

BORA

PPS Jefferson High School  
Design Advisory Group 2 - Open House

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March 23, 2023



## OPEN HOUSE DETAILS

Location: Jefferson High School, 5210 N Kerby Ave, Portland, OR 97217

Date: Thursday, March 23 from 5:00 PM - 7:00 PM

## PARTICIPANTS

### Design Advisory Group Members

Richard Hunter  
Mac Dyer  
Solomon Ibe  
Jennifer Duncan  
Robin Wilcox  
Brockett Davidson [and Lucille]  
Dan Schechter  
Jeb Doran  
Teena Broadwater  
Kristin Olson-Huddle  
Eric Saueracker  
Mary L  
Jon McNeill  
Ruth Oclander  
Roger Espinoza  
Michelle DePass  
Amy Kohnstamm  
Mac Dyer

### Portland Public Schools

Kiesha Locklear  
Steve Effros  
Ayana Horn  
David Mayne  
Armand Milazzo  
Camille Idedevbo  
Cheryl James

### Community Design Organizers

Michael Stevenson  
Cleo Davis  
Kayin Talton Davis  
Anita Mason

### Members of the Public / Alumni / Students / Parents / Neighbors / KairosPDX etc

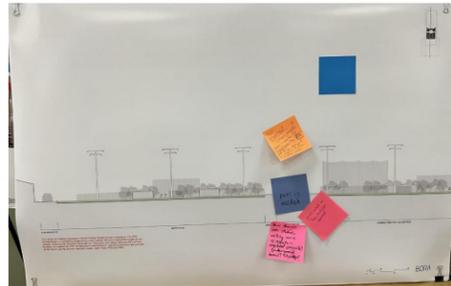
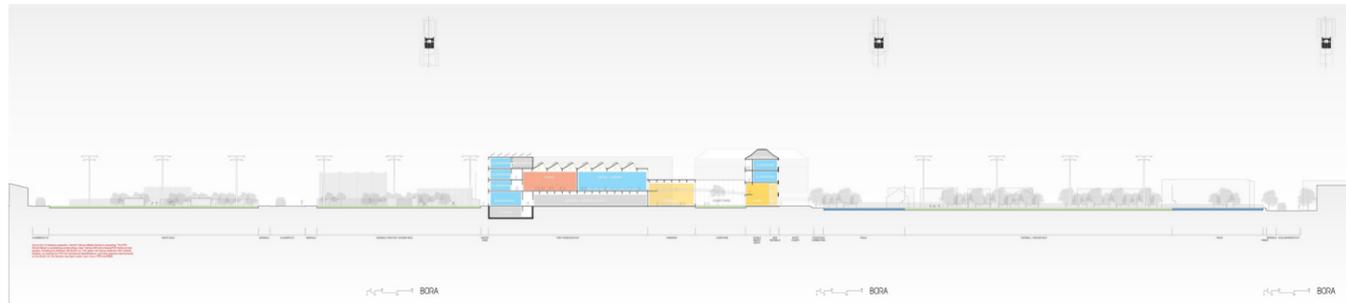
Franklin Brown '71  
Jean Brown  
Willie Davis '77  
Stacy Blanton  
Estelle Norris  
Thaddeus Knight  
Amelia Palmer Hansen  
Tyler Brown  
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### Design Team

Scott Mooney, Bora  
Stefee Knudsen, Bora  
Becca Cavell, Bora  
Amber Turner, Bora  
Chandra Robinson, Lever  
Ashley Koger, Lever  
Henry Lennon / Lever  
Karim Hassanein, Colloqate  
Tina Taeb, Colloqate  
Melinda MacMillan, PLACE  
Yujue Wang, PLACE

# SITE SECTION



- Pool? Imminent domain anyone? Where is area for full baseball games, tennis, (also teacher & parent parking). This school must be competitive with other remodeled schools.
- Pool is needed
- Pool would be fun, but not needed
- More thought into students walking across N Alberta — regulated crosswalk? Underground tunnel? Sky bridge?

- New pool would be nice.
- Music room? Theater? Arts not dance?
- Fix / rework the elevators or make space for new ones.
- How will the pedestrian cross be safe for students? What safety precautions will be in place?
- Ideally, project developers will incorporate neighborhood + student/parent community engagement specifically regarding plans for safety + surveillance technology implementation, including lot sensors, cameras, etc.
- If it is locked during school hours how will students enter the building?
- Solar Panels?
- Will there be elevators @ all for disabled students?
- Like the angled window openings, seems like a good way to maximize light.
- Where is equal space given for Orchestra, Choir, Band, Thespians. Performing arts must be inclusive and welcoming to the diverse talents of the community and to be competitive with other remodeled schools. Dance as well, Orchestra, Choir, Band, Thespians Thanks
- Like the glass courtyard but what are ways to connect the buildings visually?
- Like the courtyard

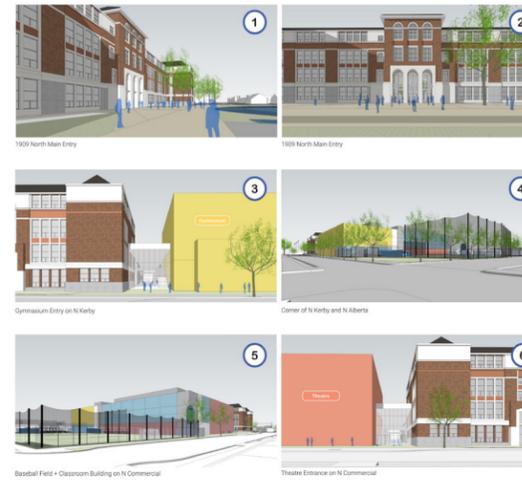
- [No comments added]

# ARRIVAL EXPERIENCE

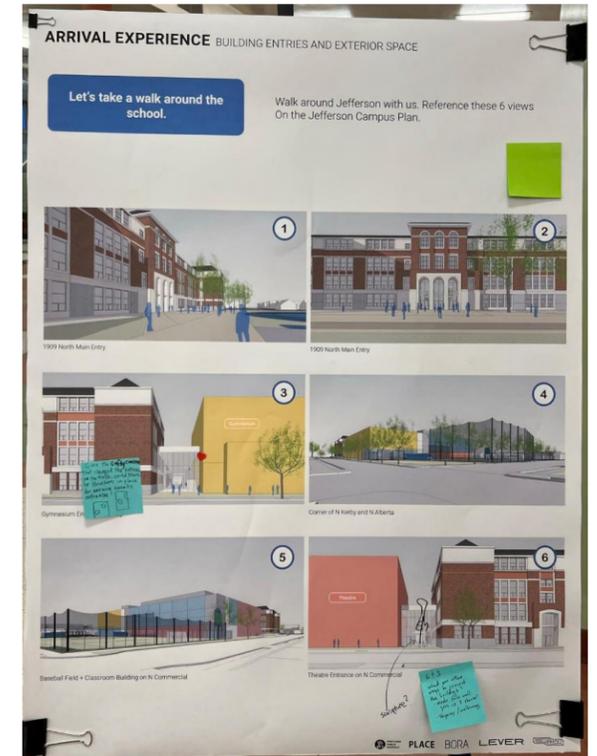
## ARRIVAL EXPERIENCE BUILDING ENTRIES AND EXTERIOR SPACE

Let's take a walk around the school.

Walk around Jefferson with us. Reference these 6 views On the Jefferson Campus Plan.

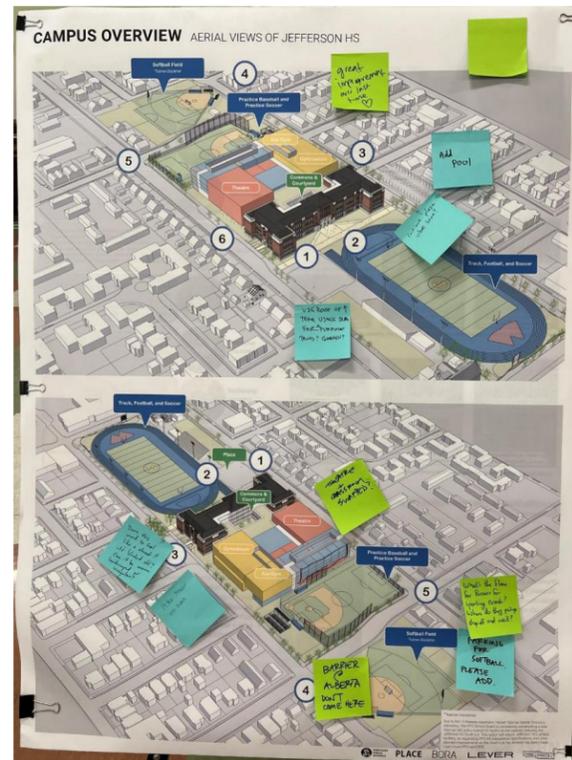


PLACE BORA LEVER

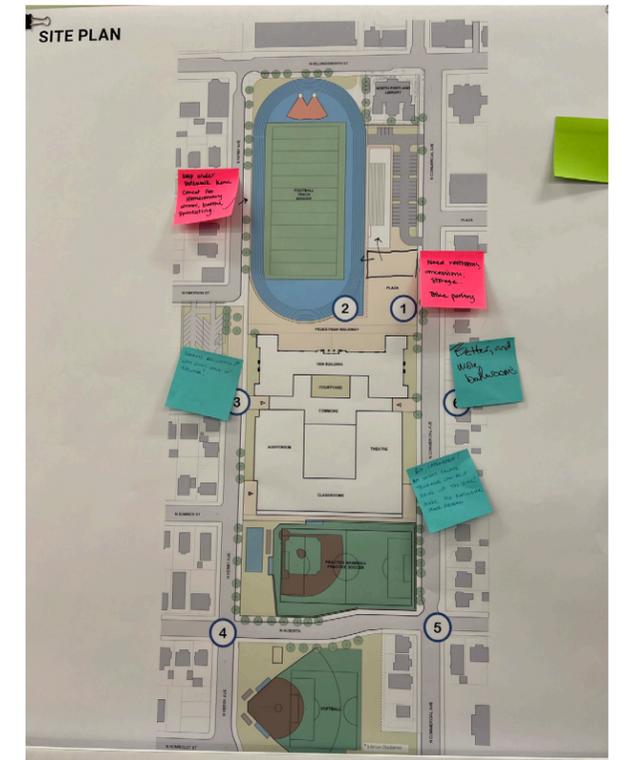
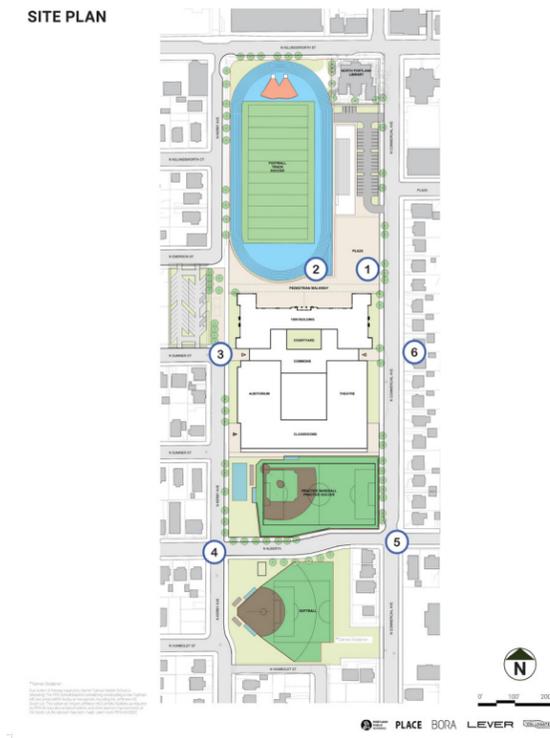


- Given the safety concern that changed the entrance to the track, could there be structures in place for evening events entrances
- 6 & 3 What are other ways to convert the buildings? Maybe glass wall goes up 3 stories? Skyway / walkways

# CAMPUS OVERVIEW



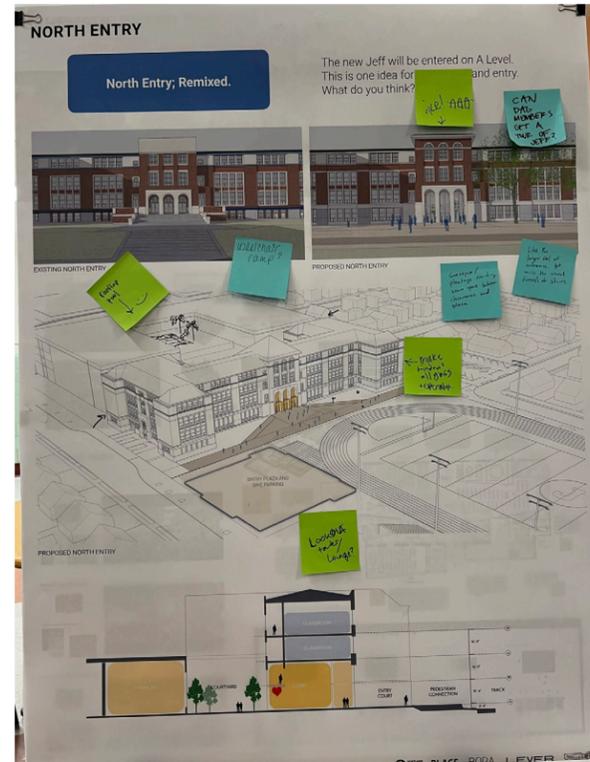
# SITE PLAN



- Great improvement over last time <3
- Add pool
- Continue plaza vibe here?
- Use roof of ^ team usage building for a purpose. Tennis? Garden?
- Does this need to feel like a street if it's blocked off? Can it be more landscaped or irregular?
- Theatre + classroom swapped?
- What's the flow for buses for sporting events? Where do they pickup, drop off, and wait?
- Make street into plaza.
- Parking for softball. Please add.
- Barrier @ Alberta don't come here

- Snacks? [Arrow to NW corner of track]
- Something here to continue "street wall"? [Pointing at North end of track]
- Need restrooms, concessions, storage. Bike parking.
- Keep wider sidewalk here. Caveat for homecoming, alumni, booths, spectating.
- Better, and more bathrooms.
- Rethink circulation. Why divide space with sidewalks?
- Big improvement! What facade treatments can help break up the scale? Make pedestrian experience more pleasant.

# NORTH ENTRY



- Nice!
- Can DAG members get a tour of Jeff?
- Wheelchair ramp?
- Rooftop Pool :)
- Like the larger feel of entrance. Yet miss the visual funnel of stairs.
- Green space/ plantings creating some space between classrooms and plaza.
- Fun windows / details?
- Make windows all glass and operable
- Lookout tower / lounge?

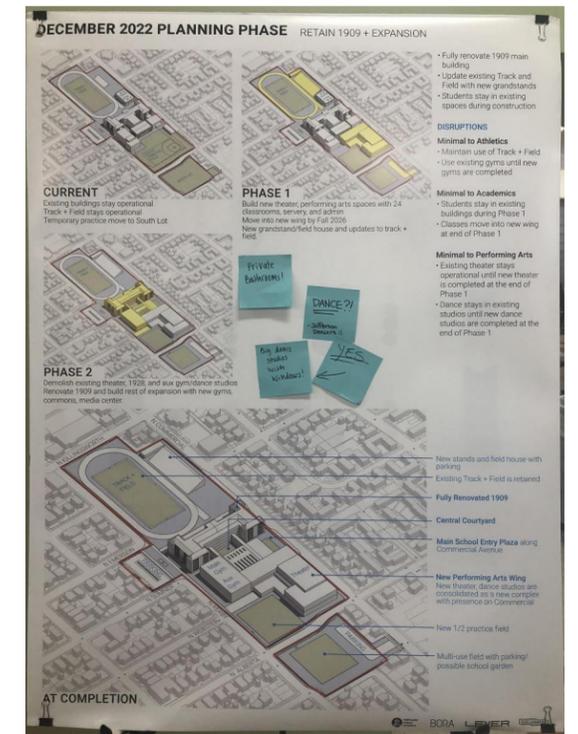
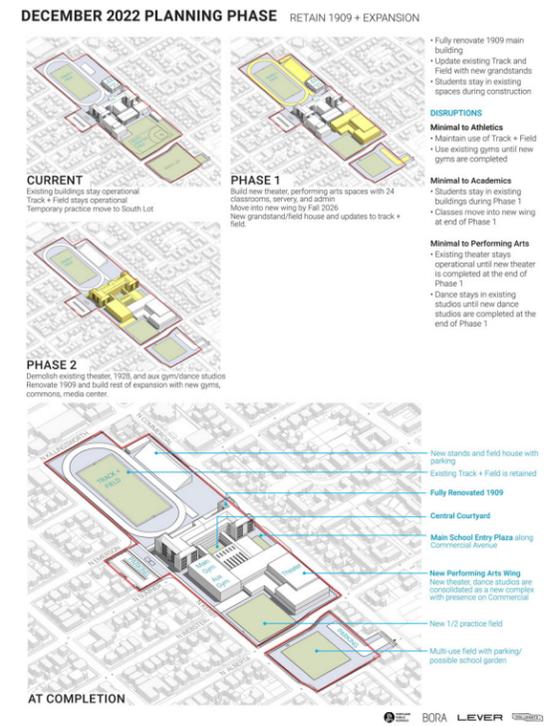
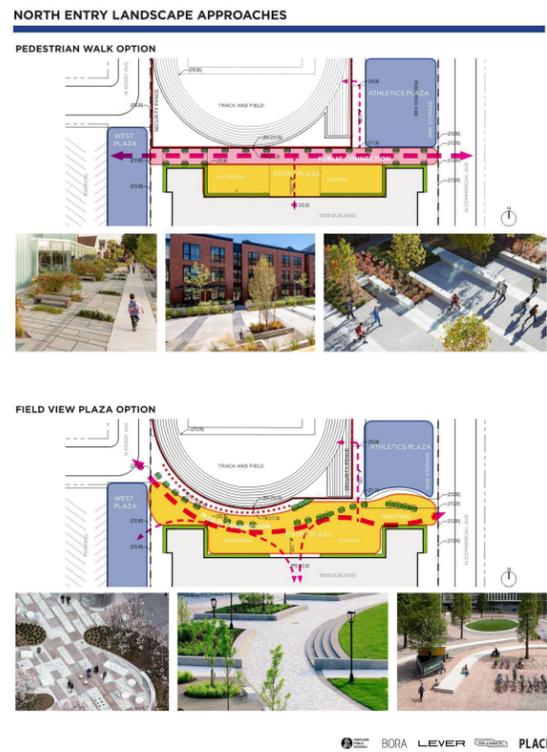
# JEFFERSON CAMPUS APPROACH



- Tennis courts instead. Poles and net are menacing on busy street.
- It rains here. Roof? Cover?
- Trees will make campus more homely. Good addition.
- DANCE?! - JDII
- Round is too trendy.
- I love the mounds as they seem to create cool meeting grounds. I think grass may be problematic in winter.
- Horror movie would be here.

# NORTH ENTRY LANDSCAPE APPROACH

# DECEMBER 2022 PLANNING PHASE



- Feels too rigid...Less welcoming.
- I like how rigid this is!
- Love the new entry!
- But maybe this is better.
- Trees?
- Does so many plants require a lot of landscaping?
- Where are the black & brown people?? In these precedent images.
- Like how this creates a bit of space between the track and the entrance.
- Necessary for main entrance link b/w field/track offers add'l seating/gather



- DANCE?! Jefferson Dancers!!
- Private bathrooms!
- Big dance studios with windows!
- Yes! (to "Big Dance Studios with windows!")
- [No comments on board two]

# CURRENT DESIGN UPDATE

**DAG#2 CURRENT DESIGN UPDATE** RETAIN 1909 + EXPANSION

• Fully renovate 1909 main building  
• Update existing Track and Field with new grandstands  
• Students stay in existing spaces during construction

**DISRUPTIONS**  
**Minimal to Athletics**  
• Maintain use of Track + Field  
• Use existing 1964 gym until new gyms are completed

**Minimal to Academics**  
• Students stay in existing buildings during Phase 1  
• Classes move into new wing at end of Phase 1

**Minimal to Performing Arts**  
• Existing theater stays operational until new theater is completed at the end of Phase 1  
• Dance studios temporarily relocated within the 1909 building until new dance studios are completed at the end of Phase 1

**PHASE 1**  
Demolish 1908 and aux gym/dance studios  
Build new theater, performing arts spaces with 24 classrooms, sensory, and activity  
Move into new wing by Fall 2025  
New grandstands/field house and updates to track + field

**PHASE 2**  
Demolish existing theater  
Renovate 1909 and build rest of expansion with new gyms, commons, media center

**WHAT IS DIFFERENT FROM BEFORE?**  
• Students enter through Historic Entry to the North  
• More Compact Floor Plan with Shorter Travel Distances  
• Large Playing Field to the South  
• South Orientation for Academic Spaces built during Package 1  
• Distinct Academic and Performance Arts Wings for after hours use  
• Maintains Opportunity for shared Outdoor Spaces off of the Commons  
• Entry Plaza relocated to north side of 1909  
• Overall Height Increase of Building in Package 1 (2 Floors of classrooms in Pre-Design vs. 4 Floors in Design Update)  
• Gym relocated to 8 floor

**AT COMPLETION**  
New stands and field house with parking  
Existing Track + Field is retained  
Main School Entry Plaza at North Side of Building  
Fully Renovated 1909  
Central Courtyard  
New Performing Arts Wing  
New theater, dance studios are consolidated as a new complex with presence on Commercial  
Field  
Field

**Color Code:**  
Performing Arts and Theater-related spaces  
Athletic related spaces  
Administration and Partner-related program and spaces  
Instructional related spaces

**Key Themes:** Trust, Identity/Culture/Belonging, Delight, Safety/Security, Access, Resource

**CURRENT**  
The 1909 building provides good daylighting, orientation and is well suited for instructional use.

**PHASE 1**  
The renovation will be complete in all aspects, starting with the safe removal of all hazardous materials that meet all environmental building code requirements. The structure will be reinforced to meet current seismic requirements for a new school project. All building systems will be replaced - including all mechanical, plumbing, electrical and fire suppression systems.

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**Full Renovation of 1909**  
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**Central courtyard** provides outdoor amenity at the heart of the proposed design, as a connector between the 1909 building and the new addition to the south. The connecting hallways are prime location for storytelling, art and display. Covered outdoor area provides opportunities for year round use.

**The Commons** is centralized acting as a social anchor and space redefining for students. An double height space, it helps to maximize daylight in the building and reinforces the Commons as the social heart of the school. It is also located adjacent to the Main Gym and Theater, providing a large reception space for events.

**Theater and performing arts** are along the street to provide opportunities for community use. A separate theater lobby and entry provide options during events while keeping the rest of the school closed. The lobby is another opportunity to showcase arts achievements in performing arts.

**Double Height Entry Lobby** located at the center of the 1909 building, provides the opportunity to feature and honor the history along historic Center Hall.

**Sustainable building features**, such as green roof and photovoltaic panels on the roof, will be incorporated into the renovation and expansion of JHS. We also plan to incorporate a Climate Dashboard in the lobby to create educational opportunities for both visible and invisible key sustainability features in the building design, as well as the overall site.

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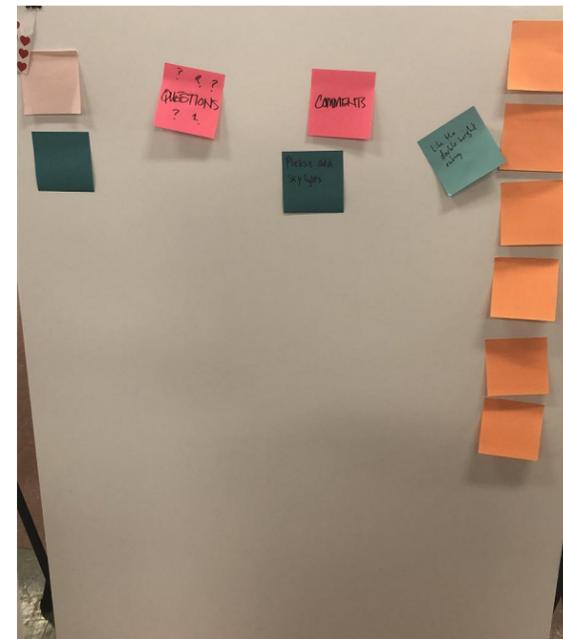
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- Can the kids access the elevator?
- Will there be student parking? If so, which one?
- No parking next to houses — move to N Kerby or Alberta
- Make a time capsule

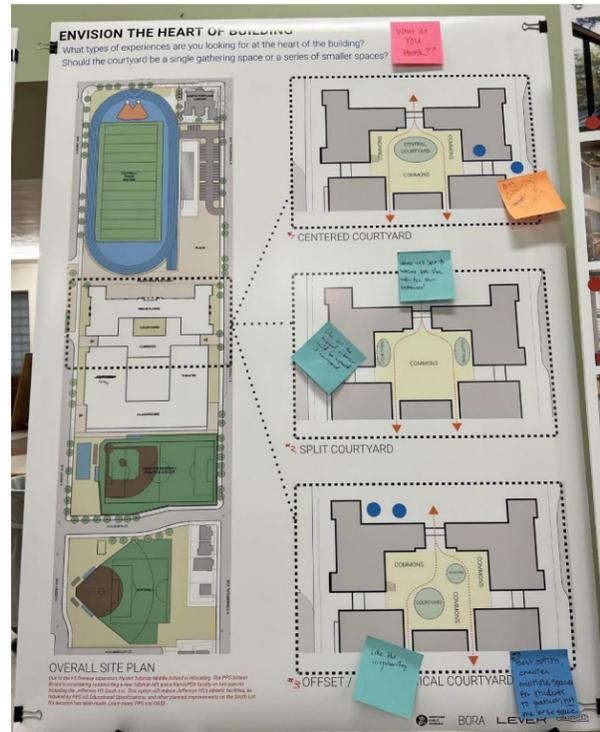
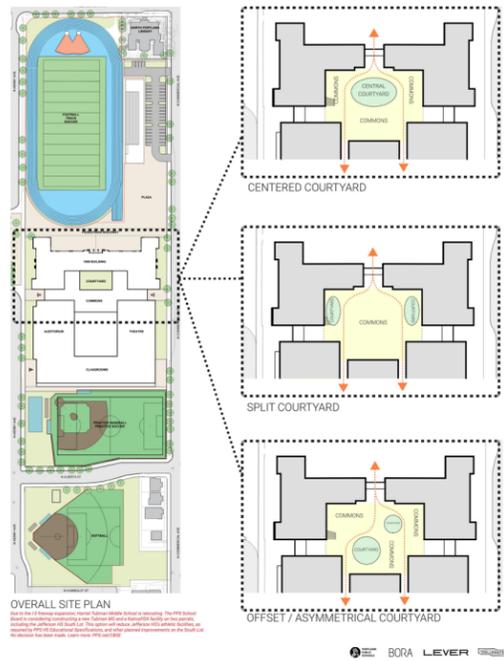


- Too big much distance b/w classrooms in existing and new space.
- Why was theatre moved off Alberta? Why are classrooms on Alberta?
- Like the double height entry
- Please add sky lights

# ENVISION THE HEART OF THE BUILDING

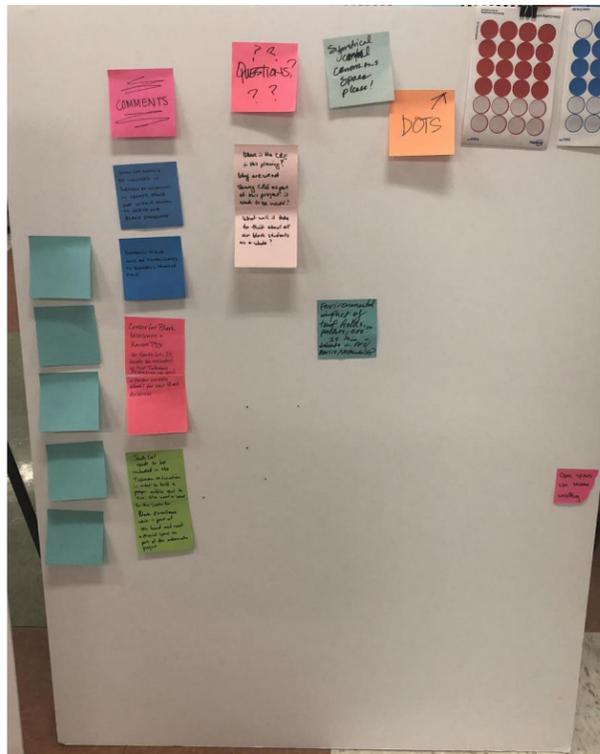
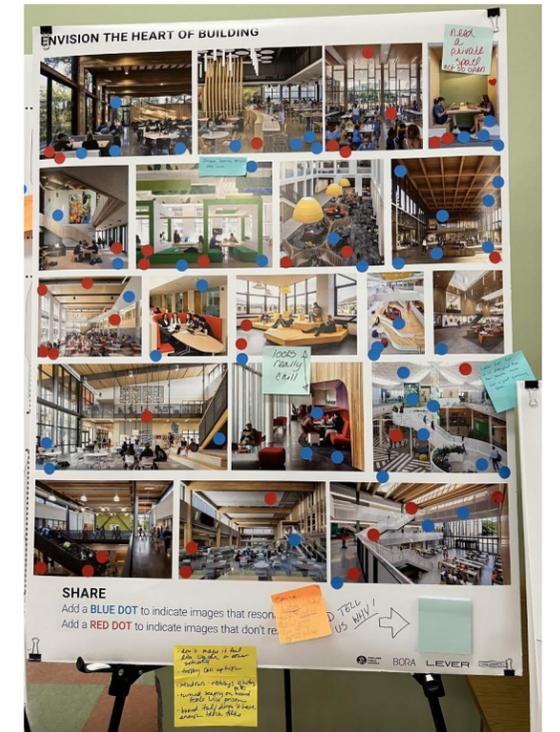
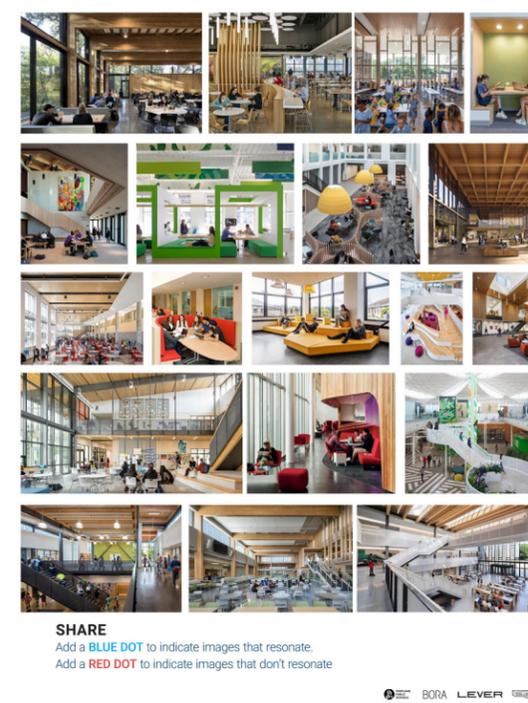
## ENVISION THE HEART OF BUILDING

What types of experiences are you looking for at the heart of the building?  
Should the courtyard be a single gathering space or a series of smaller spaces?



# ENVISION THE HEART OF THE BUILDING

## ENVISION THE HEART OF BUILDING



- Bring outdoors indoors
- What will security measures look like with the new entrances?
- Like how the original exterior could be exposed if courtyard
- Like the irregularity
- #3 \* Best option, creates multiple spaces for students to gather; not one large space.
- South lot should be included in Tubman re-location to create space for middle school to serve our black students
- Softball field can be consolidated to baseball practice field.
- Center for Black Excellence + Kairos PDX on south lot. It needs to be included in the Tubman relocation. We need a proper middle school for our Black children.
- South lot needs to be included in the Tubman re-location in order to build a proper middle school to size. We need a space for the Center for Black Excellence which is part of this bond and needs a physical space as part of the modernization project.
- Where is the CBE in this planning? Why are we not showing CBE as part of this project? It needs to be included? What will it take to think about all our black students as a whole?
- Symmetrical central commons space please!
- Environmental impact of turf fields, pellets, etc? Is this a debate in PPS / Enviro / Sustainability?
- Open spaces can become unsettling

- Need a private space not so open
- Diverse seating options are good
- Looks really chill
- Looks cool but it is designed for how people move. Not a good gathering space.
- Open space. Nature included through 1: windows, 2: natural wood, open settings, 3: tall ceilings.
- Don't make it feel like Lincoln or other schools
- Trophy case up high
- Windows - etchings of history \_\_\_
- Turned seating on board feels like prison
- Board itself doesn't have enough black folks

# REFLECTIONS FROM CONVERSATIONS AT THE OPEN HOUSE

## Site

- New addition of softball and baseball is exciting. A few wish baseball field could be competition sized.
- Dense building allows for more athletics - great!
- Need more site area dedicated to athletic support - bathrooms, concessions, ticketing, etc.
- Frontage on Alberta is not beautiful- the tall ball catch poles and nets are not welcoming.



## South Ball Fields

- Excited to see fields for baseball and softball. Disappointed that competition baseball will not fit on this site, and that other high schools have a full field.
- Concerns about the ball netting at Alberta. What kind of new vision for the school are we setting if this is the view from Alberta?
- Is the push for baseball and softball worth sacrificing the last addition option? [Community member looking at the models]
- Parking at the South Lot is needed for athletics on that side of the campus. People wouldn't park in the staff lot/grandstand lot and walk down to a game on the South Lot. [Community Member]
- Comment that the practice fields could be more layered with additional practice items in addition to the batting cages – like workout stations, etc. [Student]
- Hope that Baseball could be tweaked to be competition field, by reducing size of the addition, but understanding this might not be possible [JHS coach]
- Will Jefferson have baseball and softball fields or not?



## North Entry + North Plaza

- Love the through-block connection at the main entry. It's great for students and the neighborhood
- Accessible Entry to A Level feels really good and makes the building better. Strong student support.
- Create outdoor spaces for students at the north entry.
- Student response to the A Floor Main Entry at North was strong. Entering on A Floor is more accessible, and students liked how much usable space this change creates at the north of the building.
- Students asked about the possibility for lunch activities to spill out onto the north. Students like to eat lunch on the track bleachers; can something like that happen on the north plaza?
- Acknowledgment that the basketball gym couldn't stay, but some sort of Athletic plaza that had history/memory of it on the same spot would be great [Community Member]



- Comment that the linear and curved North Entry landscape options could be combined [DAG Member]
- The cross-block walk made public is a good move [Community Member]
- A great deal of support and excitement for the removal of stairs on the north, and direct access to the school at A floor. [Many folks]
- A great deal of support and excitement for the public connection at all times through the site on the north side.
- A DAG member asked about track/field support, including concessions, restrooms, equipment storage, parking and bikes.
- Connect the site to the community. There is a lot of excitement around an A Floor Accessible Entry on the North of the 1909 building. The through block connection is exciting for students and community members.



## Track, Field & Grandstand

- Desire to see outdoor covered space for year-round use. [Youth]
- Interest in covered stands on track/field. [Youth]



## KairosPDX / Tubman / Jefferson Land Use

- PPS is unsure of land use for these three important projects. The Center for Black Excellence attended the DAG and handed out information that conflicts with Jefferson's use of the site south of Alberta Street. Many community members had questions about the overlapping needs of these three entities.
- No opposition heard to the proposal that the South Lot be used for shared fields with Harriet Tubman & Kairos. [Separate conversations with two DAG members]
- Declaration that the South Lot "must be used for the Center for Black Student Excellence, which must be real building." [From a conversation with a visitor/community member]



## Public Realm

- With the daycare/community health office accessed at the west, maybe the tree grove on Kerby could be more of a community asset or feel a bit like a public park. [DAG Member]
- A few comments (not sure if DAG members) about the space between Kirby parking lot and 1909; hoping for more of an active outdoor plaza space than what it is now. Does it have to be paved if it isn't a street? Desire for more green space.
- Comments from students regarding parking on site... would like some for students, not just for staff.
- A DAG member asked about the sidewalk along the Kerby side of the track; desire for existing width to remain for alumni, homecoming booths, etc.



# REFLECTIONS CONTINUED

## Safety

- Concerned about the safety of Kerby and Commercial entries - how will they be secured? [Youth]
- Safety is a shared concern.

## Exterior Design

- Want to see ornamentation on the exterior to make it as beautiful as the original 1909. [Youth]
- Would appreciate additional entrance plaza for the theater for events with lights/marquee for performance nights. [Student group]

## Commons/Courtyard Options

- One DAG member noted that we should maintain the symmetry as the courtyard/commons relates to the 1909 building.
- One DAG member questioned the inclusion of a courtyard at all, wondering about the amount of light it would actually provide if surrounded by 4-story buildings; as well as how enjoyable it would be to inhabit.
- A group of students preferred the courtyard schemes that divided the commons into smaller spaces; didn't think a single large space would be good for students. Especially appreciated option #3 with the asymmetry, multiple smaller courtyards and smaller Commons areas.
- More gravitations towards smaller, intimate settings for the imagery, as well as imagery with wood.



## Program

- Strong opinion that the kitchen should be fully functional so that students can better learn how food is made, and to improve the quality of the food served. [DAG Member]
- Request for a pool. [Two youths present with parents, separately]
- Wanting to see CTE supporting food education and sustainability. [Board Member, Youth, Community Member]
- Request for an Aquaponics facility. [Board Member / DAG Member]
- Two separate suggestions that tennis courts be added to the school's roof. [Not sure about DAG representation]
- Will the elevators be for all students or just staff and students with mobility needs? [Student group question]
- No concern expressed for proposed early removal of TV studio and Aux Gym. [Several discussions]
- One DAG member expressed concern about the Dance and Media Center being landlocked without windows; understood skylights would be present to provide daylight but hoped for more access to views (especially from the media center).



## General

- Appreciation for a coherent approach to the overall site - tree/school colors/street presence. [DAG Member]
- Appreciation that the design team is thinking of zones for uses, connection, brand/school identity without spelling them all out at this point. [DAG Member]
- Several DAG members expressing happiness with how the project has progressed, with kudos extended to the team.
- Reflect history; but Jeff shouldn't be held in the past. The track and 1909 building are significant to the community. Keeping them is important, but making them accessible, modern and new is important. The new parts of the building can feel new and unique.

## Clarity of Format for each meeting

- There was a concern from multiple DAG members that there is no accountability at an open house style meeting. 'How do I know my feedback is being incorporated? How are you accountable for what we write on these sticky notes?'
- Open house meeting format is so much better than previous format from CPC: "This is the meeting? This is pretty cool!" (CDO)

