

Jefferson High School

EA-24-094383-DA

Portland, OR

DAR #6

December 2, 2024



BORA PLACE LEVER

Topics for Discussion

1. New Building's Character on Killingsworth

How will the new school respond to the Piedmont District, Streetcar and Community character? What program faces Killingsworth?

- The facade will be articulated with discrete/individual/punched windows on upper floors and storefront on lower floors similar to the character of other retail and residential buildings on Killingsworth
- The JHS Media Center is planned for the corner of Killingsworth and Kerby; this is one of the most active uses in the school that can reasonably have direct views into the space when kids are in the building
- The transit-street setback will allow areas of landscape and hardscape to provide a layered buffer and interesting pedestrian experience.
- The Killingsworth frontage will be occupied by Visual and Performing Arts programs

2. Materiality

Discussion: How do the material studies fit into the overall context?

Discussion: How do the material studies reflect quality and permanence?

2024

June

July

August

September

October

November

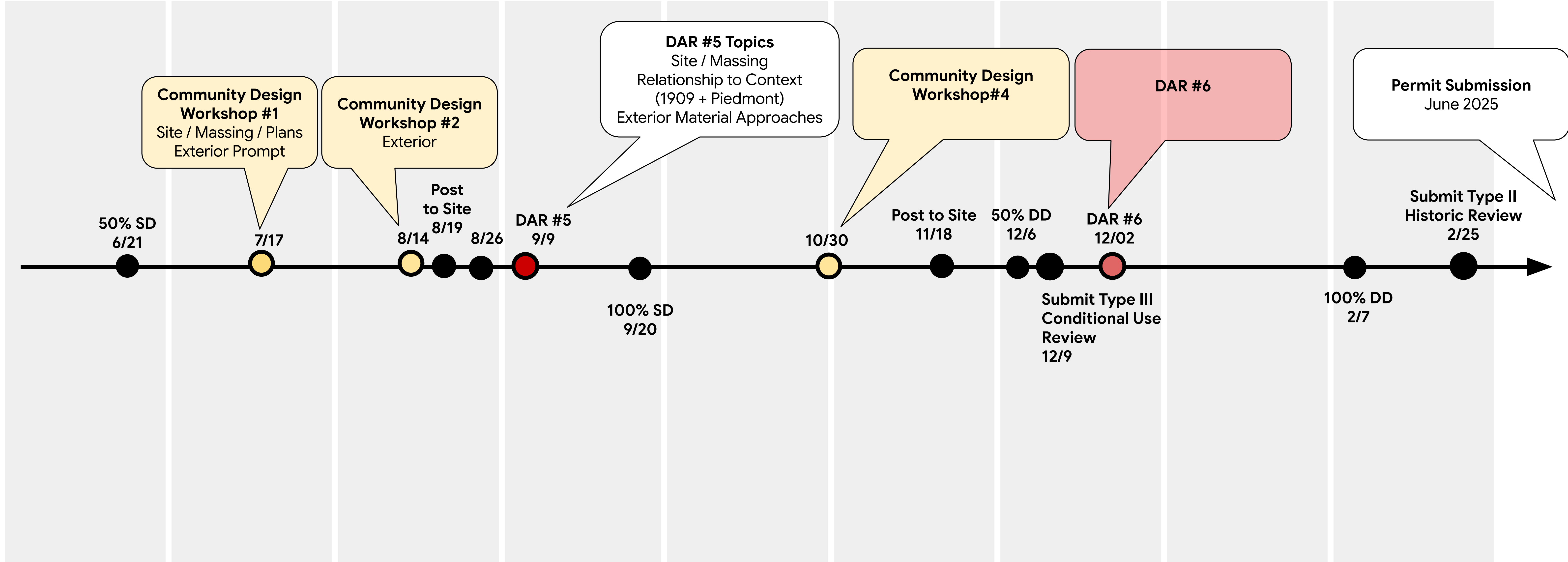
December

2025

January

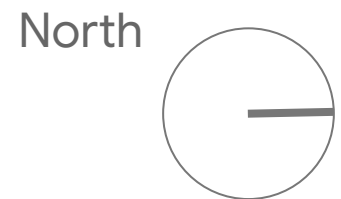
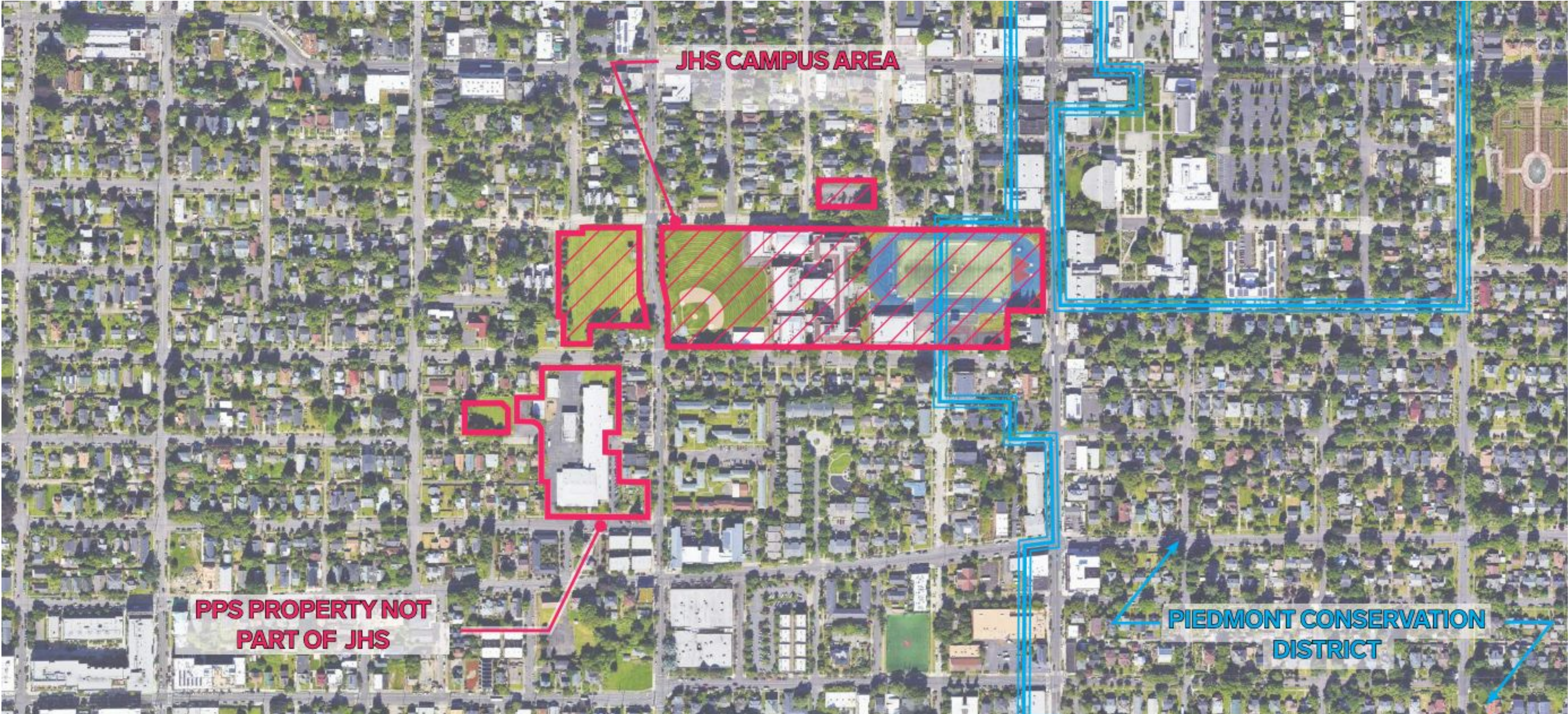
February

March



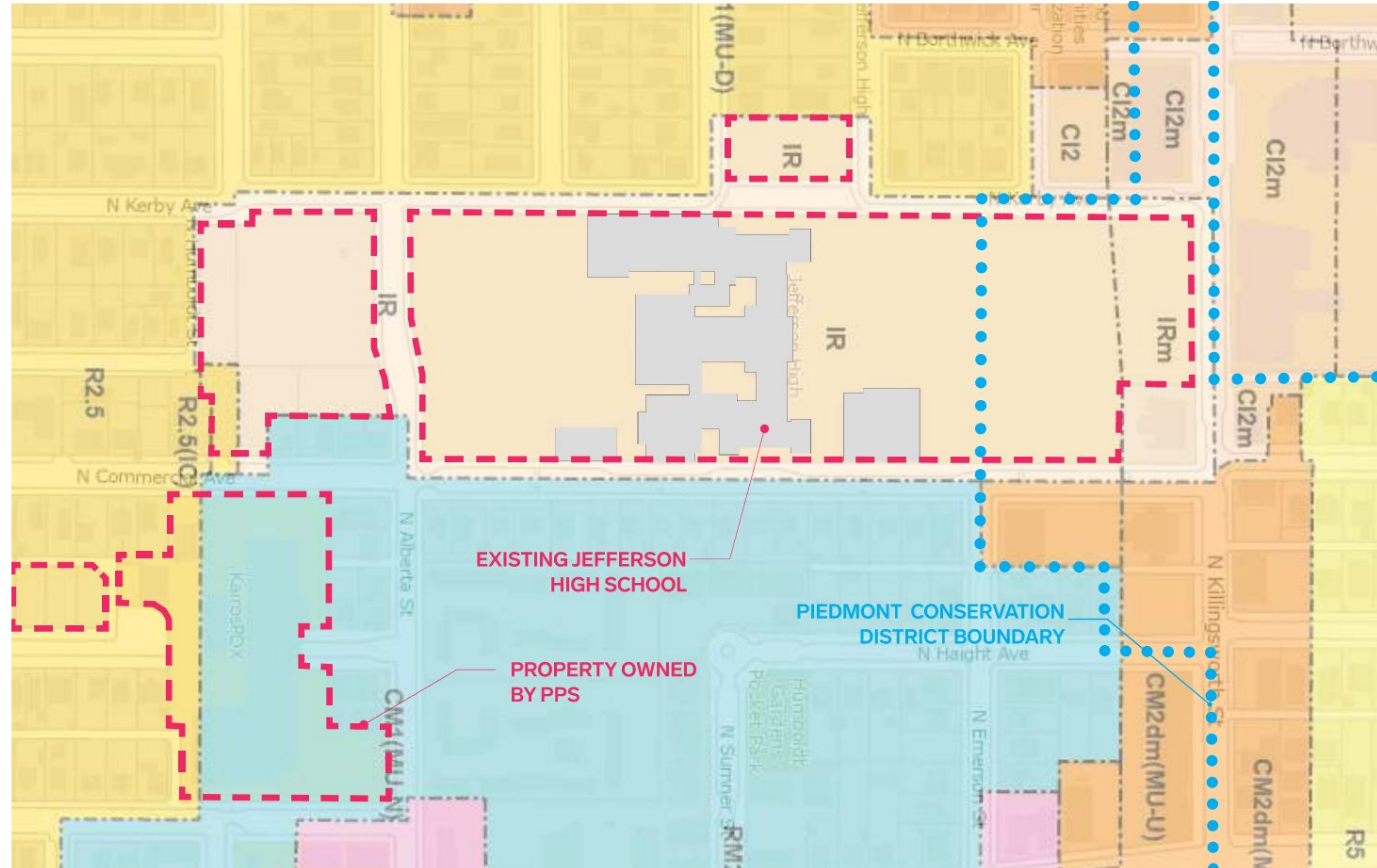
Project Updates

Urban Context

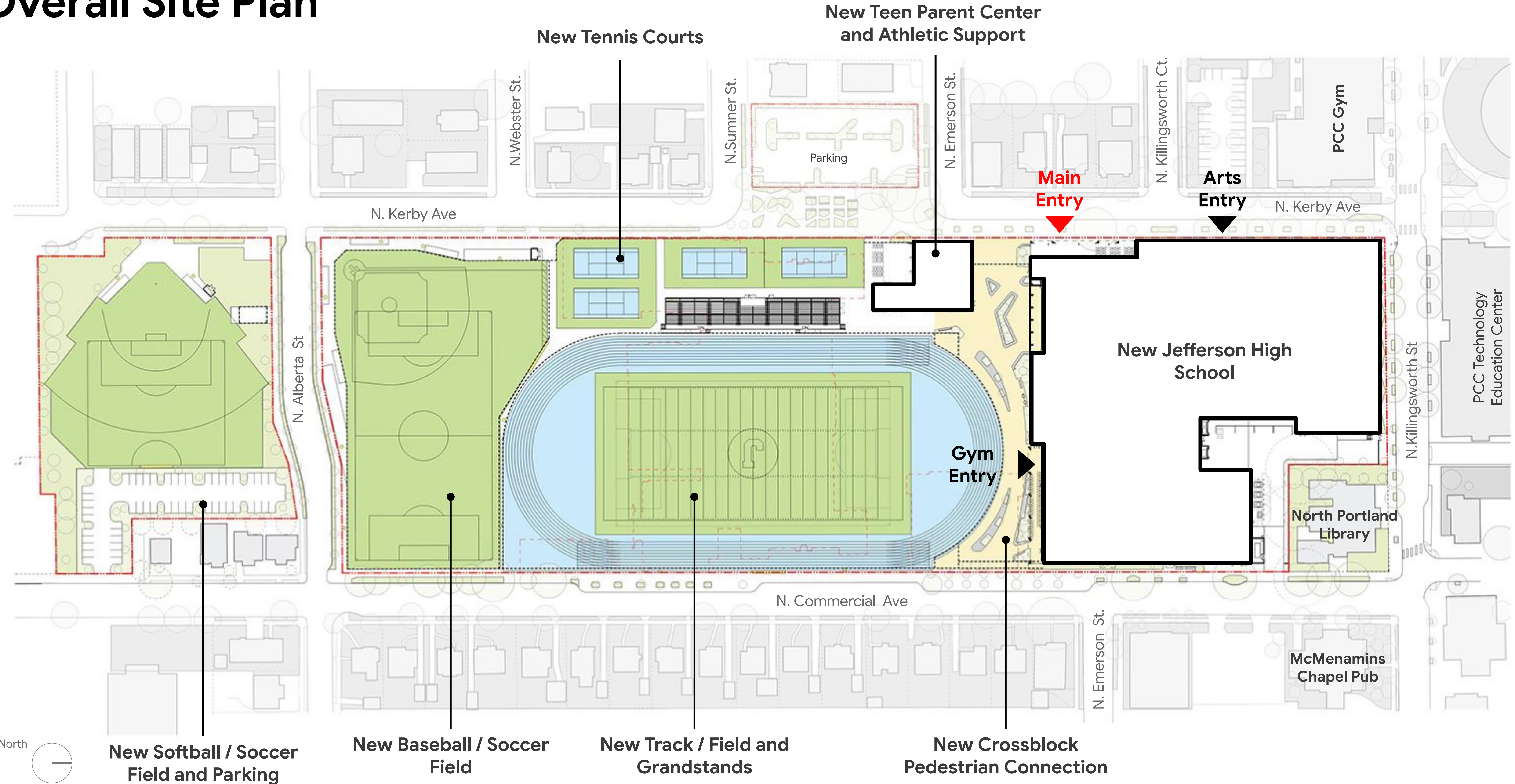


Zoning Summary

| | |
|-----------------------------|---|
| Zoning Designation: | <u>IR Zone</u> Institutional Residential <u>R2.5</u> at small area in SE of site |
| Overlays: | Centers Main Street Overlay Zone Historic Resource Overlay Zone |
| District: | Piedmont Conservation District |
| Neighborhood Plan: | Humboldt Neighborhood Plan |
| Site Area: | 14.02 Acres (610,711 sf) 603,501 IR zone 7,210 R2.5 zone |
| FAR: | Min: 0.5:1; Max: 2:1 |
| Proposed FAR: | 0.53:1 |
| Base Height: | 75' |
| Proposed Height: | 68' at new building |
| Min Landscaped Area: | 20% of site area (122,142 sf) |
| Setbacks | |
| From all streets: | 1 foot setback for every 2 feet of building height except maximum 10' at transit street/pedestrian district |



Overall Site Plan



New Softball / Soccer Field and Parking

New Baseball / Soccer Field

New Track / Field and Grandstands

New Crossblock Pedestrian Connection

New Tennis Courts

New Teen Parent Center and Athletic Support

New Jefferson High School

North Portland Library

McMenamins Chapel Pub

PCC Technology Education Center

PCC Gym

Parking

Main Entry

Arts Entry

Gym Entry

N. Kerby Ave

N. Commercial Ave

N. Webster St.

N. Sumner St.

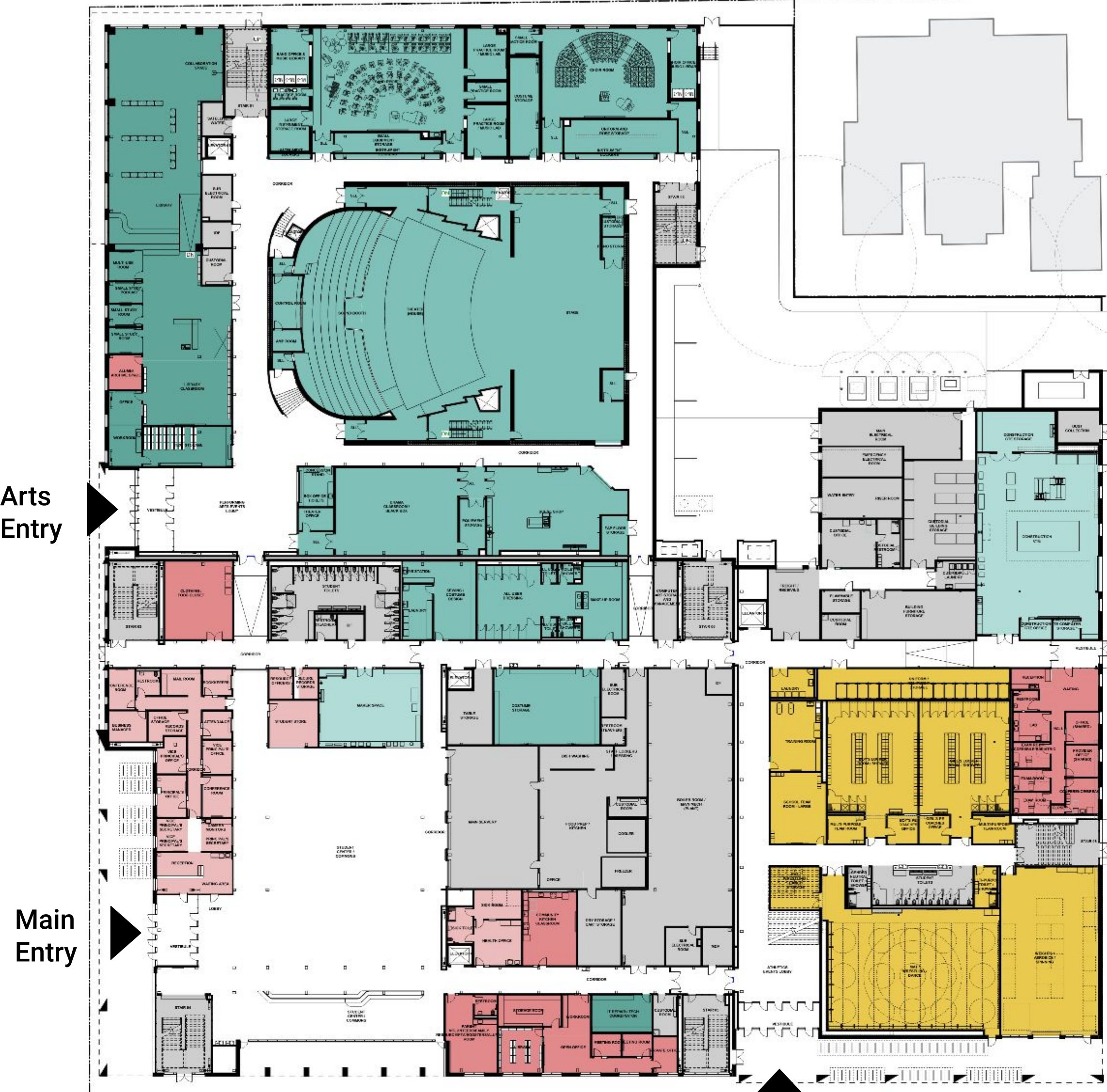
N. Emerson St.

N. Killingsworth Ct.

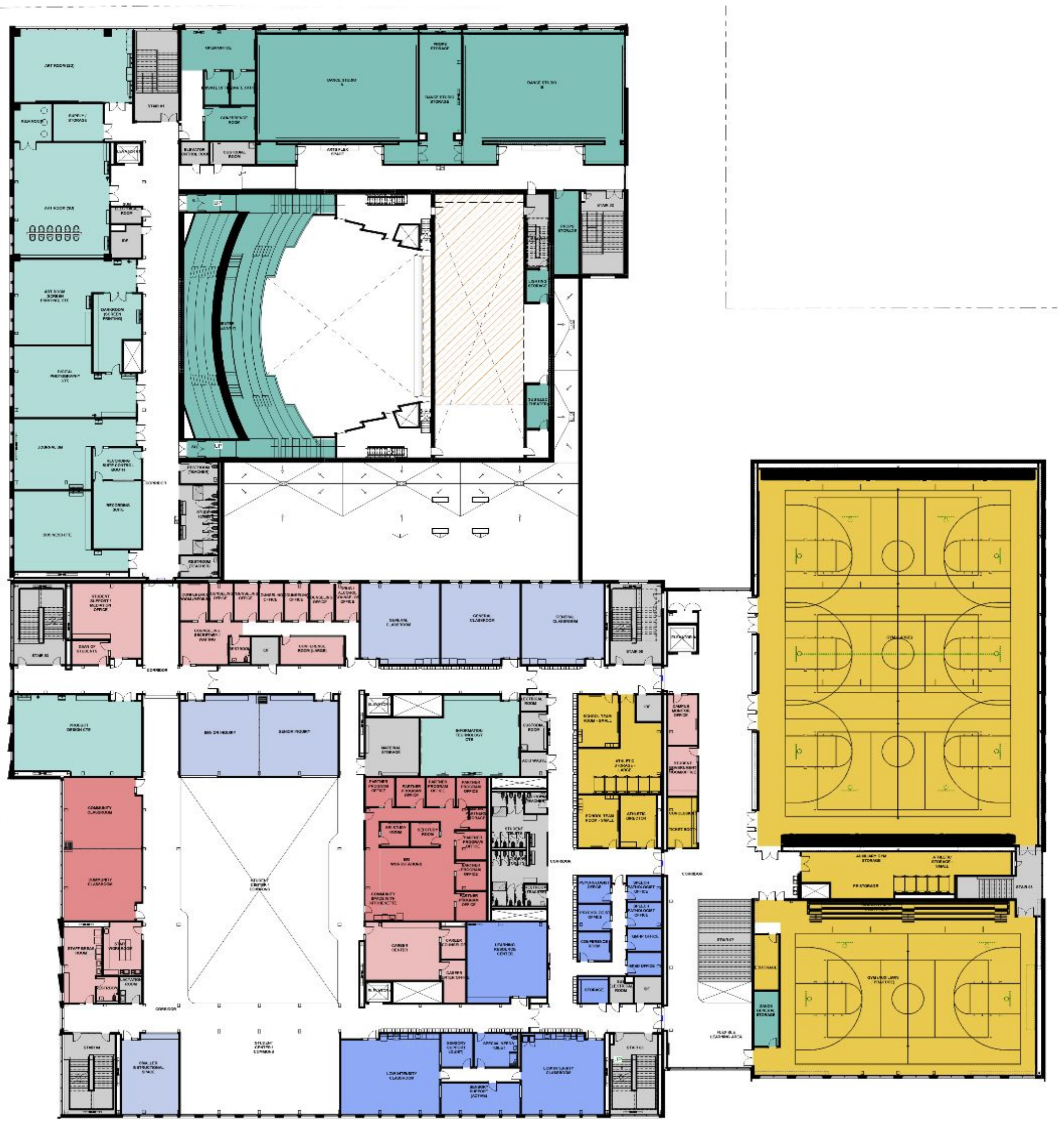
N. Alberta St.

N. Killingsworth St.

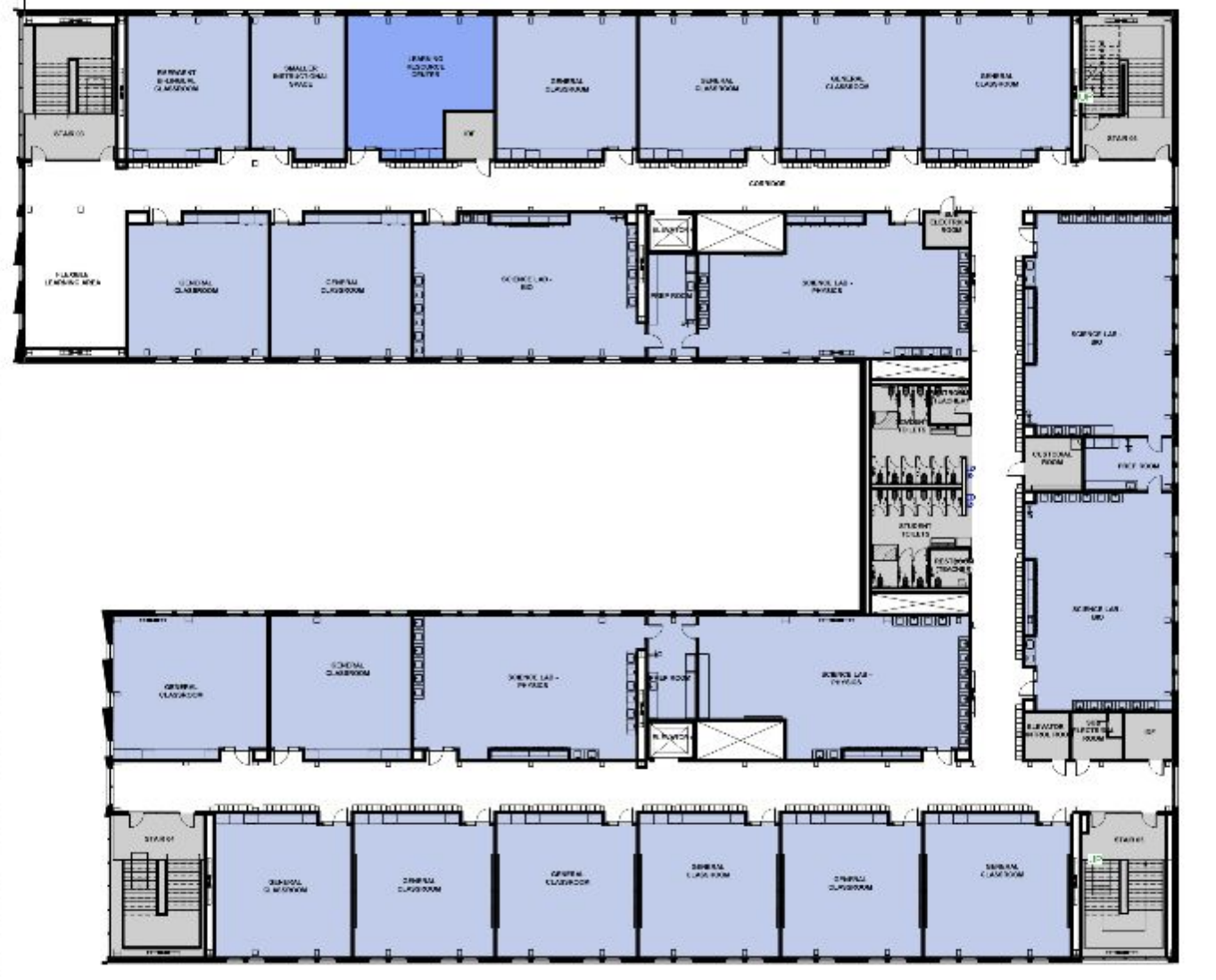
Floor Plans



Level 1



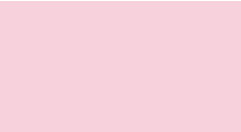
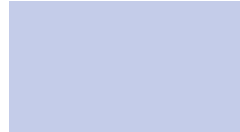







Level 2



Level 4



Level 3

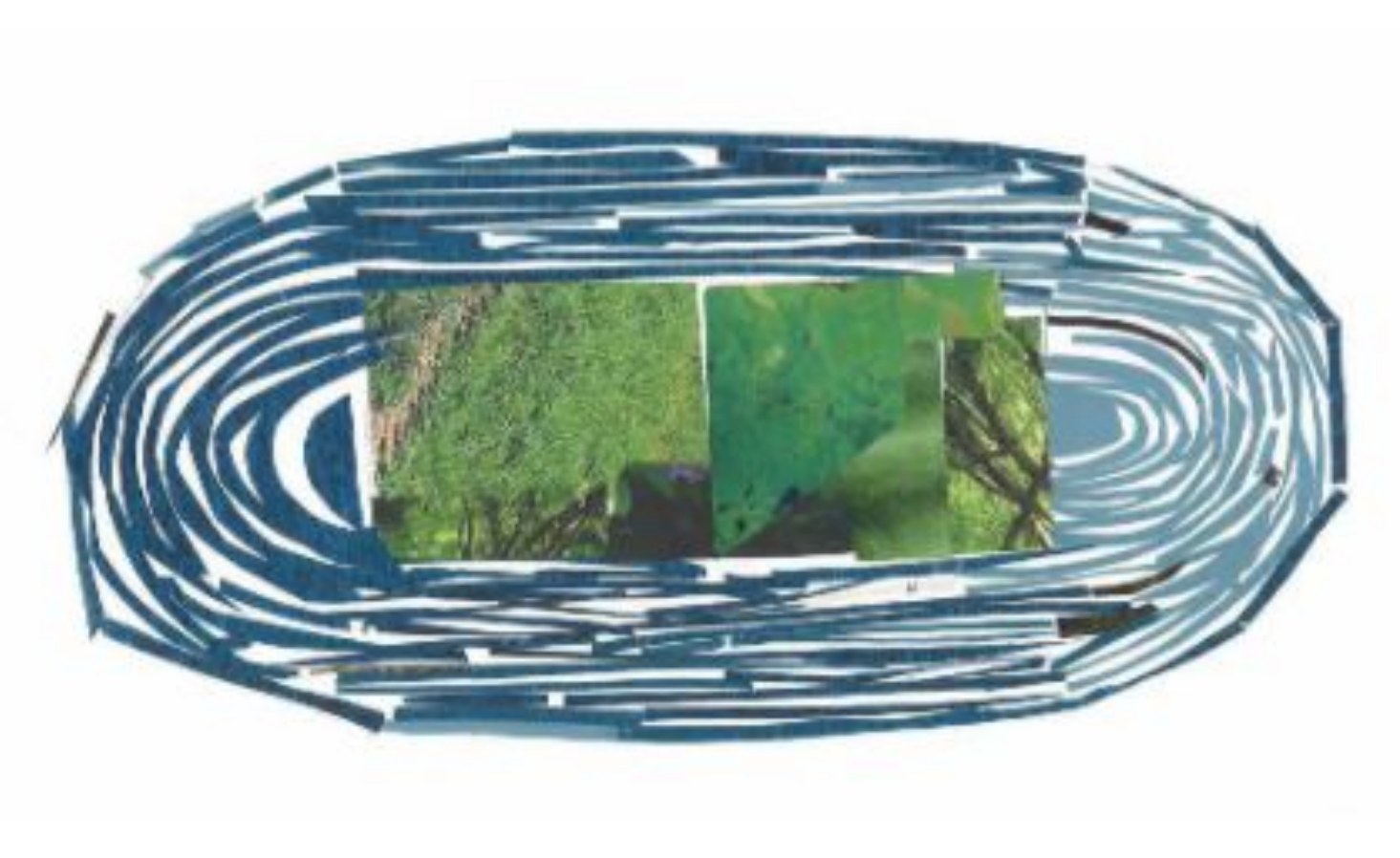
- | | | | | | | | | | |
|---|---|---|------------------------------------|---|----------------------------------|---|----------------|---|-------------------------------|
|  | Admin + Staff Career + Counseling |  | General Classrooms Science Labs |  | Theater Dance Band + Choir |  | Media Center |  | Building Support Restrooms |
|  | Community Partners Teen Parent Center Health Clinic |  | Special Education |  | Fine + Graphic Arts CTE |  | PE + Athletics | | |

Project Goals + Community Input

Project Goals

Jefferson HS is where **Legacy meets the Future**

The new Jefferson High School shines with **Demo pride** as a treasured beacon for families of Albina, embracing the journey of the Demos from the past to the future, **fostering a spirited place of belonging**, and **nurturing the legacy of excellence** for generations to come

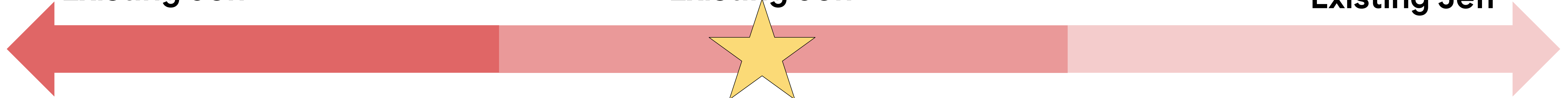


Community Design Workshop Feedback

Strong Texture and Color References to Existing Jeff

Some texture and color references to Existing Jeff

No Material References to Existing Jeff



Approach 1
Material change between Facades
Brick on Primary Facades



Approach 2
Texture change between Facades
Reference Patterns on 1909



Approach 3
Color Change Between Facades
Neutral Colors

Community Design Workshop Feedback

CDW #4

- Create a prominent main entry
- See interior activity and school colors from the exterior
- Material & Color: Culturally affirming, bold, welcoming
- Celebrating Jeff's diverse heritage

CDW #2

- Incorporate patterns similar to the existing building
- Use **Brick**: There was an overall appreciation for the detail and brickwork on the 1909
- Use contemporary references of the 1909 Building
- Balance safety and public access on the site

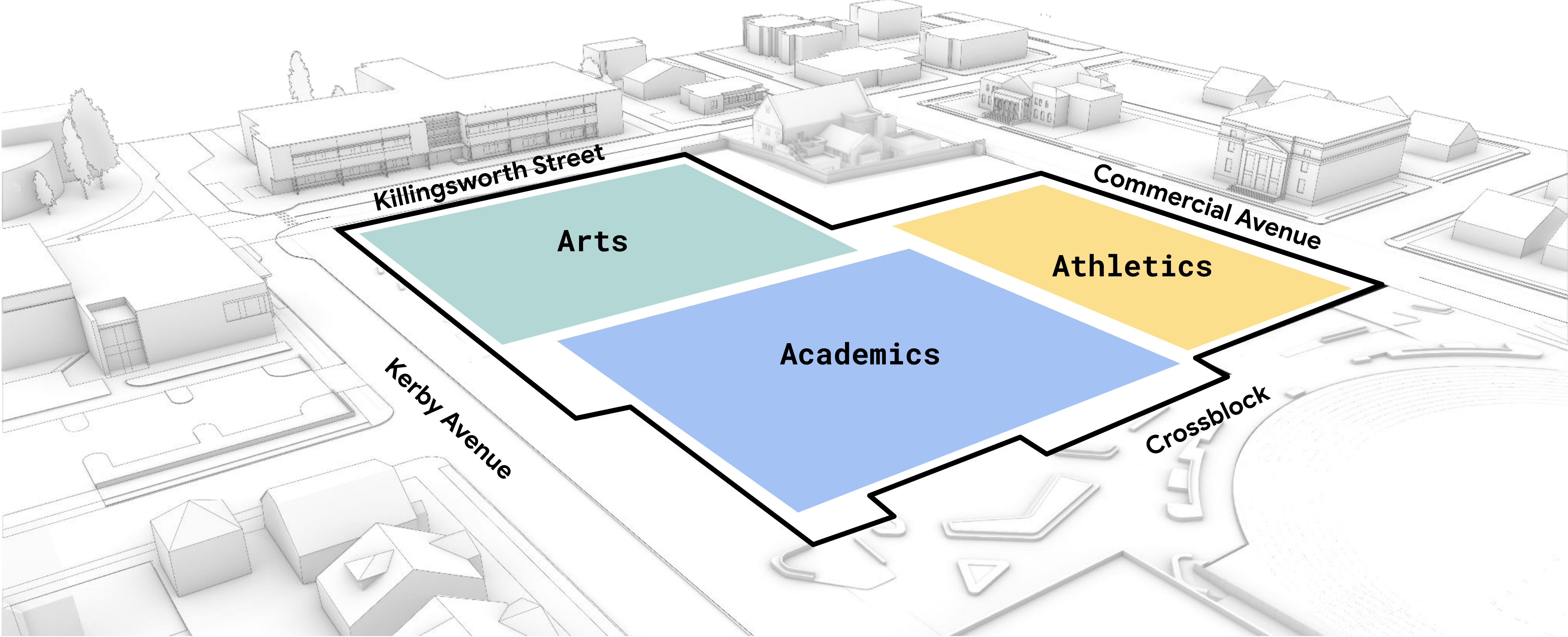
CDW #1

- Create a welcoming building that reflects the architectural heritage of Jefferson
- The New Building should look like a High School. Distinguish itself from PCC, but still look civic
- Cultural placemaking and landscape elements should reflect the Jefferson community

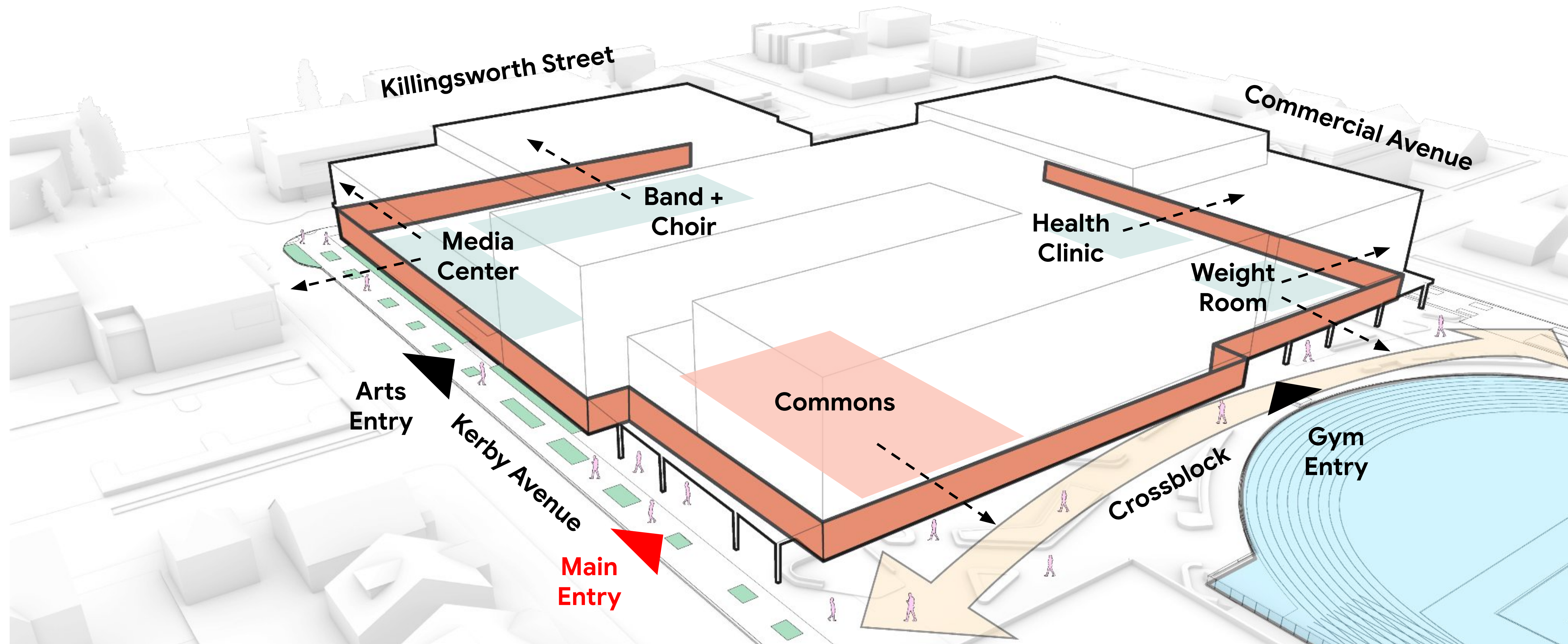


Design Overview

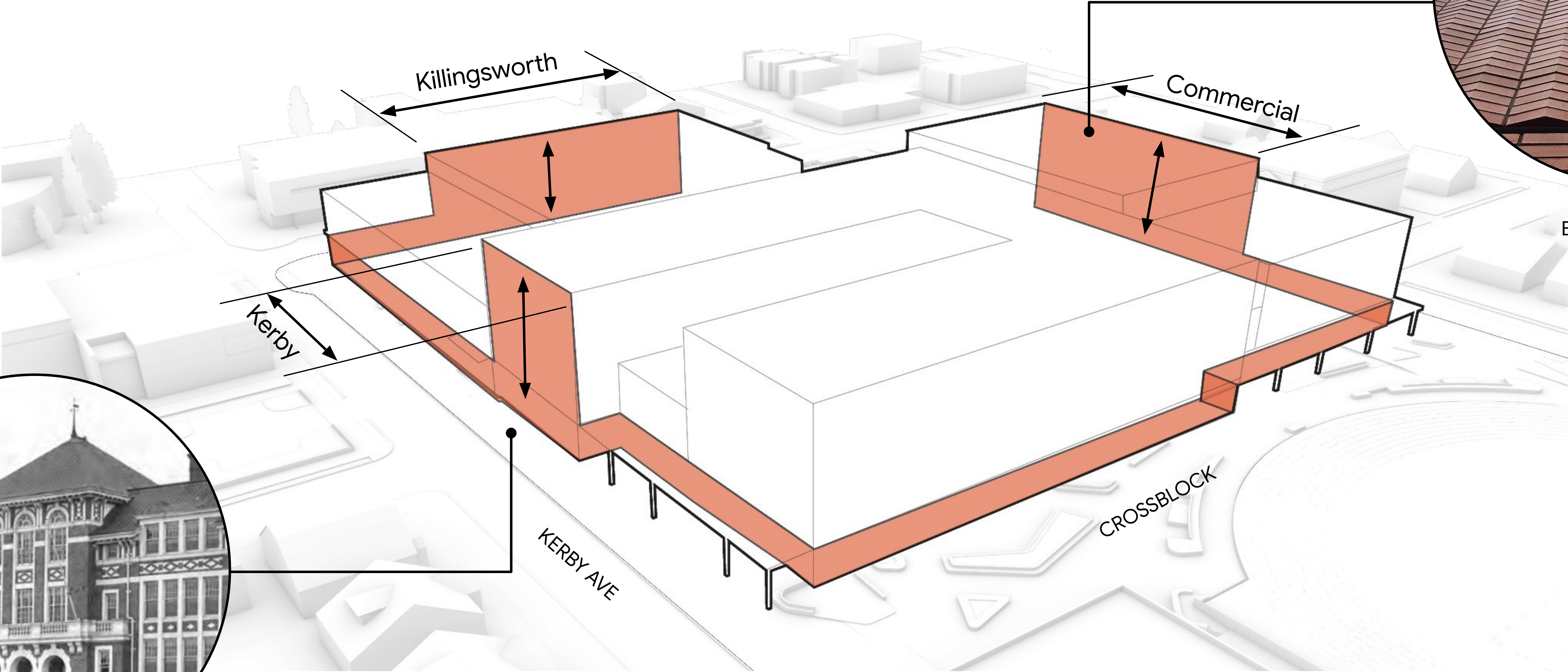
Program



Active Ground Floor



Primary Street Facades

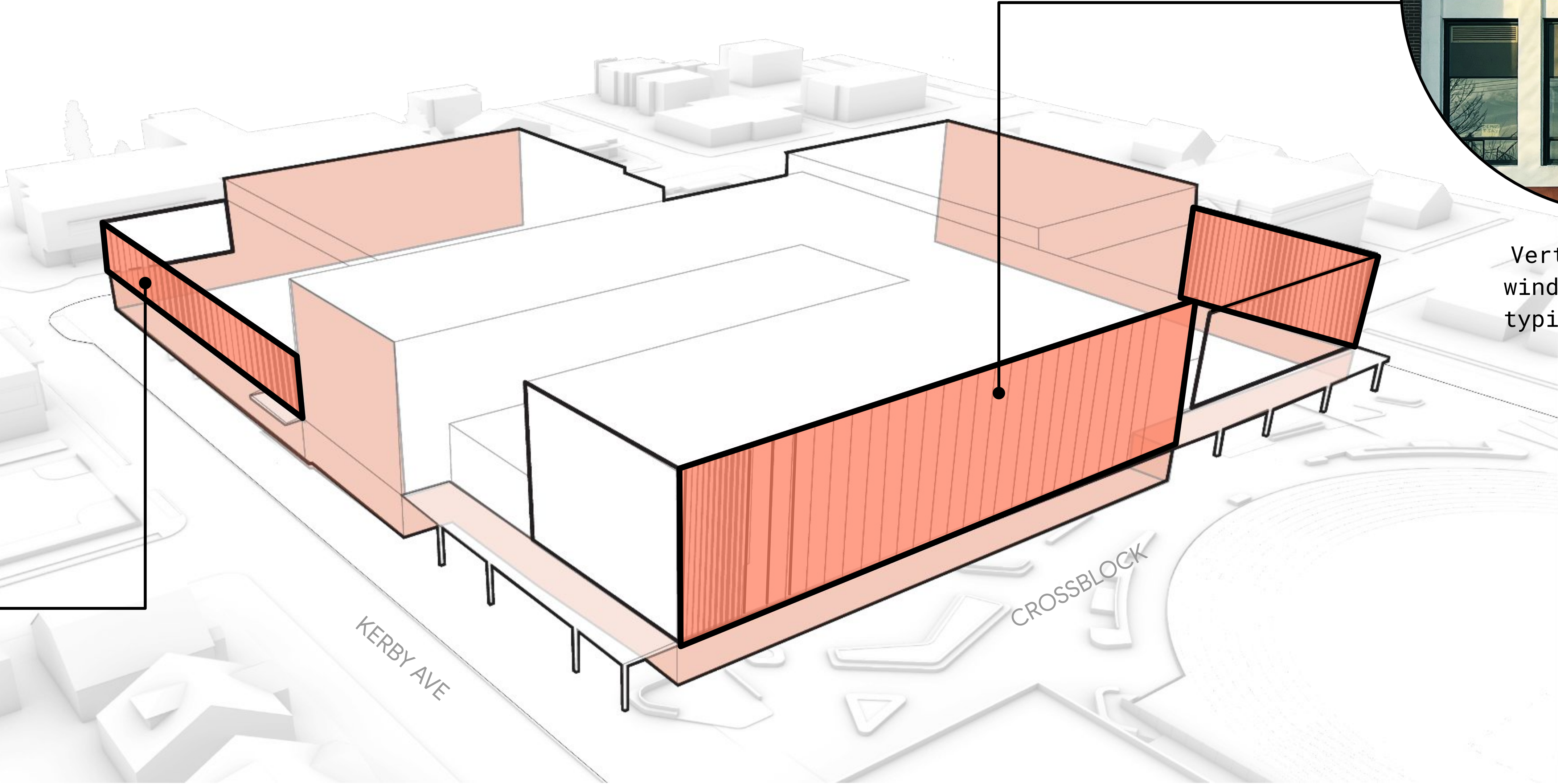


Brick profile

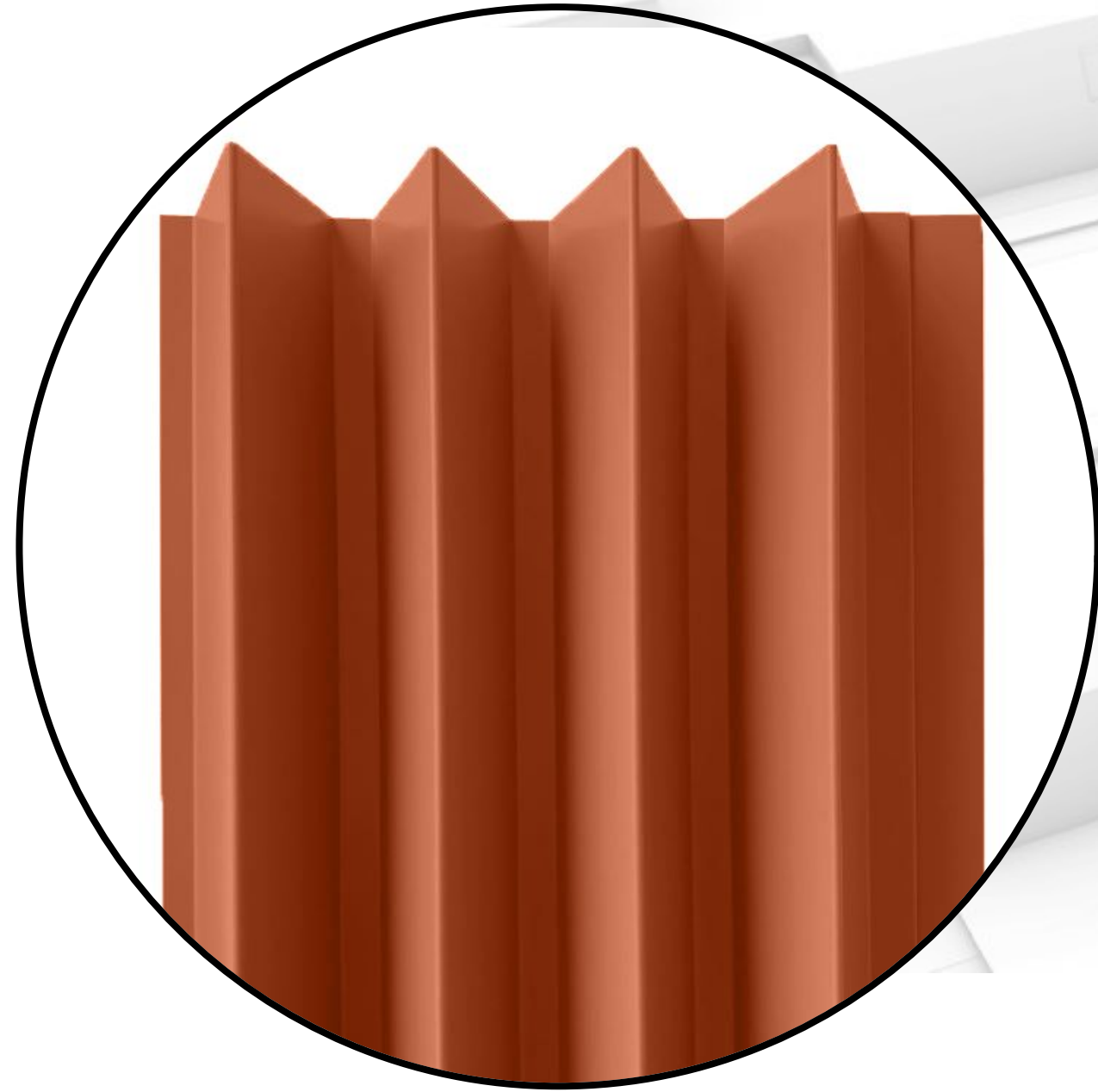


Full height brick

Instructional Spaces



Vertical, punched window openings at typical classrooms

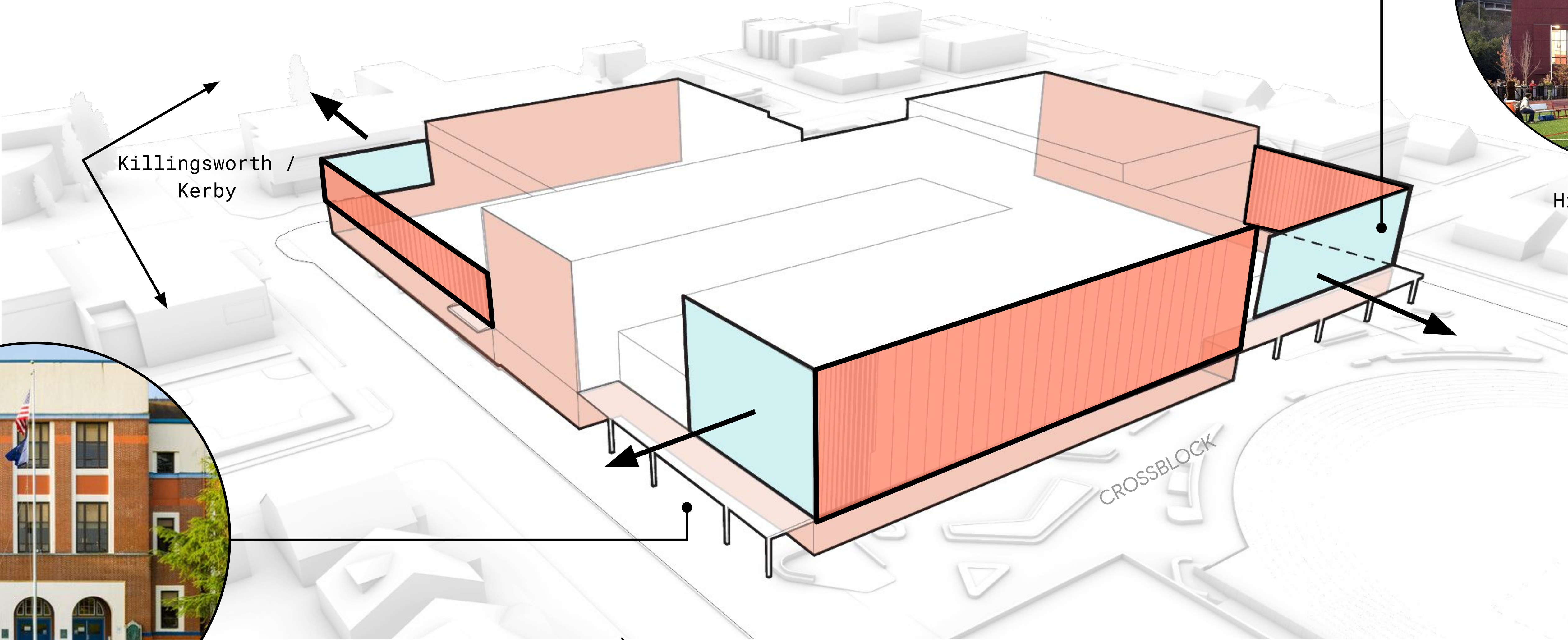


Different metal panel profiles create depth and shadow

Primary Corners + Entries



Distinct Entry



Killingsworth / Kerby

Kerby / Crossblock

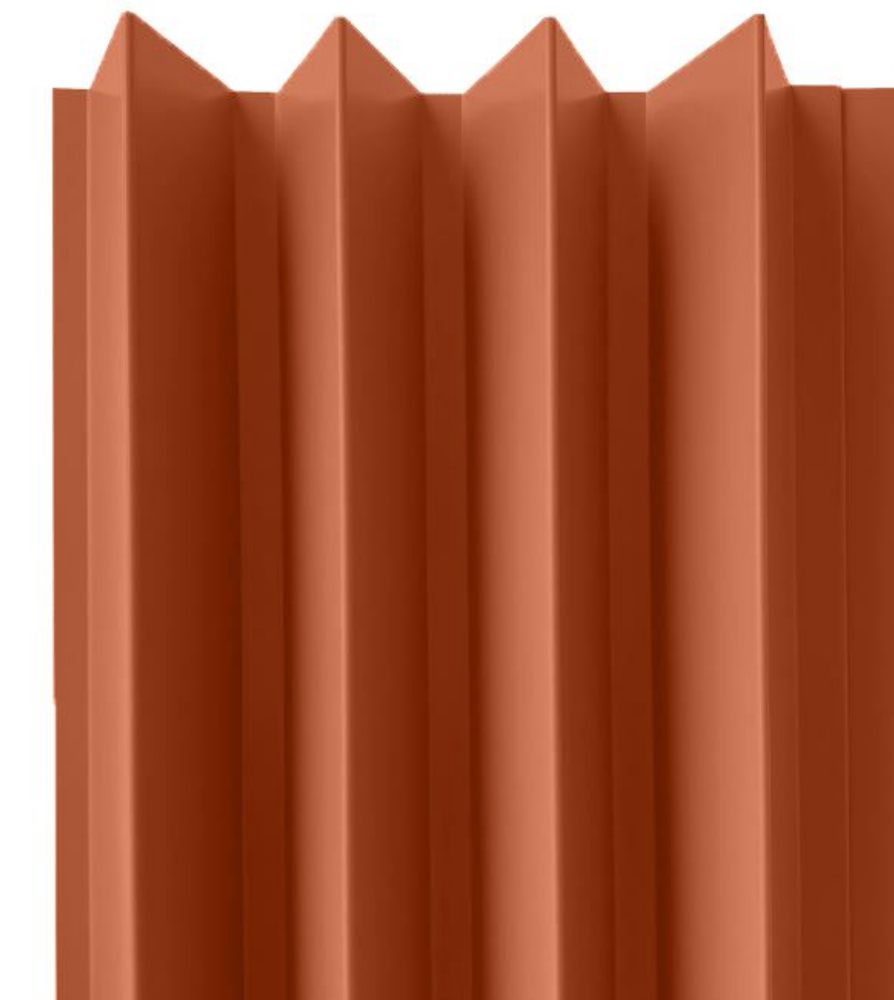
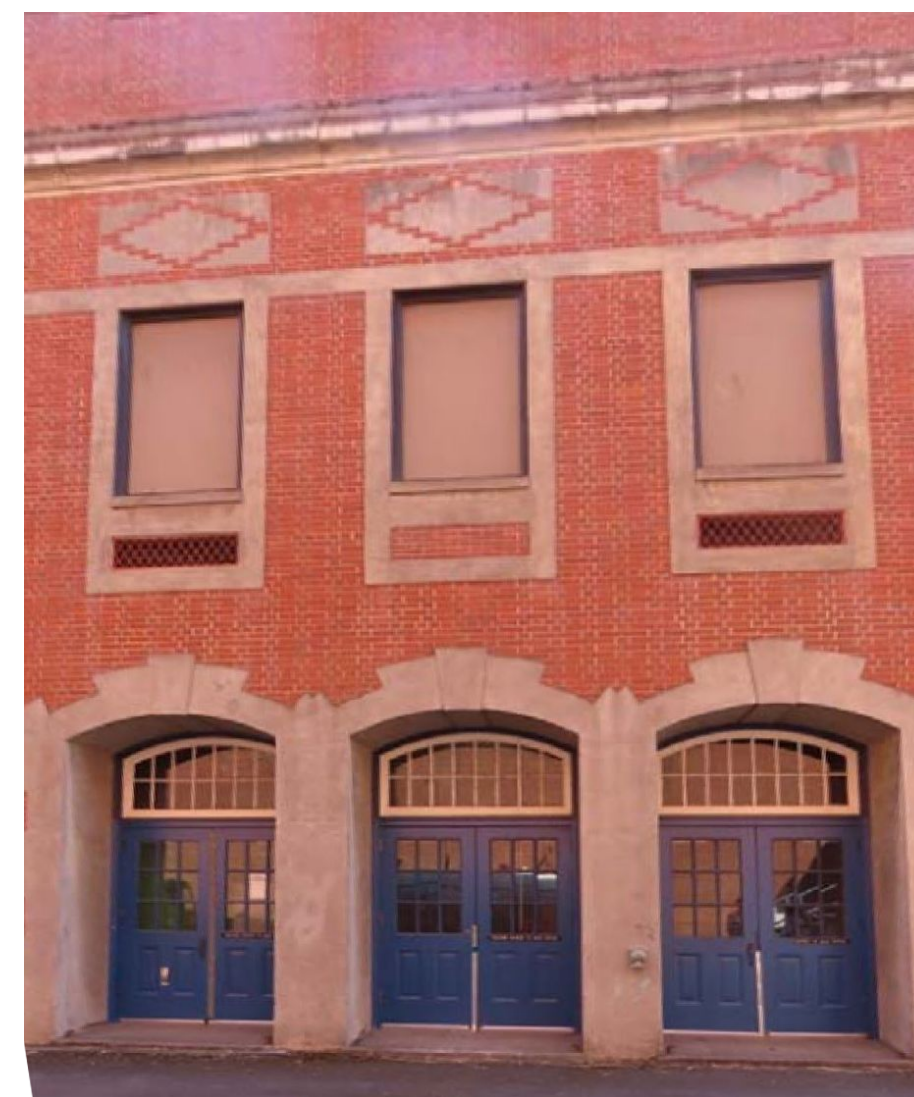
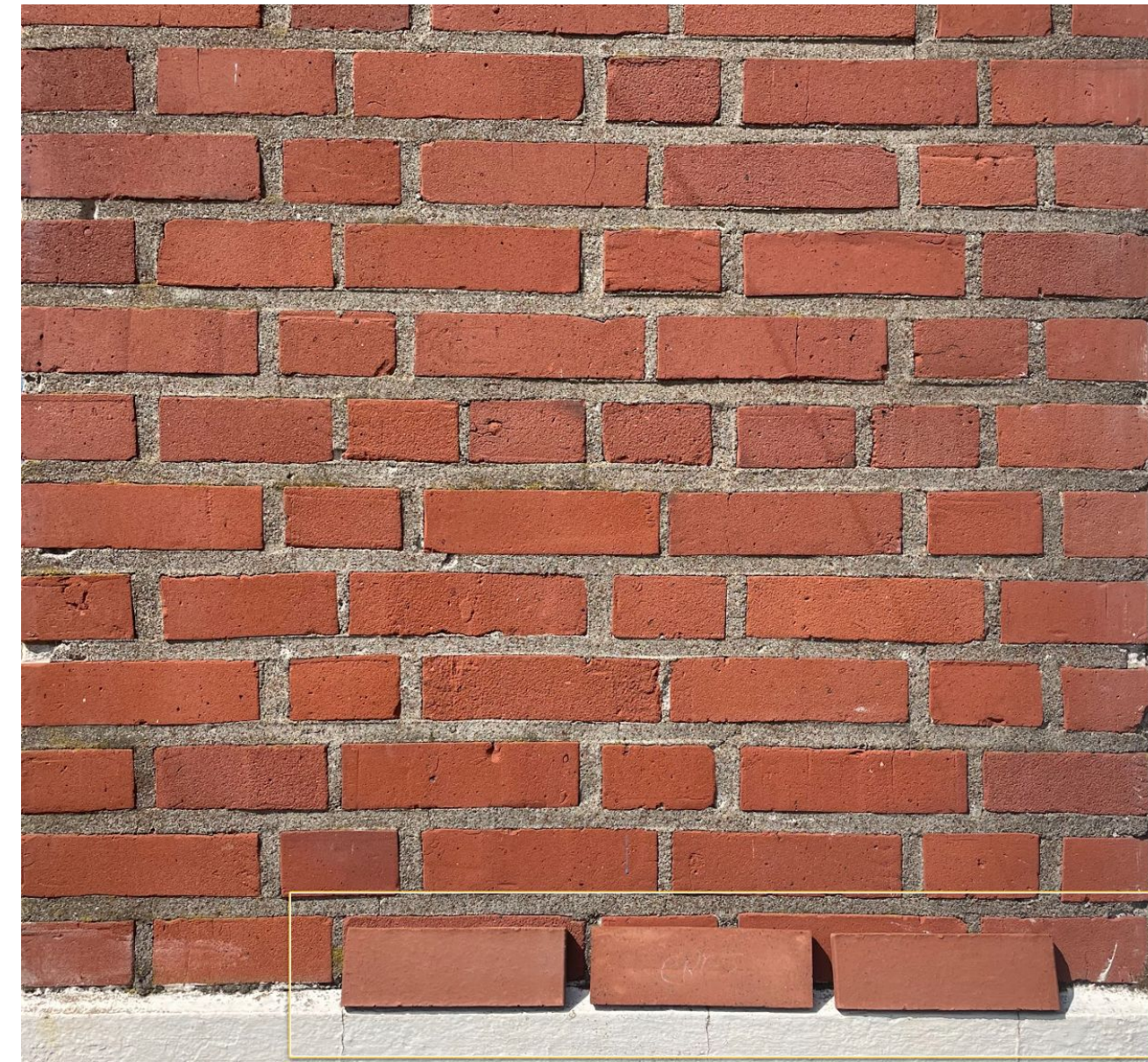
Highlight Activity

Commercial / Crossblock

Jefferson High School (1909)



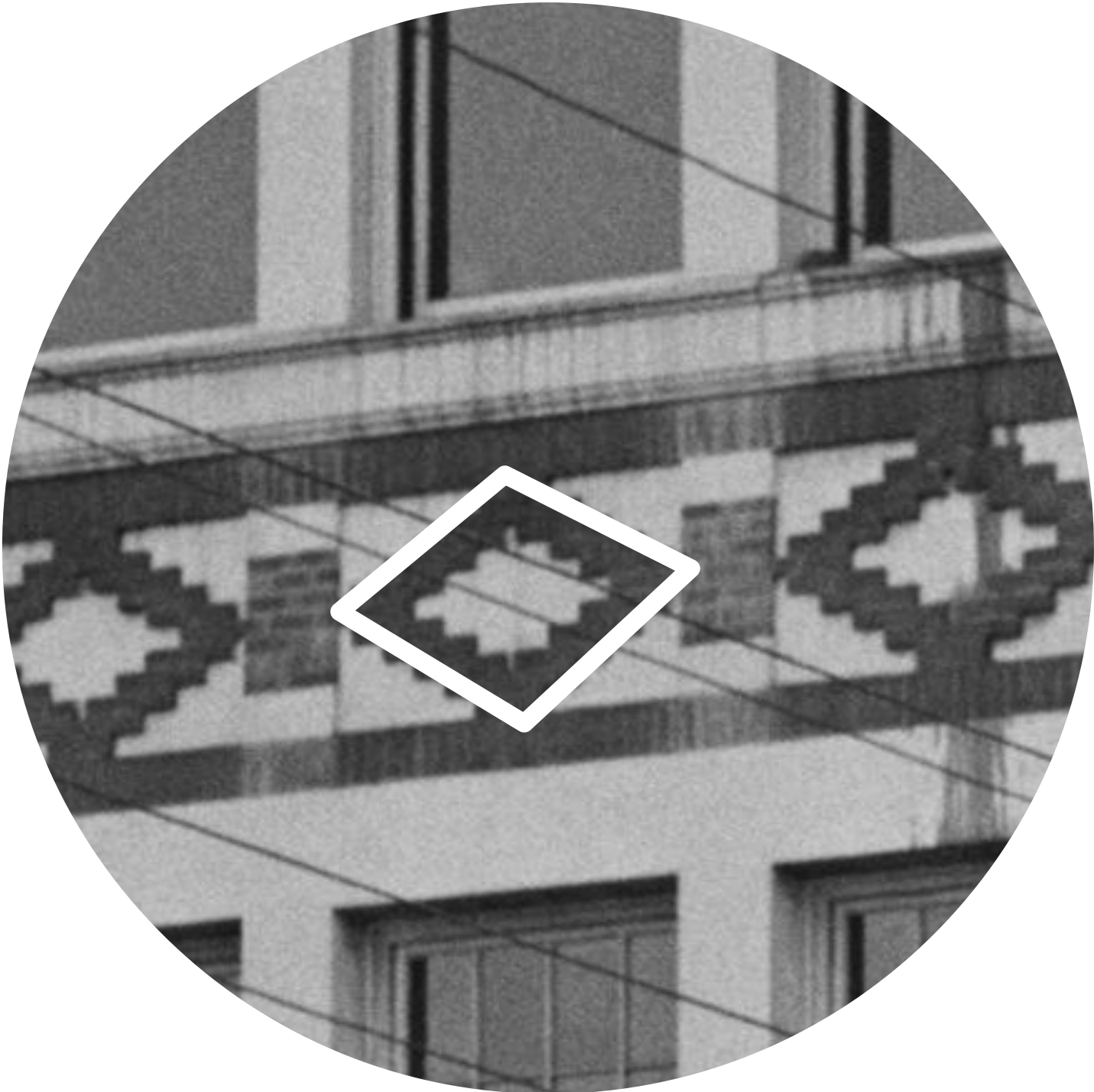
Material & Color



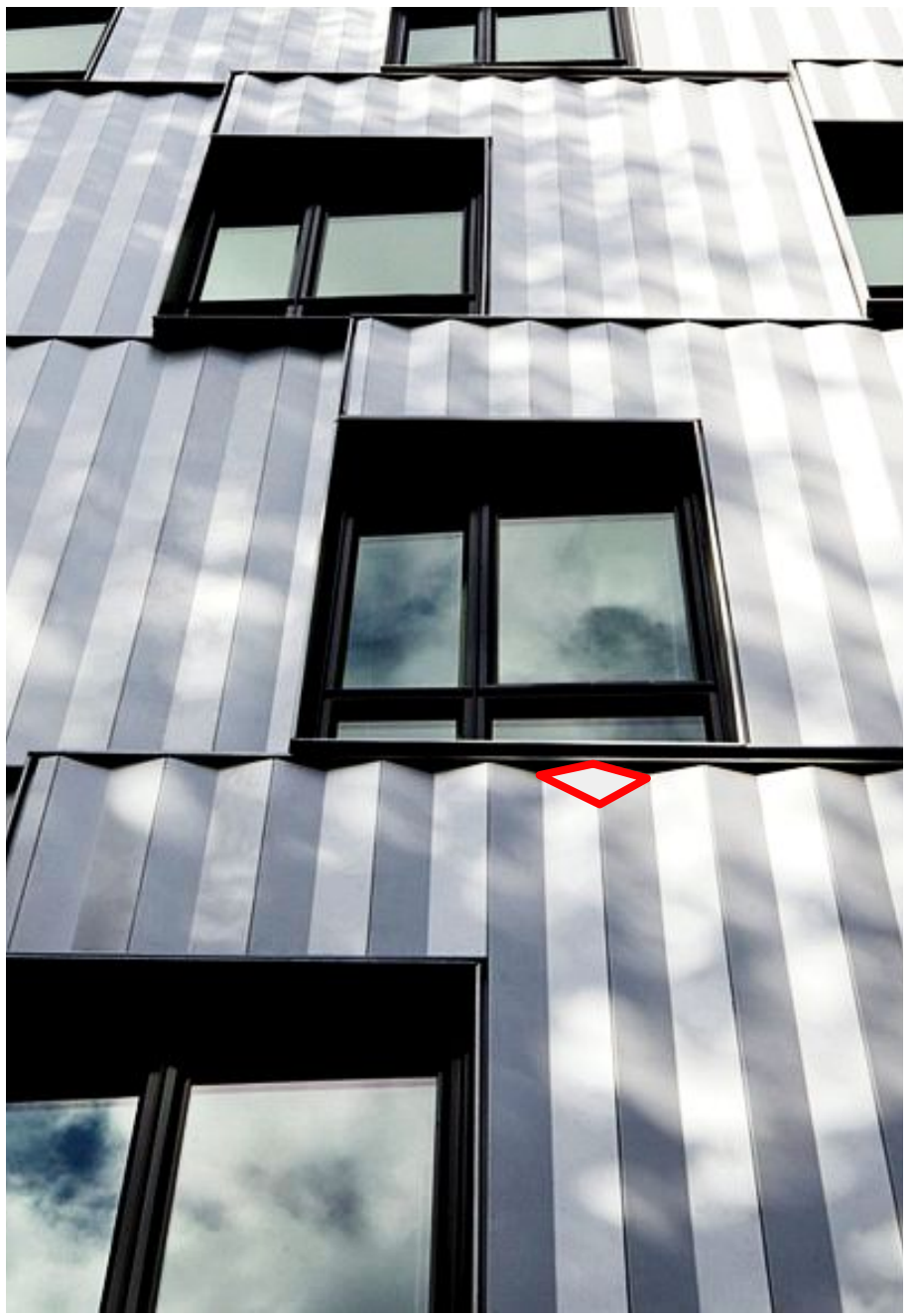
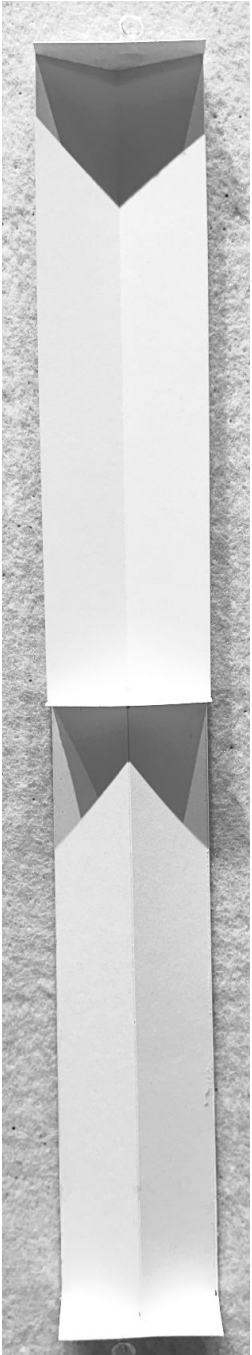
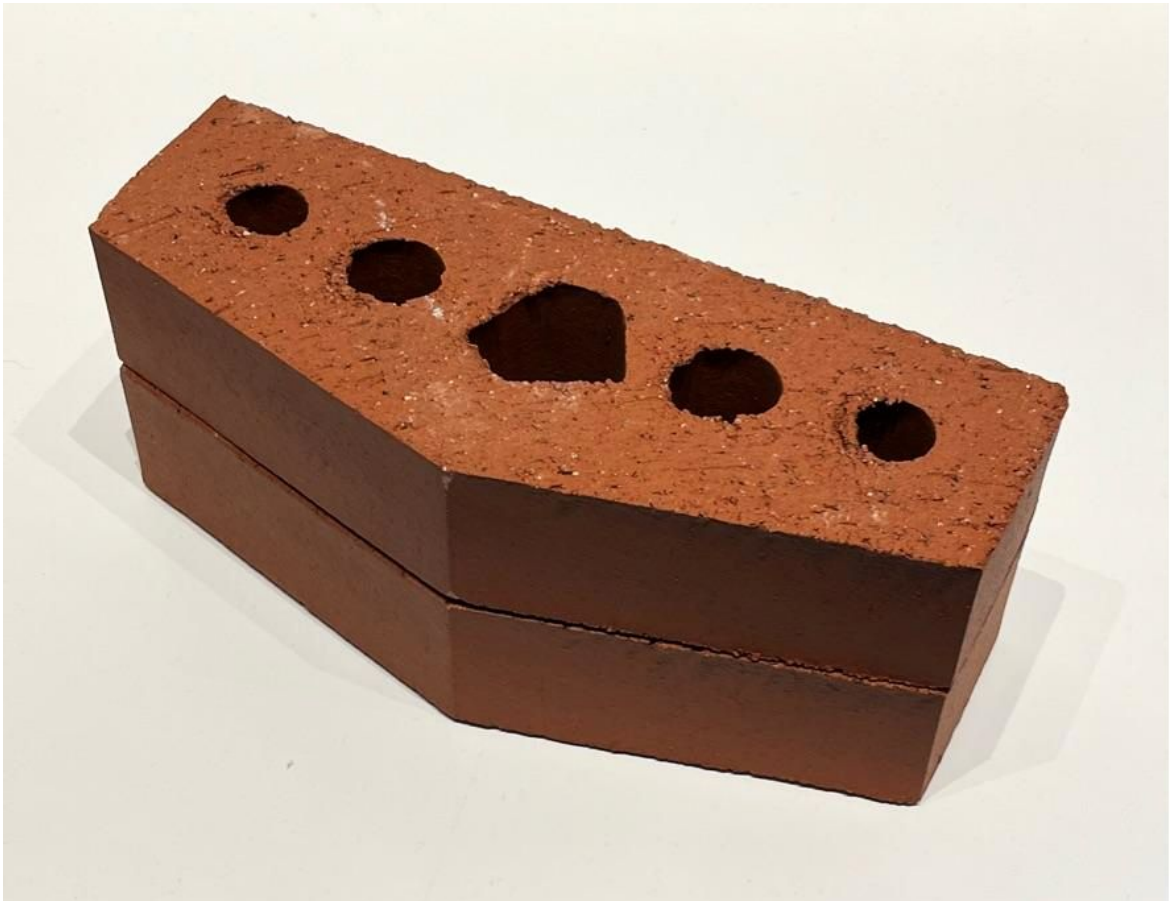
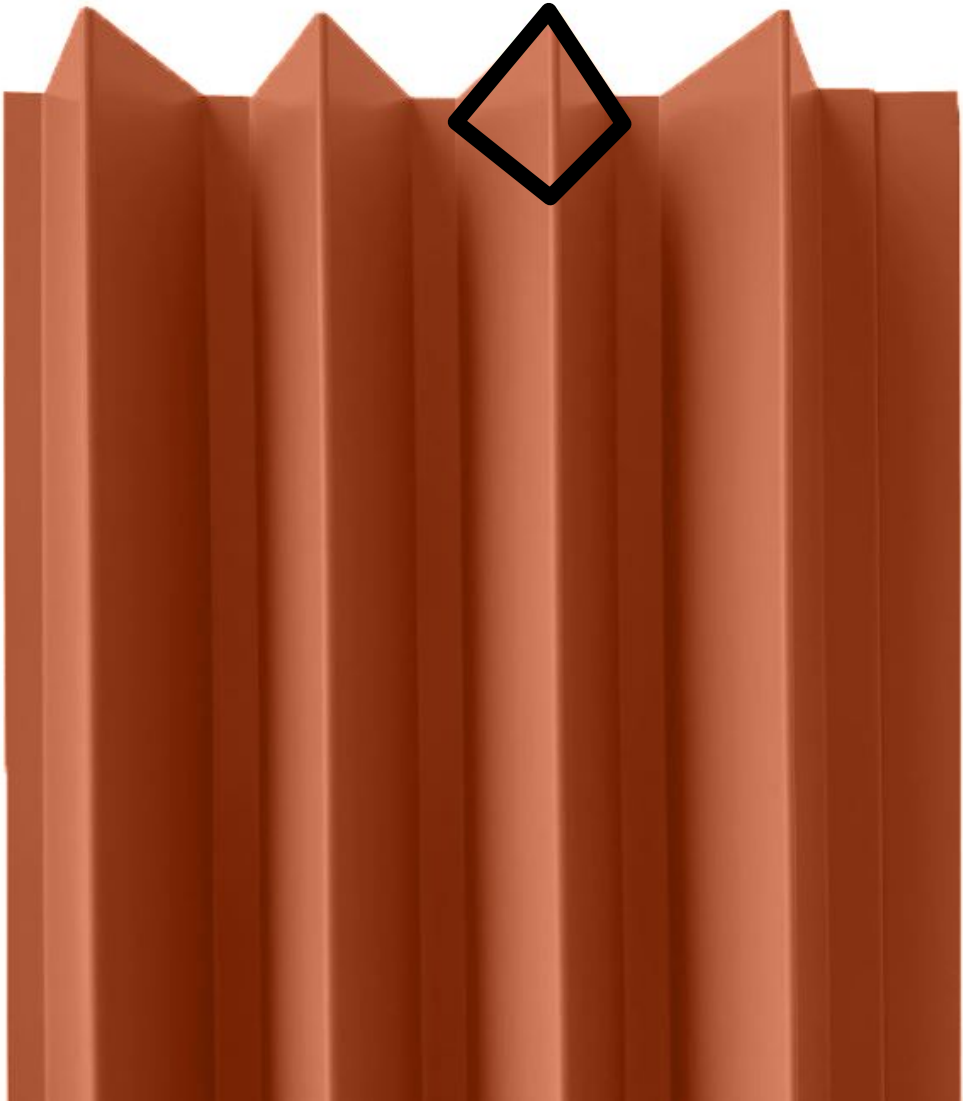
Inspiration

Application

Pattern - Diamonds



Inspiration

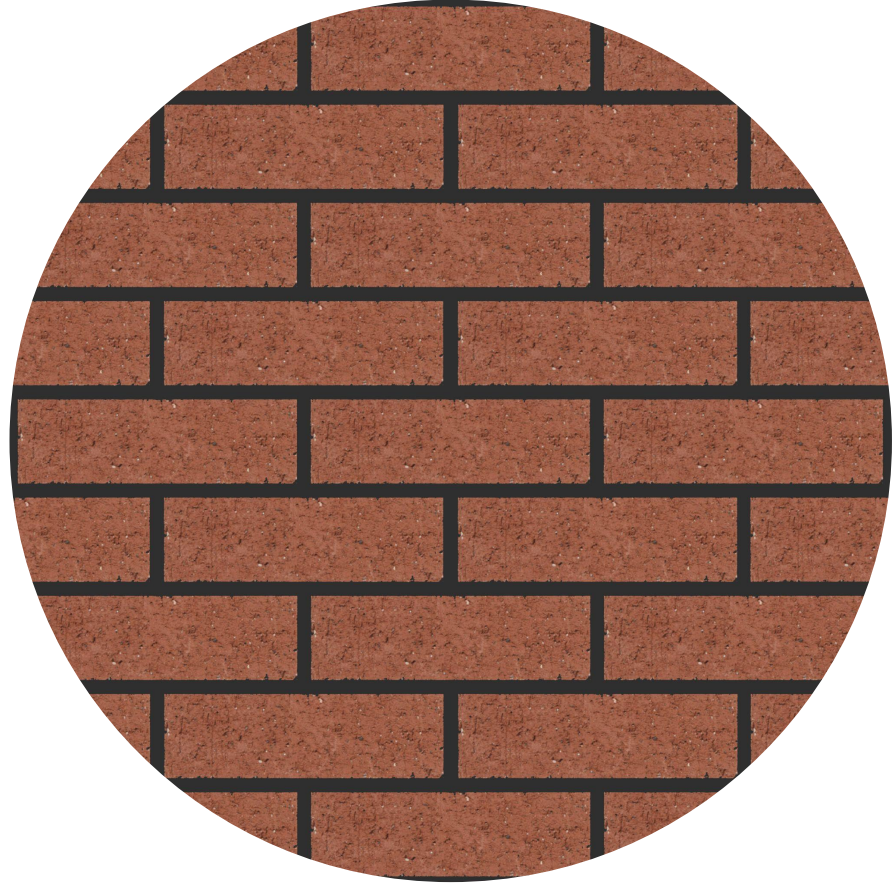


Application

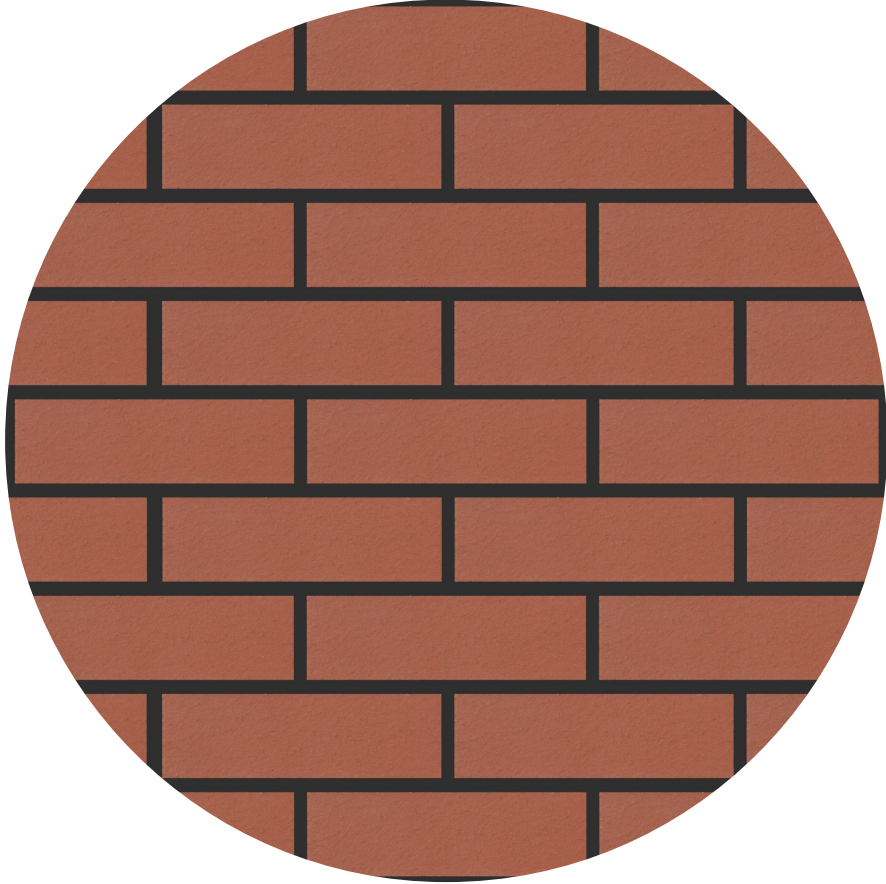
Color + Material Studies

Study A

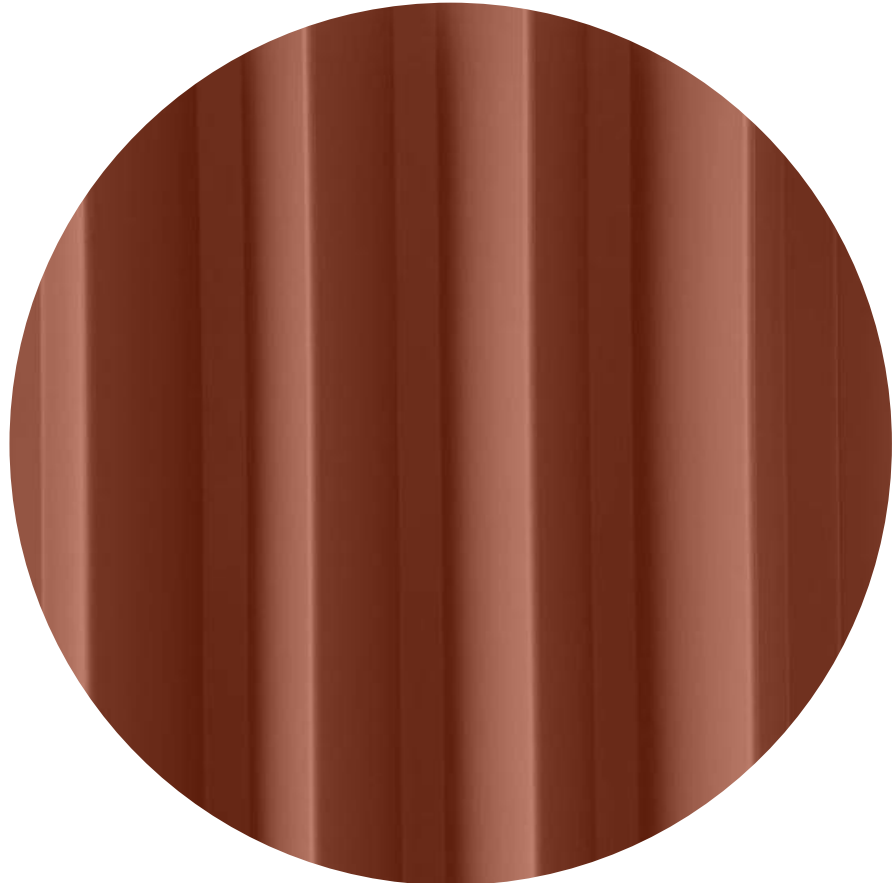
- Red Brick and Metal Match



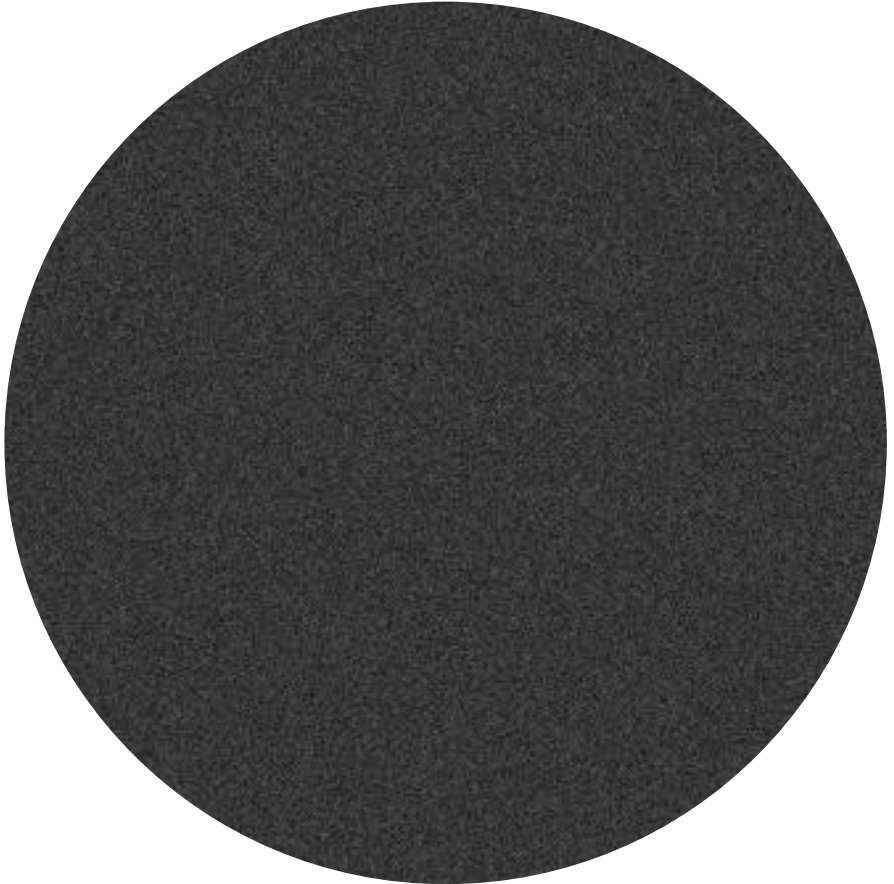
Brick



Primary Metal

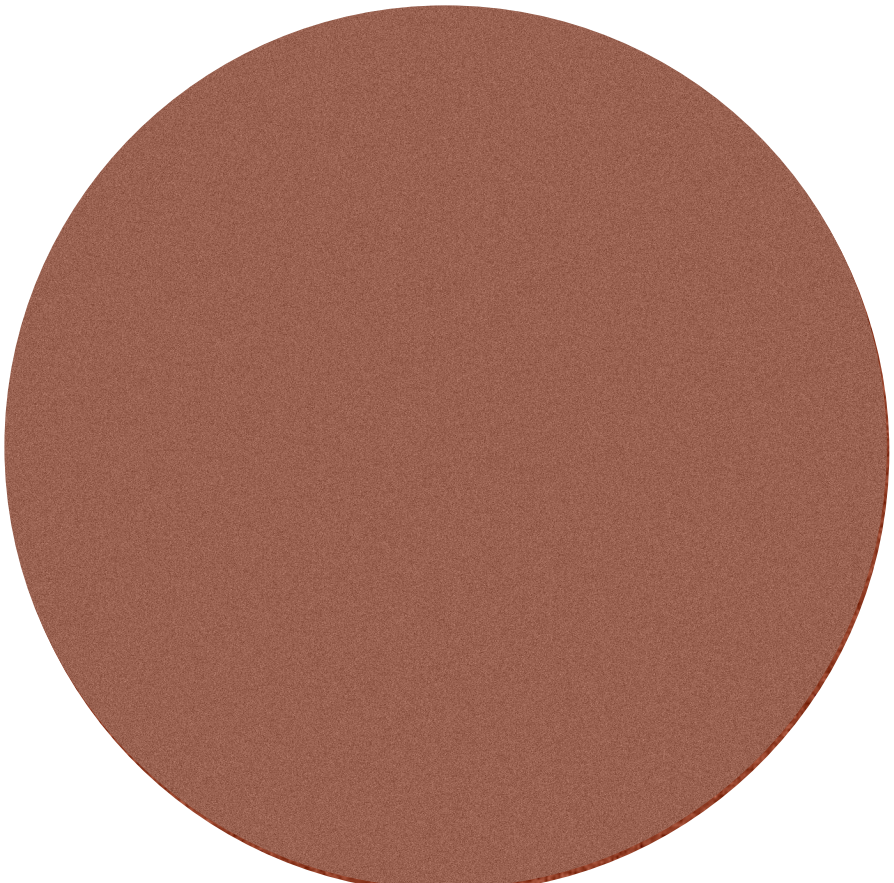
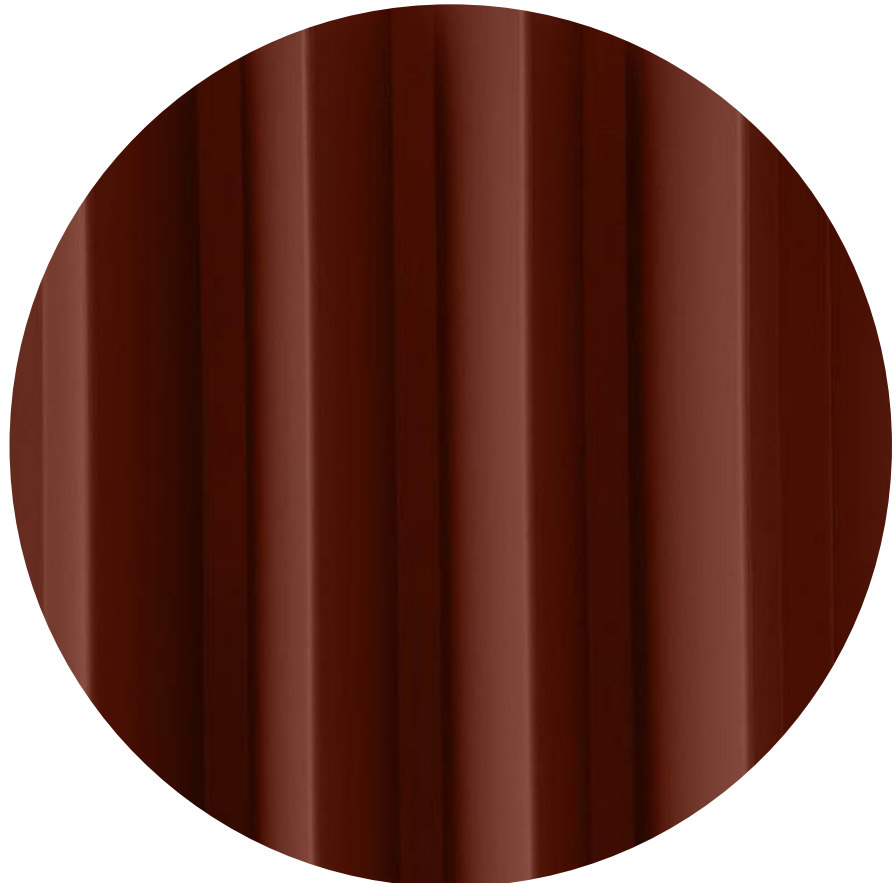
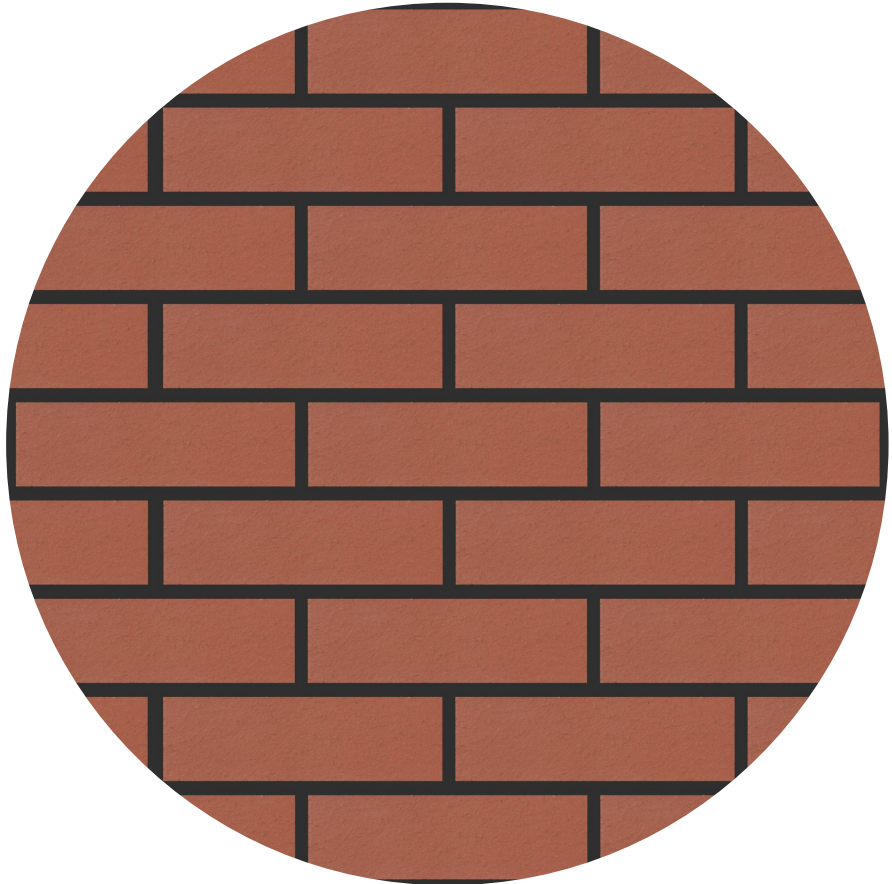
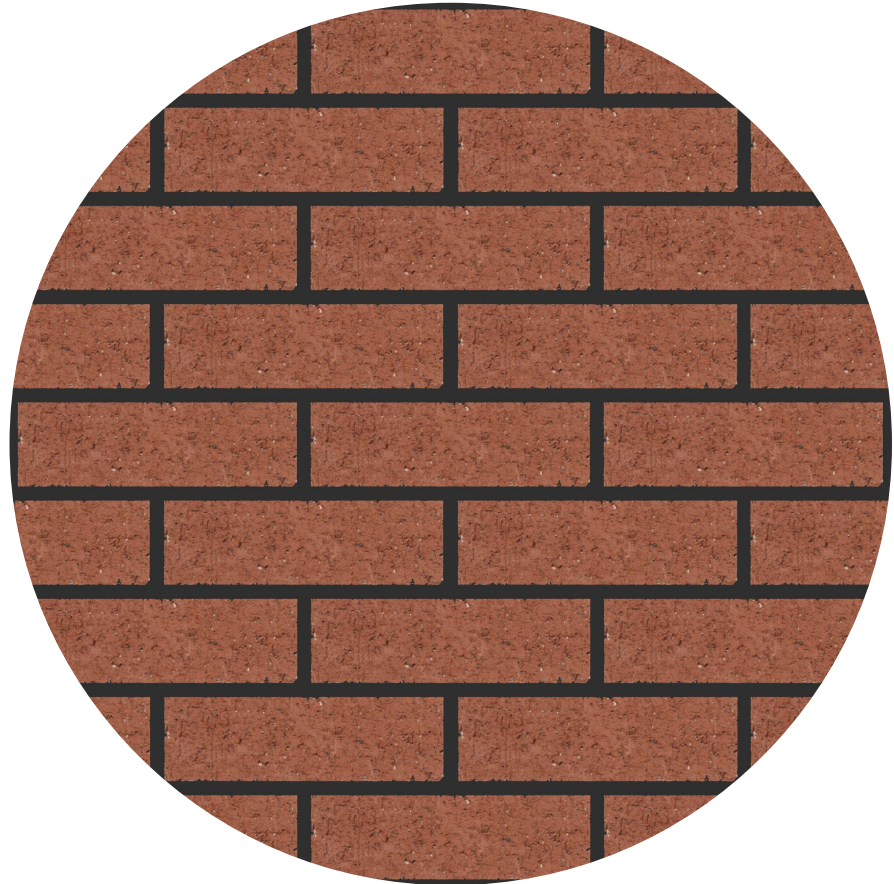


“Special” Metal



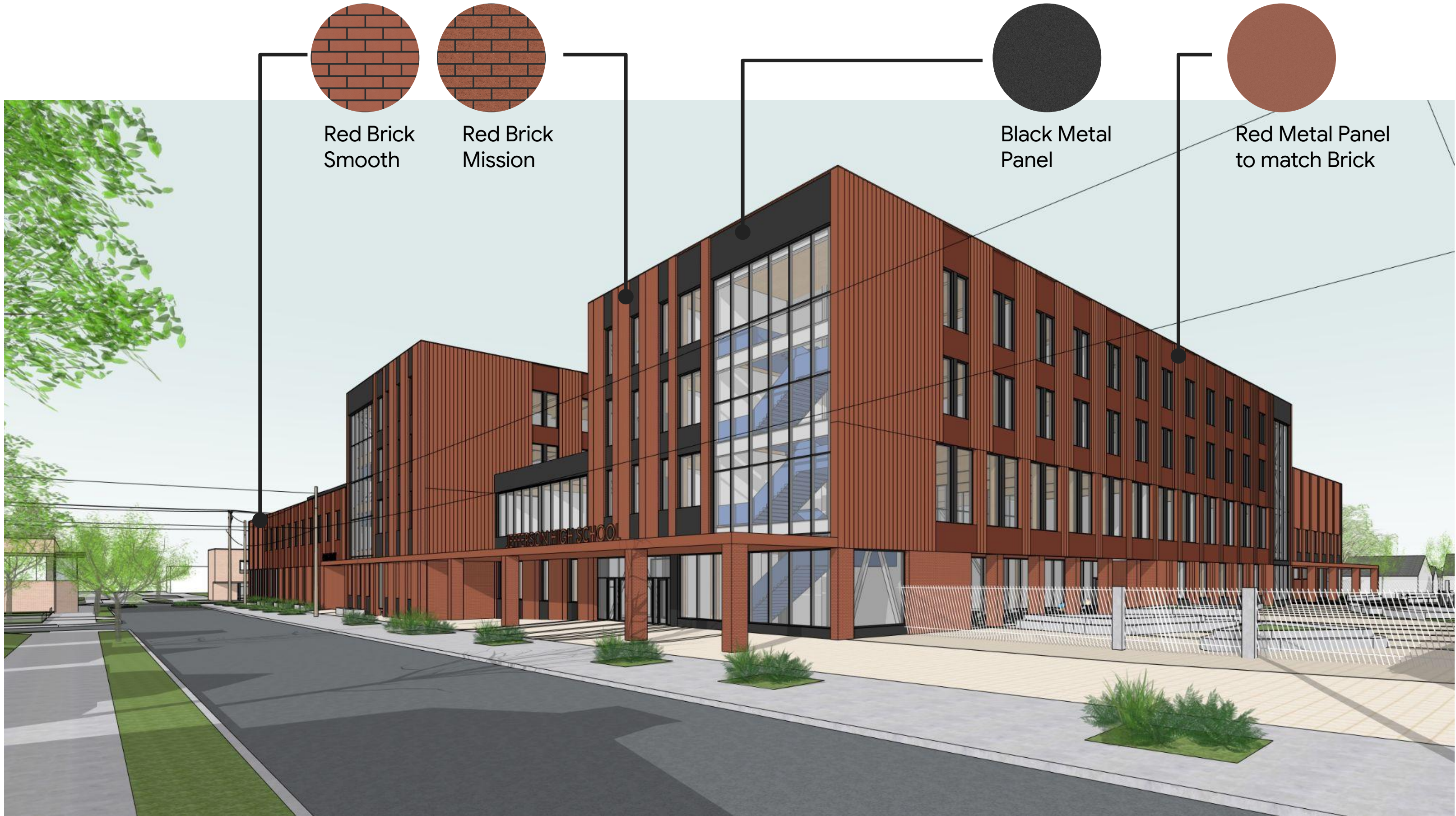
Study B

- Red Contrast between Brick and Metal

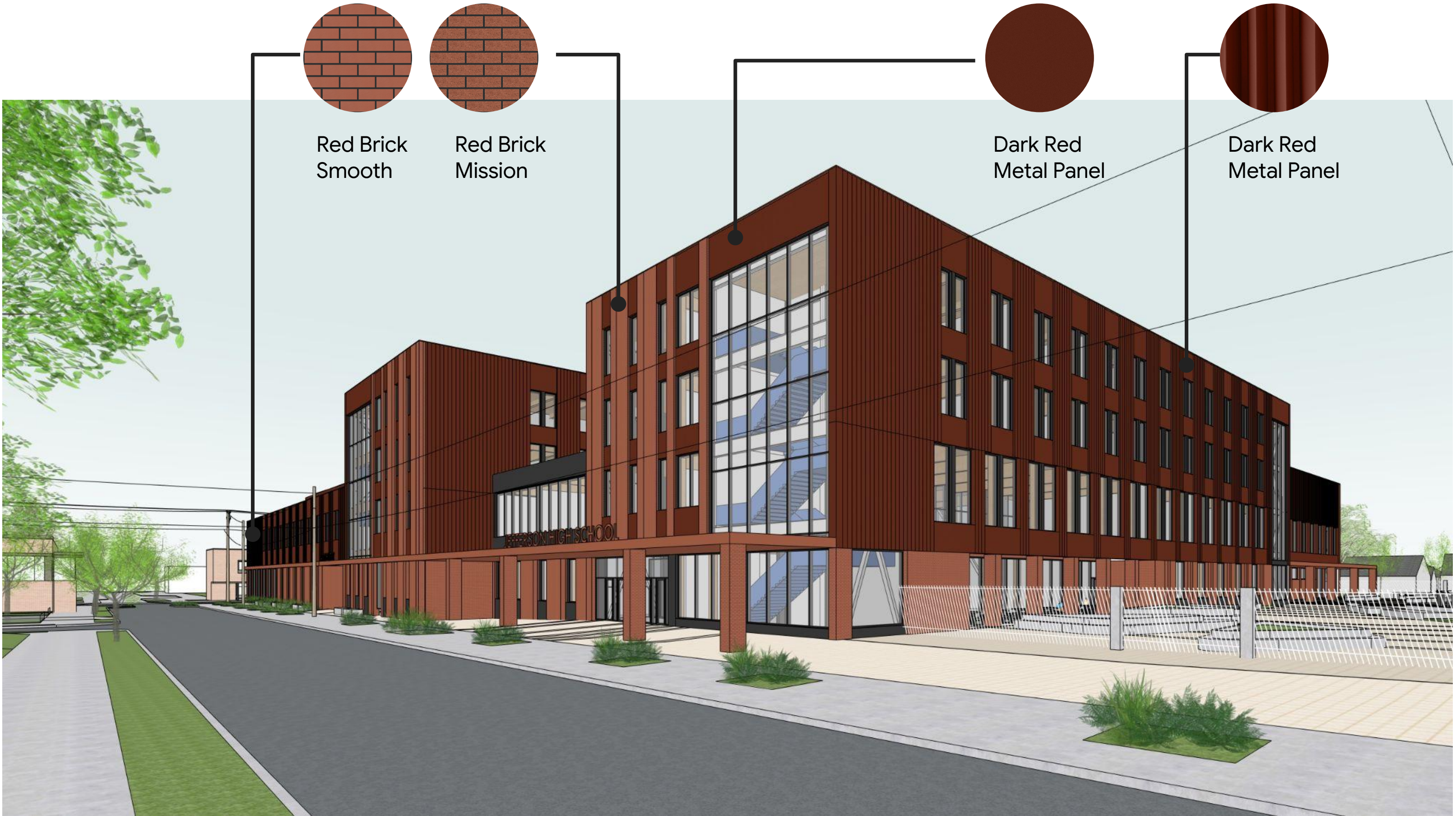


Color Study - Entry View

Brick Match



Red Contrast

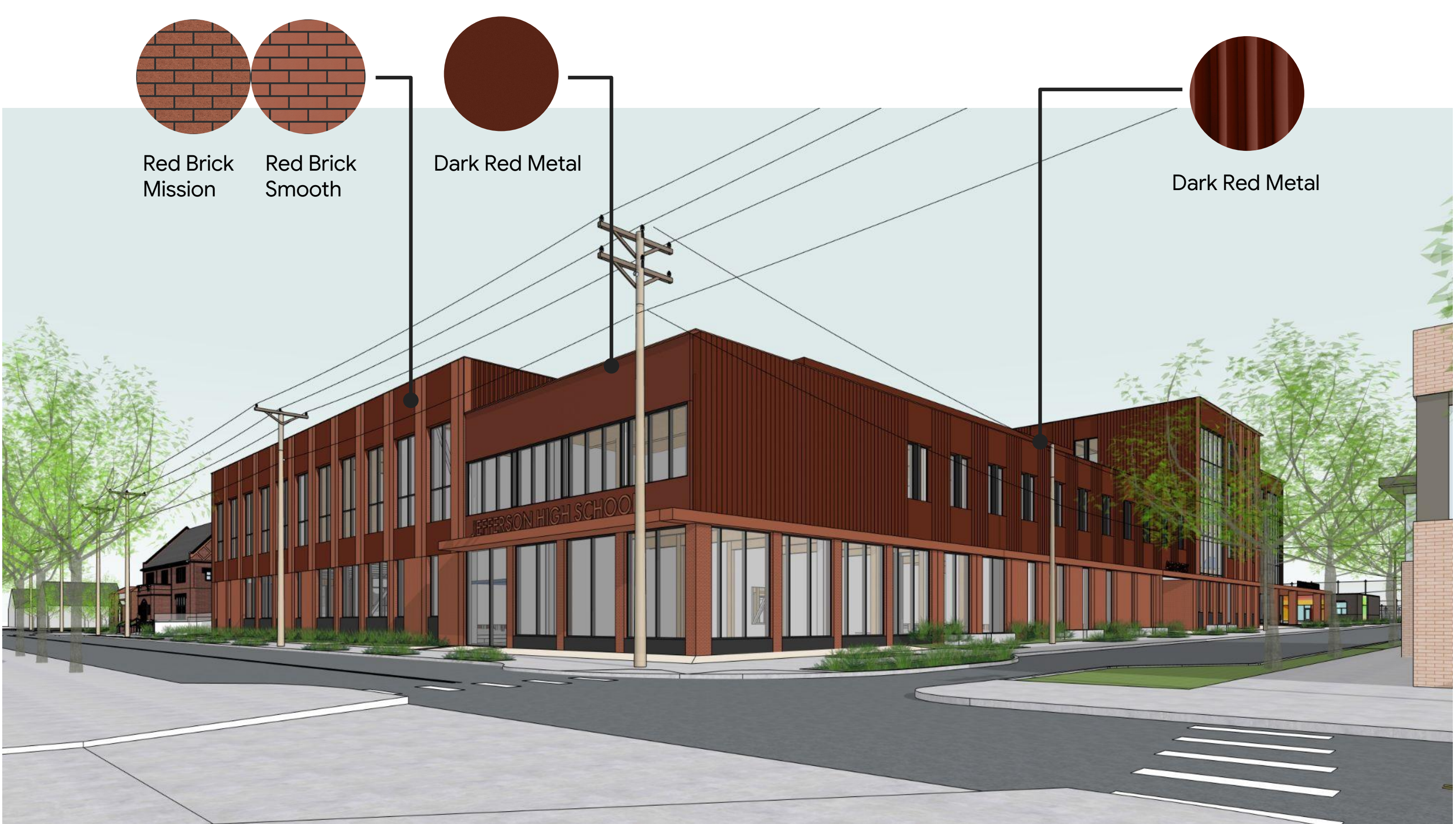


Color Study - Killingsworth View

Brick Match

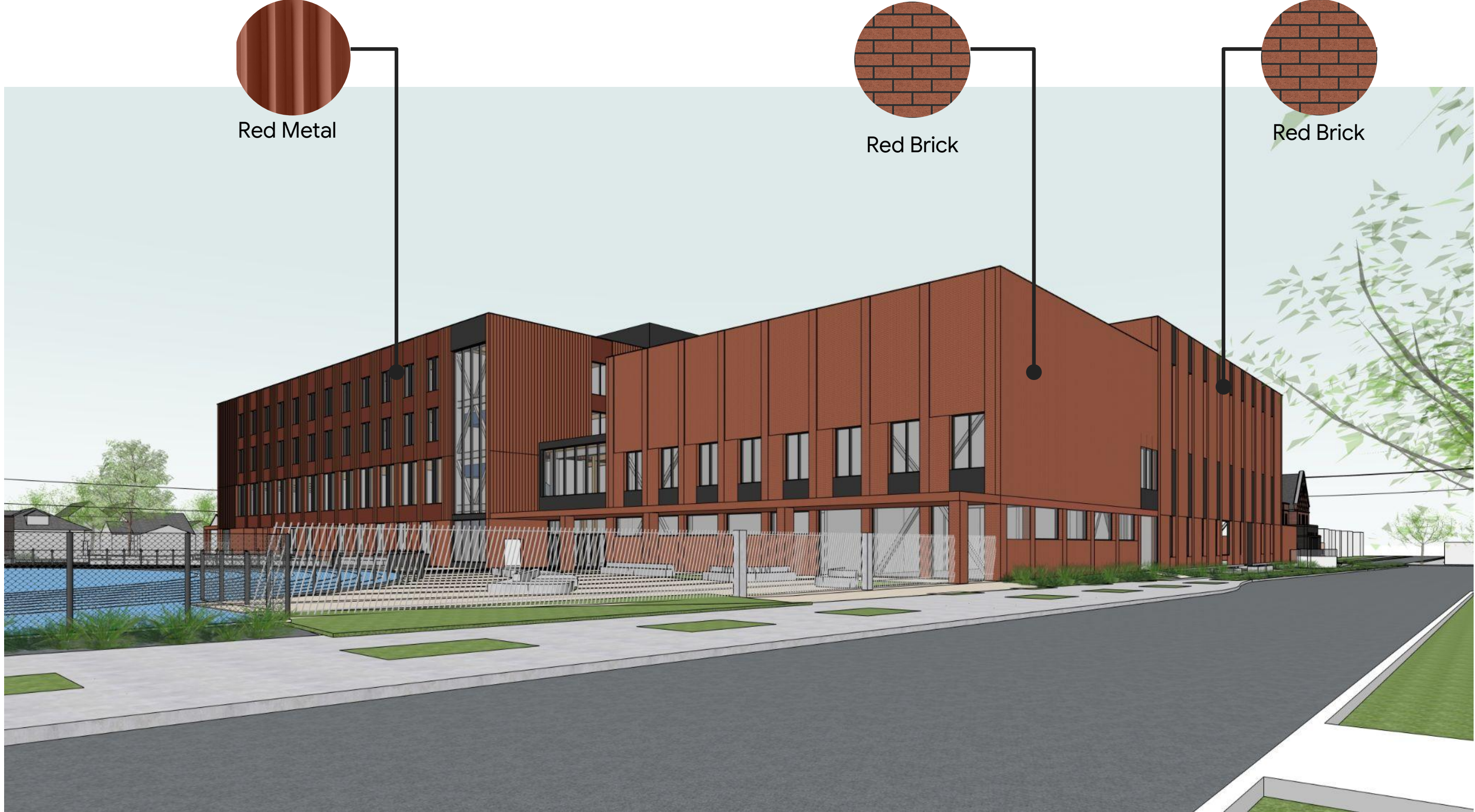


Red Contrast

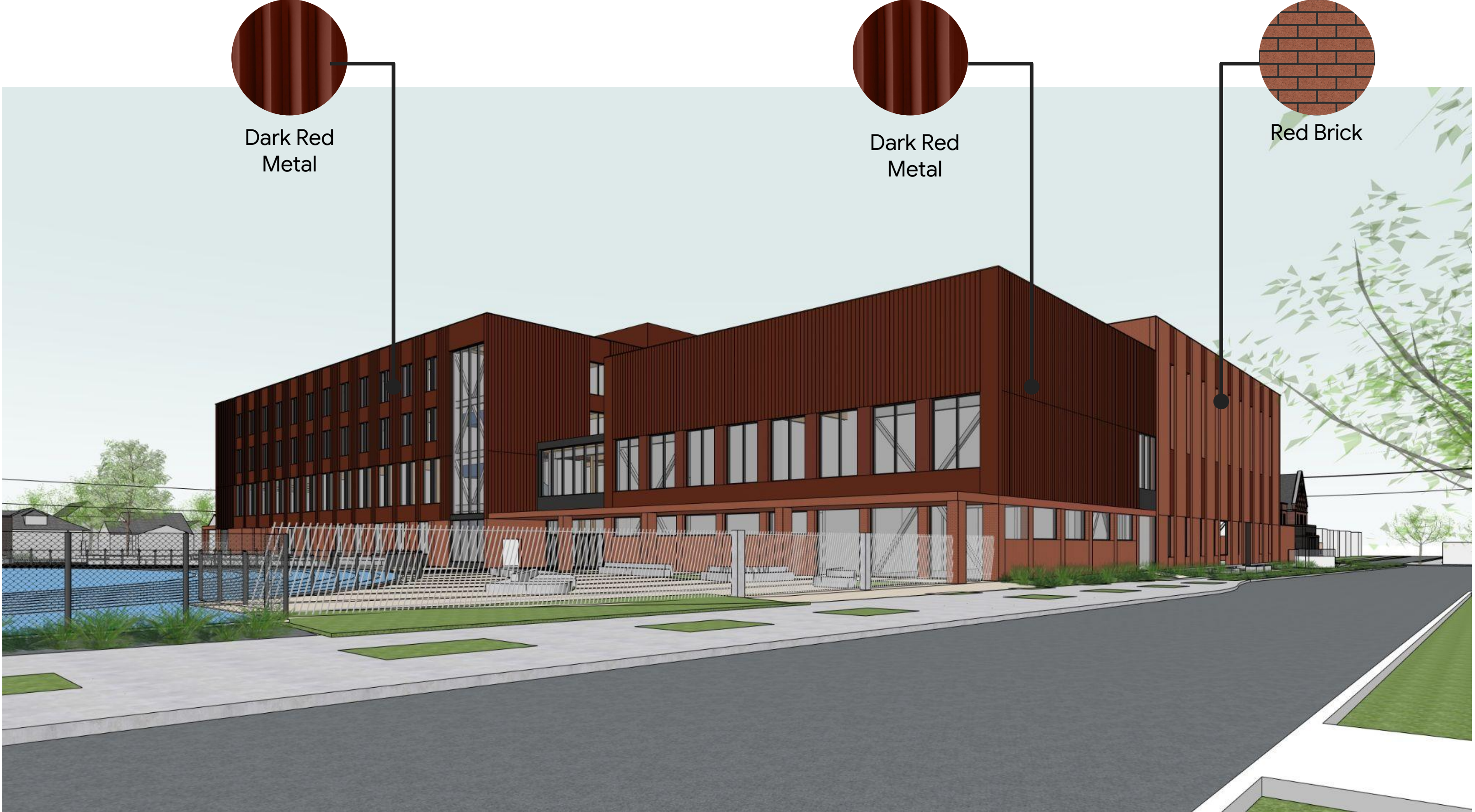


Color Study - Commercial View

Brick Match



Red Contrast



Exterior Views

Main Entry at Kerby / Crossblock



Corner of Killingsworth / Kerby



Killingsworth Street



Killingsworth at NoPo Library



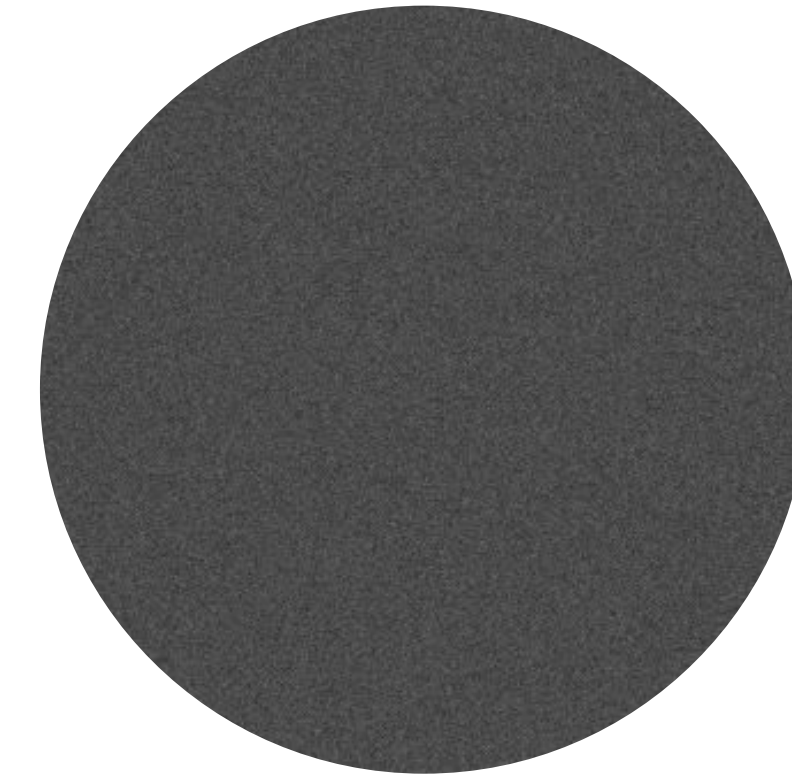
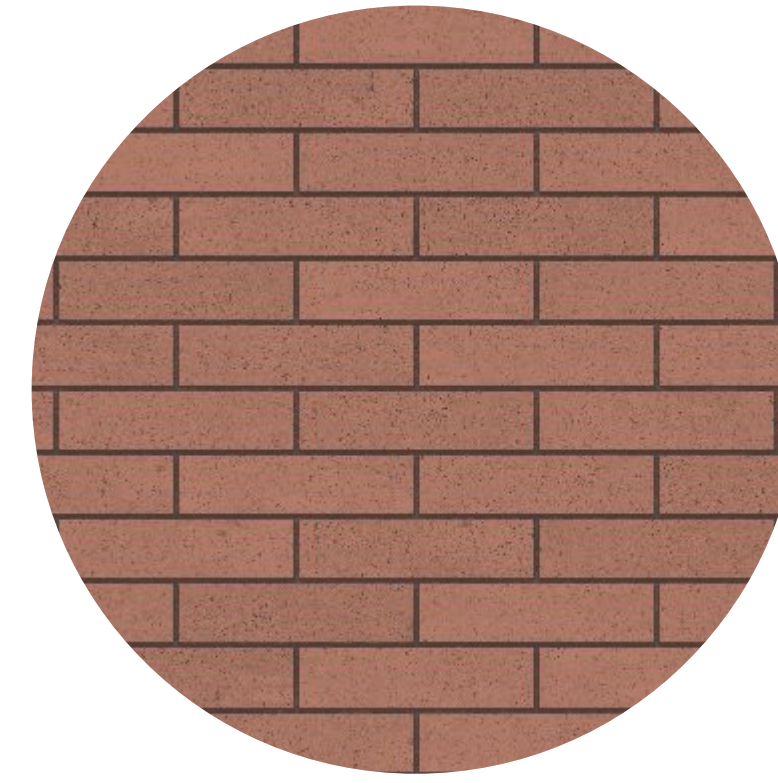
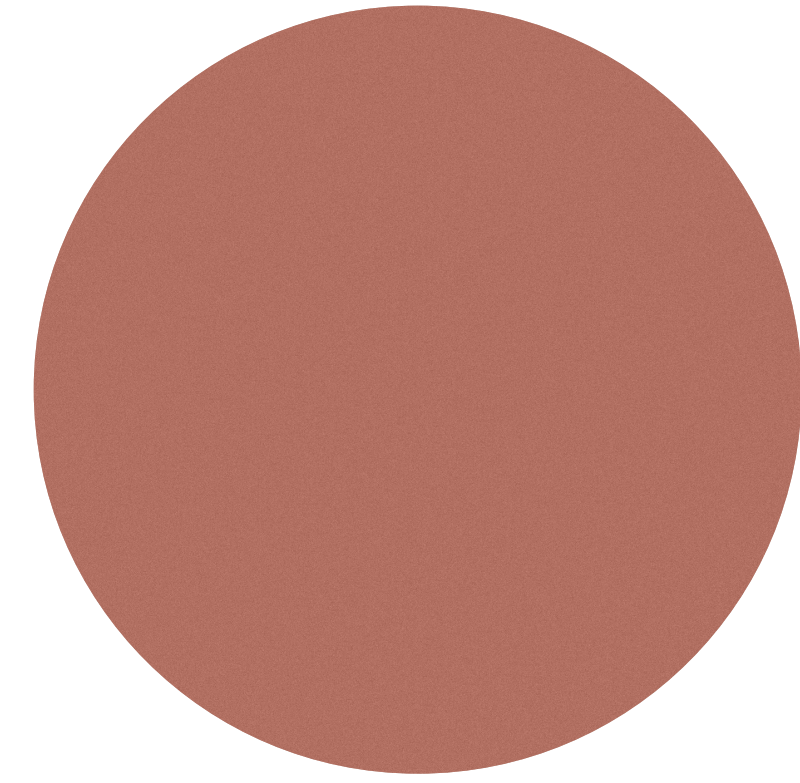
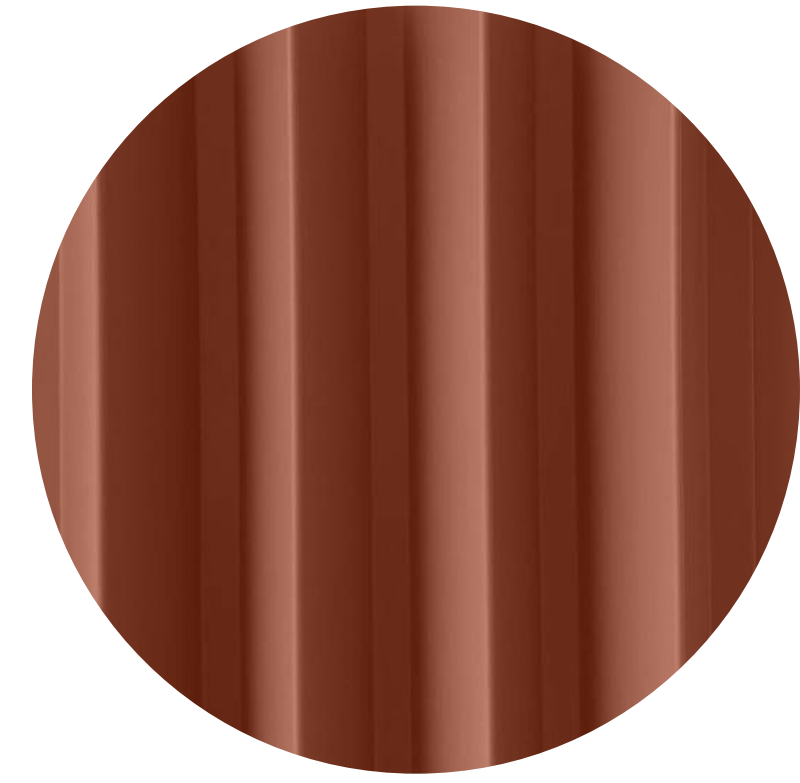
Commercial Avenue



Commercial Avenue / Crossblock



South Elevation



Custom Profile
Sheet Metal

Flat Metal Panel

Brick

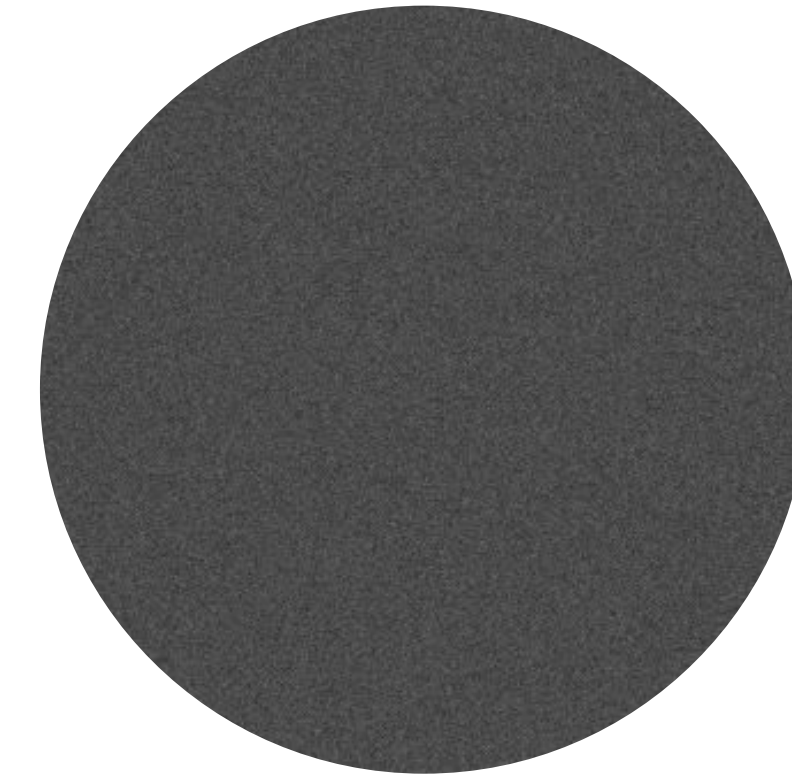
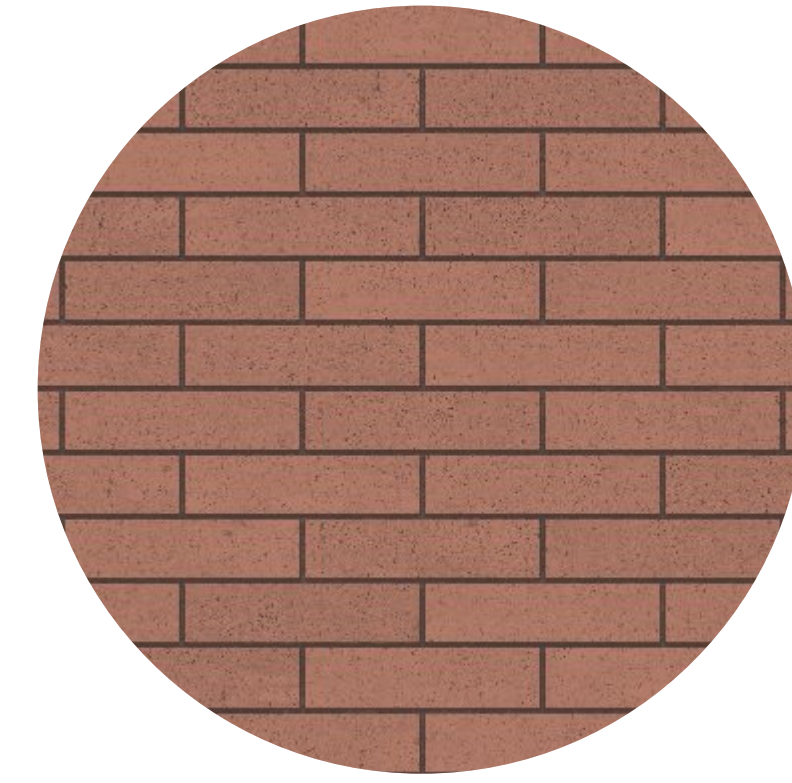
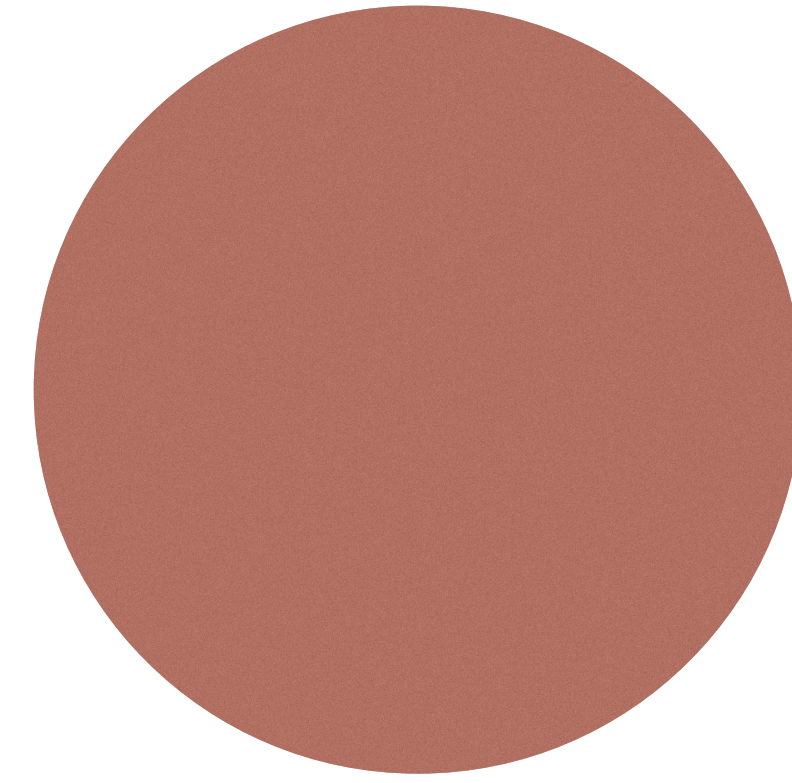
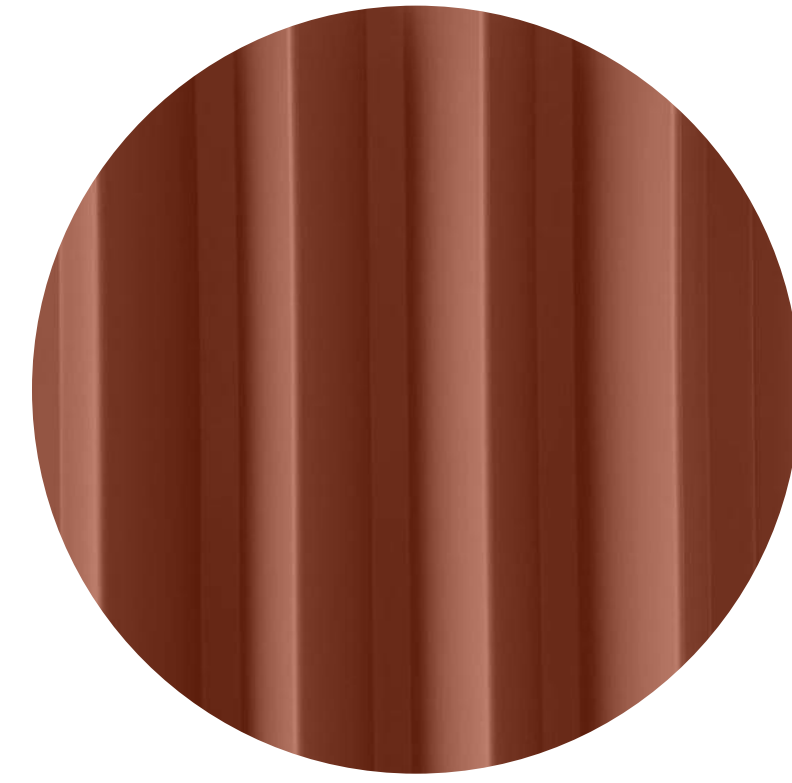
Flat Metal Panel



← Commons →

← Athletics Entry → ← Mat Room → ← Weights →

West Elevation

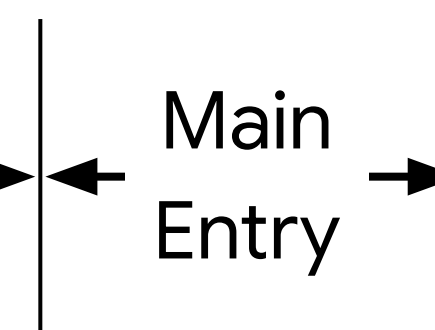
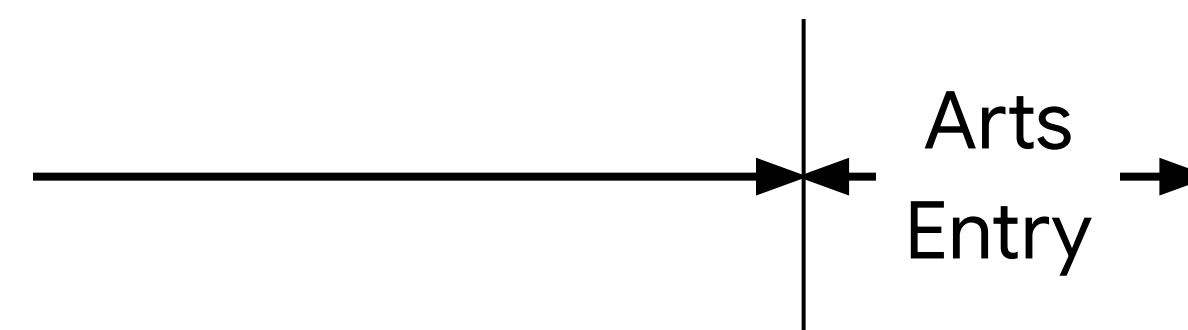
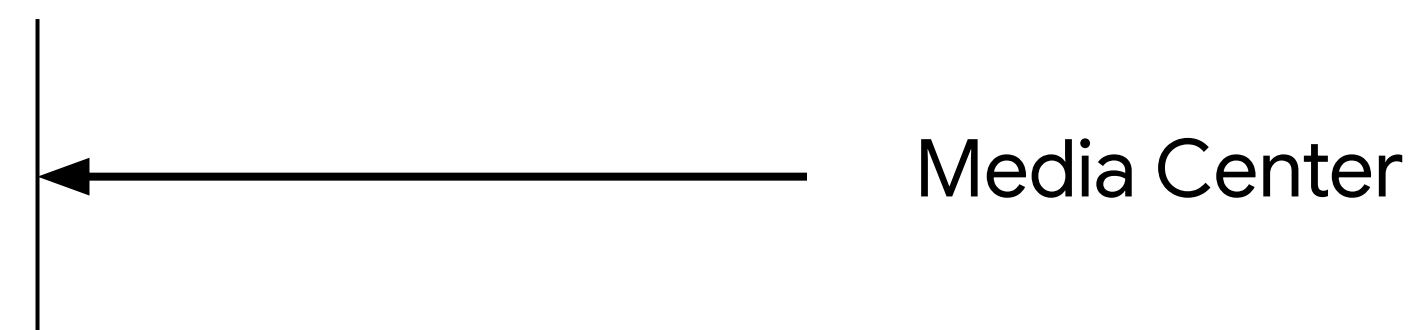


Custom Profile
Sheet Metal

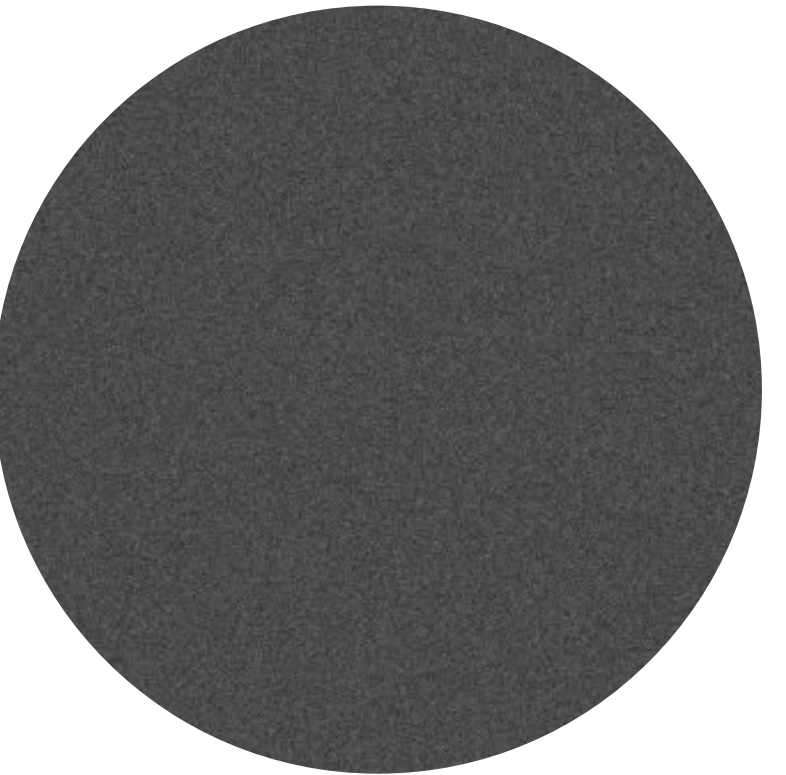
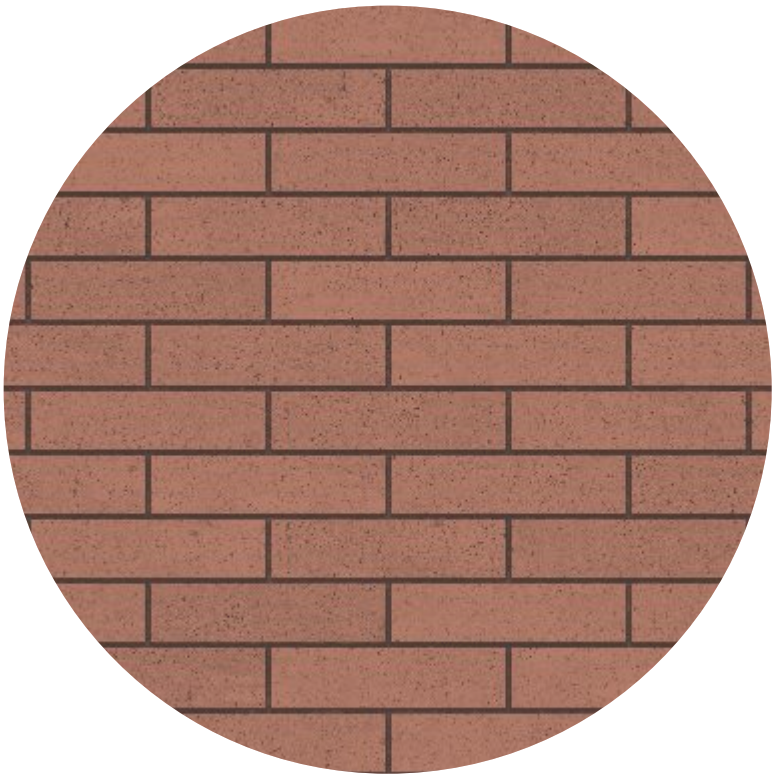
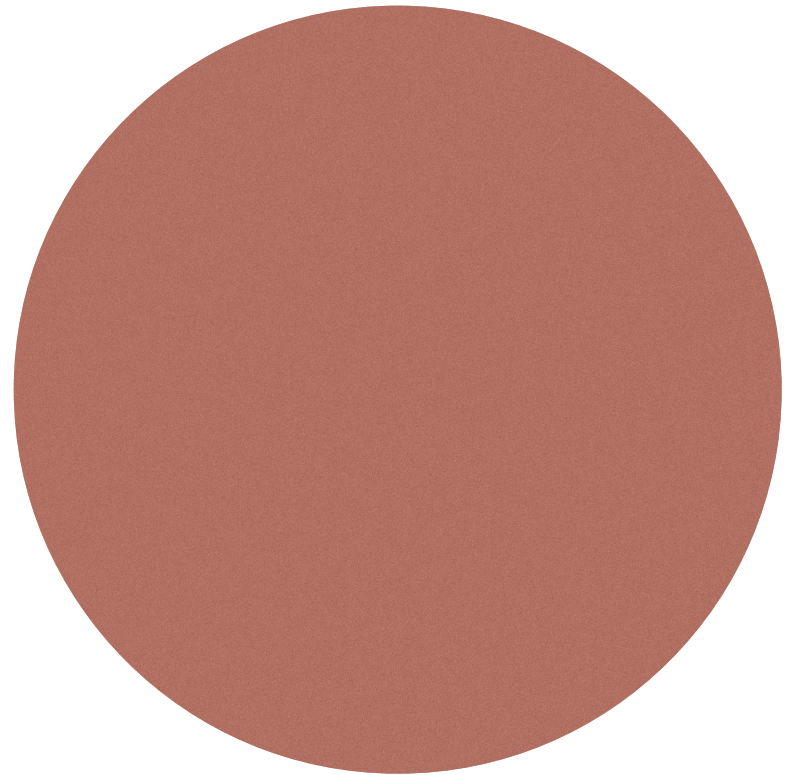
Flat Metal Panel

Brick

Flat Metal Panel



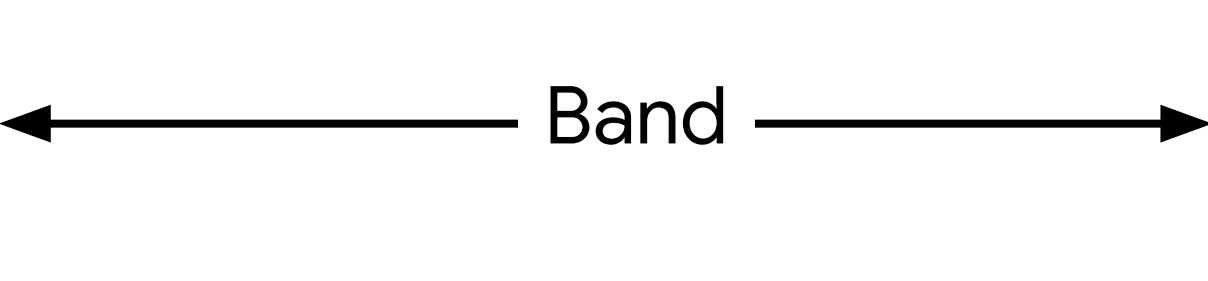
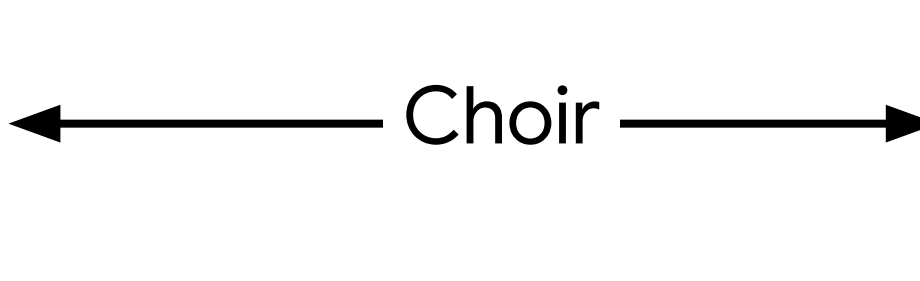
North Elevation



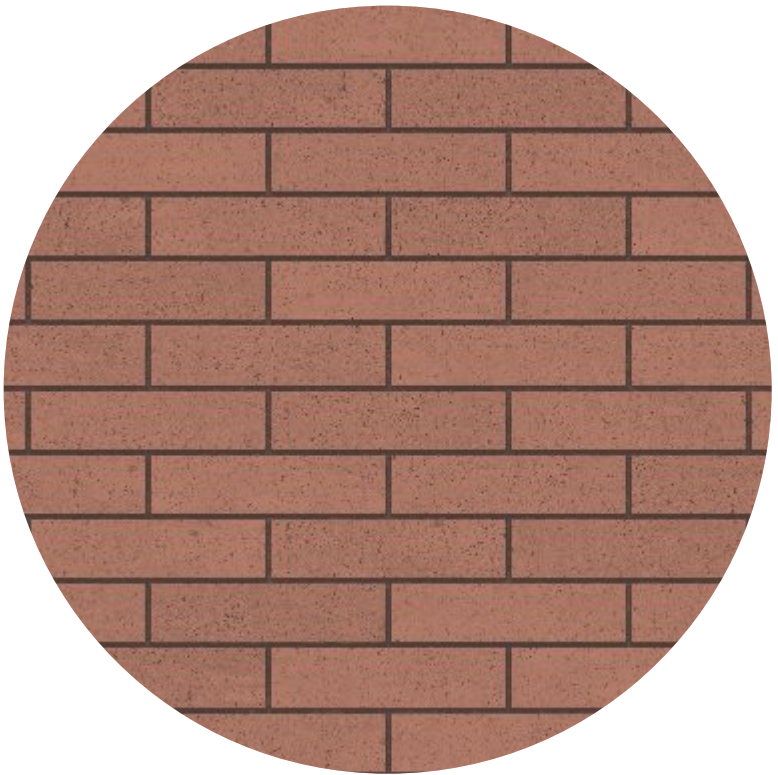
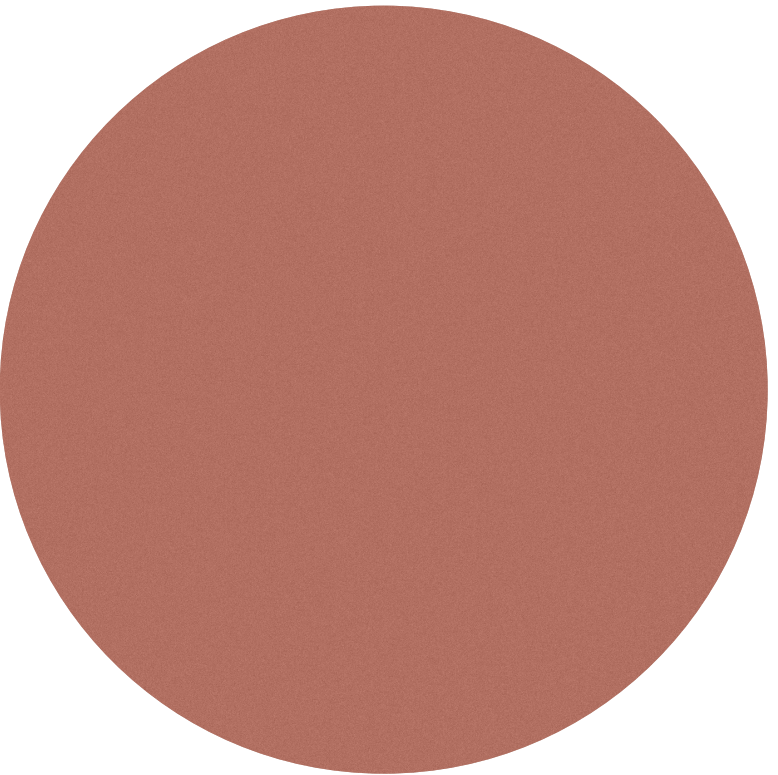
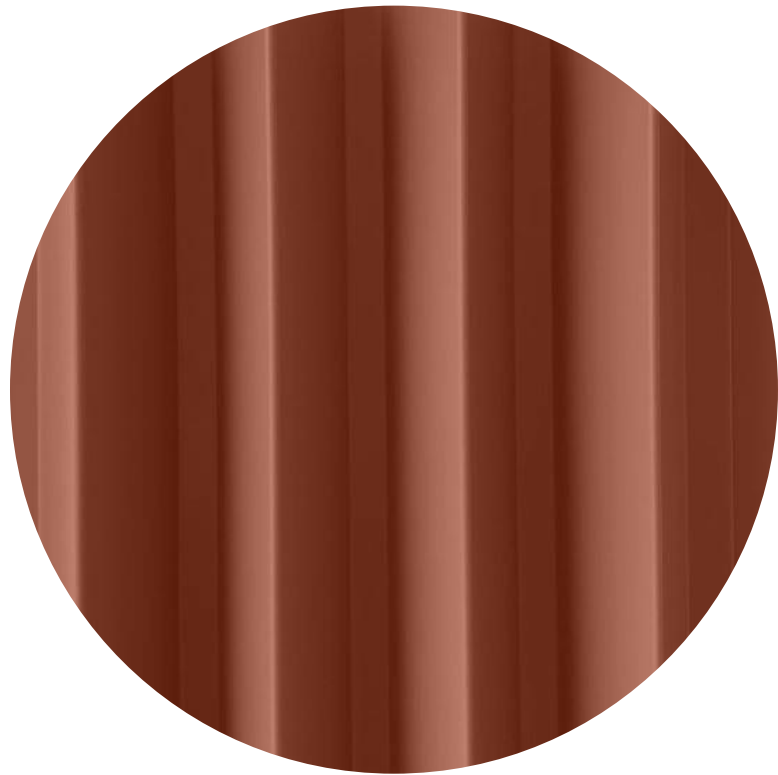
Flat Metal Panel

Brick

Flat Metal Panel



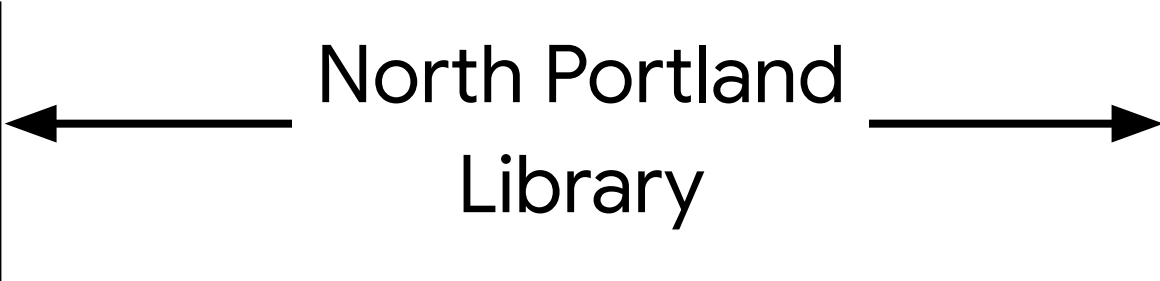
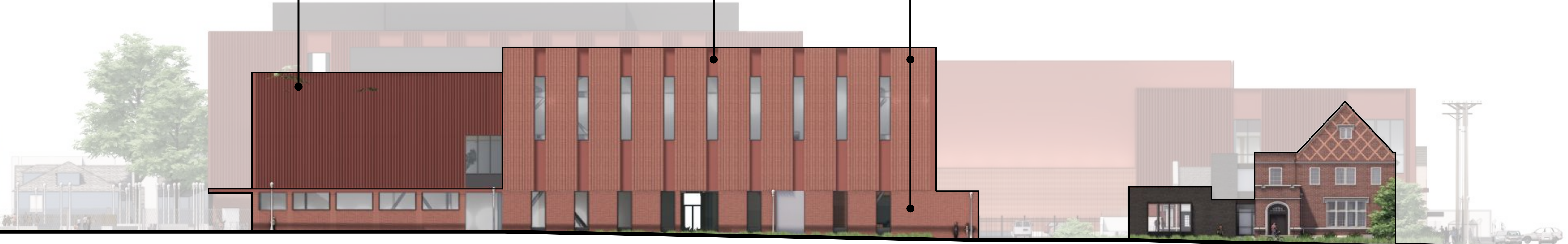
East Elevation



Custom Profile
Sheet Metal

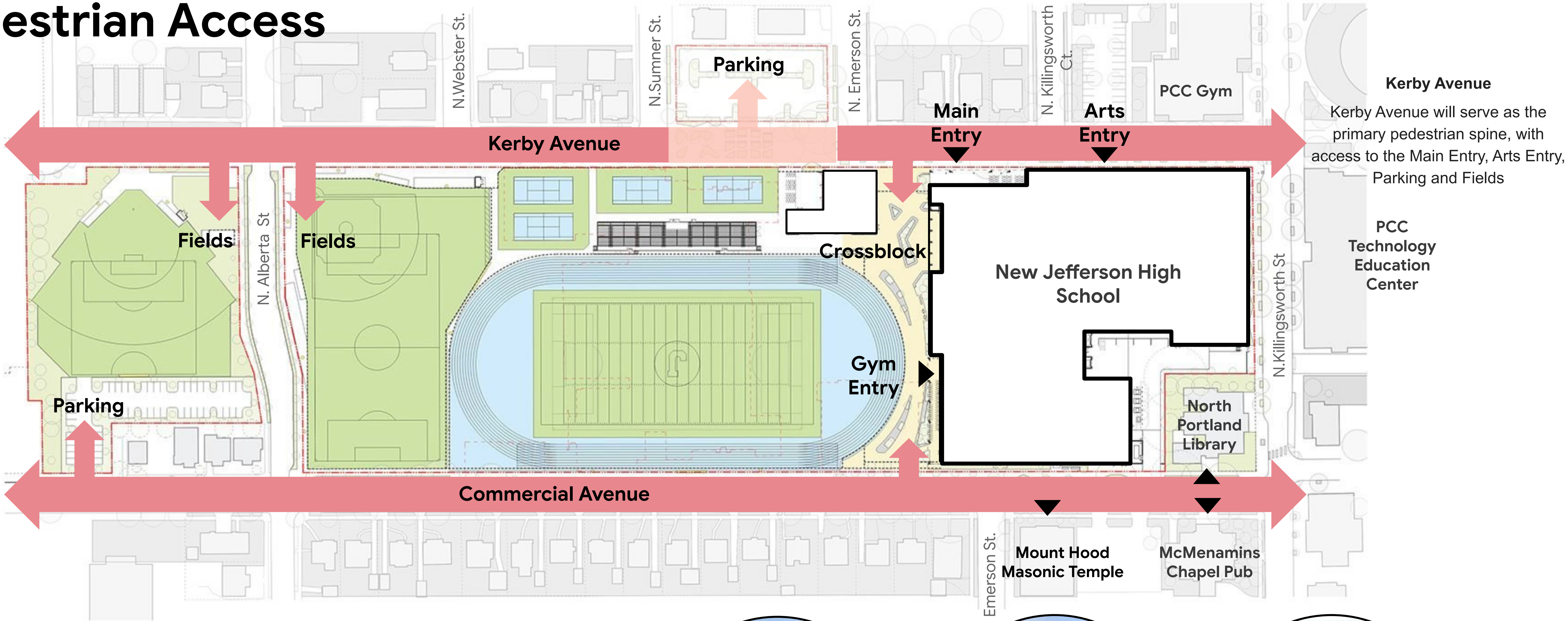
Flat Metal Panel

Brick



N. Killingsworth Street

Pedestrian Access



Kerby Avenue
 Kerby Avenue will serve as the primary pedestrian spine, with access to the Main Entry, Arts Entry, Parking and Fields

PCC Technology Education Center

Commercial Avenue
 Chapel Pub and the Mount Hood Masonic Temple have primary entrances off Commercial Avenue. The North Portland Library has an accessible entrance and the new Black Cultural Center on Commercial.



Killingsworth / Kerby



Story Landmarks

Landmarks by local artists sharing the history of the street and importance to the Black Community



Landscape

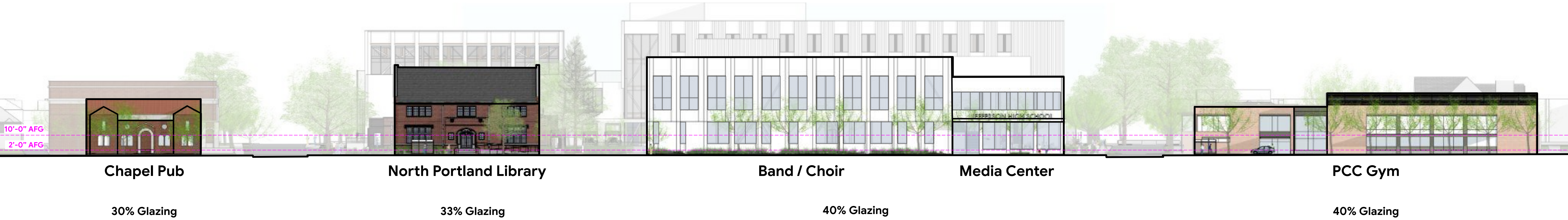


Media Center

Available for Community Use from 7-9 pm on school days. The program inside is active use. The Theater / Arts Lobby is more transitory and would have limited activity even when the theater is in use.



Killingsworth Elevation



*Glazing Percentages taken from 2'-0" above finish grade to 10'-0" above finish grade

Killingsworth Elevation



North Portland Library

Band / Choir

Media Center

Modifications & Adjustments

Modifications & Adjustments

1. 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 a location on N. Kerby. **We are seeking an adjustment to locate the main school entry on North Kerby approximately 350 feet from Killingsworth.**

2. Adjustment: Maximum Setback. 33.150.215 Where the building is within 100 feet a transit street or street lot line within a pedestrian district, the maximum the building can be set back is 10 feet. If the site has street lot lines on three or more streets, the maximum setback standard only applies to two of the streets. **We are seeking an adjustment to the setback standard for N. Kerby Street.**

3. Adjustment: 60% Window Coverage Requirement. 33.415.340 requires 60% of the facade area to be glazed. The institutional program areas do not support the type of glazing that would be seen with a commercial storefront. **We are seeking an adjustment to reduce the requirement to 40% which is typical for the IR zone.**

4. Adjustment: Entrances Every 100 Feet on Transit Streets. 33.415.350 requires an entrance every 100 feet for portions of the building subject to the maximum setback. The institutional program areas associated with the high school do not support this frequency of entries. Further, school-security concerns suggest the reduction of entries to limit entry to authorized visitors. **We are seeking an adjustment to limit the number of entries in the “m” overlay.**

1. Transit Street Main Entry

33.150.265

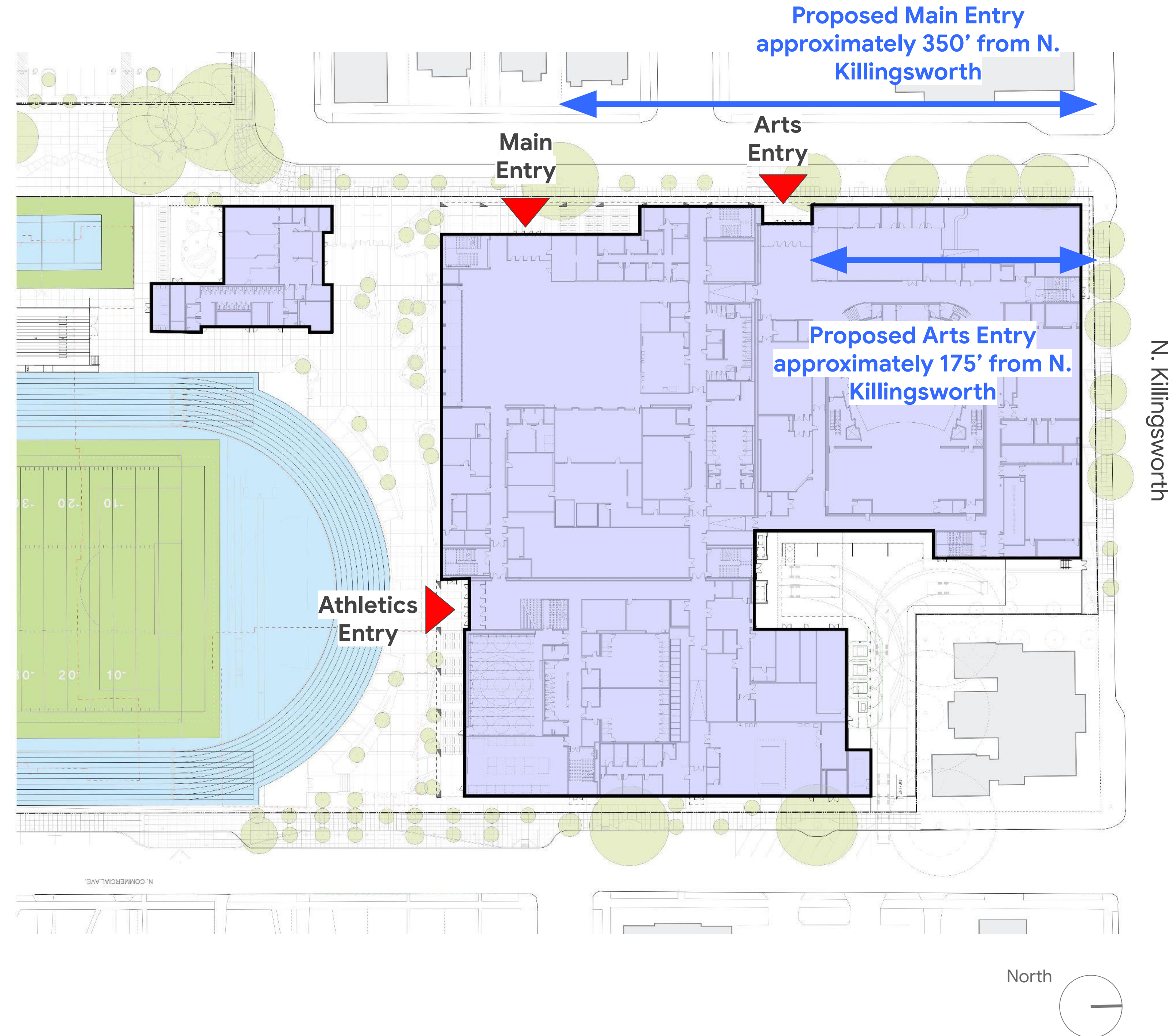
We are seeking an adjustment for the main entry to be located on N Kerby Avenue rather than fronting the Transit Street

The main entry location responds to functional needs of the school. It is designed to avoid congestion on N. Killingsworth and increase student security. The architectural response emphasizes the entry with a generous covered porch facing N. Kerby Avenue. It is positioned to relate to a landscaped pedestrian way that clearly connects to the N. Killingsworth transit street as well as the cross block connection to the south.

Like the main entry, the arts entry will take advantage of the unusually wide sidewalk on N. Kerby. This will act as a forecourt for day-to-day uses as well as special events.

The cross-block walkway is designed to function as a plaza and will recreate a neighborhood connection that has been absent for at least half a century.

Community Design Guideline: Make the main entrances to houses and buildings prominent, interesting, pedestrian accessible, and transit-oriented.

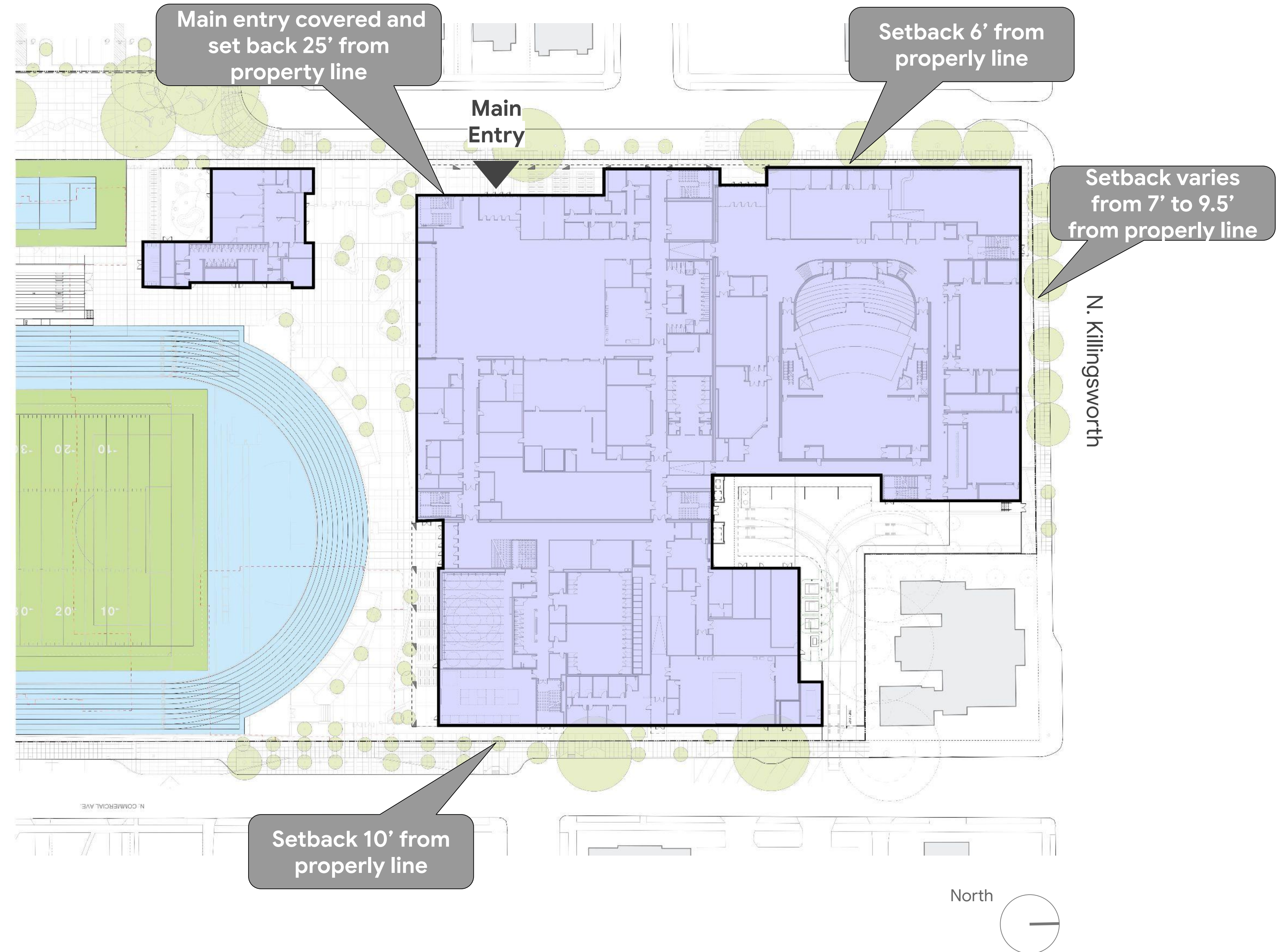


2. Maximum Setback 33.150.215

Since the building fronts a transit street (N. Killingsworth) and has street lot lines on three streets, it is required to meet the maximum ten-foot setback on the transit street and one other street. In addition to N. Killingsworth, we are proposing the N. Commercial will also meet the standard. We are asking for an adjustment to the setback on N. Kerby and we are proposing that the majority of the building along Kerby will maintain a six-foot setback from the property line. Entries will have additional, sheltered offsets from the right of way.

The main and arts entries will take advantage of the unusually wide sidewalk on N. Kerby which will act as a forecourt for day-to-day uses as well as special events.

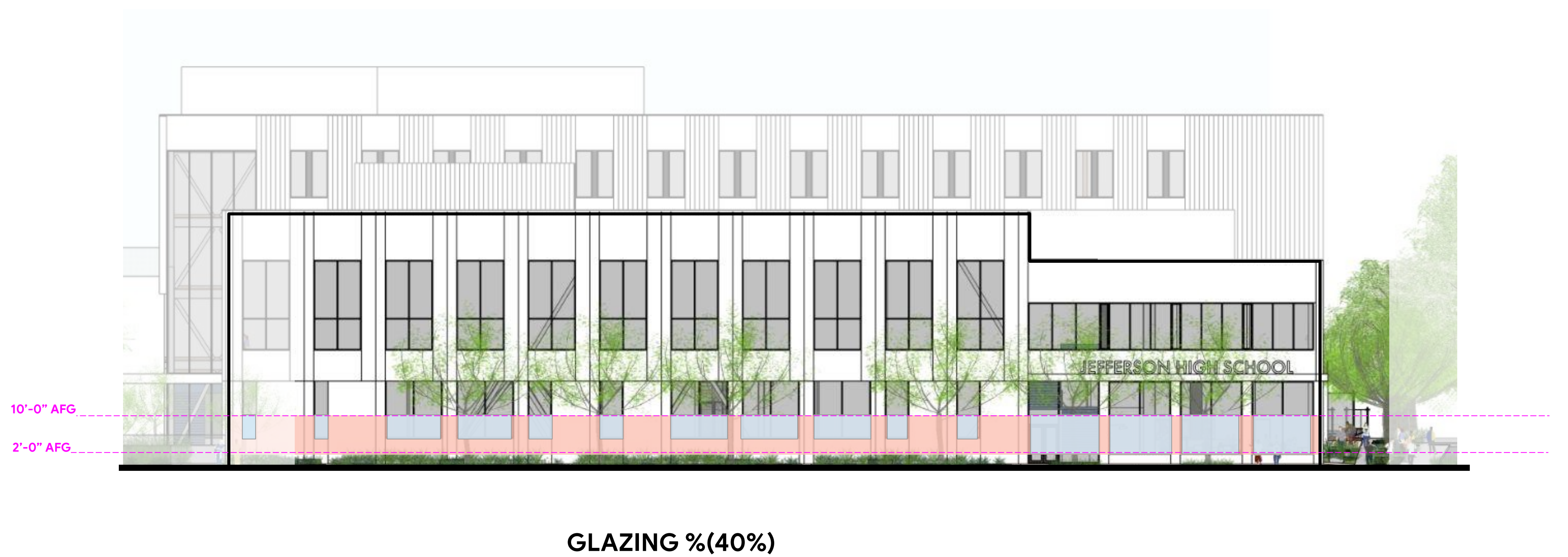
We are seeking an adjustment to allow the use of the maximum setback provision on three building frontages rather than the two anticipated in the code.



3. 60% Window Coverage 33.415.340

We are seeking an adjustment to allow the use of the glazing requirements from the base zone rather than the Centers Main Street overlay.

Federal standards limit the visibility of instructional spaces in public schools. This proposal emphasizes program that can have higher visibility to the public (i.e. library/media center) at the prominent corner of N. Killingsworth & N. Kerby. For program areas that are incompatible with public view, larger glazing areas are being provided above the street level to provide views into the space without compromising student security. With the emphasis directed toward higher glazing, the 60% standard that would be more typical of commercial spaces is challenging to meet. This proposal requests that the project meet the 40% standard for the IR zone rather than the increased 60% standard in the Centers Main Street overlay.

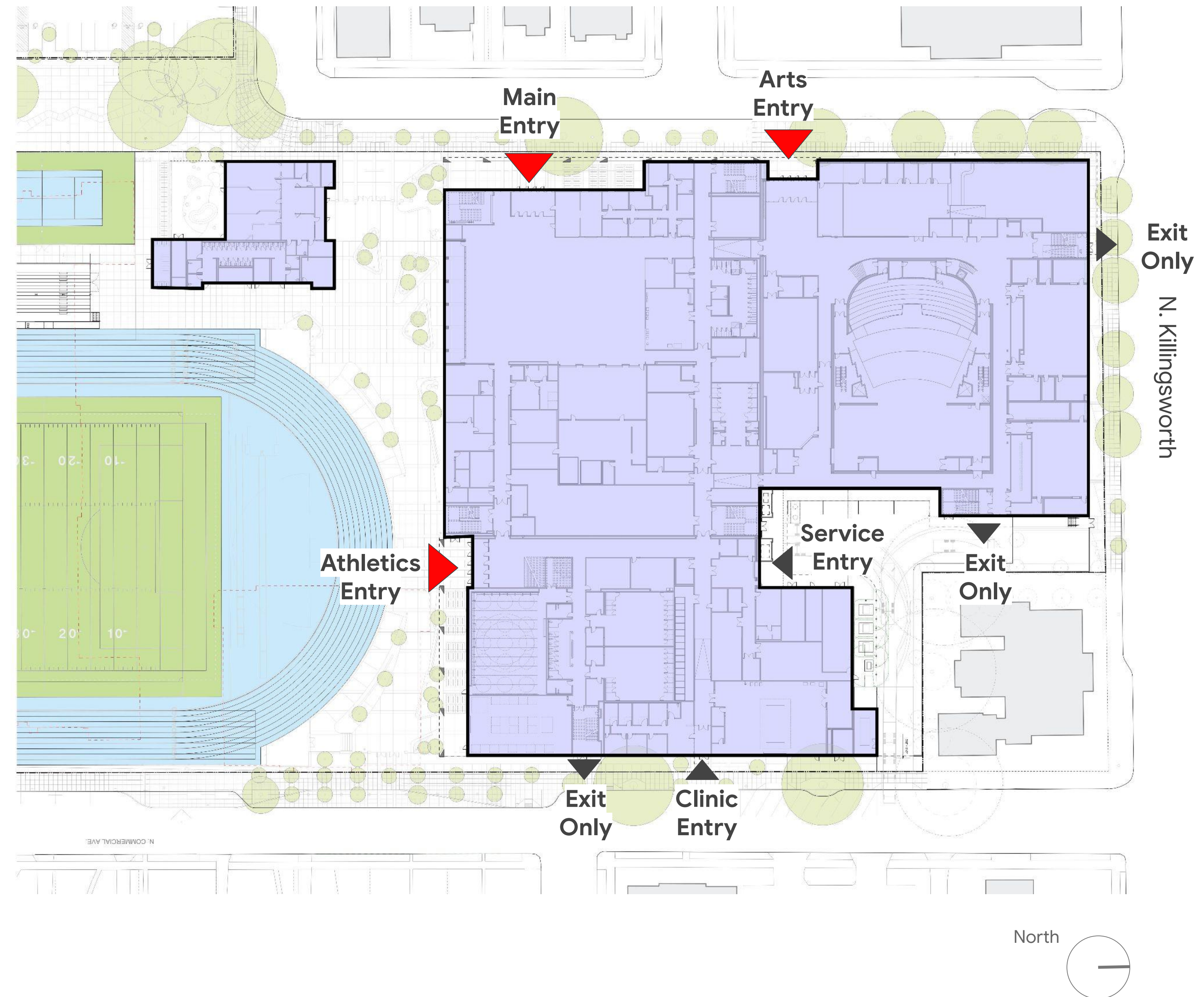


4. Entries Every 100 Feet 33.415.350

We are seeking an adjustment to limit the entries on N. Killingsworth Street with a focus on public entry on N. Kerby and the cross block.

This proposal has located the main entry points at locations fronting N. Kerby and the cross block connection to respond to the unique demands of the high school program. In selecting N. Kerby for the main entry, the school's need for student safety was the foremost concern, followed by considerations of parking access, traffic congestion, and school operations.

The frontage facing N. Killingsworth is approximately 230' long and should require two doors to meet the spacing requirements. The performing arts practice program located along N. Killingsworth is incompatible with the frequency of entries called out in the zoning code and we are proposing a single door on the north facade.



Thank you.