



Lincoln High School Master Planning

Portland State University Memorandum of Understanding & Lincoln Site Development Feasibility Study

**Board of Education
September 1, 2015**



Lincoln Master Planning Proposed Action Items

1. Enter into Memorandum of Understanding (MOU) with Portland State University (PSU)
 - Potential co-location for a 40,000 SF Graduate School of Education
2. Pursue partnerships for underground parking facilities

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Lincoln Master Planning Background



- **PPS / PSU Collaborations:**

- PSU Internships in teaching, social work, business
- PPS high school dual credit opportunities
- PPS student entrepreneur training/mentoring through School of Business
- Innovation and tech challenges for PPS students through School of Engineering

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Lincoln High School Background



- **Lincoln High School Campus**

- Eleven (11) acres
- Central City location (Salmon and 14th)

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Lincoln Master Planning Background



- 2012 PPS School Building Improvement Bond
 - Authorized master planning of high schools
- Board accepted Bond Development Committee recommendation for Benson, Lincoln, Madison in potential 2016 ballot measure

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Lincoln High School PPS/PSU Memorandum of Understanding



- **Memorandum of Understanding**
 - Public and inclusive master planning process
 - 40,000 s.f. Graduate School of Education
 - 300,000 s.f. Comprehensive High School
 - Non-exclusive agreement
 - Transparency and accountability

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Lincoln Master Planning Background



- LHS has unique development opportunities due to its geography
 - Central city location
 - Zoning allows for a variety of uses

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Lincoln Development Feasibility Study



- Economic analysis of LHS redevelopment potential
- Study conducted to identify range of options
 - Future development opportunities/constraints
 - Office, hotel, housing, parking

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Lincoln Development Feasibility Study



Study Assumptions:

- LHS will be rebuilt at 18th Ave
- PPS retains ownership of land
- Modernization of LHS to include PSU GSE

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Lincoln Development Feasibility Study



Scenarios Investigated:

- Additional sports facilities
- Maximize developable land
 - 2 full blocks or 2 half blocks
- Underground parking garage

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Lincoln Development Feasibility Study



Findings:

- Partnering with PSU and for parking maximizes land for education and athletics
- Structured parking provides Lincoln parking benefits
- Ground leasing offers better return than selling
- Some private development feasible along SW14th

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Lincoln Master Planning



Staff Recommendations:

- Partner with PSU to explore co-location of GSE
- Land bank parcels to retain option of future private development along 14th
- Activate building frontage along 18th through education uses

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LHS



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