

Date October 29, 2009

Subject Catholic High School 75th Anniversary Master Plan
Planning Committee Meeting #2

Present Master Plan Planning Committee

The focus of this meeting was an analysis of the existing high school building program and a proposal of new and revised program areas.

1) Existing Program Analysis

- The existing structure is too narrow and inflexible for today's ideal classroom configuration.
- The assessment of the classroom usage is that Central has 87% utilization [Note: 75% is the target and schools are usually under that].
- The criteria for an ideal classroom are driving the program assessment of existing spaces.
- Circulation patterns, vertical circulation, and entry points to the school can all be improved.

2) Proposed Program

- Boora presented a draft program for new spaces; it lists approximate square footages and indicates where space can be "released" from current program areas. These were based upon what is listed in the Case Statement plus recent observations.

3) Regulatory issues

- The five residential lots that CCHS owns could be combined and hold a maximum of 12,000 sf program area. The height limit there is 30-feet.
- The school is maxed out on the height except for the area above the front entry between the cupola and the 2nd floor classrooms to the east.
- As part of the conditional use process there will be a requirement for a Traffic Demand Management Plan detailing car pool, van parking, bikes, Tri-Met bus usage, etc.
- Adding new classrooms will trigger a requirement to add approximately 5-10 parking spaces per classroom.

4) Potential Design Strategies

- The highest priorities are classroom, art and technology improvements.
- The idea of a comprehensive master planning solution for Central Catholic, thinking long term (and holistically) about the "campus environment" continues to resonate with everyone.

5) Properties across 24th Street

- There was discussion about what part of the preliminary program could go across the street.
- It was mentioned that the idea of an expanded campus, with such uses across the street, begins to raise the question of how 24th Street is treated

6) Sustainable Strategies

- The elements of sustainability that will inform the program include: site, water efficiency, energy and atmosphere, material resources, indoor environmental quality, and even the curriculum choices of the school.
- There was a lot of positive energy around this topic, particularly in terms of how it can touch the daily lives of students and be yet another teachable moment (as a working, teaching laboratory).