

# *What's developing at ...* **Whitaker-Adams**

May 2002

Issue 2

Portland Public Schools

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## **Public meeting scheduled**

Tuesday, June 11, 2002, 6:00 - 8:00 p.m.

Portland Public Schools will hold a public meeting on the redevelopment of the Whitaker-Adams site Tuesday, June 11, from 6:00 to 8:00 p.m. at Whitaker-Lakeside, 5135 NE Columbia Blvd.

At the meeting, a task force will share its findings on the financial feasibility of redeveloping the site, which is located at 5700 NE 39th Ave. Attendees also can participate in a workshop discussion to help identify community objectives, ideas, issues and concerns about building a new middle school and creating mixed uses on the site.

To arrange for childcare, call 503 963-7891 by Thursday, June 6. For interpretation services, call 503 916-3427 by Thursday, June 6.

For more information, contact David Stocker at 503 963-7891, 503 233-4825 (fax) or [stocker@parametrix.com](mailto:stocker@parametrix.com).

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## **Community proposes new uses for Whitaker-Adams site**

Members of the Whitaker community in Northeast Portland gathered Wednesday, April 3, to brainstorm ideas for redeveloping the Whitaker-Adams site. Attendees of the first public meeting held on the redevelopment process talked with district representatives and each other about building a new middle school and developing other uses on the 12.88-acre site. Proposed ideas include facilities for childcare, county services and recreation, as well as a music conservatory and housing.

On April 24, the newly formed Whitaker-Adams Stakeholder Advisory Committee (SAC) held its first meeting. The 20-member SAC is charged with reviewing proposed ideas for redevelopment, and recommending a plan of action to the school district.

The SAC will hold its second meeting Wednesday, May 29, from 5:30 to 7:30 p.m. at Vernon Elementary School, 2034 NE Killingsworth. The public is encouraged to attend this meeting. SAC members will discuss the financial feasibility of the redevelopment. A report on this meeting will be given at the June 11 public meeting.  
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Whitaker Middle School was closed last summer, and the school's students were moved to two temporary locations.

Interim superintendent Jim Scherzinger recommended to the School Board that the school be rebuilt after an analysis by Shiels Oblatz and Johnsen (SOJ) showed repairs to the building would not be cost-effective. The decision to rebuild the school and redevelop the property to include mixed uses was made based on the SOJ report and input from neighborhood residents, parents and school staff at two public meetings.



## **Frequently asked questions**

**How much will it cost to build a new school ?**  
Architectural consultants estimate that it could cost between \$15 million and \$20 million to build a new middle school.

**How will building a new school be financed?**  
The district, in cooperation with a variety of community groups, is exploring opportunities to generate income from the land not used by the school. Other strategies include developing the site in partnership with others and long-term leasing some space on the site. Income from these sources would help pay development and construction costs.

Currently, the district is working to identify as many potential development partners as possible. These include nonprofit community groups, family service providers and housing developers. The Whitaker community and the SAC already have begun talks with several potential partners, and initial conversations have been positive.

**What types of uses and activities does the zoning allow on the site?**

The City of Portland allows a variety of uses on the site. Some allowed uses depend on certain development conditions being met, while other uses are allowed by right.

**Frequently**

*Continued on page 2*



Public Meeting  
 Whitaker-Adams Redevelopment  
 June 11, 2002 6:00 - 7:30 p.m.  
 at Whitaker-Lakeside  
 5135 NE Columbia Boulevard

Portland Public Schools  
 P.O. Box 3107  
 Portland, OR 97208-3107



## Joint-Use Partners

Do you know of a potential joint-use partner for the Whitaker-Adams site? Do you have any recommendations for how the site should be used?

To submit ideas, contact David Stocker, project coordinator at Parametrix, by calling 503 963-7891 or by e-mailing [dstocker@parametrix.com](mailto:dstocker@parametrix.com).

Parametrix, Inc., is the planning, engineering and environmental sciences company serving as a consultant to Portland Public Schools on this project.

Project timeline	
December 2001	District decides to redevelop Whitaker-Adams
April 3, 2002	Initial Public Meeting Held
April 24, 2002	SAC Orientation
May 29, 2002	SAC Meeting at Vernon Elementary School 5:30 - 7:30 PM
June 11, 2002	Public meeting at Whitaker-Lakeside 6:00 - 8:00 PM
July-August 2002	SAC meetings
September - October 2002	SAC and public meeting to make recommendations for redevelopment

## asked questions

*continued from page 1*

Possible uses include attached houses (duplexes and row houses), detached houses and multifamily housing; schools or colleges; childcare, community and medical services; religious institutions; and some limited retail activities. The uses eventually located on the site must be compatible with the school's educational program and the neighborhood's interests and market.

**How do we know the proposed uses can generate income for a new middle school?**

A financial task force comprising SAC members, district staff, and financial and development experts will analyze proposed development concepts for economic feasibility. The task force will present its most recent findings to the SAC May 29, at Vernon Elementary, and during the community meeting June 11, at Whitaker-Lakeside.

**How will uses be arranged on the site?**

The district will consider recommendations from the SAC and the community at-large regarding both the types of development and their physical arrangement on the site. These recommendations will help the district and the Board make a final decision on how to proceed with development.

The City of Portland's Municipal Code allows a great deal of flexibility on how uses can be arranged on the site, as long as the arrangement is compatible with the existing neighborhood that surrounds the school and meets basic development standards.

