



John Ball School Site Community Forum

April 29, 2006 11:00 am – 1:00 pm
University Park United Methodist Church

MAJOR DISCUSSION POINTS

JOHN BALL SCHOOL SITE, CIRCA 1950

The group discussed what is happening to the site after the end of this school year. A remark was shared that the current school principal stated that the "school is not safe for children".

A letter from Steve Rudman, Executive Director, Housing Authority of Portland was read summarizing an agreement between the City of Portland, Portland Public Schools and the Housing Authority of Portland in a \$1.4 million funding arrangement:

- "In exchange for the property, the City will contribute \$300K towards funding the community campus at New Columbia, \$800K to PPS and up to \$300K for the demolition of the site. The City requested that HAP manage the clearing of the site and this was agreed to."

There was discussion around the timing of razing John Ball school.

St. John's Plan –Lombard Vision – The group briefly discussed the Lombard Vision/St.John's Plan and former proposal to change zoning to R5 south of Vanderbilt. Residents opposed this and the plan includes less dense zoning. Resident input made a difference in this zoning change. How would a change in zoning affect what could or could not be built on the John Ball site?

A participant read the Portsmouth Neighborhood Plan vision and it was discussed in context with envisioning what could be built on the site.

NEIGHBORHOOD AMENITIES & COMMUNITY SCHOOLS –

What amenities are currently available or planned for our neighborhood?

- What amenities will be at the New Columbia mixed-use retail space? The group discussed the PCC Life-time learning center, community meeting space and pending amenities: coffee shop, market (potentially Big City Produce)
- Boys and Girls Club part of community campus included with new school development
- University Park community center & Columbia Pool
- What is the housing mix and income range of housing at New Columbia? (from HAP's website)
 - 294 Public Housing units (30% of AMI)
 - 73 Project Based Section 8 units
 - 184 units available to households under 60% of AMI
 - 66 senior units
 - 232 for-sale homes

Total: 849

- A participant remarked that Portsmouth Neighborhood holds a predominantly high number of rental housing and low number of home ownership
- Another participant asked about the current John Ball School - How many students are enrolled there? New School: what is this new school's student capacity? The group discussed the proposal to close Clarendon - due to the Oregonian's reporting issues with mold and noise. Current students would attend Portsmouth Middle School, K – 8.

HOPE MEADOWS PROGRAM -

- What is it? How does it work? Illinois site is 23 acres, former army base, intergenerational model, 16 families adopt foster children, 48 seniors live onsite, mentoring/tutoring.
- Portland Hope Meadows plan as currently written – 8 families fostering 3-4 children each (8-17), 32, two bedroom units, 3,000 SF community space.
- Sources of program funds: \$500,000/yr. Of which 250K is State/Federal foster care funds, and 250K results from philanthropic fundraising.
- The group discussed the major community concerns with Portland Hope Meadows
 - Scale and Density of current Portland Hope Meadows plan
 - Scaling: from Illinois program to smaller proposed Portland program, how would this function?
 - Addressing parking/ fire and safety access
 - Over use of resources

SITE IDEAS: WHAT IS HIGHEST AND BEST USE OF SITE? WHAT WILL FIT ON 2 ACRES?

- Assisted Living center
- Senior Care/Day Center (Will there be senior assistance programs in New Columbia?)
- Rezone & rebuild for small business/mixed-use – restaurants, book store, movie theater etc.
- For Sale homes – no rentals – Perhaps Land Trust agreements to make home “affordable”
- Charter School
- Library
- Another PPC building and dorms
- Portland Hope Meadows – intergenerational community – local seniors who grandparent adopted foster children who are coming out of the foster care system
- Park
- Whatever is built, make sure it’s beautiful, attracts good neighbors/citizens, is financial solid, helps make Portsmouth neighborhood a better place to live

NEXT STEPS

- **Place “follow up/next steps for JB site” on Agenda for PNA June 6, 2006 membership meeting**
- Solicit additional neighborhood input to determine neighborhood sense of what amenities are needed in Portsmouth (inventory what currently exists, including New Columbia retail, mixed-use)
 - Walk door to door? Mail a survey with main ideas listed above?
- Compose Letter to City Council
 - Requesting additional time to complete neighborhood input/survey before decision is made regarding use/redevelopment of the site.
 - Summarizing solicited neighborhood input and ideas
 - Determining highest and best use based on what reuse will bring value to our neighborhood