Ida B. Wells HS Modernization
Community Design Workshop #03

February 03, 2024

MEETING DETAILS

Location	Ida B. Wells-Barnett High School, 1151 SW Vermont St., Portland, OR 97219
Date	Saturday, February 03; 1:00 PM to 3:00 PM

PARTICIPANTS

Comprehensive Planning Committee Members	Martin Osborne Ronan Repansky	Jeremy Shetler
Portland Public Schools	Erik Gerding Hector Lopez	Donna Bezio
Design Team	Stefee Knudsen, Bora Amy Donohue, Bora Amelie Reynaud, Bora	Aisha Marcos, Bora Corey Squire, Bora Mireaya Medina, After Bruce
Members of the Public	Approximately 48 people attended: ~9 neighbors/community members/business assoc.; ~25 parents (of current students and prospective students); 1 staff/coach 2 students	
FULL COMMUNITY DESIGN WORKSHOP #3 (CDW-3) PRESENTATION	https://www.pps.net/cms/lib/OR01913224/Centricity/Domain/62/IBW%20CDW-3-Presentation%20Slides%20020324.pdf	

DESIGN TEAM HERE TODAY


Donna Bezio
PPS


Erik Gerding
PPS

Hector Lopez
PPS


Stefee Knudsen
Bora


Amy Donohue
Bora


Amelie Reynaud
Bora


Aisha Marcos
Bora


Corey Squire
Bora


Mireaya Medina
After Bruce

MEETING AGENDA

OVERVIEW + INTRODUCTION	00:05
OBJECTIVES + LOOK AHEAD	00:05
WHAT WE HEARD: CPC 3 + CDW 2	00:25
CARBON: EMBODIED + OPERATIONAL	00:10
REFINED SITE DESIGN OPTIONS	00:20
SITE DESIGN OPTIONS FEEDBACK	00:40
PUBLIC COMMENTS	00:10
CLOSE + NEXT STEPS	00:05

FULL PROJECT TEAM

PPS Project Team:
Office of School Modernization

Marina Cresswell - Sr. Director
Darren Lee - Director of Construction

Donna Bezio - Sr. Project Manager
Erik Gerding - Sr. Project Manager
Hector Lopez - Project Manager
Rolando Aquilizan - Project Manager

Derek Henderson - OSM Operations Specialist
David Mayne - Bond Communications Manager
Jonathan Wan - Operations + Communications

Architecture & Engineering Team:

Bora Architects - Architecture, Interiors
After Bruce - Community Engagement
KPFF - Structural Engineer, Civil Engineer
NBZ - Structural Engineering
Rivero Design - Civil Engineer
Walker Macy - Landscape Architect
PAE - MEP Design w/ Burman Design
Vertex - Low Voltage/IT
Studio Pacifica - Accessibility
Shalleck Collaborative - Theater Design
DCW - Cost Consultant
Bookin Group - Land Use Planning
Code Bird - Code Analysis and review

SITE APPROACH TO IDA B. WELLS HS

Site Approach

Input towards a single option (not choosing)

"Work toward ONE preferred option to take to the School Board."

- Goal: Gradually narrow down the schemes to propose to the board with a reasonable budget

To show:

- Experience: what it feels like? Does it reflect the value of IBWHS?
- Function: how does it work?
  - Arrival and connection to/from Capitol Hwy?
  - Arrival and access to the pool?
  - Vehicular and Pedestrian access to the building to/from site?

COMMITTEE INPUT + ROLE IN THIS PROCESS

Modernizations are about physical space

- How is the look + feel
- How the infrastructure supports teaching and learning

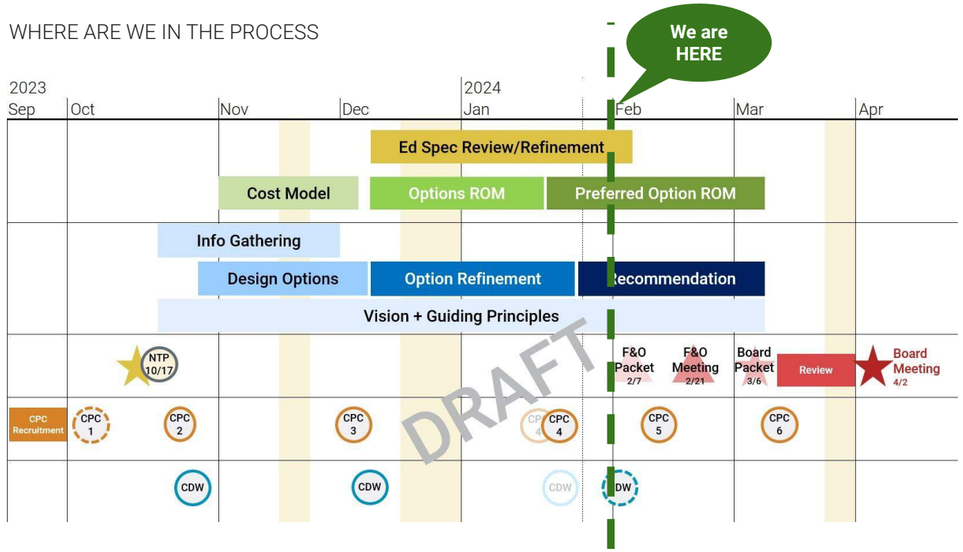
This [modernization] is not about operations

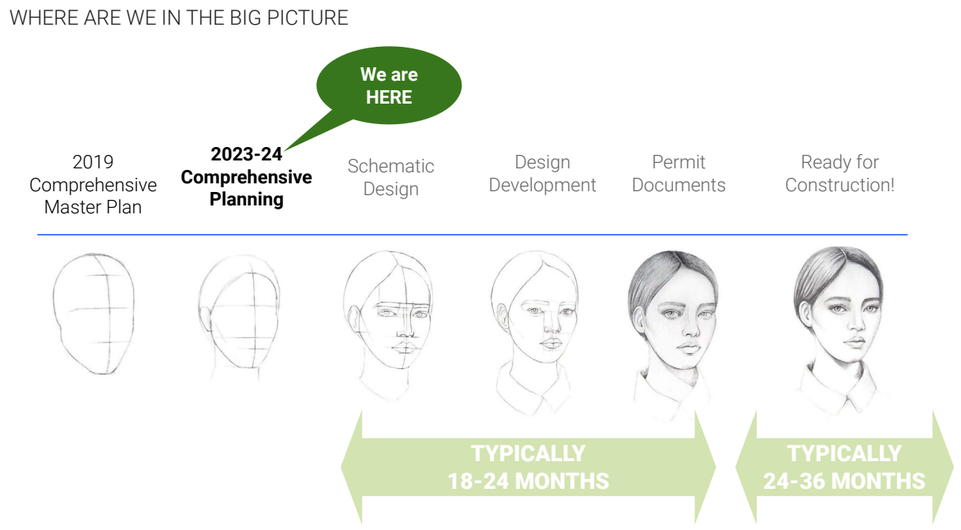
- How it is managed
- What types of classes or functions are inside

Your input helps us understand qualitative questions:

- Experience, uniqueness, and the culture of this school
- Design to support flexibility and to enhance the culture of the school

WHERE WE ARE IN THE PROCESS



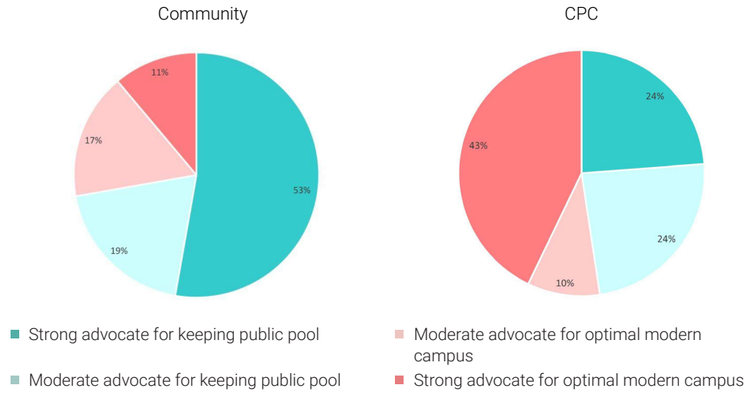


Design/Planning Process

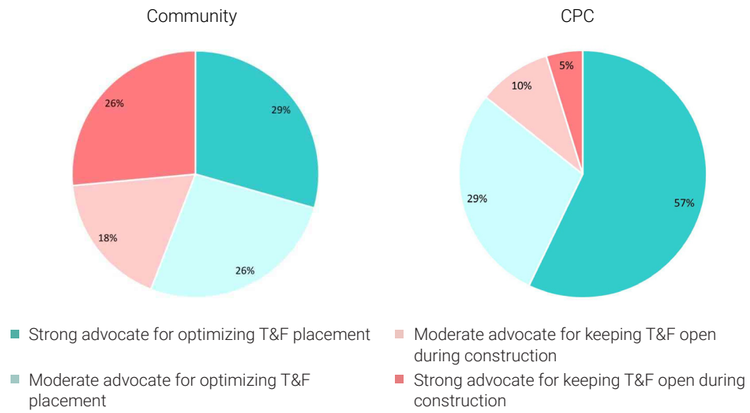
Where we are in the process?

- Early planning stages - design options
- We are really at the beginning stages of the design process
- Delays due to ice storm have pushed back the CDW and CPC meetings
- Team is in the last phases of working toward scheme and recommended budget for board meeting
- At the point where we are setting big parameters for project

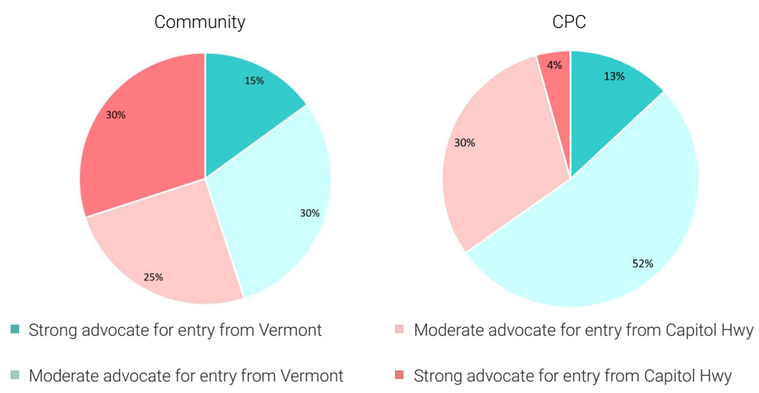
POOL



TRACK & FIELD



ENTRY



CDW & CPC Meetings

Today is the 3rd CDW (community design workshop) and CPC (comprehensive planning committee) has met 4 times. We have compiled feedback from each of these meetings – all comments are available on the bond website

- Early meetings looked at three schemes - variation included shape of school as well as movement of track/field and pool.
- Pool is a multi-agency issue, so no decision as of yet
- Working to design schemes that are "pool proof" or "pool agnostic" so we can consider what will happen in the future if the pool moves
- Tradeoff summaries for Pool, Track + Field Reorientation, and Entry
  - Widely divergent preferences between CPC and Community feedback
  - Very strong response from both groups on good access to Capitol Highway works aims to be specific and engaging

CARBON : EMBODIED & OPERATIONAL

Carbon + PPS Climate Policy

Corey Squire reviewed issues related to carbon in designing the building and site

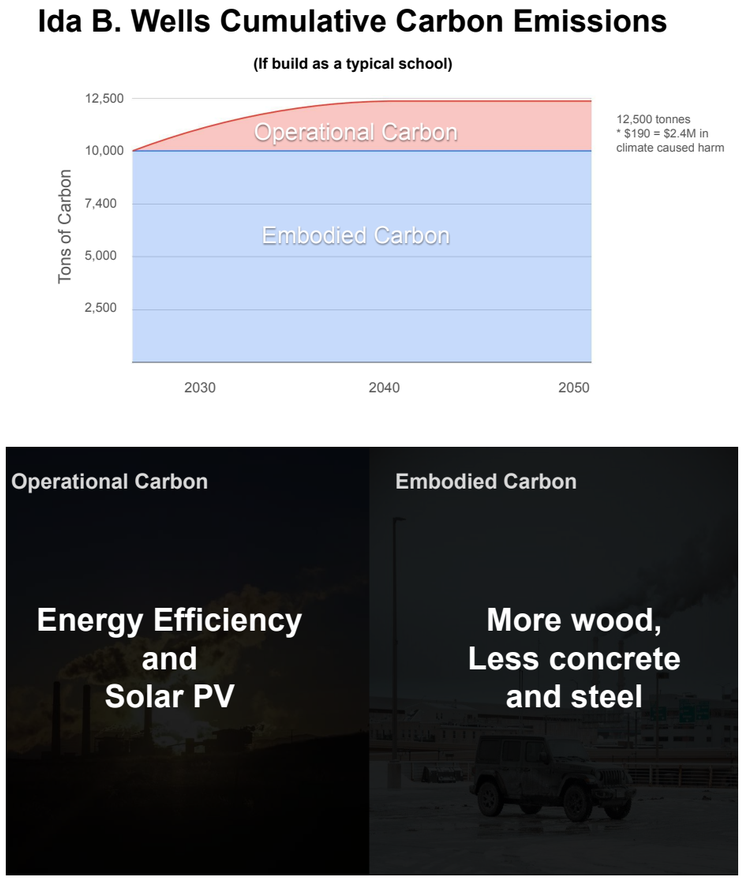
Currrent schools being modernized now are the first to be designed with new PPS Climate Policy

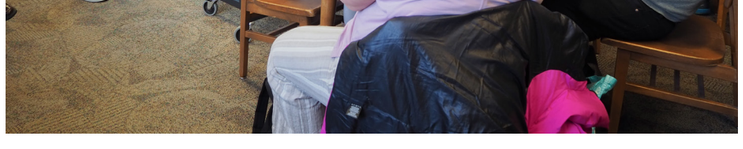
Carbon Emissions & Impact on Design

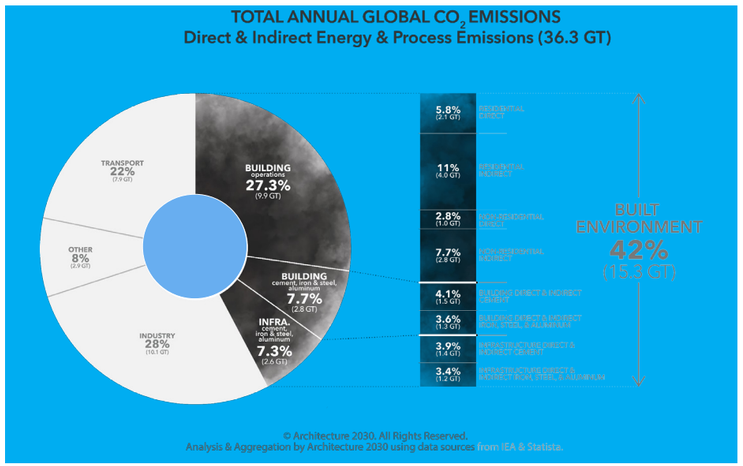
- More recently, we have added carbon to our atmosphere, increasing from 350 to 421 part per million
- Locally, means we are experiencing extreme weather – heat waves and ice storms and wildfire events
- Built environment is 42% of carbon produced - #1 source on the planet.

PPS Climate Policy

- PPS will reduced gas emissions by 50 percent by 2030
- What design decisions we make for IBW will directly affect the ability to meet this goal







How Bad is Carbon?

- Social cost – established by EPA, $190 per ton cost to society
- Carbon emissions from buildings come from
  - Structural systems, window systems, comfort systems, land use transporation, etc.
- Operation carbon – burning fossil fuels to create electricity
  - Addressed by energy efficiency
- Embodied carbon – burning fossil fuels to mine, transport building materials
  - More wood, less concrete and steel
  - Wood sequesters carbon in its mass
- Portland's electrical grid is much greener than other parts of the country
- IBW Cumulative Carbon Emissions over next 25 years to 2050
- Design team will be looking for opportunities to use wood for structure and materials

Next Meeting:

- Discuss indoor air quality @ open house next month

SITE OPTIONS + BUILDING SCHEMES

Amelie introduced two site schemes

Ida B Wells as a person is an inspiration for the architecture and form of project

- Still thinking about this as a big idea
- Looking at the whole site and constraints/drivers of the design schemes

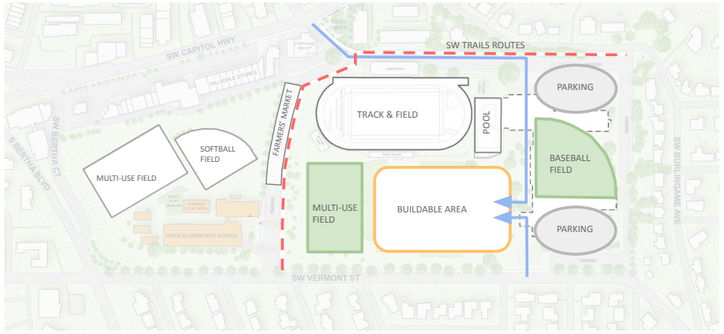
School will remain operational throughout the construction

Schemes still very much in the early phases – not a building design, but how the interior spaces might layout on the site

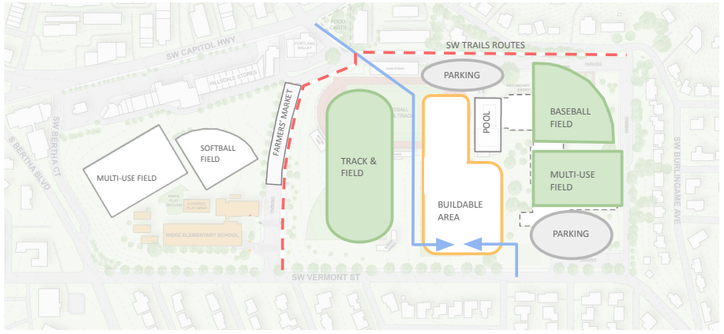
SCHEME 01

- Track and field remains in place with improvements
- Great connection to Capitol Hwy via the improved SW trail along the north side of the campus
- Pool remains, but new pool support and entry will be created on east
- Building form – embraces topography change
- More stretched out across the site east to west
- Distance to existing north entry from Capitol Hwy is 894’
- Distance to new east side entry from Capitol Hwy is 1200
- Strong central commons space for activities and events
- Main entry connected to this commons space
- Performing arts and gym could be entered separately from exterior when school is closed
- We will continue to study where large program elements land on their interior, including placement of Performing Arts and Gym
- Classrooms would face primarily north/south so they would get optimal light
- Three story scheme

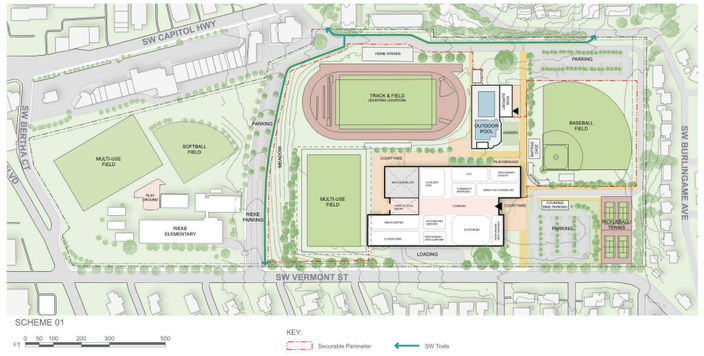
SCHEME 1 - PEDESTRIAN APPROACH



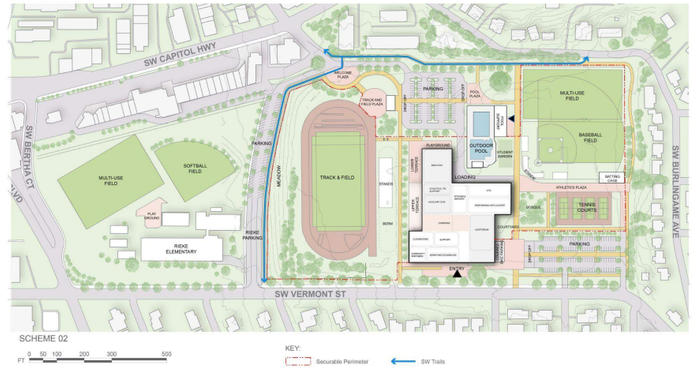
SCHEME 2 - PEDESTRIAN APPROACH



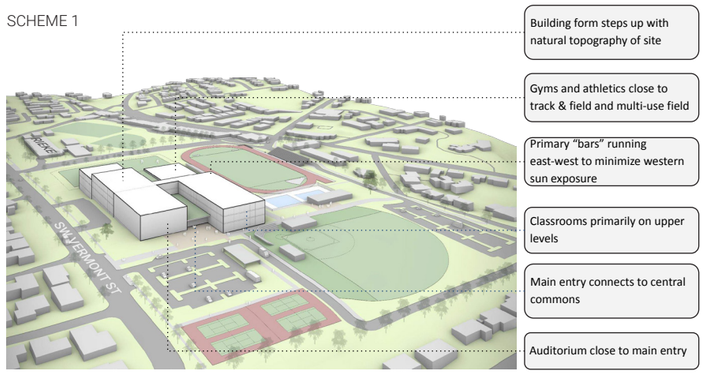
SCHEME 1



SCHEME 2

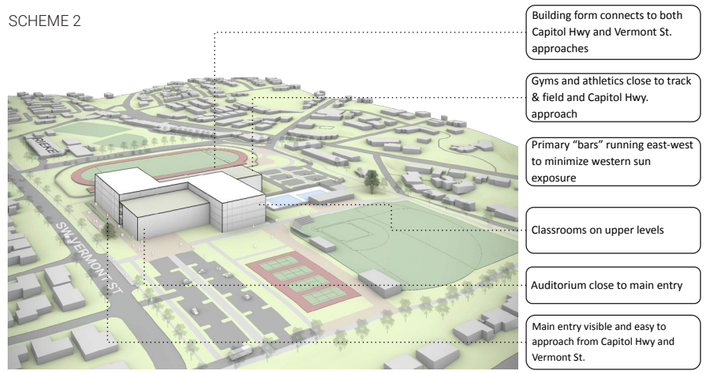


SCHEME 1



Massing - Aerial View

SCHEME 2



Massing - Aerial View

Massing views from street for each

- Not yet architecture, but shows size and heigh from street

Stefee reviewed Tradeoffs of each scheme

- With respect to Project Costs
- With respect to Experience and Functionality

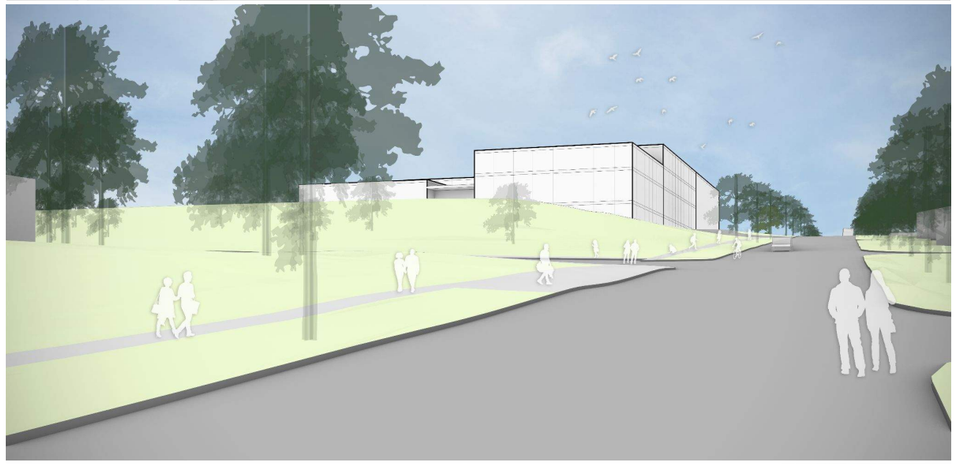
SCHEME 02

- Relocates track and field
- Enables more immediate access to Capitol Hwy
- Drop off at north would enable easy access to pool, fields and school
- Vermont Street is shared entry, access from both parking lots
- Overlapping multi-use field and baseball field
- Affords more breathing room on site
- Pool building support and entry similar to first scheme
- Building form has central commons with access to elevated terrace looking west over the football field
- Distance to existing north entry from Capitol Hwy is 894’
- Distance to new east side entry from Capitol Hwy is 846’
- Slightly more compact building and taller – 4 stories
- Instructional space with orientation to north/south for optimal light

SITE OPTIONS: MASSING VIEWS

SCHEME 01

View from Capitol Hwy Approach

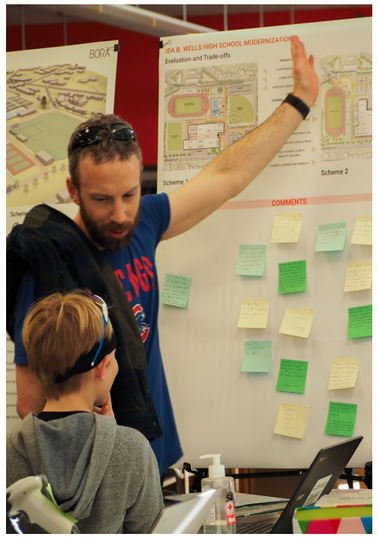


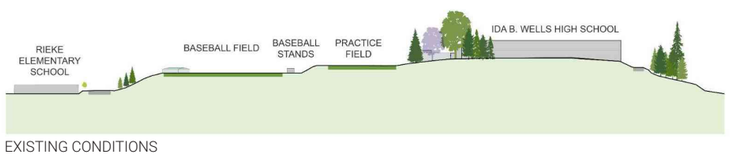
View from Vermont St. Approach (SW)

View from Vermont St. (SE)

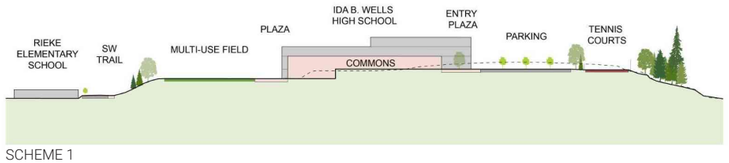
SCHEME 02

SITE OPTIONS + BUILDING SCHEMES

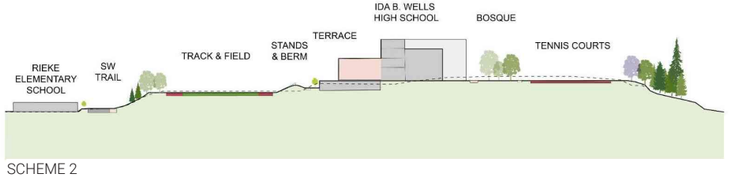




EXISTING CONDITIONS



SCHEME 1



SCHEME 2

Questions/comments on the Site Options

The design team asked if there are some initial questions/comments/clarification on the site options

- **What will be in the pool support building?**
  - Changing rooms to replace what is currently within IBW
  - Other program elements will be a consultation with Portland Parks
- **What is the securible perimeter?**
  - 8' chain link like McDaniel?
  - Or 6' wrought iron fence like Lincoln?
  - Likely to be 6' fence for security; type and materiality has not been determined
- **What is the remaining life cycle on the track?**
  - Still in process of doing an assessment of the track
  - Currently understand turf is still built on same underlayer construction as original
- **How does this relate to upgrades at Jackson track/field?**
  - Yes, that is the plan to use those fields while IBW is under construction
  - What are the safety features of the school, with respect to seismic, active shooter, fire, etc.?
- **All PPS buildings in new modernizations are required to meet "Risk Category 3" with some spaces designed for higher level "Risk Category 4"**
  - 3 is focused on life safety
  - 4 is focused continuing operation in addition to life safety
- **Can we combine softball and baseball fields?**
  - Baseball and softball are different in design so we need both
- **What are the number of parking spaces currently in both schemes?**
  - We have not confirmed exact counts but continue to work on issue
  - Showing approximately 170 spaces on schemes currently
  - Currently 249 spaces, including Rieke street
  - None of current spaces are up to code, so if they were renovated in place, there would be significant drop in parking
- **What are plans for improvement on softball field?**
  - Turf, fencing, lights, regulation outfield perimeter
- **Why do both schemes have entryway closer to Vermont rather than Capital Highway?**
  - Biggest challenge – road from north is private road with access easement and not controlled by PPS
  - New entry on north would mean greatly increased congestion
  - Working to make this a secondary entrance and that it can work together
  - Working to make door proximate to parking
- **Are there secondary entries into the building in either scheme?**
  - Big operational policy – school policy is to keep to one entry for security
  - Therefore both schemes showing a primary entry
- **What is the difference between the current loading options and Scheme 1?**
  - New loading scenario will be better than current
  - Main difference is loading out of parking lot versus giving dedicated access
- **Will there be a grandstand for Scheme Two?**
  - Yes, will be built into the grade
  - Currently studying existing grandstand to see if we can reuse
- **Is there an impediment to building on west side?**
  - We had this scheme and received strong feedback that it was too close to Rieke
  - This location would also impede views from upper portion of the site
- **New fields are very close to east side neighbors – what is the proximity of fields to neighborhood houses?**
  - Pickle ball is not part of ed spec, only tennis
  - All courts 50' away from property line
  - Would like the pickleball to move away from neighbors, hope that will be addressed with final design

SITE OPTIONS: PRIORITIES/TRADE-OFFS, SUCCESSES, AND CHALLENGES

Community Feedback

Amelie introduced the exercise and asked tables to do some self-reflection on the site options seen, and post them on the boards and discuss them with others

Self Reflection

For each site option, please write on post-it notes:

What are the trade-off / priorities?

What is successful?

What are some challenges?

Walk About

Post answers on boards + discuss

Reciew comments posted on each option

Discuss common themes and trade-offs

SCHEME 01

What is successful?

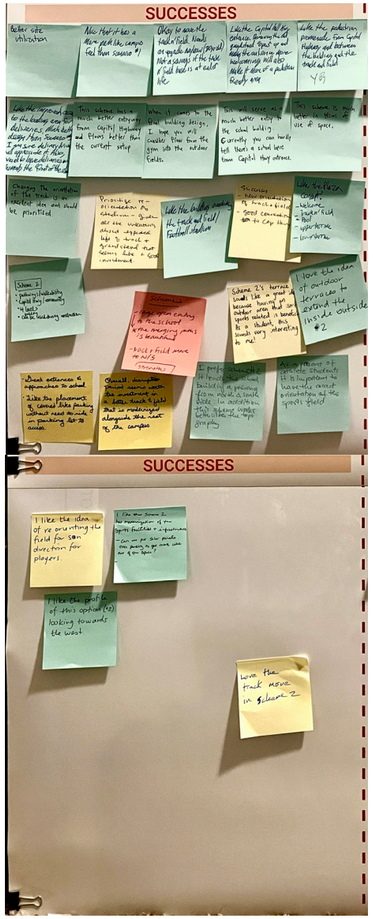
- Advantages: shorter construction time, integration with the topography, minimal site disruption during construction, separate baseball and multi-fields, central common connection to entry.
- Other considerations: less cost/ timeline, track & field stays in the same location, building can be cohabited during construction (3 levels layout).
- Softball Field:
  - It should be clear (on bond) that this area can be used for concerts and other events.
- Location of Front Entry:
  - It should be a little shorter walk from Capital Hwy.
- North-South Drive Through Access:
  - It is very important and needs to be added to Scheme 2, or else the support is for Scheme 1.
  - A north/south pass-through for traffic is necessary. “Love the securable event/gathering space - could this ‘donut’ be round? And maximize the view somehow?”

What is challenging?

- The need to reposition parking and tennis courts to benefit the neighbors on Burlingame Avenue.
- Criticisms of the loading area’s layout and its location on the “front side” of the building.
- Concerns about the noise from pickleball play and the impact it will have on residents.
- Questions about safety features in the school, such as reinforced doors for active shooter situations.
- Suggestions to cover the tennis and pickleball courts during winter to reduce noise.
- Potential issues with the baseball field being exposed to direct sunlight during summer.
- Calls for increased focus on school safety and consideration of the cost impact of inflation on construction.
- Inquiry about the possibility of opening the performing arts section without the entire school being open.
- Noting that parking is more remote for the farmers market and pool areas.
- Desire for a larger school rather than a smaller one.
- Concerns about the cost and effort involved in moving as many site components as this scheme suggests
- Worries about the longevity of current sports fields, tracks, and stands in this proposed schemes.
- Recommendation to exclude the baseball field from the fencing plan.
- Suggestion to place the tennis courts near the food carts or commercial area on the north/west side.
- Preference for the main entrance to be located on Vermont vs halfway down the building.
- Emphasis on not neglecting theater and music programs and their specific space needs within the school.
- Request to not fence the multi-use field.

SITE OPTIONS: PRIORITIES/TRADE-OFFS, SUCCESSES, AND CHALLENGES

Community Feedback

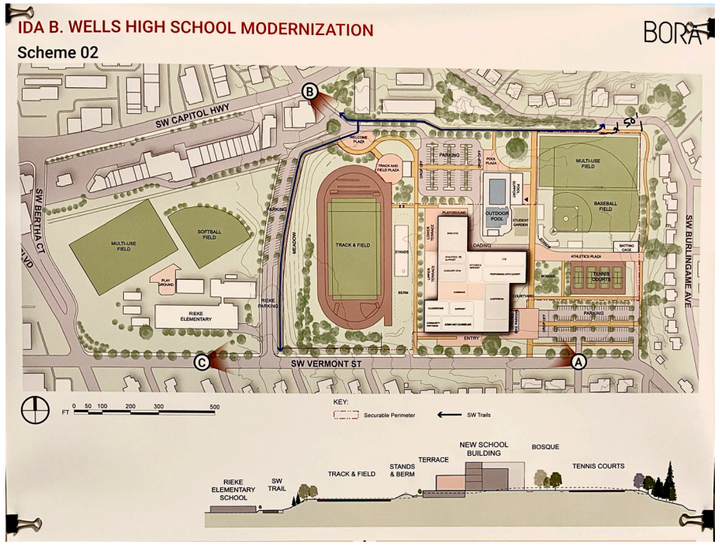


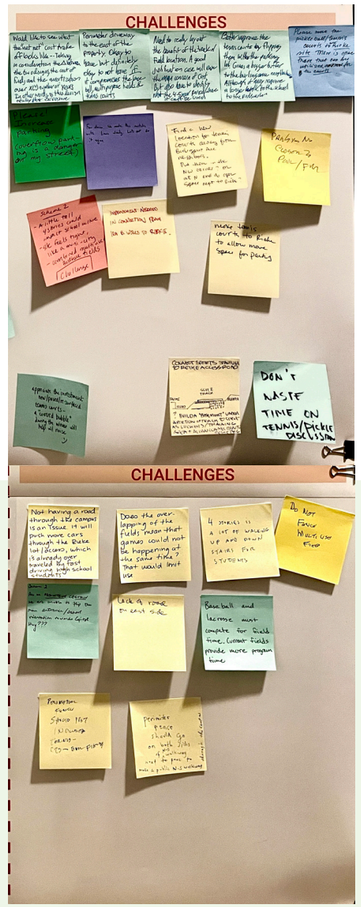
SCHEME 02

What is successful?

For Scheme 02

- Scheme 2 is preferred for the redevelopment of the school campus.
- Reorienting the track and field in a north-south direction is seen as a positive idea.
- Scheme 2 includes modernization of sports facilities and infrastructure.
- The placement of solar panels over parking spaces is suggested to maximize space utilization.
- The track move in Scheme 2 is highly appreciated.
- Scheme 2 offers a more park-like campus feel compared to Scenario 1.
- The large open entry to the school in Scheme 2 is praised.
- Outdoor terraces are liked for extending the indoor-outdoor experience.
- Moving the track and field is considered necessary due to its age.
- Great entrances and approaches to the school are highlighted.
- Flow from the gym into the outdoor fields is an important consideration for the final building design.
- Scheme 2 is commended for its efficient use of space.
- The Plaza concept, overlooking the track and field football stadium, is well-liked.
- Changing the orientation of the track is seen as an excellent idea.
- The Capitol Hwy entrance in Scheme 2 is preferred for its welcoming atmosphere.
- Correct orientation of the sports field is important for parents of athlete students.
- Scheme 2's terrace is seen as a beneficial addition for non-sports-related outdoor areas.
- Better site utilization is emphasized.
- New orientation of the track and field and good connection to Capitol Hwy are considered successes.
- Removing the old grandstand improves the entrance and makes it more pedestrian-friendly.
- Scheme 2 offers a better entryway from Capitol Highway and improved flow throughout the campus.
- Disruption during construction is seen as worth the investment for a modernized track and field.
- The pedestrian promenade from Capital Highway is appreciated.
- Improved access to the loading area for deliveries is preferred over Scenario 01.
- Scheme 2 lends the school building a presence from the north and south sides and works well with the topography.





What is challenging?

For Scheme 02

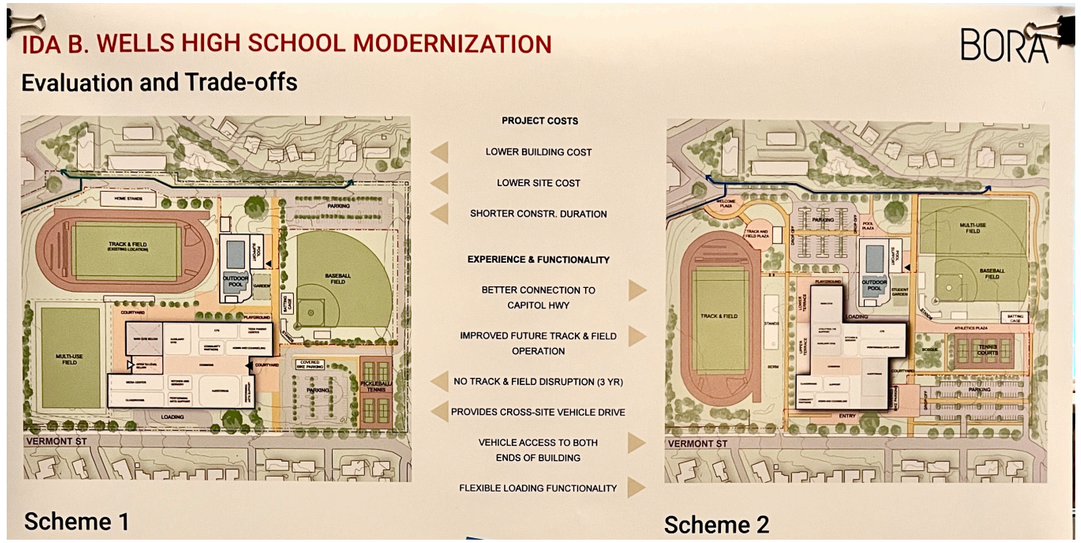
- There is a suggestion to flip the main entrance/school orientation towards Capital Hwy.
- It is advised not to fence the multi-use field.
- The perimeter fence should not include Tennis courts + baseball fields.
- The lack of a road through the campus is seen as an issue, as it will increase traffic through the Rieke lot.
- Overlapping fields may limit simultaneous game usage.
- There is a need for a road on the east side.
- Baseball and lacrosse teams must compete for field time due to limited availability.
- Perimeter fences should be placed on both sides of the N/S walkway next to the pool to create a public walkway.
- Having four stories in the building would require a lot of walking up and down stairs for students.
- The investment in new/paved/resurfaced tennis courts is appreciated, and there is a suggestion for a covered bubble during winter.
- Building four stories is seen as a mistake made with Lincoln High School and should be avoided.
- There is a suggestion to improve the tennis courts by flipping them with the parking lot to provide a buffer to the Burlingame neighborhood.
- Scheme 2 is considered challenging due to its height and impact on school culture.
- The benefit of the track & field location needs to be justified, considering the cost and the period when it cannot be used.
- The perimeter driveway to the east of the property is optional if it compromises other facilities.
- There is a suggestion to find a new location for tennis courts away from Burlingame Ave. neighbors.
- Improvement is needed in the connection from Ida B. Wells to Rieke.
- Connecting the sports stadium to the Reike access road and building a basement under a portion of the track for lockers/training area is proposed.
- Moving the tennis courts to Richelieu site is suggested to create more parking space.
- There is a request to not waste time on the pickleball/tennis discussion.
- A cost tradeoff analysis is desired to determine if the design is really expensive.
- Parking should not be closer to the pool/farmers market.
- Moving the pickleball/tennis courts to the Rieke site is recommended.
- There is a request to increase parking to avoid overflow parking on nearby streets.

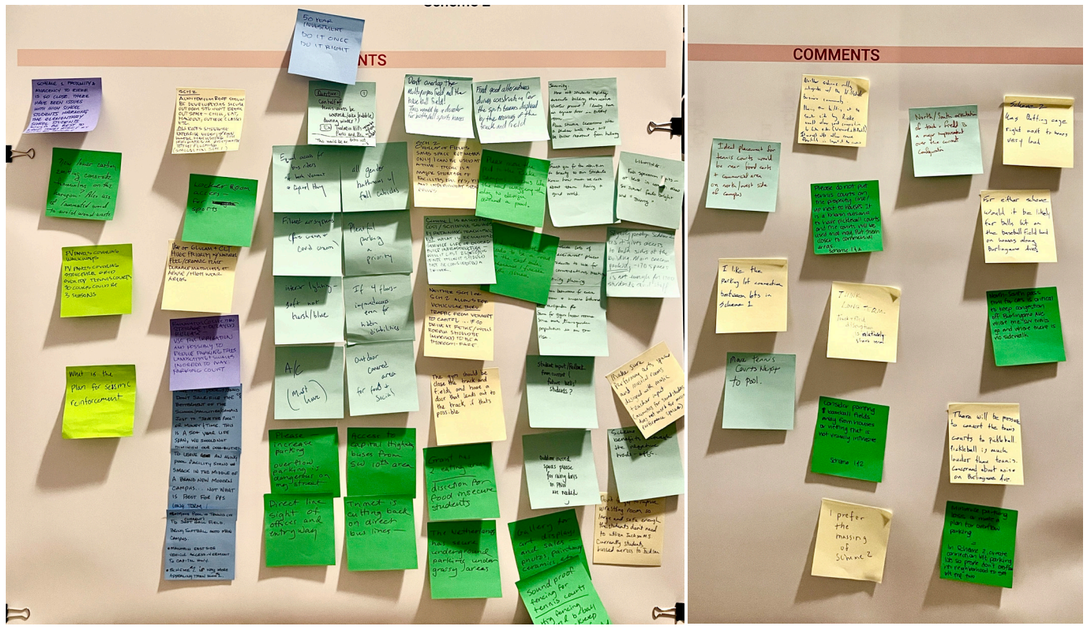
SITE OPTIONS: PRIORITIES/TRADE-OFFS, SUCCESSES, AND CHALLENGES

Community Feedback

Trade-Offs

- The placement of tennis courts near food carts and the commercial area on the northwest side of the campus is ideal.
- A North-South pass-through for cars is crucial to alleviate congestion and provide access to the trails.
- The North/South orientation of the track and field is an improvement over the current configuration.
- Scheme 2 places the batting cage next to the homes, which may cause noise issues.
- Integrating with the Hillsdale business community by placing the building on the south side allows for better connections.
- Consider pointing baseball fields away from houses or using non-visually intrusive netting.
- Ensure that balls hit on the baseball field do not land on homes along Burlingame Ave.
- Move the tennis courts next to the pool.
- There may be pressure to convert the tennis courts to pickleball, which is louder than tennis.
- Minimize parking loss and create a connection between parking lots in Scheme 2 to prevent overflow into the neighborhood.
- Avoid placing tennis courts next to houses due to potential noise issues.
- Scheme 2's massing is preferred over Scheme 1.
- Full spectrum lights and the use of durable materials are important considerations.
- Access to Capital Highway buses from the SW 10th area should be ensured.
- Thank you for considering beauty as an important aspect of the design.
- Include a gallery for art displays and sales.
- Gather input and feedback from current and future students.
- Improve the wrestling room to eliminate the need for students to be bussed to another location.
- Consider adding a road on the east side to avoid traffic issues.
- Install filtered air systems and ensure the availability of A/C.
- Provide locker room access for sports activities.
- Collect rainwater for irrigation and parking lot landscaping.
- Increase parking capacity to avoid dangerous overflow parking.
- Create outdoor covered areas for food and social activities.
- Ensure rapid evacuation options and bullet-resistant classrooms for security purposes.
- Consider the remaining service life of existing infrastructure when evaluating Scheme 1.
- Moving the pool to the Rieke campus is suggested.
- Overlapping fields in Scheme 2 saves space but limits usability.
- Ensure direct line sight of offices and entryway.
- Provide equal access for bus riders from both Vermont and Capital Hwy.
- Install soundproof fencing for tennis courts and high fencing around basketball fields.
- Explore lower carbon-emitting concrete formulas and the use of laminated wood.
- Avoid overlapping the multipurpose field and baseball field.
- Consider covering half of the tennis courts during winter.
- Develop a plan for seismic reinforcement.
- Scheme 2 provides better access to both sides of the building, but parking capacity is a concern.
- Improve the border between Reike and Well to allow vehicular through traffic.
- Include all-gender bathrooms and create spaces for student interaction and planning.
- Emphasize the importance of a long-term investment and doing it right.
- Place the gym close to the track and fields with a door leading out to the track.
- Do not sacrifice the betterment of the school/facilities/campus for the sake of saving the pool or cost and time constraints.
- Keep high school and elementary school students apart as much as possible.
- Ensure soft and non-harsh interior lighting.
- Provide outdoor covered spaces for rainy days.
- Involve music teacher input in designing performing arts spaces and musical rooms.
- Develop secure outdoor student breakout spaces on auditorium roofs.
- Install PV panels covering walkways and structural grids over tennis courts.
- Consider underground parking options.
- Prioritize plentiful parking.
- Improve access for individuals with hidden disabilities if the building has four floors.
- Scheme 2's benefits outweigh the negatives.
- Grant has two eating areas, discression for food insecure students.
- Be aware of changes in bus routes by TriMet.
- Include bathrooms and locker rooms that cater to transgender individuals.
- Find alternatives for sports teams during construction.
- Consider relocating the pool and tennis courts to the softball field.
- Maintain east-side vehicle access from Vermont to Capitol Hwy.
- Scheme 2 is generally more appealing than Scheme 1.
- Explore the possibility of covering half of the tennis courts to aid maintenance and reduce noise.





NEXT STEPS

Additional Feedback?
WellsBond@pps.net

CPC #5: Thursday 2/22, 6-8pm

- we will bring a preview of the **Board of Education Packet**
- we will bring draft "final" **Vision Statement** and **Guiding Principles**

Board Packet: 3/5/24

- **final information** for the Board of Education Meeting on 4/2

Final open house: TBD (March)

- **overview** of the Board of Education Packet