

SITE SUMMARIES

For the 2021-22 school year, Gray is forecast at 88% utilization. Over the next several years, enrollment is projected to decline, reaching 73% by the 2030-31 school year,

FACILITY CONDITION SUMMARY

Gray is 69 years old and in poor condition with a facility condition index (FCI) score of 0.15. As the average FCI score for non-modernized middle schools in PPS is 0.12, the Gray building is in worse condition than most middle schools in the district.

Facility condition assessments conducted in 2019-20 revealed the following deficiencies:

Mechanical & Plumbing

- » The majority of the plumbing fixtures had exceeded their design lives. The domestic water distribution equipment was nearing the end of its typical design life.
- » The vast majority of the steam heating equipment, exhaust fans, air handling units, fan coil units, controls and associated equipment had exceeded their design lives.

Fire Protection

- » The building was not observed to be sprinklered.
- » An addressable fire alarm system headend (Potter PFC-6800) and associated detection and signal devices had been installed within the last year.

Electrical

- » The site's main distribution switchboard was replaced in 1998 and was observed to be in good condition. The majority of the school's panel boards, however, were original to the building and had exceeded their design lives. Another group had been added during the mechanical systems upgrade in the basement in 1985, and while these two had exceeded their design lives, they were observed to have been well maintained. Two panel boards had been installed in 1997 as part of the technology upgrade.

Arch/Struct/Site

- » Consider structural assessment based on signs of potential structural movement and water infiltration at the north end of the building. Grading and drainage repairs had been made to remedy water intrusion but there was damage to concrete walls and stairs.
- » The wood framed windows were beyond typical design life. The frames had significant degradation on the interior and exterior. Staff commented that the window frames had lead paint. Previous repairs included adding exterior metal flashing on top of the wood frames with the most damage.
- » The majority of interior architectural components had exceeded design life.

RECENT CAPITAL EXPENDITURES

- » Mold remediation in 2018
- » Boiler repair and abatement in 2019

- » Fire alarm upgrades in 2020
- » Fire suppression back flow in 2020
- » Drinking fountain fixture upgrades in 2021

EDUCATIONAL SUITABILITY

- » Gray has only one small gymnasium.
- » Administrative offices are undersized; the principal does not have a dedicated office.
- » The administrative offices do not have sight lines to the main entry creating supervision and access control challenges.

EDUCATIONAL PROGRAM FORECAST

High Priority

- » Accessibility upgrades to allow all students to enter the building via the main entry and navigate all essential programming within the building.
- » Addition of accessible and age-appropriate play equipment.
- » Add flexible furnishings to support student collaboration.
- » Incorporate recommendations of PPS' All Gender Task Force, including restrooms and locker rooms (once finalized).
- » Re-purpose space to create an art exhibition area.
- » Security projects, including new classroom door locks and improvements to the security / alarm system.
- » Re-purpose an existing space into a sensory motor room.

Moderate Priority

- » As a multi-level building without an elevator, Gray has been identified as a candidate for modernization under a future bond. Extensive accessibility upgrades to the building and site are needed.
- » Re-purpose an existing space into a wellness room.
- » Re-purpose existing space to provide a Family Resource Center with kitchen equipment.
- » Allocate an area for a Reconnection Services office.
- » Renovate main entry to align with district's updated Ed Specs. This may require renovating the main office to improve visual and/or physical connection to the main entry.
- » Re-purpose space to provide a dedicated security office.
- » Re-purpose space for a 2nd visual arts classroom, providing separate teaching stations for 2D and 3D visual arts instruction.
- » Add or re-purpose space for a 2nd music room with shared ensemble/practice rooms, music office, and music library.
- » Create a flexible performance area by upgrading existing stage and/or repurposing space.
- » Add a makerspace to support STEAM activities in alignment with CTE pathways at the high school level.

Lower Priority

- » Expand P.E. storage by repurposing space and/or adding casework.
- » Allocate instructional, office, and meeting space for Virtual Scholars.

HARRIET TUBMAN MIDDLE SCHOOL

ADDRESS

2231 N FLINT AVE

CONSTRUCTION DATE

1952 (PRIMARY)

LEVELS

2

BLDG AREA

87,610 SF

SITE AREA

132,858 SF
3.05 ACRES

CLASSROOM COUNT

33

FUNCTIONAL CAPACITY

732 STUDENTS

CLUSTER

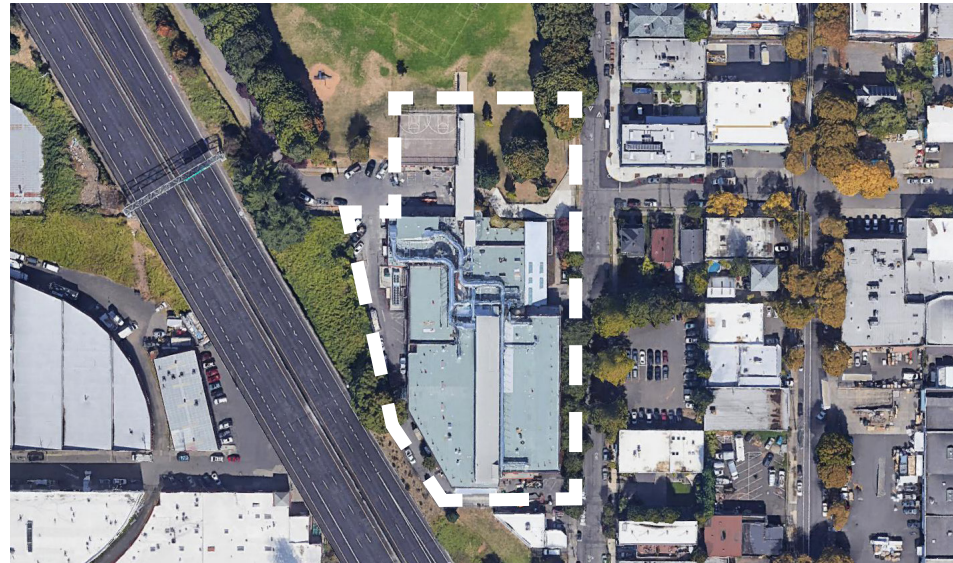
GRANT

MODULAR CLASSROOMS

0

ZONING

CM3 COMMERCIAL MIXED USE 3



HISTORICAL SUMMARY

The Harriet Tubman (originally Eliot Elementary School) is a two story brick veneer building designed in the International style. The campus consists of the original L-shaped building built in 1952 and 1983 ribbed concrete additions that are located along the east (front) and west (rear) elevations of the building. The Brutalist styled addition is connected to the original building creating a modified rectangular plan. A rectangular concrete building is located to the north of the primary facility, and the two facilities are connected via a covered breezeway.

Harriet Tubman school is situated in the Eliot neighborhood of East Portland. The neighborhood consists of a mix of commercial, industrial, and single and multi family residences. The campus occupies an irregular shaped parcel that is bound on the north by Lillis Albina Park, on the east by N. Flint Avenue, on the south by commercial buildings, and on the west by Interstate 5. The school is located on the south end of the campus and an industrial

arts building is located to the north. Parking is provided along the south, west, and north sides of the building and play areas are provided in Lillis Albina Park to the north.

While Tubman is a notable historic building, it does not retain a level of historical integrity commensurate with other Portland schools constructed during the same period and is therefore not eligible for the National Register of Historic Places (NRHP).

RESJ CONSIDERATIONS

As of this writing, Harriet Tubman Middle School is under consideration for relocation. Student population data is presented below.

- » For the 2021-22 school year, 62% of Tubman’s students are historically underserved; this is significantly higher than the middle school mean (37%).
- » For the 2021-22 school year, 35% of Tubman students qualified for free or reduced lunch; this is above the middle school mean

(26%).

ENROLLMENT & UTILIZATION

For the 2021-22 school year, Tubman is forecast at 60% utilization. Over the next several years, enrollment is projected to decline slightly to 57% by the 2030-31 school year, Given this anticipated enrollment pattern, the district should plan for program consolidation or co-location with other programs.

FACILITY CONDITION SUMMARY

Harriet Tubman Middle School is 69 years old, but in good condition as with a facility condition index (FCI) score of 0.05. The district invested significant funds to renovate Tubman in 2018, addressing facilities deficiencies as well as abatement of hazardous substances. As the average FCI score for non-modernized middle schools in PPS is 0.12; Tubman’s FCI score indicates that its building is in better condition than all other non-modernized middle schools.

Facility condition assessments conducted in 2019-20 revealed the following deficiencies:

Mechanical & Plumbing

- » The building had several plumbing fixtures that appeared to date from original construction, but the majority of plumbing fixtures appeared to have been replaced at the time of the South Addition project in 1986. The plumbing system was observed to be in good condition with no major

- deficiencies.
- » A majority of the HVAC system was upgraded in 2018 and is in excellent condition. Existing HVAC equipment serving the South Addition had not been replaced as part of the upgrade but appeared to be in good working condition.

Fire Protection

- » The building was observed to have a wet-pipe sprinkler system. The piping and sprinkler heads were estimated to have been installed as part of the South Addition and renovation project in 1986 and were observed to be in average condition with no major deficiencies.
- » An addressable fire alarm system headend (Silent Knight 5820XL) and associated detection and signal devices were installed in 2014.

Electrical

- » As part of the upgrade of the overall HVAC system in 2018, a 480Y/277V electrical service was added to the building. This new service is in excellent condition and is dedicated to the new HVAC systems. However, the majority of the building is served by a 208Y/120V service that was installed with the South Addition and renovation project in 1986. The main 208Y/120V electrical switchboard and its associated panel boards had exceeded their typical design lives. The original 208Y/120V switchboard had been backfed from the main switchboard and was still in use, serving panels also dating back

to original construction. These had all exceeded their typical design lives and should be replaced. A new sub-distribution board and associated panel board had been added in 1996 as part of a telecommunications upgrade.

Arch/Struct/Site

- » The lockers in the locker rooms had exceeded typical design life and had excessive wear and denting throughout.
- » The aluminum south facing exterior windows of the Industrial Arts building had deteriorated frames and sealant. (The building function is now a dance room.)
- » The exterior architectural components are planned for future assessment.

RECENT CAPITAL EXPENDITURES

- » Significant building system upgrades were completed in 2018 including a new mechanical system
- » Drinking fountain fixture replacements in 2021

EDUCATIONAL SUITABILITY

- » Some classrooms lack windows.
- » The school’s SPED classroom is undersized.
- » The cafe/auditorium shares walls with classrooms, causing noise transference between spaces.
- » The health room lacks space for a cot.

EDUCATIONAL PROGRAM FORECAST

SITE SUMMARIES

High Priority

- » Addition of accessible and age-appropriate play equipment and a covered play structure.
- » Add flexible furnishings to support student collaboration.
- » Incorporate recommendations of PPS' All Gender Task Force, including restrooms and locker rooms (once finalized).
- » Re-purpose space to create an art exhibition area.
- » Complete 2020 bond-funded security projects, including new classroom door locks and improvements to the security / alarm system.
- » Re-purpose an existing space into a sensory room.
- » Conduct inventory and assessment of SPED classrooms and support spaces to determine alignment with SPED programmatic goals.

Moderate Priority

- » Re-purpose an existing space into a wellness room.
- » Re-purpose existing space to provide a Family Resource Center with kitchen equipment.
- » Allocate an area for a Reconnection Services office.
- » Re-purpose space for a 2nd visual arts classroom, providing separate teaching stations for 2D and 3D visual arts instruction.
- » Add or re-purpose space for a 2nd music room with shared ensemble/practice rooms, music office, and music library.
- » Upgrades to existing stage / auditorium (as needed) to support performing arts instruction.
- » Add a makerspace to support

STEAM activities in alignment with CTE pathways at the high school level.

Lower Priority

- » Expand P.E. storage by repurposing space and/or adding casework.
- » Allocate instructional, office, and meeting space for Virtual Scholars.

HARRISON PARK MIDDLE SCHOOL (ANTICIPATED)

ADDRESS

2225 SE 87TH AVE

CONSTRUCTION DATE

1949 (PRIMARY)

LEVELS

2

BLDG AREA

110,775 SF

SITE AREA

235,224 SF
5.4 ACRES

CLASSROOMS COUNT

39

FUNCTIONAL CAPACITY

890 STUDENTS

CLUSTER

MCDANIEL

MODULAR CLASSROOMS

0

ZONING

R5 RESIDENTIAL 5,000 CU



HISTORICAL SUMMARY

The Harrison Park School (originally Binnsmead Elementary) is situated in the Montavilla neighborhood of East Portland. The School is a single-story building with variegated brick veneer exhibiting limited elements of the International style.

Construction began on the campus in 1949, and today includes the main building, several additions made in 1975, and another addition built in 1987. The building features a linear composition and asymmetrical plan. These International style elements, in addition to bands of aluminum windows, flat roofs, overhangs, and lack of ornamentation, serve to reinforce the ideals of functionalism and minimalism.

The Montavilla neighborhood consists of single family homes and industrial and commercial buildings. The Harrison Park campus occupies a long rectangular shaped parcel that is bound on the north by Harrison Park, on the east by SE 87th Avenue, on the south by industrial buildings, and on the west by SE 85th Avenue.

The school is located in the middle of the campus with parking provided to the east and south of the building, a playground to the west, and play fields to the north.

While Harrison Park School is a notable historic building, it does not retain a level of historical integrity commensurate with other Portland schools constructed during the same period and is therefore not eligible for the National Register of Historic Places (NRHP).

RESJ CONSIDERATIONS

At the time of this report, PPS is in the process of transitioning Harrison Park to a middle school configuration and changing the school's attendance boundaries. As such, future RESJ indicators are to be determined at this school.

ENROLLMENT & UTILIZATION

Due to Harrison Park's impending transition to a middle school with resultant school boundary changes, enrollment projections for this

school are not indicative of future numbers. The school's transition to a middle school will also impact its functional capacity and utilization numbers. As such, this section should be updated following Phase II of the Enrollment and Program Balancing process in spring 2022.

FACILITY CONDITION SUMMARY

Harrison Park is 72 old and in critical condition with a facility condition index (FCI) score of 0.35. As the average FCI score for non-modernized middle schools in PPS is 0.12, Harrison Park's building is in much worse condition than most middle schools in the district.

Facility condition assessments conducted in 2019-20 revealed the following deficiencies:

Mechanical & Plumbing

- » The pumps on the condensate recovery system were observed to be corroded and reportedly have functionality issues.
- » Most of the domestic water equipment had been replaced in the past seven years and was observed to be in good condition.
- » The roof drains were missing covers and were blocked by debris build-up.
- » The boilers were original to the facility but had been retrofitted with gas burners.

Fire Protection

- » The building did not have a fire suppression system.

Electrical

- » The site's service entrance equipment and a portion of the electrical system's interior distribution was replaced in 2003. However, a portion of the system including distribution panels, the automatic transfer switch, and the lighting throughout the facility had exceeded their typical design lives.

Arch/Struct/Site

- » There was a significant amount of standing water beneath the insulated roof panels, with some panels having been torn up and not replaced. Vegetation was growing throughout the inverted panel roof. There was evidence of roof leaks on the interior of the building.
- » Multiple exterior windows were observed to be cracked or broken from vandalism.
- » The exterior brick walls were weathered with minor to moderate cracking observed.
- » The majority of the interior finishes were observed to be aged beyond their design lives, with patched VCT flooring and worn carpet throughout. The wall tiles in the corridors were cracked in many areas.
- » Most of the wood interior doors had exceeded their typical design life.
- » The wood cabinets and casework in the classrooms had excessive surface wear, typical in most classrooms.

RECENT CAPITAL EXPENDITURES

- » Fire alarm upgrades in 2020

- » Drinking fountain fixture replacements in 2020
- » Partial roof replacement in 2021

EDUCATIONAL SUITABILITY

- » General classrooms are undersized (72% of size standard on average).
- » The school has a few purposely designed areas to accommodate flexible instruction.
- » The school has two (2) science labs, a purposely designed music room, and an art room. A kiln is also present.
- » The school has two (2) gyms and a dance room.
- » The school has a small auditorium.
- » The cafeteria is undersized for the current student enrollment.

EDUCATIONAL PROGRAM FORECAST

- » Harrison Park's educational program forecast is dependent upon the results of Phase II of the PPS Enrollment and Program Balancing initiative that was in process at the time of this document.

HOSFORD MIDDLE SCHOOL

ADDRESS

2303 SE 28TH PL

CONSTRUCTION DATE

1925 (PRIMARY)

LEVELS

3

BLDG AREA

88,532 SF

SITE AREA

293,159 SF
6.73 ACRES

CLASSROOM COUNT

32

FUNCTIONAL CAPACITY

696 STUDENTS

CLUSTER

CLEVELAND

MODULAR CLASSROOMS

0

ZONING

R5 RESIDENTIAL 5,000 CU
R2.5 RESIDENTIAL 2,500 CU



HISTORICAL SUMMARY

The Hosford Middle School is located on a campus that consists of a multi-story school building and north wing additions. Situated in the primarily single family residential neighborhood of Southeast Portland, the school was built in 1925 in the Classical Revival style.

The building is a reinforced concrete structure with brick veneer cladding. The elevations feature cast stone and terra cotta ornamentation. The irregular shaped plan includes classrooms, an auditorium, a gymnasium, a cafeteria, and an administrative office. The building, which faces SE 28th Place, is situated on a grass-covered and asphalt campus with play fields west of the school. There are asphalt-covered playgrounds located to the west and south of the school. Two rectangular wings are connected to the north and northwest sides of the main building.

Due to the loss of integrity, Hosford School is not eligible under NRHP Criteria A, B, or C.

RESJ CONSIDERATIONS

Facility improvements to Hosford would be less impactful to underserved communities.

- » For the 2021-22 school year, approximately 20% of Hosford’s students are historically underserved, less than the middle school mean (37%).
- » For the 2021-22 school year, 20% of Hosford’s students qualified for free or reduced lunch; this is less than the middle school mean (26%).
- » Hosford would benefit from an additional elevator; the existing elevator does not serve all program areas.

ENROLLMENT & UTILIZATION

For the 2021-22 school year, Hosford is forecast at 98% utilization. Over the next several years, enrollment is projected to decline, reaching 80% by the 2030-31 school year.

FACILITY CONDITION SUMMARY

Hosford is 96 old and in fair condition with a facility condition index (FCI) score of 0.08. As the average FCI score for non-modernized middle schools in PPS is 0.12, Hosford’s building is in better condition than most middle schools in the district.

Facility condition assessments conducted in 2019-20 revealed the following deficiencies:

Mechanical & Plumbing

- » The majority of the plumbing fixtures had exceeded their design lives. The domestic water distribution equipment was nearing the end of its typical design life.
- » The vast majority of the steam heating equipment, exhaust fans, air handling units, fan coil units, controls and associated equipment had exceeded their design lives.

Fire Protection

- » The building was not observed to be sprinklered.
- » An addressable fire alarm system headend (Potter PFC-6800) and associated detection and signal devices had been installed within the last year.

Electrical

- » The site’s main distribution switchboard was replaced in 1998 and was observed to be in good condition. The majority of the school’s panel boards, however, were original to the building and had exceeded their design lives. Another group had been added during the

mechanical systems upgrade in the basement in 1985, and while these two had exceeded their design lives, they were observed to have been well maintained. Two panel boards had been installed in 1997 as part of the technology upgrade.

Arch/Struct/Site

- » Consider structural assessment based on signs of potential structural movement and water infiltration at the north end of the building. Grading and drainage repairs had been made to remedy water intrusion but there was damage to concrete walls and stairs.
- » The wood framed windows were beyond typical design life. The frames had significant degradation on the interior and exterior. Staff commented that the window frames had lead paint. Previous repairs included adding exterior metal flashing on top of the wood frames with the most damage.
- » The majority of interior architectural components had exceeded design life.

RECENT CAPITAL EXPENDITURES

- » Asbestos mitigation (wood shop flooring) in 2018
- » Playground equipment upgrades in 2018
- » Repaving of walkway in 2019
- » Asbestos abatement in 2020
- » Drinking fountain fixture replacements in 2021

EDUCATIONAL SUITABILITY

- » General classrooms are greatly

undersized (58% of size standard on average).

- » The school lacks designated music rooms; the auditorium is used for this purpose.
- » Art classes are held in the basement in an area not designed for this purpose.
- » Only one small gym is present.

EDUCATIONAL PROGRAM FORECAST

High Priority

- » Accessibility upgrades to allow all students to enter the building via the main entry and navigate all essential programming within the building.
- » Addition of accessible and age-appropriate play equipment and a covered play structure.
- » Add flexible furnishings to support student collaboration.
- » Incorporate recommendations of PPS’ All Gender Task Force, including restrooms and locker rooms (once finalized).
- » Re-purpose space to create an art exhibition area.
- » Complete 2020 bond-funded security projects, including new classroom door locks and improvements to the security / alarm system.
- » Re-purpose an existing space into a sensory room.
- » Conduct inventory and assessment of SPED classrooms and support spaces to determine alignment with SPED programmatic goals.

Moderate Priority

- » Re-purpose an existing space into a wellness room.

SITE SUMMARIES

- » Re-purpose existing space to provide a Family Resource Center with kitchen equipment.
- » Allocate an area for a Reconnection Services office.
- » Renovate main entry to align with district's updated Ed Specs. This may require renovating the main office to improve visual and/or physical connection to the main entry.
- » Re-purpose space to provide a dedicated security office.
- » Re-purpose space for a 2nd visual arts classroom, providing separate teaching stations for 2D and 3D visual arts instruction.
- » Add or re-purpose space for separate band and choir rooms with shared ensemble/practice rooms, music office, and music library. (Note: music is currently taught in the auditorium)
- » Upgrades to existing stage / auditorium (as needed) to support performing arts instruction.
- » Add a makerspace to support STEAM activities in alignment with CTE pathways at the high school level.

Lower Priority

- » Expand P.E. storage by repurposing space and/or adding casework.
- » Allocate instructional, office, and meeting space for Virtual Scholars.
- » Athletic upgrades including construction of an auxiliary gym and the addition of new turf field with a track. The aux gym should be constructed to a seismic performance level of immediate occupancy, serving as a potential community shelter in the event of a natural disaster.

JACKSON MIDDLE SCHOOL

ADDRESS

10625 SW 35TH AVE

CONSTRUCTION DATE

1966 (PRIMARY)

LEVELS

3

BLDG AREA

219,281 SF

SITE AREA

1,586,891 SF
36.43 ACRES

CLASSROOM COUNT

40

FUNCTIONAL CAPACITY

908 STUDENTS

CLUSTER

WELLS-BARNETT

MODULAR CLASSROOMS

0

ZONING

OS OPEN SPACE CU



HISTORICAL SUMMARY

Jackson Middle School is located in the West Portland Park neighborhood of Southwest Portland. The sprawling, interconnected campus encompasses the main school building, which consists of an office, auditorium wing, cafeteria, gymnasium, library, two “resource centers” (classrooms that encircle an open middle space), and a detached 1970 autoshop. Originally constructed as a high school, this “unit” plan school is indicative of trends in modernist architectural movements of the mid-1960s.

Constructed of precast concrete slabs with polished gravel exterior surfaces, the building’s various functions are communicated by the different heights, massing, and fenestration patterns for each section of the building. The building also reflects the influences of the more suburban context as it is situated off the main road, approached via a U-shaped drive, and set within an expansive property.

The campus occupies a roughly square shaped parcel that is bounded to the north by SW Alfred St., to the east by SW 35th Ave., to the west by SW 40th Ave. and to the south by residential development. The school building is approached via a U-shaped driveway that extends west of 35th Ave. to allow for easy drop off to a concrete column lined shelter on the front (east) side of the school. Development in the surrounding area consists primarily of single family residences built between 1930 and 2000.

The Jackson School retains its integrity with its floor plan, and many of the exterior and interior finishes remain intact. Therefore it is recommended as eligible for the NRHP. The school, as PPS’s only example of a unit plan design, is further eligible for the NRHP under Criterion C.

RESJ CONSIDERATIONS

Facility improvements to Jackson would be less impactful to

underserved communities.

- » For the 2021-22 school year, 24% of Jackson’s students are historically underserved, below the middle school mean (37%).
- » For the 2020-21 school year, 15% of Jackson students qualified for free or reduced lunch, well below the middle school mean (26%).

ENROLLMENT & UTILIZATION

For the 2021-22 school year, Jackson is forecast at 91% utilization. Over the next several years, enrollment is projected to decline, reaching 80% by the 2030-31 school year.

FACILITY CONDITION SUMMARY

Jackson Middle School is 55 years old and in fair condition with a facility condition index (FCI) score of 0.09. As the average FCI score for non-modernized middle schools is 0.12, Jackson’s building is in better condition than most middle schools in the district.

Facility condition assessments conducted in 2019-20 revealed the following deficiencies:

Mechanical & Plumbing

- » The majority of the plumbing fixtures had exceeded their design lives. The domestic water distribution equipment was nearing the end of its typical design life.
- » The vast majority of the steam heating equipment, exhaust fans, air handling units, fan coil units, controls and associated

equipment had exceeded their design lives.

Fire Protection

- » The building was not observed to be sprinklered.
- » An addressable fire alarm system headend (Potter PFC-6800) and associated detection and signal devices had been installed within the last year.

Electrical

- » The site’s main distribution switchboard was replaced in 1998 and was observed to be in good condition. The majority of the school’s panel boards, however, were original to the building and had exceeded their design lives. Another group had been added during the mechanical systems upgrade in the basement in 1985, and while these two had exceeded their design lives, they were observed to have been well maintained. Two panel boards had been installed in 1997 as part of the technology upgrade.

Arch/Struct/Site

- » Consider structural assessment based on signs of potential structural movement and water infiltration at the north end of the building. Grading and drainage repairs had been made to remedy water intrusion but there was damage to concrete walls and stairs.
- » The wood framed windows were beyond typical design life. The frames had significant degradation on the interior and exterior. Staff commented that

the window frames had lead paint. Previous repairs included adding exterior metal flashing on top of the wood frames with the most damage.

- » The majority of interior architectural components had exceeded design life.

RECENT CAPITAL EXPENDITURES

- » Roof replacement and seismic upgrades in 2021.
- » Drinking fountain fixture upgrades in 2021.

EDUCATIONAL SUITABILITY

- » The SPED classrooms do not have a dedicated, adjacent accessible restroom. Four (4) of the school’s science labs lack sinks.
- » Although there is an auditorium present, it is in poor condition with missing and damaged seats.
- » The fixed bleachers in the gymnasium are in disrepair and unusable.

EDUCATIONAL PROGRAM FORECAST

High Priority

- » Develop the Jackson campus as a regional athletics hub serving the district. At minimum, provide double-wide football/soccer fields (side-by-side) with artificial turf and field lighting. May also include additional interior and exterior athletic upgrades.
- » Addition of accessible and age-appropriate play equipment and a covered play structure.
- » Add flexible furnishings to

SITE SUMMARIES

- » support student collaboration.
 - » Incorporate recommendations of All Gender Task Force, including restrooms and locker rooms (once finalized).
 - » Re-purpose space to create an art exhibition area.
 - » Complete 2020 bond-funded security projects, including new classroom door locks and improvements to the security / alarm system.
 - » Re-purpose an existing space into a sensory room.
 - » Conduct inventory and assessment of SPED classrooms and support spaces to determine alignment with SPED programmatic goals.
- » repurposing space and/or adding casework.
 - » Allocate instructional, office, and meeting space for Virtual Scholars.

Moderate Priority

- » Re-purpose an existing space into a wellness room.
- » Re-purpose existing space to provide a Family Resource Center with kitchen equipment.
- » Allocate an area for a Reconnection Services office.
- » Re-purpose space for a 2nd visual arts classroom, providing separate teaching stations for 2D and 3D visual arts instruction.
- » Add or re-purpose space for a 2nd music room with shared ensemble/practice rooms, music office, and music library.
- » Upgrades to existing stage / auditorium (as needed) to support performing arts instruction.
- » Add a makerspace to support STEAM activities in alignment with CTE pathways at the high school level.

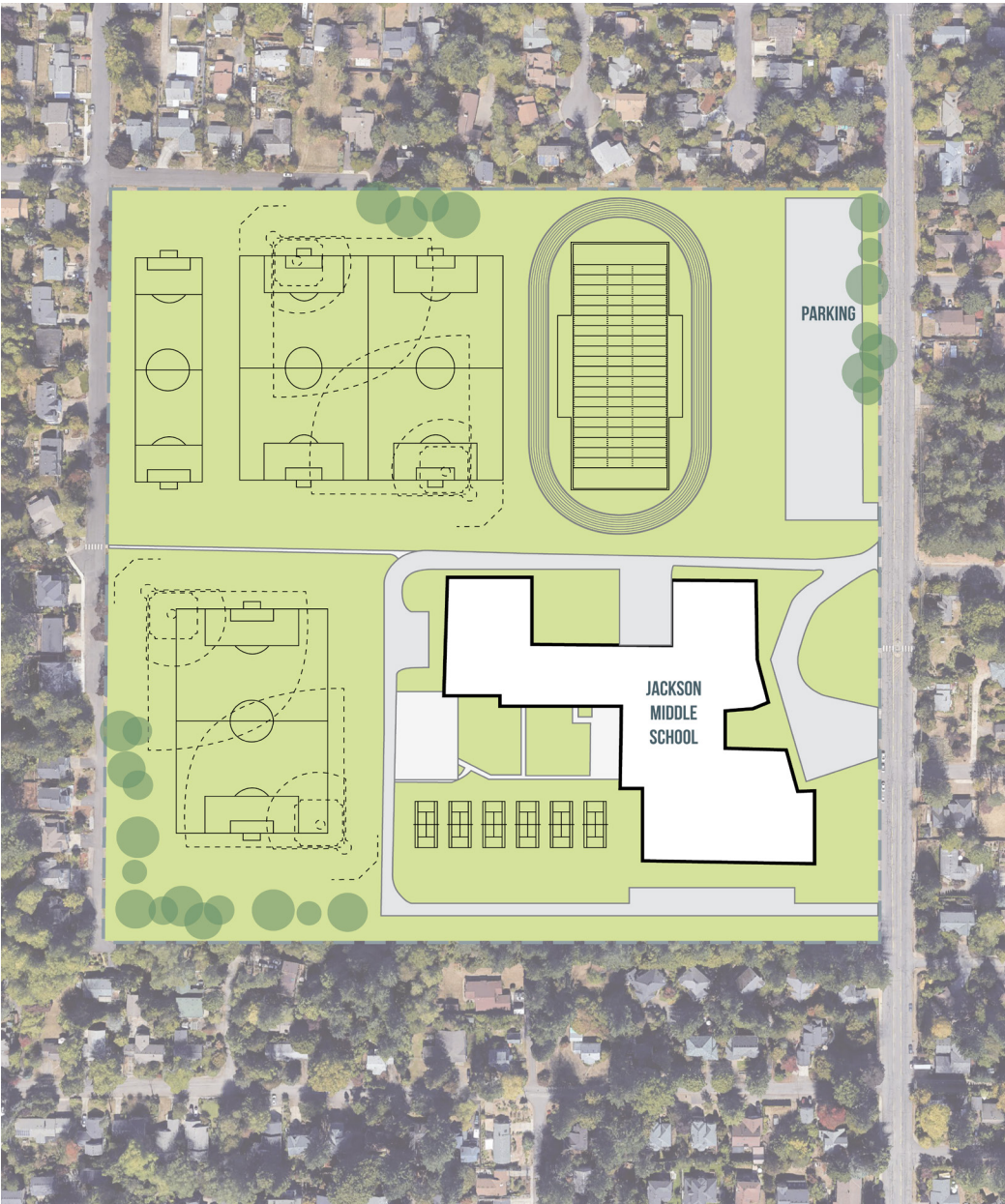
Lower Priority

- » Expand P.E. storage by

JACKSON MS SITE STUDY



Existing Site



Proposed Athletics Programming

KELLOGG MIDDLE SCHOOL

ADDRESS

3300 SE 69TH AVE

CONSTRUCTION DATE

2021

LEVELS

3

BLDG AREA

108,110 SF

SITE AREA

252,648 SF

5.8 ACRES

CLASSROOMS COUNT

33

FUNCTIONAL CAPACITY

803 STUDENTS

CLUSTER

FRANKLIN

MODULAR CLASSROOMS

0

ZONING

R5 - RESIDENTIAL 5,000

RM1 - RESIDENTIAL MULTI-DWELLING 1

RM2 - RESIDENTIAL MULTI-DWELLING 2



HISTORICAL SUMMARY

Kellogg Middle School was rebuilt in 2021.

LANE MIDDLE SCHOOL

ADDRESS

7200 SE 60TH AVE

CONSTRUCTION DATE

1927 (PRIMARY)

LEVELS

2

BLDG AREA

94,753 SF

SITE AREA

395,960 SF
9.09 ACRES

CLASSROOM COUNT

39

FUNCTIONAL CAPACITY

770 STUDENTS

CLUSTER

FRANKLIN

MODULAR CLASSROOMS

0

ZONING

R5 RESIDENTIAL 5,000 CU



HISTORICAL SUMMARY

Lane Middle School is situated in the Brentwood Darlington neighborhood of southeast Portland. The two-story building rests on a poured concrete foundation. Constructed from reinforced concrete with a cladding of variegated light red brick, the Classical Revival style building features cast stone cartouches, arched window and door openings, and coping at the parapet. Later additions to the school are also clad in variegated brick but with minimal architectural ornamentation. Development in the neighborhood consists of primarily single family residences constructed between 1925 and 1950. The school campus retains a pastoral quality due to its location immediately to the south of Brentwood Park. Tennis courts, ball fields, and playgrounds occupy the east side of campus. The primary entrance to the campus is from 60th Avenue. Secondary entrances are located adjacent to the asphalt covered parking areas that occupy the north and south ends of the building.

Lane does not retain a level of historical integrity commensurate with other Portland Middle Schools constructed of similar styles during the same period and is therefore not eligible for the National Register of Historic Places (NRHP).

RESJ CONSIDERATIONS

Lane Middle School has multiple attributes that place it in a high priority category for facility improvements to advance the district's racial equity and social justice (RESJ) goals.

- » For the 2021-22 school year, 43% of Lane's students are historically underserved; above the middle school mean (37%).
- » For the 2021-22 school year, 44% of Lane students qualified for free or reduced lunch; above the middle school mean (26%).
- » Lane Middle School is a two-story building without an elevator preventing students with mobility challenges or physical disabilities from accessing spaces on the 2nd level.

ENROLLMENT & UTILIZATION

For the 2021-22 school year, Lane is forecast at 53% utilization. Over the next several years, enrollment is projected to decline, reaching 41% by the 2030-31 school year. Given this anticipated enrollment pattern, the district should plan for program consolidation or co-location with other programs.

It is important to note that PPS is currently considering enrollment and program redistribution scenarios between Lane and Harrison Park as part of the conversion of Harrison Park into a middle school. As such, Lane's enrollment will likely differ significantly from the current forecast.

FACILITY CONDITION SUMMARY

Lane is nearly a century old and in poor condition with a facility condition index (FCI) score of 0.13. As the average FCI score for non-modernized middle schools in PPS is 0.12, Lane's building is in slightly worse condition than most middle schools in the district.

Facility condition assessments conducted in 2019-20 revealed the following deficiencies:

Mechanical & Plumbing

- » The majority of the plumbing fixtures had exceeded their design lives.
- » The domestic water distribution equipment was recently replaced and was in good condition.

- » The vast majority of the heating and cooling equipment, exhaust fans, and associated equipment had exceeded their design lives.

Fire Protection

- » The building contained a partial fire sprinkler system. The related piping was estimated to be original to the building and had exceeded its intended useful design life.
- » An addressable fire alarm system headend (Potter PFC-6800) and associated detection and signal devices were installed in 2018. Some horn notification devices appeared to have been installed prior to this and were reused.

Electrical

- » The majority of the site's electrical distribution system had exceeded its intended design life.
- » The main distribution switchboard was installed in 1987 (as were most of the building's panel boards); however, the original switchboard (installed in 1960) was still in service and had been back-fed from the new service.

Arch/Struct/Site

- » The large roof hatch had weak springs and broken latch hardware. The small roof hatch had missing hardware.
- » The cabinets and countertops were observed with excessive wear.
- » There were damaged, cracked, and missing vinyl composition tile flooring throughout.
- » The carpeting in high traffic areas

- was observed with excessive wear.
- » There were missing glue-on acoustic ceiling tiles.
- » The windows, doors, and lockers were nearing the end of typical design life.

RECENT CAPITAL EXPENDITURES

- » Asbestos abatement (boiler) in 2017.
- » Reader board repair in 2018.
- » Flooring replacement / asbestos abatement in one room in 2019.
- » Radon mitigation in 2019.
- » Kiln replacement in 2019.
- » Drinking fountain fixture replacements in 2021.
- » Hazardous substances mitigation (asbestos and lead painting) in 2021.

EDUCATIONAL SUITABILITY

- » Interiors are dated in appearance.
- » Science labs are undersized and lack appropriate equipment.
- » Only one music room is present.
- » The school lacks an auxiliary gym.
- » The SPED classroom is undersized and lacks a dedicated, adjacent accessible restroom.

EDUCATIONAL PROGRAM FORECAST

High Priority

- » As a multi-level building without an elevator, Lane is a strong candidate for modernization under a future bond. Extensive accessibility upgrades to the building and site are needed.

SITE SUMMARIES

- » Addition of accessible and age-appropriate play equipment and a covered play structure.
- » Flexible furnishings to support student collaboration.
- » Incorporate recommendations of PPS' All Gender Task Force (once finalized).
- » Re-purpose space to create an art exhibition area.
- » Security projects, including new classroom door locks and improvements to the security / alarm system.
- » Add a sensory room.

Lower Priority

- » Expand P.E. storage by repurposing space and/or adding casework.
- » Allocate instructional, office, and meeting space for Virtual Scholars.

Moderate Priority

- » Lane is among several middle schools identified for athletic upgrades. This would include construction of an auxiliary gym and the addition.
- » Re-purpose an existing space into a wellness room.
- » Re-purpose existing space to provide a Family Resource Center with kitchen equipment.
- » Allocate an area for a Reconnection Services office.
- » Re-purpose space to provide a dedicated security office.
- » Re-purpose space for a 2nd visual arts classroom, providing separate teaching stations for 2D and 3D visual arts instruction.
- » Add or re-purpose space for a 2nd music room with shared ensemble/practice rooms, music office, and music library.
- » Create a flexible performance area by upgrading existing stage and/or repurposing space.
- » Upgrades existing stage / drama area (as needed) to support performing arts instruction.
- » Add a makerspace to support STEAM activities in alignment with CTE pathways at the high

school level.

MT. TABOR MIDDLE SCHOOL

ADDRESS

5800 SE ASH ST

CONSTRUCTION DATE

1952 (PRIMARY)

LEVELS

1

BLDG AREA

79,477 SF

SITE AREA

323,215 SF
7.42 ACRES

CLASSROOMS COUNT

31

FUNCTIONAL CAPACITY

682 STUDENTS

CLUSTER

FRANKLIN

MODULAR CLASSROOMS

0

ZONING

R2.5 RESIDENTIAL 2,500 CU



HISTORICAL SUMMARY

The Mount Tabor Middle School (originally Mount Tabor School) is a one story brick veneer building designed in the International style. The campus consists of the 1952 Mount Tabor Middle School, which features a modified L-shaped plan, and a series of additions have been added to the south elevation of the building. These additions have enclosed the original L-shaped plan and formed a central courtyard. The building features a linear composition and asymmetrical plan. These International style elements, in addition to bands of aluminum windows, low sloped roofs, overhangs, and lack of ornamentation serve to reinforce the ideals of functionalism and minimalism. Mount Tabor Middle School has been extensively modified over time to meet the evolving needs of the Portland Public Schools.

The building has been expanded five times since its original construction. Additions (1958, 1968, 1976, 1987, and 1991) were constructed along

the south and east elevations of the main facility.

The neighborhood consists of a mix of commercial and single and multi family residences built primarily between 1920 and 1950. The Mount Tabor campus occupies a rectangular shaped parcel that is bound on the north by SE Ash, on the east by SE 60th Avenue, on the south by residential buildings, and on the east by SE 57th Avenue. The school is located on the west end of the campus and play fields are located on the east side of the campus. Parking is provided to the south and playgrounds are to the southeast of the facility.

Mount Tabor Middle School does not retain a level of historical integrity and is therefore not eligible for the National Register of Historic Places (NRHP).

RESJ CONSIDERATIONS

Improvements to Mt. Tabor Middle School would moderately advance the district's racial equity and social justice (RESJ) goals.

SITE SUMMARIES

- » For the 2021-22 school year, 18% of Mt. Tabor's students are historically underserved; this is below the middle school mean (37%).
- » For the 2020-21 school year, 9% of Mt Tabor students qualified for free or reduced lunch, significantly below the middle school mean (26%).

ENROLLMENT & UTILIZATION

For the 2021-22 school year, Mt. Tabor is forecast at 101% utilization. Over the next several years, enrollment is projected to decline, reaching 90% by the 2030-31 school year.

FACILITY CONDITION SUMMARY

Mt. Tabor Middle School is 69 years old and in poor condition with a facility condition index (FCI) score of 0.15. As the average FCI score for non-modernized middle schools in PPS is 0.12, Mt. Tabor building is in worse condition than most middle schools in the district.

Facility condition assessments conducted in 2019-20 revealed the following deficiencies:

Mechanical & Plumbing

- » The majority of the plumbing fixtures had exceeded their design lives. The domestic water distribution equipment was nearing the end of its typical design life.
- » The vast majority of the steam heating equipment, exhaust fans, air handling units, fan coil

units, controls and associated equipment had exceeded their design lives.

Fire Protection

- » The building was not observed to be sprinklered.
- » An addressable fire alarm system headend (Potter PFC-6800) and associated detection and signal devices had been installed within the last year.

Electrical

- » The site's main distribution switchboard was replaced in 1998 and was observed to be in good condition. The majority of the school's panel boards, however, were original to the building and had exceeded their design lives. Another group had been added during the mechanical systems upgrade in the basement in 1985, and while these two had exceeded their design lives, they were observed to have been well maintained. Two panel boards had been installed in 1997 as part of the technology upgrade.

Arch/Struct/Site

- » Consider structural assessment based on signs of potential structural movement and water infiltration at the north end of the building. Grading and drainage repairs had been made to remedy water intrusion but there was damage to concrete walls and stairs.
- » The wood framed windows were beyond typical design life. The frames had significant degradation on the interior and

exterior. Staff commented that the window frames had lead paint. Previous repairs included adding exterior metal flashing on top of the wood frames with the most damage.

- » The majority of interior architectural components had exceeded design life.

RECENT CAPITAL EXPENDITURES

- » Drinking fountain fixture upgrades in 2021.
- » Partial roof replacement in 2021.

EDUCATIONAL SUITABILITY

- » Three (3) of the school's science labs are converted general classrooms; all are undersized with inadequate sinks and electrical outlets.
- » The SPED classroom is undersized and lacks an a dedicated, adjacent ADA restroom.
- » Although both a main and aux gym are present, they are both undersized.
- » Administrative offices are not adjacent to the main entry creating supervision and access control challenges.

EDUCATIONAL PROGRAM FORECAST

High Priority

- » Addition of accessible and age-appropriate play equipment and a covered play structure.
- » Add flexible furnishings to support student collaboration.
- » Incorporate recommendations of PPS' All Gender Task Force,

including restrooms and locker rooms (once finalized).

- » Re-purpose space to create an art exhibition area.
- » Security projects, including new classroom door locks and improvements to the security / alarm system.
- » Re-purpose an existing space into a sensory motor room.

Moderate Priority

- » Re-purpose an existing space into a wellness room.
- » Re-purpose existing space to provide a Family Resource Center with kitchen equipment.
- » Allocate an area for a Reconnection Services office.
- » Re-purpose space for a 2nd visual arts classroom, providing separate teaching stations for 2D and 3D visual arts instruction.
- » Add or re-purpose space for a 2nd music room with shared ensemble/practice rooms, music office, and music library.
- » Create a flexible performance area by upgrading existing stage and/or repurposing space.
- » Add a makerspace to support STEAM activities in alignment with CTE pathways at the high school level.

Lower Priority

- » Expand P.E. storage by repurposing space and/or adding casework.
- » Allocate instructional, office, and meeting space for Virtual Scholars.

OCKLEY GREEN MIDDLE SCHOOL

ADDRESS

6031 N MONTANA AVE

CONSTRUCTION DATE

1925 (PRIMARY)

LEVELS

2

BLDG AREA

74,018 SF

SITE AREA

226,512 SF
5.2 ACRES

CLASSROOM COUNT

31

FUNCTIONAL CAPACITY

689 STUDENTS

CLUSTER

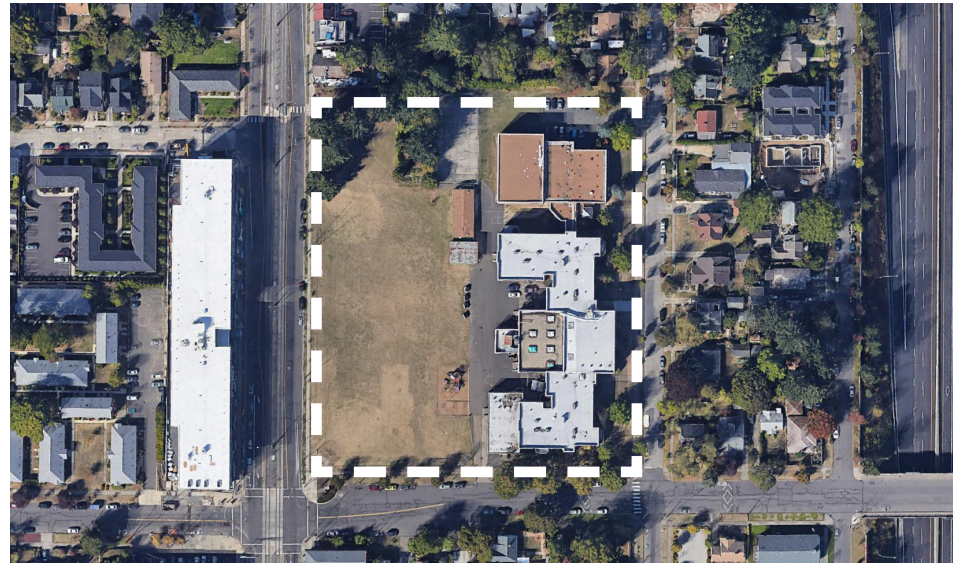
JEFFERSON

MODULAR CLASSROOMS

3

ZONING

OS OPEN SPACE CU



HISTORICAL SUMMARY

Ockley Green Middle School is situated in the Arbor Lodge neighborhood of north Portland. Aligned on a north south axis, the two story school building is situated at the east side of the campus. In addition to the main school building, the campus has two portables located at its northwest corner and an attached gymnasium annex at the northeast corner of the campus. The reinforced concrete structure, faced with a variegated brick, rests on a poured concrete foundation. A flat roof with a parapet covers the rectangular building. Designed in the Collegiate Gothic style, cast stone architectural details highlight the windows doors and other significant elements of the exterior elevations. Variations in the brickwork below the parapet provide additional visual relief in the long elevations.

Development in the surrounding neighborhood consists primarily of single family residences built primarily between 1925-1950. Play fields are located at the west side of the campus.

Due to the loss of integrity, Ockley Green Elementary School is not eligible under either NRHP Criteria A, B, or C.

RESJ CONSIDERATIONS

Ockley Green Middle School has multiple attributes that place it in a high priority category for facility improvements to advance the district's racial equity and social justice (RESJ) goals.

- » For the 2019-20 school year, 56% of Ockley Green's students are historically underserved, above the middle school mean (37%).
- » For the 2020-21 school year, 30% of Ockley Green students qualified for free or reduced lunch, exceeding the middle school mean (26%).
- » Ockley Green Middle School is a two-story building without an elevator, restricting students with mobility challenges or physical disabilities from accessing any spaces on the 2nd level.

ENROLLMENT & UTILIZATION

For the 2021-22 school year, Ockley Green is forecast at 72% utilization. Over the several years, enrollment is projected to decline, reaching 66% by the 2030-31 school year.

FACILITY CONDITION SUMMARY

Ockley Green is 96 years old and in poor condition with a facility condition index (FCI) score of 0.15. As the average FCI score for non-modernized middle schools in PPS is 0.12, Ockley Green's building is in worse condition than most middle schools in the district.

Facility condition assessments conducted in 2019-20 revealed the following deficiencies:

Mechanical & Plumbing

- » The majority of the plumbing fixtures had exceeded their design lives. The domestic water distribution equipment was nearing the end of its typical design life.
- » The vast majority of the steam heating equipment, exhaust fans, air handling units, fan coil units, controls and associated equipment had exceeded their design lives.

Fire Protection

- » The building was not observed to be sprinklered.
- » An addressable fire alarm system headend (Potter PFC-6800) and associated detection and signal devices had been installed within the last year.

Electrical

- » The site's main distribution switchboard was replaced in 1998 and was observed to be in good condition. The majority of the school's panel boards, however, were original to the building and had exceeded their design lives. Another group had been added during the mechanical systems upgrade in the basement in 1985, and while these two had exceeded their design lives, they were observed to have been well maintained. Two panel boards had been installed in 1997 as part of the technology upgrade.

Arch/Struct/Site

- » Consider structural assessment based on signs of potential structural movement and water infiltration at the north end of the building. Grading and drainage repairs had been made to remedy water intrusion but there was damage to concrete walls and stairs.
- » The wood framed windows were beyond typical design life. The frames had significant degradation on the interior and exterior. Staff commented that the window frames had lead paint. Previous repairs included adding exterior metal flashing on top of the wood frames with the most damage.
- » The majority of interior architectural components had exceeded design life.

RECENT CAPITAL EXPENDITURES

- » Exterior masonry repair in 2018.

- » Wireless technology upgrades in 2019.
- » Drinking fountain fixture replacements in 2020.
- » Partial roof replacement in 2021.

EDUCATIONAL SUITABILITY

- » General classrooms, science labs, and SPED rooms are undersized.
- » One small gym is present.
- » A performing arts space is present, but the stage lacks lighting or sound systems.

EDUCATIONAL PROGRAM FORECAST

High Priority

- » Accessibility upgrades to allow all students to enter the building via the main entry and navigate all essential programming within the building.
- » As a multi-level building without an elevator, Ockley Green is a strong candidate for modernization under a future bond. Extensive accessibility upgrades to the building and site are needed.
- » Addition of accessible and age-appropriate play equipment and a covered play structure.
- » Add flexible furnishings to support student collaboration.
- » Incorporate recommendations of PPS' All Gender Task Force, including restrooms and locker rooms (once finalized).
- » Re-purpose space to create an art exhibition area.
- » Security projects, including new classroom door locks and improvements to the security / alarm system.

SITE SUMMARIES

- » Re-purpose an existing space into a sensory motor room.

Moderate Priority

- » Ockley Green is among several middle schools identified for athletic upgrades. This would include construction of an auxiliary gym and the addition of new turf field with a track. The aux gym should be constructed to a seismic performance level of immediate occupancy, serving as a potential community shelter in the event of a natural disaster.
- » Re-purpose an existing space into a wellness room.
- » Re-purpose existing space to provide a Family Resource Center with kitchen equipment.
- » Allocate an area for a Reconnection Services office.
- » Renovate main entry to align with district’s updated Ed Specs. This may require renovating main office to improve visual and/or physical connection to the main entry.
- » Re-purpose space to provide a dedicated security office.
- » Re-purpose space for a 2nd visual arts classroom, providing separate teaching stations for 2D and 3D visual arts instruction.
- » Add or re-purpose space for a 2nd music room with shared ensemble/practice rooms, music office, and music library.
- » Upgrade existing stage / auditorium (as needed) to support performing arts instruction.
- » Add a makerspace to support STEAM activities in alignment with CTE pathways at the high school level.

Lower Priority

- » Expand P.E. storage by repurposing space and/or adding casework.
- » Allocate instructional, office, and meeting space for Virtual Scholars.

ROSEWAY HEIGHTS MIDDLE SCHOOL

ADDRESS

7334 NE SISKIYOU ST

CONSTRUCTION DATE

1923 (PRIMARY)

LEVELS

2

BLDG AREA

103,610 SF

SITE AREA

371,567 SF
8.53 ACRES

CLASSROOM COUNT

39

FUNCTIONAL CAPACITY

803 STUDENTS

CLUSTER

MCDANIEL

MODULAR CLASSROOMS

0

ZONING

R5 RESIDENTIAL 5,000 CU



HISTORICAL SUMMARY

Roseway Heights Middle School is situated in northeast Portland. The two-story school building rests on a poured concrete foundation. The primary construction system is reinforced concrete. Parapets located on the flat roof mask the skylights and mechanical systems. The school features a variety of architectural styles including Collegiate Gothic embellishments on the central bay of the east elevation, Mediterranean embellishments on the north and south bays of the east elevation, and a contemporary hybrid of the Mediterranean and Modern styles on the west elevations.

The neighborhood consists primarily of single family residence built between 1920 and 1950. Oriented on a east-west axis, the school building is located at the northeast portion of a rectangular parcel. Playgrounds and playfields occupy the south portion of the campus. Asphalt covered parking lots are located on the south and west sides of the campus. The primary entrance to the

campus is from the north on Siskiyou Street. The path to the secondary entrance on the west elevation from the parking lot is flanked with columns.

Although designed by a noted Portland architect and associated with several events related to the growth of the Portland school district, Roseway Heights School does not retain a level of historical significance and integrity and is therefore not eligible for the National Register of Historic Places.

RESJ CONSIDERATIONS

Roseway Heights Middle School has multiple attributes that place it in a high priority category for facility improvements to advance the district’s racial equity and social justice (RESJ) goals.

- » For the 2021-22 school year, 46% of Roseway Heights students are historically underserved; above the middle school mean (37%).
- » For the 2021-22 school year, 36% of Roseway Heights students

SITE SUMMARIES

qualified for free or reduced lunch, exceeding the middle school mean (26%).

ENROLLMENT & UTILIZATION

For the 2021-22 school year, Roseway Heights is forecast at 78% utilization. Over the next several years, enrollment is projected to decline, reaching 72% by the 2030-31 school year.

FACILITY CONDITION SUMMARY

Roseway Heights is 98 years old and in fair condition with a facility condition index (FCI) score of 0.09. As the average FCI score for non-modernized middle schools in PPS is 0.12, Roseway Heights' building is in slightly better condition than most middle schools in the district.

Facility condition assessments conducted in 2019-20 revealed the following deficiencies:

Mechanical & Plumbing

- » Plumbing fixtures were aged, but operational. The majority of the water closet flush valves had been updated with dual-flush handles.
- » Thirteen air handling units were observed inside the facility, as well as two rooftop units. There were also 31 fan coil units located above the ceiling tiles throughout the facility. Many of the fan coil units made excessive noise and all units had exceeded their typical design lives.
- » Both of the facility's boilers were replaced in 2002.

Fire Protection

- » The fire alarm control panel was installed around 2010 and fire alarm devices had been recently replaced.
- » There was a wet pipe sprinkler system observed throughout the basement level. No deficiencies were observed or reported with the system.

Electrical

- » Four panels were added in 1996 to support IT equipment, but the remaining electrical distribution equipment was original to building construction in 1989 and had exceeded its typical design life.
- » The parking lot lighting was reported have had unidentified issues that require further investigation. These fixtures were also original to the 1989 construction and were in need of replacement.

Arch/Struct/Site

- » The exterior wall expansion joints were degraded, and areas of the exterior wall were cracked.
- » There were signs of water intrusion and deteriorating walls at the boiler room exterior doors.
- » The majority of interior architectural components had exceeded design life.
- » The exterior steps around the site were deteriorated.

RECENT CAPITAL EXPENDITURES

- » Ceiling piping system improvements in 2018.

- » Drinking fountain fixture replacements in 2020.
- » Wooden loft removal in 2020.

EDUCATIONAL SUITABILITY

- » The school has four (4) undersized science labs.
- » Two music rooms are provided with a shared music library and storage rooms.
- » The aux gym is significantly undersized (36% of size standard).
- » The school has an assortment of performing arts spaces, including an auditorium, drama classrooms, and a dance room.

EDUCATIONAL PROGRAM FORECAST

High Priority

- » Accessibility upgrades to allow all students to enter the building via the main entry and navigate all essential programming within the building.
- » Addition of accessible and age-appropriate play equipment and a covered play structure.
- » Add flexible furnishings to support student collaboration.
- » Incorporate recommendations of PPS' All Gender Task Force, including restrooms and locker rooms (once finalized).
- » Re-purpose space to create an art exhibition area.
- » Complete 2020 bond-funded security projects, including new classroom door locks and improvements to the security / alarm system.
- » Re-purpose an existing space into a sensory room.

- » Conduct inventory and assessment of SPED classrooms and support spaces to determine alignment with SPED programmatic goals.

Moderate Priority

- » Re-purpose an existing space into a wellness room.
- » Re-purpose existing space to provide a Family Resource Center with kitchen equipment.
- » Allocate an area for a Reconnection Services office.
- » Re-purpose space for a 2nd visual arts classroom, providing separate teaching stations for 2D and 3D visual arts instruction.
- » Music room upgrades which may include increasing the size of the two (2) existing small music rooms and creation of shared ensemble/practice rooms, music office, and music library.
- » Upgrades existing stage / auditorium (as needed) to support performing arts instruction.
- » Add a makerspace to support STEAM activities in alignment with CTE pathways at the high school level.

Lower Priority

- » Expand P.E. storage by repurposing space and/or adding casework.
- » Allocate instructional, office, and meeting space for Virtual Scholars.
- » Athletic upgrades including construction of an auxiliary gym and the addition of new turf field with a track. The new aux gym should be constructed to a seismic performance level of immediate occupancy, serving

as a potential community shelter in the event of a natural disaster. (Note: existing aux gym is present, but is greatly undersized at only 36% of Ed Spec requirements)

SELLWOOD MIDDLE SCHOOL

ADDRESS

8300 SE 15TH AVE

CONSTRUCTION DATE

1914 (PRIMARY)

LEVELS

3

BLDG AREA

87,364 SF

SITE AREA

206,910 SF
4.75 ACRES

CLASSROOM COUNT

30

FUNCTIONAL CAPACITY

683 STUDENTS

CLUSTER

CLEVELAND

MODULAR CLASSROOMS

0

ZONING

R5 RESIDENTIAL 5,000 CU



HISTORICAL SUMMARY

Sellwood Middle School is located in the Sellwood neighborhood of southeast Portland. The campus includes a primary building and a connected annex surrounded by asphalt covered parking and play areas. The reinforced concrete structure, covered in white stucco, rests on a poured concrete foundation. A flat roof covers the irregular shaped mass of the building. The fenestration consists of a mixture of original multi-light wood frame and grouped metal frame windows.

Designed in the Art Deco style, the poured concrete is molded to create a water table, belt course, and parapet cap. The concrete also forms the pilasters, capped by gilded figures of eagles, which flank the entries to the building. Below the belt courses, bands of floral inscribed squares outlined in projecting concrete ribbons provide additional horizontal divisions to the multi-story structure. The single story gymnasium annex to the east was constructed in 1987.

Development in the surrounding area consists primarily of single family residences built between 1900 and 1950. The school building is situated at the north portion of a rectangular parcel. An asphalt covered parking area is located at the southwest side of the campus. Recreational facilities consist of two grass covered playfields on the southeast side of the parcel.

Sellwood School does not retain a level of historical integrity commensurate with other Portland schools constructed of similar styles during the same period, and is therefore not eligible for the National Register of Historic Places (NRHP).

RESJ CONSIDERATIONS

Sellwood's student body is less diverse than other district middle schools and has one of the lowest counts for students who qualify for free and reduced lunch.

- » For the 2021-22 school year, 14% of Sellwood students

- are historically underserved, significantly below the middle school mean (37%).
- » For the 2021-22 school year, 9% of Sellwood students qualified for free or reduced lunch, significantly below the middle school mean (26%).
- » Sellwood Middle School is a two-story building without an elevator preventing students with mobility challenges or physical disabilities from accessing spaces on the 2nd level.

ENROLLMENT & UTILIZATION

For the 2021-22 school year, Sellwood is forecast at 83% utilization. Over the next several years, enrollment is projected to decline, reaching 72% by the 2030-31 school year.

FACILITY CONDITION SUMMARY

Sellwood is 107 years old and in poor condition with a facility condition index (FCI) score of 0.17. As the average FCI score for non-modernized middle schools in PPS is 0.12, Sellwood's building is in worse condition than most middle schools in the district.

Facility condition assessments conducted in 2019-20 revealed the following deficiencies:

Mechanical & Plumbing

- » The majority of the plumbing fixtures had exceeded their design lives. The domestic water distribution equipment was nearing the end of its typical

- design life.
- » The vast majority of the steam heating equipment, exhaust fans, air handling units, fan coil units, controls and associated equipment had exceeded their design lives.

Fire Protection

- » The building was not observed to be sprinklered.

Electrical

- » The site's main distribution switchboard was replaced in 1998 and was observed to be in good condition. The majority of the school's panel boards, however, were original to the building and had exceeded their design lives. Another group had been added during the mechanical systems upgrade in the basement in 1985, and while these two had exceeded their design lives, they were observed to have been well maintained. Two panel boards had been installed in 1997 as part of the technology upgrade.

Arch/Struct/Site

- » The wood framed windows were beyond typical design life. The frames had significant degradation on the interior and exterior. Staff commented that the window frames had lead paint. Previous repairs included adding exterior metal flashing on top of the wood frames with the most damage.
- » The majority of interior architectural components had exceeded design life.

RECENT CAPITAL EXPENDITURES

- » Parking lot improvements in 2018 (signs and re-striping).
- » Drinking fountain fixture replacements in 2021.

EDUCATIONAL SUITABILITY

- » The school's aux gym is being used as an extension of the cafeteria and is not available for P.E. activities.
- » The school lacks purposely-designed music rooms; music is taught in a former shop area in the basement.
- » The administrative offices do not have direct visual access to the main entry creating supervision and access control challenges.

EDUCATIONAL PROGRAM FORECAST

High Priority

- » Accessibility upgrades to allow all students to enter the building via the main entry and navigate all essential programming within the building.
- » As a multi-level building without an elevator, Sellwood is a strong candidate for modernization under a future bond. Extensive accessibility upgrades to the building and site are needed.
- » Addition of accessible and age-appropriate play equipment and a covered play structure.
- » Add flexible furnishings to support student collaboration.
- » Incorporate recommendations of All Gender Task Force, including restrooms and locker rooms (once finalized).

SITE SUMMARIES

- » Re-purpose space to create an art exhibition area.
- » Security projects, including new classroom door locks and improvements to the security / alarm system.
- » Re-purpose an existing space into a sensory motor room.

- » casework.
- » Allocate instructional, office, and meeting space for Virtual Scholars.

Moderate Priority

- » Re-purpose an existing space into a wellness room.
- » Re-purpose existing space to provide a Family Resource Center with kitchen equipment.
- » Allocate an area for a Reconnection Services office.
- » Renovate main entry to align with district’s updated Ed Specs. This may require renovating main office to improve visual and/or physical connection to the main entry.
- » Re-purpose space to provide a dedicated security office.
- » Re-purpose space for a 2nd visual arts classroom, providing separate teaching stations for 2D and 3D visual arts instruction.
- » Add or re-purpose space for separate band and choir rooms with shared ensemble/practice rooms, music office, and music library. (Note: music is currently taught in a former shop area in the basement)
- » Create a flexible performance area by upgrading existing stage and/or repurposing space.
- » Add a makerspace to support STEAM activities in alignment with CTE pathways at the high school level.

Lower Priority

- » Expand P.E. storage by repurposing space and/or adding

WEST SYLVAN MIDDLE SCHOOL

ADDRESS
8111 SW WEST SLOPE DR

CONSTRUCTION DATE
1954 (PRIMARY)

LEVELS
2

BLDG AREA
108,187 SF

SITE AREA
593,287 SF
13.62 ACRES

CLASSROOM COUNT
40

FUNCTIONAL CAPACITY
987 STUDENTS

CLUSTER
LINCOLN

MODULAR CLASSROOMS
0

ZONING
R7 CITY OF BEAVERTON



HISTORICAL SUMMARY

The West Sylvan Middle School is situated near the residential neighborhood of West Slope in East Beaverton. Built in 1954, the school building is situated on a mostly grass-covered campus. The modern period building exhibits some characteristics of the Northwest Regional style. A flat roof covers the irregularly shaped building. The modified finger plan building is a single story and rests on a poured concrete foundation. A two-story attached wing is located to the west of the main building. Cladding for the wood framing building consists of a mixture of brick veneer, concrete, and corrugated metal siding. The school facilities include classrooms, two gymnasiums (including an auditorium and cafeteria), media center/library, industrial shop, home economics, choir and band rooms, two courtyards, and an administrative office.

The West Sylvan School is situated on a suburban-style campus typical of post-World War II schools. Grass

covered playfields are located to the south and west of the school. An asphalt-covered driveway lies adjacent to the southeast of the school building and several parking areas are located to the southeast and east. A courtyard, with mixed deciduous growth, serves as the primary organizing element for the building. A smaller courtyard is located between the west wing and the main section of the school. West Sylvan School does not retain a level of historical integrity commensurate with other Middle Schools constructed of similar styles during the same period and is therefore not eligible for the National Register of Historic Places (NRHP).

RESJ CONSIDERATIONS

Facility improvements to West Sylvan would be less meaningful to the district’s racial equity and social justice goals than improvements at other middle schools.

- » For the 2021-22 school year, 16% of West Sylvan students are historically underserved, below

SITE SUMMARIES

- the middle school mean (37%).
- » For the 2021-22 school year, 7% of West Sylvan students qualified for free or reduced lunch, significantly below the middle school mean (26%).

ENROLLMENT & UTILIZATION

For the 2021-22 school year, West Sylvan is forecast at 83% utilization. Over the next 15 years, enrollment is projected to decline, reaching 73% by the 2030-31 school year.

FACILITY CONDITION SUMMARY

West Sylvan is 67 years old and in poor condition with a facility condition index (FCI) score of .14. As the average FCI score for non-modernized middle schools in PPS is 0.12, West Sylvan's building is in somewhat worse condition than most middle schools in the district.

Facility condition assessments conducted in 2018 -19 revealed the following deficiencies:

Mechanical & Plumbing

- » The majority of the plumbing fixtures had exceeded their design lives. The domestic water distribution equipment was nearing the end of its typical design life.
- » The vast majority of the steam heating equipment, exhaust fans, air handling units, controls and associated equipment had exceeded their design lives.

Fire Protection

- » The building was sprinklered throughout. The system is

- estimated to be in good working condition.
- » An addressable fire alarm system headend (Silent Knight 5820XL) and associated detection and signal devices were installed (estimated) in 2014. Legacy smoke detection devices, however, were observed in the east addition and had not yet been upgraded.

Electrical

- » There were two 208Y/120V services at the school – one 1200A main distribution board was installed adjacent to the kitchen in 1988, and one 600A main distribution board was installed as part of the West Addition in 1990. The majority of panel boards in the facility had exceeded or were approaching the end of their design life, but had been well maintained. Those original to the main building were most in need of replacement, those installed with the west and north additions in 1985 and 1990, respectively, were a lower priority. Several panels installed with the technology upgrade in 1997 were newer. A generator had been installed as part of the west addition and had exceeded its design life.

Arch/Struct/Site

- » Consider emergency egress options for classrooms surrounding the interior courtyard areas. Staff reported that the windows which open to the interior courtyards are difficult to operate. Emergency plan includes opening windows,

- » exiting to the courtyard and then entering the school through windows on the other side of the courtyard.
- » The roof covering was observed with widespread areas of alligator cracking, soft spots, ponding, debris buildup and organic growth. There was evidence of leaks on the interior and staff reported leaks.
- » The windows were beyond typical design life and the frames had areas of damage.
- » The majority of interior architectural components had exceeded design life.
- » The asphalt had large areas of alligator cracking.

RECENT CAPITAL EXPENDITURES

- » Athletic field improvements in 2018.
- » Drainage improvements in 2018.
- » Water line repair in 2019.
- » Drinking fountain fixture replacements in 2021.

EDUCATIONAL SUITABILITY

- » West Sylvan is one of few middle schools in the district that has separate, purposely-designed band and choir rooms.
- » The cafeteria and kitchen are both undersized.

EDUCATIONAL PROGRAM FORECAST

High Priority

- » Accessibility upgrades to allow all students to enter the building via the main entry and navigate

- » all essential programming within the building.
- » Addition of accessible and age-appropriate play equipment and a covered play structure.
- » Add flexible furnishings to support student collaboration.
- » Incorporate recommendations of PPS' All Gender Task Force, including restrooms and locker rooms (once finalized).
- » Re-purpose space to create an art exhibition area.
- » Complete 2020 bond-funded security projects, including new classroom door locks and improvements to the security / alarm system.
- » Re-purpose an existing space into a sensory motor room.

Moderate Priority

- » West Sylvan is among several middle schools identified for athletic upgrades. This would include the addition of new turf field with a track. (Note: an aux gym is present)
- » Re-purpose an existing space into a wellness room.
- » Re-purpose existing space to provide a Family Resource Center with kitchen equipment.
- » Allocate an area for a Reconnection Services office.
- » Renovate the main entry to align with district's updated Ed Specs. This may require renovating main office to improve visual and/or physical connection to the main entry.
- » Re-purpose space to provide a dedicated security office.
- » Re-purpose space for a 2nd visual arts classroom, providing separate teaching stations for 2D and 3D visual arts instruction.
- » Provide shared practice /

- » ensemble rooms for existing band and choir rooms.
- » Create a flexible performance area by upgrading existing stage and/or repurposing space.
- » Add a makerspace to support STEAM activities in alignment with CTE pathways at the high school level.

Lower Priority

- » Expand P.E. storage by repurposing space and/or adding casework.
- » Allocate instructional, office, and meeting space for Virtual Scholars.

HIGH SCHOOLS

BENSON HIGH SCHOOL

ADDRESS

546 NE 12TH AVE

CONSTRUCTION DATE

2024 (PRIMARY)

LEVELS

2

BLDG AREA

371,189 SF

SITE AREA

378,972 SF

8.7 ACRES

CLASSROOMS COUNT

86

FUNCTIONAL CAPACITY

2,203

CLUSTER

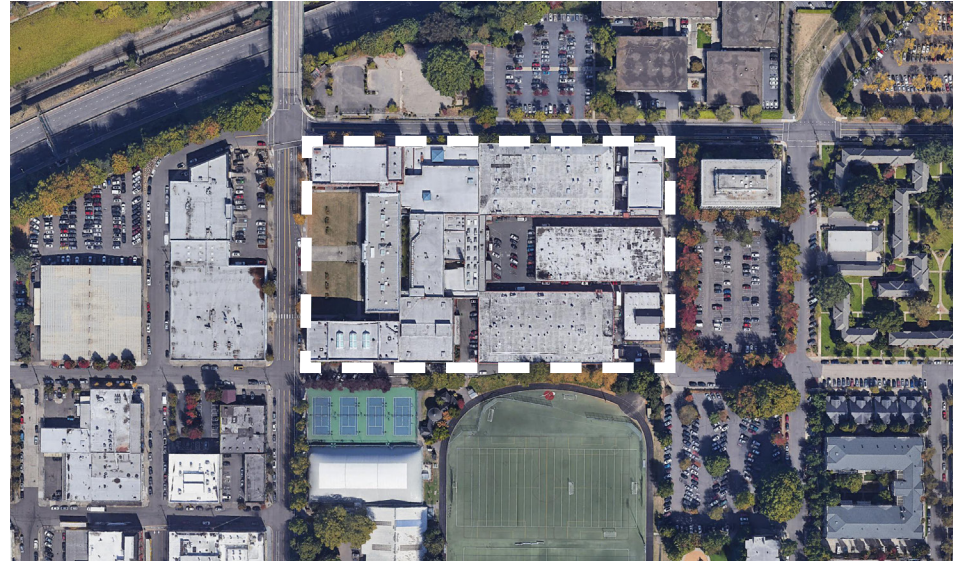
CLEVELAND

MODULAR CLASSROOMS

0

ZONING

EX - CENTRAL EMPLOYMENT



HISTORICAL SUMMARY

As of the writing Benson High School is being modernized

CLEVELAND HIGH SCHOOL

ADDRESS

3400 SE 26TH AVE

CONSTRUCTION DATE

1929 (PRIMARY)

LEVELS

3

BLDG AREA

256,984 SF

SITE AREA

493,535 SF
11.33 ACRES

CLASSROOMS COUNT

75

FUNCTIONAL CAPACITY

1,859 STUDENTS

CLUSTER

CLEVELAND

MODULAR CLASSROOMS

2

ZONING

R2.5 RESIDENTIAL 2,500 CU



HISTORIC SUMMARY

Cleveland High School consists of two separate properties. The main school campus is located in the Hosford-Abernethy neighborhood, while the Cleveland Field is located at 3100 SE Powell Blvd in the Richmond neighborhood in southeast Portland. Designed in the Classical Revival style, the three story main school building exhibits an extensive use of terra cotta panels to emphasize the main entrance, ancillary entrances, windows, corners, cornice, and parapet. The interior of the original building features a square corridor plan with several additions situated to the east. These additions include a gymnasium, shop wing, classroom addition, as well as a detached portable. The Cleveland Field property lies to the east of the main school property and features a restrooms building as well as grandstands, a track, and an athletic field.

Development in the surrounding area consists of commercial as well as single and multi-family residential

built between 1890 and 1950. Much of the commercial development is centered on Powell Blvd. that borders both properties to the south.

With all of the additions placed on the east side of the school and in spite of the replacement of its original windows, Grover Cleveland High School remains eligible for the National Register of Historic Places (NRHP) as it retains much of its historical integrity.

RESJ CONSIDERATIONS

Facility improvements would not be significantly impactful to underserved communities, as Cleveland serves a less diverse student population with relatively low poverty levels compared to the district average.

- » For the 2021-22 school year, 17% of students are historically underserved, well below the high school mean (37%).
- » For the 2021-22 school year, 20% of students qualified for free or reduced lunch, less than the high

school mean (20%).

ENROLLMENT & UTILIZATION

For the 2021-22 school year, Cleveland High School is forecast at 86% utilization. By the 2030-31 school year, utilization is projected to decrease to 80%.

FACILITY CONDITION SUMMARY

Cleveland High School is 92 years old, and in poor condition with a facility condition index (FCI) score of 0.29. The average FCI score for non-modernized high schools in PPS is 0.24.

Facility condition assessments conducted in 2019-20 revealed the following deficiencies:

Mechanical & Plumbing

- » Main: steam boilers have considerable remaining useful life due to upgrades/repairs.
- » Piping and ducting (general): aged beyond useful design life.
- » Gym Addition: majority of water coolers not functional.
- » Plumbing fixtures: aged beyond useful design life and becoming erratic.

Fire Protection

- » Main: coverage in corridors, entry/exit doors into classrooms.
- » Gymnasium: coverage in weight room/mat room.
- » East and South Additions: coverage in corridors and classrooms.

Electrical

- » Electrical distribution: significant portion is aged despite upgrades in 1997.
- » Electrical capacity of the building is a concern in general.
- » Security/alarm system: generally insufficient coverage.
- » Exterior lighting: generally insufficient coverage (security concerns).

Arch/Struct/Site

- » Interior finishes: all are aged beyond design life and deteriorated.
- » Auditorium: cracking in plaster wall finish/wall near balcony.
- » Parking areas: resurface and fill cracks.
- » Landscaping: clean up and thin out at all elevations.
- » ADA: handrails not compliant, door hardware not consistent.
- » Stadium: metal seating and stairs at the stadium is aged and deteriorated.

RECENT CAPITAL EXPENDITURES

- » Football Field Turf Replacement in 2017
- » Select Flooring Replacements in 2018
- » ADA Improvements in 2018-19
- » Dust Collection System Replacement in 2019
- » Drinking Fountain Fixture Replacements in 2021
- » Planning and Design for Future Modernization in 2021

EDUCATIONAL SUITABILITY

- » While the age of the facility limits the availability of modern learning style spaces, the

numerous wings and additions have provided a degree of flexibility.

- » General classrooms range in size from approximately 575 to over 1,000 square feet. On average classrooms meet approximately 70% of the size standard.
- » The special education space meets less than 50% of the size standard.
- » A number of the science classrooms have outdated physical environments that lack the necessary spatial components to allow for small group interaction.
- » Separate band and choir rooms are provided.
- » 3D and 2D art rooms are somewhat small (approximately 80% of size standard).
- » CTE spaces are dated and undersized.
- » While adequate gym space is provided the wrestling room and P.E. support areas are undersized.
- » The auditorium is sufficiently sized, but the stage is small per the district's space standards.
- » The kitchen is not utilized; equipment is not functional.
- » The campus lacks fencing. The building has numerous entrances that are difficult to monitor.

EDUCATIONAL PROGRAM FORECAST

The district has started the process to fully modernize Cleveland High School. Planning and design work to modernize Cleveland High School is funded through the 2020 Bond. Construction costs are expected to be financed by future bonds.

FRANKLIN HIGH SCHOOL

ADDRESS
5405 SE WOODWARD ST

CONSTRUCTION DATE
2017 (PRIMARY)

LEVELS
3

BLDG AREA
296,719 SF

SITE AREA
797,148 SF
18.3 ACRES

CLASSROOMS COUNT
74

FUNCTIONAL CAPACITY
1,744 STUDENTS

CLUSTER
FRANKLIN

MODULAR CLASSROOMS
0

ZONING
IR INSTITUTIONAL RESIDENTIAL LCU



HISTORICAL SUMMARY

Franklin High School is located in the South Tabor neighborhood of Southeast Portland. The large campus includes the original Colonial Revival style central building integrated into an entirely modernized building in 2017. Modernization includes a fully modernized gymnasium to east and a modernized stadium and athletic field.

The campus occupies an expansive rectangular shaped parcel that is positioned between SE Woodward St. to the south and Division St. to the north. Development in the surrounding area consists primarily of single family residences built between 1900-1950. Some multi-family housing and institutional buildings are situated in close proximity to the school, but they are not predominant. The property also includes expansive playing fields that include a football field and baseball field. Just to the east of the school are playing fields and tennis courts that are part of Clinton Park and Atkinson School. They are

situated to the northeast of the high school property. The grounds immediately in front (north) of the school are divided into two equal quadrants, while the rear (south) area features an oval shaped road and paths that lead to the rear entrance.

RESJ CONSIDERATIONS

Franklin’s student population is largely reflective of district-wide averages for high schools:

- » For the 2021-22 school year, 31% of students are historically underserved, near the high school mean (37%).
- » For the 2020-21 school year, 22% of students qualified for free or reduced lunch, slightly above the high school mean (20%).

ENROLLMENT & UTILIZATION

For the 2021-22 school year, Franklin High School is forecast at 118% utilization. By the 2030-31 school year, utilization is projected to decrease to 110%.

FACILITY CONDITION SUMMARY

Franklin High School is four years old, and in good condition as with a facility condition index (FCI) score of 0.0.

Facility condition assessments conducted in 2019-20 revealed the following deficiencies:

Mechanical & Plumbing

- » The HVAC equipment, water distribution equipment, and plumbing fixtures had all been replaced during a 2017 renovation and were observed to be in good condition with no major deficiencies.

Fire Protection

- » The fire protection equipment and fire alarm devices were all replaced during a 2017 renovation and was observed to be in good condition with no major deficiencies

Electrical

- » The majority of the electrical distribution equipment and lighting was fully renovated in 2017, however, the natural gas generator and corresponding transfer switch in the second-floor boiler room had exceeded their design lives.

Arch/Struct/Site

- » The interior walls throughout the library (SS-117) and other areas of the east wing were observed to be degraded from moisture and

- » water infiltration.
- » The concrete floor was observed to be cracked throughout the café (SS-104).
- » The roof wall covering was observed to be loose/detached at the roof mechanical area of the auditorium wing.

RECENT CAPITAL EXPENDITURES

- » Sidewalk/Curb Replacement in 2018
- » Assorted Repairs Following Modernization in 2019
- » Security Upgrades in 2020

EDUCATIONAL SUITABILITY

- » There are two rooms for students supported through special education. The rooms are located near their bus loading area, but isolated from other instructional areas in the lower level and in a separate wing.
- » Science classrooms range from 78% to 89% of the size standard.
- » The metal shop and the robotics space have issues with adequate and appropriate electrical service.
- » There is no security vestibule present. The main office does not have remote control of the main entry doors. The campus layout makes supervision challenging. .

EDUCATIONAL PROGRAM FORECAST

High Priority

- » Incorporate recommendations of PPS’ All Gender Task Force, including restrooms and locker

- » rooms (once finalized).
- » Re-purpose space to create an art exhibition area.
- » Re-purpose an existing space into a sensory motor room.
- » Evaluate whether SPED focus classroom renovations are needed to support an inclusive instructional model and align with the updated district Educational Specifications.
- » Expand dedicated space(s) for community programs.
- » Re-purpose existing space(s) to provide dedicated supports for social emotional health (e.g. calming room).

Moderate Priority

- » Re-purpose an existing space into a wellness room.
- » Re-purpose existing space to provide a Family Resource Center with kitchen equipment.
- » Allocate an area for a Reconnection Services office.
- » Add/re-purpose a smaller dedicated activity space for Adapted P.E.

Lower Priority

- » Expand P.E. storage by repurposing space and/or adding casework.
- » Allocate instructional, office, and meeting space for Virtual Scholars.

GRANT HIGH SCHOOL

ADDRESS

2245 NE 36TH AVE

CONSTRUCTION DATE

2019 (PRIMARY)

LEVELS

3

BLDG AREA

303,271 SF

SITE AREA

444,312 SF

10.2 ACRES

CLASSROOMS COUNT

74

FUNCTIONAL CAPACITY

1,686 STUDENTS

CLUSTER

GRANT

MODULAR CLASSROOMS

0

ZONING

R5 RESIDENTIAL 5,000 CU



HISTORICAL SUMMARY

Grant High School is located in the Grant Park neighborhood of Northeast Portland. The ten acre campus includes an extensive collection of educational buildings constructed between 1923 and 1970 including the main original building. The majority of the school, including gymnasium, was rebuilt in 2019. Set within a flat, pastoral setting of trees and parkland, the front exterior of the building constructed in the 1920s at Grant High School. This portion exhibits a variety of character defining features including a bilaterally symmetrical U-shaped plan, a bold portico supported by fluted Ionic columns with a broad terra cotta frieze, ancillary entries with terra cotta Ionic columns or pilasters and classical entablatures, a concrete watertable, terra cotta stringcourse, terra cotta cornice and coping.

RESJ CONSIDERATIONS

Facility improvements would not be significantly impactful to

underserved communities, as Grant serves a less diverse student population with relatively low poverty levels compared to the district average.

- » For the 2021-22 school year, 19% of students are historically underserved, well below the high school mean (37%).
- » For the 2020-21 school year, 11% of students qualified for free or reduced lunch, significantly less than the high school mean (20%).

ENROLLMENT & UTILIZATION

For the 2021-22 school year, Grant High School is forecast at 122% utilization. By the 2030-31 school year, utilization is projected to decrease to 111%.

FACILITY CONDITION SUMMARY

Grant High School is two years old, and in good condition with a facility condition index (FCI) score of 0.0.

RECENT CAPITAL EXPENDITURES

- » Full Modernization in 2019
- » Gym Lighting Improvements in 2020
- » Grant Bowl Improvements in 2021

EDUCATIONAL SUITABILITY

- » Educational suitability data was not available. Facility was constructed in 2019. The design aligned with the district’s Educational Specifications.

EDUCATIONAL PROGRAM FORECAST

High Priority

- » Incorporate recommendations of PPS’ All Gender Task Force, including restrooms and locker rooms (once finalized).
- » Re-purpose space to create an art exhibition area.
- » Re-purpose an existing space into a sensory motor room.
- » Evaluate whether SPED focus classroom renovations are needed to support an inclusive instructional model and align with the updated district Educational Specifications.
- » Expand dedicated space(s) for community programs.
- » Re-purpose existing space(s) to provide dedicated supports for social emotional health (e.g., calming room).

Moderate Priority

- » Re-purpose an existing space into a wellness room.
- » Re-purpose existing space

- to provide a Family Resource Center with kitchen equipment.
- » Allocate an area for a Reconnection Services office.
- » Add/re-purpose a smaller dedicated activity space for Adapted P.E.

Lower Priority

- » Expand P.E. storage by repurposing space and/or adding casework.
- » Allocate instructional, office, and meeting space for Virtual Scholars.

JEFFERSON HIGH SCHOOL

ADDRESS

5210 N KERBY AVE

CONSTRUCTION DATE

1909 (PRIMARY)

LEVELS

4

BLDG AREA

318,790 SF

SITE AREA

610,711 SF
14.02 ACRES

CLASSROOMS COUNT

74

FUNCTIONAL CAPACITY

1,817 STUDENTS

CLUSTER

JEFFERSON

MODULAR CLASSROOMS

0

ZONING

IR INSTITUTIONAL RESIDENTIAL LCU



HISTORICAL SUMMARY

Jefferson High School is located in the Humboldt neighborhood of North Portland. The campus includes the original 1909 school building (with several subsequent additions), an auto shop, and a gymnasium. The high school building currently exhibits limited evidence of its former architectural style that once revealed the tensions between the Arts and Crafts and Classical Revival Movements. Several subsequent additions and exterior alterations, however, have diminished the building's architectural integrity.

The campus stretches from north to south between N. Kirby Ave. and N. Commercial Ave. and bisected by N. Alberta Ave. Development in the surrounding area consists primarily of single family residences built between 1890 and 1950 along N. Killingsworth Ave., which forms the northern boundary of the property, as well as mixed commercial and residential uses. The Jefferson High School campus consists of the original main building, gymnasium addition, auditorium addition,

girl's gymnasium, free-standing gymnasium, and an auto shop. Most of the buildings are clustered in the center of the property with a football field located to the north and a baseball field situated to the south.

Jefferson High School does not retain sufficient architectural integrity to be eligible for the National Register of Historic Places (NRHP).

RESJ CONSIDERATIONS

Jefferson High School has multiple attributes that place it in a high priority category for facility improvements that would advance the district's racial equity and social justice (RESJ) goals.

- » For the 2021-22 school year, 67% of students are historically underserved, significantly greater than the high school mean (48%).
- » For the 2021-22 school year, 35% of students qualified for free or reduced lunch, exceeding the high school mean (20%).

ENROLLMENT & UTILIZATION

For the 2021-22 school year, Jefferson High School is forecast at 34% utilization. By the 2030-31 school year, utilization is projected to increase slightly to 35%.

FACILITY CONDITION SUMMARY

Jefferson High School is 112 years old, and in poor condition with a facility condition index (FCI) score of 0.21. The average FCI score for non-modernized high schools in PPS is 0.24.

Facility condition assessments conducted in 2019-20 revealed the following deficiencies:

Mechanical & Plumbing

- » The hydraulic elevator is nearing the end of its design life.
- » The majority of the plumbing fixtures and domestic water distribution equipment had exceeded their design lives.
- » The vast majority of the heating hot water equipment, exhaust fans, air handling units, fan coil units, and associated equipment had exceeded their design lives.

Fire Protection

- » The fire riser, fire backflow preventer, and sprinkler system in the auditorium as well as the fire riser in the Boy's Gym had exceeded their design lives.

Electrical

- » The majority of the site's

electrical distribution system had exceeded its intended design life. In addition, there was a Federal Pacific panel in Room TV03 which poses a safety concern. Federal Pacific panels contain breakers that may fail to trip resulting in overheating and potential fires.

Arch/Struct/Site

- » The roof coverings, roof hatches, and skylights throughout all buildings were observed to be aged, cracked and dried, and had loose flashing at parapets. The roof hatches were difficult to operate and dangerous due to counterweights placed on the exterior.
- » The exterior metal fire escape structures (all locations) were observed to be extremely corroded, degraded and aged.
- » The exterior windows (TV Wing, Auditorium, Boys Gym) were observed to be aged, had broken glazing panes, degraded.
- » The interior finishes (TV Wing) were all were observed to be predominantly aged and degraded.
- » The wood gymnasium flooring (Boy's Gym) was observed to have some cracks and previous repairs; it may need replacement in the near future.
- » The stadium concrete structure was observed to be crumbling in various areas and the press box was observed to be degraded (all interior/exterior systems).

RECENT CAPITAL EXPENDITURES

- » Boiler Repairs in 2017
- » Security Upgrades in 2017

- » Radon Mitigation in 2018
- » Fire Sprinkler Upgrades in 2019
- » Mold and Asbestos Abatement in 2020
- » Drinking Fountain Fixture Replacements in 2020
- » Pre-Bond Planning for Modernization

EDUCATIONAL SUITABILITY

- » There are very few spaces that support multiple teaching and learning styles.
- » Most classrooms are appropriately sized with some falling below the district's size standard.
- » The school lacks purposely designed special education spaces.
- » Finishes are worn and dated.
- » The science rooms range from 58% to 78% of the room size standard. There are insufficient outlets to meet educational needs. The labs lack emergency showers.
- » Only one music room is present (band).
- » The art rooms range from 70% to 75% of the size standard.
- » The school's only career program is television/video production. Those spaces are inviting and stimulating. There are three unused CTE spaces that used to house wood and metals shops in the main building and an auto shop in an annex building. Those spaces now are used for storage or for the wrestling program.
- » The gym is 80% of the size standard. There is not enough seating for the entire student body.
- » A large theater is present, but the stage is undersized. The

school does not have a black box theater or drama classroom. A couple dance rooms with sprung floors are present.

- » The library media center is greatly undersized (51% of size standard) and uninviting with little natural light.
- » The cafeteria has large columns that limit flexible seating options.
- » This school has no locked doors, no security vestibule, no buzzer entry system, and is open on all sides to student traffic. The main office does not have visual supervision of any doors.

EDUCATIONAL PROGRAM FORECAST

High Priority

Planning will commence in 2022 for the complete modernization of this facility. Construction will be complete in March 2027. The school will be designed per the district's Educational Specifications.

In the interim, provide CTE upgrades to increase the usability of career technical spaces until the facility can be fully modernized.

LINCOLN HIGH SCHOOL

ADDRESS

1600 SW SALMON ST

CONSTRUCTION DATE

2022 (PRIMARY)

LEVELS

6

BLDG AREA

292,000 SF

SITE AREA

477,418 SF
11.0 ACRES

CLASSROOMS COUNT

76

FUNCTIONAL CAPACITY

1,867

CLUSTER

LINCOLN

MODULAR CLASSROOMS

0

ZONING

CX - CENTRAL COMMERCIAL



HISTORICAL SUMMARY

- » As of this writing, Lincoln High School is being rebuilt.

MCDANIEL HIGH SCHOOL

ADDRESS

2735 NE 82ND AVE

CONSTRUCTION DATE

2021 (PRIMARY)

LEVELS

4

BLDG AREA

273,646 SF

SITE AREA

1,053,281 SF
24.18 ACRES

CLASSROOMS COUNT

77

FUNCTIONAL CAPACITY

1,739 STUDENTS

CLUSTER

MCDANIEL

MODULAR CLASSROOMS

0

ZONING

IR - INSTITUTIONAL RESIDENTIAL LCU



HISTORICAL SUMMARY

- » McDaniel High School was modernized and reopened in fall 2021

ROOSEVELT HIGH SCHOOL

ADDRESS

6941 N CENTRAL ST

CONSTRUCTION DATE

2017 (PRIMARY)

LEVELS

4

BLDG AREA

NO DATA

SITE AREA

744,876 SF
17.1 ACRES

CLASSROOMS COUNT

61

FUNCTIONAL CAPACITY

1,320 STUDENTS

CLUSTER

ROOSEVELT

MODULAR CLASSROOMS

0

ZONING

R5 RESIDENTIAL 5,000 CU



HISTORICAL SUMMARY

Roosevelt High School is located in the St. Johns neighborhood of North Portland. The campus retained the face of the original school building (1921) which has gone through a modernization in 2017. The main building was designed in the Colonial Revival style and the front facade has been preserved.

The campus occupies a 17 acre, roughly square parcel bounded by N. Smith St. to the north, N. Ida St. to the east, N. Burr St. to the west, and Central Ave. to the south. The school occupies the southeast quadrant of the property with playing fields to the west, track and football field to the northwest, and tennis courts to the north.

Development in the surrounding area consists primarily of single family residences built between 1920 and 1950.

RESJ CONSIDERATIONS

Roosevelt High School has multiple attributes that place it in

a high priority category for facility improvements that would advance the district's racial equity and social justice (RESJ) goals.

- » For the 2021-22 school year, 63% of students are historically underserved, significantly greater than the high school mean (37%).
- » For the 2020-21 school year, 35% of students qualified for free or reduced lunch, exceeding the high school mean (20%).

ENROLLMENT & UTILIZATION

For the 2021-22 school year, Roosevelt High School is forecast at 103% utilization. Utilization is expected to remain steady over the next decade; after a period of increase over the next 6-7 years, enrollment will then enter a period of decline, settling back at 103% enrollment by 2030-31.

FACILITY CONDITION SUMMARY

Roosevelt High School is four years

old, and in good condition with a facility condition index (FCI) score of 0.0.

Facility condition assessments conducted in 2019-20 revealed the following deficiencies:

Mechanical & Plumbing

- » Most of the roof drains were observed to be blocked by debris build-up and as a result, several areas of ponding water were observed on the roof.
- » All mechanical and plumbing equipment was replaced during the 2017 renovation and was observed to be in good condition with no major deficiencies noted.

Fire Protection

- » All fire protection equipment and fire alarm devices were replaced during the 2017 renovation and were observed to be in good condition with no major deficiencies noted.

Electrical

- » The electrical distribution equipment and lighting was fully renovated in 2017 and had no major deficiencies observed.

Arch/Struct/Site

- » The wood soffit and areas of the exterior historic architectural features were observed to be deteriorated.
- » Broken windows (2) across from the baseball field were observed.
- » Previous repairs to the exterior brick wall at the roof elevation of the library were observed to

be cracked.

RECENT CAPITAL EXPENDITURES

- » Initiated Phase IV and V Modernization Scoping in 2019 (ongoing)
- » Dust Collector Replacement in 2019
- » Historic Window Restorations in 2020

EDUCATIONAL SUITABILITY

- » Roosevelt is a recently modernized school, designed to align with the district's Educational Specifications. As such, the school received a high educational suitability rating.
- » The CTE spaces meet an average of 75% of the size standard guidelines.

EDUCATIONAL PROGRAM FORECAST

High Priority

- » Incorporate recommendations of PPS' All Gender Task Force, including restrooms and locker rooms (once finalized).
- » Re-purpose space to create an art exhibition area.
- » Re-purpose an existing space into a sensory motor room.
- » Evaluate whether SPED focus classroom renovations are needed to support an inclusive instructional model and align with the updated district Educational Specifications.
- » Expand dedicated space(s) for community programs.
- » Re-purpose existing space(s)

to provide dedicated supports for social emotional health (e.g. calming room).

Moderate Priority

- » Re-purpose an existing space into a wellness room.
- » Re-purpose existing space to provide a Family Resource Center with kitchen equipment.
- » Allocate an area for a Reconnection Services office.
- » Add/re-purpose a smaller dedicated activity space for Adapted P.E.

Lower Priority

- » Expand P.E. storage by repurposing space and/or adding casework.
- » Allocate instructional, office, and meeting space for Virtual Scholars.

IDA B WELLS- BARNETT HIGH SCHOOL

ADDRESS

1151 SW VERMONT ST

CONSTRUCTION DATE

1954 (PRIMARY)

LEVELS

4

BLDG AREA

290,246 SF

SITE AREA

990,990 SF
22.75 ACRES

CLASSROOMS COUNT

76

FUNCTIONAL CAPACITY

1,872 STUDENTS

CLUSTER

WELLS-BARNETT

MODULAR CLASSROOMS

0

ZONING

IR INSTITUTIONAL RESIDENTIAL
LCU MIT PLAN



HISTORICAL SUMMARY

Ida B Wells (formerly Woodrow Wilson) High School is located in the Hillsdale Neighborhood of Southwest Portland. The campus includes the original high school building (1953). The multi-story, International Style school building is a U-shaped finger plan with the gymnasium, auditorium, and music wing all differentiated from the main classroom sections of the school by different massing, building materials, heights, and overall shapes. The classroom sections of the building were constructed of “lifted” concrete slabs and the auditorium, gymnasium, and music wing were constructed using the more conventional tilt slab concrete. Most of the main classrooms lie behind a glazed curtain wall and the second floor library is cantilevered over the first floor.

The campus occupies an expansive rectangular shaped parcel that is positioned between SW Vermont Street to the south, SW Capitol Highway and SW Burlingame Avenue to the north, Mary

Rieke School to the west, and a residential development to the east. Development in the surrounding area consists primarily of single family residences built between 1950 and 1990. Playing fields as well as a football field and track are located to the west of the high school. A fence-enclosed outdoor pool is also situated to the west of the gymnasium. The pool is owned by Portland Parks and Recreation.

Given the high level of integrity and the school’s unique method of construction, Ida B Wells-Barnett High School is eligible for the National Register of Historic Places (NRHP).

RESJ CONSIDERATIONS

Facility improvements would not be significantly impactful to underserved communities, as Ida B. Wells-Barnett High School serves a less diverse student population with relatively low poverty levels compared to the district average.

- » For the 2021-22 school year, 19% of students are historically

- underserved, below the high school mean (37%).
- » For the 2020-21 school year, 10% of students qualified for free or reduced lunch, approximately half of the high school mean (20%).

ENROLLMENT & UTILIZATION

For the 2021-22 school year, Ida B. Wells-Barnett High School is forecast at 88% utilization. By the 2030-31 school year, utilization is projected to increase to 90%.

FACILITY CONDITION SUMMARY

Ida B. Wells High School is 67 years old, and in poor condition with a facility condition index (FCI) score of 0.24. The average FCI score for non-modernized high schools in PPS is 0.24.

Facility condition assessments conducted in 2019-20 revealed the following deficiencies:

Mechanical & Plumbing

- » The remaining equipment was original to facility construction.
- » The plumbing fixtures had no deficiencies observed. The domestic water piping and sanitary waste piping were not visible for assessment, but had no deficiencies reported..

Fire Protection

- » The school had a wet pipe sprinkler system that served the entire building.
- » The fire alarm control panel and alarm devices had no

deficiencies observed.

Electrical

- » The electrical distribution equipment had no deficiencies observed. Distribution branch wiring and grounding systems were not visible for assessment, but had no deficiencies reported.

Arch/Struct/Site

- » Moderate cracking was occurring in the south exterior concrete wall.
- » One roof hatch was tearing at its hinge. Moderate surface corrosion was present on both roof hatches.
- » Multiple concrete exterior stairs had cracks or were crumbling or broken.
- » The VCT in the cafeteria was coming loose in spots, with stress cracking in many of the tiles.
- » The wood floor was delaminating throughout the cafeteria and gymnasiums.
- » There was a major crack in the southwest retaining wall.

RECENT CAPITAL EXPENDITURES

- » Library Media Center Upgrades in 2017
- » College Career Center Upgrades in 2017
- » Exterior Brick Wall Repairs in 2020
- » Drinking Fountain Fixture Repairs in 2021
- » Pre-Bond Planning for Modernization

EDUCATIONAL SUITABILITY

- » Spaces are not flexible to allow for differentiated instruction.
- » The school lacks an auxiliary gym.
- » Finishes are worn and dated.
- » There is a lack of controlled entrances at this site.

EDUCATIONAL PROGRAM FORECAST

High Priority

Planning and design work to modernized Ida B. Wells High School is funded through the 2020 Bond. Construction costs are expected to be financed by future Bonds.

ALTERNATIVE SCHOOLS

GREEN THUMB COMMUNITY TRANSITION PROGRAM

ADDRESS

6801 SE 60TH AVE

CONSTRUCTION DATE

1974 (PRIMARY)

LEVELS

2

BLDG AREA

31,907 SF

SITE AREA

569,633 SF
13.05 ACRES

CLASSROOMS COUNT

6

FUNCTIONAL CAPACITY

130 STUDENTS

CLUSTER

FRANKLIN

MODULAR BLDG

0

ZONING

OS OPEN SPACE CU



HISTORICAL SUMMARY

The Green Thumb Facility is situated in the Brentwood Darlington neighborhood of southeast Portland. The large open campus consists of a residential style office/caretaker building, a classroom building, a rectangular portable, three greenhouses, a rectangular workshop building, a vehicle storage structure, and several small sheds. The collection of buildings is surrounded by large fields, several smaller planting areas, and multiple clusters of trees.

Development in the neighborhood consists of primarily single family residences constructed between 1925 and 1950. The campus retains a pastoral quality due to its location immediately to the west of Lane Middle School and Brentwood Park. Fields, planting areas, and fruit trees occupy the south and north portions of the campus. The primary entrance to the facility is from SE 60th Avenue. The principal structures on the campus are three greenhouses. Although representative of an innovative program designed to

assist students in developing job skills, the Green Thumb Facility does not appear to be eligible for the NRHP under Criterion A.

FACILITY CONDITION SUMMARY

Mechanical & Plumbing

- » The majority of the plumbing fixtures and domestic water distribution equipment had exceeded typical design life.
- » The vast majority of the heating and cooling equipment, exhaust fans, and associated equipment had exceeded typical design life.

Fire Protection

- » There was no sprinkler system in any of the buildings at Green Thumb.
- » A new addressable fire alarm system headend (Potter PFC-6800) and associated detection and signal devices were installed in 2019.

Electrical

- » The panelboards in the house,

green house, and utility buildings had exceeded typical design life.

Arch/Struct/Site

- » The exterior windows of the house had exceeded typical design life and had broken glazing seals and condensation between their panes.
- » The carpet floor finish of the house had exceeded typical design life and had heavy wear and staining throughout.
- » The wood siding of the house had exceeded typical design life. The wood siding on the east face of the building had excessive surface weathering and the boards were warped and curled.
- » The exterior corrugated fiberglass panel walls of the greenhouse had exceeded typical design life. The exterior surface of the fiberglass panels had heavy UV deterioration with peeling and missing top gelcoat and loose fibers.
- » The exterior doors of the greenhouse had exceeded typical design life. The doors had surface damage, were sagging and difficult to open or close, and had aged hardware.
- » The interior doors of the greenhouse had exceeded typical design life. The doors had surface damage, were sagging and difficult to open or close, and had aged hardware.
- » Several holes were observed in the wood cladding of the north classroom building. The interior acoustical ceiling tile in the classrooms was observed to be stained from water/moisture damage in a few areas.
- » The exterior metal doors (personnel doors) of the utility

building were observed to be aged and showing signs of corrosion. It appeared that the mechanical parts of the rolling overhead doors has been recently replaced extending the useful life of those doors.

- » The interior of the building was largely unfinished with a concrete floor slab throughout and minimal ceiling/wall finishes observed.

MLC K-12

ADDRESS

2033 NW GLISAN ST

CONSTRUCTION DATE

1914 (PRIMARY)

LEVELS

3

BLDG AREA

70,349 SF

SITE AREA

164,657 SF
3.78 ACRES

CLASSROOMS COUNT

22

FUNCTIONAL CAPACITY

464 STUDENTS

CLUSTER

LINCOLN

MODULAR BLDG

0

ZONING

RH HIGH DENSITY RESIDENTIAL CU



HISTORICAL SUMMARY

The Metropolitan Learning Center is situated in a residential and commercial neighborhood in northwest Portland and was formerly designated the Couch Elementary School. The building faces an asphalt-covered playground, with a city park to the east and a school parking lot to the west. Hoyt and Glisan Streets border the school to the north and south respectively. The three story building is covered by a flat roof. The rectangular mass of the reinforced concrete structure is covered with brick veneer. Built in 1914, the Tudor Revival style building features glazed terra cotta decorative elements. The facilities include classrooms, a gymnasium, an auditorium, and an indoor pool.

The Metropolitan Learning Center/ Couch Elementary School retains its integrity with moderate alterations to its plan and exterior and interior finishes. The 1914 Tudor Revival style school is recommended as eligible for the National Register of Historic Places (NRHP) for its association

with progressive era public school construction in Portland (Criterion A).

FACILITY CONDITION SUMMARY

Mechanical & Plumbing

- » The majority of the plumbing fixtures and domestic water distribution equipment had exceeded typical design life.
- » The vast majority of the steam heating equipment, exhaust fans, air handling units, and associated equipment had exceeded typical design life.
- » Fire Protection
- » The fire suppression system was observed only in the mechanical/boiler room.
- » An addressable fire alarm system headend (Silent Knight 5820XL) and associated detection and signal devices were installed in 2014.

Electrical

- » The majority of the site's electrical distribution system

(including the main switchboard and panelboards) had exceeded typical design life. This excludes the UPS and its associated panelboards (i.e. IT1 & IT2) added in the more recent IT upgrade project at the facility. Panelboard 'BP' in the pool area was water damaged and rusting. It was believed that the panelboard was no longer in use.

Arch/Struct/Site

- » The built-up roofs with metallic top coating had exceeded typical design life. The roof covering was blistered throughout, and the topcoat had moderate cracking.
- » The interior doors had exceeded typical design life. Most of the classroom doors had excessive wear and two wood barn doors in the cafeteria were fixed in the open position due to a steel angle that had been welded to their tracks to keep them permanently open.
- » The casework had exceeded typical design life. Approximately 80 percent of the casework appeared to be original and was in poor condition with heavy wear and tear and chipped paint.
- » The wall finishes had exceeded typical design life. The glue-on acoustic tiles on the auditorium walls were heavily damaged with gouges throughout and missing and mismatched tiles were observed.
- » The carpet had exceeded typical design life.
- » The painted and sealed concrete floor finishes had exceeded typical design life. Excessive wear including chips and scratches was observed throughout the facility.
- » The ceiling finishes had exceeded typical design life. The gypsum ceiling finish backstage in the auditorium had excessive water damage.
- » The original metal frame skylight above the connecting corridor between the main building and the gymnasium had exceeded typical design life and had corroded metal frame components, cracked single pane wired glazing and deteriorated sealant.
- » The wood storage cabinets in the corridor between the main building and the gymnasium had exceeded typical design life. The cabinets had scratched surfaces and damaged and missing hardware.
- » The wood gym floor in the gym addition had exceeded typical design life. Facility staff reported that the floor had many dead spots where balls do not bounce well.
- » The wood windows of the main building and gym addition were observed to be aged, splintered, and had chipped/cracked painted finish exposing the wood to further deterioration.
- » Some of the exterior concrete steps were observed to be in poor condition with cracked treads, nosing and concrete balustrade.
- » The playground equipment was determined to be installed/funded (in the summer of 2019) and maintained by Portland Parks and Recreation.

TERWILLIGER

ADDRESS

6318 SW CORBETT ST

CONSTRUCTION DATE

1916 (PRIMARY)

LEVELS

1

BLDG AREA

26,393 SF

SITE AREA

144,184 SF
3.31 ACRES

CLASSROOMS COUNT

11

FUNCTIONAL CAPACITY

N/A

CLUSTER

WELLS-BARNETT

MODULAR BLDG

2

ZONING

R5 RESIDENTIAL 5,000 CU



HISTORIC SUMMARY

Terwilliger School is a one story brick veneer building designed in the Colonial Revival style.

The school is situated in the Lair Hill neighborhood of Southwest Portland. Terwilliger School is a one story brick veneer building designed in the Colonial Revival style.

The campus consists of a U-shaped building and a portable. Constructed in 1916, the school features boxed cornices, brick soldier courses, and eyelid dormer vents along the roofline. Symmetrically arranged aluminum and multi pane casement windows provide the fenestration. The front façade features a central portico with entablature supported by square columns. The cornice of the entablature is ornamented with modillions. Along the roof line is an octagonal cupola with domical roof and weather vane. These Colonial Revival elements, in addition to the building's symmetrical plan and fenestration, serve to reinforce the ideals of order, balance, and formality.

The neighborhood consists of single family residences built primarily between 1920 and 1950. The campus occupies a long, narrow parcel that is located between SW Carolina and SW Dakota.

The school is located roughly in the center of the parcel, with open space located to the west (front) and play areas located to the east (rear) of the building. A linear walkway extends from SW Corbett to the building entrance. A 1948 portable building is located to the northeast of the primary building.

Terwilliger School is recommended as eligible for the National Register of Historic Places (NRHP).

FACILITY CONDITION SUMMARY

Mechanical & Plumbing

- » The majority of the mechanical and plumbing system were aged and had exceeded their intended design lives. The boiler's flue and associated piping were corroded and degraded. The backflow preventer had a constant

discharge piddling on the floor adjacent to an electrical junction box.

Fire Protection

- » The fire alarm control panel and fire alarm devices were all in good condition with no deficiencies observed.
- » No fire suppression systems were observed at the site.

Electrical

- » The electrical distribution equipment in the main building was approaching the end of design life.

Arch/Struct/Site

- » The ACT was water stained in various areas throughout and some ceiling tiles were loose or had fallen off.
- » The carpet was heavily worn in corridors.
- » The paint on the floor in the mech room was heavily scraped and scuffed.
- » Many water stains on interior ceilings and walls indicated roof leaks. The shingled and flat, coated roof coverings were heavily deteriorated.
- » The interior wood doors were moderately worn with some chipping paint.
- » The engineered wood siding on the exterior had peeling paint and water stains.
- » The wood framing on the exterior windows had flaking paint and water damage at exposed wood.
- » The concrete foundation wall had minor cracking around the perimeter, with major cracking in

the northeast corner.

- » The foundation wall of Portable 1 had moderate cracking on the east end.
- » There was cracking and flaking engineered wood siding on the east exterior of Portable 1.
- » The exterior stairs/stoops of Portable 1 were heavily weathered and cracking.
- » The pavement at the north entrance had significant cracking and deterioration.
- » The two sets of steps on west side of property did not have handrail, were cracked and beyond their typical design life.
- » The sidewalk near the west entrance had major cracking near the storm drain.
- » Sections of the perimeter fence was aged and corroded.

PIONEER PROGRAM - HOLLADAY CENTER

ADDRESS

2600 SE 71ST AVE

CONSTRUCTION DATE

1972 (PRIMARY)

LEVELS

1

BLDG AREA

30,568 SF

SITE AREA

409,464 SF
9.4 ACRES

CLASSROOMS COUNT

9

FUNCTIONAL CAPACITY

207 STUDENTS

CLUSTER

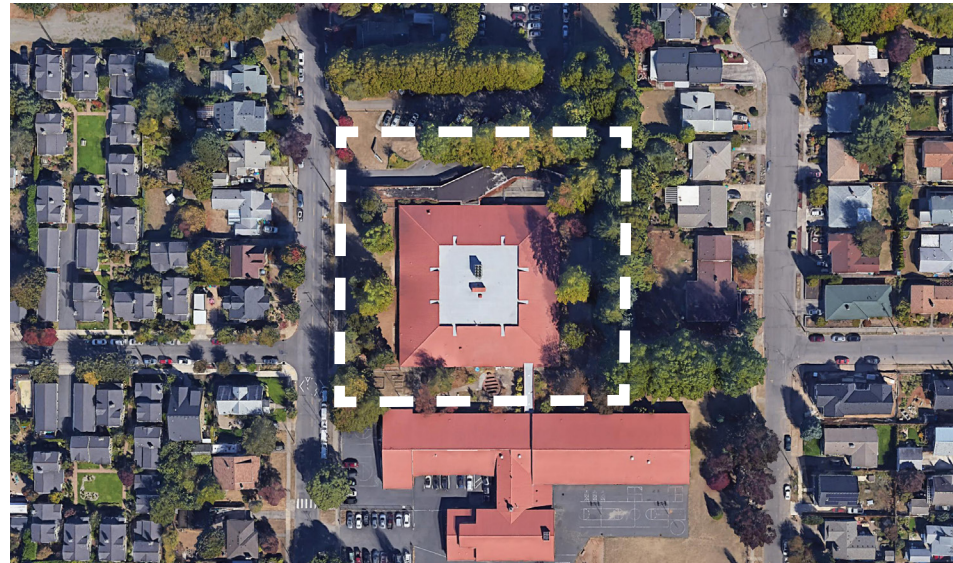
FRANKLIN

MODULAR BLDG

0

ZONING

OS OPEN SPACE CU



HISTORICAL SUMMARY

The Youngson-Holladay Campus for special needs children is situated in the South Tabor neighborhood of East Portland. The irregular shaped campus, which consists of three school facilities, is bound on the north by SE Division Street, the east by residences and SE 73rd Avenue, the south by residences, and the west by SE 71st Avenue. In the center of the campus is the 1972 Holladay Center. Each facility features its own parking and driveway.

The Holladay Center and Youngson School are attached via an enclosed walkway. The Holladay Center is a minimalistic square-shaped concrete building that exhibits a hybrid of architectural elements with no consistent style. The building features an open interior plan with classrooms lining the exterior walls. Exterior walls are punctuated by geometric shaped windows. The Holladay Center, known originally as the Holladay Center for the Handicapped, was designed for children with physical disabilities. The minimalistic building

reflects some principles of Modern architecture, while the interior spatial composition reflects the educational philosophies of the 1970s. The minimalistic building with its character defining plan and interior details reflects the architectural principles of the later twentieth century and school design for disabled children. The Holladay Center is, therefore, eligible for listing in the NRHP under Criterion A and C.

FACILITY CONDITION SUMMARY

Mechanical & Plumbing

- » The majority of the plumbing fixtures and domestic water distribution equipment had exceeded their design life.
- » The vast majority of the steam heating equipment, exhaust fans, air handling units, and associated equipment had exceeded typical design life.

Fire Protection

- » The building was not sprinklered.
- » An addressable fire alarm system

headend (Silent Knight 5820XL) and associated detection and signal devices were installed in 2014.

Electrical

- » The majority of the site's electrical distribution system (including the main switchboard and panelboards) had exceeded typical design life.

Arch/Struct/Site

- » The glazed exterior doors in the connecting enclosed walkway with Youngson Main had exceeded typical design life and had aged and mismatched hardware.
- » The roof hatch had exceeded typical design life. The roof hatch had a degraded surface finish, weak springs and damaged and missing hardware.
- » The sheet vinyl floor finish had exceeded typical design life and had dents, chips and excessive surface wear throughout.
- » The main asphalt surface parking lot at the building was observed to have potholes and crumbling/deteriorating asphalt.
- » Several of the concrete sidewalks adjacent to the main parking lot were observed to be cracked with uneven/unlevel surfaces or grass growing in the cracks causing a possible tripping hazard.

PIONEER PROGRAM - YOUNGSON

ADDRESS

2704 SE 71ST AVE

CONSTRUCTION DATE

1955 (PRIMARY)

LEVELS

1

BLDG AREA

31,781 SF

SITE AREA

233,046 SF

5.35 ACRES

CLASSROOMS COUNT

12

FUNCTIONAL CAPACITY

295 STUDENTS

CLUSTER

FRANKLIN

MODULAR BLDG

0

ZONING

OS OPEN SPACE CU



HISTORICAL SUMMARY

The Youngson-Holladay Campus for special needs children is situated in the South Tabor neighborhood of East Portland. The irregular shaped campus, which consists of three school facilities, is bound on the north by SE Division Street, the east by residences and SE 73rd Avenue, the south by residences, and the west by SE 71st Avenue. At the south end of the campus is the 1955 Youngson School. Each facility features its own parking and driveway. For Youngson School parking is provided along the entire west side of the building, which is accessible via a short driveway off SE 71st Avenue. The only play area/open space is located at the south end of the campus. The design of Youngson School is influenced by the International style. The single story building that comprises the facility features linear wings that form exterior courtyard space. The horizontal massing of the building is emphasized by low sloping gable roofs and, in the case of Youngson School, bands of aluminum hopper windows. Elements such as a linear

composition, bands of metal sash windows, low gable roofs, and lack of ornamentation serve to reinforce the ideals of functionalism and minimalism. The Youngson School is a simple example of post war design principles. The Youngson School and Holladay Center are attached via an enclosed walkway. Due to loss of integrity and the lack of notable post war design principles, the Youngson School is not eligible for listing in the National Register of Historic Places (NRHP).

FACILITY CONDITION SUMMARY

Mechanical & Plumbing

- » The majority of the plumbing fixtures and domestic water distribution equipment had exceeded typical design life.
- » The vast majority of the heating equipment, air handlers, exhaust fans, and associated equipment had exceeded typical design life.

Fire Protection

- » The building was not sprinklered.
- » A new addressable fire alarm

system headend (Potter PFC-6800) and associated detection and signal devices were installed in 2019.

Electrical

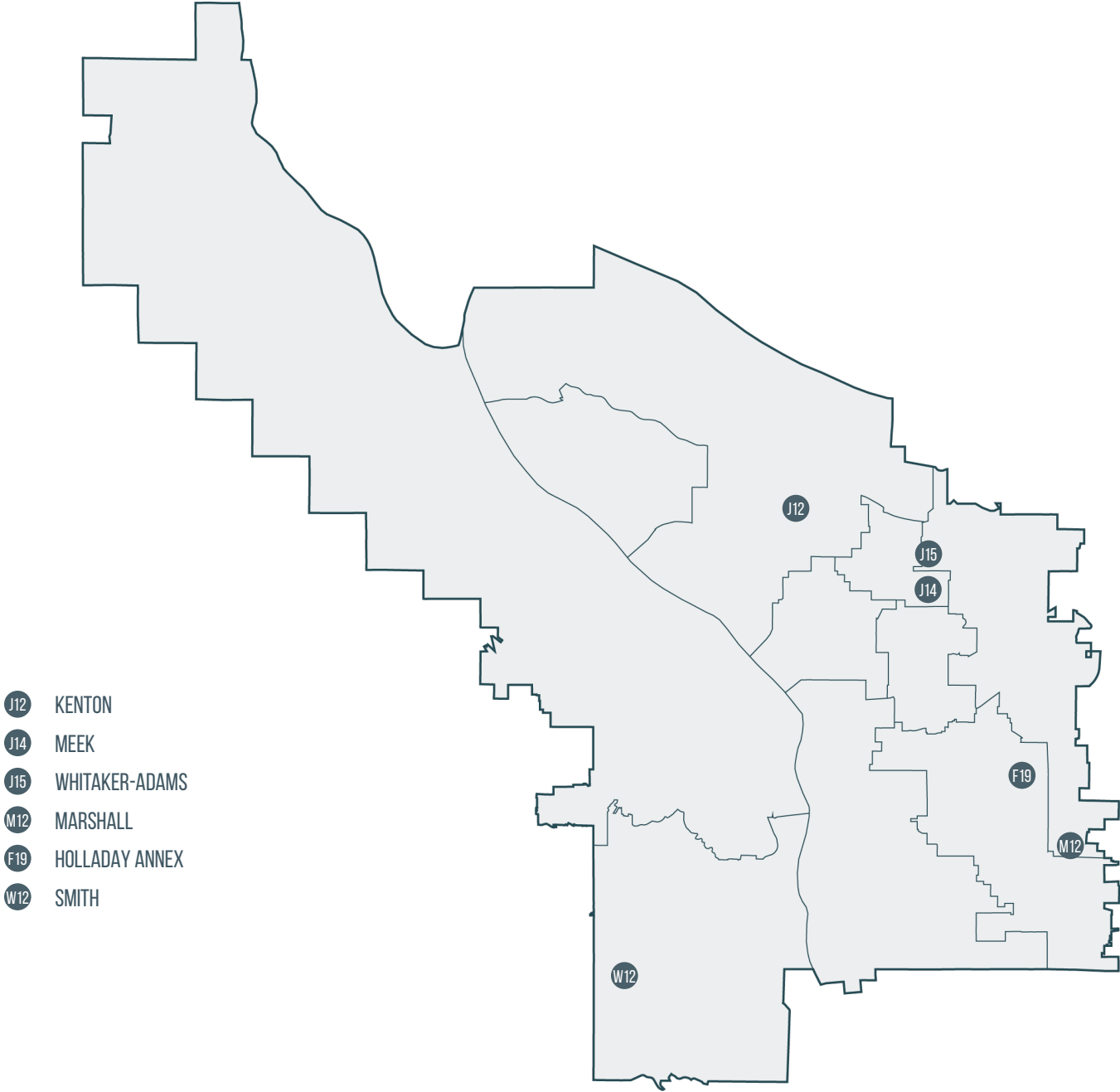
- » The site's electrical distribution system (including main switchboard and panelboards) had exceeded typical design life. This excludes the UPS and its associated panelboard (IT1) added in the more recent IT upgrade project at the facility. The existing generator (which feeds the automatic transfer switch in the Holladay Center) had also exceeded typical design life.

Arch/Struct/Site

- » The standing seam roof was not accessible for assessment. During a rain event, water was observed pouring over gutters indicating a possible downspout clog, and pouring through holes caused by corrosion in the bottom of the gutter at downspout connection points.
- » The interior doors, casework, toilet partitions, and floor finishes were approaching the end of design life or had exceeded design life.
- » The acoustic ceiling tiles had exceeded typical design life and some were missing or damaged.
- » Several of the concrete sidewalks adjacent to the main parking lot were observed to be cracked with uneven/unlevel surfaces or grass growing in the cracks causing a possible tripping hazard.
- » The asphalt parking lot was observed to be cracked

throughout the surface.

SWING & VACANT SITES



CAPITAL FORECAST

Kenton and Marshall serve as the district’s swing sites. Marshall is a former high school and comfortably supports a high school student body. Kenton is closer in square footage and classroom count to an elementary school. Both sites currently support the programs to be sited on the Benson campus in 2024.

The district owns two vacant sites: Smith and Whitaker-Adams. Smith is a former elementary school, closed in 2005. The building is now derelict. Significant investments would be necessary before the structure could be operational. However, enrollment forecasts in the Southwest do not support reopening Smith.

District leadership identified Whitaker-Adams for future development as an athletics hub as part of the development of this plan.

SMITH K-5 SCHOOL

ADDRESS

8935 SW 52ND AVE

CONSTRUCTION DATE

1958 (PRIMARY)

LEVELS

1

BLDG AREA

37,927 SF

SITE AREA

439,085 SF
10.08 ACRES

CLASSROOMS COUNT

18

FUNCTIONAL CAPACITY

184 STUDENTS

CLUSTER

WELLS-BARNETT

MODULAR BLDG

0

ZONING

R5 RESIDENTIAL 5,000 CU



HISTORICAL SUMMARY

Smith Elementary School is situated in southwest Portland on a 10.08-acre school campus. The primary school building is a wood frame structure that rests on a poured concrete foundation. The cladding consists of a mixture of red brick, plywood panels, and T-1-11 siding. Gable roofs cover the two wings of the single-story building. The building features elements of the Northwest Regional style, including broad roof overhangs, plywood siding, and fixed windows with louvers.

Although designed to be extensible, Smith Elementary School lacks integrity due to the additions, alterations, and resulting lack of coherent building vocabulary. The school was built during the PPS program of post-war construction, but archival research does not indicate that it influenced the design of other schools buildings, the curriculum, or future planning for the schools. Therefore, it is not eligible for the NRHP under Criterion A. The architects Payne & Scott and John

Storrs both had significant ties to the development of the Northwest Regional style; however this building is not a strong example of the style or of these architects' work. The alterations to the wing designed by John Storrs have significantly altered the original character of the school. Although the school exhibits characteristic features of twentieth century school design in the Northwest Regional style, due to the lack of integrity in comparison with other schools of this period in Portland, Smith Elementary School is not eligible for the NRHP under Criterion C.

DEMOGRAPHIC CONTEXT

The Smith site is located in Census Tract 65.01, bordered by seven adjacent census tracts. PPS's attendance boundary runs to the west of the census tract that Smith falls within. In this area of the district, enrollment is projected to fall by 3% over the next 15 years.

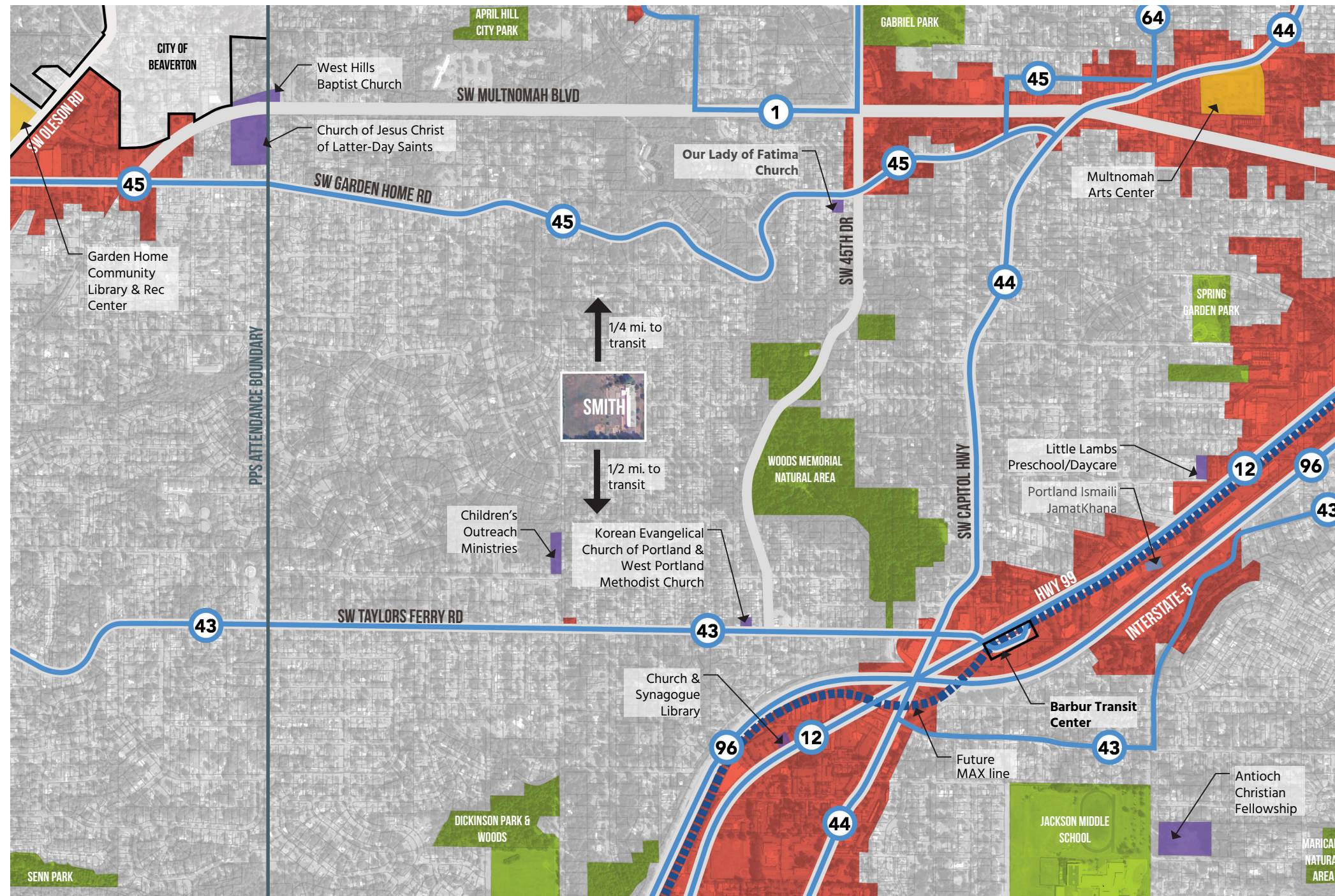
Of the population of the Smith site census tract, up to 15% identify as

BIPOC, up to 25% of households are cost-burdened, and up to 3% of children are experiencing poverty. The census tracts surrounding the site's census tract are more racially diverse (between 25% and 35% of the population identifying as BIPOC), and include a higher percentage of households experiencing cost burden (between 35% and 45%) and childhood poverty (between 7% and 15%).

Credit

U.S. Census Bureau's American Community Survey (ACS) 2014-2018 5-year estimates, December 2019 Release.

SMITH SITE PHYSICAL CONTEXT



TRANSPORTATION ACCESS

The Smith site is located in the Ashcreek neighborhood of Southwest Portland. SW Taylor's Ferry Rd and SW Garden Home Rd / SW Multnomah Blvd are the primary east-west road corridors. I-5 and Hwy 99 are about a mile from the site, along with the Barbur Transit Center park and ride. The Southwest Corridor MAX light rail is planned along I-5 and would provide more convenient access to central Portland in the future. After voters declined to fund the new MAX line in 2020, the project was put on hold until funding can be identified. Major bus transit corridors are located north and south of the site.

DISTRICT CONTEXT

The site is adjacent to PPS's attendance boundary to the west. Jackson Middle School, site of a future athletic hub, is located across I-5 to the southeast. Several city parks are located to the west of the site, and Smith is located 1.5 miles from Portland Parks and Recreation's Multnomah Arts Center to the east. Tualatin Hills Park and Recreation District's Garden Home Recreation Center is located to the west, outside the PPS attendance boundary. There are no PPS Early Childhood Education locations near

the site or on the west side of the Willamette River.

ADJACENT USES

The Smith site is surrounded by residential neighborhoods. Commercial areas, services, and community uses are located closer to major roads like the I-5 corridor and Multnomah Blvd.

LEGEND

- BUS LINE
- MAJOR ROAD
- FUTURE MAX LINE
- PARKS & SCHOOLS
- MIXED USE/ COMMERCIAL
- PLACE OF WORSHIP
- COMMUNITY USE



SMITH SITE ANALYSIS



SITE ANALYSIS

The Smith site is surrounded by residential zoning (R5, R7, and R10). Dwellings were built primarily between the 1950s and 1980s, with some more recent construction. Of the surrounding roads, only SW 52nd Ave has a sidewalk, and pedestrian access points to the site are limited. The existing school building is in poor condition and has a footprint of around 43,000 gsf. A 27,000 sf paved school yard lies to the west of the existing building, and existing vehicular access enters a small parking lot at the northeast corner of the site. The site slopes about 35 feet down from southeast to northwest. A grove of mature trees borders the site to the southwest.

POTENTIAL SITE SUITABILITY

Based on the district context, transportation access, and site conditions, the Smith site could be a candidate for Early Childhood Education (to add service to the west side of the district) or potentially for an athletic spillover use connected to the future Jackson Middle School athletic hub. The site could accommodate VAPA or CTE programs depending on geographic need.

SITE ANALYSIS LEGEND

- BUS LINE
 - NEIGHBORHOOD COLLECTOR
 - BUS STOP
 - SIDEWALK
 - FENCE
 - VEHICULAR ACCESS
 - PEDESTRIAN SITE ACCESS
-

MARSHALL HIGH SCHOOL

ADDRESS

3905 SE 91ST AVE

CONSTRUCTION DATE

1960 (PRIMARY)

LEVELS

4

BLDG AREA

273,646 SF

SITE AREA

1,039,342 SF
23.86 ACRES

CLASSROOMS COUNT

74

FUNCTIONAL CAPACITY

1,781 STUDENTS

CLUSTER

MCDANIEL

MODULAR BLDG

0

ZONING

IR INSTITUTIONAL RESIDENTIAL LCU



HISTORICAL SUMMARY

Marshall High School is located in the Lents neighborhood of southeast Portland. The campus includes only the main school building. The three-story building is largely devoid of architectural embellishments, but the internal functions of the school, such as the stair Wells-Barnett, hallways, library, auditorium, and gymnasium are clearly communicated by the building's fenestration patterns, overall massing, and varying building heights. The building mixes an external skin of variegated tan-colored brick with expansive banks of plate glass windows that form the building's curtain walls. Cantilevered overhangs shade the windows on each floor on the west and south sides, while no eaves are present on the north and east sides. The interior follows a square-shaped corridor plan that provides access to all classrooms, the auditorium, cafeteria, and the gymnasium.

The square-shaped property extends northward to gain access to SE 91st Avenue. Development in the

surrounding area consists primarily of single-family residences built between 1945 and 1970 as well as large-scale retail with the presence of large "big box" stores situated to the west at Eastport Plaza.

Despite the retention of its historical integrity, Marshall High School does not appear to be eligible for the National Register of Historic Places.

FACILITY CONDITION SUMMARY

Mechanical & Plumbing

- » This facility utilized several air handling units, supply fans, and exhaust fans for heating and ventilation; most of which were original to building construction in 1960. All fans and their associated ductwork were observed to have exceeded their design life.
- » While the boilers were observed to have updated controls and burners, their storage tanks and the remainder of the heating hot water system (expansion tanks, backflow preventers, piping, etc.)

SITE SUMMARIES

DEMOGRAPHIC CONTEXT

The Marshall site is located in Census Tract 83.01, bordered by six other census tracts and located at the eastern edge of the PPS attendance boundary. In this area of the district, enrollment is projected to fall by 10% over the next 15 years, making it an area with one of the largest projected reductions in enrollment.

The Marshall site is located in an area with the highest concentration of BIPOC populations of all the alternative use sites studied; between 45% and 75% of residents in the Marshall site census tract and the tract to the east identify as BIPOC. Just to the west of the site, more than 45% of residents are cost burdened, and other surrounding residents are between 30% and 45% cost burdened.

Child poverty is also high in the immediate vicinity of the site--between 30% and 74% of children are living below the poverty level in the site census tract. The demographics of this area are consistent with patterns of displacement from rapidly gentrifying neighborhoods to the west, where more diverse populations have lost a foothold, with some seeking affordability further east.

Credit

U.S. Census Bureau's American Community Survey (ACS) 2014-2018 5-year estimates, December 2019 Release.

- had exceeded its design life.
- » Many water coolers throughout the facility had not been approved for water consumption due to potential lead hazards.
- » All plumbing fixtures and domestic water distribution equipment was observed to have exceeded their design lives.

Fire Protection

- » The fire riser located in room B-65 and its associated sprinklers appeared to be original to building construction in 1960 and had exceeded their design life.

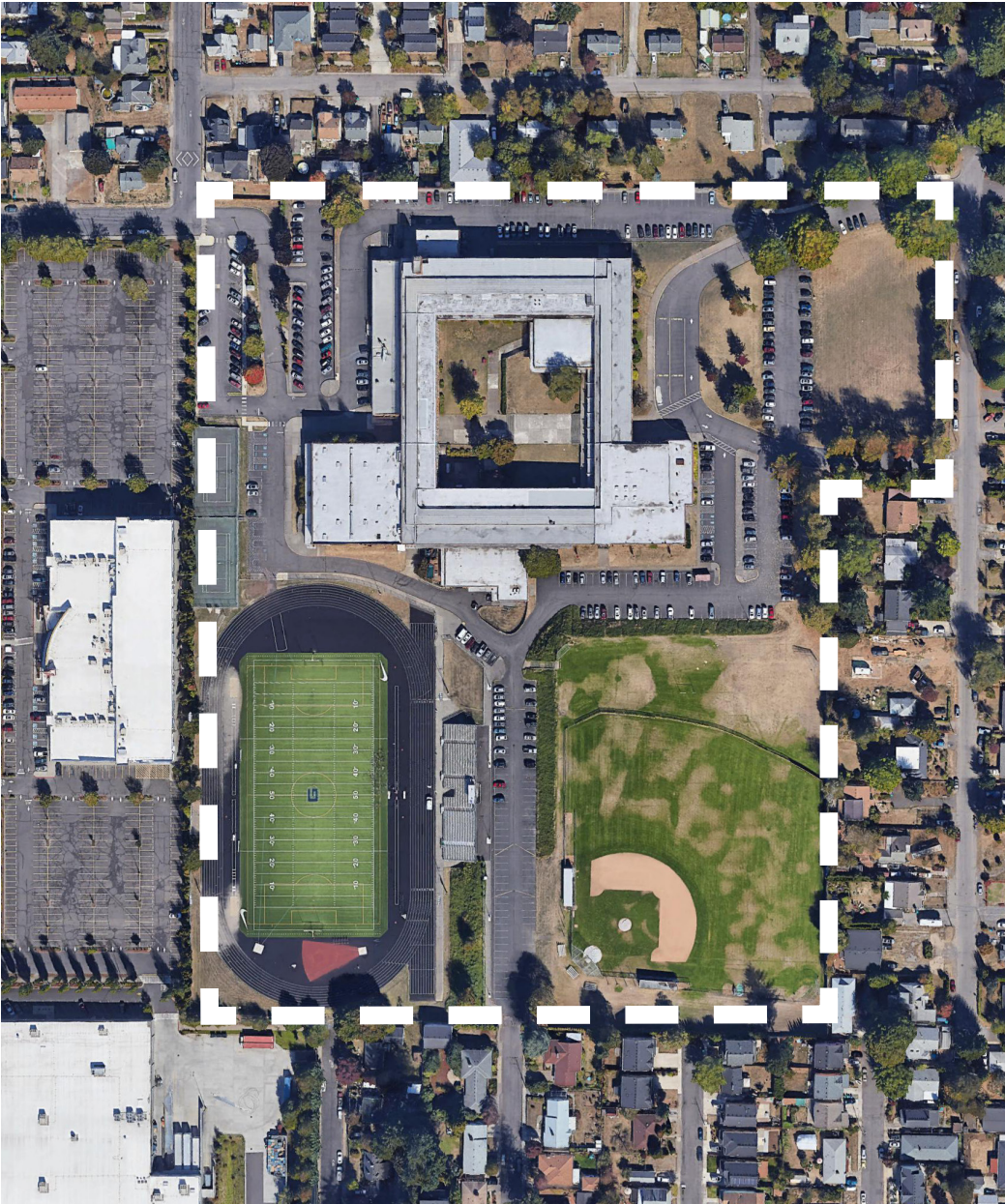
Electrical

- » Seventy-one of the 89 panels identified on site as well as two switchgears and six interior distribution transformers were observed to have all exceeded their intended design lives.
- » All lighting throughout the facility was observed to have exceeded its intended design life.

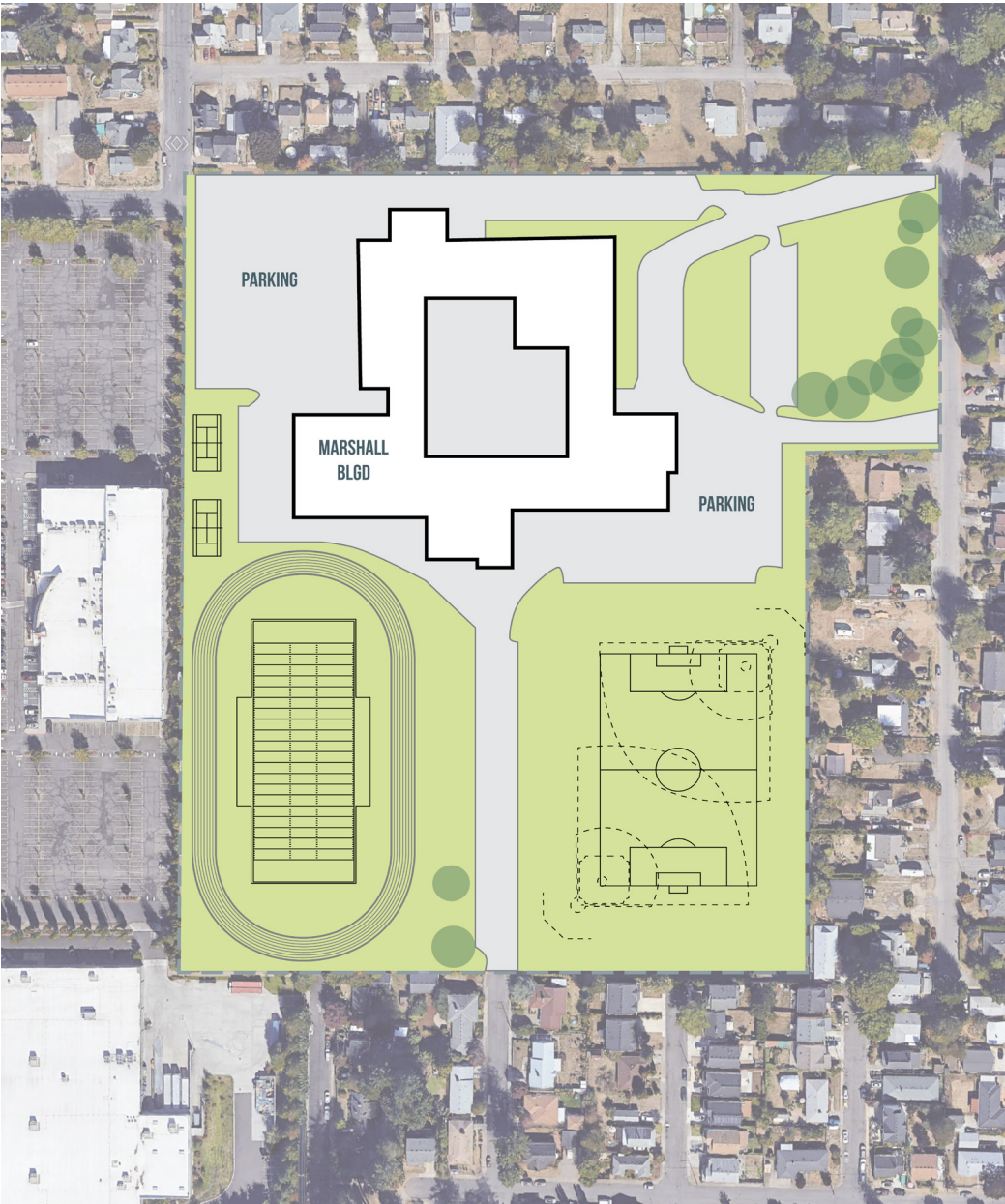
Arch/Struct/Site

- » The exterior enclosure (section of glazed curtain wall, aluminum windows and exterior doors) were observed to be aged and degraded.
- » The roof access hatch was observed to be aged and degraded.
- » The interior floor finishes (including wood stage floor in auditorium), toilet partitions, lockers, and auditorium seating observed to be aged and degraded.

MARSHALL SITE STUDY

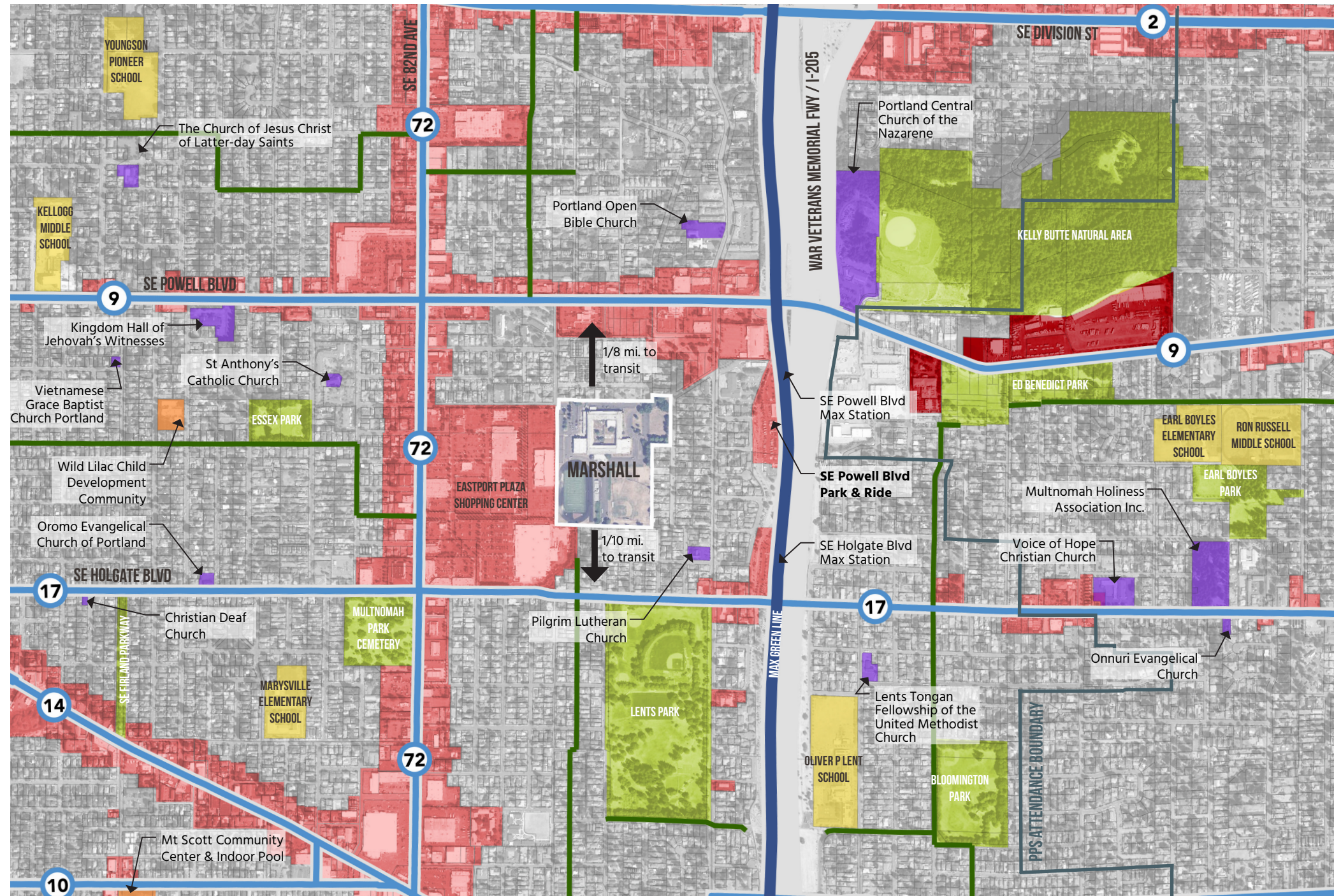


Existing Site



Proposed Athletics Programming

MARSHALL SITE PHYSICAL CONTEXT



TRANSPORTATION ACCESS

The Marshall site is located in the Lents neighborhood of Southeast Portland. The site sits between SE Powell Blvd (a Major City Traffic Street) and SE Holgate Blvd (Neighborhood Collector) as primary east-west road corridors and I-205 and SE 82nd Avenue as major north-south travel corridors. The MAX Green Line light rail runs adjacent to I-205, with two stops within a 5-minute walk of the site, at SE Powell and SE Holgate, providing convenient access to central Portland and other East Portland neighborhoods. Major bus transit corridors are located along SE Powell and SE Holgate with stops within a quarter mile walk of the site.

DISTRICT CONTEXT

The PPS attendance boundary runs to the east of I-205, where David Douglas School District is adjacent. Two Title I schools, Marysville and Lent (which is also an Early Childhood facility), are located to the south, and Kellogg and Youngson Pioneer School are located to the northwest. Marshall is located within a 5-minute walk from Lents Park with its baseball stadium and soccer field. Three parks east of I-205: Kelly Butte, Ed Benedict and Bloomington parks.

ADJACENT USES

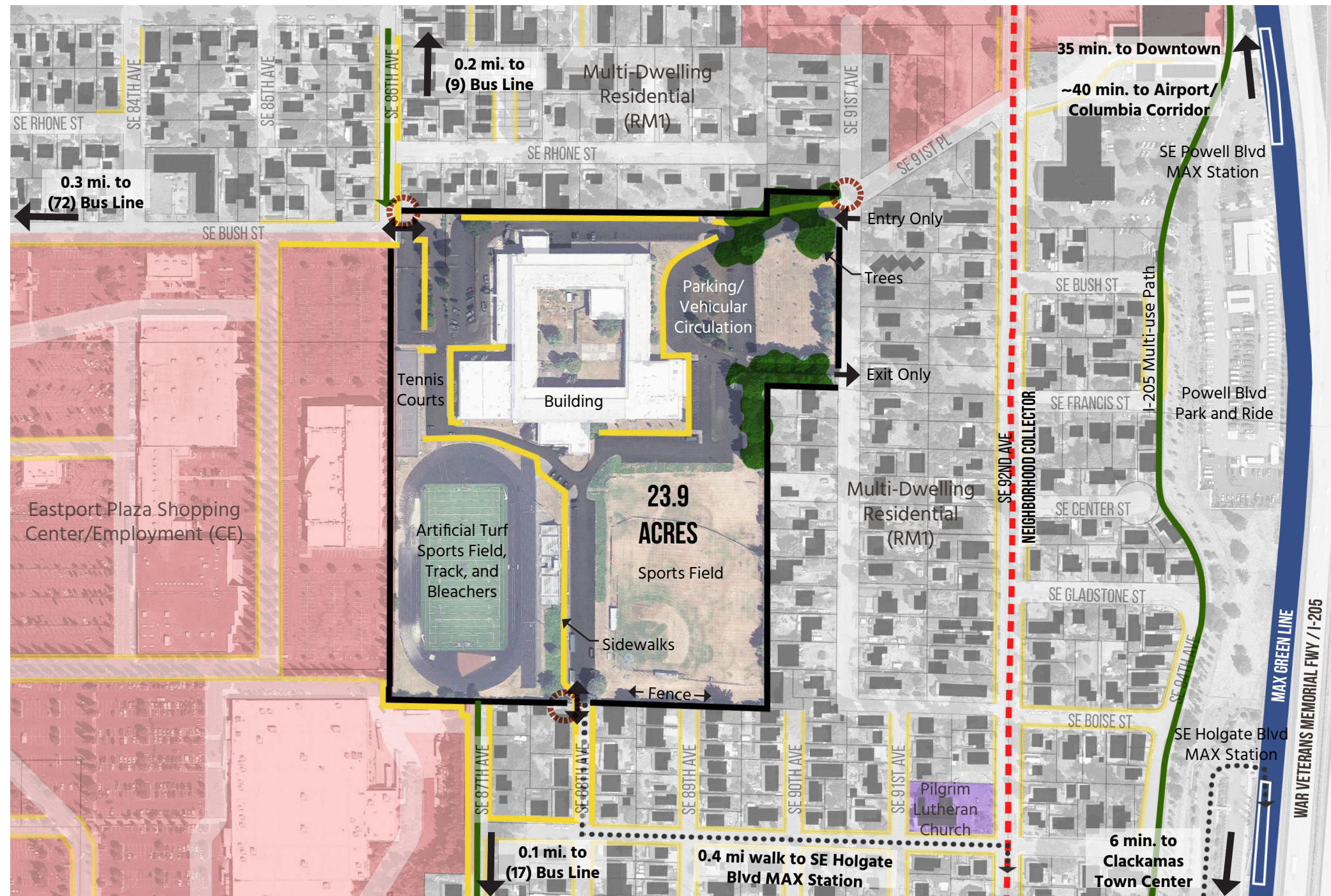
The Marshall site is surrounded by residential neighborhoods to the north and south east with a mix of housing types. The large Eastport Plaza retail center adjoins the site to the west and smaller commercial pockets are located along SE Powell Blvd.

LEGEND

- BUS LINE
- NEIGHBORHOOD GREENWAY
- MAJOR ROAD
- EXISTING MAX LINE
- PARKS
- EMPLOYMENT
- MIXED USE/COMMERCIAL
- PLACE OF WORSHIP
- COMMUNITY USE
- SCHOOLS



MARSHALL SITE ANALYSIS



SITE ANALYSIS

The Marshall site is surrounded by multi-dwelling zoning (RM1) to the east, north and south and commercial zoning on the Eastport Plaza center to the west. The existing 220,000 gsf building is in fair condition. The building is ringed by 4 acres of surface parking lots, and sports fields are located south of the building, flanking the main entry drive extending north from SE 88th Ave. Existing vehicular access enters on this main drive as well as into parking lots at the northeast and northwest corners of the site. Most surrounding roads have sidewalks, except for SE 91st Avenue. There are three main pedestrian access points to the site. A City Bikeway traverses the site north-south, and the I-205 multi-use path is located 2 blocks west. The site is flat. Some mature trees are located east of the building.

POTENTIAL SITE SUITABILITY

Program capital forecasts identified the need for district-wide athletic and CTE hubs at this location. The site's topography, existing fields, and building capacity support these uses, and its robust transit access makes it a logical location for a district hub.

LEGEND

- BUS LINE
 - NEIGHBORHOOD COLLECTOR
 - CITY BIKEWAY
 - SIDEWALK
 - FENCE
 - VEHICULAR ACCESS
 - PEDESTRIAN SITE ACCESS
- 0 50' 100' 200'

KENTON SCHOOL

ADDRESS

7528 N FENWICK AVE

CONSTRUCTION DATE

1913 (PRIMARY)

LEVELS

3

BLDG AREA

66,599 SF

SITE AREA

172,498 SF
3.96 ACRES

CLASSROOMS COUNT

18

FUNCTIONAL CAPACITY

NA

CLUSTER

JEFFERSON*

MODULAR BLDG

3

ZONING

R1 RESIDENTIAL 1,000 CU



HISTORICAL SUMMARY

Kenton School is situated in the Kenton neighborhood of North Portland. The campus occupies a 4 acre, rectangular parcel on the north side of Lombard Avenue. Development in the surrounding area consists primarily of single family residences built between 1900-1950. More recent development includes multi-family buildings and commercial businesses are located on the arterial streets within the vicinity of the school particularly on the south side of Lombard and along Interstate Avenue to the east. The campus consists of a primary rectangular-shaped building with an attached gymnasium and auditorium and three portables located at the south side of the property.

In comparison with other Portland schools during the same period and constructed of similar styles, the building retains a high degree of integrity and is therefore eligible for the National Register of Historic Places under Criterion A as an example of school planning and the use of the extensible school type to

accommodate the rapidly expanding population of Portland. The school is significant as an extensible school building type and is significant under Criterion C. While the building is notable for its Mediterranean Revival style terra cotta detailing, superior examples of the style are found in other schools such as at Irvington.

FACILITY CONDITION SUMMARY

Mechanical & Plumbing

- » The majority of the plumbing fixtures had exceeded their typical design lives. A portion of the domestic water distribution had been replaced; however, many of the existing plumbing fixtures were noted to have lead present in the system and the water is not safe for consumption. The water heater was recently replaced, but most of the other domestic water distribution equipment has exceeded its typical design life and should be replaced.
- » The vast majority of the heating equipment, air handlers, exhaust fans, and associated equipment

had exceeded their typical design lives. Heating equipment and exhaust fans serving the auto shop and work shop areas did not have any major deficiencies.

Fire Protection

DEMOGRAPHIC CONTEXT

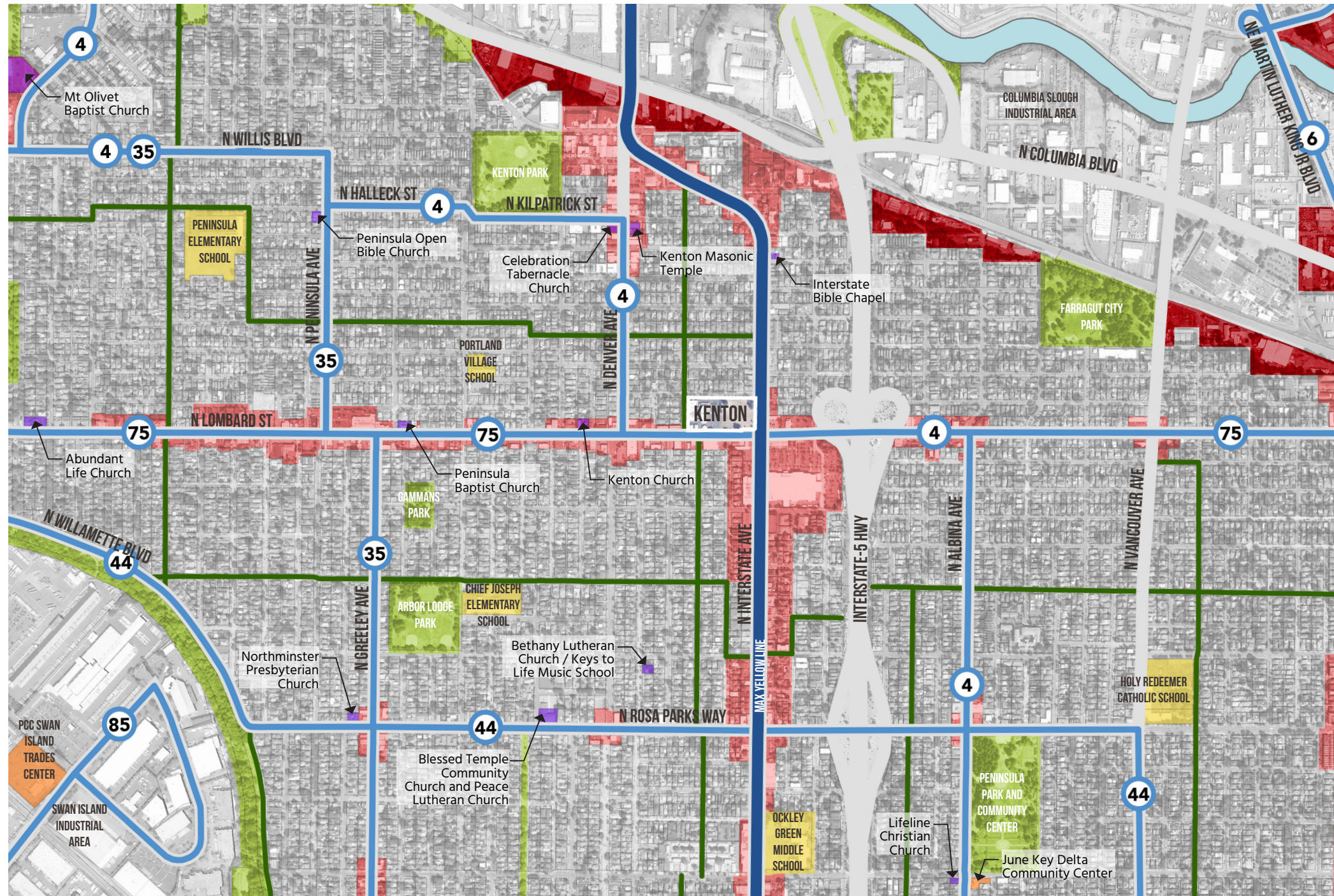
The Kenton site is located in Census Tract 38.01, bordered by four adjacent census tracts. In this area of the district, enrollment is projected to rise by 3% over the next 15 years.

Of the population of the Kenton site census tract, between 25% and 35% identify as BIPOC, about one third of households are cost burdened, and between 7% and 15% of children are experiencing poverty. The census tracts to the east and north are more racially diverse (35% to 45% of the population identifying as BIPOC), and include a higher percentage of households experiencing cost burden (up to 45%). Childhood poverty is more pronounced in the outer reaches of the site's context along the Columbia corridor and toward St. Johns as well as further east and south.

Credit

U.S. Census Bureau's American Community Survey (ACS) 2014-2018 5-year estimates, December 2019 Release.

KENTON SITE PHYSICAL CONTEXT



TRANSPORTATION ACCESS

The Kenton site is located in the Kenton neighborhood of North Portland. The site is located on N Lombard St, a District Collector that extends west to St Johns. N Interstate Avenue is a Neighborhood Collector running north-south on the east edge of the site. Interstate 5 provides regional vehicular access 3 blocks to the east on Lombard. The MAX Yellow Line light rail runs along Interstate Ave, providing convenient access to central Portland and employment areas to the south of Portland. N Lombard is a major bus corridor. A Neighborhood Greenway bike route runs along the west edge of the site on N Fenwick Ave., with an additional east-west route on N Terry St north of the site.

DISTRICT CONTEXT

The site is within PPS's attendance boundary. Peninsula Elementary School is the closest PPS facility. Kenton Park and Farragut Park are large neighborhood park facilities within 1 mile of the site. The Kenton site was leased until this year by De La Salle HS, who have vacated the building and moved to St Charles Church on NE 42nd Ave.

ADJACENT USES

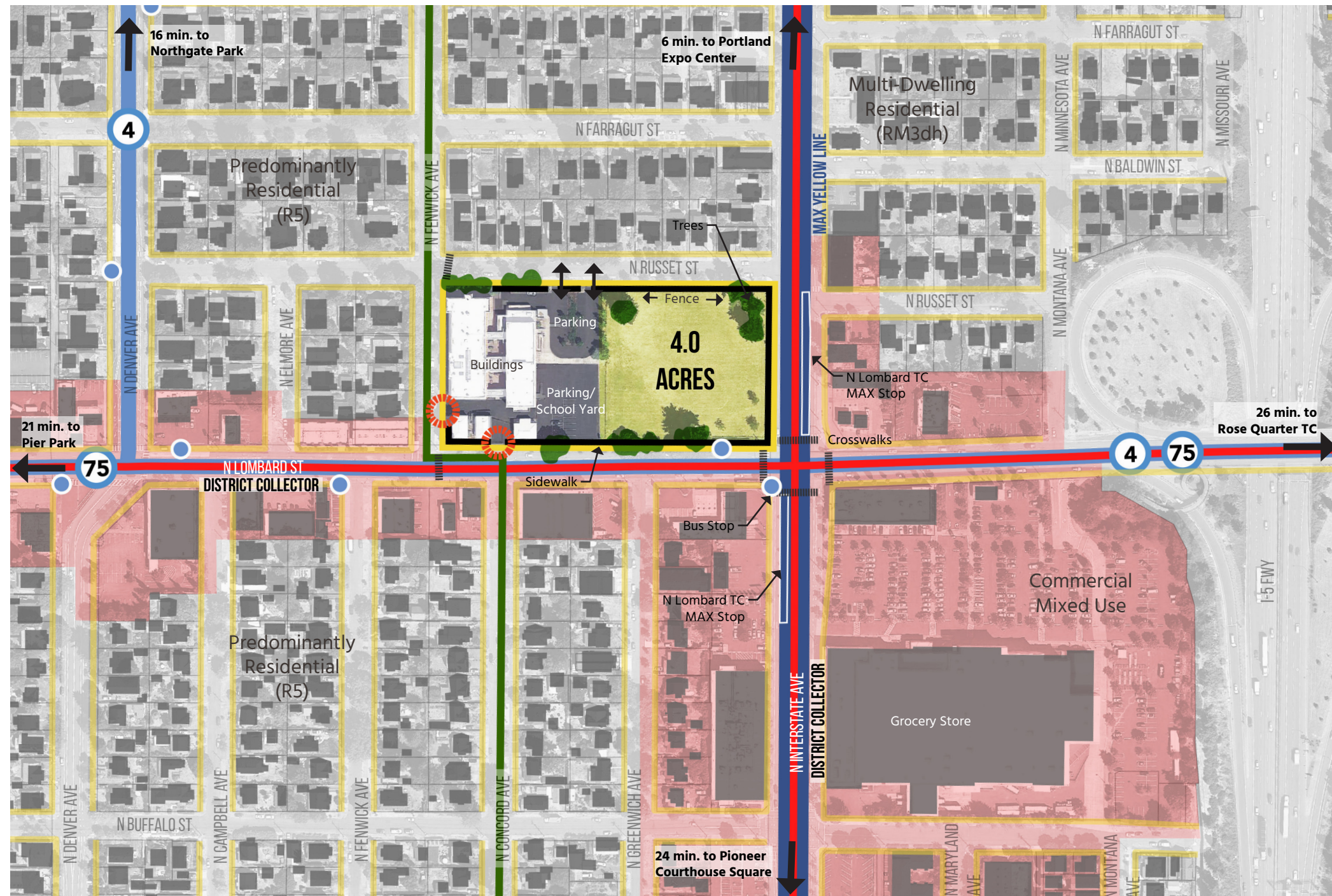
The Kenton site is located within a bustling hub of transit waiting areas, large commercial uses including a grocery store, and smaller commercial along N Lombard St. There are few community uses or places of worship surrounding the site.

LEGEND

- BUS LINE
- NEIGHBORHOOD GREENWAY
- MAJOR ROAD
- EXISTING MAX LINE
- PARKS
- EMPLOYMENT
- MIXED USE/ COMMERCIAL
- PLACE OF WORSHIP
- COMMUNITY USE
- SCHOOLS



KENTON SITE ANALYSIS



SITE ANALYSIS

The Kenton site is surrounded to the north and west by predominantly single-family homes, within R5 zoning. N Interstate and N Lombard St are District Collectors. All surrounding streets have sidewalks, and there are pedestrian access points to the site on the north, west and south sides of the site. There are 5 buildings on the site, including a large original 2-story structure built in 1913, with an adjacent gymnasium. Three small classroom portables are located along N Lombard. A paved school yard and two parking lots accessed from N Lombard and N Russet lie to the east of the existing buildings and a large grassy sportsfield occupies the eastern half of the flat site. Some mature conifers line the southern edge of this field.

POTENTIAL SITE SUITABILITY

While athletics program need in North Portland is high, the site capacity is limited for athletic fields. Early childhood may not be compatible with the surrounding levels of traffic, but a small new facility could be accommodated along N Russet St. If the existing historic building was updated and preserved, this site could be repurposed as a future arts magnet school with the addition of a new theater and central storage area for

VAPA materials.

LEGEND

- BUS LINE
 - DISTRICT COLLECTOR
 - CITY BIKEWAY
 - EXISTING MAX LINE
 - MAX STOP
 - BUS STOP
 - SIDEWALK
 - FENCE
 - VEHICULAR ACCESS
-

MEEK PROF TECH SCHOOL

ADDRESS

4039 NE ALBERTA CT

CONSTRUCTION DATE

1953 (PRIMARY)

LEVELS

1

BLDG AREA

35,945 SF

SITE AREA

234,353 SF

5.38 ACRES

CLASSROOMS COUNT

16

FUNCTIONAL CAPACITY

441 STUDENTS

CLUSTER

MCDANIEL

MODULAR BLDG

0

ZONING

R5 RESIDENTIAL 5,000 CU



HISTORICAL SUMMARY

Originally the Alberta Court (Meek) Elementary School when it was constructed in 1953, this Modernist Vernacular style building is situated on a grass and asphalt-covered campus. Clad in red brick, the wood frame structure sits on a poured concrete foundation. The single story building is covered by flat and slightly pitched roofs. The L-shaped plan houses classrooms, a cafetorium, a library, a music room, and an administrative office. Situated in a primarily residential neighborhood in Northeast Portland, the Meek Professional Technical High School was originally constructed in 1953, as the Alberta Court (Meek) Elementary School. The playground, play shed, and playfields are located directly north and northwest of the school. The parking area is located directly west of the building.

The school was built in response to the residential development in northeast Portland during the PPS program of post-war construction and is eligible for the NRHP under

Criterion A.

FACILITY CONDITION SUMMARY

Mechanical & Plumbing

- » The majority of the plumbing fixtures had exceeded their typical design lives. A portion of the domestic water distribution had been replaced; however, many of the existing plumbing fixtures were noted to have lead present in the system and the water is not safe for consumption. The water heater was recently replaced, but most of the other domestic water distribution equipment has exceeded its typical design life and should be replaced.
- » The vast majority of the heating equipment, air handlers, exhaust fans, and associated equipment had exceeded their typical design lives. Heating equipment and exhaust fans serving the auto shop and work shop areas did not have any major deficiencies.

Fire Protection

- » The building was observed to have a wet-pipe sprinkler system providing coverage of approximately 25% of the overall building. The piping and sprinkler heads were estimated to be original to the building and had exceeded their typical design life.
- » An addressable fire alarm system headend (Silent Knight 5208) and associated detection and signal devices were installed in 2004.

Electrical

- » The building's main electrical switchboard was upgraded in 1998; however, the majority of the panelboards had exceeded their typical design lives. This did not include three panelboards added in 1997 and two more added in 2004 as part of various upgrades.

Arch/Struct/Site

- » The roof hatch had exceeded typical design life. The roof hatch had weak springs, aged hardware and missing seals.
- » The remaining exterior architectural components are planned for future assessment.

DEMOGRAPHIC CONTEXT

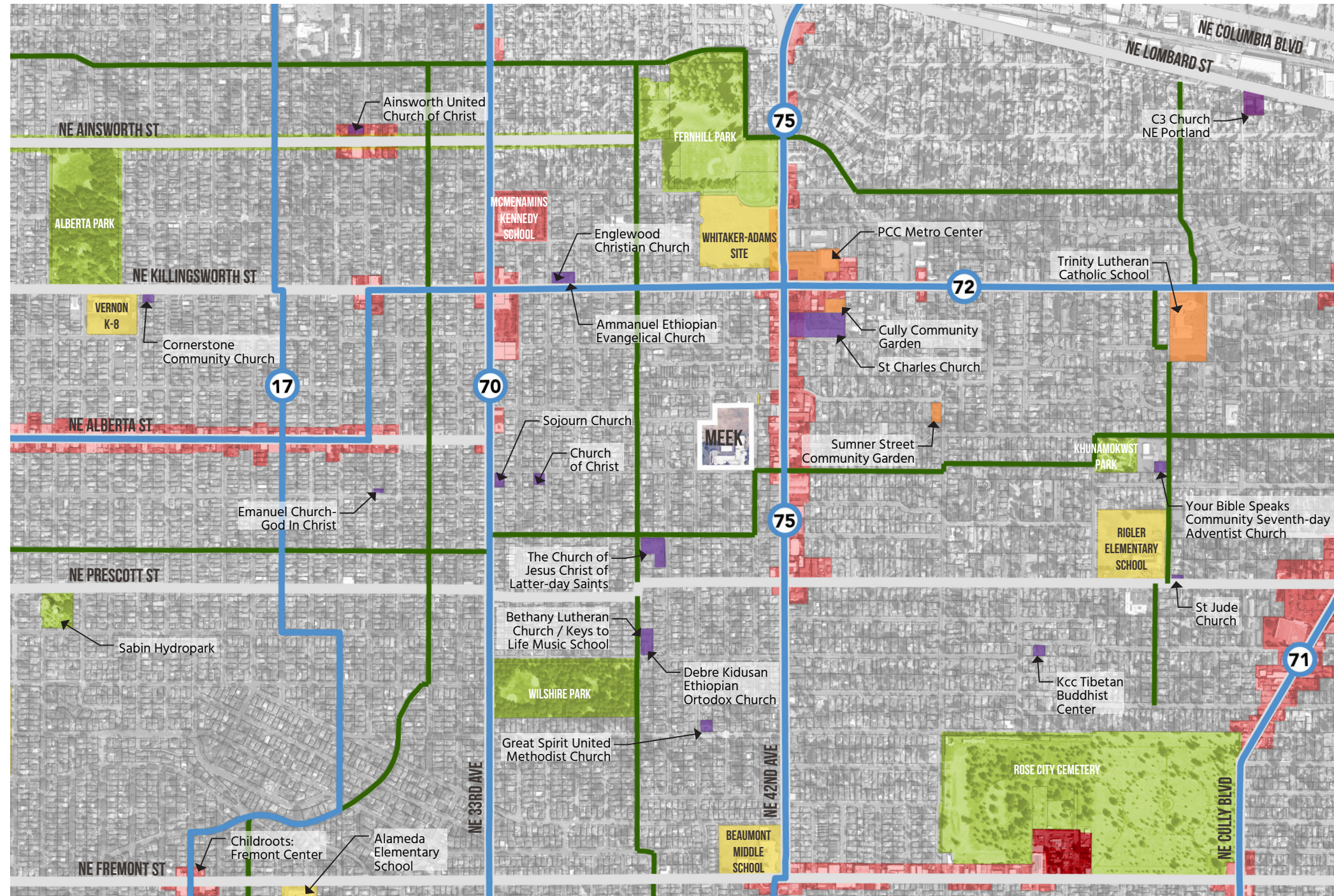
The Meek site is located in Census Tract 30, surrounded by five other census tracts. Enrollment is projected to increase by 6% over the next 15 years in this area of the district.

While the site's census tract contains relatively lower child poverty rates and housing cost burdened families, it is important to note that just east of the site, across NE 42nd Ave, the census tracts are significantly more diverse (between 45% to 75% identifying as BIPOC), more cost-burdened (between 35% to 45% of households), and experiencing higher rates of childhood poverty (between 30% and 74% of households). This pattern is consistent with recent gentrification and displacement pushing eastward in this area of Portland. It also overlaps with strong efforts by local community organizations to fight displacement by building affordable housing units in the Cully neighborhood on the east side of NE 42nd Ave.

Credit

U.S. Census Bureau's American Community Survey (ACS) 2014-2018 5-year estimates, December 2019 Release.

MEEK SITE PHYSICAL CONTEXT



TRANSPORTATION ACCESS

The Meek site is located in the Concordia neighborhood of NE Portland. The site is easily accessible by multiple modes of transportation. Major nearby road corridors include NE Killingsworth, a District Collector, and NE Prescott St, a Neighborhood Collector. NE 42nd Avenue (Neighborhood Collector) is a commercially-oriented corridor one block to the east. Bus transit serves NE Killingsworth and NE 42nd. A Major City Bikeway/Neighborhood Greenway runs north-south within 2 blocks of the site's west edge on NE 37th and another runs east-west and touches the site's southeast edge, making the site easily accessible by bike and on foot from surrounding neighborhoods.

DISTRICT CONTEXT

Meek is a Title I CSI school currently being used as a campus for Alliance High School CTE programs. Rigler ES is 1/2-mile to the east along Prescott, Beaumont MS (a Title I, TSI school) is south along NE 42nd, and the vacant Whitaker-Adams site is north on NE 42nd, south of Fernhill Park.

ADJACENT USES

The Meek site is surrounded by residential neighborhoods.

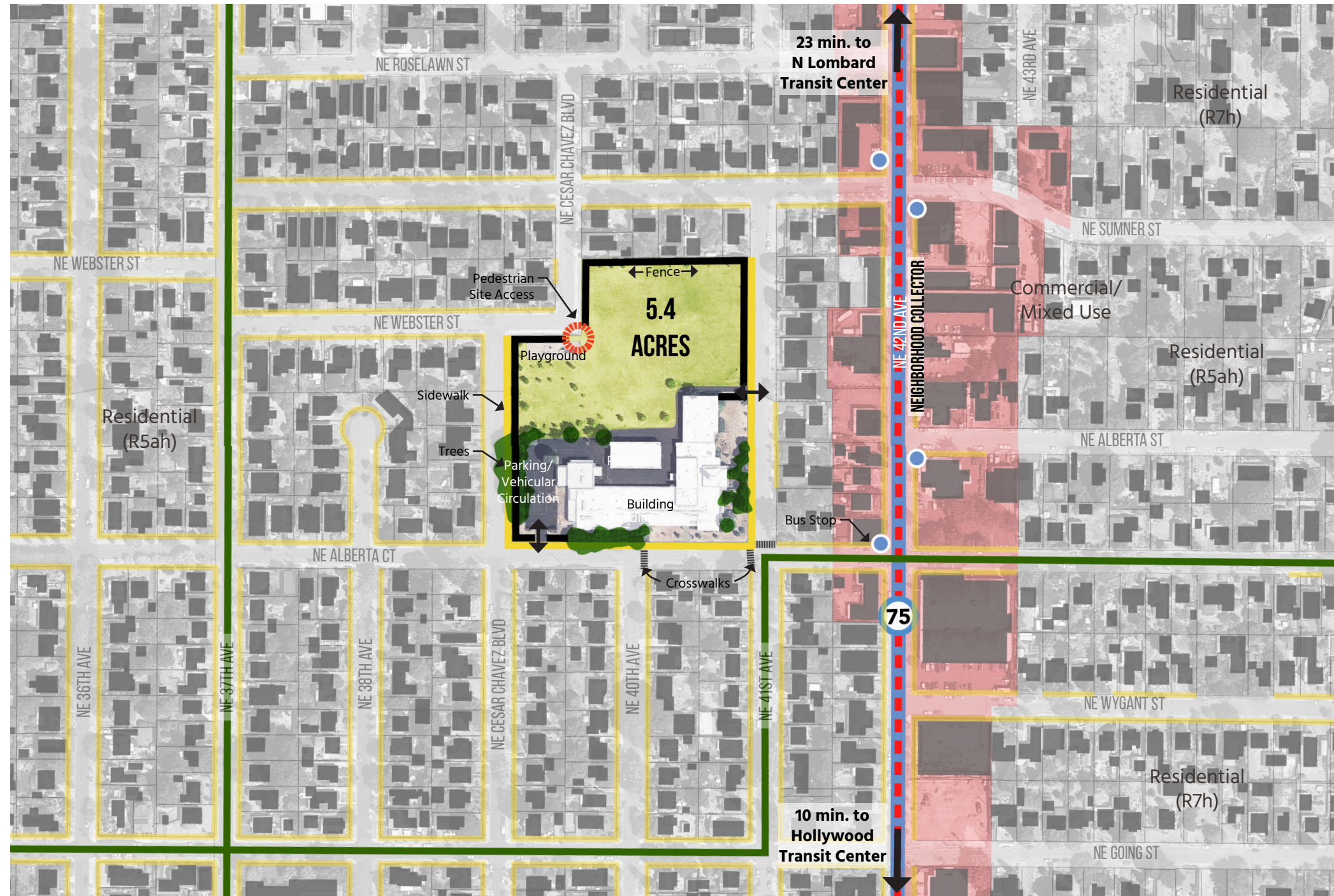
Commercial areas, services, and community uses are located nearby, along NE 42nd Avenue, with a node of activity at the corner of NE Killingsworth, including PCC's Metro Center, which will include space for community organizations and affordable housing managed by Home Forward.

LEGEND

-  BUS LINE
-  NEIGHBORHOOD GREENWAY
-  MAJOR ROAD
-  PARKS
-  MIXED USE/COMMERCIAL
-  EMPLOYMENT
-  PLACE OF WORSHIP
-  COMMUNITY USE
-  SCHOOLS



MEEK SITE ANALYSIS



SITE ANALYSIS

The site is surrounded by residential blocks, primarily single-family detached homes. The surrounding sidewalk network is incomplete, with notable gaps on NE 41st Avenue and NE Cesar Chavez, as well as the south side of NE Alberta Court. The sidewalk network is lacking east of NE 42nd Ave. There are pedestrian access points to the site from the south and NW. The existing school building has a footprint of around 37,000 gsf. A fenced grassy school yard and playground occupies the northern half of the site, including a covered play area immediately north of the school building. Existing vehicular access enters a small parking lot at the southwest corner of the site. The site is flat.

POTENTIAL SITE SUITABILITY

The building could be renovated or replaced to house a variety of PPS programs. For example, the site could be repurposed as a STEAM facility for nearby Beaumont MS. Its quiet but well-connected location could make it a good site for VAPA or other specialized uses. Its proximity to more affordable and diverse residential areas and its existing outdoor play area could also make it a candidate for early childhood services depending

on local demand and potential partnerships.

LEGEND

- BUS LINE
 - NEIGHBORHOOD COLLECTOR
 - CITY BIKEWAY
 - BUS STOP
 - SIDEWALK
 - FENCE
 - VEHICULAR ACCESS
 - PEDESTRIAN SITE ACCESS
- N 0 50' 100' 200'

WHITAKER - ADAMS VACANT SITE

ADDRESS

5700 NE CESAR E CHAVEZ BLVD

CONSTRUCTION DATE

NA

LEVELS

NA

BLDG AREA

NA

SITE AREA

437,778 SF
10.05 ACRES

CLASSROOMS COUNT

NA

FUNCTIONAL CAPACITY

NA

CLUSTER

NA

MODULAR BLDG

NA

ZONING

CM2 COMMERCIAL MIXED USE 2
R5 RESIDENTIAL 5,000 CU



HISTORIC SUMMARY

First a high school and later, in 1983, a middle school, the Whitaker-Adams site has been vacant since 2007 following the discovery of radon and black mold in the existing school.

DEMOGRAPHIC CONTEXT

The Whitaker-Adams site is located in Census Tract 36.03, bordered by six adjacent census tracts. In this cluster, enrollment is projected to fall by 10% over the next 15 years.

For site census tract, 25% to 35% identify as BIPOC, between 35% and 45% of households are cost-burdened, and between 7% and 15% of children are experiencing poverty.

The census tracts to the east of Whitaker-Adams are more racially diverse (between 45% and 75% of the population identifying as BIPOC). Childhood poverty is also more prevalent to the east, with between 30% and 74% of children under the poverty line.

Credit

U.S. Census Bureau's American Community Survey (ACS) 2014-2018 5-year estimates, December 2019 Release.

EDUCATIONAL PROGRAM FORECAST

Whitaker-Adam is one of three athletics hubs identified by athletics program leadership. As a shared resource across several schools, hubs are a viable path toward expanding existing athletics programming for smaller sites and alleviating schedule constraints regionally.

Most schools do not have enough land area for multiple fields, seating, and lighting. Only one high school site supports comprehensive athletics programming: McDaniel; even McDaniel presents scheduling challenges for a three-tiered athletics schedule.

If developed into an athletics hub, Whitaker-Adams would

serve programs at Roosevelt, Grant, Jefferson, and McDaniel by providing:

- » Football field with artificial turf
- » Two soccer fields with artificial turf
- » Three baseball/softball fields
- » Bleacher seating around baseball/softball fields
- » 4 basketball courts
- » 6-lane olympic sized pool
- » Storage and support buildings

Note: Confirm middle school system capacity in the area before planning for this site (Ref: Board Resolution 3195).

WHITAKER-ADAMS SITE STUDY

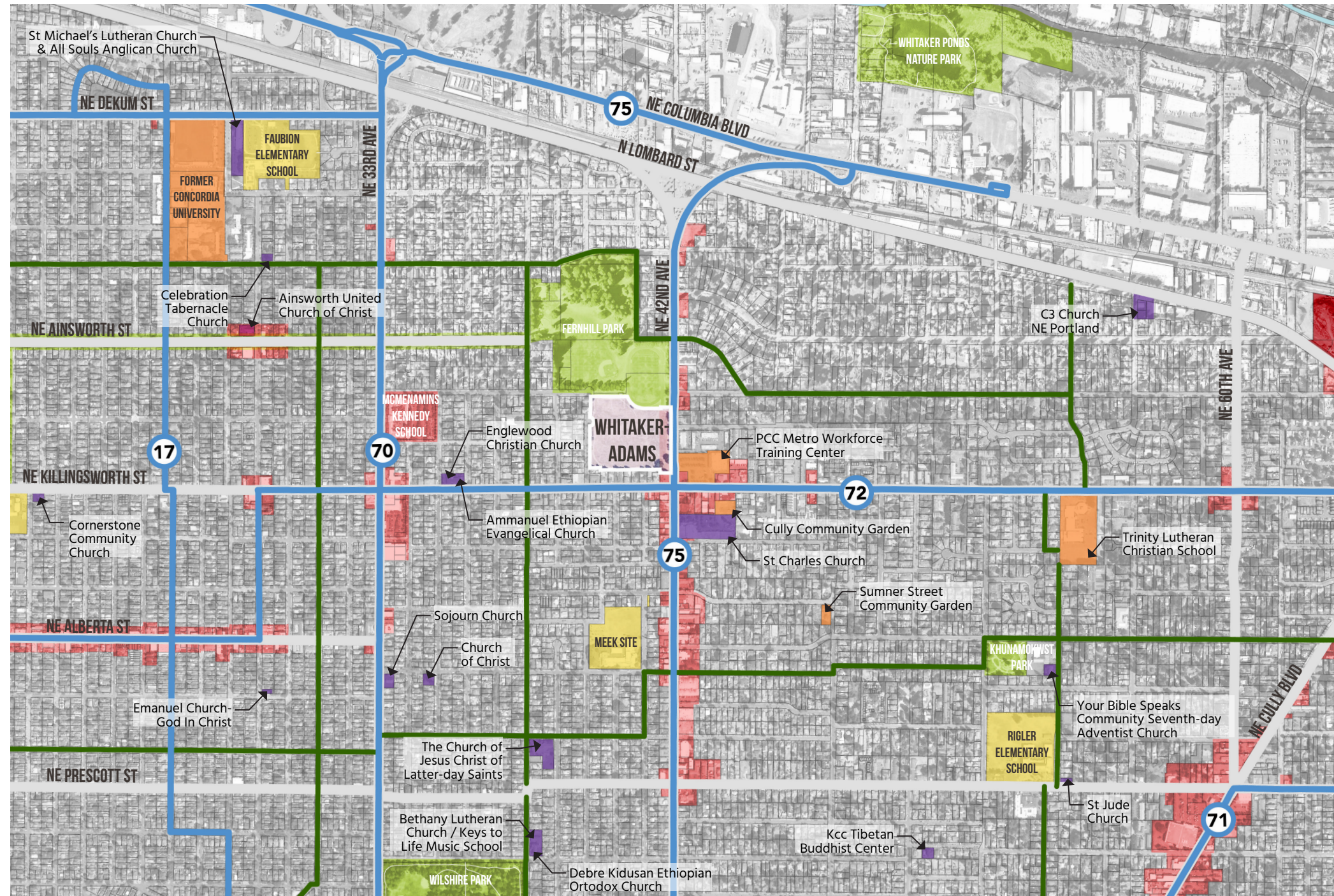


Existing Site



Proposed Athletics Programming

WHITAKER-ADAMS SITE PHYSICAL CONTEXT



TRANSPORTATION ACCESS

The Whitaker-Adams site is located in the Concordia neighborhood of Northeast Portland. The east edge of the site faces NE 42nd Ave, a Neighborhood Collector on which the 75 bus line operates. The 70 bus line on NE 33rd Ave is a 1/4 mile walk to the west. NE Killingsworth, a District Collector, is located a half-block to the south of the site. A Major City Bikeway/Neighborhood Greenway runs north-south within 2 blocks of the site's west edge on NE 37th.

DISTRICT CONTEXT

Faubion K-8, and an Early Childhood facility, is a 1.2 mile walk to the northwest, the Meek site (currently Alliance HS) is a 1/2 mile walk directly south, and Rigler ES is a 1.3 mile walk southeast.

ADJACENT USES

The site shares its north edge with Fernhill Park, with multiple existing sports fields that PPS already utilizes. PCC Metro Center is directly to the east, across NE 42nd Ave., with the Cully Community Garden located across the street. Commercial uses line NE 42nd Avenue. A residential neighborhood (zoned R5ah) north of Fernhill Park separates the site from

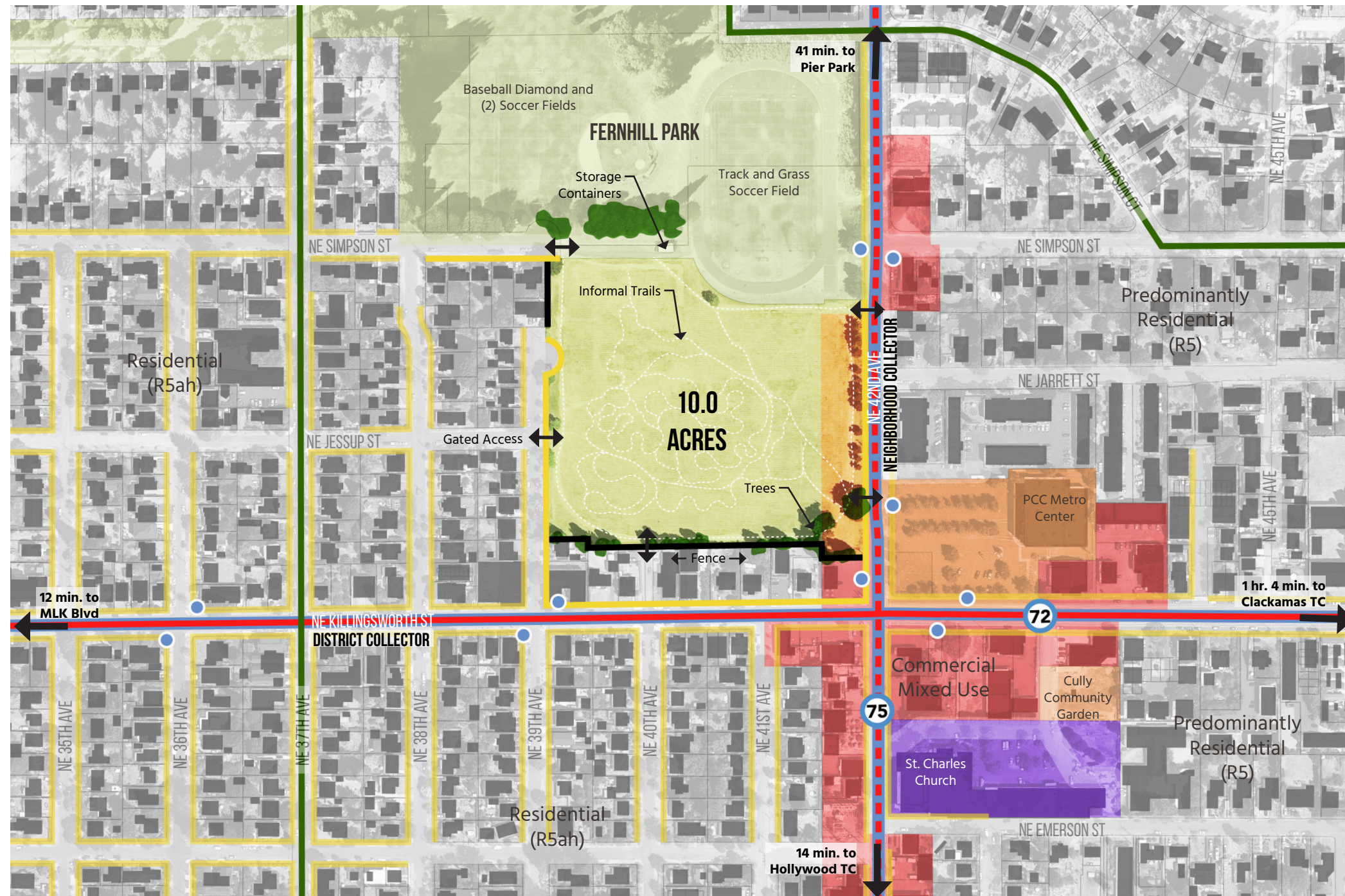
the Columbia Blvd industrial corridor.

LEGEND

- BUS LINE
- NEIGHBORHOOD GREENWAY
- MAJOR ROAD
- EXISTING MAX LINE
- PARKS
- EMPLOYMENT
- MIXED USE/ COMMERCIAL
- PLACE OF WORSHIP
- COMMUNITY USE
- SCHOOLS



WHITAKER-ADAMS SITE ANALYSIS



SITE ANALYSIS

The 10-acre site is located adjacent to Fernhill Park to the north. It is treated as an informal park by a range of users, including cyclists that have created a network of trails. Four saplings have been recently planted at the top of the hill. The site slopes gently downhill from south to north. The site is separated from NE Killingsworth St to the south by a half-block of housing (zoned RM1h); backyards face the site at this edge.

Most surrounding streets have sidewalks, providing safe access to the site from NE Simpson, NE Jessup, NE 42nd and NE 40th. No parking currently exists on the site, but surrounding streets include on-street parking. NE 42nd Ave is a Neighborhood Collector and may require upgrades with major redevelopment.

LEGEND

- BUS LINE
- DISTRICT COLLECTOR
- NEIGHBORHOOD COLLECTOR
- CITY BIKEWAY
- BUS STOP
- SIDEWALK
- FENCE
- VEHICULAR ACCESS
-

HOLLADAY ANNEX

ADDRESS

7100 SE DIVISION ST

CONSTRUCTION DATE

1961 (PRIMARY)

LEVELS

2

BLDG AREA

29,800 SF

SITE AREA

93,218 SF
2.14 ACRES

CLASSROOMS COUNT

4

FUNCTIONAL CAPACITY

75 STUDENTS

CLUSTER

FRANKLIN

MODULAR BLDG

0

ZONING

R2 RESIDENTIAL 2,000 CU



DEMOGRAPHIC CONTEXT

Release.

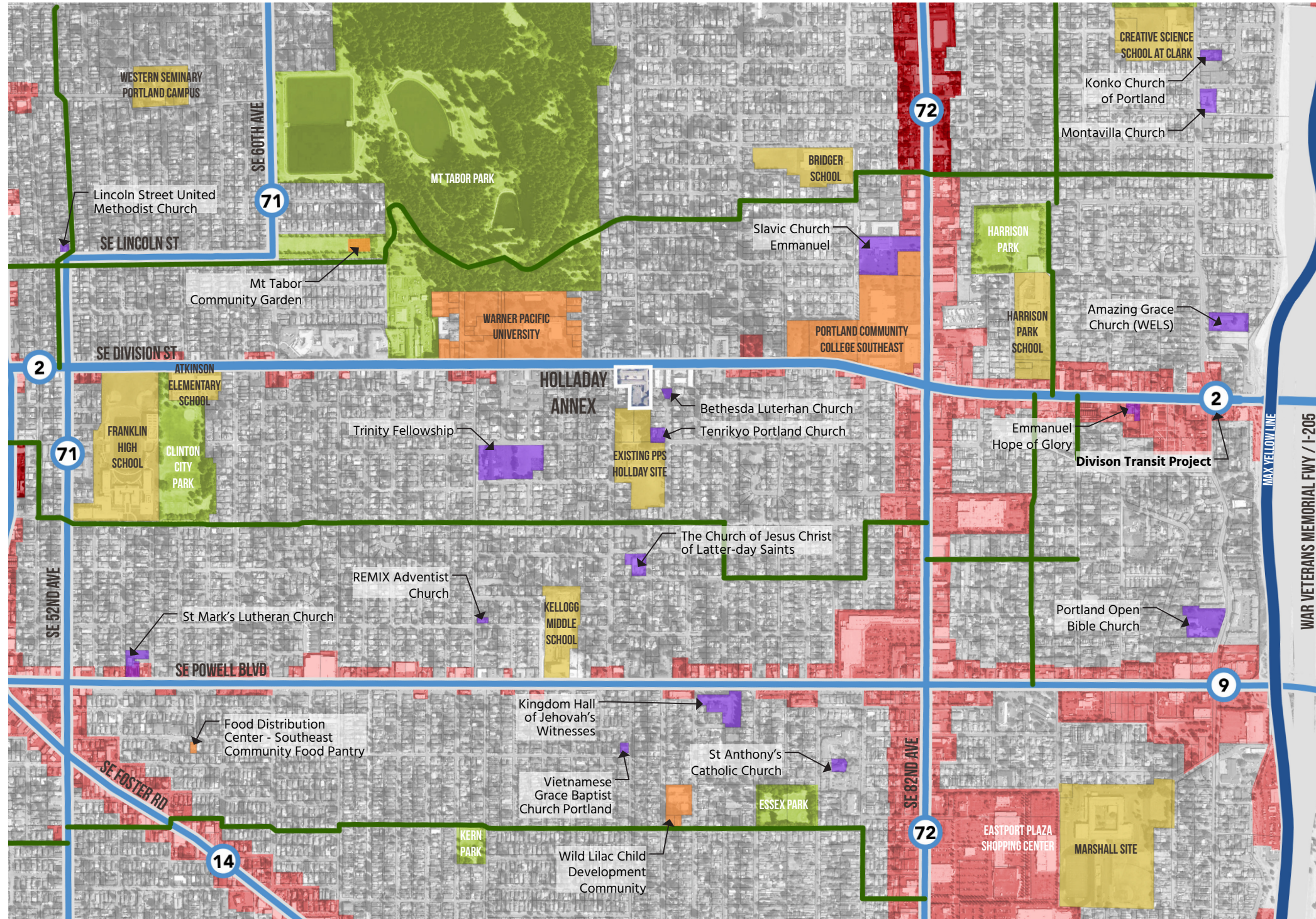
The Holladay Annex site is located in Census Tract 7.01, bordered by five adjacent census tracts. PPS's attendance boundary runs to the east of the site's adjacent census tract. In this area of the district, enrollment is projected to fall by 5% over the next 15 years.

Of the population of the Holladay Annex site census tract, between 25% and 35% identify as BIPOC, between 25% and 30% of households are cost-burdened, and between 3% and 7% of children are experiencing poverty. The census tracts east of the site are more racially diverse (between 45% and 75% of the population identifying as BIPOC), and include a higher percentage of households experiencing cost burden (more than 45% in some areas) and childhood poverty (between 30% and 74% just east of the site).

Credit

U.S. Census Bureau's American Community Survey (ACS) 2014-2018 5-year estimates, December 2019

HOLLADAY ANNEX SITE PHYSICAL CONTEXT



TRANSPORTATION ACCESS

The Holladay site is located in the South Tabor neighborhood of East Portland. The northern edge of the site faces directly onto SE Division St, a Neighborhood Collector where the Division Transit Project features frequent bus service. SE Powell Blvd, a primary east-west road corridor is a half-mile walk from the site. SE 82nd Ave is the major north-south road corridor that lies 0.65 miles to the east, with I-205 located a mile east of the site. A Neighborhood Greenway runs east-west along SE Woodward 1/4-mile to the south.

DISTRICT CONTEXT

Holladay Annex is adjoined with the existing Youngson Pioneer School, an elementary special education program. The site is close to other PPS schools, including Kellogg MS, Atkinson ES, Franklin HS, Bridger School, and Harrison Park School. The Marshall site is 1.5 miles to the southeast, across SE 82nd Ave and south of SE Powell Blvd. Mt Tabor Park is a 0.4 mile walk to the northeast through the Warner Pacific University campus. PCC Southeast is also nearby, 1/3 of a mile to the east on the north side of SE Division St.

ADJACENT USES

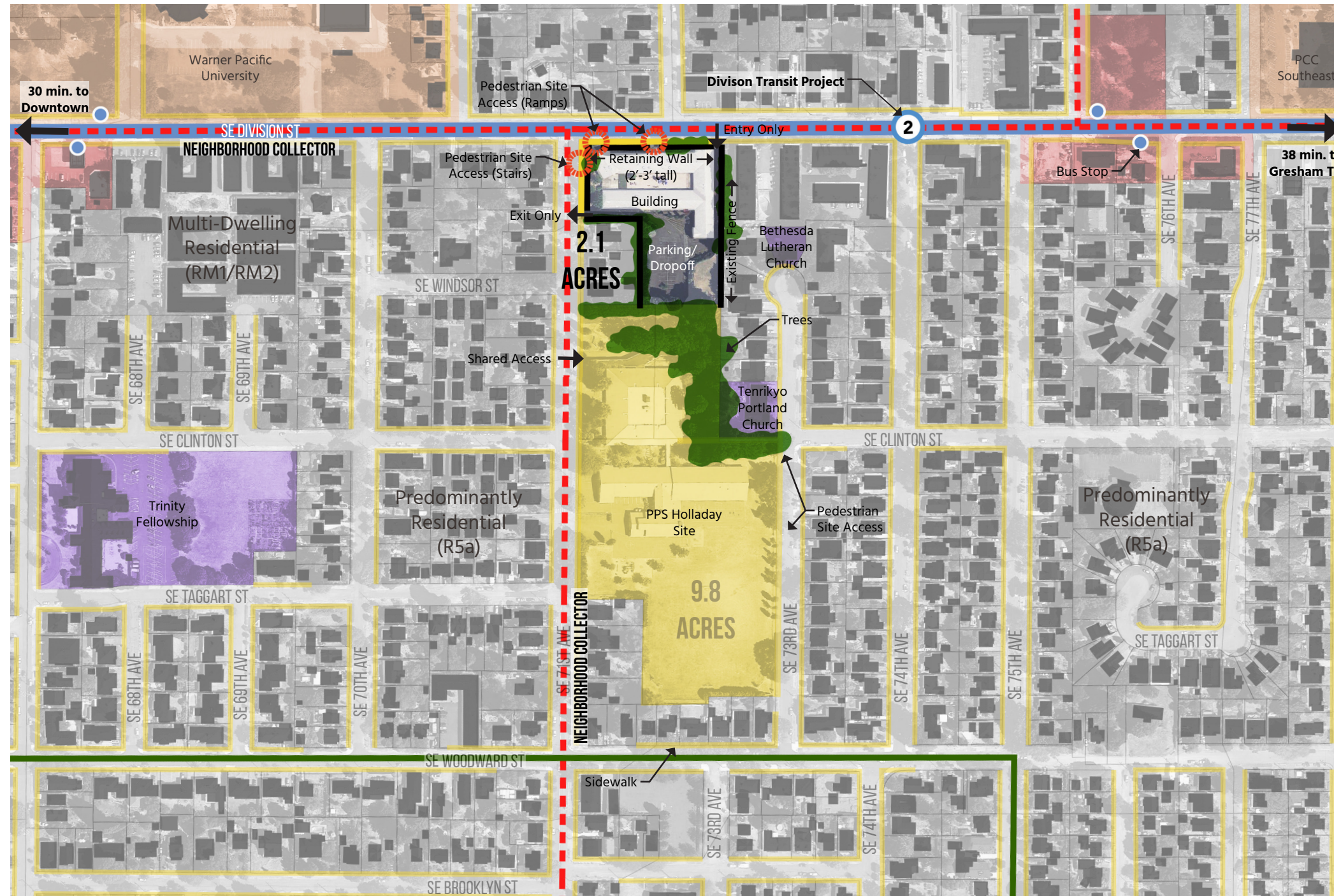
The site is located within a mosaic of different land uses, but surrounded predominantly by residential uses with a mix of housing types. SE 82nd Ave, SE Powell Blvd, and SE Division St are all nearby significant commercial/mixed use corridors. Several community uses (SE Community Food Pantry, Wild Lilac Child Development, Mt Tabor Community Garden) and places of worship are nearby.

LEGEND

- BUS LINE
- NEIGHBORHOOD GREENWAY
- MAJOR ROAD
- EXISTING MAX LINE
- PARKS
- MIXED USE/COMMERCIAL
- PLACE OF WORSHIP
- COMMUNITY USE
- SCHOOLS



HOLLADAY ANNEX SITE ANALYSIS



SITE ANALYSIS

The Holladay Annex site is a 2.3 acre portion of the larger PPS Holladay site. Located on SE Division Street, it consists of a 30,000sf single-story building built in 1961 with a central courtyard and a surface parking lot on the south side of the site. The site is raised approximately 3' above the surrounding sidewalks on the west and northwest sides. Single family structures are adjacent to the west across SE 71st Ave, while a small apartment building flanks the eastern property line. SE Division St and SE 71st St are Neighborhood Collectors and may require street upgrades with major site redevelopment.

POTENTIAL SITE SUITABILITY

The existing Youngson Pioneer School at the adjacent Holladay Campus has not identified on-site needs that the Annex site could meet. The site capacity is likely not sufficient for a large district hub for athletics, VAPA, or CTE; however, the Annex building has accommodated Kindergarten students in the past, and the site could be compatible as an Early Childhood site if retrofitted to provide adequate outdoor play space, drop-off, and parking.

LEGEND

- BUS LINE
 - NEIGHBORHOOD COLLECTOR
 - SIDEWALK
 - BUS STOP
 - SIDEWALK
 - FENCE
 - VEHICULAR ACCESS
 - PEDESTRIAN SITE ACCESS
- 0 50' 100' 200'

