



# City of Portland Historic Landmarks Commission

## Design Advice Request #3

### SUMMARY MEMO

**Date:** January 02, 2024

**To:** LEVER ARCHITECTS, Douglas Miller

**From:** Arthur Graves, Development Review  
503.865.6517

**Re:** EA 22-184037 DA – Jefferson High School Development  
Design Advice Request #3 Commission Summary Memo – November 20, 2023

Thank you for taking advantage of the opportunity to hold a Design Advice Request regarding your project. I hope you find it informative and valuable as you continue with your project development. Following, is a summary of the comments provided by the Historic Landmarks Commission at the November 20, 2023, Design Advice Request. This summary was generated from notes taken at the public meeting and a subsequent review of the public meeting recordings. To review those recordings, please visit: [Efiles - EA 22-184037 DA – Redevelopment of Jefferson High School buildings and site. \(22/EF/13309\) \(portlandoregon.gov\)](https://efiles.portlandoregon.gov/efiles/EA%2022-184037%20DA%20-%20Redevelopment%20of%20Jefferson%20High%20School%20buildings%20and%20site.%20(22/EF/13309))

These Historic Landmarks Commission comments are intended to guide you in further design exploration of your project. These comments may also inform City staff when giving guidance over the course of future related land use reviews. It should be understood that these comments address the project as presented on November 20, 2023. As the project design evolves, the comments, too, may evolve or may no longer be pertinent.

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Please keep in mind that the formal Type II land use review process [which includes a land use review application, public notification and a Final Decision] must be followed once the Design Advice Request meetings are complete, if formal approval for specific elements of your project is desired.

Please continue to coordinate with me as you prepare your Type II Land Use Review Application.

*Encl:*  
Summary Memo

*Cc:* Historic Landmarks Commission  
Respondents

## **Executive Summary.**

- The Historic Landmarks Commission (HLC) appreciated the design team's continued progress with the site.
- The HLC supported the removal of the 1928 building and the retention and revitalization of the 1909 building and continued to support keeping as much historic material as possible.
- The HLC continued to support the proposed reuse of, and alterations to the 1909 building's north façade for the main entrance to the school. The removal of the berm in particular seems to create a better solution for the tight multi-use area at the north.
- The HLC supported further enlivening and reduction of proposed blank wall along the ground floors of the new east and west elevations.

**Commissioners Present.** Andrew Smith (Chair), Kristen Minor, Kimberly Moreland, Matthew Roman.  
**Absent:** Peggy Moretti,  
**Recused:** Maya Foty (Vice Chair), Cleo Davis.

**Summary of Comments.** Following is a general summary of Commission comments by design tenet.

### **CONTEXT and QUALITY & PERMANENCE**

- 1. Historic Character, Historic Defining Features, and Building Retention/Prioritization;**
- 2. Response to Context;**
- 3. Building Program;**
- 4. Superblock Requirements;**
- 5. Tennis Courts and Parking.**

- Commissioners reiterated the importance of maintaining the 1909 building due to its value as an asset to the school, neighborhood, and Piedmont Conservation District.
- Commissioners understood and could support the removal of the 1928 building with the condition that additional restoration measures be made to the 1909 building. These measures included but were not limited to the restoration of roof, eaves, tripartite arches and arched windows at entrances and beneath the restored roofs, and restoration of brick relief/articulation and diamond detailing.
- Several Commissioners commented on the notable aspect of the architecture of the original 1909 building, specifically, the strong color contrast between the brick and trim materials. It was advised that the proposal maintain this high level of contrast between body of the building and accents as a visual tie to the spirit and original character of the building.
- Commissioners supported the proposed removal of the berm at the north elevation and subsequent alterations to the north elevation's ground floor and at-grade entrance. Commissioners advised the team to make the area inviting and shaded so people will feel free to go through the area.
- Commissioners supported the proposed new building additions south of the 1909 building with regard to materials, scale, and design as being compatible with, and secondary to, the 1909 building.



- Commissioners continued to request additional measures on the new east and west elevations to break up the monotony of the facades and ensure a successful ground level. Alternatives to windows such as fin detailing referenced from the proposed curtain wall system were suggested. Additional brick detailing (referencing brick detailing on the 1909 building), landscaping (green wall), seating/benches, and murals were also suggested as devices to provide an improved ground floor for pedestrians as well as depth and texture to the architecture.
- Commissioners stated canopies should continue along greater portions of the east and west ground floor elevations.
- Commissioners had concerns with the use of metal and metal panels on the building. Commissioners stated metal and metal panels should clearly read as a secondary material to brick.
- Commissioners questioned the need for altering both of the existing east and west entrances on the 1909 building when new accessible entrances are proposed in the new portions of the building.
- Commissioners generally accepted that the diamond brick detailing is degraded and unable to be revealed, but had questions about the degree of depth (relief or projection) of materials, use of decorative brick, and contrasting terra cotta material on the 1909 building. Several suggestions included re-applying stucco at the diamond panels, with diamond pattern expressed through texture, or perhaps a combination of exposed brick and new stucco. Commissioners strongly supported maintaining these effects with proposed renovations to the building.
- Commissioners supported the current site programming but understood the design may change.
- Commissioners supported tennis courts as opposed to surface parking. However, Commissioners noted that the proposed tennis courts should not inhibit access to the proposed grandstands from the street. One Commissioner wondered if students would appreciate a covered area on site to rest and socialize when not in class rather than a tennis court.
- Commissioners noted the design of the plaza area north elevation of the 1909 building was still schematic but continued to support the design as an amenity for the school and community.

## **PUBLIC REALM**

- 1. Ground Level Frontages;**
- 2. Outdoor Areas/Landscaping.**

- Commissioners agreed the current proposal's ground floor on the new east and west elevations contains too much blank façade (brick) and should provide increased glazing or other features that support a successful pedestrian environment. To reduce monolithic blank wall facades, Commissioners suggested the addition of shallow storefronts on the theatre elevation including a marquee to provide additional visual interest. One Commissioner suggested built in seating. Commissioners continued to request that the applicant consider

and provide other ways to create texture, small-scale details/ interest, and, if possible, transparency at the ground floor if windows cannot be used.

- Commissioners stated support for proposed bike parking but stressed bike parking should not take precedence over more basic pedestrian amenities: for example, canopies should be provided along the east and west ground floor elevations for pedestrian use and comfort, not only as weather protection above bike parking.

## **MODIFICATIONS**

- Commissioners did not object to the following Modifications: height, setbacks, fence height, and superblocks ratio for the length of the plaza.
- Commissioners requested additional information to support the proposed Adjustment to bike parking. This includes, who bikes to the school (students, staff), and the distances that people are traveling. Commissioners also questioned the wisdom of providing reduced bike parking for a school that is projected to significantly increase its student body. To this the Commission asked that areas of the site be selected, and shown in the land use submittal, where additional bike parking could go in the future if necessary.

## **PUBLIC TESTIMONY**

1. One testifier voiced support for the retention of the existing 1909 building, a 4-story brick building, and frustration with unanswered questions from Portland Public Schools regarding the cost of the building being replaced, budget overruns, lack of clarity regarding if students will be on campus during construction, future bonds, and inflation impacting the cost of the project.
2. One testifier supported the proposed design and suggested additional bike parking be located at the southern portion of the site.
3. One testifier supported the proposed design and suggested that existing areas of the site, such as the basement, not be filled in and lost with the proposed design.

## **Exhibit List**

- A. Applicant's Submittals
  1. Initial DAR #3 Submittal: October 24, 2023
  2. Revised Drawings: November 06, 2023
- B. Zoning Map
- C. Drawings
  1. Site Plan
  2. Landscape Plan
  3. East Elevation
  4. South Elevation
  5. West Elevation
  6. Floor Plans
- D. Notification: Landmarks Commission website agenda
- E. Service Bureau Comments:
  1. PBOT
- F. Public Testimony: Audio
- G. Other

1. Historic Landmark Commission Memo and Attachments: November 13, 2023
- H. Hearing November 20, 2023
  1. Staff PPT Presentation

DRAFT

# Jefferson High School

Portland, OR

Design Advice Request #3

November 20, 2023



BORA

LEVER

PLACE



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## Discussion

# Project Overview & DAR #2 Summary

HLC Comments DAR II

Changes since DAR II

Project Schedule

Community Values

Project Priorities

Dar III Discussion Topics

# HLC Comments of DAR II

## Staff Report Design Notes

### Street Level Activity at East/West

- **Comment:** The east and west elevations of the school have a lot of big blank brick walls. This was commented to be ‘austere’ with little pedestrian scale engagement.
- **Response:** We’ve worked to create more openings on these elevations, improve the ground floor experience with canopies and material changes at entries, and activate the streetscape with landscape.

### New building should relate in a meaningful way to 1909

- **Comment:** The design should be clear on how the new building relates to the existing 1909 building
- **Response:** We’ve worked to improve the symmetry of the new building, and create datums, window groupings, and materiality that relate to 1909.

### 'Sparkle'

- **Comment:** Historic buildings in the Piedmont Conservation District often have a contrasting light trim element that adds a dynamism to the red brick buildings - a sparkle. How does the new school respond to that context?
- **Response:** Since the last hearing, we’ve developed a more clear material expression that uses brick and metal panel to create contrast and visual interest.

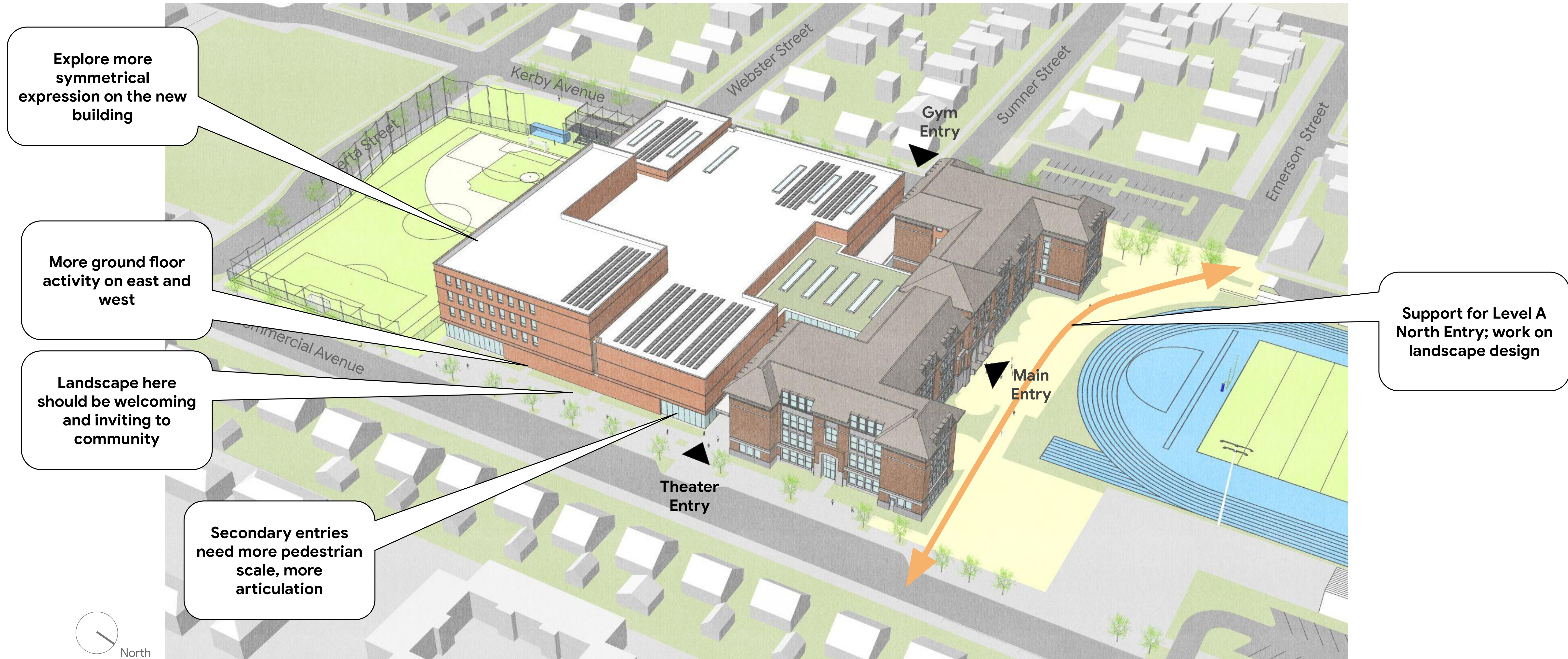
### 1928 Gym - the team needs a clearer case for the removal of 1928.

- **Response:** We’ve further documented the need to demolish 1928.



# HLC Comments of DAR II

## Staff Report Design Notes

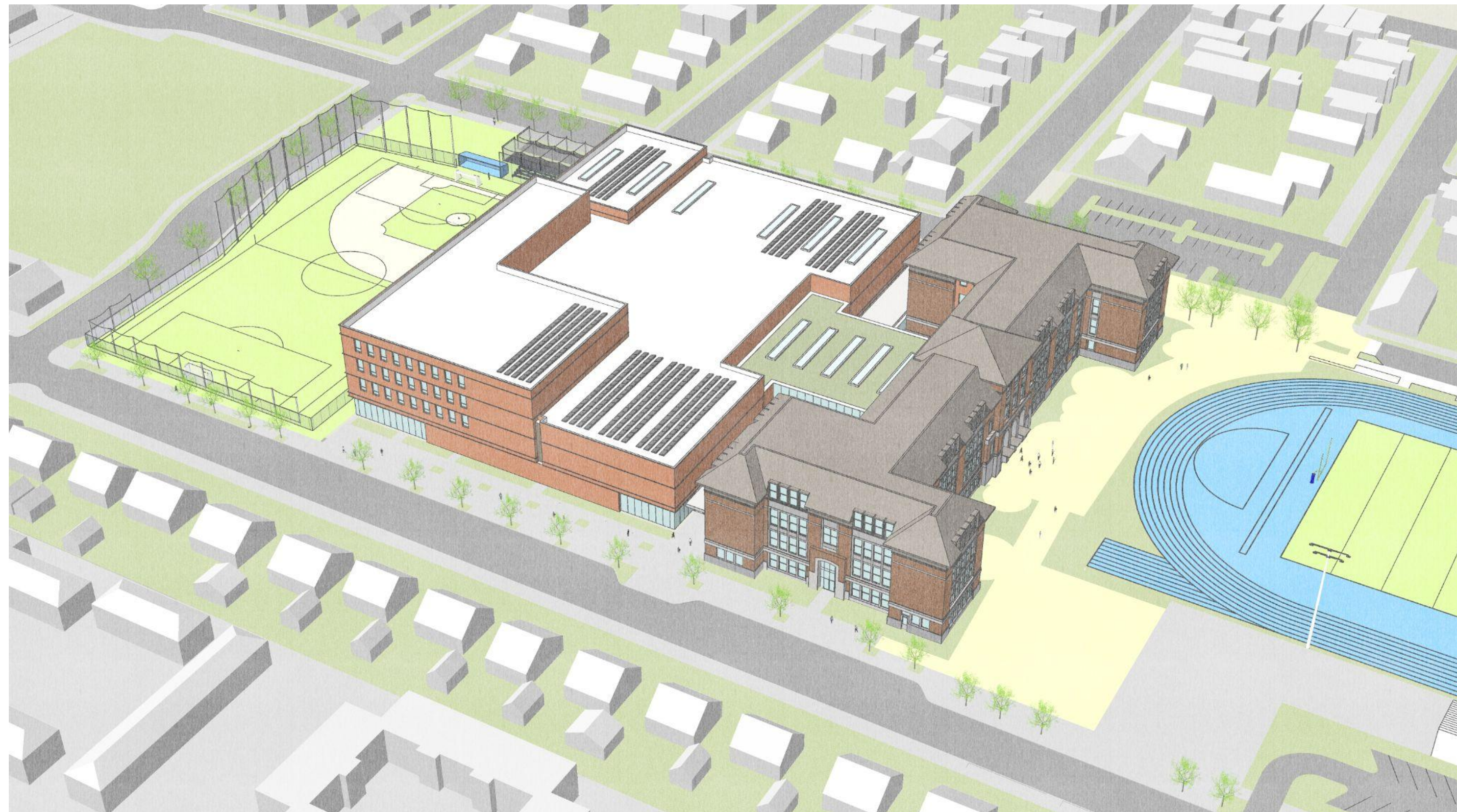




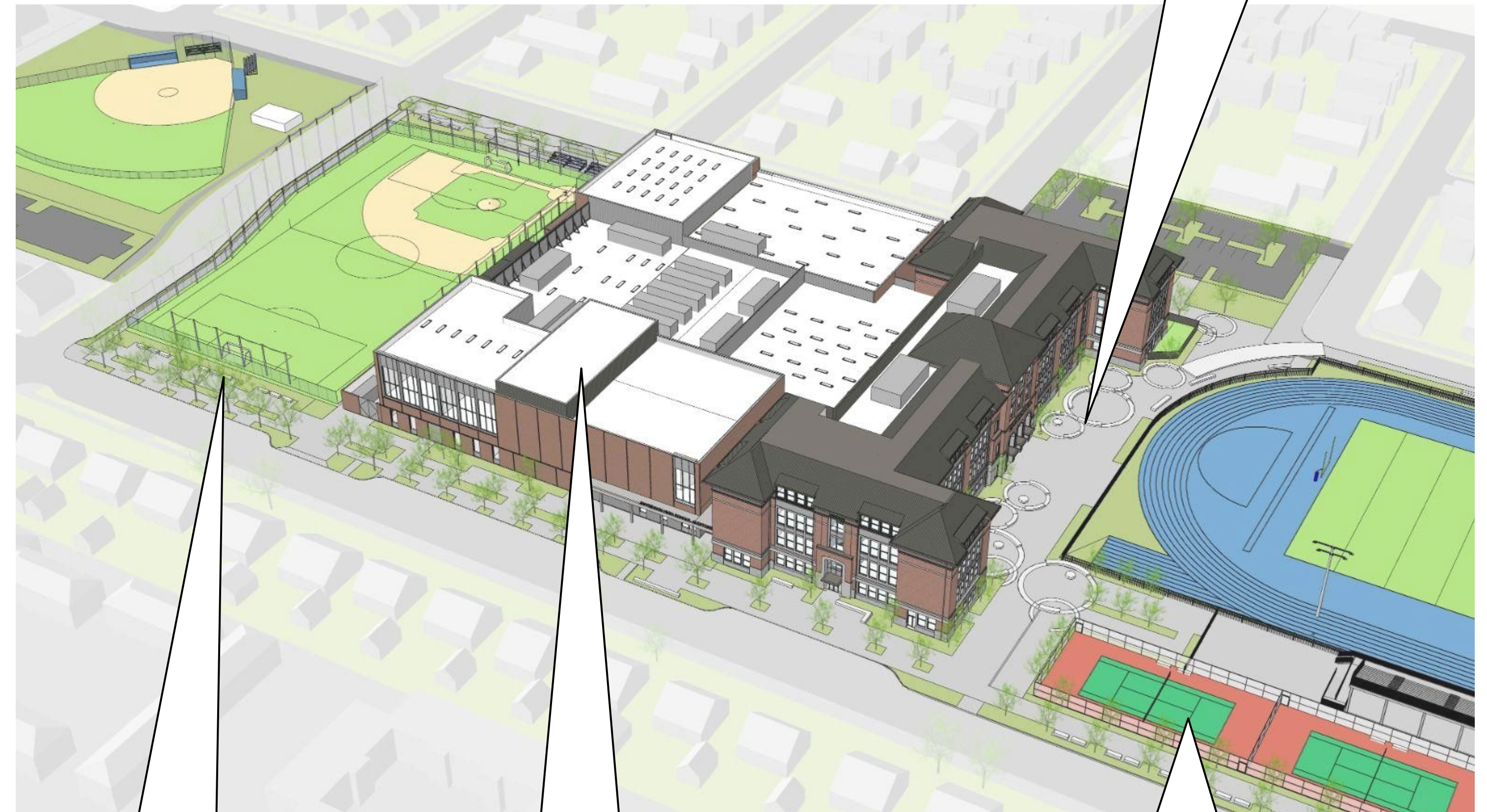
# Changes since DAR II

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**DAR II**



**Current**



**Landscape Setbacks at N Commerical and N Kerby**

**Reduced Volume/ Height of New Addition**

**4 Tennis Courts Added, Parking on this area Removed**

**Further Developed Landscape**



# Changes since DAR II

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DAR II



Current



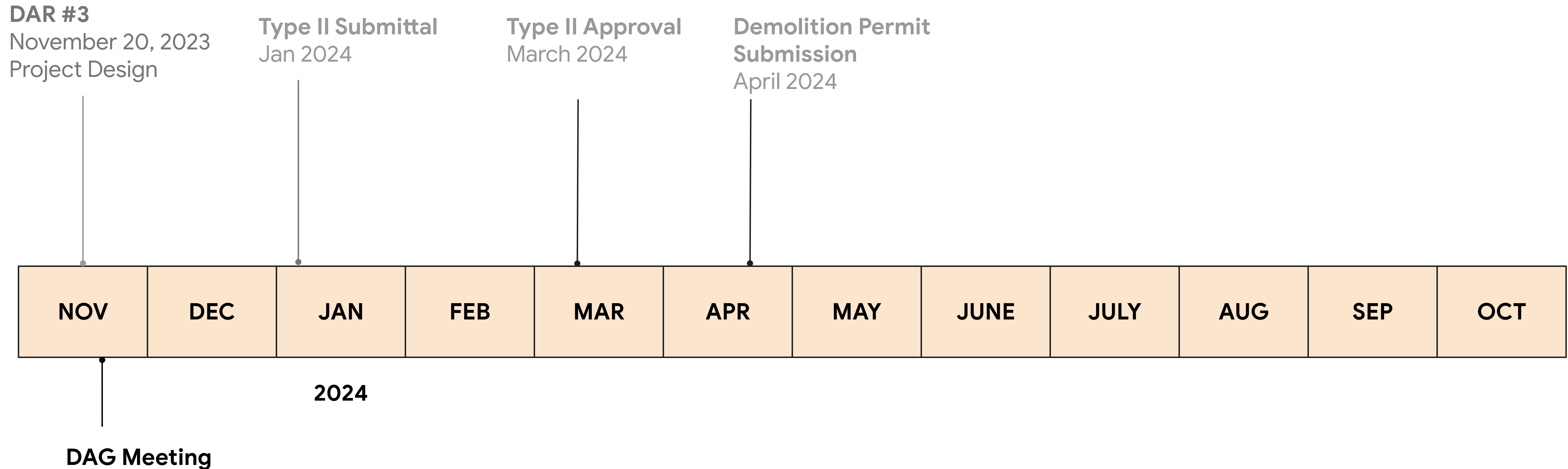
Window Cadence  
Modified to Relate to  
1909

Reduced Volume/  
Height of New  
Addition

Added Canopies and  
Material Change at  
Entries



# Proposed Historic Landmarks Timeline



**What is DAG?** DAG is the “Design Advisory Group” for Jefferson High School. The group is run by PPS and consists of 40 community members. The design team presents current design thinking and solicits feedback from community members during these meetings.

# Community Values

## Summary of What We've Learned so far from the Jeff community:

- **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.
- **Athletics are Performing Arts are Important.** Jefferson should have similar athletics programs to other PPS High Schools. Additionally, Jefferson is distinctive for the Jefferson Dancers and a larger performing arts program. **These programs are important for attracting and retaining students.**
- **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.
- **Convey to the students they are important.** New school should be welcoming and safe. Students should feel a sense of belonging.
- **Keep the Jeff community intact.** How do we not disrupt the current school community with the new school construction.

# Project Priorities & Constraints

## Input from Community and PPS

### Priorities

- Providing a high-quality student learning environment is the primary goal
- Athletic programs are very important to how the school functions.
- Jefferson must provide facilities equal or better than other high schools in the district
- Spaces for non-academic interaction are almost as important as the instructional spaces
- The school must accommodate 1,700 students.
- Student safety is vitally important

### Constraints

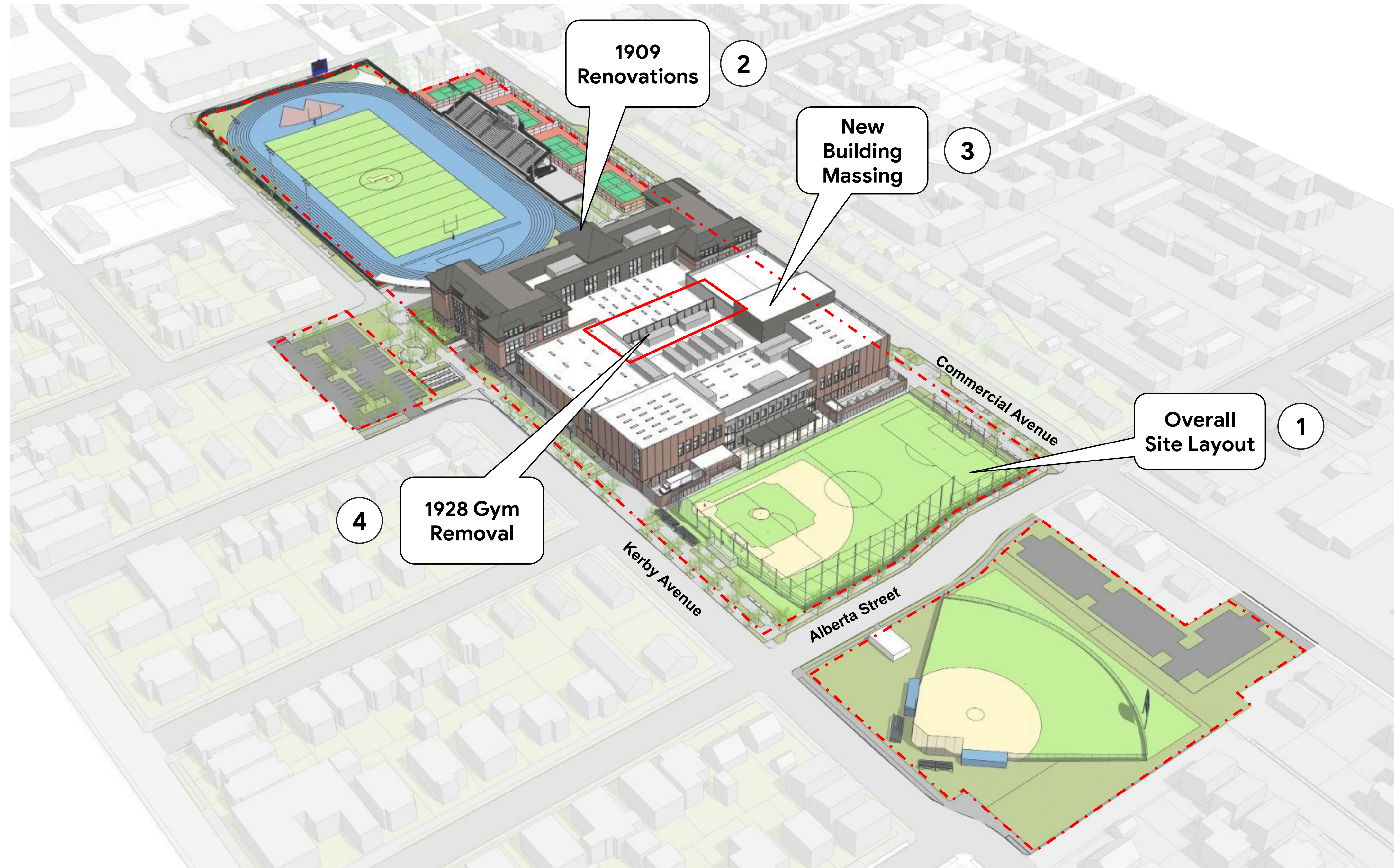
- The 1909 building must be a part of the final design.
- The existing track and field are to remain in their current location.
- The school must meet current life-safety and accessibility requirements, including enhanced seismic capacity.
- Baseball practice, Softball, and competition soccer fields need to fit on the site.
- Height limit is 75'



# DAR #3 Discussion Topics

- 1 **Overall Site Layout + Landscape**  
New Building and Athletic fields locations  
Public Cross-Block Connection  
North Main Entry and site hierarchy
- 2 **1909 Renovations**  
Level A Entries, Historic Elements that we will bring back
- 3 **New Building Massing, Detailing, And Relating to 1909**  
Massing, Scale and Compatibility with the existing 1909 building and the neighborhood
- 4 **1928 Gym**  
Remove 1928 gym to create the new building and find ways to memorialize it in the new project

Discussion + Questions





# Overall Site Layout + Landscape

Zoning Information

Project Overview

Site Photos

Discussion Topics

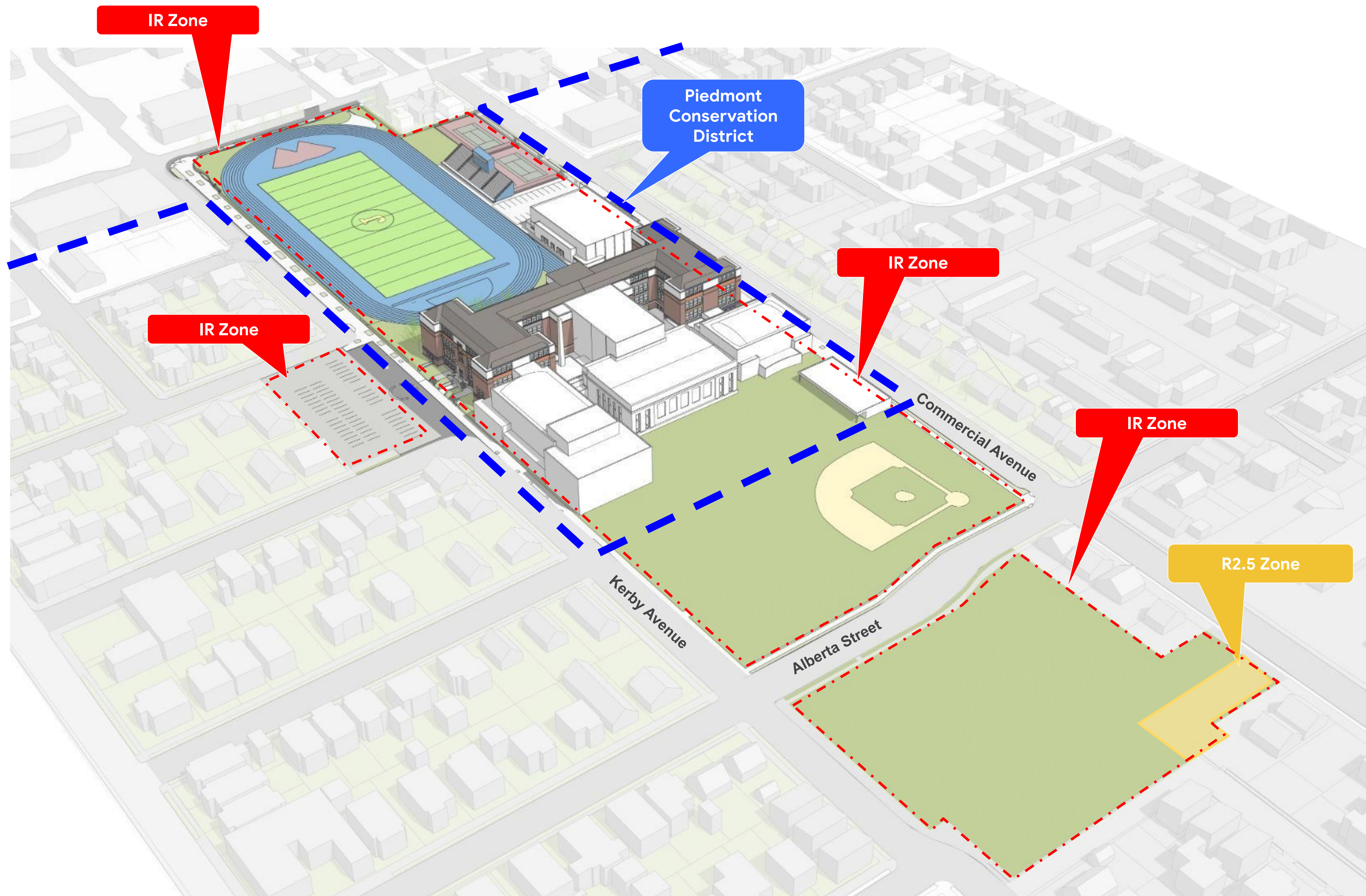
Site Plan

Build-up Diagram



# Jefferson Site Zoning Information

- Zoning Designation:** IR Zone  
Institutional Residential  
R2.5 at small area in SE of site
- Overlays:** Centers Main Street Overlay Zone  
Historic Resource Overlay Zone
- District:** Piedmont Conservation District  
Contributing Resource
- Neighborhood Plan:** Humboldt Neighborhood Plan
- Site Area:** 14.02 Acres (610,711 sf)
- Minimum FAR:** 0.5:1
- Maximum FAR:** 2.1
- Base Height:** 75'
- Min Landscaped Area:** 20% of site area (122,142 sf)
- Setbacks\***
- From all streets:** Minimum 10'; Maximum of 10'
- From all streets:** 1 foot setback for every 2 feet of building height



\*setback requirements conflict, modification will be needed



# Jefferson High School Modernization Site and Building Program

Jefferson High School Modernization will be approximately 340,000 sf

**This includes:**

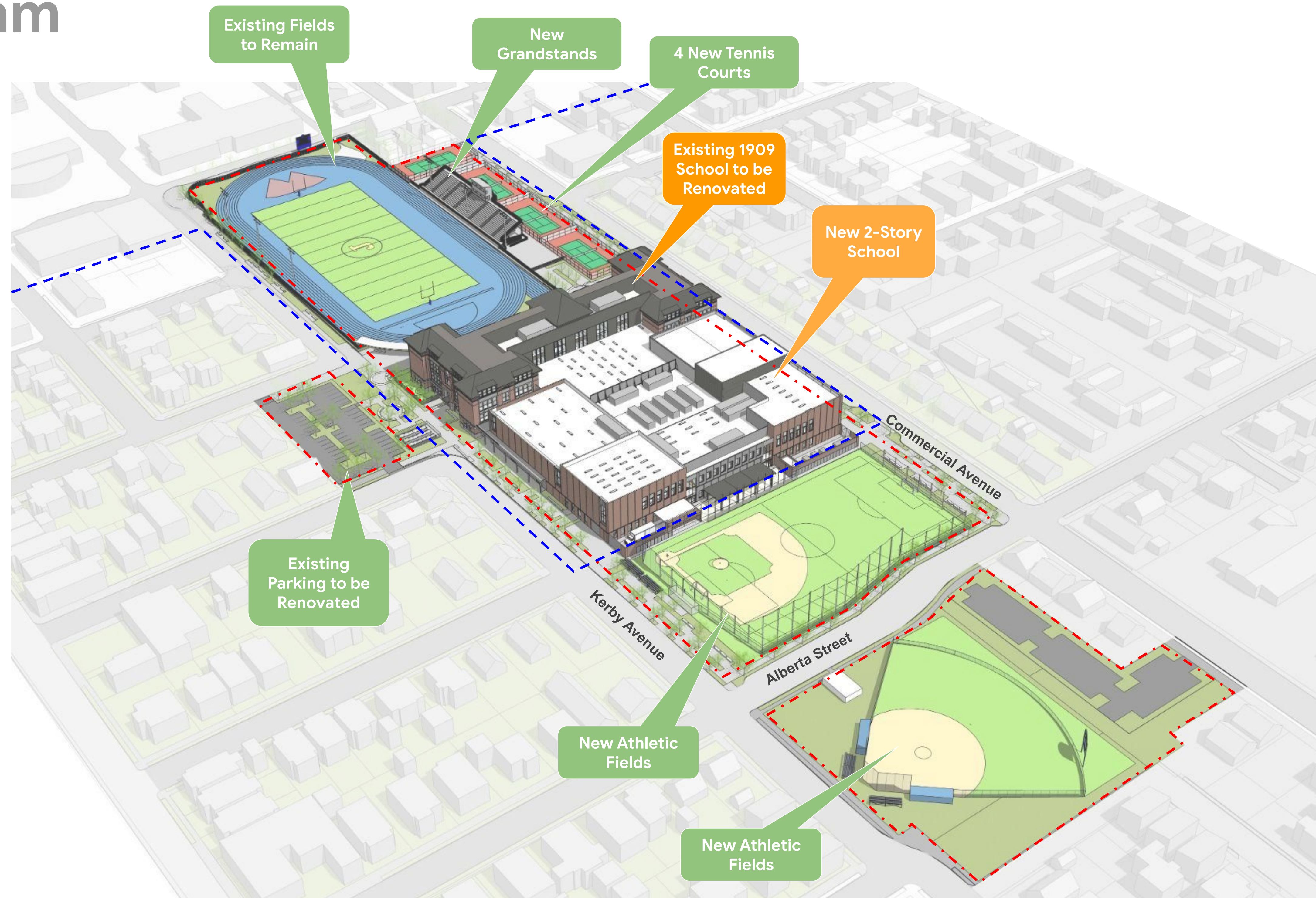
- 100,000 sf renovation of the existing 1909 building
- 240,000 sf new addition
- Athletic fields and facilities

**The building includes:**

- Classrooms: 36 general education, 11 science labs, and 5 fine and performing arts
- 1,000 seat theater
- Gymnasium with 2,000 person capacity
- Dance Studios for Jefferson Dancers
- Student commons and media center
- Community support programs

**The site improvements include:**

- New 1,500 person grandstand for track/football
- Practice baseball and soccer fields
- Softball field
- Student outdoor gathering spaces
- Bike parking and Vehicular Parking
- 4 Tennis Courts





# Existing Conditions

## Site Photos

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View from N Killingsworth



View from N Kerby



View from N Kerby



View from N Alberta



View from N Commercial

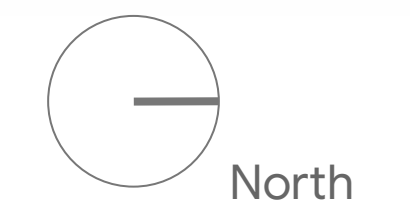
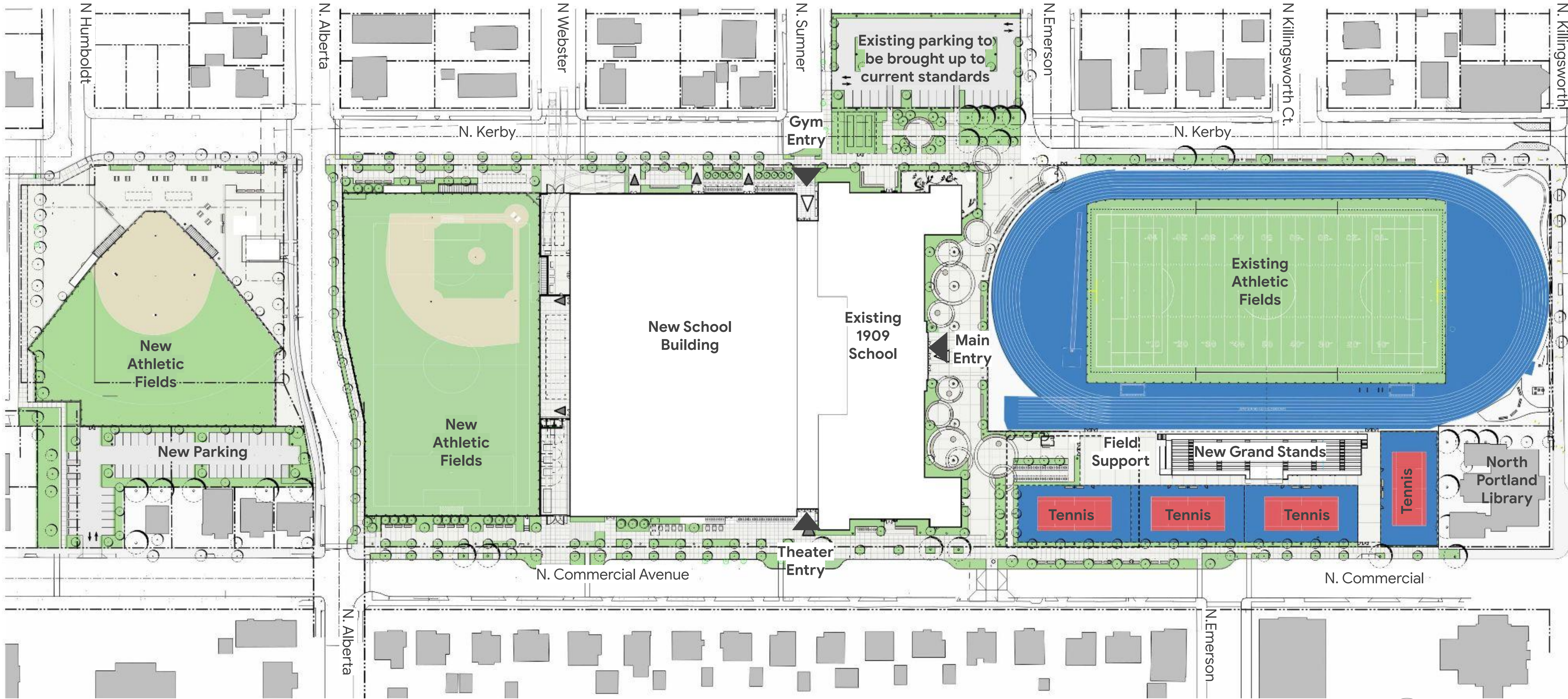


View from N Commercial



# Site Plan

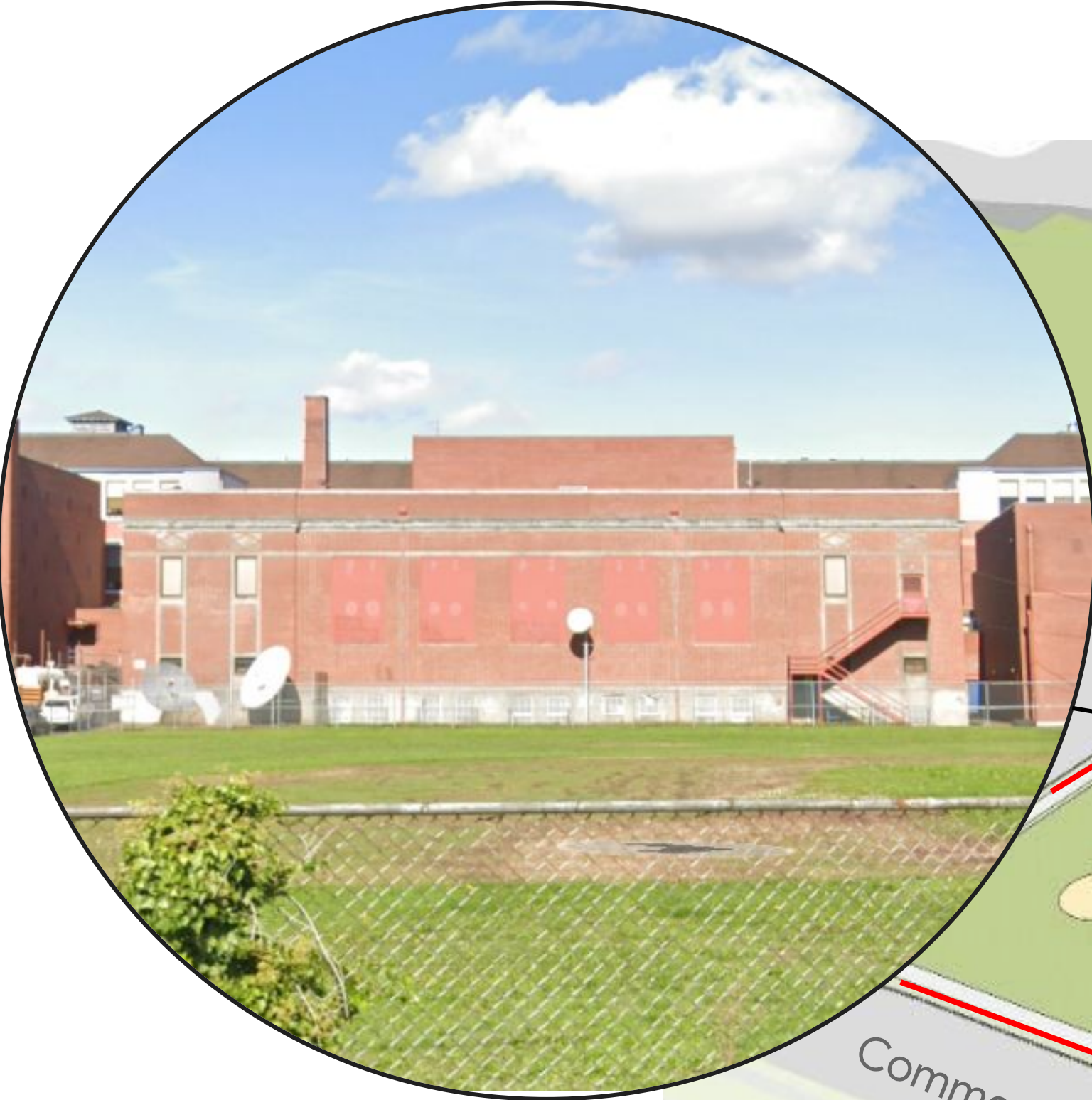
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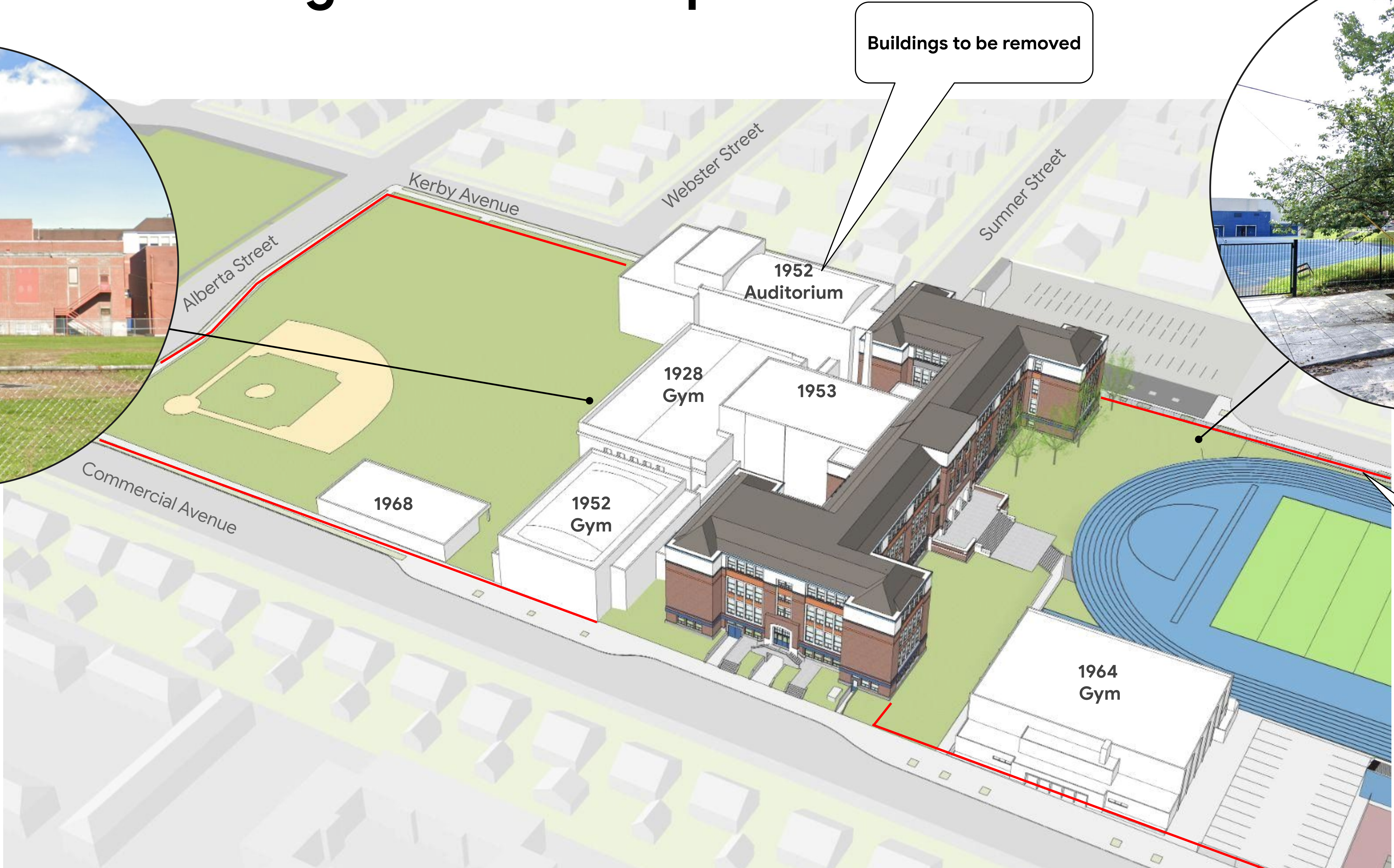


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# Current Jefferson High School Campus



South facing additions to 1909 create unwelcoming face along Alberta Street

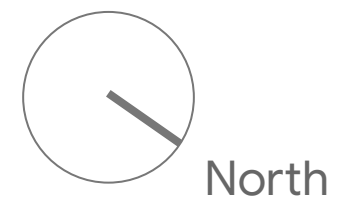


Buildings to be removed



Existing berm limits access across site

Current secure boundary does not allow for public cross-block connections





# Buildable Areas

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Athletics and academics are an important part of the Jefferson community. The proposed design optimizes the available site area.





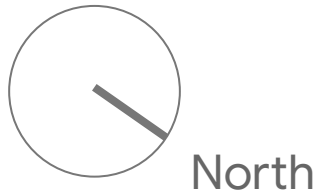
# Re-Establish Crossblock Connection + North Entry

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Proposed public cross-block connection

Proposed secure boundary



North



# New Classrooms

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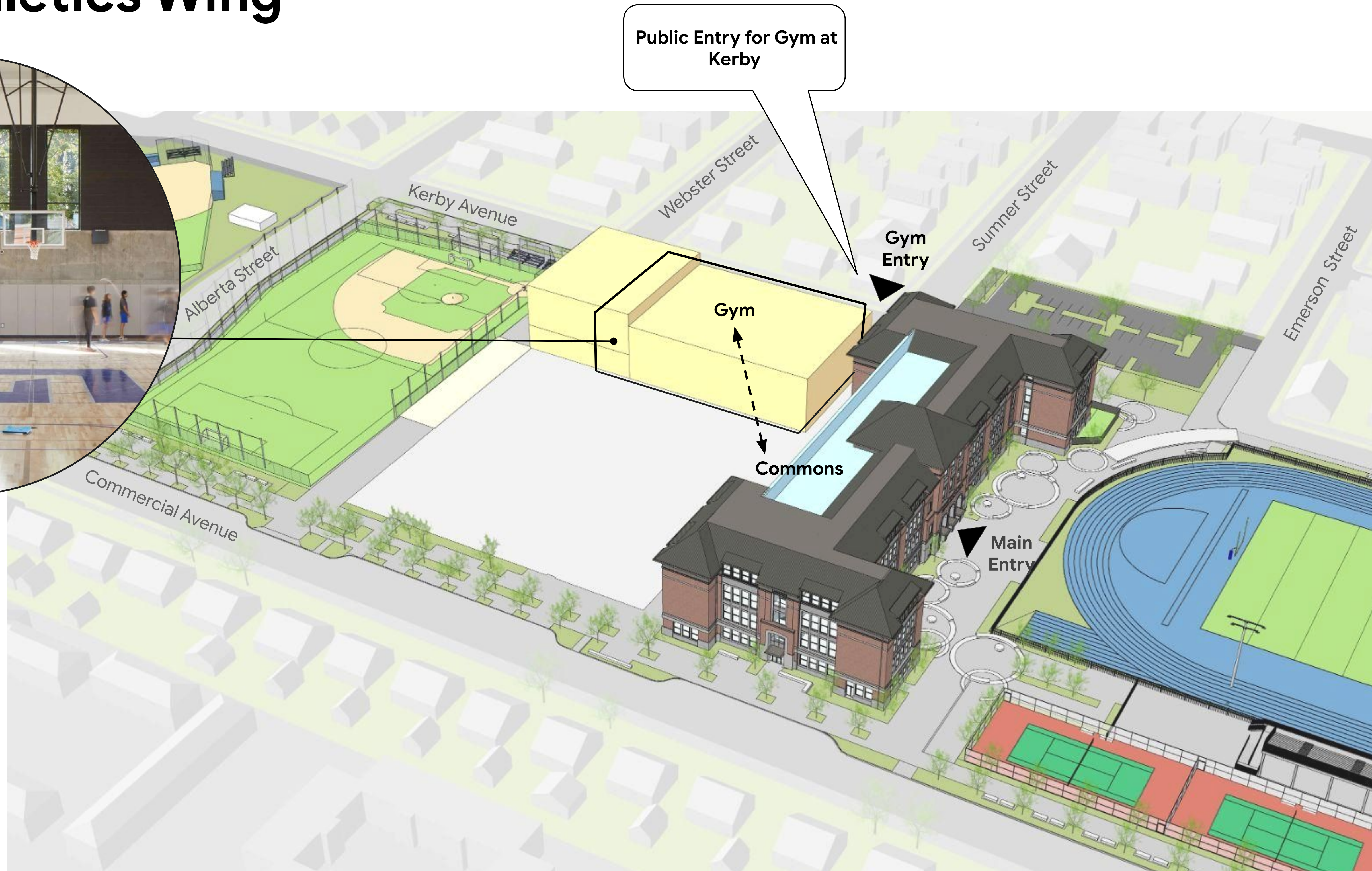




# New Athletics Wing



Grant HS

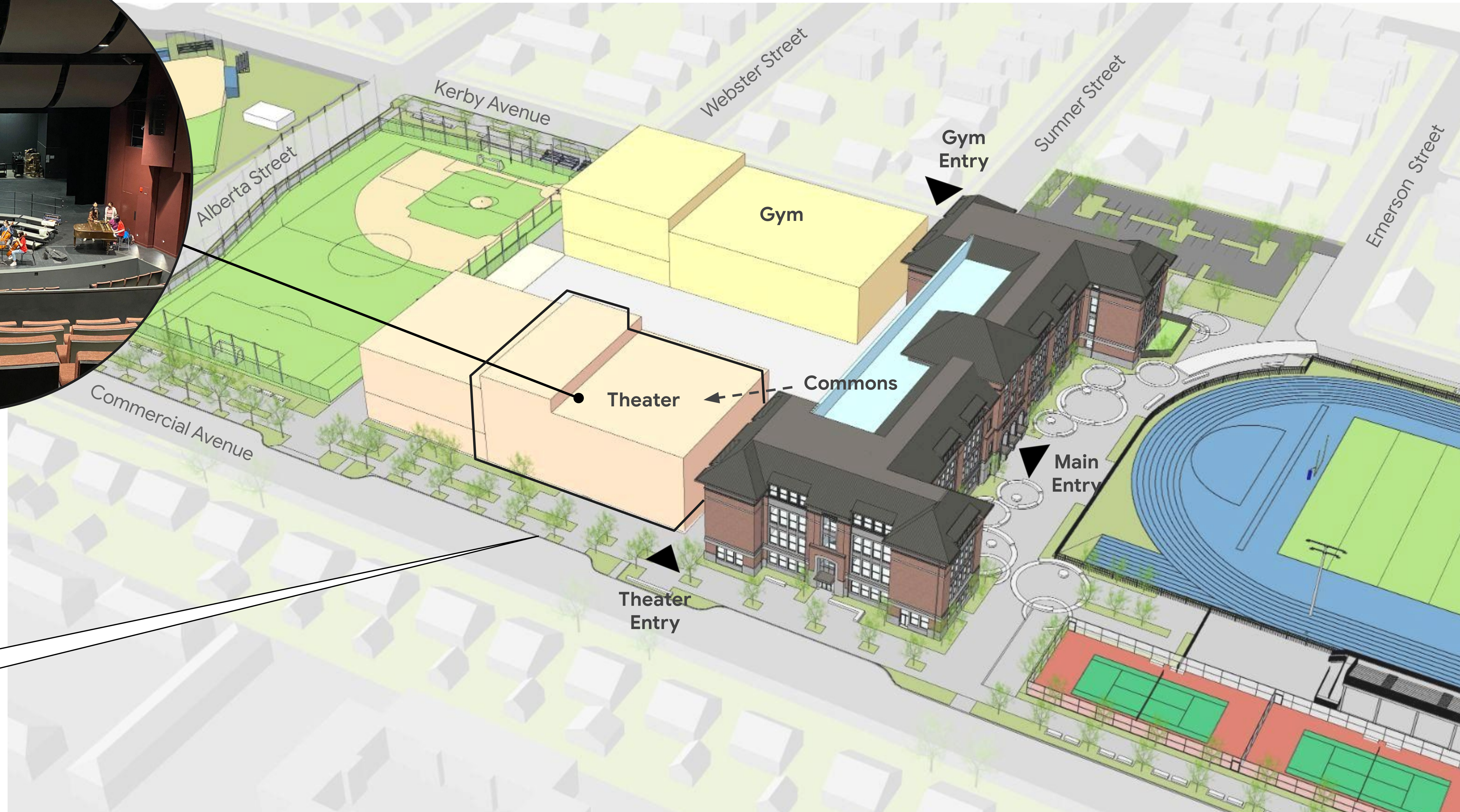




# New Performance Art Wing



Lincoln HS



Public Entry for Theater at Commercial

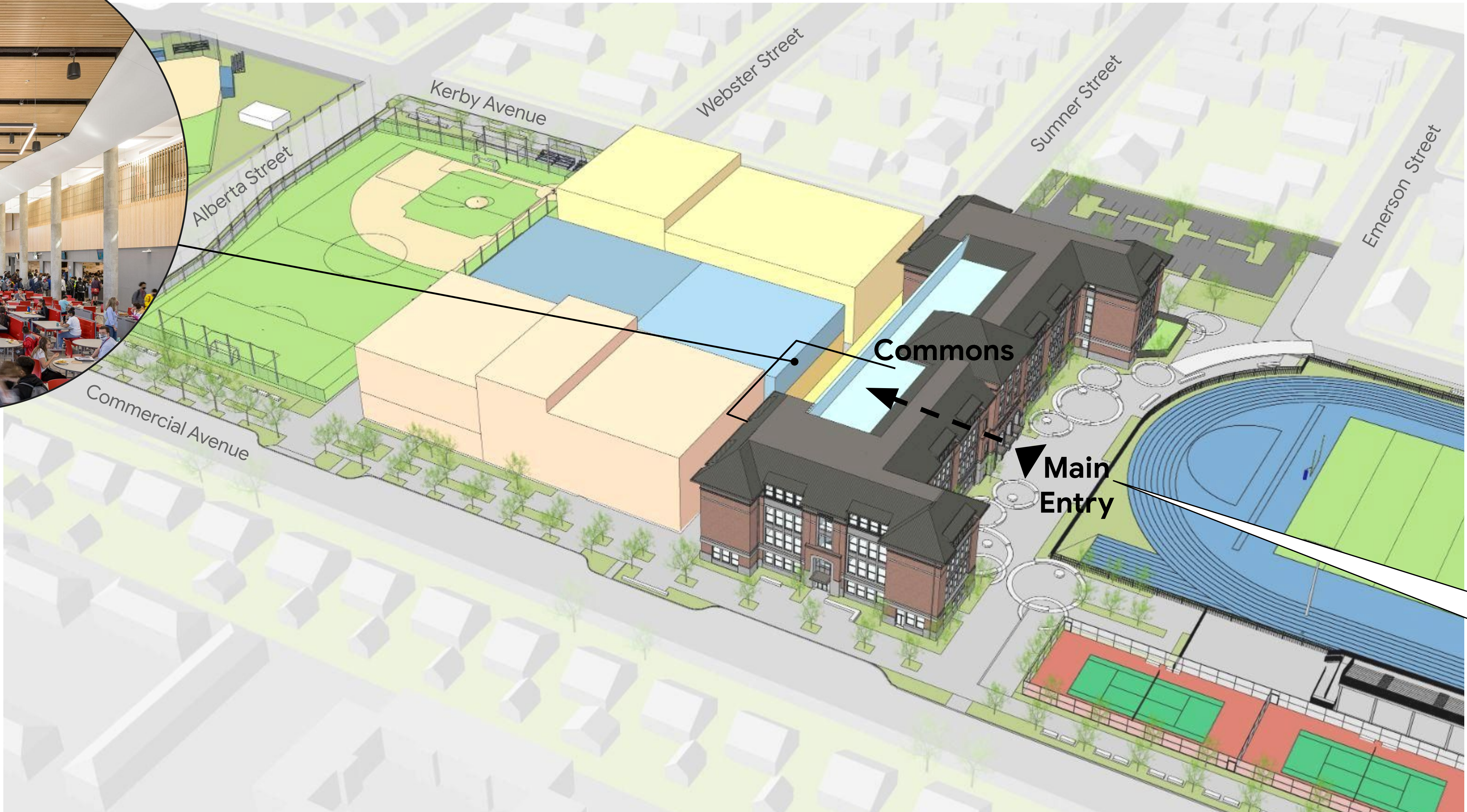




# Central Commons



A centrally located Commons becomes the heart the school. McDaniel HS



Main Entry connects directly to Commons at Level A





# Proposed Massing

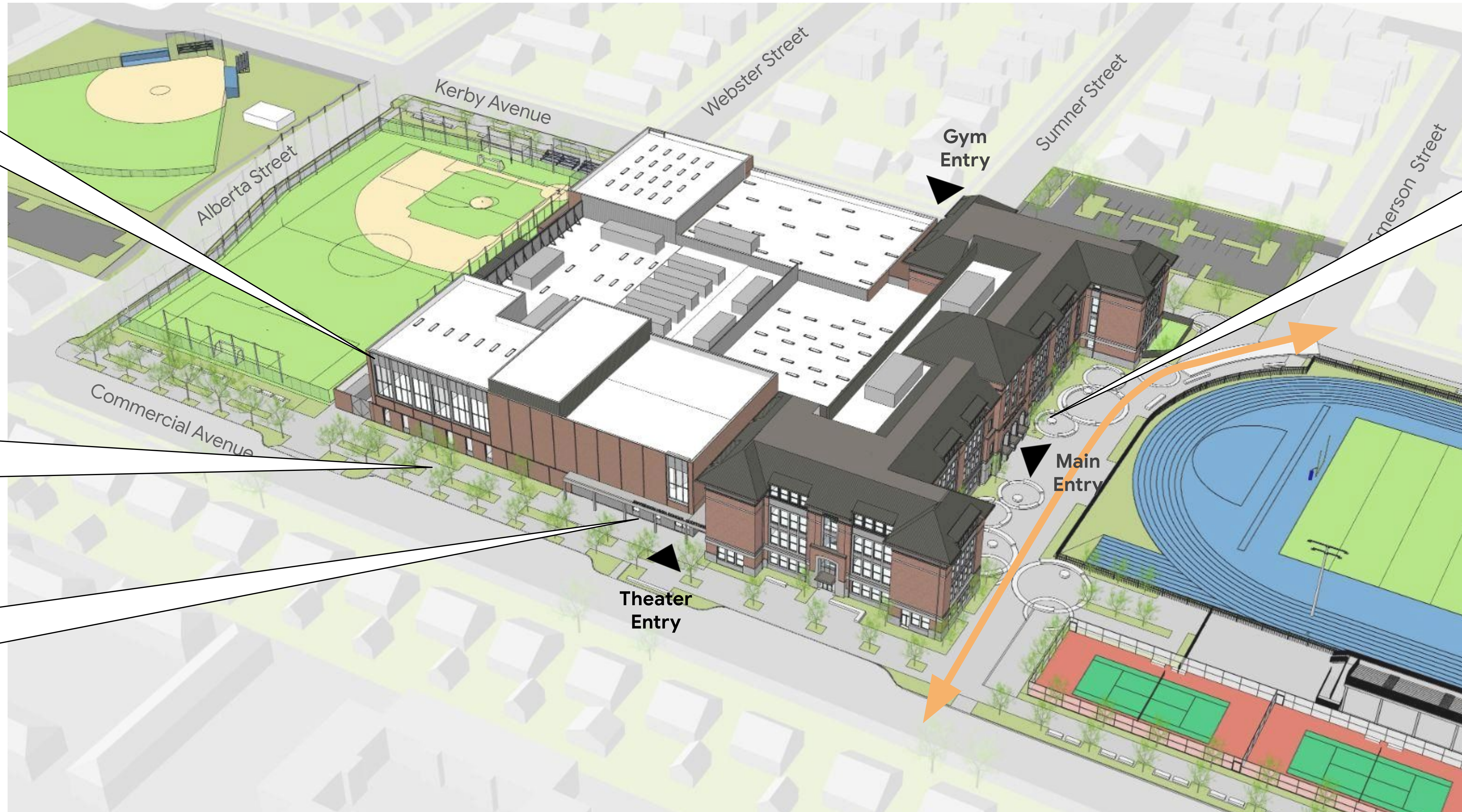
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Facade activated with windows. Architectural elements break down building mass

Generous landscaped setback buffers and transitions between houses and scale of addition

Secondary entries will be identified with signage and features consistent with the theater and gym

The main entry will be placed on the side of the school commonly perceived as the "front"





# 1909 Renovation

## 1909 Restoration Priorities

Re-establish north Entry

Recreate central hipped Roof

Restore Eaves





‘People used to make postcards of our school.  
Wouldn’t it be cool if our school was beautiful and  
people wanted to make postcards of it again?’  
- *Jeff Student*



# 1909 Restoration Priorities

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① Re-establish North Entry as Main Entry



② Recreate Central Hipped Roof



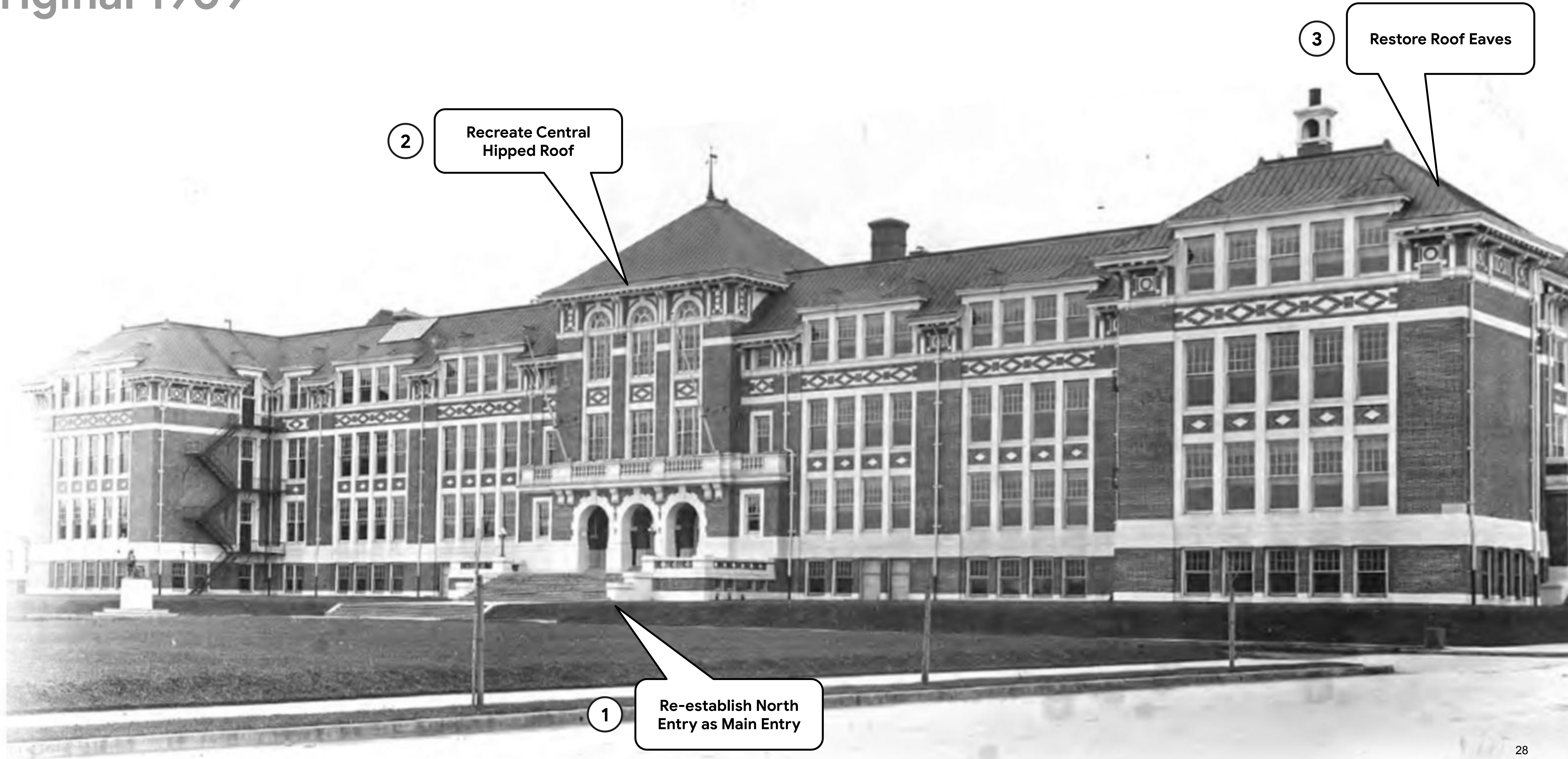
③ Restore Eaves



# North Facade

## Original 1909

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2  
Recreate Central  
Hipped Roof

3  
Restore Roof Eaves

1  
Re-establish North  
Entry as Main Entry





**2**

**Recreate Central Hipped Roof**

**3**

**Restore Roof Eaves**

**1**

**Re-establish North Entry as Main Entry**





**2**

**Recreate Central Hipped Roof**

**3**

**Restore Roof Eaves**

**1**

**Re-establish North Entry as Main Entry**



# 1. Re-establish North Entry



1909 Original



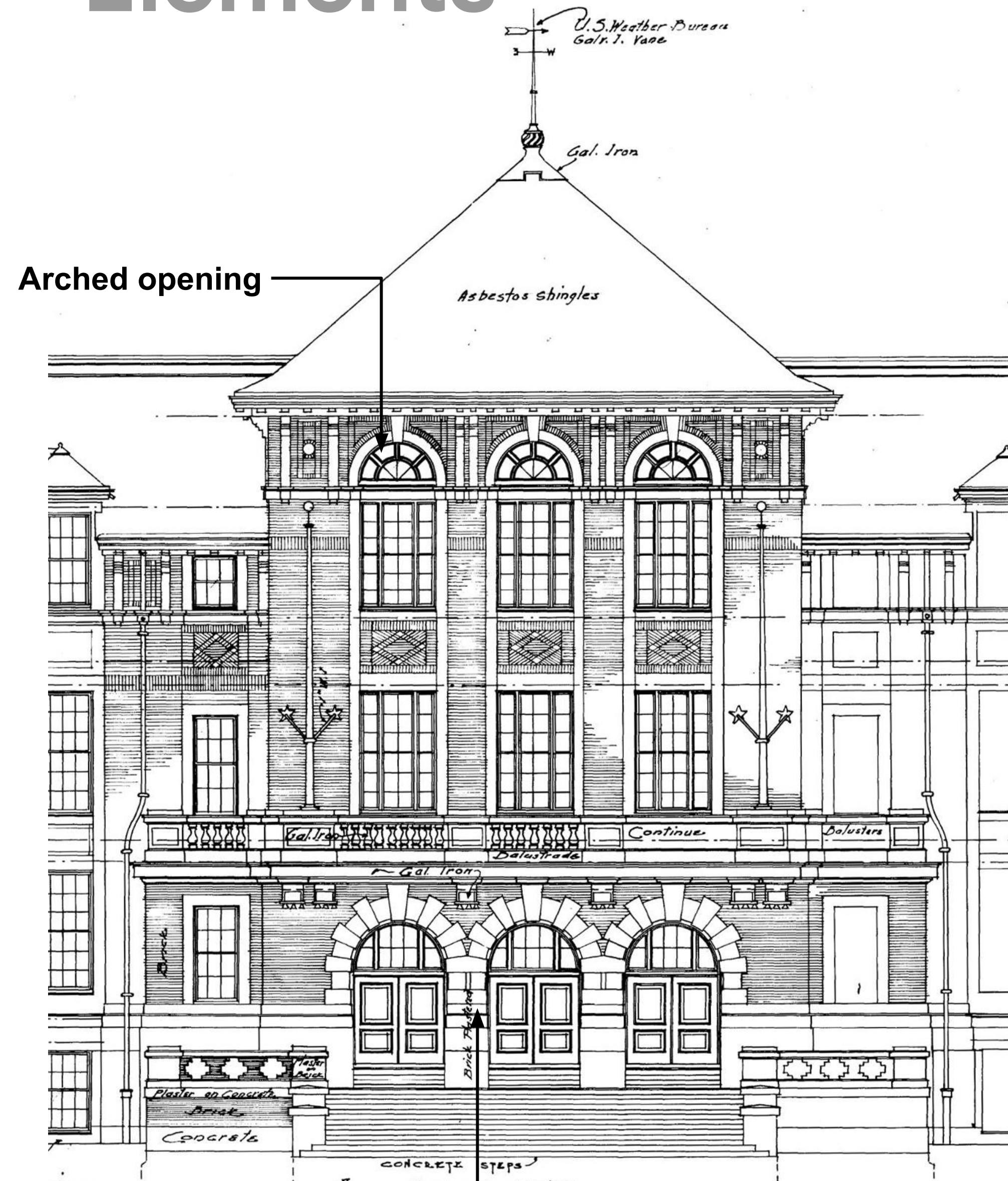
Current



Proposed



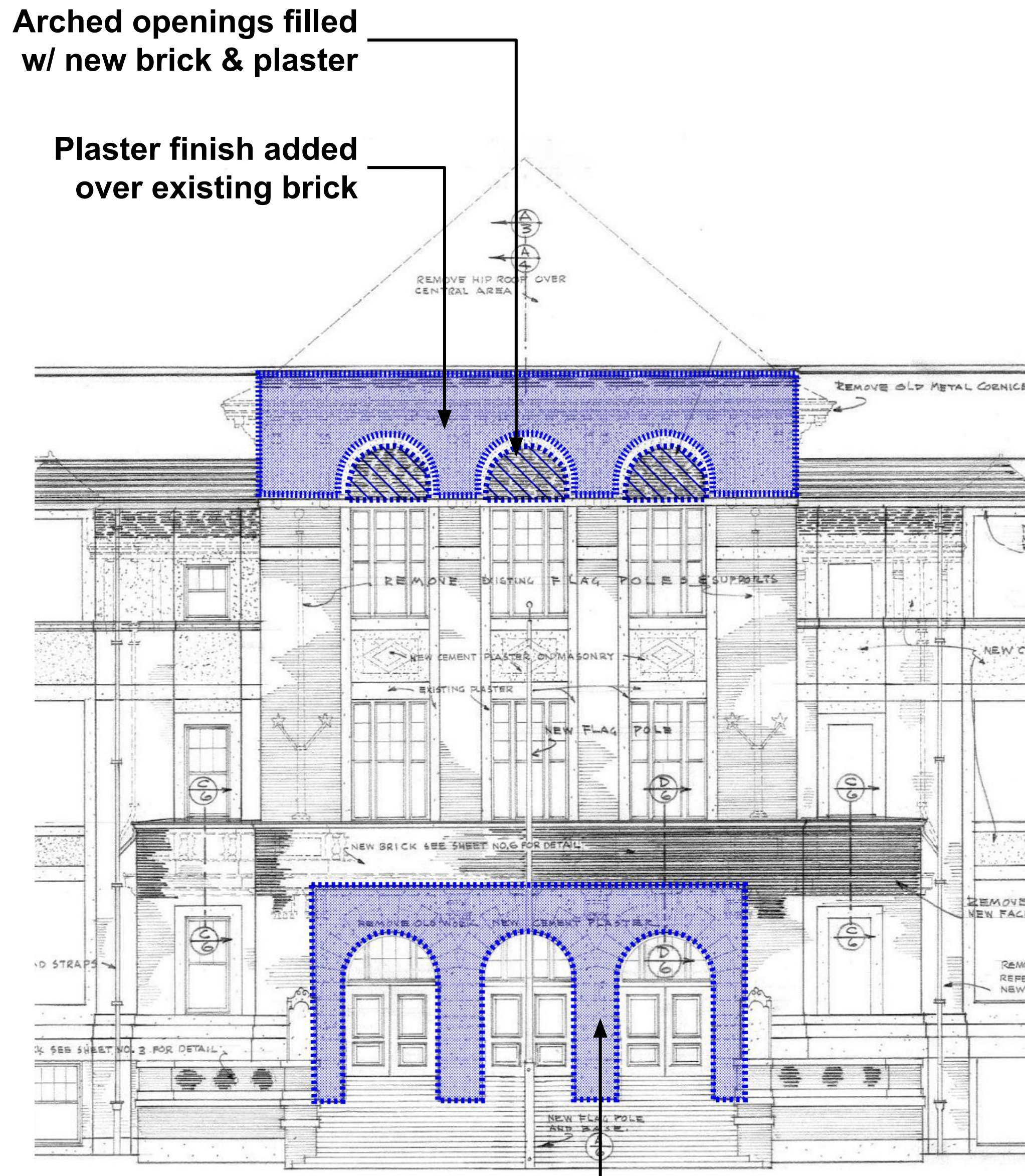
# 1. Re-establish North Entry Elements



Ornamental plaster surround

Arched opening

1909 Original

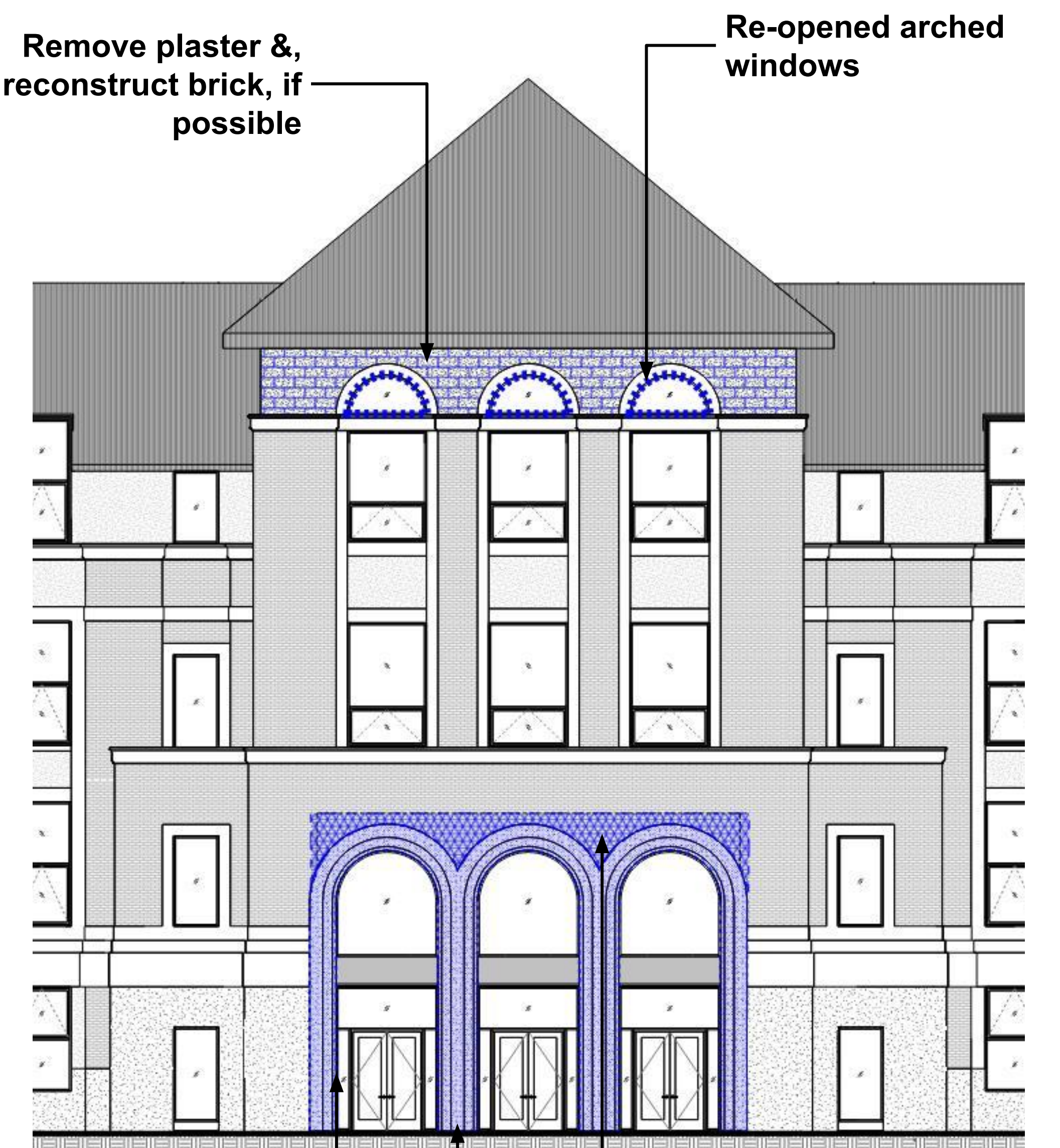


Arched openings filled w/ new brick & plaster

Plaster finish added over existing brick

Ornamental surround removed & rectangular plaster frame added

Current



Remove plaster &, reconstruct brick, if possible

Re-opened arched windows

Arched opening extends to Level A

Ornamental GFRG surround

Remove plaster & reconstruct brick, if possible

Proposed



# 1909 North Entry

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## 2. Recreate Central Hipped Roof



1909 Original



Current

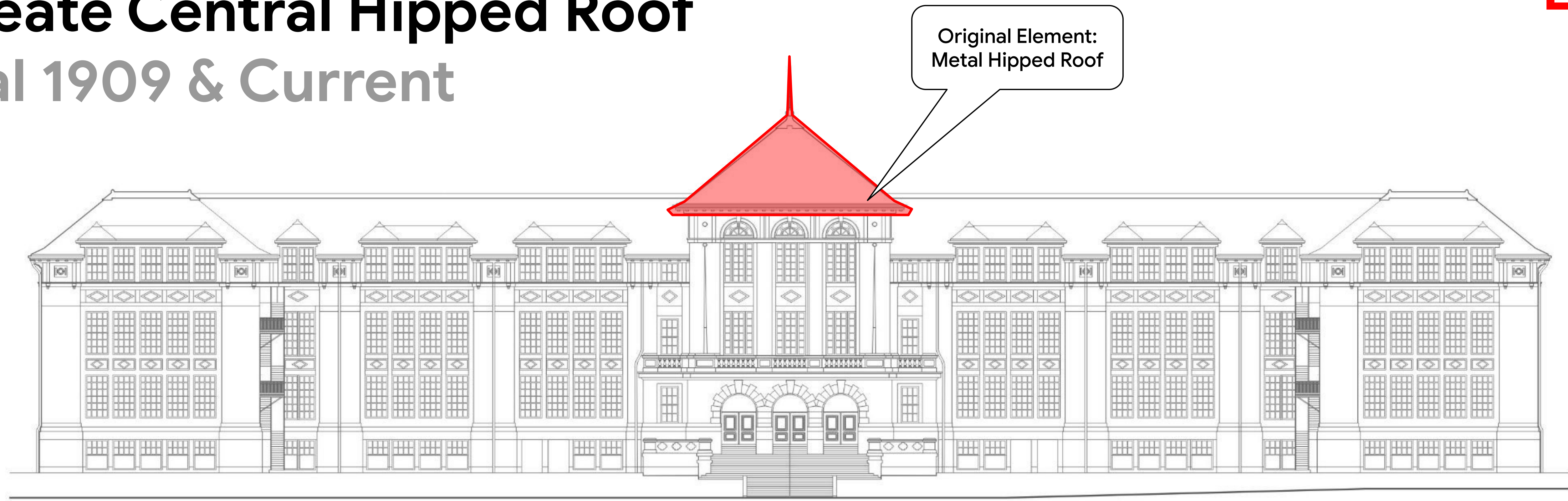


Proposed

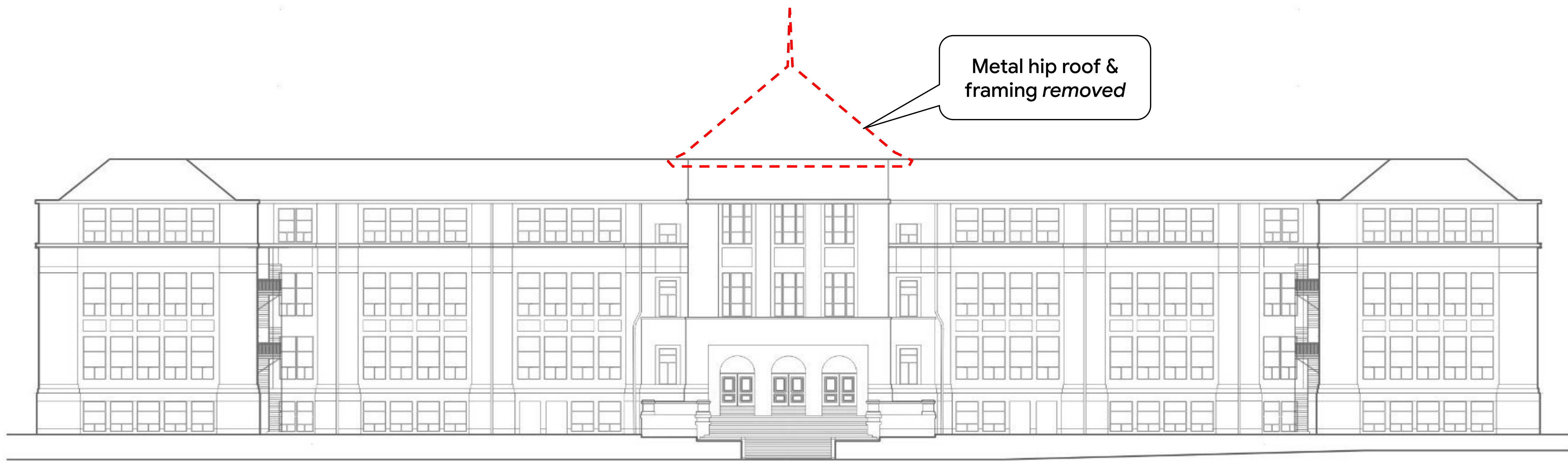


# 2. Recreate Central Hipped Roof Original 1909 & Current

Original 1909



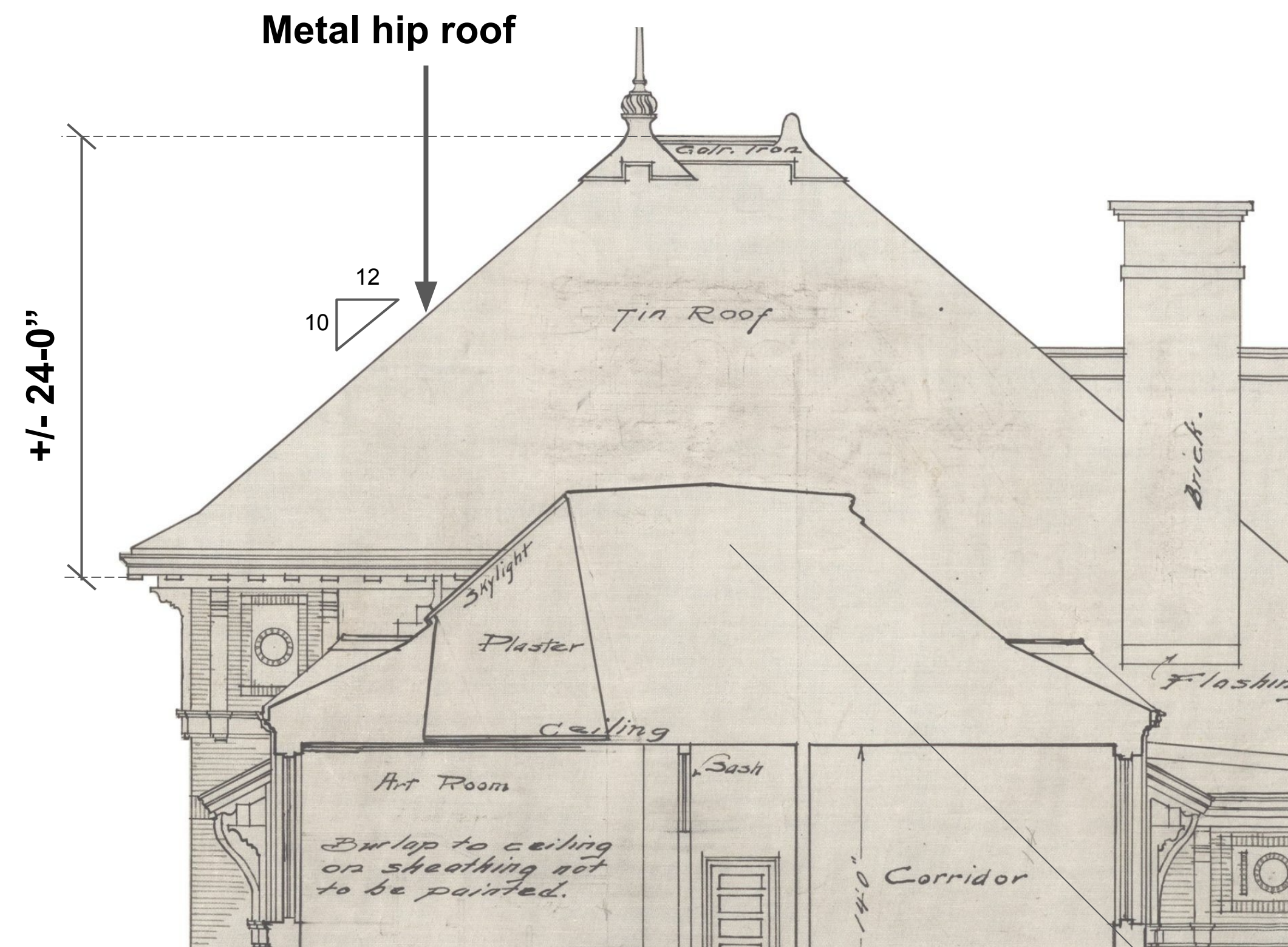
Current



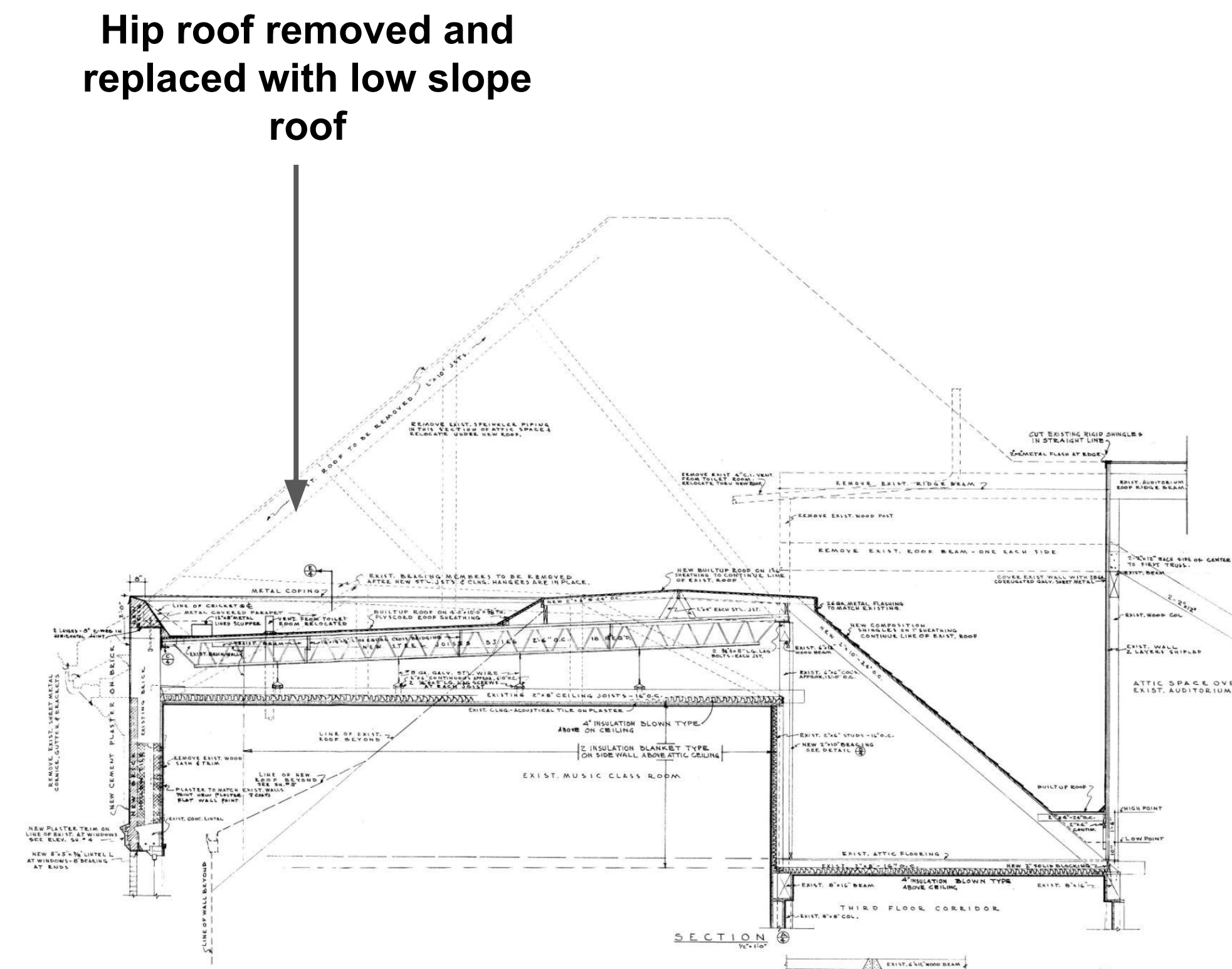


# 2. Recreate Hipped Roof

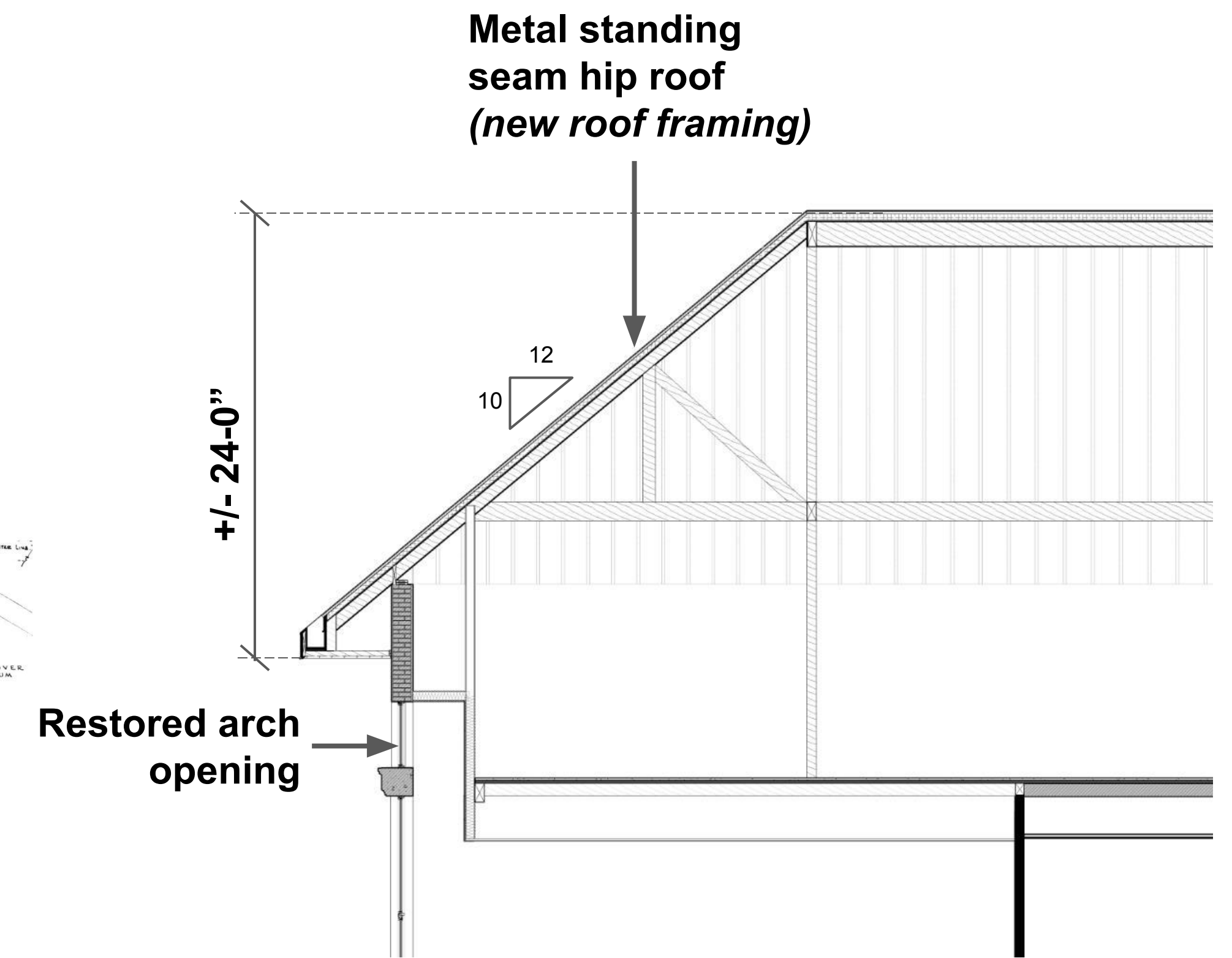
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1909 Original



Current

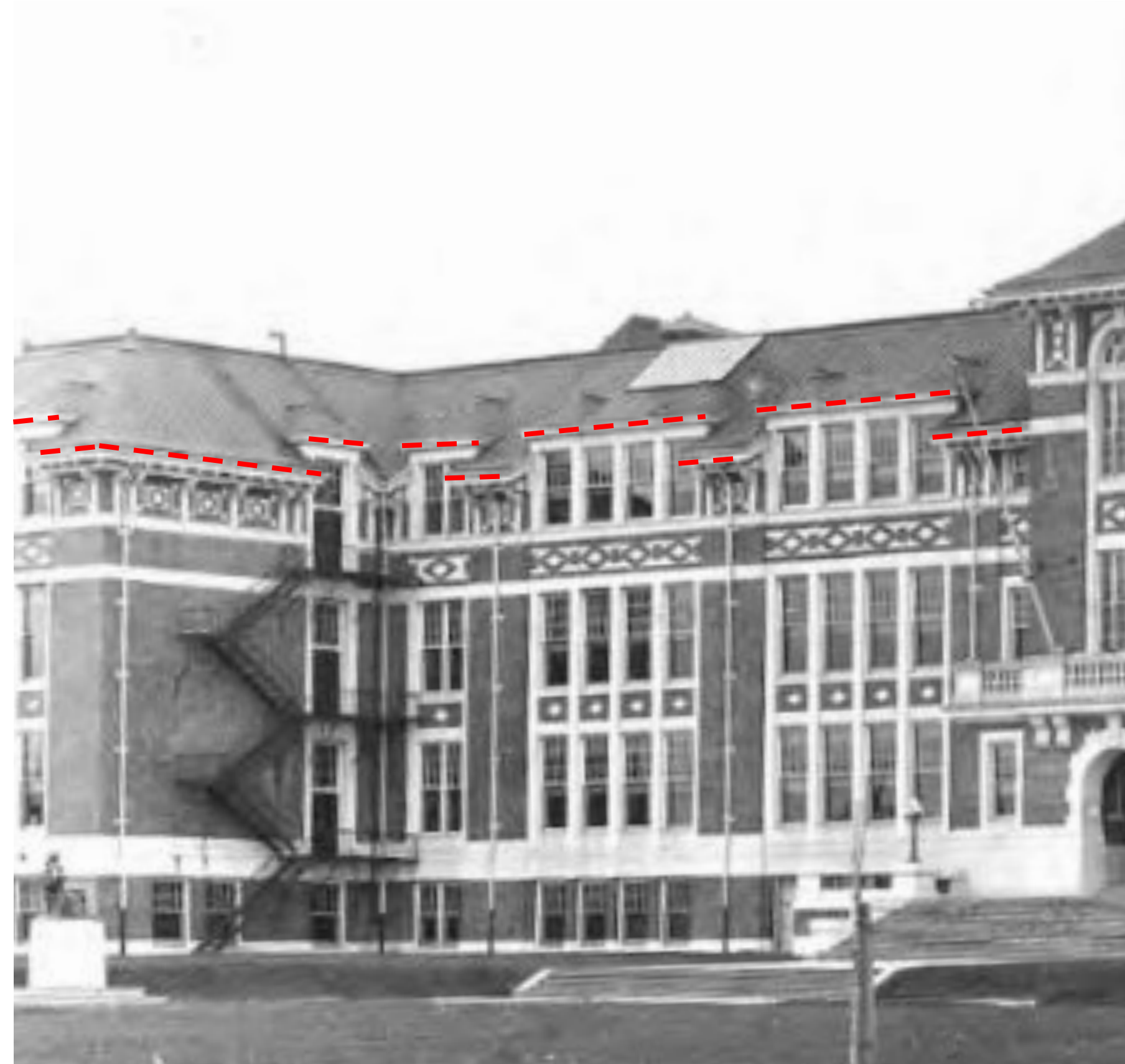


Proposed



# 3. Restore Eaves

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1909 Original



Current



Proposed



# 3. Restore Eaves

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Original 1909



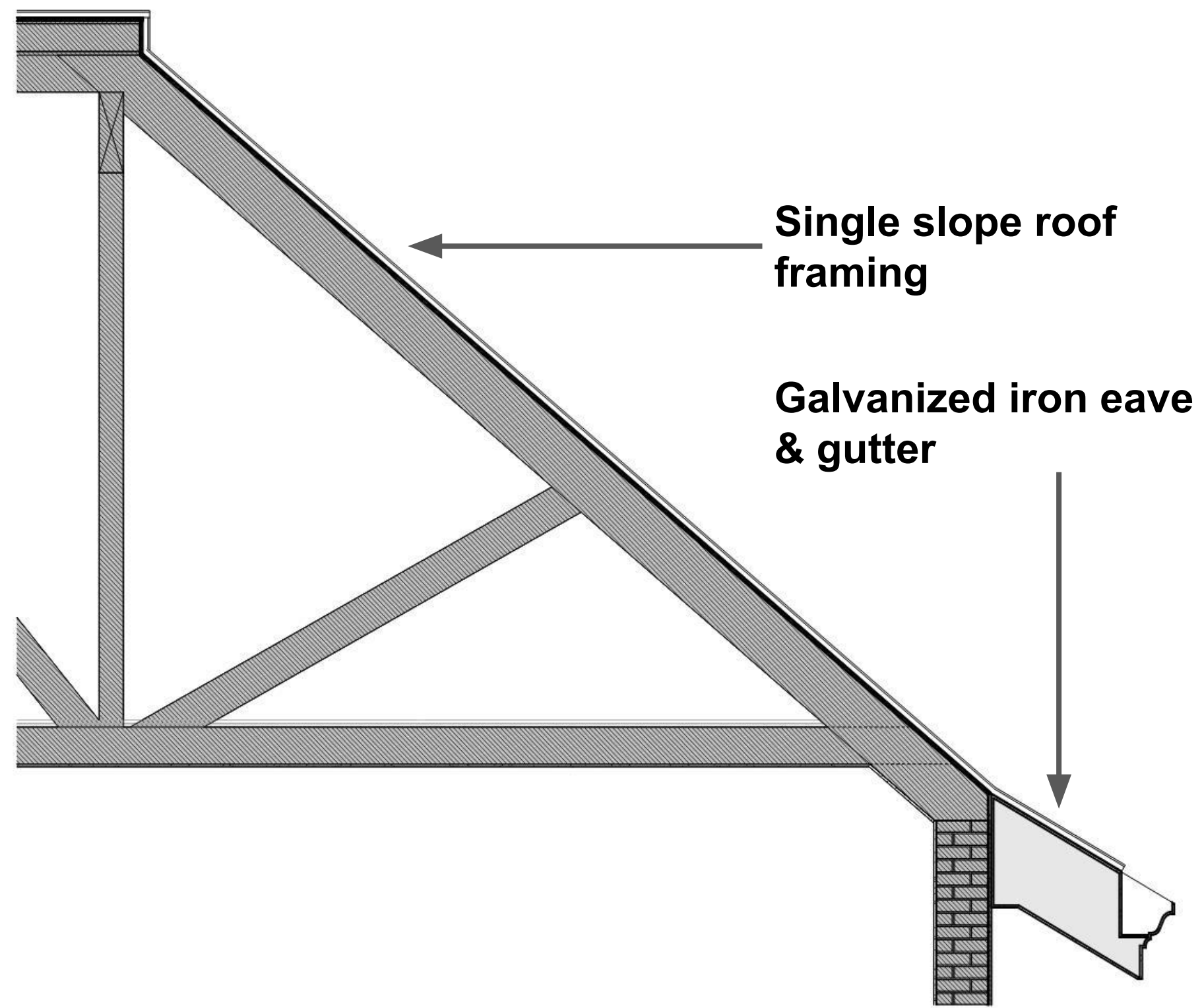
Current



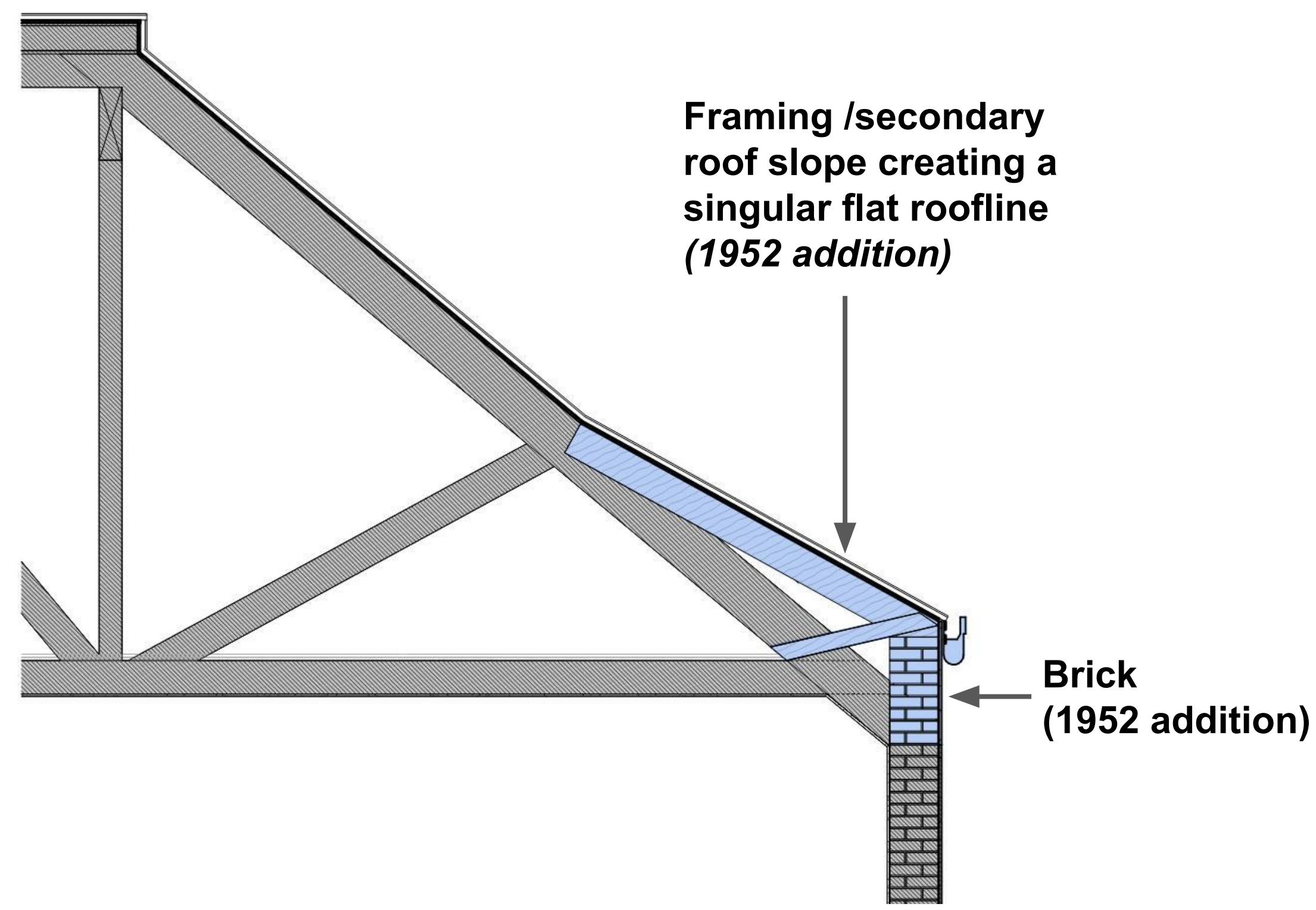
Proposed



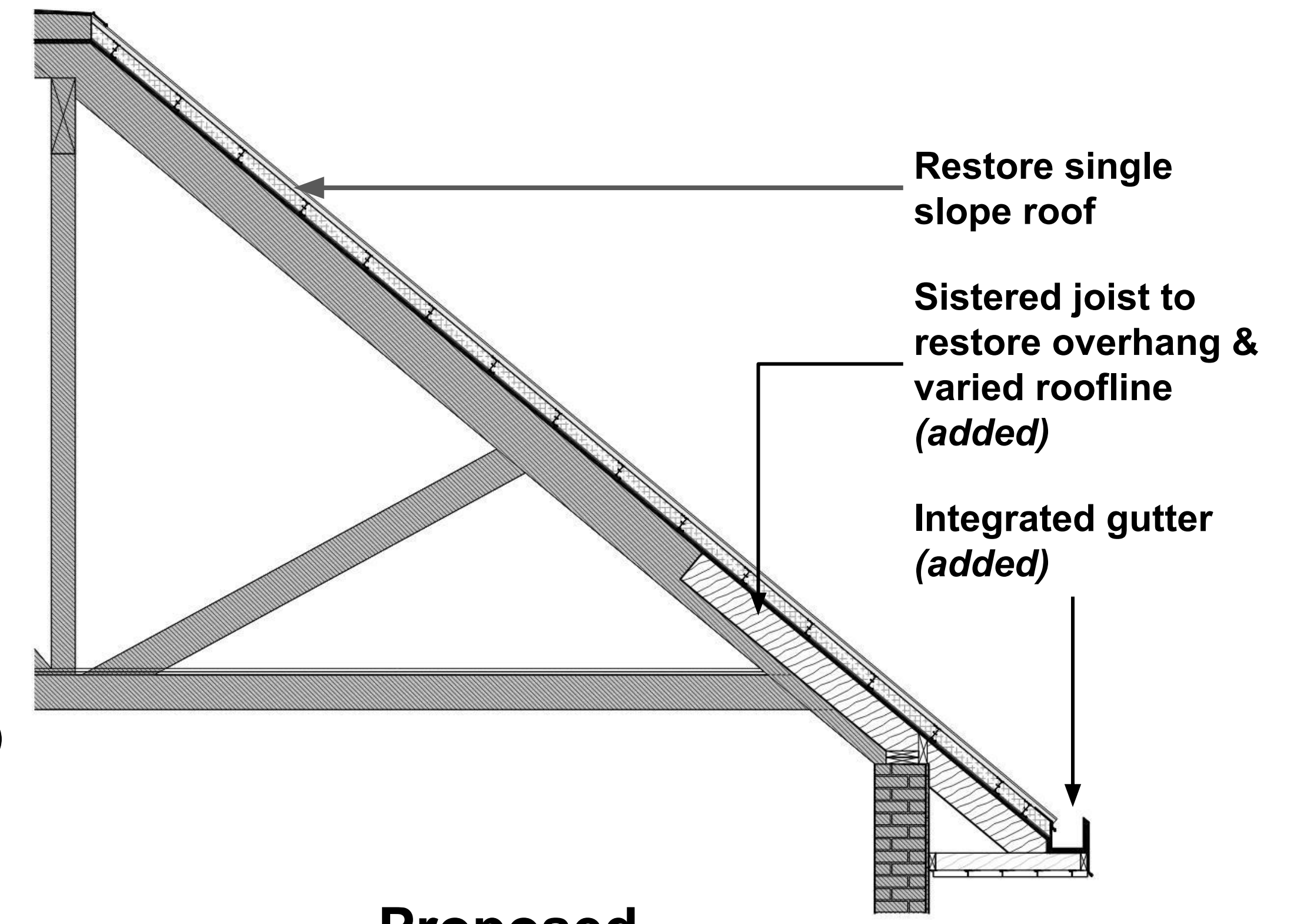
### 3. Restore Eaves



1909 Original



Current



Proposed  
*demo 1950s addition*





# Roof Eaves Proposed Design

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# Roof Eaves

No Restoration, Only Central Roof

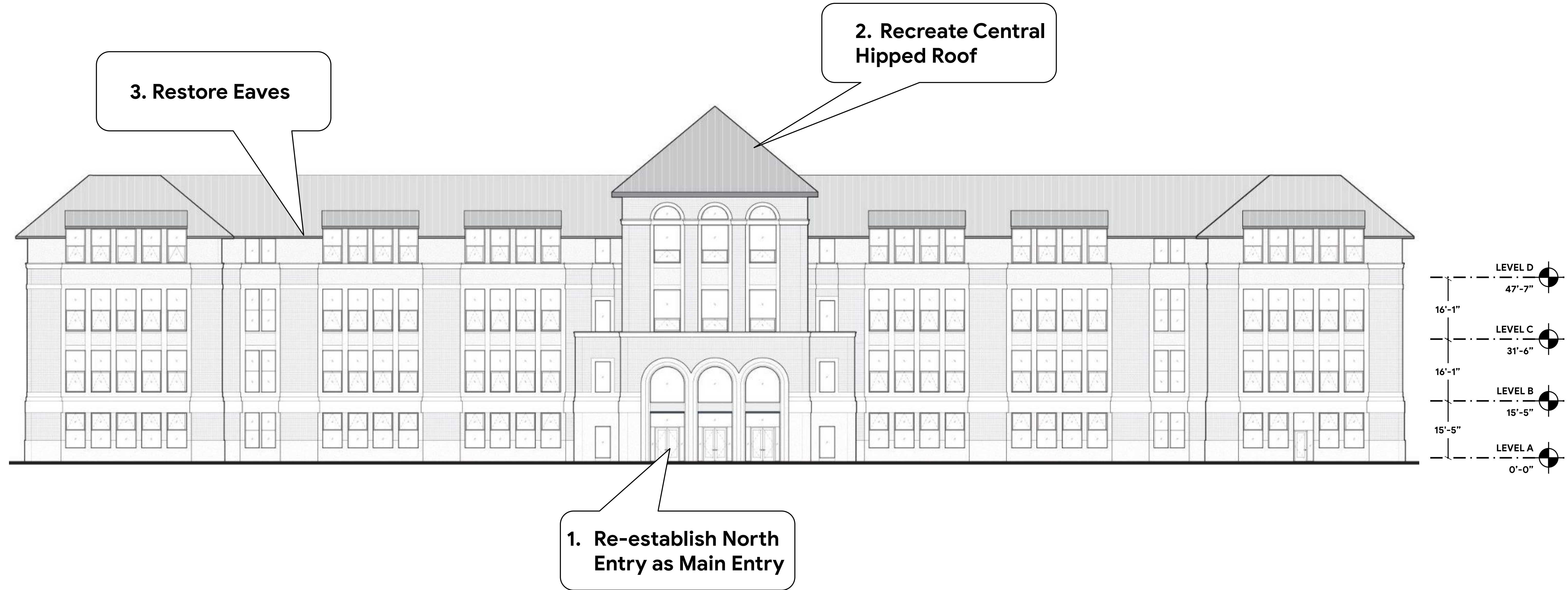
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# 1909 North Elevation Proposed

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# 1909 East / West Elevation Proposed

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# Investigation of Historic Details

Investigation of Historic Details

Summer Investigations

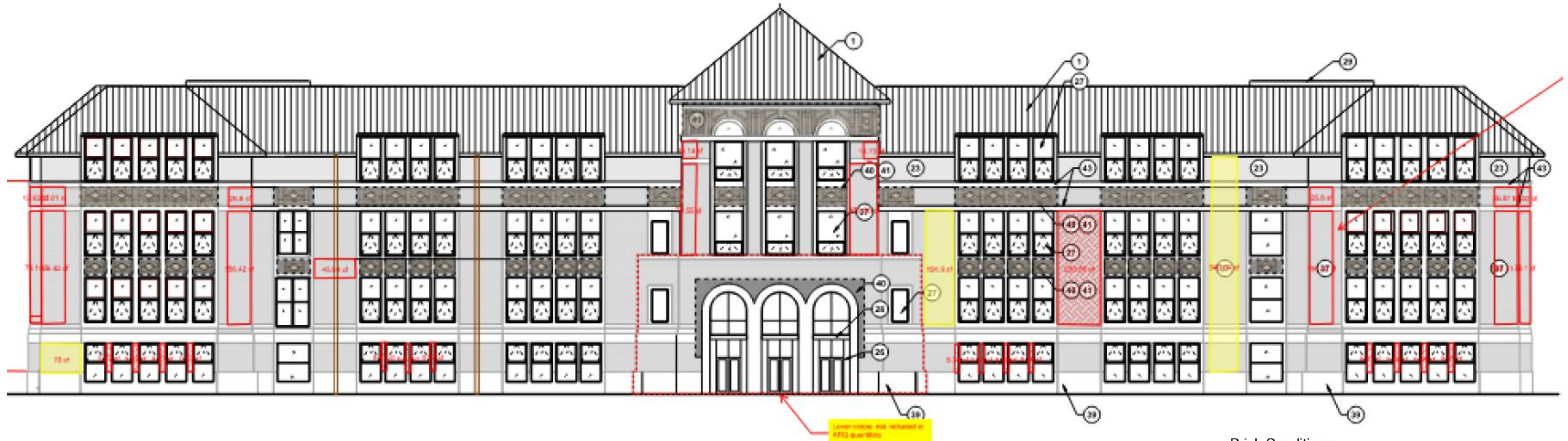
ARG Findings + Images



# 1909 recommended facade repairs

## ARG conditions report

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### Brick Conditions

- BR-01** Area of mis-matched mortar
- BR-02** Loose or open mortar joints/displaced brick
- BR-03** Heavy soiling/Biogrowth
- BR-04** White residue on brick
- BR-05** Missing / damaged brick or non-historic infill
- BR-06** Graffiti



## Restoration efforts to 1909 facade

### What we are able to do:

Through a thorough field report, ARG identified recommendations for repair on the 1909 building. These photos summarize the recommended repairs and our plan for making them.

#### Brick



##### Mismatched mortar

- Repoint all mismatched mortar joints
- Repoint joints with high Portland cement mortar which are darker in color and usually at corners and downspouts



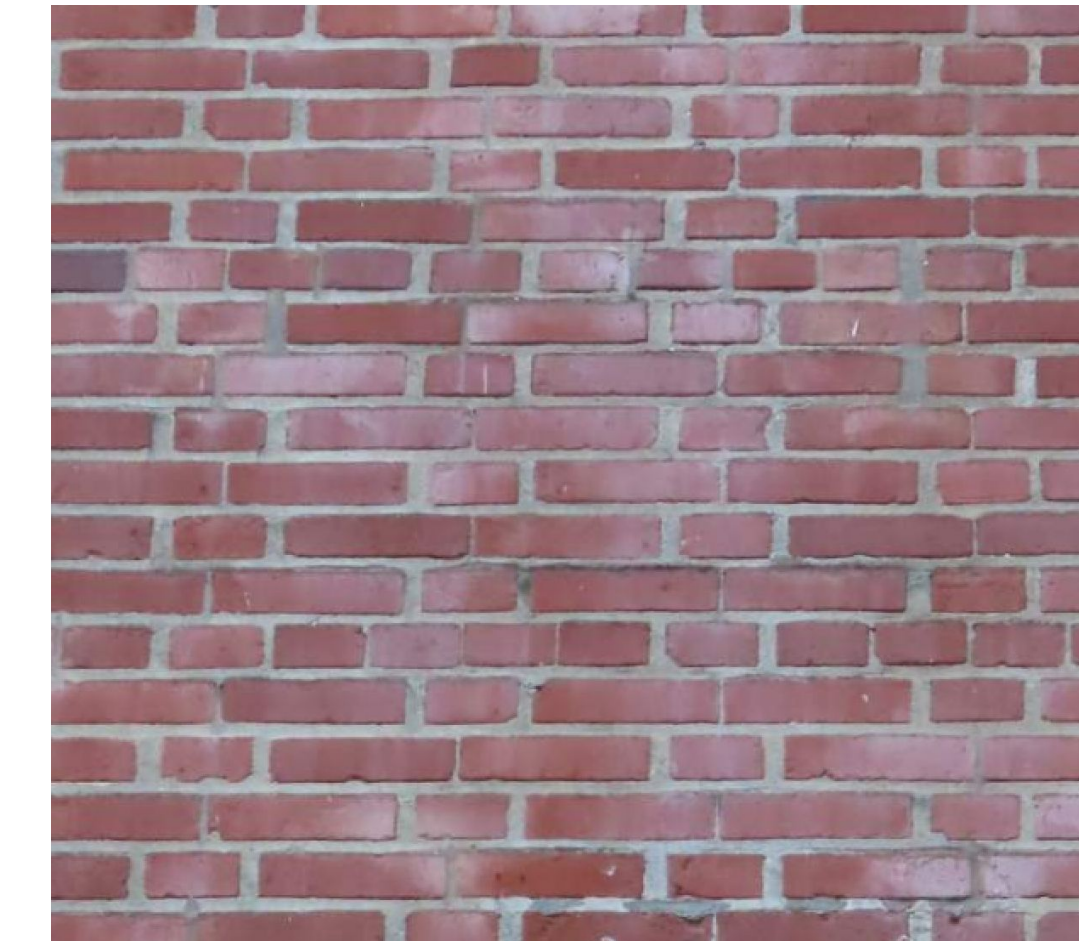
##### Loose or open Mortar

- Carefully remove displaced brick, clean the cavity, and replace with new to match bricks



##### Soiling and Biogrowth

- Follow masonry cleaning recommendations to remove staining and growth



##### White Residue

- Follow masonry cleaning to remove efflorescence



##### Missing/Damaged Brick

- Remove damaged or non-historic brick, clean cavity, and install new replacement brick



## Restoration efforts to 1909 facade

### What we are able to do:

Through a thorough field report, ARG identified recommendations for repair on the 1909 building. These photos summarize the recommended repairs and our plan for making them.

#### Cement Plaster



##### Cracked Plaster

- If plaster is debonded, route out cracks, prepare the surface, and fill with patching mortar.



##### Debonding/Spall/Delamination

- Remove all loose or crumbling material, use stainless steel pins to reinforce as required
- Apply patching mortar
- Tool finish coat to match the profile and texture of adjacent plaster.



# Investigation of Historic Details

DRAFT



Original



Current

Condition of diamond brickwork behind plaster investigated Summer 2023



# Investigation of Historic Details

DRAFT

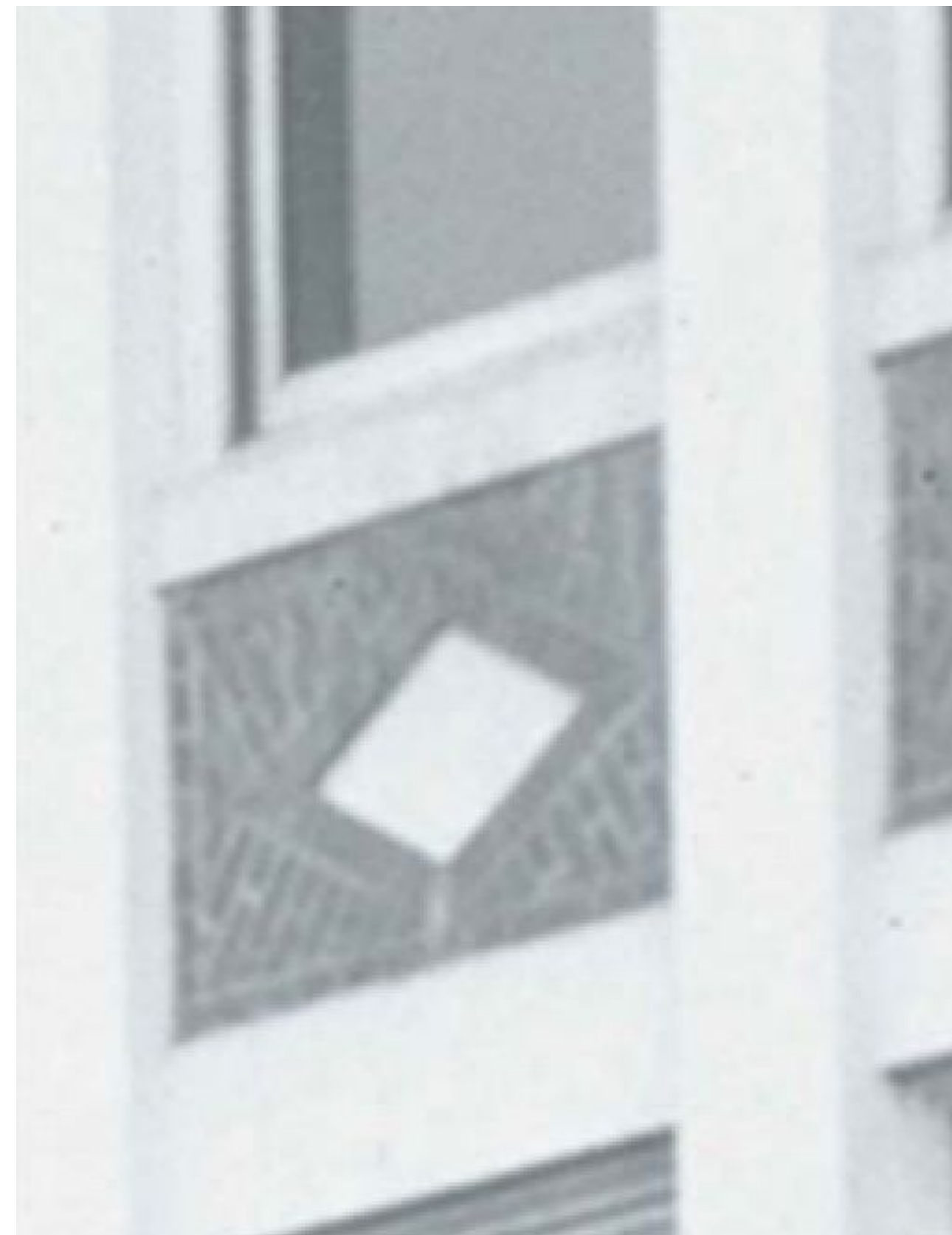


Historic details covered in plaster cannot be salvaged. *Selective* reconstruction of brick detail under consideration.



# Decorative Brick Investigation

## Diamond Panels Between Levels B + C



Historic



Current Condition



Brick after removal of plaster

Historic details covered in plaster cannot be salvaged. The plaster is stronger than the brick, and well bonded. The removal of plaster removes the front face of brick.



# Decorative Brick Investigation

## Diamond Bands Above Level C Windows



Historic



Current Condition



Brick after removal of plaster

Historic details covered in plaster cannot be salvaged. The plaster is stronger than the brick, and well bonded. The removal of plaster removes the front face of brick.



# New Building

Diagrams

Elevations

Renderings

Ground Floor Plan

Floor Plans

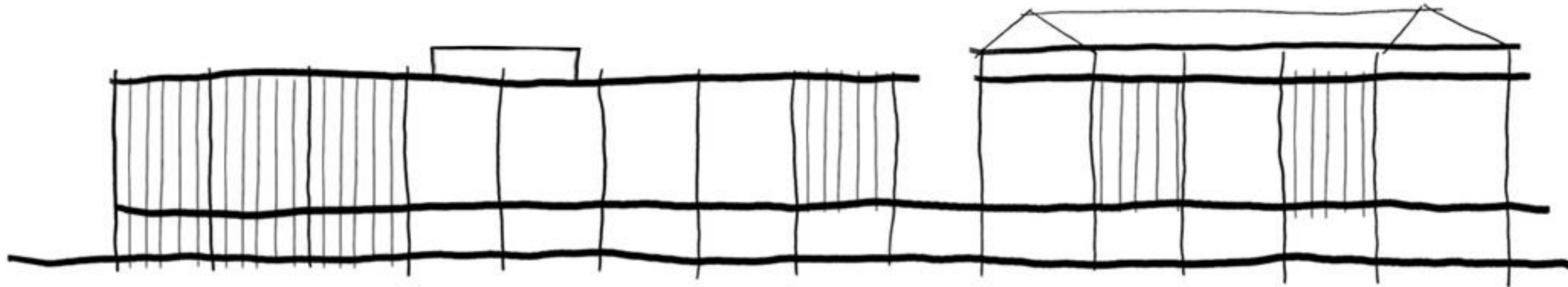
Historic Buildings in the District

Brick



# Diagram of East Elevation

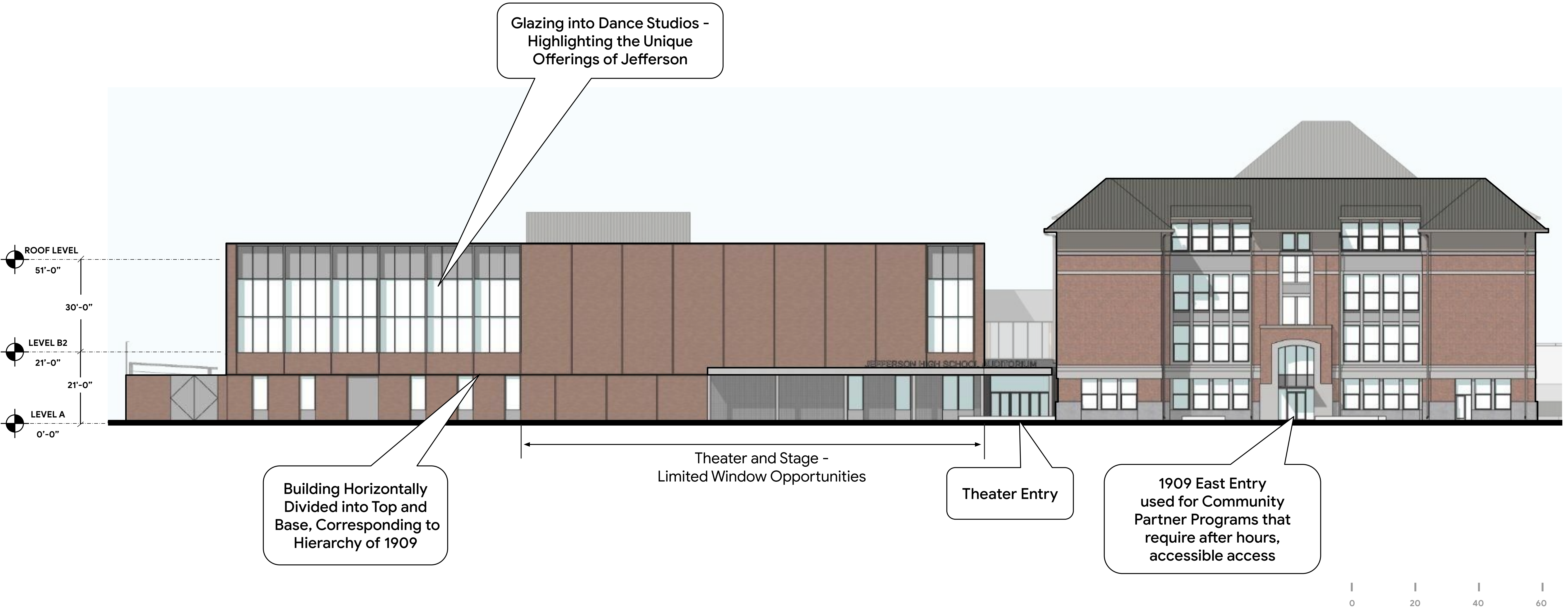
## Horizontal Alignments + Groupings





# East Elevation

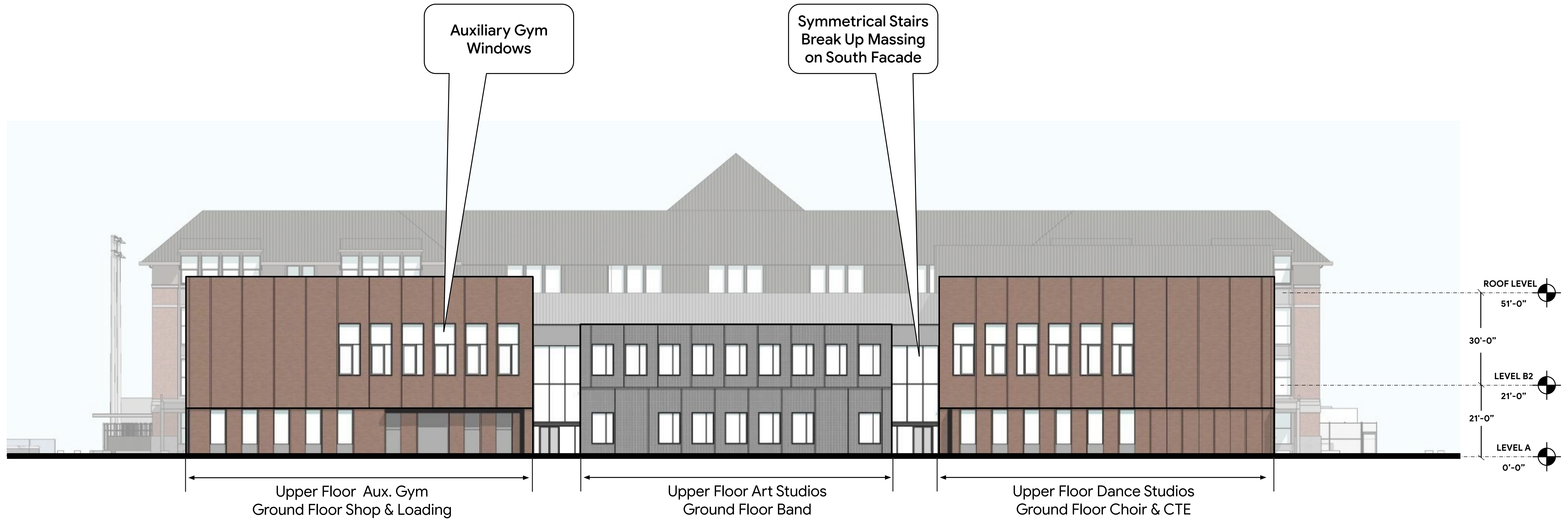
## 1909 + New Building





# South Elevation New Building

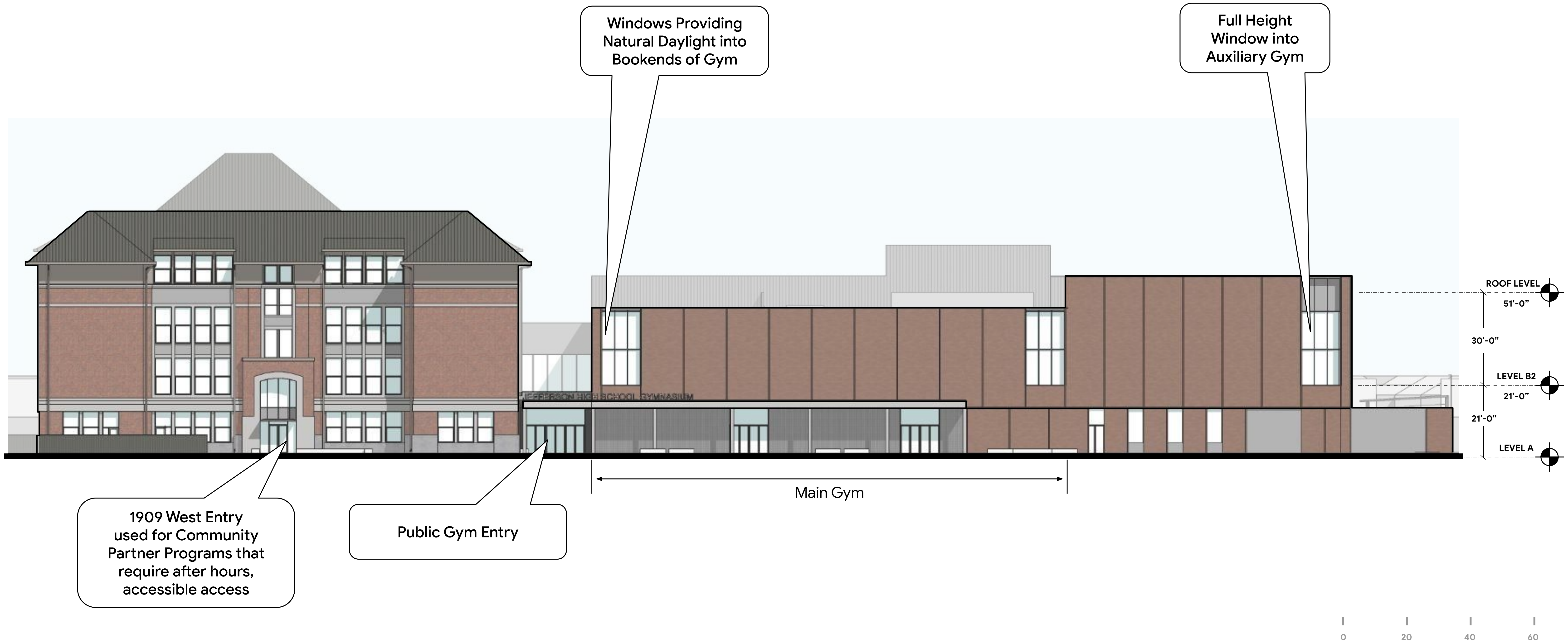
DRAFT





# West Elevation

## 1909 + New Building





# East - Auditorium Entry N Commercial

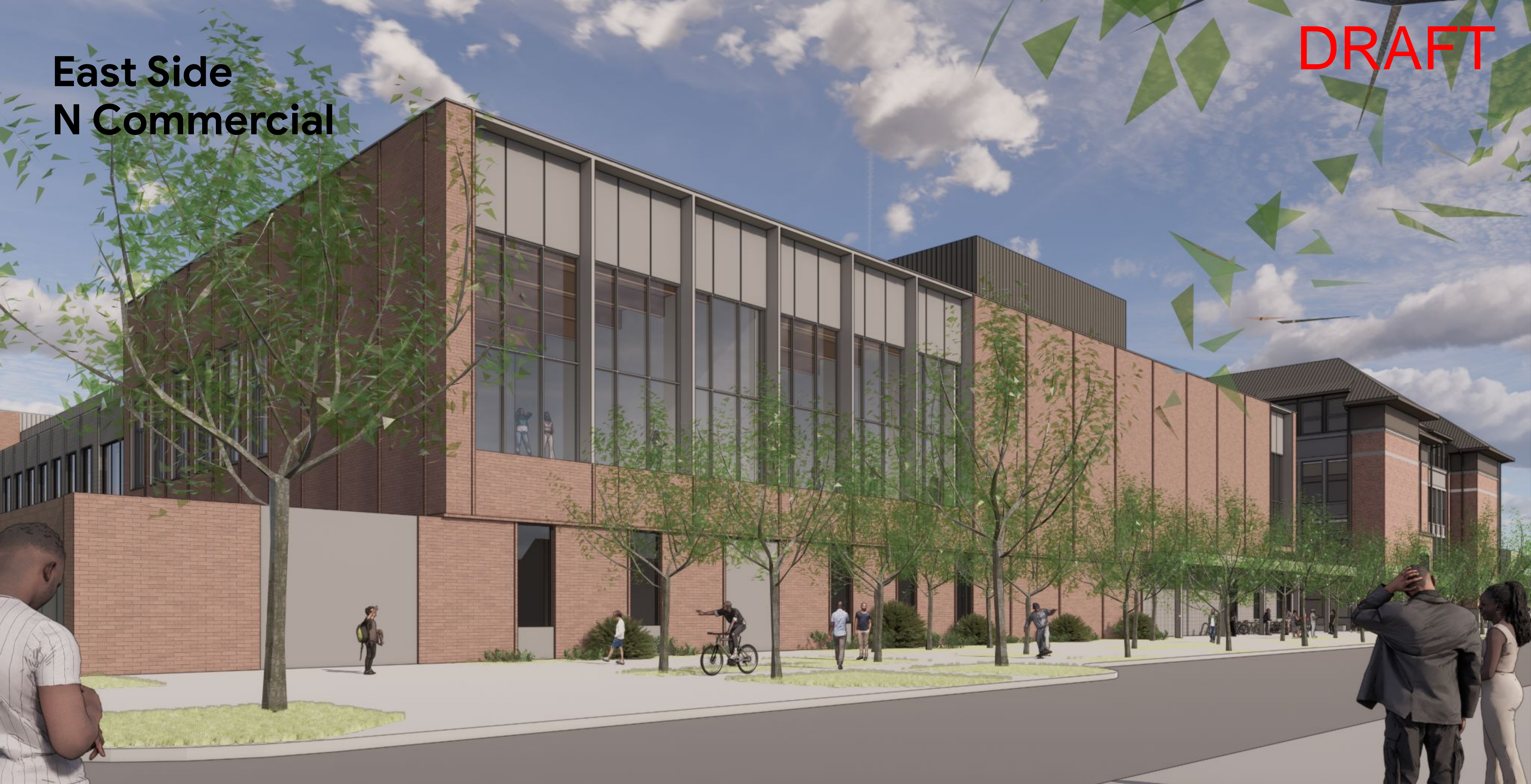
DRAFT





# East Side N Commercial

DRAFT





# Southeast Corner N Commercial + N Alberta

DRAFT





# South Elevation N Alberta

DRAFT





# Southwest Corner N Kerby + N Alberta

DRAFT





# West Side N Kerby

DRAFT





DRAFT

# West Side - Gymnasium Entry N Kerby





# West Side - Gymnasium Entry N Kerby

DRAFT

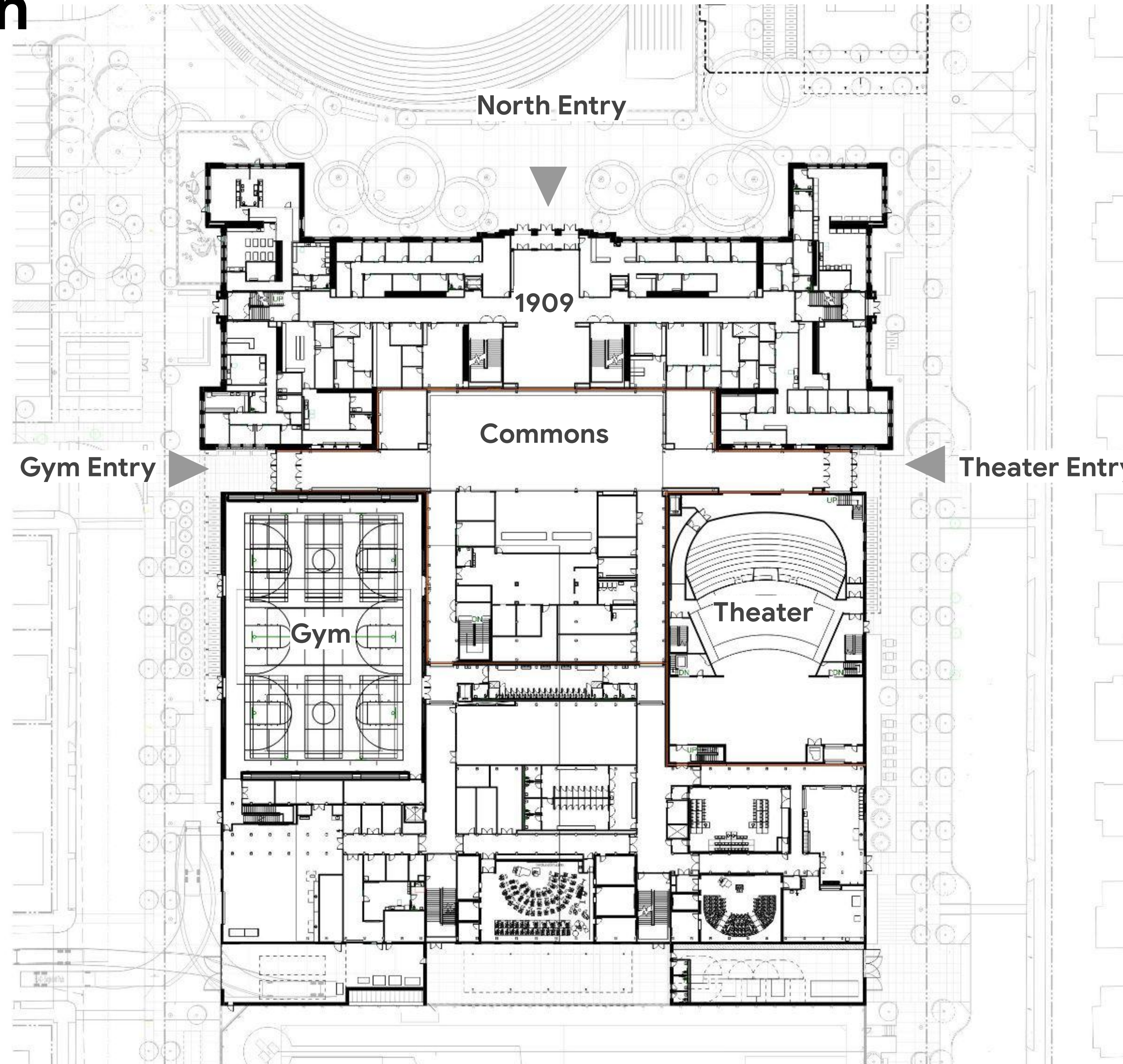


Opportunity to Show Color!



# Ground Floor Plan

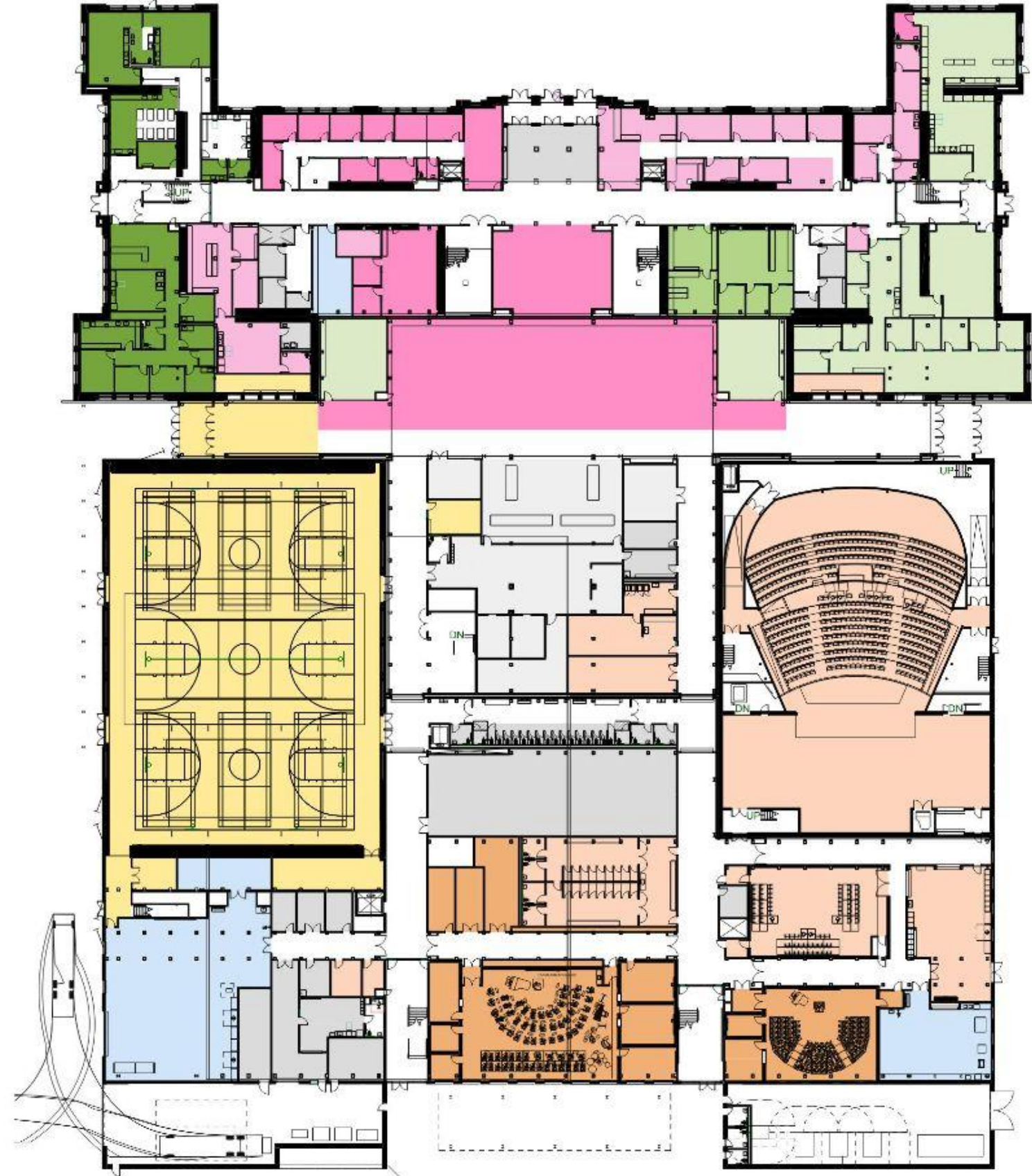
DRAFT



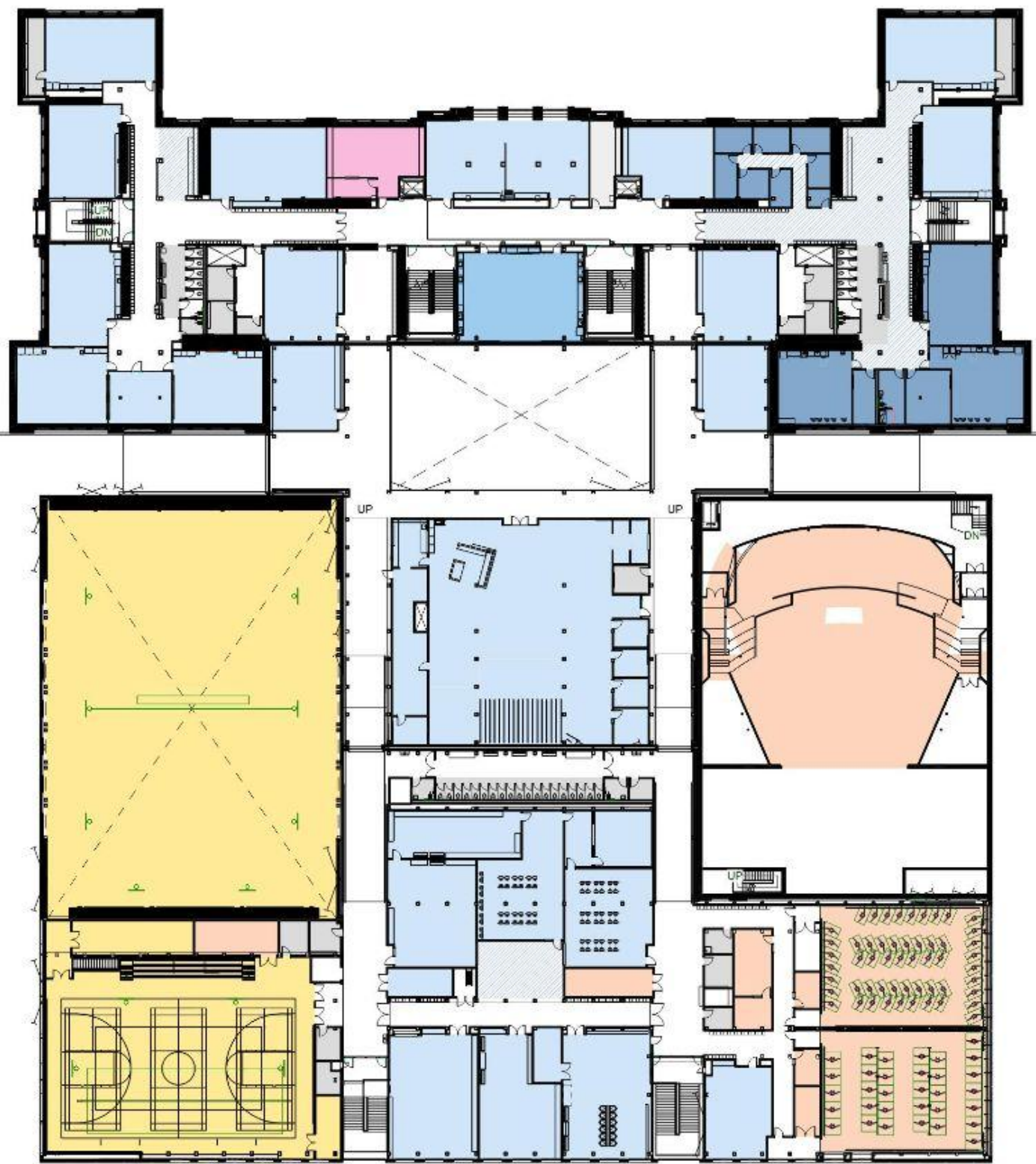


# Floor Plans

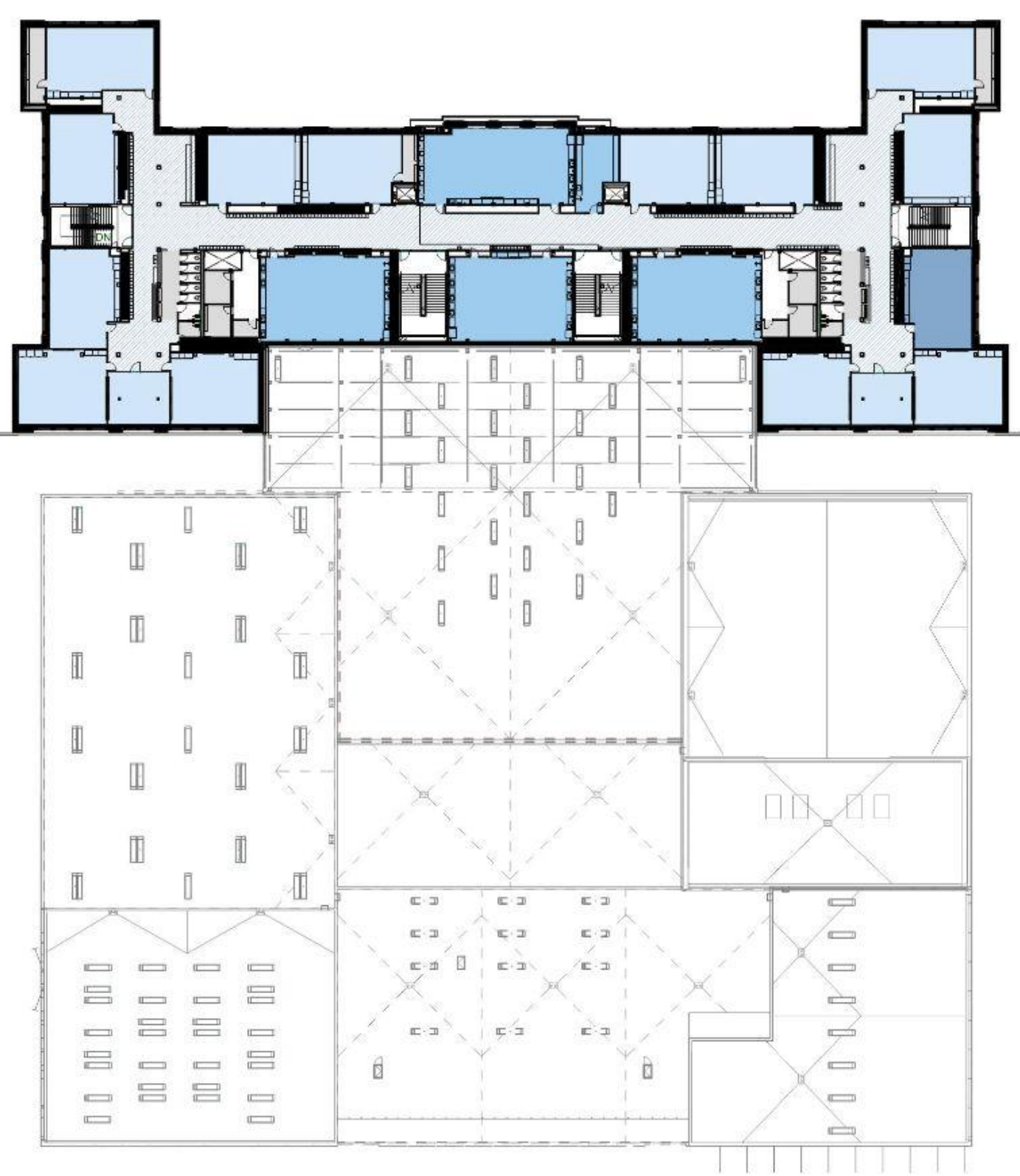
DRAFT



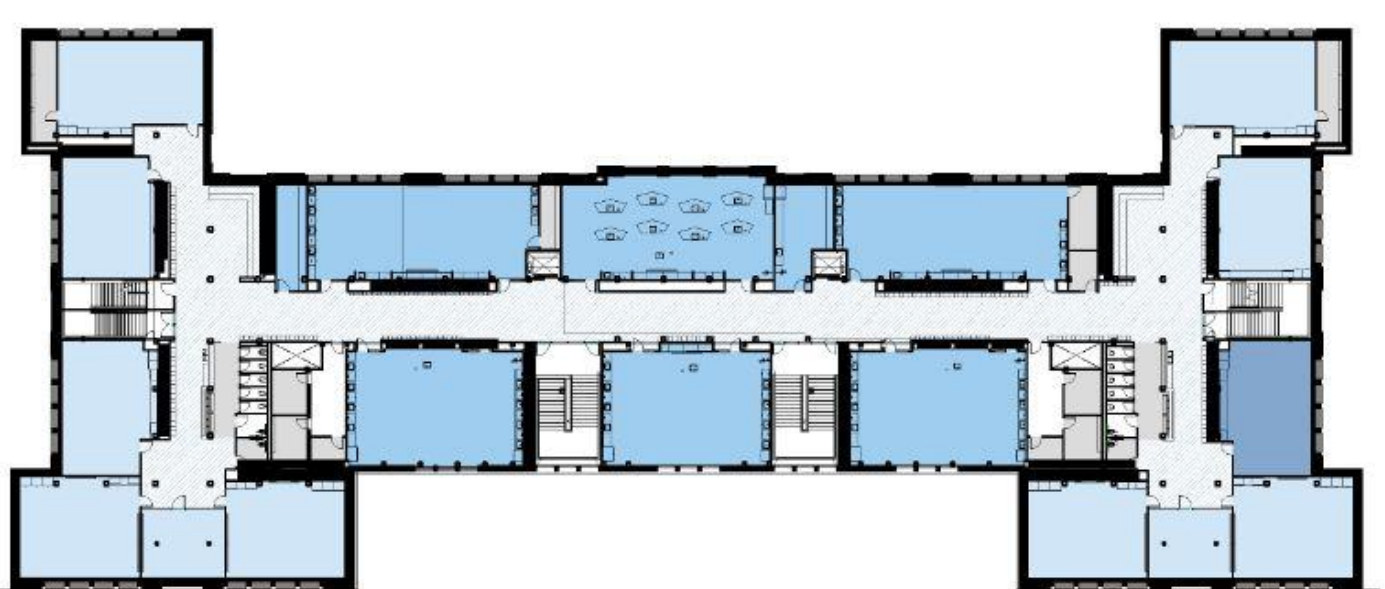
Level A



Level B



Level C



Level D



# Historic Brick buildings in the District

DRAFT



**North Portland Library**  
1909



**Peninsula Park Community Center**  
1913



**Chapel Pub**  
1932



# Brick Selection for New Building

## 1909 brick and Proposed Brick



Columbia Red



# 1928 Gym

Photos

Existing South Elevation

Reason we are keeping 1928

1928 floor Levels

Rationale for 1928 removal



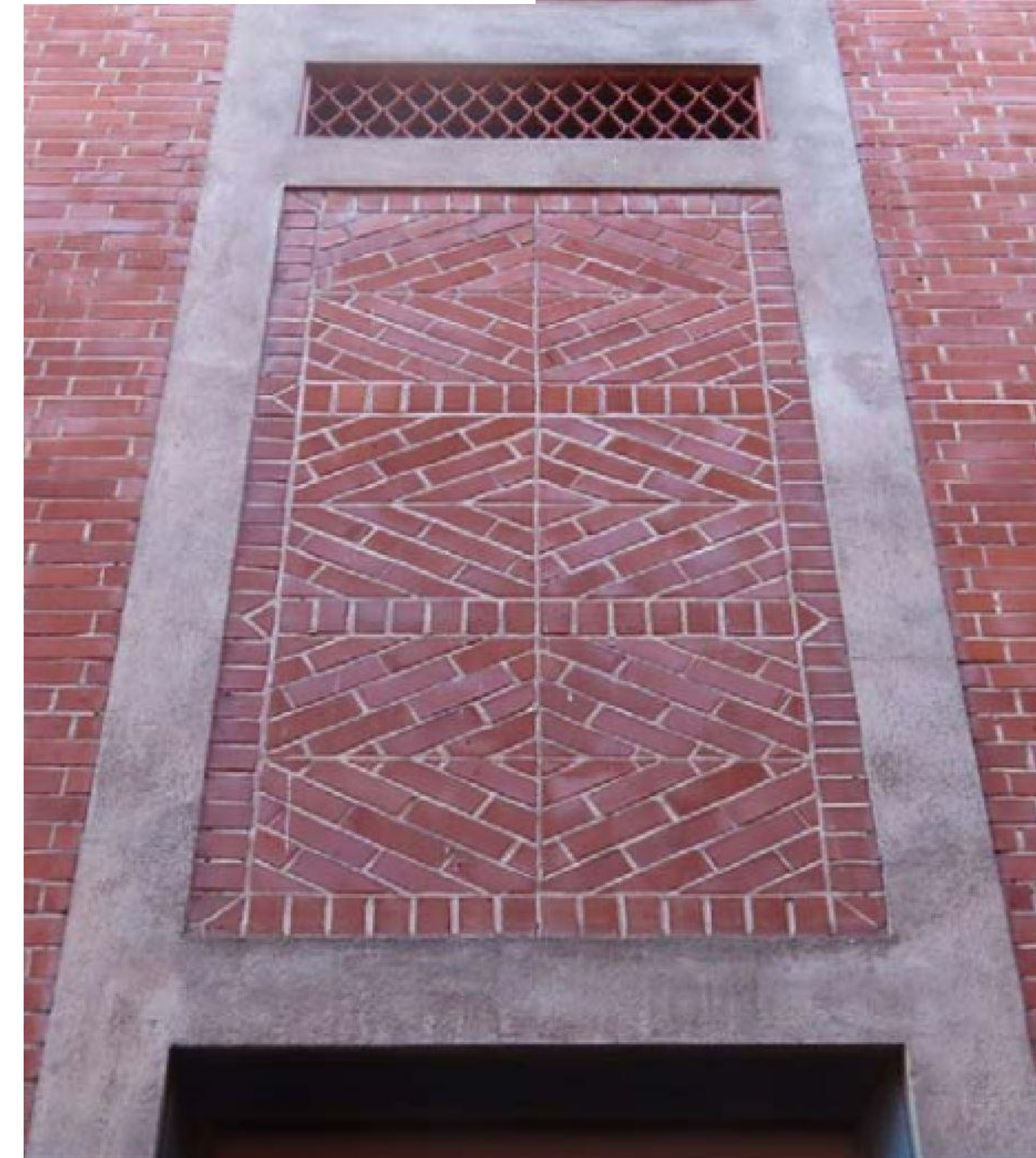
# 1928 Gym

DRAFT

West Wall



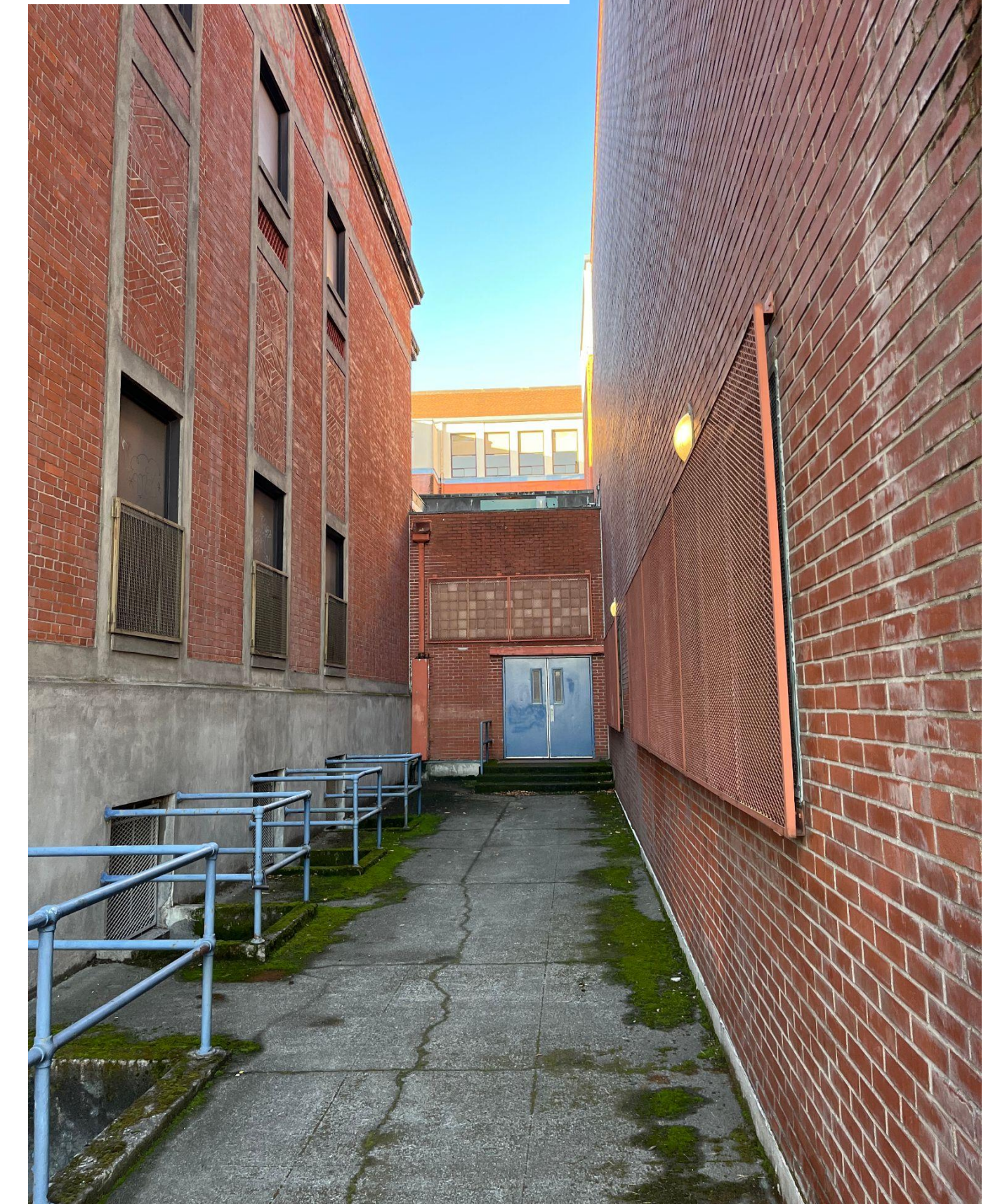
Brick Detailing



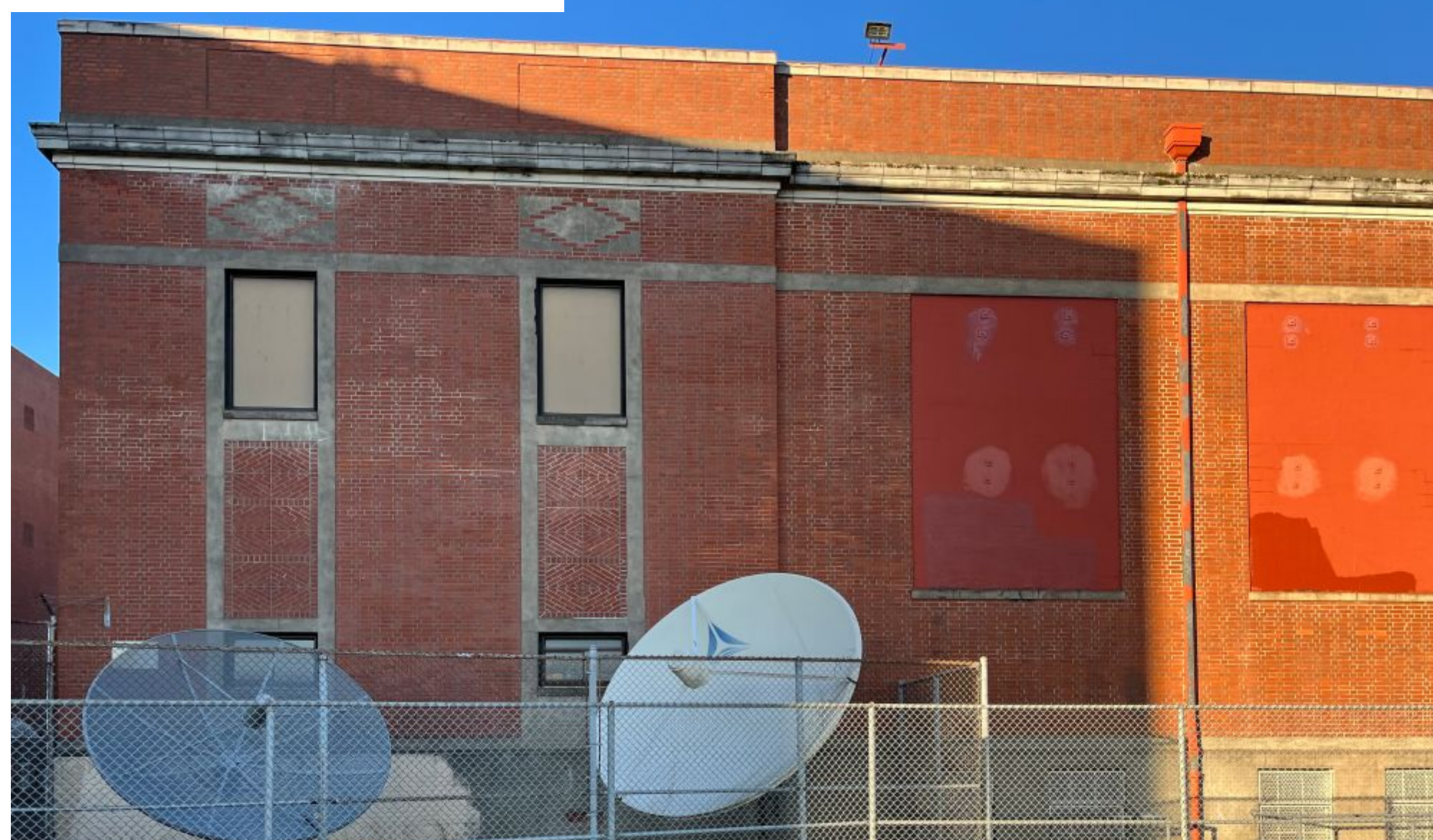
East Wall



East Wall



South Wall



Interior



Interior





# Existing South Elevation

DRAFT

1928 Gym





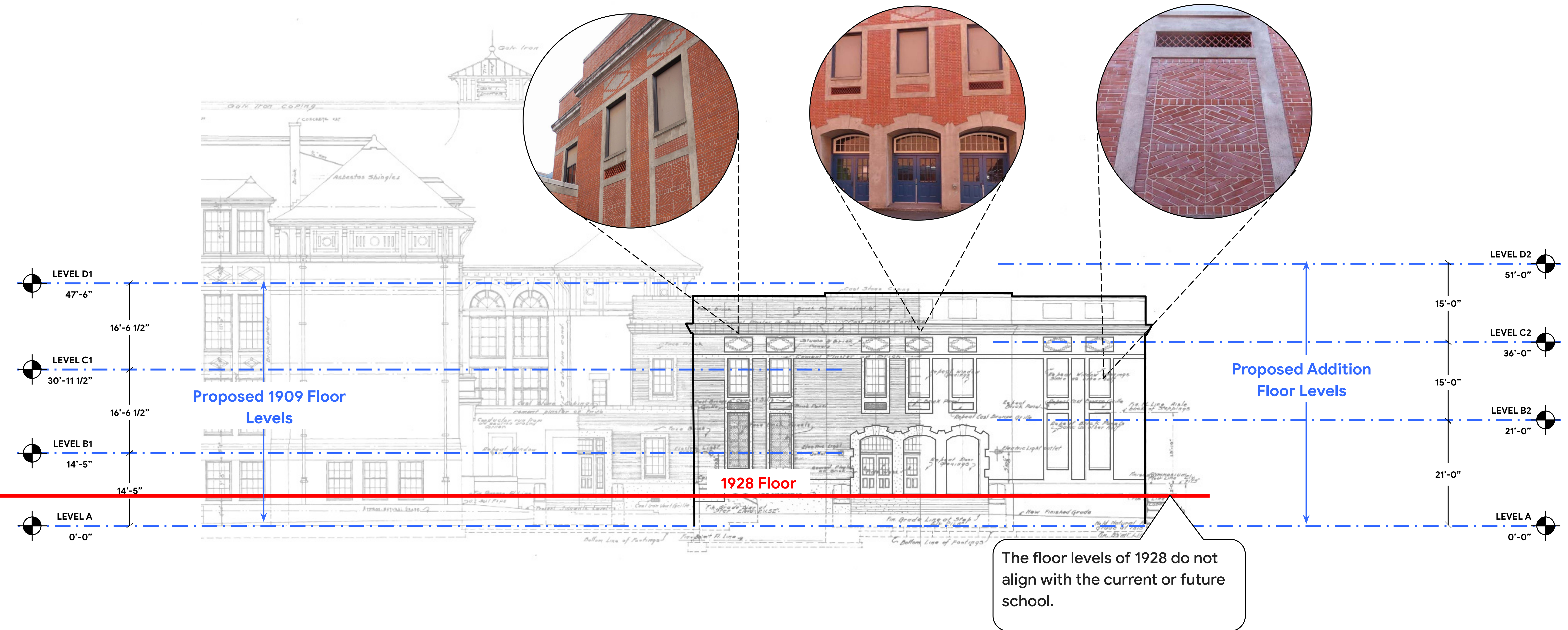
# Reasons we are not keeping 1928

## Priorities surrounding this decision

- **Efficiency:** The student learning environment is the primary goal - **keeping 1928 would jeopardize the efficiency of the theater, gymnasiums, dance studios, and student commons.**
- **Athletics:** Athletics are very important- **keeping 1928 would push the building program further south on the site and make the south practice field unusable.**
- **Community has no ties to the architecture of 1928 gym:** 1909 is the community priority- 1909 has significance to the community, we are putting efforts there to make it the best building it can be
- **1928 is located where the heart of the new school should be:** this heavy brick building is the opposite of the open, welcoming commons we are creating for the students.
- **Offers Little Community Benefit:** The 1928 building is in the middle of the site. Its distance from the public right-of-way means it could only ever minimally be appreciated by the community and the Piedmont Conservation District. The expansion of the school will completely surround it.
- **Accessibility:** **The floor levels of 1928 do not align with the current or future school.** The most we could ever preserve would be some of the brick walls, and they would require major compromise to the Education Specification set by PPS.



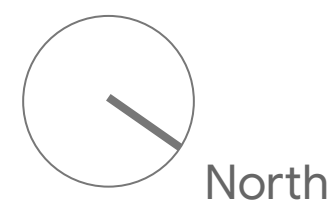
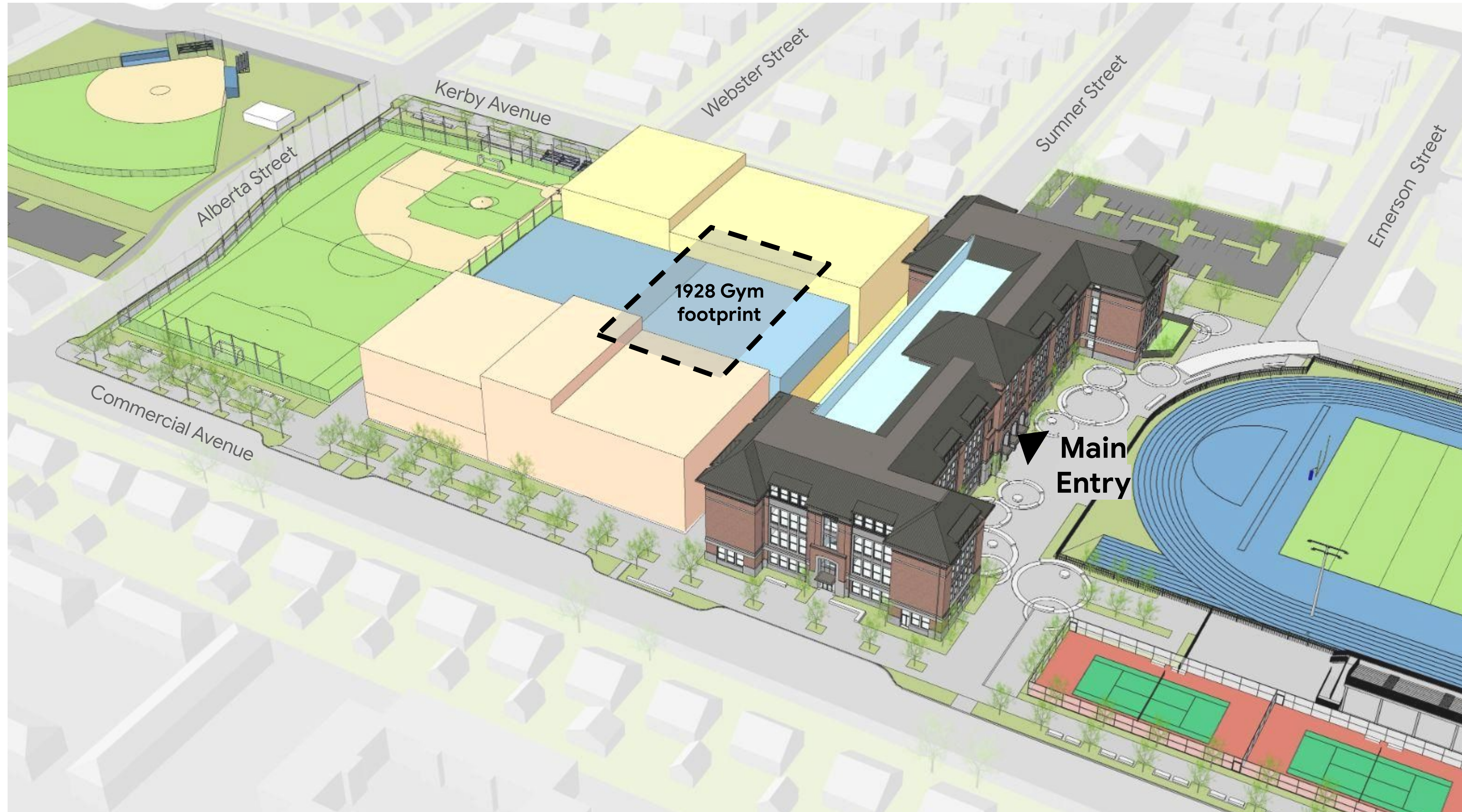
# 1928 Gym - Floor Level Misalignments West Facade





# 1928 Gym - alignment with new school massing

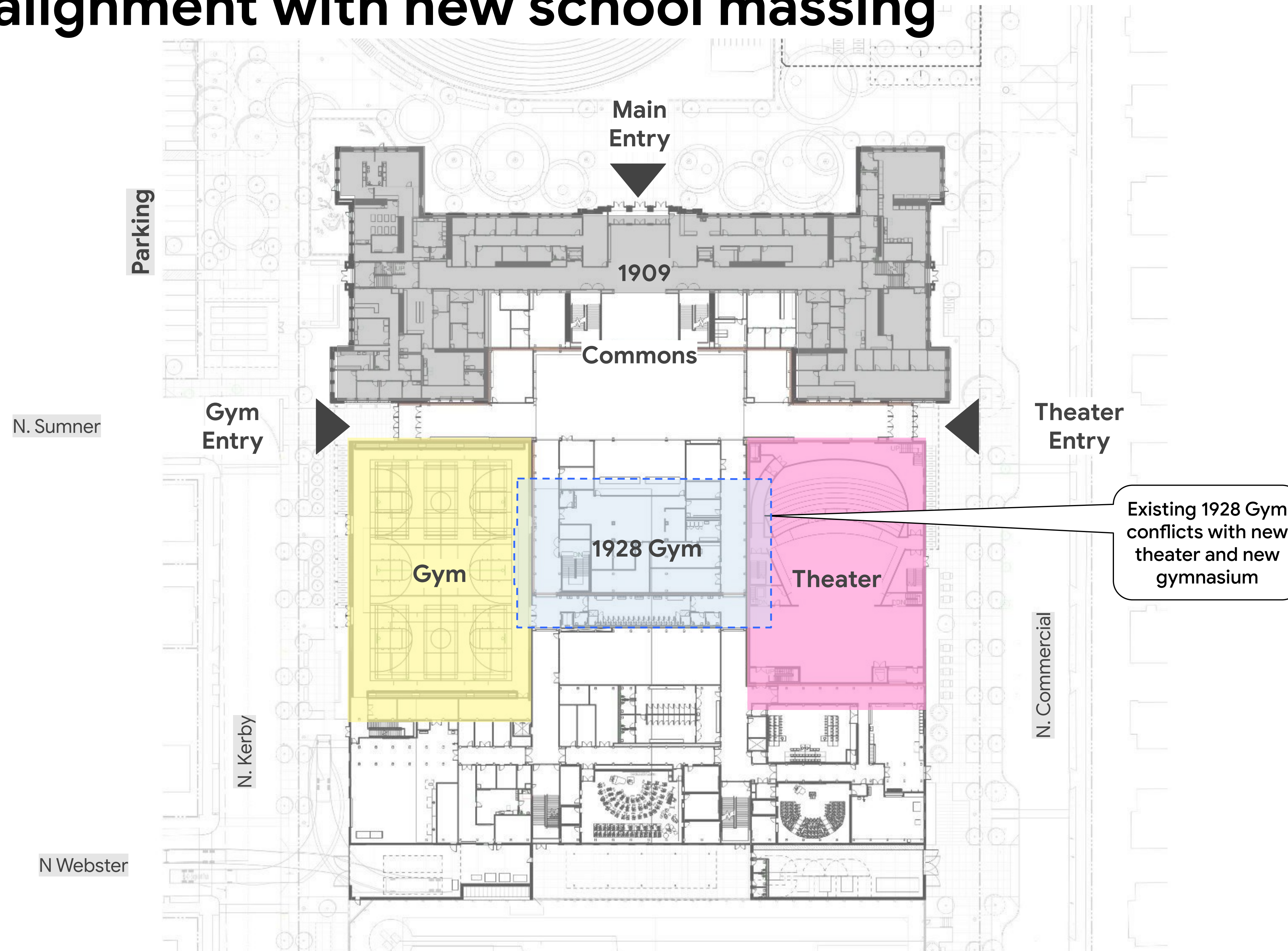
DRAFT





# 1928 Gym - alignment with new school massing

DRAFT





# Modifications + Adjustments

Modifications + Adjustments List

Building Setbacks

Superblock Requirements

Building Height

Bike Parking



# Modifications & Adjustments

- **Modification: Building Setbacks.** 33.150.215 sets up a conflict in setback requirements. As part of the Interstate Killingsworth Pedestrian District a 10' maximum setback is permitted for all frontages. The same code section also requires 10' minimum and 1' setback for each 2 feet of building height across from the adjacent residential. **We will be requesting a modification because of the embedded code conflicts (nothing to do with design).**
- **Adjustment: Transit Street Main Entry.** 33.150.265 requires a main entrance within 25 feet of a transit street. The new main entry of the school will utilize the historical north-central alignment of the 1909 building. Existing building setbacks and historical placement prevent meeting this requirement.
- **Adjustment: Entrances Every 100 feet.** 33.415.350 requires an entrance every 100' on transit streets. The existing conditions of the 1909 building's north facade does not have an entrance every 100.'



# Modifications & Adjustments

- **Adjustment: Superblocks.** 33.293.030 The constraints imposed by the sports fields and existing buildings will limit the size and proportions of the plaza associated with the cross block connection and will not meet the code requirements. We will be asking for an adjustment to the proportions and square footages. Additionally, we may require an adjustment to the total area of walkways, landscaped areas, public plazas and public atriums required.
- **Modification: Height.** 33.150.205 The historic condition of 1909's central roof is 82' tall. Our hope in restoring the historic elements of 1909 is to restore this central roof form, which will exceed the height limit on the site (75'). Note: no other parts of the building exceed the 75' height limit.
- **Adjustment: Bike Parking.** 33.260.210 Adjustment to number of stalls required. Asking for a reduction of around 50%, to approximately 200 bike stalls. All high schools permitted under the new bike code have been granted an adjustment to this requirement.
- **Adjustment: Fences.** 33.150.285 Adjustment to max height allowed - the athletic facilities on site require fences and ball catchment that are taller than the 8' max allowed by code.



# Building Setbacks Modification

## Zoning Setback Conflict:

33.150.215 sets up a conflict in setback requirements.

- As part of the Interstate Killingsworth Pedestrian District a **10' maximum setback is permitted for all frontages.**
- The same code section also requires:
  - **10' minimum setback**
  - **1' setback for each 2 feet of building height across from the adjacent residential.**

## Proposal:

Zoning code has conflicting setback requirements. The building program has set dimensions and areas that need to be maintained, and might require the building to encroach into the 1 foot per 2 feet of height setback requirement. **The design team would like the flexibility to work with a setback that compliments the 1909 building and provides generous landscaping along the street frontage.**

## Setback Proposal @ N Kerby

The gym is 46' tall and setback from the street 29'-8"

**On N Kerby, the new building is setback further from the street than 1909. This setbacks gives deference to 1909 and creates a layered street edge at the gymnasium.**

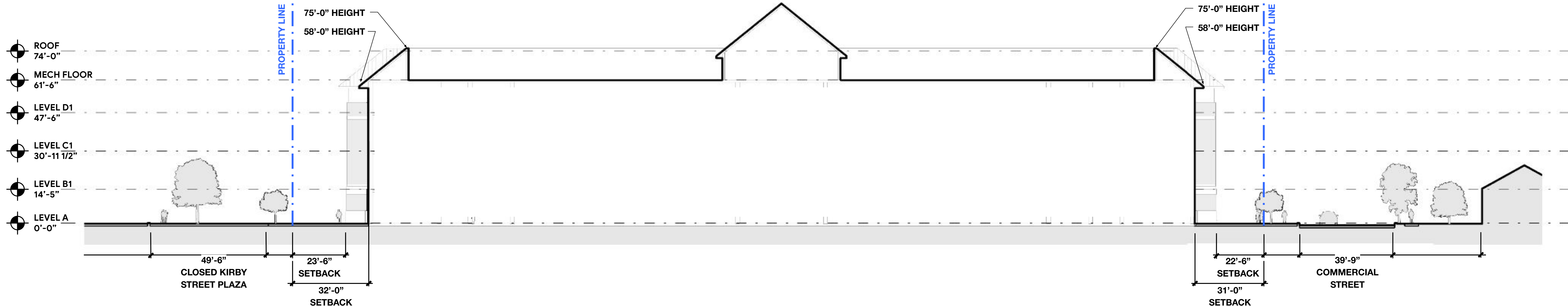
## Setback Proposal @ N Commercial Street.

The theater is 56' tall, and setback 32' from the property line.

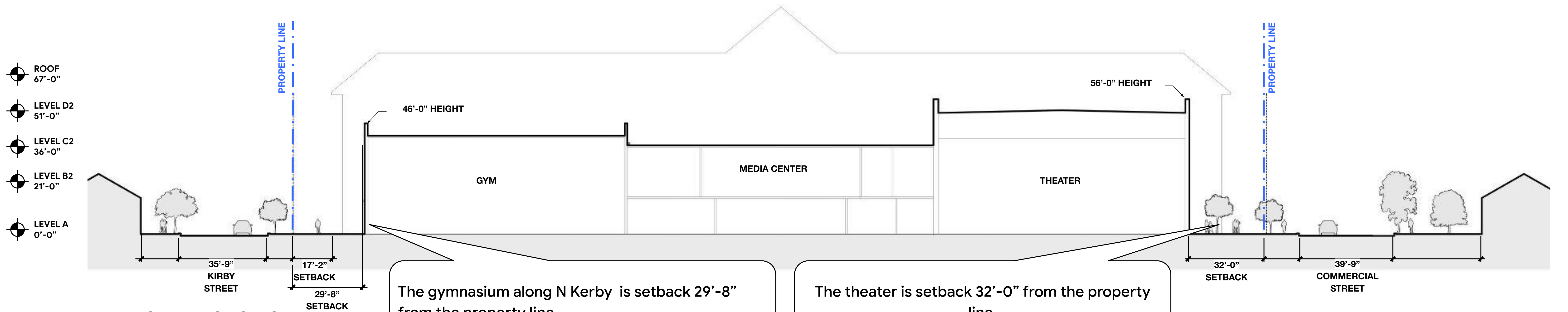
**On N Commerical, the new building is setback further from the street than 1909. This setbacks gives deference to 1909 and creates a layered street edge at the auditorium.**



# Building Setbacks Modification



1909 - EW SECTION



NEW BUILDING - EW SECTION

The gymnasium along N Kerby is setback 29'-8" from the property line.

The theater is setback 32'-0" from the property line.



# Superblock Requirements

## Plaza: Adjustment

### Superblock Requirements:

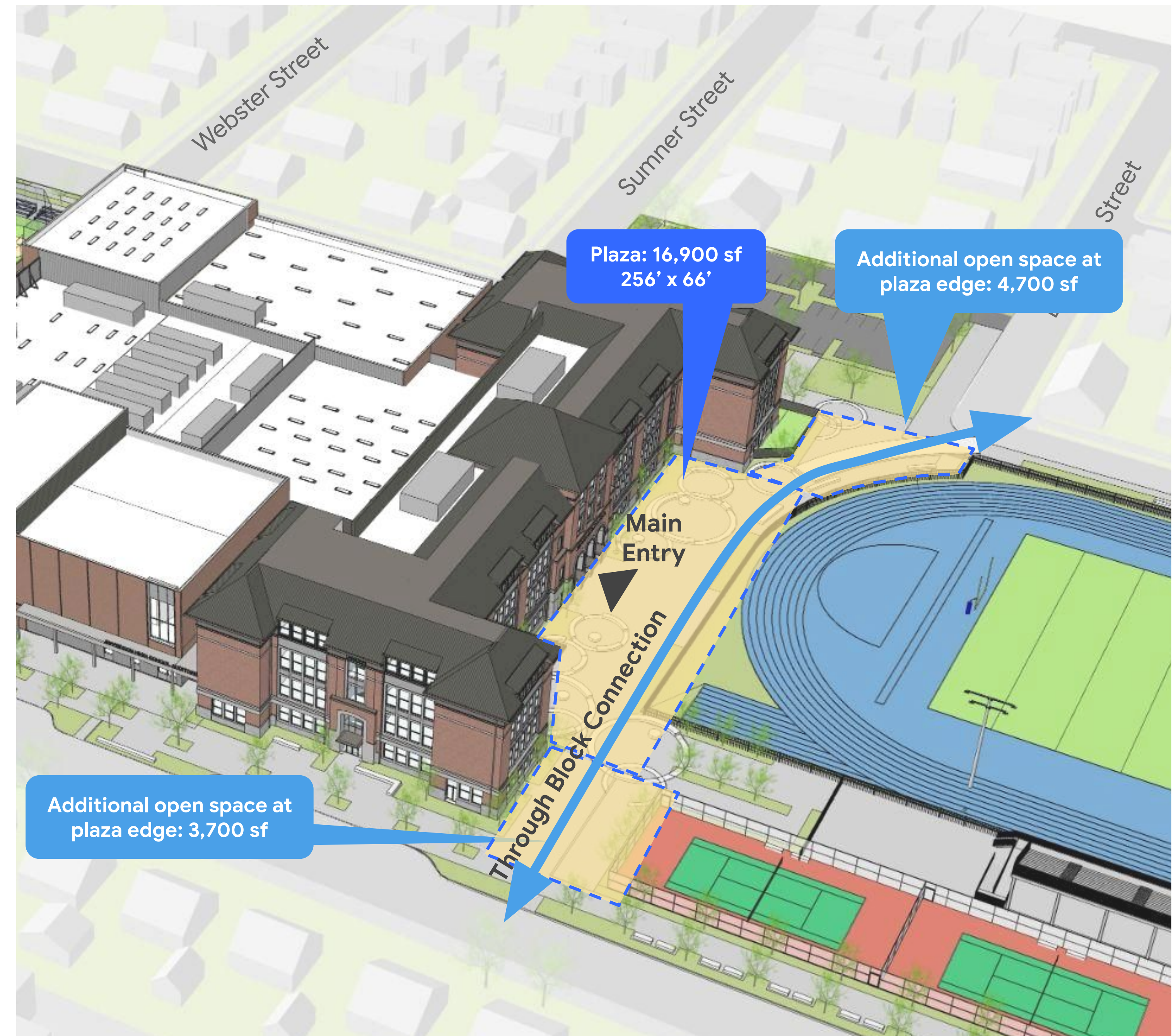
The Jefferson Site is defined as a superblock. The project is required to provide one public plaza that is 5% of the total land area (24,875 sf) or 20,000 sf maximum. The ratio of the length of the plaza to the width may not exceed 3:1.

**The plaza space is provided, and is 256' x 66'. This is a proportion of 3.87:1. The dimensions of the plaza are constrained by existing conditions of the 1909 school and the existing track. The size is also limited by these existing conditions - giving us a rectangular plaza that is 16,900 sf.**

### Proposal:

The project by its nature will feature large open spaces and will satisfy the superblock requirements by providing a public promenade and plaza, reestablishing an east west connection that was severed in the 1940s. The public plaza is 16,900 sf and in the proportions allowed by existing conditions on the site. With the adjacent public open spaces that connect the plaza to N Kerby and N. Commercial, the area exceeds the 20,000 sf requirement with 25,300 sf of open space.

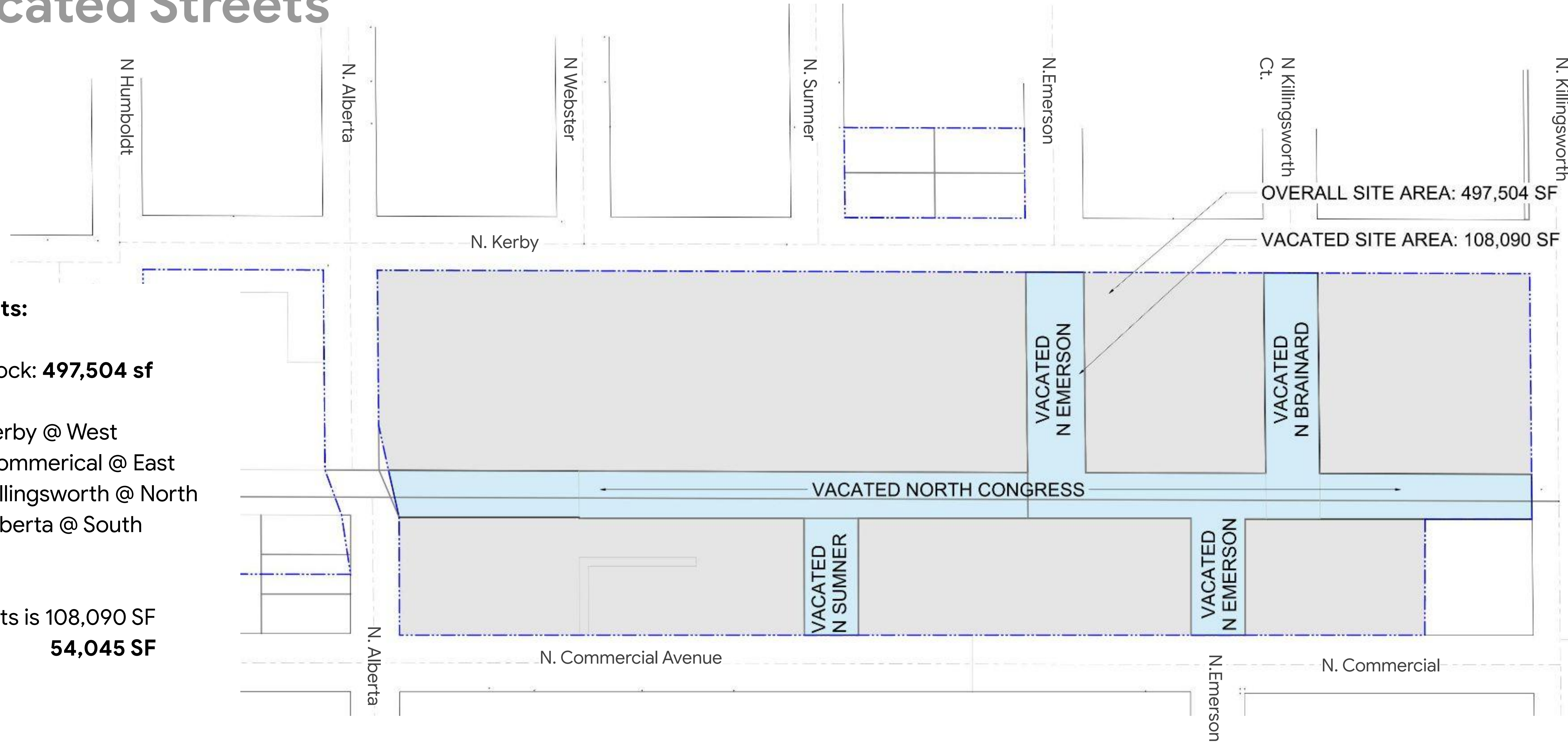
Additionally, the site provides public open space outside of the theater and gymnasium, and with the multiple sports fields on the site.





# Superblock Requirements

## Area of Vacated Streets

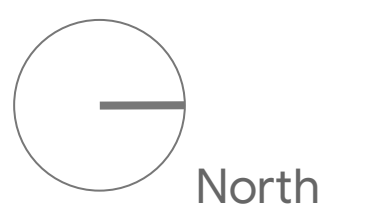


### Superblock Requirements:

Total Site Area of Superblock: **497,504 sf**

Bounded by streets: N Kerby @ West  
N Commerical @ East  
N Killingsworth @ North  
N Alberta @ South

The area of vacated streets is 108,090 SF  
50% of that area is: **54,045 SF**





# Superblock Requirements

## 50% of vacated streets: meets requirements

### Superblock Requirements:

The Jefferson Site is defined as a superblock.

The total area of walkways, landscaped areas, public plazas, and public atriums must be 50% of the total area of vacated streets within the superblock.

The area of vacated streets is 108,090 SF  
50% of that area is: **54,045 SF**

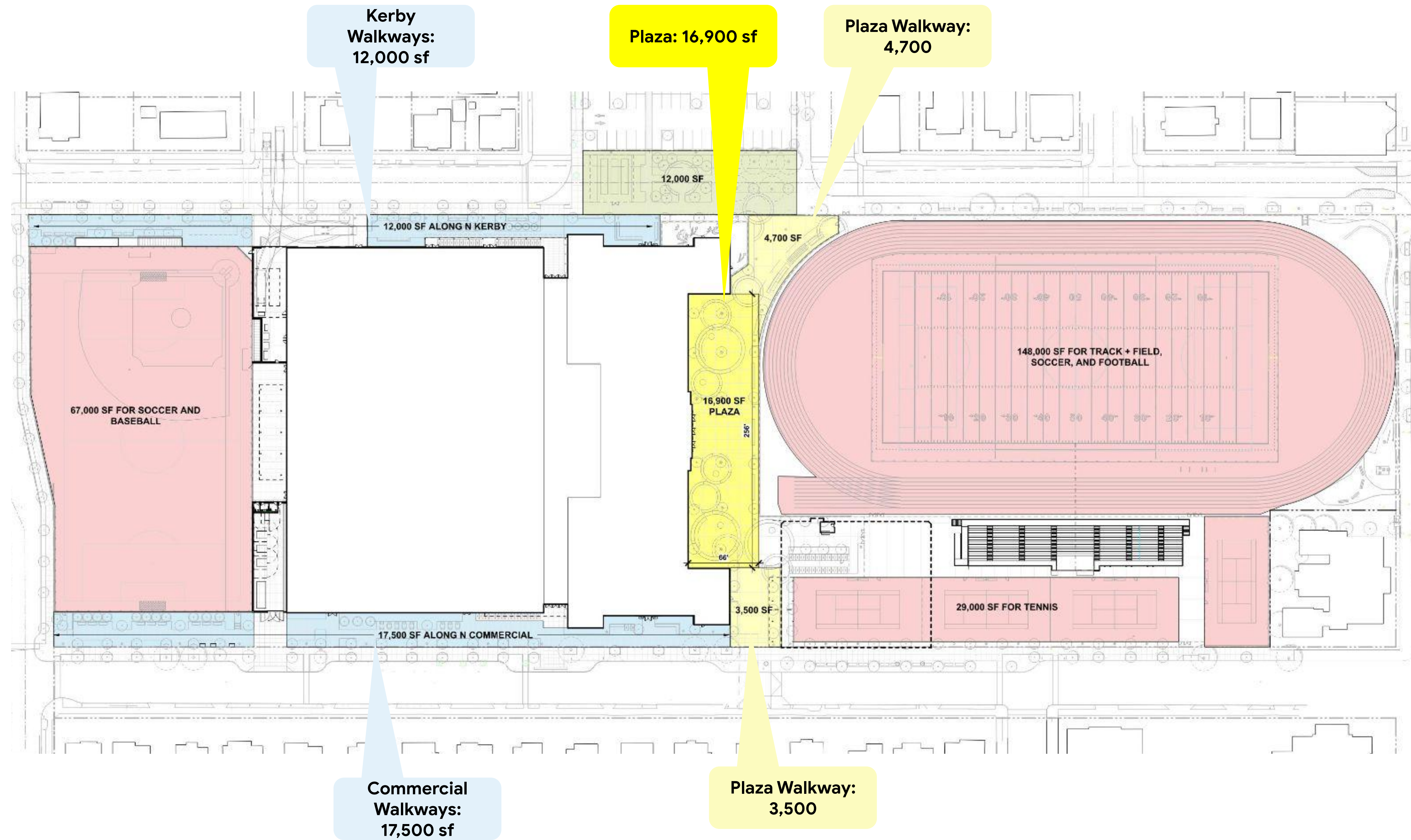
### Proposal:

The design provides a great deal of open space on site.

Plaza:	16,900 sf
Plaza Walkways:	8,200 sf
N Kerby Walkways @ Setback:	12,000 sf
N Commercial Walkways @ Setbacks:	17,500 sf
	<b>54,600 sf</b>
	<b>*meets requirement</b>

additional open space on the site

Athletic Fields North of Alberta: **244,000 sf**



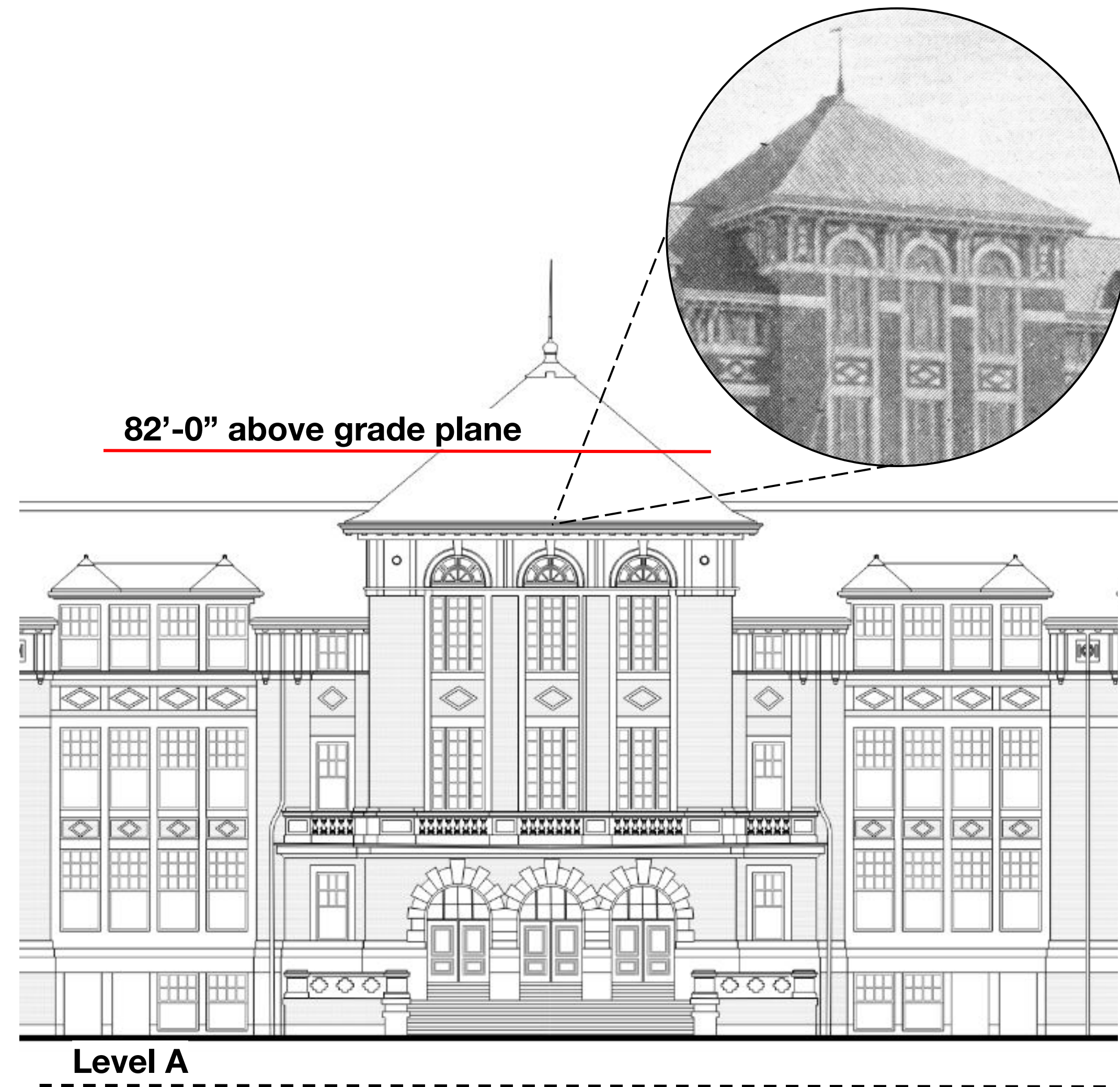


# Building Height -1909

## Historic height v. Proposed height

The historic central roof of the 1909 building is 82' above the grade plane. We'd like to recreate this roof form to beautify the building. This restored roof will exceed the 75' height limit on the site.

Note: no other building elements on the 1909 building or the new building exceed the height limit.



1909 North Elevation



Proposed Roof



# Bike Parking Adjustment

## Bike Parking Requirements:

Title 33.266 requires 5 **covered** bike parking spaces per high school classroom. Jefferson is planned to have 71 “teaching stations.” If each teaching station is assumed to be a classroom as referenced above, the school would require 355 long-term bike spaces with 36 of those within “restricted access enclosures” or lockers.

Counts at other high schools have shown bike parking uptake far below the level suggested by the code requirement. For instance, a count taken at Grant High School on an ideal September day (sunny mid 70s) yielded only 150 bike, even though the current Grant enrollment is higher than the number of students anticipated at Jefferson.

The Jefferson site is quite constrained by competing requirements and providing the count required by code will necessitate the reduction in other program elements (e.g. reduced plaza area for the superblock connection or reduced landscape area)

## Proposal:

To provide 200 covered long-term bike spaces with 20 secured spaces. We plan to provide all 14 short-term spaces required by 33.266.

Diagram on next page showing breakdown around the site:

## Bike Parking Long Term:

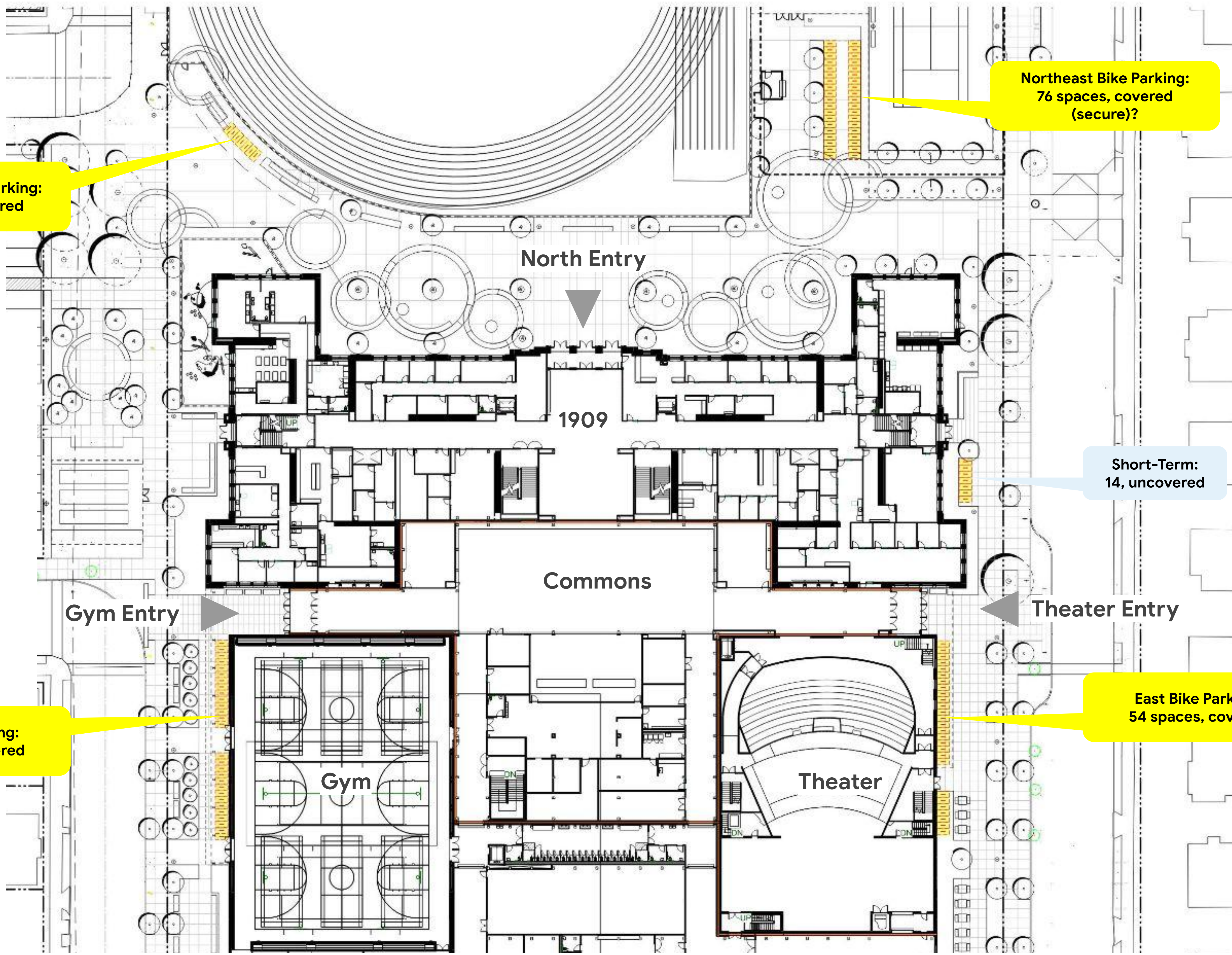
Northwest	14
Northeast	76
East	54
West	62
<b>Total:</b>	<b>204</b>

## Bike Parking Short Term:

East	14
------	----



# Bike Parking Adjustment



Northwest Bike Parking:  
14 spaces, covered

Northeast Bike Parking:  
76 spaces, covered  
(secure)?

Short-Term:  
14, uncovered

East Bike Parking:  
54 spaces, covered

East Bike Parking:  
60 spaces, covered

## Bike Parking Long Term, covered:

Northwest	14
Northeast	76
East	54
West	60
<b>Total:</b>	<b>204</b>

## Bike Parking Short Term:

East	14
------	----



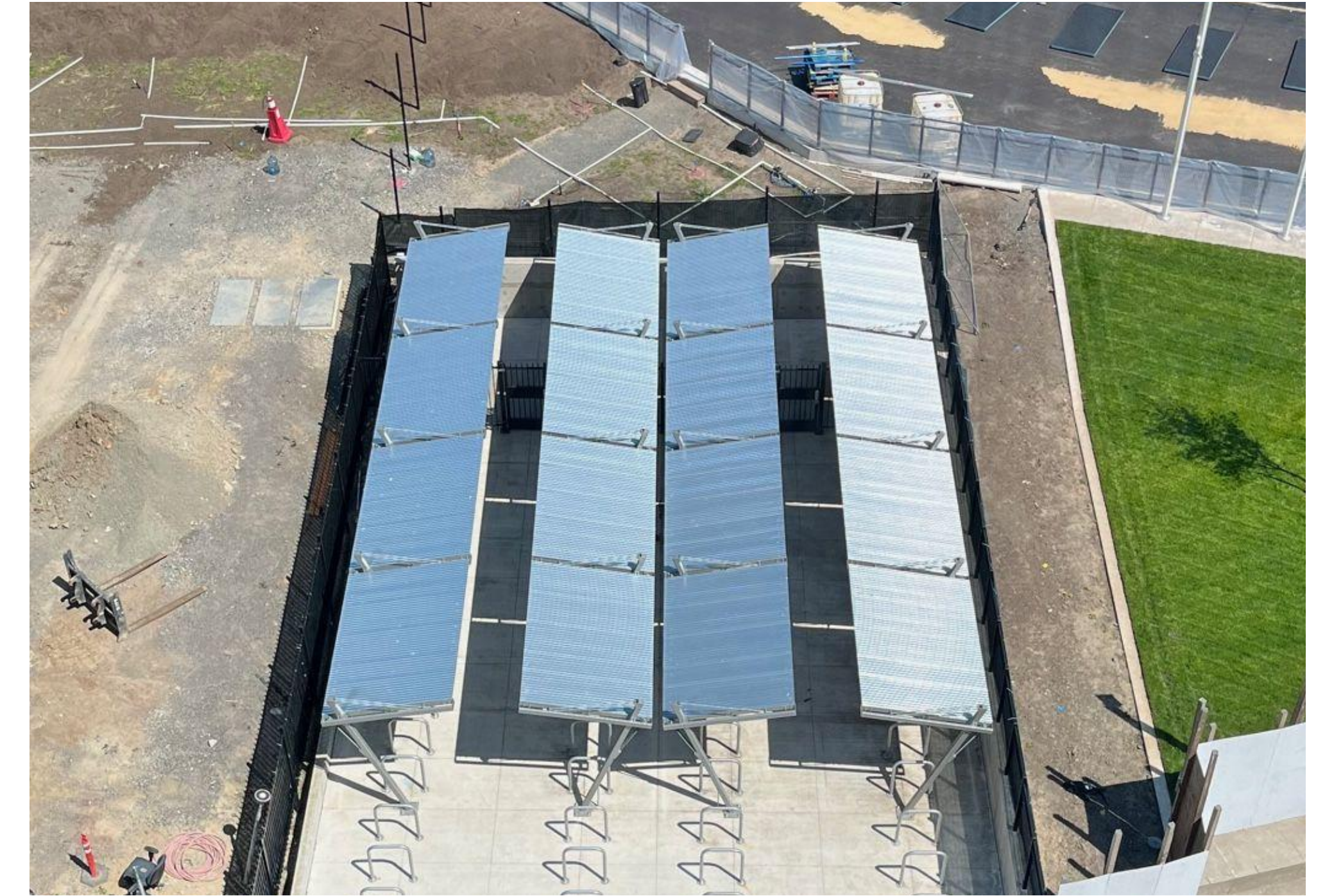
# Bike Parking at PPS High Schools



**Grant HS**  
Concrete structure with photovoltaic roof  
On Park-Side of School, not visible from street  
Unsecure  
144 covered  
76 uncovered  
220 spaces



**Roosevelt HS**  
Wood Structure  
Visible from Street  
Unsecure  
42 covered  
58 uncovered  
100 spaces



**Lincoln High School**  
Pre-Manufactured system, Dero- Visor System  
Visible from Street  
Secured behind School Fence  
128 covered  
24 uncovered  
152 spaces



# Discussion + Questions



## Today we're asking for feedback on the following items:

- The overall site layout and landscape approach
- The massing and material expression of the new construction
- The approach to the proposed changes to 1909
- The commission's take on the adjustments and modifications we are seeking



**Thank you.**



# Jefferson High School

Portland, OR

Design Advice Request #3

November 20, 2023



BORA

LEVER

PLACE





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## Discussion

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- Building Setbacks
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- Bike Parking
- Fences



# 1. Project Overview & DAR #2 Summary

Community Values

Project Priorities

HLC Comments DAR II

Changes since DAR II

Dar III Discussion Topics



# Community Values

## Summary of What We've Learned so far from the Jeff community:

- **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.
- **Athletics and Performing Arts are Important.** Jefferson should have similar athletics programs to other PPS High Schools. Additionally, Jefferson is distinctive for the Jefferson Dancers and a larger performing arts program. These programs are important for attracting and retaining students.
- **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.
- **Convey to the students they are important.** The new school should be welcoming and safe. Students should feel a sense of belonging.
- **Keep the Jeff community intact.** How do we minimize disruption of the current school community with the new school construction?



# Project Priorities & Constraints

## Input from Community and PPS

### Priorities

- Providing a **high-quality student learning** environment is the primary goal
- **Athletic programs are very important** to how the school functions.
- Jefferson must provide facilities equal or better than other high schools in the district
- Spaces for non-academic interaction are almost as important as the instructional spaces
- **The school must accommodate 1,700 students.**
- **Student safety is vitally important**

### Constraints

- **The 1909 building must be a part of the final design.**
- **The existing track and field are to remain in their current location.**
- **The school must meet current life-safety and accessibility requirements,** including enhanced seismic capacity.
- **Site Area:** Baseball practice, Softball, and competition soccer fields need to fit on the site.
- Height limit is 75'
- **Budget**



# HLC Comments of DAR II

## Staff Report Design Notes

### Street Level Activity at East/West

- **Comment:** The east and west elevations of the school have a lot of big blank brick walls. This was commented to be ‘austere’ with little pedestrian scale engagement.
- **Response:** We’ve worked to create more openings on these elevations, improve the ground floor experience with canopies and material changes at entries, and activate the streetscape with landscape.

### New building should relate in a meaningful way to 1909

- **Comment:** The design should be clear on how the new building relates to the existing 1909 building
- **Response:** We’ve worked to improve the symmetry of the new building, and create datums, window groupings, and materiality that relate to 1909.

### 'Sparkle'

- **Comment:** Historic buildings in the Piedmont Conservation District often have a contrasting light trim element that adds a dynamism to the red brick buildings - a sparkle. How does the new school respond to that context?
- **Response:** Since the last hearing, we’ve developed a more clear material expression that uses brick and metal panel to create contrast and visual interest.

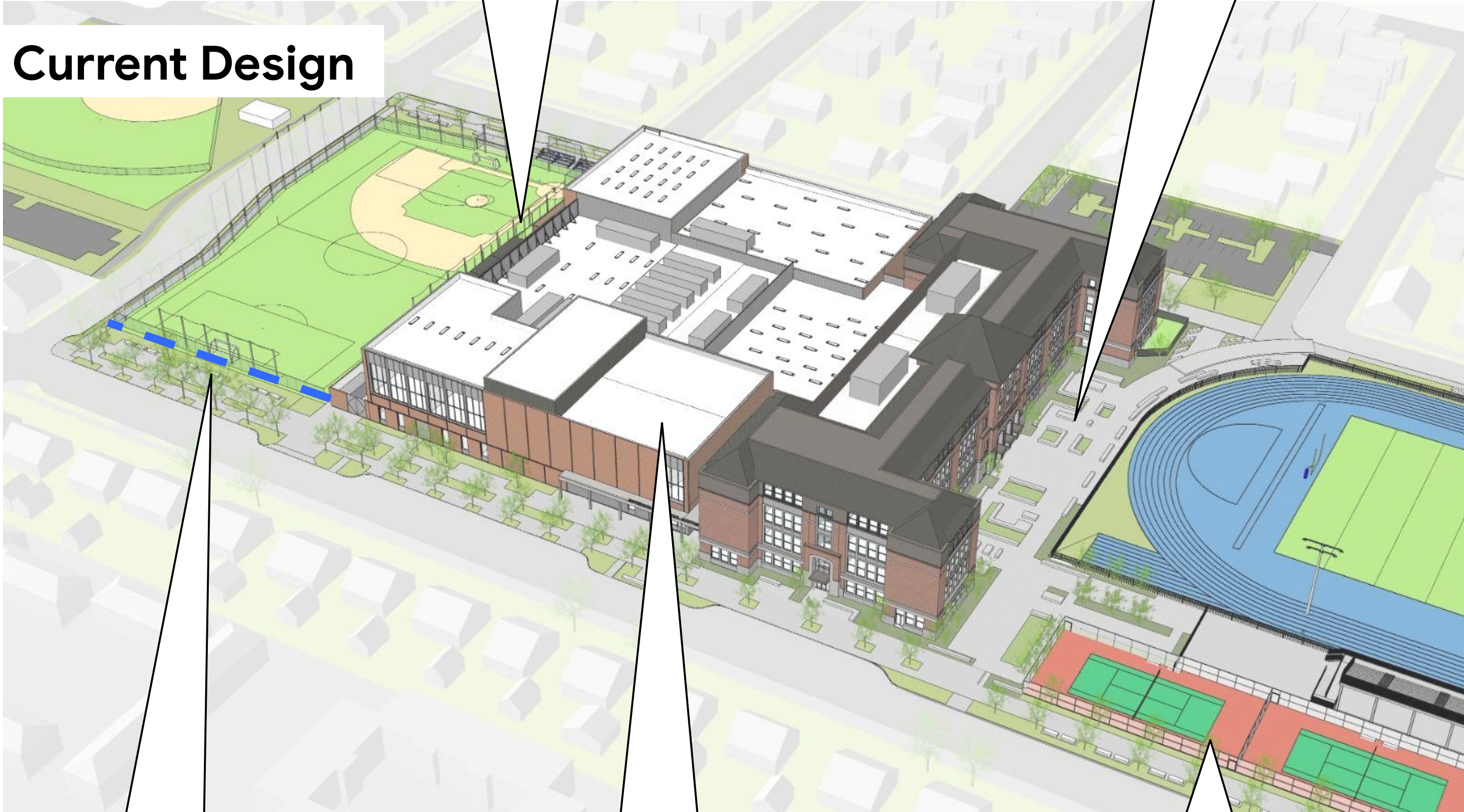
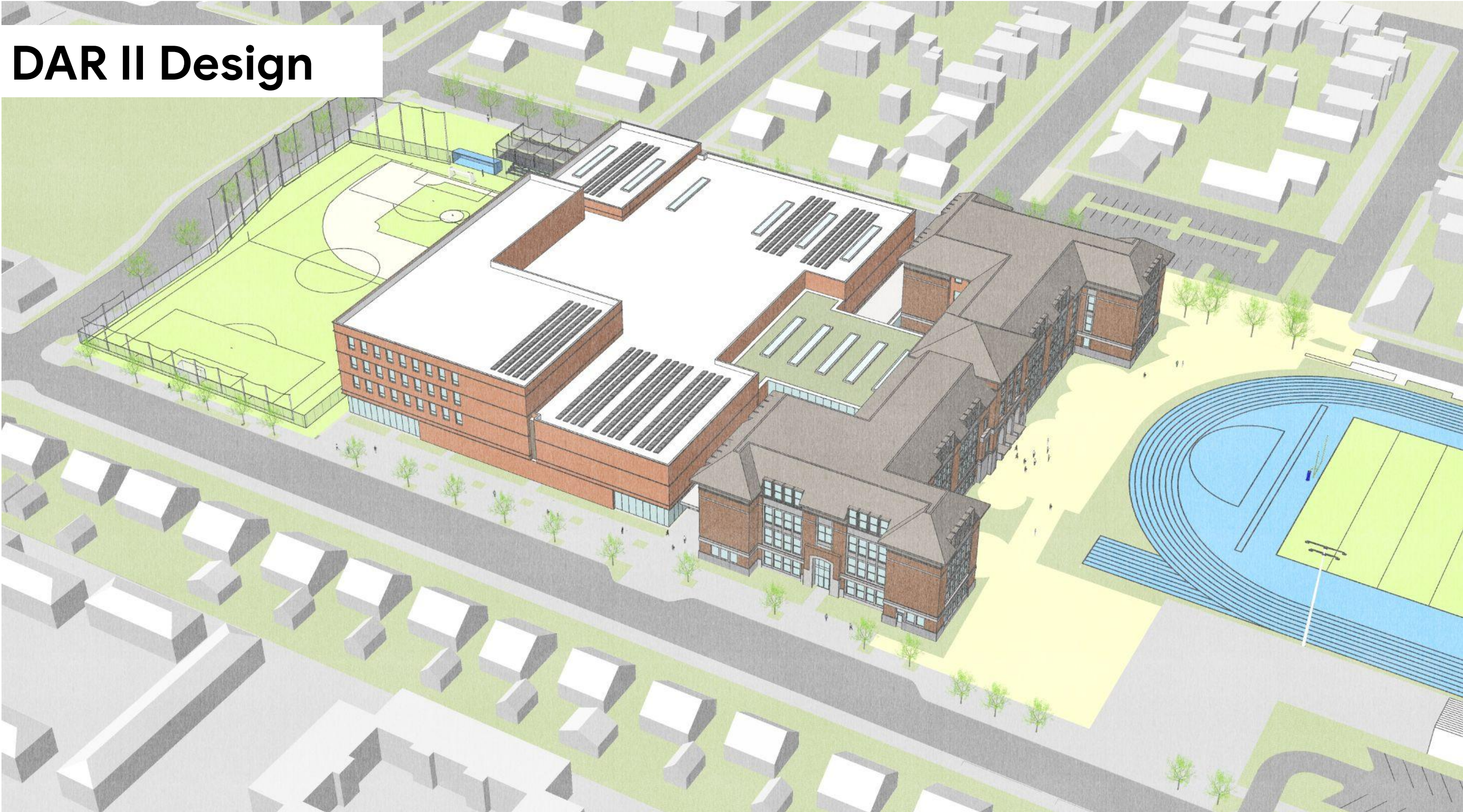
**1928 Gym** - the team needs a clearer case for the removal of 1928.

- **Response:** We’ve further documented the need to demolish 1928.



# Changes since DAR II

At DAR #2 the project was designed to be a phased project that kept the students on site in the 1909 building and existing auditorium during construction of Phase 1. The design has been revised to be completed in one phase. Removing phasing as a requirement has allowed the new building to be reduced to 2-stories and shrink on the south side giving more space to athletic fields.



**DAR II Design**

**Current Design**

Building condensed to give 10 more feet to athletic fields.

Further Developed Landscape

Landscape Setbacks at N Commercial and N Kerby

Reduced Volume/ Height of New Addition

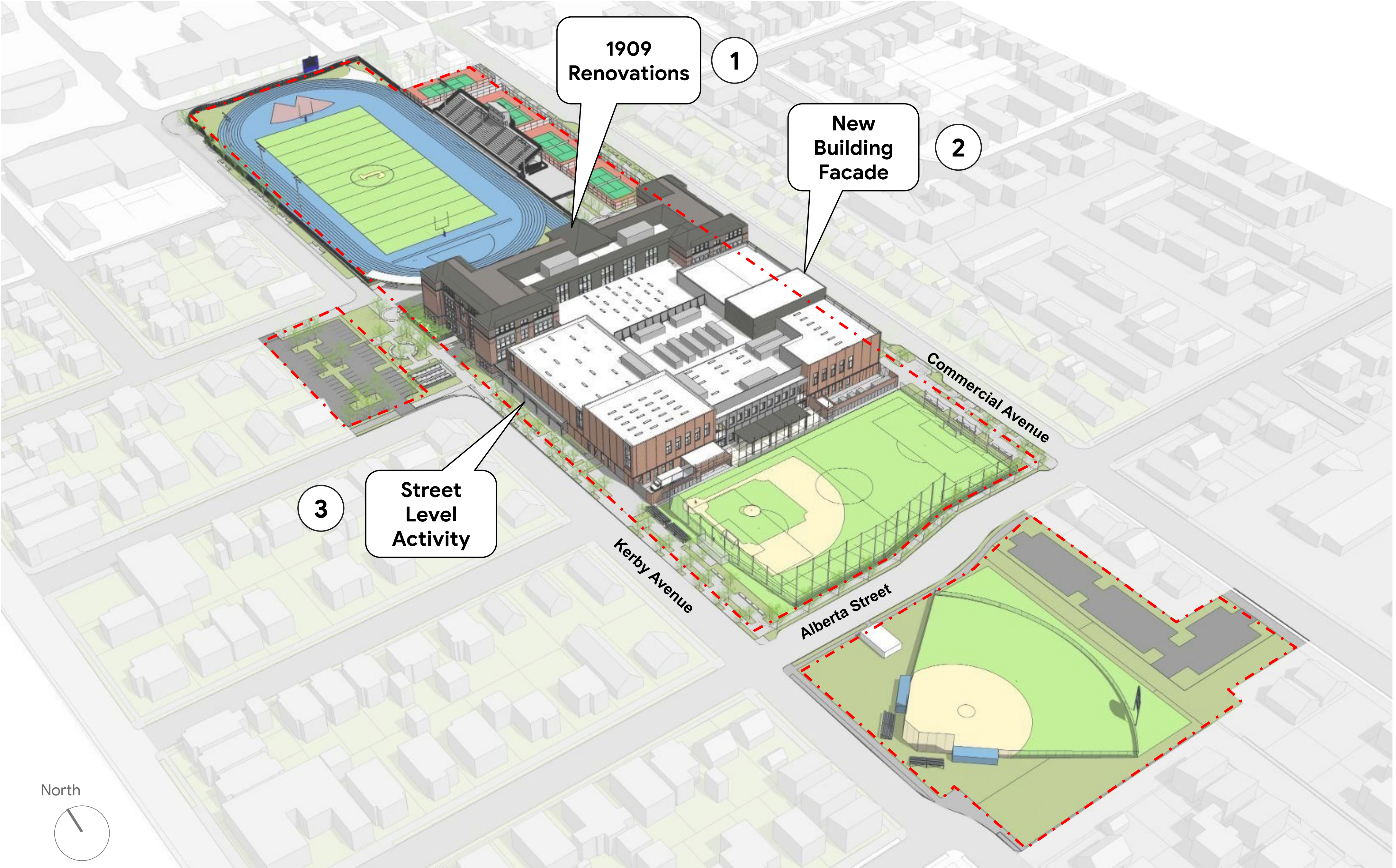
4 Tennis Courts Added, Parking on this area Removed



# DAR #3 Discussion Topics

- 1 **1909 Renovations**  
Level A Entries, Facade Refurbishment
- 2 **New Building Articulation**  
Massing, Scale and Compatibility with the existing 1909 building and the neighborhood
- 3 **Street Level Activity at East / West**  
Pedestrian Scale Engagement with Street

**Discussion + Questions**





# 2. Design Overview

Zoning Information

Project Overview

Project Build-Up Diagram

Proposed Massing

Site Plan

Floor Plans

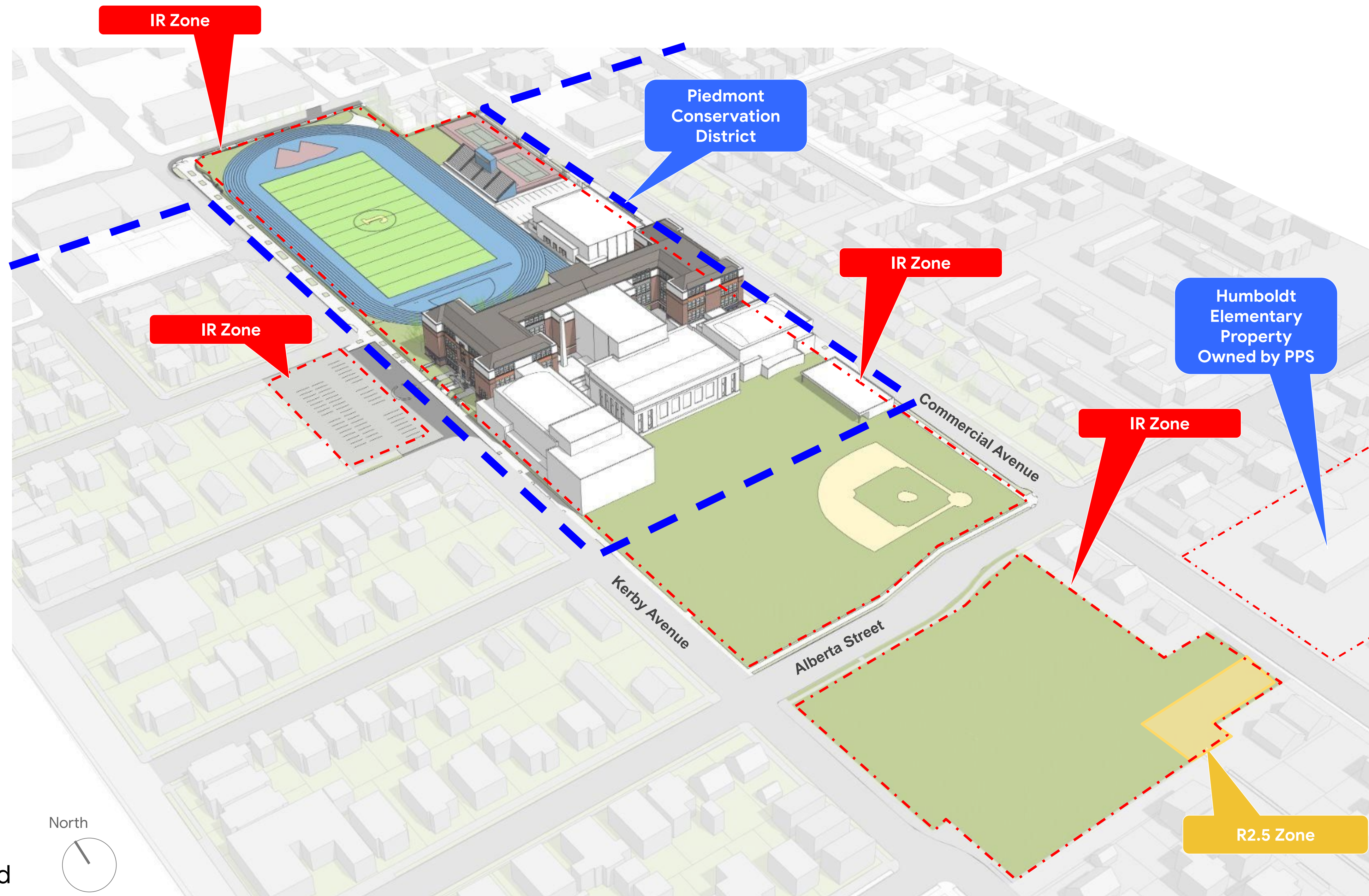


# Jefferson Site

## Zoning Information

<b>Zoning Designation:</b>	<u>IR Zone</u> Institutional Residential <u>R2.5</u> at small area in SE of site
<b>Overlays:</b>	Centers Main Street Overlay Zone Historic Resource Overlay Zone
<b>District:</b>	Piedmont Conservation District Contributing Resource
<b>Neighborhood Plan:</b>	Humboldt Neighborhood Plan
<b>Site Area:</b>	14.02 Acres (610,711 sf)
<b>FAR:</b>	Min: 0.5:1; Max: 2:1
<b>Proposed FAR:</b>	<b>0.62:1</b>
<b>Base Height:</b>	75'
<b>Proposed Height:</b>	83' at 1909 building, 68' at new building
<b>Min Landscaped Area:</b>	20% of site area (122,142 sf)
<b>Setbacks*</b>	
<b>From all streets:</b>	Minimum 10'; Maximum of 10'; 1 foot setback for every 2 feet of building height

\*setback requirements conflict, modification will be needed





# Jefferson High School Modernization Site and Building Program

Jefferson High School Modernization will be approximately 335,000 sf

## This includes:

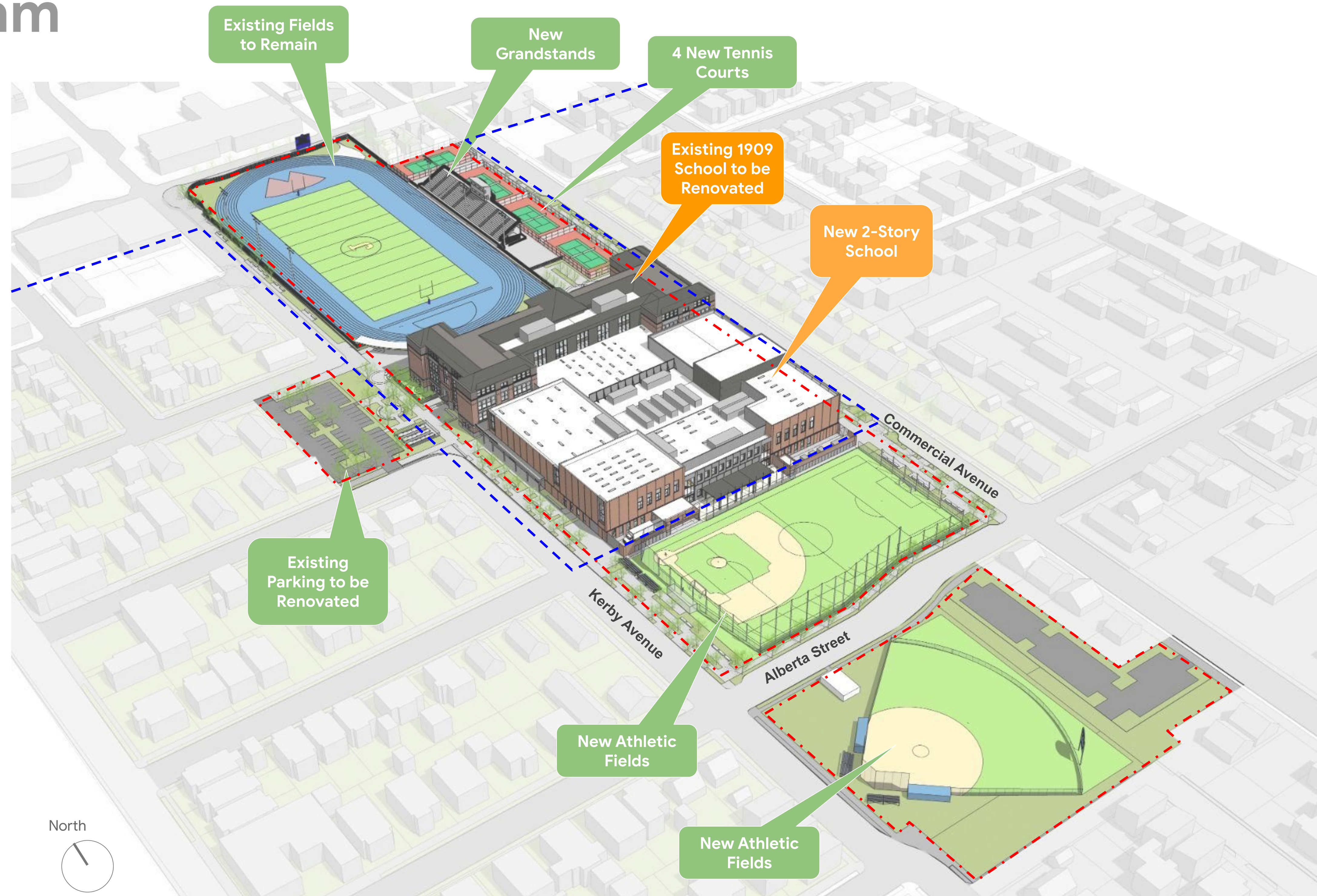
- 100,000 sf renovation of the existing 1909 building
- 235,000 sf new addition
- Athletic fields and facilities

## The building includes:

- Classrooms: 36 general education, 11 science labs, and 5 fine and performing arts
- 1,000 seat theater & black box theater
- Gymnasium with 2,000 person capacity
- Auxiliary Gymnasium
- Dance Studios for JHS Dance Program, Jefferson Dancers and JD2
- Student commons and media center
- Community support programs

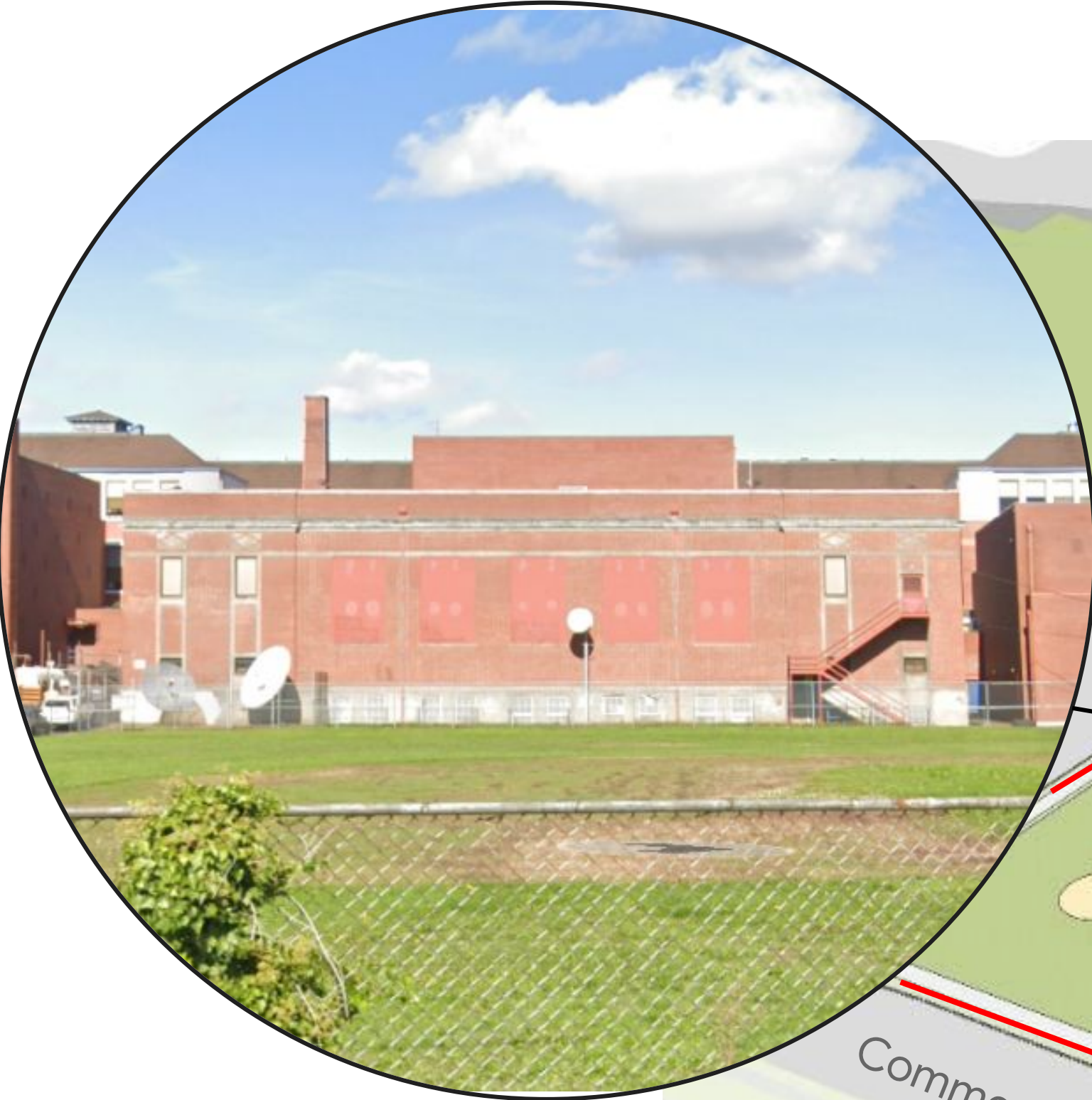
## The site improvements include:

- New 1,500 person grandstand for track/football
- Practice baseball Field
- Soccer fields (2)
- Softball field
- Student outdoor gathering spaces
- Bike parking and Vehicular Parking
- Tennis Courts (4)

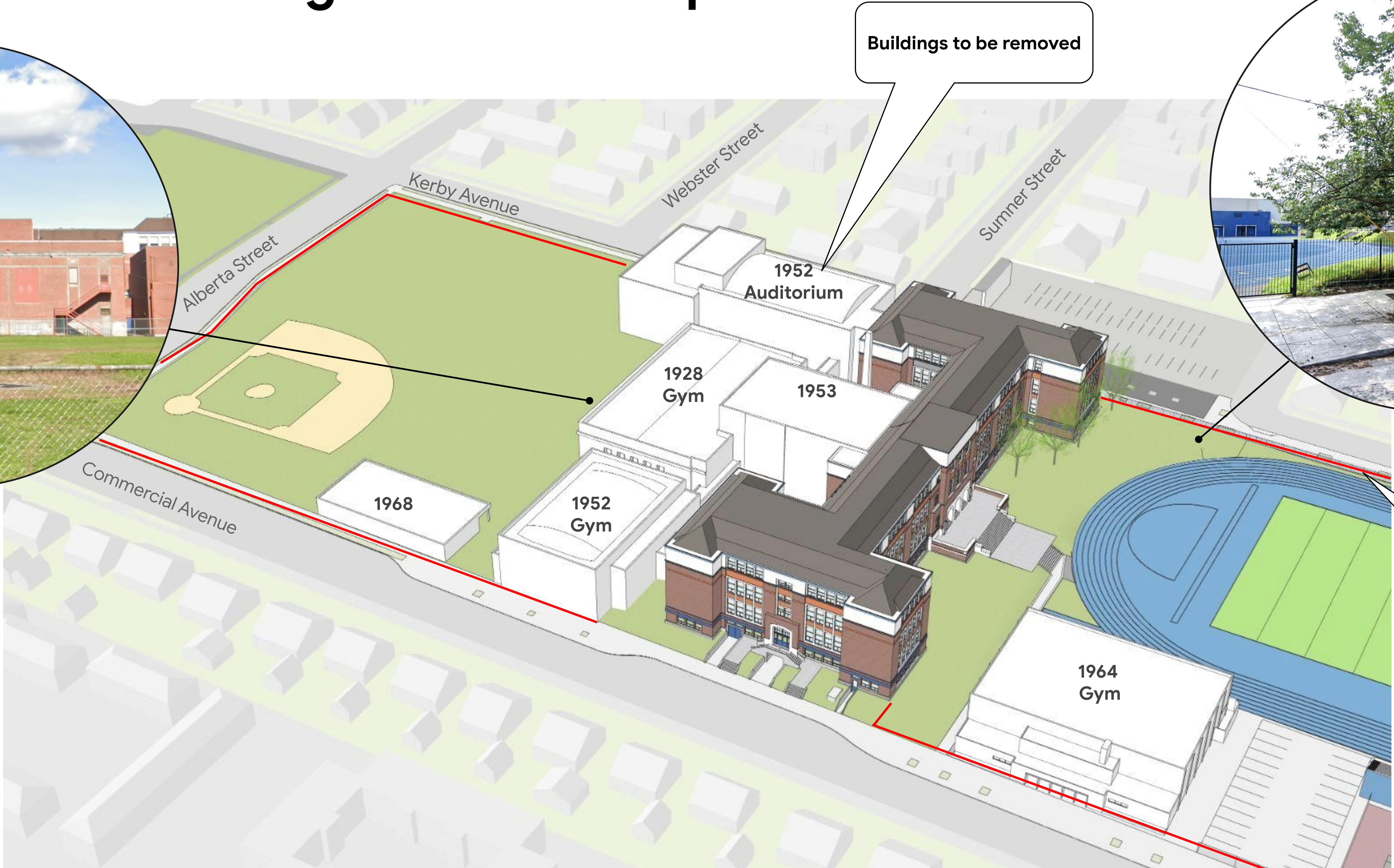




# Current Jefferson High School Campus



South facing additions to 1909 create unwelcoming face along Alberta Street

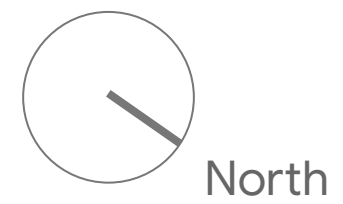


Buildings to be removed



Existing berm limits access across site

Current secure boundary does not allow for public cross-block connections





# Buildable Areas

Athletics and academics are an important part of the Jefferson community. The proposed design optimizes the available site area.





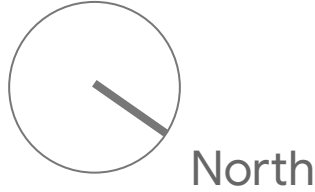
# Re-Establish Crossblock Connection + North Entry



Proposed public cross-block connection

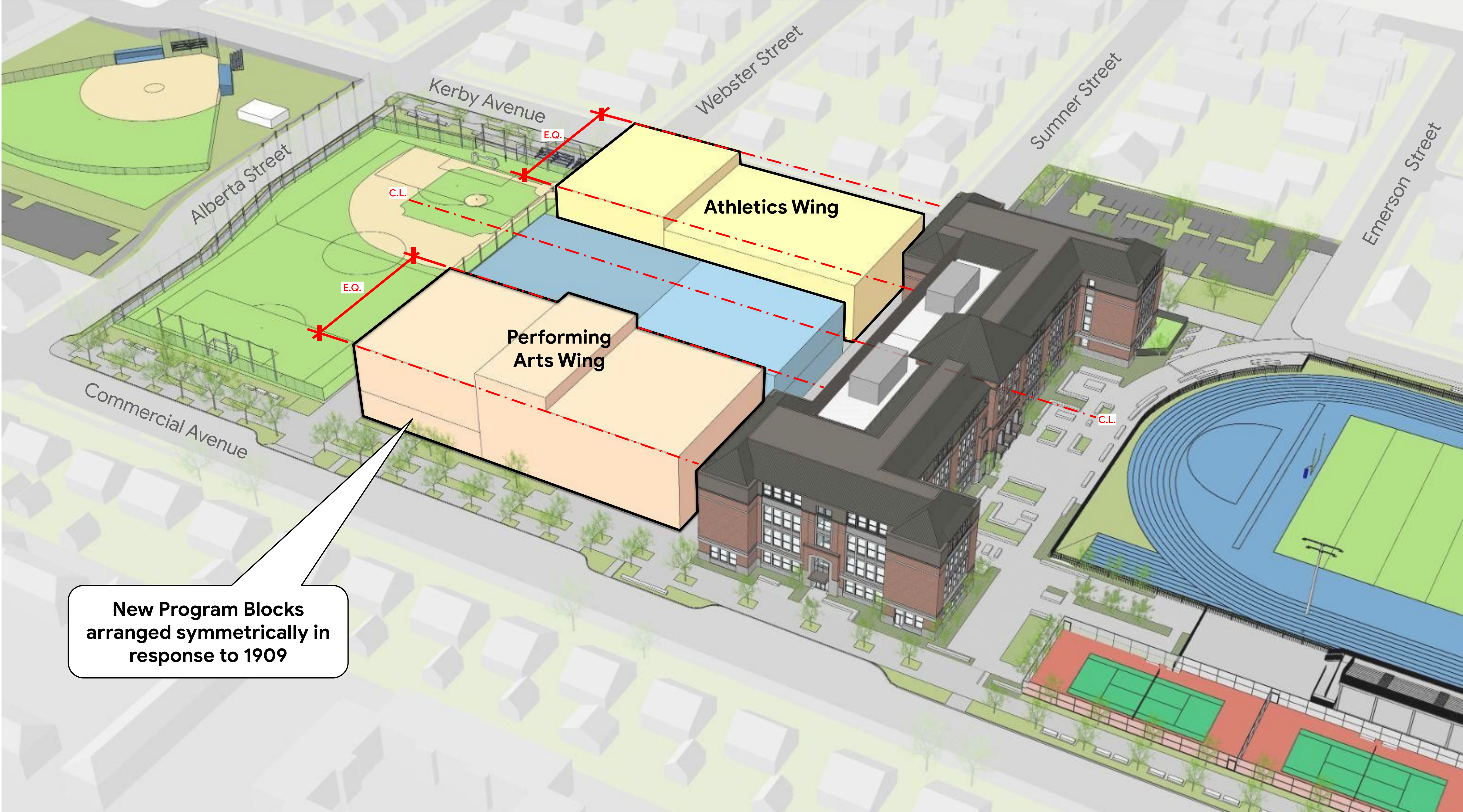
Proposed secure boundary

Berm removed to create new public plaza





# New Addition Program Blocks





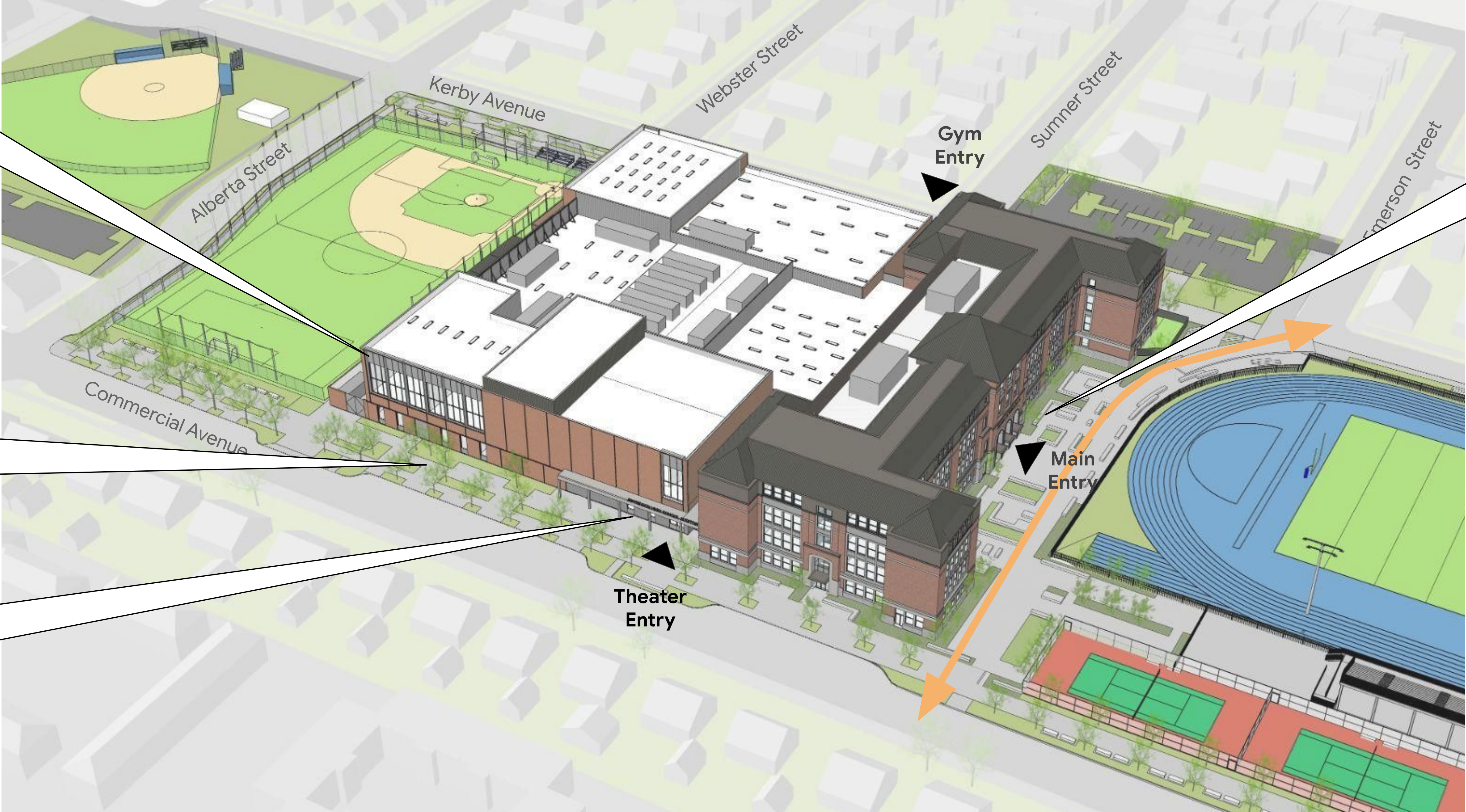
# Proposed Massing

Facade activated with windows. Architectural elements break down building mass

The main entry will be placed on the side of the school commonly perceived as the "front"

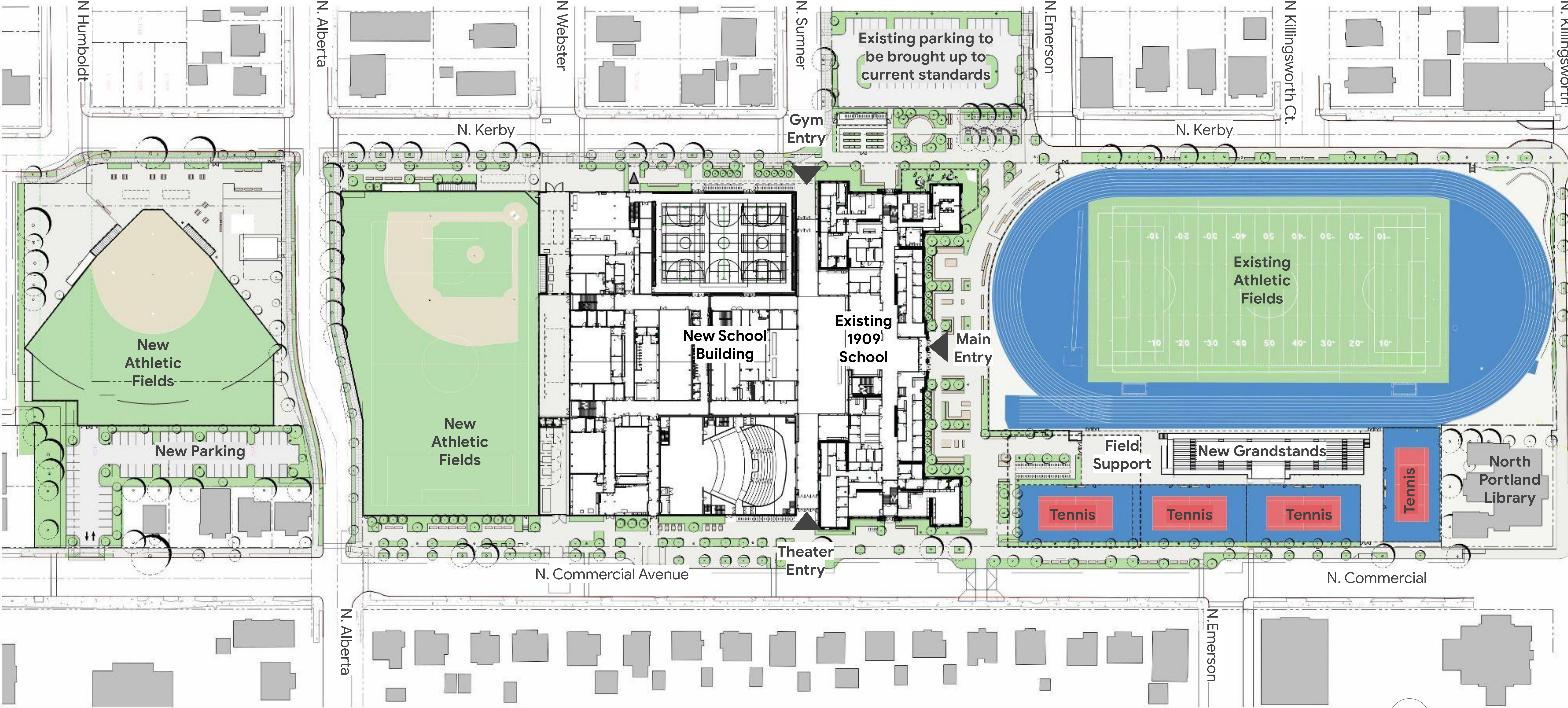
Generous landscaped setback buffers and transitions between houses and scale of addition

Secondary entries will be identified with signage and features consistent with the theater and gym



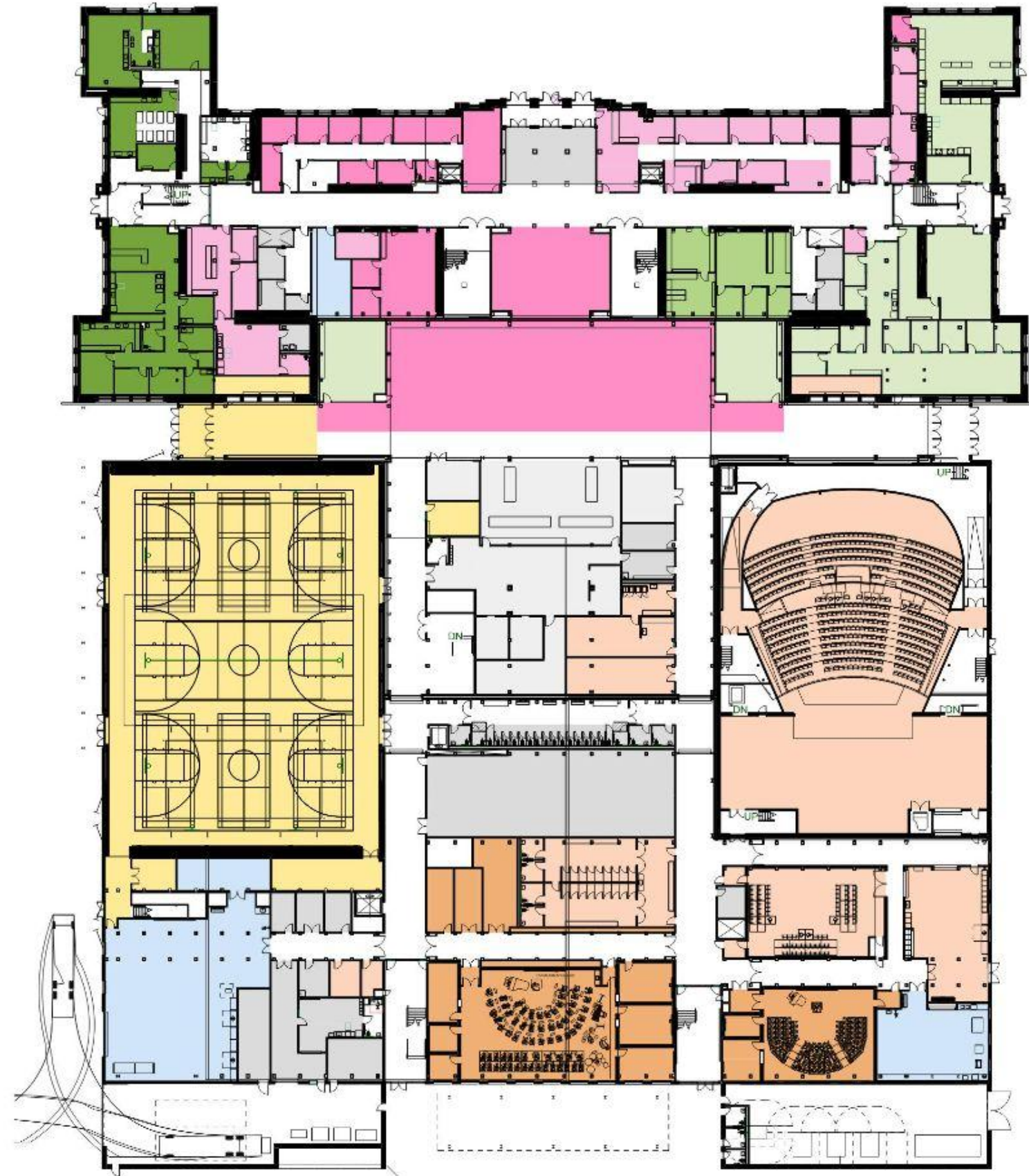


# Site Plan

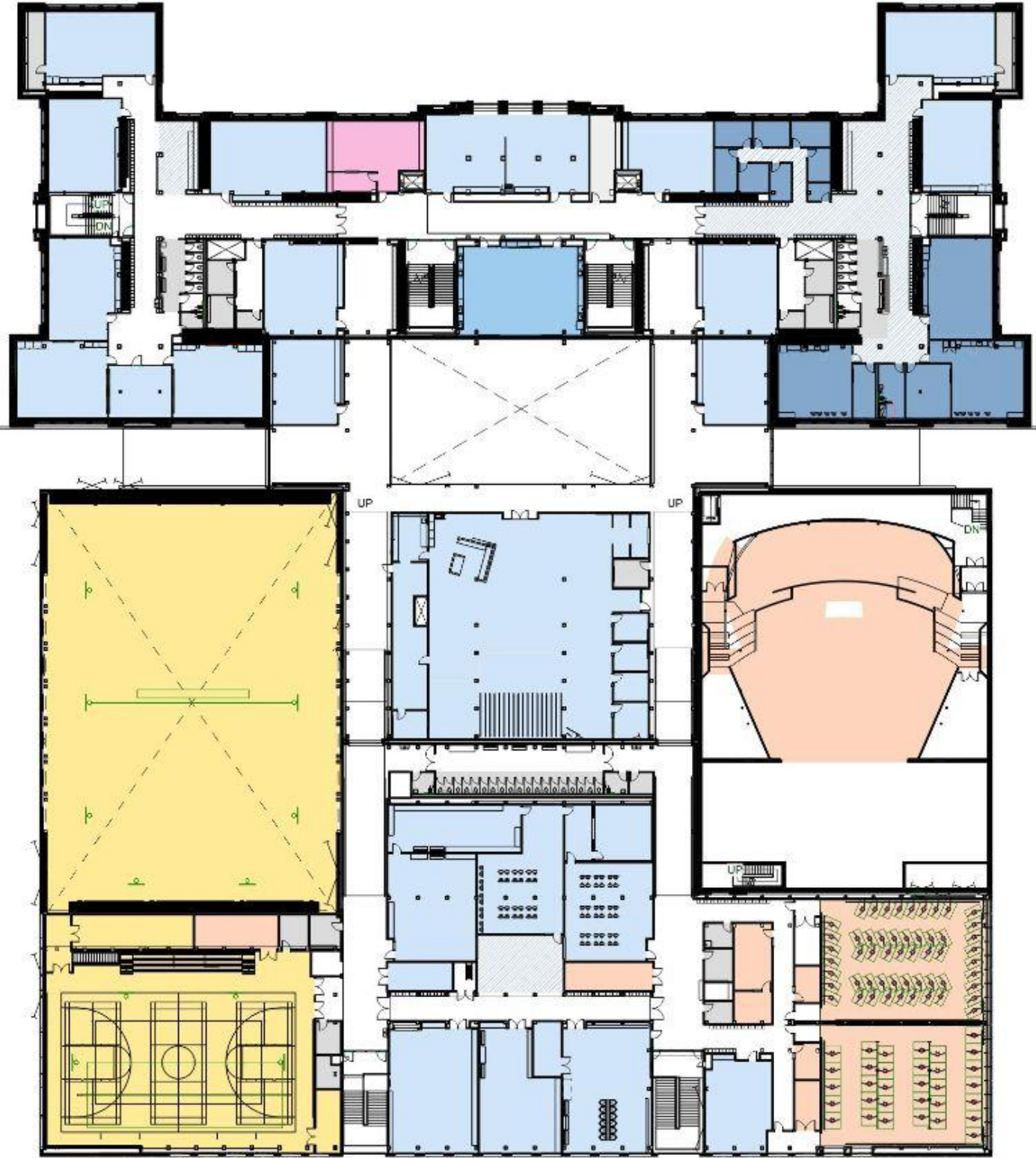




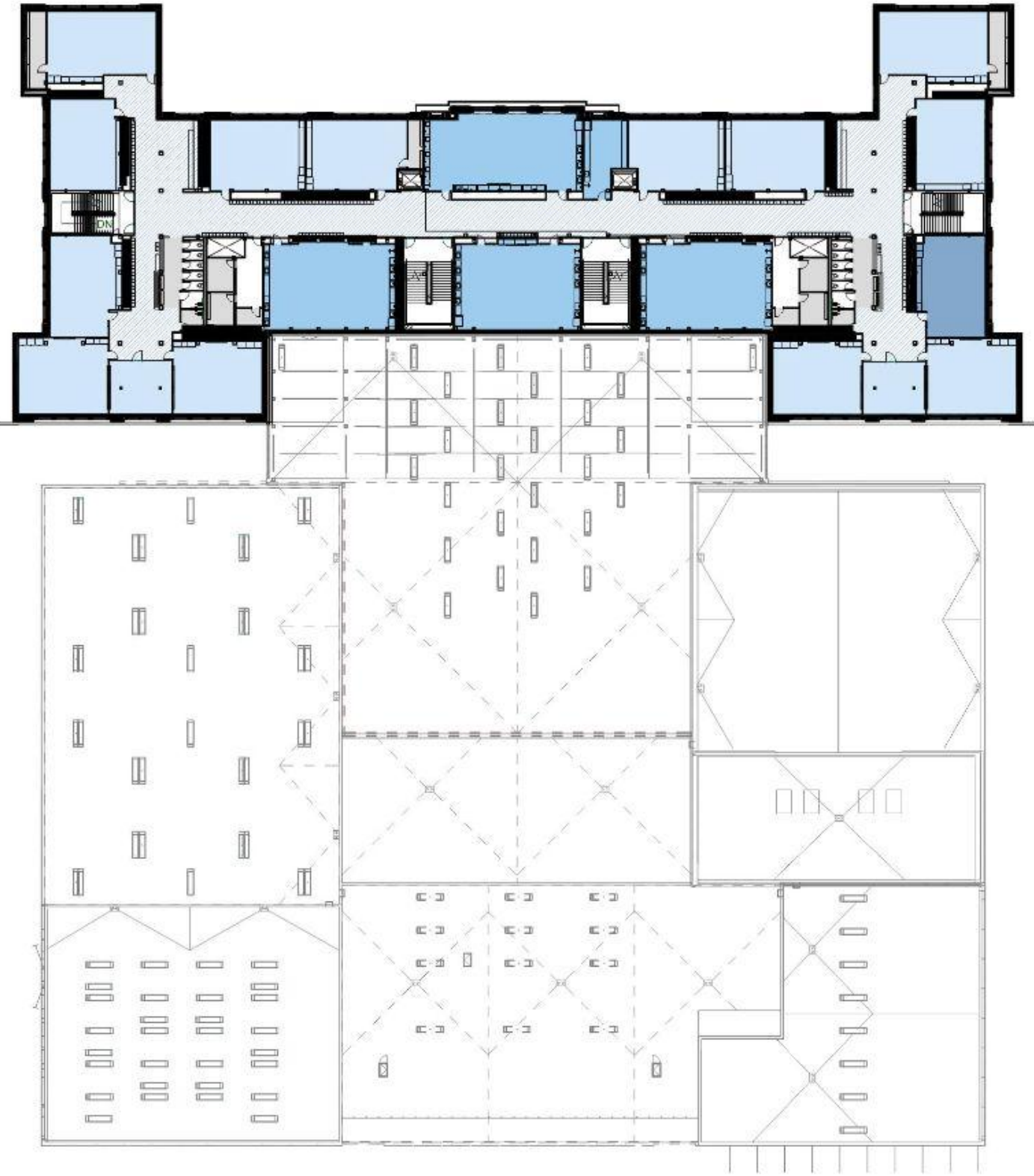
# Floor Plans



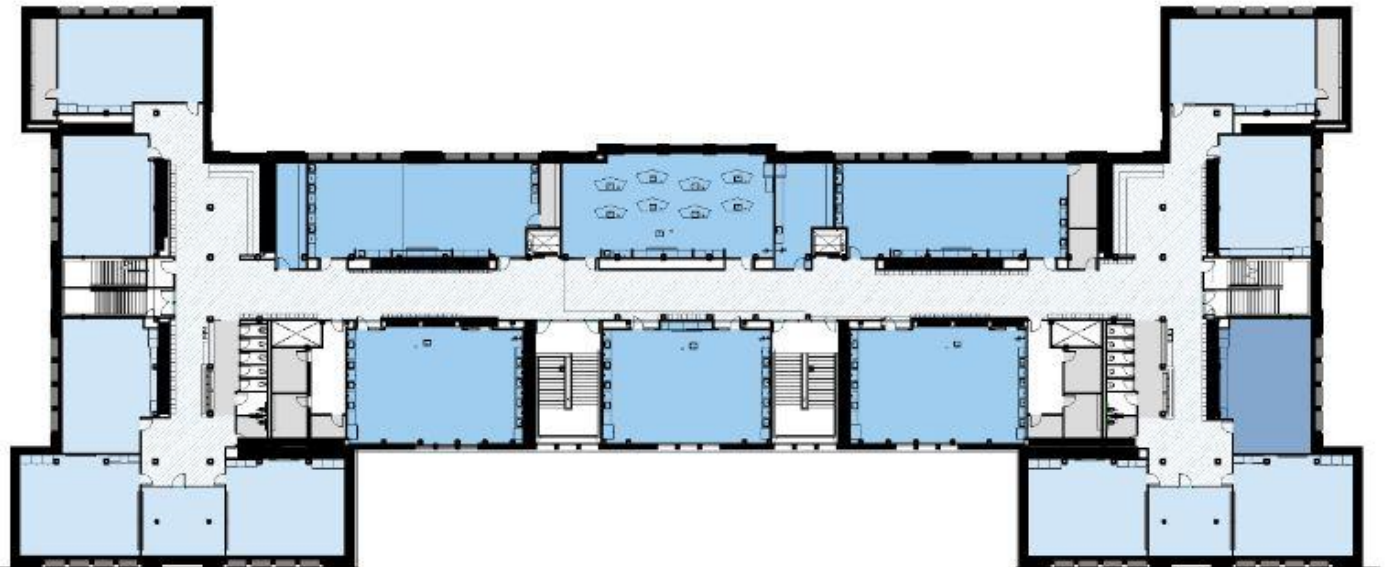
Level A



Level B



Level C



Level D



# 3. 1909 Renovation

1909 Original North Elevation

1909 Current North Elevation

1909 Facade Repairs

Original Facade Details Investigation

1909 Priorities

1909 North Facade Options

Establish Level A as Main Level



# 1909 Original North Elevation





# 1909 Current North Elevation





# 1909 Facade Repairs

## ARG Conditions Report



### Brick Conditions

- BR-01** Area of mis-matched mortar
- BR-02** Loose or open mortar joints/displaced brick
- BR-03** Heavy soiling/Biogrowth
- BR-04** White residue on brick
- BR-05** Missing / damaged brick or non-historic infill
- BR-06** Graffiti



# 1909 Facade Repairs

## Brick

Through site investigation, ARG identified recommendations for repair on the 1909 building. These photos summarize the recommended repairs and our plan for making them.

### Brick



#### Mismatched mortar

- Repoint all mismatched mortar joints
- Repoint joints with high Portland cement mortar which are darker in color and usually at corners and downspouts



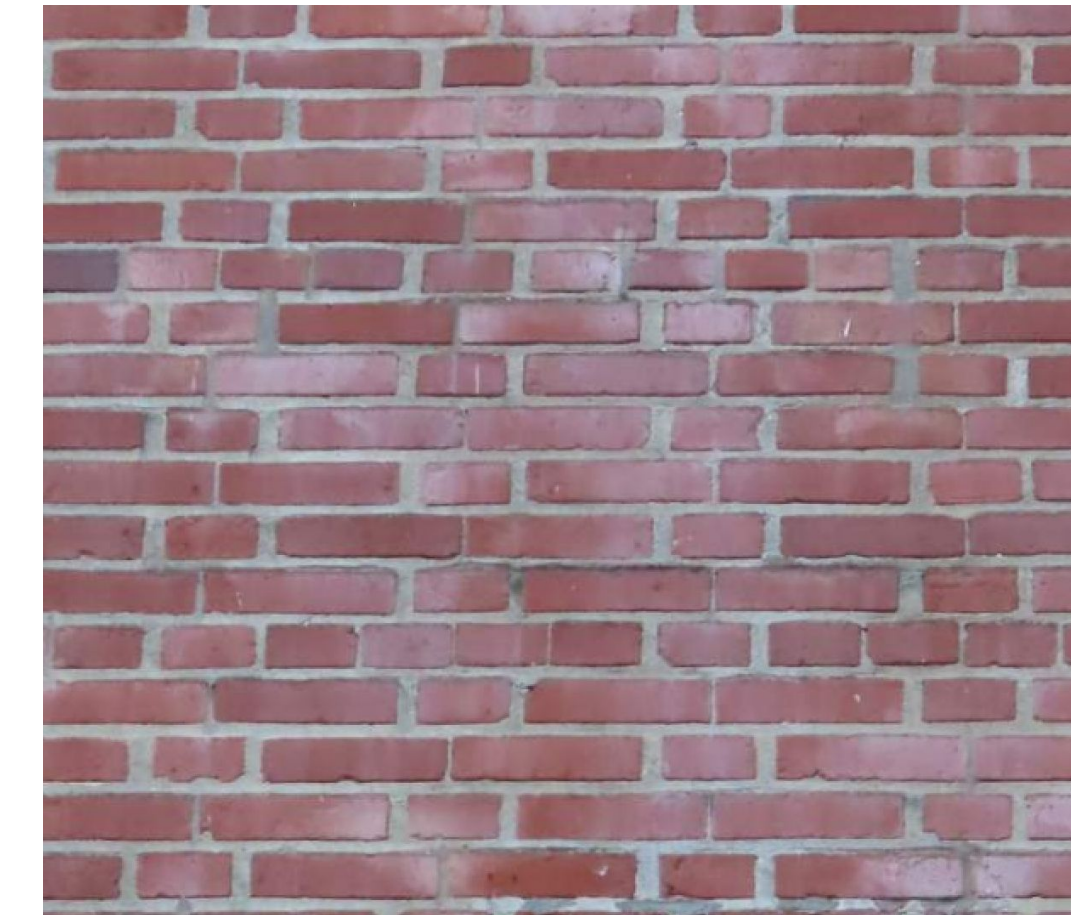
#### Loose or open Mortar

- Carefully remove displaced brick, clean the cavity, and replace with new to match bricks



#### Soiling and Biogrowth

- Follow masonry cleaning recommendations to remove staining and growth



#### White Residue

- Follow masonry cleaning to remove efflorescence



#### Missing/Damaged Brick

- Remove damaged or non-historic brick, clean cavity, and install new replacement brick



# 1909 Facade Repairs

## Cement Plaster

Through site investigation, ARG identified recommendations for repair on the 1909 building. These photos summarize the recommended repairs and our plan for making them.

### Cement Plaster



#### Cracked Plaster

- If plaster is debonded, route out cracks, prepare the surface, and fill with patching mortar.



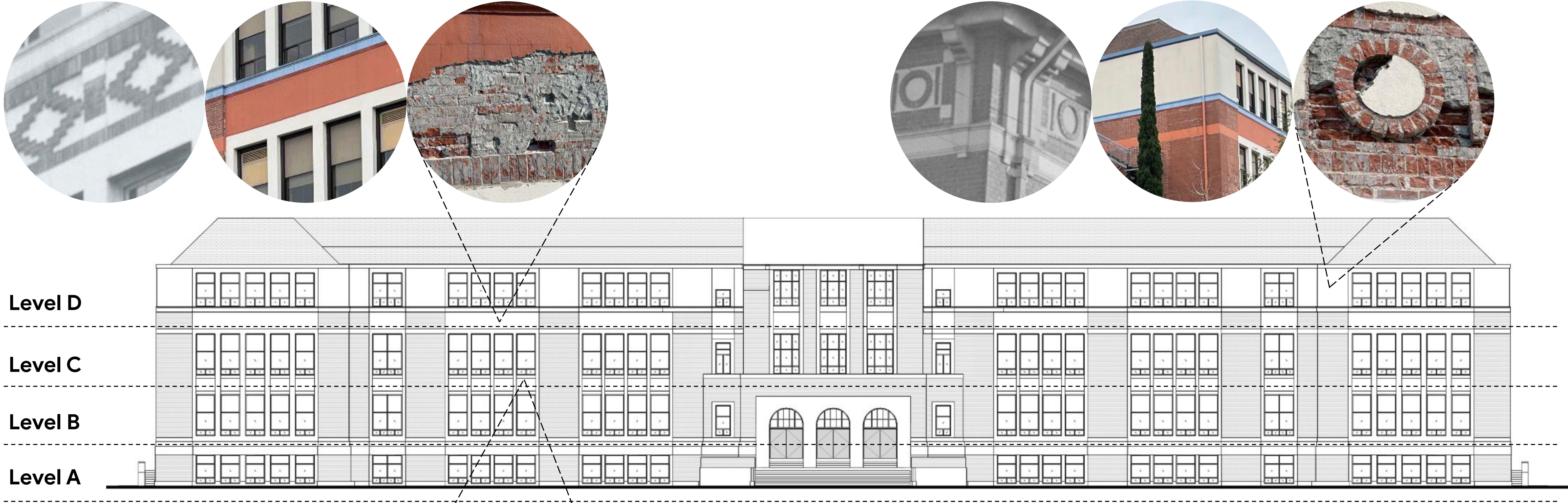
#### Debonding/Spall/Delamination

- Remove all loose or crumbling material, use stainless steel pins to reinforce as required
- Apply patching mortar
- Tool finish coat to match the profile and texture of adjacent plaster.



# Original Facade Details Investigation

Diamond Bands between Levels C+D

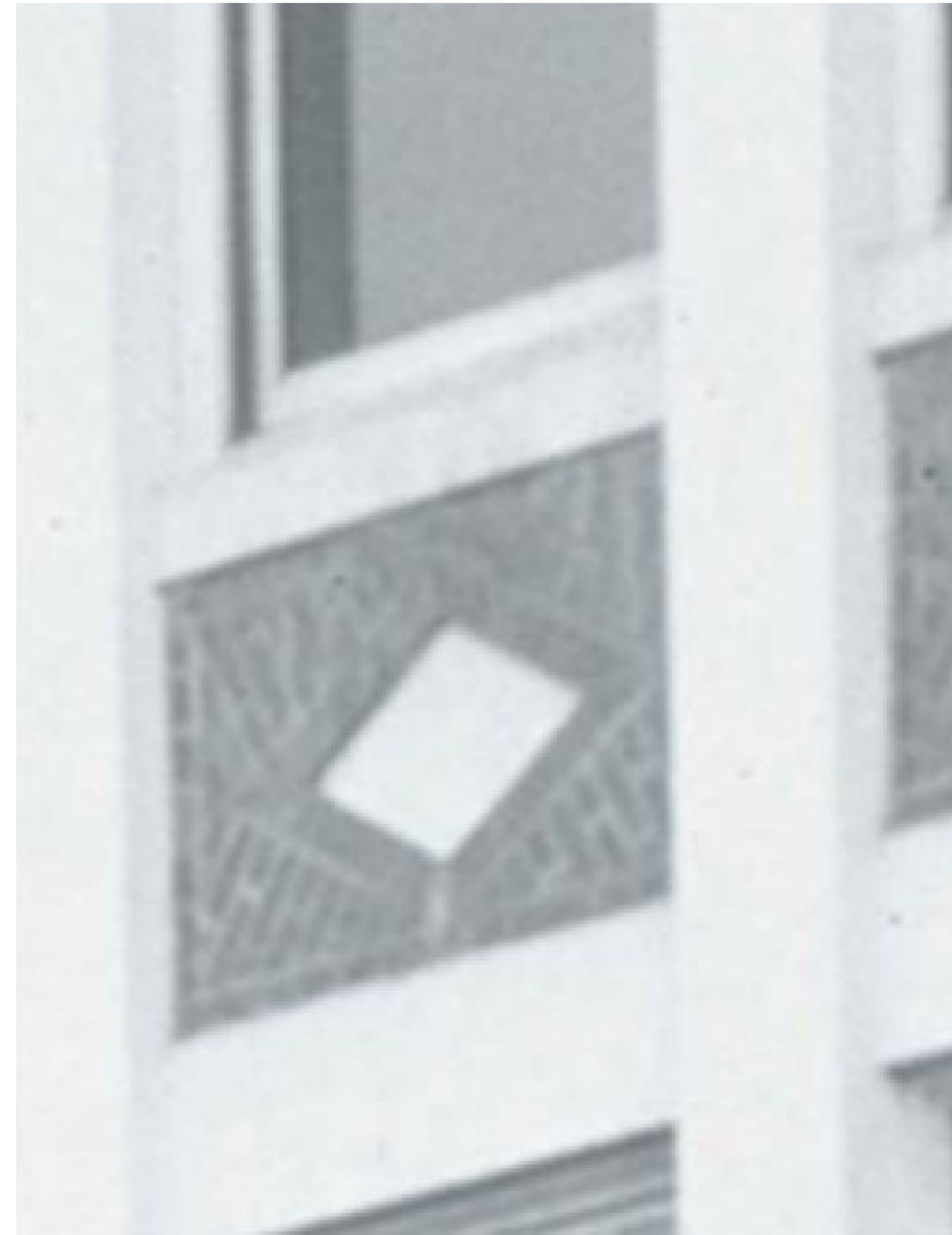


Diamond Panels between Levels B+C



# Original Facade Details

## Diamond Panels Between Levels B + C



Original



Current Condition



Brick after removal of plaster

Original details covered in plaster cannot be salvaged. The plaster is stronger than the brick, and well bonded. The removal of plaster removes the front face of brick. Additionally, the brick faces may have been scarified to promote bonding of plaster.

\*Images from ARG Investigation



# Original Facade Details

## Diamond Panels Between Levels C + D



Original



Current Condition



Brick after removal of plaster

Historic details covered in plaster cannot be salvaged. The plaster is stronger than the brick, and well bonded. The removal of plaster removes the front face of brick.

\*Images from ARG Investigation



# 1909 Priorities



## ① Make the 1909 a Learning Environment that will last another 100 Years

- Seismic Upgrade
- Replace Windows
- Repair Brick and Mortar
- Repair Roof



## ② Create a School Accessible to All by Establishing Level A as the Main Level

- Remove Berms around Site
- Remove stairs at North, East and West Entries



## ③ Find Opportunities for Impactful Design Changes to the 1909

- Recreate Central Hipped Roof



# 1909 North Facade Studies



## 1 Refurbishment Only

- No Change to Roof
- Plaster Arches at Entry to Remain and Extend to Level A



## 2 Add Central Hipped Roof

- New Central Hipped Roof
- Plaster Arches at Entry to Remain and Extend to Level A



## 3 Add Central Hipped Roof + Articulation

- New Central Hipped Roof
- Arched Windows at Level D
- Articulated Arches at Entry



# 1909 Existing North Facade





# 1909 Refurbishment Only





# 1909 Add Central Hipped Roof





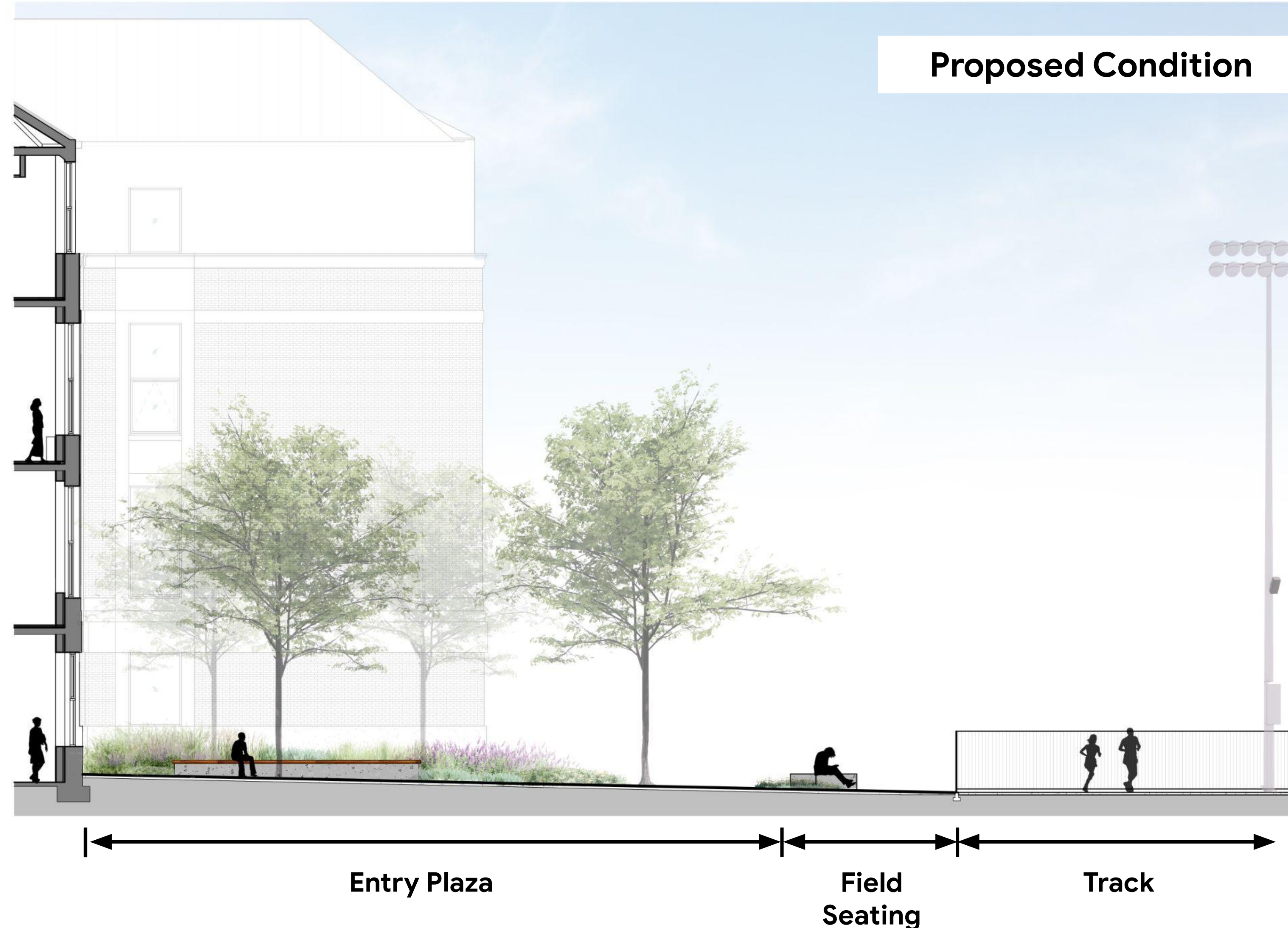
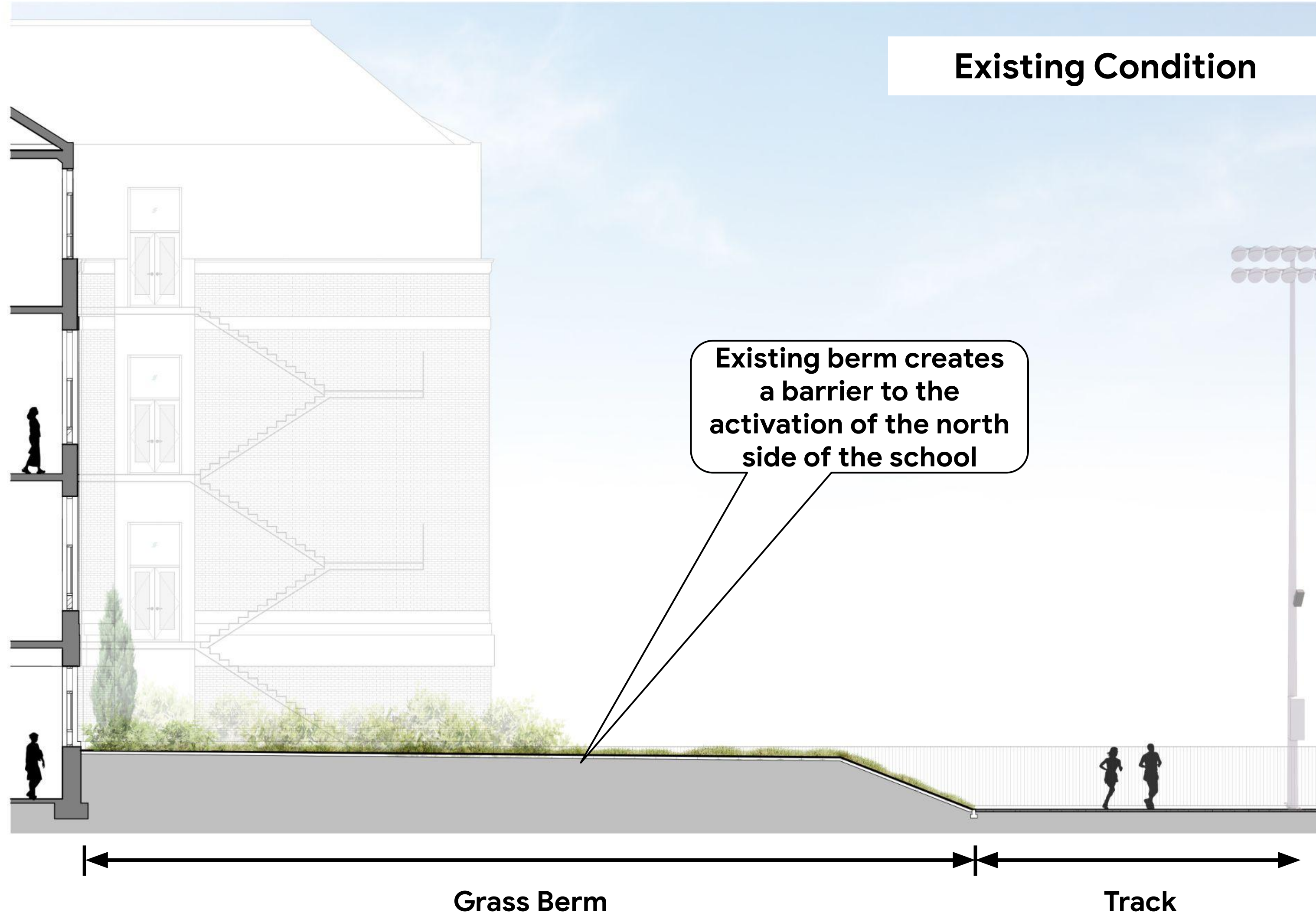
# 1909 Add Central Hipped Roof + Articulation





# Establish Level A as Main Level

## Remove Berm



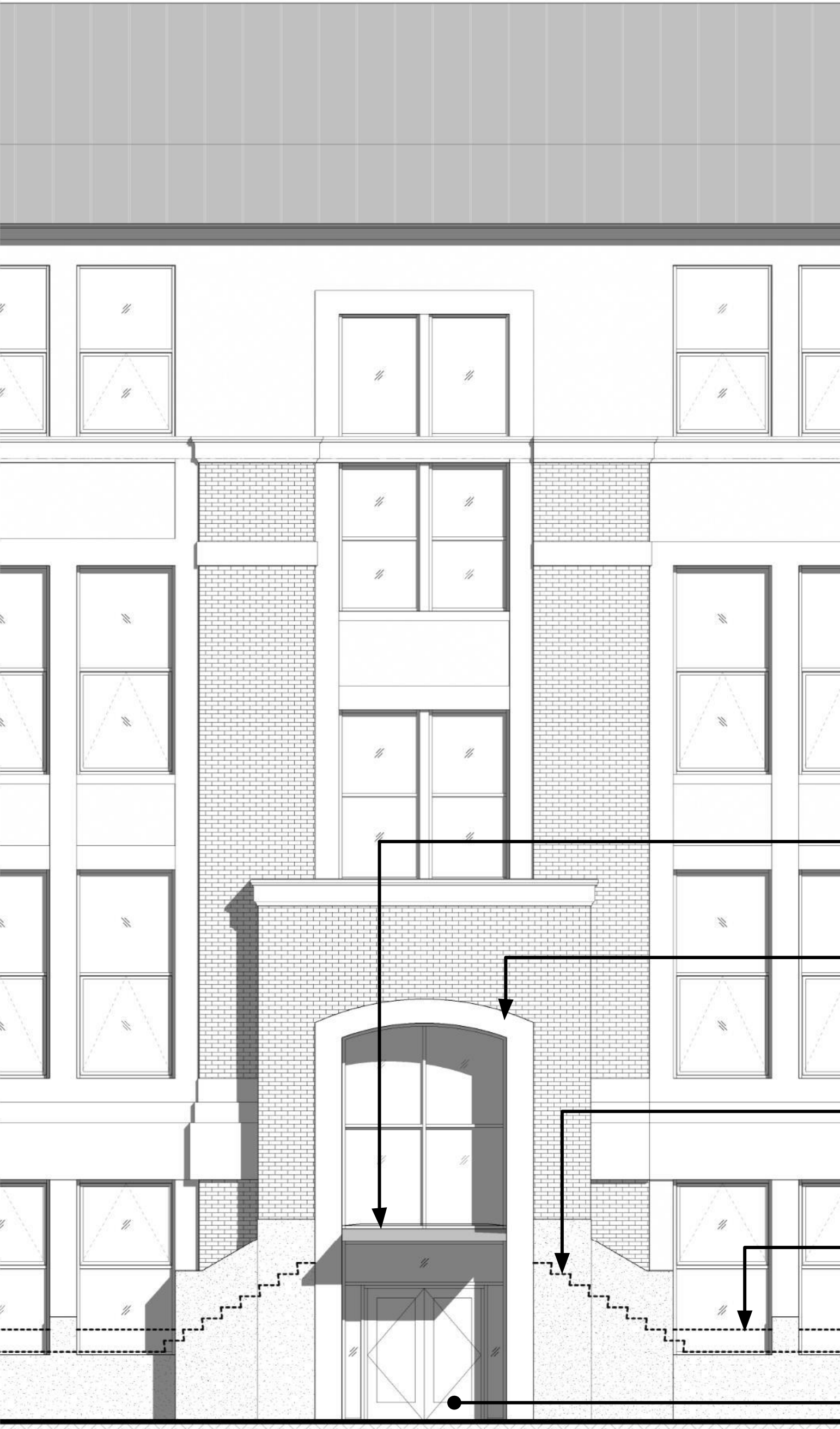


# Establish Level A as Main Level

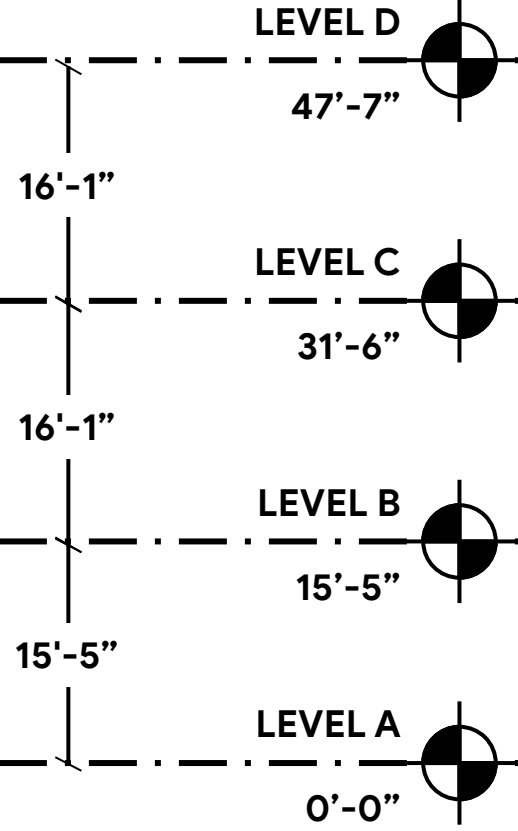
## East / West Entries

Existing Condition

Proposed Design



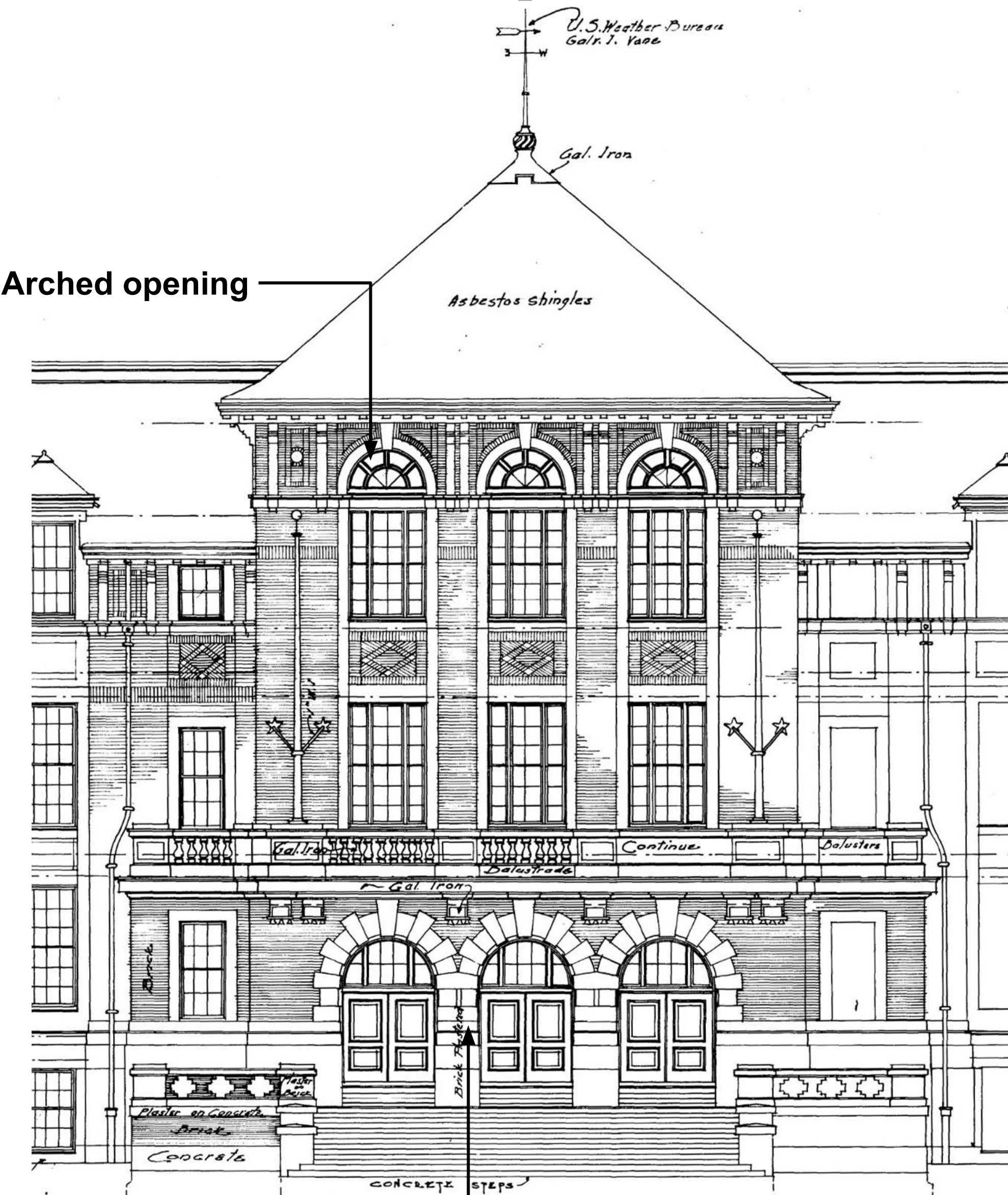
- Canopy over entry
- Existing arched entry extended to ground
- Line of removed stair
- Line of previous sill
- Level A accessible entry



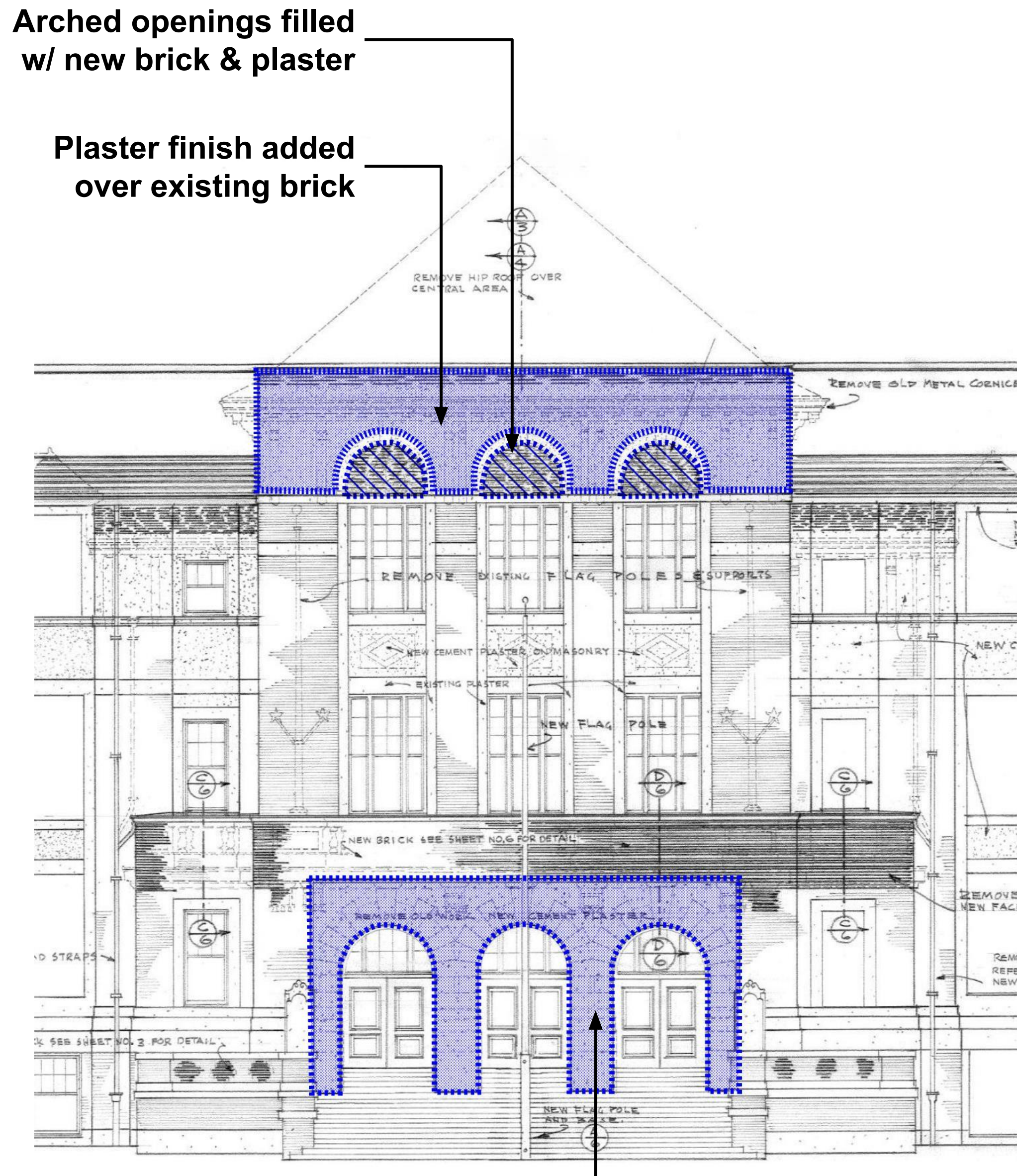


# Establish Level A as Main Level

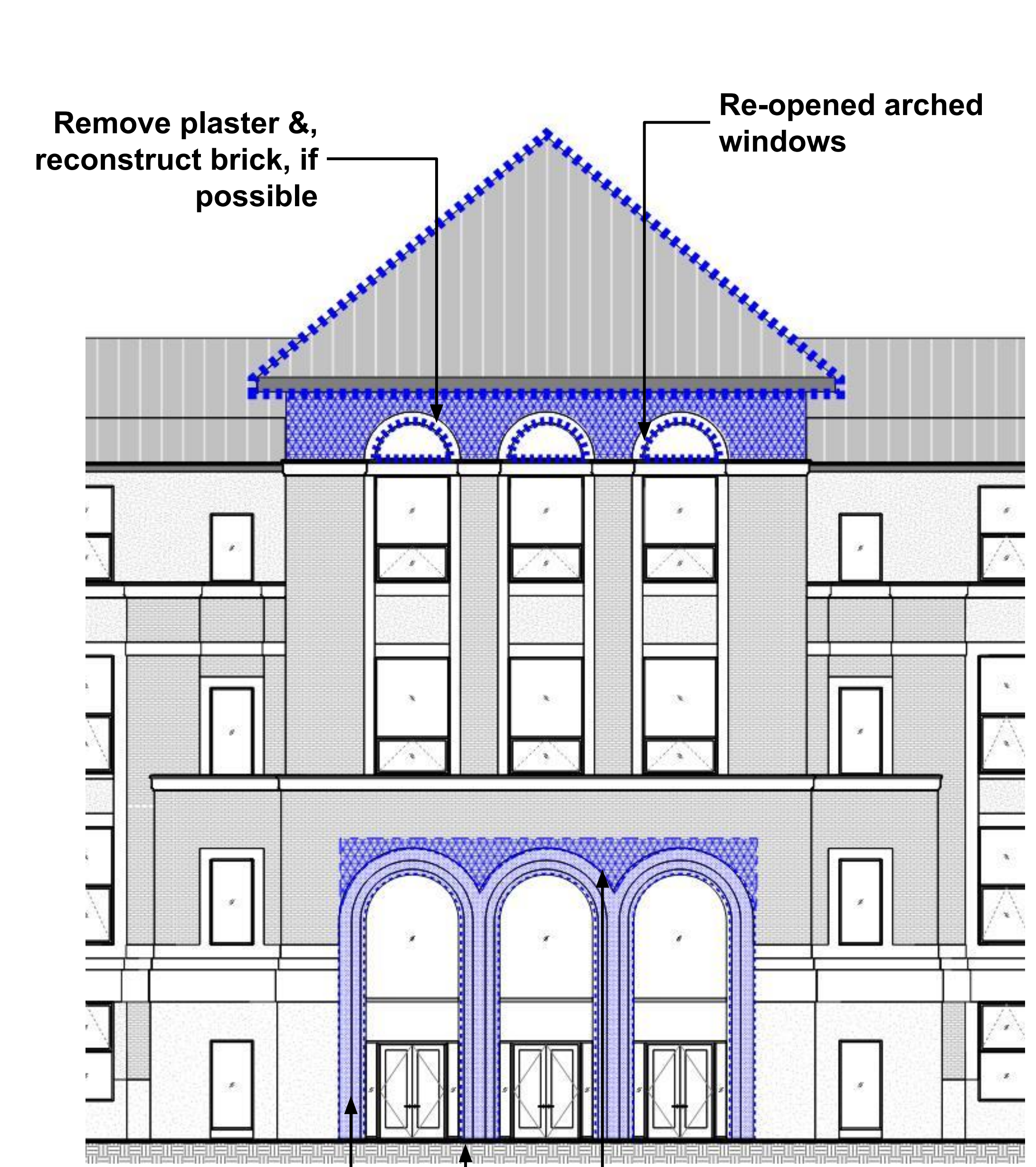
## North Entry



1909 Original



Current



Proposed





JEFFERSON HIGH SCHOOL



# 4. 1928 Gym

Existing South Elevation

Existing Conditions Photos

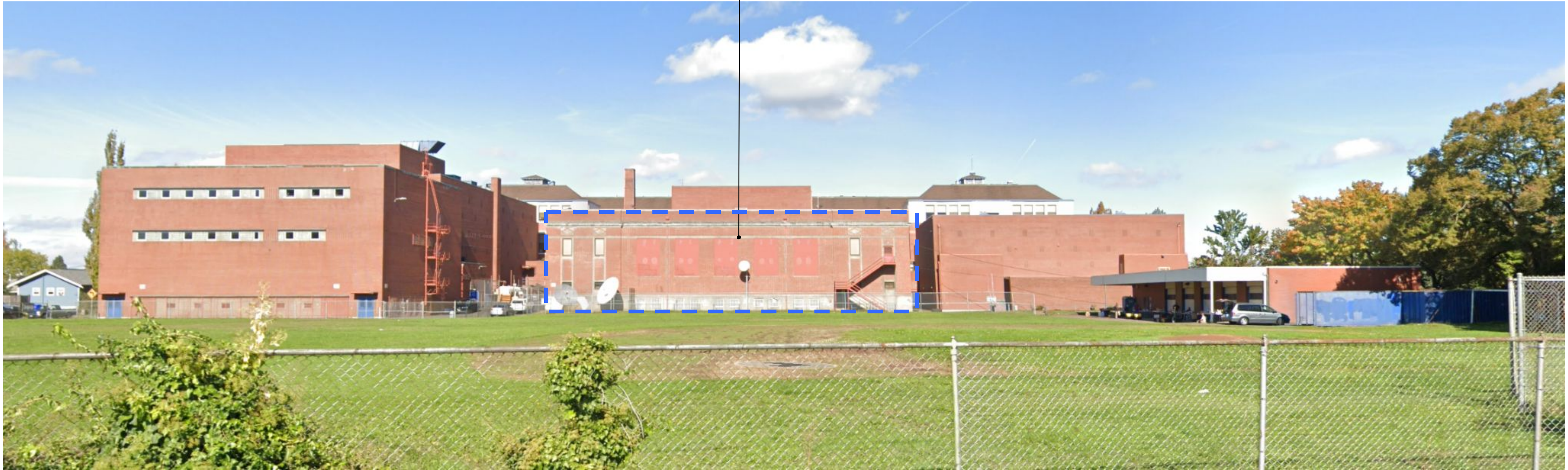
1928 Gym alignment with new school

Reason we are not keeping 1928



# 1928 Gym - Existing Conditions Photos

1928 Gym



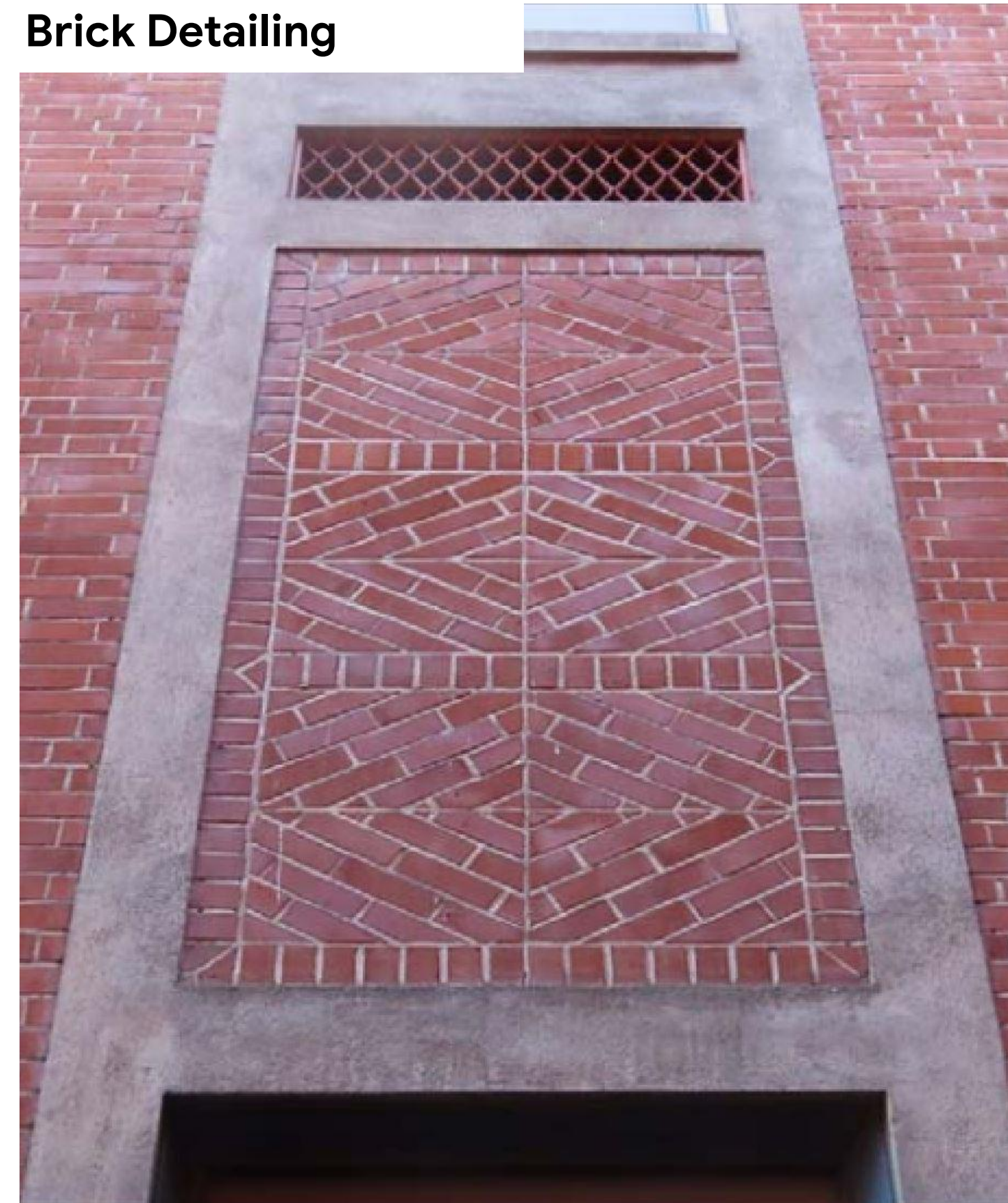


# 1928 Gym - Existing Conditions Photos

West Wall



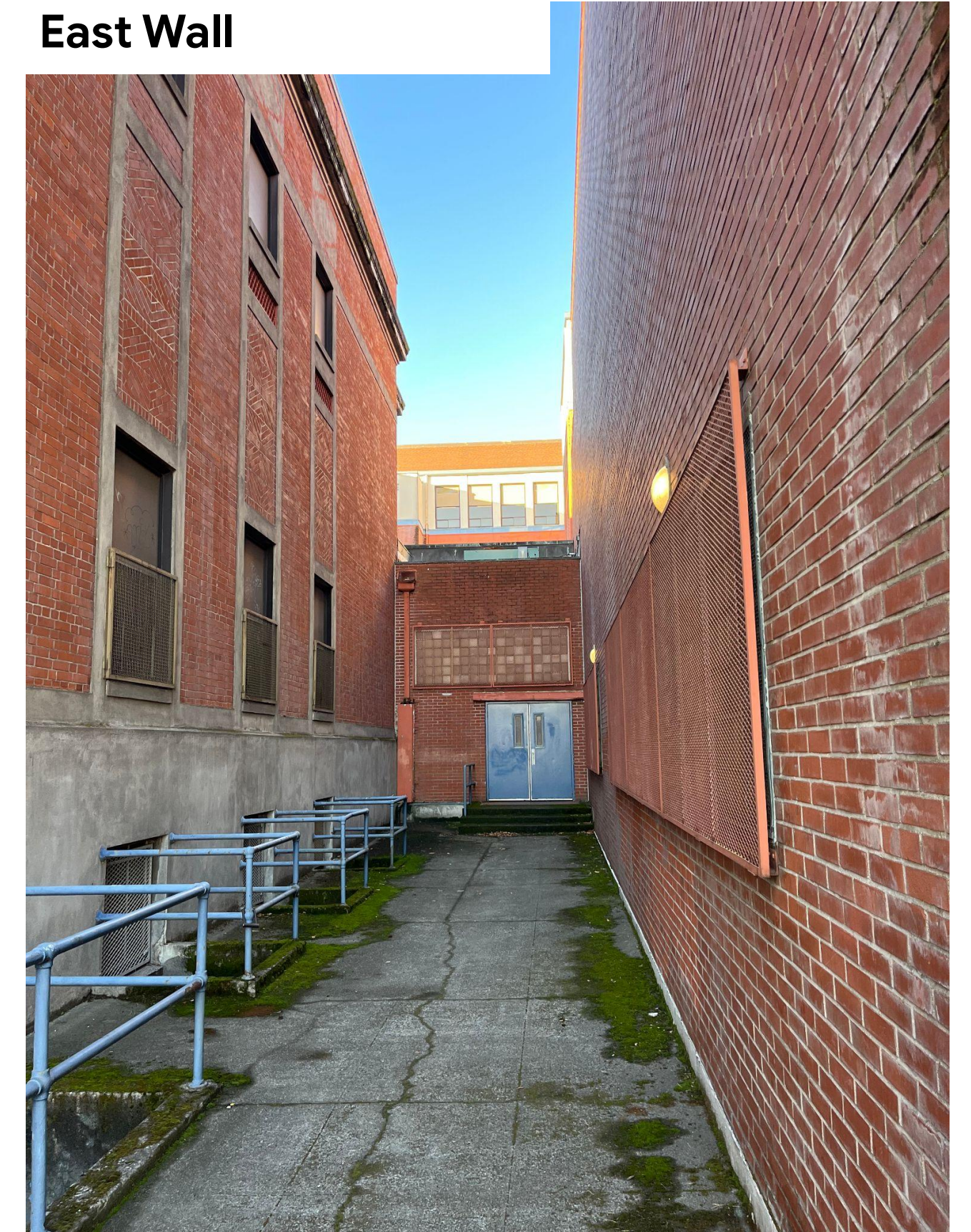
Brick Detailing



East Wall



East Wall



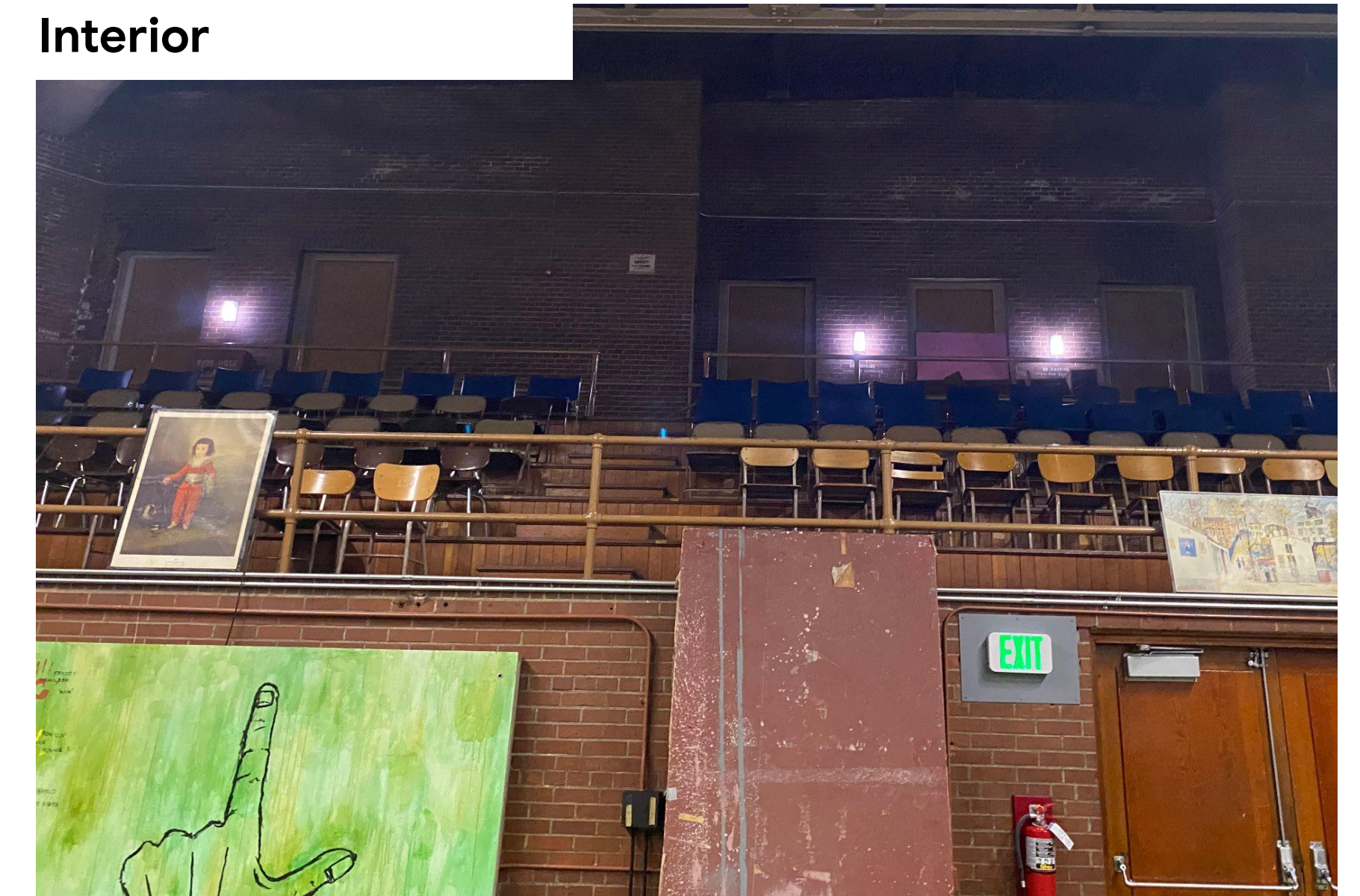
South Wall



Interior

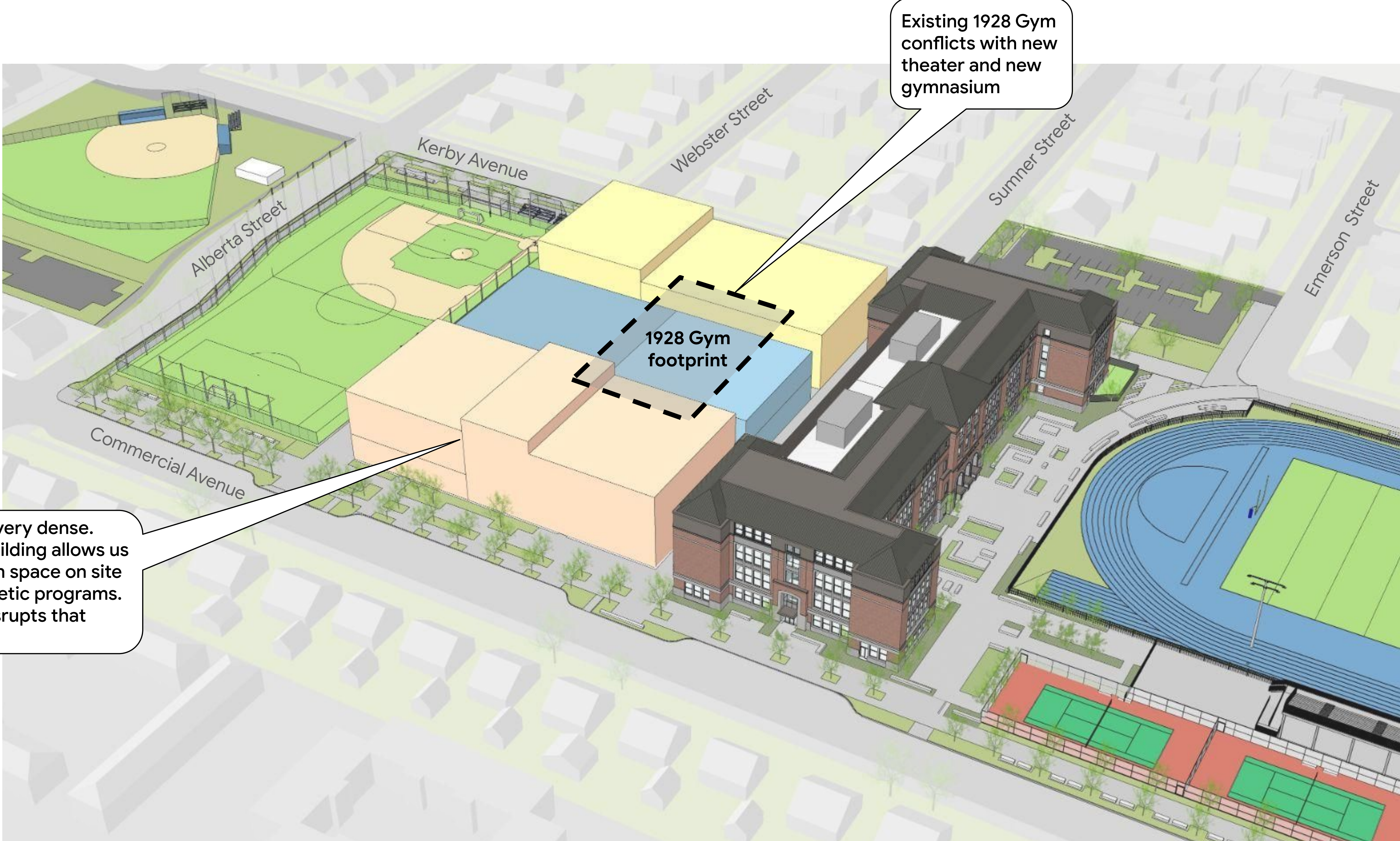


Interior





# 1928 Gym - alignment with new school massing

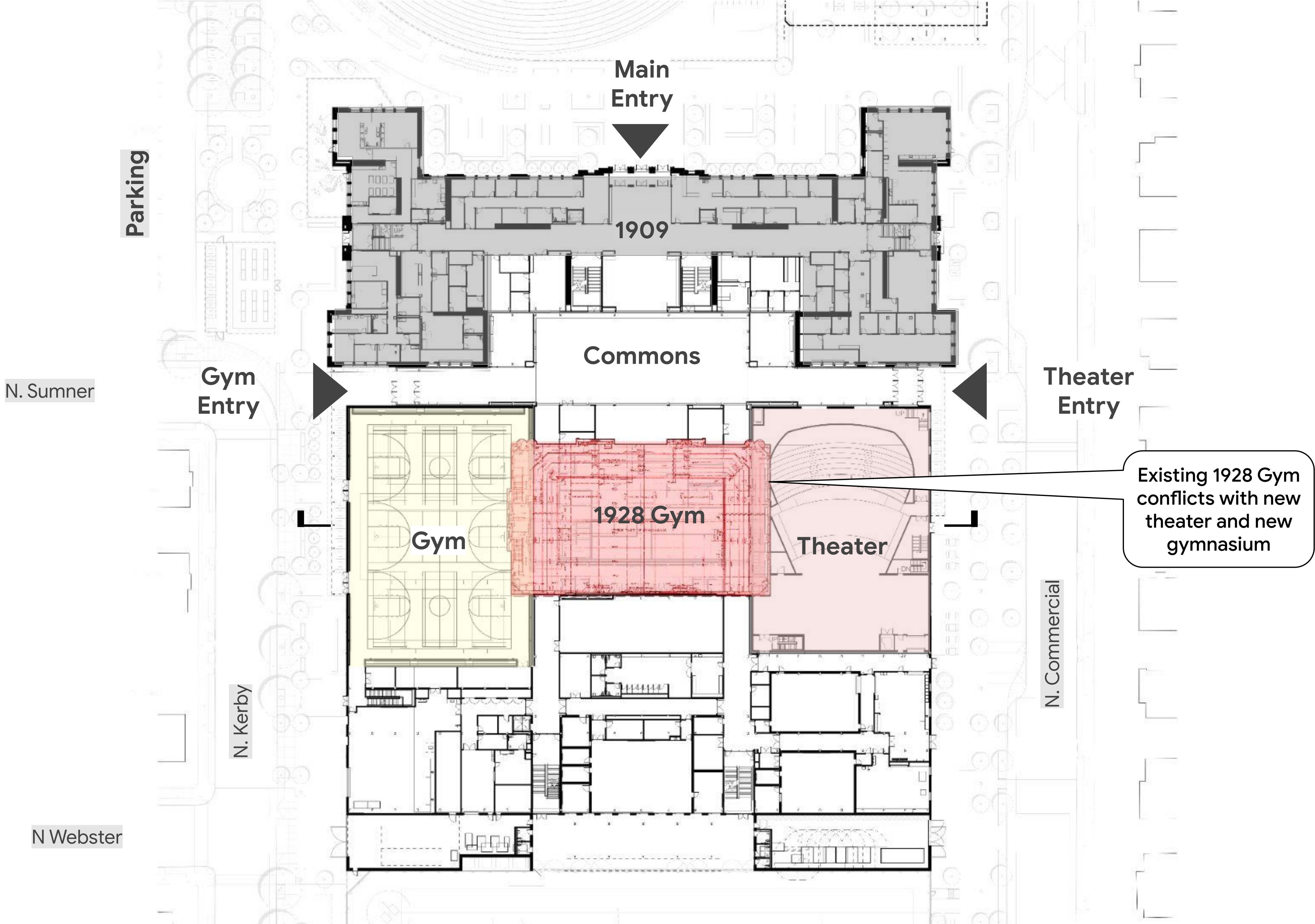


Existing 1928 Gym conflicts with new theater and new gymnasium

New addition is very dense. This compact building allows us to preserve open space on site for required athletic programs. Keeping 1928 disrupts that density.

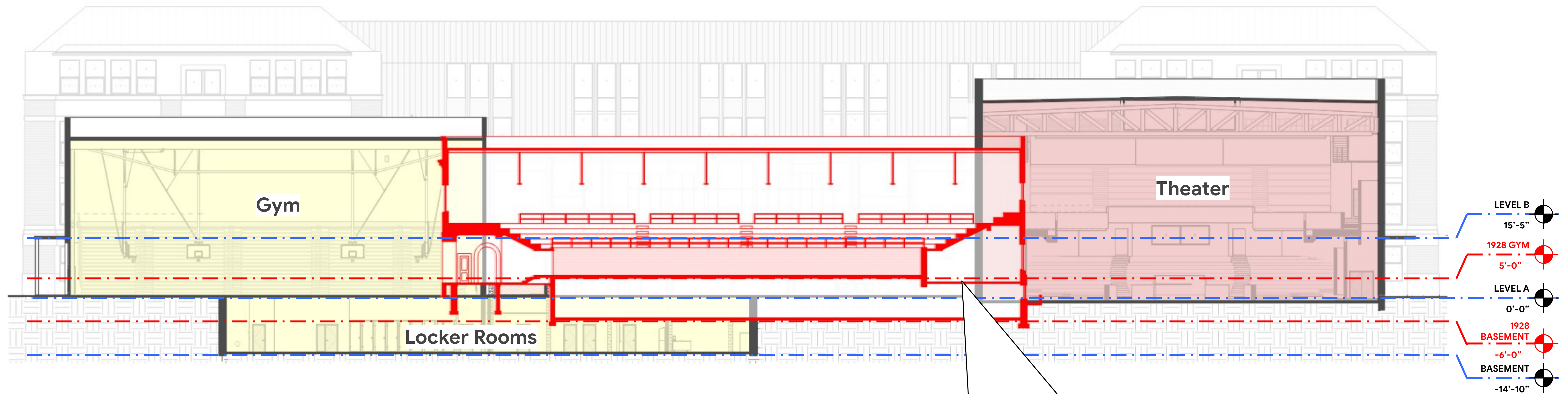


# 1928 Gym - alignment with new school massing





# 1928 Gym - floor level alignment



The floor levels of 1928 do not align with the current or future school. This is an accessibility and efficiency challenge for the project, requiring additional vertical circulation.



# 1928 Gym - Reasons we cannot keep 1928

## Priorities surrounding this decision

- **Efficiency:** The student learning environment is the primary goal - **keeping 1928 would jeopardize the efficiency of the theater, gymnasiums, dance studios, and student commons.**
- **Accessibility:** **The floor levels of 1928 do not align with the current or future school.** The most we could ever preserve would be some of the brick walls, and they would require substantial compromise to the Education Specification set by PPS.
- **Athletics:** Athletics are very important- **keeping 1928 would push the building program further south on the site and potentially make the south practice field unusable.**
- **Community has limited ties to the architecture of 1928 gym:** 1909 is the community priority- 1909 has significance to the community, we are putting efforts there to make it the best building it can be.
- **Fire Separation:** The west and east walls of the 1928 gym coincides with required 3-hour fire separations
- **Seismic Deficiency:** The 1928 unreinforced-masonry gym is located in a part of the building being designed to seismic risk category IV which is intended to be operational after a major seismic event.



# 5. New Building

Diagrams

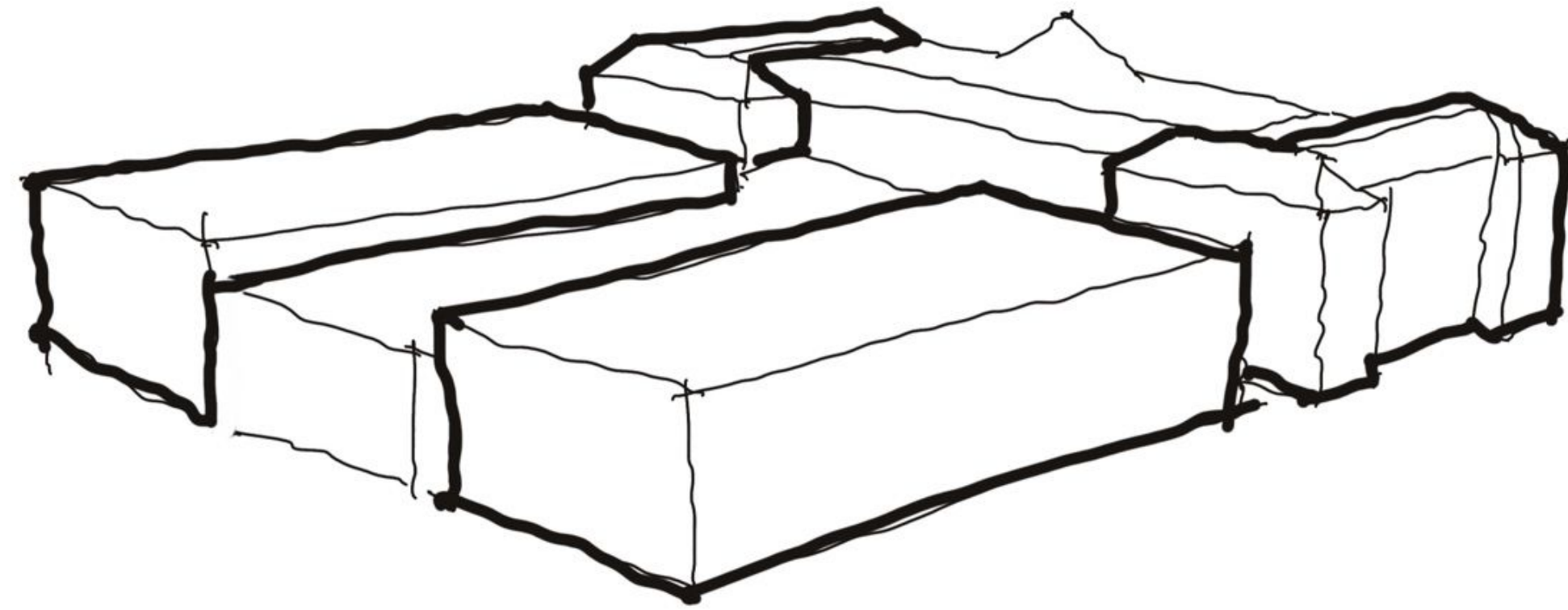
Facade Detail

Elevations

Renderings

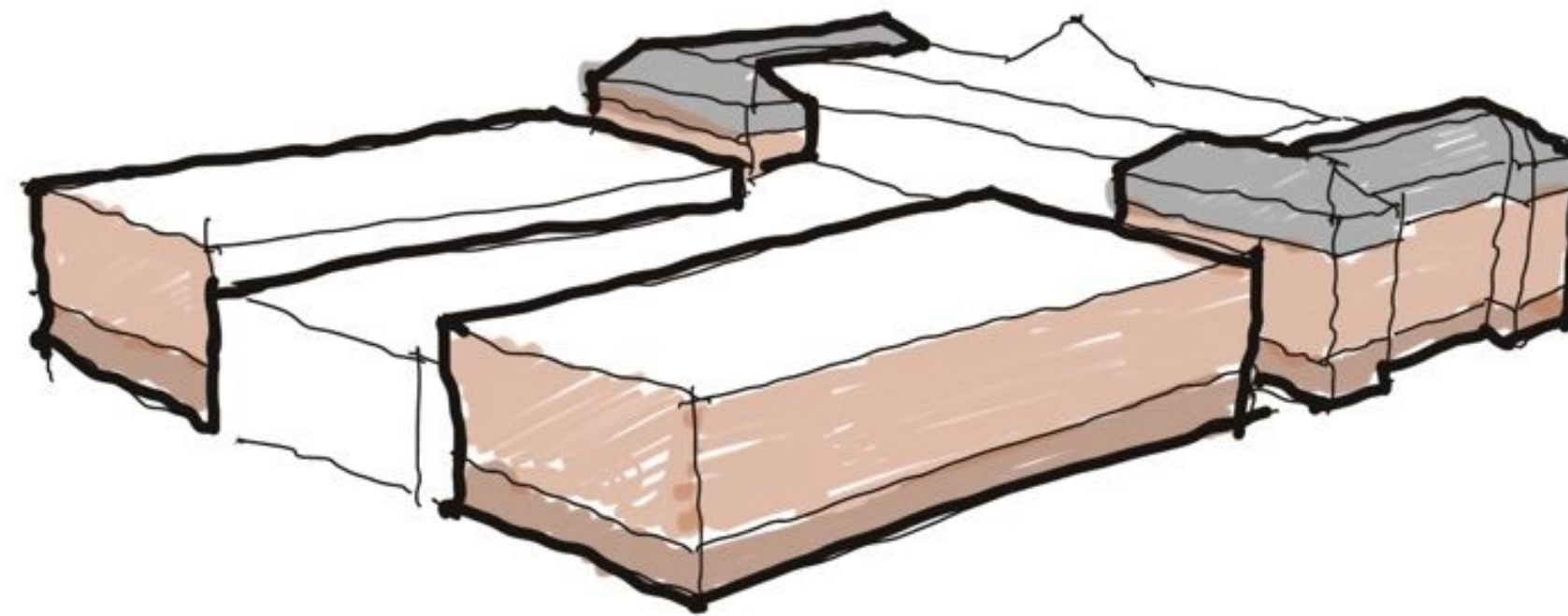


# New Building Relationship to 1909



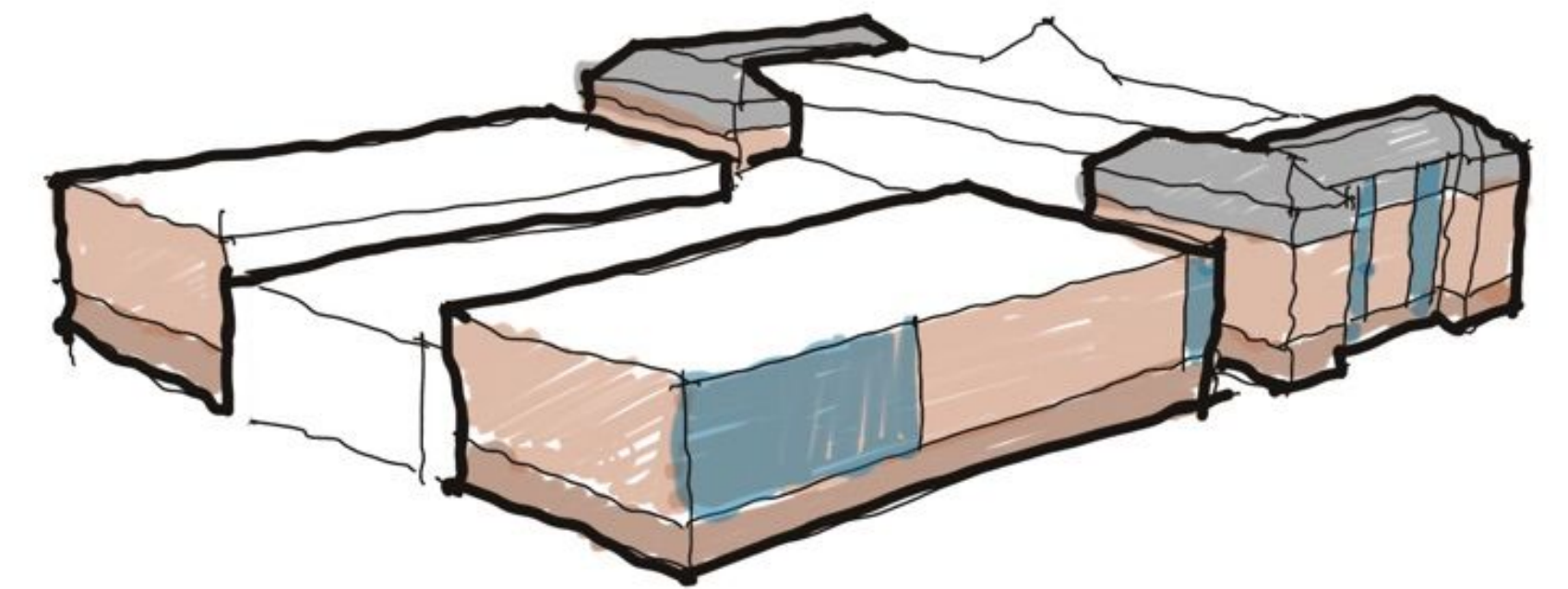
## Massing

The new building massing builds upon the bi-lateral symmetry of the original 1909 I-shaped plan with two parallel bars facing Commercial and Kerby Streets.



## Base / Middle / Top

The new facade extends the water table of the 1909 and keeps the massing below the existing 1909 roof.



## Window Groupings

Large window groupings emphasize significant program spaces, like the dance studios and gyms. The original 1909 building was designed for classroom use while the new building primarily houses programs with limited window needs.



# Facade Detail

## Piedmont Conservation District



North Portland Library (1909)  
Chapel Pub (1932)  
Peninsula Park Community Center (1913)

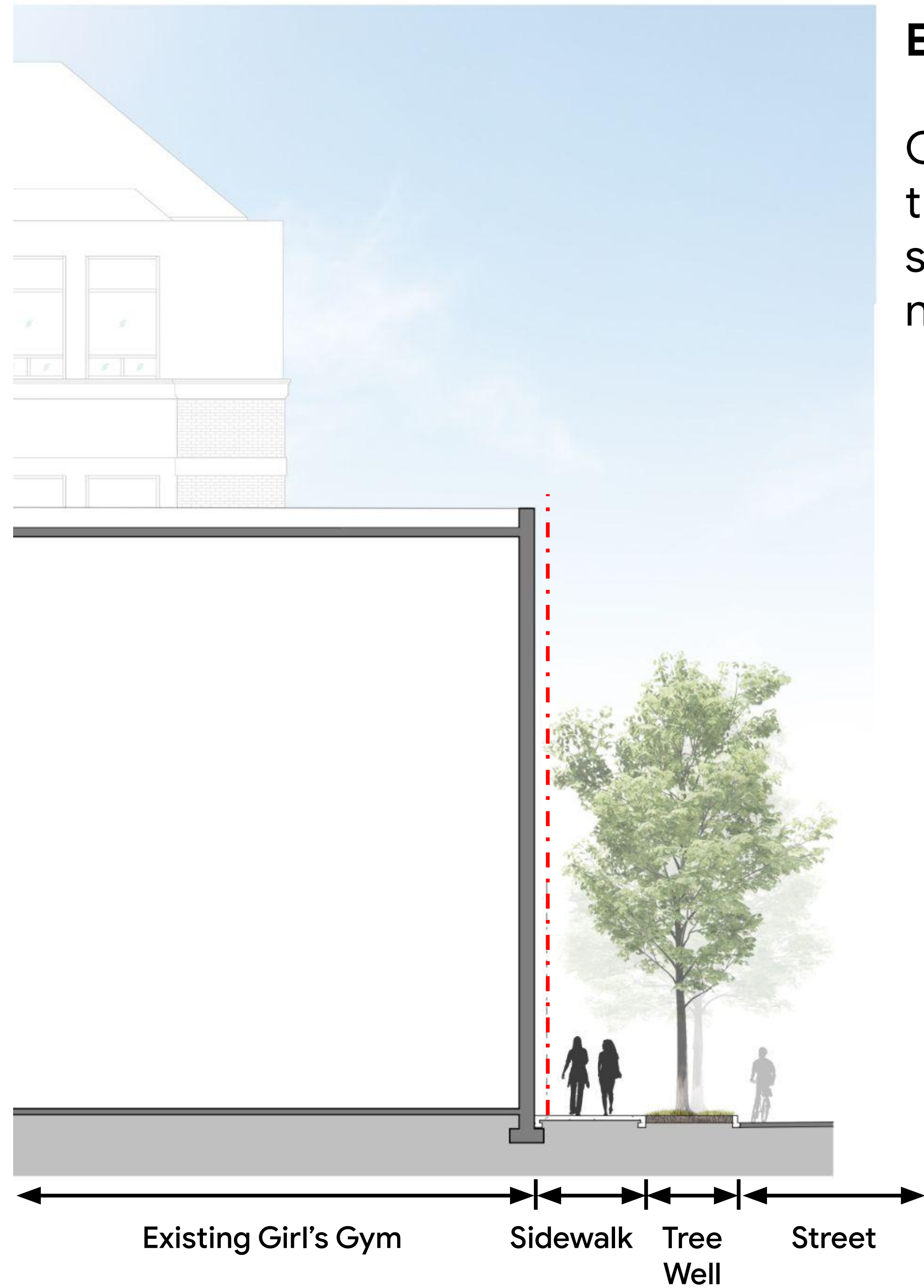


Proposed Facade



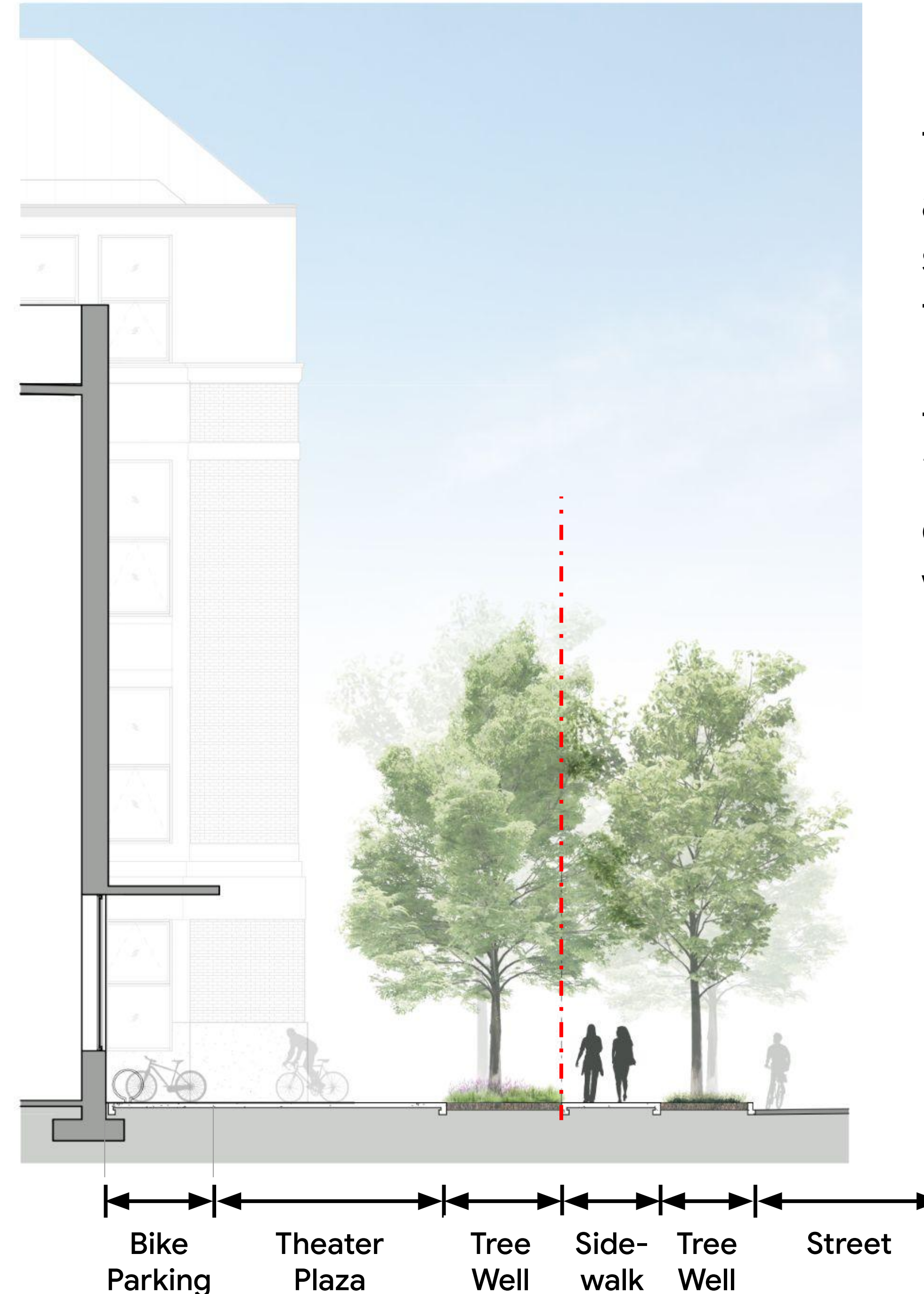
# Street Level Activity at East / West

## Typical Section at Street



### Existing Street Frontage

Currently the additions to the 1909 come right to the sidewalk edge with few to no windows.



### Proposed Street Frontage

The new building sets back approximately 30' from the sidewalk providing space for additional plantings, bicycle parking and places to sit. Windows will be incorporated into the ground floor where they work with the program.



# Changes since DAR II

**DAR II Design**  
East Elevation



**Current Design**  
East Elevation



Reduced Volume/  
Height of New  
Addition

Window Cadence  
Modified to Relate to  
1909

Added Canopies and  
Material Change at  
Entries

**DAR II Design**  
West Elevation



**Current Design**  
West Elevation



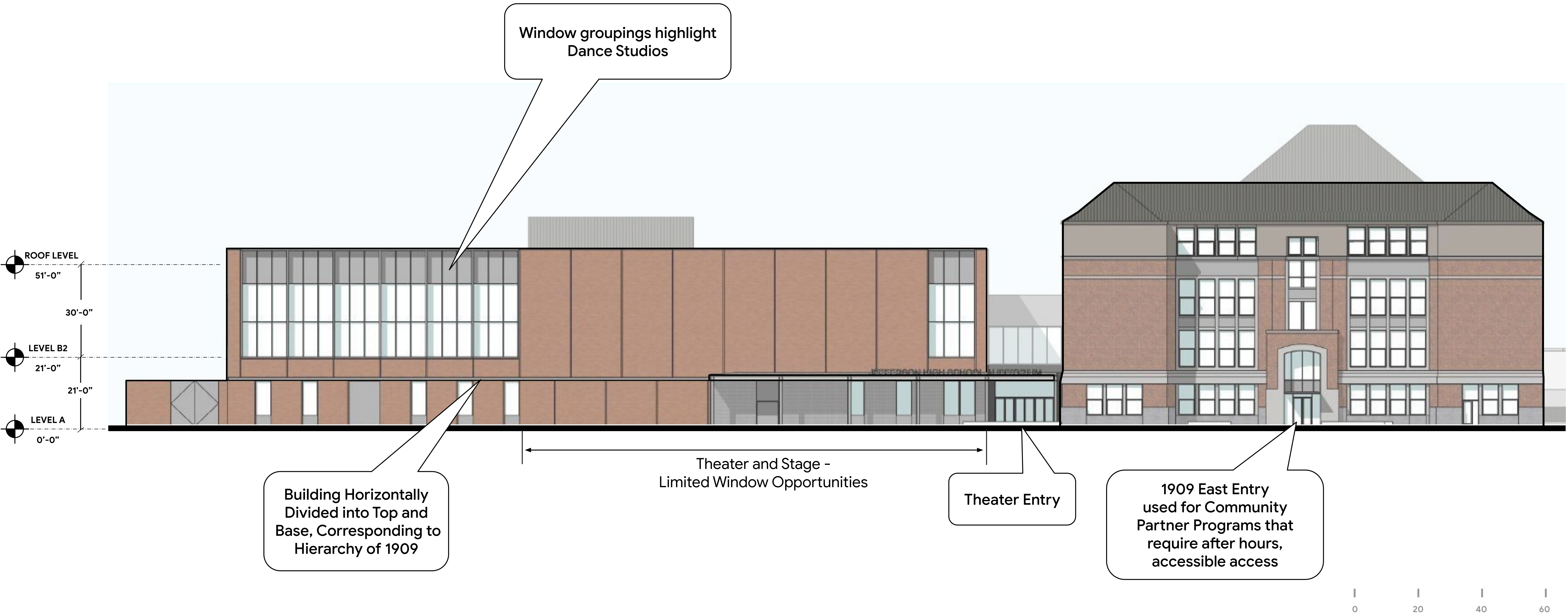
Added Canopies and  
Material Change at  
Entries

Program Shifted to  
Provide More  
Activated Presence  
at Sidewalk



# East Elevation

## 1909 + New Building



Window groupings highlight Dance Studios

Building Horizontally Divided into Top and Base, Corresponding to Hierarchy of 1909

Theater and Stage - Limited Window Opportunities

Theater Entry

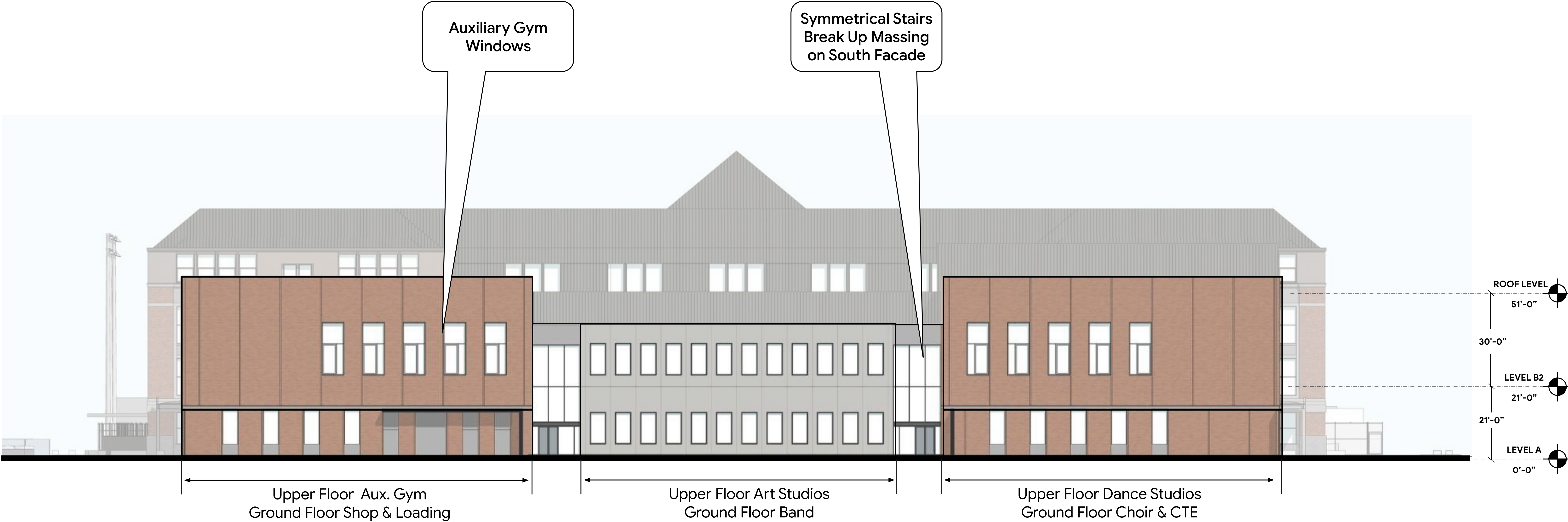
1909 East Entry used for Community Partner Programs that require after hours, accessible access

0 20 40 60



# South Elevation

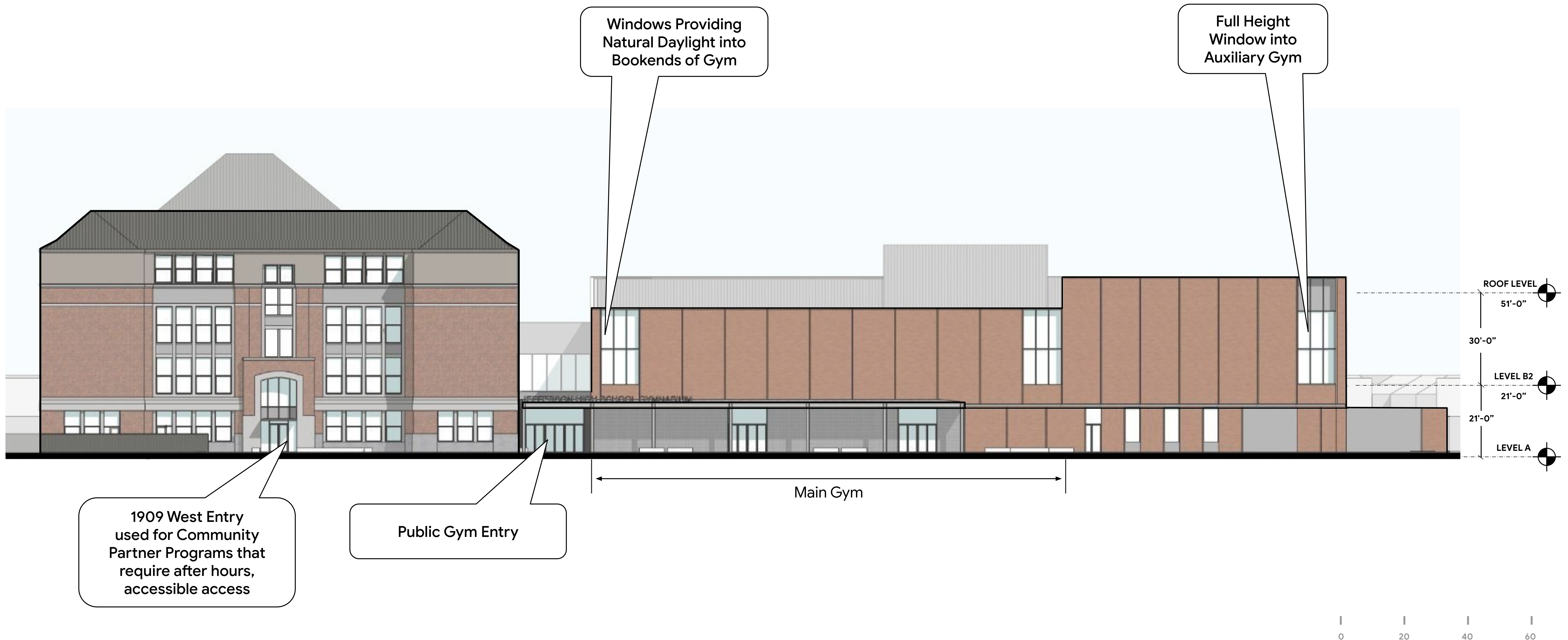
## New Building





# West Elevation

## 1909 + New Building





# East Elevation

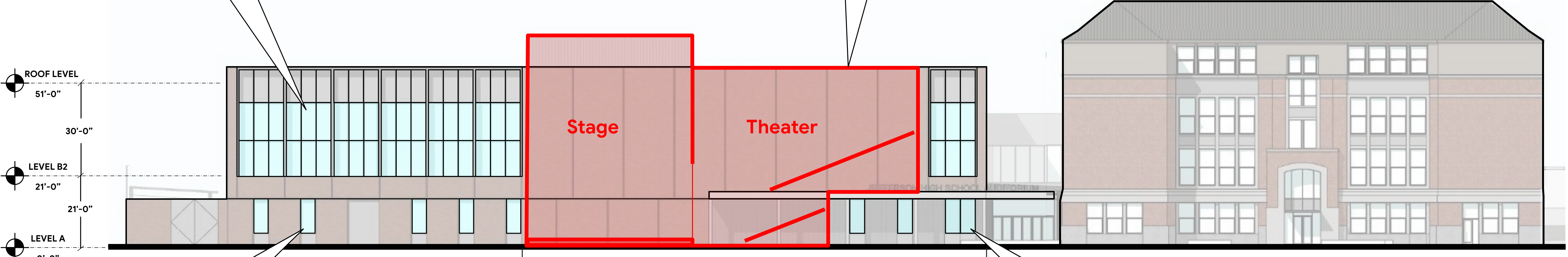
## Program Areas Allowing Limited Glazing

Example of Light Locked Theater/Stage



Maximize Windows into Dance Studios

Light Lock Portion of Theater/Stage - No Windows Allowed



Maximize Windows into Scene Shop and Maker Space. Some Percentage of Solid Wall Needed for Both Programs

Maximize Windows in Lower and Upper Lobby Space for Theater before Light Lock

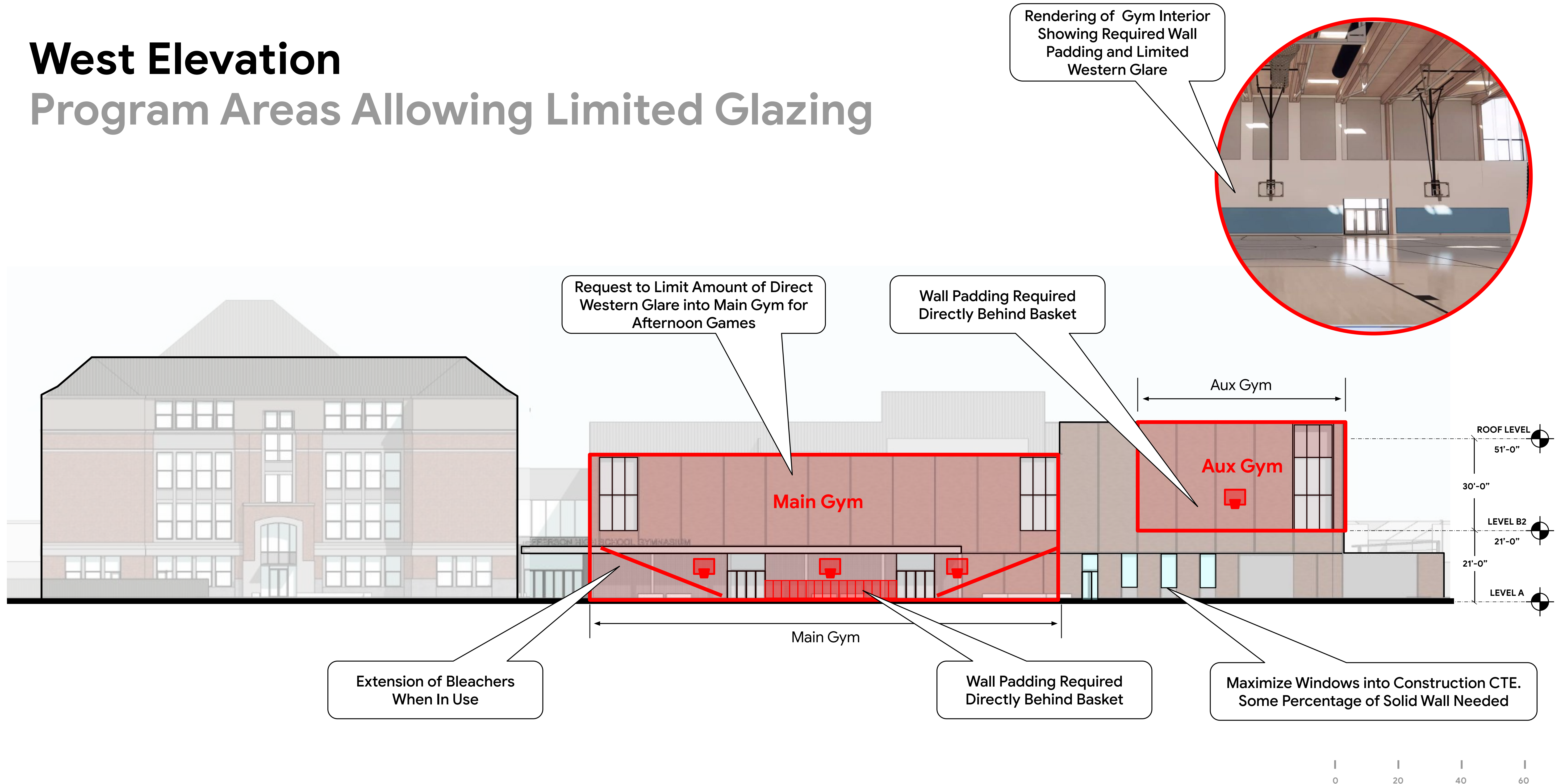
Theater and Stage - Limited Window Opportunities





# West Elevation

## Program Areas Allowing Limited Glazing





# East - Auditorium Entry N Commercial





# East Side N Commercial





# Southeast Corner N Commercial + N Alberta





# South Elevation N Alberta





# Southwest Corner N Kerby + N Alberta





# West Side N Kerby





# West Side - Gymnasium Entry N Kerby





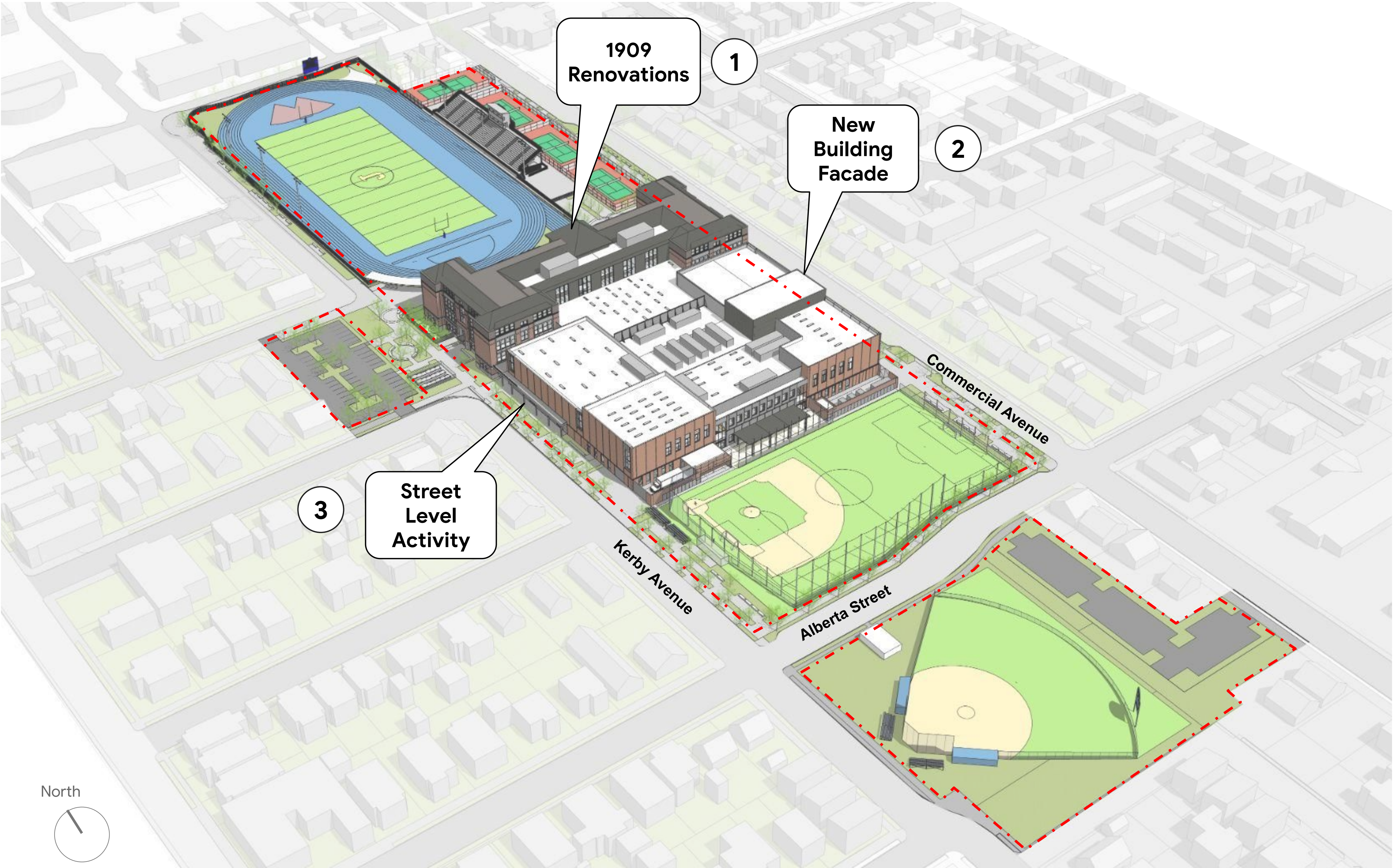
# Discussion + Questions



# DAR #3 Discussion Topics

- 1 **1909 Renovations**  
Level A Entries, Facade Refurbishment
- 2 **New Building Articulation**  
Massing, Scale and Compatibility with the existing 1909 building and the neighborhood
- 3 **Street Level Activity at East / West**  
Pedestrian Scale Engagement with Street

**Discussion + Questions**





# 6. Modifications + Adjustments

1. Building Setbacks
2. Transit Street Main Entry
3. Superblock Requirements
4. Building Height
5. Bike Parking
6. Fences



# Modifications & Adjustments

**1. Modification: Building Setbacks.** 33.150.215 sets up a conflict in setback requirements. As part of the Interstate Killingsworth Pedestrian District a 10' maximum setback is permitted for all frontages. The same code section also requires 10' minimum and also a 1' setback for each 2 feet of building height across from the adjacent residential. We will be requesting a modification because of the embedded code conflicts (nothing to do with design). **We are seeking a modification to a 29' setback at N. Kerby and N Commercial. This setback defers to 1909 and allows for a generous landscape buffer on Kerby and Commercial.**

**2. Adjustment: Transit Street Main Entry.** 33.150.265 requires a main entrance within 25 feet of a transit street. The new main entry of the school will utilize the historical north-central alignment of the 1909 building. Existing building setbacks and historical placement prevent meeting this requirement. **We are seeking an adjustment for our existing 1909 North Entry, which is 660' from Killingsworth, our Transit Main Street.**

**3. Adjustment: Superblocks.** 33.293.030 The constraints imposed by the track and existing 1909 buildings will limit proportions of the plaza. **We are seeking an adjustment to the 3:1 proportions of the plaza.**



# Modifications & Adjustments

**4. Modification: Height.** 33.150.205 The height limit on site is 75'. The historic condition of 1909's central roof is 82' tall. **We are seeking a modification from 75' height to 82' height, to be able to bring back this central hip roof form.** Note: no other parts of the building exceed the 75' height limit.

**5. Adjustment: Bike Parking.** 33.260.210 We are seeking an adjustment to the number of long-term bike parking spaces required, from 355 spaces to 200 spaces. All high schools permitted under the new bike code have been granted an adjustment to this requirement.

**6. Adjustment: Fences.** 33.150.285 Adjustment to max height allowed - the athletic facilities on site require various types of fences and ball catchment that are taller than the 8'. **We are seeking to provide:**

- chain link fences up to 10' high at tennis and soccer**
- chain link fences 25-30' high at baseball and softball backstops**
- ball netting up to 40' high at the baseball field.**
- ball netting at 15' high at soccer and softball locations**

**These heights are denoted on the 'Fences on Site' Slide, page 79**



# 1. Building Setbacks 33.150.215 Modification

## Zoning Setback Conflict:

33.150.215 sets up a conflict in setback requirements.

- As part of the Interstate Killingsworth Pedestrian District a **10' maximum setback is permitted for all frontages.**
- The same code section also requires:
  - **10' minimum setback**
  - **1' setback for each 2 feet of building height across from the adjacent residential.**

## Proposal:

Zoning code has conflicting setback requirements. The building program has set dimensions and areas that need to be maintained, and might require the building to encroach into the 1 foot per 2 feet of height setback requirement. **The design team would like the flexibility to work with a setback that compliments the 1909 building and provides generous landscaping along the street frontage.**

**We are seeking a modification to a 29' setback at N. Kerby and N Commercial. This setback defers to 1909 and allows for a generous landscape buffer on Kerby and Commercial.**

## Setback Proposal @ N Kerby

The gym is 46' tall and setback from the street 29'-8"

**On N Kerby, the new building is setback further from the street than 1909. This setbacks gives deference to 1909 and creates a layered street edge at the gymnasium.**

## Setback Proposal @ N Commercial Street.

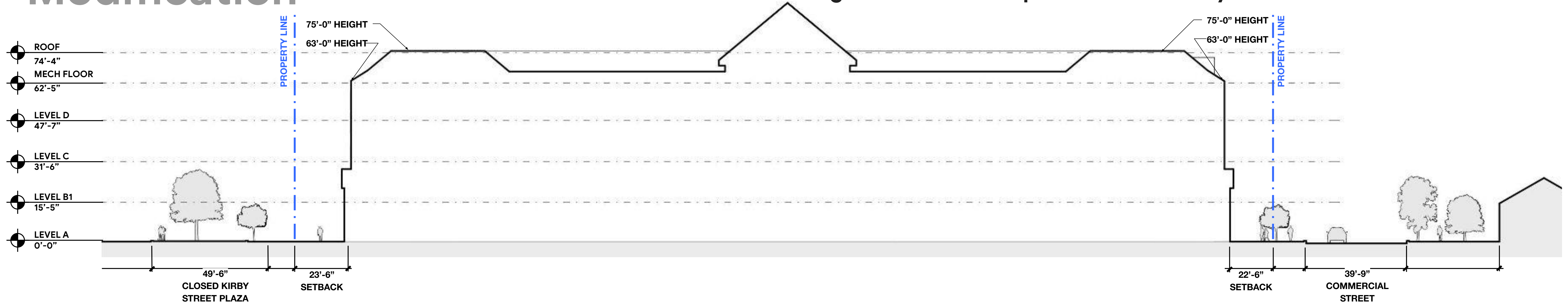
The theater is 56' tall, and setback 32' from the property line.

**On N Commercial, the new building is setback further from the street than 1909. This setbacks gives deference to 1909 and creates a layered street edge at the auditorium.**

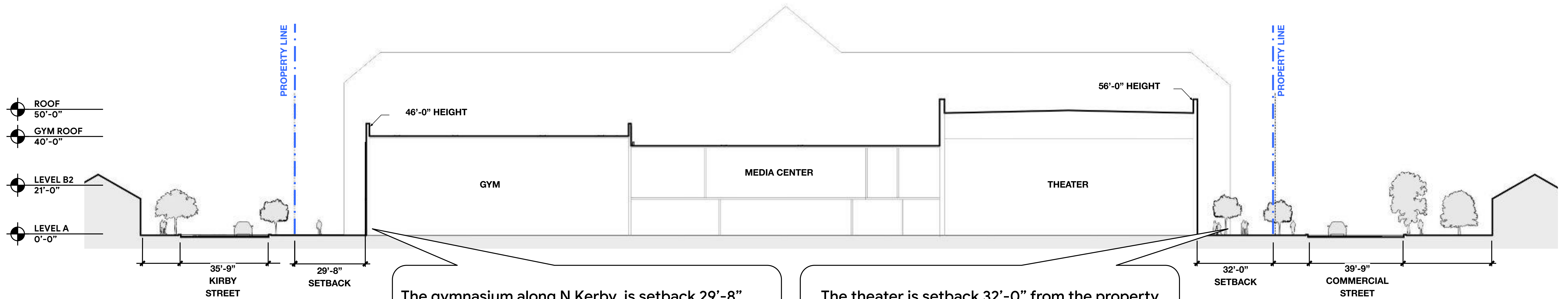


# 1. Building Setbacks 33.150.215 Modification

We are seeking a modification to a 29' setback at N. Kerby and N Commercial. This setback defers to 1909 and allows for a generous landscape buffer on Kerby and Commercial.



1909 - EW SECTION



NEW BUILDING - EW SECTION

The gymnasium along N Kerby is setback 29'-8" from the property line.

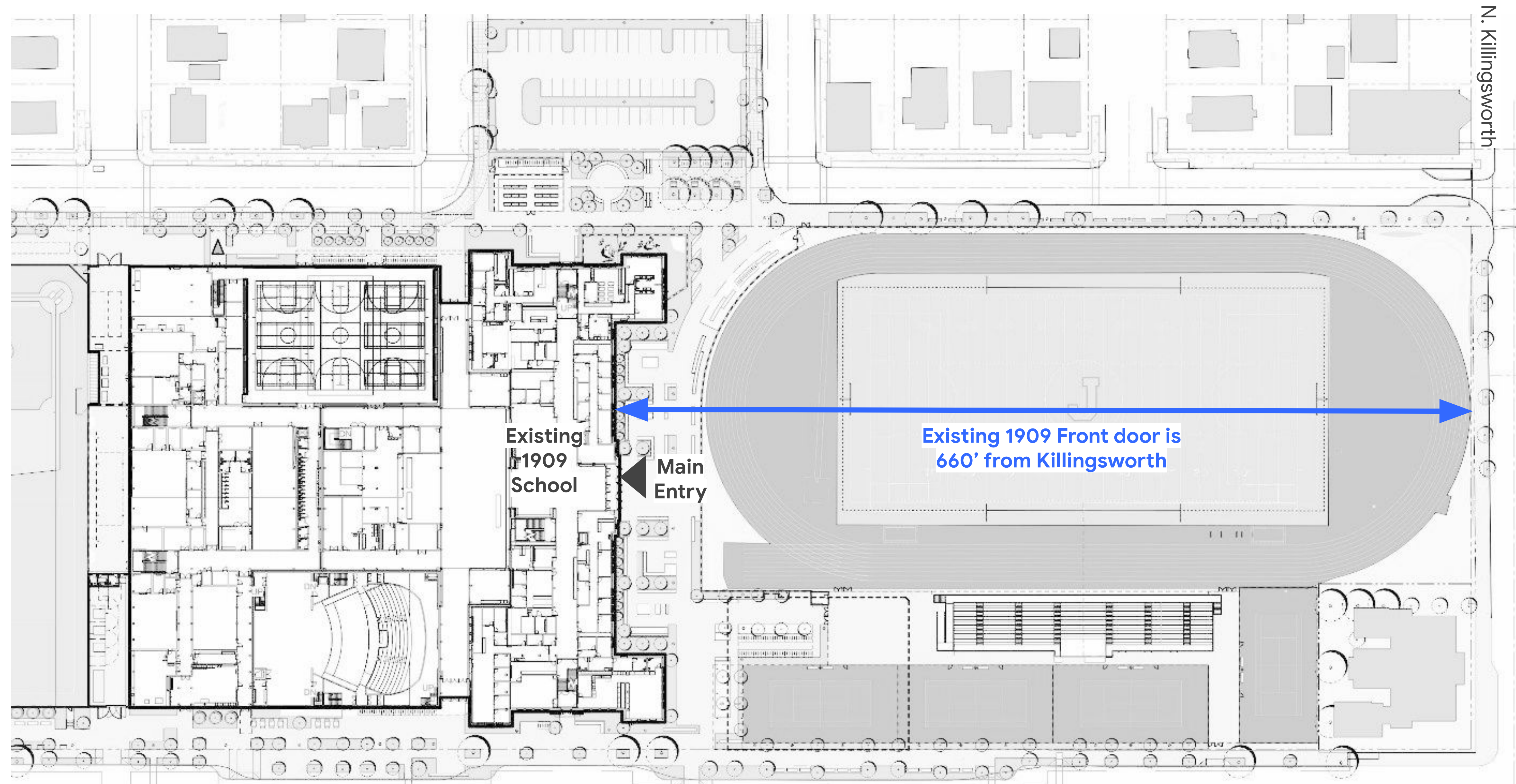
The theater is setback 32'-0" from the property line.



## 2. Transit Street Main Entry Adjustment

33.150.265

We are seeking an adjustment for our existing 1909 North Entry, which is 660' from Killingsworth, our Transit Main Street.





# 3. Superblock Requirements 33.293.030

## Adjustment to proportions

### Superblock Requirements:

The Jefferson Site is defined as a superblock. The project is required to provide one public plaza that is 5% of the total land area (24,875 sf) or 20,000 sf maximum. The ratio of the length of the plaza to the width may not exceed 3:1.

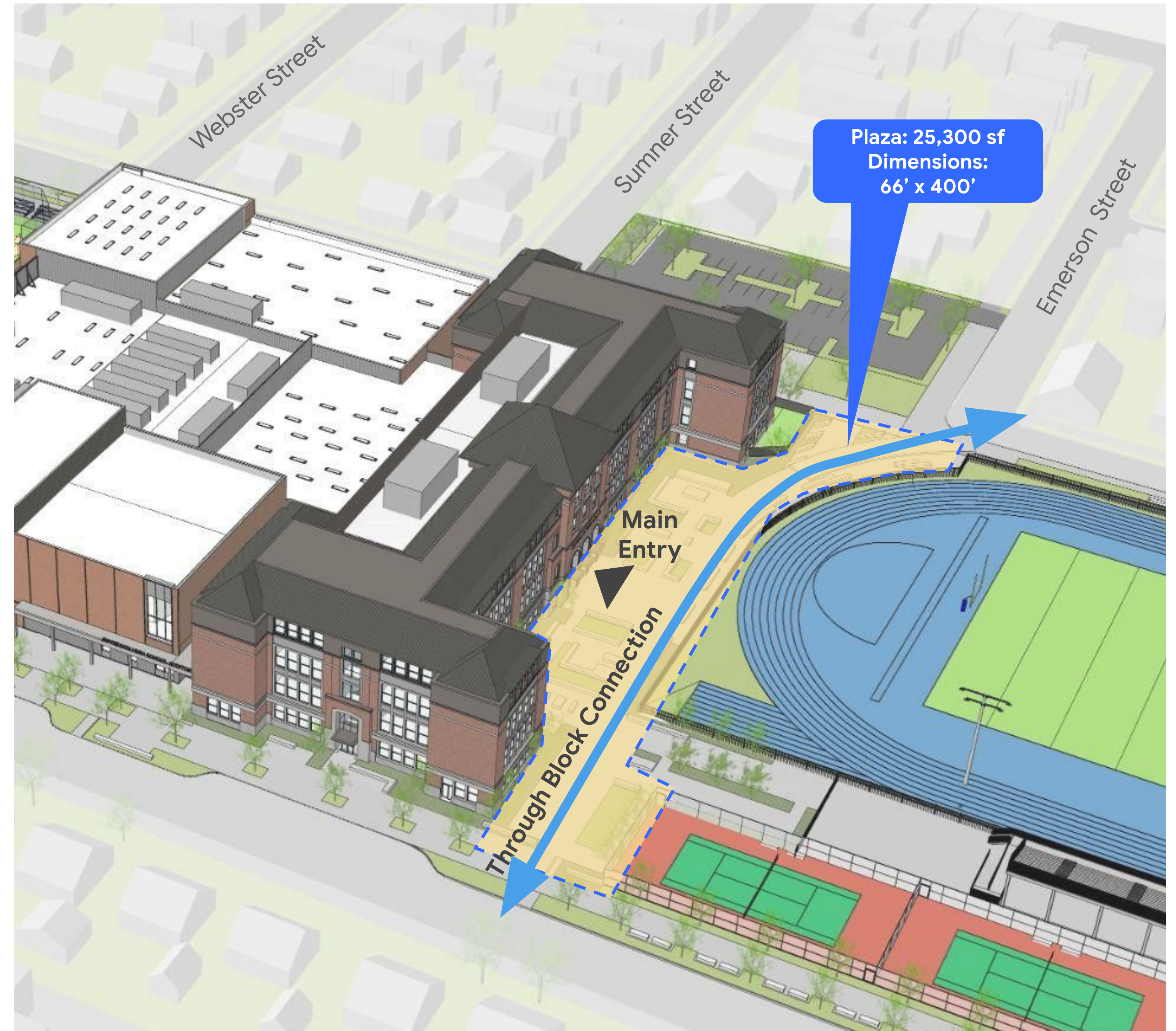
**The plaza space is provided, and is 400' x 66'. (6:1 proportions) The dimensions of the plaza are constrained by existing conditions of the 1909 school and the existing track.** The 25,300 sf size exceed the size requirement.

### Proposal:

The project by its nature will feature large open spaces and will satisfy the superblock requirements by providing a public promenade and plaza, reestablishing an east west connection that was severed in the 1940s. The public plaza is 25,300 sf and is in the proportions allowed by existing conditions on the site.

Additionally, the site provides public open space outside of the theater and gymnasium, and with the multiple sports fields on the site.

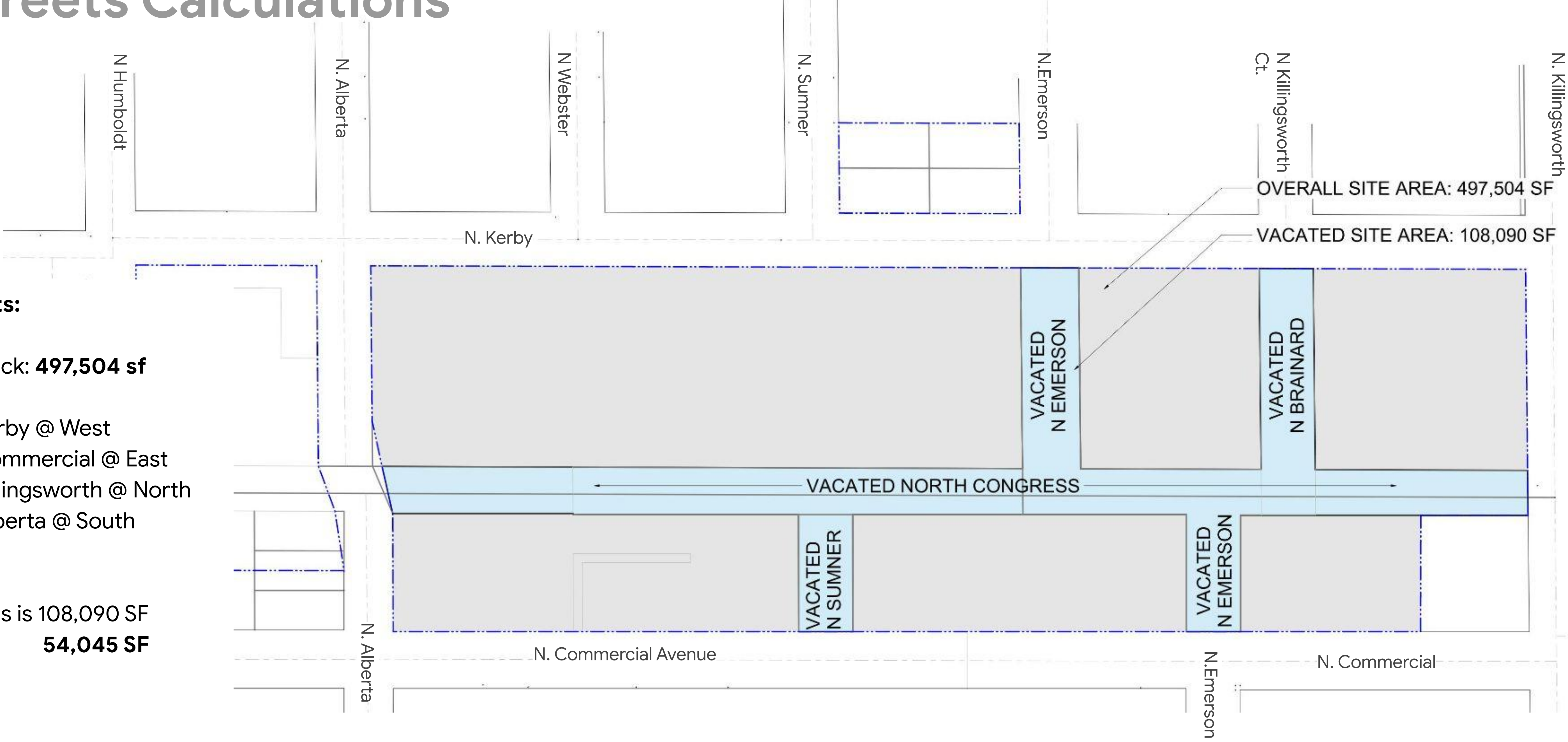
We are seeking an adjustment to the 3:1 proportions of the plaza. The plaza is 6:1 proportions.





# 3. Superblock Requirements 33.293.030

## Vacated Streets Calculations



**Superblock Requirements:**

Total Site Area of Superblock: **497,504 sf**

Bounded by streets: N Kerby @ West  
 N Commercial @ East  
 N Killingsworth @ North  
 N Alberta @ South

The area of vacated streets is 108,090 SF  
 50% of that area is: **54,045 SF**





# 3. Superblock Requirements 33.293.030

## 50% of vacated streets: design meets requirements

### Superblock Requirements:

The Jefferson Site is defined as a superblock.

The total area of walkways, landscaped areas, public plazas, and public atriums must be 50% of the total area of vacated streets within the superblock.

The area of vacated streets is 108,090 SF  
50% of that area is: **54,045 SF**

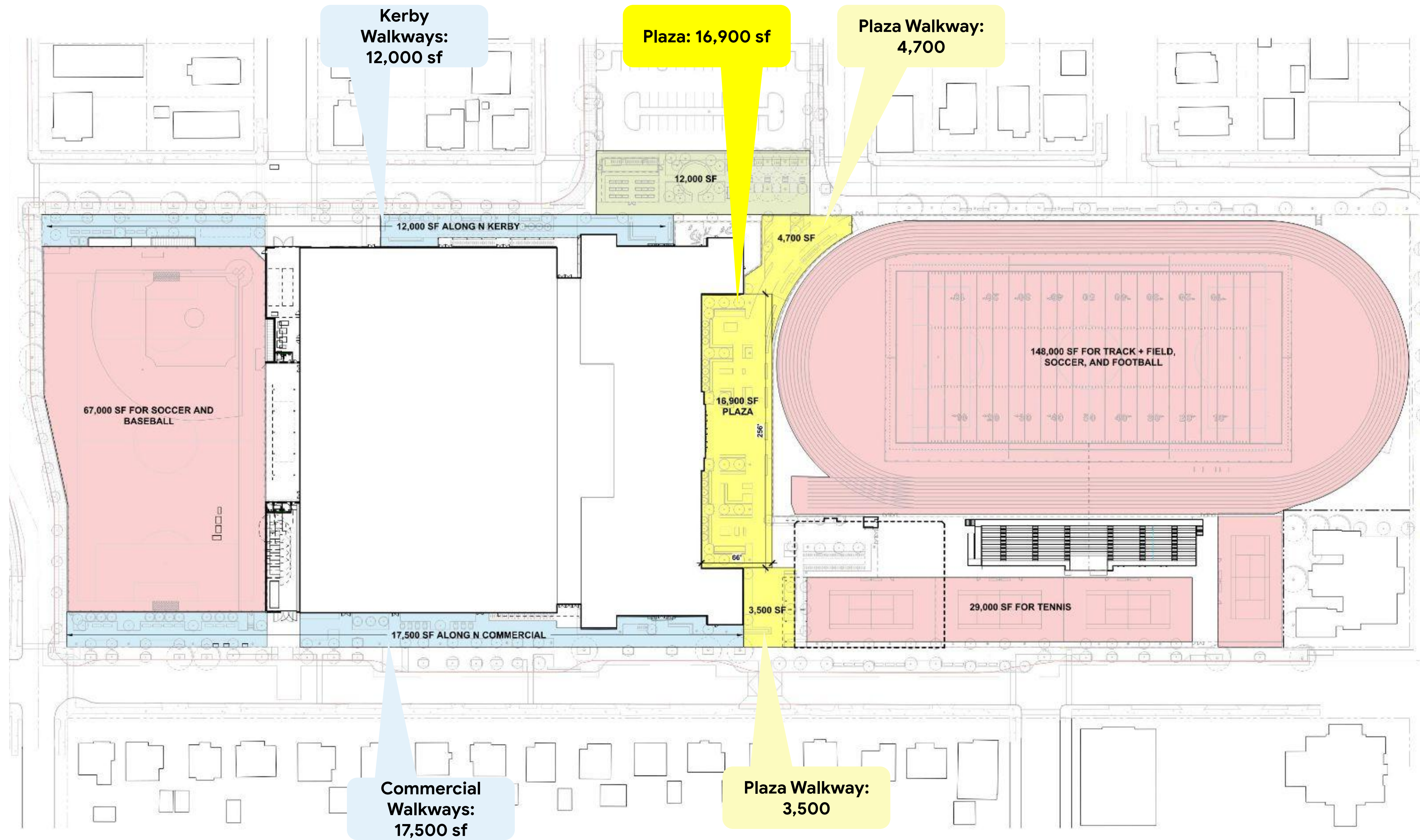
### Proposal:

The design provides a great deal of open space on site.

Plaza:	16,900 sf
Plaza Walkways:	8,200 sf
N Kerby Walkways @ Setback:	12,000 sf
N Commercial Walkways @ Setbacks:	17,500 sf
	<b>54,600 sf</b>
	<b>*meets requirement</b>

additional open space on the site:

Athletic Fields North of Alberta: **244,000 sf**



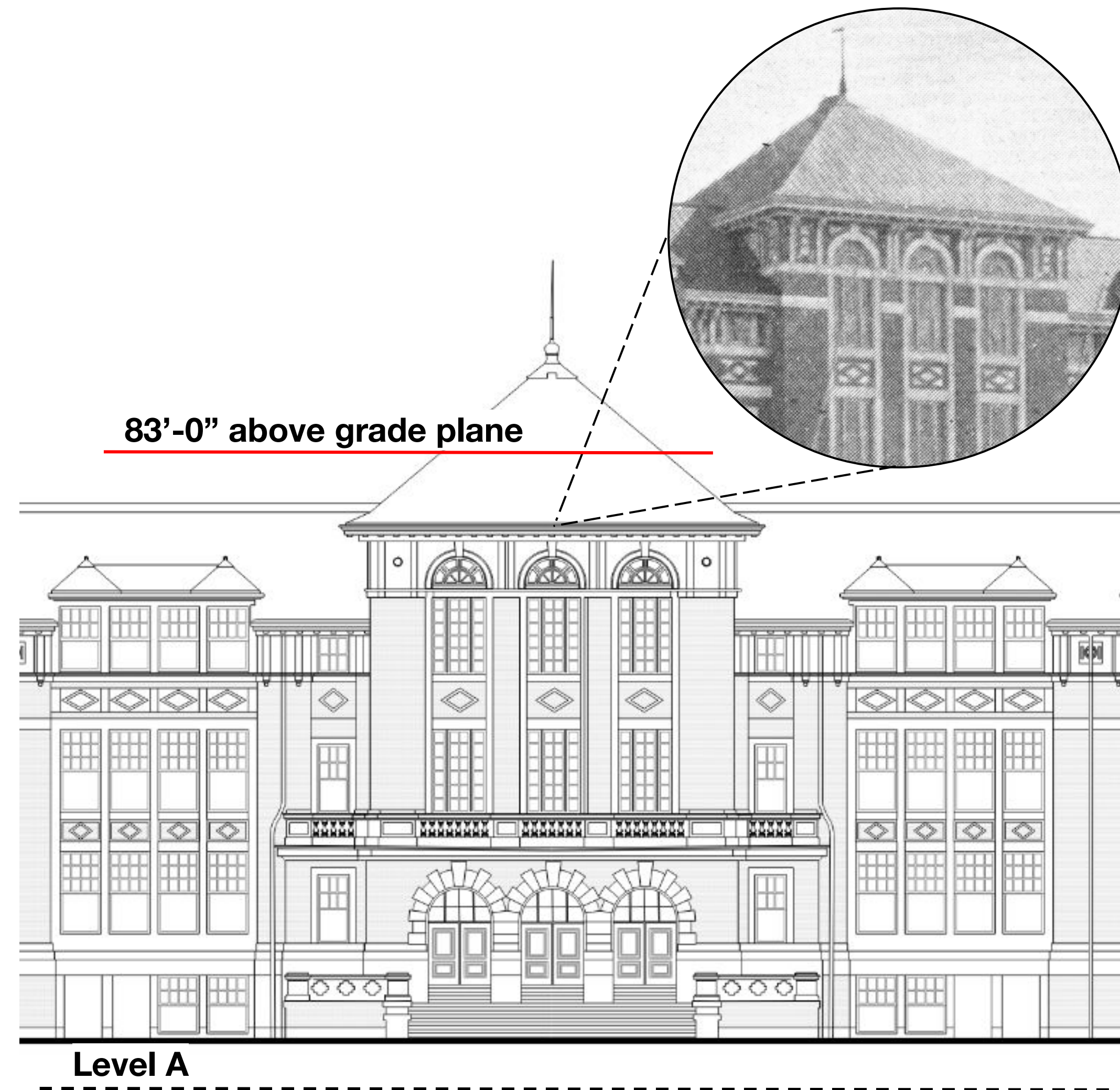


# 4. Building Height -1909 33.150.205 Historic height v. Proposed height

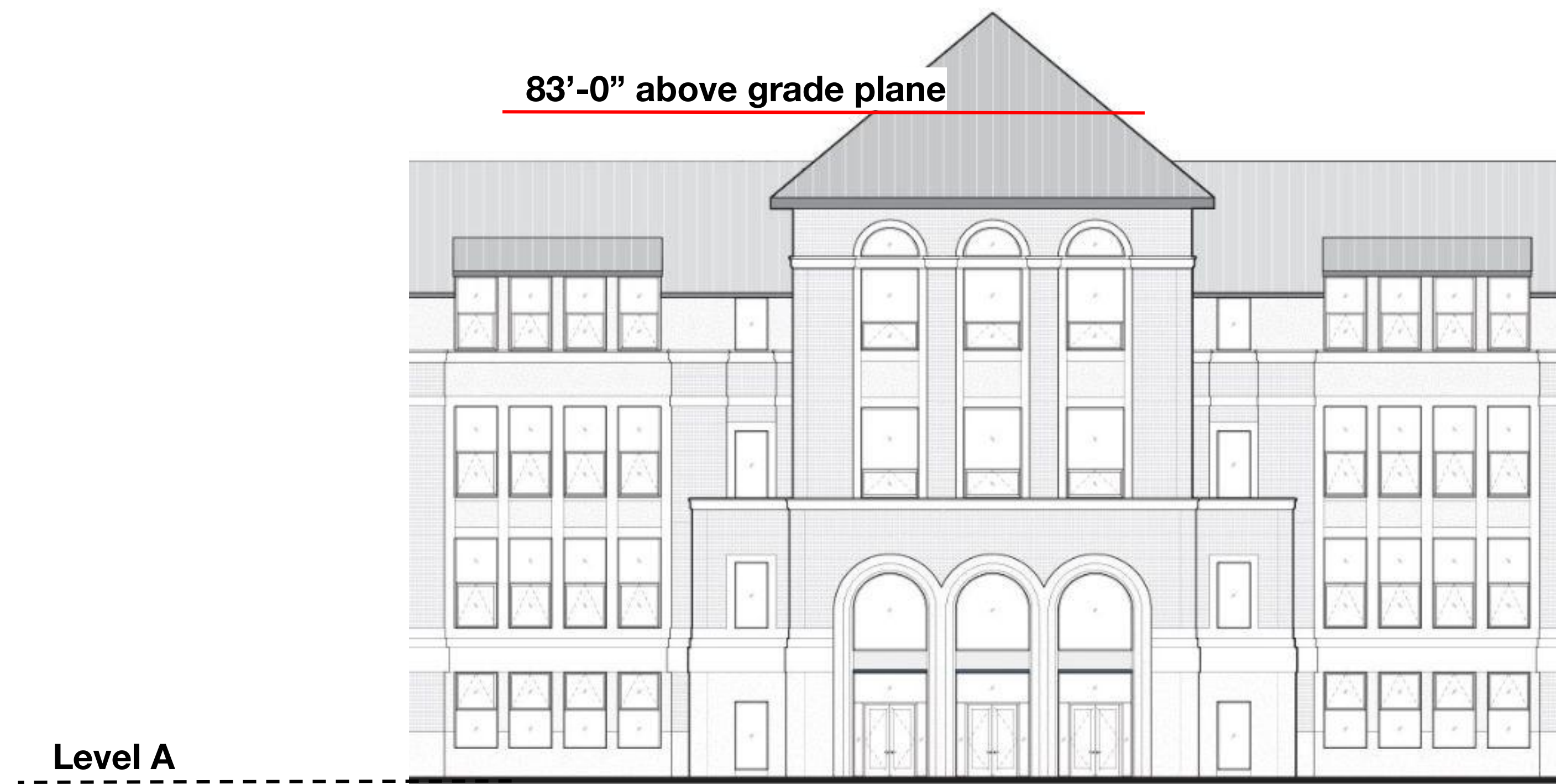
We are seeking a modification from 75' height to 83' height, to be able to bring back this central hip roof form.

The historic central roof of the 1909 building is 83' above the grade plane. We'd like to recreate this roof form to beautify the building. This restored roof will exceed the 75' height limit on the site.

Note: no other building elements on the 1909 building or the new building exceed the height limit.



1909 North Elevation

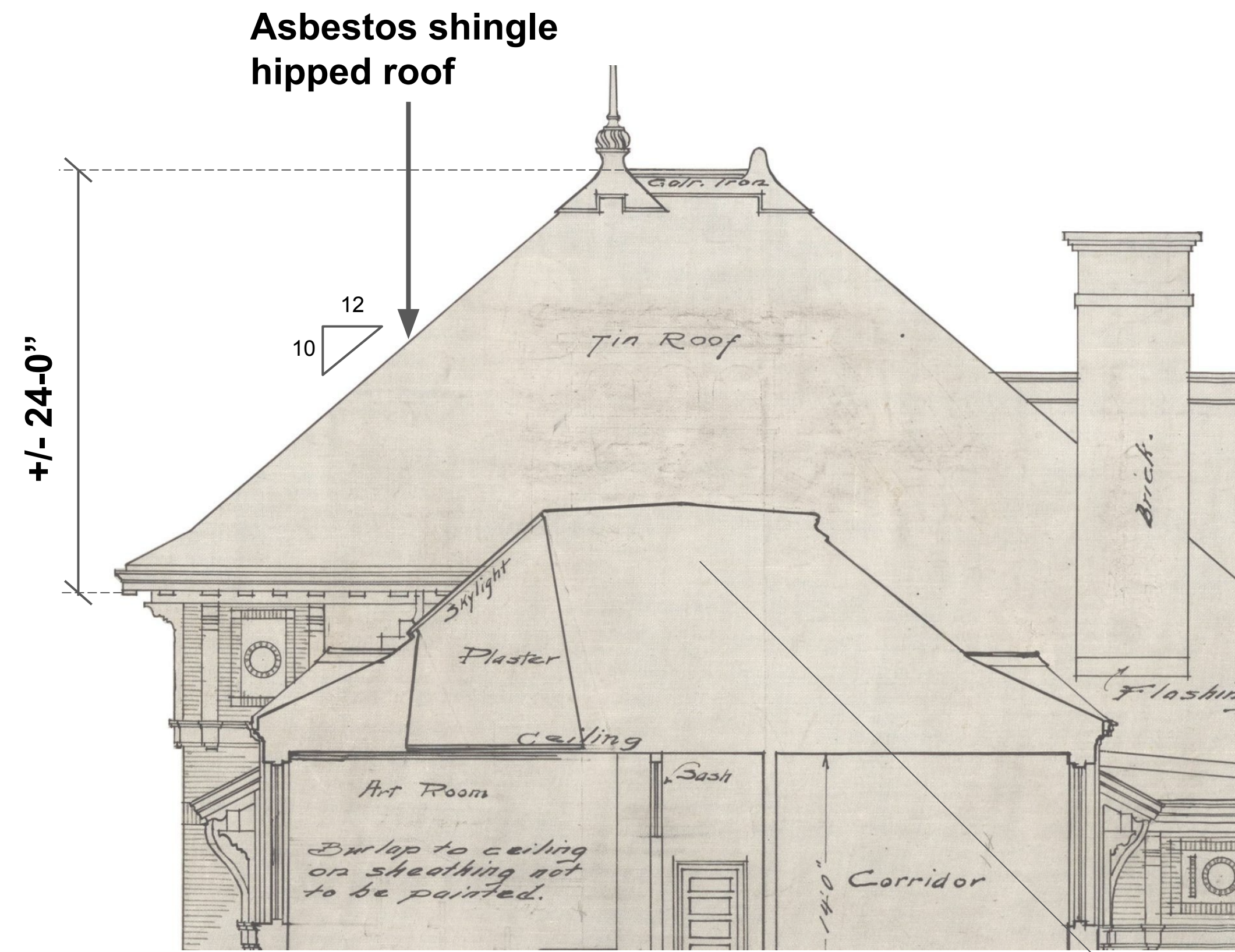


Proposed Roof

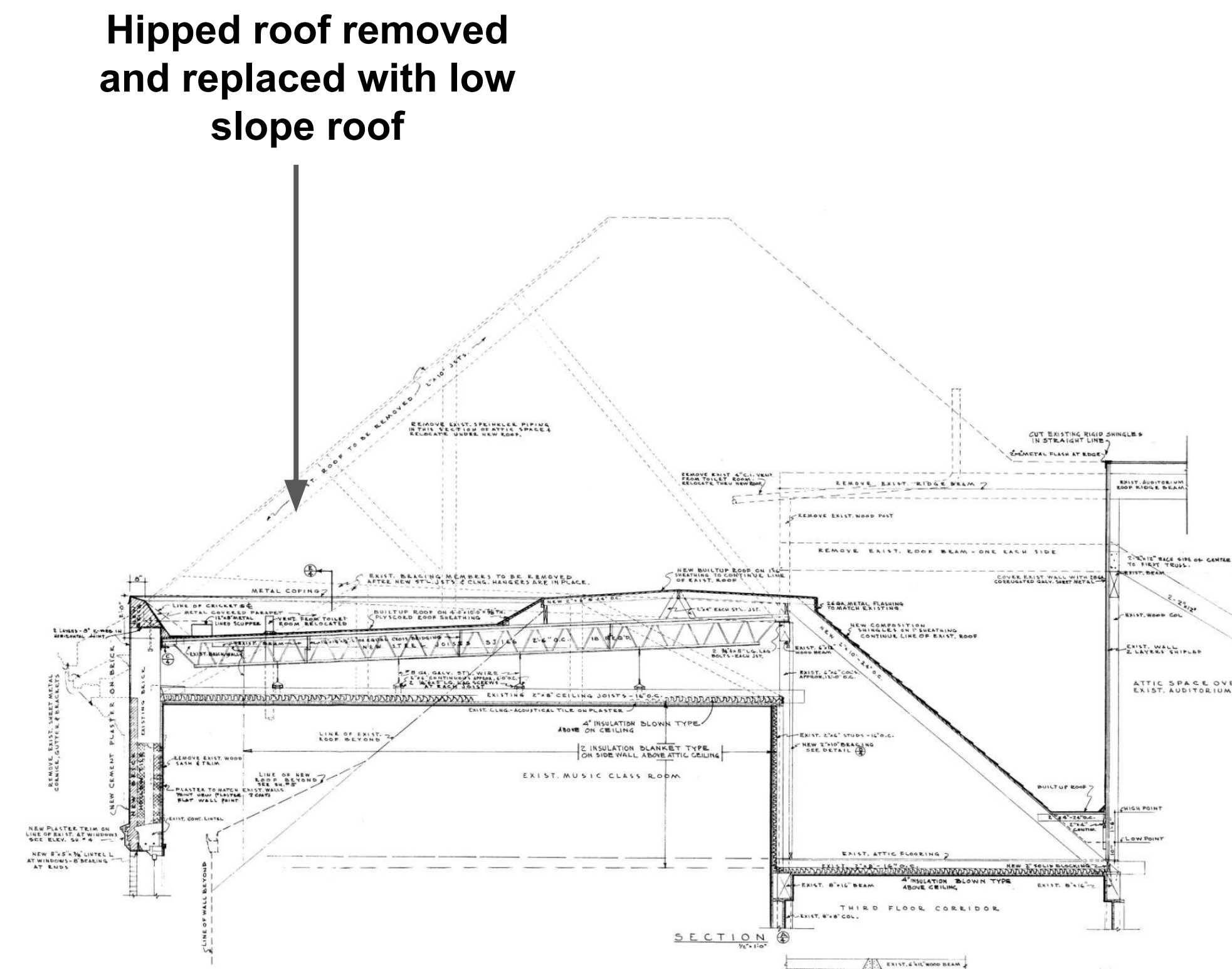


# 4. Building Height -1909 <sup>33.150.205</sup>

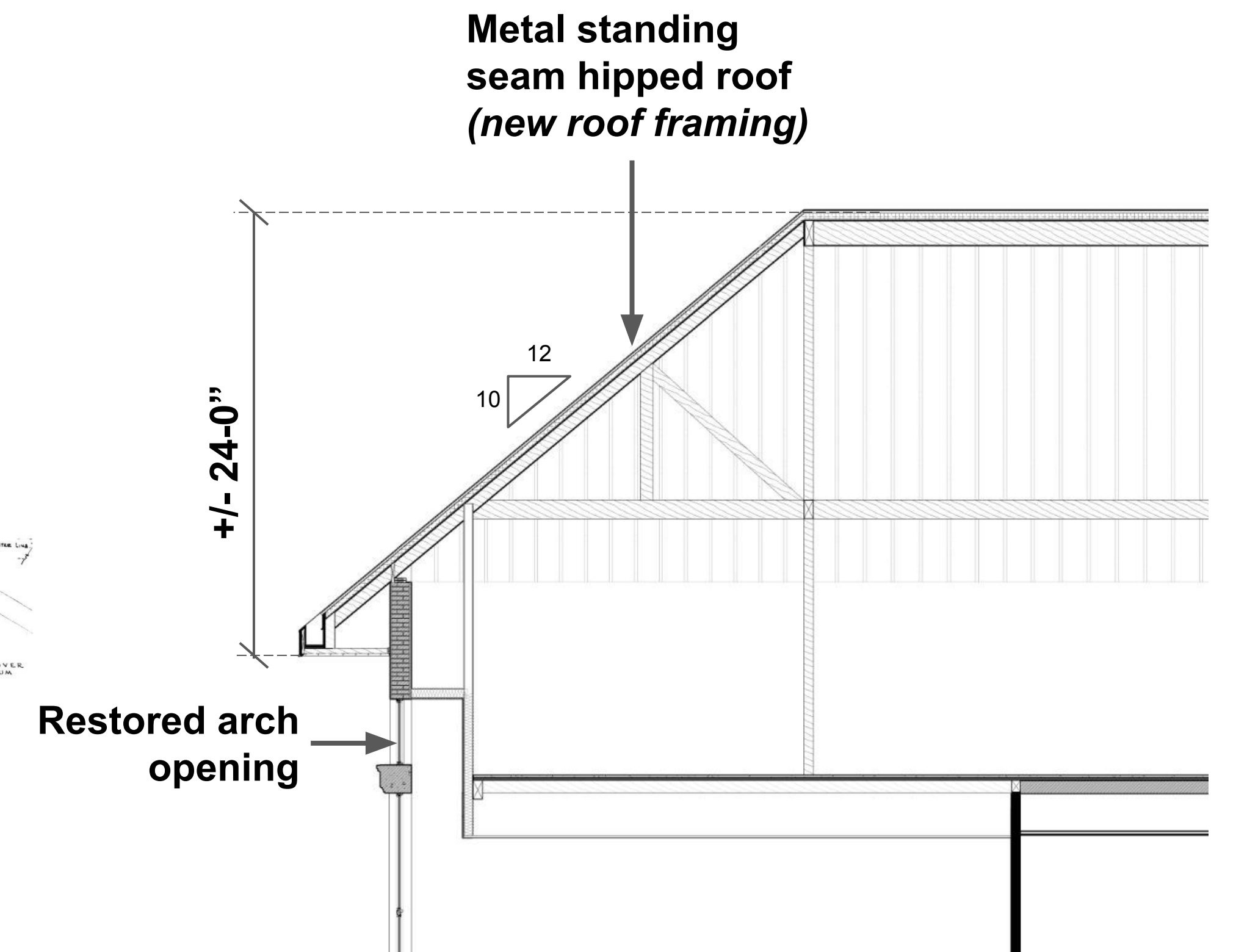
## Historic height v. Proposed height



1909 Original



Current



Proposed



# 5. Bike Parking

## Adjustment to Number of Stalls

### Bike Parking Requirements:

Title 33.266 requires 5 **covered** bike parking spaces per high school classroom. Jefferson is planned to have 71 “teaching stations.” If each teaching station is assumed to be a classroom as referenced above, the school would require 355 long-term bike spaces with 36 of those within “restricted access enclosures” or lockers.

Counts at other high schools have shown bike parking uptake far below the level suggested by the code requirement. For instance, a count taken at Grant High School on an ideal September day (sunny mid 70s) yielded only 150 bike, even though the current Grant enrollment is higher than the number of students anticipated at Jefferson.

The Jefferson site is quite constrained by competing requirements and providing the count required by code will necessitate the reduction in other program elements (e.g. reduced plaza area for the superblock connection or reduced landscape area)

### Proposal:

To provide 200 covered long-term bike spaces with 20 secured spaces. We plan to provide all 14 short-term spaces required by 33.266.

We are seeking an adjustment to the number of long-term bike parking spaces required, from 355 spaces to 200 spaces.

Diagram on next page showing breakdown around the site:

### Bike Parking Long Term:

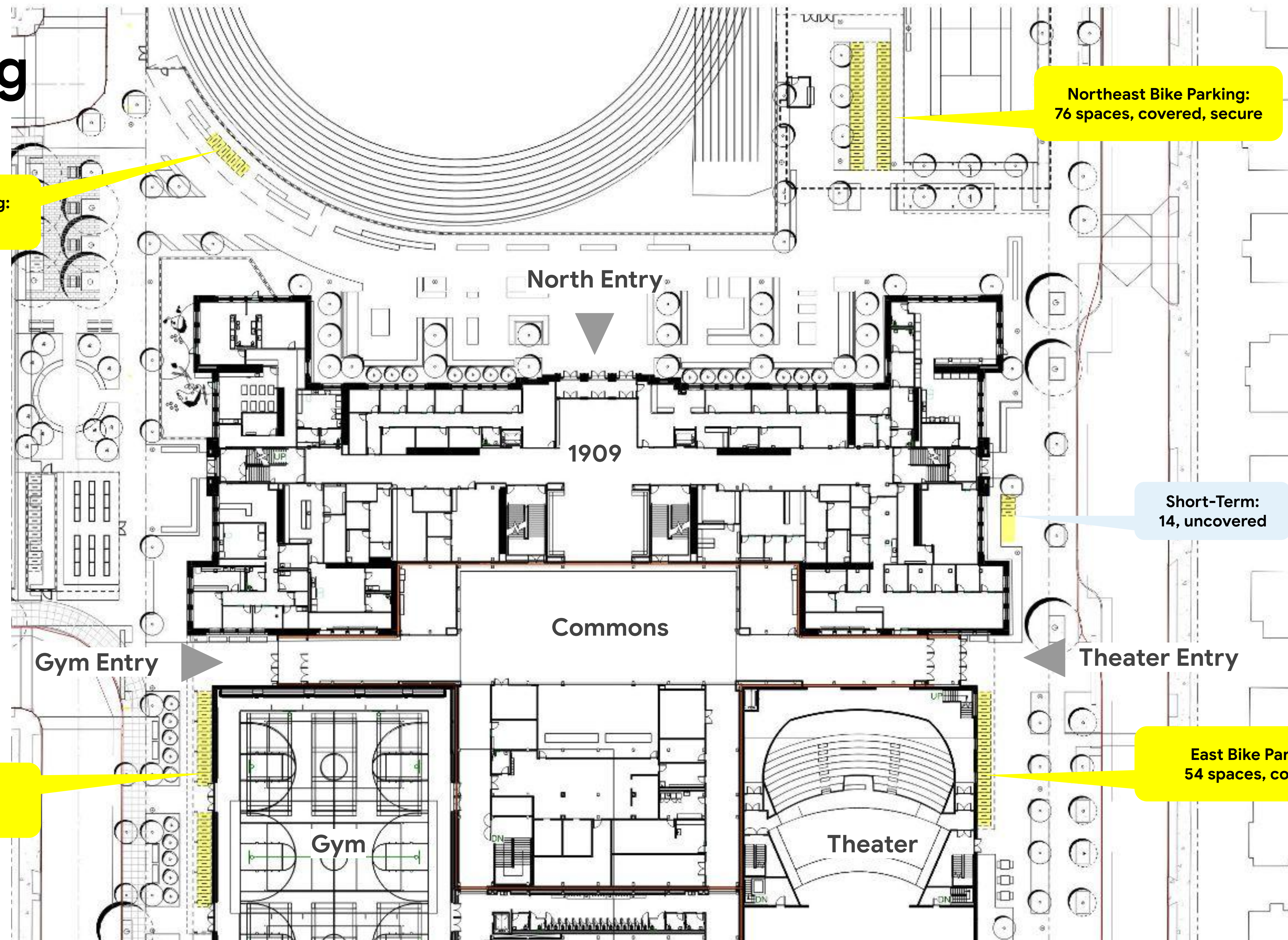
Northwest	14
Northeast	76
East	54
<u>West</u>	<u>62</u>
<b>Total:</b>	<b>204</b>

### Bike Parking Short Term:

East	14
------	----



# 5. Bike Parking Adjustment



## Bike Parking Long Term, covered:

Northwest	14
Northeast	76
East	54
West	60
<b>Total:</b>	<b>204</b>

## Bike Parking Short Term:

East	14
------	----

We are seeking an adjustment to the number of long-term bike parking spaces required, from 355 spaces to 200 spaces.



# 5. Bike Parking at PPS High Schools



**Grant HS**  
Concrete structure with photovoltaic roof  
On Park-Side of School, not visible from street  
Unsecure  
144 covered  
76 uncovered  
**220 spaces**



**Roosevelt HS**  
Wood Structure  
Visible from Street  
Unsecure  
42 covered  
58 uncovered  
**100 spaces**



**Lincoln High School**  
Pre-Manufactured system, Dero- Visor System  
Visible from Street  
Secured behind School Fence  
128 covered  
24 uncovered  
**152 spaces**




# 6. Fences and Ball Catchment 33.150.285

## Adjustment

Adjustment to max height allowed - the athletic facilities on site require various types of fences and ball catchment that are taller than the 8'.

**We are seeking to provide fences:**

- chain link fences up to 10' high at tennis and soccer 
- chain link fences 25-30' high at baseball and softball backstops 

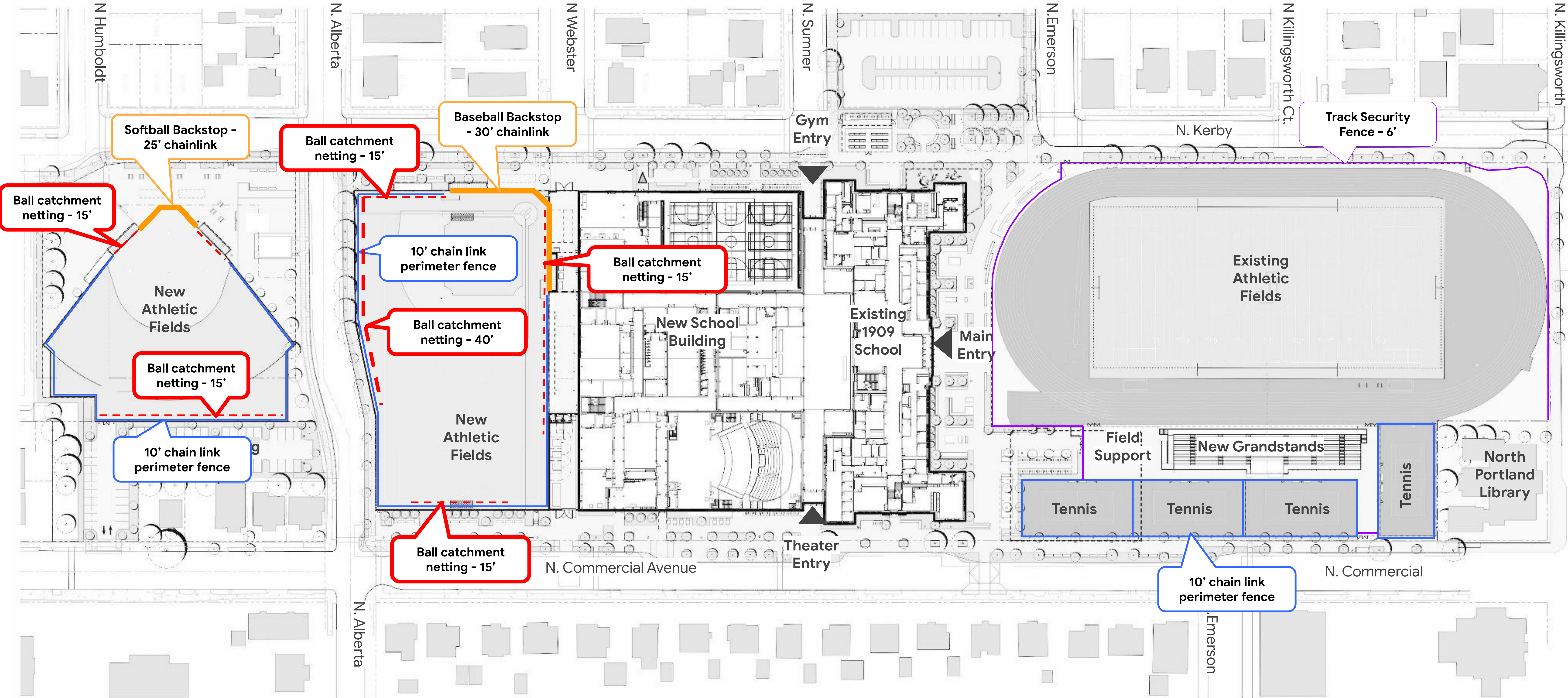
**We are seeking to provide ball catch netting.** Ball catchment is open netting that is deployed on game day to prevent balls from exiting the field. When not in use, it can be retracted.

- up to 40' high at the baseball field. 
- 15' high at soccer and softball locations 

These type and heights are color coded, and denoted on the following plan.



# 6. Fence Height Diagram



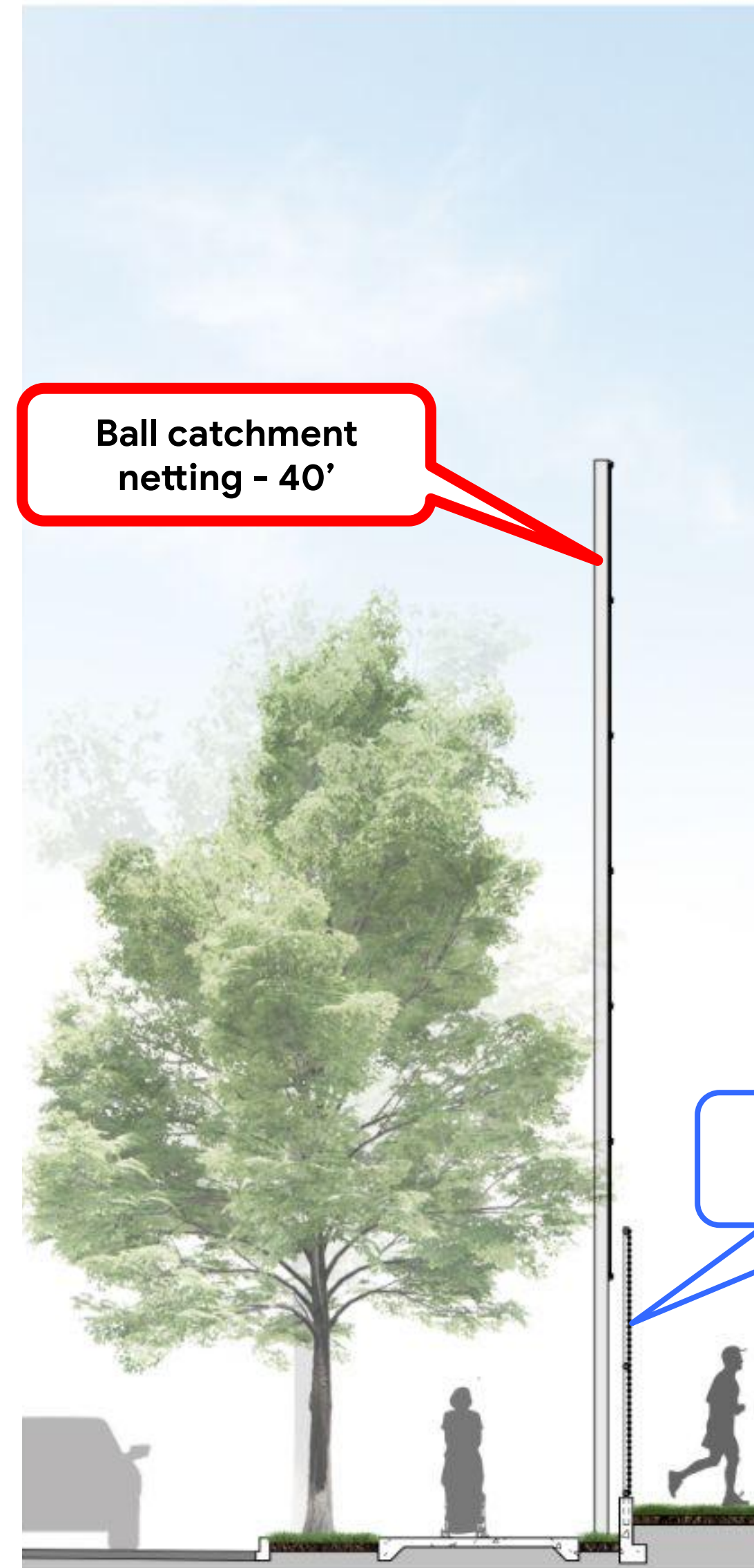


# 6. Baseball Field Fences and Ball Netting

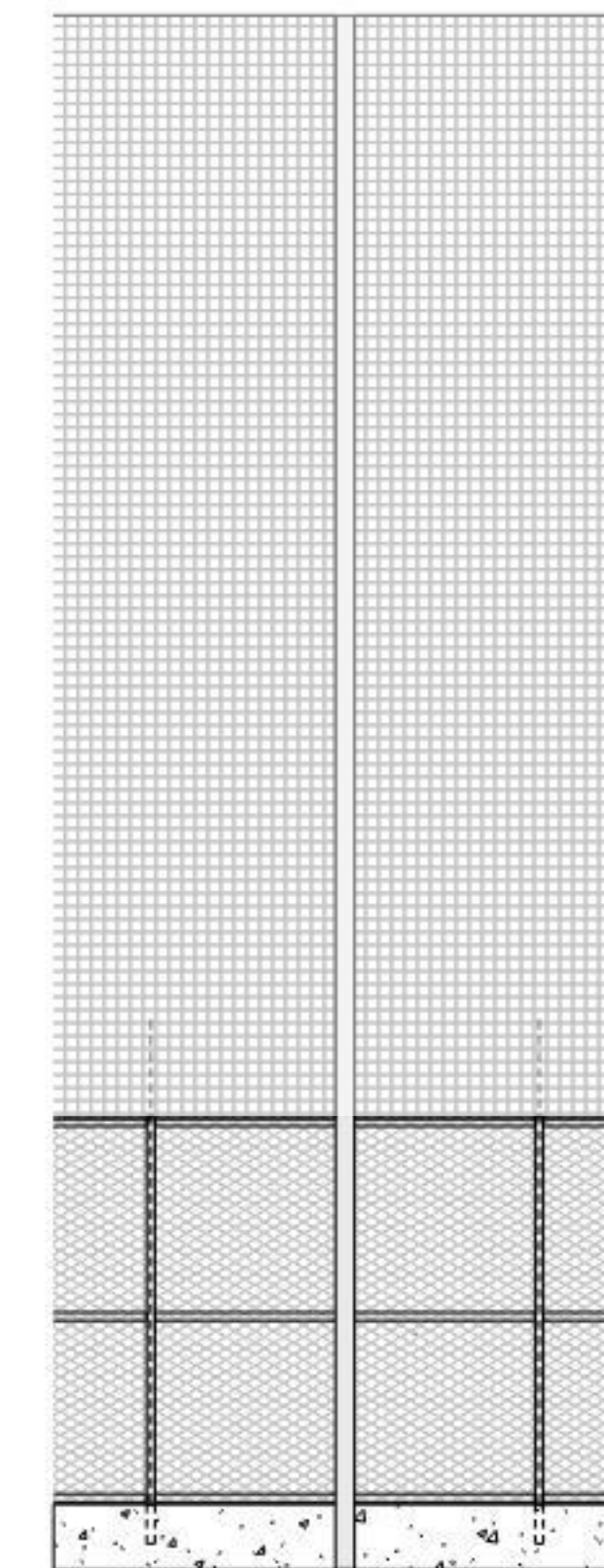
## Section at Alberta Frontage



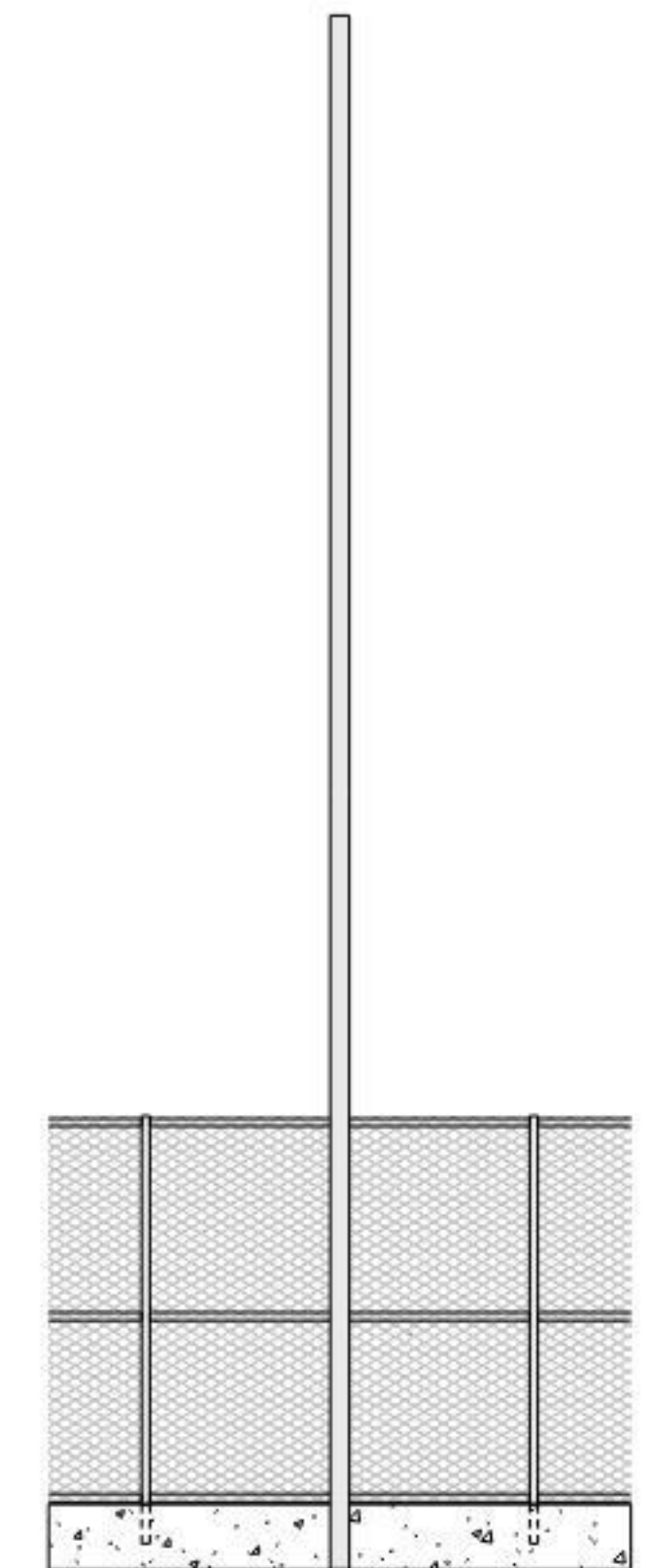
Grant HS example - 10' chain link, 40' ball netting



Section



Elevation  
Chain Link + Ball Catchment

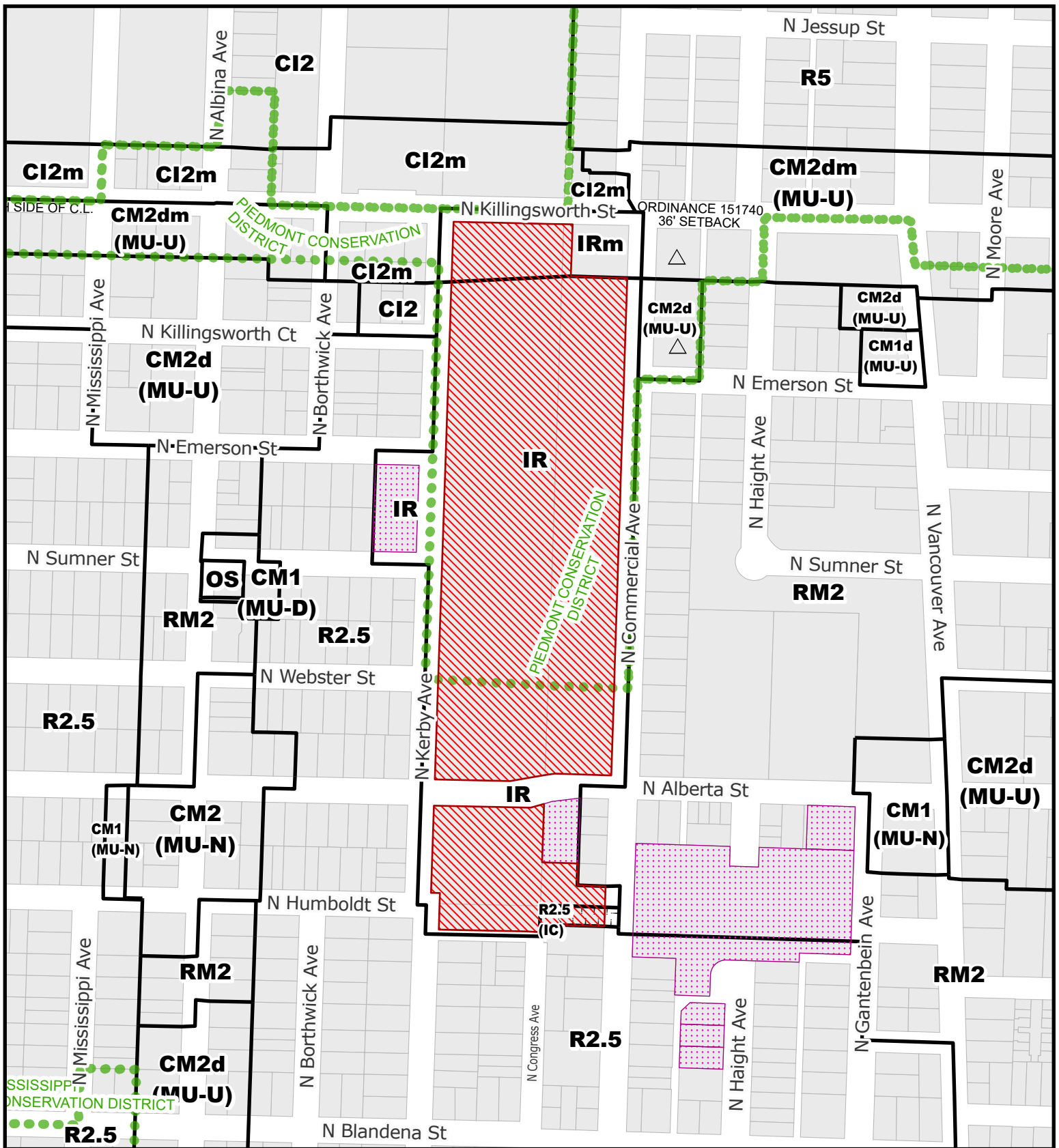


Elevation  
Chainlink



**Thank you.**





For Zoning Code in Effect Post October 1, 2022

# ZONING

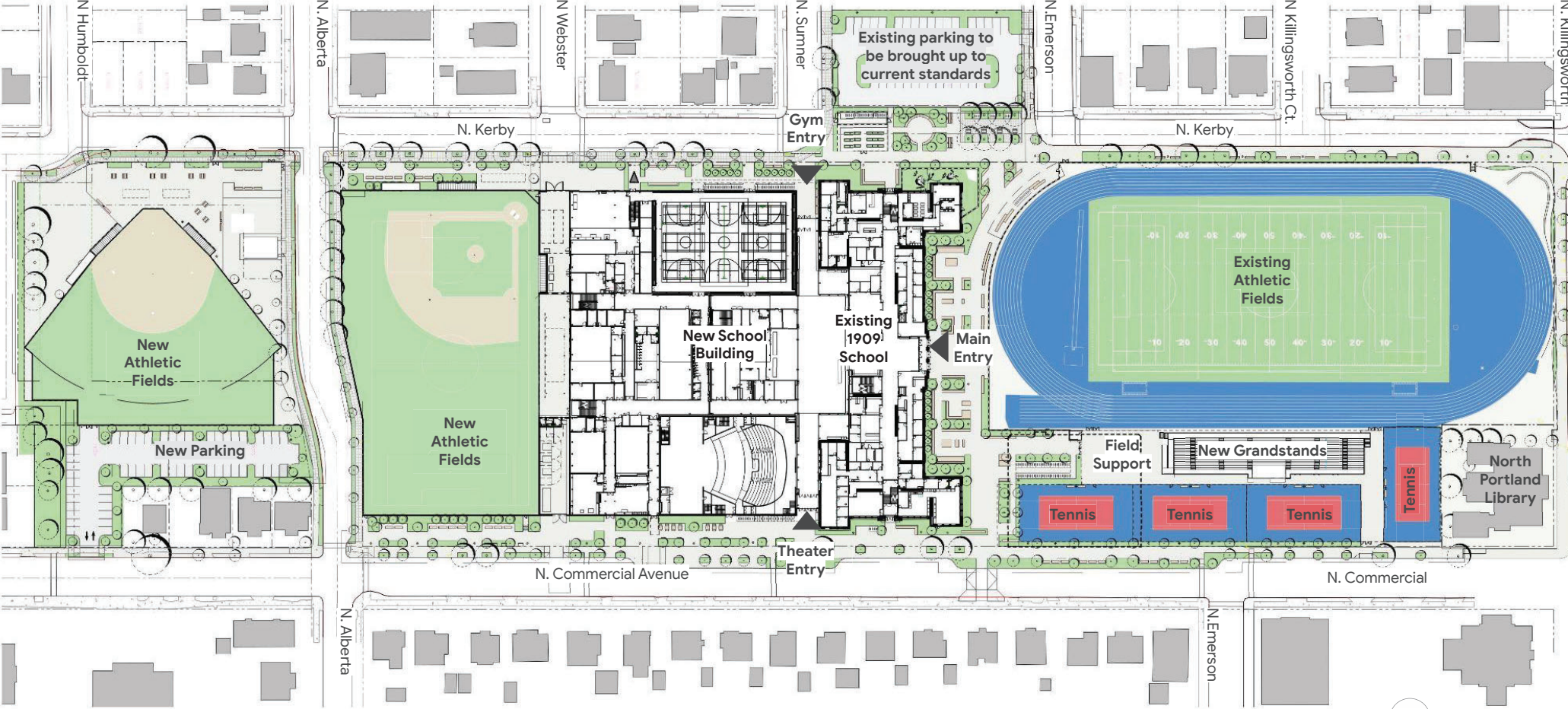
THIS SITE LIES WITHIN THE:  
PIEDMONT CONSERVATION DISTRICT

-  Site
-  Also Owned Parcels
-  Conservation District
-  Historic Landmark

File No.	<u>EA 22 - 205977 DA</u>
1/4 Section	<u>2529,2530</u>
Scale	<u>1 inch = 300 feet</u>
State ID	<u>1N1E22BA 100</u>
Exhibit	<u>B</u> <u>Nov 29, 2022</u>

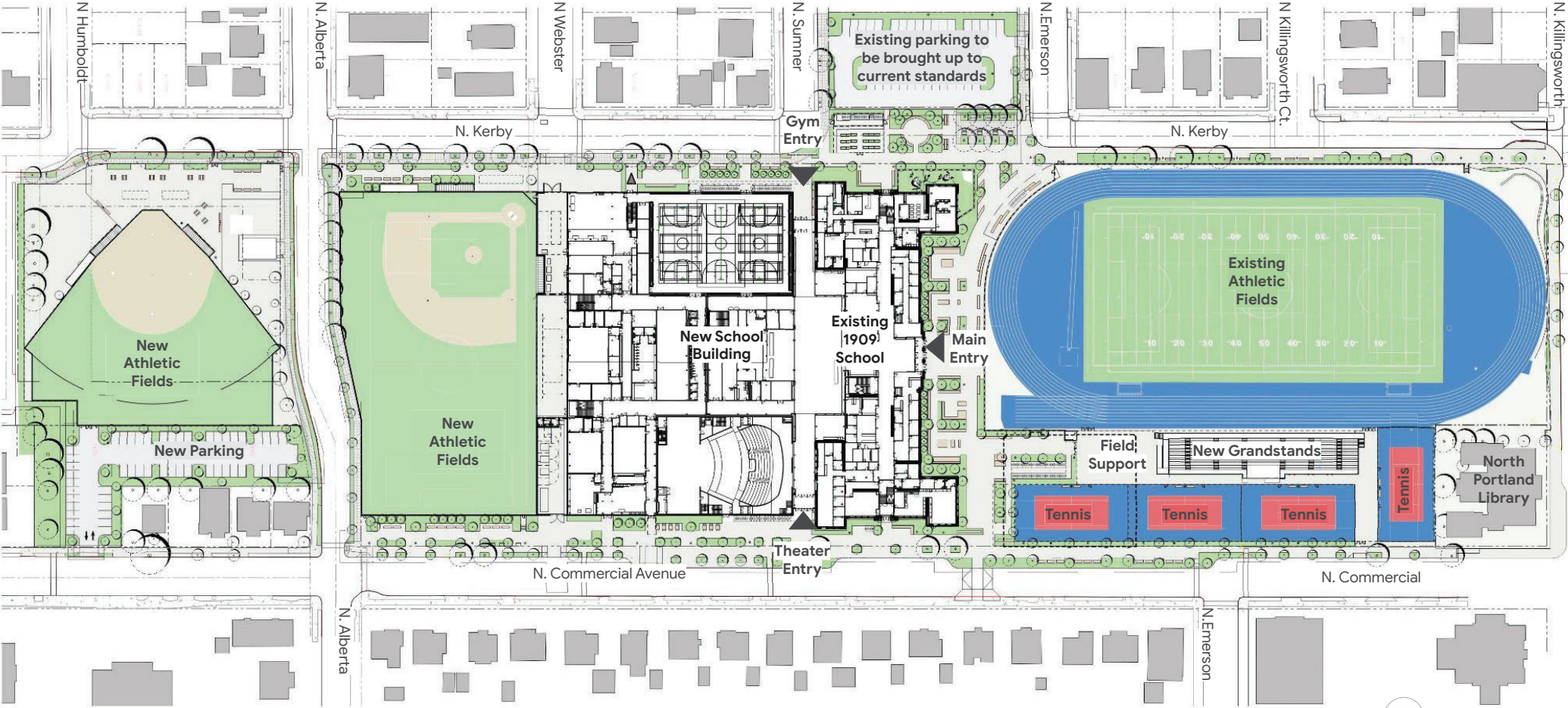


# Site Plan





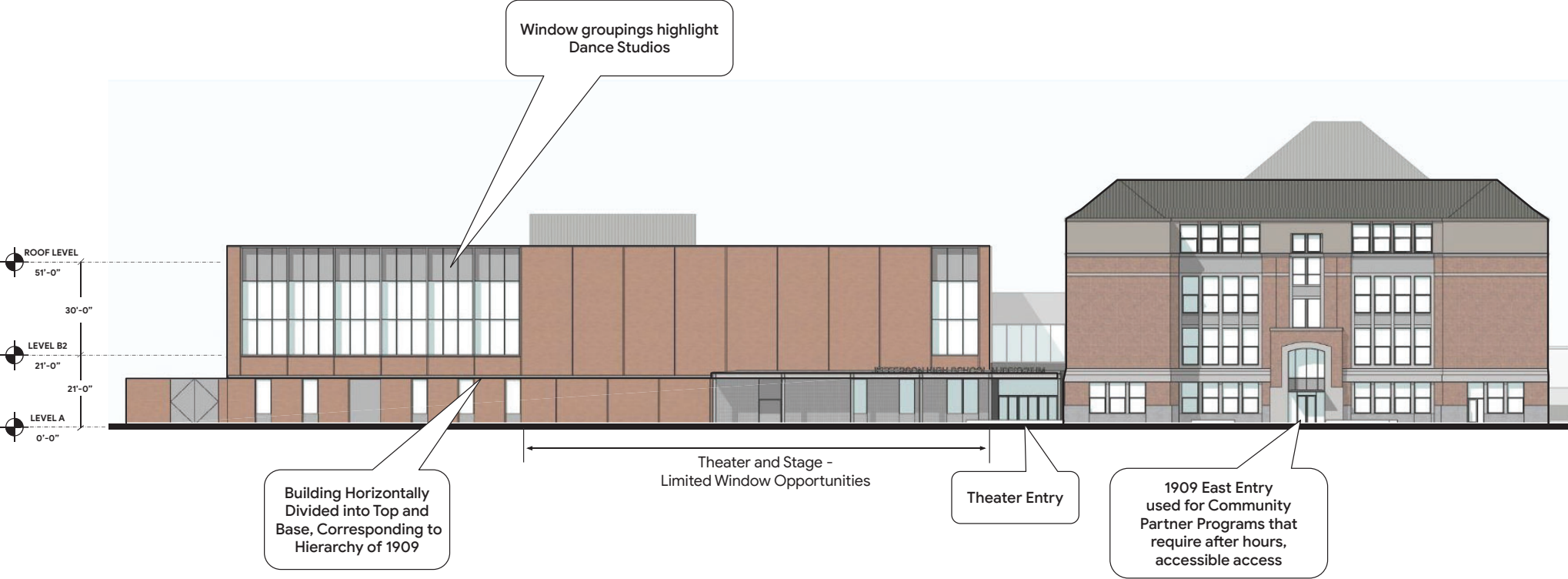
# Site Plan





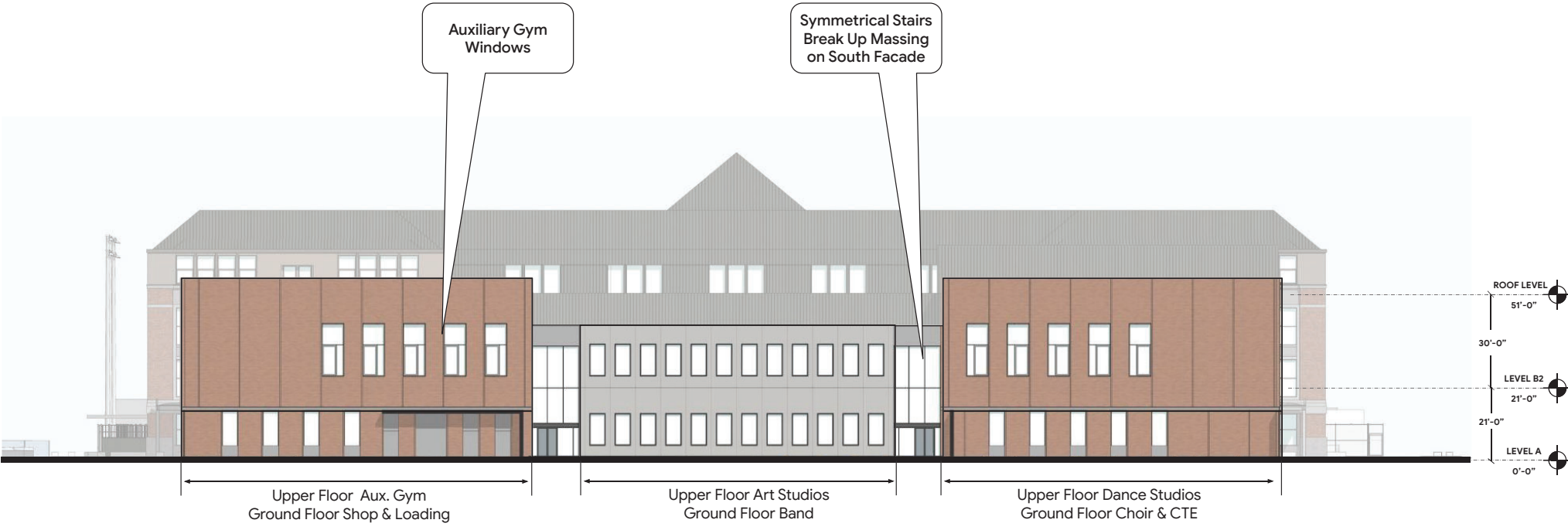
# East Elevation

## 1909 + New Building



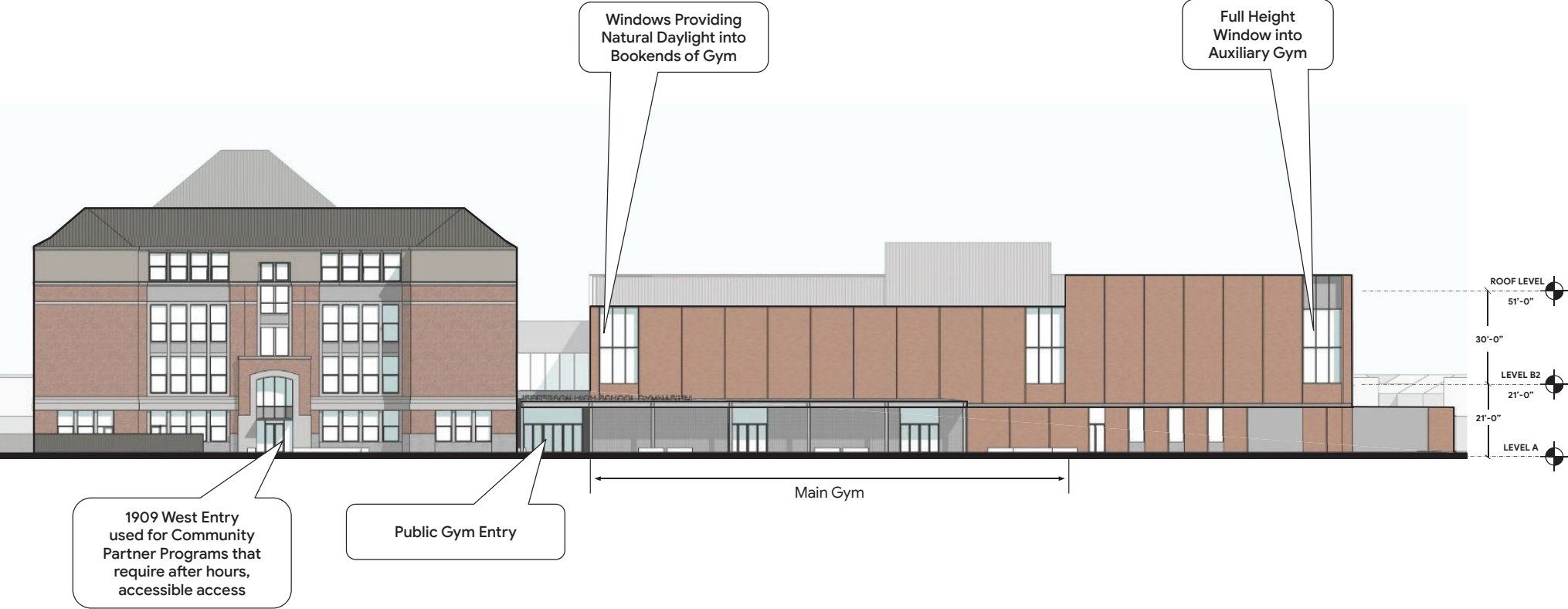


# South Elevation New Building





# West Elevation 1909 + New Building

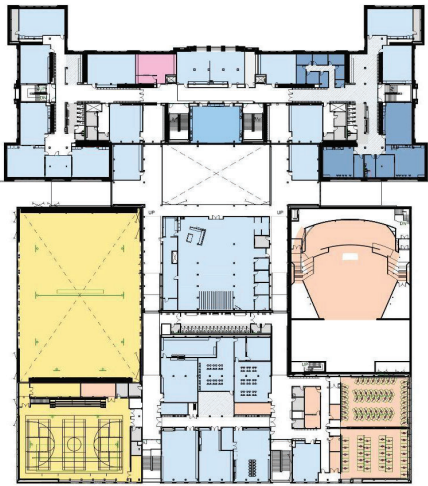




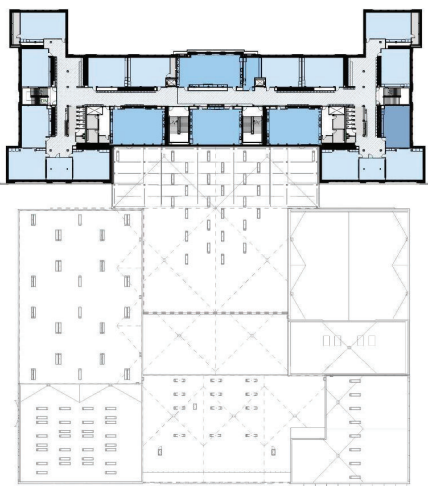
# Floor Plans



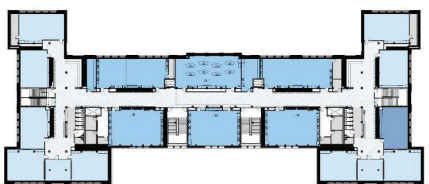
Level A



Level B



Level C



Level D





PORTLAND BUREAU OF TRANSPORTATION

1900 SW Fourth Ave., Suite 5000 Portland, OR 97201 503-823-5185  
Fax 503-823-7576 TTY 503-823-6868 www.portlandoregon.gov/transportation

**RESPONSE TO THE BUREAU OF DEVELOPMENT SERVICES  
LAND USE REVIEW REQUEST**

**Portland Transportation  
Development Review  
Bureau of Transportation Engineering & Development**

LU: 23-047698-000-00-LU Date: November 9, 2023  
To: Arthur Graves, Bureau of Development Services, B299/R5000  
From: Michael Pina, B106/800, 503-823-4249  
Applicant: Gerald Gotschall, PORTLAND STATE UNIVERSITY  
617 SW MONTGOMERY ST #302  
PORTLAND, OR 97201  
Location: 1930 SW 4TH AVE  
TYPE OF REQUEST: Type 1 procedure new DZ - Design Review

---

**DESCRIPTION OF PROJECT**

The applicant seeks Design Review for alterations to the south elevation of the Engineering Building. Specific alterations include the removal of 3 bays of existing ground floor windows to be replaced with a single new transparent overhead coiling door and metal side panels in the same location on the elevation. The proposal requires Design Review because it is an exterior alteration that requires review per Section 33.420.041.B.

**RESPONSE**

Portland Transportation/Development Review has reviewed the application for its potential impacts regarding the public right-of-way, traffic impacts and conformance with adopted policies, street designations, Title 33, Title 17, and for potential impacts upon transportation services.

**Design Review Approval Criteria (33.825)**

There are no applicable transportation-related approval criteria associated with the proposed Design Review. The proposal does not trigger either of the development-related thresholds noted in 17.88.020, therefore no frontage improvements required. The project does not propose to modify any existing accesses, abutting frontage conditions, nor will have an effect on the transportation system as a whole. PBOT has no objection to this request.

---

**RECOMMENDATION**

PBOT has no objection to the proposed Design Review.





**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**  
FROM CONCEPT TO CONSTRUCTION

Carmen Rubio, Commissioner  
Rebecca Esau, Director  
Phone: (503) 823-7300  
TTY: 711  
www.portland.gov/bds

## Design Advice Request #3

### DISCUSSION MEMO

**Date:** November 13, 2023  
**To:** Historic Landmarks Commission  
**From:** Arthur Graves, Design Review  
503.865.6517 | [Arthur.Graves@portlandoregon.gov](mailto:Arthur.Graves@portlandoregon.gov)  
**Re:** EA 22-184037 DA – Jefferson High School Redevelopment  
Design Advice Request (DAR) #3 Memo – November 20, 2023

**DAR #1** – The initial project DAR was held on **November 14, 2022** – see attached Commission Memo and Summary Memo.  
**DAR #2** – The second DAR was held on **May 22, 2023** – see attached Commission Memo and Summary Memo.

This memo is regarding the upcoming DAR #3 for the project on November 20, 2023, for Jefferson High School Redevelopment. The following supporting documents are available as follows:

- Drawings – accessed here:  
[Efiles - EA 22-184037 DA – Redevelopment of Jefferson High School buildings and site. \(22/EF/13309\) \(portlandoregon.gov\).](#)  
Note, Commissioners who requested hard copies will receive the drawing set by courier.
- Guideline matrix and other documents:  
[Efiles - EA 22-184037 DA – Redevelopment of Jefferson High School buildings and site. \(22/EF/13309\) \(portlandoregon.gov\).](#)

#### I. PROGRAM OVERVIEW

Redevelopment of the Jefferson High School (JHS) building and site, a contributing resource in the Piedmont Conservation District (PCD). The proposal includes the retention of the 1909 portion of the existing building and redevelopment of the remaining site. The existing field located between N Killingsworth St and the 1909 building will be maintained.

Current Modifications to development standards are listed below.

Note: This is the final DAR for the project. The project proposes to come in for Type II Historic Resource Review in **January 2024**.

The focus of the first DAR (November 14, 2022) primarily included: discussion of buildings to be removed and/or retained; hierarchy of streets and site access/entry; building location, height, and



massing on the site (at the edges or in the center); response to surrounding residential neighborhood; superblock requirements, vehicle parking location(s), potential Modifications.

The second DAR (May 22, 2023) primarily included: continued discussion of buildings to be removed and/or retained; alterations to the north elevation of the 1909 building; design continuity with proposed construction and the 1909 building; blank walls at the street frontages on the east and west elevations; response to surrounding residential neighborhood; proposed Superblock requirements (plaza and paths), vehicle parking location(s), potential Modifications.

This DAR (DAR #3) revisits these issues with a more developed program and design responding to Commissioner’s concerns from DAR #1 and DAR #2.

## II. DEVELOPMENT TEAM BIO

<b>Architect</b>	Doug Miller   Lever Architecture
<b>Owner’s Representative</b>	Stephen Effros   Portland Public Schools Office of School Modernization
<b>Project Valuation</b>	\$ 21,000,000

## III. FUTURE HISTORIC RESOURCE REVIEW APPROVAL CRITERIA:

- *Community Design Guidelines (refer to matrix)*
- *Zoning Code Section 33.846.070 Modifications During Historic Resource Review*
  - A. Better meets historic resource review approval criteria. The resulting development will better meet the approval criteria for historic resource review than would a design that meets the standard being modified; and
  - B. Purpose of the standard.
    1. The resulting development will meet the purpose of the standard being modified; or
    2. The preservation of the character of the historic resource is more important than meeting the purpose of the standard for which a modification has been requested.

## IV. SITE INFORMATION

1. **Policy.** The following summarizes key policy context as it applies to the subject site.
  - a. **Historic District:** Contributing resource in the Piedmont Conservation District (PCD), Significant Resource on the Historic Resources Inventory (HRI).
  - b. **Development Standards:** IR (Institutional Residential) Base Zone, Historic Resource Protection Overlay and Centers and Main Streets Overlay (m) zones. (Note: The “m” Overlay is limited to the north portion of the site adjacent to N. Killingsworth St.)  
Some Modifications are able to be identified at this time (see Section 8. below).
  - c. **Streets:** *Adjacent streets are classified as follows:*
    - **N Killingsworth St:** District Collector Street, Major Transit Priority Street, City Bikeway, Major City Walkway, Truck Access Freight Street.
    - **N Commercial Ave:** Local Service Traffic Street, Local Service Transit Street, City Bikeway, Neighborhood Walkway, Local Service Freight Street.
    - **N Alberta St:** Neighborhood Collector Traffic Street, Local Service Transit Street, City Bikeway, City Walkway, Local Service Freight Street.
    - **N Humboldt St:** Local Service Street, Local Service bicycle street, Local Service pedestrian street, Local Service Freight Street.



- **N Kerby Ave:** Local Service Street, Local Service bicycle street, Local Service pedestrian street, Local Service Freight Street.

## 2. Natural or Built Context.

- Jefferson High School Site:** Approximately 13.56 acre site – the northern two-thirds of which are in the PCD, the southern third of the site is not. A track and football field are located on the north portion of the site, immediately adjacent to N. Killingsworth St. Buildings occupy the center of the site. The south portion of the site includes an additional sports field. South of N. Alberta St. is an undeveloped lot. A small parking area (outside of the Conservation District) is west of the vacated N Kerby St.
- Jefferson High School Building:** The dominant structure seen across the field from N. Killingsworth St is the original building, constructed in 1909. The 1909 building was constructed in the Renaissance Revival style but the architectural integrity was noticeably impacted during 1950's renovations. Later additions were added in 1928, 1952, 1953, 1964, and 1968.



## 3. Context Background:

### Characteristics of the Piedmont Conservation District (Albina Community Plan).

The Piedmont Historic Design Zone/Neighborhood Conservation District is divided into three sections: (1) the Piedmont Subdivision, bounded by Martin Luther King Jr. Boulevard, Killingsworth, Commercial and N Rosa Parks Way, (2) Peninsula Park and the residential area west of the park, and (3) Killingsworth Street between Martin Luther King Jr. Boulevard and the 1-5 freeway.

Killingsworth Street is another example of commercial streetcar development. The streetcar ran along Killingsworth from Martin Luther King Jr. Boulevard to Greeley. The historic structures that remain are predominantly made of brick, built up to the sidewalk with retail on the ground level and housing or office above. This area was an education node with Jefferson High School built in 1909 and the Albina Library built in 1912. Today, Portland Community College is located across the street.

#### Architectural Styles:

- Twentieth Century Classical
- Streetcar Era Commercial
- Byzantine
- Jacobethan

### Characteristics of the Institutional Residential (IR) Zone (PZC Section 33.150.030.C)

The IR zone is a multi-use zone that provides for the establishment and growth of large institutional campuses as well as higher density residential development. The IR zone recognizes the valuable role of institutional uses in the community. However, these institutions are generally in residential areas where the level of public services is scaled to a



less intense level of development. Institutional uses are often of a significantly different scale and character than the areas in which they are located. Intensity and density are regulated by the maximum number of dwelling units per acre and the maximum size of buildings permitted. Some commercial and light industrial uses are allowed, along with major event entertainment facilities and other uses associated with institutions.

**V. STAFF ANALYSIS & RECOMMENDED DAR DISCUSSION TOPICS.** Staff recommends you consider the following eight topics among your discussion items:

## CONTEXT | QUALITY & PERMANENCE

Relevant Guidelines: P1: Community Plan Area Character, P2: Historic and Conservation Districts, D2: Outdoor Areas, D4: Parking Areas and Garages, D6: Architectural Integrity, D7: Blending into the Neighborhood, D8: Interest, Quality and Composition, E1: Pedestrian Networks.

### 1. Historic Character, Historic Defining Features, and Building Retention/Prioritization:

The site is a contributing resource in the PCD, however, much of the original historic character of the existing buildings has been removed over time. The current proposal includes retaining only the original 1909 building.

- ***The proposed restoration to the 1909 building has been scaled back from what was shown in previous DARs because of project pricing issues and damaged historic materials that are unrepairable. Staff requests comments on the revised restoration efforts to the 1909 building, specifically if they are sufficient as it may be the only original building on the site that remains.***
- ***Staff requests final comments on the proposed removal of the 1928 building.***
- ***Due to cost/pricing issues the new construction south of the 1909 building has been reduced. The new construction now clearly reads as secondary to the more prominent 1909 building because of the reduced massing, height, and greater setbacks. However, the proposed new construction continues to relate to the 1909 building through material use (red brick), associated datums, window groupings, and additional building symmetry. Staff requests comments on the proposed compatibility of the new construction with the 1909 building: Should the new construction be more compatible (i.e. “sparkle” detailing, window patterning, symmetry, and/or organization of vertical bays) or should the new construction establish more of its own architectural identity?***

### 2. Response to Context:

The site and proposed development extend from N. Killingsworth St (Commercial Zone) south to N. Alberta St. (Single and Multi-Dwelling Residential Zones)

- ***Due to the reduced massing, height, and greater setbacks the new construction is less “austere” than previous designs. Staff requests comments on the proposed design, specifically if it successfully responds to the surrounding residential zoning context which is outside the Piedmont Conservation District.***

### 3. Building Programming:

Current programming includes a central commons area, south-facing classroom block, and a theatre and gym at the east and west frontages.

- ***Building programming is very similar to what has been shown in previous DARs. However, staircases no longer project from the building, and loading and trash are***



**shown at the south edge of the new construction. Staff request comments on the location of these site features – could they be better located elsewhere on site or could design features be included to better screen these from view?**

**4. Superblocks Requirements and Landscape:**

The 13.47 acre site is a Superblock per PZC Section 33.293, requiring: “a 20,000 square foot plaza or atrium”; and that the “total of walkways, landscaped areas, public plazas, and public atriums must be at least 50 percent of the total area of the vacated streets within the superblock”. “Walkways must link all buildings to public sidewalks, adjacent superblocks, and nearby transit facilities. Where the site lies between two parallel streets which were formerly connected by a vacated street, a walkway connecting the two parallel streets must be provided as a substitute for the vacated streets. The connecting walkway does not need to be located within the alignment of the vacated streets, but must provide approximately the same connections for pedestrians.”

- **The plaza area of the Superblock requirement has been reorganized to better align with the symmetry of the 1909 building’s north elevation. Staff requests comments on the proposed design success of the plaza area.**

**5. Tennis Courts replacing proposed Parking:**

Existing tennis courts in the northeast corner of the site are proposed to be removed and replaced in approximately the same area. Parking is no longer proposed in this area. Active uses for students is preferred to on-site parking.

- **Staff requests comments on the proposed use of this area of the site.**

## **PUBLIC REALM**

Relevant Guidelines: P1: Community Plan Area Character, P2: Historic and Conservation Districts, E1: Pedestrian Networks, E2: Stopping Places, E3: The Sidewalk Level of Buildings, E4: Corners that Build Active Intersections, E5: Light, Wind and Rain, D1: Outdoor Areas, D2: Main Entrances, D3: Landscape Features, D6: Architectural Integrity, D7: Blending into the Neighborhood, D8: Interest, Quality and Composition.

**6. Ground Level Frontages:**

Proposed programming results in ground level frontages on the east and west elevations being largely blank walls.

- **The east and west ground level frontages include additional pedestrian treatments when compared to previous DAR schemes: landscaping, clear glazing, and extended canopies. However, due to interior programming, large blank walls at the street level persist. Staff requests comments on the success of the street level elevations, amount of proposed blank walls, and if additional treatments for pedestrian use and comfort, such as additional clear glazing, additional extended canopies, and seating, should be implemented along both frontages.**

**7. Outdoor Areas/Landscaping:**

In relation to setbacks on the east and west frontages, Superblock requirements, and the proposed north main entrance, a number of outdoor areas are proposed.

- **As currently shown the site will include significant landscaping along all frontages helping to soften and reduce the impact of the mass of the building, integrate into the residential neighborhood, and provide areas to sit and congregate. Staff**



**requests final comments on the proposed success of the outdoor areas on the north, east, and west frontages.**

**MODIFICATIONS**

Relevant Guidelines: P1: Community Plan Area Character, P2: Historic and Conservation Districts, E1: Pedestrian Networks, E2: Stopping Places, E3: The Sidewalk Level of Buildings, E4: Corners that Build Active Intersections, E5: Light, Wind and Rain, D1: Outdoor Areas, D2: Main Entrances, D3: Landscape Features, D6: Architectural Integrity, D7: Blending into the Neighborhood, D8: Interest, Quality and Composition.

**8. Modifications:**

**Staff requests comments on the proposed approvability of the Modifications below.**

**Note: The applicant has also addressed these in their drawing packet.**

1. **33.150.205. Height:** Minor request to exceed the height requirement of 75', to approximately 82', for the proposed roof restorations to the 1909 building.
2. **33.150.215. Setbacks:** To exceed the minimum setback requirement of, *1' setback for each 2' feet of building height across from the adjacent residential*, on both the N Kerby and N Commercial frontages: For 29'-8" not 23' on N Kerby Ave, and 32' not 28' on N Commercial Ave.
3. **33.150.285 Fence Height:** To exceed the maximum allowed fence height of 8' in the athletic facility areas of the site. Fencing around the tennis courts is proposed to be 10' high, areas around ball fields is proposed to have 10' fences and 40' netting.
4. **33.266.210 Bike Parking:** To reduce the number of required covered bike stalls from 355 to 200. Note: Commission can support a number but PBOT support will also be needed.
5. **33.293.030 Superblocks:** To provide the required plaza area but to exceed the 3 to 1 ratio for plaza area to allow connectivity from N Kerby Ave to N Commercial Ave.





City of Portland

Landmarks Commission

## Design Advice Request

EA 22-184037 DAR#3

# Jefferson High School Renovations

November 20, 2023

Staff Presentation



**Staff Introduction**

**Applicant Presentation**

**Staff Discussion Topics**

**Public Comments**

**Commission Conversation**



# Location

## Piedmont Conservation District, Industrial Residential Base Zone:

**Characteristics of the Piedmont Conservation District (Albina Community Plan).** The Piedmont Historic Design Zone/Neighborhood Conservation District is divided into three sections: (1) the Piedmont Subdivision, bounded by Martin Luther King Jr. Boulevard, Killingsworth, Commercial and Portland, (2) Peninsula Park and the residential area west of the park, and (3) Killingsworth Street between Martin Luther King Jr. Boulevard and the 1-5 freeway.

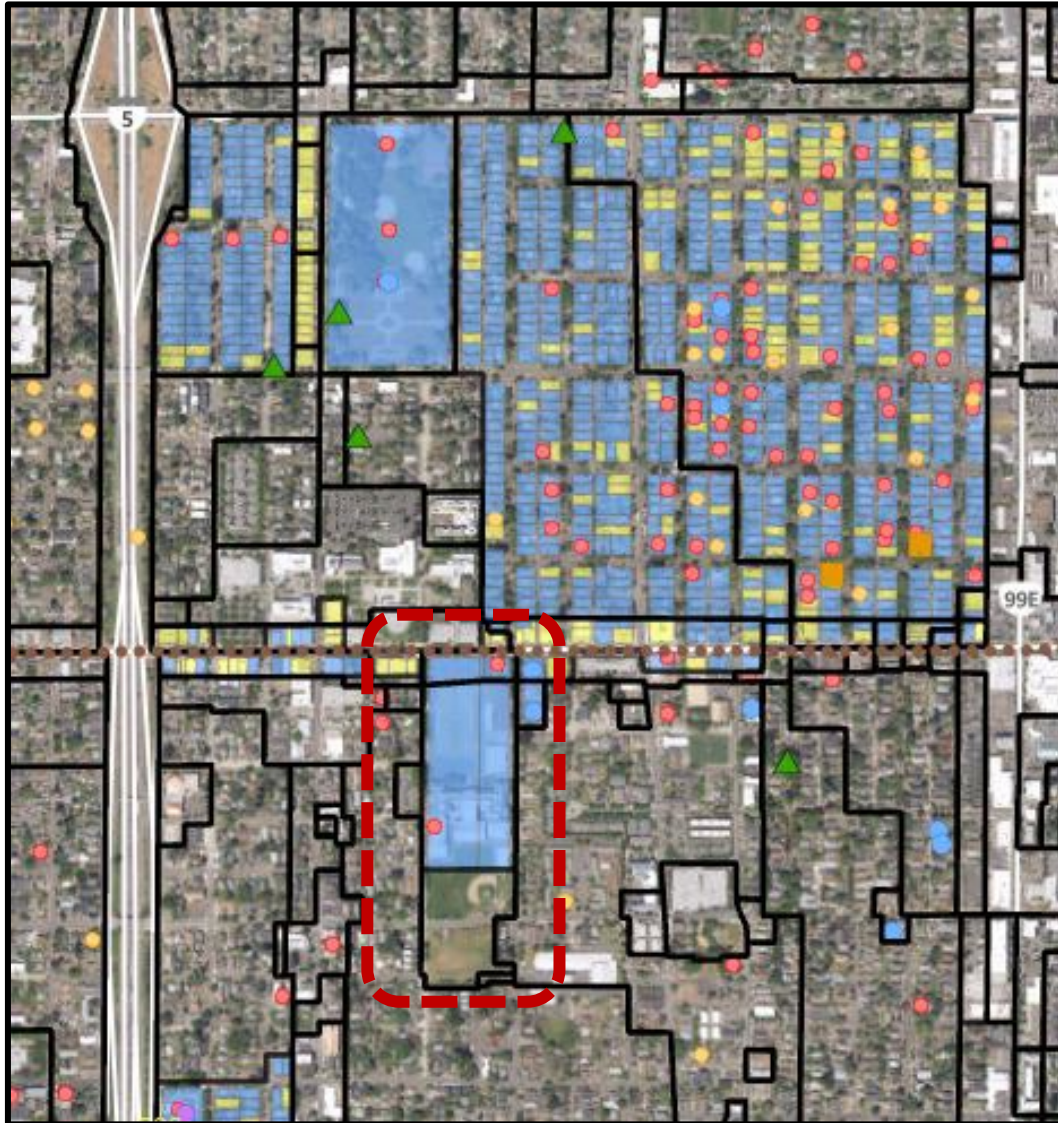
Killingsworth Street is another example of commercial streetcar development. The streetcar ran along Killingsworth from Martin Luther King Jr. Boulevard to Greeley. The historic structures that remain are predominantly made of brick, built up to the sidewalk with retail on the ground level and housing or office above. This area was an education node with Jefferson High School built in 1909 and the Albina Library built in 1912. Today the Portland Community College is located across the street.

Architectural Styles:

- Twentieth Century Classical
- Streetcar Era Commercial
- Byzantine
- Jacobethan

### **Characteristics of the Institutional Residential Zone (PZC 33.150.030.C).**

The IR zone is a multi-use zone that provides for the establishment and growth of large institutional campuses as well as higher density residential development. The IR zone recognizes the valuable role of institutional uses in the community. However, these institutions are generally in residential areas where the level of public services is scaled to a less intense level of development. Institutional uses are often of a significantly different scale and character than the areas in which they are located. Intensity and density are regulated by the maximum number of dwelling units per acre and the maximum size of buildings permitted. Some commercial and light industrial uses are allowed, along with major event entertainment facilities and other uses associated with institutions.

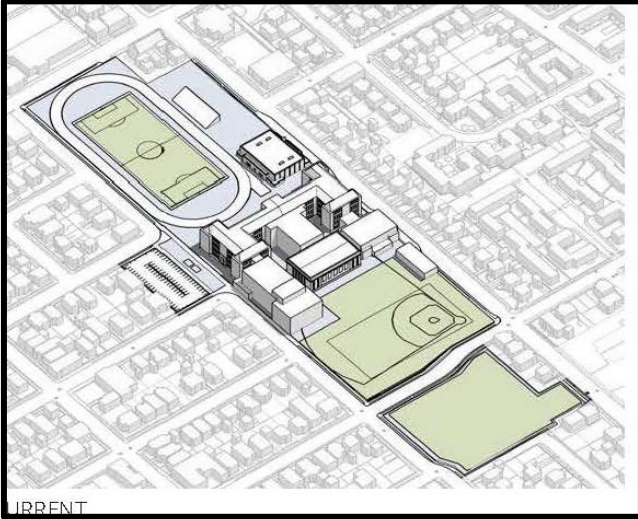




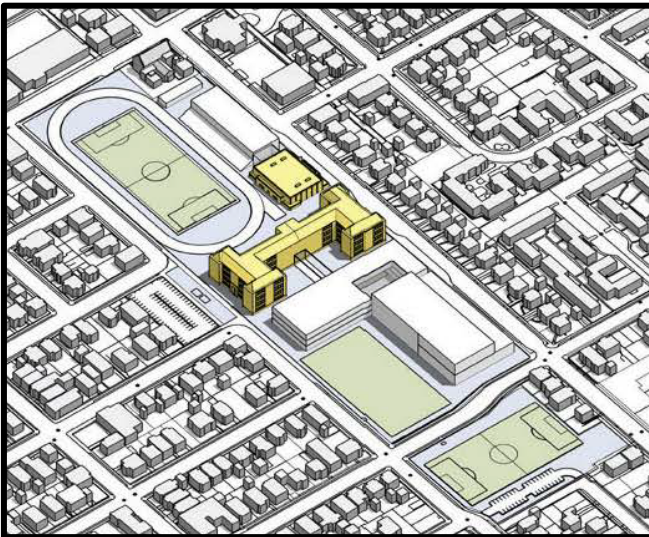
# Project Scope

Proposed redevelopment of the Jefferson High School buildings and campus located in the Piedmont Conservation District. Proposed alterations to the 13.56 acre site include partial demolition of the existing contributing buildings and site amenities: sports areas, parking areas, plazas, etc. to be replaced with new buildings, sports areas, parking areas, plazas, etc.

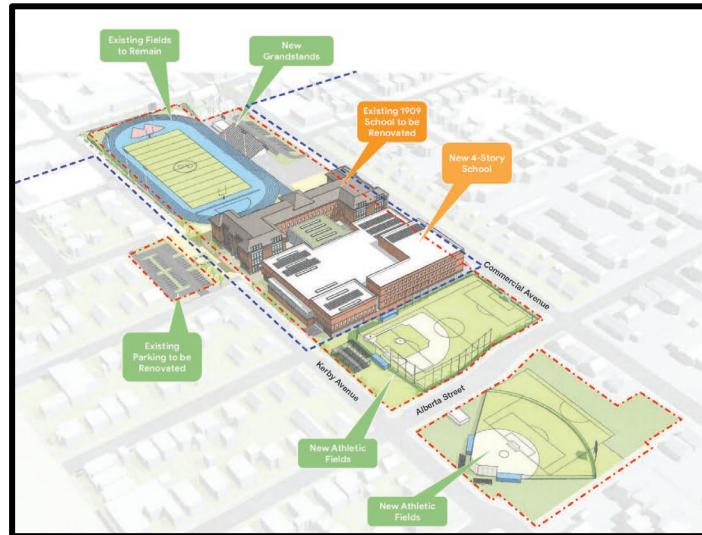
The following Modifications are currently identified: Height, Setbacks, Fence Height, Bicycle Parking, and Superblocks.



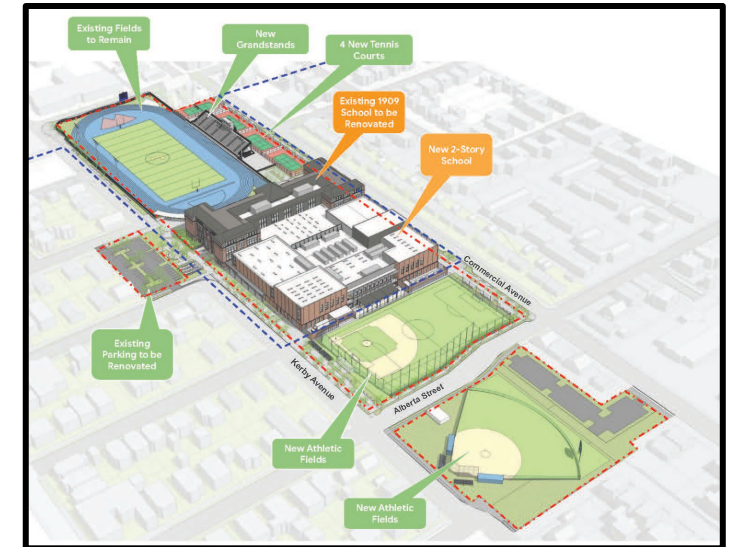
## Existing



## DAR #1



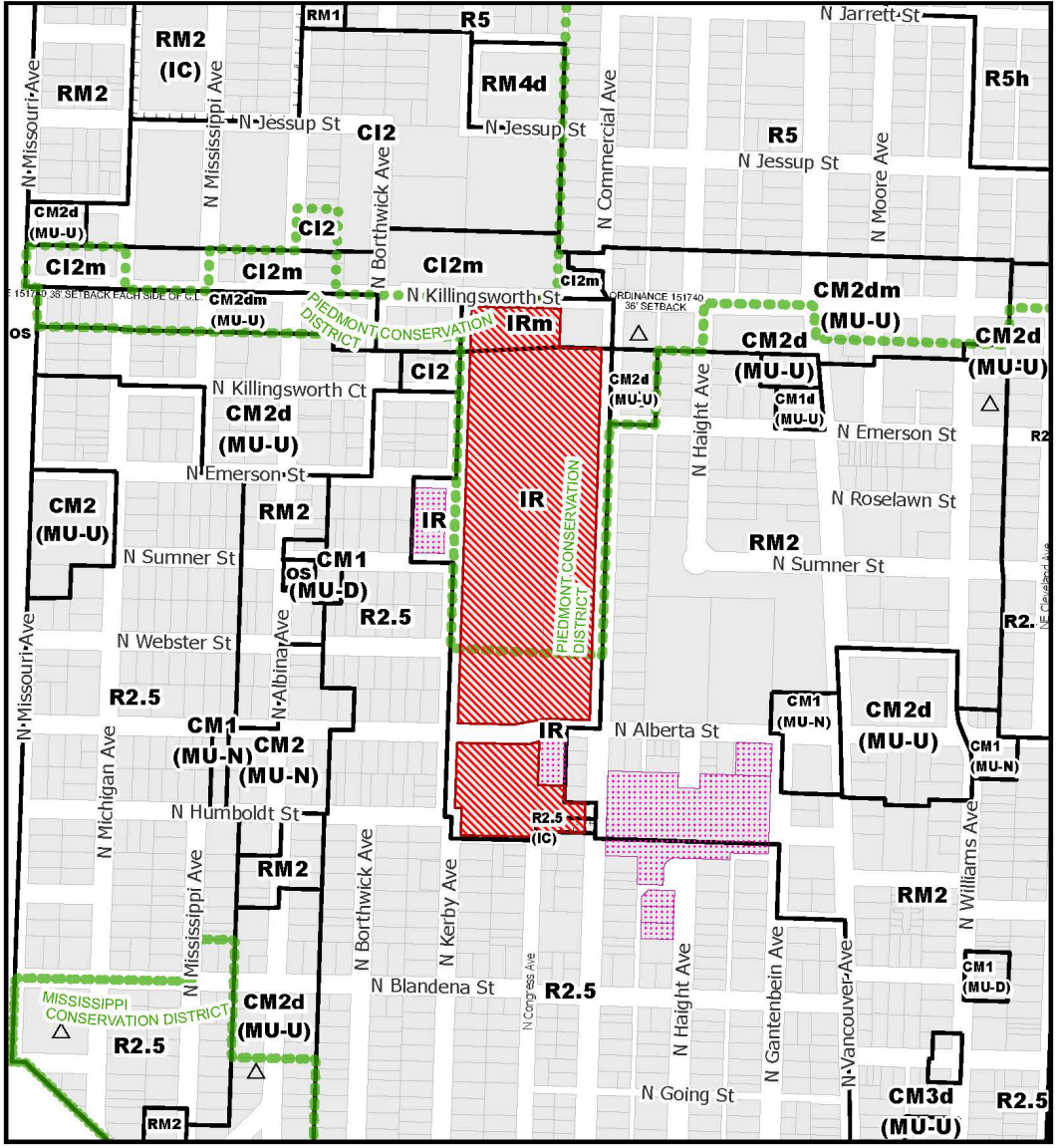
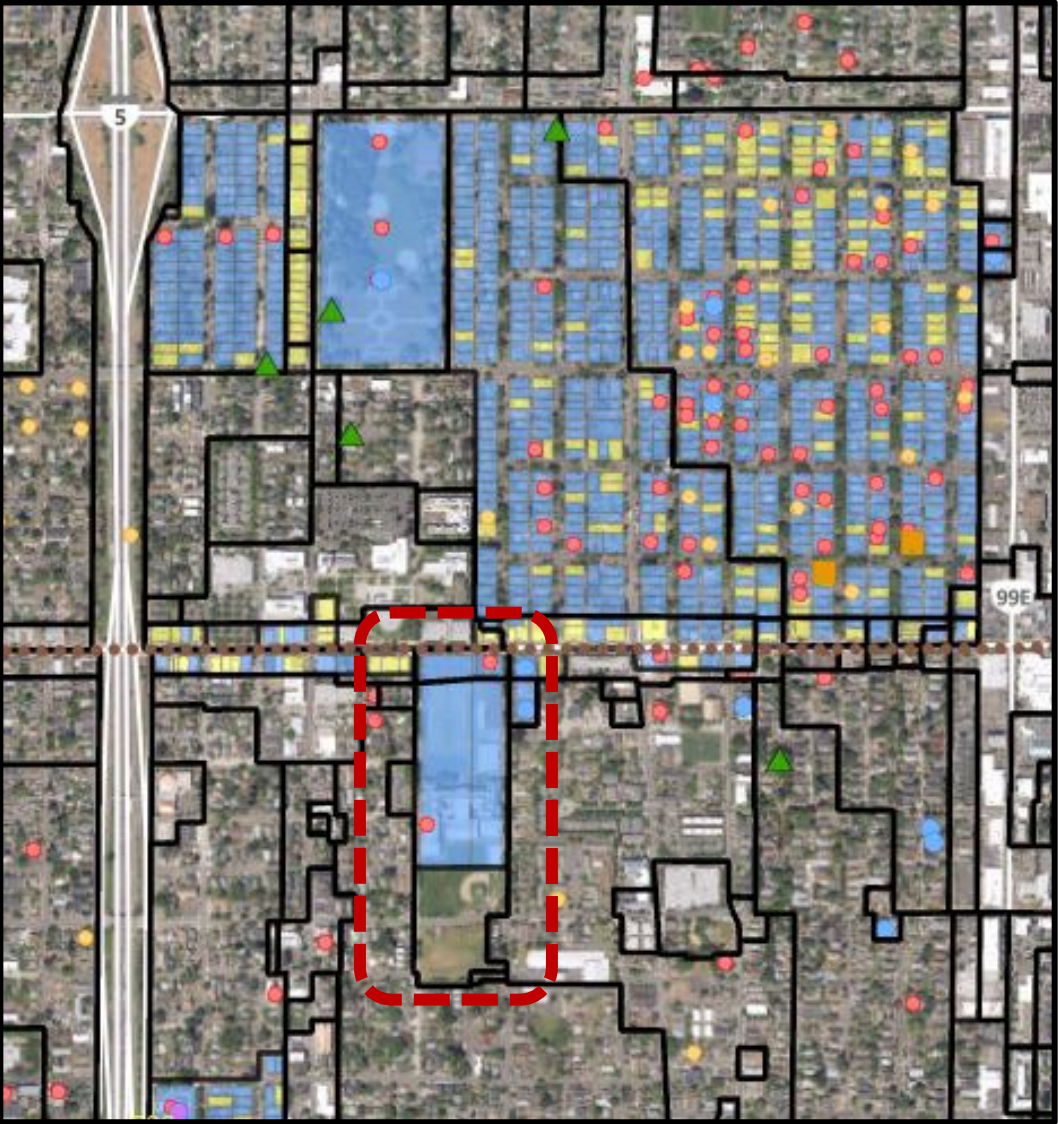
## DAR #2



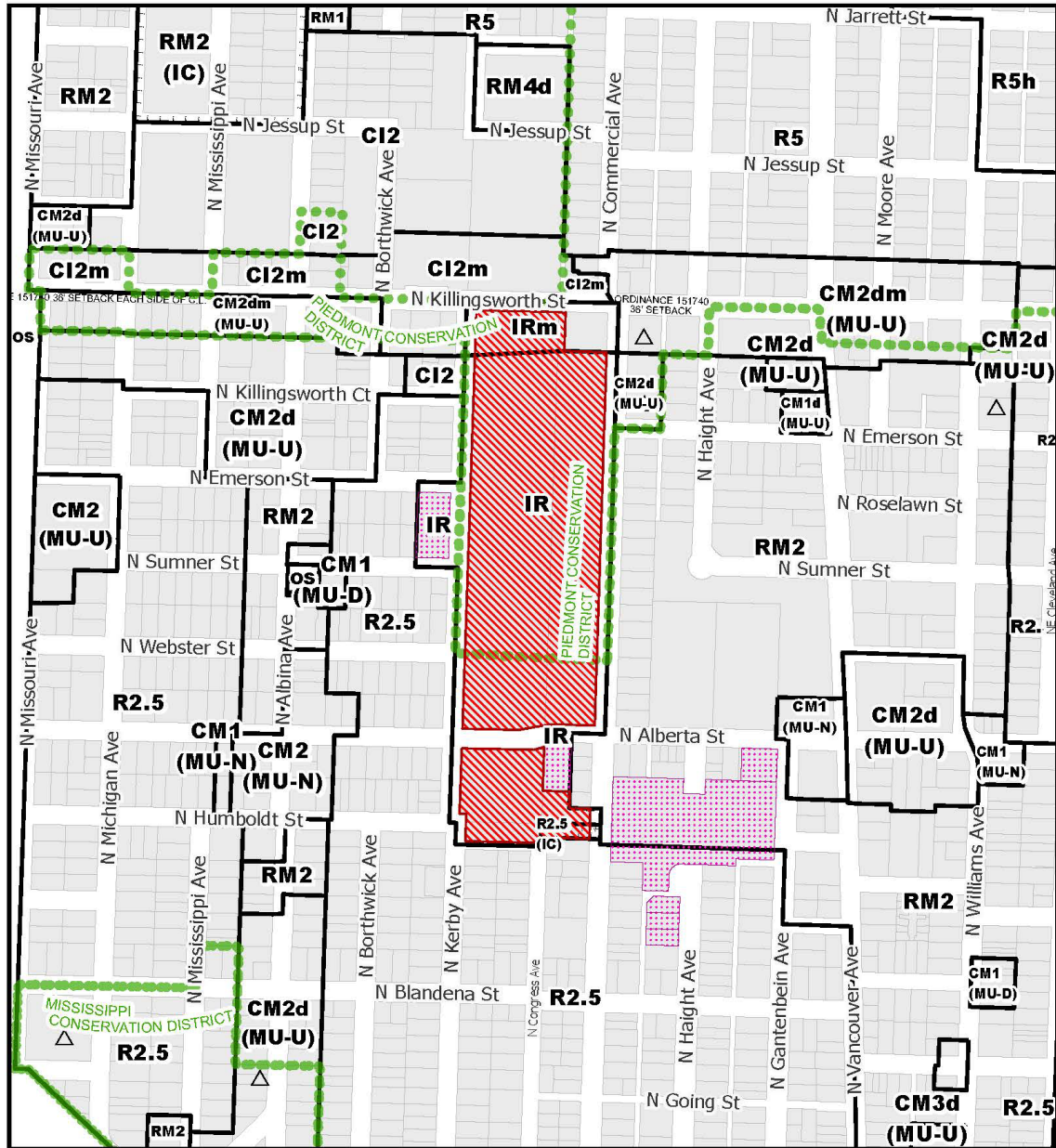
## DAR #3



# Location







# Zoning

**Piedmont Conservation District:**  
Contributing Resource

**Pedestrian District:**  
Killingsworth/Interstate

**Base Zone/Overlay:** Institutional Residential (IR); Historic Resource Overlay, Centers Main Street (m) Overlay, Historic Overlay

**Height:**  
75' maximum

**Pattern Area:** Inner Neighborhoods

**Floor Area Ratio:**  
2:1 maximum

**Approval Criteria:**

- *Community Design Guidelines*
- 33.846.070 Modifications That Will Better Meet Historic Resource Review Requirements

**Parking/Loading:**  
2 Standard A required

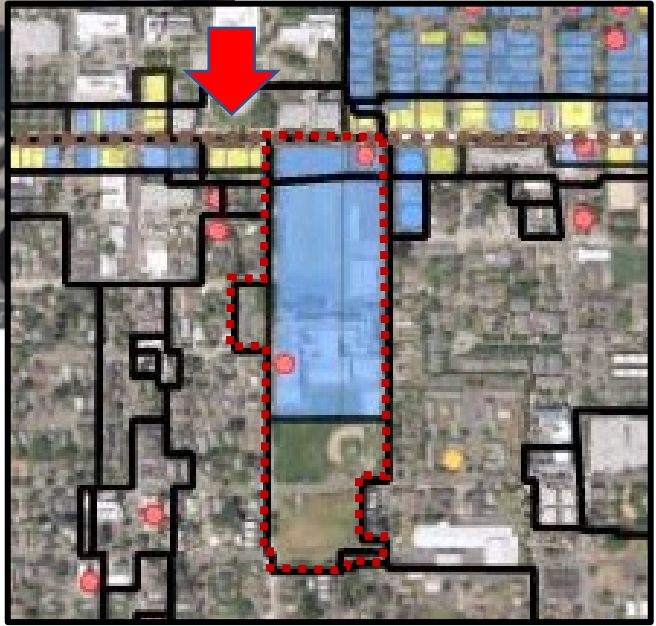
**Streets:**

- **N Killingsworth St:** District Collector Street, Major Transit Priority Street, City Bikeway, Major City Walkway, Truck Access Freight Street.
- **N Commercial Ave:** Local Service Traffic Street, Local Service Transit Street, City Bikeway, Neighborhood Walkway, Local Service Freight Street.
- **N Alberta St:** Neighborhood Collector Traffic Street, Local Service Transit Street, City Bikeway, City Walkway, Local Service Freight Street.
- **N Humboldt St:** Local Service Street, Local Service bicycle street, Local Service pedestrian street, Local Service Freight Street.
- **N Kerby Ave:** Local Service Street, Local Service bicycle street, Local Service pedestrian street, Local Service Freight Street.

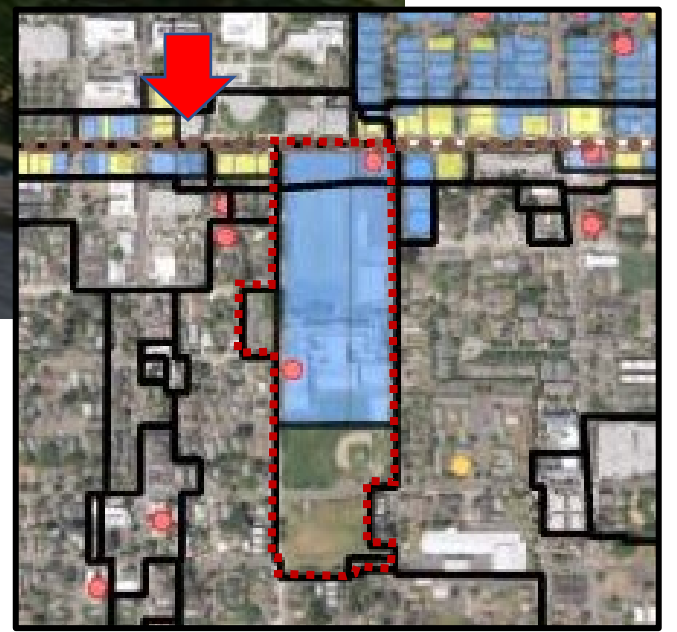










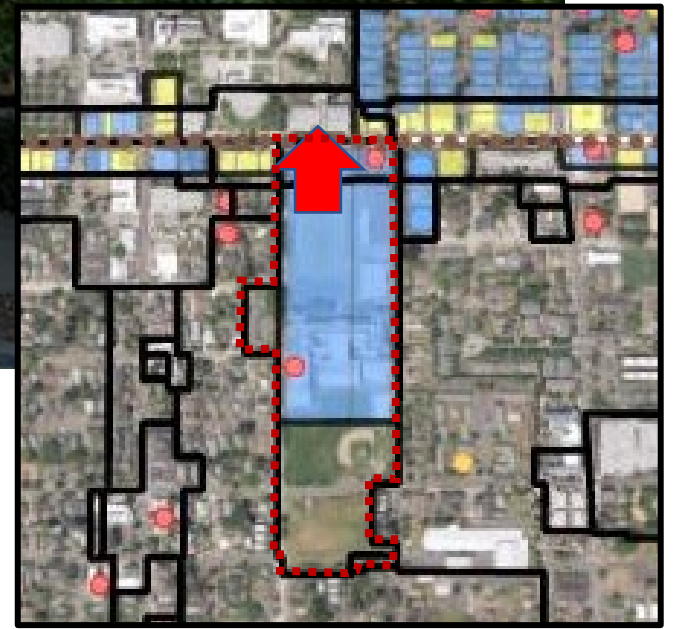




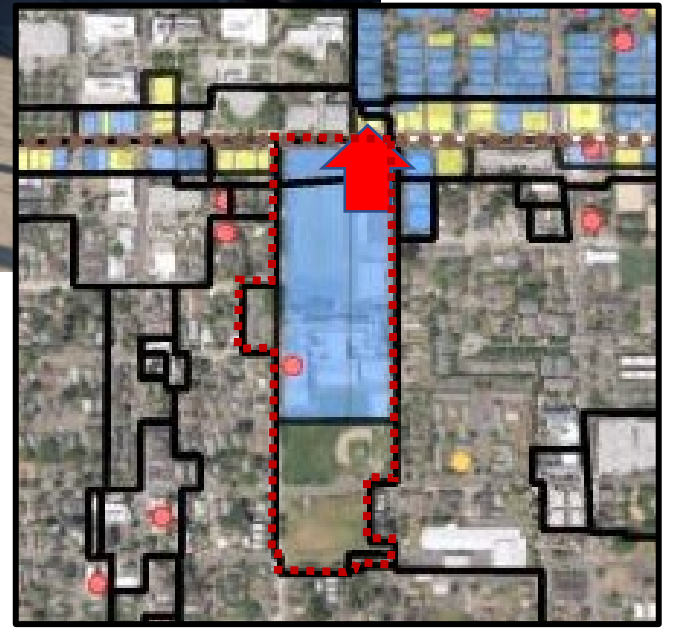
Street View - May 2009



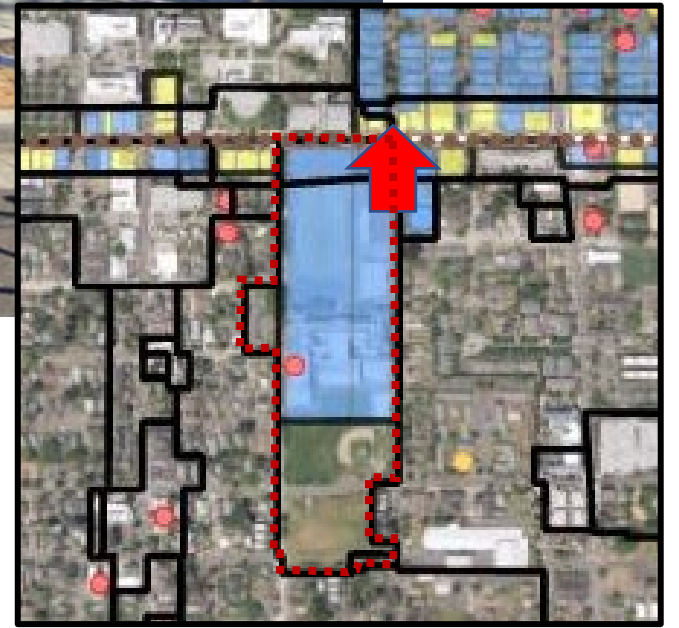




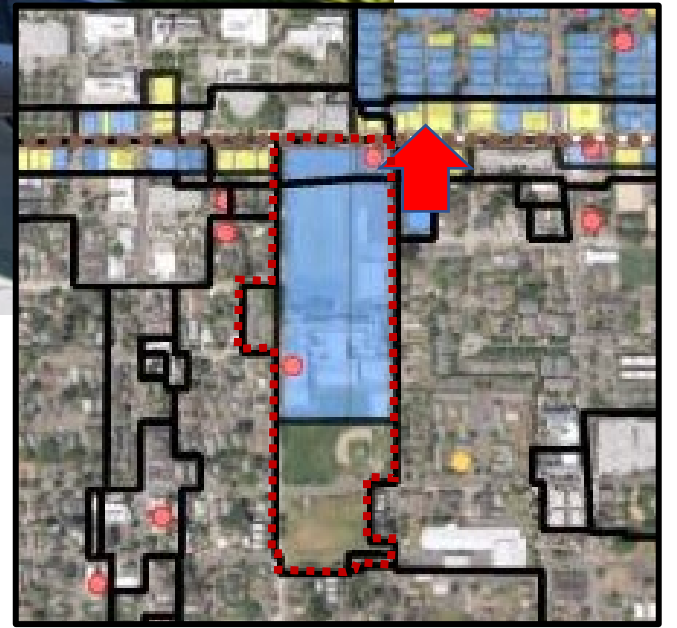




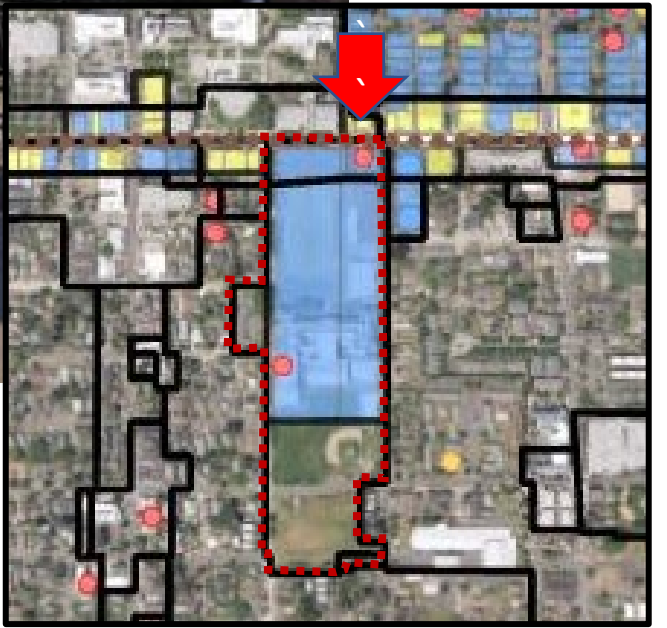








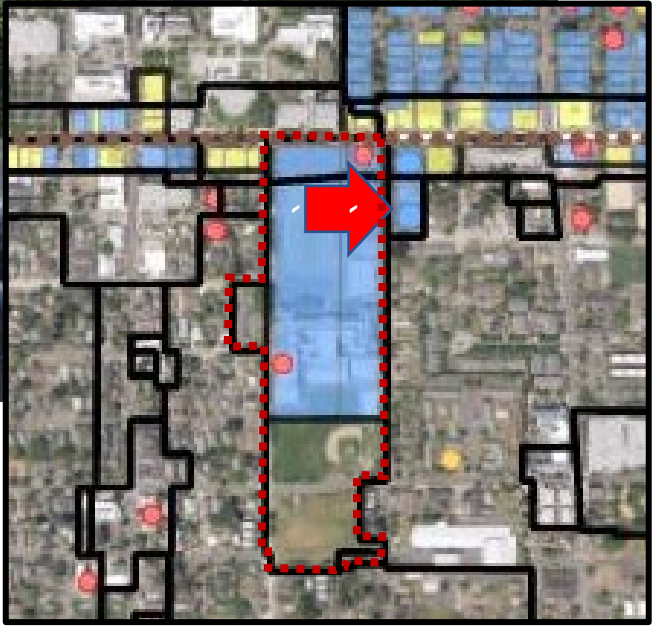
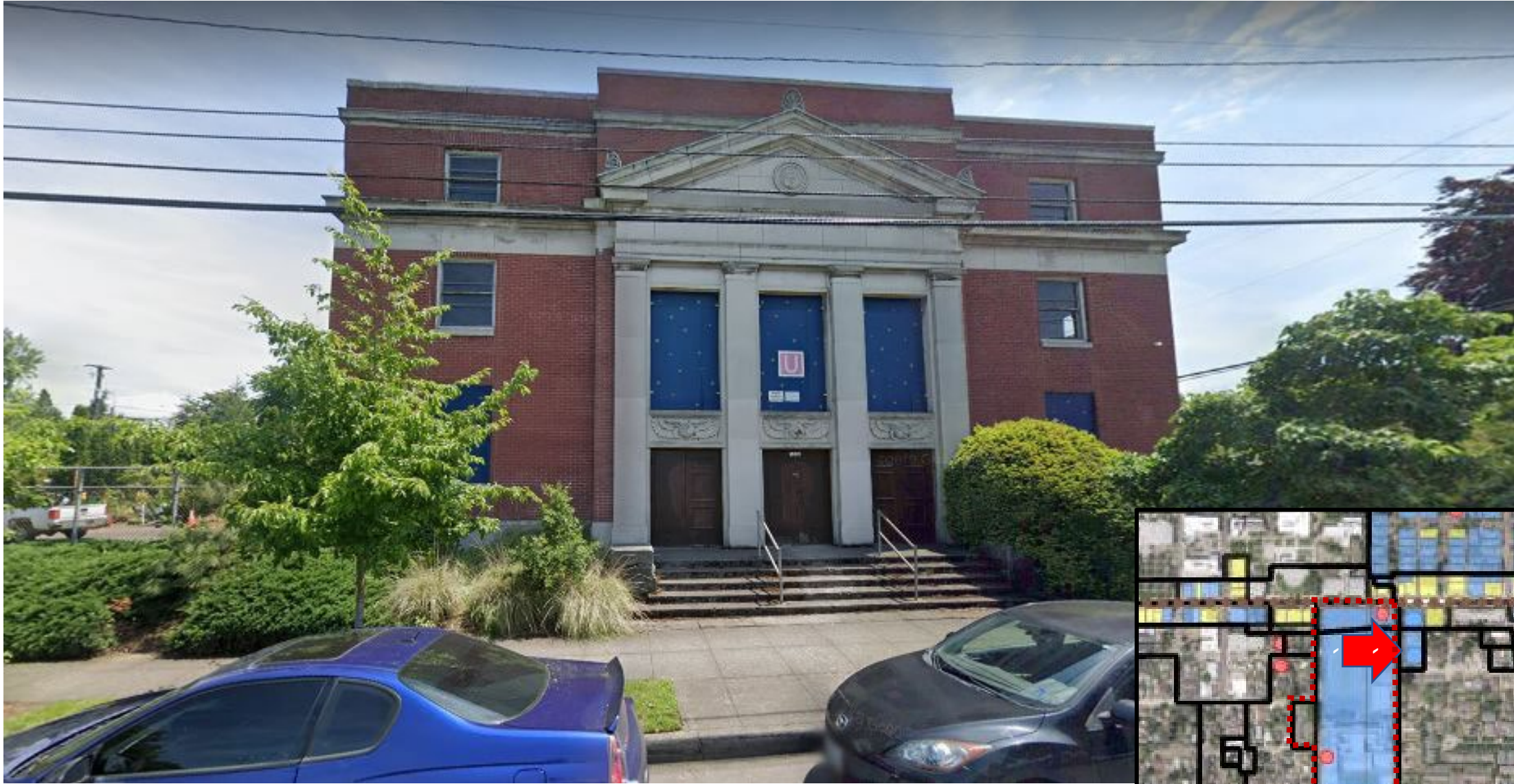




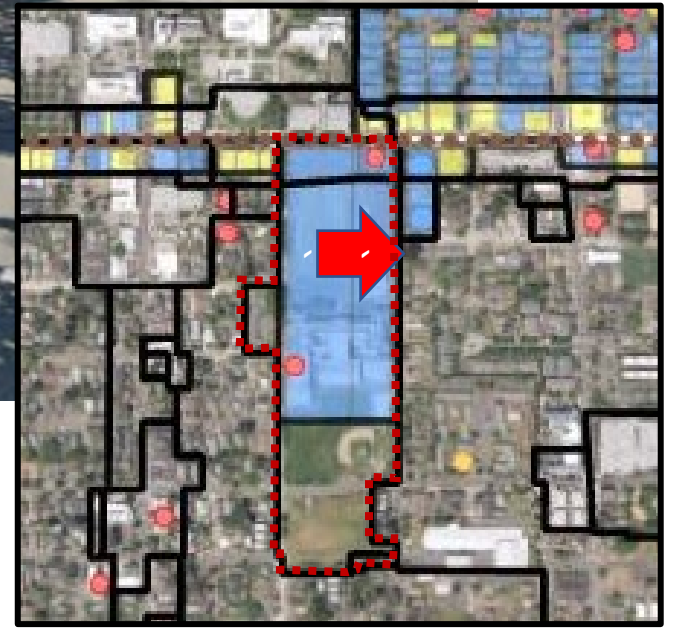




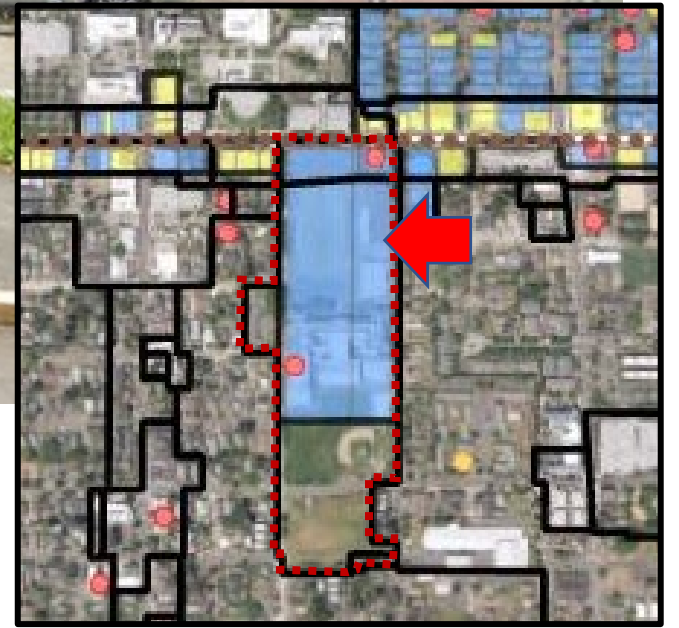




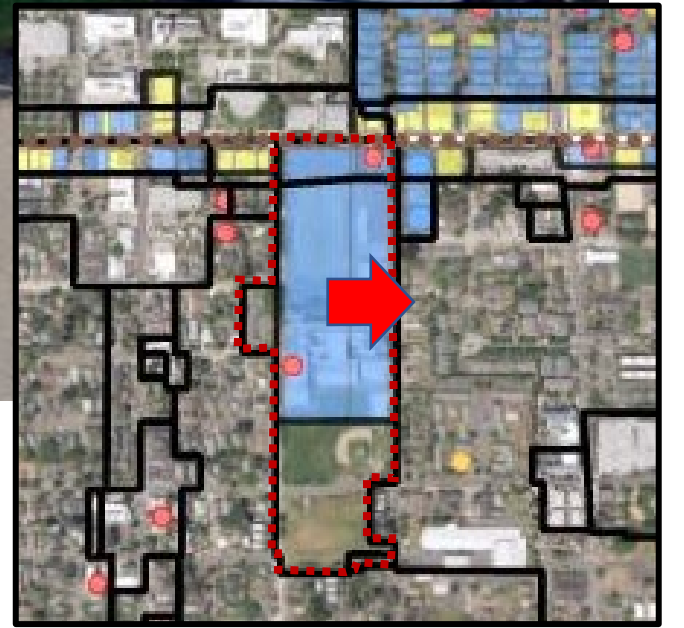




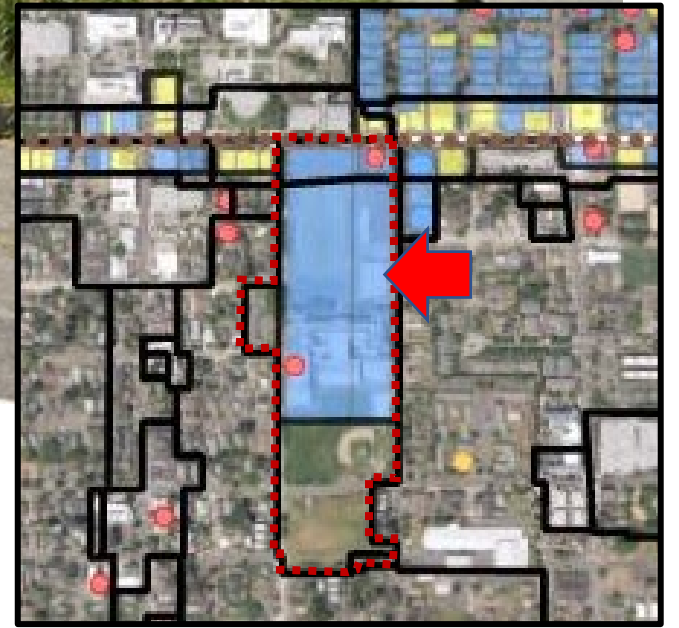




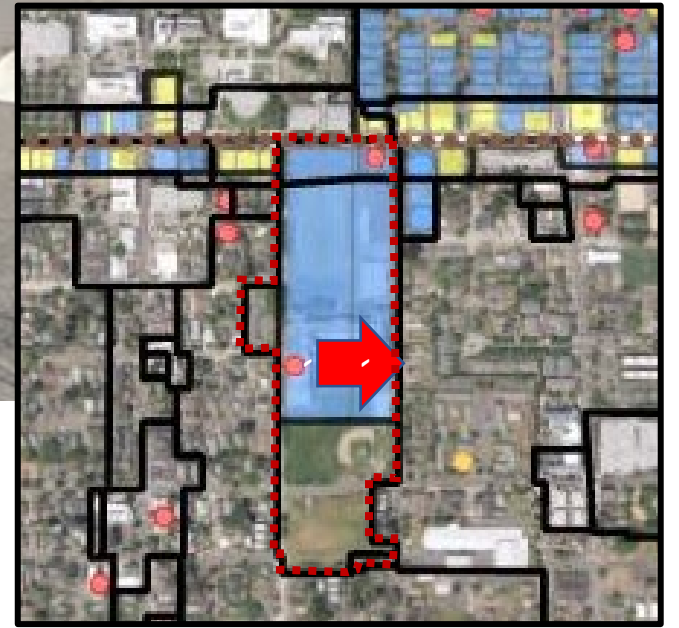




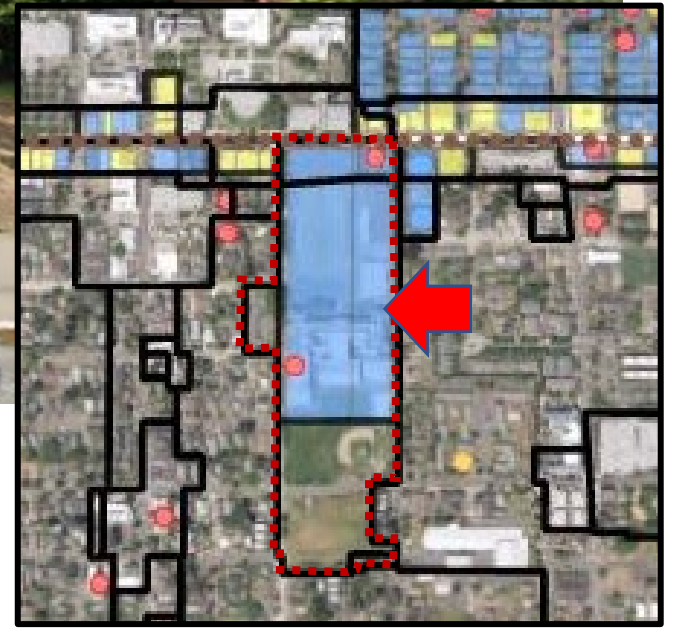




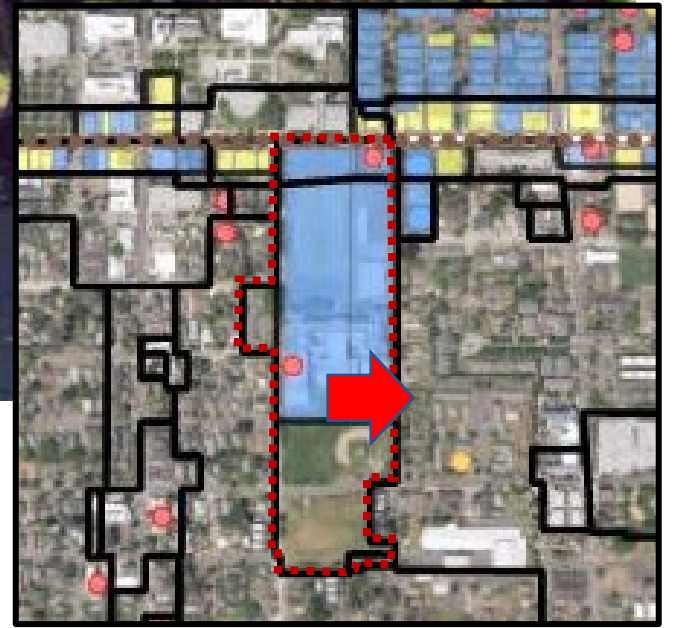




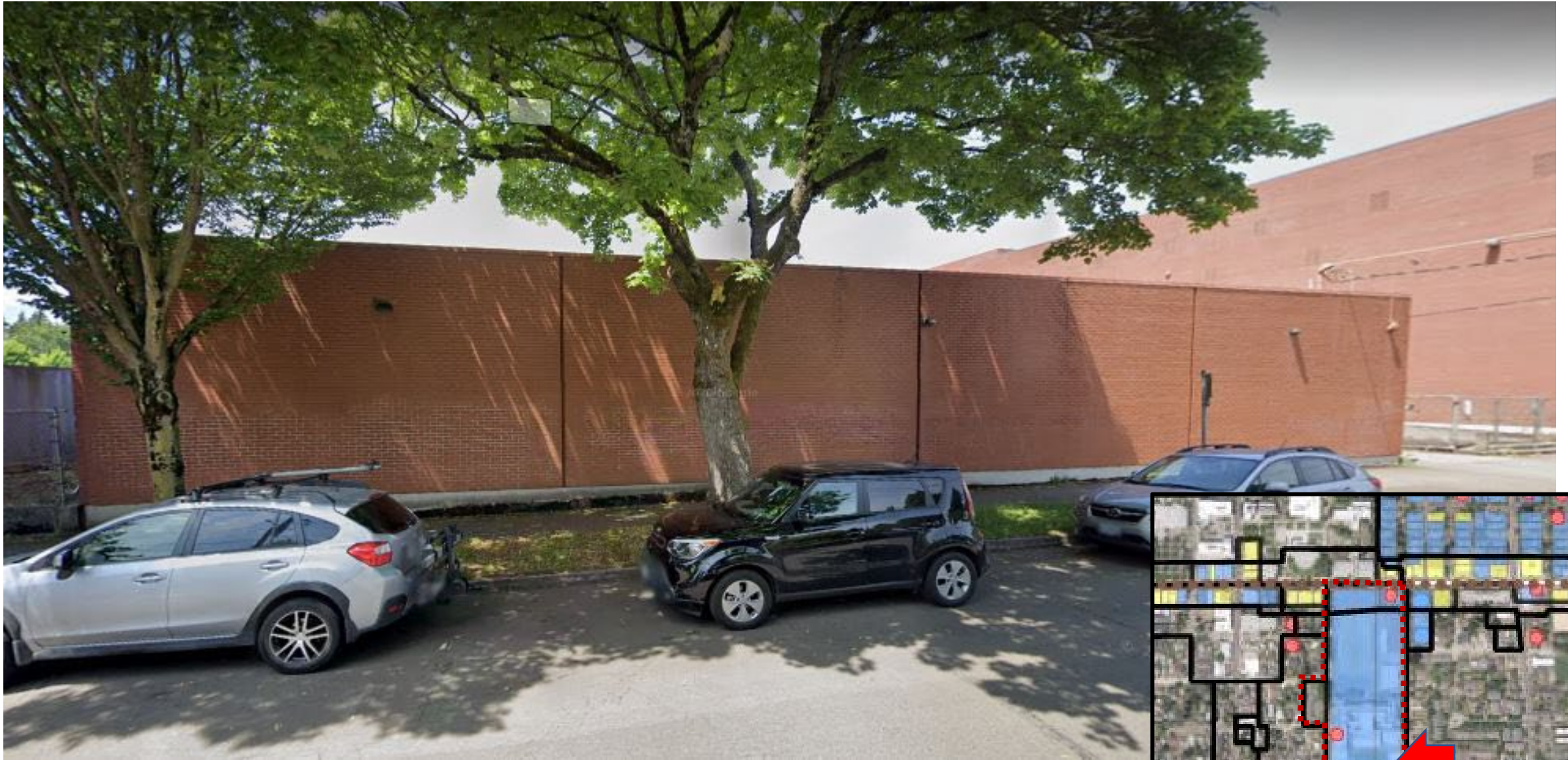




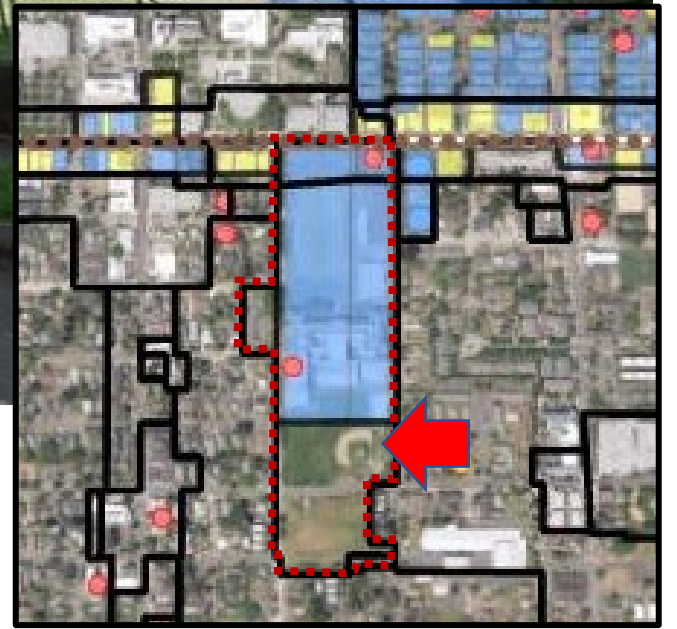




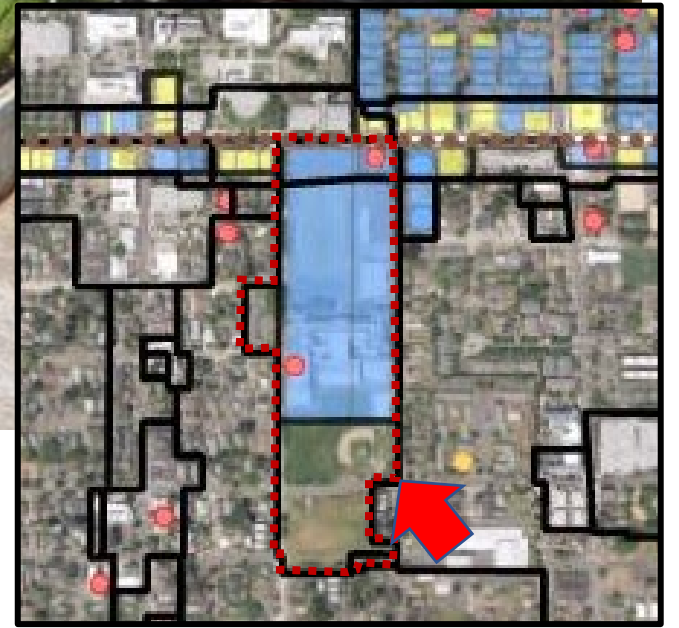




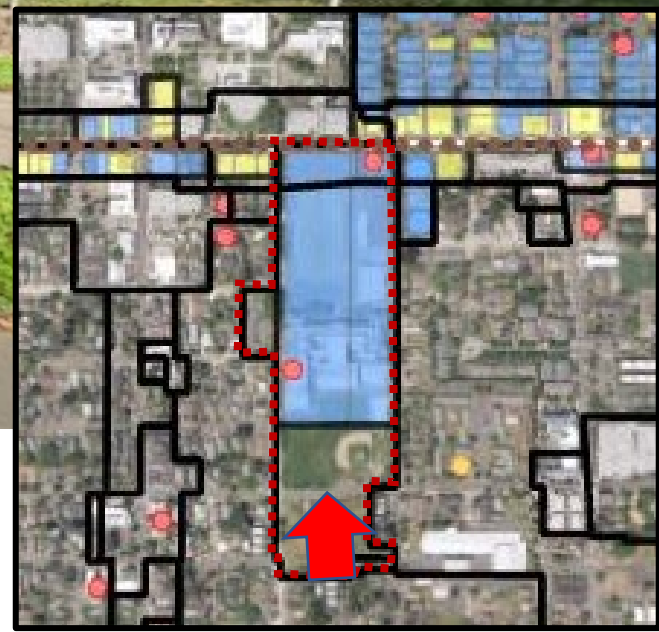




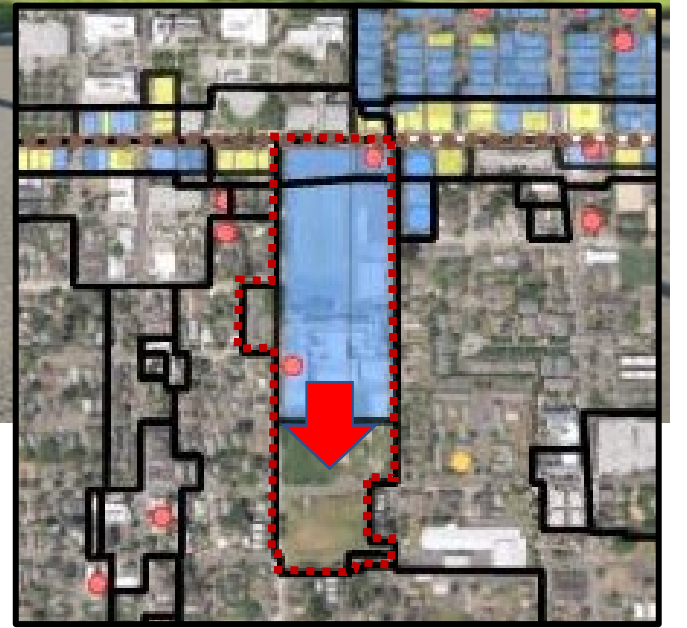




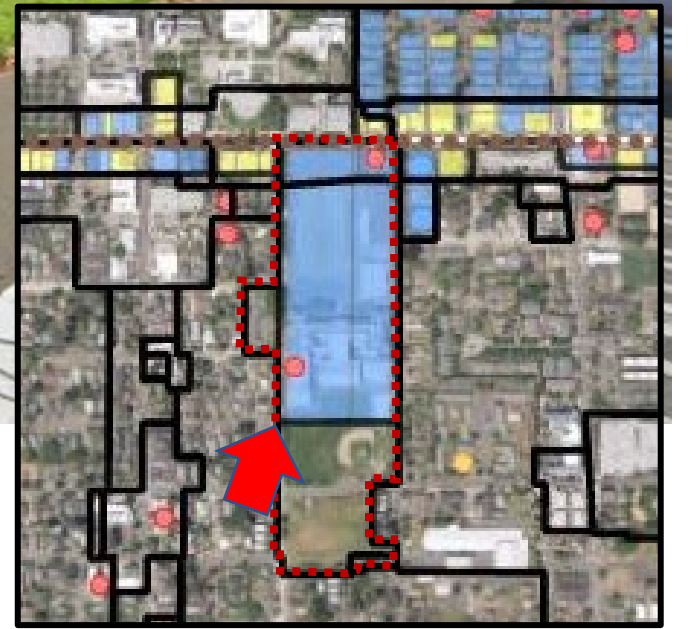




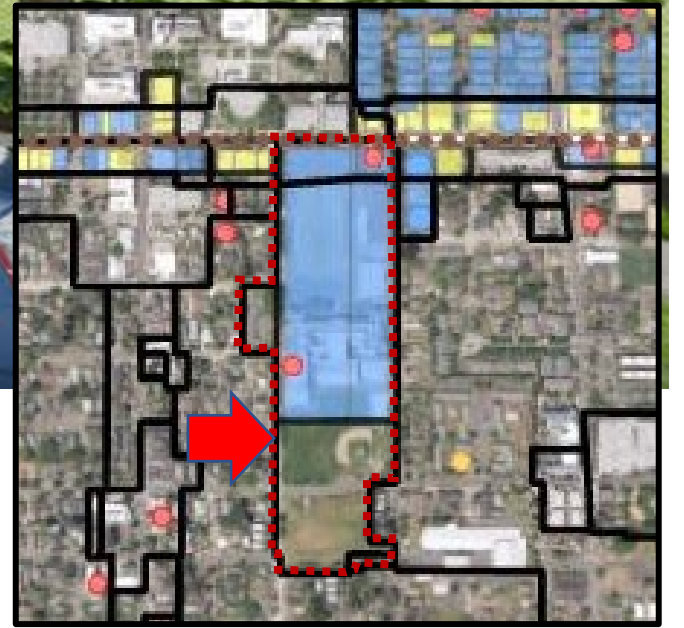




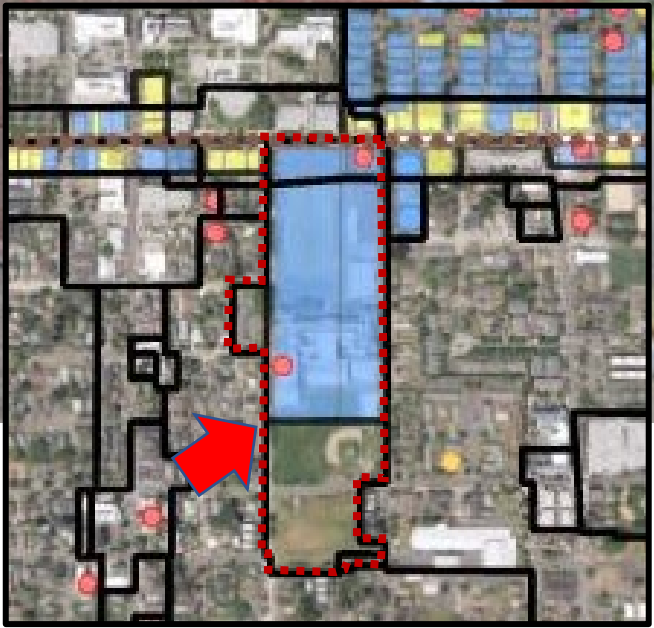




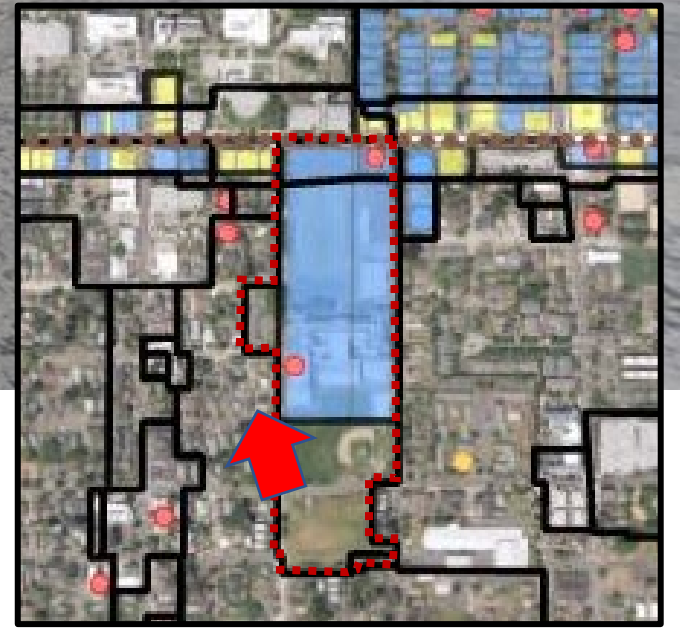




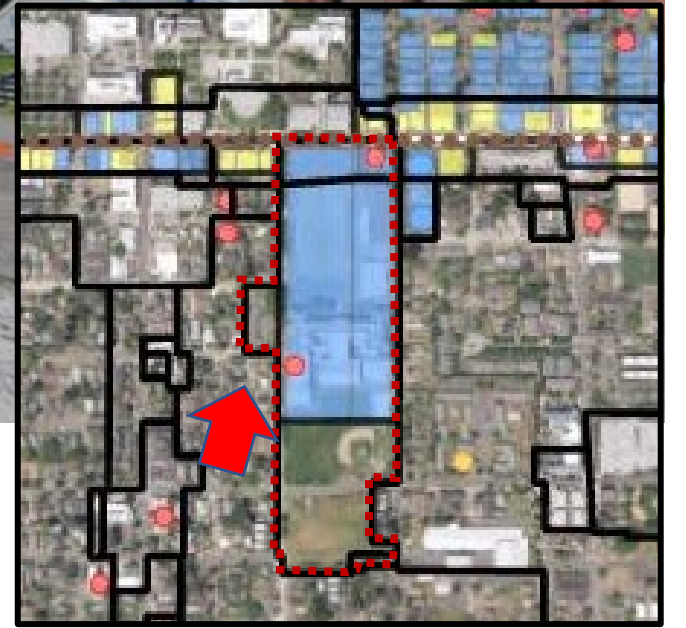




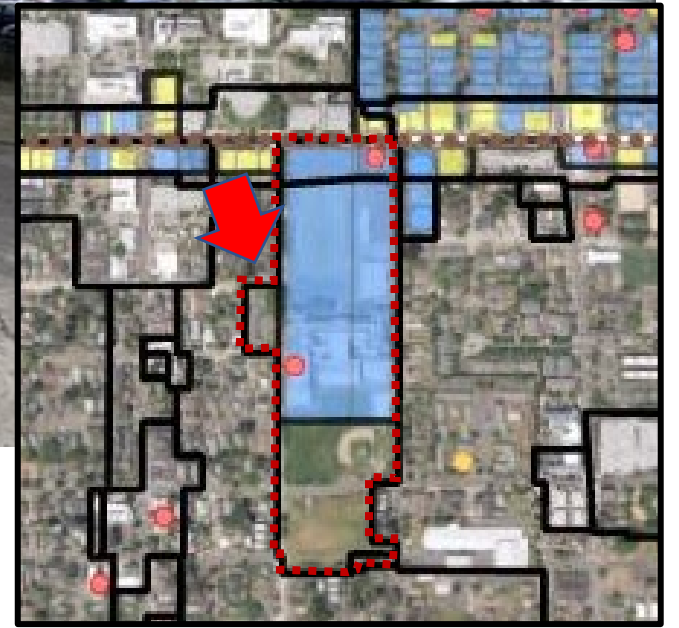








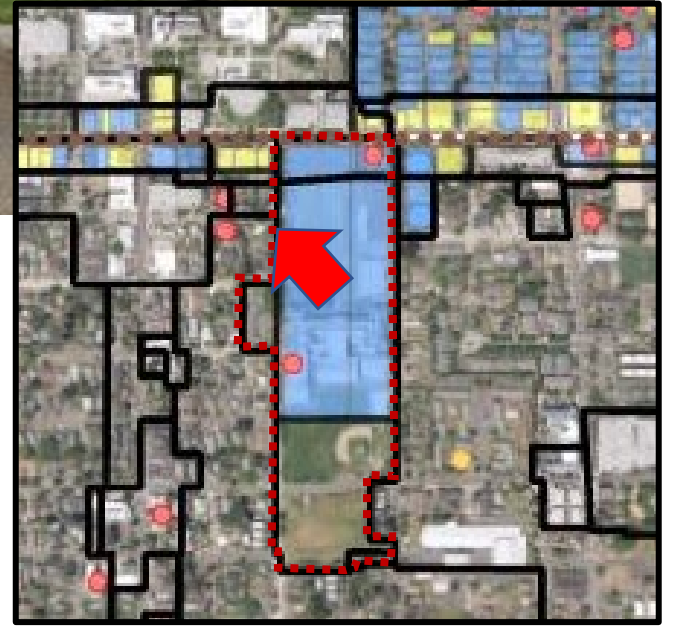




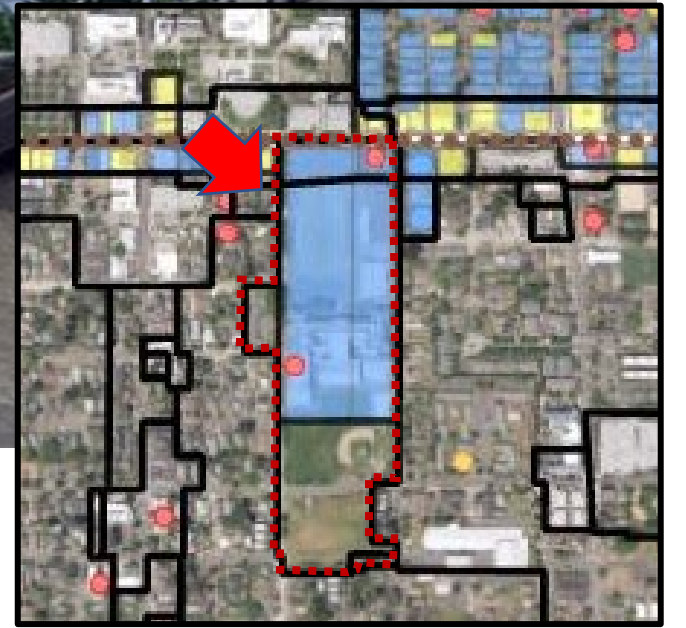




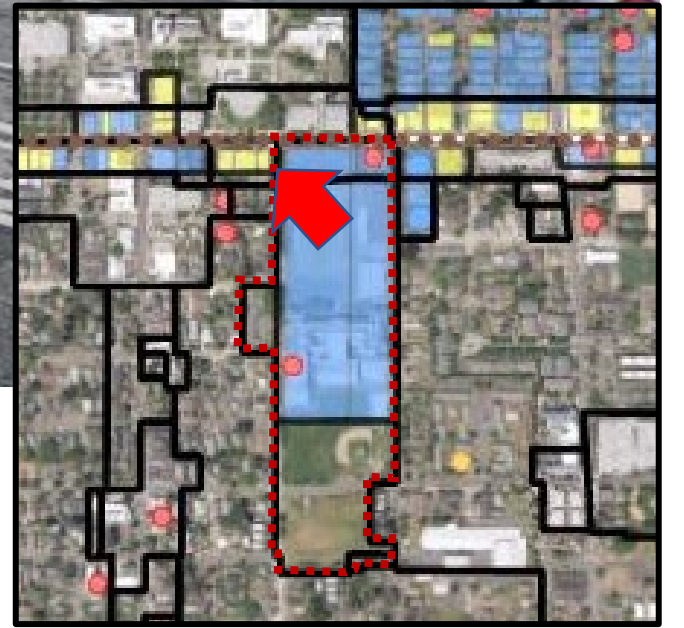














**Staff Introduction**

**Applicant Presentation**

**Staff Discussion Topics**

**Public Comments**

**Commission Conversation**



**Staff Introduction**

**Applicant Presentation**

**Staff Discussion Topics**

**Public Comments**

**Commission Conversation**



**Relevant Guidelines:** P1: Community Plan Area Character, P2: Historic and Conservation Districts, D2: Outdoor Areas, D4: Parking Areas and Garages, D6: Architectural Integrity, D7: Blending into the Neighborhood, D8: Interest, Quality and Composition, E1: Pedestrian Networks.

**1. Historic Character, Historic Defining Features, and Building Retention/Prioritization:**

The site is a contributing resource in the PCD, however, much of the original historic character of the existing buildings has been removed over time. The current proposal includes retaining only the original 1909 building.

- **The proposed restoration to the 1909 building has been scaled back from what was shown in previous DARs because of project pricing issues and damaged historic materials that are unrepairable. Staff requests comments on the revised restoration efforts to the 1909 building, specifically if they are sufficient as it may be the only original building on the site that remains.**
- **Staff requests final comments on the proposed removal of the 1928 building.**
- **Due to cost/pricing issues the new construction south of the 1909 building has been reduced. The new construction now clearly reads as secondary to the more prominent 1909 building because of the reduced massing, height, and greater setbacks. However, the proposed new construction continues to relate to the 1909 building through material use (red brick), associated datums, window groupings, and additional building symmetry. Staff requests comments on the proposed compatibility of the new construction with the 1909 building: Should the new construction be more compatible (i.e. "sparkle" detailing, window patterning, symmetry, and/or organization of vertical bays) or should the new construction establish more of its own architectural identity?**

### 1909 Existing North Facade



### 1909 Refurbishment Only



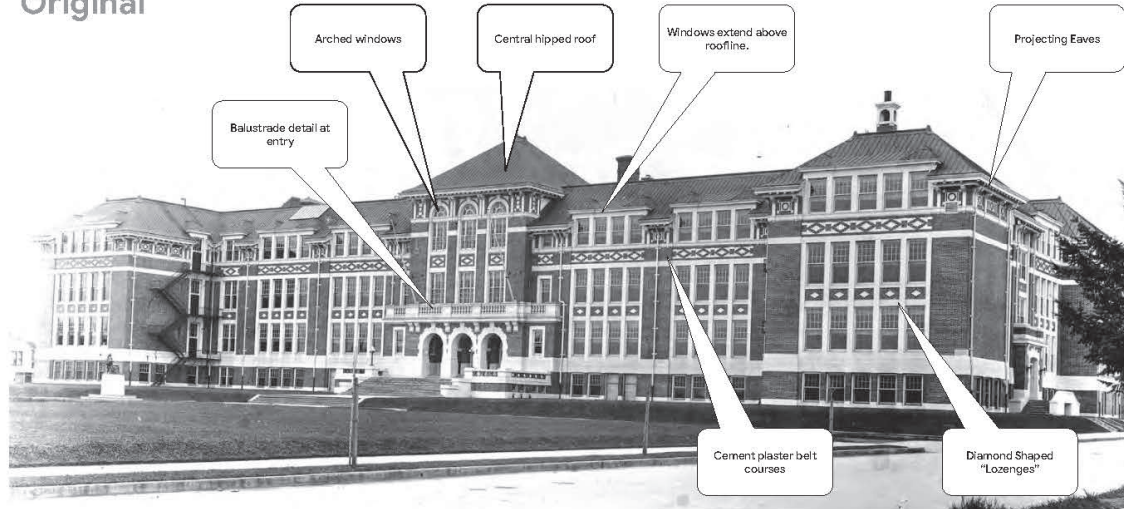
### 1909 Add Central Hipped Roof



### 1909 Add Central Hipped Roof + Articulation



### North Elevation Original





**CONTEXT | QUALITY & PERMANENCE**

Relevant Guidelines: P1: Community Plan Area Character, P2: Historic and Conservation Districts, D2: Outdoor Areas, D4: Parking Areas and Garages, D6: Architectural Integrity, D7: Blending into the Neighborhood, D8: Interest, Quality and Composition, E1: Pedestrian Networks.

**2. Response to Context:**

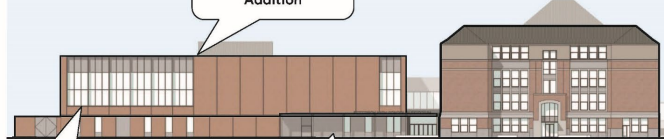
The site and proposed development extend from N. Killingsworth St (Commercial Zone) south to N. Alberta St. (Single and Multi-Dwelling Residential Zones)

- **Due to the reduced massing, height, and greater setbacks the new construction is less "austere" than previous designs. Staff requests comments on the proposed design, specifically if it successfully responds to the surrounding residential zoning context which is outside the Piedmont Conservation District.**

**DAR II Design**  
East Elevation



**Current Design**  
East Elevation



Reduced Volume/  
Height of New  
Addition

Window Cadence  
Modified to Relate to  
1909

Added Canopies and  
Material Change at  
Entries

**DAR II Design**  
West Elevation



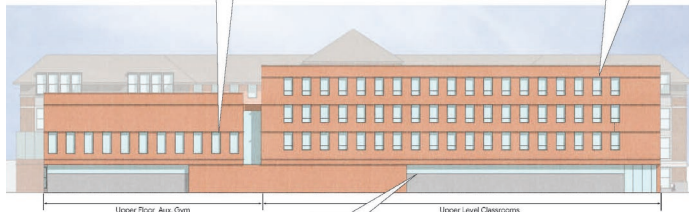
**Current Design**  
West Elevation



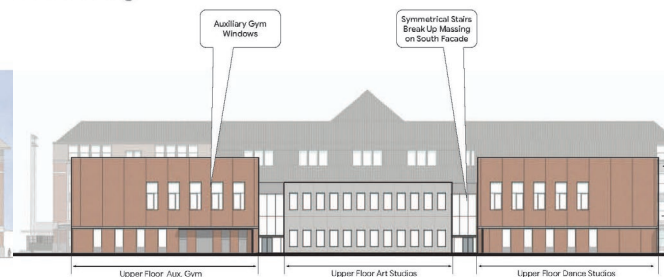
Added Canopies and  
Material Change at  
Entries

Program Shifted to  
Provide More  
Activated Presence  
at Sidewalk

**South Elevation**  
New Building



**South Elevation**  
New Building



Auxiliary Gym  
Windows

Classroom Windows - Scale  
corresponds with 1909

Auxiliary Gym  
Windows

Symmetrical Stairs  
Break Up Massing  
on South Facade

Upper Floor Aux. Gym

Upper Level Classrooms

Upper Floor Aux. Gym  
Ground Floor Shop & Loading

Upper Floor Art Studios  
Ground Floor Store

Upper Floor Dance Studios  
Ground Floor Chair & CTE





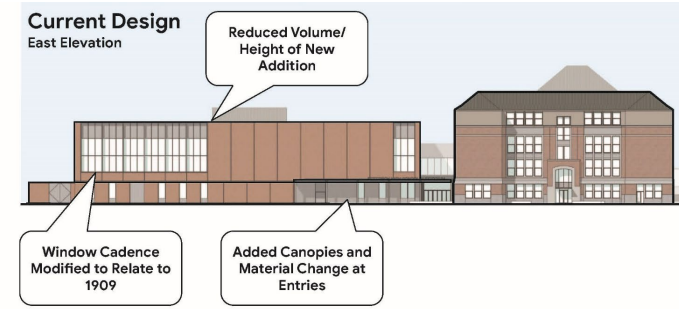
**CONTEXT | QUALITY & PERMANENCE**

Relevant Guidelines: P1: Community Plan Area Character, P2: Historic and Conservation Districts, D2: Outdoor Areas, D4: Parking Areas and Garages, D6: Architectural Integrity, D7: Blending into the Neighborhood, D8: Interest, Quality and Composition, E1: Pedestrian Networks.

**3. Building Programming:**

Current programming includes a central commons area, south-facing classroom block, and a theatre and gym at the east and west frontages.

- **Building programming is very similar to what has been shown in previous DARs. However, staircases no longer project from the building, and loading and trash are shown at the south edge of the new construction. Staff request comments on the location of these site features – could they be better located elsewhere on site or could design features be included to better screen these from view?**

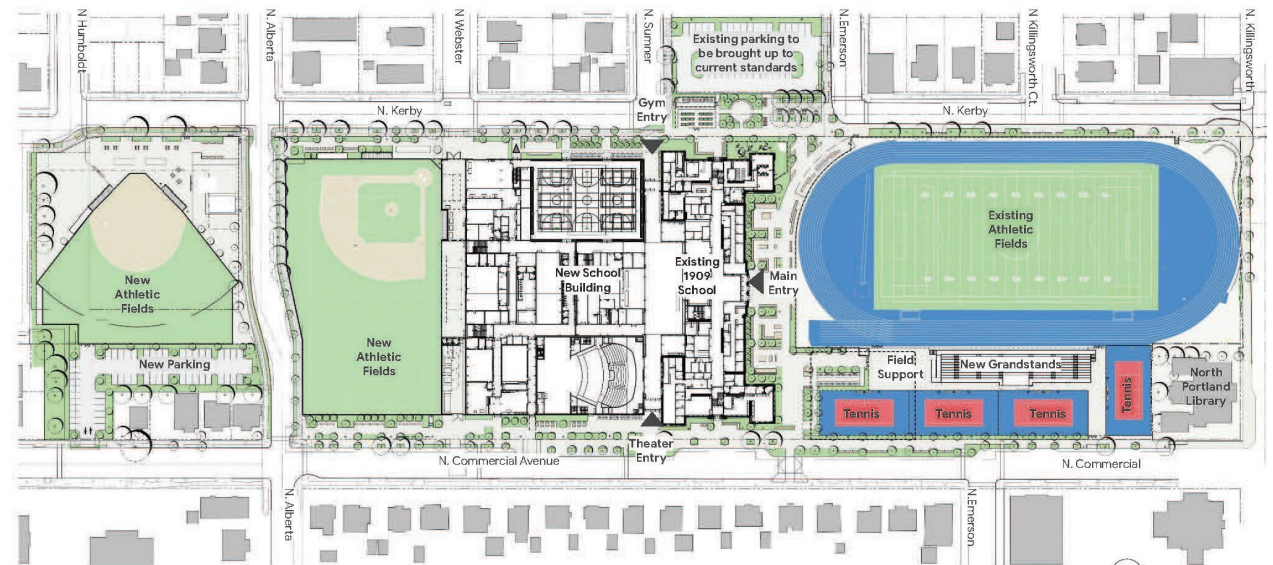


Level A



Level B

**Site Plan**





## CONTEXT | QUALITY & PERMANENCE

**Relevant Guidelines:** P1: Community Plan Area Character, P2: Historic and Conservation Districts, D2: Outdoor Areas, D4: Parking Areas and Garages, D6: Architectural Integrity, D7: Blending into the Neighborhood, D8: Interest, Quality and Composition, E1: Pedestrian Networks.

### 4. Superblocks Requirements and Landscape:

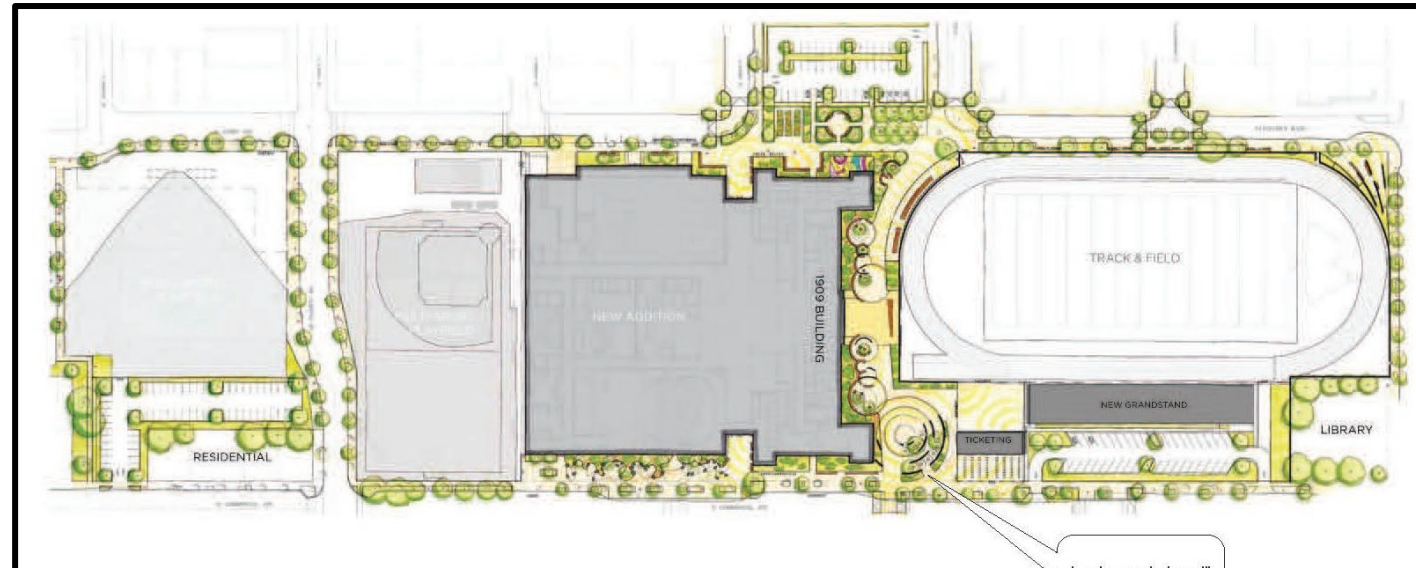
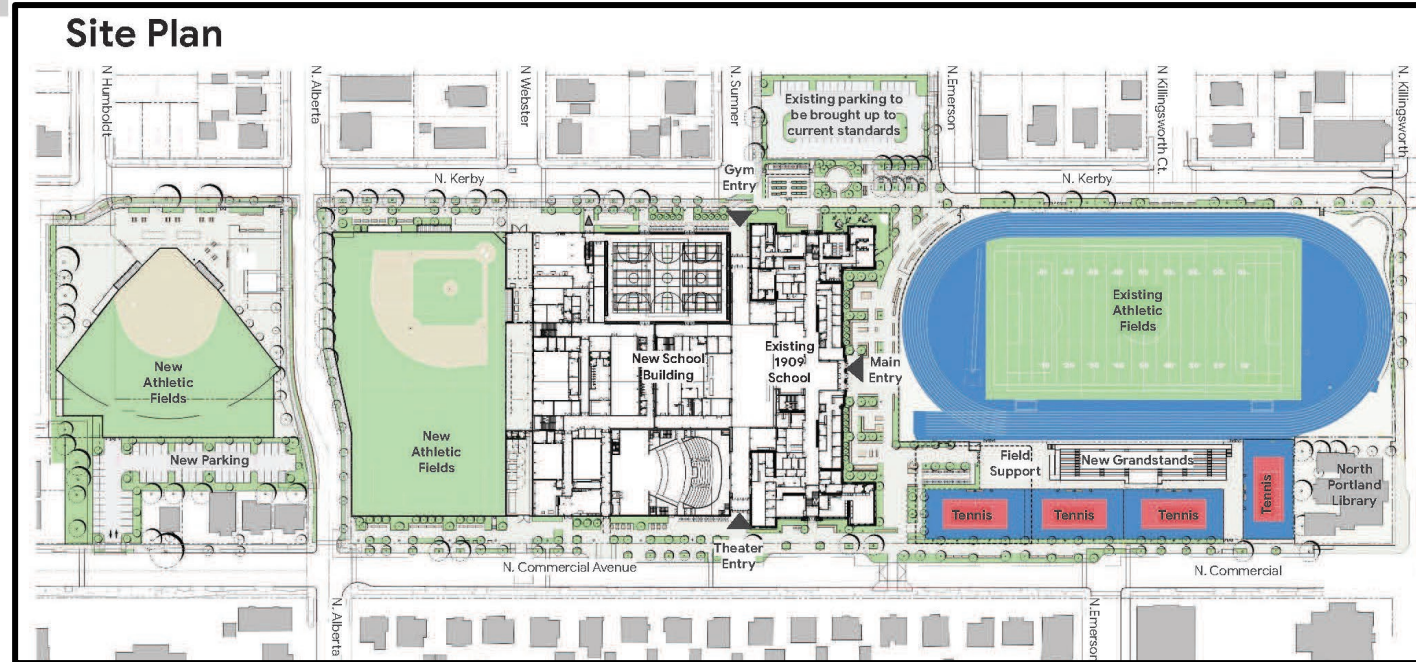
The 13.47 acre site is a Superblock per PZC Section 33.293, requiring: "a 20,000 square foot plaza or atrium"; and that the "total of walkways, landscaped areas, public plazas, and public atriums must be at least 50 percent of the total area of the vacated streets within the superblock". "Walkways must link all buildings to public sidewalks, adjacent superblocks, and nearby transit facilities. Where the site lies between two parallel streets which were formerly connected by a vacated street, a walkway connecting the two parallel streets must be provided as a substitute for the vacated streets. The connecting walkway does not need to be located within the alignment of the vacated streets, but must provide approximately the same connections for pedestrians."

- **The plaza area of the Superblock requirement has been reorganized to better align with the symmetry of the 1909 building's north elevation. Staff requests comments on the proposed design success of the plaza area.**

### 5. Tennis Courts replacing proposed Parking:

Existing tennis courts in the northeast corner of the site are proposed to be removed and replaced in approximately the same area. Parking is no longer proposed in this area. Active uses for students is preferred to on-site parking.

- **Staff requests comments on the proposed use of this area of the site.**





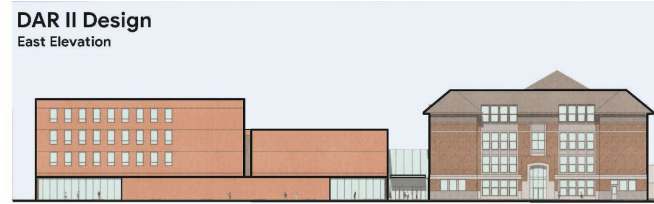
## PUBLIC REALM

**Relevant Guidelines:** P1: Community Plan Area Character, P2: Historic and Conservation Districts, E1: Pedestrian Networks, E2: Stopping Places, E3: The Sidewalk Level of Buildings, E4: Corners that Build Active Intersections, E5: Light, Wind and Rain, D1: Outdoor Areas, D2: Main Entrances, D3: Landscape Features, D6: Architectural Integrity, D7: Blending into the Neighborhood, D8: Interest, Quality and Composition.

### 6. Ground Level Frontages:

Proposed programming results in ground level frontages on the east and west elevations being largely blank walls.

- The east and west ground level frontages include additional pedestrian treatments when compared to previous DAR schemes: landscaping, clear glazing, and extended canopies. However, due to interior programming, large blank walls at the street level persist. Staff requests comments on the success of the street level elevations, amount of proposed blank walls, and if additional treatments for pedestrian use and comfort, such as additional clear glazing, additional extended canopies, and seating, should be implemented along both frontages.*





## PUBLIC REALM

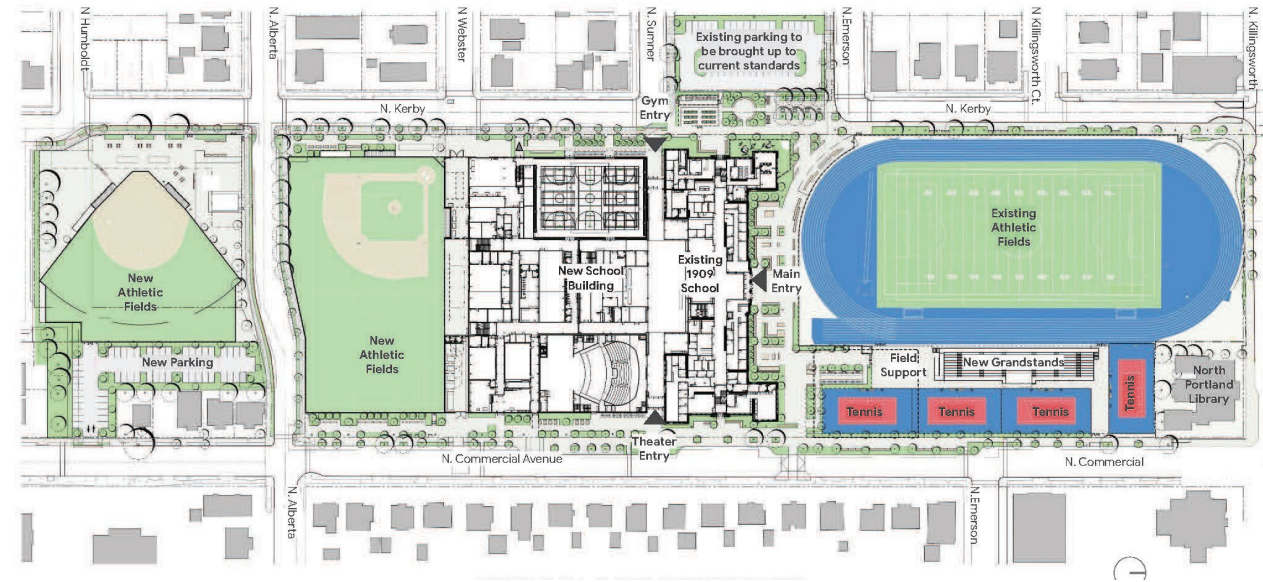
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### 7. Outdoor Areas/Landscaping:

In relation to setbacks on the east and west frontages, Superblock requirements, and the proposed north main entrance, a number of outdoor areas are proposed.

- ***As currently shown the site will include significant landscaping along all frontages helping to soften and reduce the impact of the mass of the building, integrate into the residential neighborhood, and provide areas to sit and congregate. Staff requests final comments on the proposed success of the outdoor areas on the north, east, and west frontages.***

## Site Plan





## MODIFICATIONS

**Relevant Guidelines:** P1: Community Plan Area Character, P2: Historic and Conservation Districts, E1: Pedestrian Networks, E2: Stopping Places, E3: The Sidewalk Level of Buildings, E4: Corners that Build Active Intersections, E5: Light, Wind and Rain, D1: Outdoor Areas, D2: Main Entrances, D3: Landscape Features, D6: Architectural Integrity, D7: Blending into the Neighborhood, D8: Interest, Quality and Composition.

### 8. Modifications:

**Staff requests comments on the proposed approvability of the Modifications below.**

**Note: The applicant has also addressed these in their drawing packet.**

1. **33.150.205. Height:** Minor request to exceed the height requirement of 75', to approximately 82', for the proposed roof restorations to the 1909 building.
2. **33.150.215. Setbacks:** To exceed the minimum setback requirement of, *1' setback for each 2' feet of building height across from the adjacent residential*, on both the N Kerby and N Commercial frontages: For 29'-8" not 23' on N Kerby Ave, and 32' not 28' on N Commercial Ave.
3. **33.150.285 Fence Height:** To exceed the maximum allowed fence height of 8' in the athletic facility areas of the site. Fencing around the tennis courts is proposed to be 10' high, areas around ball fields is proposed to have 10' fences and 40' netting.
4. **33.266.210 Bike Parking:** To reduce the number of required covered bike stalls from 355 to 200. Note: Commission can support a number but PBOT support will also be needed.
5. **33.293.030 Superblocks:** To provide the required plaza area but to exceed the 3 to 1 ratio for plaza area to allow connectivity from N Kerby Ave to N Commercial Ave.

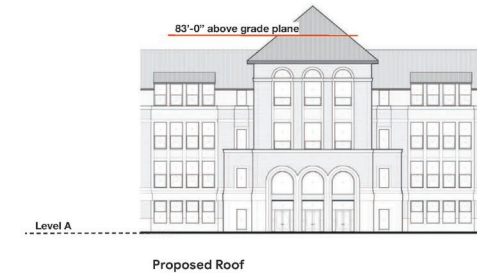
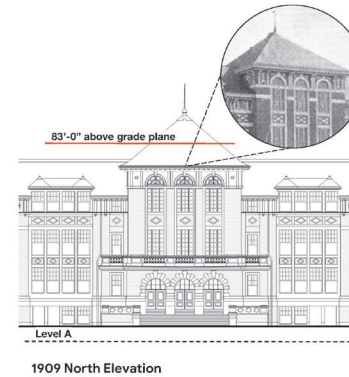


## 4. Building Height -1909 33.150.205 Historic height v. Proposed height

We are seeking a modification from 75' height to 83' height, to be able to bring back this central hip roof form.

The historic central roof of the 1909 building is 83' above the grade plane. We'd like to recreate this roof form to beautify the building. This restored roof will exceed the 75' height limit on the site.

Note: no other building elements on the 1909 building or the new building exceed the height limit.





## MODIFICATIONS

**Relevant Guidelines:** P1: Community Plan Area Character, P2: Historic and Conservation Districts, E1: Pedestrian Networks, E2: Stopping Places, E3: The Sidewalk Level of Buildings, E4: Corners that Build Active Intersections, E5: Light, Wind and Rain, D1: Outdoor Areas, D2: Main Entrances, D3: Landscape Features, D6: Architectural Integrity, D7: Blending into the Neighborhood, D8: Interest, Quality and Composition.

### 8. Modifications:

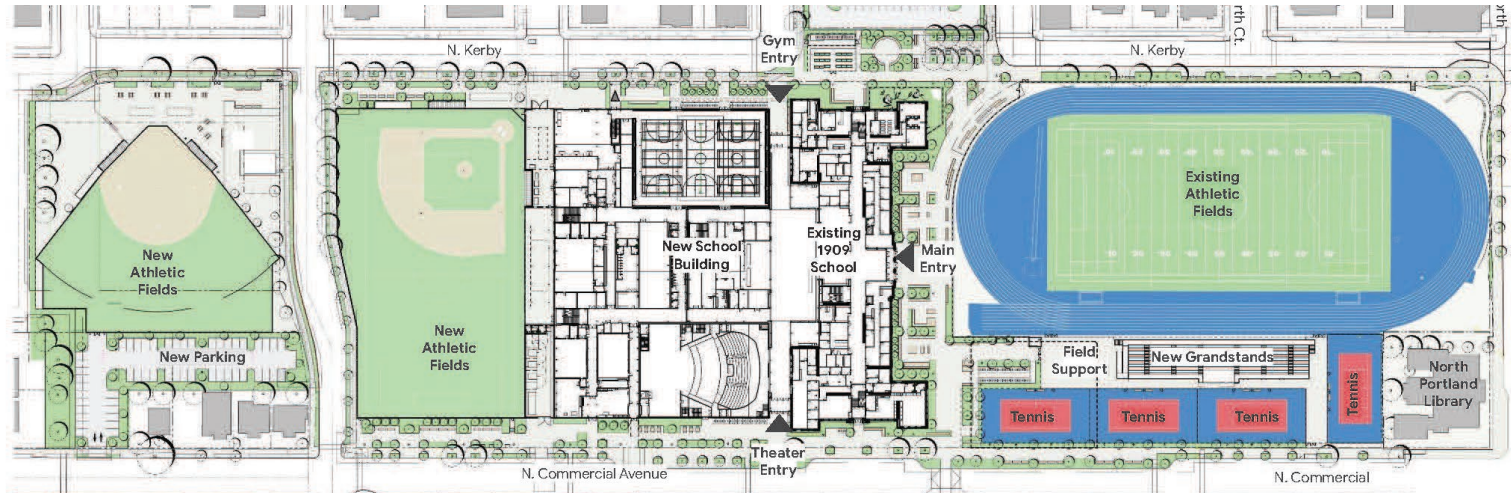
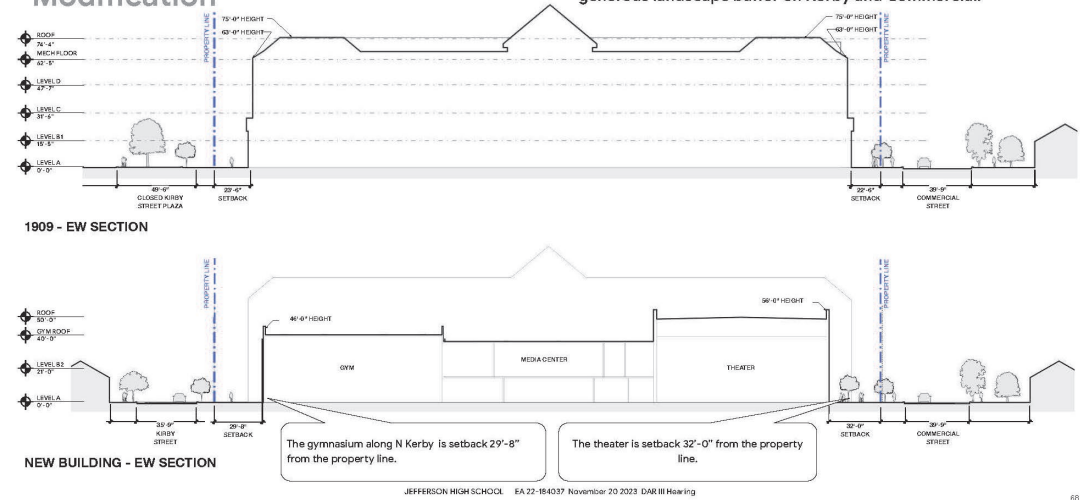
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## 1. Building Setbacks 33.150.215 Modification

We are seeking a modification to a 29' setback at N. Kerby and N Commercial. This setback defers to 1909 and allows for a generous landscape buffer on Kerby and Commercial.





## MODIFICATIONS

**Relevant Guidelines:** P1: Community Plan Area Character, P2: Historic and Conservation Districts, E1: Pedestrian Networks, E2: Stopping Places, E3: The Sidewalk Level of Buildings, E4: Corners that Build Active Intersections, E5: Light, Wind and Rain, D1: Outdoor Areas, D2: Main Entrances, D3: Landscape Features, D6: Architectural Integrity, D7: Blending into the Neighborhood, D8: Interest, Quality and Composition.

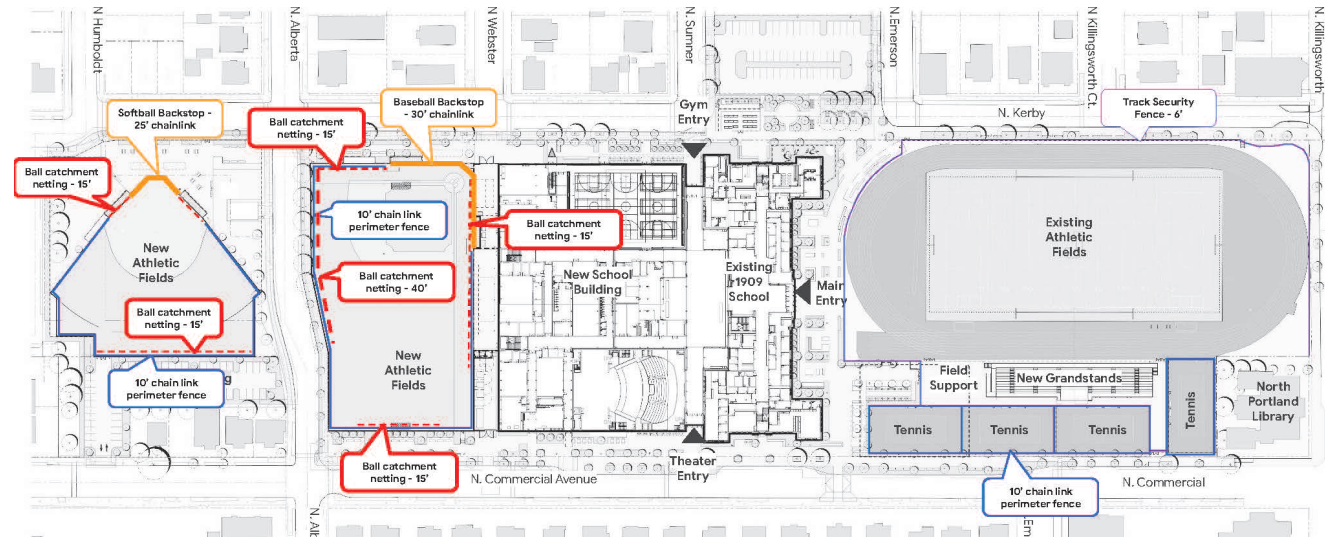
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## 6. Fence Height Diagram



Adjustment to max height allowed - the athletic facilities on site require various types of fences and ball catchment that are taller than the 8'.

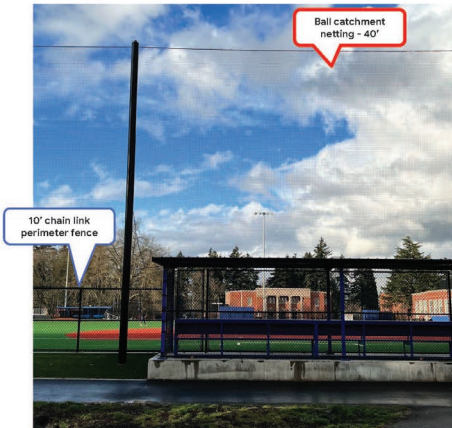
We are seeking to provide fences:

- chain link fences up to 10' high at tennis and soccer —————
- chain link fences 25-30' high at baseball and softball backstops —————

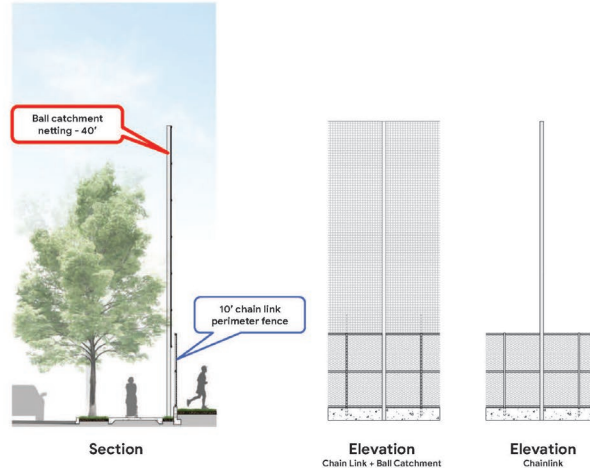
We are seeking to provide ball catch netting. Ball catchment is open netting that is deployed on game day to prevent balls from exiting the field. When not in use, it can be retracted.

- up to 40' high at the baseball field. - - - - -
- 15' high at soccer and softball locations - - - - -

These type and heights are color coded, and denoted on the following plan.



Grant HS example - 10' chain link, 40' ball netting





## MODIFICATIONS

Relevant Guidelines: P1: Community Plan Area Character, P2: Historic and Conservation Districts, E1: Pedestrian Networks, E2: Stopping Places, E3: The Sidewalk Level of Buildings, E4: Corners that Build Active Intersections, E5: Light, Wind and Rain, D1: Outdoor Areas, D2: Main Entrances, D3: Landscape Features, D6: Architectural Integrity, D7: Blending into the Neighborhood, D8: Interest, Quality and Composition.

### 8. Modifications:

Staff requests comments on the proposed approvability of the Modifications below.

Note: The applicant has also addressed these in their drawing packet.

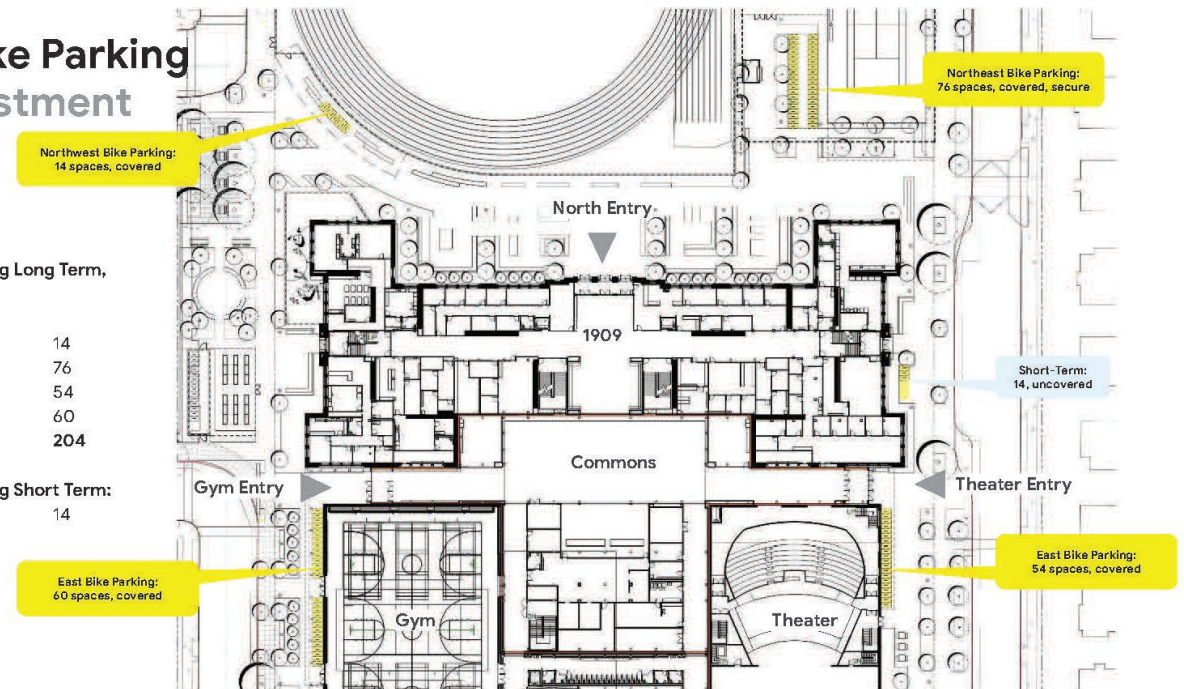
1. **33.150.205. Height:** Minor request to exceed the height requirement of 75', to approximately 82', for the proposed roof restorations to the 1909 building.
2. **33.150.215. Setbacks:** To exceed the minimum setback requirement of, *1' setback for each 2' feet of building height across from the adjacent residential*, on both the N Kerby and N Commercial frontages: For 29'-8" not 23' on N Kerby Ave, and 32' not 28' on N Commercial Ave.
3. **33.150.285 Fence Height:** To exceed the maximum allowed fence height of 8' in the athletic facility areas of the site. Fencing around the tennis courts is proposed to be 10' high, areas around ball fields is proposed to have 10' fences and 40' netting.
4. **33.266.210 Bike Parking:** To reduce the number of required covered bike stalls from 355 to 200. Note: Commission can support a number but PBOT support will also be needed.
5. **33.293.030 Superblocks:** To provide the required plaza area but to exceed the 3 to 1 ratio for plaza area to allow connectivity from N Kerby Ave to N Commercial Ave.

## 5. Bike Parking Adjustment

Bike Parking Long Term, covered:

Northwest	14
Northeast	76
East	54
West	60
<b>Total:</b>	<b>204</b>

Bike Parking Short Term:  
East 14



We are seeking an adjustment to the number of long-term bike parking spaces required, from 355 spaces to 200 spaces.



**MODIFICATIONS**

Relevant Guidelines: P1: Community Plan Area Character, P2: Historic and Conservation Districts, E1: Pedestrian Networks, E2: Stopping Places, E3: The Sidewalk Level of Buildings, E4: Corners that Build Active Intersections, E5: Light, Wind and Rain, D1: Outdoor Areas, D2: Main Entrances, D3: Landscape Features, D6: Architectural Integrity, D7: Blending into the Neighborhood, D8: Interest, Quality and Composition.

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**3. Superblock Requirements 33.293.030**  
**50% of vacated streets: design meets requirements**

**Superblock Requirements:**

The Jefferson Site is defined as a superblock.

The total area of walkways, landscaped areas, public plazas, and public atriums must be 50% of the total area of vacated streets within the superblock.

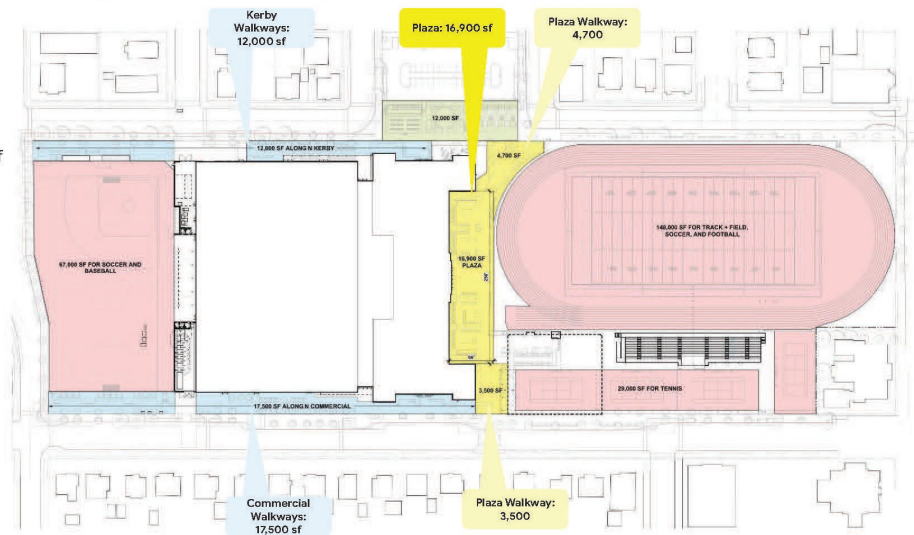
The area of vacated streets is 108,090 SF  
 50% of that area is: **54,045 SF**

**Proposal:**

The design provides a great deal of open space on site.

Plaza:	16,900 sf
Plaza Walkways:	8,200 sf
N Kerby Walkways @ Setback:	12,000 sf
N Commercial Walkways @ Setbacks:	17,500 sf
	<b>54,600 sf</b>
	<b>*meets requirement</b>

additional open space on the site:  
 Athletic Fields North of Alberta: **244,000 sf**





**Staff Introduction**

**Applicant Presentation**

**Staff Discussion Topics**

**Public Comments**

**Commission Conversation**



**Staff Introduction**

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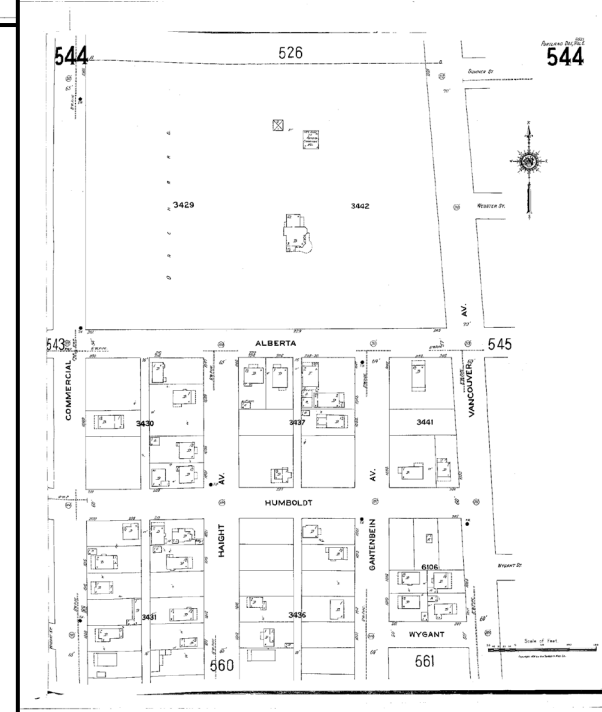
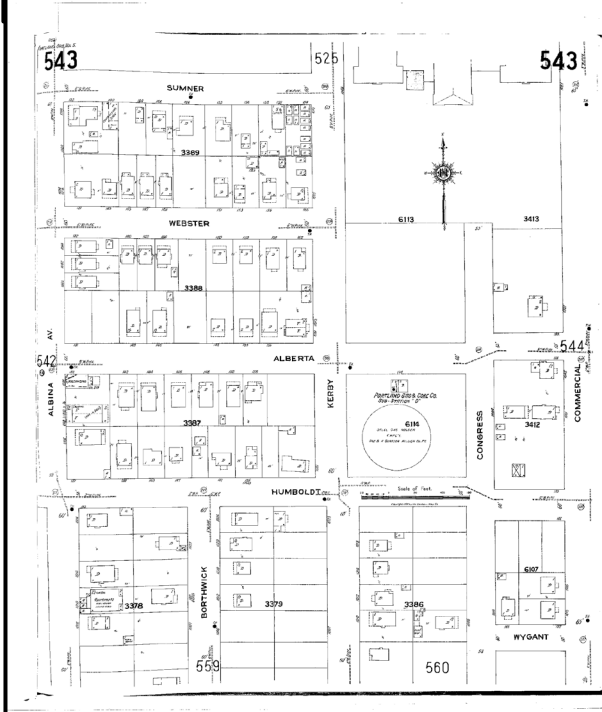
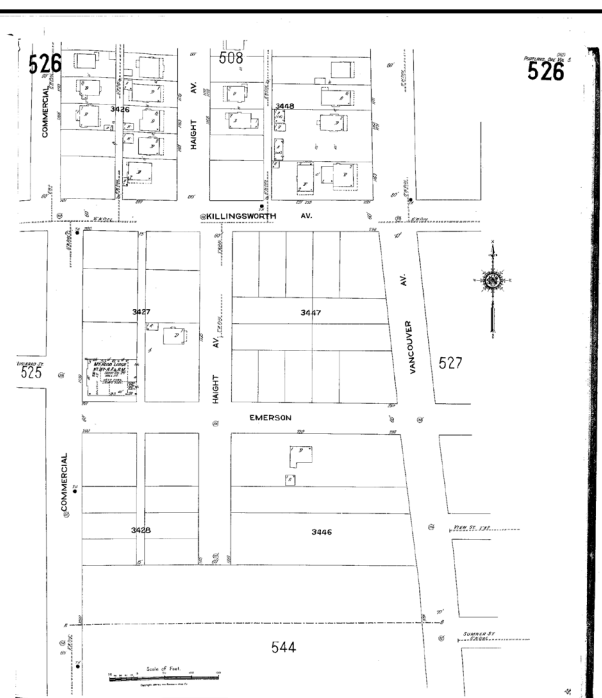
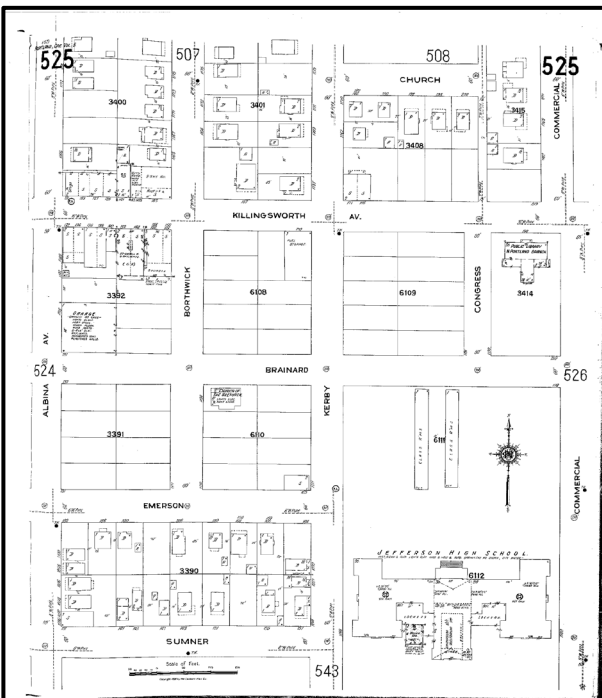
**Public Comments**

**Commission Conversation**









1924-1928



1908-1950

