

mahlum STUDIO PETRETTI
ARCHITECTURE



FEBRUARY 27TH, 2024
COMPREHENSIVE PLANNING COMMITTEE MEETING #05

Cleveland High School CPC

PORTLAND PUBLIC SCHOOLS

GROVER CLEVELAND HIGH SCHOOL

Land Acknowledgment

The Portland Metro area rests on traditional village sites of the Multnomah, Wasco, Cowlitz, Kathlamet, Clackamas, Bands of Chinook, Tualatin, Kalapuya, Molalla, and many other tribes who made their homes along the Columbia River. Indigenous people have created communities and summer encampments to harvest and enjoy the plentiful natural resources of the area for the last 11,000 years.

We want to recognize that Portland today is a community of many diverse Native peoples who continue to live and work here. We respectfully acknowledge and honor all Indigenous communities—past, present, future—and are grateful for their ongoing and vibrant presence.

We also acknowledge the systemic policies of genocide, relocation, and assimilation that still impact many Indigenous/Native American families today. As settlers and guests on these lands, we respect the work of Indigenous leaders and families, and pledge to make ongoing efforts recognize their knowledge, creativity, and resilience. Within the Cleveland community we also acknowledge how we have systematically failed native students, and commit to ensuring a better future for the Indigenous and Native students and families who have continued to contribute to bettering our community despite our failings.

-written by Cleveland High School students

Introductions

The Team

Portland Public Schools



Erik Gerding
Sr. Project Manager



Hector Lopez
Project Manager

Mayer Reed



Anne Samuel
Landscape Architect



Jeramie Shane
Landscape Architect

Mahlum



Abby Dacey
Principal-in-Charge



Alyssa Leeviraphan
Project Manager



Chris Brown
Project Architect



Andrew Weller-Gordon
Architect



Pip Allen
Architect



Rene Berndt
Project Designer

Studio Petretti



Amanda Petretti
Design Strategy



Hannah Allender
Design and Engagement



Luke Smith
Design and Presentation

After Bruce



Thy Daniels
Project Manager



Mireaya Medina
Co-lead



Rhonda Teeny
Engagement Co-lead

Agenda

- > Introduction/Welcome (5 min)
- > Recap & Recommended Direction (25 min)
- > Activities (50 min)
- > Q&A/ Conversation (30 min)
- > Close (10 min)

CPC #04 Review (01/25)

Opportunities & Tradeoffs

Information about:

- > Grounding in a shared vision
- > Understanding of comprehensive plan approaches
- > Clarity around key variables
- > Evaluation of comprehensive plan approaches

Requested CPC Feedback:

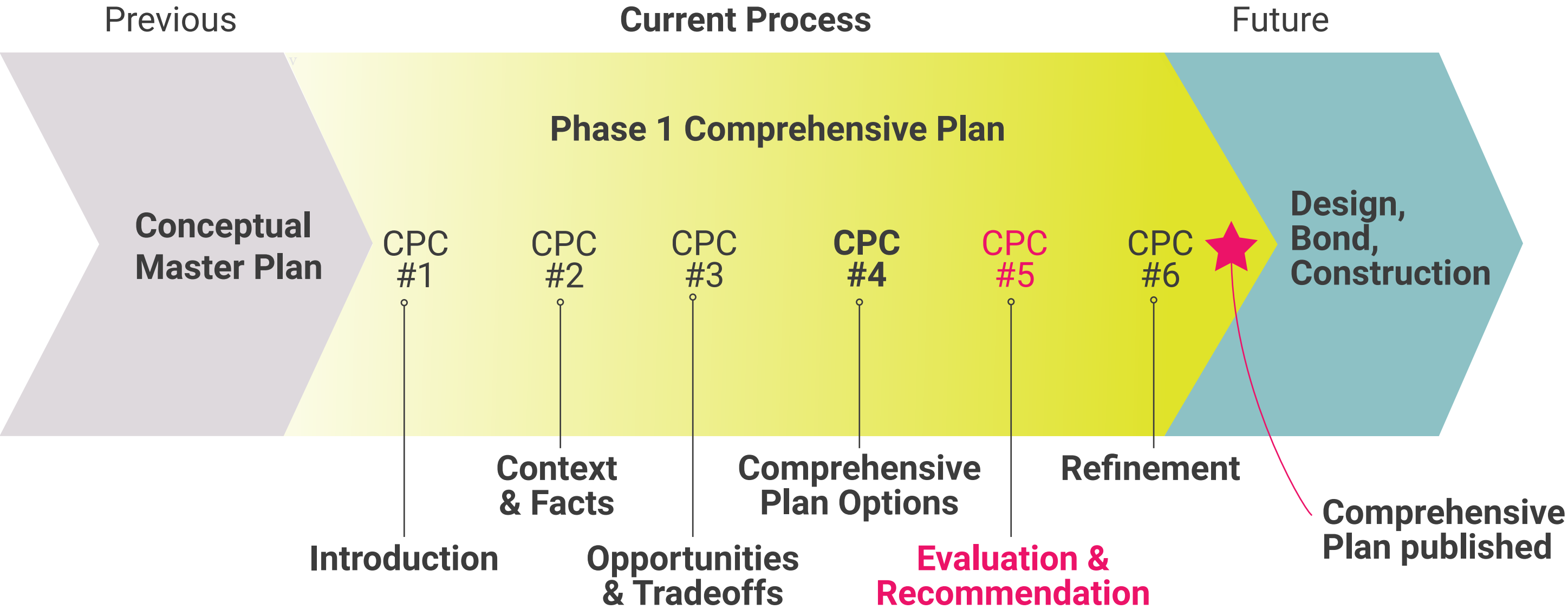
- > Vision and goals
- > 4 design approaches
- > Variables
- > Build on two properties or one?

Please add your thoughts below...

	PROS	CONS
Develop academic and extracurricular excellence with intercultural understanding	<p>Lead expensive. Allows for most development of education + working space.</p> <p>- Less costly than other options so it can go to classroom spaces.</p>	
Promote health, wellness, and climate resiliency	<p>Improvements to energy efficiency of campus.</p> <p>Could you deploy more solar than with existing building?</p> <p>The more outside welcoming space the better.</p> <p>- Good amount of open space / green space.</p> <p>BEST USE OF SITE. THE "QUAD" COULD TIE THE COMMUNITY TOGETHER.</p> <p>Allows lessening busy street + foot-rebuilding and redeveloping local points and urban fabric + street + open space.</p>	
Improve student safety in and around the sites	<p>All school-day activities located on one site (students do not have to leave building/block).</p> <p>Keep kids in one spot. Safe. More sustainable.</p> <p>- no need to cross 26th.</p> <p>No safety risk without street crossing for any programming.</p> <p>Parking is so difficult - can't lose any space.</p> <p>Safest for student on one site and no thruway / on-street traffic that is NOT necessary. noted value of skybridge.</p> <p>Sheltered from busy streets, convenient to track + field court and allows for safety improvements.</p> <p>Keep kids safe.</p>	
Create a welcoming, inclusive environment that supports students and staff	<p>Existing parking is retained.</p> <p>Best option to create a welcoming entry for staff + students.</p> <p>17,000 sq ft of outdoor space is a lot. It would be plenty for HS students.</p> <p>all on one site makes it easier for students to get to classes + extracurriculars.</p> <p>KEEPS ALL STUDENTS TOGETHER. NO STRANDED ACAD. PROGRAMS.</p> <p>OPEN SPACE w/ TRAILS CAN BE USED AS FLEX SPACE FOR ATHLETICS TOO.</p>	<p>Don't let ego make decisions (about a bridge).</p>
Acknowledge the Indigenous legacy	<p>Legacy European architecture not retained.</p> <p>Indigenous legacy is community + connection. This version does not separate us. It gives us the ability to rise the fence + shape gates the road.</p>	

CPC Process

Comprehensive Planning Schedule (detail)



CPC 05

Preview

Desired Outcomes:

- > Grounding in a shared vision
- > Confirmation of recommended approaches
- > Understanding of design options
- > Evaluation of approaches

Requested Feedback:

- > Exploration of design options based on campus cohesion and climate response
- > Preferred direction



Recap: Concept Approaches

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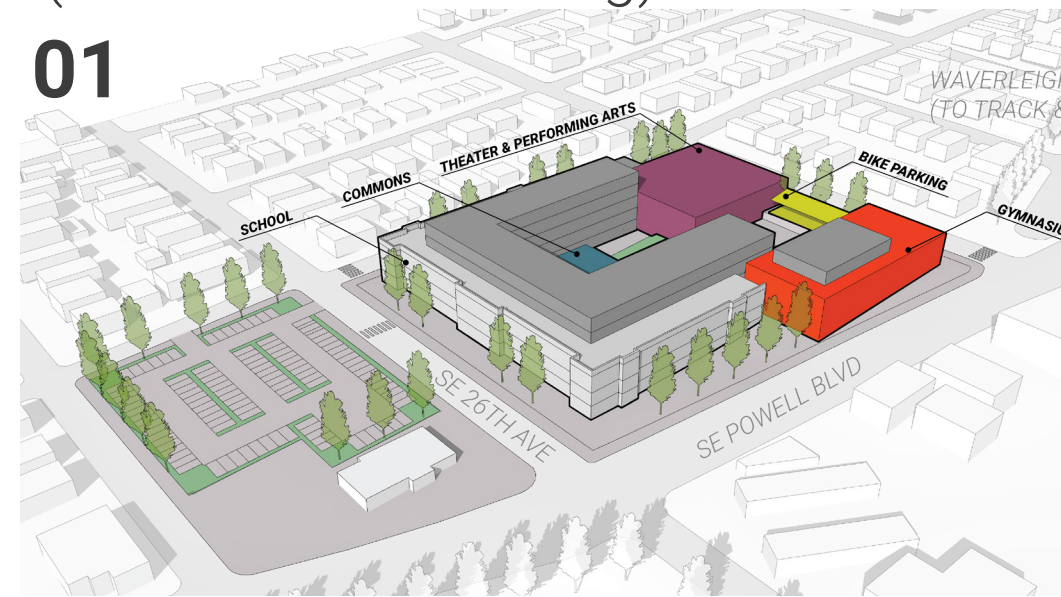
Recap

Concept Approaches

Consolidated (One Property)

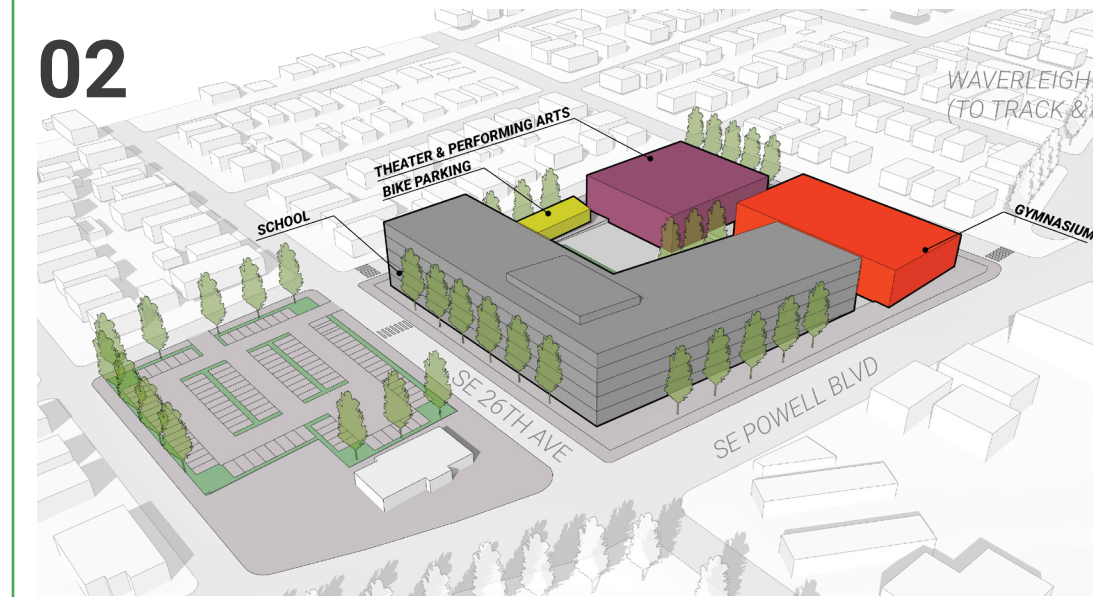
Partial Existing (Retain 1929 Building)

01



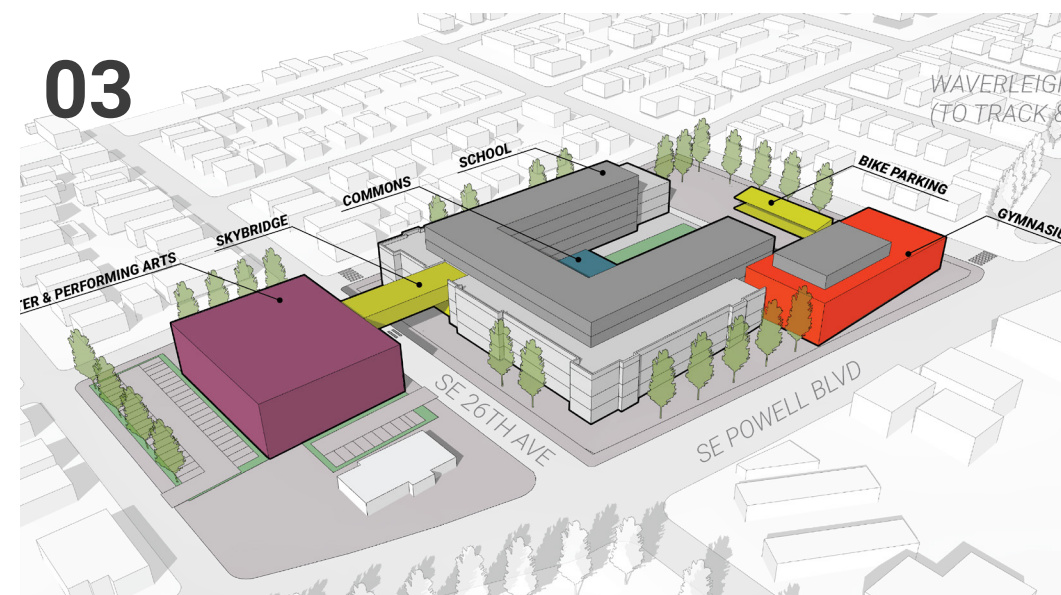
All New Construction

02

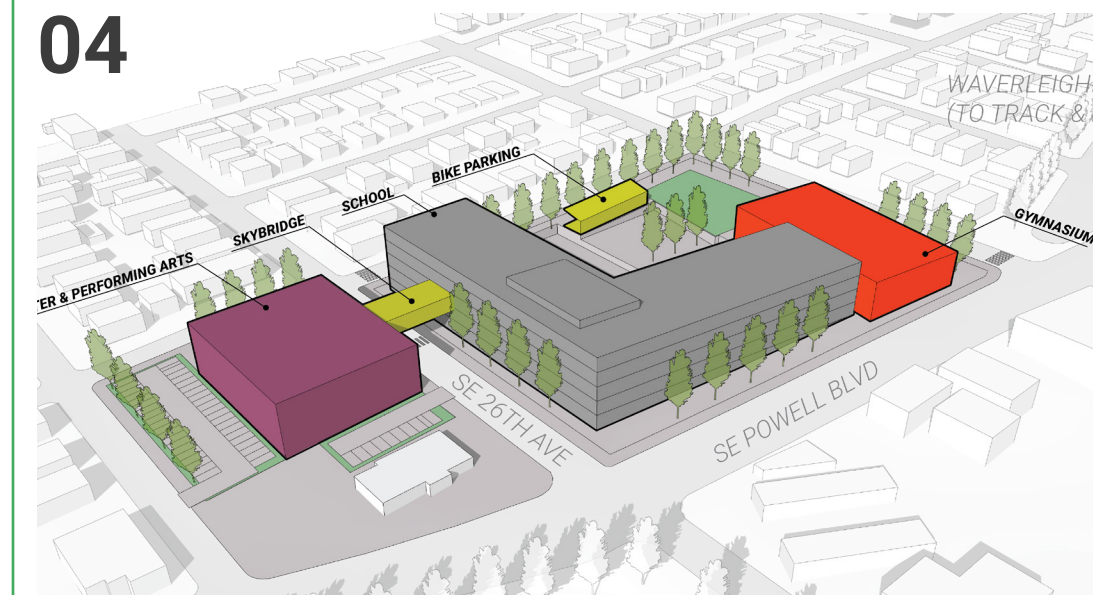


Distributed (Two Properties)

03

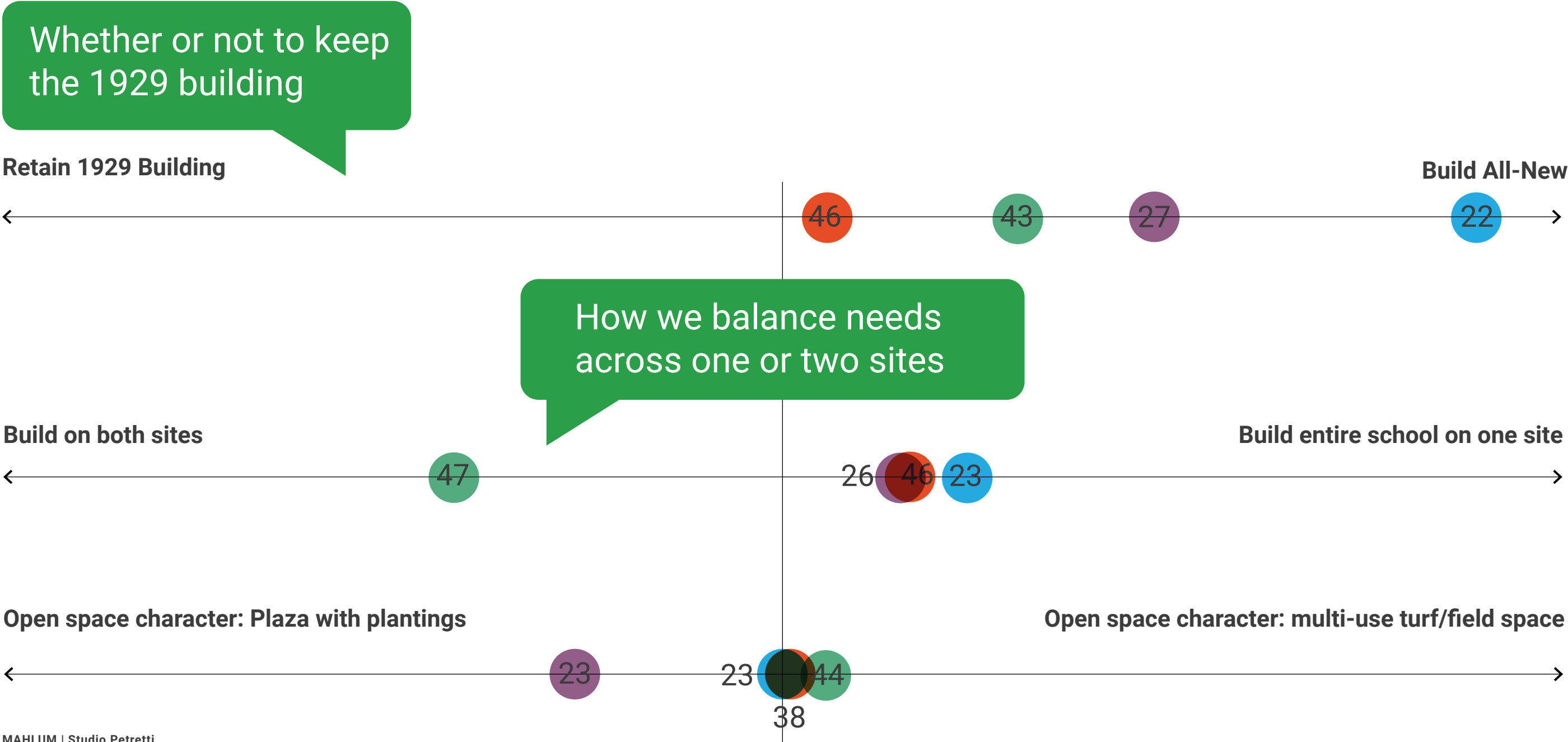


04



CPC, School-based and Open House Feedback

What we've heard



Student Feedback

What we've heard

Cool. New building :)
No parking :(

I like blocking Powell

Open space is nice but
not enough parking

Greenspace should be used for
campus lunch and outdoor time.

Affinity and leadership
club space...build
community

The skybridge is useless

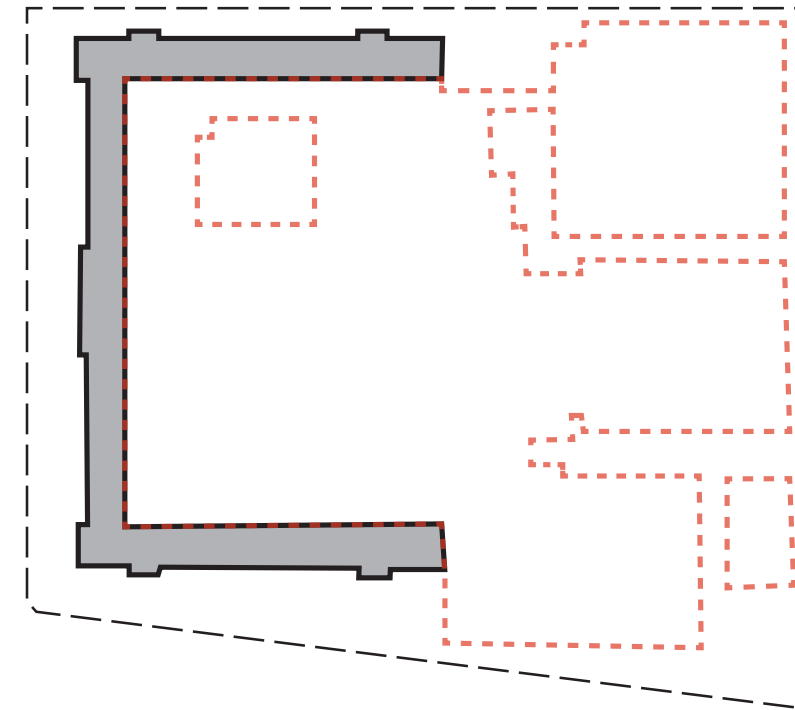
You have no idea how badly I want a
skybridge

Bigger spaces for electives,
arts, CTE, etc.

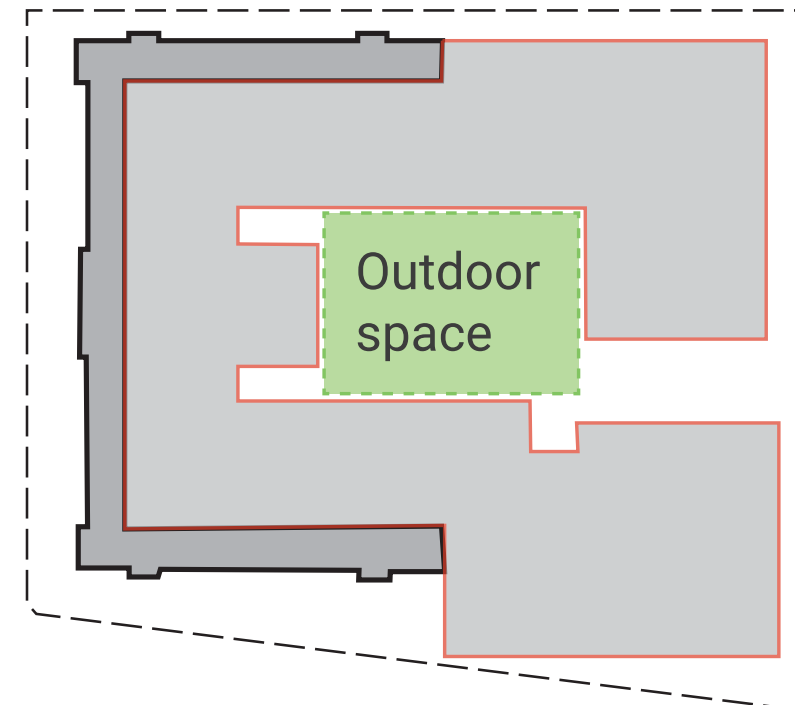
Recap

Existing Constraints

- > **1929 Building:** 22% of existing building to remain
- > **Site fit:** 10% of site available for exterior student gathering spaces
- > **Program fit:** Some compromises to classroom proportions and daylight
- > **Cost:** approximately +\$10million over baseline (approach 02)
- > **Risk:** There will be unknown conditions. Challenge of working within old structure is captured in cost numbers



Existing Building



Renovated & Expanded Building

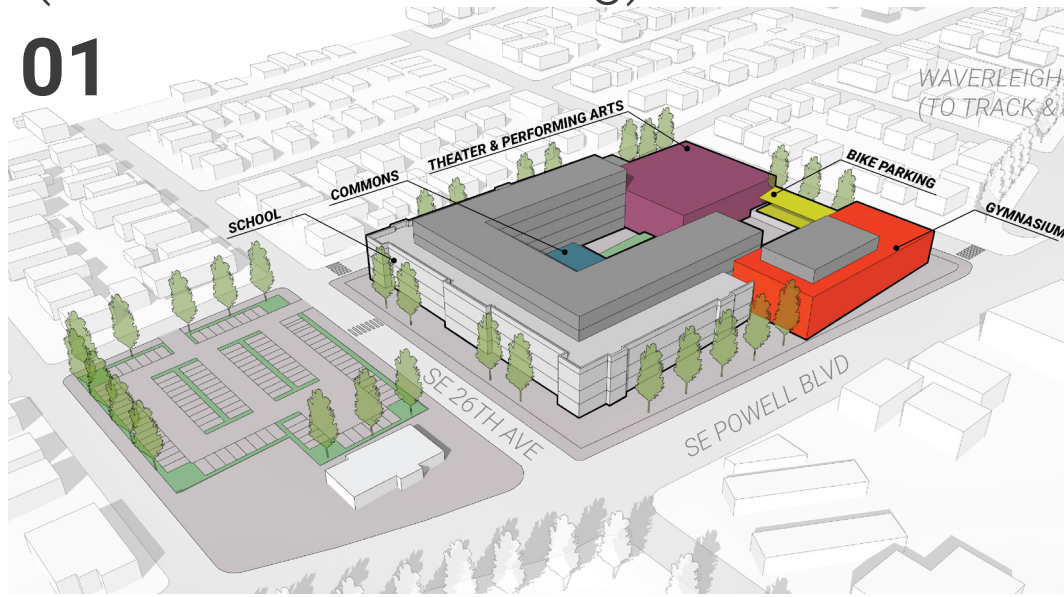
Today's Focus

Concept Approaches

Consolidated
(One Property)

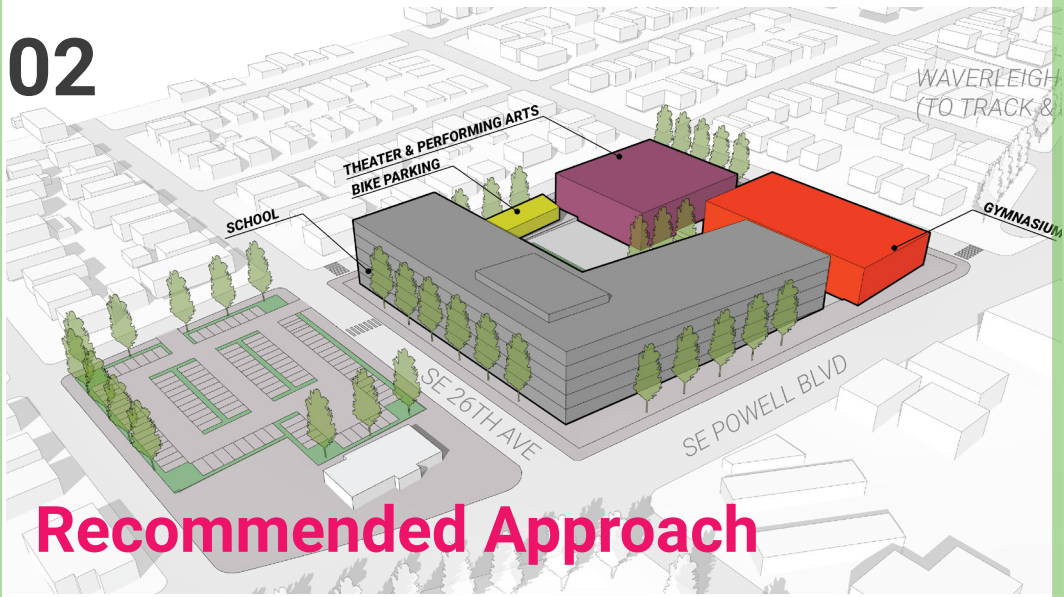
Partial Existing
(Retain 1929 Building)

01



All New Construction

02



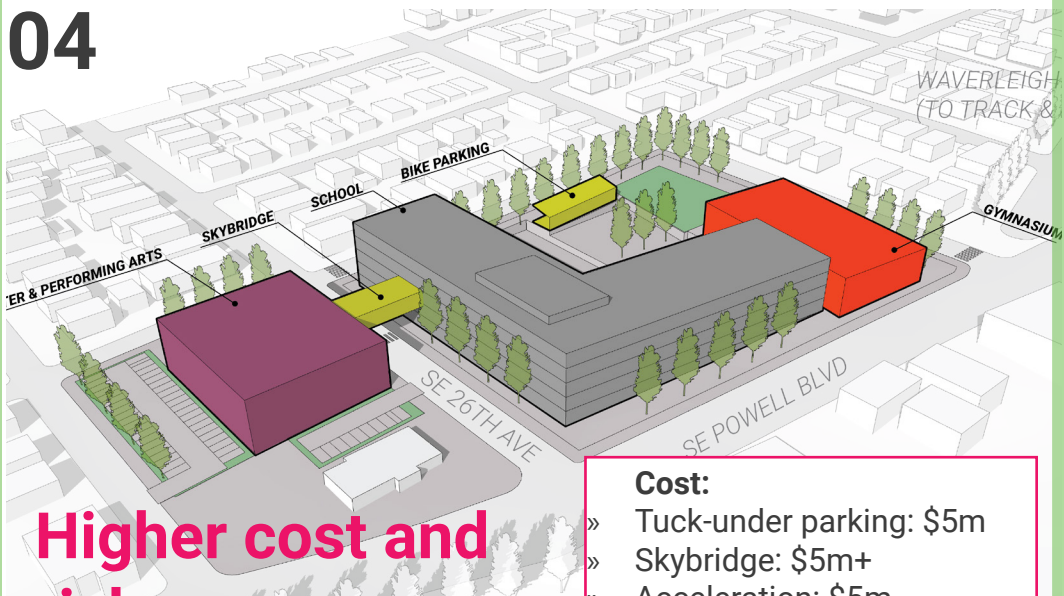
Recommended Approach

Distributed
(Two Properties)

03



04



Higher cost and risk

- Cost:**
- » Tuck-under parking: \$5m
 - » Skybridge: \$5m+
 - » Acceleration: \$5m

Concept Development

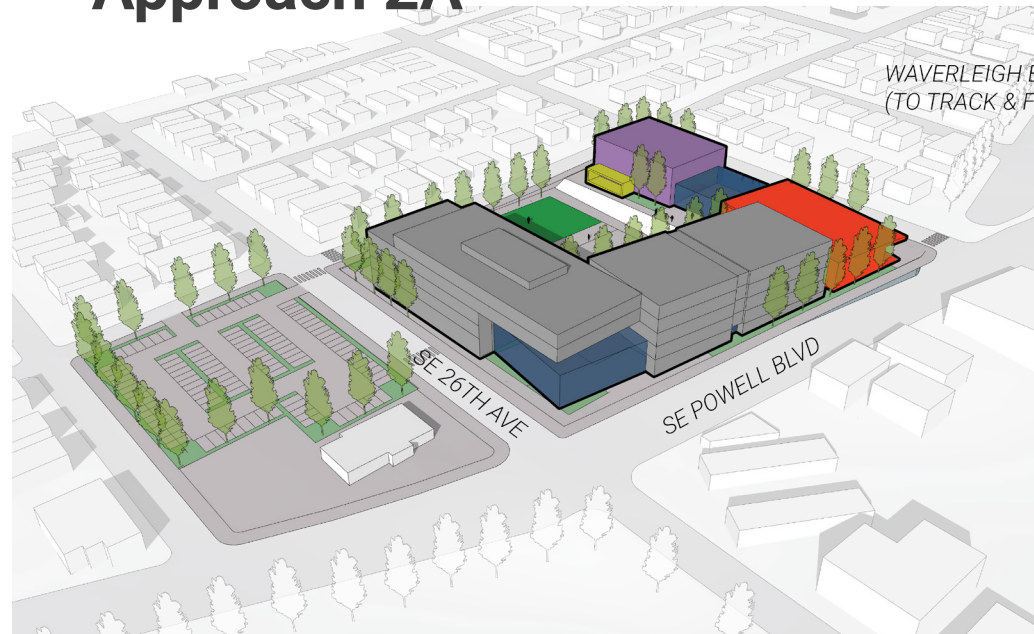
Consolidated vs. Distributed Campus

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Consolidated High School on primary lot

Many Variations!

Approach 2A



Characteristics

- Medium sized open space, options for shape
- Most cost effective approach:
 - \$400-425M baseline
- Flexible outdoor space
- Best solar orientation
- Tall building along Powell
- Tall building along SE 26th Ave
- Outdoor space adjacent to residential neighborhood
- Lots of opportunity for design refinement

Approach 2B



2A



2B



Distributed High School on Primary & Parking Lots

Many Variations!

Approach 4A



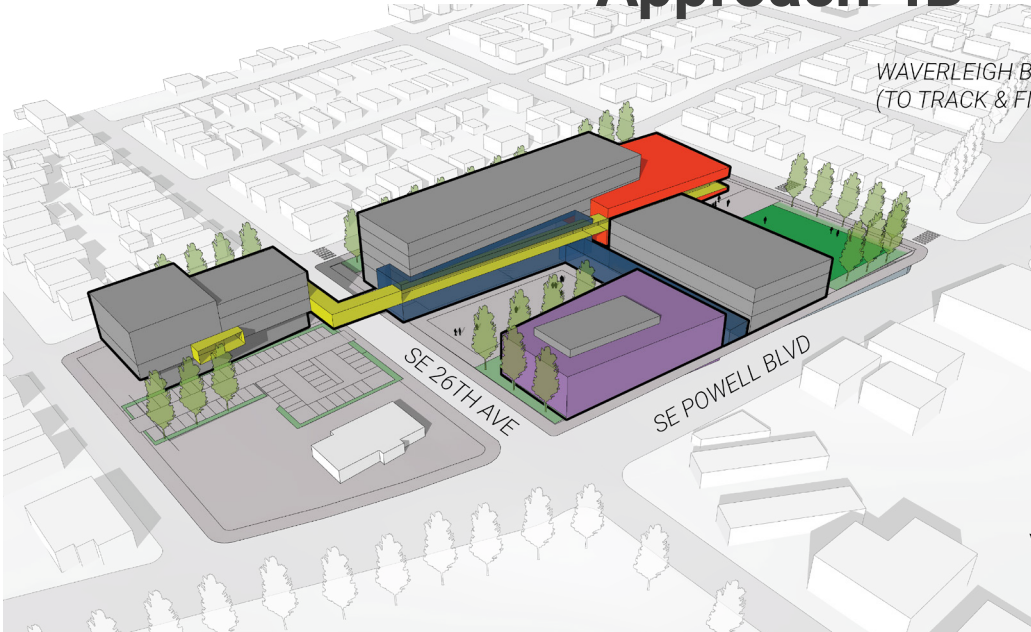
4A



Characteristics

- Requires skybridge
- Largest open space
- Higher cost approach:
+ \$20-30M above baseline
- Distinct outdoor spaces
- Tall building adjacent to
SE Franklin, 30ft setback
- Outdoor space connected to
Waverleigh
- Outdoor space adjacent to
residential neighborhood
- Best solar orientation
- Lots of opportunity for design
refinement

Approach 4B



4B



Activity

- > Campus Cohesion, Safety and Parking
- > Climate Response
- > Site Layout Constraints

50 MINUTES, 10 MIN PER STATION

Comprehensive Planning

Next Steps

March 16th Community Open House

March 21st CPC Meeting #6 (Final)

Stay tuned for PPS Survey by email!

Community Engagement

Community Listening Sessions:
Ongoing, through Mid-March





Thank You!

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