
Date
12/07/16

By
Chris Linn

Subject
Master Planning
Committee Meeting
#7

Project Name
Lincoln High School
Pre-Design Diligence Phase 1

Project Number
15015

Present

*Erik Gerding, PPS
Peyton Chapman, LHS
Jerry Vincent, PPS

*Chris Linn, Bora
Jeanie Lai, Bora
Christopher Almeida, Bora
Leina Naversen, Bora

Eleni Kehagiaras, MPC Co-Chair
Tom Walsh, MPC Co-Chair
*Nancy Hamilton, NHC
Master Planning Committee

* key point of contact for organization.

Distribution

Those Present
*Aaron Stocek, KPFF
*David Chesley, Interface

Ron Peterson, HHPR
*Janelle Brannan, HHPR
*Ryan Carlson, Mayer Reed

*Blain Grover, Fortis Construction
Dan Jung, PPS

Note: Erik Gerding will distribute meeting minutes to the members of the MPC

1. INTRODUCTION

- A. The participants were introduced, the process was discussed and the schedule was reviewed. See the attached presentation for further information.

2. MPC PURPOSE & RESPONSIBILITIES

- A. The design team reviewed the purpose and responsibilities of the MPC as well as the Guiding Principles for the process. See the attached presentation for further information.

3. BRIEF REVIEW OF MPC'S 1-6

- A. The design team provided an overview of the contents and decisions reached during MPC's 1-6. See the attached presentation for further information.

4. SUMMARY OF STEERING COMMITTEE ACTIONS TO DATE

- A. Confirmed Vision Statement
B. Confirmed Selection Criteria
C. Opened possibility of removing requirement for future K-8 on site
D. Confirmed Revised Program

- E. Reviewed 5 Options
- F. Recommended how to move forward

5. DESIGN OPTIONS UNDER CONSIDERATION

- A. The design team reviewed the design options under consideration. See the attached presentation for further information.
- B. There was some discussion about the decision to consolidate the gymnasium with the rest of the building onto a single site located west of 17th. This decision should result in reduced construction costs and better overall building security while still allowing after-hours access to the Gymnasium.
- C. Members of the MPC offered to investigate the vacation and relocation of the 17th Street utilities if that provided a potential benefit to the project. Discussions in this regard are ongoing.

6. GROUP DISCUSSION TOPIC

- A. Nancy Hamilton introduced the group discussion topic as follows:
 - 1. Each member of the group: Name 5 people who YOU can talk to who will help share this information with others.
RESULTS: LHS Seniors, LHS Teachers, Parents, Millennial co-workers, Meet-ups, City Club, Rotary Clubs, HOA's, Ted Wheeler, Nick Fish, Religious Organizations, MAC Club, PDX Workforce Alliance, Event venues, Decemberists, Portlandia, President of Feeder School Foundations, PTA leaders, Feeder Principals, DJ Wilson, Local VC's, PDX Biz Journal, Helen Jung, Landlords, Alumni, Board/Exec PSU/VP, Director of Mental Health, OHSU, Merritt Paulson, Carmen Rubio, Black Parent Initiative, Local Libraries, Pink Martini, Grimm Cast, Rick Troczy, Athletic Clubs, Cluster PTA leaders, Neighborhood Associations, Business Associations, Private Schools, Book Clubs, Hiking Club, Next Door (website), Portland Timbers, City Club
 - 2. Each member of the group – (they can't be the same – get creative!): Identify 2 local papers, newsletters, blog posts, websites (through work, place of worship, clubs, etc.) where you can write/post something.
RESULTS: Oregonian, PDX Tribune, Cardinal Times, Tech Meet-ups, Twitter, Snapchat, Willamette Week, NW Examiner, Mercury, LinkedIn, Facebook, Instagram, OPB, PBJ, Southwest Hills Residential League Newsletter, Winged M
 - 3. Each member of the group: Share at least 2 events that you attended that you thought were particularly powerful, productive, successful for some cause or other entity to support. Why was it successful? Could it be replicated for the Bond?
RESULTS: Friends of the Children Auction, Umpqua Bank – Pioneer Square, Canvassing, Student Walk-out, HOA meetings, Q&A Sessions, Retirement Homes, Clinic to Train/Educate, T&F Clinic @ Nike –inspirational speakers, World Championships – Open to students (Inspirational Speakers), 1st meeting with the MPC
 - 4. Alternate Ideas: Engage Millennials (non-property taxing paying groups)
Attach with passionate measure (Thomas Walsh's comments about message needs to be about the kids, not about the schools)

7. PUBLIC COMMENTS & NEXT STEPS

- A. A question about the Butler Block presentation to Goose Hollow was asked. People who went to the meeting described it as the developer getting an idea for how the neighborhood would respond to a project on this site. He mentioned a potential height of 16-17 stories. He did not share any plans with the community at the meeting.
- B. A question about repurposing the modular classroom buildings purchased for the swing site was asked. From Bora's meetings with the modular reps, we know that they can be re-

BORA

purposed, but PPS would need to find a buyer. There is not a huge market for modular buildings of this scale, so finding a buyer will be difficult.

- C. A question about why Bora is developing 3 different options was asked. We have to bring the modernization and addition scheme up to the same level as the other schemes in order to determine if it is actually cheaper to build an entirely new school. It is somewhat uncommon for a school district to completely demolish a high school, so we need to have a full investigation into the costs of this scheme with proper due diligence. The other schemes need to be brought up to a similar level of detail, in order to determine a cost comparison and fully understand the structural challenges of each strategy. We need to take all of these schemes to a level where we can get accurate pricing for comparison. In order to get our ballot language by March, we need to have our cost analysis and info by January, which is why we are taking all of these schemes to this level right away and pricing them all at the same time.
- D. There was a concern from the MPC that for the students, 2 years of going to classes in modular buildings will be a very unpleasant experience. The MPC acknowledged that this will most likely be a highly unpleasant school experience for today's students, but perhaps the benefit to future students will balance out things in the long run.
- E. The date for MPC8 will be revised to occur after the cost estimate from RLB has been completed. Erik Gerding will send revised invitations to the MPC.

The foregoing is the writer's interpretation of the issues discussed. Please report any discrepancies or omissions to Bora within three business days of receipt of this document.

END OF MEETING MINUTES

BORA

PORTLAND PUBLIC SCHOOLS

Lincoln High School:
Pre-Design / Due Diligence Study

MPC #7

December 7, 2016

Participants

PPS Office of School Modernization - Jerry Vincent, Dan Young, Erik Gerding, Ayana Horn
Lincoln High School - Peyton Chapman, Jill Ross, Ginger Taylor
Master Plan Committee - Eleni Kehagiaras & Tom Walsh, Co-chairs
Stakeholder groups - LTDC, Feeder Schools, Alumni, Friends of Lincoln
Neighbors - GHFL, SWHRL, and Others
City of Portland - PBOT, BES, Planning, Parks

Design Team

Architects - Bora (Chris Linn, Jeanie Lai, Leina Naversen,
Christopher Almeida, Ben Arico)
Structural - KPFF
Civil - HHPR
Landscape - Mayer/Reed
M / E / P - Interface
Constructability - Fortis Construction
Community Engagement - Nancy Hamilton
Cost - RLB (working directly for PPS)

MPC #7 Agenda

1. Introduction (5 min)
2. MPC Purpose & Responsibilities (2 min)
3. Brief review of MPC #1-6 (10 min)
4. Steering Committee actions to date (5 min)
5. Options under consideration (20 min)
6. Group Discussion Topic (35 min)
7. Public Comment (10 min)
8. Next Steps (5 min)

MPC Purpose & Responsibilities

Represent stakeholder groups

Review background documents & contributing information

Help communicate to school community for participation

Contribute to the vision, principles, and design direction

Assist with public meetings

Attend all MPC work sessions

Guiding Principles

- Balance your individual vision with what is best for the entire community
- Be transparent
- Maintain civility
- Don't rehash what has already been reviewed
- Stay on topic, focus on priorities and opportunities
- This is an advisory group

Purpose Of Pre-Design / Due Diligence Study

- To build upon the work already completed
- To take another look with fresh eyes
- To dig into various design options in more detail
- To explore potential modernization/addition options in greater detail
- To explore options for shorter and taller replacement facilities
- To verify costs and schedules
- To build community support for the May 2017 Bond

Overview Of Prior Work

MPC 1 - December 9, 2015

MPC 2 - December 13, 2015

Workshop 1 - January 16, 2016

MPC 3 - February 10, 2016

MPC 4 - March 9, 2016

Workshop 2 - March 12, 2016

MPC 5 - April 6, 2016

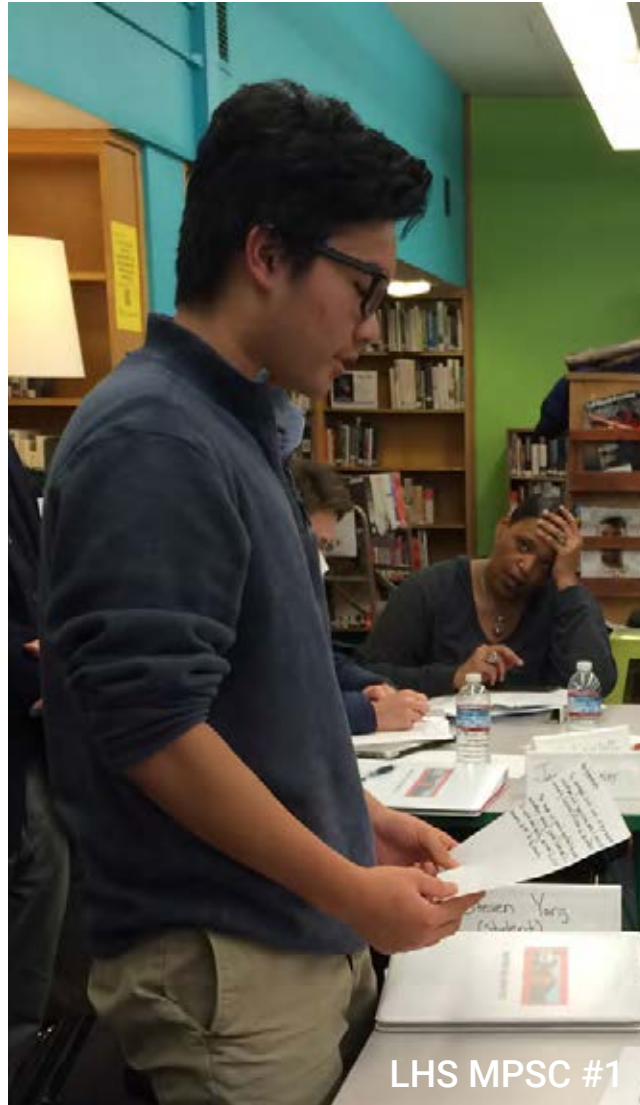
MPC 6 - May 4, 2016

MPC 7 - December 7, 2016

MPC 8 - January 11, 2017 - 5:30PM @ LHS Library

MPC 9 - TBD, May include Benson & Madison MPC's

Vision Statement

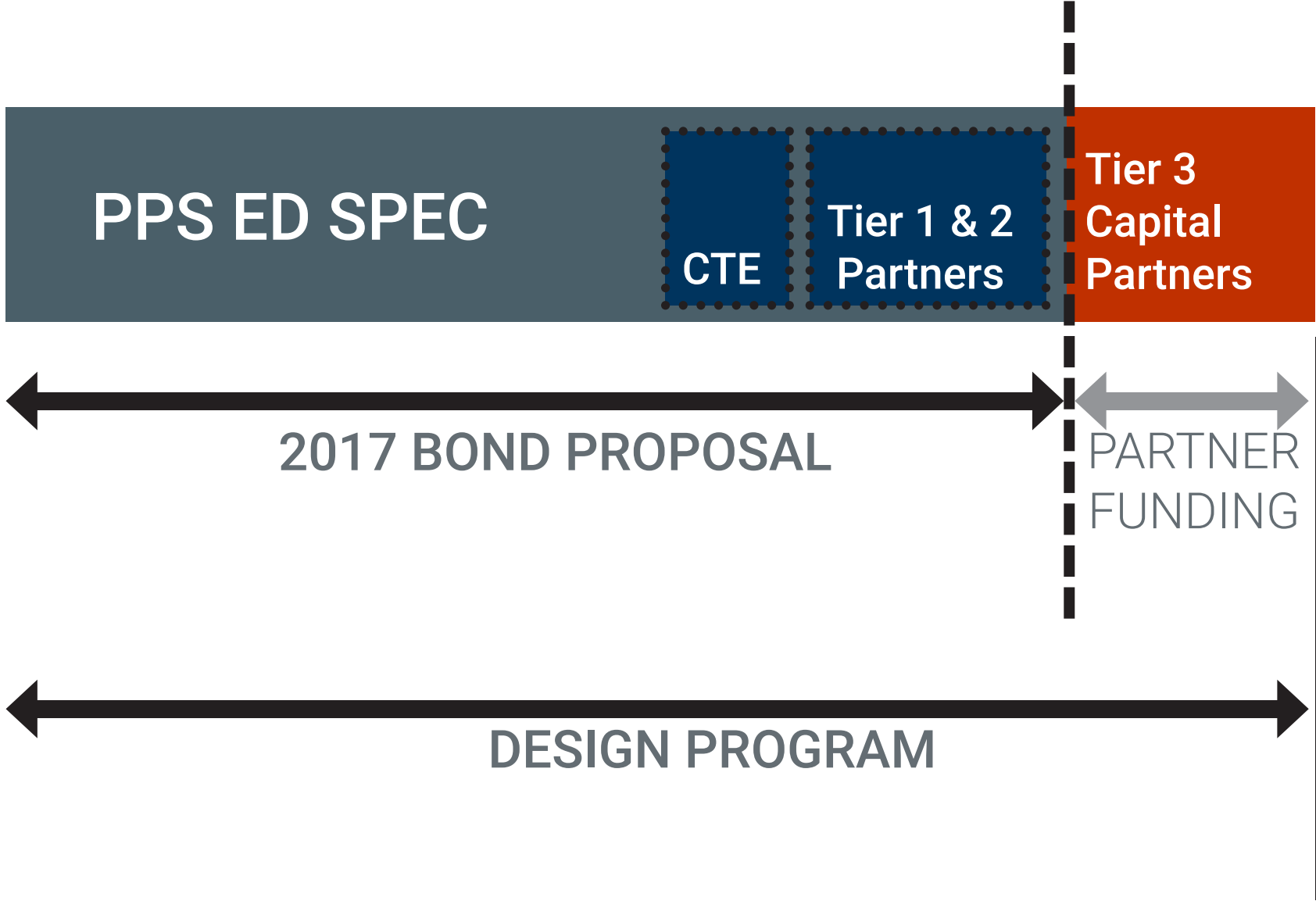


The redeveloped Lincoln Campus will be an innovative hub of life-long learning; it will help students maximize their achievement in a safe, inclusive, and inspiring environment.

The campus will be the center of an active, healthy, urban community and will support educationally related public and private partnerships.

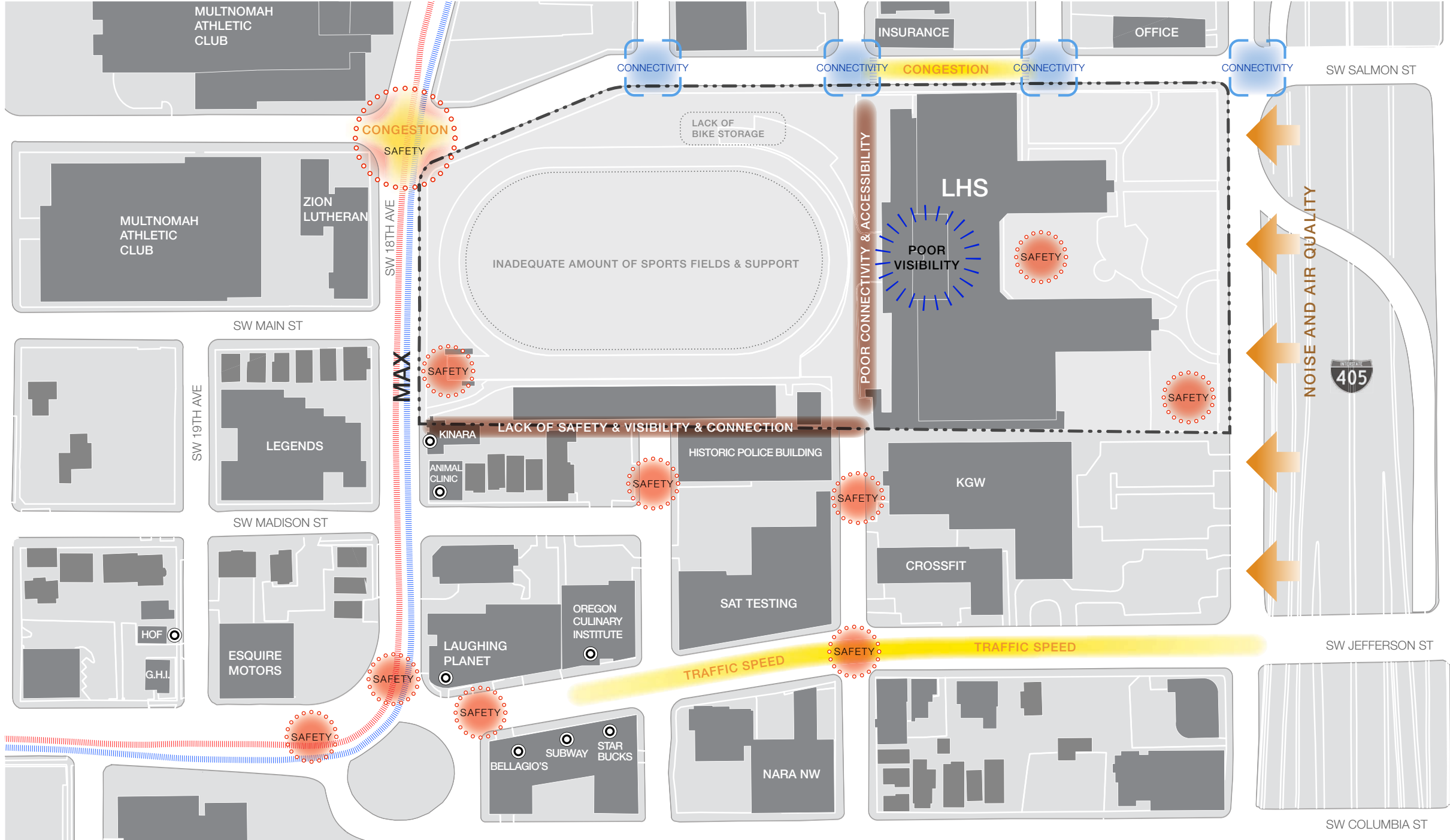
The project will promote schools as a catalyst to better our Neighborhood, City, State and Region.

Program Funding Diagram





Site Analysis: Challenges (Input From Public Workshop #1)



Potential Partners



Additional PPS School / Grades

- Consider 100,000-120,000 sf office or academic space

Status:

- Further site analysis required



PSU Academic Programs

- Graduate School of Education representation on MPC
- PSU is meeting internally with several groups

Status:

- PSU is planning to build GSE elsewhere



PSU Athletics

- Interested in supporting a field with 7,000-seat stadium

Status:

- It has been determined that a 7,000 seat stadium will not fit on the site



Portland Parks & Rec

- Not forecasting community center in area
- Considering Greenspace based on density
- Shared programs or small projects

Status:

- Meeting held with PPR leadership. No plans at this time



Adjoining Sites

- KGW, Melvin Mark, and Clark family as potential partners

Status:

- Meetings were held with all parties. No definite plans at this time



600+ Shared Underground Parking

- Partners appear to no longer be interested

Status:

- This idea will not be part of the pre-design. On-site parking will be sized for on-site uses only



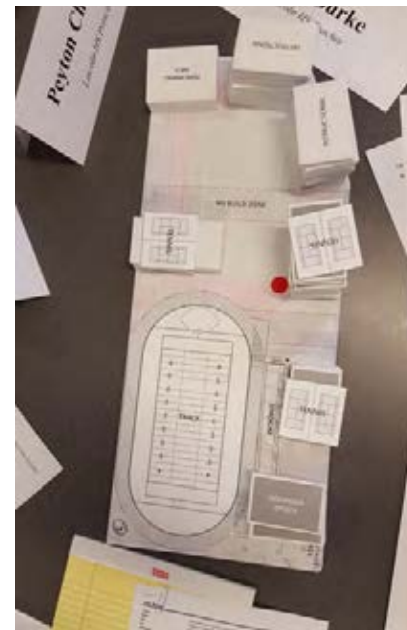
MPC Meeting #4



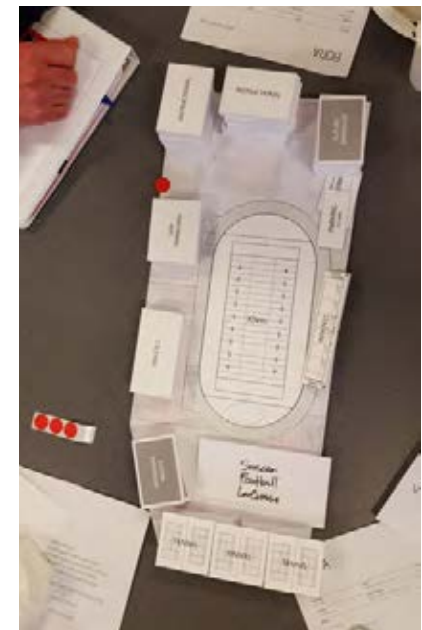
MPC Group 1



MPC Group 2



MPC Group 3



MPC Group 4

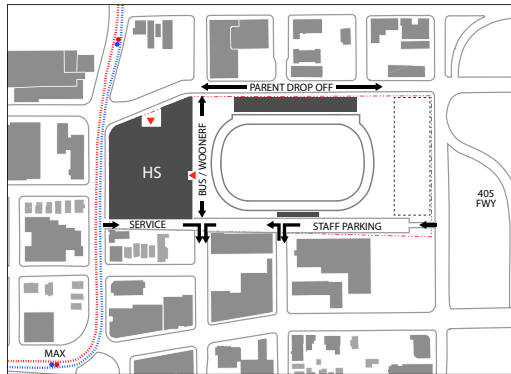
Design Study

A

VIEW FROM EAST

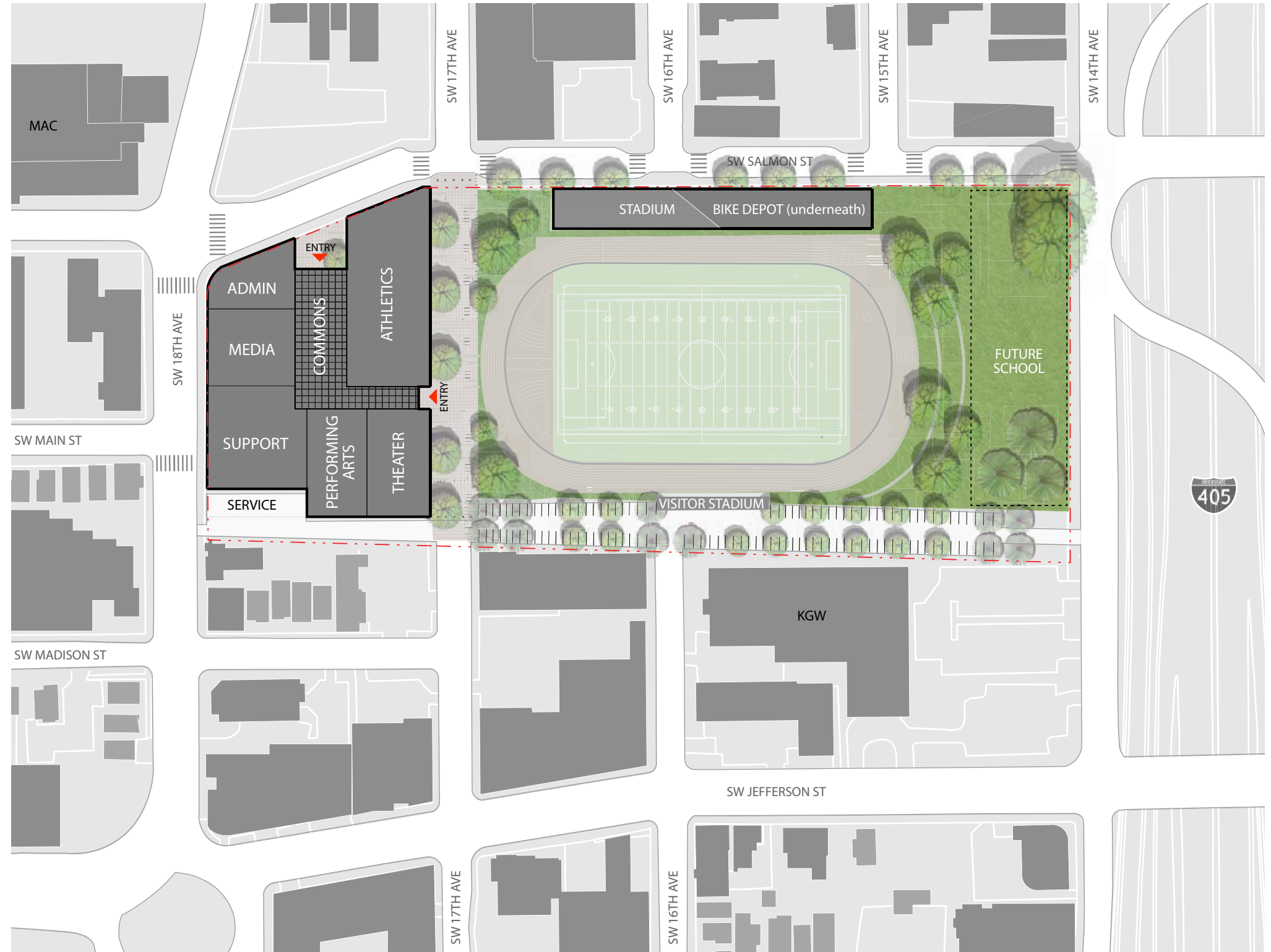


SITE CIRCULATION



SUMMARY

HIGH SCHOOL LOCATION	West (full block)
BUILDING TYPE	Plinth with North-South bar
FUTURE SCHOOL SITE OPTIONS	Located at East side (3/4 block) Phase 1 : Grassy slope, Athletics
SALMON STREET	School entry, Stadium with Bike Hub
PEDESTRIAN STREET	17th
TRACK LEVEL	Approx 118 ft
SITE FEATURES	Low rooftop courtyard



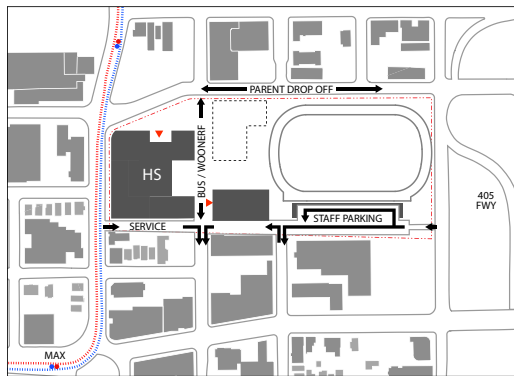
Design Study

B

VIEW FROM EAST

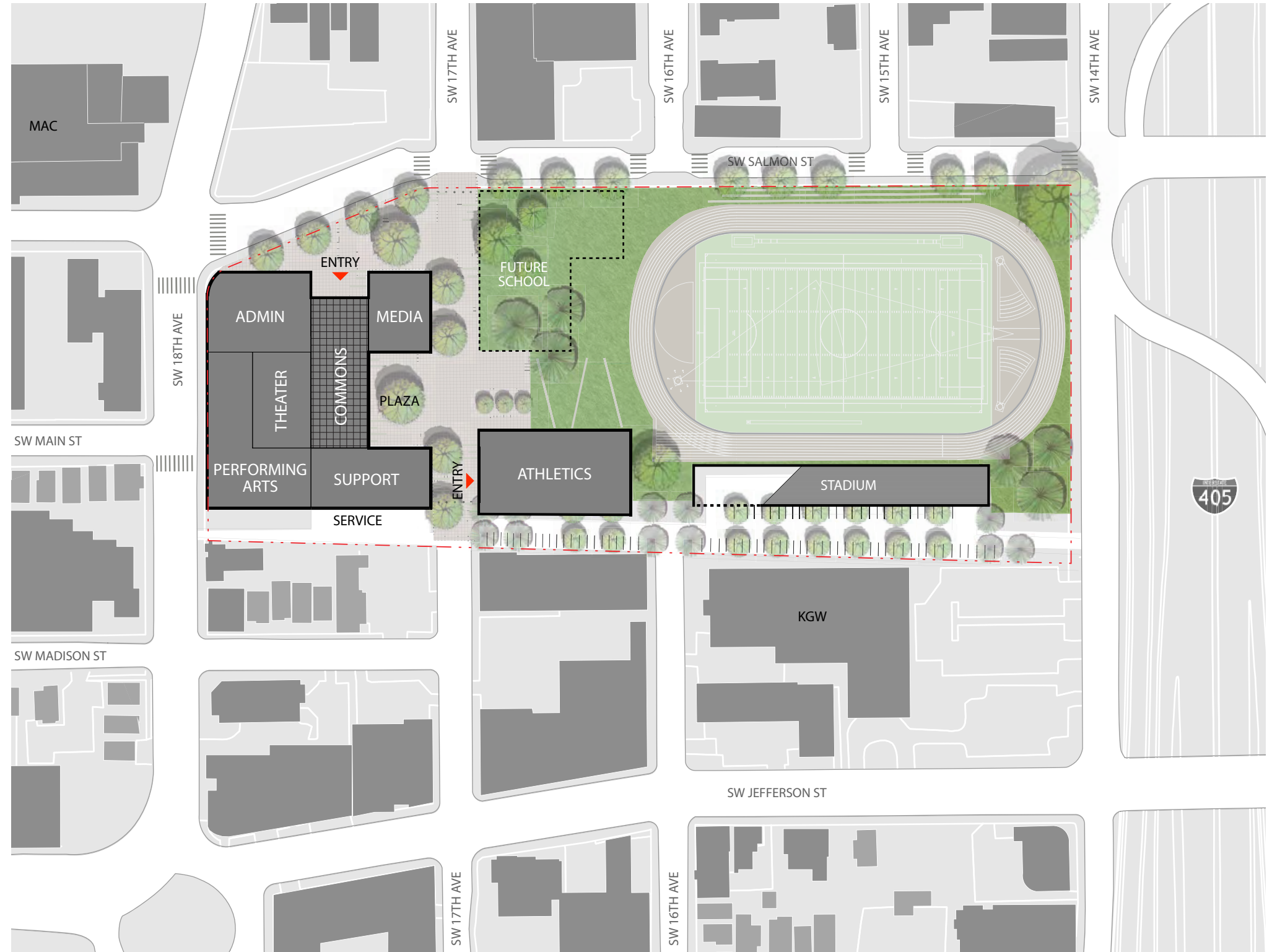


SITE CIRCULATION



SUMMARY

HIGH SCHOOL LOCATION	West, full block with Athletics across
BUILDING TYPE	Plinth with East-West bar
FUTURE SCHOOL SITE OPTIONS	Located mid block along 17th and Salmon St Phase 1 : Plaza
SALMON STREET	School entry, low seating down to track
PEDESTRIAN STREET	17th
TRACK LEVEL	Approx 122 ft
SITE FEATURES	Large plaza @ Salmon, school courtyard along 17th



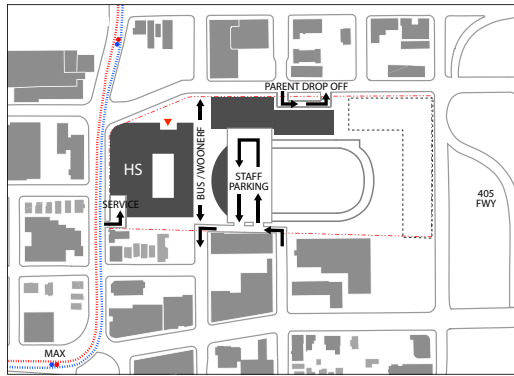
Design Study

C

VIEW FROM EAST

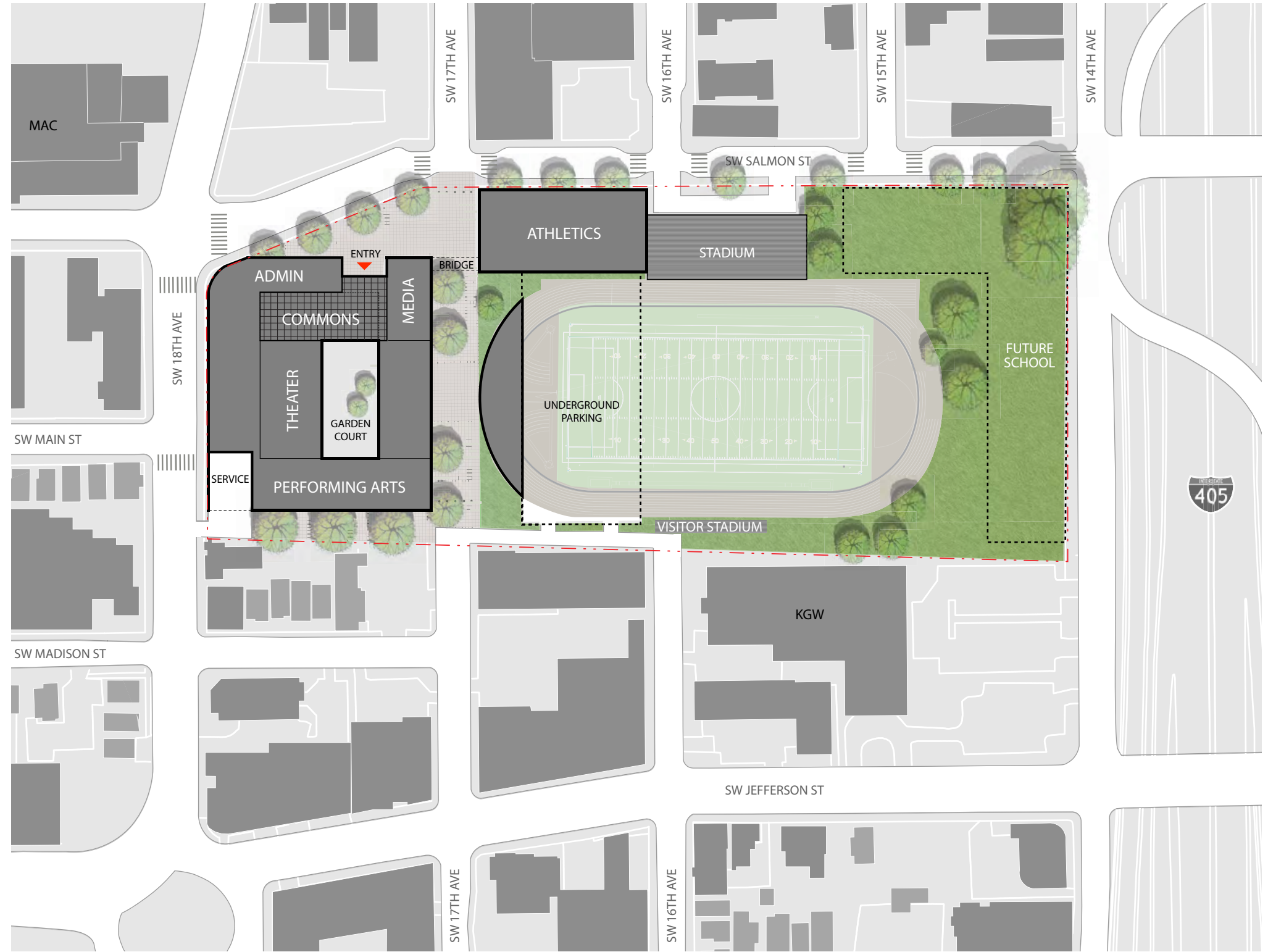


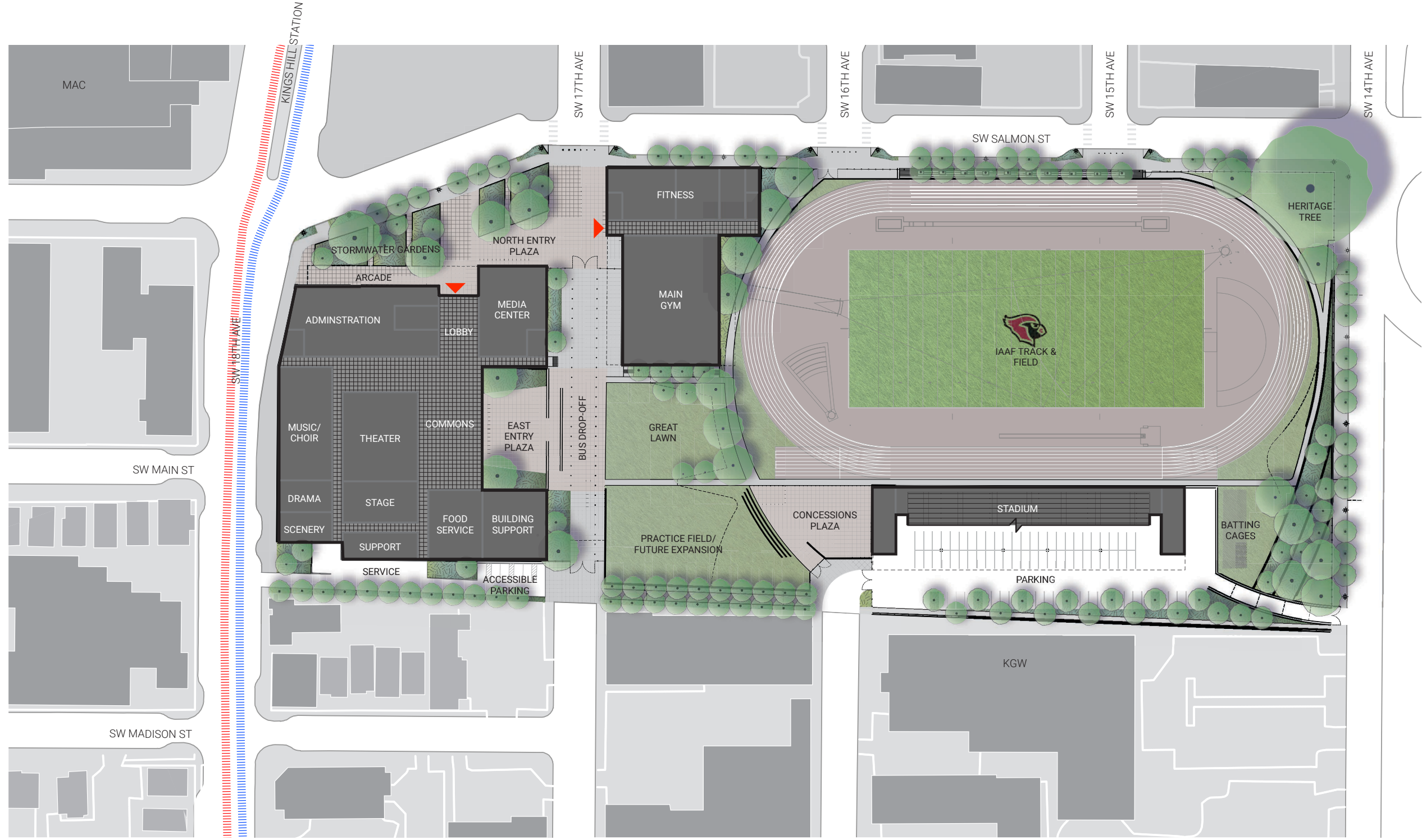
SITE CIRCULATION



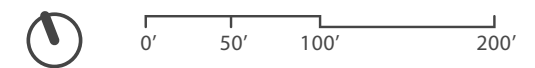
SUMMARY

HIGH SCHOOL LOCATION	West, full block with Athletics across 17th st
BUILDING TYPE	Low loop
FUTURE SCHOOL SITE OPTIONS	Located at North-East / Salmon corner Phase 1 : Green open space
SALMON STREET	School entry, Stadium, Athletics
PEDESTRIAN STREET	17th
TRACK LEVEL	Approx 126 ft
SITE FEATURES	Large plaza @ Salmon, garden courtyard within school





MPC Preferred Option



Steering Committee Actions To Date

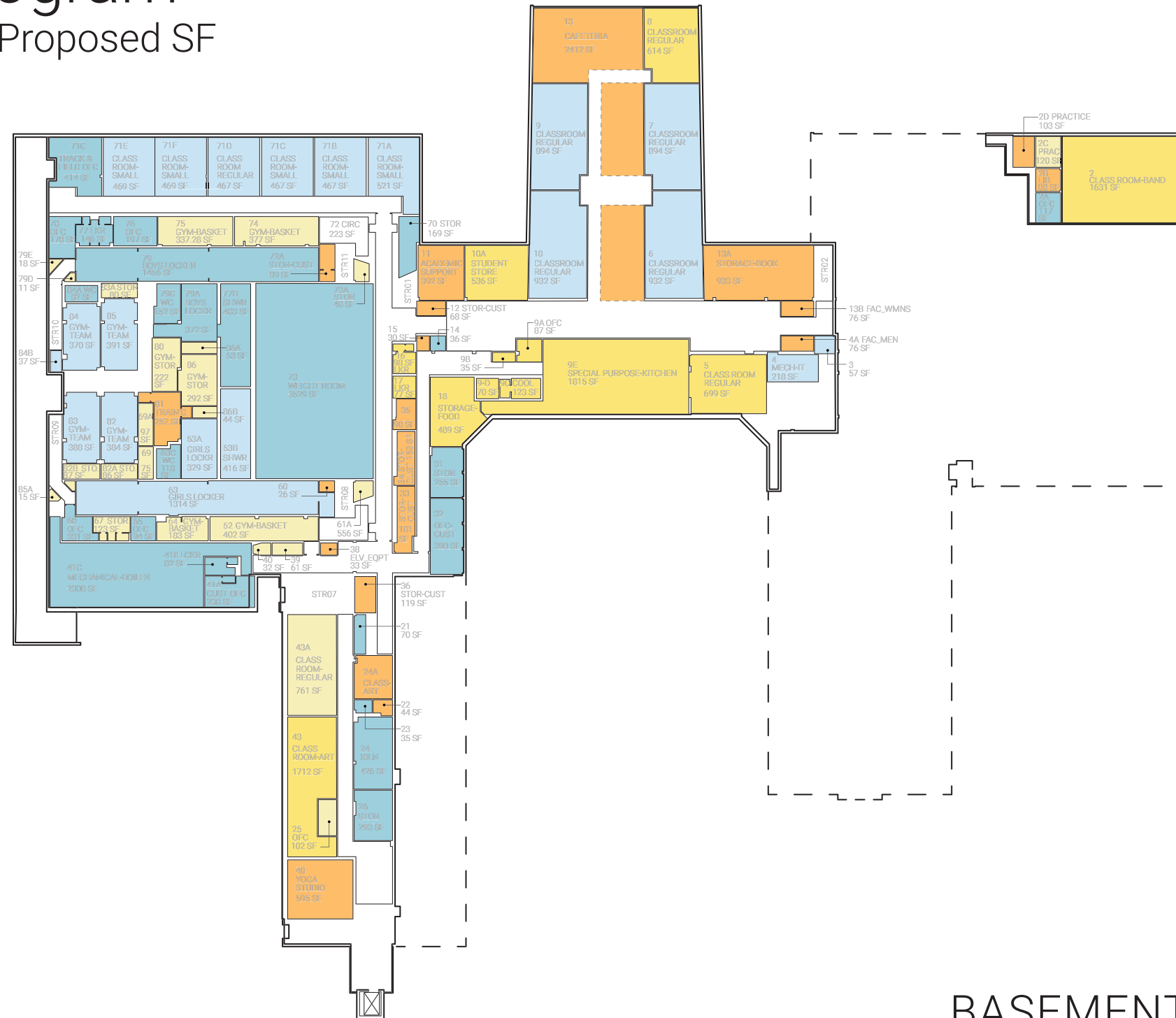
- Confirmed Vision Statement
- Confirmed Selection Criteria
- Opened possibility of removing requirement for future K-8 on site
- Confirmed Revised Program
- Reviewed 5 Options
- Recommended how to move forward

PPS Comprehensive High School Program - 1700 Students

	Required	Ed Spec Total	LHS Existing	LHSX Total	LHS Proposed	LHSP Total
General Education (Gen-Ed) Classrooms	41	48,180	38	30,823	48	52,640
Science Labs	11	17,480	10	11,027	13	19,150
Fine & Performing Arts (Drama, Theater)	4	21,350	5	17,054	5	23,200
Career Preparation / CTE	3	6,000	3	2,467	5	6,000
Athletics (includes area for PE 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	6	2,648	6	3,000
Sub Total	74	200,990	64	121,196	82	201,300
Community Partners		1,200		0		1,200
Wrap-Around Service Providers		4,700		0		4,630
Sub Total		5,900		0		5,830
Sub Total Required Area		206,890		121,196		207,130
Net To Gross Ratio Of 36%	36%	74,480	49.3%	59,716	36%	74,567
TOTAL COMPREHENSIVE REQUIRED		281,370		180,912		281,697

LHS Program

Existing vs. Proposed SF



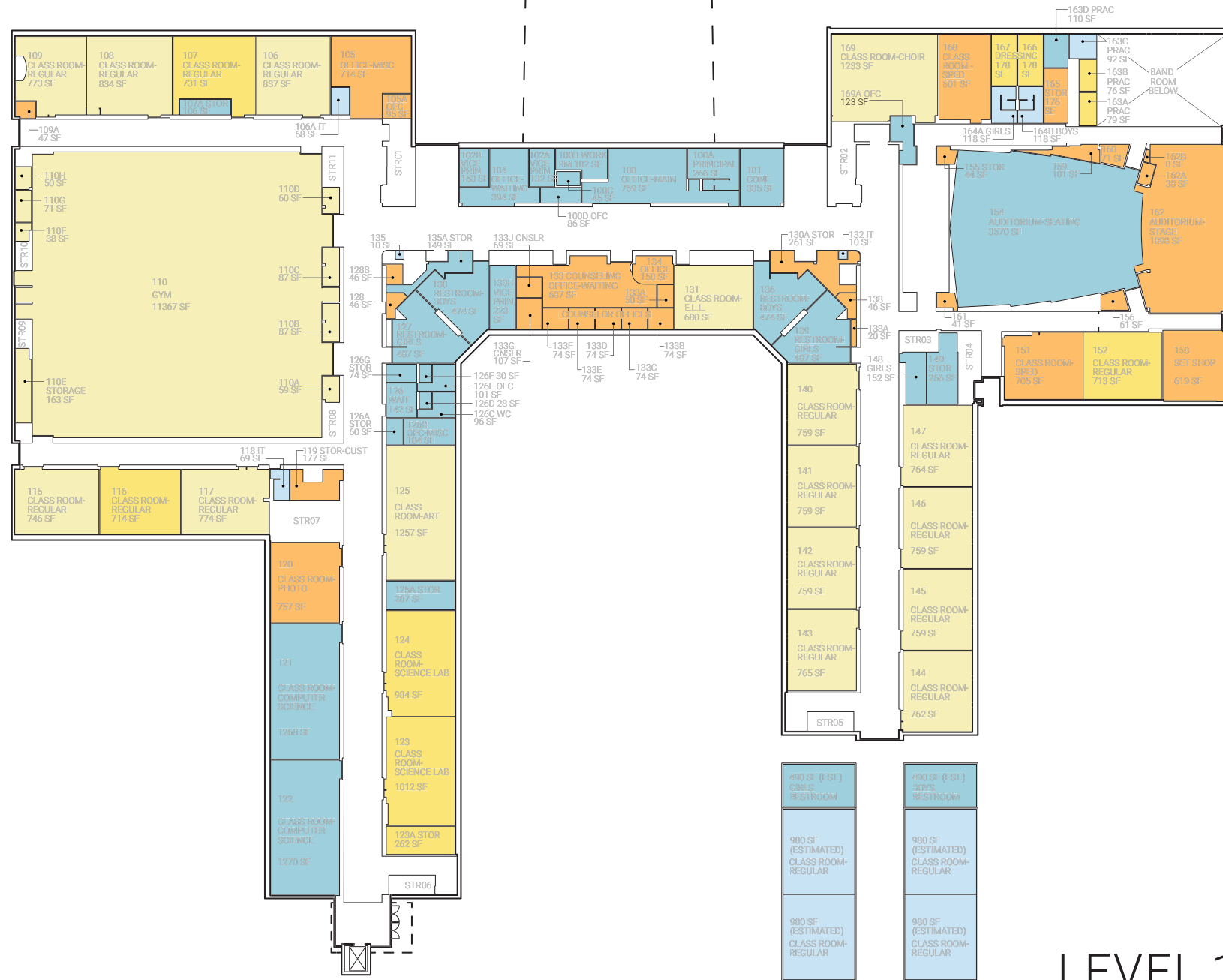
BASEMENT

VARIATION FROM PROGRAM SF:

- > +10%
- +10% to -10%
- 10% to -20%
- 20% to -30%
- 30% or less

LHS Program

Existing vs. Proposed SF



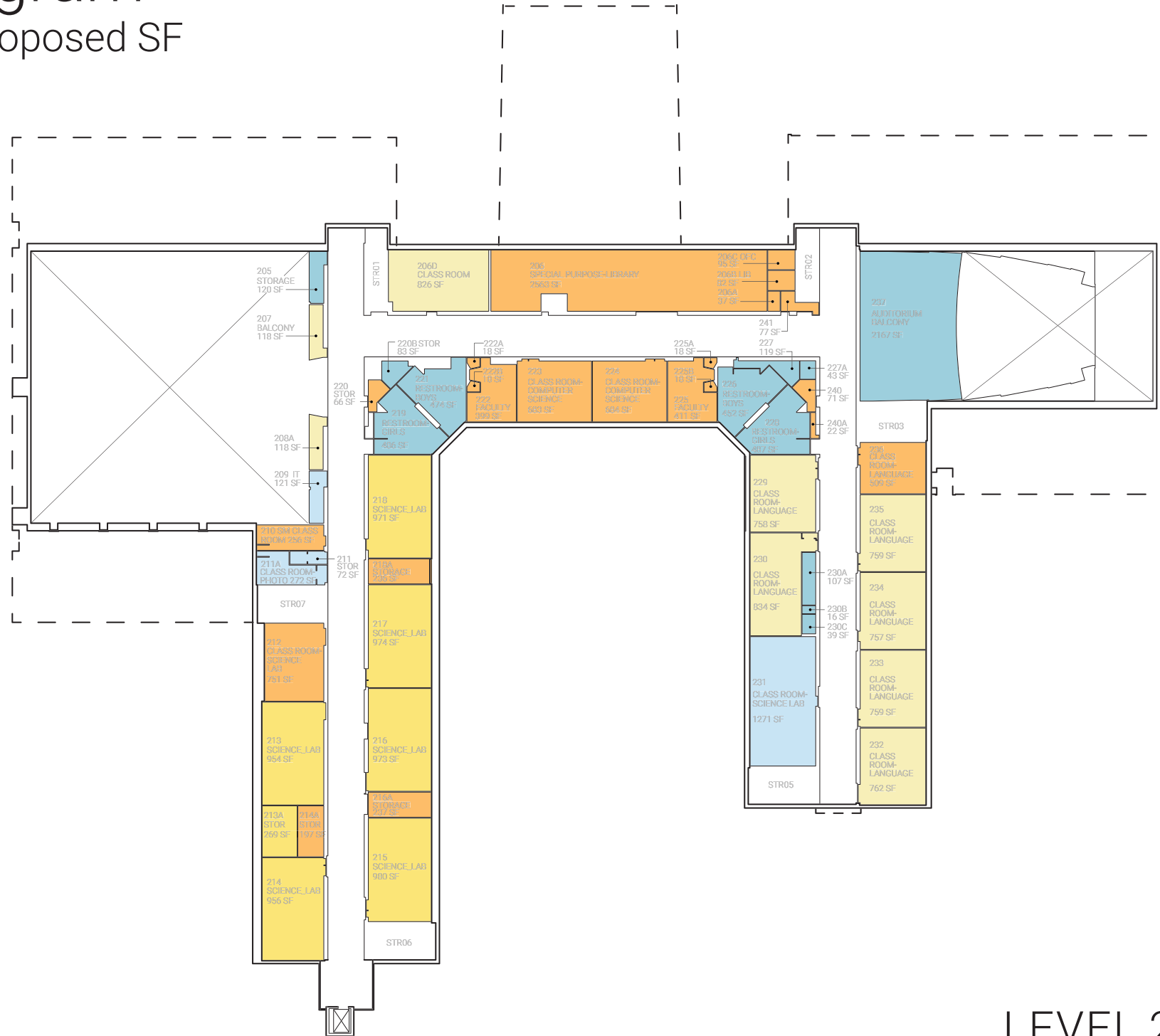
VARIATION FROM PROGRAM SF:

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- +10% to -10%
- 10% to -20%
- 20% to -30%
- 30% or less

LEVEL 1

LHS Program

Existing vs. Proposed SF



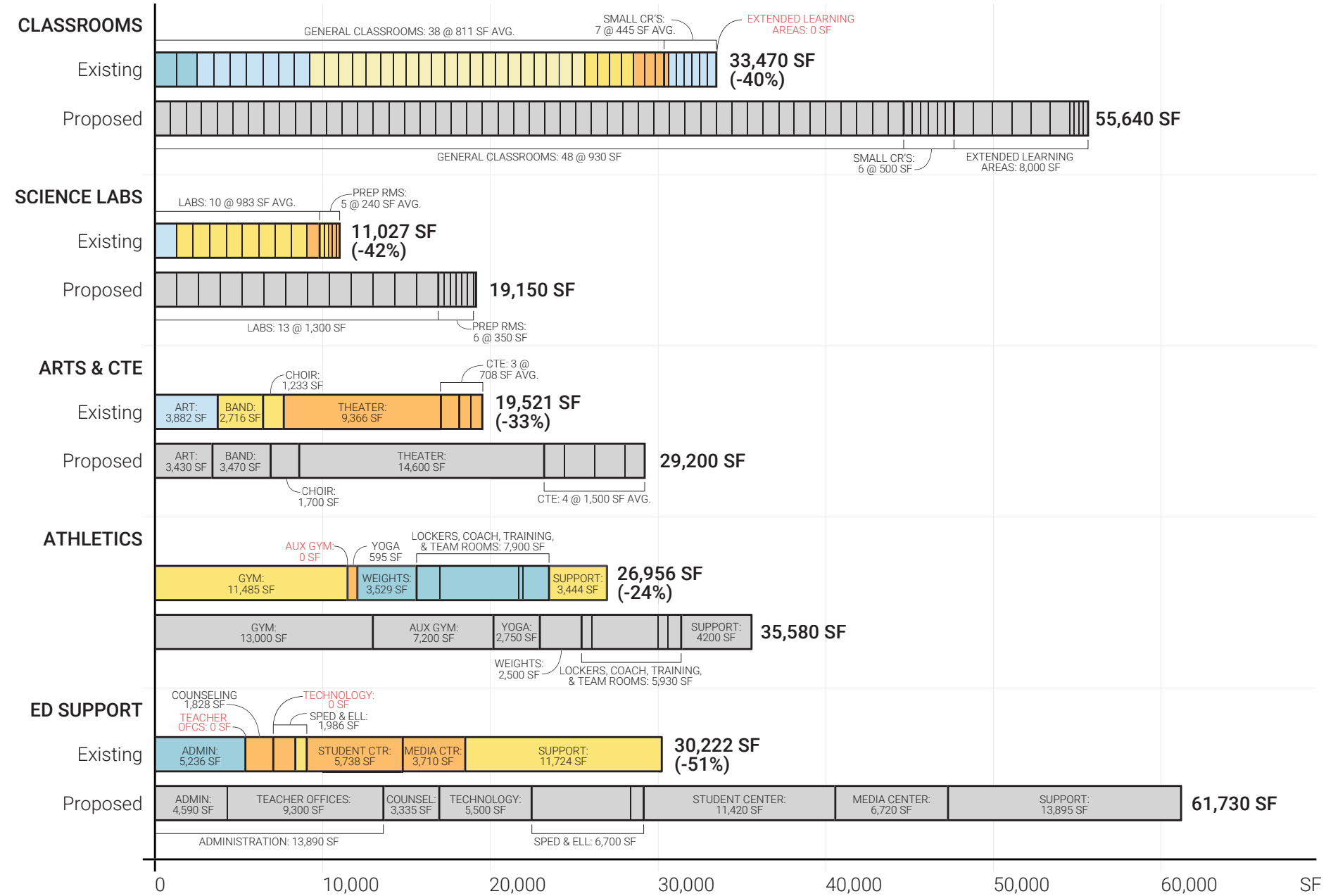
VARIATION FROM PROGRAM SF:

- > +10%
- +10% to -10%
- 10% to -20%
- 20% to -30%
- 30% or less

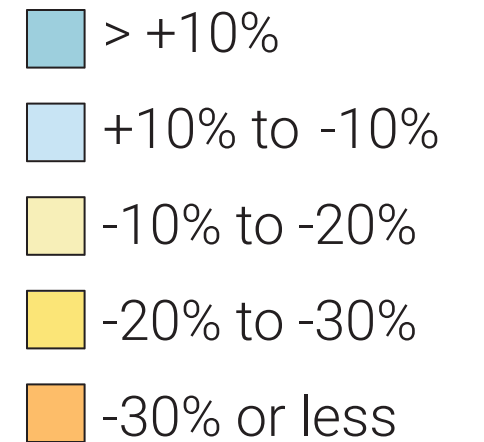
LEVEL 2

LHS Program

Existing vs. Proposed SF

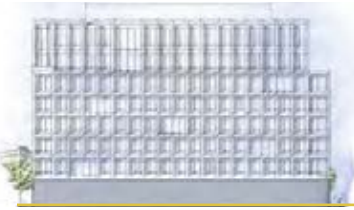


VARIATION FROM PROGRAM SF:



Goose Hollow Neighborhood in Development

The Press Blocks



Half Block Building
817 SW 17th Ave.
120' tall office building
(8 stories)



Full Block Building
1621 SW Taylor St.
250' tall residential tower
(23 stories)



MAC Block 7
SW 19th Ave. & Main St.
87' tall residential / parking
(8 stories)

Modera Goose Hollow
2040 SW Jefferson St.
75' tall residential
(6 stories)

1206 SW 19th Ave.
268 unit residential / mixed-use
(15 stories)

Butler Block
Apartments (in planning)
Potential 16-17 stories



1638 W Burnside
134 unit residential / mixed-use
(7-8 stories)



North Hollow
1501 SW Taylor St.
87' tall residential & retail
(6 stories)



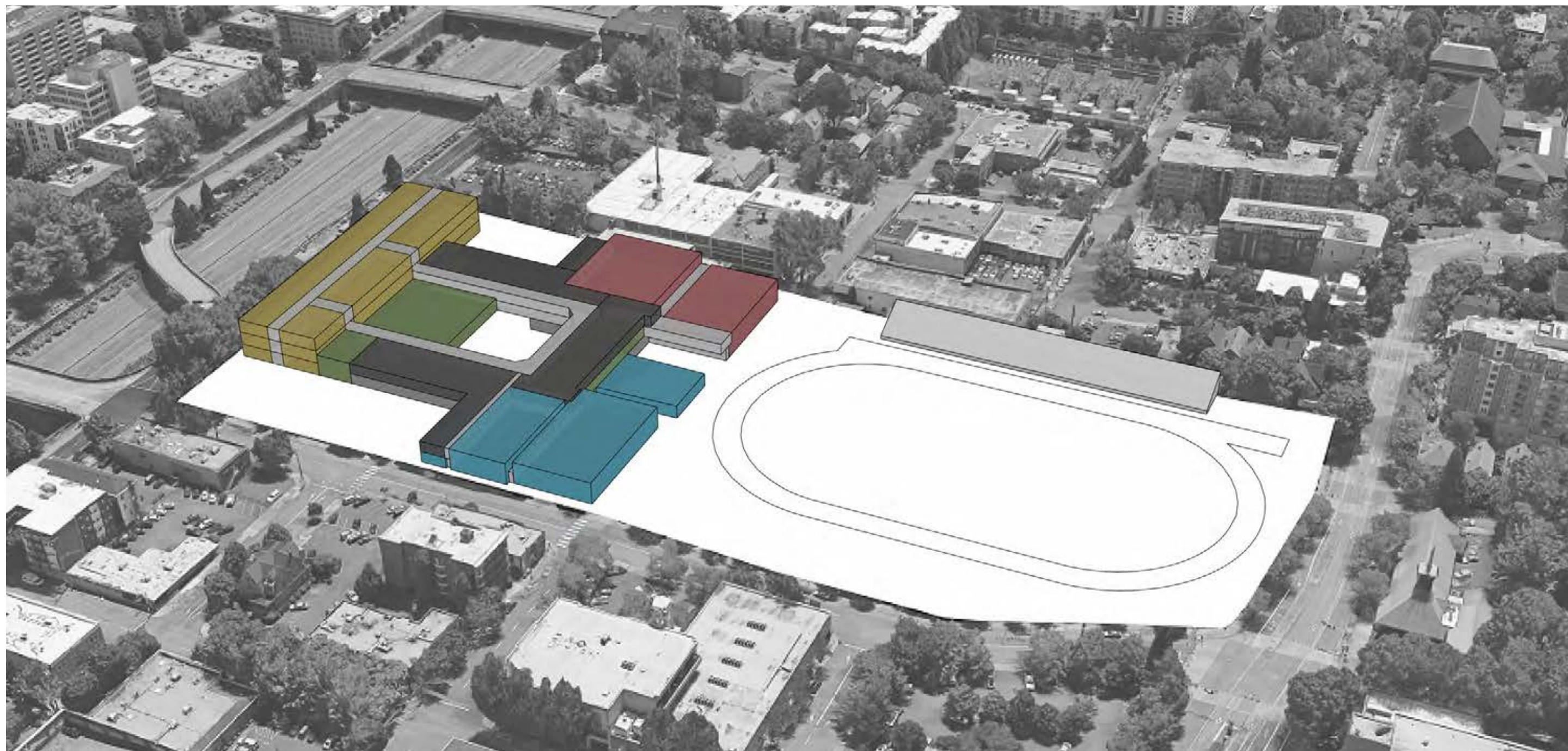
1500 SW Taylor St.
127' tall residential
(11 stories)

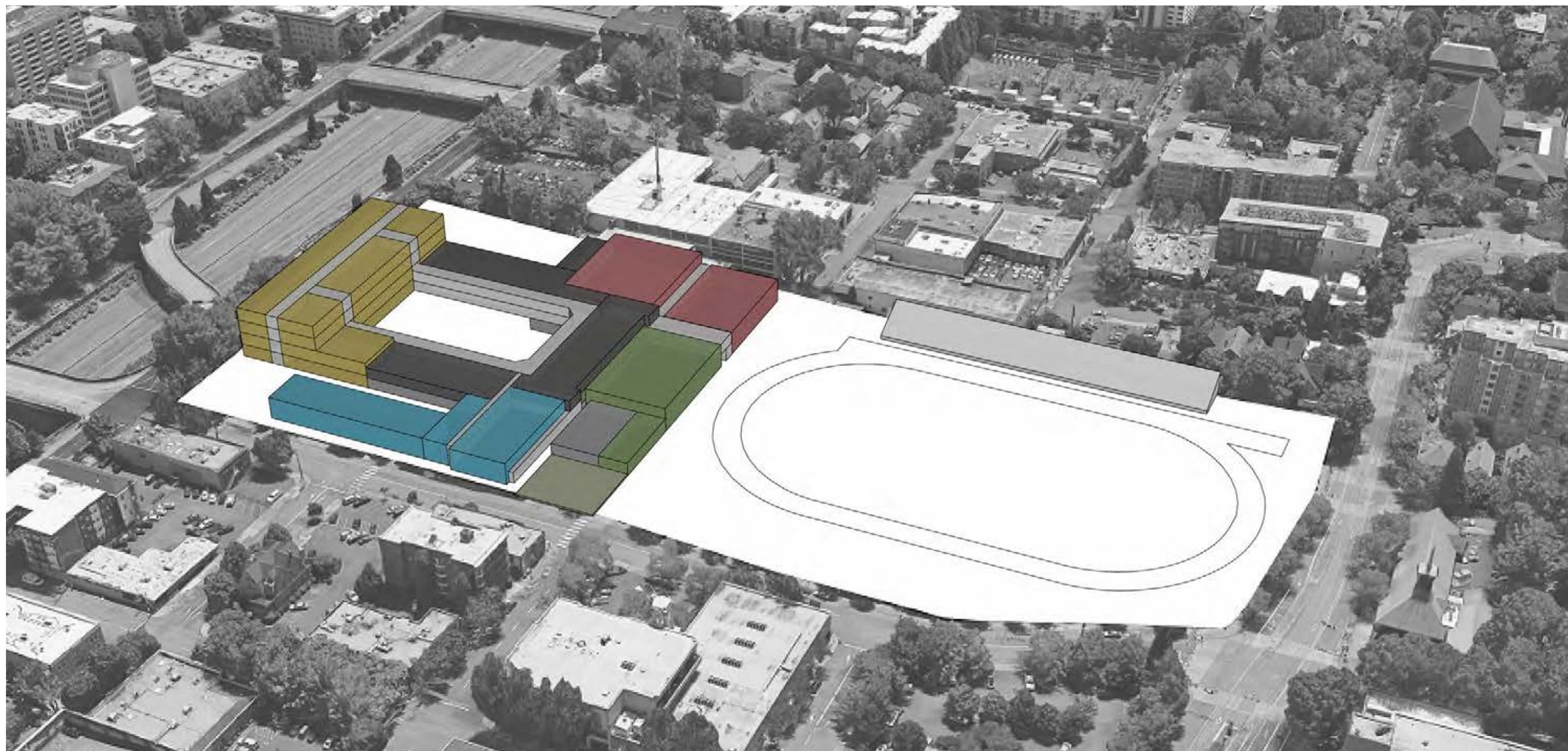


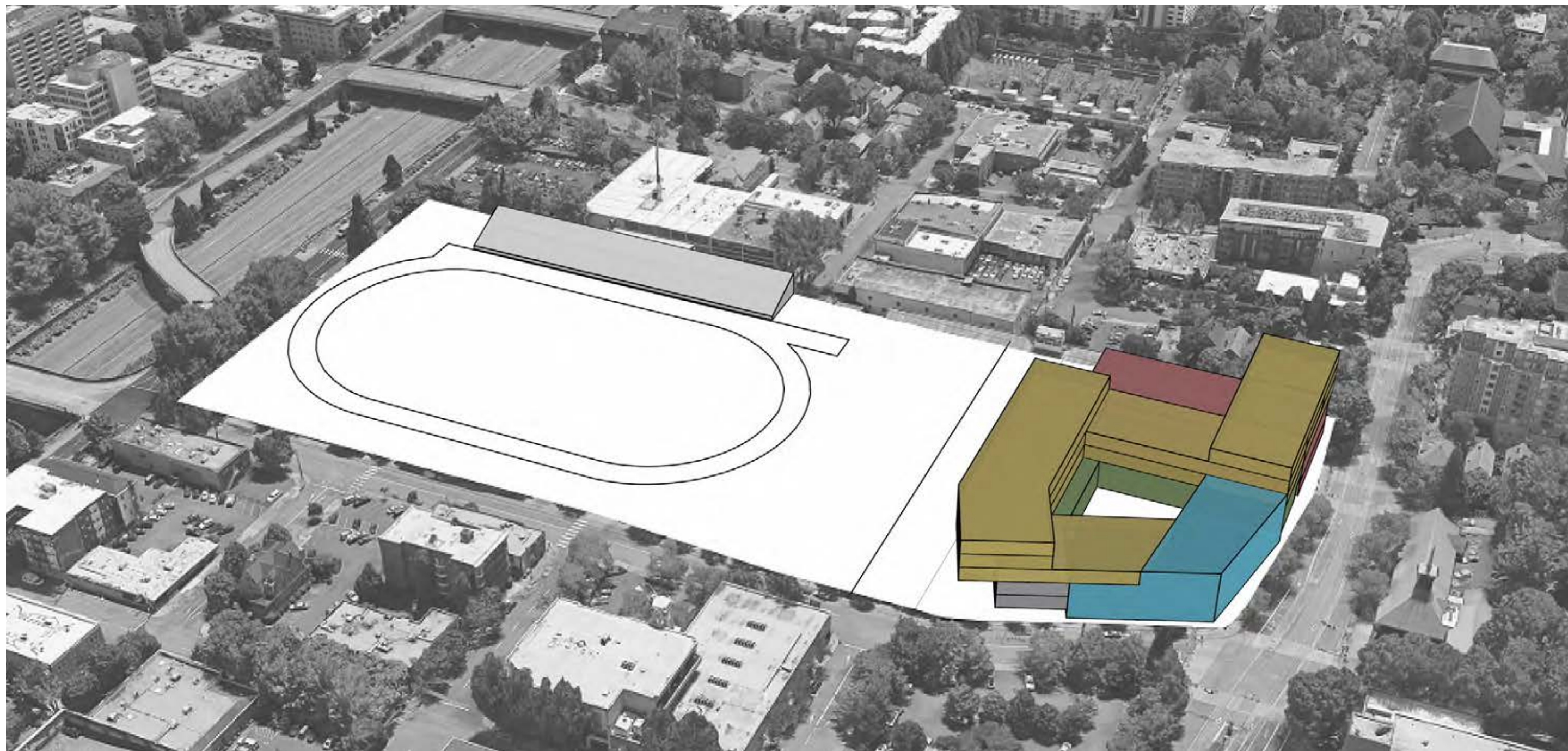
1440 SW Taylor St.
66' tall residential
(6 stories)

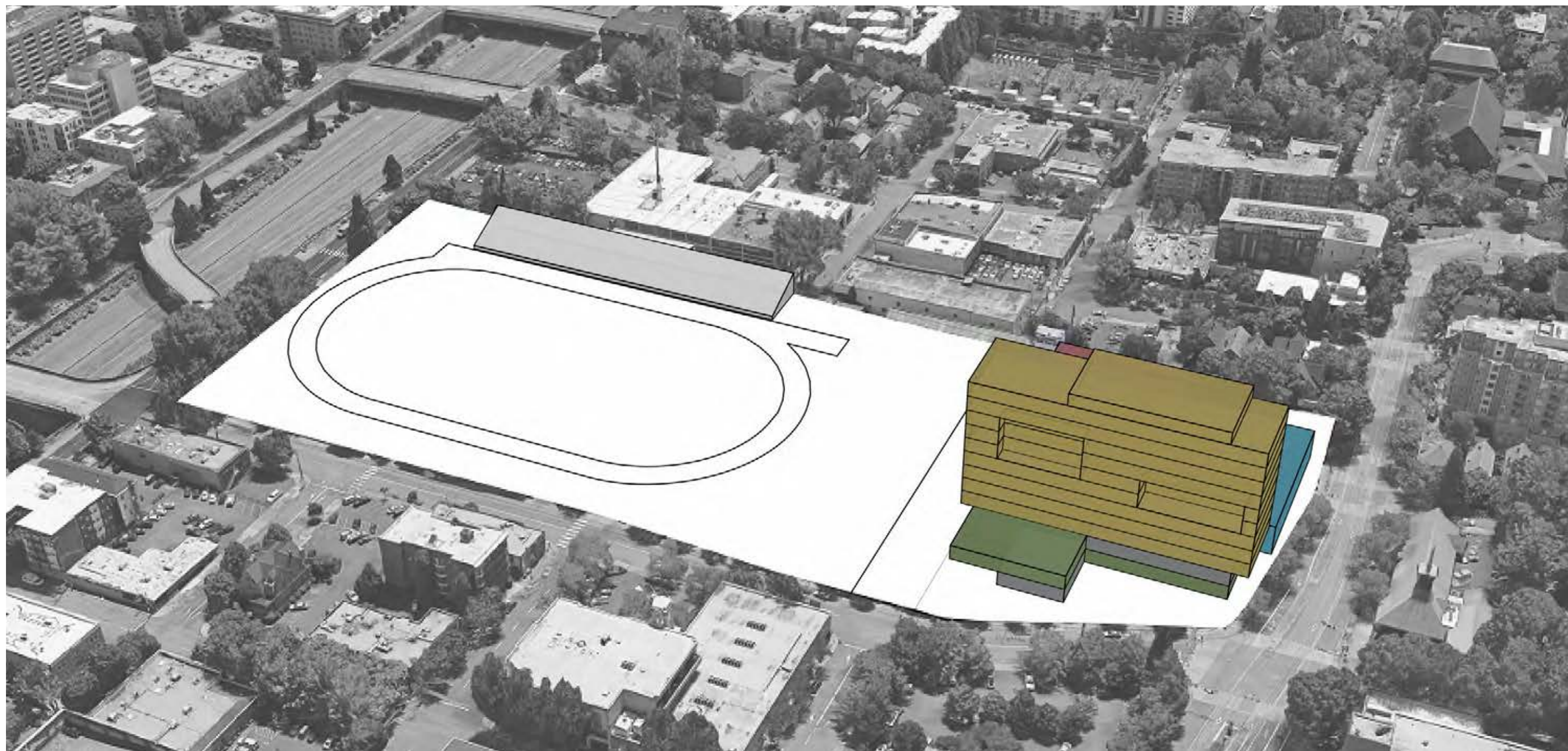


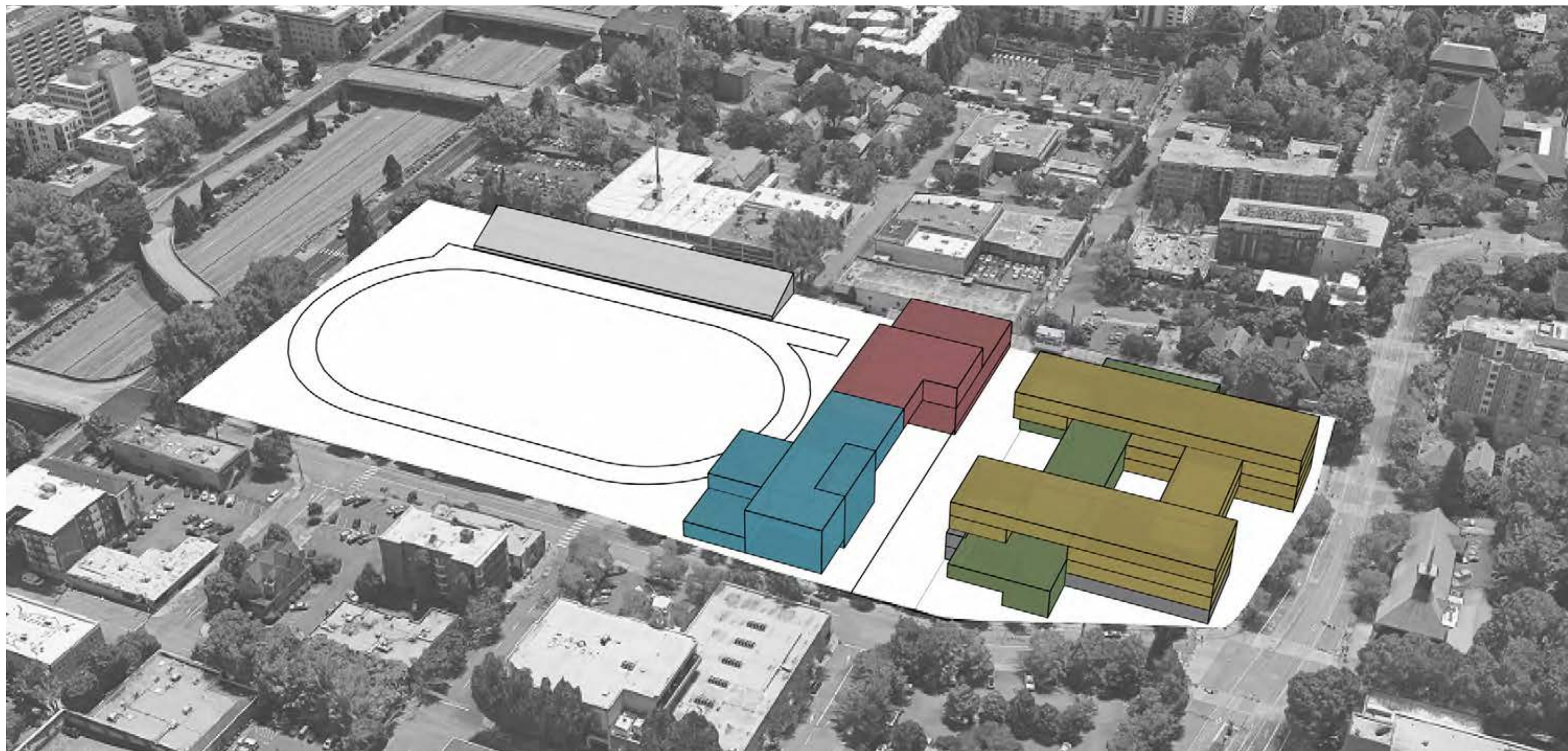
Jefferson 14 Apartments
1450 SW Jefferson St.
(6 stories)





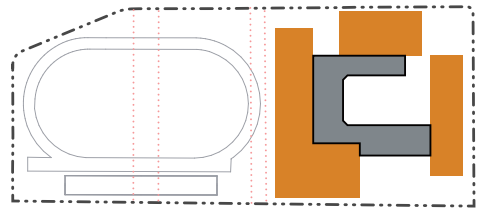






Lincoln High School Concept Design Options

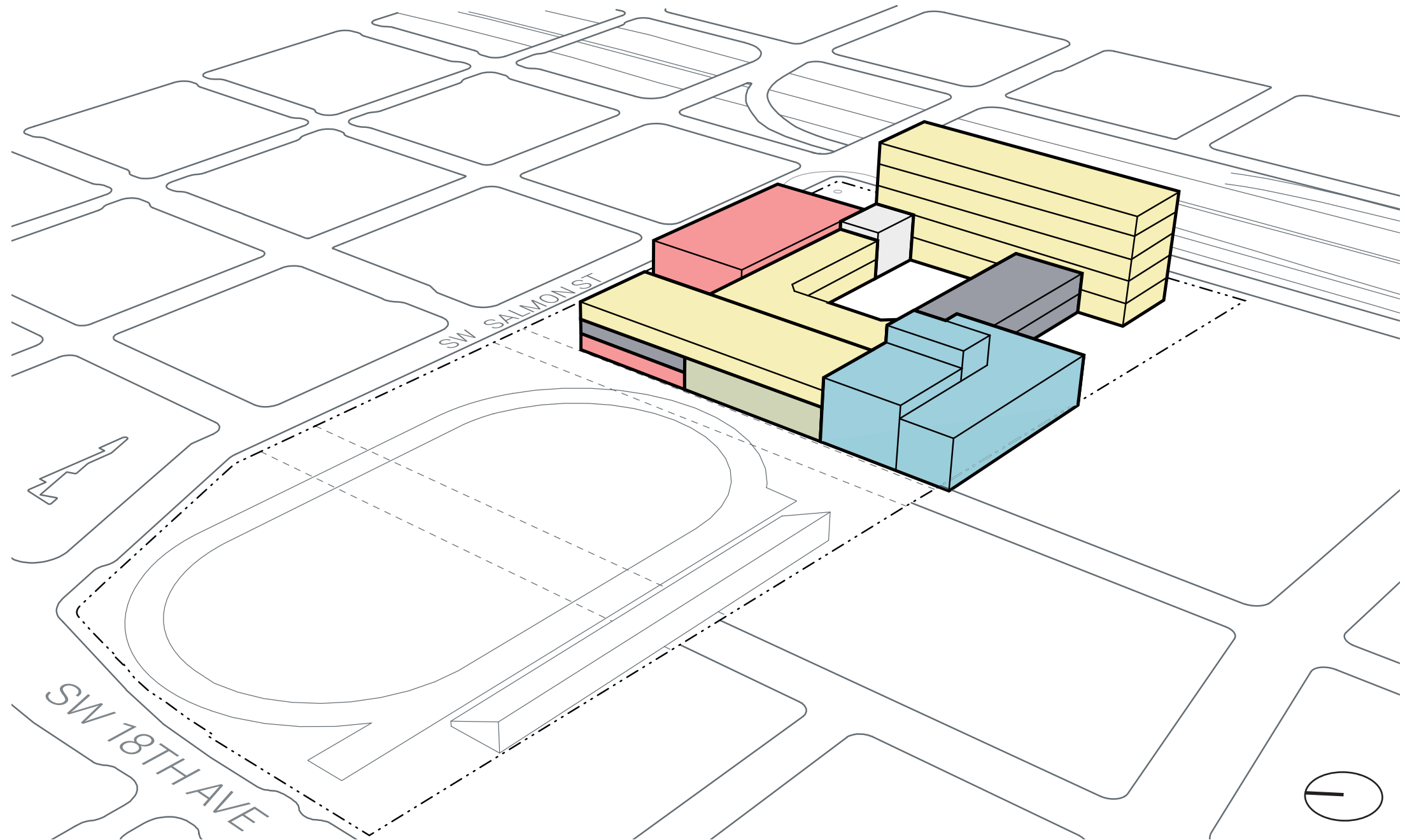
Modernization + Addition



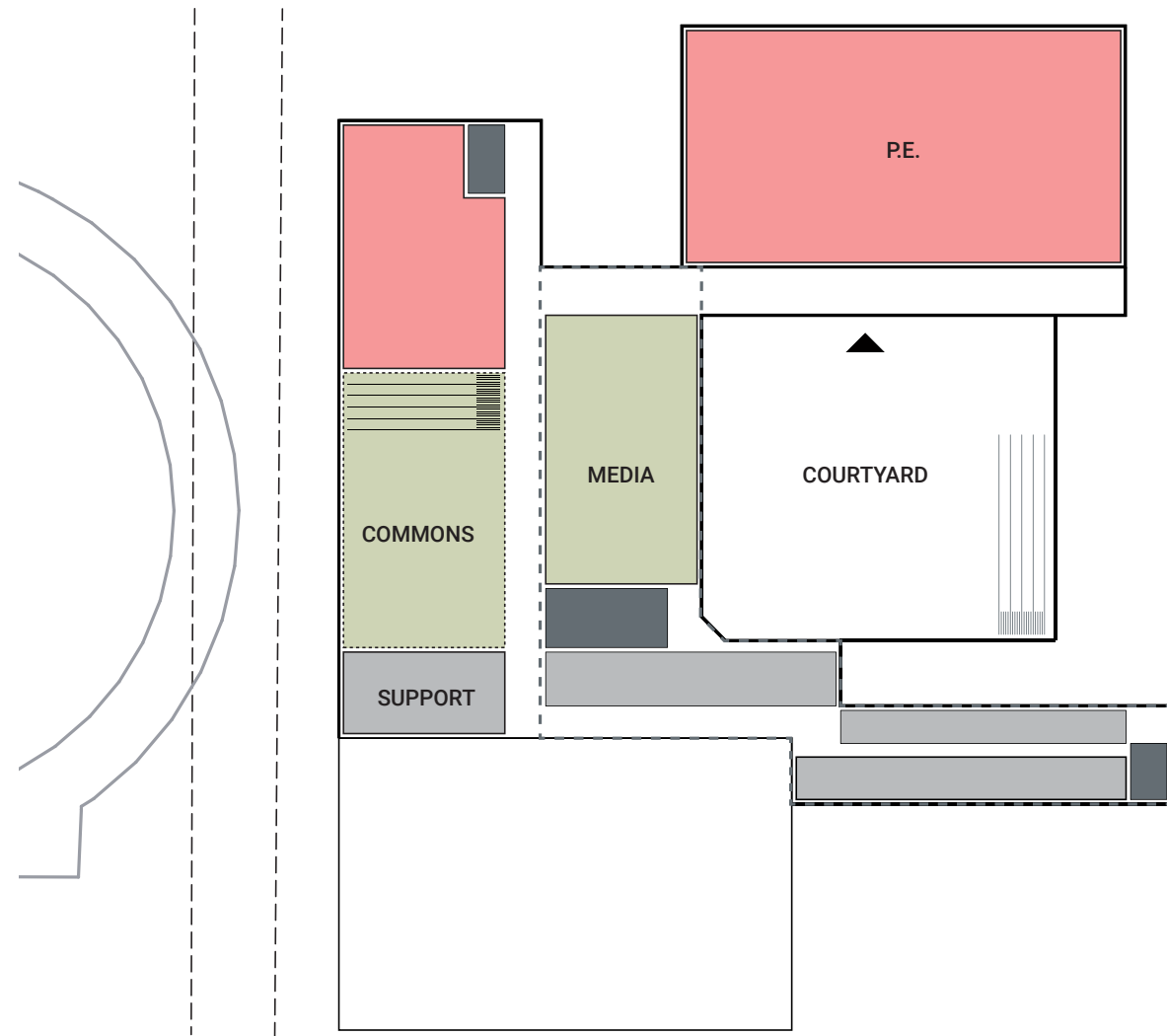
Site Key

Legend

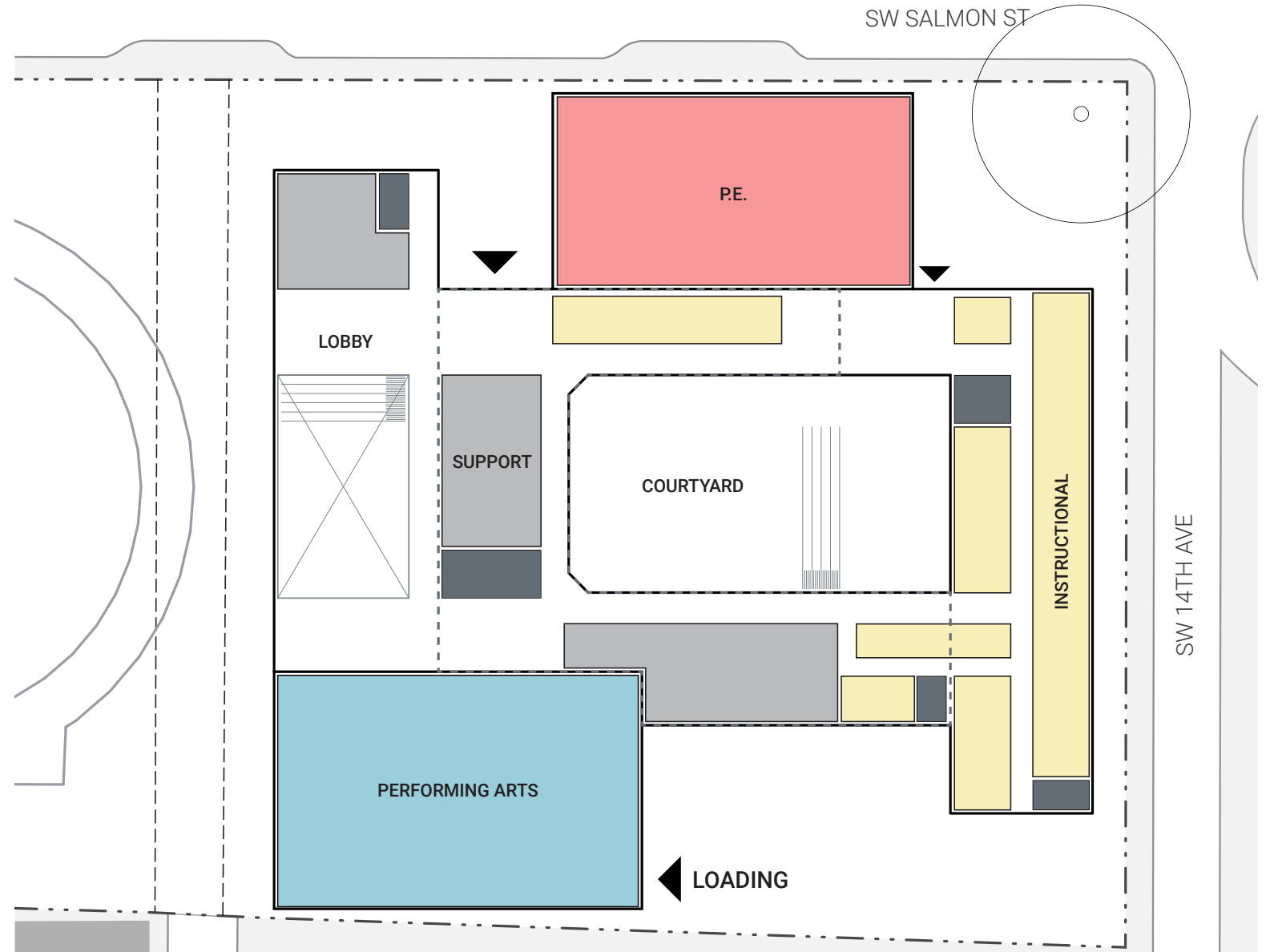
- Administration & Support
- Commons & Media Center
- Instructional
- Athletics
- Performing Arts
- Circulation



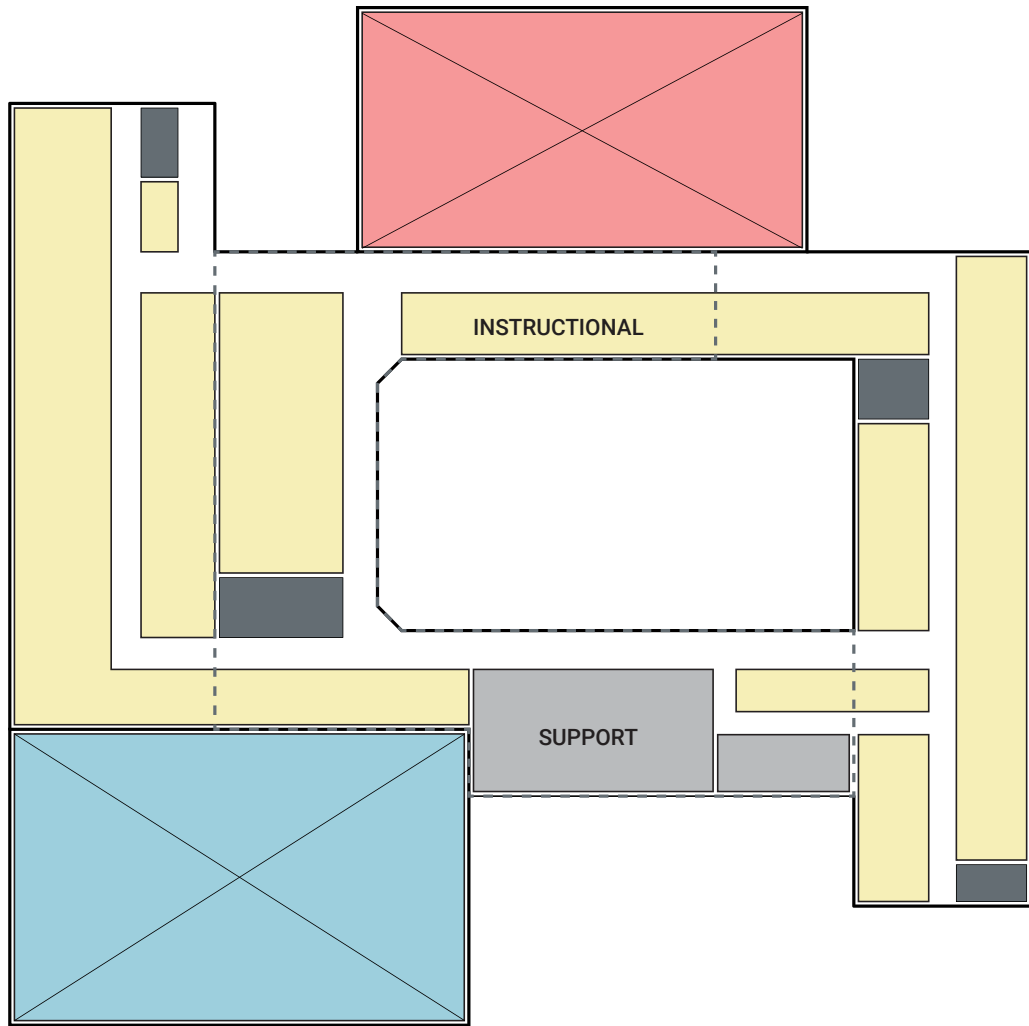
Massing Diagram



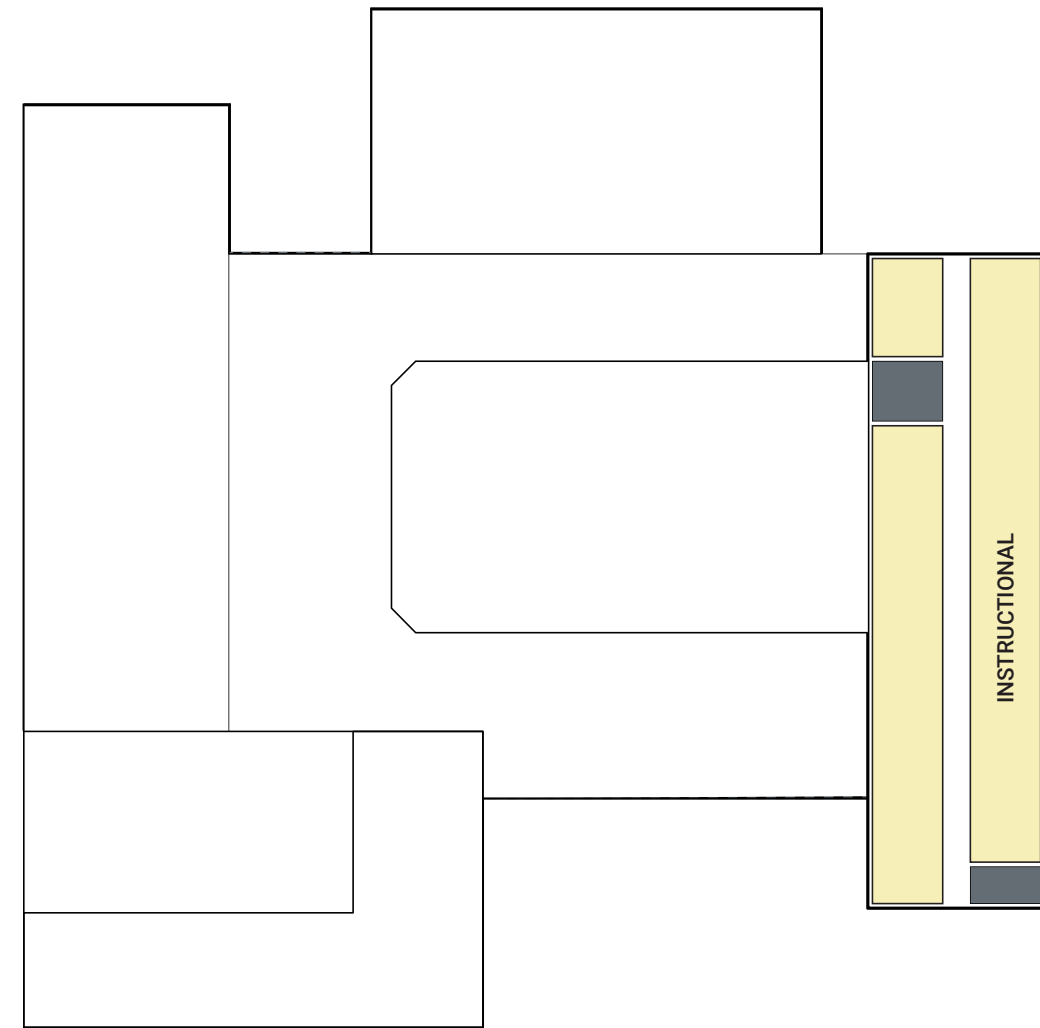
Level 0



Level 1



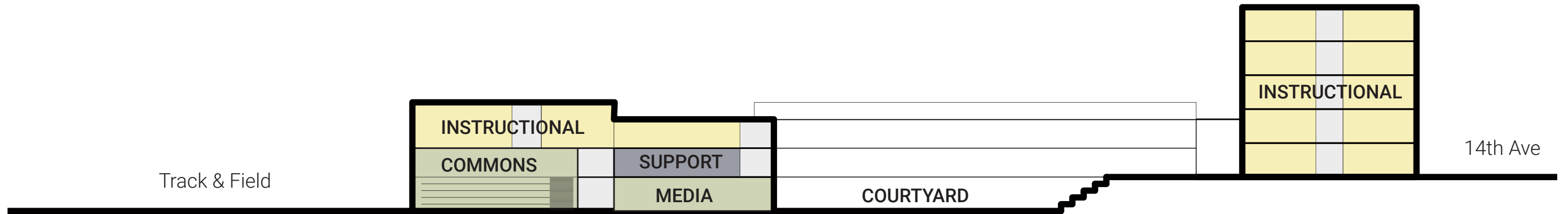
Level 2



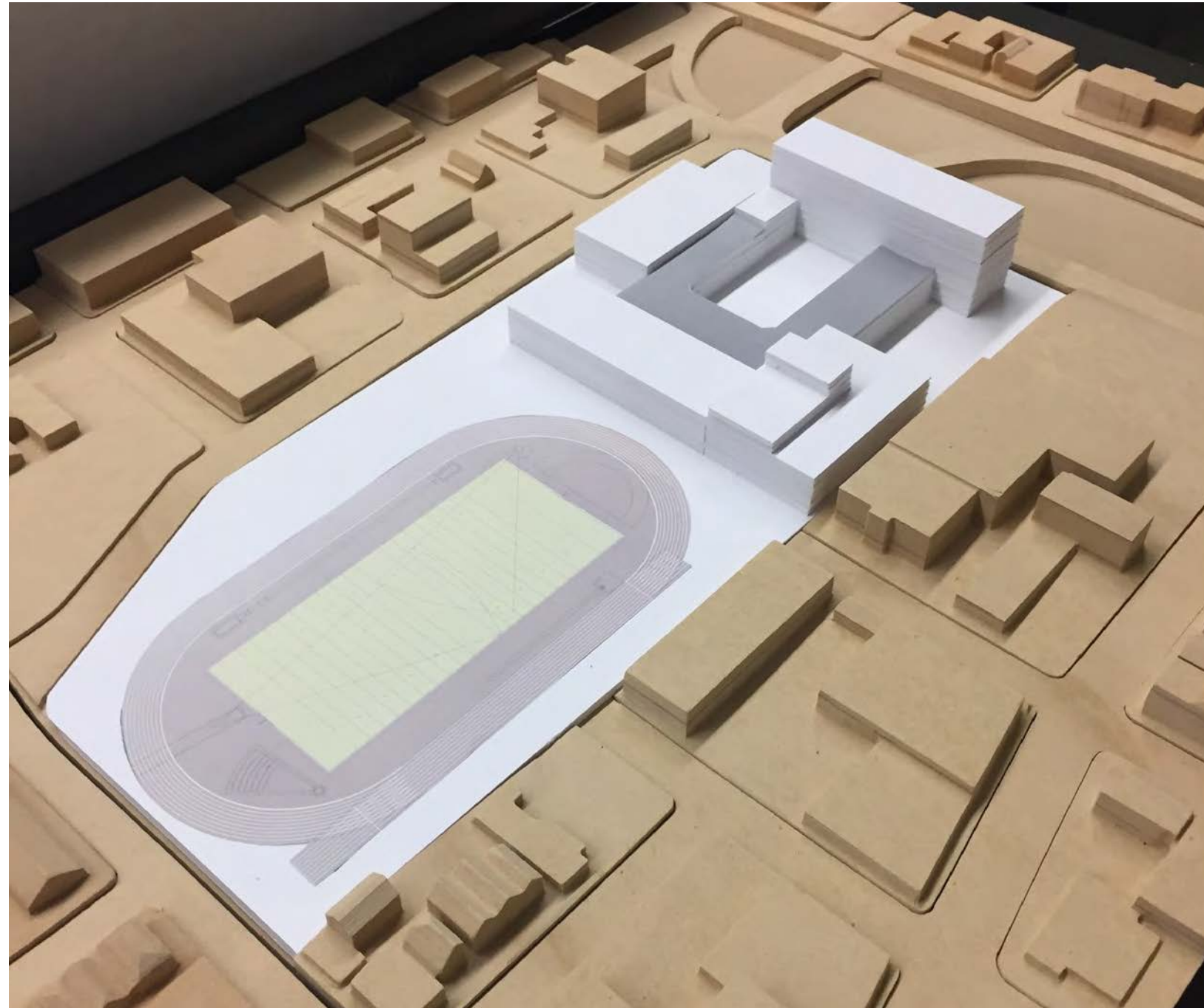
Levels 3-5

Lincoln High School Concept Design Options

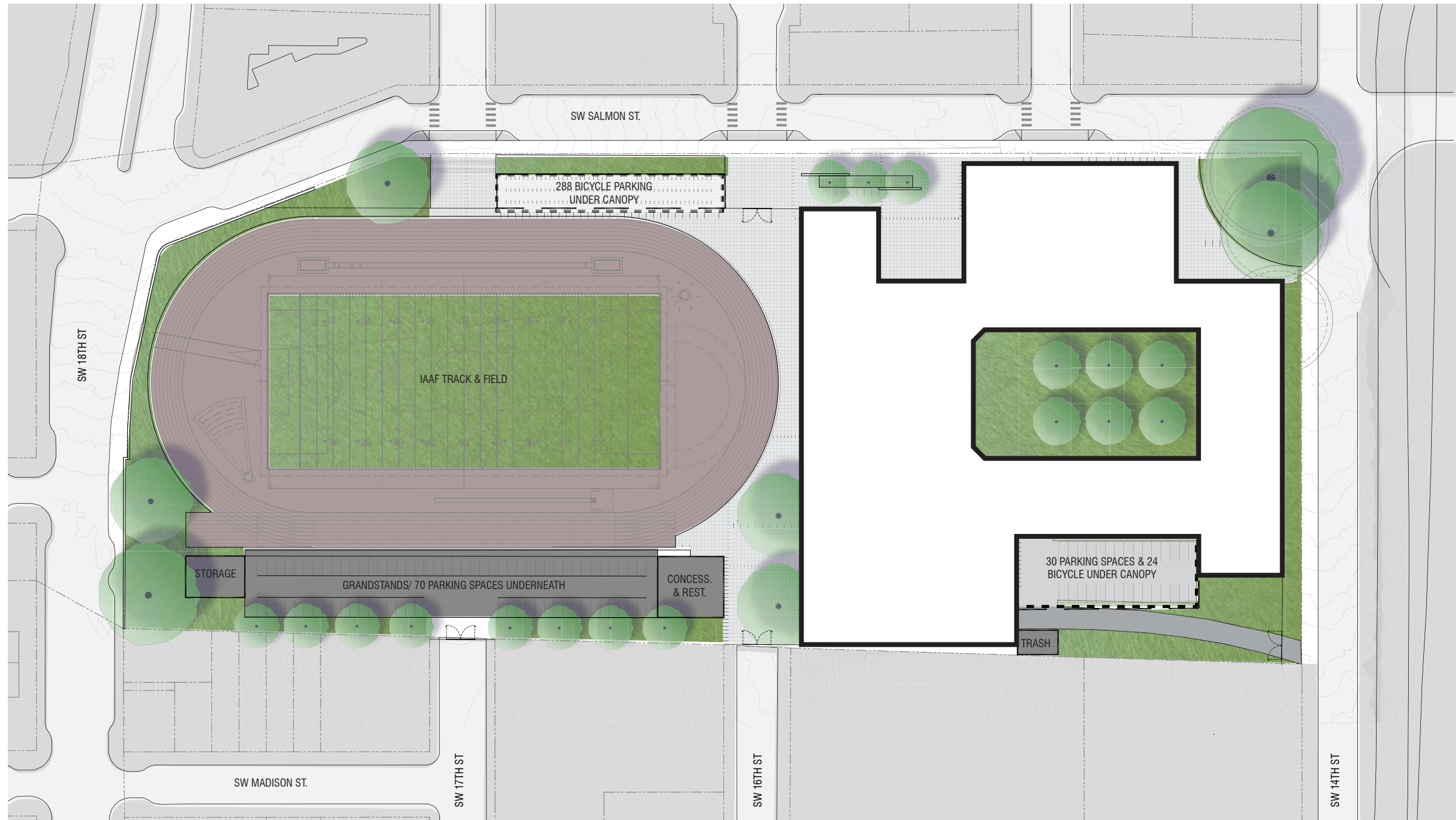
Modernization + Addition



Building Section



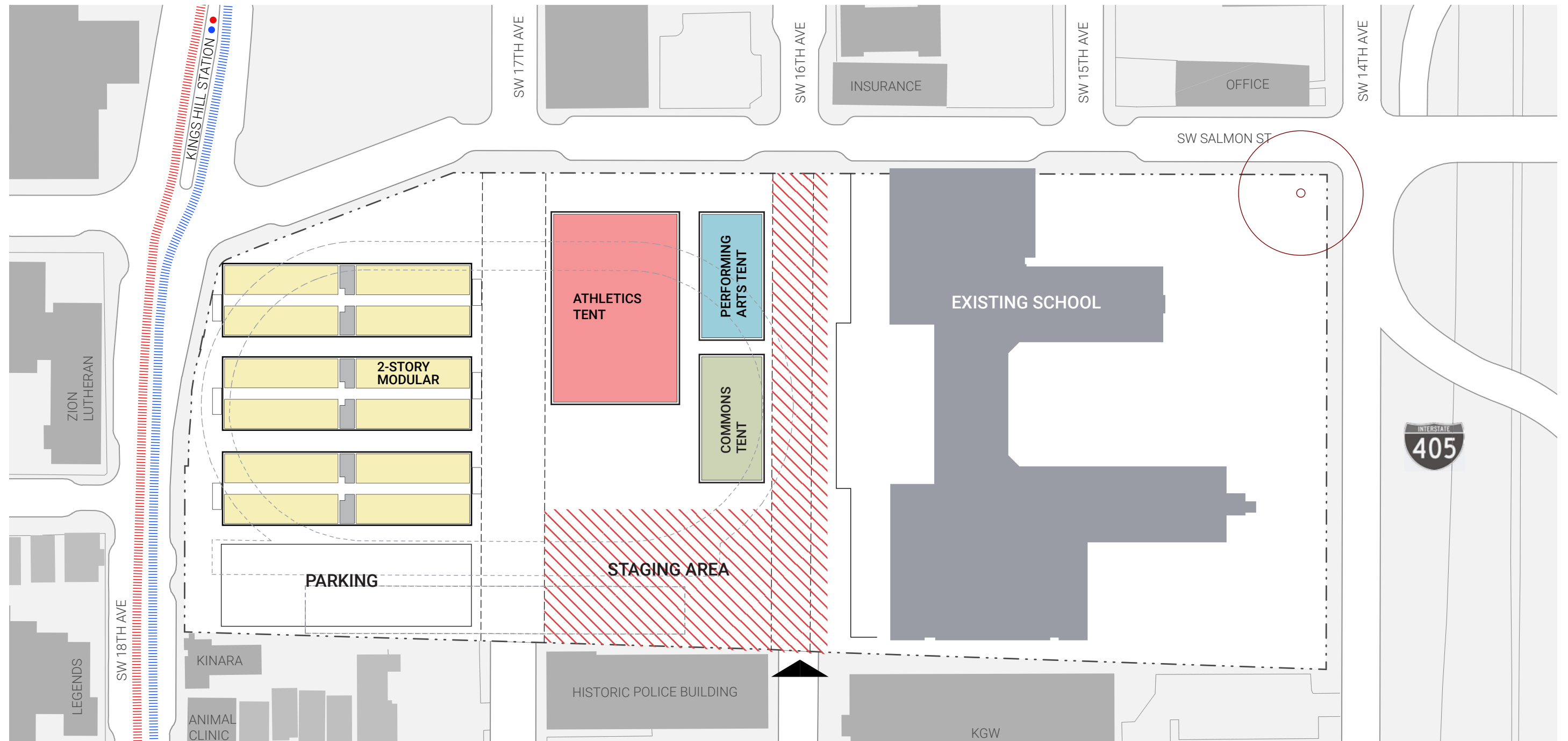
Massing Model

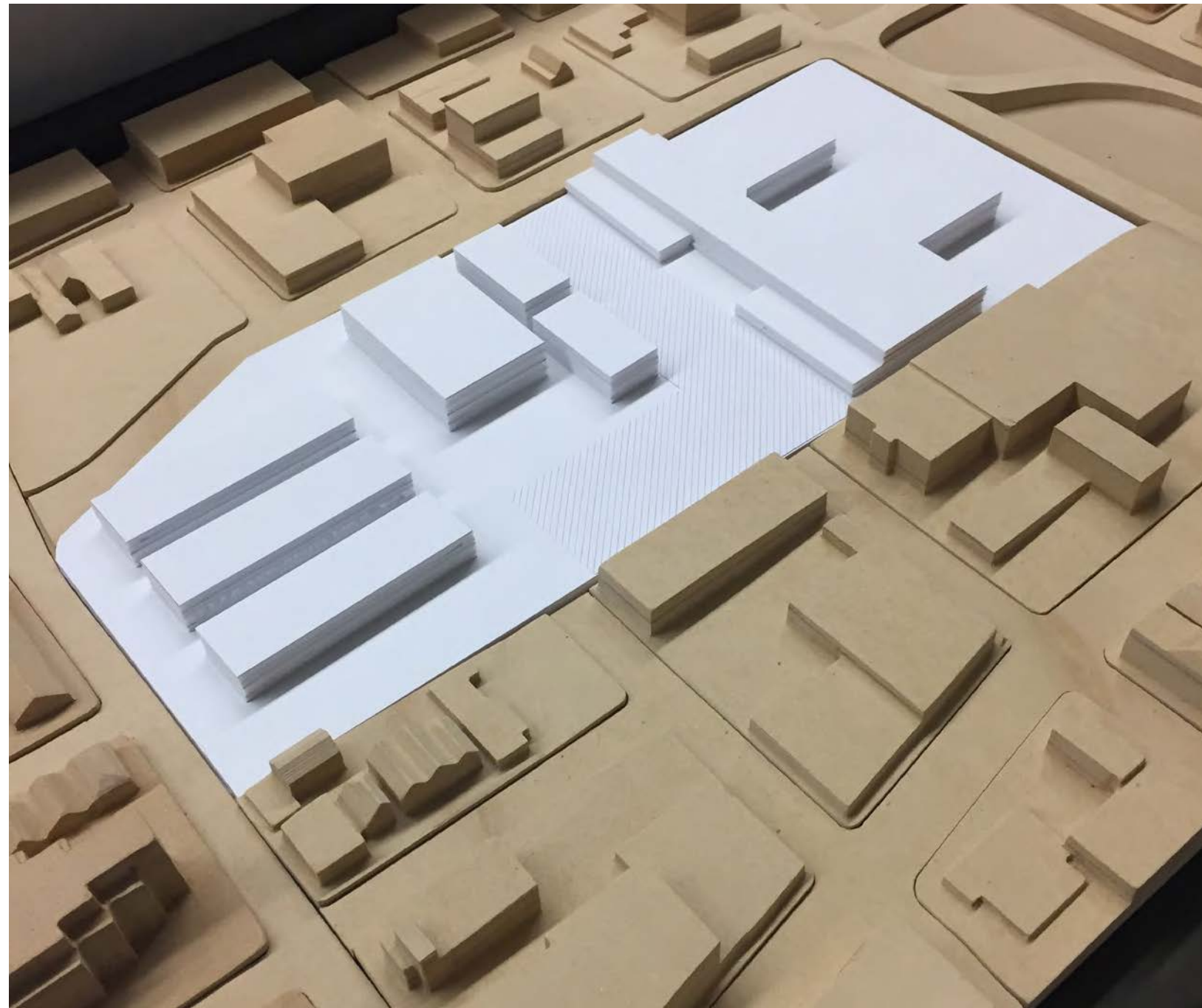


Site Plan

Lincoln High School Concept Design Options

Modernization + Addition: Swing Site Layout

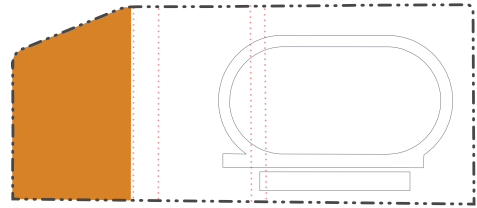




Massing Model

Lincoln High School Concept Design Options

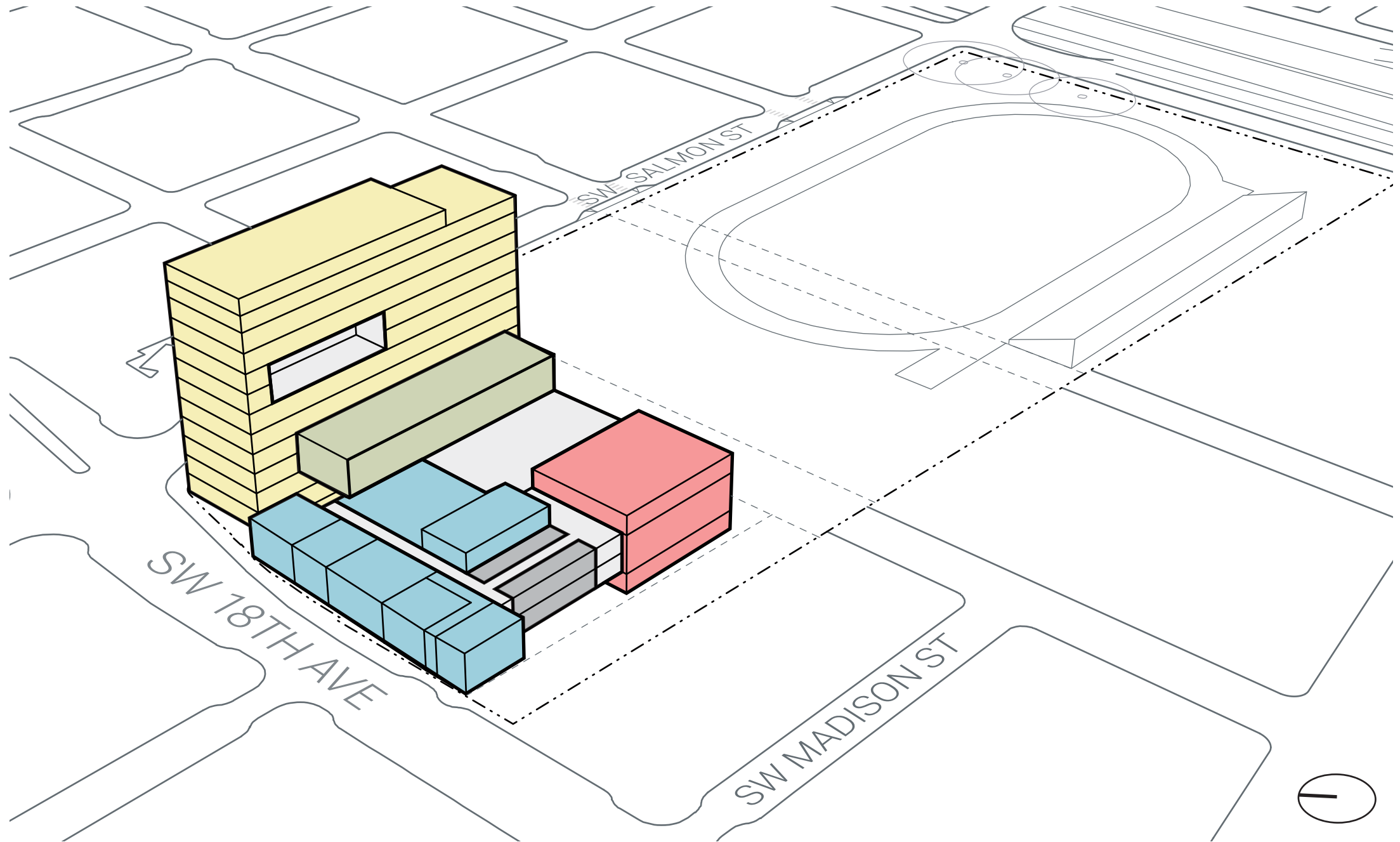
Vertical



Site Key

Legend

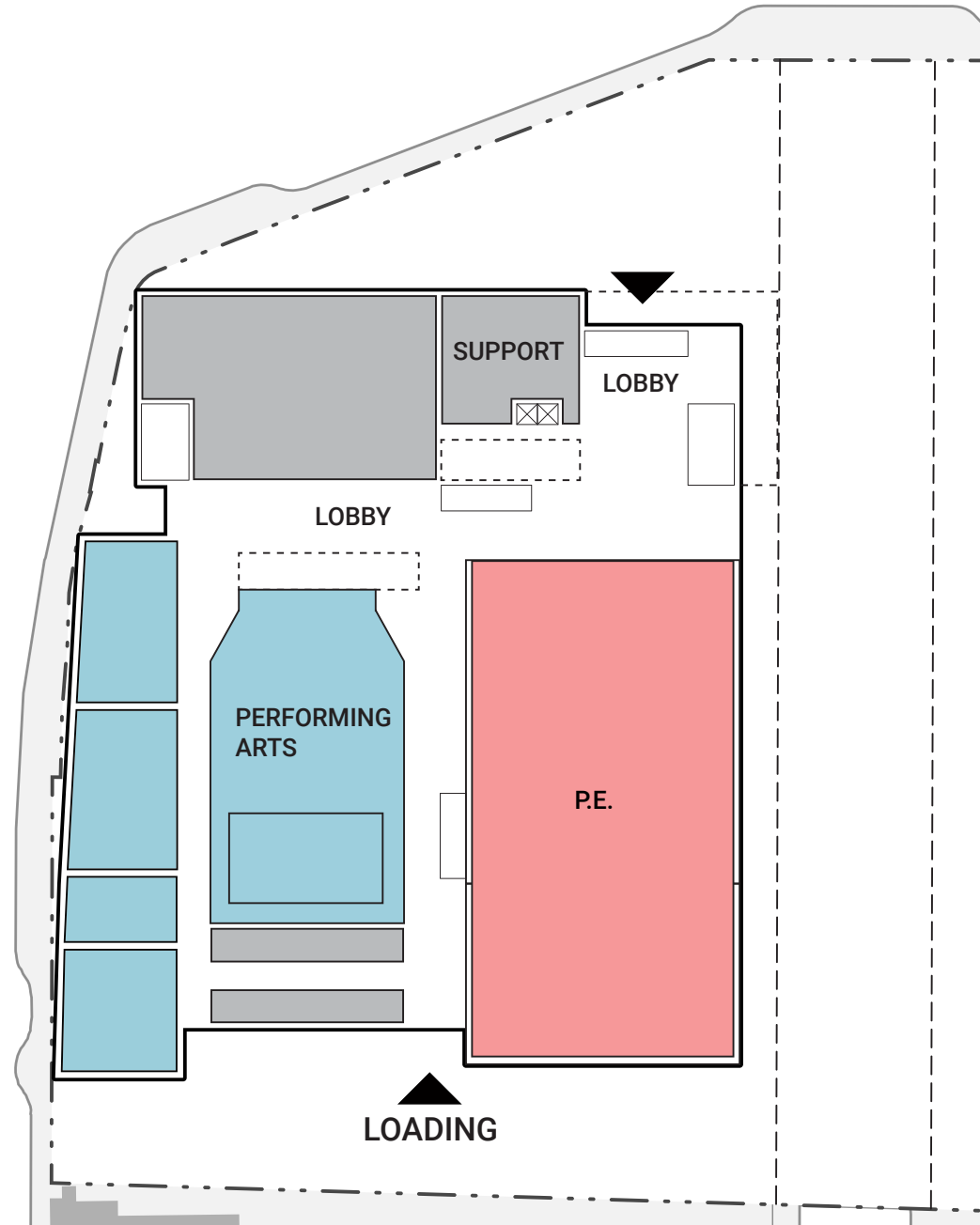
- Administration & Support
- Commons & Media Center
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- Athletics
- Performing Arts
- Circulation



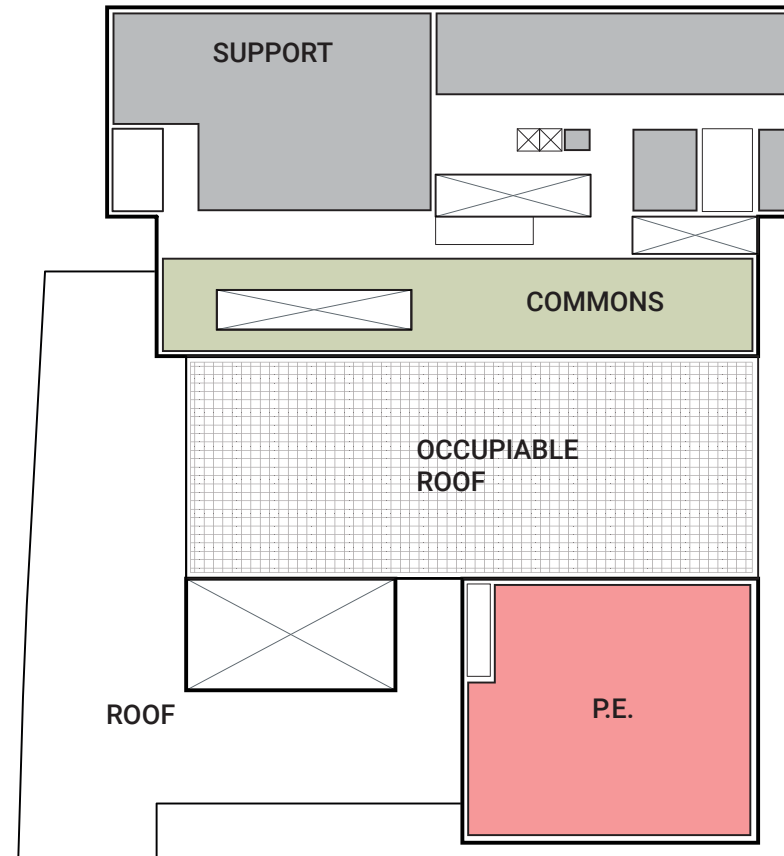
Massing Diagram

Lincoln High School Concept Design Options

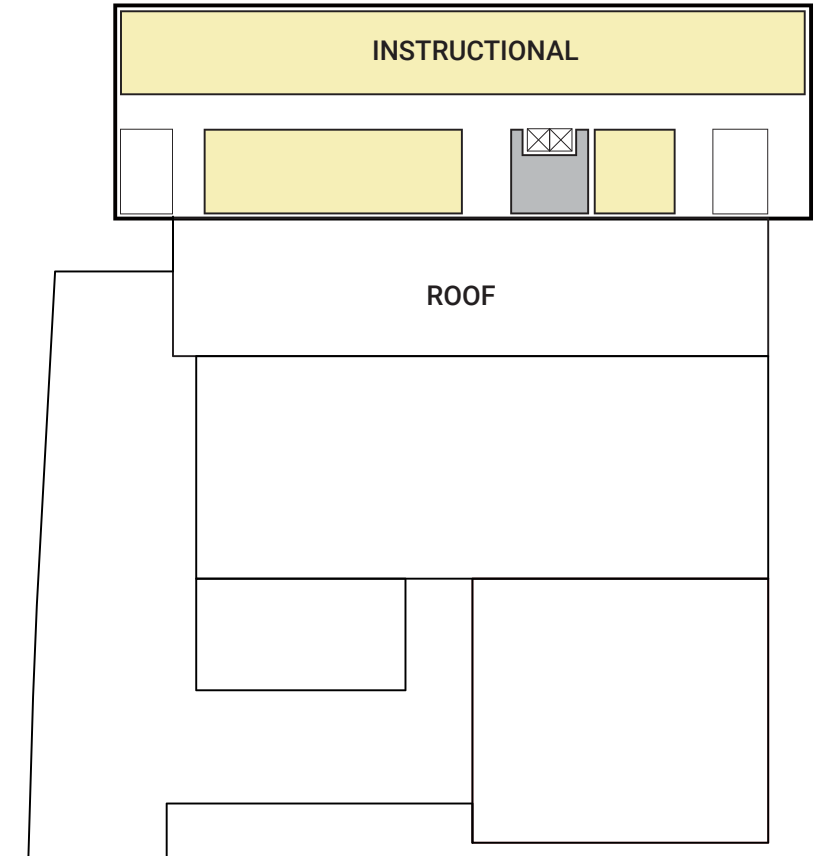
Vertical



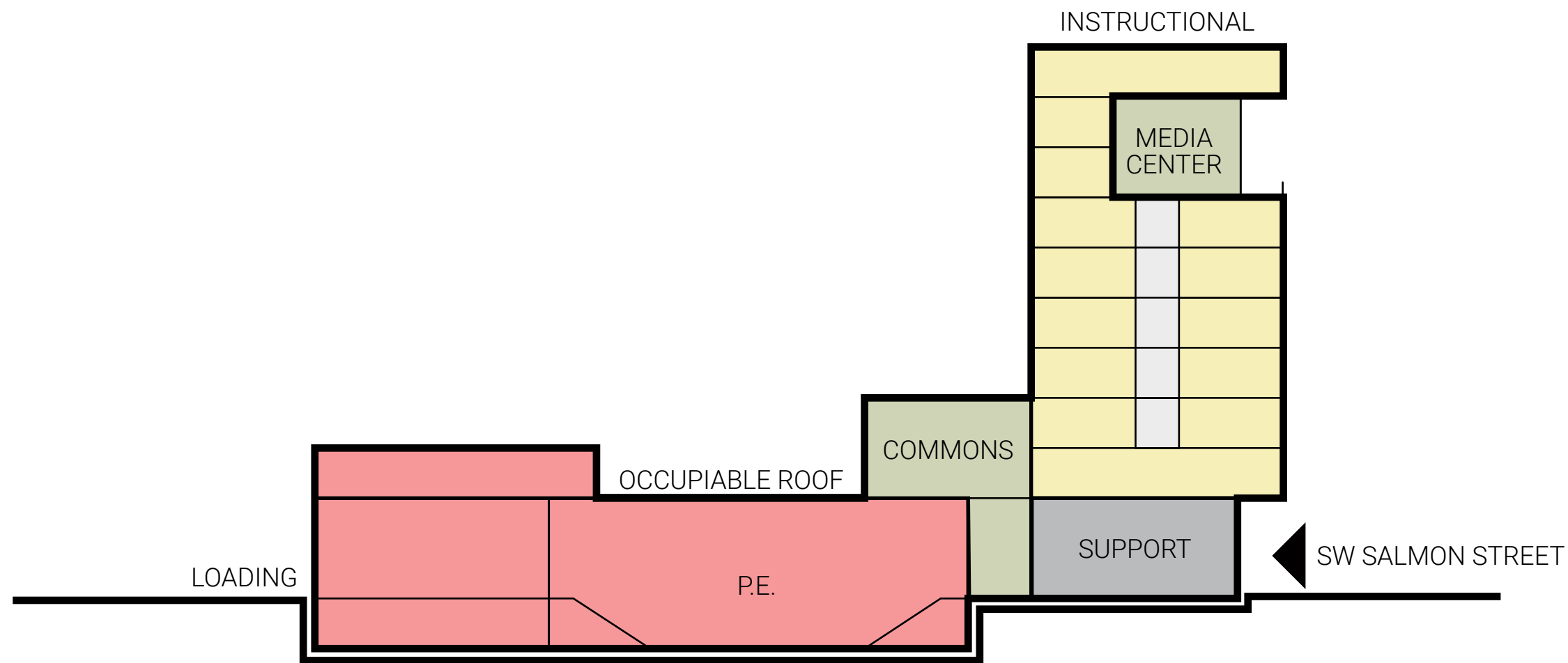
Level 1



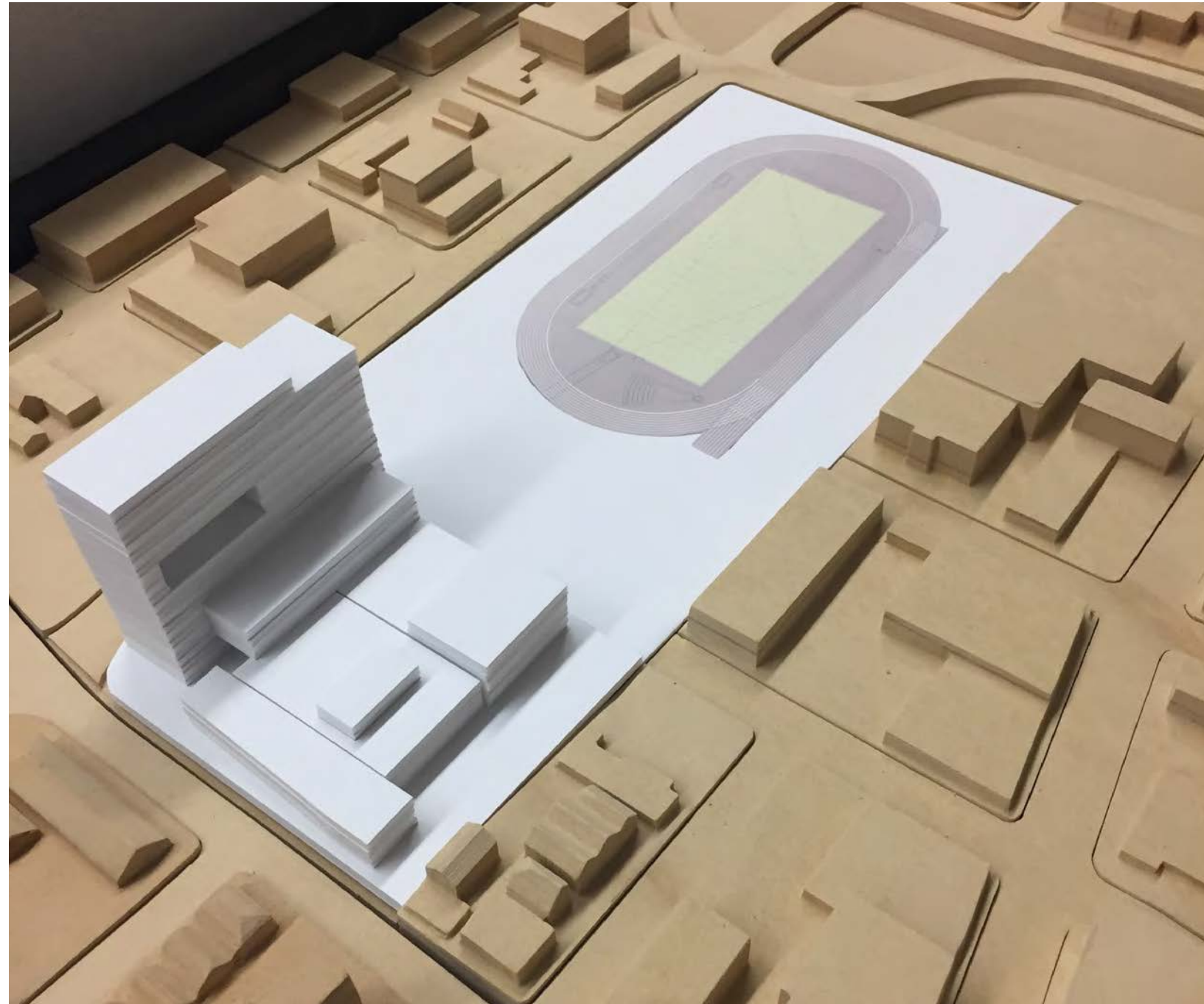
Level 3



Typical Floor



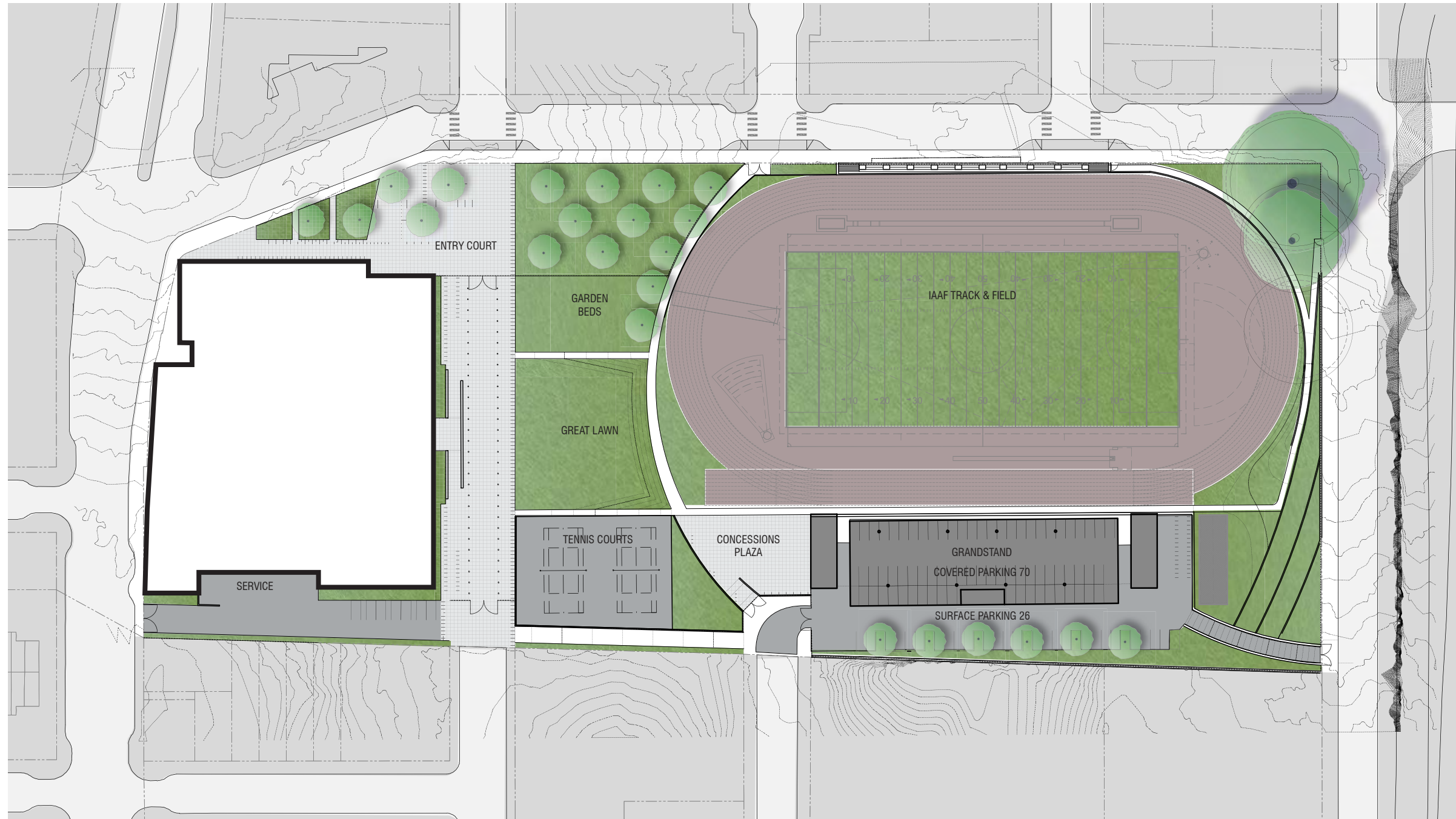
Building Section



Massing Model

Lincoln High School Concept Design Options

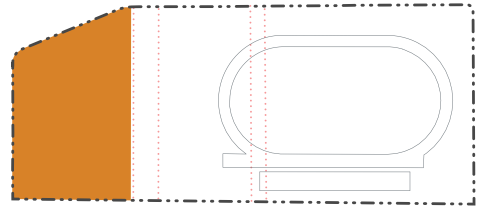
Vertical



Site Plan

Lincoln High School Concept Design Options

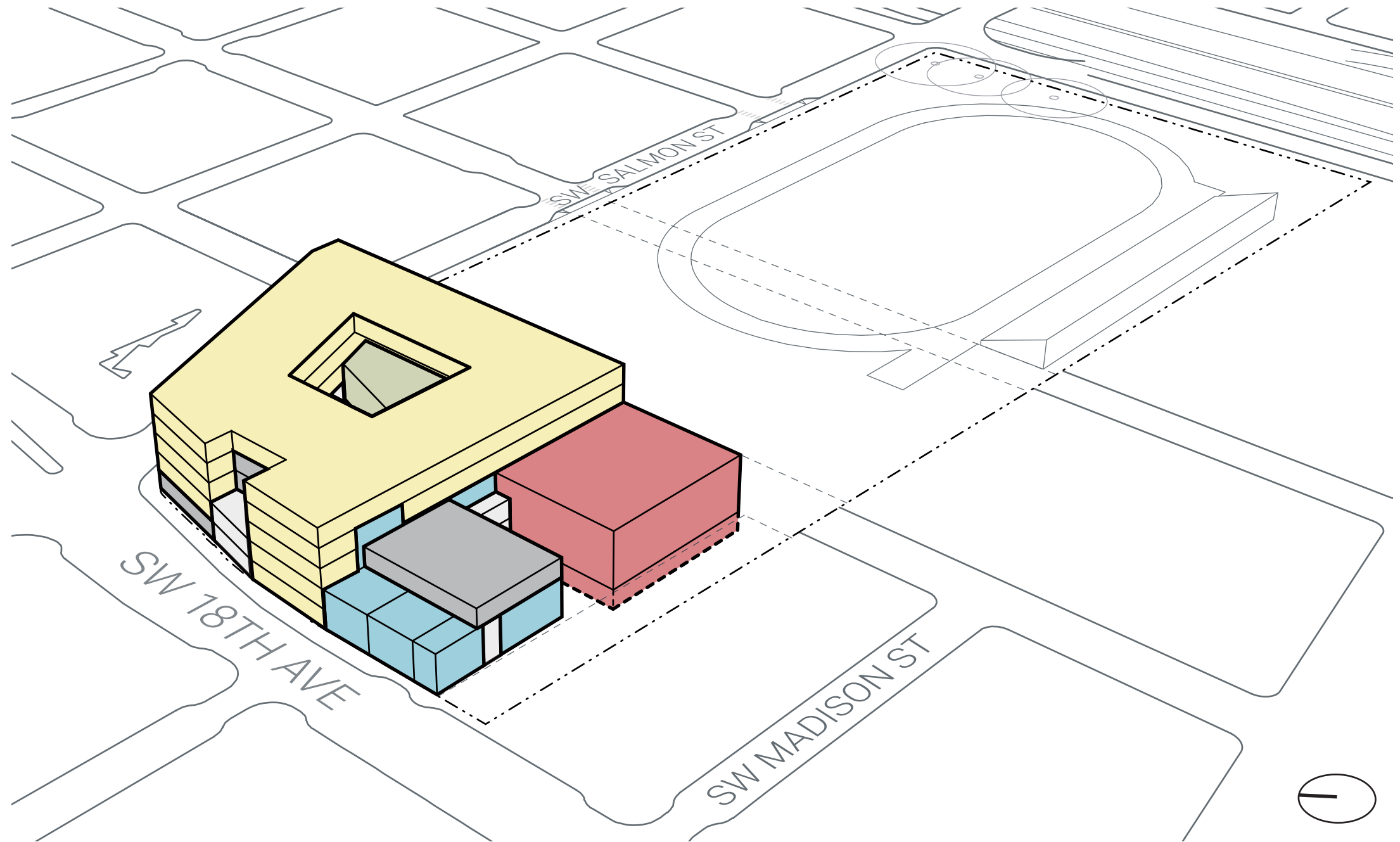
Horizontal



Site Key

Legend

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

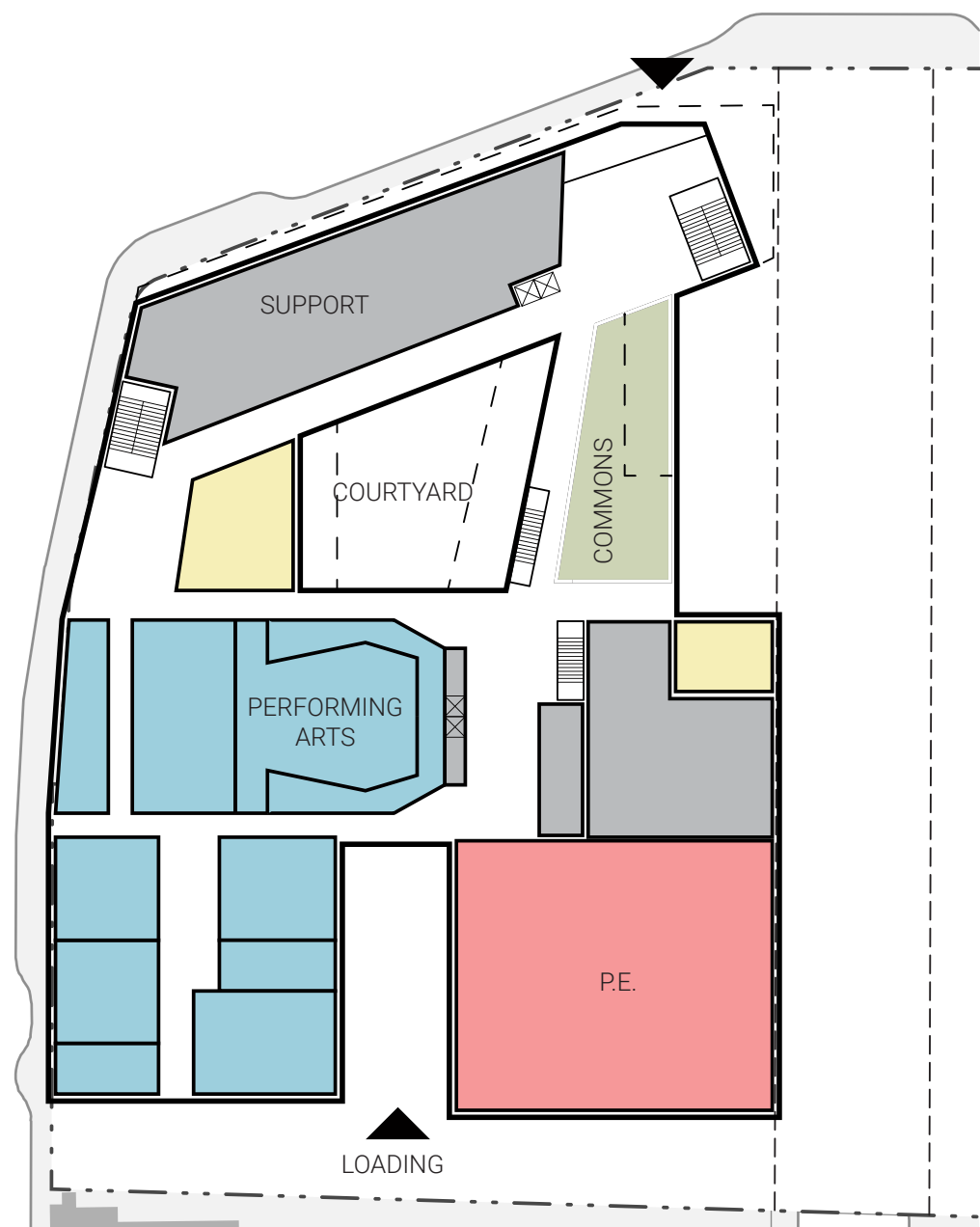


Massing Diagram

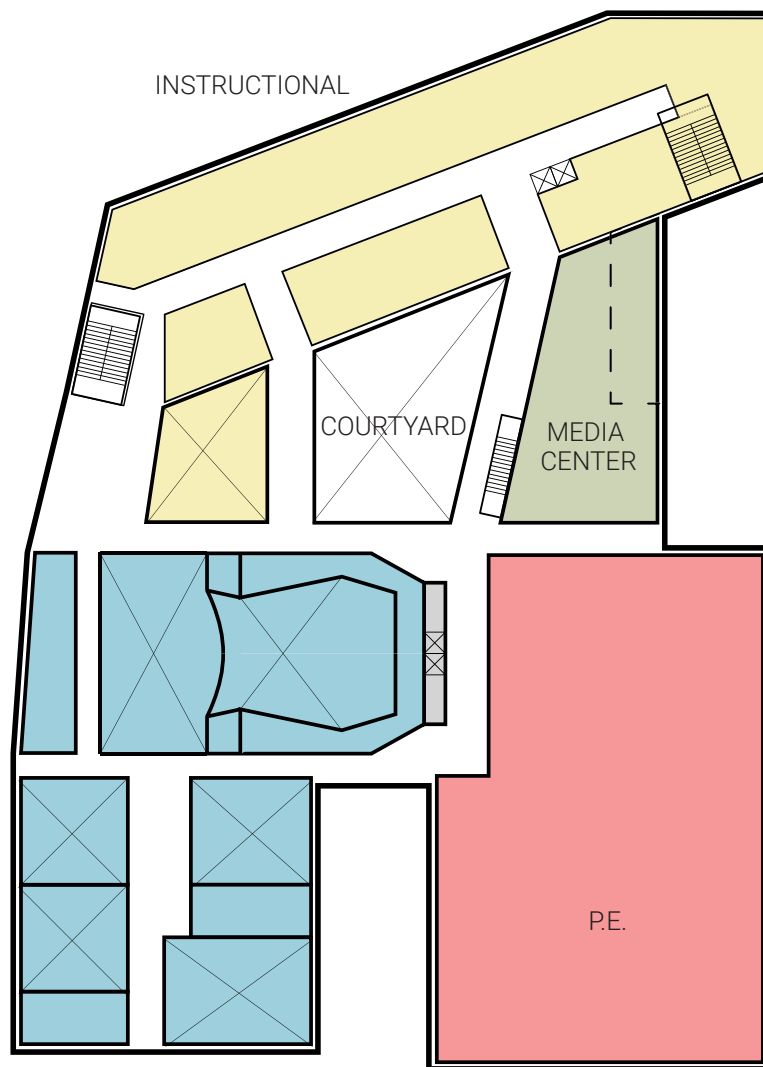


Lincoln High School Concept Design Options

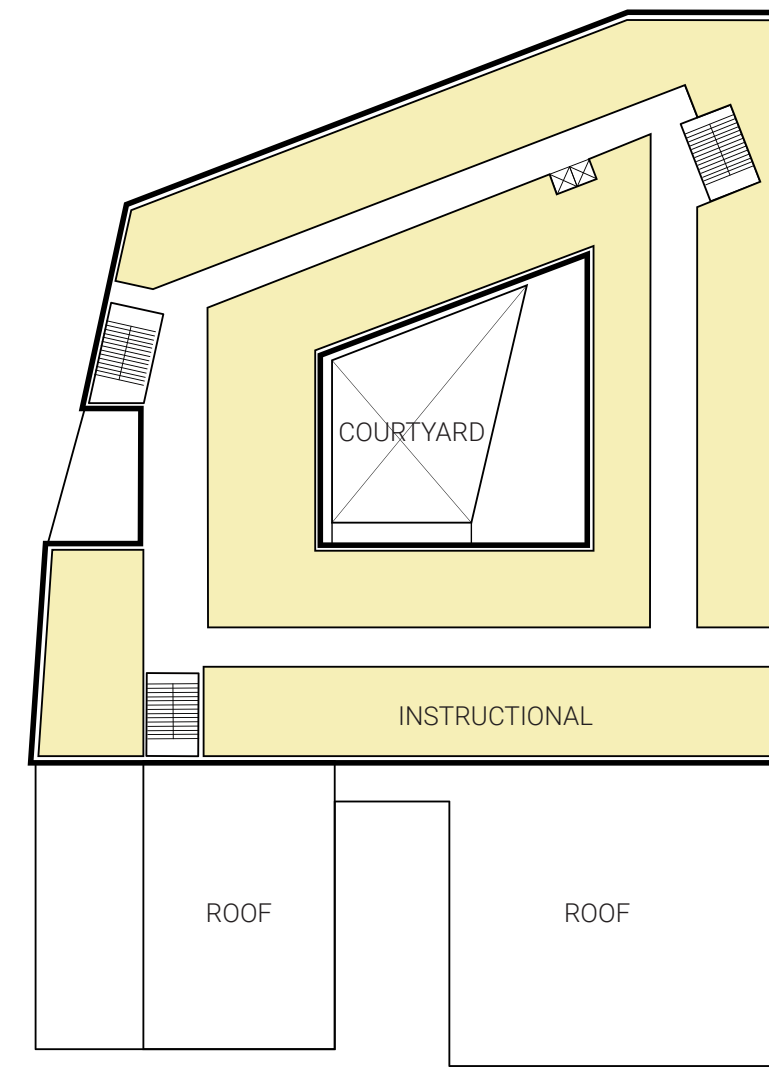
Horizontal



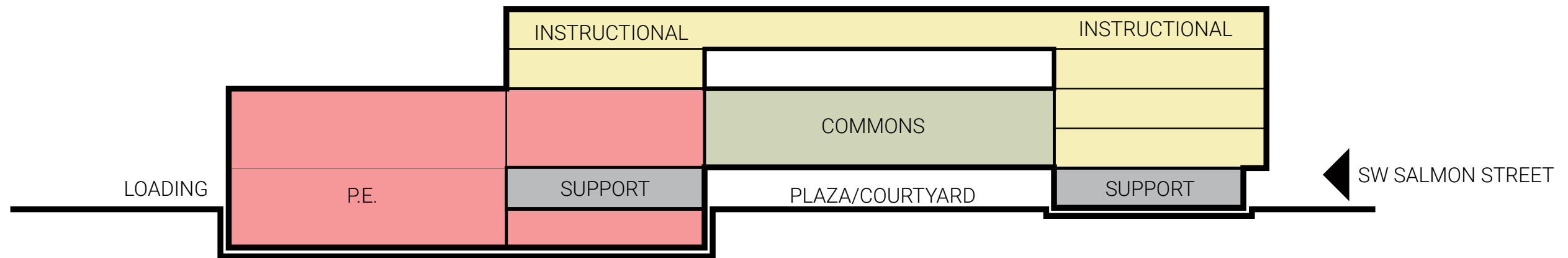
Level 1



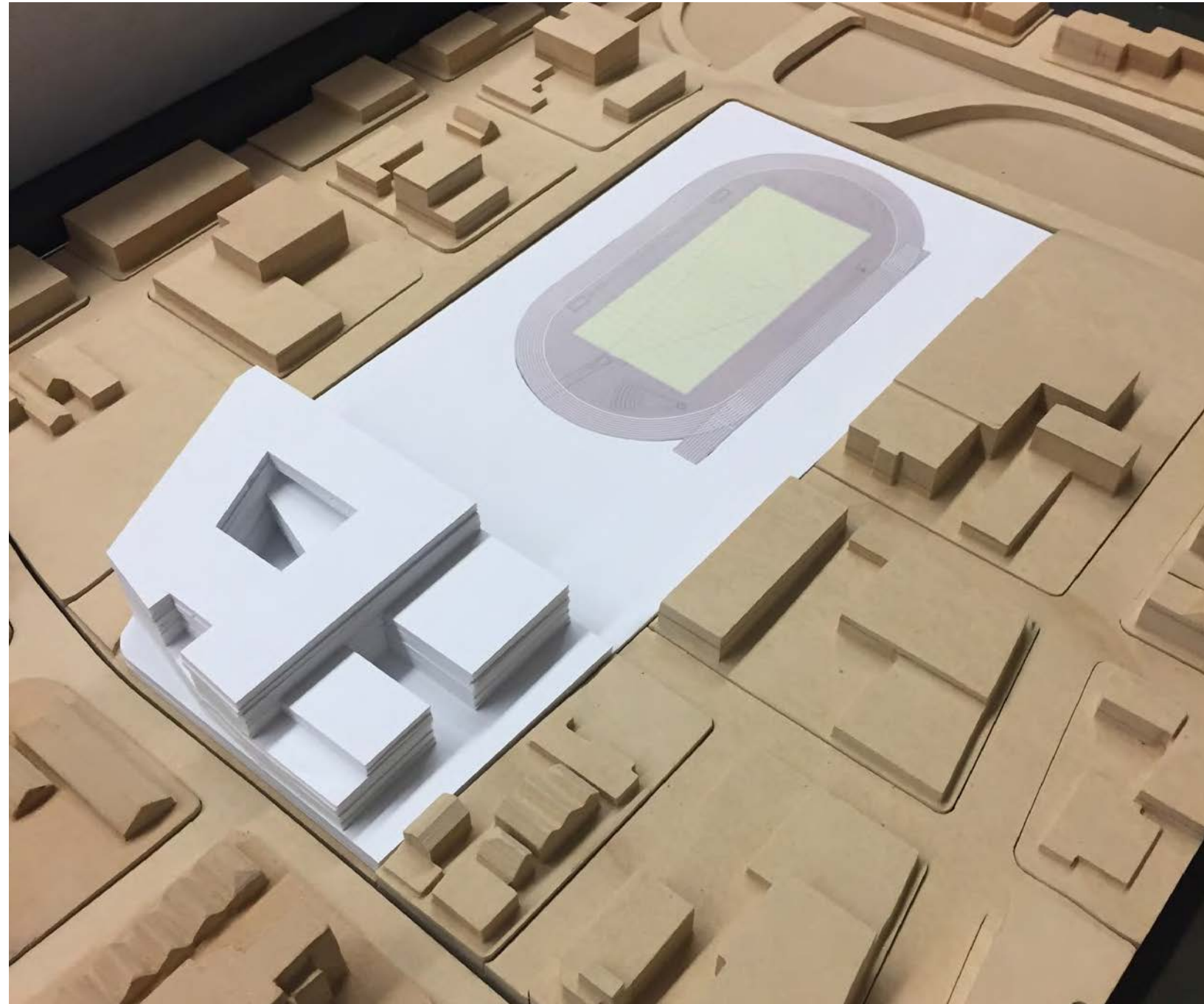
Level 2



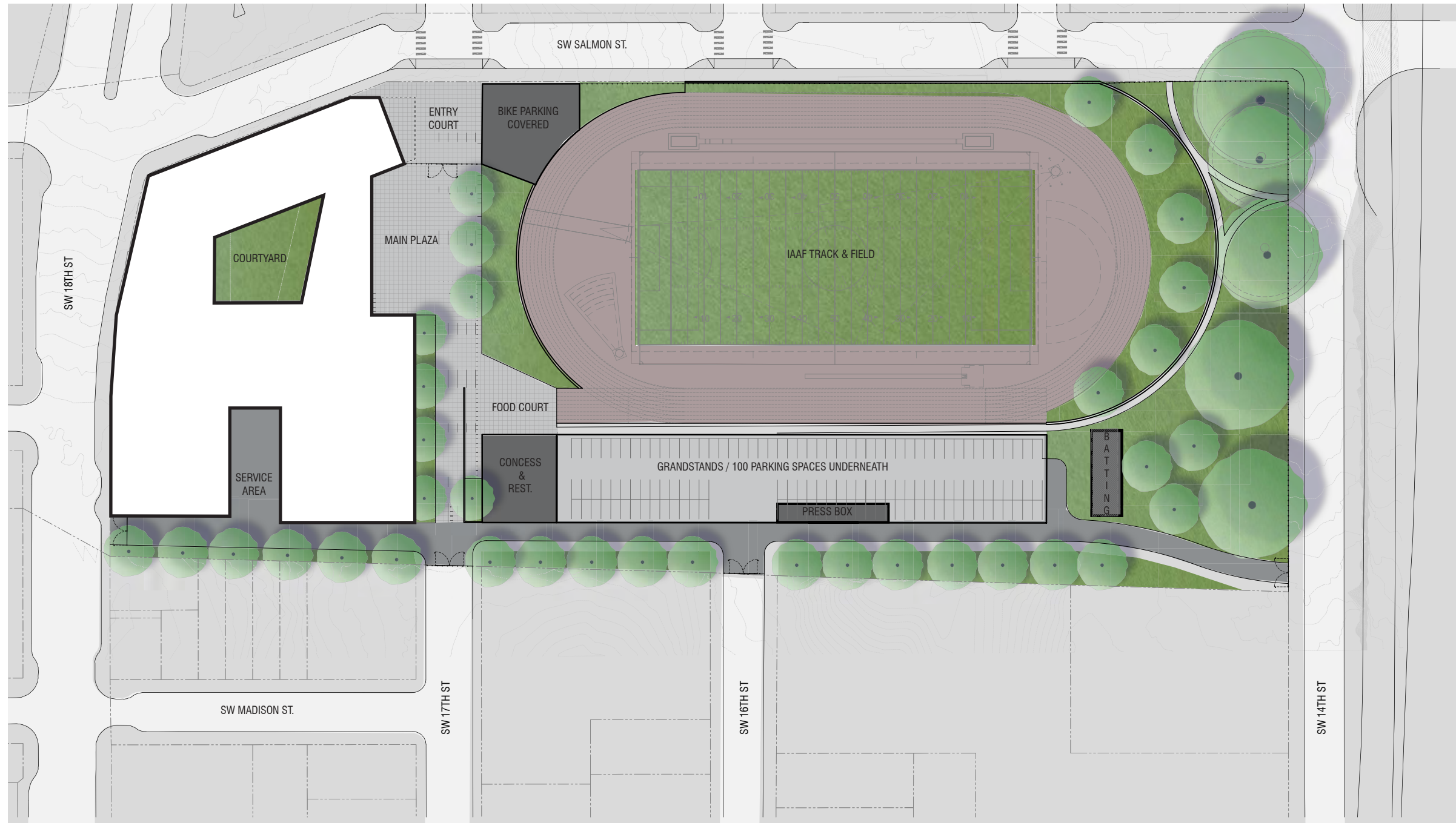
Typical Floor



Building Section



Massing Model



Site Plan

**MODERNIZATION
+ ADDITION**

VERTICAL

HORIZONTAL

Meets Ed Spec (281,000 GSF)

Yes

Yes

Yes

Site - Building Location

East Parcel

West Parcel

West Parcel

Height - Number Of Stories

5 Stories

11 Stories

5 Stories

Potential Challenges

Inefficient use of land,
swing site costs

Deep Foundations

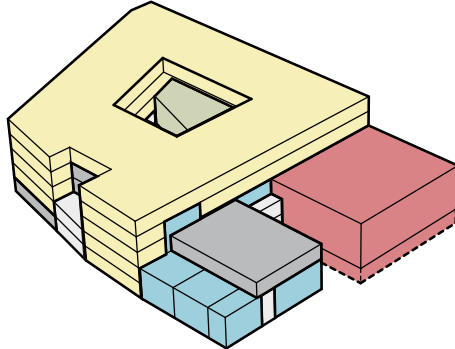
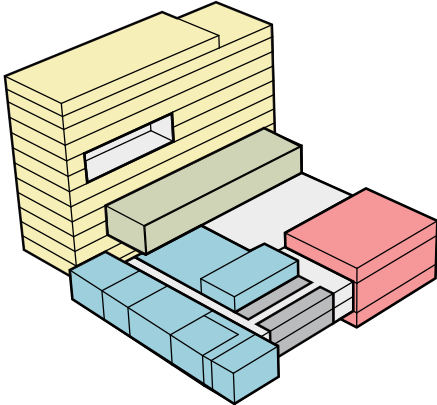
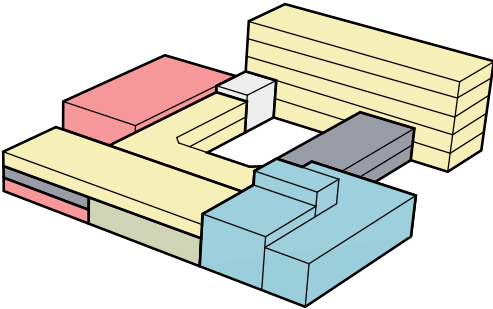
Structural and acoustical
issues

Costs - Fits Budget

TBD

TBD

TBD



Group Discussion Topic

Core messages:

- 1) The Lincoln MPC has done a LOT of work already, and that work is framing the next round of efforts underway by Bora and the district.
- 2) The Board is committed to having ALL FOUR schools in the Bond (plus everything else), and so we are looking critically at costs and how we can get the best value for our investment in each of these schools.
- 3) Much of the work that will happen between now and the end of January will be technical in nature as we look to get to numbers that we can defend with the board and ultimately with the voters in May.
- 4) At Lincoln, Bora has been asked to revisit renovations in place and is looking at both that option and the originally preferred plan of building new at west end of site.
- 5) We need all the MPC members to help us get information out to their individual networks - from PTA's, feeder schools, other parents, other students, other faculty & staff, etc.

Group Discussion Topic

The Lincoln MPC will play a critically important role in helping to pass this bond. This interactive exercise is intended to help focus on where and how members can reach out, individually and collectively. The goal of the exercise is to list as MANY places as you can think of to share information about the bond, once messaging is honed by folks who are currently doing the polling. Each group picks a SCRIBE and someone to report your findings back to the whole room.

Three prompts:

1. Each member of the group: Name 5 people who YOU can talk to who will help share this information with others.
2. Each member of the group – (they can't be the same – get creative!): Identify 2 local papers, newsletters, blog posts, websites (through work, place of worship, clubs, etc.) where you can write/post something.
3. Each member of the group: Share at least 2 events that you attended that you thought were particularly powerful, productive, successful for some cause or other entity to support. Why was it successful? Could it be replicated for the Bond?

Report back to room at large. Goal is to leave the MPC meeting with the beginnings of a great grassroots effort that the MPC can work on moving forward to help ensure success in May!

Public Comment

10 minutes total

Additional comments on note cards

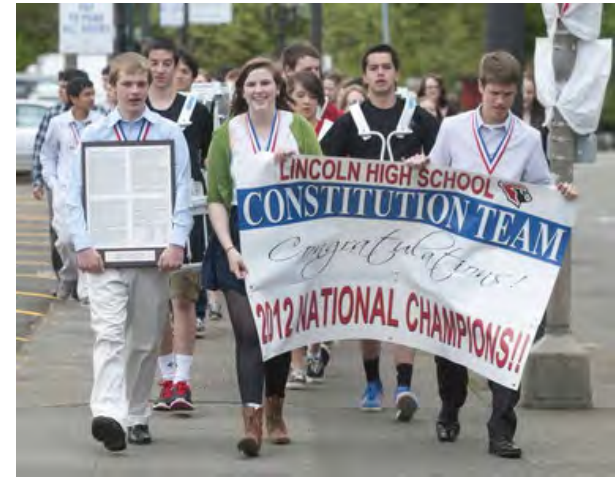
Conclusions & Next Steps

Future MPC Meetings

Future Public Meetings

Other Important Dates

Thank you!

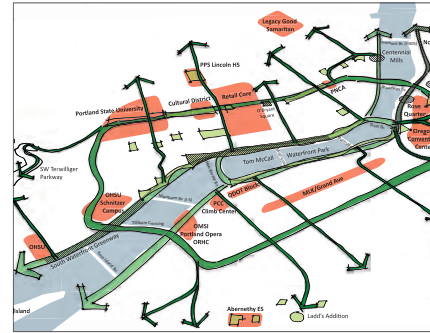


DECISION-MAKING CRITERIA



Prerequisite 1: MEETS MPC VISION

- Center of urban community
- Supports educationally related public-private partnerships
- Promotes school as catalyst for neighborhood



Prerequisite 2: MEETS CITY REQUIREMENTS

- Pedestrian and bike connections through the super block
- Open space / green space
- Robust street presence
- Potential for new compatible uses in addition to school
- Neighborhood is engaged in design process



Criteria 1: SUPPORTS THE PROGRAM & PARTNERS

- Design program fits
- Capacity for future Tier 3 Partners
- Optimal configuration to support active learning



Criteria 4: IMPROVES OFF-SITE CONDITIONS

- Safer pedestrian crossings
- Improved student & visitor drop-off experience
- Safe service vehicle access
- Safe and convenient bus access
- Could catalyze neighborhood development



Criteria 2: FITS THE SITE

- Athletic program fits (track/field)
- Usable outdoor space for students, staff, community
- 100 on-site parking spaces



Criteria 5: FITS BUDGET

- Provides best long-term value for District
- Is affordable within the anticipated Bond capacity
- Minimizes long-term operational costs



Criteria 3: ACTIVE, CONNECTED, SAFE SITE DESIGN

- Front door visible from Salmon Street
- Pedestrian connectivity through site
- Layout provides safety and security
- Active ground floor uses and street edges

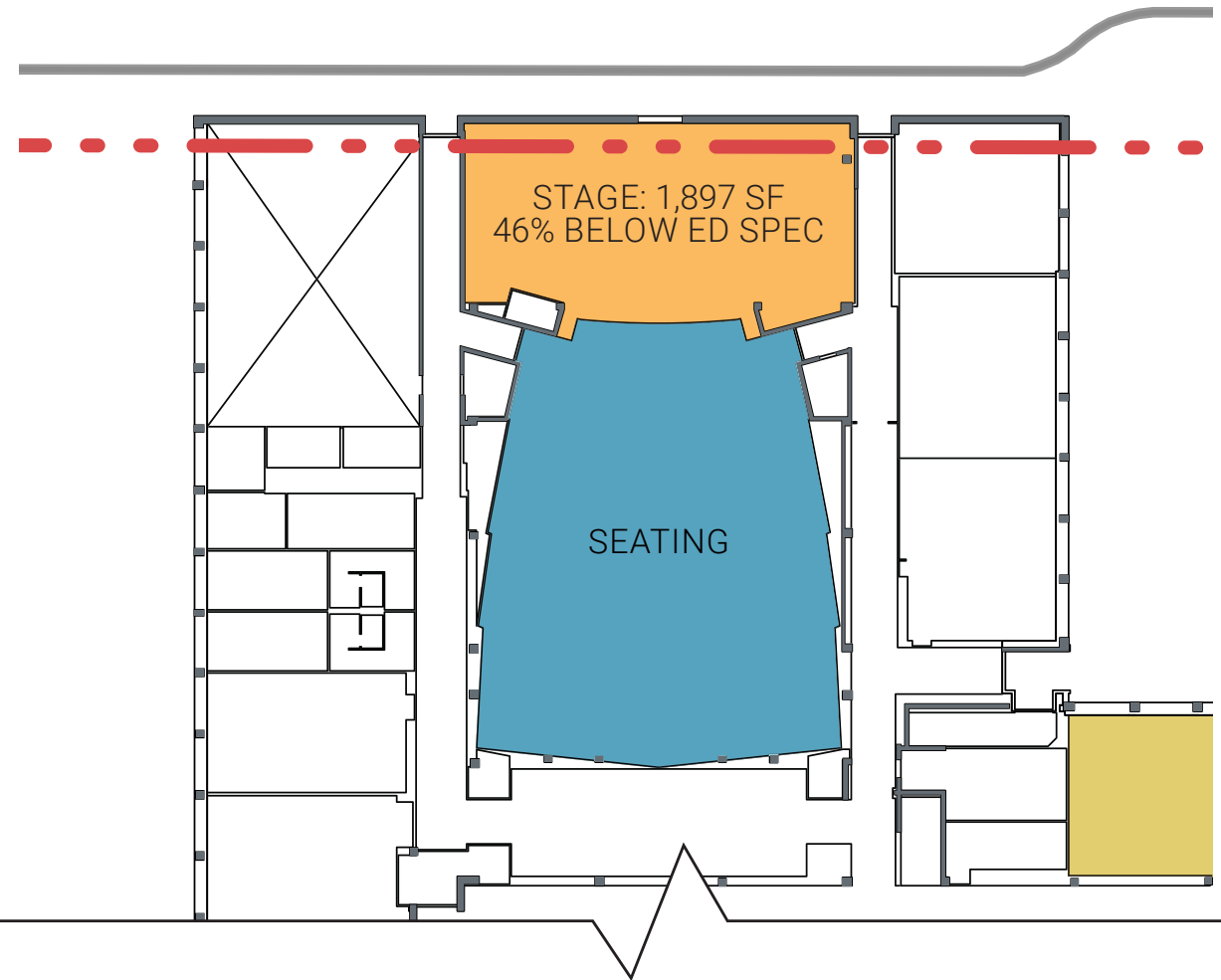


Criteria 6: MEETS SCHEDULE + SWING SITE

- Can be completed within the required timeframe
- Can safely provide swing facilities on site
- Minimizes impact on teaching and learning during construction period

EXISTING CONDITION

SW SALMON ST

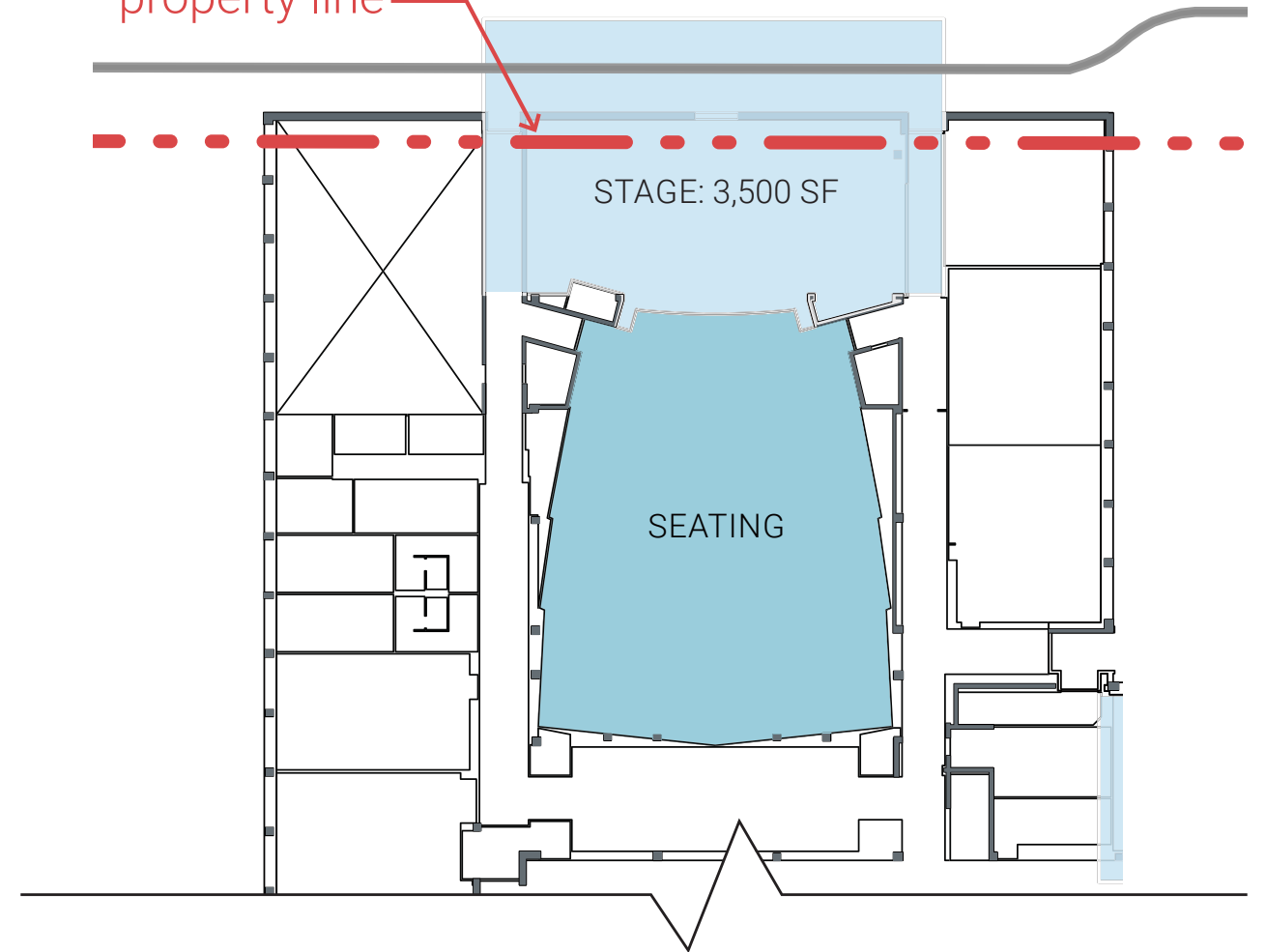


AUDITORIUM

ED-SPEC COMPLIANT

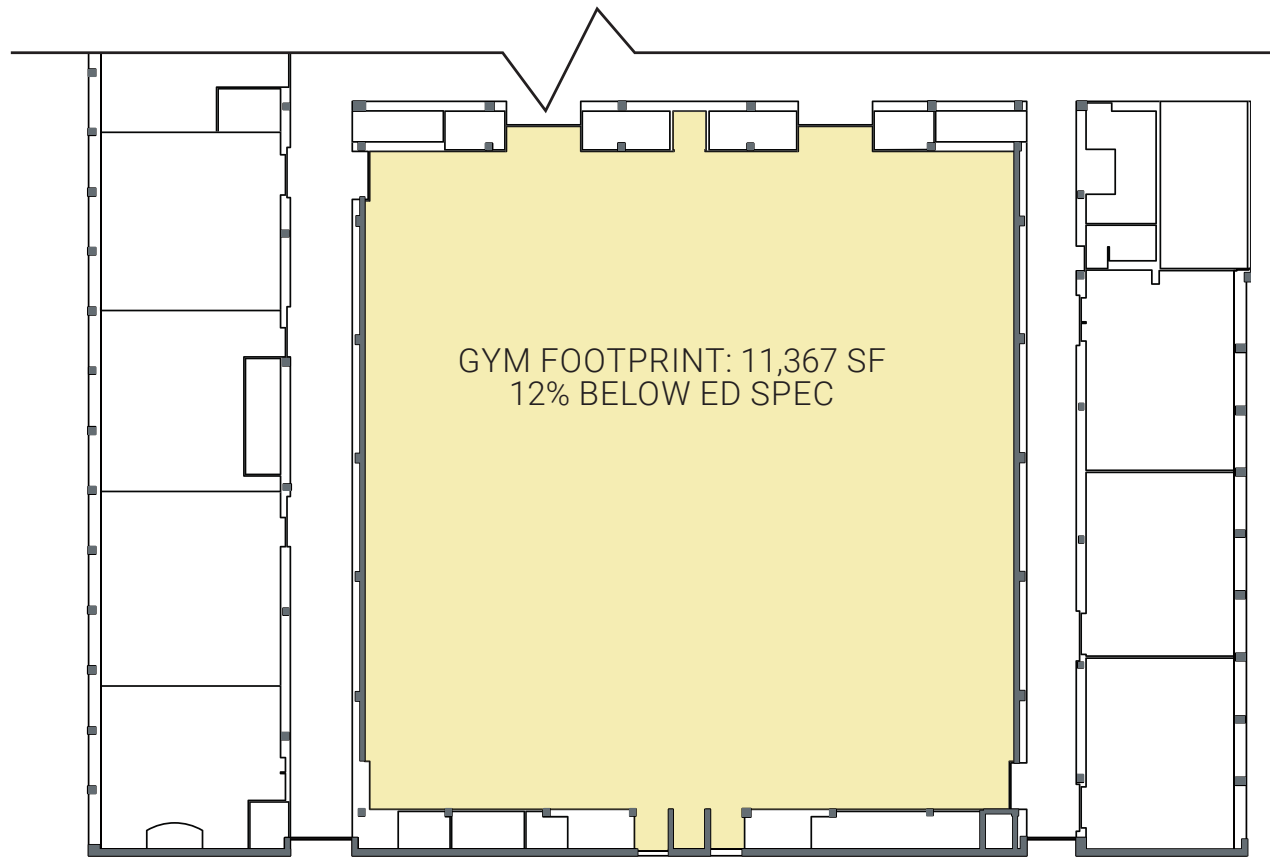
Stage cannot grow beyond new property line

SW SALMON ST



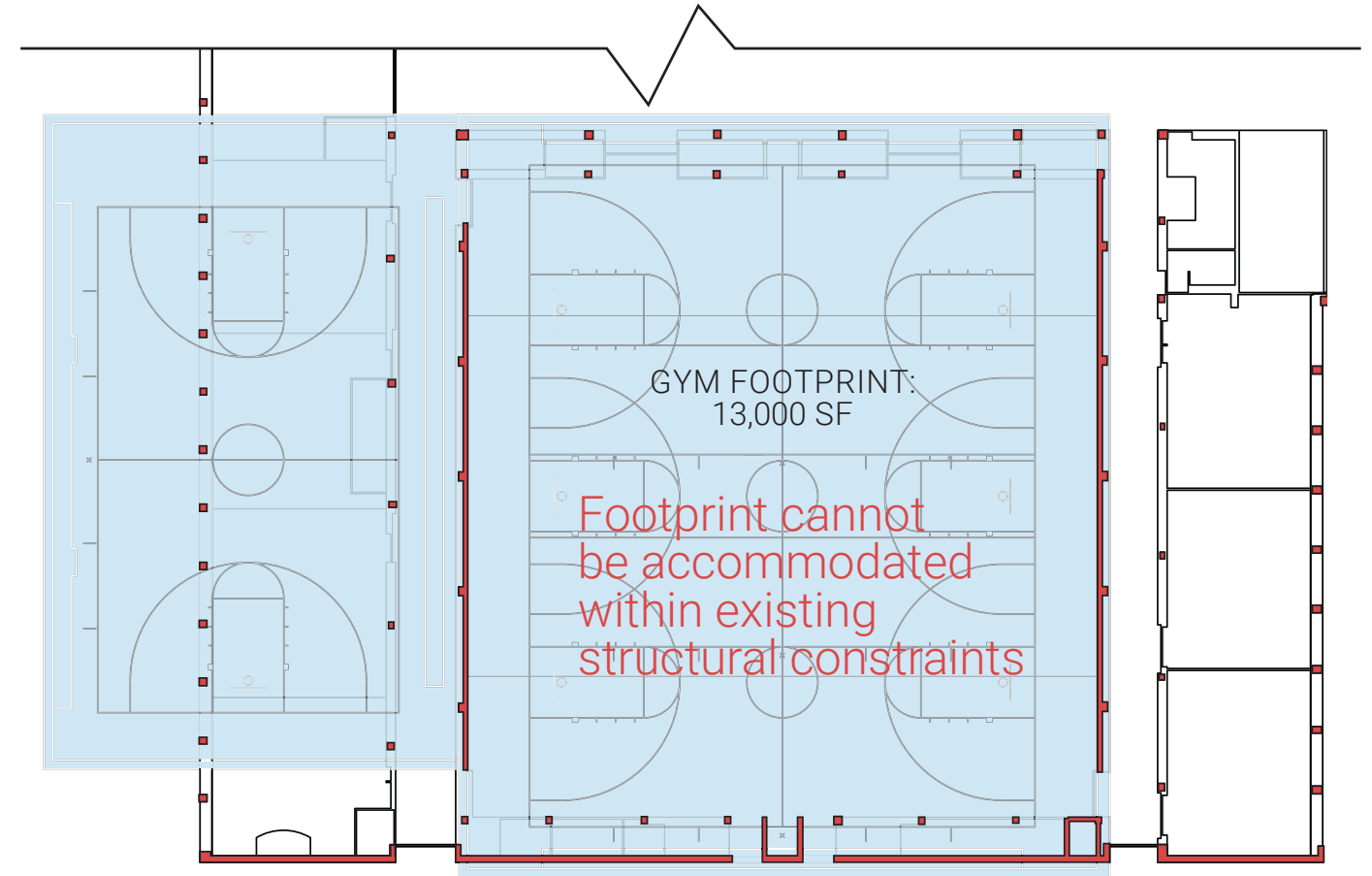
AUDITORIUM

EXISTING CONDITION



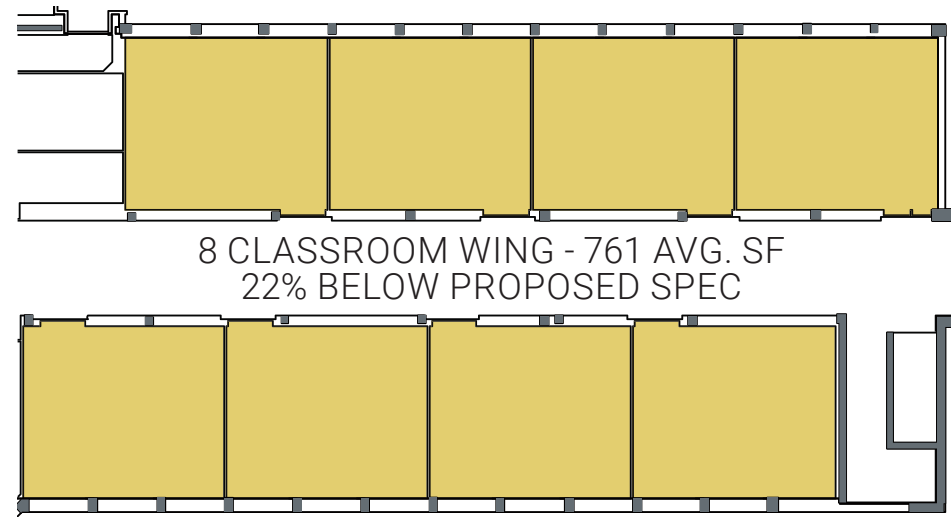
MAIN GYM

ED-SPEC COMPLIANT

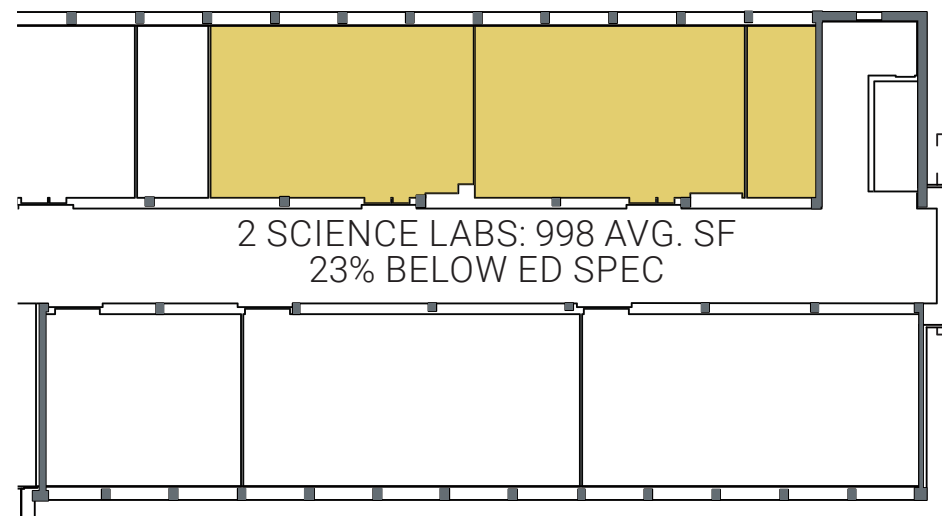


MAIN GYM

EXISTING CONDITION

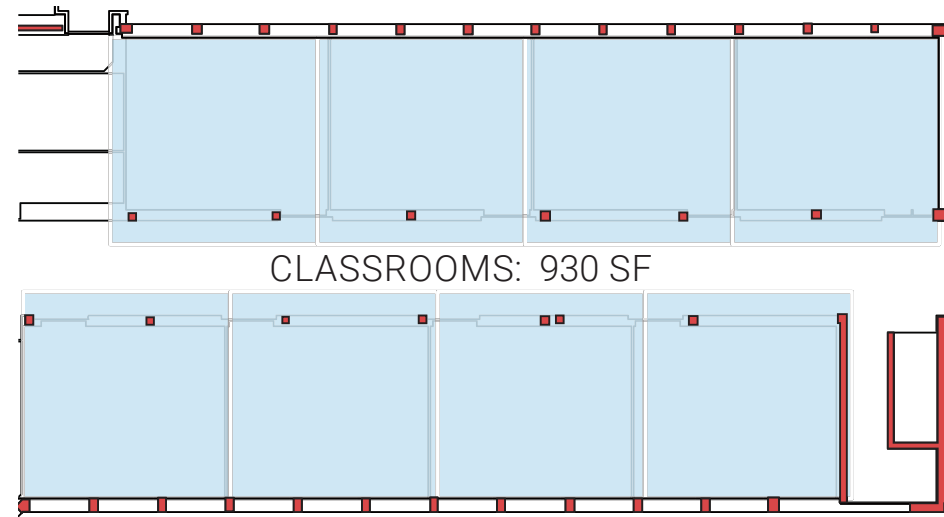


GEN ED CLASSROOMS

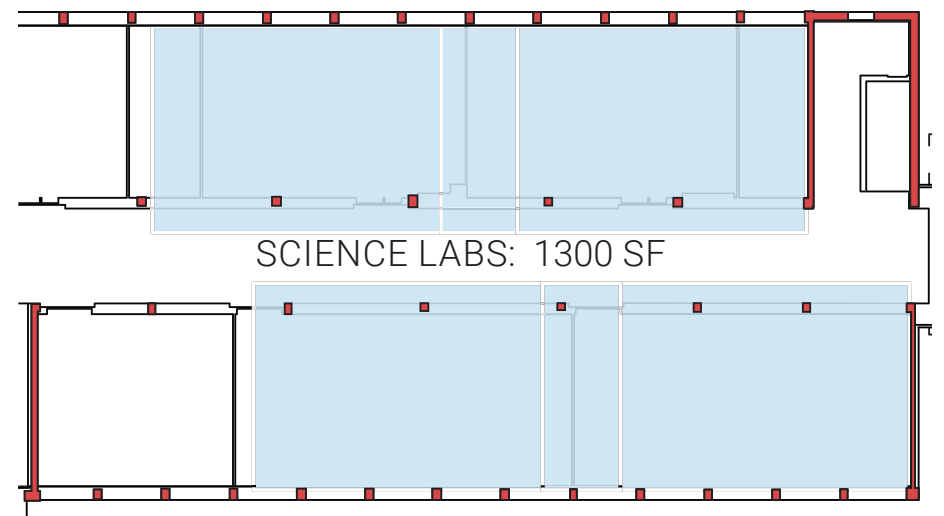


SCIENCE LABS

PROGRAM COMPLIANT



GEN ED CLASSROOMS



SCIENCE LABS

Well-proportioned classrooms cannot be accommodated within existing structural constraints

Well-proportioned science labs cannot be accommodated within existing structural constraints

DAYLIT LEARNING ENVIRONMENTS

