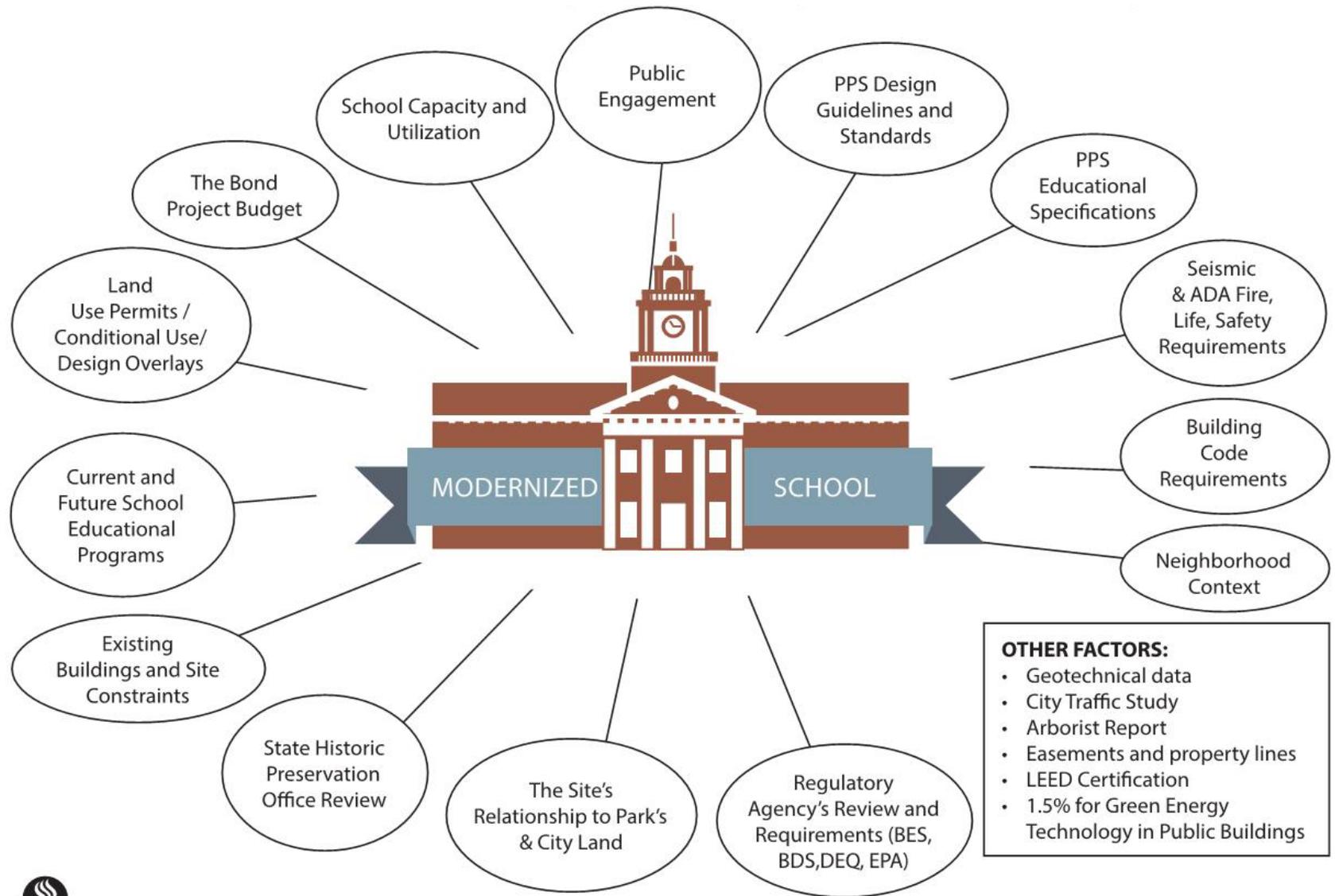
**Provide safe, inclusive &  
flexible environments**

**Engage new technology**

**Spur greater collaboration**

**Build partnerships that help  
students explore the world  
outside of school**

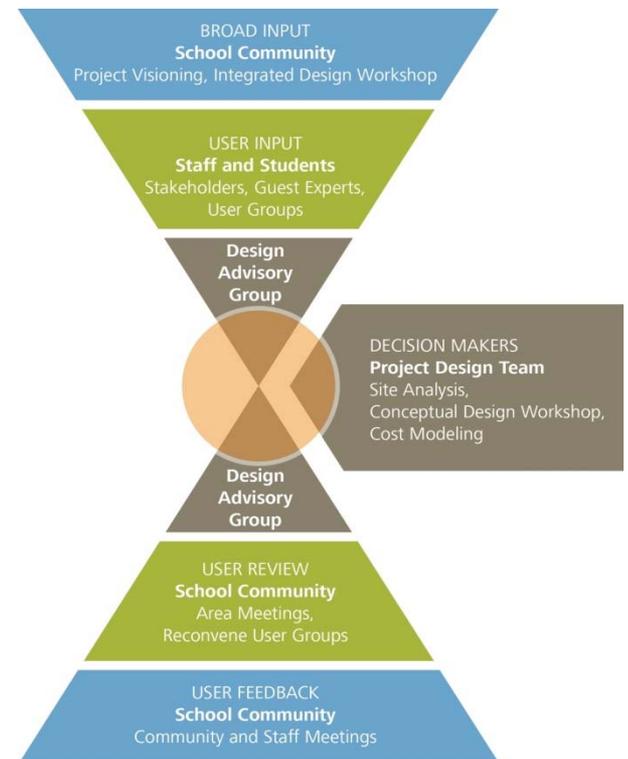
# Additional Factors Influencing Design





# Contributing Voices

PPS Board of Education  
Stakeholder Cohorts  
Design Advisory Group  
Guest Experts  
Students  
Parents  
Community





# Design Process

## **Comprehensive Educational Specification**

Masterplan :: Budget and Scope of Work

Schematic Design :: Concepts and Options

Design Development :: Building Systems and Integration

Construction Documents :: Coordination and Details



# What are Ed Specs?

## **Definition**

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 through the masterplanning process to suite the individual school.



## GHS Mission

The Mission of Grant High School is to graduate students able to excel in both the workplace and higher education with an enduring love for learning and ready to contribute as citizens of diverse communities.



# Design Process

Comprehensive Educational Specification

**Masterplan :: Budget and Scope of Work**

**Schematic Design :: Concepts and Options**

Design Development :: Building Systems and Integration

Construction Documents :: Coordination and Details

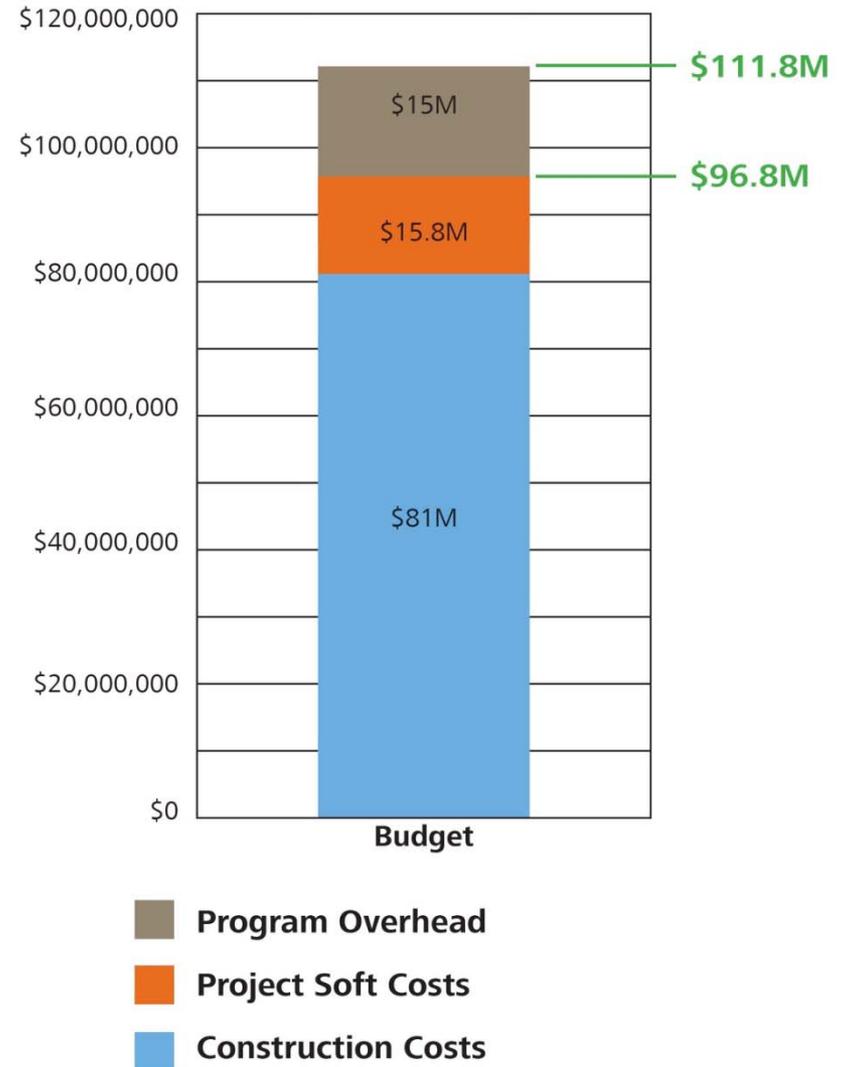
# Budget

## Construction

- Historic Preservation
- Modernization
- Site improvements
- Offsite improvements
- Contingency and sales tax

## Project "soft costs"

- New furniture and equipment
- Classroom technology
- Network and phones
- Professional services
- Permit and utility fees





# Scope of Work - Visioning

**Where is education heading? Where does Grant want to go?**

**Over-riding guiding principles**

**Looking Ahead**

**Educational Futures|Trends**

**What if we dream big and are bold?**



# Scope of Work - Sustainability

**Envision a sustainable school**

**Establish sustainability goals**

**Identify opportunities and strategies**

**Identify educational opportunities**



# Schematic Design

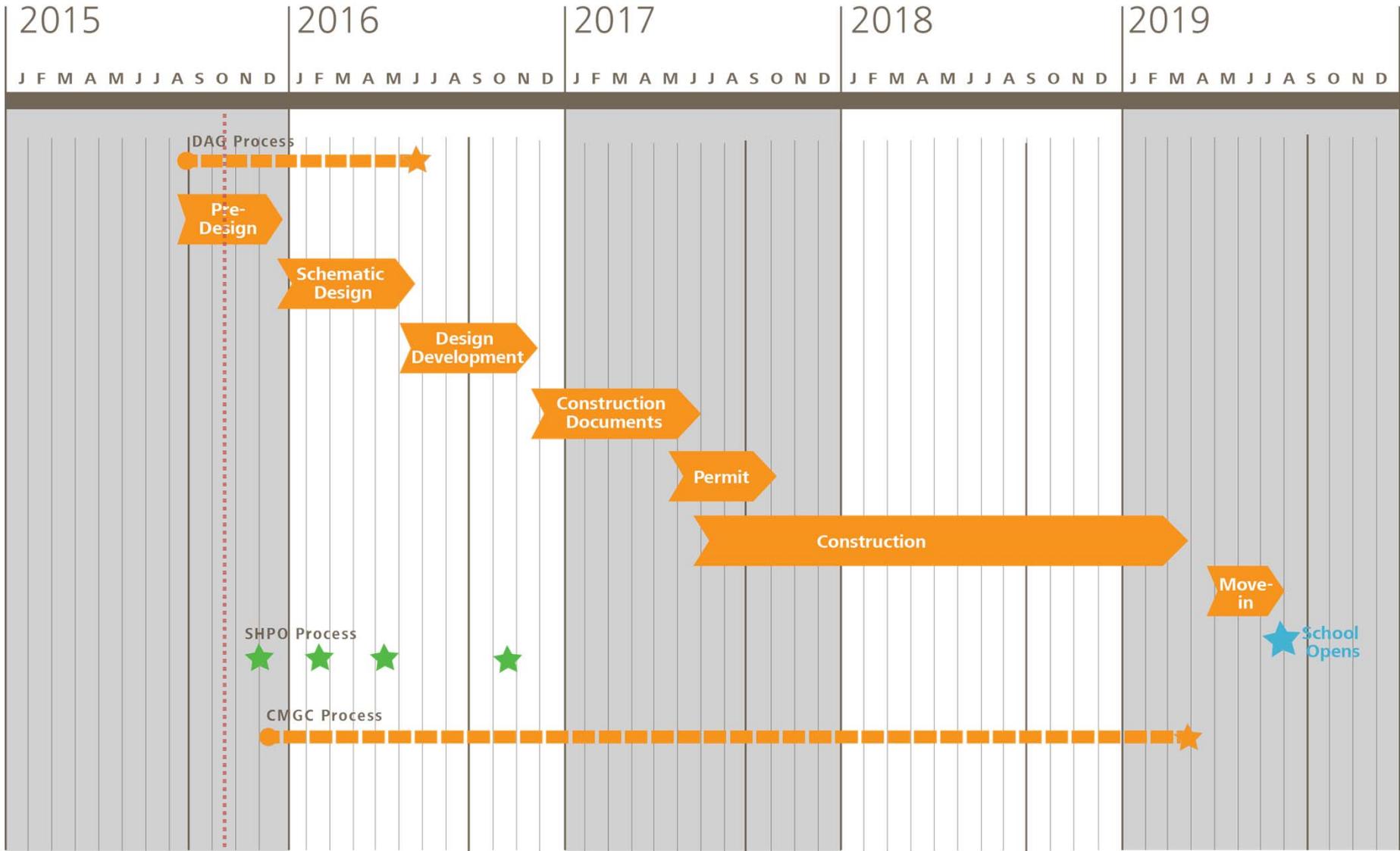
**Relationship/Adjacency Diagrams**

**Plan Test Diagrams**

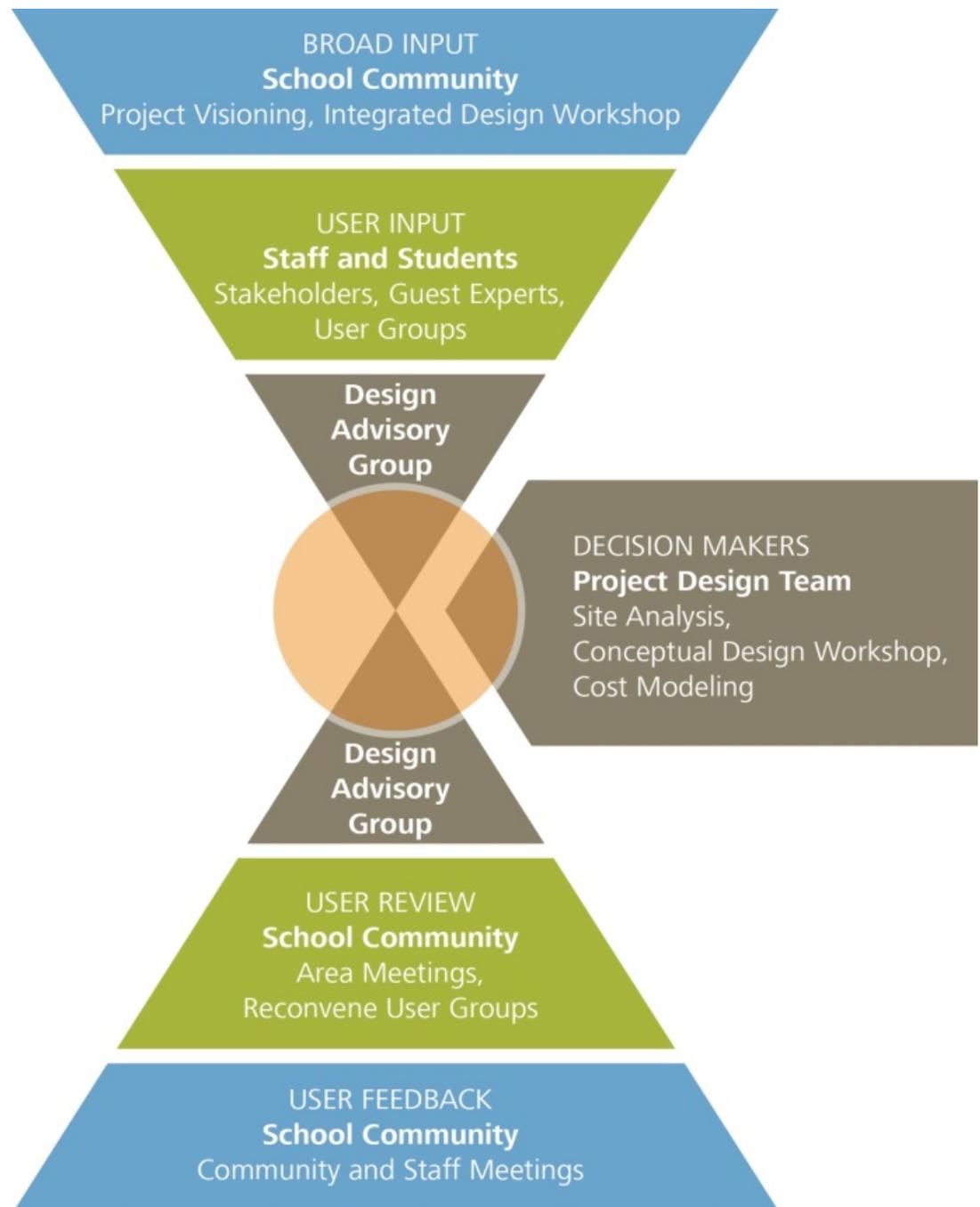
**Concepts|Massing**

**Design Direction Established**

# Project Schedule



# DAG





# DAG Charge

**Ensure that community voice is heard**

**Synthesize community-wide input**

**Create the foundation & framework**

**Provide transparency through commitment & participation**



# Design Advisory Group Schedule

|                       |               |                |        |
|-----------------------|---------------|----------------|--------|
| DAG 01                | Sep 09        | DAG 06         | Dec 16 |
| DAG 02                | Sep 24        | SD Workshop 1* | Jan 09 |
| DAG 03                | Oct 08        | DAG 07         | Jan 21 |
| School Tours          | Oct 23        | SD Workshop 2* | Feb 06 |
| <b>MP Workshop 1*</b> | <b>Oct 24</b> | DAG 08         | Mar 03 |
| DAG 04                | Nov 05        | SD Open House* | Mar 31 |
| MP Workshop 2*        | Nov 07        | DAG 09         | Apr 28 |
| DAG 05                | Nov 19        |                |        |
| MP Open House*        | Dec 03        |                |        |

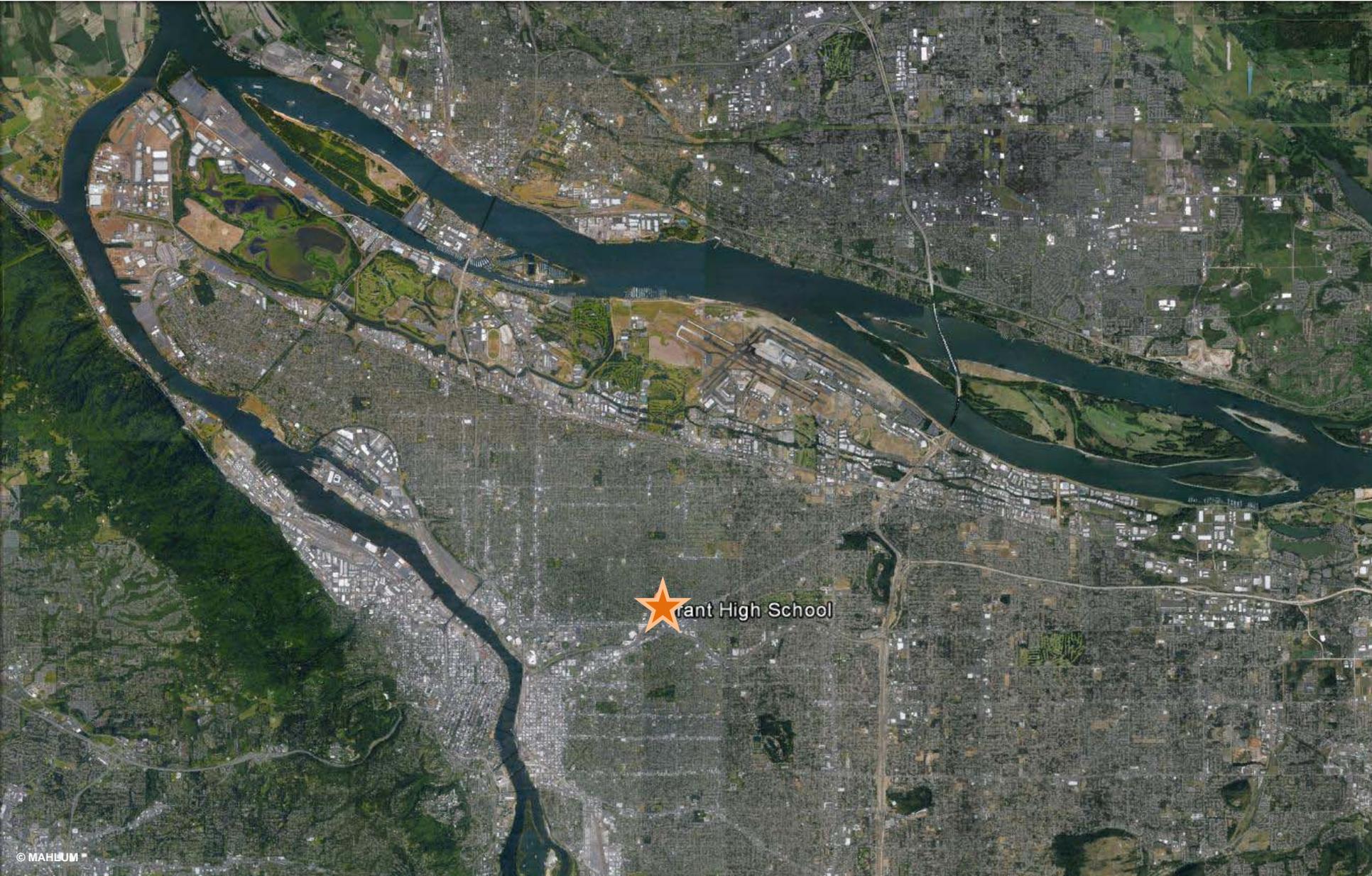
\*Community Focused Meetings

All meetings 5:30-7:25pm except  
Workshops 9am-12pm

# Project Overview

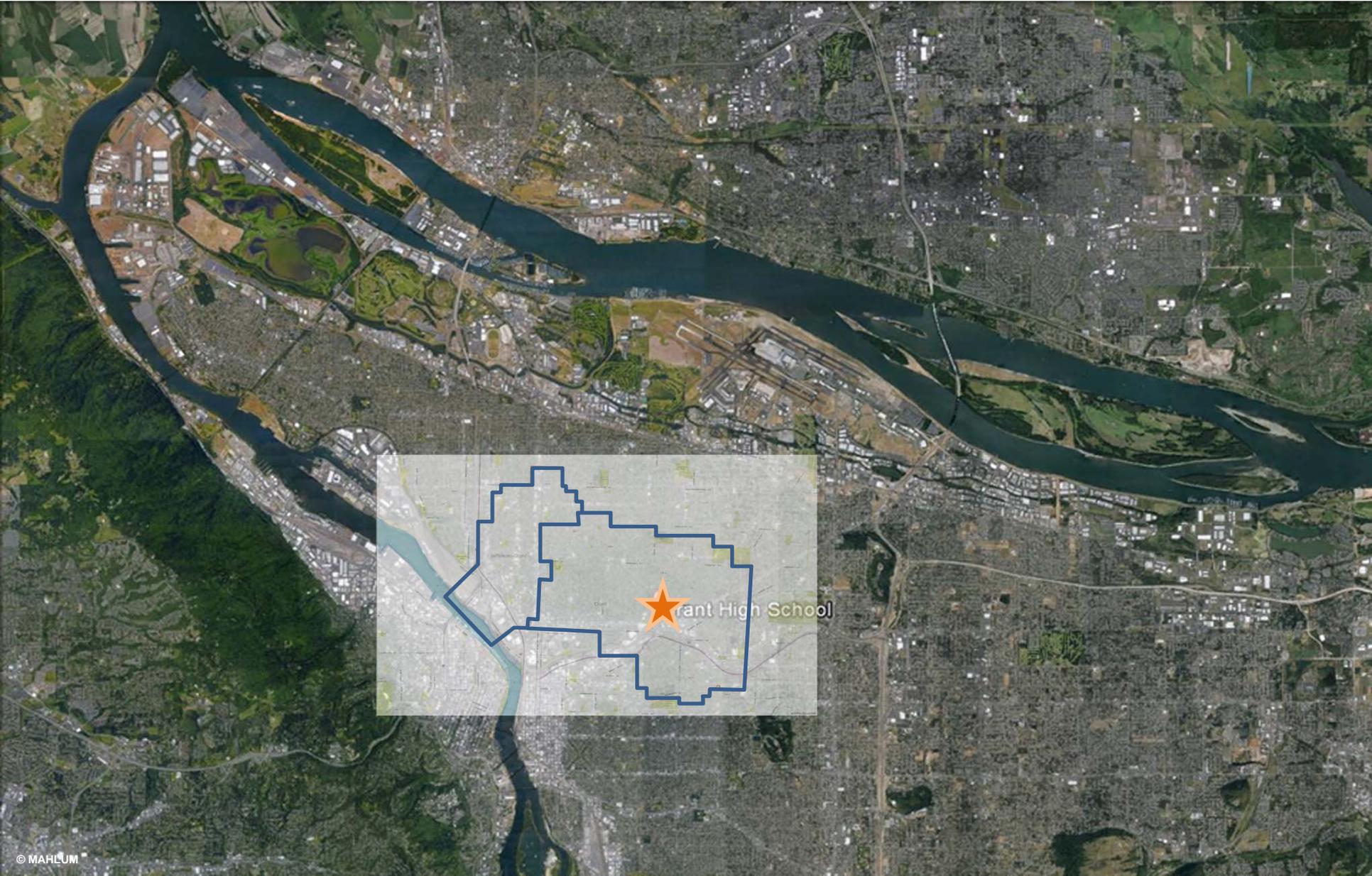
- :: Team Introductions
- :: Process & Schedule
- :: **Site Context**
- :: Historic Analysis
- :: Process So Far
- :: Overview of Today's Workshop

# Site

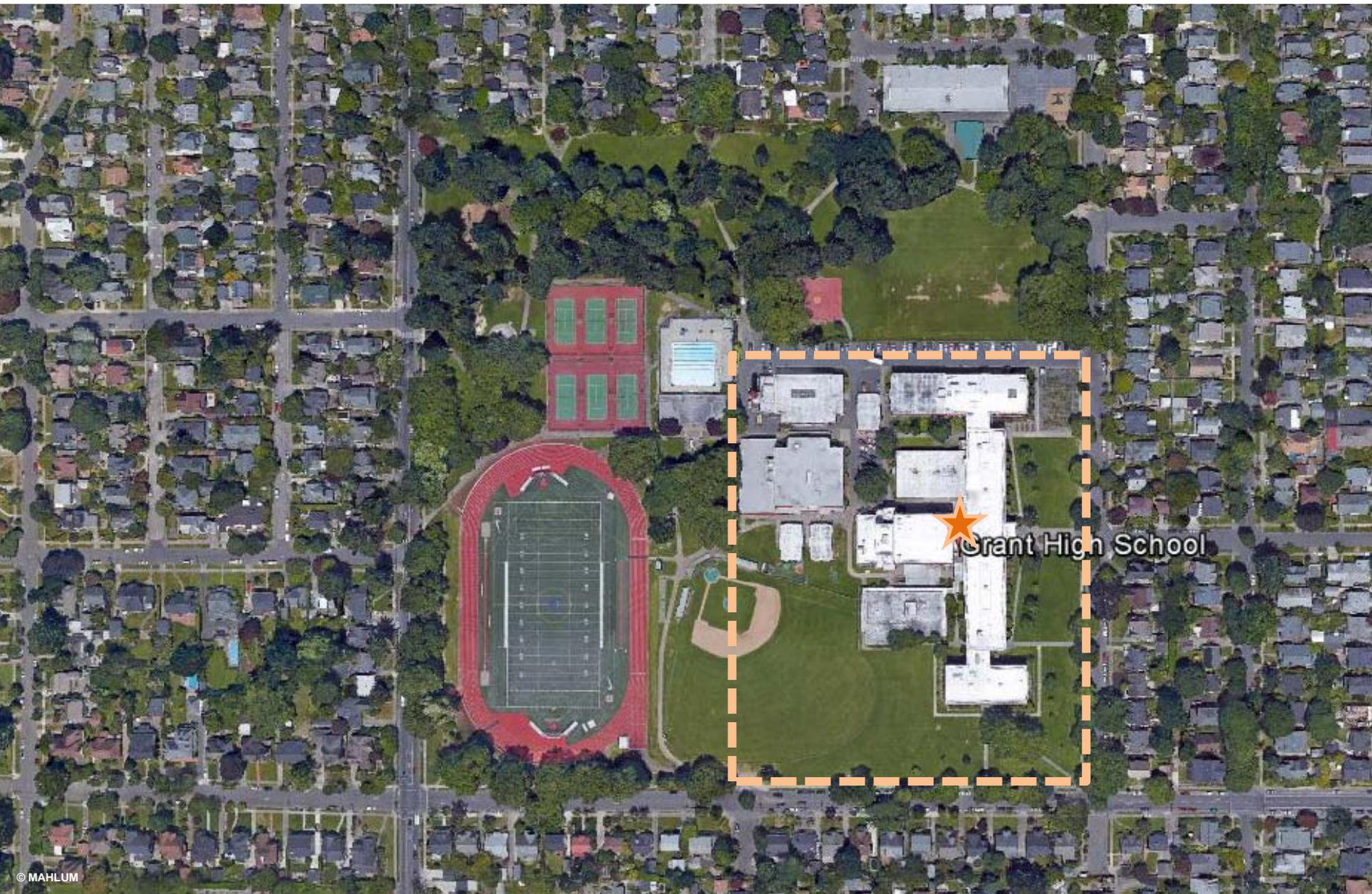


Grant High School

# Catchment Area



# Site Context



# Project Overview

- :: Team Introductions
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- :: Overview of Today's Workshop

# Grant High School- Architect

## **William C. Knighton, 1867-1938**



- Appointed State Architect of Oregon in 1912
- Architectural practice on his own, and with Leslie Howell in 1922 to 1938. He also collaborated with other architects such as Edward Root.
- First chairman of the Oregon State Architectural Board
- President of the Oregon Chapter of the American Institute of Architects
- Worked predominantly in Salem and in Portland in Classical styles

# Grant High School, 1942



# State Regulation- Review Process

Oregon Revised Statute 358.653

State law obligates state or local agencies, including counties and cities, school districts, and other public entities to consult with the State Historic Preservation Office (SHPO) to avoid inadvertent impacts to historic properties for which they are responsible.





NE 33rd Ave

NE 33rd Ave

Beverly Cleary  
Sculpture Garden

NE 34th Ave

NE 35th Ave

NE US Grant Pl

Grant Park Path

NE 35th Ave

Grant High School

NE Holyhood Cr

Beverly Cleary School  
Hollywood Campus

Grant Park

Grant Park Path

NE 36th Ave

NE 36th Ave

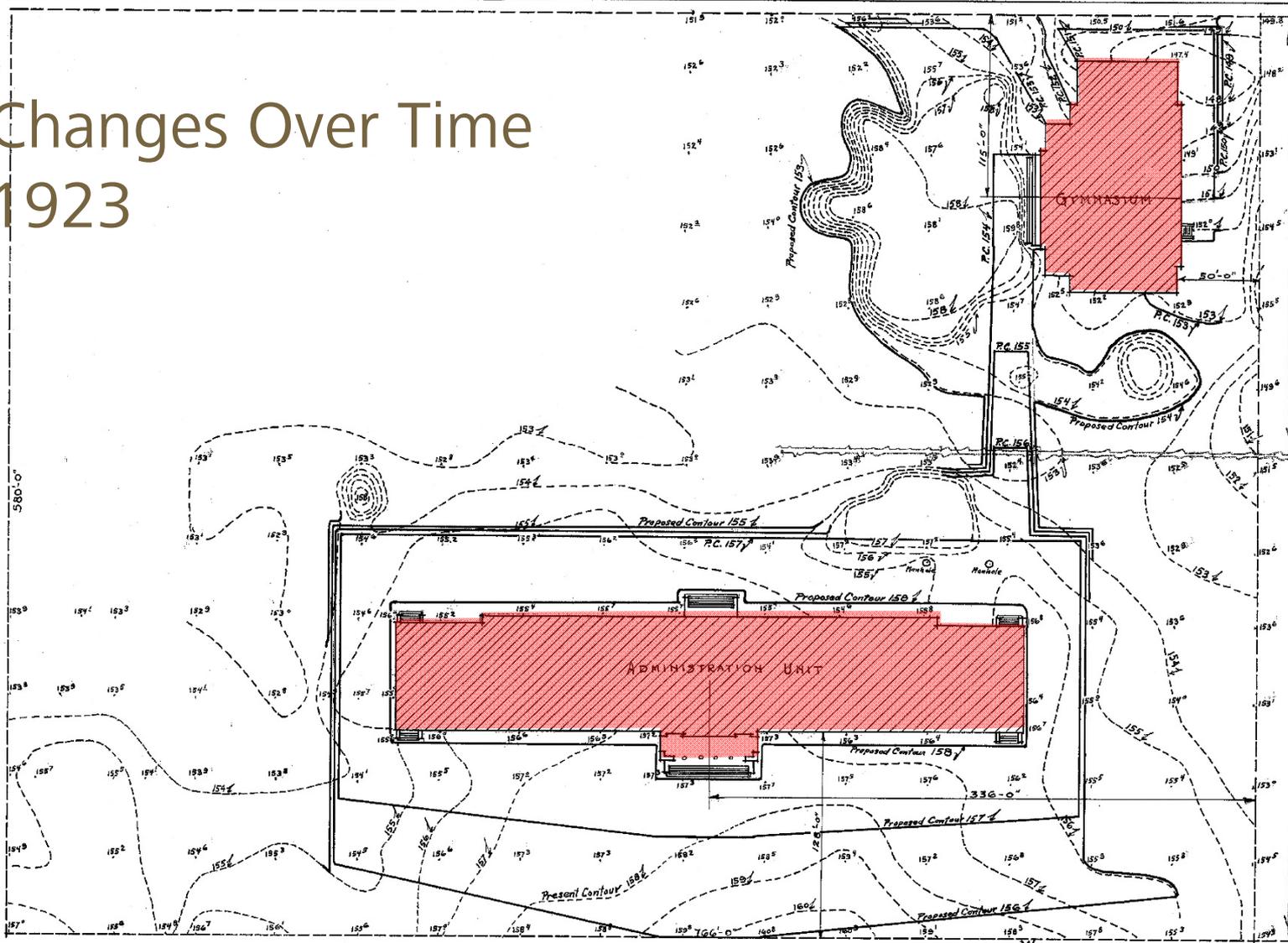
NE 36th Ave

Google

E. 35<sup>th</sup> ST.

# Changes Over Time 1923

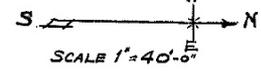
U.S. GRANT PLACE



NOTE - EXCAVATION 2545 CU. YD.  
FILL 3482 CU. YD.  
ANY SURPLUS EXCAVATION SHALL BE USED TO WIDEN FILLS.

EAST 36<sup>th</sup> STREET

x 156'



SCALE 1" = 40'-0"

**GRANT HIGH SCHOOL**  
**PROPOSED GRADING**

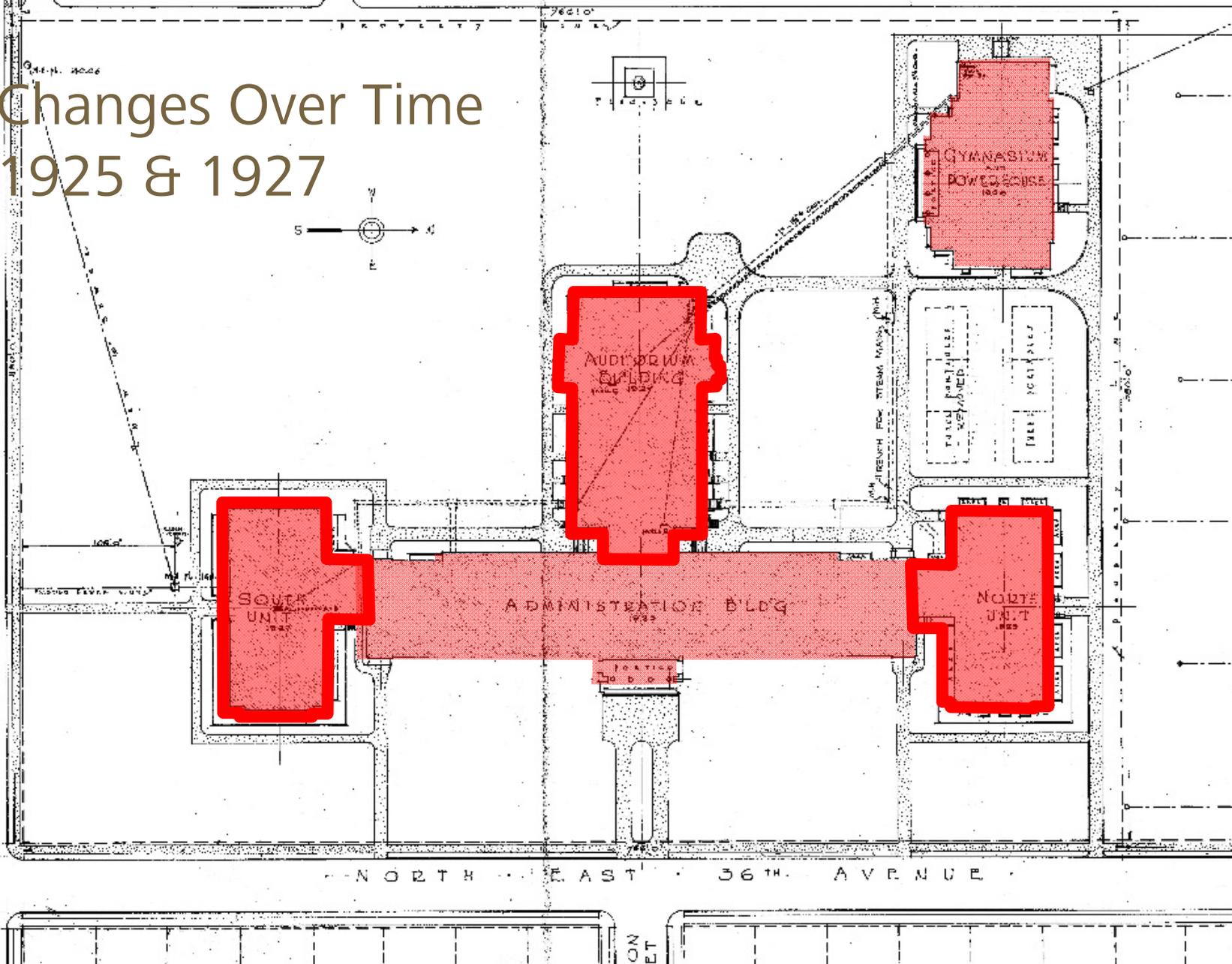
SHEET NO. 1  
SCHOOL DISTRICT No. 1  
MULTNOMAH COUNTY, ORE.  
MATTHERY ENGINEERS

7/20/1

1

TROMPSON

# Changes Over Time 1925 & 1927



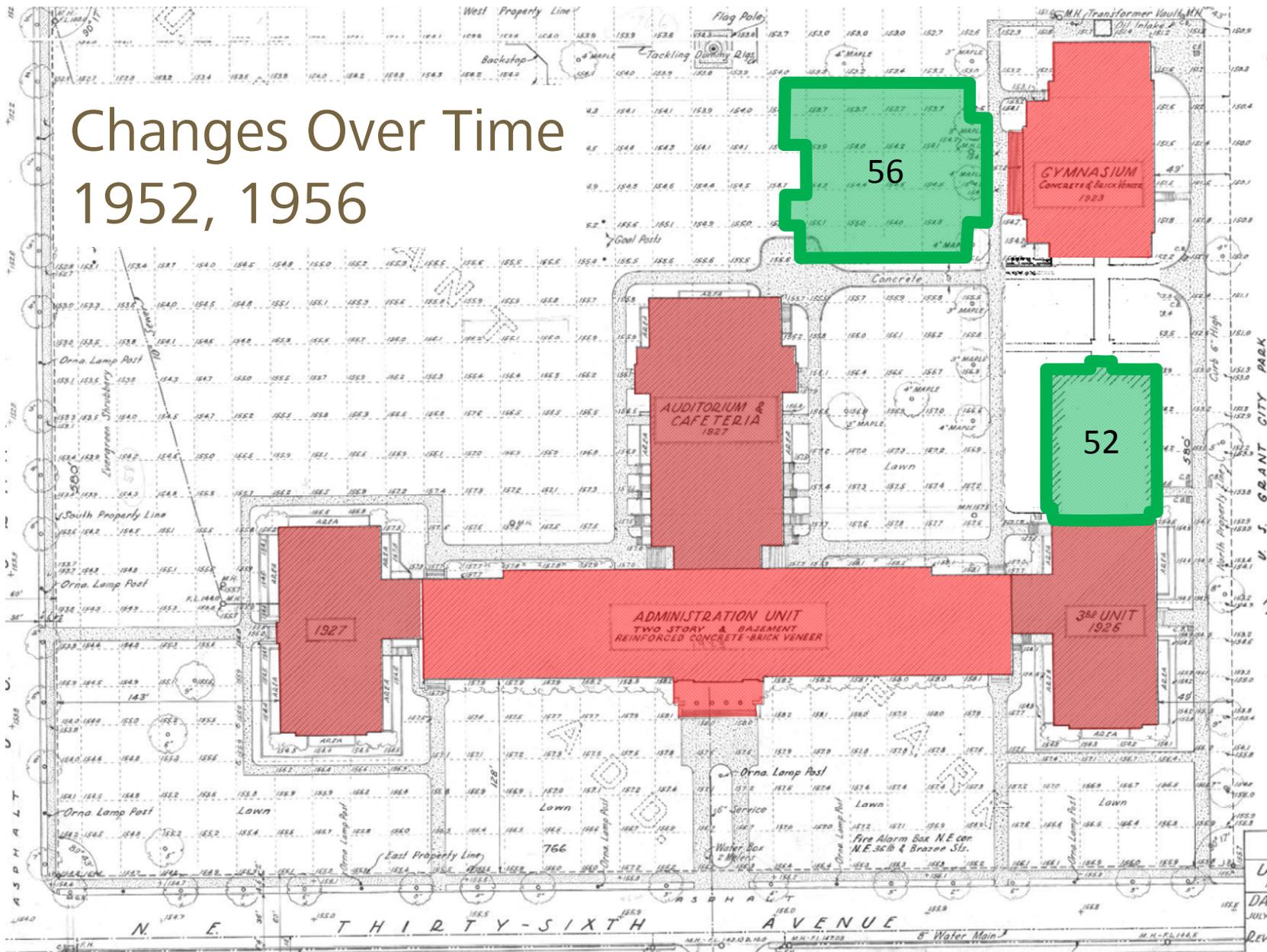
35th AVE.

G R A N D A V E N U E

NORTH EAST 36TH AVENUE

PERSON  
LET

# Changes Over Time 1952, 1956



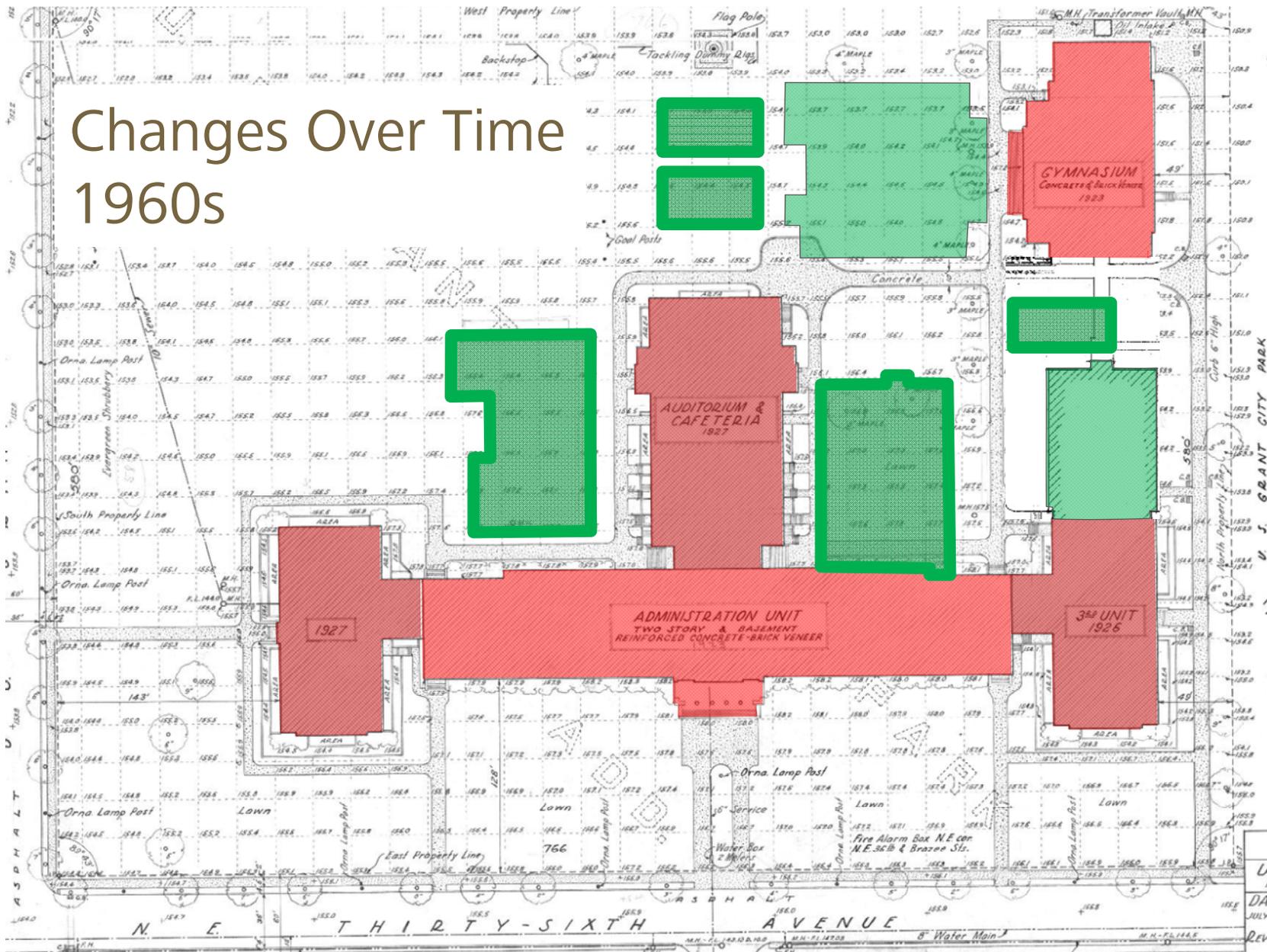
AREA OF SCHOOL  
444,280 SQ. FT.

NOTE  
42" S.E. of Brazeo J. Grant Park to M.H. at 36th - 35th - 34th

SCA

CITY  
U. S. GRANT  
N. E. THIRTY-SIXTH  
DATE SCHOOL  
JULY 10, 36  
MULTNOM  
SUPERINTENDENT  
REVISED  
ADMINISTRATIVE

# Changes Over Time 1960s



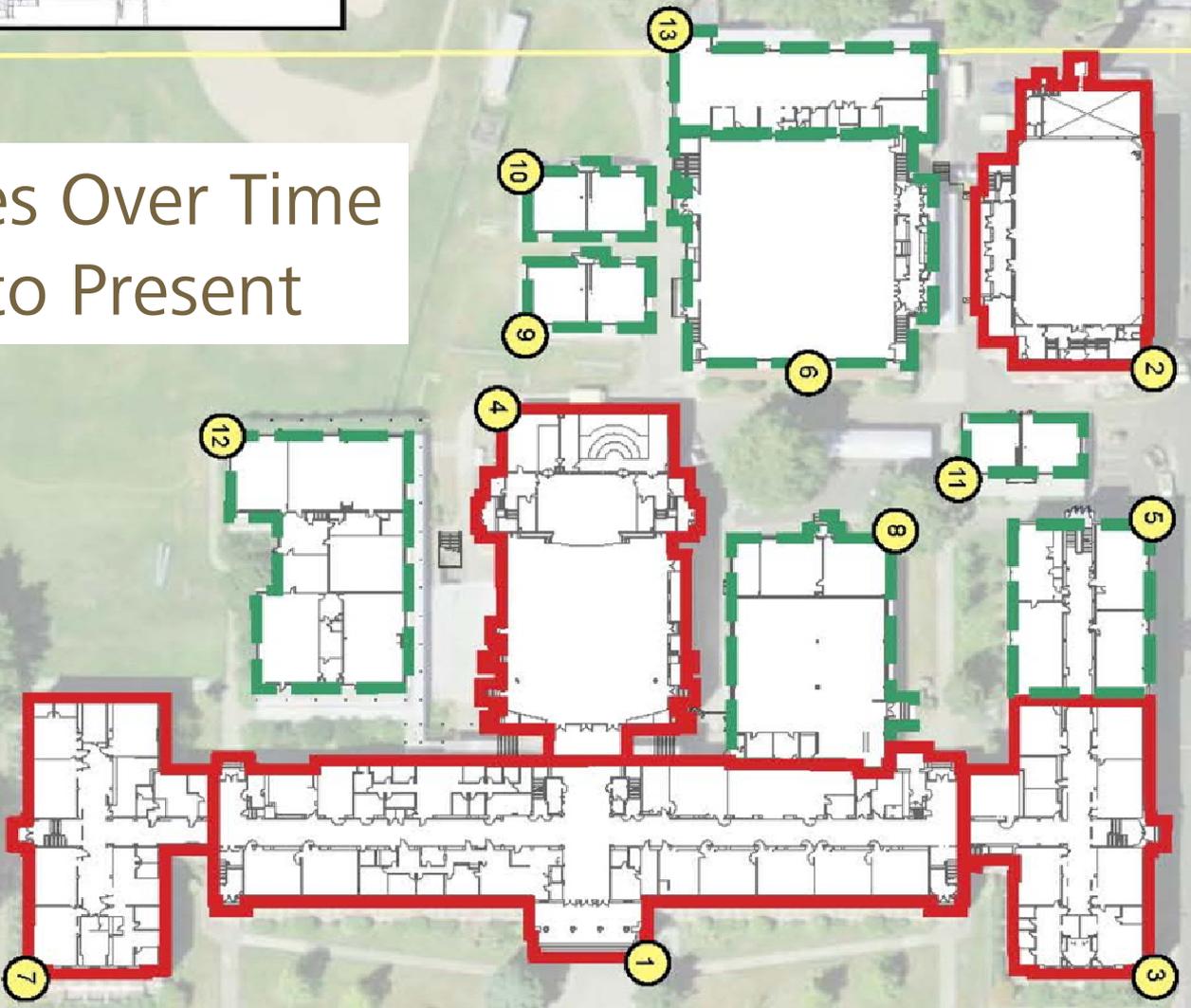
AREA OF SCHOOL  
444,280 SQ. FT.

NOTE  
42" S.E.  
E of Brazeo St.  
Grant Park to  
M.H. at 36th  
- 35th  
- 35th  
- 34th

SCA

CITY  
U.S. GRANT  
N.E. THIRTY-SIXTH  
DATE SCHOOL  
JULY 10, 36  
MULTNOMAH  
SUPERINTENDENT  
REVISOR  
ADMINISTRATOR

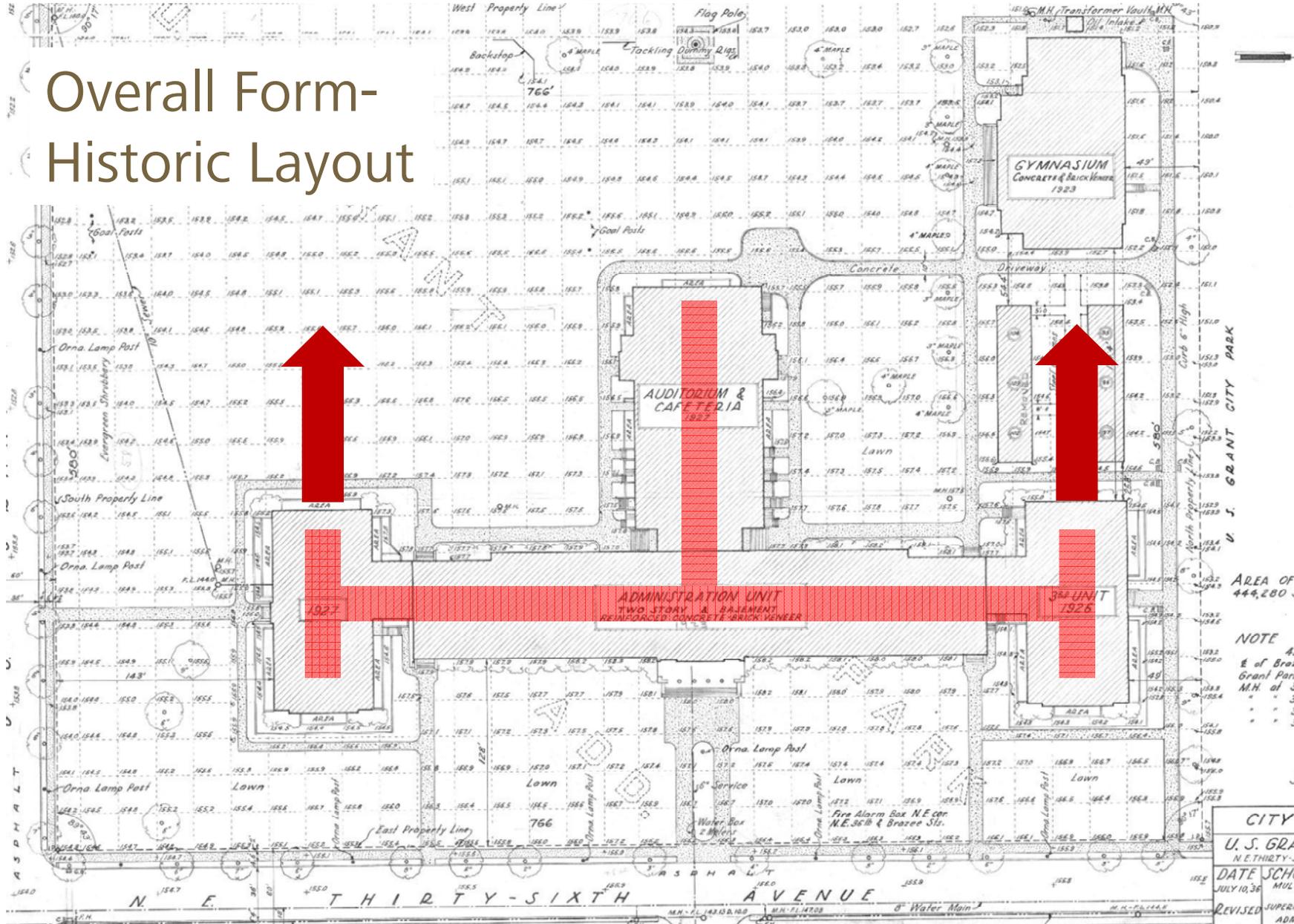
# Changes Over Time 1970s to Present



NE US Grant Place

400'

# Overall Form-Historic Layout



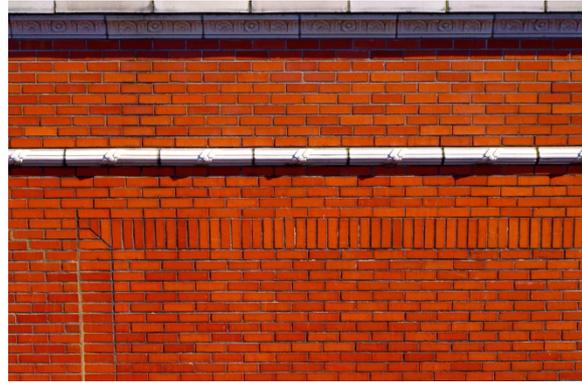
# State Historic Preservation Site Walk



# Historical Significance- Exterior Details



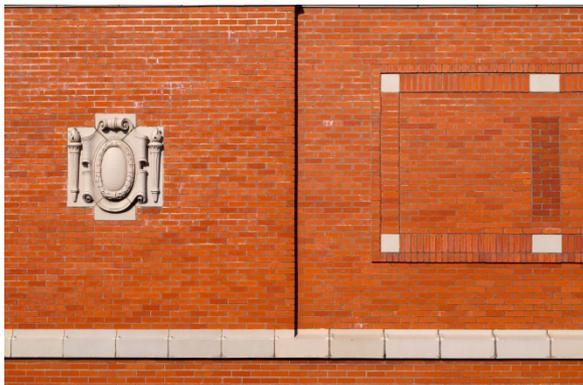
Multi-light wood windows



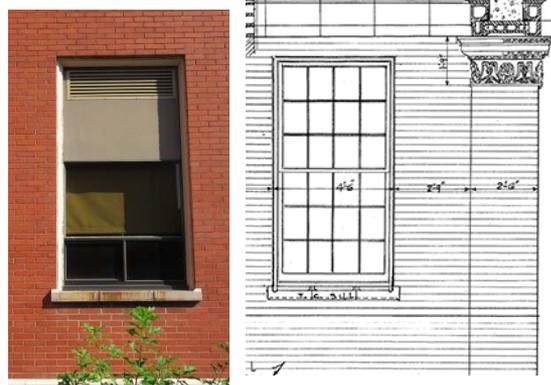
Terra cotta mouldings



Terra cotta friezes & cornices



Brick details & blind windows



Original window size & proportion



Cast-iron details



Terra cotta details

# Historical Significance- Public Spaces



Auditorium



Old Gymnasium

# Historical Significance- Auditorium



Bas relief



Seating & materials



Coffered ceilings



1932 Hoeckner murals



Pilasters



Stage moulding

# Historical Significance- Public Spaces



Corridors



Old Library

# Historical Significance- Interior Details



Stained glass signage



Wood display cases



Wood trim, baseboards, & casings



Storefront entryways



Wood doors & reights



Casework

# Project Overview

- :: Team Introductions
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## DAG & STAKEHOLDER SYTHESIS

# What should our initial priorities be for the Grant High School renovation?

:: Restore **historic** character of the buildings

:: Make **best possible space for the students**

:: Update structure to code, ADA , seismic requirements, and principles of universal design

:: Create a **welcoming, safe** learning environment

:: Showcase the **diverse** student population

:: Celebrate the **inclusive culture** of Grant

:: Maintain a **sense of community** and **tradition** while exploring the future for students

:: Increase access to **state of the art technology** for teaching and learning

:: Design for **large community events** and local gatherings



## DAG & STAKEHOLDER SYNTHESIS

# What makes a school healthy, both physically and emotionally?

- :: Light, open air places to eat and **congregate**
- :: Celebrate the strong **community**
- :: Update the mechanical and electrical systems to allow for user control
- :: Ensure **day light** community spaces and classrooms
- :: Design **safe** and enjoyable spaces for learning

- :: Increase student **engagement**
- :: Focus on student health and clean facilities
- :: Design a variety of **places to work outside**
- :: Reflect **different cultures**
- :: Celebrate student **artwork** wherever possible





## DAG & STAKEHOLDER SYNTHESIS

# A. What is an ideal learning environment?

- :: creative and **stimulating learning**
- :: safe and **comfortable**
- :: inspired
- :: **moments of serenity**
- :: respectful, caring, compassionate community

- :: **flexible** for groups
- :: integrated **technology**
- :: promotes **self-sufficiency**
- :: accommodates **diverse learning styles**
- :: allows for rich, hands-on learning opportunities



## DAG & STAKEHOLDER SYNTHESIS

# B. What is the spirit of Grant High School?

:: **diverse community**

:: friendship, **trust**, and respect

:: tradition & rich **history**

:: teamwork & inclusion

:: there is a **place for everyone**

:: excellent performing **arts and athletics**

:: **sense of belonging** to the greater community



# What is historic?



Baseball Team, 1926



Main building, undated

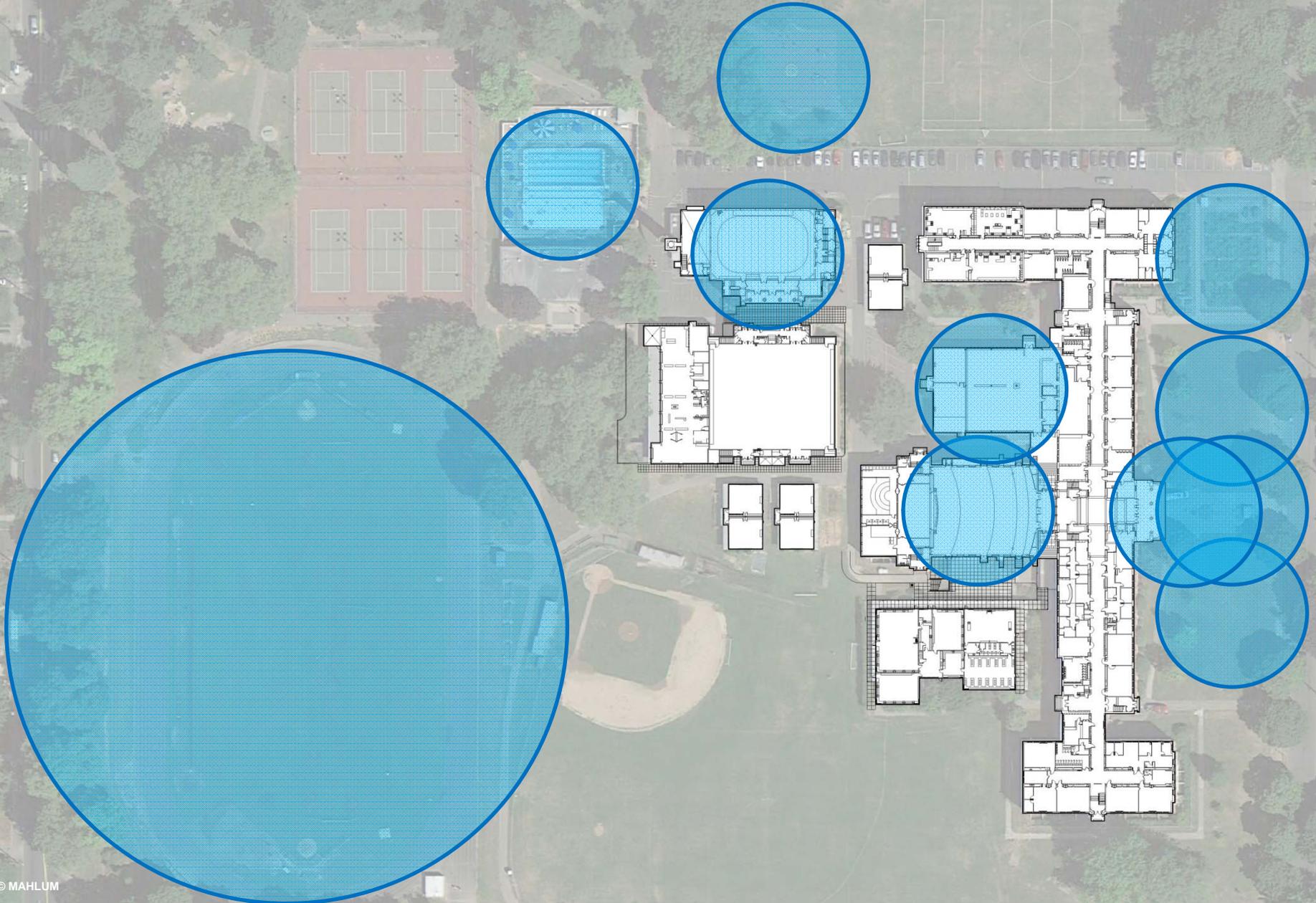


Site & Context, Present Day



:: Identify the places that the **community values**

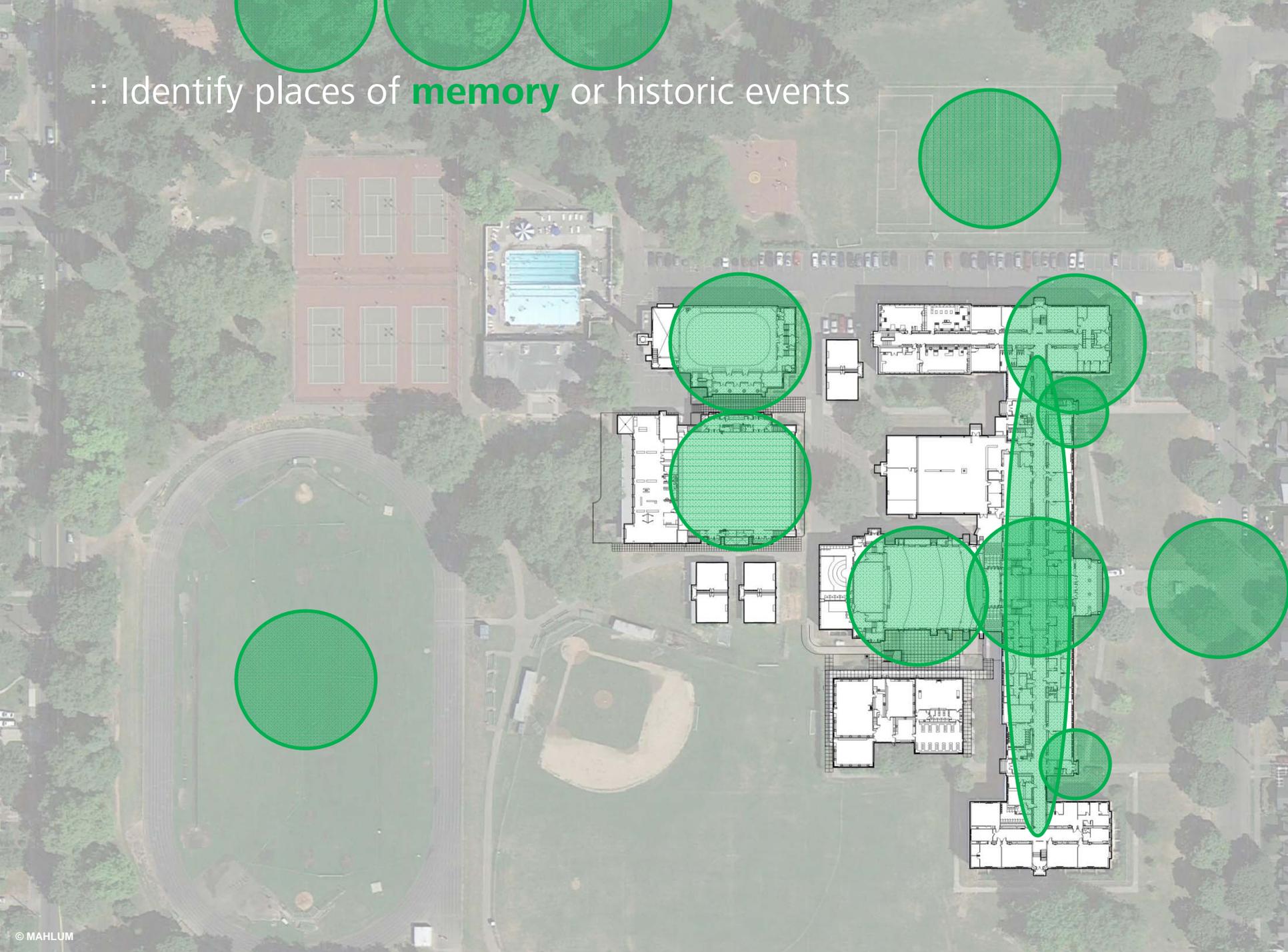
:: Identify the places that the **community values**





:: Identify places of **memory** or historic events

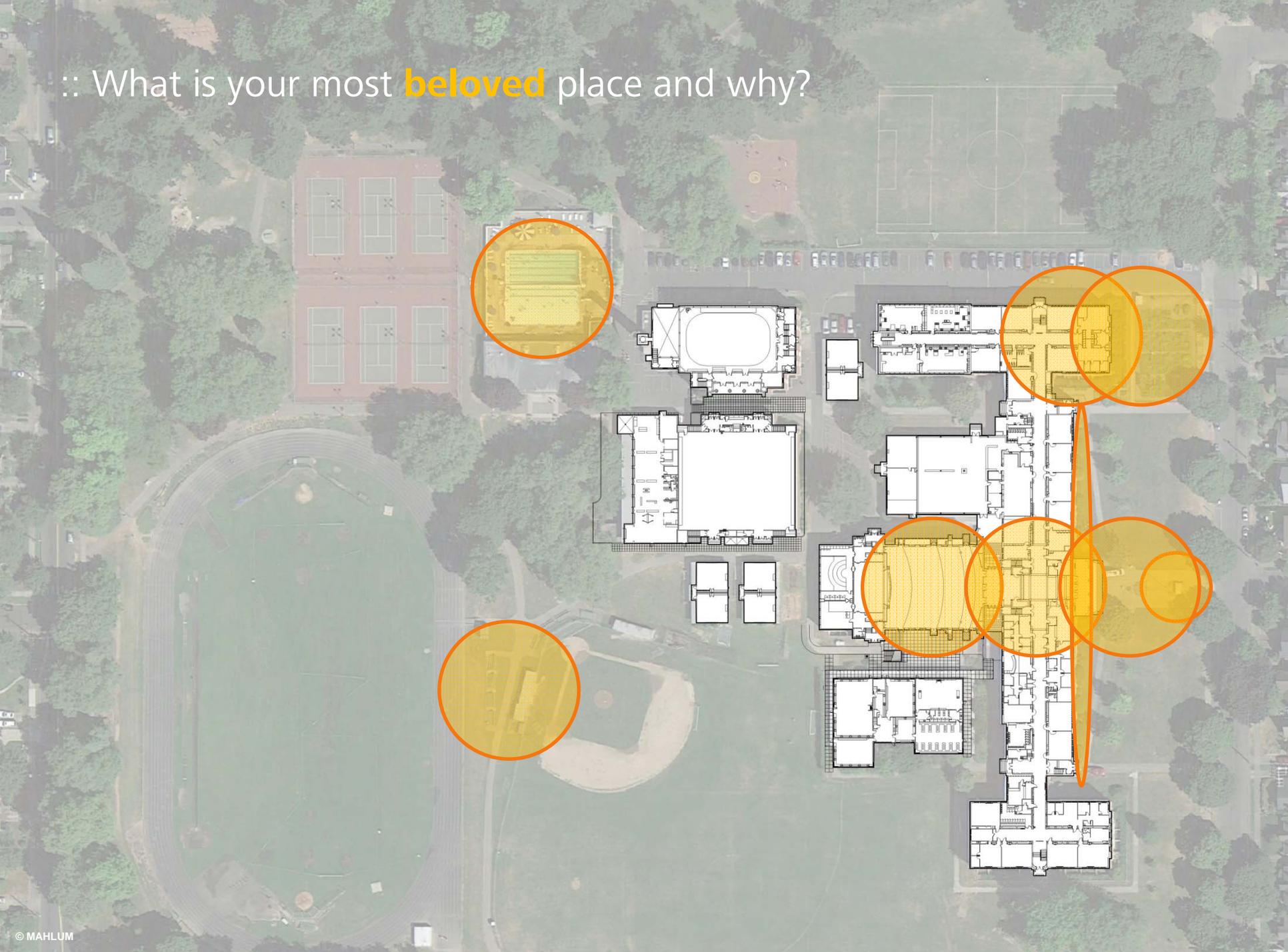
:: Identify places of **memory** or historic events





:: What is your most **beloved** place and why?

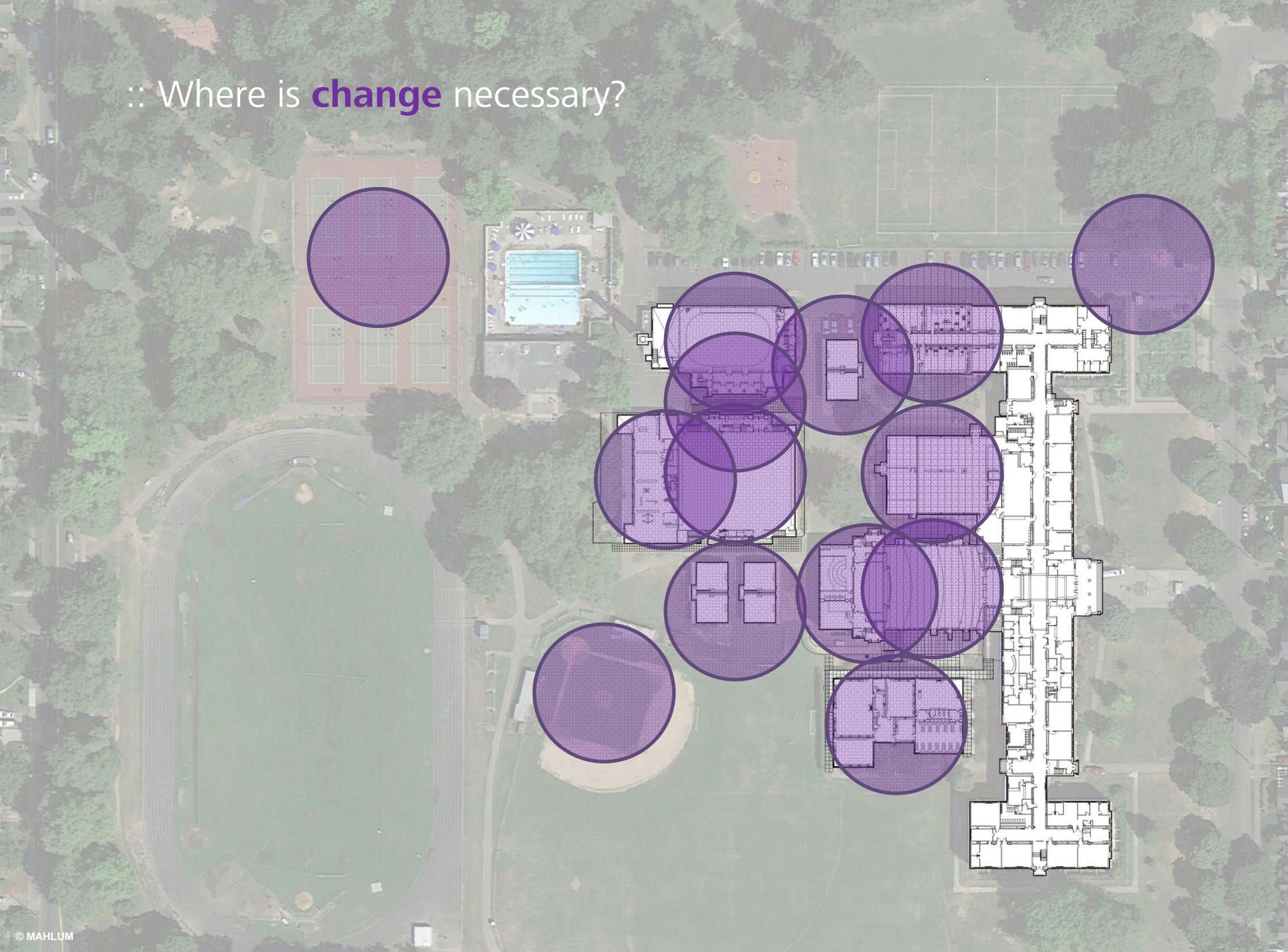
:: What is your most **beloved** place and why?





:: Where is **change** necessary?

:: Where is **change** necessary?





# You are a student...

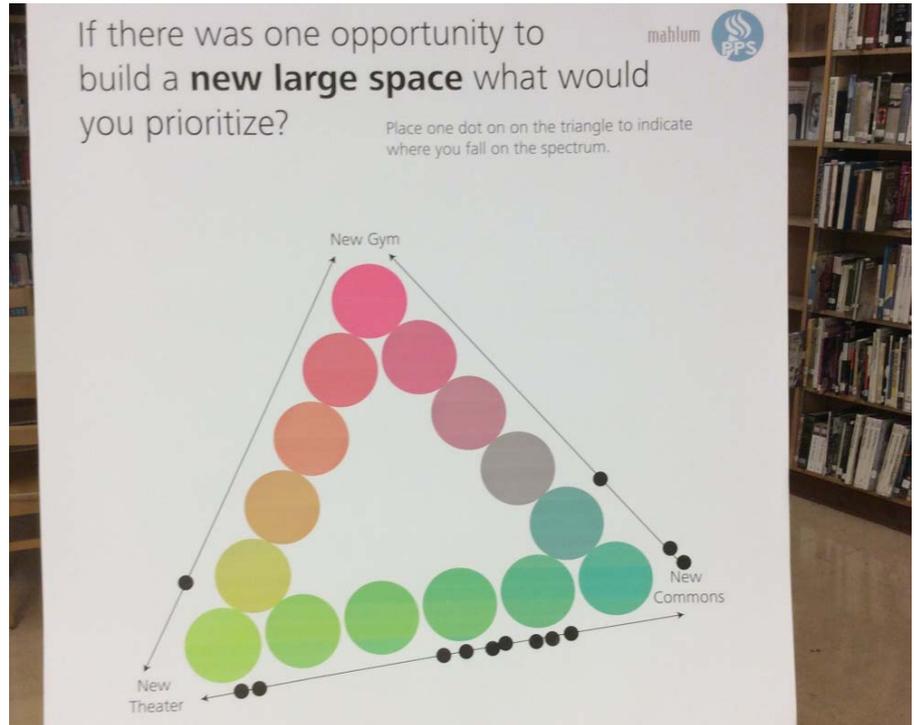


- :: What spaces would inspire you to learn?
- :: What spaces do you gravitate towards?
- :: What spaces make you feel comfortable?



- :: What spaces make you feel uncomfortable?
- :: What spaces make you anxious?
- :: What spaces would you avoid?

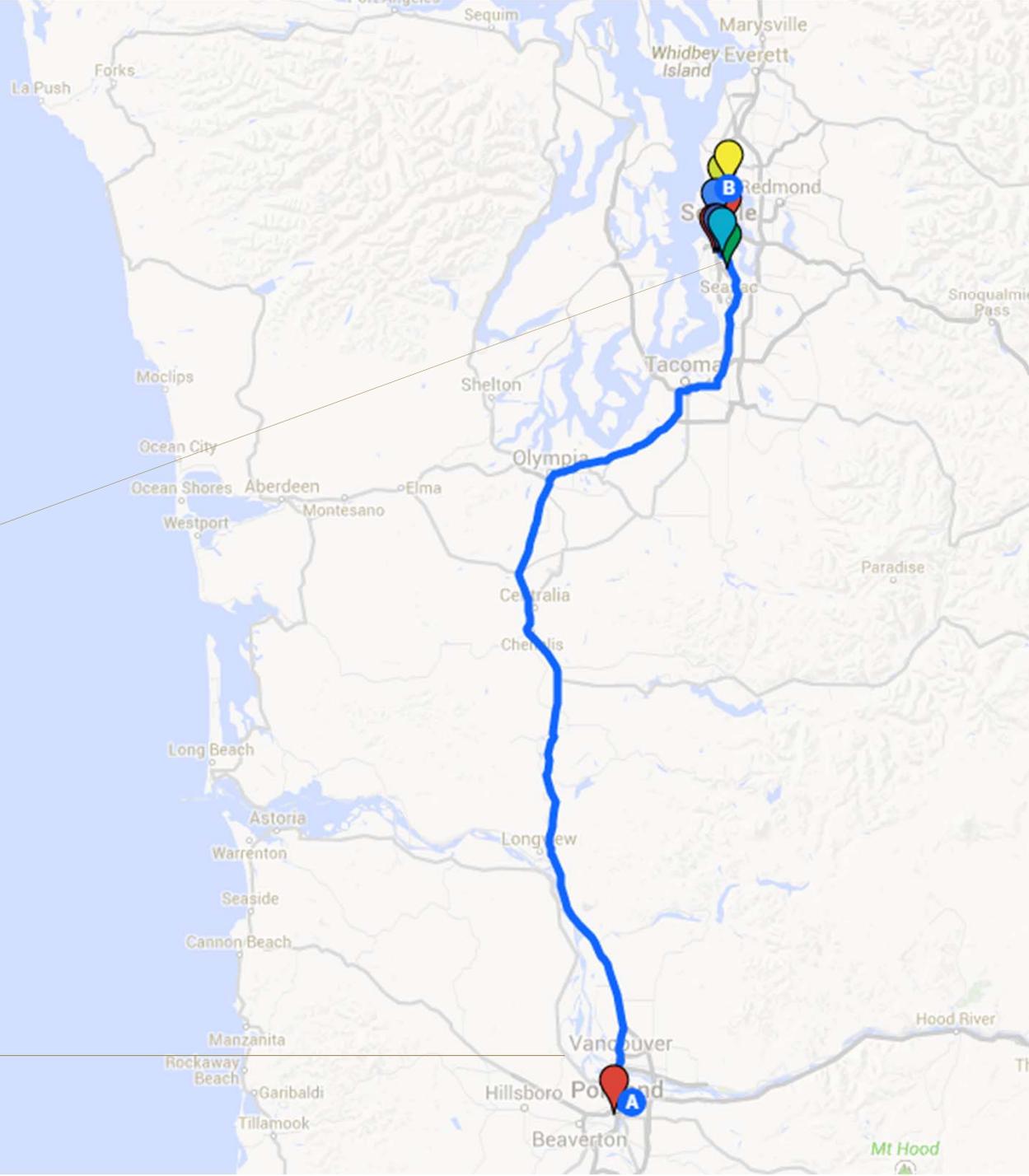






Nathan Hale High School  
Garfield High School  
McKinstry Innovation Center  
Cleveland High School  
Aviation High School

Shattuck Hall, PSU



# Tour Stop 1



Nathan Hale High School  
Seattle Public Schools

# Tour Stop 1



Nathan Hale High School  
Seattle Public Schools

# Tour Stop 1



Nathan Hale High School  
Seattle Public Schools

# Tour Stop 1



Nathan Hale High School  
Seattle Public Schools

# Proposed Tour Stop 1



Nathan Hale High School  
Seattle Public Schools

# Tour Stop 1



Nathan Hale High School  
Seattle Public Schools

# Tour Stop 2



Garfield High School  
Seattle, Washington



# Tour Stop 2



Garfield High School  
Seattle, Washington

# Tour Stop 2



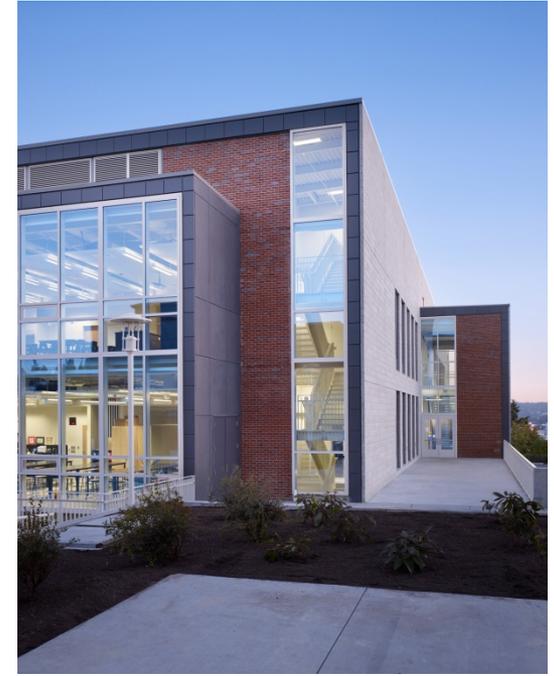
Garfield High School  
Seattle, Washington

# Tour Stop 2



Garfield High School  
Seattle, Washington

# Tour Stop 3



Cleveland High School  
Seattle Public Schools

# Tour Stop 3



Cleveland High School  
Seattle Public Schools

# Tour Stop 3



Cleveland High School  
Seattle Public Schools

# Tour Stop 4



Aviation High School  
Seattle, Washington

# Tour Stop 4



Aviation High School  
Seattle, Washington

# Tour Stop 4



Aviation High School  
Seattle, Washington

# Tour Stop 4



Aviation High School  
Seattle, Washington

# Tour Stop 5



Portland State University-Shattuck Hall  
Portland, Oregon

# Tour Stop 5

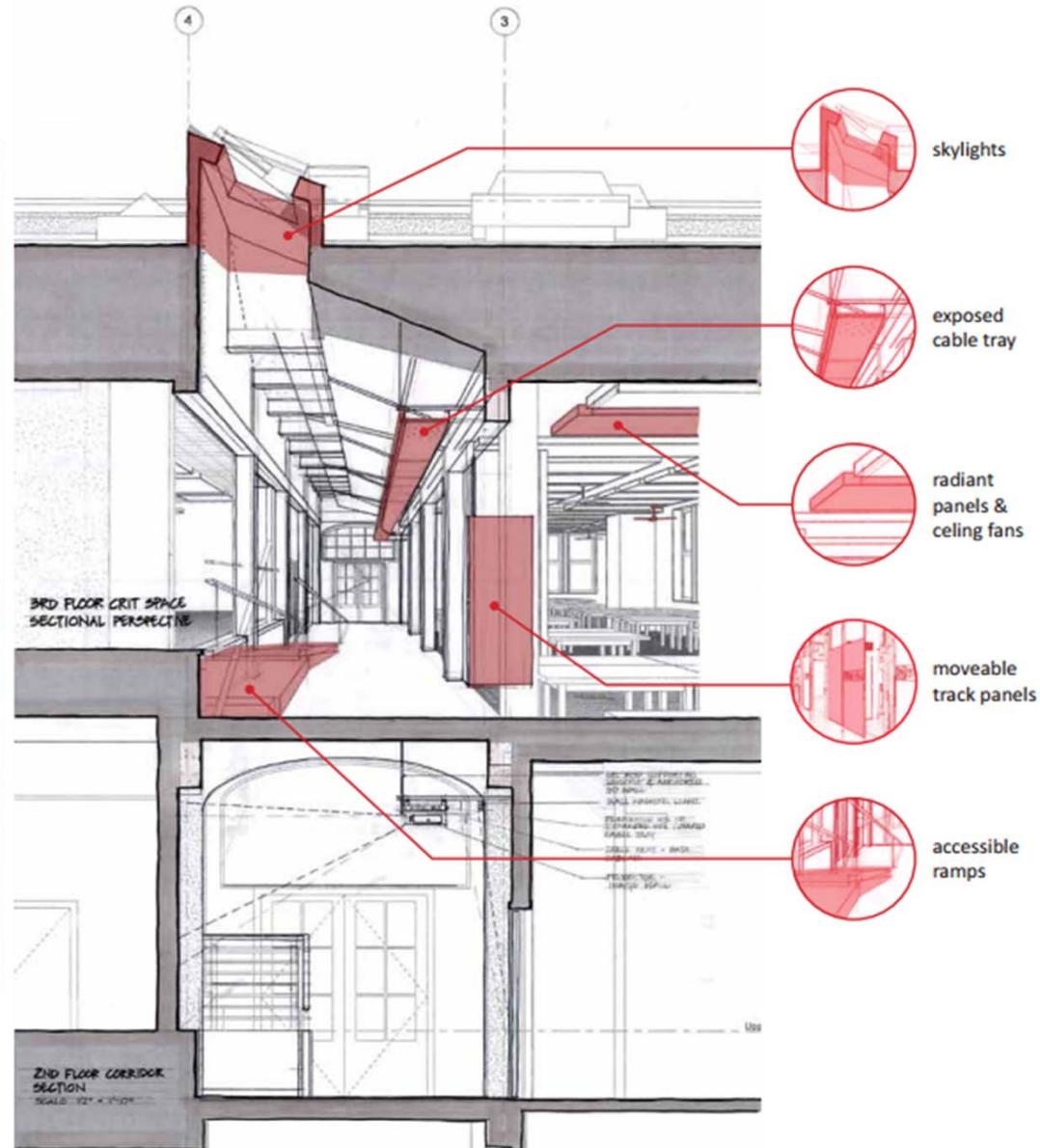


Portland State University-Shattuck Hall  
Portland, Oregon

# Tour Stop 5



Portland State University-Shattuck Hall  
Portland, Oregon



# Tour Stop 5



Above: Corridor prior to renovation  
light: Post-renovation

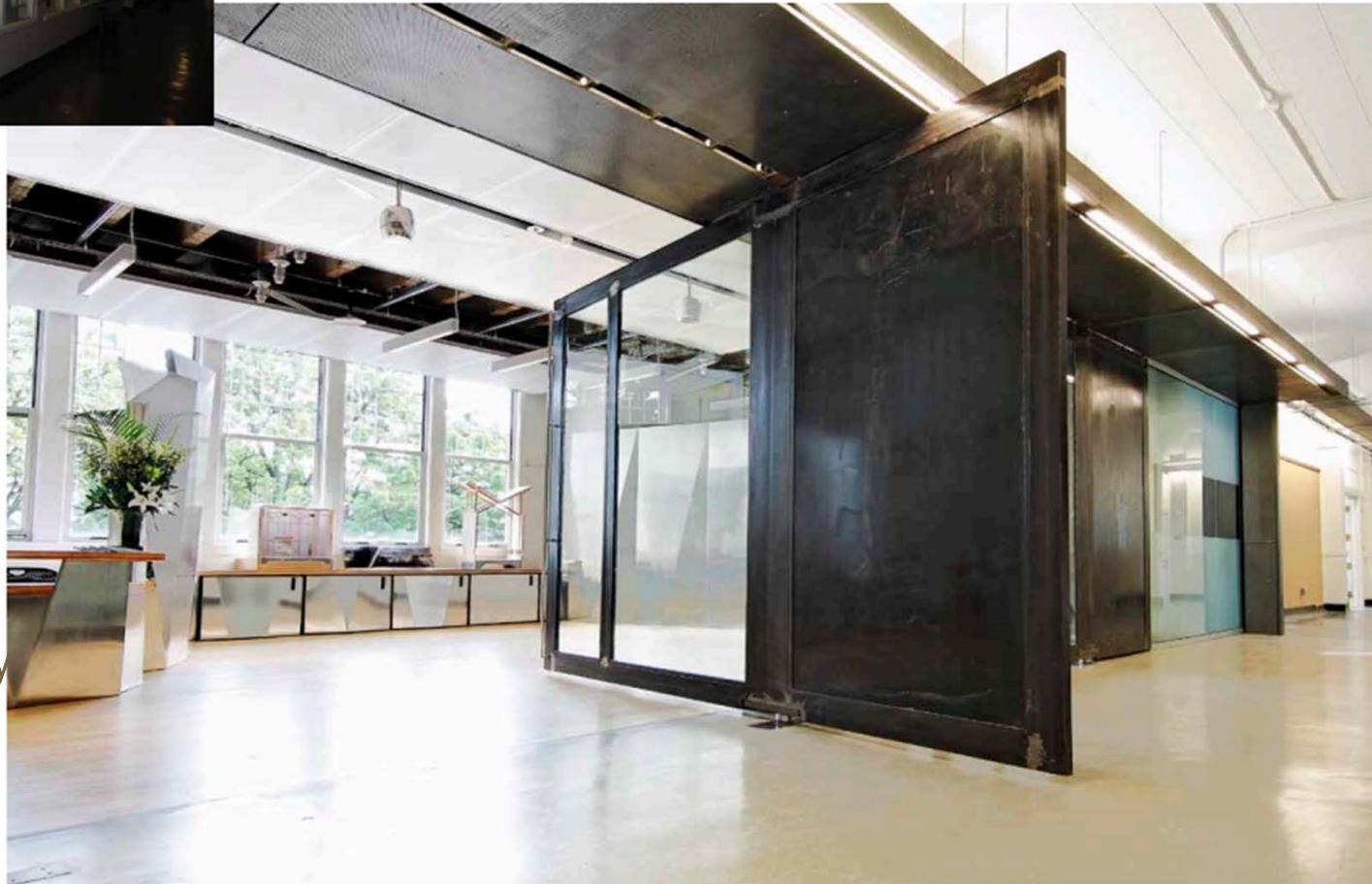


Portland State University  
Shattuck Hall  
Portland, Oregon

# Tour Stop 5

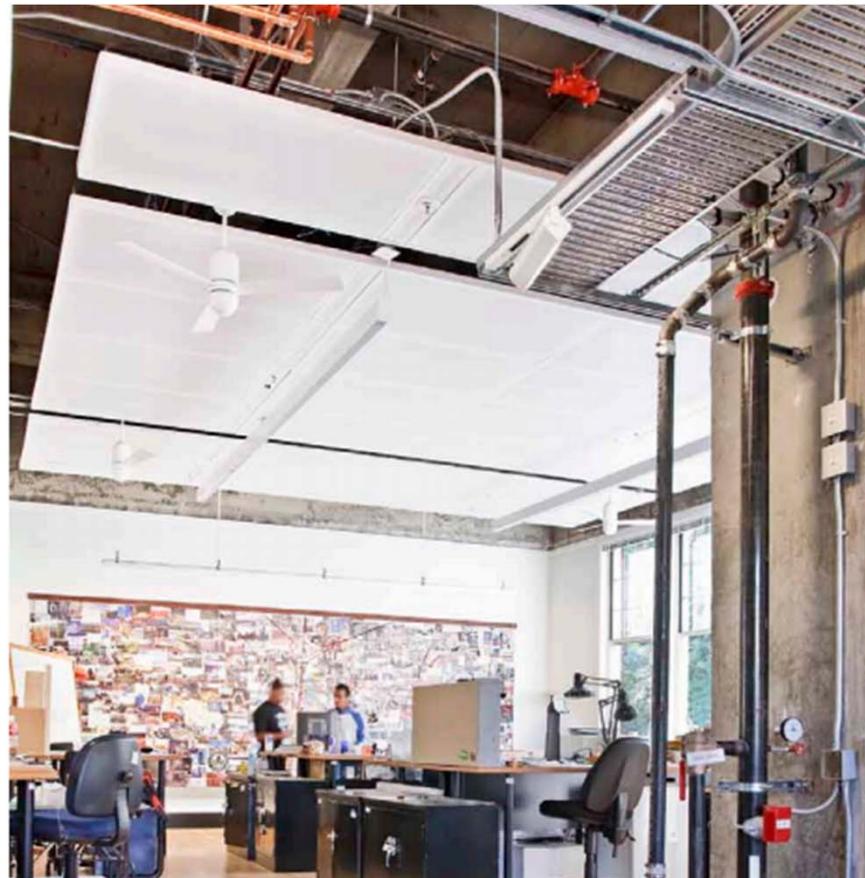


Above: Corridor prior to renovation  
Right: Post-renovation



Portland State University  
Shattuck Hall  
Portland, Oregon

## Tour Stop 5



Portland State University-Shattuck Hall  
Portland, Oregon

# Tour Stop 5



Portland State University-Shattuck Hall  
Portland, Oregon



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# Listening Station 1: Historic Analysis

## Understanding the role of the State Historic Preservation Office



Administration Building



Old Gym



North Wing Addition



North Wing



New Gym



Old Autoshop/Weight Room



Science Building



Portable Units



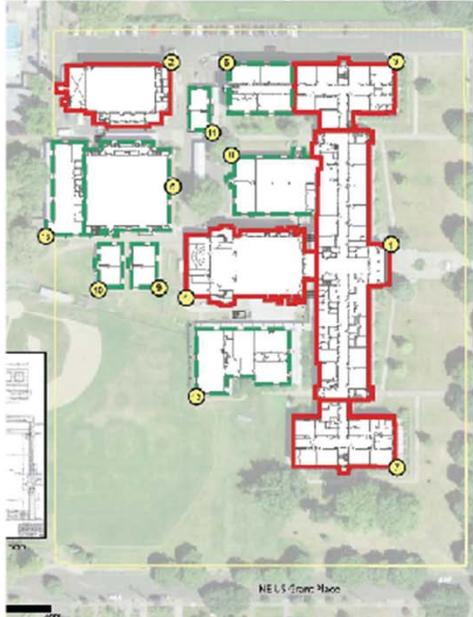
Library



Auditorium



South Wing



Identify the places that the **community values**

### DAG

- "huge memories on the track/football field"
- "connective spaces for the community"
- "community garden"
- "lights and bleachers"
- "front approach"
- "an updated pool"
- "soccer practice open space in front"
- "outdoor gathering spaces"

### STAKEHOLDERS

- The "bowl" – football field
- The garden
- The park
- Concerts
- Soccer field
- The "porch" entrance



Identify places of **memory** or historic events

### DAG

- "religious protest on the front sidewalk"
- "playoffs"
- "community events, symphony and sports in the park"
- "gathering focal point, visible entry, community space"

### STAKEHOLDERS

- "The bowl" – football field, people go back because the space is inviting"



What is your most **beloved** place and why?

### DAG

- "community & sports"



Where is **change** necessary?

### DAG

- "can we incorporate the park to the north in our plan and negotiate with parks and rec?"
- "bigger parking lot"

- "delete portables"
- "underutilized outdoor space by library"
- "ugly parking"
- "need bike parking"

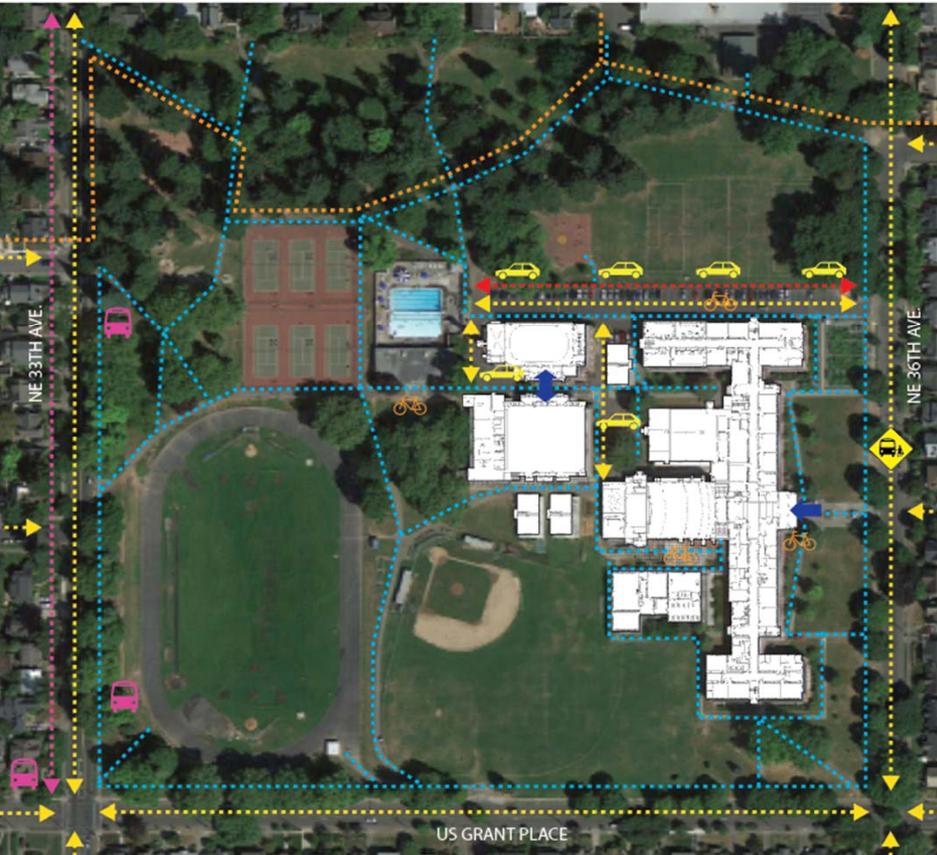
# Listening Station 2: Transportation & Parking

## Existing Site & Circulation Analysis



Identify existing access and movement around the site

- ⋯ Pedestrian Travel
- ⋯ Bicycle Travel
- ⋯ Automobile Travel
- ⋯ Bus Travel
- ⋯ Fire Truck Access
- ⋯ Bicycle Parking
- ⋯ Automobile Parking
- ⋯ Bus Stop
- ➔ Main Entry
- ⚠ School Bus Drop-Off



## How should the **site** be organized?



Place one dot on each black line to indicate where you fall on the spectrum.

Consolidate Fields on Site Shared Fields w. Portland Parks & Rec

Parking Open Green Space

One Way Drop Off Drop Off Circle Shared with Pool

Through-Site Circulation Perimeter Circulation

Prioritize Open Green Space Prioritize Baseball & Softball Fields

Do Not Light the Fields Light the Fields

# Listening Station 3: Parks & Fields

## Visual Listening

Plazas and Courtyards

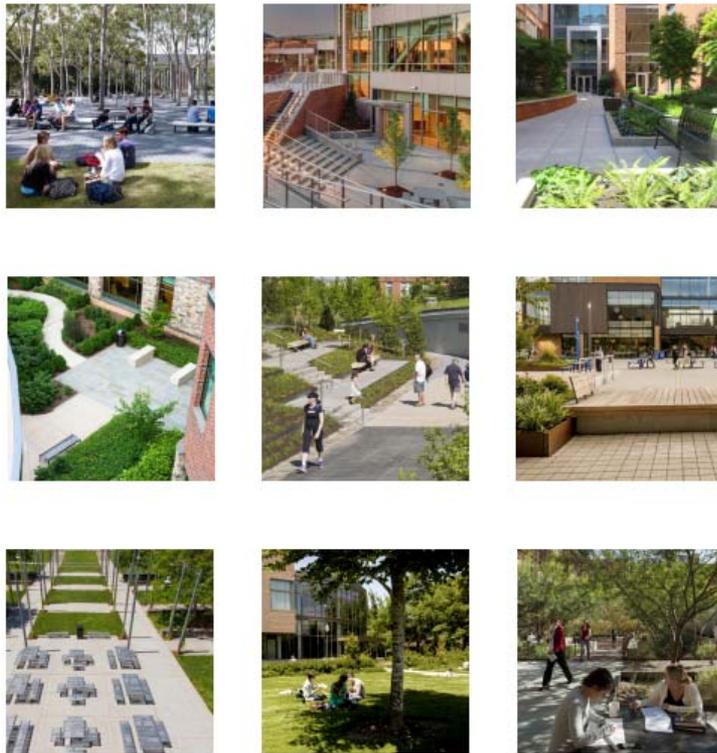


## Existing Site Plan

Grant High School and Grant Park



— GHS Property Line — Pedestrian Circulation — Vehicular Circulation and Parking

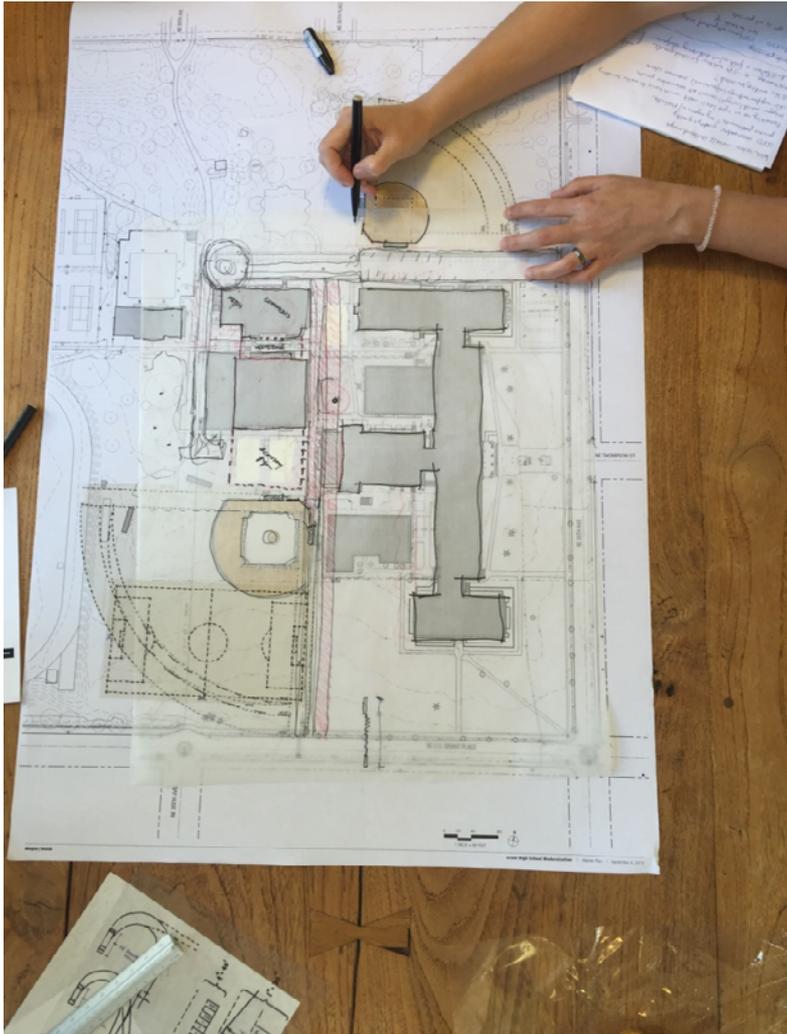


LISTENING STATION 3: PARKS & FIELDS





# Site Charrette: Sketching Groups



Let's Begin!

# Feedback & Questions

# Grant Bond Website



News | Directory

Welcome



Students



Families



Get Ready



About

Board

Calendars

Departments

Schools

Employment

Top topics

Google™ Custom Search

Search PPS

Sign Up for Meals

How do I?

Go

- Bond
- Community Oversight
- Get Involved
- Student Engagement
- Faubion
- Franklin
- Grant
- Roosevelt
- Summer Projects
- Seismic
- Accessibility
- Roof replacement
- News & Media
- Doing business with PPS
- Long Range Facilities Plan
- Bond Timelines
- Interactive map

[PPS Home](#) > [Bond](#) > [Grant](#)



Grant High School is one of 3 PPS high schools being modernized as part of an 8-year \$482 million school building improvement bond. Grant's modernization will completely reconfigure and update learning spaces with a focus on indoor environmental quality, sustainability and historic preservation. [Learn more about Grant High School here.](#)

The planning phase for the modernization of Grant will begin in the fall of 2015 and construction is scheduled to begin in summer 2017 and last 2 years. Students are scheduled to return to a Modernized Grant in the fall of 2019.

**The next DAG meeting is Thursday, Sept. 24th 5:30-7:25 p.m. in the GHS Library**

[View the Grant Modernization flyer | in Español](#)

[View the Grant to Marshall Transportation Flyer](#)

[The Grant Design Advisory Group \(DAG\) members](#)



# Design Advisory Group Schedule

|                       |               |                |        |
|-----------------------|---------------|----------------|--------|
| DAG 01                | Sep 09        | DAG 06         | Dec 16 |
| DAG 02                | Sep 24        | SD Workshop 1* | Jan 09 |
| DAG 03                | Oct 08        | DAG 07         | Jan 21 |
| School Tours          | Oct 23        | SD Workshop 2* | Feb 06 |
| <b>MP Workshop 1*</b> | <b>Oct 24</b> | DAG 08         | Mar 03 |
| DAG 04                | Nov 05        | SD Open House* | Mar 31 |
| MP Workshop 2*        | Nov 07        | DAG 09         | Apr 28 |
| DAG 05                | Nov 19        |                |        |
| MP Open House*        | Dec 03        |                |        |

\*Community Focused Meetings

All meetings 5:30-7:25pm except  
Workshops 9am-12pm



If Grant were the center of community, what would it look like?

Tour