

BORA

LINCOLN HIGH SCHOOL

Design Advisory Group Meeting One

February 1, 2018



VISION STATEMENT

“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.”



Agenda

- | | | |
|---------------------------------------|------------|--------------------|
| - Welcome and Purpose of the DAG | 15 minutes | Erik Gerding |
| - Introductions & Icebreaker Activity | 15 minutes | Nancy Hamilton |
| - Project Background & Update | 30 minutes | Chris Linn |
| - Break | 10 minutes | |
| - Vision Card Exercise | 30 minutes | Becca Cavell / All |
| - Discussion | 15 minutes | All |
| - Elect DAG co-chairs | 10 minutes | Erik Gerding / All |
| - Next Steps | 5 minutes | All |
| - Public Comment Period | 20 minutes | All |

DAG Charter



Purpose and Role

The Design Advisory Group (DAG) will advise the Lincoln Modernization Project Team in developing a comprehensive, equitable, integrated and visionary school design with authentic school community engagement. The District's project team will work directly with the DAG to ensure that their concerns and aspirations are understood and considered. The DAG will be a part of the multifaceted design & stakeholder engagement process including District & school staff, students, parents, community members and the consultant design team. This process will include consideration of background guiding documents, building, site, budget and regulatory requirements that must be used in evaluating design options.

DAG members' role and responsibilities:

- Attend meetings to advise project team on school community concerns, issues, goals and aspirations.
- Abide by code of conduct for DAG.
- Report to and bring feedback from groups and organizations DAG members represent.
- Advise on effective communication strategies to reach entire school community for project process and public participation events.
- May assist project team with public open houses.
- May assist with groundbreaking and grand opening events.

Project Scope

Following the passage of the 2017 capital bond program, PPS is moving forward with the planning, design and construction of a modernized Lincoln High School. Construction would begin in the summer of 2020.

Membership

The design of Lincoln High School will consist of three primary phases: Schematic, Design Development and Construction phases. DAG members will be expected to serve approximately eight months throughout the programming, schematic design and design development phases. The design team may elect to inform DAG members of notable project changes after the design development phase.

Lincoln High School and District staff will select and appoint DAG members through an open application process. Additional applicants may be recruited to ensure a balanced and full representation of the school community.

The DAG will nominate a **Chairperson** or **Co-Chairpersons** to assist in DAG meeting agenda & presentation review, steering planning meetings and meeting protocol. *PPS staff/employees and Board members may not serve as Chairperson/Co-Chairpersons.*

The DAG should include at least one member from each of the following stakeholder groups: teachers, students, parents, middle school cluster parents, neighborhood association, business association, cultural associations, school program, existing and potential program and/or capital partners, alumni, the school principal and school board representatives.

Portland Public Schools is an equal opportunity educator and employer.

A member wishing to resign from the DAG shall do so in writing to the District's project manager; e-mail is acceptable.

If a member fails to attend two consecutive DAG meetings without reasonable excuse, or otherwise becomes unable to serve on the DAG, the District's project manager may declare the position on the DAG to be vacant and appoint another appropriate person to the DAG.

DAG Meeting Schedule & Format

Estimated commitments include: Approximately eight DAG meetings, one public open house and one public workshop during the 2017-2018 school year, with other events possibly being scheduled for outreach. Timing of these events will be aligned with overall project schedule and other school and district stakeholder engagement.

Meetings are held during programming, schematic design and design development. DAG will be informed of significant project scope changes that may occur later in design and construction.

DAG meetings will be held at Lincoln High School unless noted otherwise.

DAG meetings are open to the public and provide an opportunity for public comment; meeting materials and meeting notes will be posted online.

Opportunity for public comment will be provided at the end of each meeting. Public comment will be limited to 10 minutes with a maximum of 3 minutes of testimony per person. Those wishing to provide testimony to the DAG will need to sign up at the meeting. Testimony will occur in order of arrival. Comment cards will be provided at each meeting. The public is encouraged to provide written comments to the DAG.

Additional Public Participation Opportunities

Design workshops and open houses will be open to the wider school community as well as the general public. Everyone is encouraged to attend these events.

- The purpose of design workshops is to obtain public feedback on analysis, alternatives and decisions.
- The purpose of open houses is to inform the public on project process and progress.

Field and/or building tours

A series of educational facility tours will be set up for DAG members prior to or during schematic design. These will be optional local (or regional) examples of middle/high school designs that can be used to inform discussions and broaden the knowledge base.

Team

The project team will be comprised of architects, engineers, planners, the Office of School Modernization (OSM) project manager and department staff. They will provide agendas,

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DAG Code of Conduct

Expectations Regarding Committee Member Behavior

- Make every effort to attend every meeting, to arrive on time, and to be prepared.
- If you know you must be absent, advise the committee support staff in advance.
- Do not criticize board members, staff members, other committee members, or any citizen in public. Letters and e-mails to any district personnel or elected official is a public document.
- Speak when recognized by the facilitator. Don't interrupt or engage in side conversations when another committee member is speaking.
- Be brief and to the point.
- Say what you mean and mean what you say: no political speeches; don't posture or grandstand.
- Clearly explain how you came to your position on a subject and how it serves the public interest.
- Share credit generously. Spread opportunities to get positive recognition.
- Support the legitimacy of committee outcomes, even those you don't agree with. When a decision is made, move on.
- Outside of committee meetings, members must be crystal clear whether they are speaking as an individual or have been recognized by the committee to speak on their behalf.
- Respect the different styles of fellow committee members.
- Be open to changing your mind based on new information.
- Take personal responsibility for encouraging respectful behavior among your fellow committee members.
- Recognize that you are seen as committee members at all times during the process, no matter how you may see yourself.
- Whenever you put anything in writing, assume that everyone in the city is looking over your shoulder.
- Everyone does not have to weigh in on every question. Sometimes it's OK to just be present.
- Affirm the dignity and worth of the services rendered by Portland Public Schools and maintain a constructive, creative and practical attitude toward PPS affairs and a deep sense of social responsibility as committee members.
- Recognize that the chief function of PPS at all times is to serve the best interest of all its students.
- Refrain from activities which undermine public confidence.

- Be respectful of all people at all times.

Violation of these committee rules of conduct will result first in a written warning and may ultimately result in removal from the committee.



DAG Code of Conduct

- Respect
- Think Broadly
- Focus
- Public Record



Introductions & Icebreaker

Introductions & Icebreaker

PPS School Building Improvement Bond

Bond Program Overview [from PPS website: <https://www.pps.net/Page/455>]

The \$482 million, 2012 School Building Improvement Bond prioritized modernizing three high schools, rebuilding one K-8 school, as well as seismic and science classroom upgrades, increased accessibility, and new roof projects at 51 schools. The 2012 Bond also funded Master Plan studies for Lincoln, Madison and Benson High Schools.

The \$750 million, May 2017 Health Safety and Modernization Bond will modernize or rebuild three high schools and one middle school. In addition, at least \$150 million would go toward resolving health and safety concerns at schools across the district.



Project Background & Update

- 10+ years of dreaming
- Master Plan issued July 2016
- Pre-Design / Due Diligence Report issued March 2017

BORA

PORTLAND PUBLIC SCHOOLS
Lincoln High School Master Plan
Final Report – July 2016



Project Background & Update

A Vision for 21st Century Schools (2008)

- Strong, relevant vision
- Up to 2 million square feet
- Rich and varied partnerships
- Increased density
- Funding toolkit



Rendering courtesy of Group Mackenzie Architects

Lincoln High School Master Plan

Lincoln High School Redevelopment (2009)

- Builds upon 2008 Vision
- LHS+ 1600 apartments + 1800 cars
- Public/private development
- Poor urban design
- Complex funding scenario



Lincoln High School Master Plan

EcoNorthwest Study (2015)

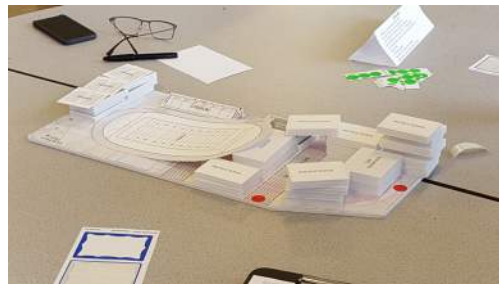
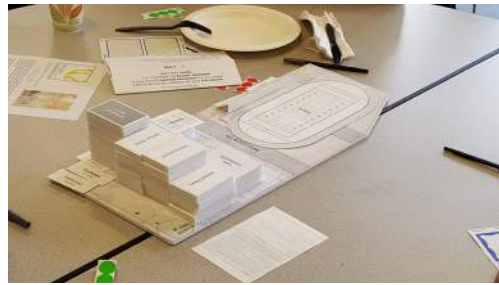
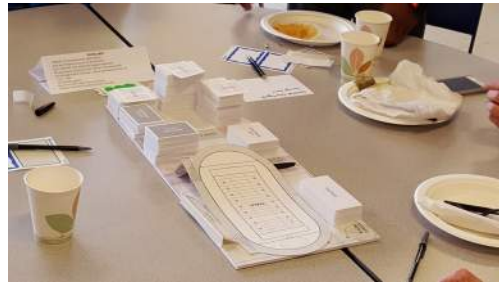
- Financial feasibility study
- 300,000sf school, PSU, retail, housing, 600-1300 parking spots
- Partnerships w/ PSU, private development, parking
- Strong urban design
- Ground lease options, cash flow



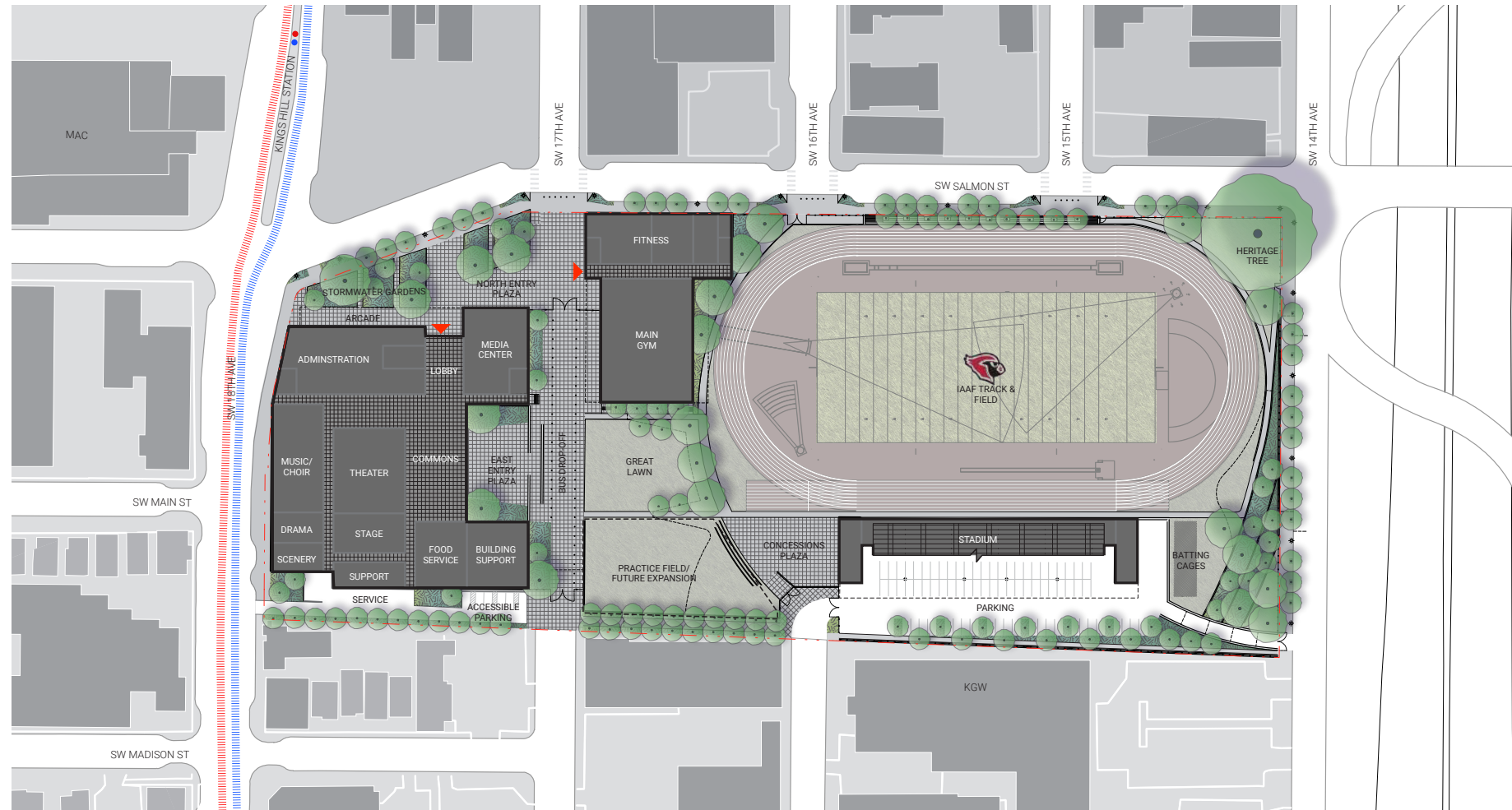
Lincoln High School Master Plan



Project Background & Update - Master Plan



Project Background & Update - Master Plan



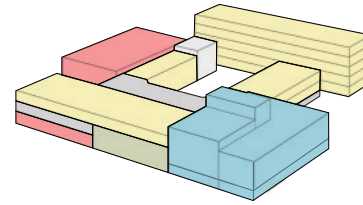
Recommended Site Development
Master Plan Report, 2016

Project Background & Update - Due Diligence

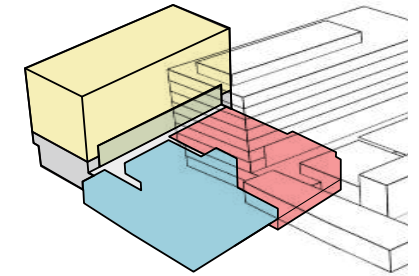
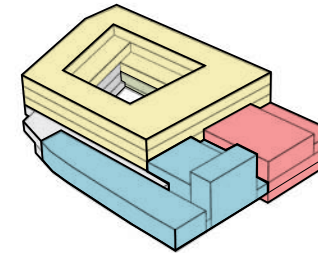


Project Background & Update - Due Diligence

Renovation + Addition



Full Replacement



Health & Safety and Security

✓

✓

✓

Student-Centered Facilities

✓

✓

✓

Meet Ed Specs (Quality and Quantity)

✓

✓

✓

Minimize Disruptions during Construction

✗

✓

✓

Long term Operational Efficiency

✓-

✓

✓

Meet Goals Cost Effectively

\$252M

\$ 187M

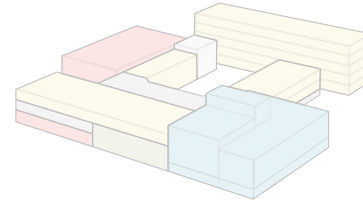
Total Project Cost

Total Project Cost

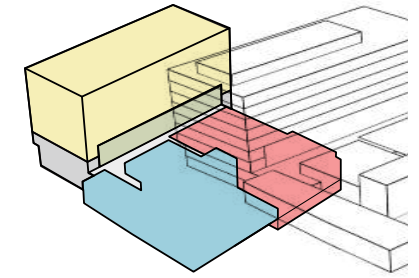
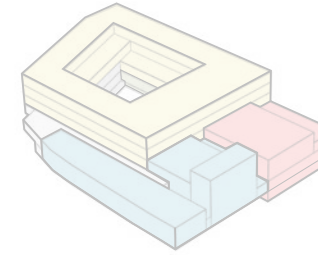


Project Background & Update - Due Diligence

Renovation + Addition



Full Replacement



Health & Safety and Security

✓

✓

✓

Student-Centered Facilities

✓

✓

✓

Meet Ed Specs (Quality and Quantity)

✓

✓

✓

Minimize Disruptions during Construction

X

✓

✓

Long term Operational Efficiency

✓-

✓

✓

Meet Goals Cost Effectively

\$252M

\$ 187M

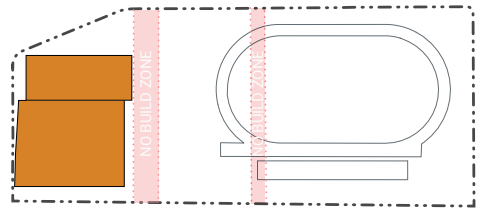
Total Project Cost

Total Project Cost



Project Background & Update

Full Replacement: Vertical



Site Key



Instructional Wing

- 9 stories (135' high)
- Gen Ed Classrooms & Science Labs
- Commons & Media Center

Performing Arts

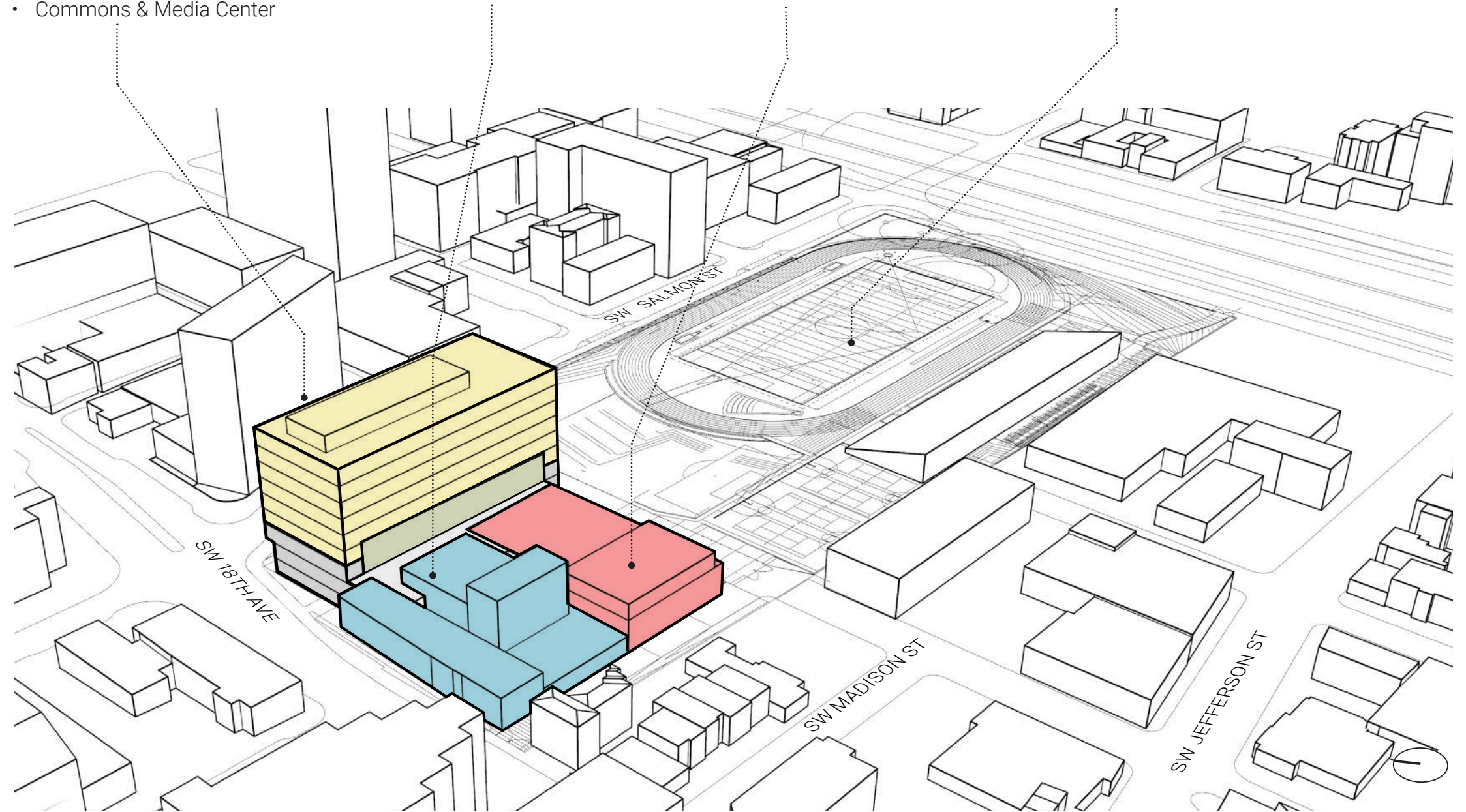
- 2 stories (30' high) at street level

Athletics

- 3 stories (45' high)
- Adjacent to field

Field and Stadium

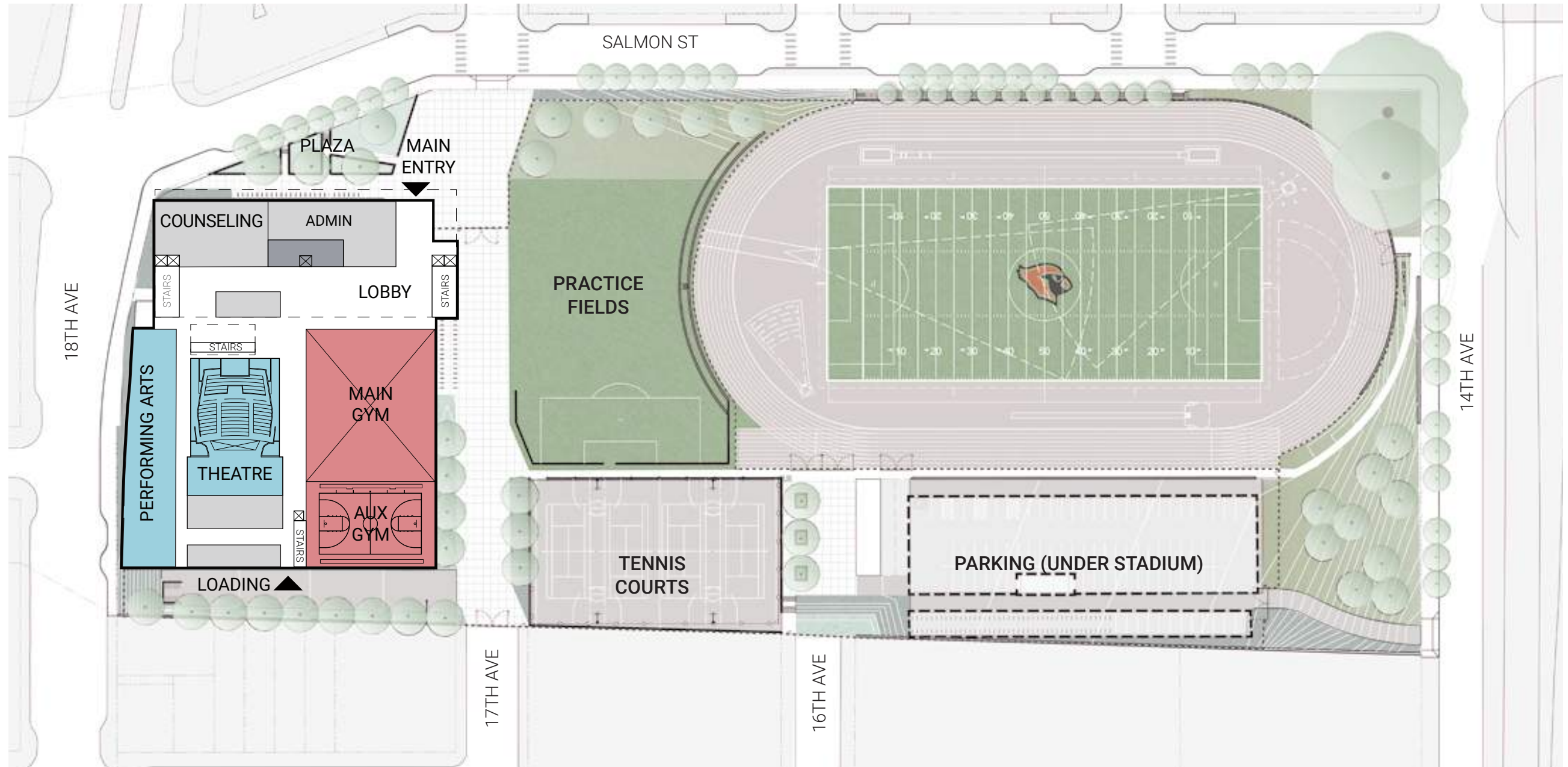
- Parking under seating (100 spaces)



Legend

- Administration & Support
- Commons & Media Center
- Instructional
- Athletics
- Performing Arts
- Core



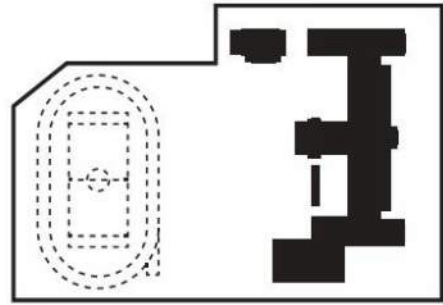




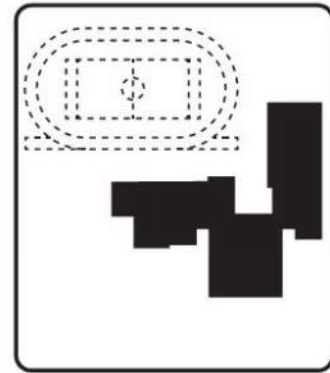
Neighborhood Projects

COMPARATIVE SITE PLANS

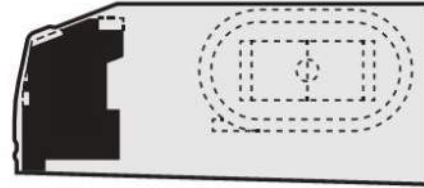
Grant



Roosevelt



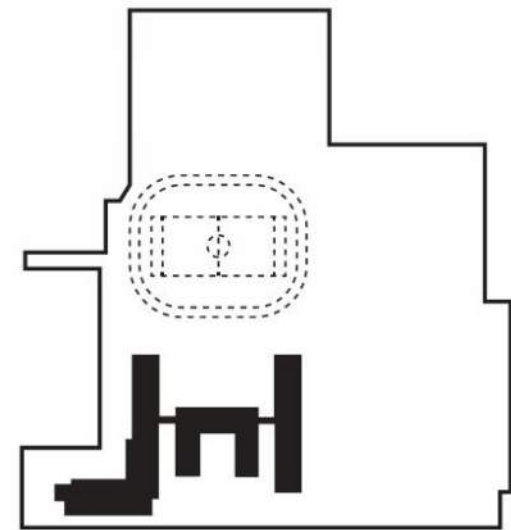
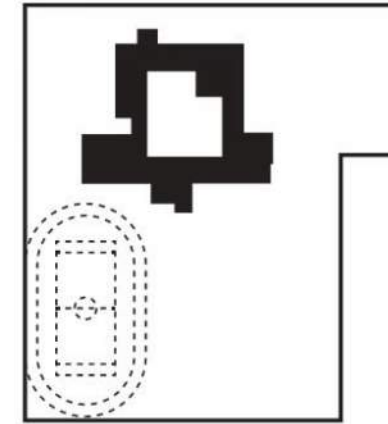
Lincoln



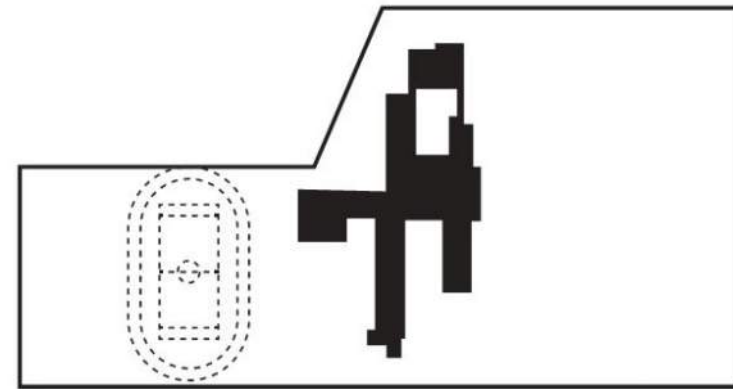
Jefferson



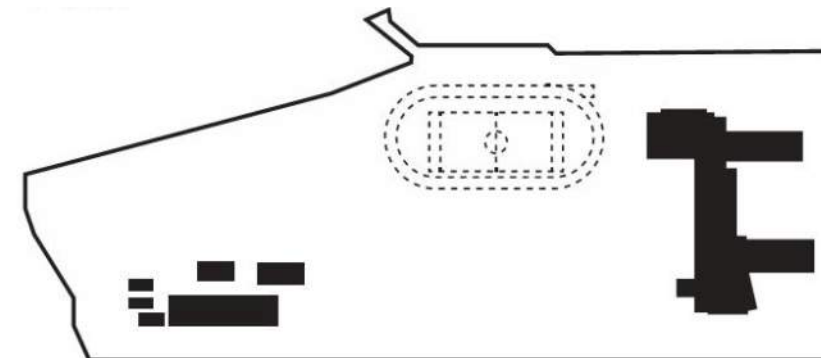
Marshall



Franklin



Madison

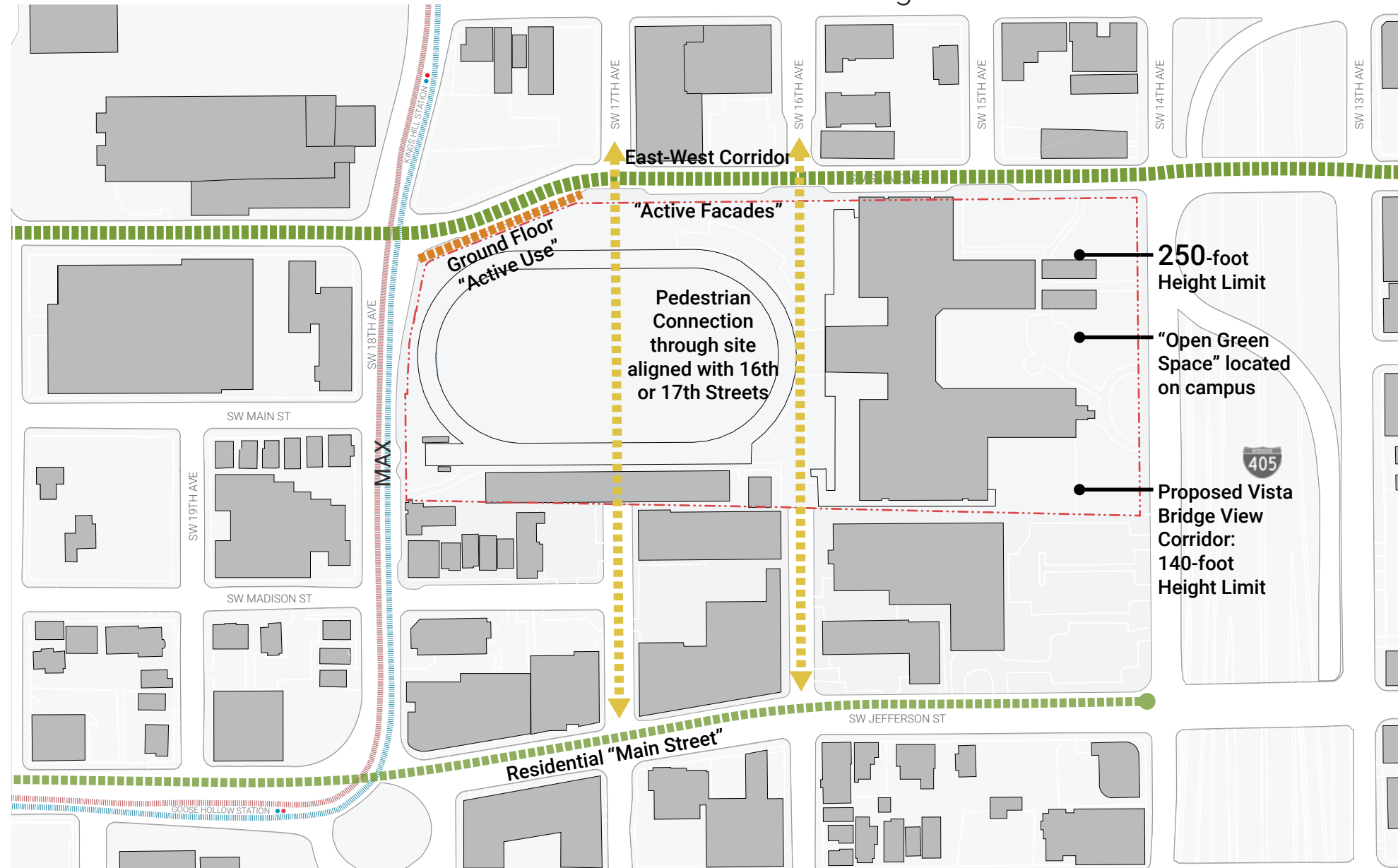


Wilson

Project Background & Update

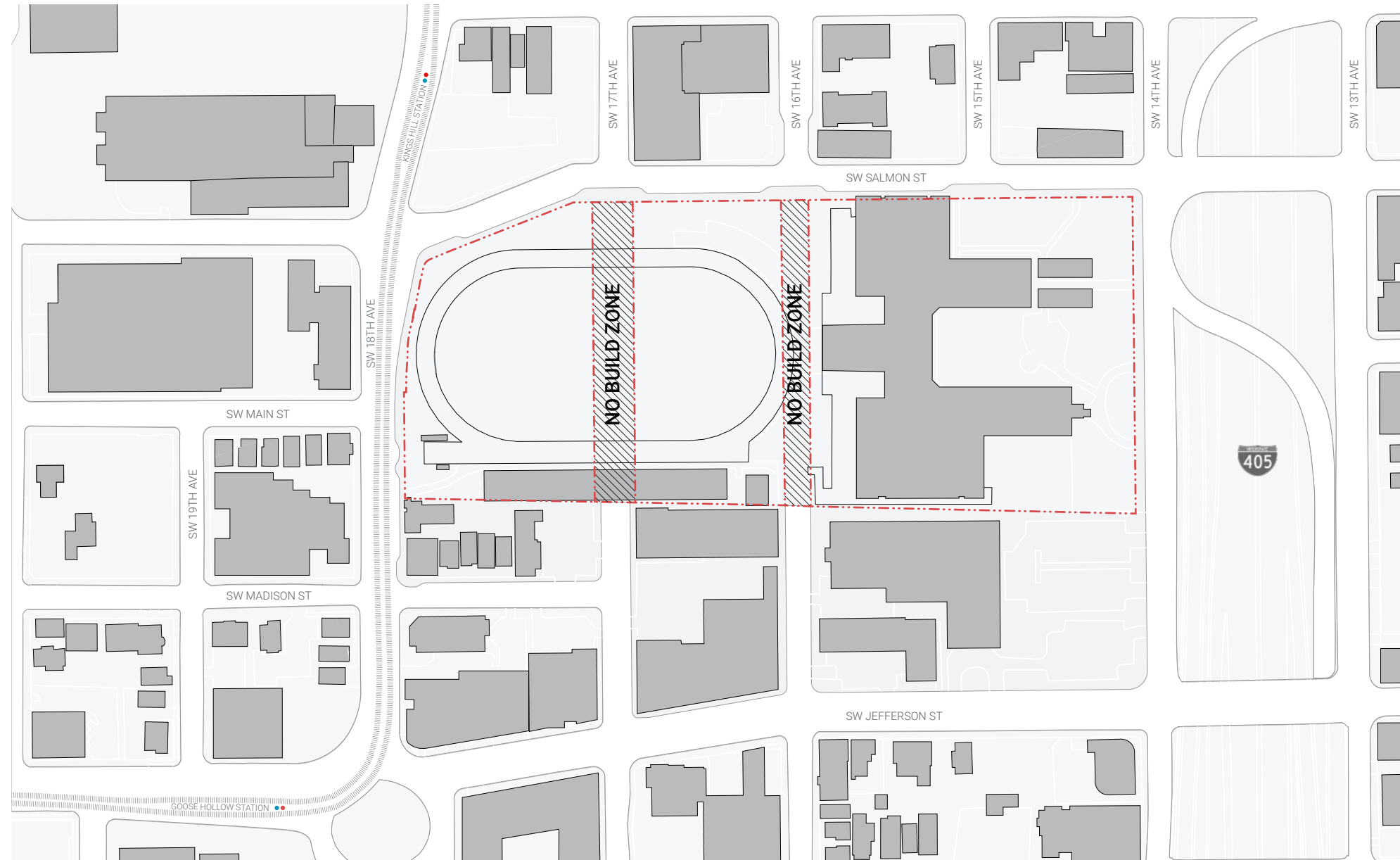
Central City 2035 Plan

CXd Zone (Central Commercial with Design Overlay) Surface Parking Prohibited



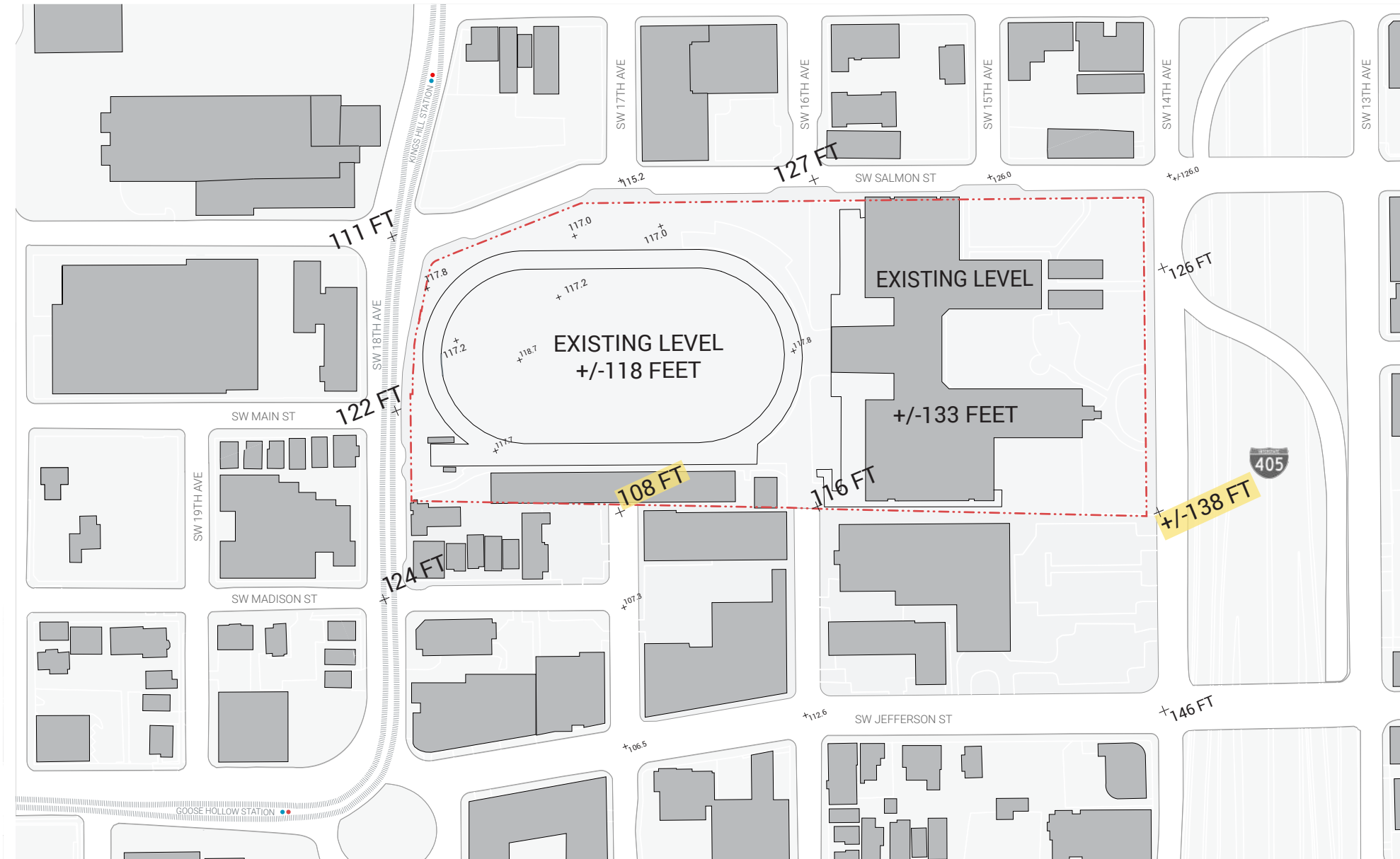
Project Background & Update

Utility Easements at 16th and 17th Avenue



Project Background & Update

Site Plan Existing Grades + Soils

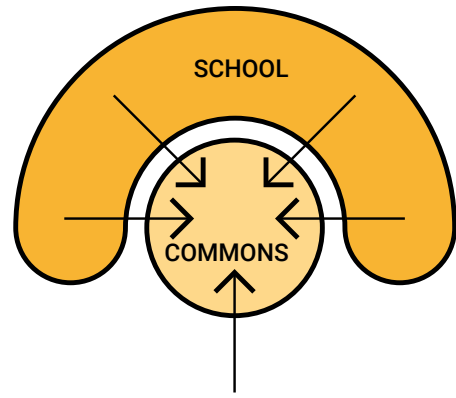


Geotechnical Soil Report

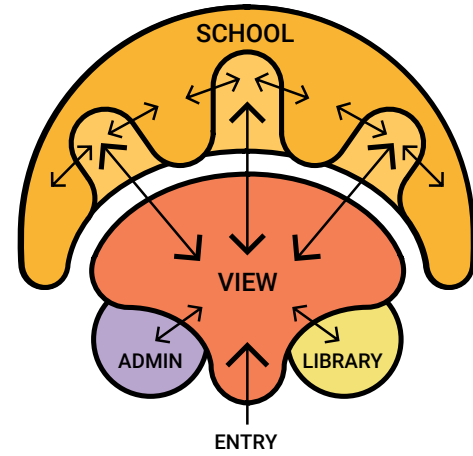
- 35 to 40 ft of variable fill soils (undocumented fill of Tanner Creek)
- Native layer of medium stiff to very stiff silt and medium dense to dense sand
- Gravel at 95ft
- Groundwater at depths of 70ft or more



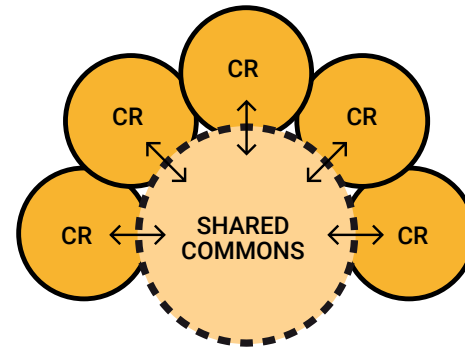
PPS HIGH SCHOOL PLANNING PRINCIPLES 9/17 Ed Spec



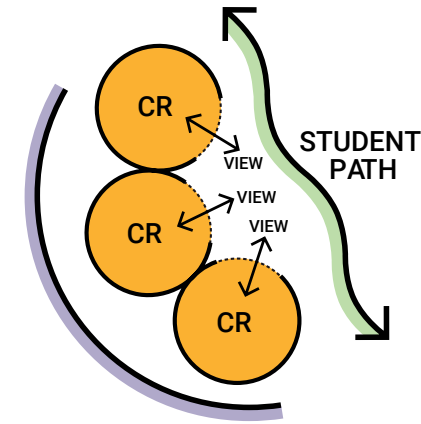
School Heart



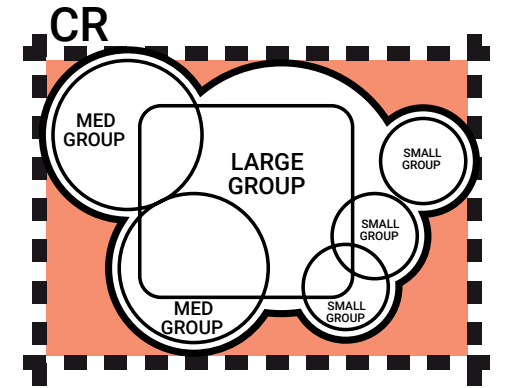
Viewable



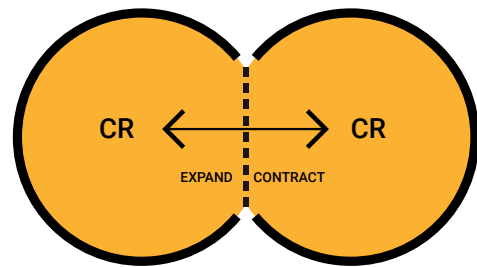
Learning Suite



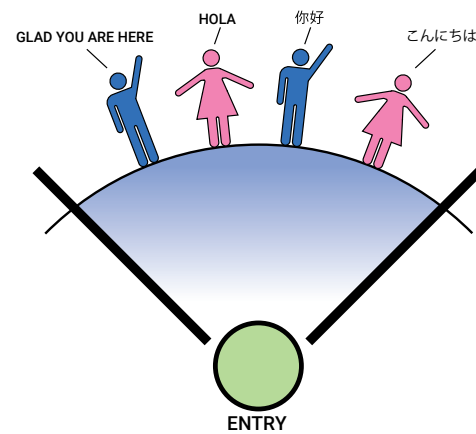
Transparent



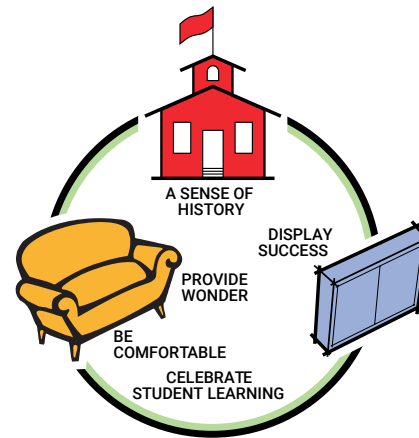
Variety



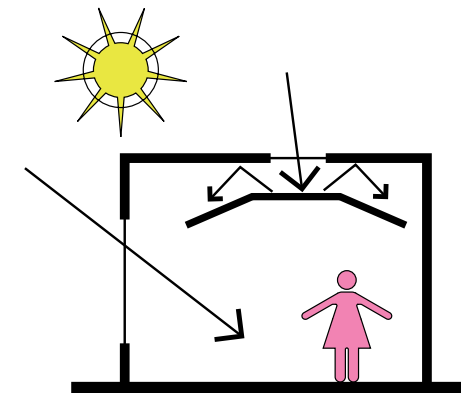
Flexible/Agile



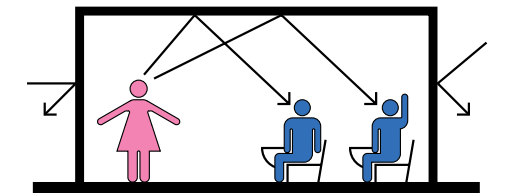
Entry



A School Should



Natural Light



Acoustics

Project Background & Update - program

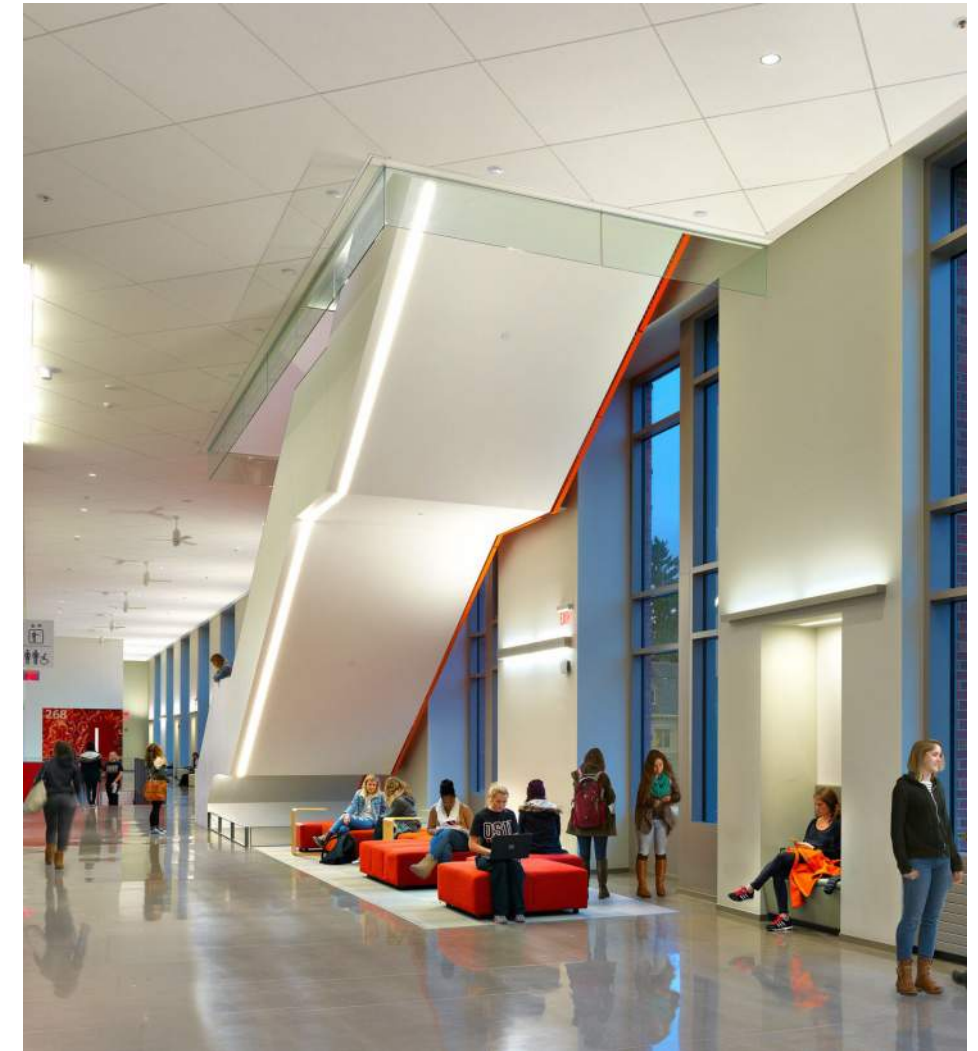
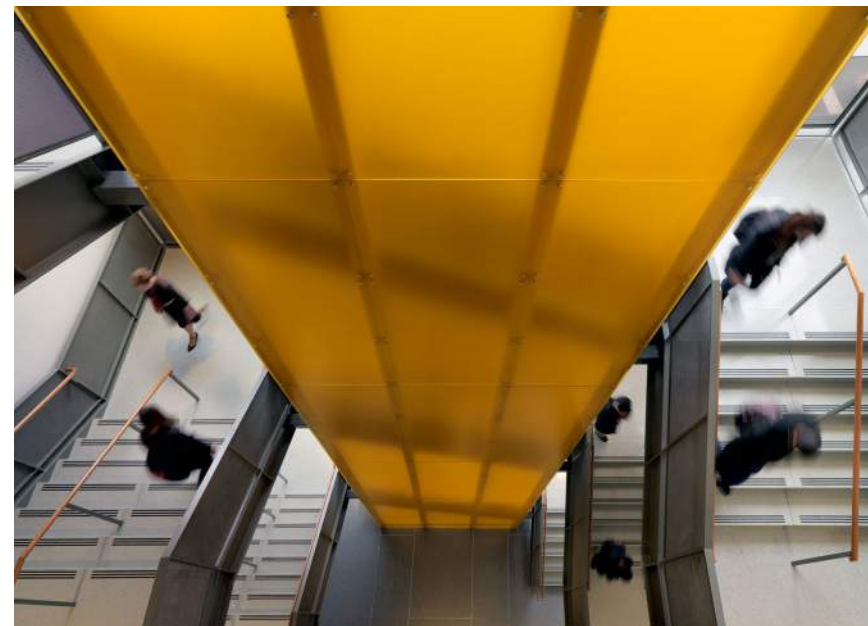
PPS COMPREHENSIVE HIGH SCHOOL PROGRAM - 1700 STUDENTS

	ED SPEC		LHS EXISTING		LHS PROPOSED	
	Teaching Stations	Total SF	Teaching Stations	Total SF	Teaching Stations	Total SF
General Education (Gen-Ed) Classrooms	41	48,180	37	30,356	48	52,640
Science Labs	11	17,480	10	11,027	13	19,150
Fine & Performing Arts (Drama, Theater)	4	21,350	5	17,198	5	23,200
Career Preparation / CTE	3	6,000	3	2,123	5	6,000
Athletics (includes P.E. instruction)	3	35,580	2	26,956	3	35,580
Education Support	2	67,400	0	30,222	2	61,730
Smaller Instructional Spaces	10	5,000	7	3,115	6	3,000
Sub Total (NSF)	74	200,990	64	120,996	82	201,300
Community Partners		1,200		0		1,200
Wrap-Around Service Providers		4,700		0		4,630
Sub Total (NSF)		5,900		0		5,830
SUB TOTAL REQUIRED AREA (NSF)		206,890		120,996		207,130
Net To Gross Ratio Of 36%	36%	74,480	49.5%	59,916	36%	74,567
TOTAL COMPREHENSIVE HIGH SCHOOL REQUIRED (GSF)		281,370		180,912		281,697



DESIGN GOALS

Achieve a Visible Expression of Movement



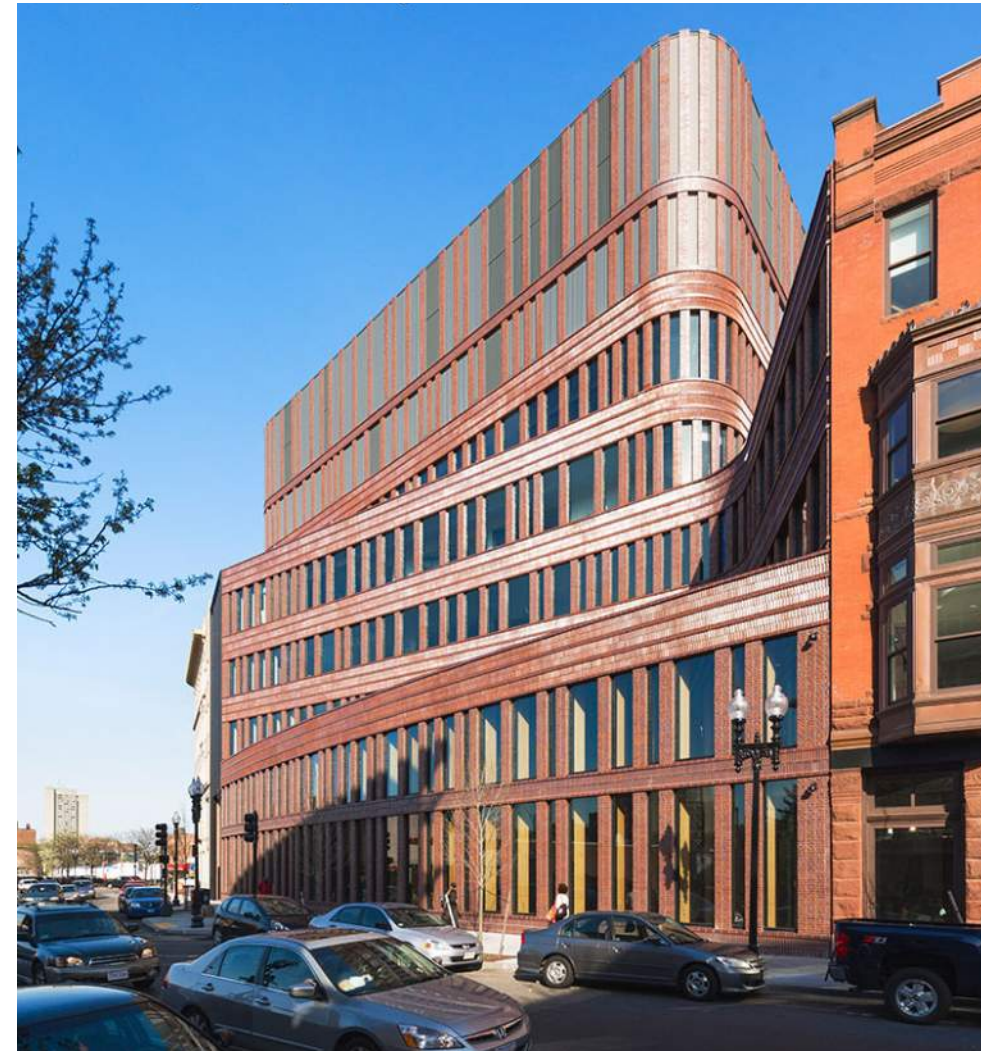
DESIGN GOALS

Create an Active Urban Edge

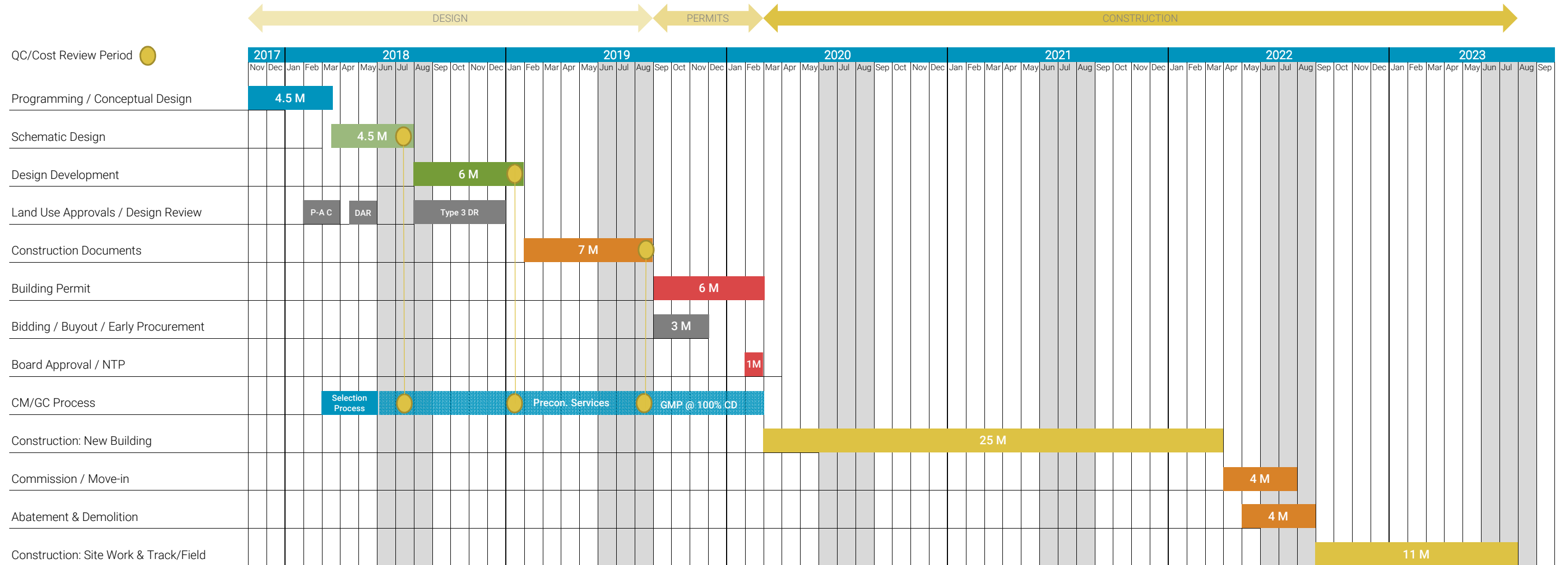


DESIGN GOALS

Create a Cohesive and Singular Building Expressed in Form and Materiality



Design & Construction Schedule



DAG Meeting Schedule

DAG Meeting One: February 1, 2018, 6:00 – 8:30 PM. Agenda: Onboarding for new members // Briefing / Vision Exercise

DAG Meeting Two: March 8, 2018, 6:00 – 8:00 PM. Agenda: Program & Concept Phase Update; Budget alignment

DAG Meeting Three: April 12, 2018, 6:00 – 8:00 PM. Agenda: Review Design Options

DAG Meeting Four: May 3, 2018 // 6:00 – 8:00 PM. Agenda: Determine Preferred Option

DAG Meeting Five: June 6, 6:00 – 8:00 PM. Agenda: Review Schematic Design

DAG Meeting Six: Fall 2018, **Date and time TBD**. Agenda: Review Project Development; Finish Options

OPTIONAL DAG Tour: Date and time TBD. Agenda: Tour Franklin High School

Agenda

- Welcome and Purpose of the DAG 15 minutes
- Introductions & Icebreaker Activity 15 minutes
- Project Background & Update 30 minutes
- **Break** 10 minutes
- Vision Card Exercise 40 minutes
- Discussion 15 minutes
- Elect DAG co-chairs 10 minutes
- Next Steps 5 minutes
- Public Comment Period 10 minutes

