

Proposed Work Plan  
Department of Planning and Development  
Planning Division

---



This work plan provides an outline of the Adams School Reuse Committee process for the re-use of the Adams School site.

**Project Goals:**

- To provide input to the City Council regarding re-use options and criteria for site re-development.
- To solicit public input to encourage civic discourse aimed at enhancing broad public acceptance of the eventual project.

**Timeline:**

- Community input Fall, w/ MHNO and Committee
- Formal public input in Winter (Developer Forum and Community Workshop)
- Final report in Spring.

**Committee Meetings:**

There will be regularly scheduled Steering Committee meetings on the second and fourth Thursdays of the month starting in January. The general topics for the meetings include the following:

1. Site Assessment (Planning) – include Zoning, assessed value, historic use, 1924 Photos, etc)
2. Infill Development Examples from other Communities (Carrie)
3. Neighborhood Demographic Trends and Housing Trends and Needs (Amy, Planning, GPCOG)
4. Re-development Criteria and Community Objectives (by Committee w/ help from Planning, based on work completed this fall w/ committee and MHNO)
5. East End School Profile and Enrollment Information. (Amy)
6. LEED building design and LEED Neighborhood Development Concept (Carrie)
7. Miscellaneous topics such as Non-profit Collaboration; Economic reality tests vision, etc
8. Process Considerations - RFP vs. RFQ

**Public Forums:**

The Public Forums will incorporate the high level of interest in this process by neighborhood residents. The topics for the public forums are as follows:

1. Public Forum 1: Developer Panel (March?)

Local developers would present their recent projects of relevant interest and comparison of the projects with current zoning (R-6, R-7) will be compiled by staff. (Szanton, Berman, Bass ...)

2. Public Forum 2: Presentation of Materials/ Request for CRAZY Ideas

Committee and staff will present the site assessment analysis, infill development examples, housing needs of the city of Portland and Munjoy Hill specifically (if available), and community use requests, as gathered by MHNO in previous sessions. Finally committee members and staff will provide packets describing the Re-Development Criteria and Request for CRAZY Ideas.

Community members will then be asked to develop their own ideas, plans and concepts for the re-use of the Adams Street School. Time and technical assistance will be provided on site and community members will be welcome to work the second half of the meeting. However, if they wish, community members can also take the Re-Development Criteria and Request for CRAZY Ideas packet to another location to work in teams or alone if desired. All community members will be given two weeks to complete their proposal for ideas / designs.

3. Public Forum 3: Proposal Presentations for CRAZY Ideas

Two or three weeks later, the Request for CRAZY Ideas will be due and submissions will be presented at a second community forum. Here each proposal will be presented and community members, at large, will be asked to vote on the project(s) they like the most.

4. Public Forum 4: Presentation of Final Report

The Steering Committee will prepare a report which includes a summary of the community process, the materials developed during that process, and possibly a consolidated vision plan or zoning envelope plan illustrating the "ideal development" for the site.

## **Final Products**

1. Site Assessment
2. Infill Development Examples
3. Housing Needs
4. Re-development Criteria and Community Objectives
5. Final Report - This report will be presented at a final Public Forum. It will then be presented to the City to be used to inform and guide the RFP and selection process