

Facilities and Operations Committee  
Meeting  
Monday, February 7, 2022 5:30 PM

Dr. Matthew Prophet Education Center -  
Windows Cafeteria / Conference Room (Floor  
2)  
501 N. Dixon St.  
Portland, OR 97227

## **Agenda**

1. Schedule Overview
2. Site Selection Criteria Discussion
3. Opportunity Sites Overview and Initial Staff Ranking
4. Community Engagement/Feedback
5. Next Steps
6. Public Comment and Dialogue-*please email [publiccomment@pps.net](mailto:publiccomment@pps.net) by noon on January 7, if you would like to virtually provide comments during this time. Public comment is also available in person.*
7. Adjourn

# HARRIET TUBMAN MIDDLE SCHOOL (RE)SITING: DUE DILIGENCE V01



DRAFT  
2022 FEBRUARY 03

# BACKGROUND

Over the course of decades, the Historic Albina neighborhood -- the heart of Oregon’s historic Black community -- has experienced harm caused by the construction and presence of the I-5 freeway. Since Black families had their homes and businesses demolished to make way for construction of the freeway and other “urban renewal” projects nearly fifty years ago, the air pollution and increased traffic associated with the freeway have negatively impacted the health of neighborhood residents and their quality of life. The resulting displacement and disinvestment in the Albina neighborhood is part of our community’s shared history.

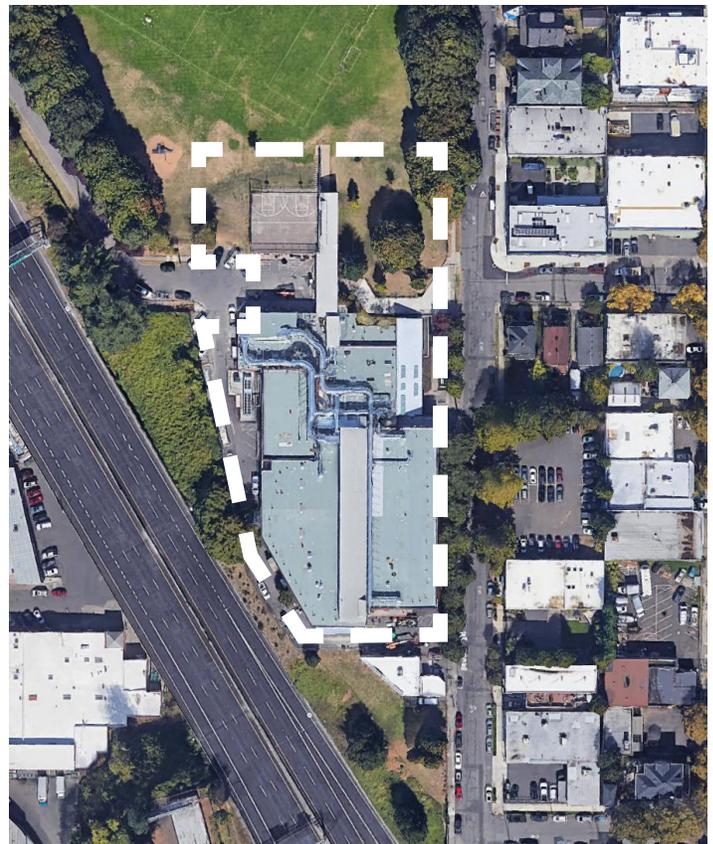
The Federal-Aid Highway Act of 1956 originally provided funds to construct the interstate, in the process demolishing several hundred housing units and constructing the freeway immediately adjacent to what was then Eliot Elementary, which had opened in 1952. The creation of Harriet Tubman Middle School in the early 1980s at the former Eliot School site has historical significance, as it played a pivotal role in the struggle over school desegregation and racist busing policies in Portland during the 1960s-1980s. Harriet Tubman has served PPS students in the Albina neighborhood since the early ‘80s, and then in 2018 reopened as a middle school as part of a district-wide Middle School Framework to provide students with a more comprehensive and equitable middle school experience and better preparation for high school. For this framework to be successful long-term, it is essential that students are educated in a building that is not negatively impacted by significant adjacent project construction and longer-term negative impacts from unhealthy ambient air quality, noise, and vibrations.

The location of the freeway directly adjacent to the school has created enduring environmental impacts. Today the exterior area of Harriet Tubman

is functionally unusable for school purposes. As currently designed, the proposed I-5 Rose Quarter Improvement Project would further cut into the Harriet Tubman Middle School site, threatening to worsen the environmental situation and negative health impacts, both during construction and over the long term.

The image below is of the existing Harriet Tubman Middle School site and demonstrates the current proximity of the interstate to the school. The interstate expansion will exacerbate existing environmental hardships and threaten the western edge of the site.

EXISTING CONDITIONS AT HARRIET TUBMAN MIDDLE SCHOOL



# SCHEDULE

Due to the proximity to the site and location of construction access roads, work on the Eliot Viaduct will directly impact the safety and learning of students at Harriet Tubman Middle school. Recent construction schedules provided to the district from ODOT indicate this work will begin in June of 2027, suggesting the Harriet Tubman students must be relocated by August 2027.

Working backward from August 2027, the district can use our recently constructed Kellogg Middle School to infer the necessary duration to build a middle school. Kellogg Middle School opened in August of 2021 after four years of planning, design, and construction. The process began in May 2017 with procuring architectural and engineer services. Planning, design, and permitting took approximately two years; construction also took two years.

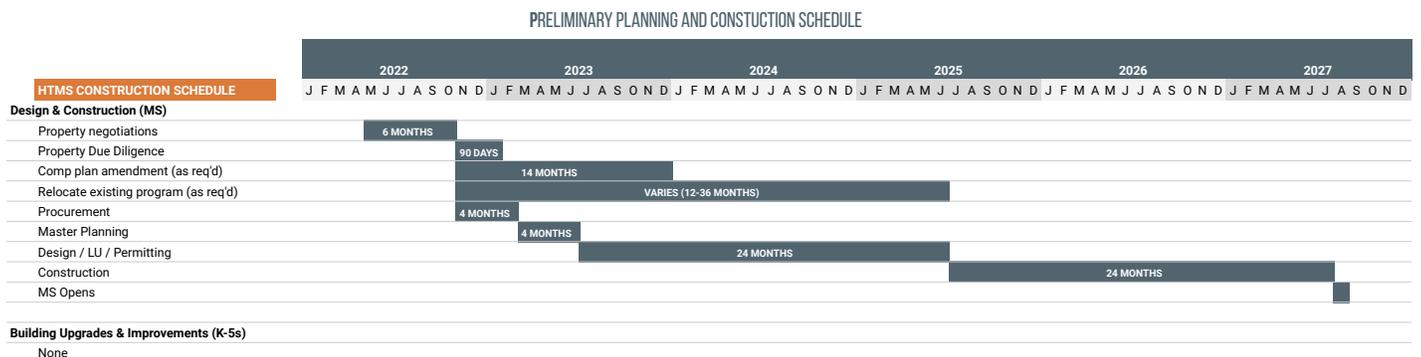
Comparing Kellogg with the development proposal described above, it's worth noting a number of asymmetries between the processes. First, the district already owned the parcel for Kellogg Middle School. Not all sites currently under consideration are within the district's control. In these cases, the district must negotiate with the current property owner for sale, lease, or trade for the land. If the current property owner is another government agency, there will likely be a public process around the property purchase. District staff estimate a minimum of six months would be required for property negotiations.

To further address potential differences between Kellogg and the current study, the existing zoning for Kellogg allowed school use through a conditional land use process — a familiar and predictable administrative process for granting land-use approval for schools. Some parcels currently under consideration do not allow school use. These parcels will require comprehensive plan amendments — a process that requires City Council approval. A comprehensive plan amendment is in no way guaranteed. If the district pursues a parcel that does not allow school use, it does so at risk.

Returning to the inferences we can make from the assumed I-5 construction schedule and the timeline from Kellogg Middle School, the district should identify and begin procurement for design services by August 2023. However, lessons learned from previous projects, including Kellogg, suggest additional time for procurement and planning are prudent, to say nothing of time for scheduling contingencies to address unexpected or unknown site conditions, supply-chain issues, or labor shortages.

Accounting for lessons learned and scheduling contingencies, work on any site currently within the district's control should proceed no later than November 2022 to relocate Harriet Tubman students successfully. In the case where the district does not own the selected parcel, an additional six months of property negotiations prior to any planning or design will be necessary. In this latter case, the district must identify a site by May 2022 to relocate Harriet Tubman students by August 2027.

The preliminary schedule is presented below.



# OPPORTUNITY SITES

The information presented here is for discussion purposes only. This document may contain unconfirmed or unverified information. Many of the properties discussed below are not owned or controlled by Portland Public Schools. Property owners have not been approached regarding the sale or shared use of their sites. At this time it is unknown whether such negotiations are feasible.

If the district pursues dialogue with property owners regarding the sale or shared use of any site discussed here, the district assumes all responsibility if negotiations fail.

The purpose of this document is to facilitate dialogue around all aspects of relocating Harriet Tubman middle school. This study is intended to provide a common reference point for all stakeholders involved with relocating Harriet Tubman Middle School. As research progresses, this document will be updated to reflect current considerations.

The list of sites documented here is not exhaustive; some sites have been eliminated prior to the issuance of this draft.

The criteria discussed for each site are outlined below. To be sure, these criteria are not exhaustive. Instead, they serve as an initial filter to narrow the field of potential sites to better focus district resources for more involved studies.

**Location.** Considerations for location foremost include whether the site is within the Harriet Tubman catchment area. Additional considerations include the neighborhood character and network of pedestrian access surrounding the site. Any inferences for these later considerations are made from the City of Portland zoning and Portland Bureau of Transportation's

Transportation System Plan.

Environmental health will be critical to the viability of any proposed site. A network of high-traffic freeways and industrial sites mark many regions of the catchment area. Environmental testing will be a part of later site studies.

**Land Area.** Few sites within the catchment area meet the land area required for a middle school. In addition to the building area (about 100,000 SF of instructional space), athletics, parking, setbacks, among other site conditions, must be considered. The optimal site area for a middle school is between six and nine acres. The median site area for district middle schools is 7.3 acres. To be sure, less land area can support a middle school, but likely at the expense of athletics programming.

**Availability (timing).** Harriet Tubman must be relocated in a relatively short period. The freeway location directly adjacent to Harriet Tubman has created severe noise and air-quality impacts. The exterior area (e.g., schoolyard, playground, basketball courts) is functionally unusable for school purposes. Construction activity related to the Interstate-5 expansion threatens to render the site functionally unusable for school purposes.

Due to the proximity to the site and location of construction access roads, work on the Eliot Viaduct will directly impact the safety and learning of students at Harriet Tubman Middle school. Recent construction schedules provided to the district from ODOT indicate this work will begin in June of 2027, suggesting the Harriet Tubman students must be relocated by August 2027.

# HARRIET TUBMAN MIDDLE SCHOOL

**ADDRESS**

2231 N FLINT AVE

**CONSTRUCTION DATE**

1952 (PRIMARY)

**CURRENT OWNER**

PORTLAND PUBLIC SCHOOLS

**LEVELS**

2

**BLDG AREA**

87,610 SF

**SITE AREA**

3.05 ACRES

**CLASSROOM COUNT**

33

**CAPACITY**

732 STUDENTS

**2021-22 ENROLLMENT**

388 STUDENTS (TOTAL)

35 (MANDARIN)

353 (NEIGHBORHOOD)

**ZONING**

CM3 COMMERCIAL MIXED USE 3



# BESC

**ADDRESS**  
501 N. DIXON ST

**CONSTRUCTION DATE**  
1979

**CURRENT OWNER**  
PORTLAND PUBLIC SCHOOLS

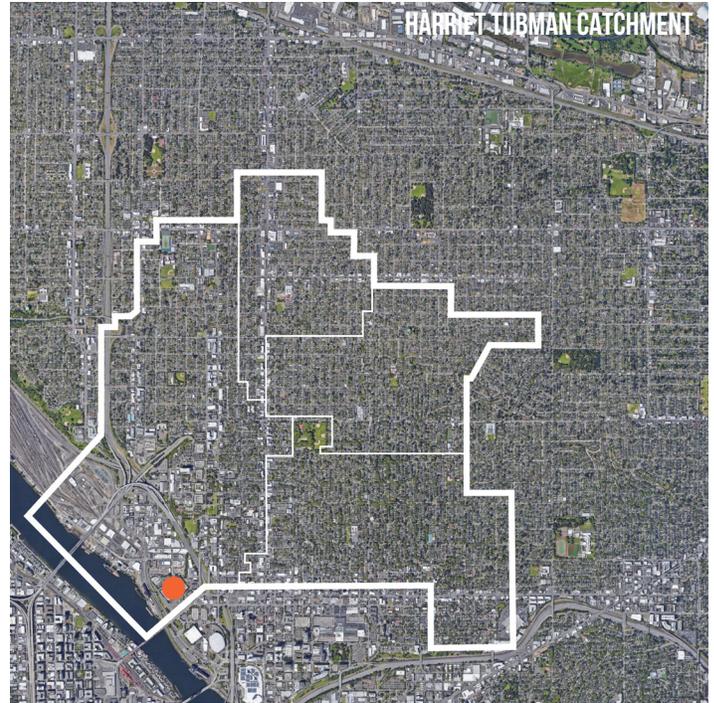
**SITE AREA**  
10.15 ACRES

**ZONING**  
EX - CENTRAL EMPLOYMENT



## LOCATION

- » BESC is located in the southwest region of the Harriet Tubman Catchment area. The area to the north of the parcel is zoned for industrial use; to the south, the zoning is intended to support high-density commercial use. The nearest residential area is to the northeast surrounding Irvington Elementary School.
- » The pedestrian infrastructure reflects the site's industrial past and surrounding zoning. Few pedestrian connections link the site to its surroundings. Nearby sidewalks are narrow and fragmented by a network of high-traffic streets and roads, including I-5.
- » I-5 is nearly contiguous to the northeast portion of the site, albeit in an area planned to be covered in the forthcoming freeway expansion.



## LAND AREA

- » With over 10 acres of land, BESC contains sufficient land area to support a middle school program.

## AVAILABILITY (TIMING)

- » Before building a middle school at the BESC site, the existing administrative functions would need to be relocated to another site. BESC currently supports nearly 600 district employees as well as County staff in the portion of the building leased to Multnomah County. District services supported in the building range from educational support staff (e.g., program directors, administrative coaches, and the like) to instructional material storage in the warehouse.
- » To be sure, BESC is the district's largest building at 419,000 square feet. A suitable replacement site or, more likely, replacement sites would need to be identified, funded, acquired (lease or purchase), and improved for the relocation of district staff before construction on a new middle school could begin.

(ROFO) in the event the district chooses to sell. Additionally, there is a 99-year lease with the County which is subservient to the AVT ROFO but should AVT pass on the opportunity, the County is next in line so there are timing and legal complexities.

## REQUIRED NEXT STEPS

- » If considered viable by the Board, district staff will begin a BESC relocation study considering factors around land availability and timing.

## FURTHER CONSIDERATIONS

- » Albina Vision Trust (AVT) has a Right of First Offer

# CONCORDIA

**ADDRESS**  
2811 NE HOLMAN ST

**CURRENT OWNER**  
CONCORDIA UNIVERSITY

**SITE AREA**  
18.88 ACRES

**ZONING**  
C11 - CAMPUS INSTITUTIONAL 1



## LOCATION

- » Concordia is outside the Harriet Tubman catchment area. The site is nearly two miles northeast of the Harriet Tubman catchment boundary.

## LAND AREA

- » At almost nineteen acres, Concordia contains more than sufficient land area to support a middle school program.

## AVAILABILITY (TIMING)

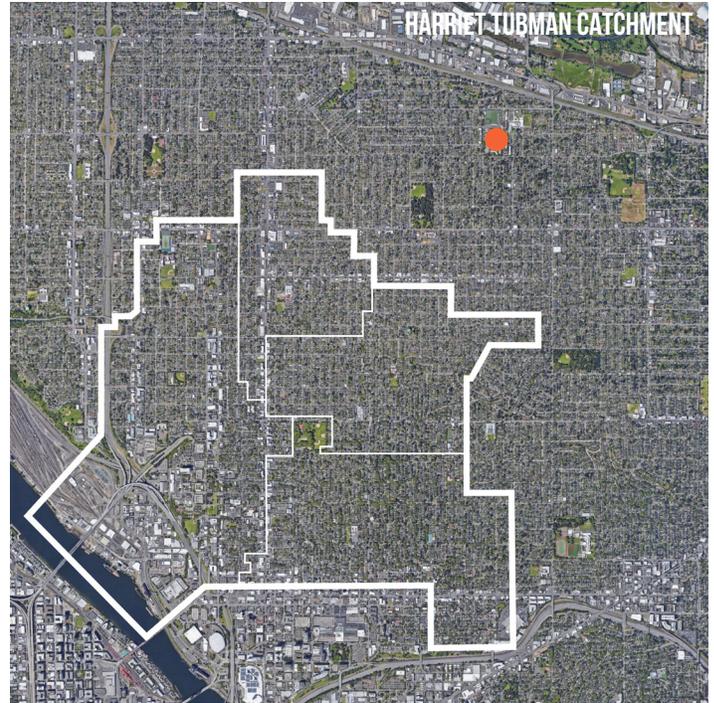
- » This parcel is not available. It is documented here for discussion purposes only.

## FURTHER CONSIDERATIONS

- » None.

## REQUIRED NEXT STEPS

- » The site lacks transit, is fully built out, far larger than needed, would require zone change and comp plan amendment, and is tied up in legal battles.



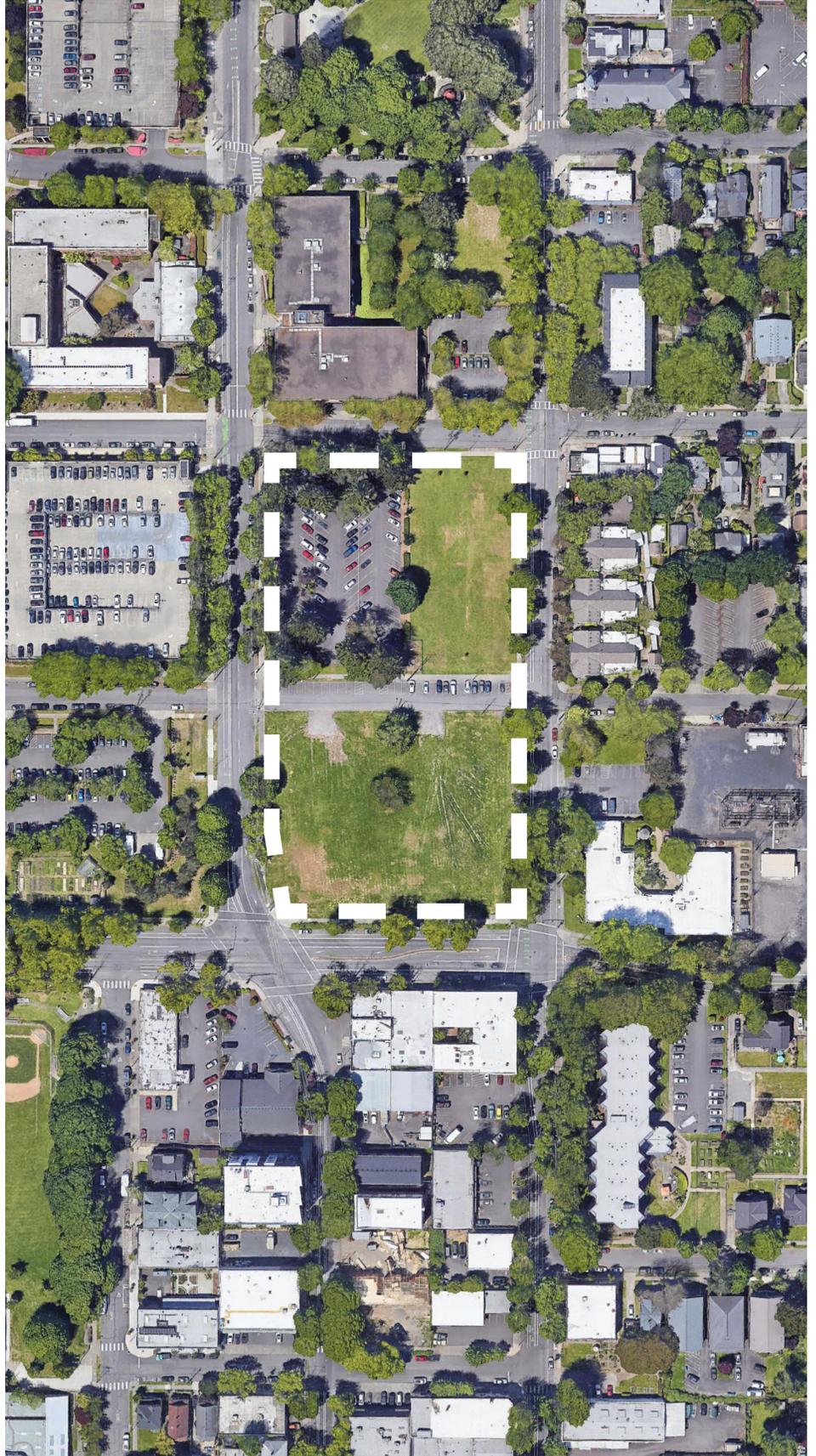
# EMANUEL

**ADDRESS**  
122 N GRAHAM ST

**CURRENT OWNER**  
LEGACY HEALTH SYSTEM

**SITE AREA**  
4.43 ACRES

**ZONING**  
CM3 - COMMERCIAL MIXED USE 2



## LOCATION

- » The Emanuel site is located several blocks north of the existing Harriet Tubman Middle School building. The site is flanked to the east and west by two high-traffic streets: N Vancouver Ave and N Williams Ave. On the other side of N. Vancouver to the west, is the Legacy Medical Center; to the east is a patchwork of commercial and residential zones.
- » All pedestrian access is challenged by the two neighborhood collectors, N Vancouver Ave and N Williams Ave, on either side of the site.

## LAND AREA

- » At four acres, supporting middle school programming at Emanuel would be challenging, especially for athletics. The site aspect and east-west bounding streets complicates athletics space requirements. The site is generally too narrow for a multi-use field with sufficient safety buffer on either side of the field.

## AVAILABILITY (TIMING)

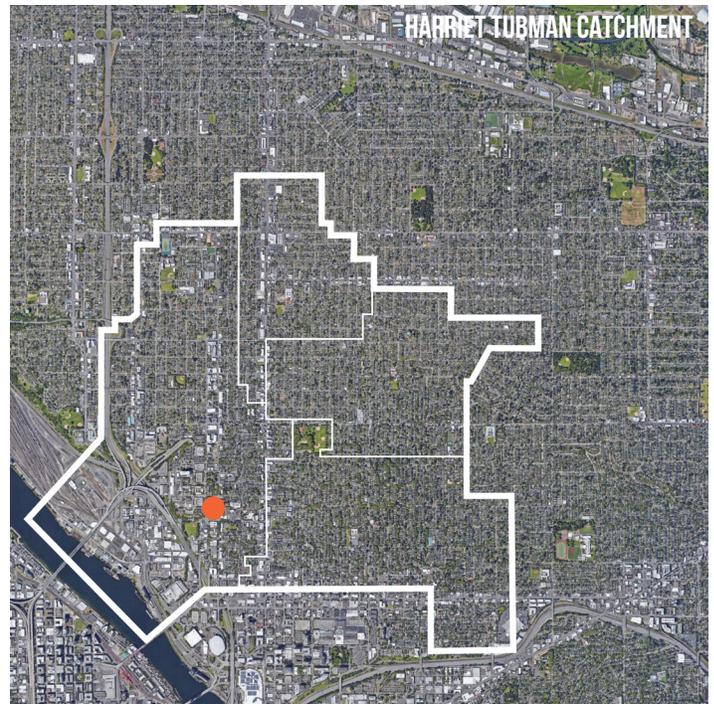
- » This parcel has been donated and is not available. It is documented here for discussion purposes only.

## FURTHER CONSIDERATIONS

- » None.

## REQUIRED NEXT STEPS

- » None. The site is too small and has already been donated to a non-profit.



# JEFFERSON HIGH SCHOOL

**ADDRESS**  
5210 N KERBY AVE

**CONSTRUCTION DATE**  
1909 (PRIMARY)

**CURRENT OWNER**  
PORTLAND PUBLIC SCHOOLS

**LEVELS**  
4

**BLDG AREA**  
318,790 SF

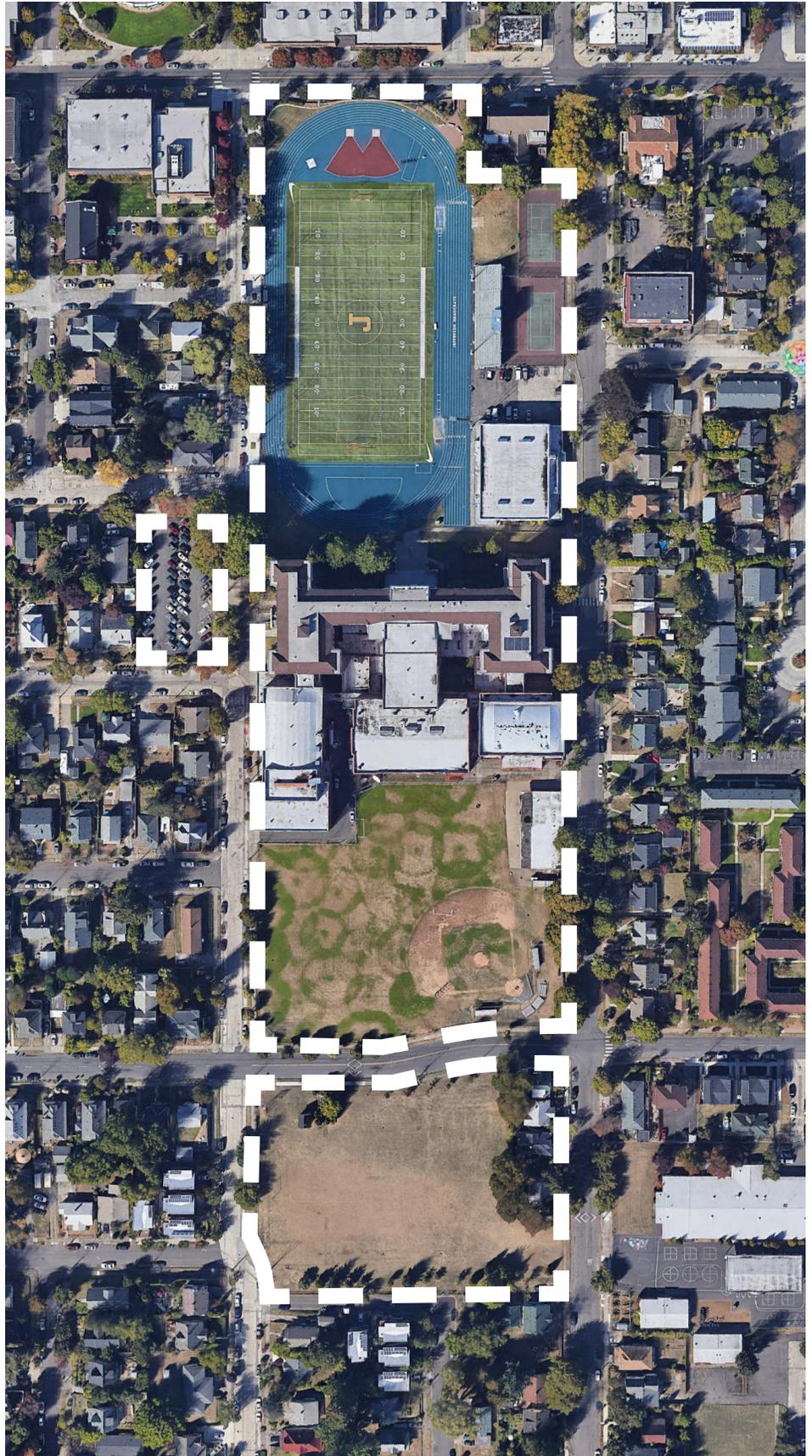
**SITE AREA**  
14.02 ACRES

**CLASSROOMS COUNT**  
74

**FUNCTIONAL CAPACITY**  
1,817 STUDENTS

**2021-22 ENROLLMENT**  
588

**ZONING**  
IR INSTITUTIONAL RESIDENTIAL LCU



## LOCATION

- » Jefferson High School is located in the northwest quadrant of the Harriet Tubman catchment area. The site consists of three parcels. The largest section, bound by NE Killingsworth on the north and NE Alberta on the south, contains the existing high school. A small parcel to the west is used for parking and a parcel to the south of Alberta is vacant. The vacant parcel is just over two acres.
- » Jefferson is flanked to the east, west, and south by single and multi-residential dwellings. The area to the north is zoned to support commercial use. Portland Community College is located to the north of Jefferson and is an important programmatic partner to the school.

## LAND AREA

- » With fourteen acres, Jefferson has near the median land area across district high schools, albeit without an adjacent park to support athletics programming. Adding a middle school to the site would introduce scheduling challenges for amenities shared between the high and middle school, if not fully compromise athletics programming.
- » The portion of Jefferson’s site to the south of NE Alberta is approximately two acres. This is insufficient land area to support middle school programming.

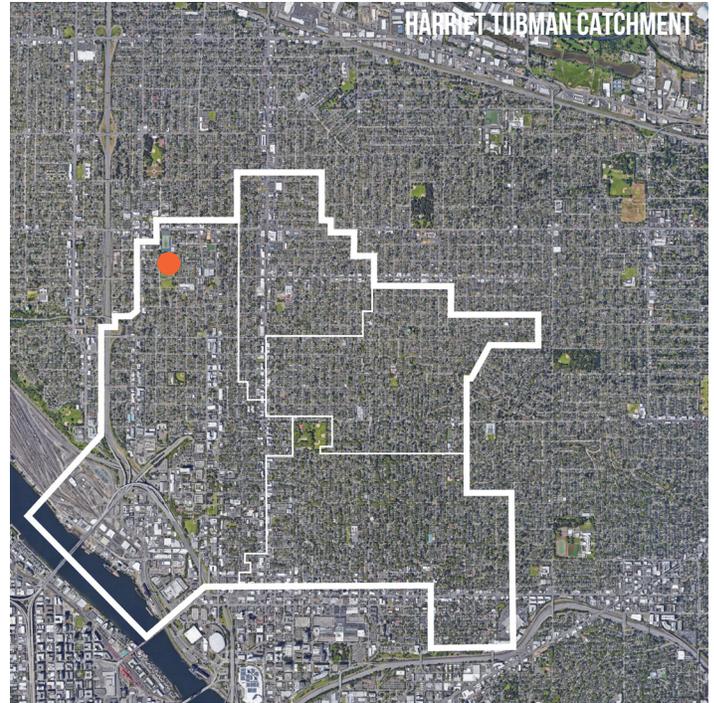
## AVAILABILITY (TIMING)

- » Master planning for the Jefferson modernization is ongoing. The addition of a middle school would require a reset of the work completed to date. Schedule impacts to both Jefferson and Harriet Tubman would be inevitable.

## FURTHER CONSIDERATIONS

- » None

## REQUIRED NEXT STEPS



- » If directed by the Board, district staff will engage in further evaluation of the delay both HTMS and Jefferson would suffer in a combined location.

# KENTON

# KENTON

## ADDRESS

7528 N FENWICK AVE

## CONSTRUCTION DATE

1913 (PRIMARY)

## LEVELS

3

## BLDG AREA

66,599 SF

## SITE AREA

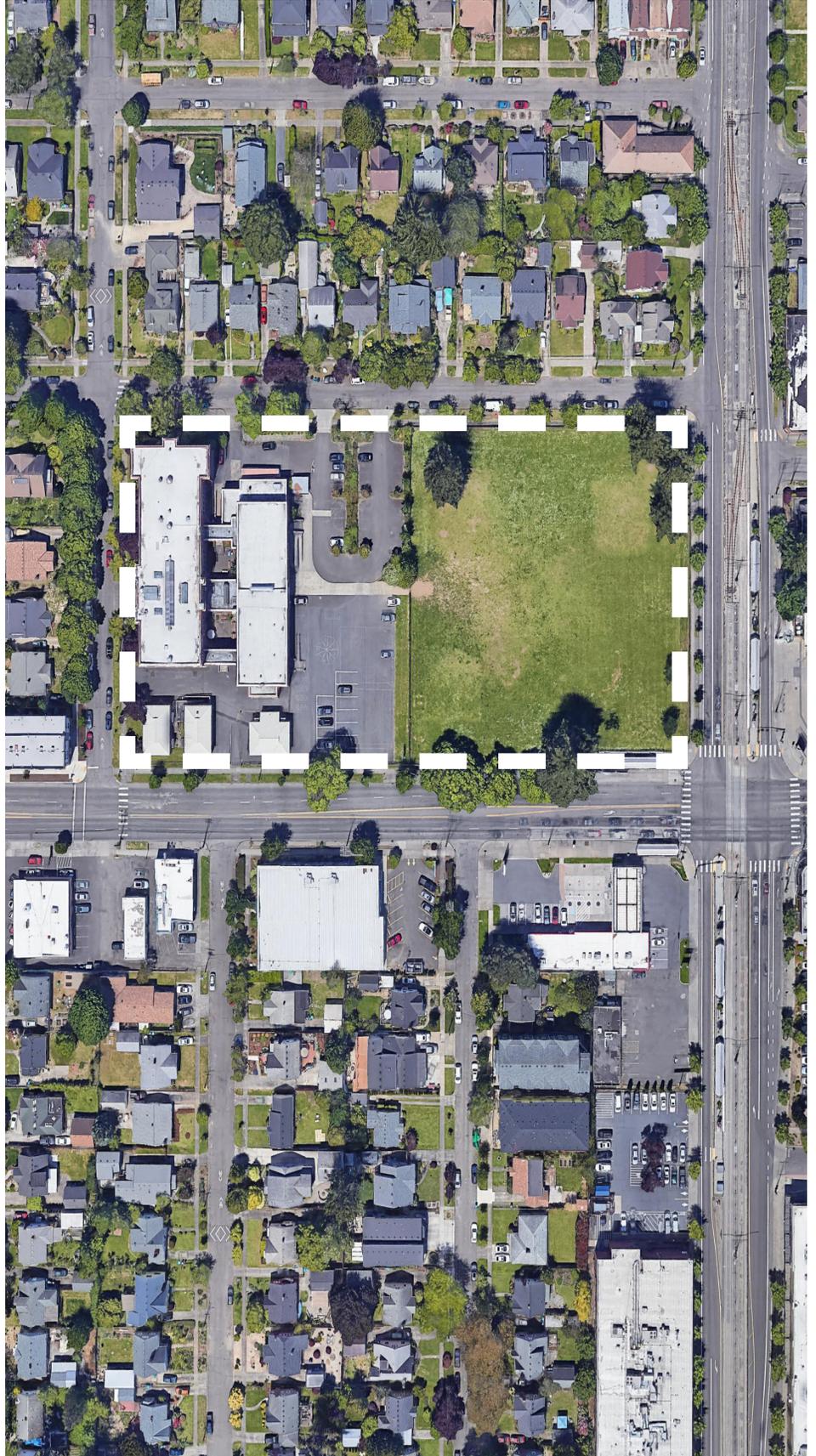
3.96 ACRES

## CLASSROOM COUNT

18

## ZONING

RM2 - RESIDENTIAL MULTI-DWELLING 2



## LOCATION

- » Kenton is located 1.6 miles north of the Harriet Tubman catchment area.
- » The site is flanked to the south and east by high-traffic streets: N. Lombard and N. Interstate.
- » Zoning surrounding the site supports a patchwork of uses, from residential to the north and south, and commercial to the east and west.

## LAND AREA

- » At four acres, supporting middle school programming at Kenton would be challenging, especially athletics.

## AVAILABILITY (TIMING)

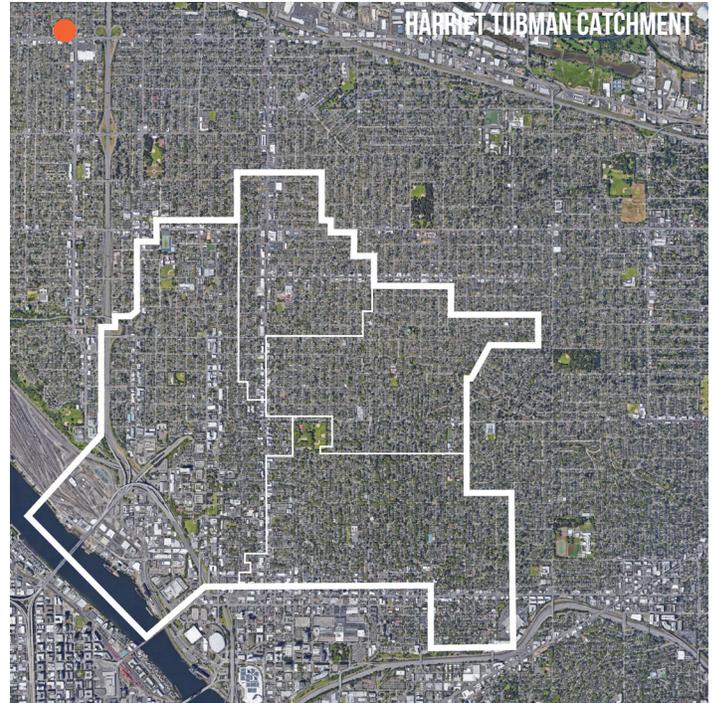
- » The Alliance program currently uses the building. Once Alliance relocates to the Benson campus in 2024, Kenton will be available.

## FURTHER CONSIDERATIONS

- » Kenton is twenty thousand square feet smaller than the existing Harriet Tubman building. Significant capital investment would be necessary to align the building with middle school space requirements.

## REQUIRED NEXT STEPS

- » If considered viable by the Board, district staff will begin master planning efforts.



LLOYD CENTER

# LLOYD CENTER

**ADDRESS**

2201 NE LLOYD CENTER

**CURRENT OWNER**

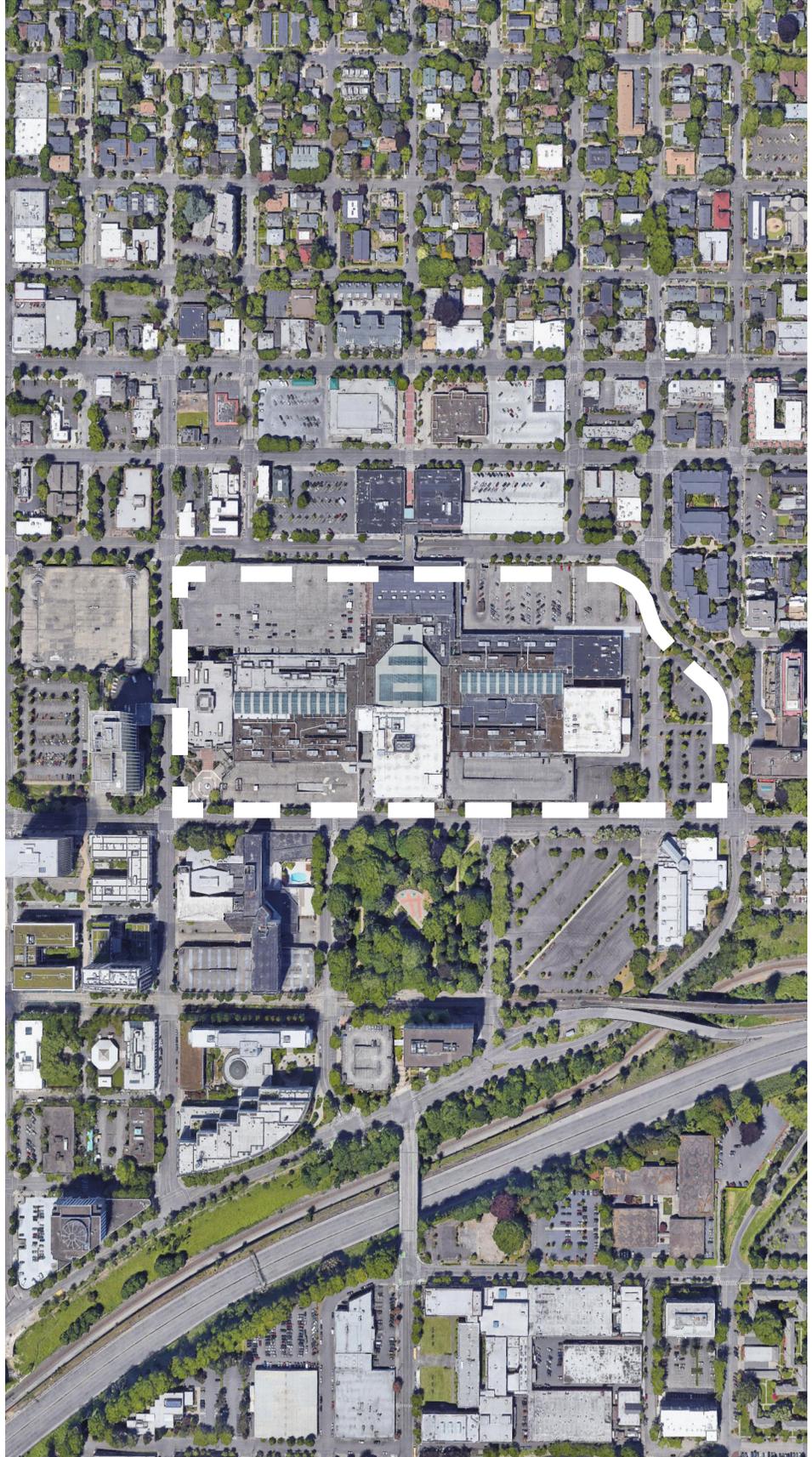
LLOYD CENTER LLC

**SITE AREA**

24.25 ACRES

**ZONING**

CX - CENTRAL COMMERCIAL



## LOCATION

- » The Lloyd Center sits two blocks south of the existing Harriet Tubman catchment boundary.
- » The site is embedded within a predominantly commercial zone, reflecting the heritage of the shopping center.
- » The pedestrian network surrounding the site is typical for Portland's urban core. The area to the south is severed by I-84. To the north, NE Weidler and SE Broadway offer access to commercial activity but also interrupt access to the Irvington neighborhood.

## LAND AREA

- » All or part of the Lloyd Center parcel would be sufficient to support middle school programming.

## AVAILABILITY (TIMING)

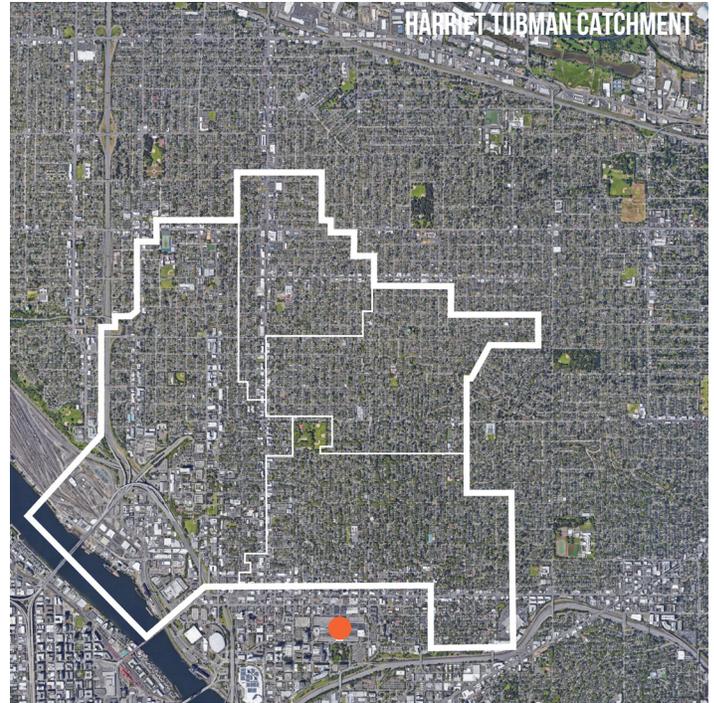
- » The Lloyd Center is currently under new ownership.
- » The district has not started a dialogue with the owners around relocating Harriet Tubman Middle School at the site.
- » At this time it is unknown whether the owners would consider sale (in part or whole) or shared use of the site.

## FURTHER CONSIDERATIONS

- » Utilizing part of the Lloyd site for Harriet Tubman middle school would require complex property negotiations likely to take months or years.

## REQUIRED NEXT STEPS

- » If considered viable by the Board, district staff will begin a dialogue with the owners regarding the site.



# MEEK PROF TECH SCHOOL

**ADDRESS**

4039 NE ALBERTA CT

**CONSTRUCTION DATE**

1953 (PRIMARY)

**LEVELS**

1

**BLDG AREA**

35,945 SF

**SITE AREA**

5.38 ACRES

**CLASSROOMS COUNT**

16

**CAPACITY**

441 STUDENTS

**ZONING**

R5 RESIDENTIAL 5,000 CU



## LOCATION

- » Meek is located less than a mile from the eastern edge of the existing Harriet Tubman catchment area. The site is embedded within a predominantly single-dwelling residential zone, with a commercial core one block to the east.
- » The pedestrian network surrounding the site reflects its residential character. Meek is well-connected to the surrounding neighborhood by existing sidewalks and low-traffic streets.

## LAND AREA

- » With over five acres, Meek could support middle school programming with careful site design and early consideration of athletics space requirements.

## AVAILABILITY (TIMING)

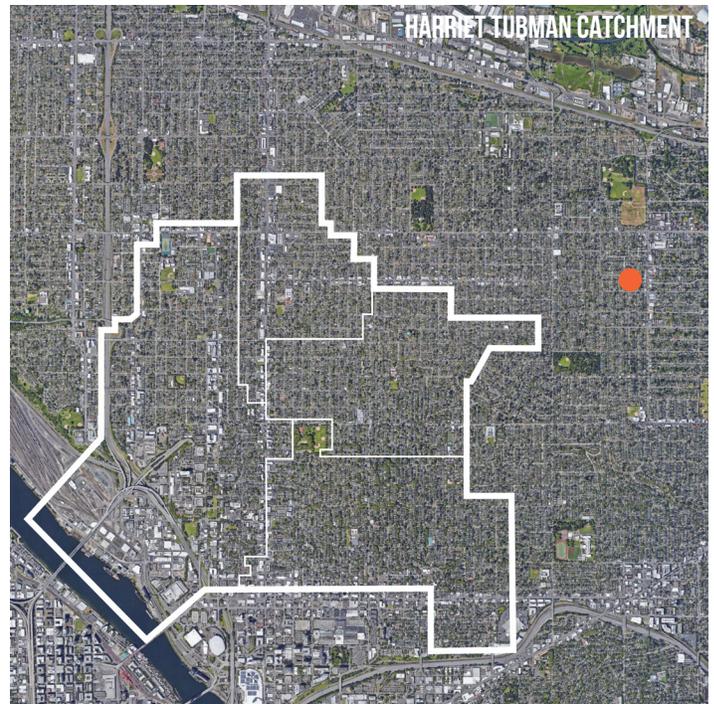
- » The Alliance program currently uses the building. Once Alliance relocates to the Benson campus in August 2024, Meek will be available.

## FURTHER CONSIDERATIONS

- » The existing Meek building is roughly one-third the size required for a middle school. Construction of a significant addition would be required prior to relocating Harriet Tubman students to the site.

## REQUIRED NEXT STEPS

- » If considered viable by the Board, district staff will begin master planning on the Meek site.



# NE MULTNOMAH

**ADDRESS**  
1380 NE MULTNOMAH ST

**CURRENT OWNERS**  
MULTIPLE

**SITE AREA**  
6.51 ACRES

**ZONING**  
CX - CENTRAL COMMERCIAL

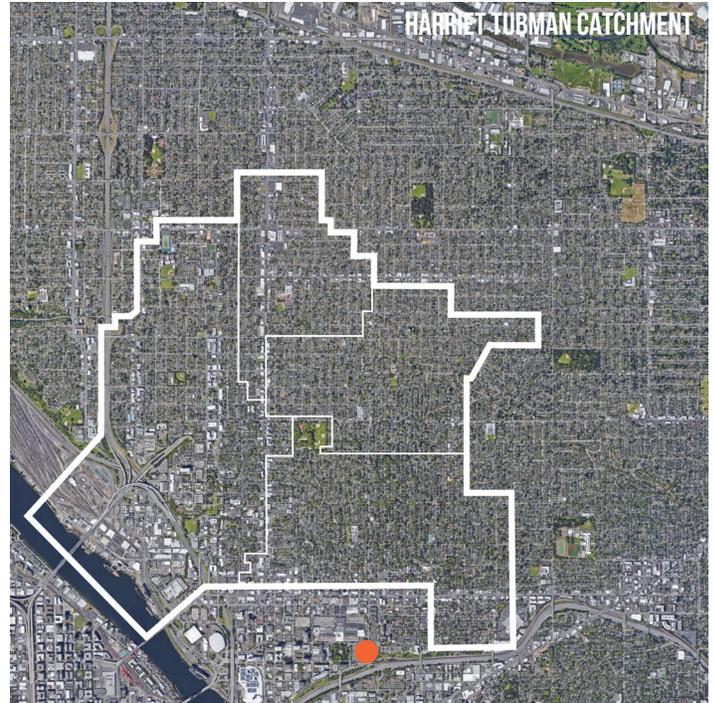


## LOCATION

- » The NE Multnomah sits three blocks south of the existing Harriet Tubman catchment boundary.
- » The site is embedded within a predominantly commercial zone, reflecting the heritage of the shopping center.
- » The pedestrian network surrounding the site is typical for Portland’s urban core. The area to the south is severed by I-84. To the north, NE Weidler and SE Broadway offer access to commercial activity but also interrupt access to the Irvington neighborhood.

## LAND AREA

- » By combining two adjacent parcels, the site would be sufficient to support middle school programming. Individually, each parcel is unsized to support a middle school.



## AVAILABILITY (TIMING)

- » This study assumes two parcels would be purchased and consolidated. The western parcel is currently for sale. It is not known whether the east parcel is available for purchase.
- » The district has not started a dialogue with the current owners around relocating Harriet Tubman Middle School at the site.
- » At this time it is unknown whether the owners of the east parcel would consider sale or shared use of the site.

## FURTHER CONSIDERATIONS

- » The parcel currently for sale (the western site) is 4.5 acres. Supporting a middle school on this land area would be challenging and could likely happen only at the expense of athletics programming.

## REQUIRED NEXT STEPS

- » If considered viable by the Board, district staff will begin a dialogue with the owners regarding the site.

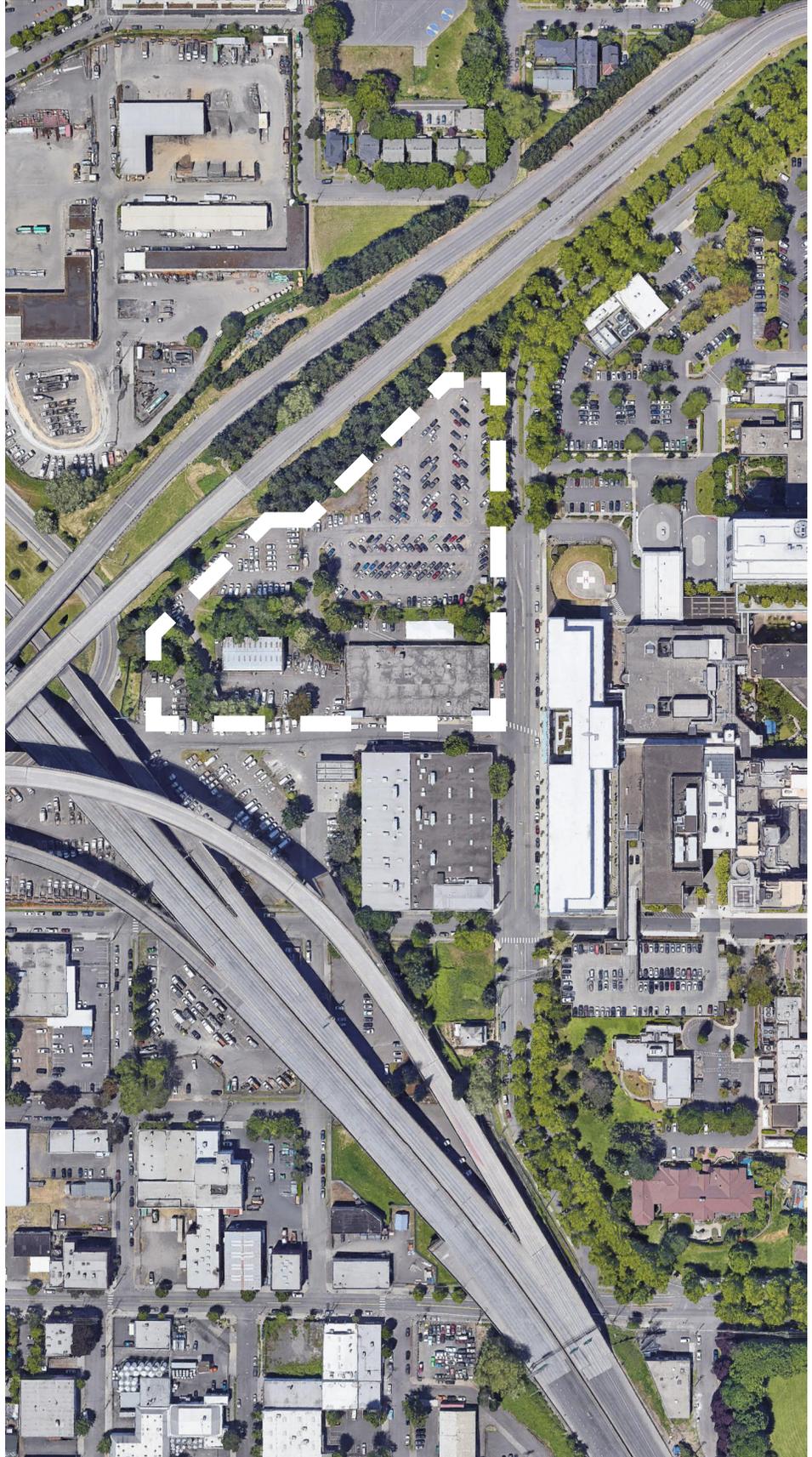
# N. STANTON

**ADDRESS**  
625 W/ N STANTON ST

**CURRENT OWNER**  
CITY OF PORTLAND

**SITE AREA**  
5.27 ACRES

**ZONING**  
IG1 - GENERAL INDUSTRIAL 1



## LOCATION

- » N. Stanton is located within the Harriet Tubman catchment area immediately east of Legacy Medical Center. The site sits within a patchwork of commercial and industrial areas with no meaningful access to the residential areas. To the west, the site is bracketed by I-5 and I-405; to the east, the medical center interrupts any potential pedestrian access to the Eliot neighborhood.

## LAND AREA

- » While the parcel is over five acres, the parcel geometry would challenge successful athletics programming on the site.

## AVAILABILITY (TIMING)

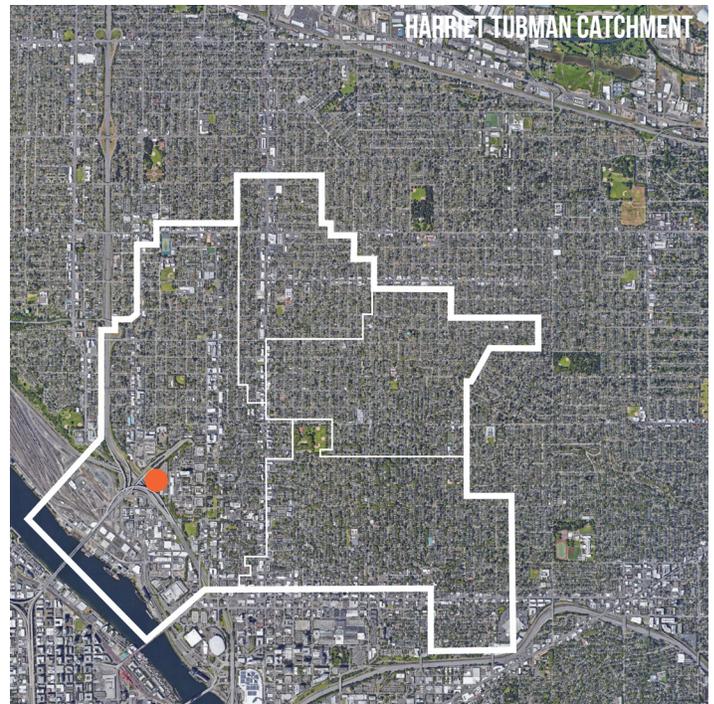
- » N Stanton is currently owned by the City of Portland.
- » The district has not started a dialogue with the City around relocating Harriet Tubman Middle School at this site.
- » At this time it is unknown whether the City would consider sale or shared use of the site.

## FURTHER CONSIDERATIONS

- » The site is adjacent to both I-5 and I-405. The risk of repeating the environmental harm at the existing Harriet Tubman site is high.

## REQUIRED NEXT STEPS

- » None. The site is too close to two freeways, and located in a fully commercial/industrial area.



# NE KILLING- SWORTH ST

**ADDRESS**

432 NE KILLINGSWORTH ST

**CURRENT OWNERS**

CITY OF PORTLAND & BOYS AND GIRLS CLUB

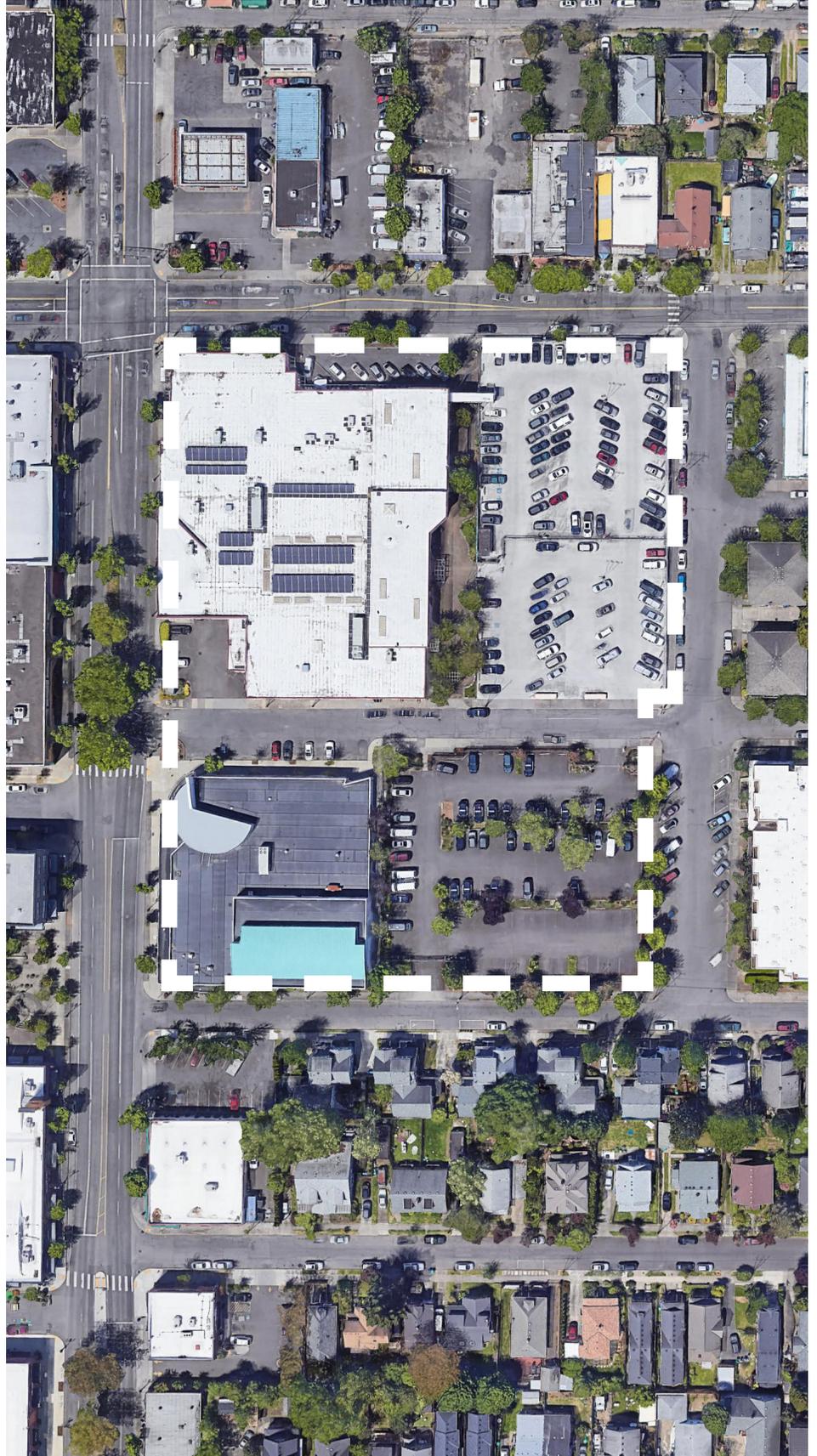
**SITE AREA**

4.26 ACRES

**ZONING**

CM3 - COMMERCIAL MIXED USE 3

CM2 - COMMERCIAL MIXED USE 2

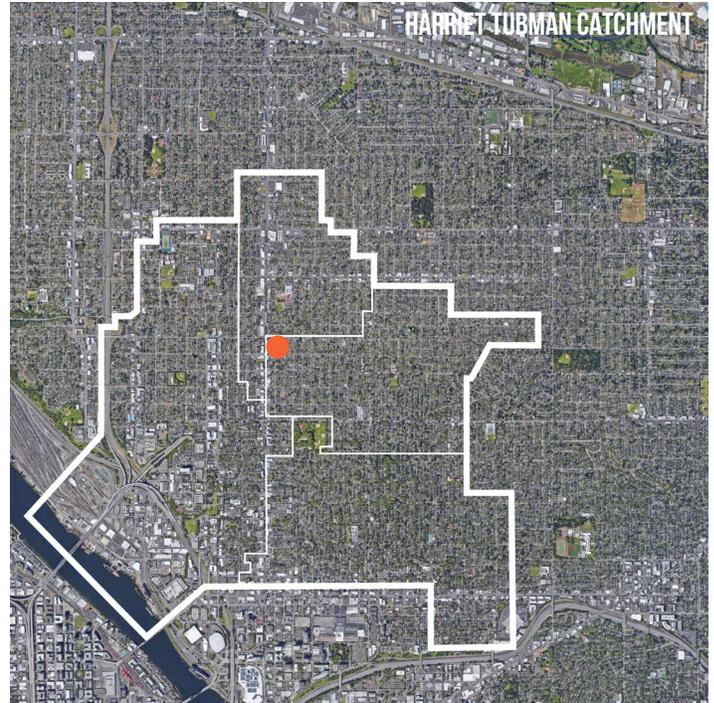


## LOCATION

- » Located at the corner of NE Killingsworth and NE MLK Jr, this site is located in the north-central area of the Harriet Tubman catchment area. The parcel sits immediately to the east of a major city traffic street: NE MLK Jr and another high-traffic street to the north — NE Killingsworth St.
- » These two streets limit safe access to the Humboldt neighborhood to the west. To the east, the immediate vicinity is predominately commercial with few direct connections to the Vernon neighborhood.

## LAND AREA

- » At less than five acres, supporting middle school programming at the corner of NE MLK Jr Blvd and NE Killingsworth st would be challenging, especially athletics. The site is flanked on the north and west by high-traffic streets further complicating safe athletics programming.



the risk of siting a middle school adjacent to two high-traffic streets.

## AVAILABILITY (TIMING)

- » For the purposes of this study, two parcels were combined. Negotiations would need to be successful with both owners.
- » The district has not started a dialogue with either owner around relocating Harriet Tubman Middle School to the sites.
- » At this time it is unknown whether the current owners would consider sale or shared use of the site.

## FURTHER CONSIDERATIONS

- » None.

## REQUIRED NEXT STEPS

- » If considered viable by the Board, district staff will begin a dialogue with the respective owners of each parcel.
- » A traffic study should be conducted to determine

# PBOT

**ADDRESS**

3150 N MISSISSIPPI AVE

**CURRENT OWNER**

CITY OF PORTLAND

**SITE AREA**

5.51 ACRES

**ZONING**

IG1 - GENERAL INDUSTRIAL 1



## LOCATION

- » The site currently serves various functions for the Portland Bureau of Transportation (hence the moniker, “PBOT”). The parcel sits immediately north of the I-5 and I-405 exchange. Access to areas south of the site is impossible because of the freeways. To the north, the site is bound by a commercial zone and, to the northeast, a residential area, and Boise-Eliot Elementary School.
- » Pedestrian access to and throughout the site is poor. Sidewalks are limited. Connections to the neighborhood to the northeast are indirect and circuitous.

## LAND AREA

- » With over five acres, PBOT could support middle school programming with careful site design and early consideration of athletics space requirements.

## AVAILABILITY (TIMING)

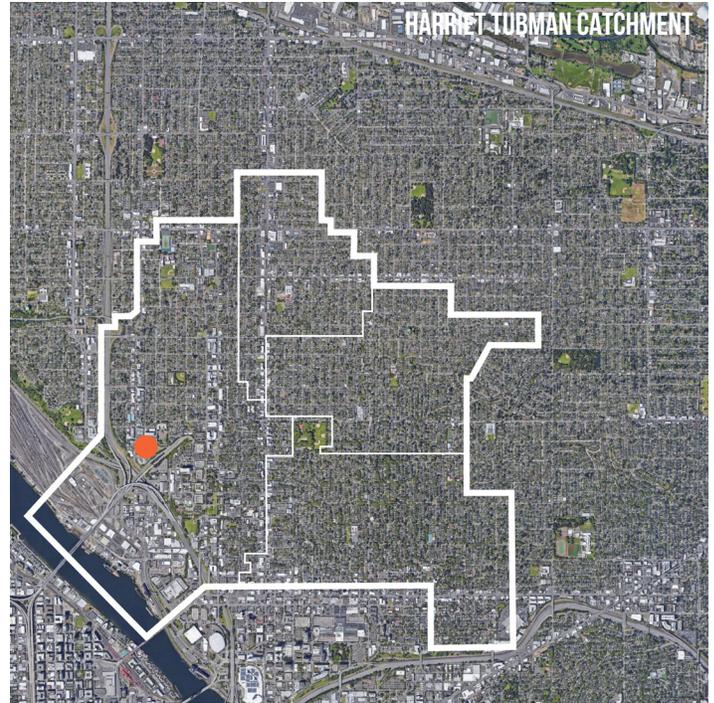
- » PBOT is currently owned by the City of Portland.
- » The district has not started a dialogue with the City around relocating Harriet Tubman Middle School at this site.
- » At this time it is unknown whether the City would consider sale or shared use of the site.

## FURTHER CONSIDERATIONS

- » None.

## REQUIRED NEXT STEPS

- » The site is considered too close to freeways and would require moving centralized City services.



# THUNDERBIRD WAY

**ADDRESS**

4013 NE 18TH AVE

**CURRENT OWNERS**

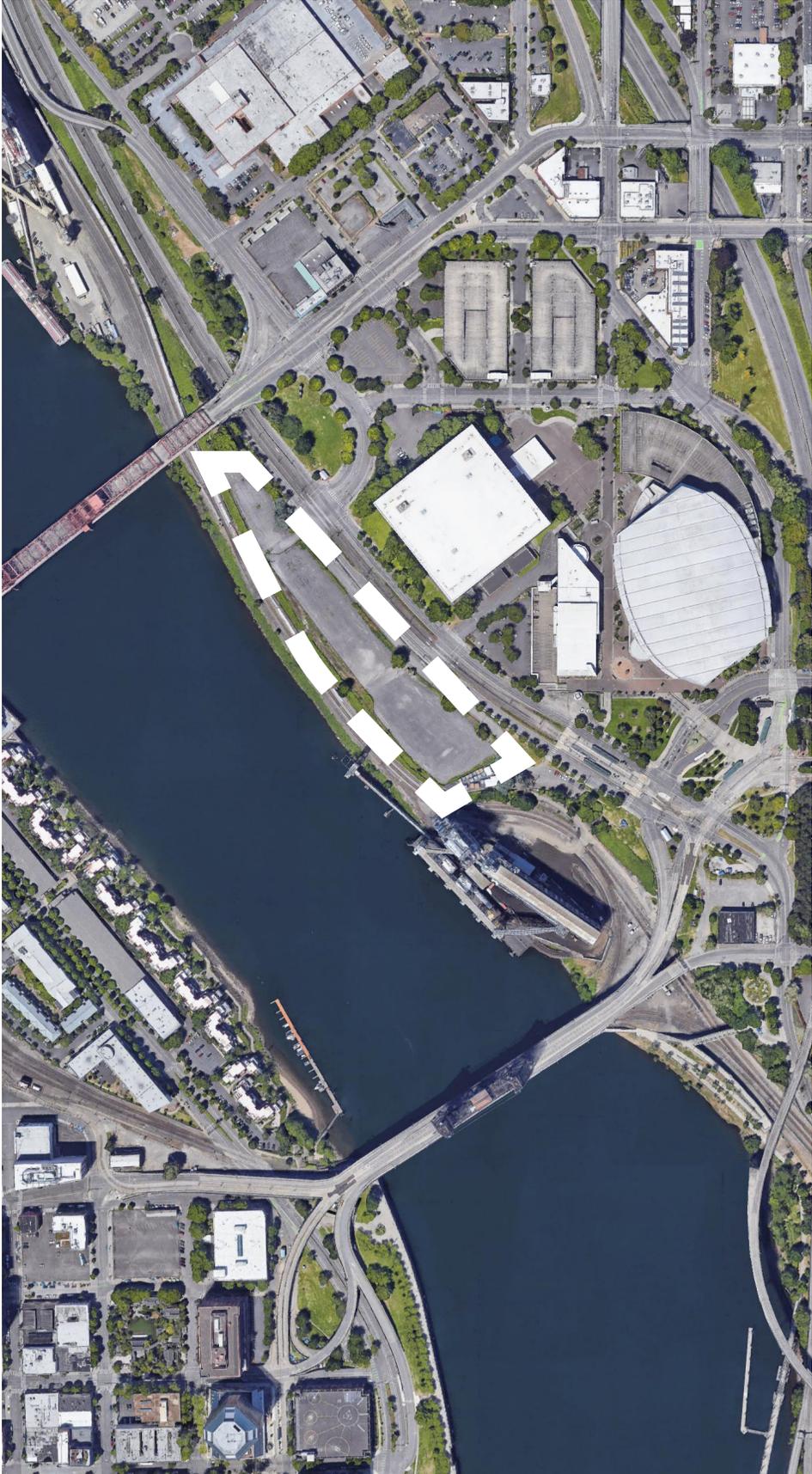
PORTLAND TRAIL BLAZERS & STATE OF OREGON

**SITE AREA**

3.71 ACRES

**ZONING**

CX - CENTRAL COMMERCIAL

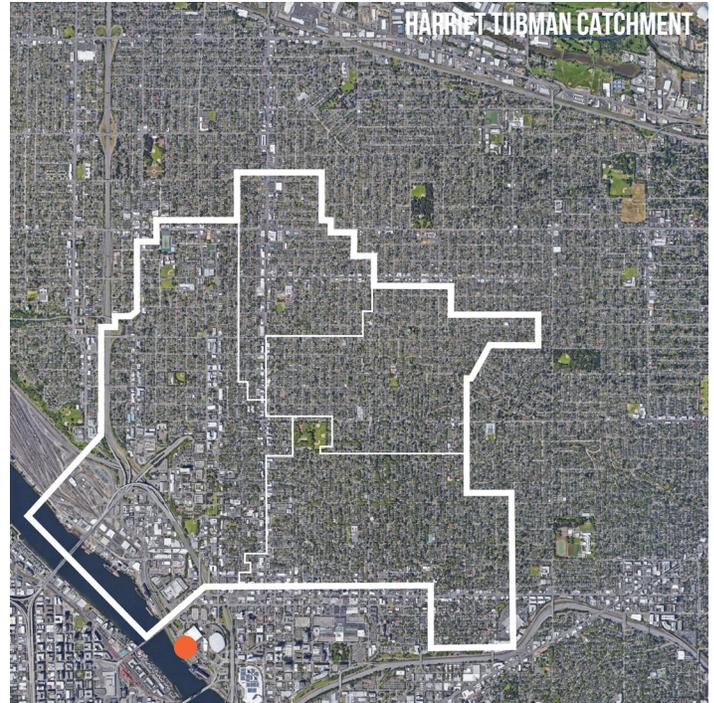


## LOCATION

- » The Thunderbird Way site is outside the Harriet Tubman catchment area, south of the Broadway bridge and near BESC and the Moda Center. The site is bound by a set of train tracks, the Willamette River, and N. Interstate Ave. The surrounding context is predominantly commercial, connections into and out of the site are poor, and the pedestrian network is fragmented.

## LAND AREA

- » At less than four acres, Thunderbird Way does not contain sufficient land area to support middle school programming, especially athletics.
- » The site aspect would also challenge any development; it is too narrow for most school functions.



## AVAILABILITY (TIMING)

- » The site is privately owned.
- » The district has not started a dialogue with the owners around relocating Harriet Tubman Middle School at this site.
- » At this time it is unknown whether the current owners would consider sale or shared use of the site.

## FURTHER CONSIDERATIONS

- » None.

## REQUIRED NEXT STEPS

- » None. The site is too small with an irregular shape and poor air quality.

# WHITAKER-ADAMS

**ADDRESS**

5700 NE CESAR E CHAVEZ BLVD

**SITE AREA**

10.05 ACRES

**ZONING**

CM2 COMMERCIAL MIXED USE 2  
R5 RESIDENTIAL 5,000 CU



## LOCATION

- » Whitaker-Adams is outside the Harriet Tubman catchment area to the east. The site is over a mile from the eastern catchment boundary by way of NE Killingsworth. The site is bound to the south and east by high-traffic streets; the north and west edges of the site are contiguous with Fernhill Park and the Concordia neighborhood respectively.

## LAND AREA

- » With over 10 acres of land, Whitaker-Adams contains sufficient land area to support a middle school program.

## AVAILABILITY (TIMING)

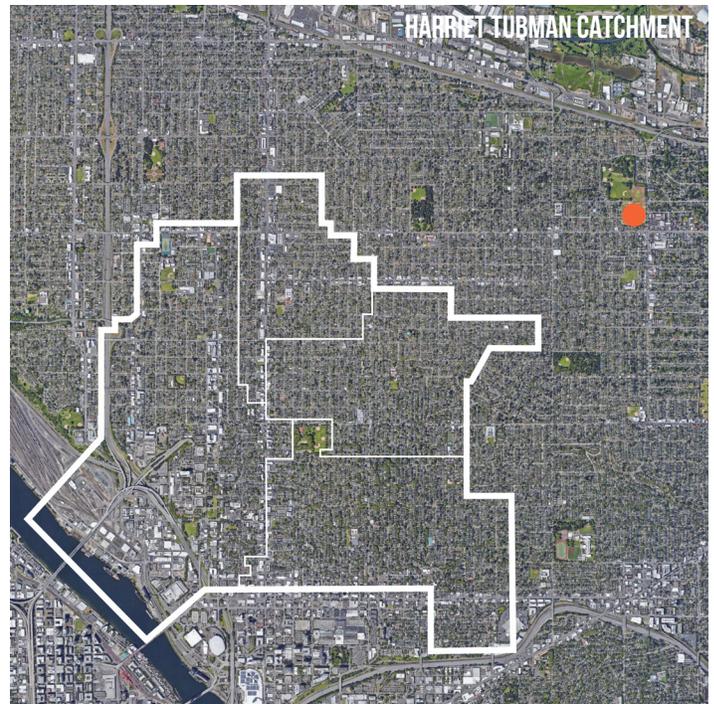
- » The district owns Whitaker-Adams and is immediately available for redevelopment.

## FURTHER CONSIDERATIONS

- » The district's Long-Range Facility Plan identifies Whitaker-Adams as one of three athletics hubs across the district. Together the three hubs support middle and high school athletics in regionally distinct, programmatically specific ways.

## REQUIRED NEXT STEPS

- » If considered viable by the Board, district staff will begin master planning efforts.



# APPENDIX

# EXISTING MIDDLE SCHOOLS

## EXISTING MIDDLE SCHOOLS: BUILDING & SITE DATA

SITE	SITE AREA (ACRES)	BUILT AREA (GSF)	CLASSROOM COUNT
BEAUMONT	5.7	91,294	34
DA VINCI	10	88,659	25
GEORGE	7.3	76,142	31
GRAY	13.2	74,614	26
HARRISON PARK	5.4	110,775	39
HOSFORD	6.7	88,532	32
JACKSON	36.4	219,281	40
KELLOGG	5.8	108,110	33
LANE	9.1	94,753	39
MT. TABOR	7.4	79,477	31
OCKLEY GREEN	5.2	74,018	31
ROSEWAY HEIGHTS	8.5	103,610	39
SELLWOOD	4.8	87,364	30
TUBMAN	3.1	87,610	33
WEST SYLVAN	13.6	108,187	40

# I-5 IMPACT SUMMARY

## 7/2023 - 4/2024

Construction of two walls along I-5 from Harriet Tubman on the south to N. Russel St on the north. Construction access will be off of Commercial Ave. Construction operations are expected to take place Monday thru Friday

during daytime hours. Construction activities included clearing, grubbing, excavation, embankment, ground drilling, and concrete placement. Equipment used include excavators, dump trucks, rollers/compactors, forklifts, cranes, concrete trucks, and concrete pump trucks.

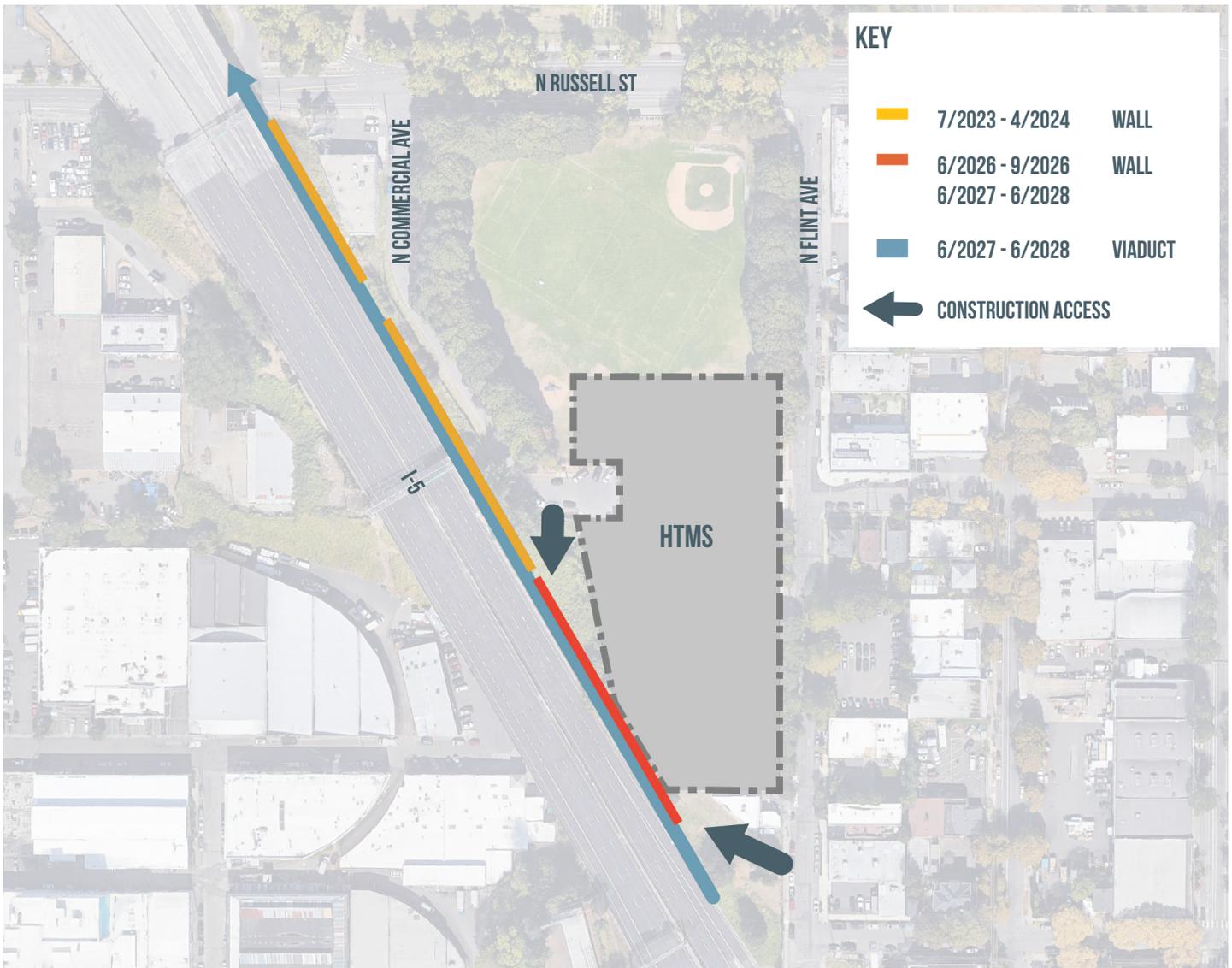
## 6/2026 - 9/2026

A retaining wall directly adjacent to the southwest property line of HTMS is planned when the school is not in regular session during the summer months. To construct this wall in the short three month summer window,

construction operations will take place 24hrs a day, seven days a week.

## 6/2027 - 9/2028

After the wall is complete, construction of the Eliot viaduct will begin and last into 2028. This work will take place utilizing access from Commercial Ave. Work will typically take place Monday through Friday during daytime hours. Equipment being operated during this time will include excavators, dump trucks, micropile machines, cranes, forklifts, concrete trucks, concrete pumps, and generators.



# ENROLLMENT FORECASTS

Enrollment forecasts are used, in part, to determine whether the district will need to add or modify facility space to meet school program or configuration needs. Student enrollment forecasts, combined with building capacity and utilization, provide a framework for facility needs to serve Portland Public Schools' graduate portrait.

The enrollment forecasts presented below were prepared by the Portland State University Population Research Center for Portland Public Schools. These data are based on recent enrollment numbers (October 2020 and October 2021) and forecast through 2037 for

each configuration and the overall district. These data are preliminary; final forecasts are expected for individual schools by March of this year and will forecast to 2032.

The preliminary 15-year enrollment forecast integrates district enrollment trends with local area

population, enrollment, and housing trends. This information is intended to be used as a school planning tool and a basis for community discussions about future school facility needs.

The COVID-19 pandemic significantly shifted enrollment for

## ENROLLMENT CHANGE 2021-22 THROUGH 2036-37 SUMMARY

CONFIGURATION	2021-22 ENROLLMENT (ACTUAL)	2036-37 (PRELIMINARY FORECASTS)	CHANGE	
K-5	20,324	19,094	1230	-6%
6-8	10,345	8,603	1742	-17%
K-12	45,005	39,409	5596	-12%

## PRELIMINARY ENROLLMENT FORECASTS PROVIDED BY PSU POPULATION RESEARCH CENTER, JANUARY 2022

NAME	PROGRAM	2019-20 (ACTUAL)		2020-21 (ACTUAL)		2021-22 (ACTUAL)		2022-23 (PRELIMINARY FORECAST)	
		ENROLLMENT	UTILIZATION	ENROLLMENT	UTILIZATION	ENROLLMENT	UTILIZATION	ENROLLMENT	UTILIZATION
BOISE-ELIOT	NEIGHBORHOOD	325	50%	327	50%	321	49%	317	49%
IRVINGTON	NEIGHBORHOOD	325	59%	320	58%	248	45%	242	44%
MLK JR	MANDARIN	166	-	181	-	169	-	164	-
	NEIGHBORHOOD	155	-	138	-	128	-	121	-
	TOTAL	321	51%	319	50%	297	47%	285	45%
SABIN	NEIGHBORHOOD	418	69%	360	59%	340	56%	340	56%
HARRIET TUBMAN	MANDARIN	13	-	26	-	35	-	34	-
	NEIGHBORHOOD	417	-	417	-	353	-	340	-
	TOTAL	430	59%	443	61%	388	53%	374	51%
JEFFERSON	NEIGHBORHOOD	641	35%	620	34%	588	32%	607	33%

the 2020-2021 school year. The lasting impact of the pandemic on enrollment remains to be seen but the enrollment decrease for the 2021-2022 school year was commensurate with the decrease from the previous year, suggesting the pandemic will have a durable effect on enrollment.

The nature of forecasting requires some level of speculation, so questions around data integrity are warranted; however, previous forecasts offer a way to validate predictions because of the methodological consistency used by the Population Research Center. When measuring the deviation between forecasted and actual enrollment, estimates from 2010 through the end of 2019 (pre-pandemic) had an error rate of less than 2%, often below 1%.

Primary data sources used to prepare these forecasts include historic enrollments through 2021-22, U.S.

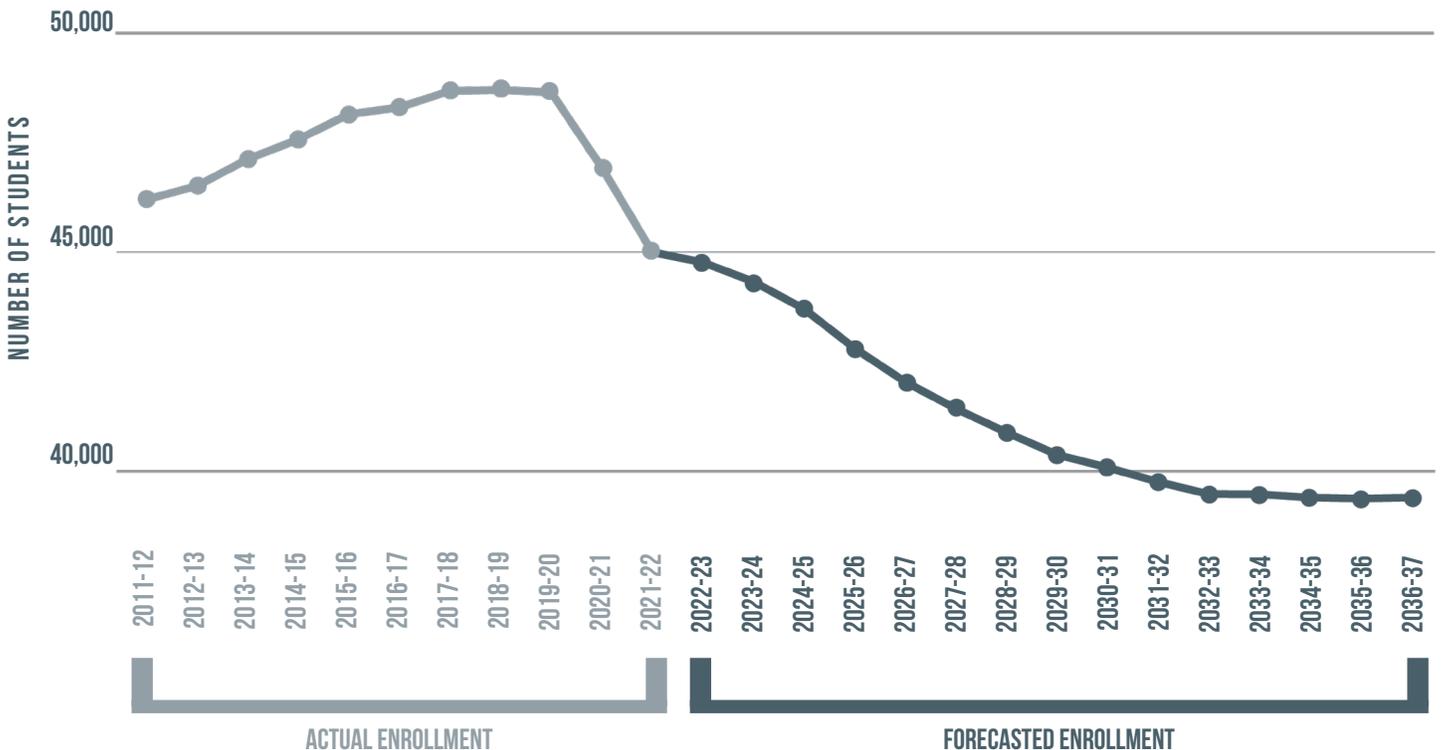
Census Bureau 2000 and 2010 Decennial Censuses and 2015 to 2019 American Community Survey, birth data from the Oregon Center for Health Statistics, and housing development information from the City of Portland and Metro.

### DISTRICT ENROLLMENT FORECAST

In fall 2021, the district enrolled 45,005 students in grades K-12, a decrease of 1,932 students from fall 2020. For comparison, the pandemic-related enrollment decline seen in fall 2020 was 1,716.

The most significant decline in the past two years was seen in the lower grades. From 2019-2020 to 2020-2021 K-2 enrollment declined eight percent. From 2020-2021 to 2021-2022 the enrollment decline was similar at six percent. Demographers with the Portland State

PRELIMINARY DISTRICT ENROLLMENT FORECASTS



University Population Research Center anticipate that enrollment will continue to decline, albeit not as sharply, through the forecast range. In addition to the pandemic, declining birth rates and slower net migration to the Portland region play a significant part in the enrollment decline.

year forecast in 2036-37, projected enrollment is 39,409 – more than 9000 students below its pre-pandemic 2019-20 level.

Overall district enrollment is projected to fall throughout the forecast range. By the end of the 15-

### PRELIMINARY CONFIGURATION ENROLLMENT FORECASTS



# COMMUNITY ENGAGEMENT

- » The District has held six community engagement events since mid-December to update current and future Harriet Tubman Middle School (HTMS) students about the impacts the I-5 expansion project could have on the school and the unique legislative opportunity we have before us to begin to bring the Albina school communities into the conversation to collaborate about the best location to rebuild the school.

# COST ESTIMATES

A cost estimate has been prepared for the purchase of property and construction of a new middle school. This information was shared with the Governor’s team for preliminary funding discussions. One important thing to note with this cost information is that because no particular site location has been determined yet, it carries with it some uncertainty.

- » **Land** - Purchase of new property estimates are based on current market conditions and will vary widely depending on zoning, location, site condition, etc.
- » **Hard Costs** - Hard costs are defined as physical costs associated with construction of a project. The estimates are based on an assumed building area based on PPS’ education specification and a dollar per square foot cost range provided by professional construction cost estimators Rider Levett Bucknall (RLB). Low range is based on \$460/SF, High Range is \$540/SF.
- » **Soft Costs** - Soft costs include indirect project expenses including (but not limited to) architecture and engineering fees, land use and building, permitting, testing & inspection, surveying, and other consultants. The estimates are based on recent PPS capital projects.
- » **FF&E** - Includes costs for new furniture, fixtures, and equipment/technology to outfit a new middle school. The estimates are based on recent PPS capital projects.
- » **Site Development** - Cost includes estimates necessary to complete all on-site and off-site improvements including (but not limited to) clearing and grading, parking and circulation, field improvements, new utility infrastructure, and street and other ROW improvements that may be required. Because no site has been selected, this cost category carries with it many significant unknowns. The estimates are based on recent PPS capital projects. The estimates are based on recent PPS capital projects.
- » **Swing Site** - No Cost. Assumes students of HTMS will remain on the existing site until the new site/school is ready to be occupied.
- » **Administration** - Includes costs associated with management of the project including owner’s representation services, construction management services, insurance, and other related costs. The estimates are based on recent PPS capital projects.
- » **Contingency** - 15% contingency is held for unanticipated construction costs.
- » **Escalation** - The escalation cost information was obtained from Rider Levett Bucknall (RLB), and it varies year over year based upon projected inflation rates. The escalation rate(s) are projected to the approximate midpoint of construction.

PRELIMINARY COST ESTIMATE RANGE

	COST ESTIMATE RANGE		
	%	LOW	HIGH
LAND		\$15,000,000	\$30,000,000
HARD COSTS		\$54,791,520	\$64,320,480
SOFT COSTS	15%	\$8,218,728	\$9,648,072
FFE	10%	\$6,301,025	\$7,396,855
SITE DEVELOPMENT	12%	\$8,317,353	\$9,763,849
SWING SITE	0%	\$0	\$0
ADMINISTRATION	4%	\$3,105,145	\$3,645,170
CONTINGENCY	15%	\$12,110,066	\$14,216,164
ESCALATION	VARIES	\$19,936,190	\$23,403,353
TOTAL		\$127,780,026	\$162,393,944
<b>ROUNDED TOTAL</b>		<b>\$128,000,000</b>	<b>\$162,000,000</b>

# ENVIRONMENTAL REVIEW PROCESS

- » To date, only cursory outdoor air sampling for particulate matter has been conducted at the BESC and PBOT sites. The cursory sampling ruled out any elevated particulate matter at the time of the sampling only. Any site selected for further analysis would be subject to an EPA defined Phase I Environmental Site Assessment. Phase I findings may lead to Phase II or Phase III Environmental Site Assessments.

## Criteria Definitions

The below criteria are provided as sample site selection criteria.

1. **Racial Equity & Social Justice** -

The ideal site will take into consideration the ability of families of color to access the neighborhood and school site proposed. Staff and community will evaluate housing affordability, neighborhood and community amenities to ensure that students and families of color will be able to access the proposed site.

2. **Community Considerations** - The ideal site will take into consideration the history and impact of the disproportionate burden of poverty, displacement, disinvestment, and environmental injustice impacting Black and communities of color in the Albina neighborhood. Staff and community will evaluate the historical impacts of the site on the Black community.

3. **Location** - The ideal site will be located within the existing HTMS catchment area to minimize the impact to students, the community and PPS operations. Sites located outside the HTMS catchment area will likely experience access issues and require middle school and high school boundary change considerations (which in turn will likely add time to the overall project schedule). The further the site is outside the existing HTMS catchment area the larger the potential concern.

4. **Site Suitability** - The ideal site will be located within an established residential neighborhood with easy walkability, accessibility, access to transit and consistent with the District Safe Routes to School (SRTS) goals. Sites that are along busy roads, within commercial or industrial business areas or are otherwise hard to get to are less preferred. Ideally the selected site will accommodate a three (s) story building while providing for appropriate outdoor space.

5. **Development Availability (Time)** - The ideal site will have a high likelihood of being ready for development in time to meet the goal of relocating HTMS for the beginning of school in Fall 2027. Sites not currently under PPS control need to be identified by May, 2022 and able to be under PPS control by Fall 2022 with the ability to break ground by June 2023. Sites that have many development impediments, unique complexities or unknowns (complex multi-tiered development, unestablished partnerships, etc) are at higher risk to not be available for development in time.

6. **Site Acreage (Size)** - The ideal site will be close to 9 acres in gross area to accommodate all desired site amenities including onsite parking, outdoor recreational space, athletics, bus and vehicle circulation, etc. The smaller the site the less site amenities and/or increased cost to design around site challenges. As a comparison, Kellogg Middle School is a three story school located on 5.8 AC.

7. **Operational Sustainability** - The District is committed to Sustainability and the ideal site will utilize underutilized properties and have minimal impact on both the environmental and ongoing

operational resources. Additionally, the significant decline in enrollment in the HTMS catchment area should inform the site selection such that robust and sustainable educational resources may flourish in the community.

## Scoring Guidance

The below guidance is intended to provide a reference point for evaluating each criterion. Evaluating each criteria will provide insight into overall option suitability, but is not intended to be the only consideration. Professional judgement and holistic review is necessary to appropriately prioritize the site options. Additionally, regardless of initial score or raking, upon further evaluation any one of the criterion may ultimately cause a site option to be undevelopable due to found environmental concerns, unsuccessful purchase negotiations, or other.

- **Racial Equity & Social Justice**
  - 1 -
  - 2 -
  - 3 -
  - 4 -
  - **X -**
  
- **Community Considerations**
  - 1 -
  - 2 -
  - 3 -
  - 4 -
  - **X -**
  
- **Location**
  - 1 - The site is located within the existing HTMS catchment area.
  - 2- The site is located immediately adjacent to the existing HTMS catchment area (no boundary change needed).
  - 3 - The site is located within ¼ mile of the existing HTMS catchment area.
  - 4 - The site is greater than ¼ mile from the existing HTMS catchment area.
  - **X - The site location is unconditionally inadequate for a middle school.**
  
- **Site Suitability -**
  - 1 - The site is surrounded by an existing established neighborhood.
  - 2 - The site is within an existing neighborhood but some less desirable features (EG: along a busy road, neglected street improvements, etc)
  - 3 - The site is within or adjacent to a residential neighborhood but many undesirable features.
  - 4 - The site is located within an undesirable school neighborhood such as in an industrial area.
  - **X - The site suitability is unconditionally inadequate for a middle school.**
  
- **Development Availability (Time)**

- 1 - The site is for sale.
  - 2 - The site is not for sale but is vacant or lightly used and can be readily available for development based upon purchase negotiations.
  - 3 - The site is not for sale and is currently being actively used, purchase availability is unknown or has other impediments to development.
  - 4 - The site is not for sale and includes a number of potential development impediments including it is actively used by a user that may be difficult to relocate, would require successful purchase negotiations with several property owners, development of the site will require complex undetermined partnerships, etc.
  - **X - The time to develop the property will not meet the goal of relocation by Fall 2027.**
  
- **Site Acreage (Size)**
  - 1 - The site is 9 acres or greater.
  - 2 - The site is 6 - 9 acres.
  - 3 - The site is 3 - 6 acres.
  - 4 - The site is less than 3 acres.
  - **X - The site location is unconditionally too small for a middle school.**
  
- **Operational Sustainability**
  - 1 -
  - 2 -
  - 3 -
  - 4 -
  - **X -**
  
- **Environmental**
  - 1 -
  - 2 -
  - 3 -
  - 4 -
  - **X -**



**Project:** HTMS: (Re)Siting  
**Document:** Community Engagement: Process  
**Updated:** 2022-02-04

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The purpose of this document is to outline the community engagement process for the Harriet Tubman relocation study. The district is committed to finding a new site for Harriet Tubman Middle School in partnership with the community and within a timeline that protects the environmental health of our students.

We expect that the PPS Board of Education, senior staff and the operations team will collaborate and communicate regular updates with the school communities in the Albina neighborhood about progress. This includes:

- Harriet Tubman Middle School
- Dr. Martin Luther King Jr. Elementary School
- Boise-Eliot Elementary School
- Sabin Elementary School
- Irvington Elementary School
- Jefferson High School

Our community engagement approach will use three approaches:

### Regular Written Communication

As part of our planning, we will provide regular written communication to all families at feeder schools. We will use existing school-based communication channels – including: email, text and phone alert system, school website, school facebook page (public announcements), Remind (parent communication), etc.

### Collaboration with PTA Leaders and Engaged Families

Many sites remain viable candidates for a new location for Harriet Tubman. Our collective work is to narrow the field of potential sites to better focus district resources for more involved studies.

As an immediate first step, we will have a community conversation on the criteria at the **February 7th Facilities and Operations** committee meeting. These criteria will evolve with input from stakeholders at this time. In subsequent meetings, the district will collaborate with the community to apply these criteria until a narrow set of sites is identified.

The tentative meeting schedule and workplan are outlined below.

DATE	MILESTONE	GOALS
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February 7th	Facilities and Operations Committee Meeting	Initial criteria agreement; 5 sites selected
March 1st	District staff issue revised Due Diligence document v02	Document revised criteria; provide more information on 5 sites selected on 2/7
Mid-March	Facilities and Operations Committee Meeting	Narrow to 3 sites for further study
April 5th	District staff issue revised Due Diligence document v03	Provide more information on 3 sites selected in March
Mid-April	Facilities and Operations Committee Meeting	Narrow to 2 sites for further study

Please note: depending on the two sites selected in April, the district may pursue both sites depending on the assessed risk of each. In the case where the district does not own the site in question, the outcome of property negotiations is not guaranteed. Likewise, detailed environmental studies may not be complete by April. Pursuing two sites minimizes the risk inherent in developing any site.

**Establish the Albina Schools Class of 2033 Advisory Team**

Based on our preliminary schedule, the current first grade class of students (the Class of 2033) at each of the four feeder schools are projected to be the first enrolled cohort of students at the new Harriet Tubman Middle School. Prior to construction, we anticipate three major phased (site identification, concept and master planning) efforts requiring significant community voice. We plan to establish the Albina Schools Class of 2033 Advisory Council, bringing a consistent voice of students, families and staff to the table throughout the process. Staff will develop more details in partnership with school principals and representatives from the school board.

Here is the racial demographic we know about the Class of 2033 students at these schools:

School	Asian	African American	Latino	Native American	Pacific Islander	White	Multi-Racial - Asian/White	Multi-Racial - Other Ancestries
Boise-Eliot/Humboldt	2%	42%	20%	0%	0%	25%	2%	11%
Irvington	0%	8%	15%	0%	0%	72%	3%	3%
MLK Jr	5%	26%	21%	0%	3%	35%	2%	8%
Sabin	0%	18%	7%	0%	0%	70%	2%	2%