

BORA

Portland Community College

Opportunity Center

OAC Meeting
July 20, 2020

AGENDA

Agenda	00:05
Building Expansion Study	00:15
Exterior Design Studies	00:40
Break	00:05
Process + Outreach	00:20
ACCO	00:30
Next Steps	00:05

PROJECT GUIDING PRINCIPLES

The new Metro Center embodies Portland Community College’s mission to strengthening the futures for their students and communities by:

INCLUSIVE DESIGN PROCESS

The staff, clients, students, partners, community, are engaged throughout the design process, guided by the principles of Critical Race Theory and Design Justice. Developed to expand representation at the table and elevate under-represented voices, the transformative process reflects larger narratives of place rather than individual stories. This inclusive approach strives to create a sense of agency in the design process, creating stronger ownership and building connections in the greater community.

COMMUNITY PLACE

Metro Center – the building and its site - enlivens its neighborhood, supporting Cully and Concordia’s diverse array of residents and businesses. The project creates a humane, sustainable, safe urban place reflective and welcoming to its surrounding communities. Metro Center serves as a beacon for PCC and its partners and adds to the physical and social fabric of NE Portland.

DESIGN FOR WELLBEING

The building is designed for wellbeing and belonging, with ample daylight and connections to nature and the outdoors. Designed using Trauma-Informed design principles, visitors and staff feel safe, grounded, and at ease. Avoiding the pitfalls of a sterile institutional image, it offers a unique sense of place, with a variety of spaces and a cohesive harmonious experience throughout. Metro Center is a nurturing space, supporting personal and professional growth.

DESIGN FOR EQUITY AND JUSTICE

As an inclusive institution, Metro Center is filled with positive and supportive space. Metro Center strives to be a welcoming environment where all can feel valued, creative and inspired. The building recognizes and addresses past inequities and celebrates the diversity of its users, staff, and community – inclusive to families and children, and to people of all ages, gender identities, races, ethnicities, and abilities. Spaces are porous, accessible and easy to navigate, offering intuitive spatial organization and layering of spaces to give choices and variety from privacy to communal gatherings. Metro Center will be a visible symbol of investment in the community without being a vehicle for displacement – it offers a sense of belonging and empowerment.

HIGHLY SUSTAINABLE

Aspiring to exceed its mandated LEED Silver certification, Metro Center’s sustainable performance is achieved by making the best and most sustainable choices balancing economic, social, and environmental targets for site and building. The building is an example and teaching tool for sustainable building design, demonstrating the effective use of mass timber in construction and strategies for carbon reduction. Metro Center is designed to be resilient, and to support effective long-term maintenance.

PROJECT GUIDING PRINCIPLES

The new Metro Center embodies Portland Community College’s mission to strengthening the futures for their students and communities by:

RESPONSIVE AND ADAPTABLE DESIGN

Metro Center will be delivered on time and on budget, with flexible and adaptable spaces to serve the College well into the future. The building design will optimize PCC’s investment for the long term – supporting physical change over time to accommodate a broad range of workspace and teaching uses. Metro Center will reflect stewardship of its public investment.

TEAMWORK & COLLABORATION

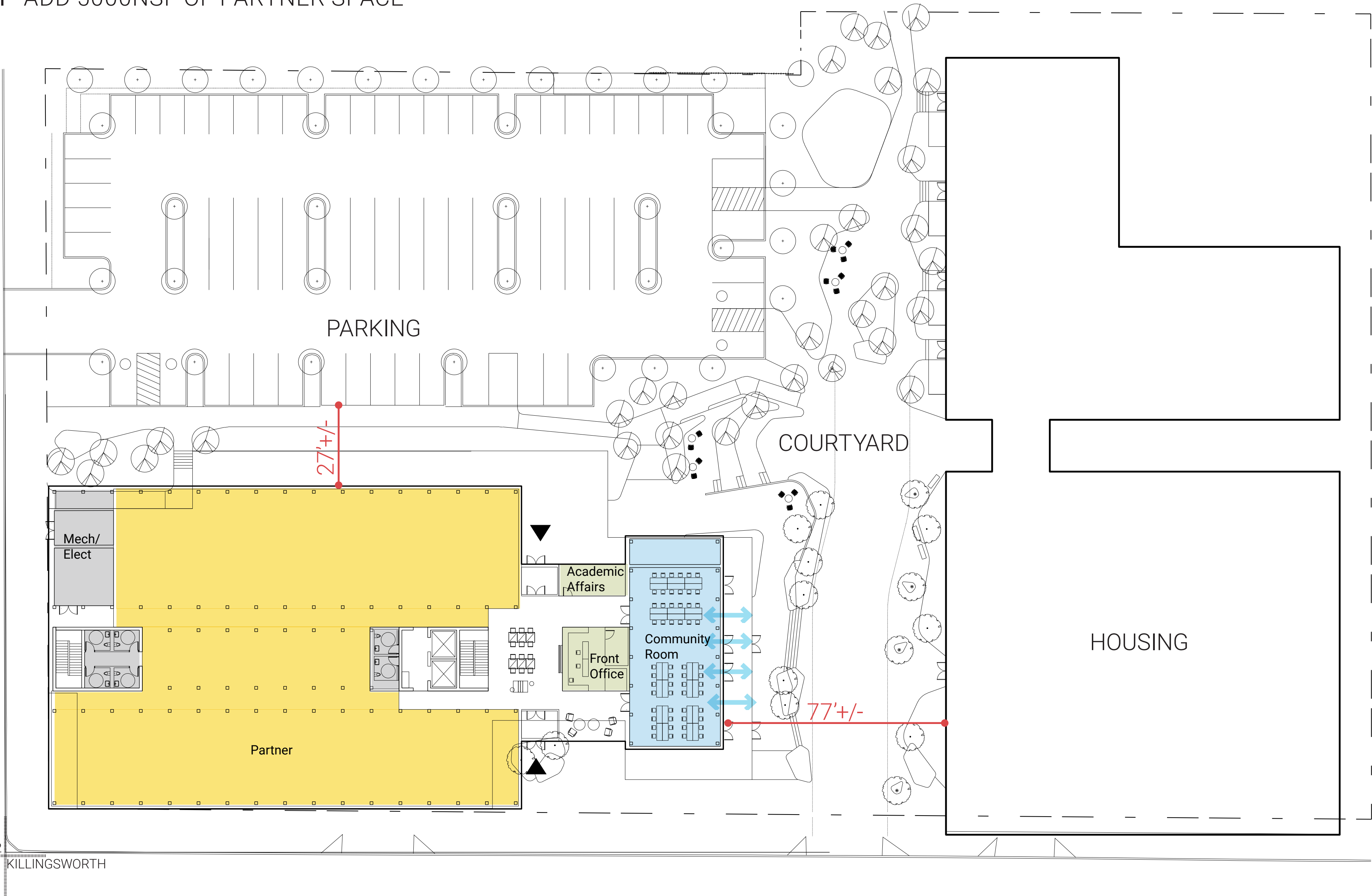
The design team is inclusive of the architect, owner, general contractor, consultants and trade partners, who work together in a transparent way to bring value to the project and the community. The team will collaborate closely with the neighboring housing project. PCC’s framework for decision-making will guide the team.

00:15

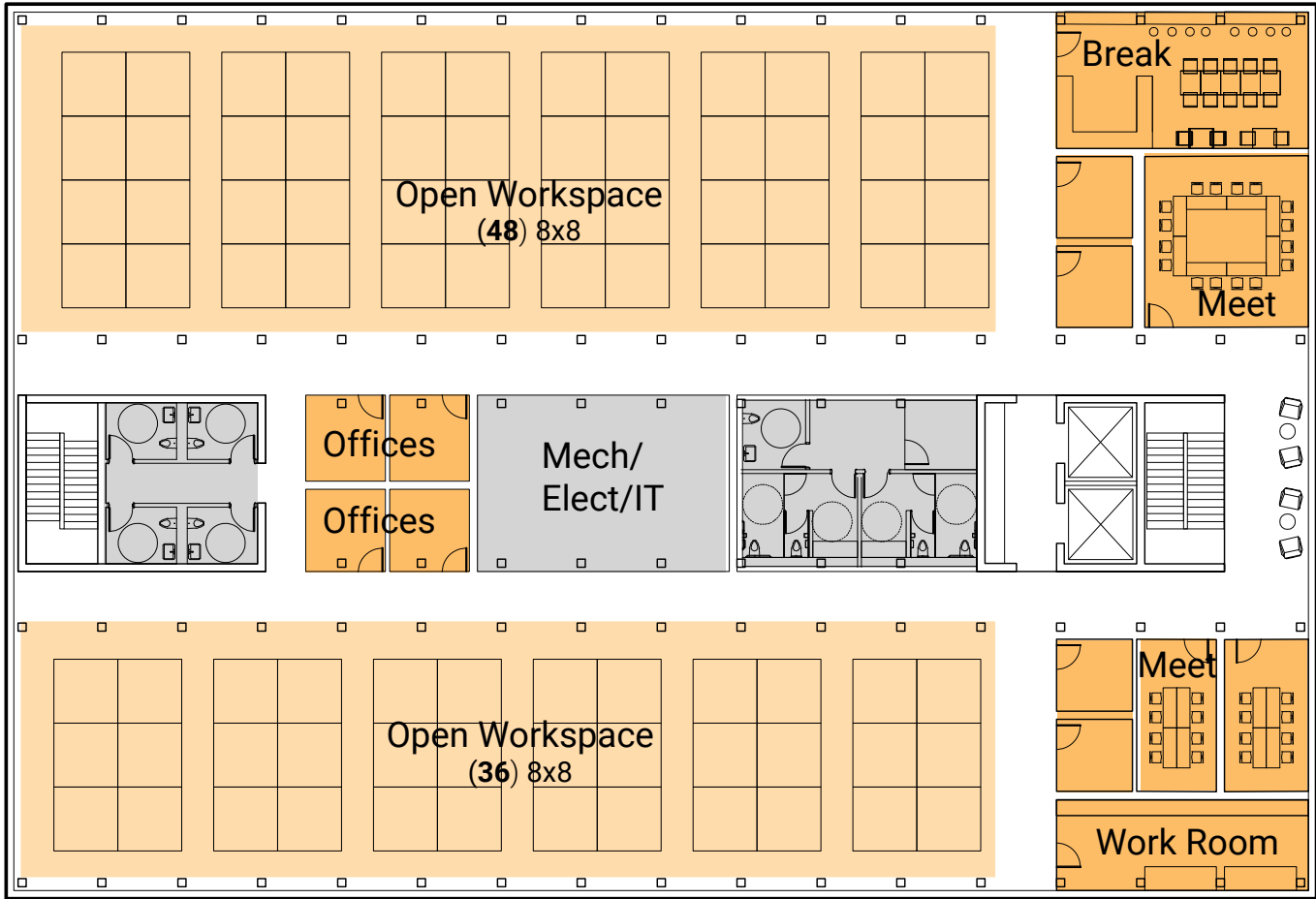
Building Expansion Study

EXPANSION STUDY ADD 5000NSF OF PARTNER SPACE

- Reduced footprint with only community room and lobby on Level 1 as pavilion
- 3 story footprint 112'x164'
- Outdoor space is widened to 77'+/- ; Redesign site
- Partner space = 14,860 nsf
- Redesign building, structure, systems, service core
- Significant redesign required. 5+ weeks extension to design schedule

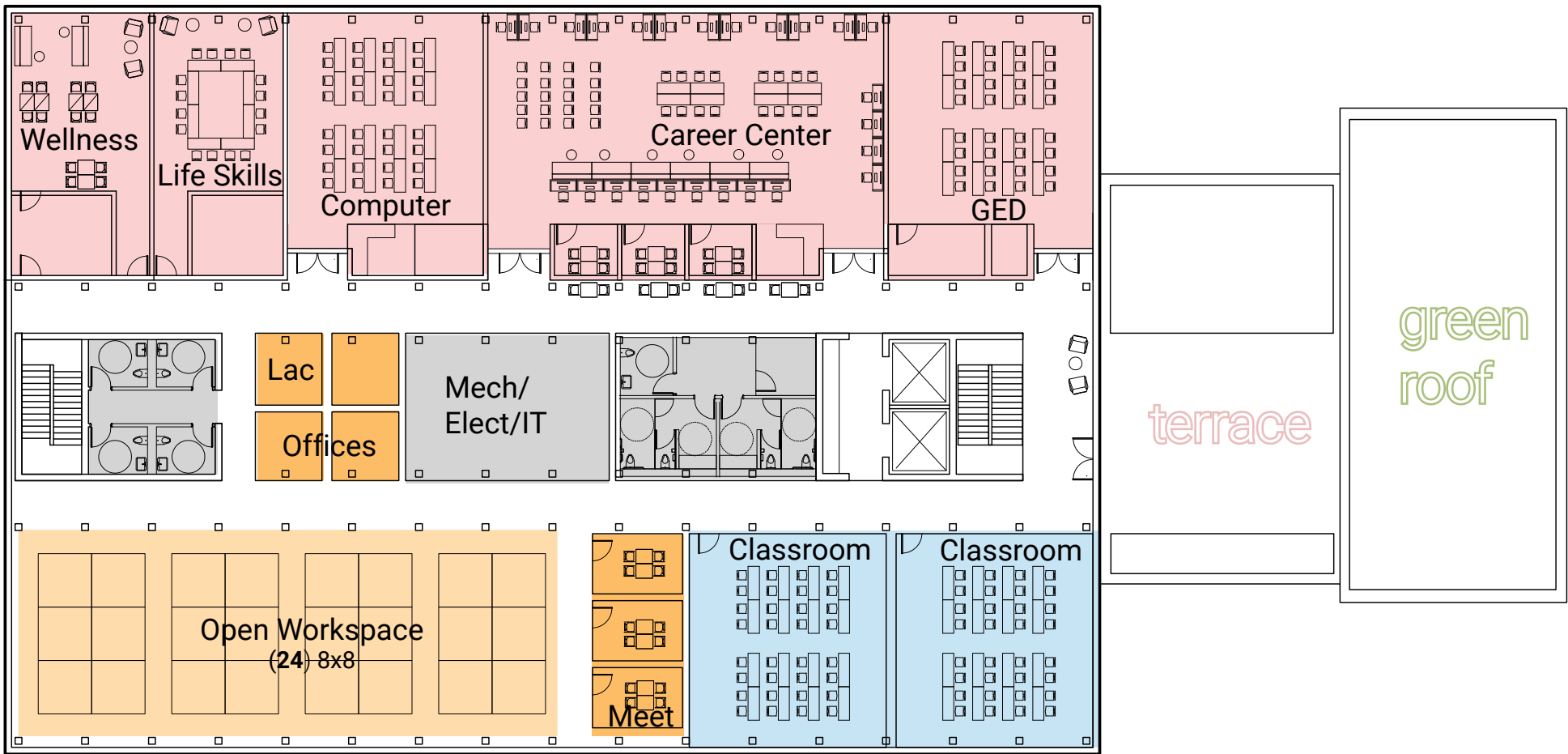


Open workspace with 84 cubicles and shared workspace on level 3
(Total:108 in building)
Additional shared workspace/meeting rooms

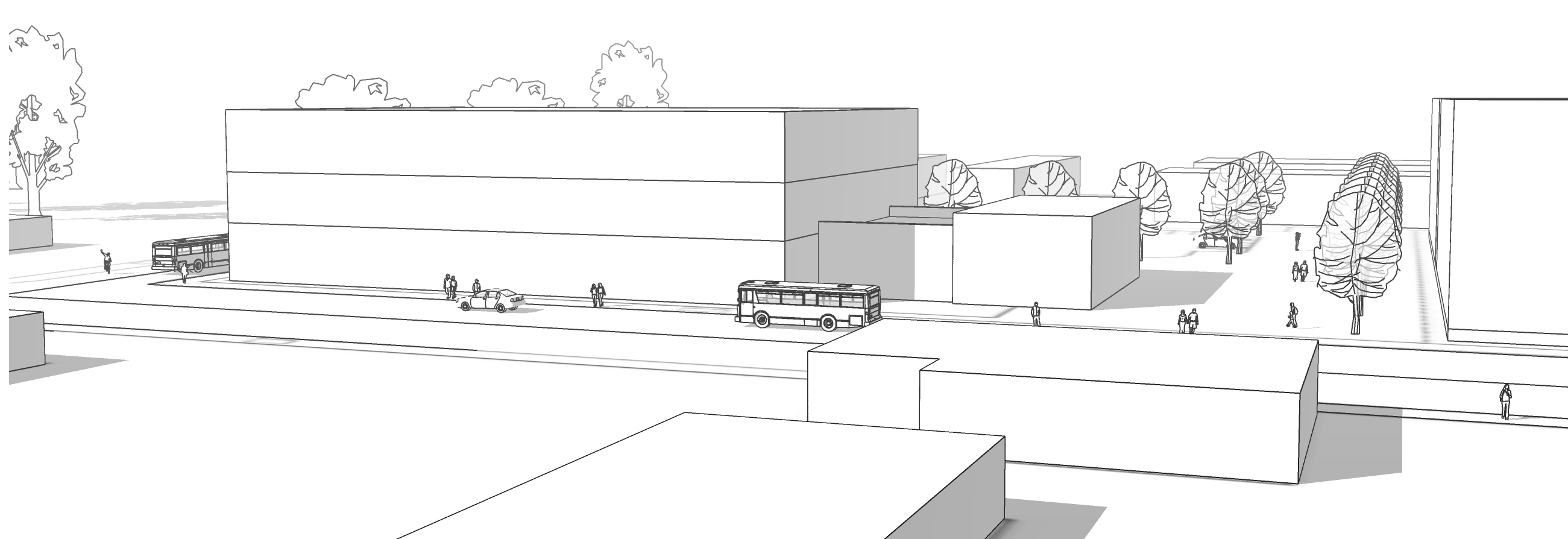


Level 3

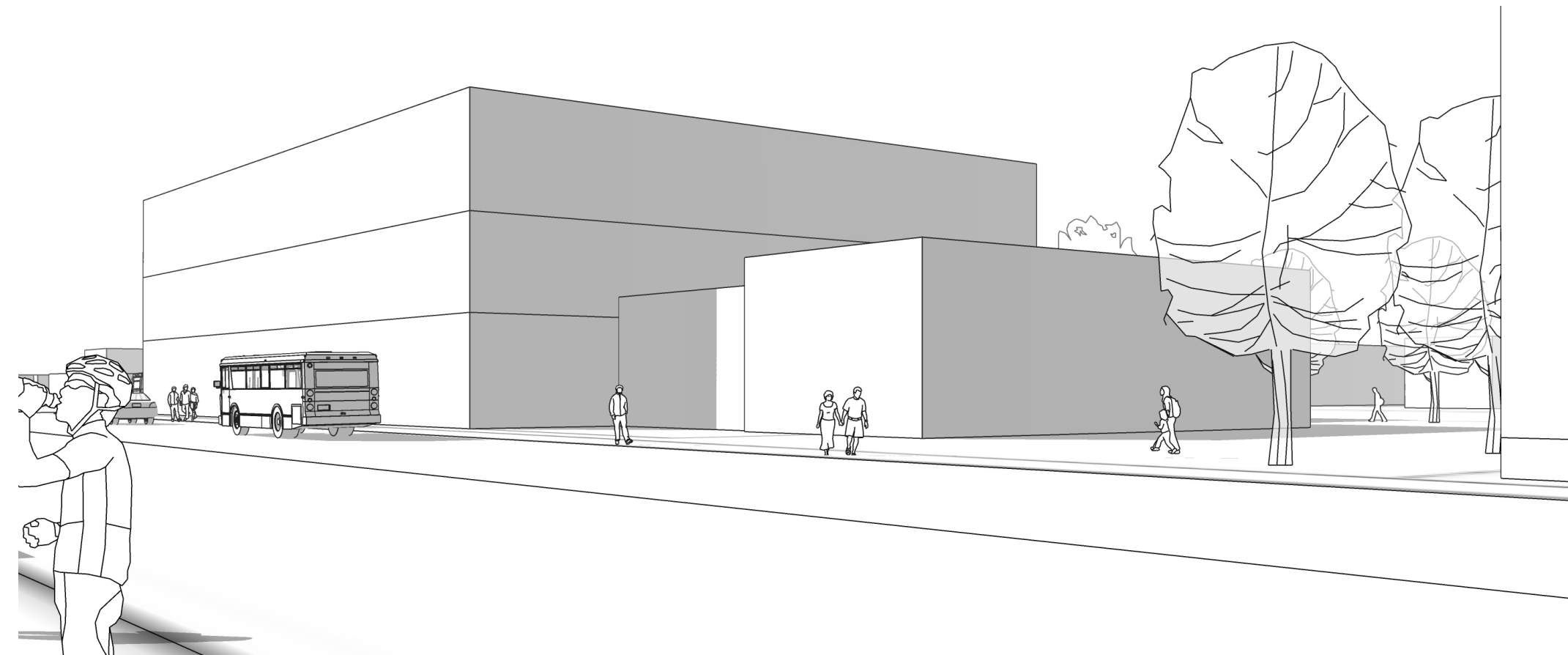
Career Center Suite all on same floor
Open workspace with 24 cubicles
Both classrooms on Level 2
Consider terrace and green roof over community room
Additional shared workspace/meeting rooms



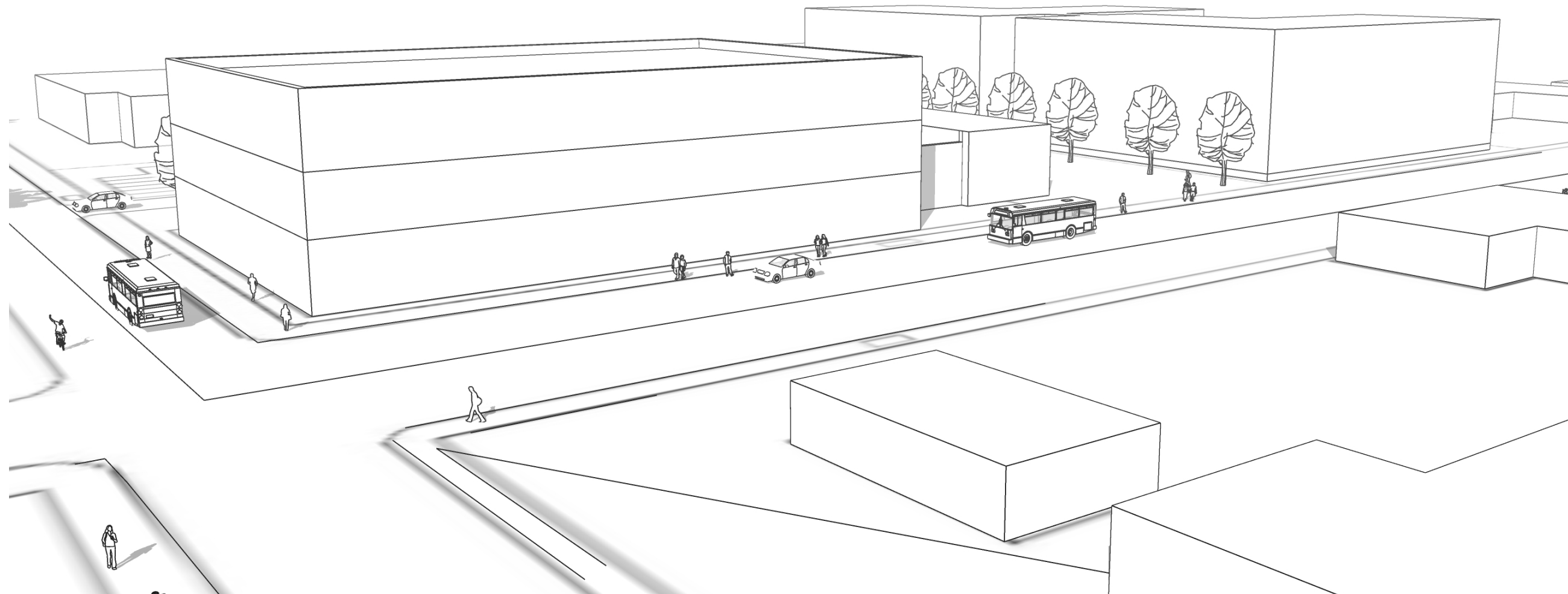
Level 2



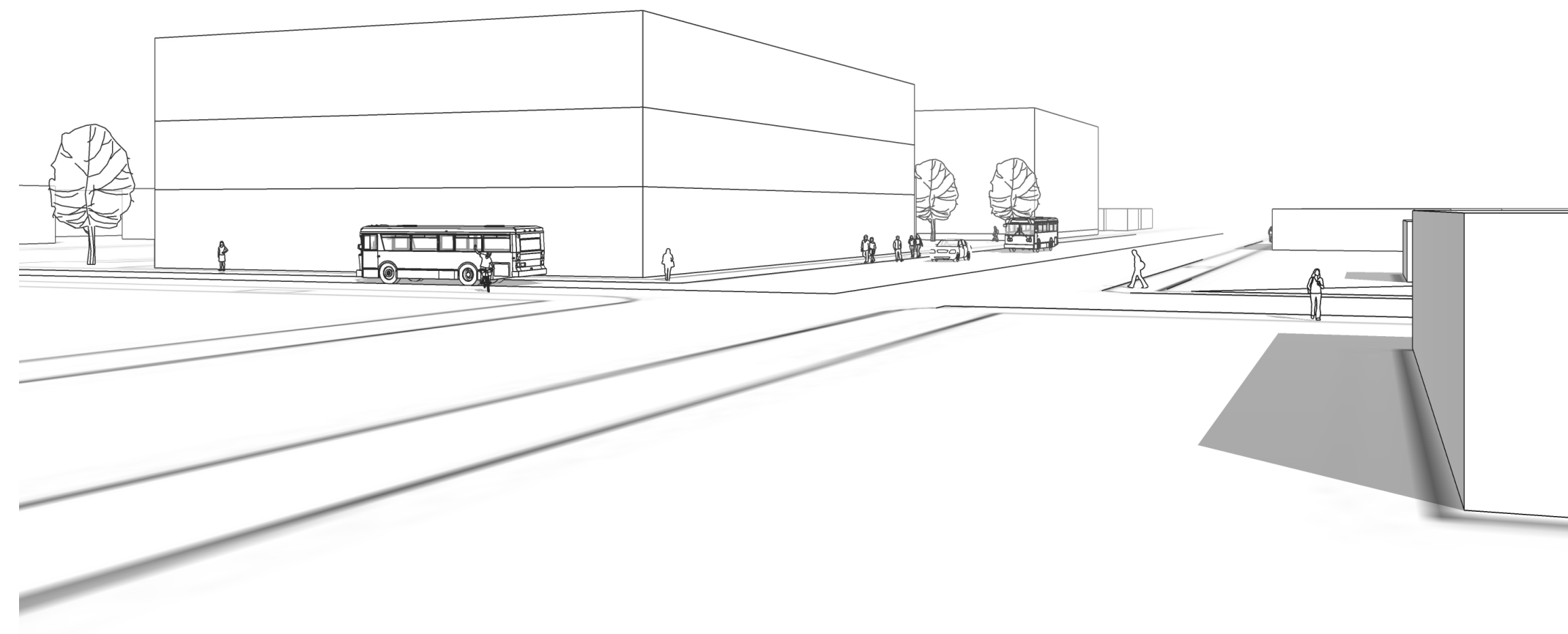
View Looking N along Killingsworth



View Looking NW along Killingsworth

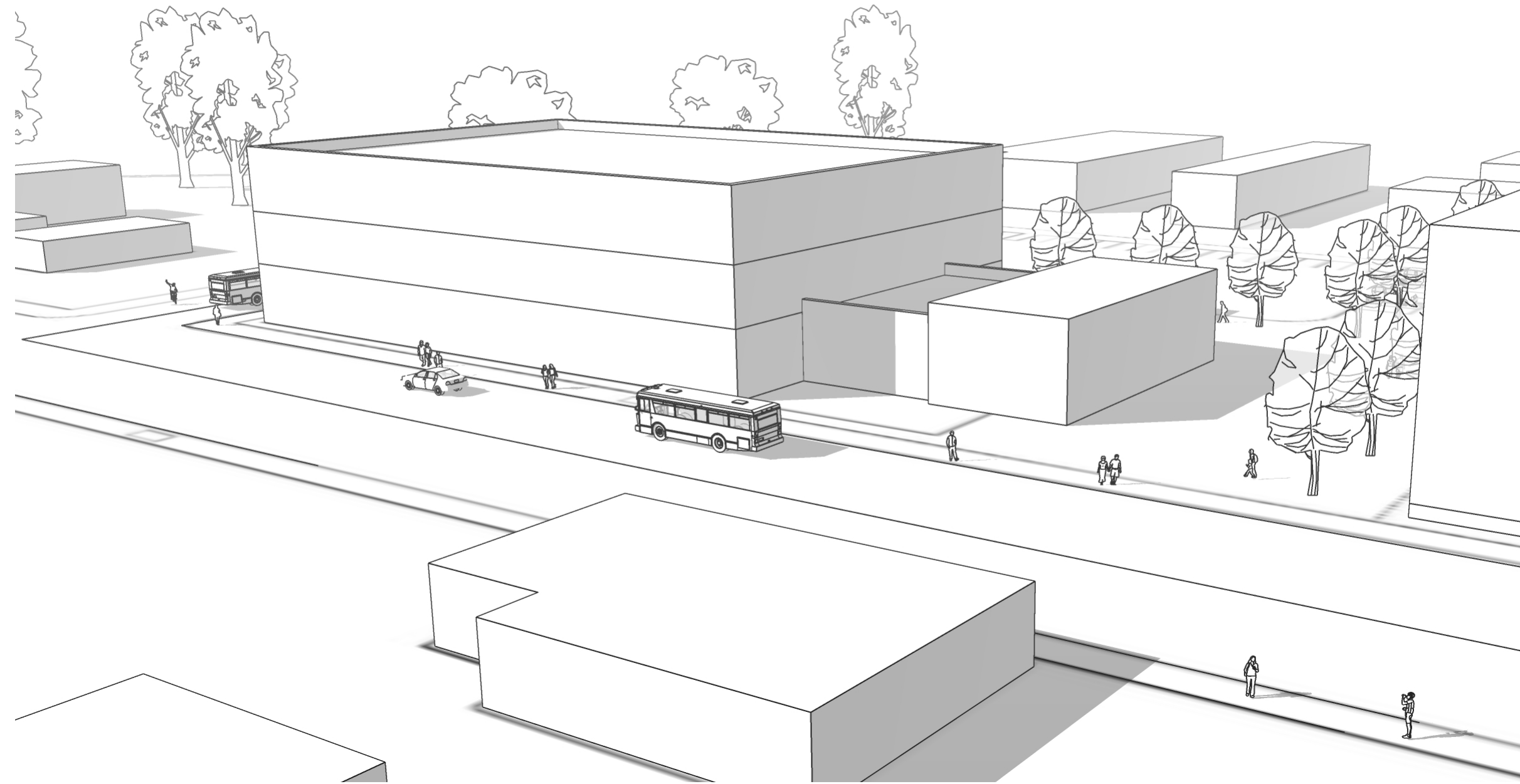


View Looking NE along Killingsworth



View Looking E on Killingsworth at 42nd

SUMMARY



EXPANSION STUDY

Total Area = 59,800 gsf

Total height: 44' + parapet

- Three Story Building with community room pavilion
- Significant redesign required. 5+ weeks design schedule extension
 - Redesign on site/landscape
 - Redesign building

- ✓ - Increase density / more efficient land use
- Community room as a pavilion as part of the site & community
- More open space for public and PCC - great outdoor space for community room

- △ - Scale with a taller building
- Less PCC presence on ground floor
- Classrooms on upper floors only - possible challenge for after-hours operations
- Good PV potentialw

Additional Notes on Building Code:

We anticipate the building to remain as Type IIIB and structure to be mass timber with the addition of the 5000nsf. Based on a mental health clinic, we expect the partner space to be a B occupancy. (PCC to verify with partner).

If the Partner Space is a B occupancy, the OSSC allows 3 stories with Type IIIB construction (our classification for the mass timber) and the max sf per floor is 57,000sf

If the Partner Space is an A occupancy the code still allows 3 stories for Type IIIB. The max. sf per floor is 28,000sf before frontage increases.

00:35

Exterior Design

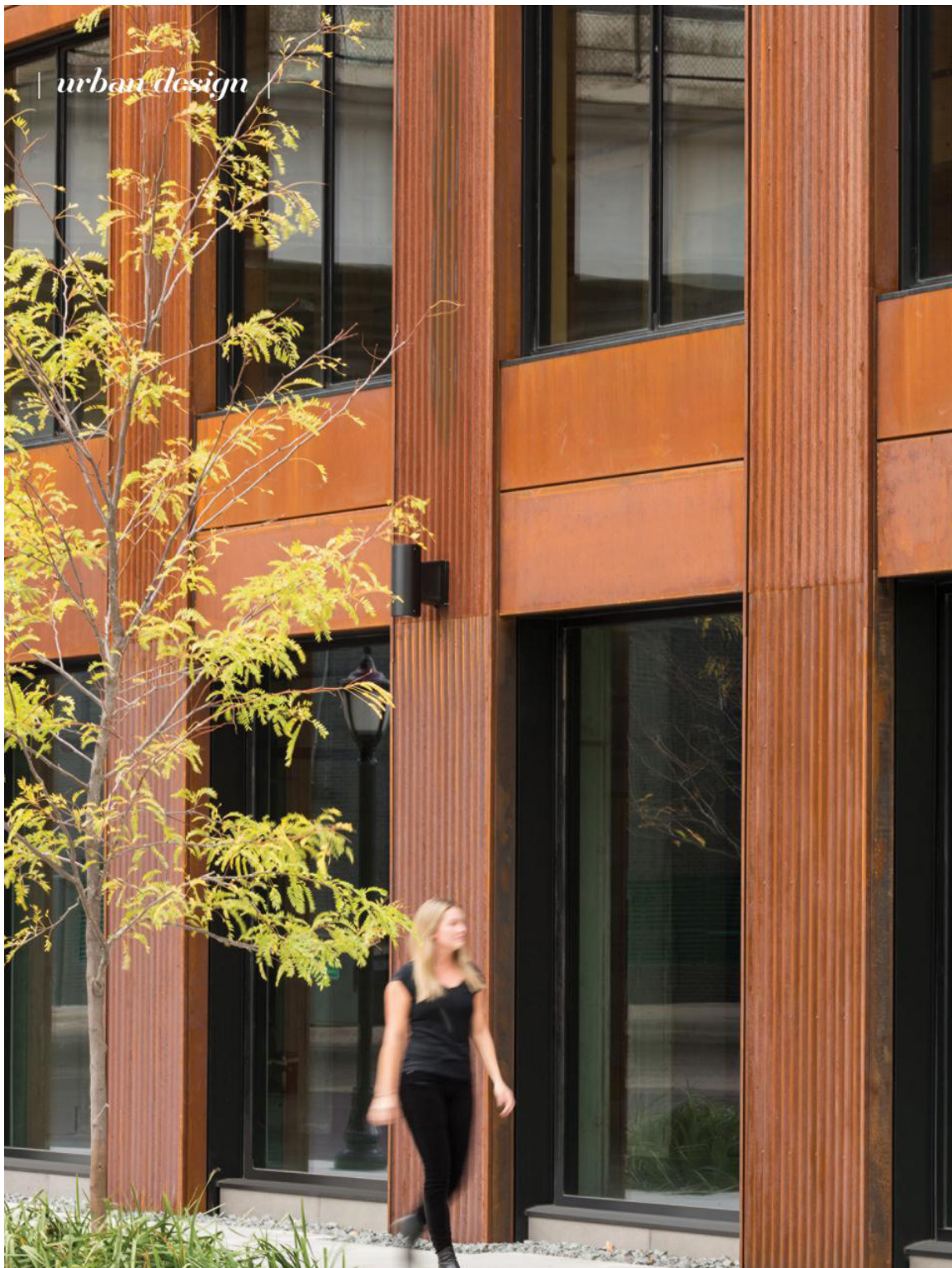
WHAT WE HEARD OAC 07.06.2020



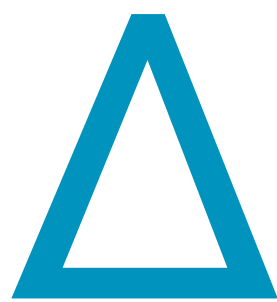
Contrast - smooth / textured
Shadows
Wood

Organic Patterns
Colors
Unexpected

Light tones
Artful moments
Joy



WHAT WE HEARD OAC 07.06.2020



Dark tones
Brick

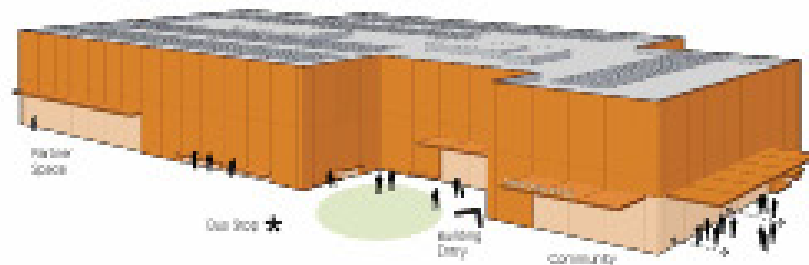
Pixelated
Too Corrugated



WHAT WE HEARD OAC 07.06.2020

COMMUNITY PLACE

Metro Center – the building and its site – enlivens its neighborhood, supporting Cully and Concordia's diverse array of residents and businesses. The project creates a humane, sustainable, safe urban place reflective and welcoming to its surrounding communities. Metro Center serves as a beacon for PCC and its partners and adds to the physical and social fabric of NE Portland.



REPRESENT:
COMMUNITY CULTURE OF PCC
CULLY + CONCORDIA NEIGHBORHOOD

NOT INSTITUTIONAL
INCLUSIVE
COMMUNITY

CHARACTER:
WELCOMING
COHESIVE
DISTINCTIVE
DYNAMIC
HARMONIOUS

WHAT DOES IT MEAN TO BE AN INCLUSIVE INSTITUTION? WHAT MIGHT THAT LOOK LIKE?



WHAT QUALITIES DO YOU ASSOCIATE WITH CREATING A 'NON INSTITUTIONAL PLACE' ?



WHAT DOES COMMUNITY LOOK LIKE?

WHAT QUALITIES DO YOU ASSOCIATE WITH PLACES OF COMMUNITY?



VISION



Opportunity Center is
Welcoming, Inviting, Inspiring

- | | | |
|------------|-----------|-----------|
| Accessible | Offer | Potential |
| Intuitive | Promise | Motivate |
| Safe | Enjoyable | Energize |
| Familiar | Inclusive | Lightness |

The building creates a sense of
Belonging, Discovery, Joy

- | | | |
|------------------|-------------------|-----------------|
| Universal Design | Transparency | Biophilia |
| Intuitive Spaces | Choices + Options | Daylight + View |
| Simplicity | Connection | Surprise |

EXTERIOR STUDIES

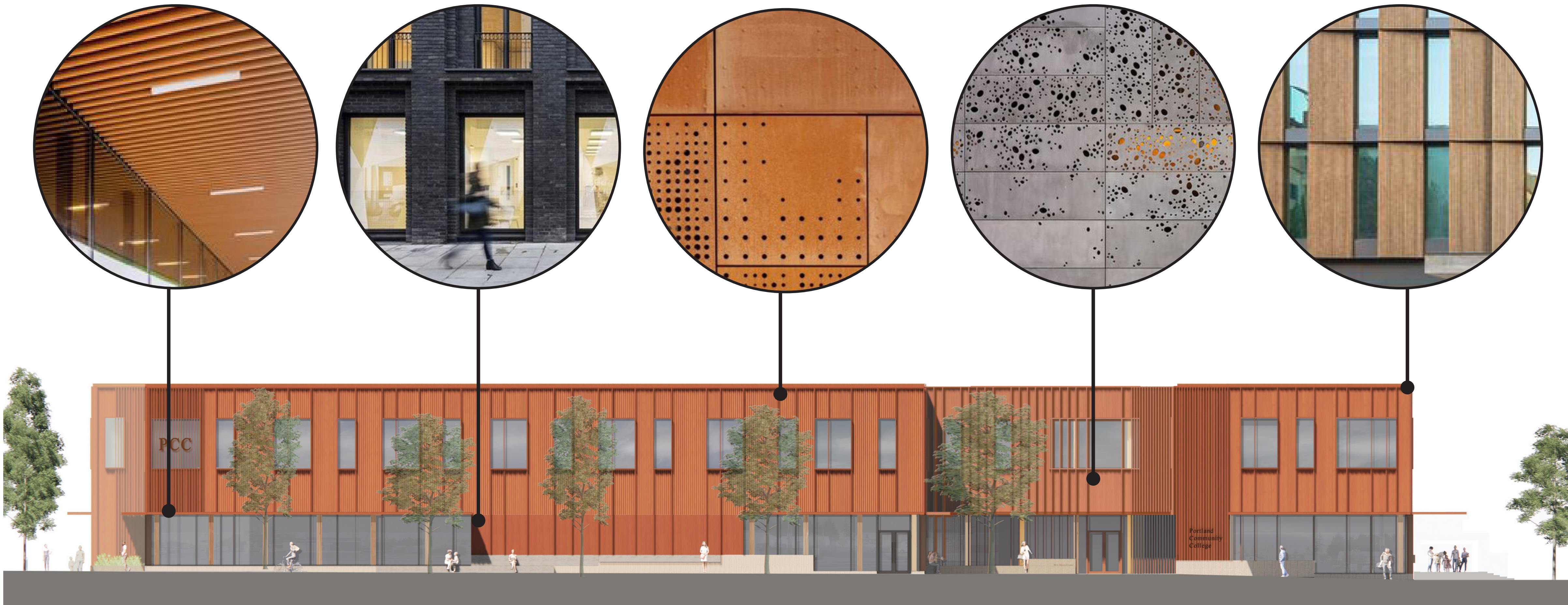
Wood on exterior
Peel away to
reveal interior

Rhythm+scale
Add windows
reveal activity

Textured/Smooth
Panel joints vs
expressed fins

Study building
entry -wood /
pattern or color

Revisit overall
color of the
building/ material

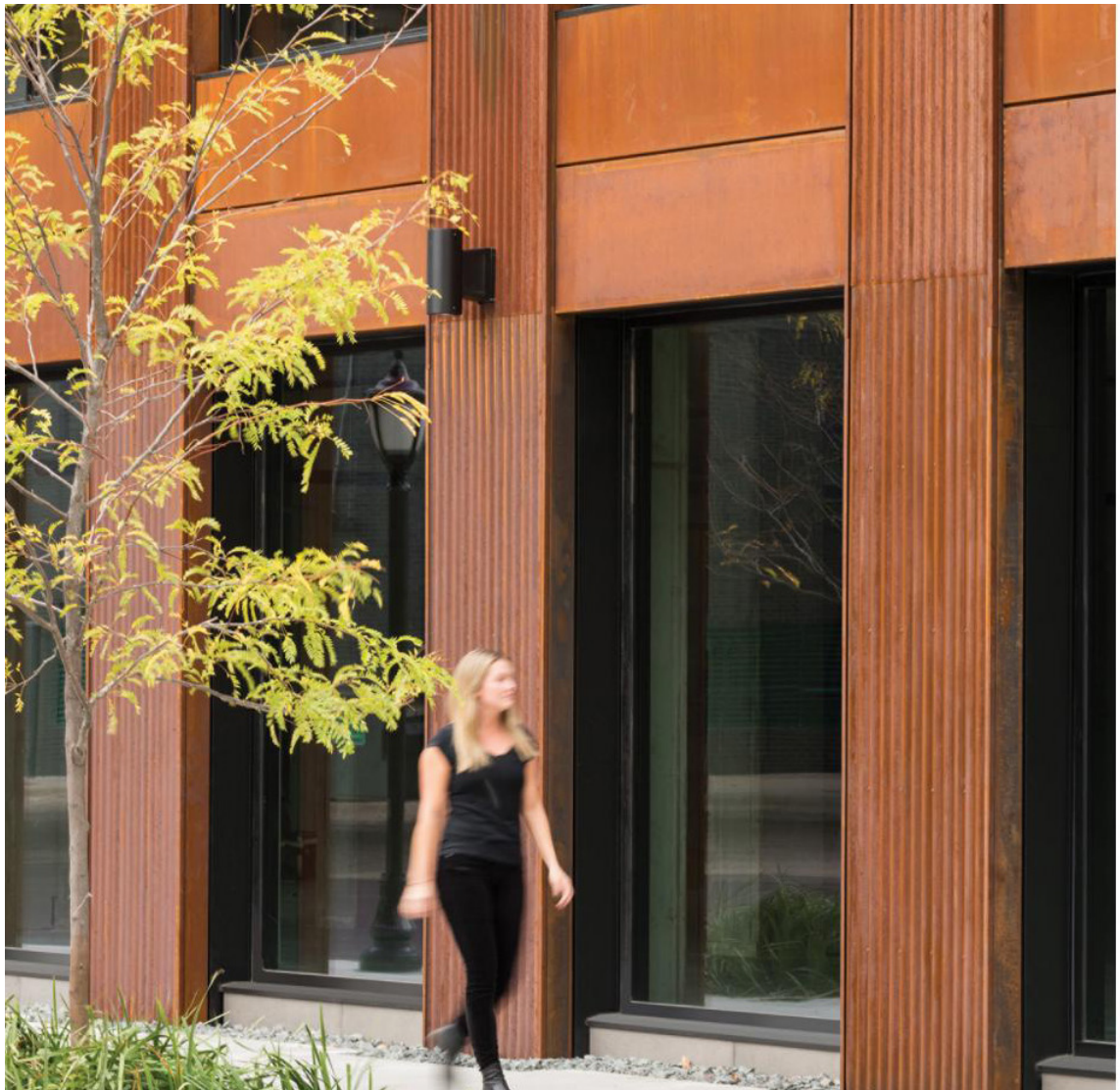


WOOD



Building facade peels away to reveal wood at underside of canopies, allowing views into the mass timber interior

OVERALL COLOR / MATERIAL



RHYTHM + SCALE



Vertical rhythm: Alternate smooth and textured panels in lieu of fins



Scale: Add windows and break up long storefront



WOOD



Plan diagram

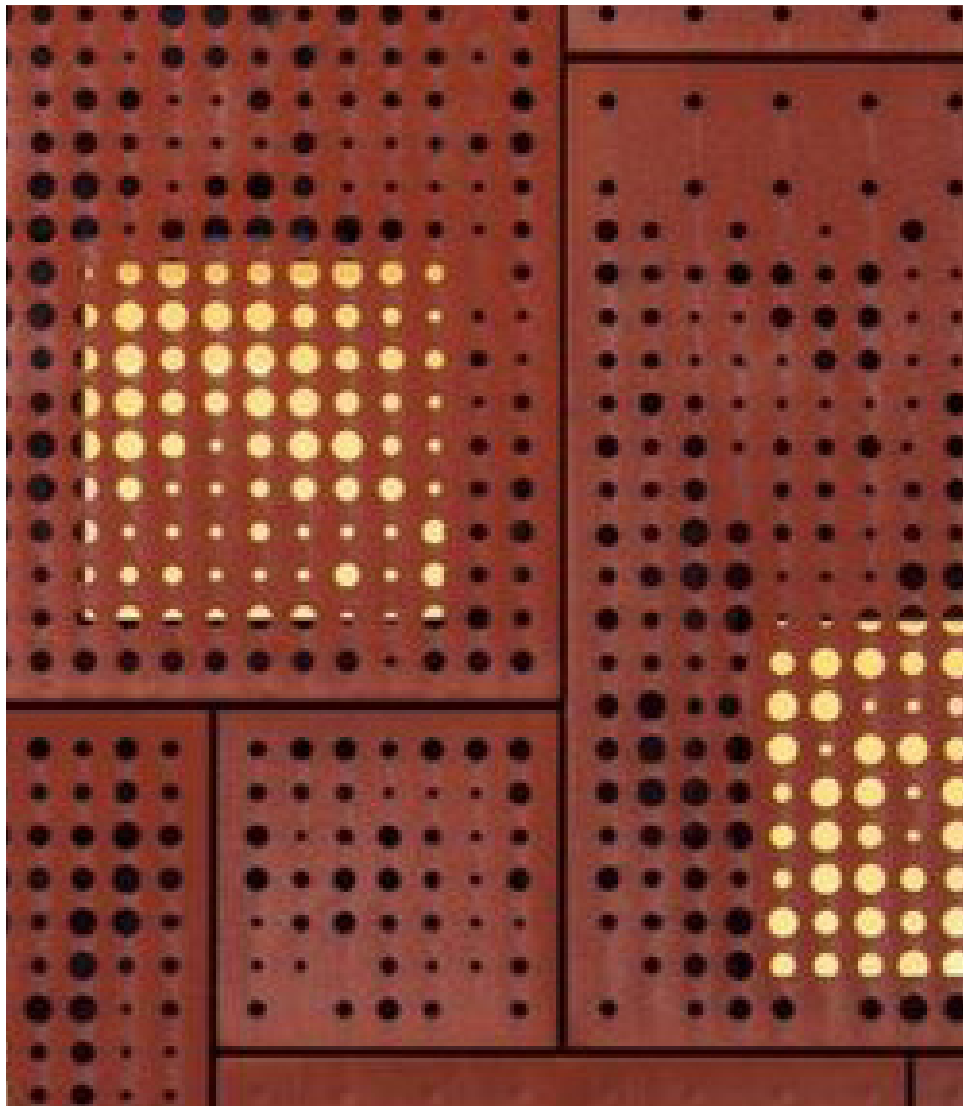


Wood unfolds out at building entry and around each corner of the building

PATTERNED



Dappled light



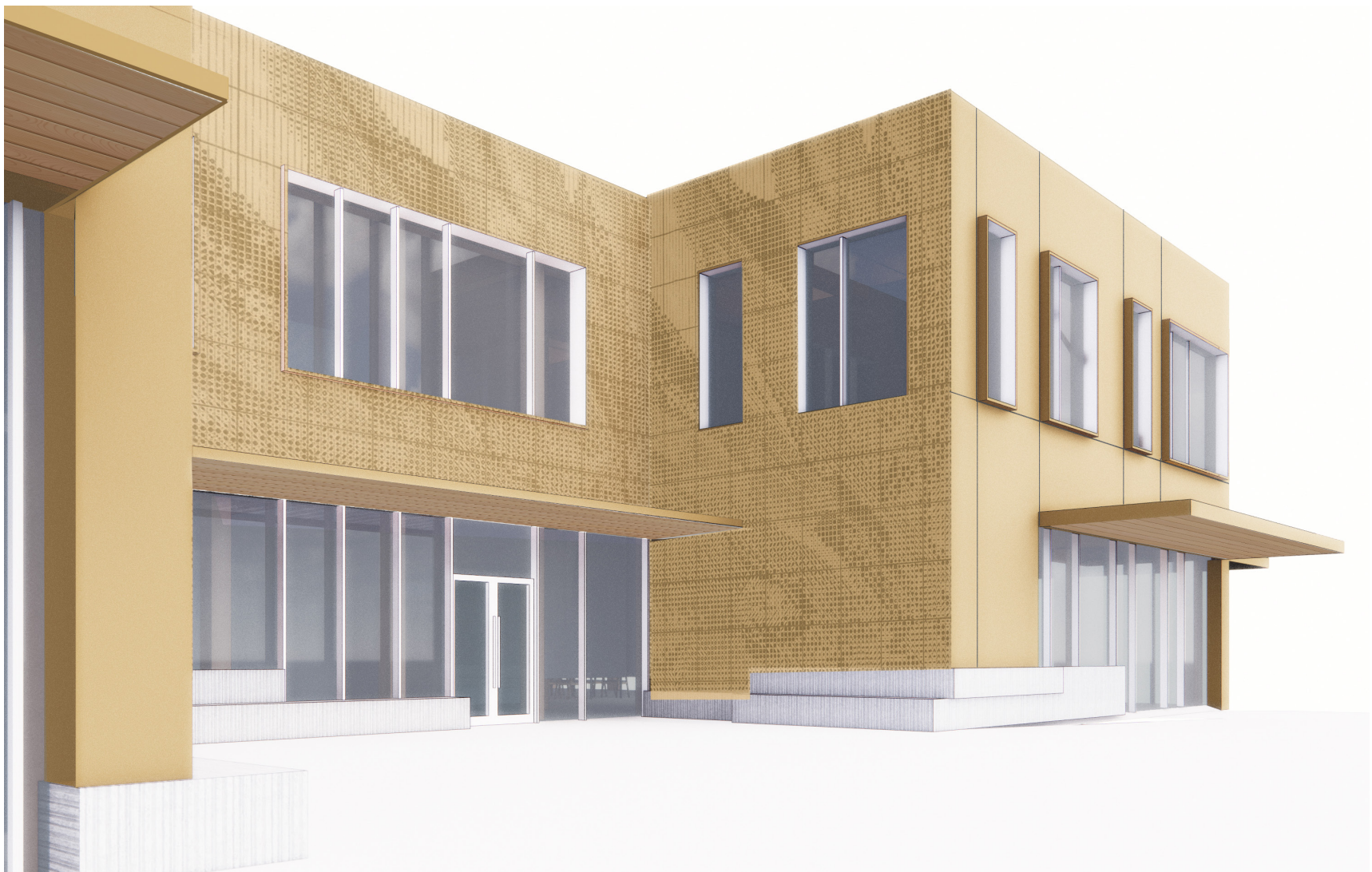
Text/quote



PATTERNED



Plan diagram

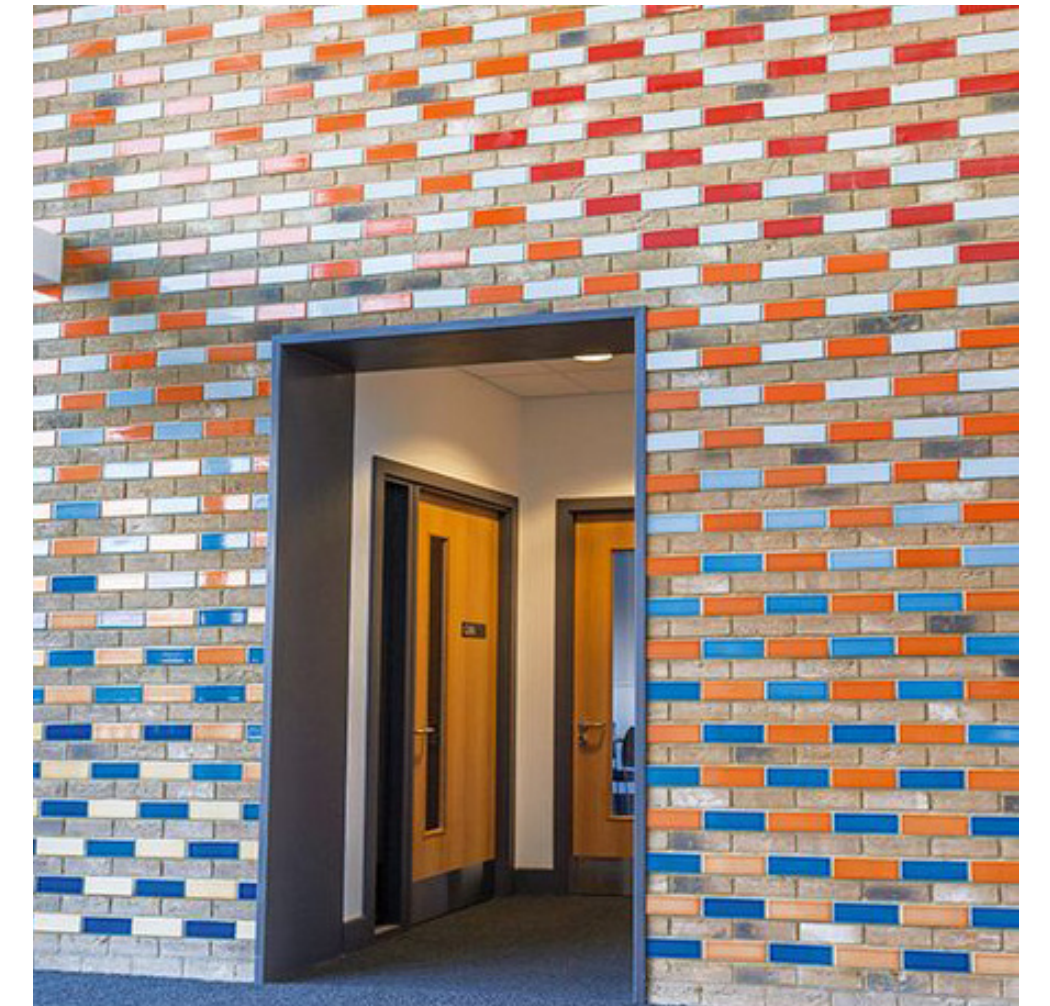


Pattern panels at niches around the building

MULTICOLOR



Terracotta / Custom Colors



Glazed Brick

COLOR AS ACCENT

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opportunity 機 opportunità

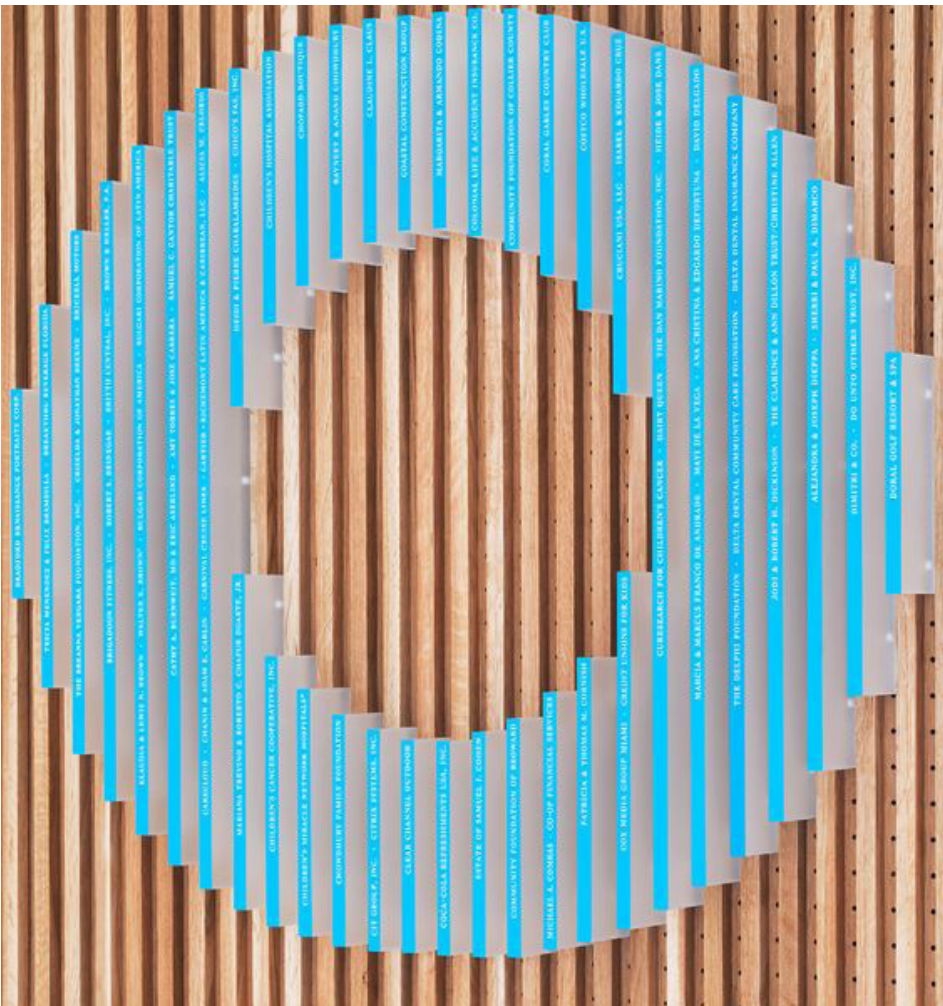
opportunité



Underside of Canopy



Art



Signage



00:05

Break

00:20

Process + Outreach

PROCESS + OUTREACH

How can our process be more transparent? *Share Zoom meetings?*

Visual Preference Survey discussion *Avochato?*

ACCO UPDATE

SD pricing update

During Construction:

PPS lot for parking

Building 2 for construction office

Estimate for building expansion option

SCHEMATIC DESIGN MILESTONES

Cost Estimate

- 100% SD Documents issued to estimators
- 7/22 Andersen and DCW estimates exchanged
- 7/24 Reconciliation meeting
- 7/31 Final estimates due

QA/QC Process

- ~~Bluebeam session open~~
- ~~7/14 Page Turn meeting~~
- QC expectation

8/12 Final SD Report

- Decision points for completion

Trade Partners

- Identify key partners
- Timeline / clinic study

7/21 9am Meeting with Life Skills

7/21 1pm Tour of Mass Timber projects

DISC Training

THANK YOU

Date 07.20.2020	By Becca Cavell	
Subject OAC Meeting Design Development Meeting 1	Project Name PCC Opportunity Center	Project Number 19016
Present Linda Degman Rebecca Ocken Krista Phillips Gina Valencia Pam Hester Donna Bezio Sherry Durfey Jody Giffin John MacLean	Julie Livingston Amy Donohue Jeanie Lai Becca Cavell Isaac Adams Sarah Oeftering Emily Hayden Amy Maras Sophia Austrins	Bryan Lee Jr Elizabeth Chen John Ludlam Caitlin Ranson Jeff Slinger
Distribution Those invited / present Sam Stadler	Reed Oxsen Trudy Jacobs	Bora File
Minutes		

1. AGENDA REVIEW

- A. Jeanie reviewed the agenda – it has changed to reflect the new format with the first half focused on the design, the second half on process
- B. Jeanie noted the project's name has been updated to "Opportunity Center"

2. PROJECT GUIDING PRINCIPLES

- A. Jeanie led the group reading through the Principles

3. BUILDING EXPANSION STUDY

- A. Bora has studied adding 5,000 NSF of partner space to the project – after multiple options one has been selected for a cost study
- B. Three stories, more rectangular design with a single story "pavilion" component to the east that accommodates the entry and community room
- C. The courtyard is a little wider, as is the dimension between the building and the parking to the north
- D. Challenges include vertical circulation and core components
- E. Team needs to explore the restroom organization

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- F. Because of the footprint, the project is on program for workstations and could have more meeting space
 - G. If this option moves forward, Bora will develop more articulation in the façade and will study the pavilion in more detail
 - H. Jeanie reviewed a series of plus/delta issues related to the design
 - I. Structure can still be mass timber – code allows this
 - J. Discussion:
 - 1. Pam is happy to see that there is more space – but is sad to lose the PCC presence on the first floor. Did the team study splitting the clinic on two floors
 - a. Bora: would need to add a connector stair and elevator – would be less efficient but is very possible
 - 2. 24,000 SF footprint at the first floor / three story element is just over 18,000 GSF
 - 3. This is the first three story study for the building – responds to the question of density raised in the CAN meeting
 - 4. Rebecca wonders if the building can be designed to achieve strong PCC presence?
 - a. Becca notes that the current scheme has PCC space to the north, but the public facing facades are very much partner spaces already
 - 5. Linda: for the long term for PCC, if the partner leaves there is a lot of flexibility for future reorganization – PCC could take and use the space more easily than in the current organization.
 - 6. Bryan – because this is a clinic, folks will have 200' journey before encountering any PCC moment. Also the fact that all program areas up on the upper floors makes it less likely that PCC folks will engage with the street.
 - 7. Amy D – could a waiting space be shared between the clinic and PCC?
 - 8. Rebecca notes that DHS clients really want a stronger connection to PCC; perhaps having Academic Affairs on the first floor is a really important strategy
 - 9. Bryan – the DHS clients who are enrolled at PCC identify strongly with PCC. Also, notes that the DHS clients are the “design group” and should continue to be involved if at all possible
 - 10. Donna: would window shades be drawn/closed most of the time on that main floor along Killingsworth for privacy?
 - a. Pam: is there an artful way to promote PCC programs in general in the façade – akin to Pioneer Place in downtown – “come inside” and “these are our programs”
 - b. Linda supports this approach – would bring in marketing people. SE Campus has graphics along 82nd Ave in some office space
 - c. Bryan: Is NAYA still a possible tenant? The Embarcadero Alley might be a good example – small community businesses that activate the street and tie back to programming; commercial relationship-based program
 - d. Pam: NAYA is currently being thought about as part of the housing project but maybe that should be reconsidered
 - 11. Next steps: ACCO is developing a cost model for this expansion, and PCC will review its options once that information is in hand

4. EXTERIOR DESIGN STUDIES

- A. Jeanie reviewed the work the committee did in the Miro board at the previous OAC meeting
- B. What resonated:
 - 1. Contrasting textures, wood, organic patterns, colors, lighter tones, artful and unexpected moments and “joy”
- C. What didn't resonate:
 - 1. Dark tones, aggressive textures, brick
- D. Comments from Miro session:

1. Humane scale, views into the building, living things/natural light, joy and discovery, a busy active lobby, feeling safe and belonging
2. "its OK to touch things – kids can touch and play" – folks have agency; it's not too precious
- E. A vision for the Opportunity Center
 1. Welcoming, inviting & inspiring
 - a. Jeanie noted that Grace, a DHS client, has been a great source of ideas for this approach
 - b. Welcoming: accessible/intuitive/safe/familiar
 - c. Inviting: offer/promise/enjoyable/inclusive
 - d. Inspiring: potential/motivate/energize/lightness
 2. Creating a sense of belonging, discovery and joy
 - a. Belonging: universal design/ intuitive spaces / simplicity
 - b. Discovery: transparency / choices & options / connection
 - c. Joy: biophilia / daylight & views / surprise
 3. Discussion:
 - a. Connection with employers: Rebecca suggests use of "synergy" - how do you know, when you come to this building, that you can find access to employers and resources and coursework and benefit all at once?
 - b. Pam: the works are right and if this can be wrapped into a design that would be phenomenal. They are all student focused.
 - c. Employers come to this space on a weekly basis or more – do these works speak to them?
 - d. The collaboration between all the partners – housing, healthcare, DHS, the County – there is something around collaboration [the mission]
 4. Add "synergy: and collaboration. Keep "connection"
 5. Gina suggested adding "Productivity" – DHS clients see Metro Center as a place they can focus and do their work, where they have internet and technology access.
- F. Design thinking update
 1. Wood
 - a. Peel away to look into the exterior
 - b. Add wood to the underside of the canopy to soften moments of entry – add warmth and a moment of surprise
 - c. The wood can be a very light color to contrast with the overall tone of the building
 - d. Donna: no real wood at the exterior
 - e. Jeanie: there are wood-type or wood-based products available that are durable. Cascade campus is Trespa.
 - f. Pam: wood, or wood-like products, denote warmth and connect the interior and exterior.
 - g. Linda – wood at the exterior is an issue, but yes it adds warmth. Should review with FMS
 - h. Rebecca likes first and third inspiration images; Linda agrees and suggest asking Krista
 - i. Pam – the columns of color going up make her uneasy; prefers the lower two renderings to the upper two renderings. Amy: the lower two renderings are more subtle
 2. Rhythm and scale
 - a. Add windows / reveal activity
 - b. Earlier discussion and program use and PCC presence will influence this
 - c.
 3. Articulation

- a. Perhaps add wood or another material to the façade at moments where the façade is "carved" or pulls back from the street in a series of cut outs
- 4. Pattern
 - a. Could be dappled light strategy or could be more branded
 - b. Could be applied to the cut outs – could be a single material that is treated in different ways in different spaces
 - c. Rebecca really likes how this could be used in the lobby to make a space that is joyful
- 5. Color: this project is so much about diversity that a single strong color is challenging – a multicolor approach might be possible.
 - a. Jeanie shared a terracotta screen strategy that would be very expensive. Glazed brick might be more affordable.
 - b. Color as an accent: this could be at moments such as the underside of the canopies, or as art, or in the signage strategy
 - c. Showcase the name "Opportunity Center"
- 6. Discussion:
 - a. Rebecca wonders if color belongs inside the building but can be seen from the outside
 - b. Rebecca: consider using strong color/texture at the front office
 - c. Amy – interior color can be changed over time. It's a commitment
 - d. Pam: likes color as an accent. Also loves the use of language.
 - e. Linda: likes idea of using pattern to differentiate rather than using color. This can add character and can be interesting; Pam agrees
 - f. Donna likes dappled daylight idea
 - g. Wood on an overhead plane: protected under canopies and overhangs: Rebecca likes this. Donna agrees – would like to consult with FMS.
 - h. Overall color: Bora's team likes the rust color, but does PCC? Linda supports warm tones – would like Krista to weigh in.
 - i. Linda: We need to remember that this is building is a 50+ year building so we need to design for the now and the future use of the first floor
 - j. Donna – would like benches to be concentrated near entrances / near the courtyard; concerned about eyes on the street and activity where there is no oversight from the interior of the space
 - k. Bryan (via text): maintain the community agreements around community connection on the Killingsworth edge. Eliminating people from the streetfront will make this a stark space considering the clinic will be an opaque space make the entire Killingsworth façade dead space
 - l. Donna: would like to start looking at glass color and reflectivity
 - m. Donna: when there are street trees, etc.. that façade will feel better... can have sitting/leaning areas, not necessarily built into the building, shorter, not long stretches of seating areas, are better - especially if trying to break up the façade with more verticality, maybe having less horizontal lines...
 - n. We need to remember that this is building is a 50+ year building so we need to design for the now and the future use of the first floor

5. PROCESS & OUTREACH

- A. How can our process be more transparent?
 - 1. Can PowerPoint be posted publicly?
 - 2. Gina: yes, and should include meeting notes
 - 3. PCC could develop a summary note set from Bora's submittal, but Colloqate suggests additional work is not the intention here

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4. Gina: PCC's project site is updated quarterly and sometimes more – this could be bi-weekly
 5. Gina could ask folks if they would like to participate in design meetings; Colloqate notes that just increasing transparency would be good
 - B. Visual Preference Survey – discussion to be rainchecked to next meeting; Becca asked Rebecca to begin this discussion internally
- 6. ACCO ITEMS**
- A. Cost estimate:
 1. SD estimate due 7/22, with reconciliation process to follow
 2. ACCO is also looking at the expanded building study discussed above and has already shared some preliminary costs with some folks
 - B. Construction related topics:
 1. ACCO and Walsh are talking with PPS about using its adjacent property for parking and laydown
 2. Andersen has asked, and PCC agrees, that it can use Building 2 as its construction office.
- 7. NEXT STEPS**
- A. Estimate milestones
 1. 7/22 Andersen and DCW [Bora's Cost Consultant] estimates exchanged
 2. 7/24 Reconciliation meeting
 3. 7/31 Final estimates due (no meeting)
 - B. QA/QC process
 1. Page turn was held last week. Bora has made some suggestions to PCC about improvements that could be made to its review process.
 - C. Final SD report is due 8/12
 - D. Andersen and PCC have reached agreement on contract language. ACCO is reticent to bring trade partners on board until there is scope/project certainty around the size of the partner space and therefor the building.
 - E. ACCO's Brad Nile will lead a tour of Mass Timber buildings tomorrow [July 21] from 1-4:00 PM, starting at Side Yard by the Burnside Bridge Head. Tour details to follow.
- 8. ACTIONS**
1. PCC to review possible implementation of a Visual Preference Survey
 2. PCC/Krista Phillips to meet with design team to review several design issues
 3. ACCO to send Mass Timber tour details ASAP
 4. PCC to update its website with the OAC presentations on a bi-weekly basis

ZOOM CHAT

- 13:33:30 From Donna Bezio : would window shades be drawn/closed most of the time on that main floor along Killingsworth for privacy?
- 13:55:26 From Gina Valencia : I would add "productivity"
- 13:56:00 From Gina Valencia : clients have talked about how the PMWTC is where they work
- 14:01:42 From Donna Bezio : not real wood on exterior
- 14:04:28 From Becca Cavell (she/her) : We can use a product similar to that used at PCC Cascade campus
- 14:13:57 From Donna Bezio : the trees make a difference in the rendering also
- 14:37:30 From Bryan Lee @bcleejr : Maintain the community agreements around community connection on the Killingsworth edge. Eliminating people from the streetfront will make this a stark space considering the clinic will be an opaque space make the entire Killingsworth façade dead space

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- 14:40:11 From Linda Degman : We need to remember that this is building is a 50+ year building so we need to design for the now and the future use of the first floor
- 14:45:27 From Donna Bezio : when there are street trees, etc.. that façade will feel better... can have sitting/leaning areas, not necessarily built into the building, shorter, not long stretches of seating areas, are better - especially if trying to break up the façade with more verticality, maybe having less horizontal lines...