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Date	By
02/01/2018	Becca Cavell

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Subject	Project Name	Project Number
Design Advisory Group Meeting One	Lincoln HS Replacement	17011

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Present		
<u>DAG Members:</u>		
Dana Bach Johnson	Amy Kohnstamm	Naomi Tsurumi
Ben Brandenburger	Caleb Kono	Mary Valeant
Petyon Chapman	Sean Madden (via Zoom)	Mary Ann Walker*
Randall Edwards	Karen Marrongelle	Andrew Wilk
Steve Ewoldt	Christy Marten	
Genevieve Fu	Raja Moreno	<u>Other</u>
Gerald Gast	Mark New	Erik Gerding / PPS
David Goldwyn	Tiffani Penson*	Dan Jung / PPS
Jim Hanson*	Lee Rahr	Chris Linn / Bora
Julie Hays	Esperanza Rodriguez	Becca Cavell / Bora
Jennifer Hill	Jill Ross	Nancy Hamilton /NHC
Jeremy Holden	Jessica Russell	Jason Clark
Tiffani Howard *	Scott Schaffer	Kevin Spellman / BAC
Eleni Kehagiaras	Eric Switzer	
	Jason Trombley	* not present

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Distribution	
Erik Gerding	file

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### Minutes

1. WELCOME AND PURPOSE OF THE DAG
  - A. Erik Gerding opened the meeting, welcoming the committee and reminded the group of the Code of Conduct and DAG Charter.
2. INTRODUCTIONS AND ICEBREAKER ACTIVITY
  - A. Nancy Hamilton asked each member to introduce themselves briefly and asked all present to respond to a series of questions about their connections to LHS and the Portland community. Many of those present are current, former, or prospective LHS parents. Several alumni were present. All of the individuals in the room reside in Portland.
3. PROJECT BACKGROUND AND UPDATE
  - A. Chris Linn reviewed the Vision Statement for the LHS Modernization Project:  
*"The redeveloped Lincoln campus will be an innovative hub of life-long learning; it will help students reach their goals in a safe, inclusive, and inspiring environment. The campus will be the center of an active, healthy, urban community and will support educationally related public and private*

*partnerships. The project will be an example of schools promoting positive change in our neighborhood, city, state and region” This statement was honed by the Master Planning Committee and*

- B. Chris reminded the DAG process is public, and that all communications should be directed to Erik Gerding.
- C. Chris reviewed the history of the planning work that has informed the LHS Project – from ten years of work, and various studies, to the recent Master Planning effort and Pre Design / Due Diligence Report that form the basis of the current work. And acknowledged the significance of the successful 2012 and 2017 Bond Measures that support the PPS modernization projects.
  - 1. Erik noted that the EcoNorthwest Study that was undertaken in 2015 found that it did not benefit the District to have other parties join them in development of the LHS site, despite its central location in Portland’s downtown.
  - 2. The Master Plan effort looked at many different expansion and replacement options, and engaged with students and members of the public through a series of events. The final recommended development from this phase was a two-building solution flanking 17<sup>th</sup> Avenue.
  - 3. The Due Diligence work focused on a more detailed analysis of the merit, or not, of retaining the current school. The results clearly showed that retaining, upgrading and expanding the existing structure would be significantly more expensive than replacing it, in part because of the expense of housing students in temporary facilities during the renovation efforts. Ultimately the recommendation was to design a new high school on the west side of the property, in a vertical configuration. The proposal now consists of a single facility with a practice field, track and field and parking below a new grandstand.
- D. Chris reviewed the planned development in the neighborhood surrounding LHS. Several tall buildings are planned or in construction, and when LHS is completed its context will already by significantly more dense and tall than it is at present.
- E. Tall high schools are not uncommon in the eastern US. Bora team members have toured relevant projects in Chicago, New York and Atlanta. There are some key strategies that can be used to ensure effective movement of students and staff within the multiple stories of the tall school.
- F. A committee member asked how much attention had been given to land use issues such as the proximity of light rail. Chris noted that a lot of work was done around this issue during the studies, including multiple meetings with City of Portland planners. Various recommendations arose from these meetings including placing the main building entry on Salmon Street, and considering access to the MAX stations and buses, as well as minimizing onsite parking, and providing through-site access for pedestrians (not cars).
- G. A committee member asked about development on the Butler Block (NE corner, 18<sup>th</sup> & Salmon intersection). Another committee member responded that a pre-application conference has recently been requested by Sera Architects.
- H. Chris reviewed three map diagrams of the site showing issues related to the Central City Plan zoning requirements, utility easements on the vacated streets that bisect the site, and existing grade challenges. Some key issues that will effect development:
  - 1. The city will require active ground floor uses on Salmon towards 18<sup>th</sup> Avenue
  - 2. Salmon Street is considered a significant East/West Corridor, and Jefferson Street is developing as a residential “Main Street”.
  - 3. The vacated streets include deep-set large brick pipes that contain Tanner Creek, which flowed across this site before it was culverted and the site filled. These pipes will constrain the location of the LHS development. And the soil conditions will require the building to be constructed on pile foundations, similar to other properties in the neighborhood.
  - 4. Site grades are deceptive, with a 40’ drop across the property from east to west. This will require careful site and building design to meet existing grades while providing flat fields and large, contiguous first floor areas.
- I. Chris reviewed a series of Planning Principals that will guide the work. These were developed by PPS over an extended period of time and are intended to guide the designs of all of the District’s projects. They are part of the Education Specifications, or Ed Specs, that form the foundation of the project.

# BORA

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- J. Chris shared a program summary showing the proposed LHS program in comparison to the existing LHS spaces, and the standard Ed Specs space program. It was noted that each High School has the ability to tune the program to its specific needs, while staying within the overall project space requirements. The Ed Specs are flexible and not intended to be dogmatic; the DAG will ADVISE the design team, with regard to spatial priorities, but the ultimate decision will be by the Board.
    - 1. A committee member asked if the team was looking at projected population growth when the 1,700 student capacity was established. Bora responded that the building will be able to accommodate more students than 1,700 – noting that the current building, which is 100,000 GSF smaller than its planned replacement, currently accommodates around 1,700 students.
  - K. Chris shared three design goals the team plans to explore:
    - 1. Create a visible expression of movement
    - 2. Create an active urban edge in accordance with the downtown plan.
    - 3. Create a cohesive and singular building, to mitigate the complexities of the site and the program
  - L. A committee member asked for clarification regarding project costs associated with building height versus area. Bora responded that the new building will have floor-to-floor heights of around 15’ due to the complexity of building systems and structure, compared to perhaps 9’ for apartment buildings. The gym and theater components will be taller yet.
  - M. Bora shared the proposed schedule, showing three distinct overarching phases: design, permitting and construction. The District plans to bring a contractor on board fairly soon, and this expert team member will help finalize the delivery strategy for the new school.
    - 1. A committee member asked what delivery method would be used – perhaps design/bid/build? Bora explained the District plans to use a competitive Construction Manager / General Contractor approach, via an RFP selection process.
    - 2. A committee member asked if there would be any early bid packages. Bora replied that this will depend on input from the contractor, once selected. The construction market is very hot at present, and some projects are struggling to get good bid coverage. The contractor should be able to help establish the best bidding strategy for the work.
  - N. A schedule of meetings was reviewed. An additional Public Design Workshop will be held on Saturday April 21 from 9am-12pm in the Lincoln cafeteria.
4. VISION CARD EXERCISE
- A. Committee members were asked to work in 6 groups with identical sets of image cards, to select three cards that represented their response to the question: “imagine you return to LHS in 6 years, after the new school has opened. It exceeds your expectations. How does it feel?”. The teams were then asked to describe why they had selected each image.

# BORA

## Team One



- Sustainable
- Healthy



- Taking risks
- Pushing yourself
- Testing your limits



- Safe, comfortable and diverse environment

## Team Two



- Safe, comfortable, diverse
- Mutually supportive (can carry a load)
- Interconnected



- Emerging growth
- Unlocking potential
- Local
- Green, alive, ecological



- It takes courage to take a leap
- Launching into something new
- Taking risk

## Team Three



- Students working together
- *"Inspired Global Thinkers"*



- Student community working together
- Any student, any community
- Open minded



- Risk-taking / safe landing
- Can be anyone: now and in the future

# BORA

## Team Four



- Supportive
- Diverse
- Age-diverse



- Connection to Forest Park
- Emerging potential



- Community
- Diverse ages
- A thinking game
- Slowing down in a busy neighborhood and busy lives

## Team Five



- Diversity
- Inclusion
- Support
- Community
- Global

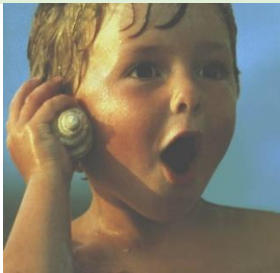


- A lot of potential
- Green, vibrant
- "Portland"



- Innovation
- Standing out

## Team Six



- Lots of life and character
- Wonder
- Our expression when we see the new school



- Life
- Earthy, natural
- Bright and colorful
- A lot to sample



- Diversity
- Cozy
- Very unite

# BORA

## Team Seven



- Sednign the kids out: don't jumpe, but show them a path
- A sense of viing close, with an inviting view
- Warmth



- Age-diverse
- Learning
- Integrative
- Immense legacy will make LSH great – alumni, experience



- Hungry to learn
- Divers
- Freedom of speech
- Action

### 5. ELECT DAG CO-CHAIRS

A. Jason Trombley and Sean Madden were elected co-chairs of the DAG,

### 6. PUBLIC COMMENT PERIOD

A. A member of the public spoke:

1. A LHS neighbor and Jackson HS alum, Chris noted how important the LHS and Benson HS sites are to the city and urged the committee not to lose sight of this fact. He is hopeful that during the design process doors will re-open to the city, to local neighbors such as the MAC club and KGW, and to include city-wide voices in the discussion including voices from the east side. He recommended engaging with elected officials at the city and county and noted this could be so much more than a 10 story building surrounded by fences.

### Attachments

A. DAG Meeting 1 presentation

### Next Planned Meeting

Thursday March 8, 6:00 – 8:00 PM, LHS Library

END OF MEETING MINUTES