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**Date**  
05.01.2023

**By**  
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<b>Subject</b>	<b>Project Name</b>	<b>Project Number</b>
Design Advisory Group Meeting 3	Jefferson High School Modernization	30087

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## Minutes

Recording is here <https://www.pps.net/jeffersonbond>

1. Kiesha from PPS Jefferson Project Team welcomed attendees and introduced Ayana and Steve from Office of School Modernization, Jefferson Project Team
2. Overview of agenda
  - Note: the full agenda was not achieved for this meeting, as the discussion ultimately focused entirely on the Harriet Tubman Middle School [HTMS] Relocation study
3. Reading of Land Acknowledgement and Anti Oppression Statement
4. Harriet Tubman relocation update [Dan Jung, COO of PPS, with presentation slides]
  - Want to take a few minutes to update folks on another meeting that's happening. Due to upcoming I-5 expansion. PPS Board of Directors [BoD] approved relocation of Harriet Tubman away from I-5. Over the last 18 months, staff have reviewed location options; to date have looked at about 20 different sites. No single clear choice has risen to the top
  - Process to date has been largely in three parts:
    - Staff developed and have updated a report; this is posted on PPS's website
    - The report is made available to stakeholders and community
    - First report was issued February 2022; now on Vol 6
    - [note: Harriet Tubman [relocation study website is here:](https://meetings.boardbook.org/Documents/WebViewer/915?file=f08bbc9f-784c-4b17-a0b8-3164f69527b3) <https://meetings.boardbook.org/Documents/WebViewer/915?file=f08bbc9f-784c-4b17-a0b8-3164f69527b3>
5. Input from community members and stakeholders has happened at regular points along the way, and each report reviewed by a [PPS School Board Facilities & Operations subcommittee](#), [F&O] (Made up of 4 School Board Members) which then directs PPS staff about what sites to study
6. As of right now, the F&O has identified only ONE relocation option - using JHS south lot and existing Humboldt Site for Harriet Tubman and KairosPDX. **Staff is gathering information about the sites and currently two site plan scenarios are being studied for this site**
7. **Scenario 1** places Kairos on the JHS south lot - It's a small space; just 2 acres with utilities. 5 acres total. By contrast the new Kellogg MS site in SE Portland is 6 acres without a bisecting public street. So this is a tight site. And, it occupies the JHS south lot with its planned fields and parking amenities, which would be lost.
  - Benefit: having three schools close together with shared amenities.

- Benefit: It keeps Harriet Tubman MS in the neighborhood
  - Challenge: It's one of the most costly options that has been considered
  - Challenge: Kairos would also need to move off site for an extended period since South Lot is likely needed for staging for JHS construction
8. **Questions/discussion after presentation of Scenario 1:**
- **Q: Is it possible to combine sites / vacate Commercial Avenue?**
    - Very unlikely and very high risk, but there is a process
  - **Q: What are the design requirements for JHS if the south lot is lost?** - Does the current design need to be reconsidered? Would the Comprehensive Planning Committee #5 meeting criteria that identified fields on the south lot need to be reconsidered?
    - **A:** Yes; there would need to be a redesign in consideration of that space.
    - **A:** Yes, it would compromise the proposed redesign.
  - **Q regarding Department of Environmental Quality impacts:** -
    - **A:** not known / no impact anticipated
  - **Q regarding KairosPDX.**
    - **A:** Kairos PDX is a charter school, whose charter is approved by PPS. It has a long term lease on the site. (50 years)
  - **Q:** How are our comments being recorded? Are notes being taken?
    - **A:** Yes Meeting is recorded in notes and there is video of this meeting.
    - **A:** Will an E-mail will be given out for other questions too? Yes [JHSBond@pps.net](mailto:JHSBond@pps.net)
    - **NOTE an email is being sent to all who supplied their emails at that meeting**
  - **Q: Where are kids going to practice if these fields are being taken away?**
    - **A:** we don't know yet but PPS Athletics will need to work on this.
  - **Q:** Why are we giving up our sports for our community to a Charter School?
  - **Community Member Statement:** This community has waited way too long for this renovation for this to happen right now. The people who make these decisions should be here right now, not listening to this audio feed but listening to the parents who this affects. I have a child here now and a future Jeff child. I've lived out of the district and I've planned my life around this.
9. **Scenario 2** Uses the same properties, places all of Harriet Tubman MS and Kairos on the Humboldt site. It's a small 3 acre site and oddly shaped. Very tight; challenging for amenities. Kids would need to cross a busy site for recess; costly. Better schedule - The project would be completed in 2028..
- Good opportunities around programming benefits having schools collocated
  - Very challenging for site amenities
  - Very costly compared to some other sites considered
  - Less disruptive than the first option.
10. **Questions after presentation of Scenario 2:**
- **Q: Are there any other options?**
    - **A:** As of right now, this is the only current option, with the two different site organization scenarios, that are being considered
  - **Q: So you're saying this is it?**
    - **A:** PPS looked at dozens of properties; all have been discarded at this point
  - **Q:** Where does one go to find the tradeoffs?
    - **A:** PPS: PPS has developed a due diligence report for every site; *Those can be found on PPS's Board of Education [April 12th Facilities and Operation meeting website](#). Harriet Tubman Middle School ReSiting: [Due Diligence Volume 6](#) includes information on the relocation history and process as well as data on the options currently under consideration. [Appendix A](#) includes information on options that were previously*

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considered including several that were noted in discussion at the DAG meeting. [Appendix B](#) and [Appendix C](#) contains additional background information.

- **Q: How long is the Kairos lease?**
  - **A:** 10 years with an option to extend up to 50 years.
  - **Follow Up comment:** Kairos doesn't need to be in the neighborhood - why can't it leave? Since it's not a geographic issue?
    - **A:** Great questions. Not sure why not; but this is good feedback.
- Concern about inadequate Middle School capacity in the neighborhood - kids are having to leave the neighborhood for middle school. So many kids and families are leaving.
  - The assumption because there's a long term lease with renewal opportunity that KairosPDX will be there for a long time
- **Public comment:** Kairos doesn't need to be in this community. Why aren't you looking for other options for Kairos and instead locating Harriet Tubman in the Kairos facility? Why not maintain a lease with Kairos but at a different location?
  - **A:** Other site options have been set aside at this point, but this is good feedback. Decision makers want tradeoffs to be very clear.
- **Q: What about Whitaker field?**
  - **A:** This was one of the sites considered for HTMS but has been set aside [That is because It is also out of current Harriet Tubman district boundary which was one of the selection criteria]
  - **A:** PPS intends to develop the Whitaker fields as an athletics hub to support its Middle Schools and High Schools - one of three sites that are planned for this.
- **Q: Clarification about process: I-5 work is pushing Harriet Tubman out; lots of sites considered - did those sites also compromise functioning of two other schools?**
  - **A:** District has produced a Due Diligence report that tracks every site that's ever been considered. It's on the PPS website [Due Diligence Volume 6](#)
- **Q: JHS track is already small; no pool etc. Why is PPS trying to bring two additional schools here, where there already isn't enough space?**
  - **A:** Finding the right site for HTMS has been really challenging; impact on JHS is a significant concern and we want the decision makers to take this into consideration
- **Community Comment:** With the modernization, there's been a lot of community engagement. And now, that will all be thrown out and a PPS subcommittee will make a decision? And, this is the last school to be modernized And, there is a history of attempts to close this school. This is the same thing that has happened before, you're just making it look different. This room wants to know why the decision makers aren't here! When the question is "why are black and brown people not coming to the events" it's because of this! - We went through the process and it's being overthrown again.
  - Acknowledgement of impact
- **Community Comment:** PPS is de-prioritizing the process. What is the point of showing up? That's the ongoing issue. Lack of feedback and implementation. Why is Jeff being impacted and burdened yet again because of what - systemic racism? It's the same stuff. It seems really weird to have other people make this decision when we'd been promised softball and other great things. Why do we have to give those up?
- **Community Comment:** What about former De La Salle location?
  - **A:** De La Salle is the current Multiple Pathways to Graduation location until the new MPG building is ready in 1.5 years. It will then probably

become the temporary site for Tubman(when the new Tubman building is under construction). This was under consideration as a permanent location for Tubman but since it is outside of the Tubman boundary it fell out of consideration

- **Q Could Kairos go there? [Lasalle]**  
**A:** It is not impossible
- **Community Comment:** What is happening here is the central nervous system is activating. The graphic on the screen is not showing JHS or acknowledging that a slice is being taken from it. Kairos is interesting; it has inadvertently colonized this neighborhood. It's like a renter having to be given a house. Sports issue - The community is saying "No, we want sports". Also, youth are not able to learn in this environment. This is taking so long. Why didn't planning for this start a decade ago? [I attended King meeting about Tubman; this is another meeting where JHS is being eclipsed by Tubman]. How can PPS, as a service provider continue to provide service into this community? Every step of the way there is less given.
- **Kairos representative comments:** the Humboldt process was happening at the same time as the Jeff process - It sounds like there was not a lot of conversation between the two. Kairos serves brown and black students. We serve PPS students - we are not trying to displace anyone. Why did PPS not try to start this conversation earlier? There was a Humboldt thing happening and a Jefferson thing happening. Kairos too was also only offered two options. But this should not be Jeff v Kairos or Jeff v Humboldt. This should be about what options are available and why are we only looking at these two options?
- **Community Comment:** If the goal is to set up Jeff for future success, and Tubman too [air quality etc], it's counterproductive to squeeze them into a smaller and smaller space. Building on the south lot overrides bond priority to build Jefferson community. It also limits the Tubman and Kairos school's access to fields, and this will continue in their High School experience. It closes the opportunities. A sequestering into a tinier and tinier space is the result. "Well, you can have that little space".
- **Community Comment:**We have two soccer teams here, girls and boys at every level, football teams, softball for the first time in 7 years. Baseball team too. All hope to grow. We have one baseball field, one track, one field. Just about to go to no softball or baseball. Too many teams to share. 12 teams having to share. [Especially] in the Fall, when it's dark at 6 or 7. 12 teams trying to share. Soccer goes early or borrows space from the Salvation Army. Youth football too. Dogs have the south field. Already we don't have enough space here. Nothing to do with Kairos or Tubman. JHS is already limited. Speaker's kids attend Tubman now - doesn't want Tubman here. Rebuild is supposed to last 20, 30, 80+ years; why aren't we building for the things we need? Instead you're taking away something we don't have right now. This makes no sense! Please share with whoever is making this decision! Can we move away from "they" to names,(referring to F & O committee members who have not been named) to ensure we can follow up.
- **Community Comment:** Please study the impact on enrollment; if we take all this away, where will kids go?
- **Community Comment:** It is really inconsiderate that decision makers aren't here?
  - **PPS School Board Director & Facilities & Operations Subcommittee Chair Gary Hollands stands up and introduces himself:** We're here. I'm a Board Member and the chair of the F&O committee.
  - **COO Dan Jung:** there's a F&O meeting on Wednesday May 10
- **Q: Why is Jeff space being reduced more and more?**  
**A: Gary Hollands:** lots of sites were considered for Tubman. A series of criteria were developed. Boundaries was one of them. There is very little available land. Agrees that the two projects should have

been developed together. Mea culpa. Just trying to get feedback and to talk about what the options are, and what the compromises will be. Yes, PPS doesn't have enough fields.

- **Community Comment:** We don't want to give up Jefferson Lot
- **Community Comment:** Kairos isn't a boundary driven school. It can go anywhere. Keep Tubman inside its boundary. Can Kairos go to Interstate? **Gary Hollands:** Kairos has a 60-70 year lease
- **Community Comment: What about Whitaker field? Gary Hollands:** Its outside of the Tubman boundary
- **Community Comment:** What did Lincoln High school, or McDaniel High school have to give up? Why just the North Portland sites?
- **Community Comment:** You make decisions without asking us
- **Q:** Is Tubman NOT coming here an option?  
**A: Gary Hollands:** yes, that's why we're here.
- **Community Comment:** I agree with folks in the room; who is making the decision?  
**Response: Gary Hollands:** I am one of 7 [Board Members who will decide].
- **Community Comment:** I Recommend this process is redone and folks are communicated with. This is a waste of time. I would like to be involved in the new plan.
- **Community Comment:** I'm a student. Sports: really important; loves to watch; that field is really important to the school and to this community. Need to reevaluate - not just adult opinion. We need student opinions about this. This is the heart and soul of this community. We need a third scenario, whatever that means.
- **Q:** What about Legacy Emmanuel's empty land? That used to belong to this community.  
**A: Gary Hollands:** We approached them and the answer was no.
- **Community Comment:** Our kids versus Tubman kids - both will be harmed with not having good access to fields. Prioritize JHS so that Tubman kids have adequate fields when they come to Jefferson.
- **Community Comment:** I recommend looking at a third option; deprioritize parking. Consider going taller for more fields.  
**A: PPS answer:** Jeff's Design is four stories already.
- **Community Comment:** Consider talking to the City. Also I recommend partial closure of Commercial during school days to share fields. There should be simple solutions.  
**A: Gary Hollands:** There will not be a third option. One of these two options has to happen. Can't say no to Kairos. If you want to keep your fields we'll put both Harriet Tubman and Kairos on one lot. The freeway is coming and we have to move. Do you want this field or don't you?
- **Q:** What about eminent domain?  
**A: Gary Hollands:** With I-5 is happening now
- **Q:** What if the community steps in and shuts this down?  
**A: Gary Hollands:** Give testimony at the Board of Education
- **Q:** If this is a hard stop now, how much money is that?
- **Q:** How do we stop this from happening? Lots of energy here; major impact on JHS.  
**A: Gary Hollands:** Provide testimony to the Board of Education.
- **Q:** Is there a list of folks or a protocol to do this? Being offered two solutions and being told to pick one is really difficult.
- **Q:** How much money is going to be spent on the redesign now?
- **Q:** Does the second option keep all the playing fields for JHS?  
**A: Gary Hollands:** yes
- **Q:** And it makes the Tubman Kairos site very dense?  
**A: Gary Hollands:** Yes

- **Q:** Is it still possible for Kairos to relocate?  
**A: Gary Hollands:** Kairos wants to stay in the neighborhood
  - **Community Comment:** so, have Tubman in a small space. But Kairos would need to leave.  
**A: Gary Hollands** supports Kairos being in the community.
  - **Q:** How do kids get into Kairos? How do you get into a charter school?  
**A:** There's no geographic area but Kairos is focused on the Albina area.
  - **Community Comment:** Kairos should leave!  
OSM: The study for the other sites was for a Middle School; can we revisit previous sites for Kairos [smaller program]?  
**Gary Hollands:** that's not our decision it's a Kairos's choice.
  - **Q:** Tubman is 6-8. Can students be redistributed back to the other Middle Schools into K-8 schools. Doesn't understand why not - things have changed before  
**A:** Kids in K-8 middle grades didn't have as many offerings compared to 6-8 schools. That's what drove the change.
  - **Q:** Does that mean there's space at King or elsewhere for Kairos to relocate?  
**A:** The Board has not looked at options for Kairos as it has a lease in a PPS building; They have been focused on Humboldt. We didn't know about Tubman relocation when Kairos's lease was signed.  
**Gary Hollands:** The option for Kairos to move is Kairos' decision. It's not PPS's or the community's.
  - **Community Comment:** it's simple: either you want the south lot or you don't.
  - **Community Comment:** You're not listening very well.
  - **Community Comment:** You left this community out. You're just giving us the scraps
  - **Community Comment:** You can't displace Kairos because you signed a shitty lease
  - **Community Comment:** Kairos is not for all of the community
  - **Q: Where are those twenty options?**  
**A: Gary Hollands:** They are on the website; all 6 volumes. We've been working on this for over a year. Read your emails.
  - **Q: When does Kairos lease expire?**  
**A:** Up to 50 years
  - **Community Comment:** A temporary school will be needed for Harriet Tubman regardless of the development option.
11. **OSM:** Thank you so much for this conversation, it is very much appreciated by the Jefferson project team. We will need to reschedule the second part of the DAG meeting because the exercises are time consuming. We will be communicating with DAG members about a rescheduled meeting.

The foregoing is the writer's interpretation of the issues discussed. Please report any discrepancies or omissions to Bora within three business days of receipt of this document.

**END OF MEETING MINUTES**