

## Cascade Bond Advisory Committee: Meeting Notes #10

**Next BAC Meeting will be in the fall**  
(September or October).  
Until then- Enjoy the Summer!

**Meeting Date:** June 23, 2011, 6:15 p.m. – 8:00 p.m.

**Meeting Location:** The Opportunity Center at Humboldt Gardens, 5033 N. Vancouver, Portland, Oregon

**Attending:**

**BAC Members:** Algie Gatewood, Troy Jesse, Baxter Nelson (for Wesley Nelson), Kerri Melda, Larry Dortmund (for Ben Torres and Sarah Crisp), Brian Murtagh, Isa Dean, Paula Barreto, Tom Markgraf, Justin Elardo, Sonja Grove, Joe McFerrin and Mark Tellis

**PCC Staff:** Rebecca Ocken, Gina Whitehill-Baziuk, Abraham Proctor, Christine Egan, Grant Bennett, Kristen Watkins, Wing-Kit Chung and Randy McEwen

**Presenters:** Will Dann and Nick Hodges, THA Architects

**Guests:** Doug Taylor, ASPCC President-elect

**Facilitators:** THA Architects

**Welcome:**

President Algie Gatewood called the meeting to order at 6:15 pm, with 13 voting members present. While members ate their dinner, Algie discussed the status of the planning process with the Cascade Campus Strategic Work Group (SWG) and the Bond Advisory Committee (BAC), which is nearing the end of the first phase.

**Public Comment:**

Doug Taylor, a PCC student at Cascade Campus and the incoming ASPCC President to replace BAC member Paula Barreto, introduced himself, noted that he has attended previous BAC meetings and informed everyone that he would be taking over for Paula on the BAC and in the planning process for Cascade Campus.

**Meeting Agenda:**

Will Dann, from THA, announced that the chief goal of tonight's meeting is to facilitate a group discussion and recommendation for narrowing the current six Campus Plan Options to three. Following this BAC meeting, the Executive Committee will meet to confirm the preferred options recommended by the SWG and the BAC. Over the summer months, THA will thoroughly assess the viability, cost, opportunities and constraints of each option and if appropriate, also identify possible hybrid variations for discussion in the fall. For this planning phase there are three critical components: the BAC as a voice for the community; the SWG speaking for campus

stakeholders, and the Executive Committee representing the needs and interests of the College district-wide. After some initial work to bring the BAC up to speed with the SWG in timing, the two groups have been working in parallel on the same scenarios for most of 2011.

### **Narrowing the Campus Plan Options**

To inform this discussion, THA presented a 3-D computer-generated perspective of the options; details regarding potential commercial zones, parking and community and campus integration; and conclusions from the Strategic Work Group meeting on June 13.

Will then led the BAC through an exercise that the SWG did last week (June 13). He explained that in the spring, we spent most of our time adding and reviewing new options, and now is the time to narrow those options down. He reviewed last May's BAC meeting discussion when the Committee made recommendations based on the following factors:

- Traffic, Parking, Service and Loading
- Neighborhood Improvement
- Open Space and Campus Development

This exercise resulted in agreement between the BAC and SWG on four of the top six scenarios, which was a "very good sign." The Executive Committee and a group of PCC Cascade students went through the same exercise. There was a high degree of concurrence among all the various groups. All groups eliminated options B1, C1, C2 and D1. The options still on the table are: A1, A2, A3, B3, E1 and E2. Based on feedback from these groups, the two clear favorites are A2 and A3.

#### *Servicing the Student Center – potential design flaw with E2:*

Will then carefully reviewed the opportunities and constraints of the six options. He explained that one big factor to consider is how the College can service the Student Center, i.e. food deliveries and waste disposal, while also minimizing disruption on campus and on neighborhood side streets. Will suggested that the best scenario (A3 and B3) is to locate the Student Center behind the Paragon building. This scenario allows delivery and waste disposal trucks to enter from Killingsworth Street and service the Student Center by an alleyway on the south side of the building. Deliveries and waste disposal would be out of sight and trucks would use Killingsworth and the alleyway between the Paragon Building and the Student Center rather than campus pedestrian streets and neighborhood streets. The worst case scenario (E2) would be to connect the Student Center to the Student Service Building. In this option, the Student Center would continue to be serviced from campus pedestrian streets and trucks would have to weave their way through neighborhood streets to access the building. Based on these findings, the planning team recommends eliminating option E2.

In Option A1, A2 and E1, the Student Center would be renovated in its current location, and the College would continue to service the building using campus pedestrian streets (building's east side).

Will then highlighted the need to preserve open space while also considering possible future bond programs. At this point in time, PCC cannot definitively predict when and if there will be future bond measures. With that in mind, PCC must build in a way that preserves the option of future campus improvements and creates a positive campus environment for students today.

#### *New Academic Building and Childcare Center – potential design flaw with A1:*

Will compared Options A1 and A2, as the only differences between the two "A" options are the locations of the new academic building, child play area and the drop off/pick up site. In Option A1, the drop off and pick up site is directly adjacent to the parking garage's ingress and egress on Mississippi Avenue, potentially causing a back up in traffic on Killingsworth Street and ped/auto conflicts near childcare center. In Option A2, the new academic building and child play area is located to the east of the PSEB and 1 ½ blocks north of Killingsworth Street, with the drop off/pick up site on the north side of the building – and away from the traffic moving in and around the parking garage.

The BAC voted to eliminate option A1 based on the information presented.

Parking Garage and TDM Study – potential design flaw with B3, E1 and E2:

Throughout planning exercises with the SWG, BAC, students and open house participants, the planning team has assumed that there will *most likely* be a parking structure while also acknowledging that the College may discover innovative ways to address the parking challenges at Cascade without a garage. The Transportation Demand Management (TDM) study began in April 2011 and the consultants are in the process of compiling their field data and PCC survey results. Prior to this meeting, the planning team presented the six options to the TDM consultants. The consultants' *preliminary* recommendations were to locate a possible parking garage as close as possible to Killingsworth Street and Interstate 5 (A1, A2 and A3). The scenarios with the garage located off of Killingsworth Street and farther from Interstate 5 are B3, E1 and E2.

In a PowerPoint presentation, Nick Hodges with THA quickly reviewed three-dimensional perspective renderings of the remaining options. He explained how the Student Center would be serviced; traffic flows for parking garage and childcare drop off/pick up, campus landscape design and visual campus "plazas" or anchors. He confirmed that all three schemes A, B and E work, but "A" scenarios appear to work best. Nick introduced Carol Mayer Reed, the landscape architect working with THA on the planning effort. Carol helped answer BAC questions and explain the landscape concepts and design for each of the presented options.

Option A2:

- Student Center and Library combined in current location
- Student Center would be serviced via campus pedestrian street (Borthwick Avenue)
- Revamped plaza in existing quad, with another new plaza south of Library on Killingsworth Street (activation)
- Fire truck training would be conducted between parking garage and existing PSEB
- Provides a surface parking lot behind the Paragon block, south of New Academic Building.
- Question from Brian Murtagh: Where are shuttles? Response: Same place.

Option A3:

- Student Center and Library detached
- Potential activation and entrance on Killingsworth to Student Center through renovated Paragon building
- Develop three new plaza areas – spread out campus activities and foot traffic
  - Two along campus mall – 1) between NAB and Student Center, and 2) between Library and Terrell Hall
  - Third in front of Library to activate area along Killingsworth Street
- Fire truck training would be conducted between parking garage and existing PSEB
- Option draws activity to the west side of campus with New Academic Building, Student Center, plaza and parking structure.

Option B3:

- Student Center and Library detached
- Potential activation and entrance on Killingsworth to Student Center through renovated Paragon building
- Develop three new plaza areas – spread out campus activities and foot traffic
  - Two along campus mall – 1) Parking Garage and Student Center, and 2) between Library and Terrell Hall
  - Third in front of Library to activate area along Killingsworth Street
- New Academic Building located in front of PSEB, with child play area facing north and adjacent to fire truck training area
- Option draws activity to the west side of campus with New Academic Building, Student Center, plaza and parking structure.

Option E1:

- Student Center and Library combined in current location.
- Student Center would be serviced via campus pedestrian street (Borthwick Avenue)

- Revamped plaza in existing quad, with another new plaza south of Library on Killingsworth Street (activation)
- Fire truck training would continue in its current location, collocated with surface parking lot
- Parking structure backs up to existing buildings on Paragon block, facing the New Academic Building and child play area.

### Questions and Comments from the BAC:

- Brian Murtagh: I have concerns about the size of the campus as it is empty during school breaks. I don't think the ends of the central axis are well defined.
  - Carol responds: We want more interaction with existing surroundings. Perimeter transparency.
- Algie Gatewood: I like that option A3 gives us a campus mall. I used to be concerned about moving Student Center, but now, I am actually changing my mind and like the relocation of having Student Center nice and close to New Academic Building. Parking garage location makes sense too.
- Tom Markgraf: I liked Algae's comments. Many other attractive campuses have long visual formats. Maybe create anchor points with fountains or other landscape focal points at either end.
- Isa Dean: Current green space not usable during much of the year. Are there plans to improve drainage and make the green space more welcoming?
  - Carol responds: Yes, there are plans. We need to make entrances more interesting – create conversation pieces or niches. We don't want to waste space and just call it "lawn." Early childhood education space (noise, laughter from kids) will enliven the place as well.
- Justin Elardo: Based on my own movement between buildings on campus, moving Student Center to another location (option A3) will increase campus foot traffic – a good thing. It will disperse students across the campus. Definitely add a coffee cart in/around the library.
- Sonja Grove: I have always felt our students deserved a beautiful mall and open area. I like the central location of New Academic Building in "A" options. I may be re-located there with education department.
- Kerri Melda: Are there any significant differences in the level of activation of Killingsworth Street in the remaining options?
  - Will responds: We will look at this. PCC will activate Paragon and Kanjaya Building. In option A3, putting Student Center behind Paragon Building block tells property owners than PCC doesn't plan to buy those properties. Hopefully that will incentivize property owners to improve their buildings now.
- Joe McFerrin: How will this impact pedestrian traffic on Albina? Will there be a crossing light?
  - Nick responds: Yes.
- BAC member: Will PCC open the Campus Bookstore to Killingsworth Street?
  - Nick responds: Perhaps. We need to analyze costs over the summer to determine.
- BAC member: Albina side of Student Center (east side), could that turn into a smoking area for students and faculty? How can the campus address that potential issue with design?
  - THA responds: No, we will activate the ground floor on that side of the Student Center.
- BAC member: Will PCC Cascade relocate its art gallery to a more active space?
  - THA responds: Maybe. The gallery folks would like to move.

### Wrap Up and Discussion

Will reminded everyone that there are lots of things still under discussion – for example, whether to separate the Student Center and the Library and create a Learning Commons. Will said that the team asked the SWG - of the four options, which one would you eliminate for further study. The SWG selected E1. Will posed the same question to the BAC. The group voted unanimously to eliminate Option E1. Ten of 13 members voted to eliminate Option B3.

Will then asked BAC members to identify their **favorite option**. Twelve members voted for A3, one person preferenced Option A2. Brian inquired if moving the parking facility to the B3 location slightly north would encourage more people to access the college from the north, thus potentially decreasing traffic volume on Killingsworth. Will concluded the discussion by letting the group know that over the summer months THA will determine what impact the parking garage location will have on traffic for all of the remaining options.

## **Update on Transportation Demand Management (TDM) Study**

Wing-Kit Chung updated the BAC on the College's ongoing TDM study to address transportation and parking challenges on all PCC campuses. Under his leadership as PCC's Vice President of Administrative Services, PCC formed a steering committee in April comprised of 25 members representing PCC faculty, staff and students. Rebecca Ocken and John Garner, Parking and Transportation Services Manager, staff the committee with Bond members Linda Degman, Grant Bennett and Gina Whitehill-Baziuk also serving on the project management team.

The College also issued an electronic survey in April to 30,000 people; PCC received nearly 5,000 responses. The survey included three survey methodologies, Traditional formatted questions, a Travel Diary and a Preference Survey known as a "Conjoint Survey" which allowed respondents to weigh many options and narrow options from worst to best case scenarios. The market research firm is in the process of synthesizing survey results to report out later this summer. During this time, PCC and its TDM consultants will be researching what other community colleges are doing to address transportation demand challenges.

Also in May a series of TDM open houses were held at the four campuses to hear directly from students, faculty and staff about their travel experiences when accessing PCC. An increase in parking, more frequent shuttle service and additional bike facilities were the most common suggestions heard.

## **Update on Activating Commercial Nodes on Killingsworth**

Rebecca informed the group that PCC is continuing to work with Michelle Reeves, a local commercial broker and development consultant, and the Portland Development Commission on how PCC can help activate Killingsworth Street. Currently, PDC is studying business along Killingsworth Street as part of its Interstate Urban Renewal Area. In particular, PCC is looking at two buildings it currently owns: the Kanjaya and Paragon Buildings.

PCC has been working with DAO Architects to brainstorm ideas about the development potential of these two sites. In a PowerPoint presentation, Rebecca and Grant Bennett, Managing Architect for PCC Bond Program, presented three architectural scenarios reflecting increasing levels of capital investment and activation and types of uses: A) Splash of paint on the storefront façade, B) Development of a new storefront and gallery, and C) Complete renovation of storefront and interior space. The purpose of this work is to spur further thinking with internal and external PCC stakeholders about the development potential of these buildings.

Looking ahead, the Campus Executive Committee will continue to review and discuss options, feasibility and next steps.

## **Future BAC Involvement Discussion**

Gina reviewed the process to date, thanked BAC members for volunteering their time and energy over the last eight months and outlined next steps.

Following this BAC meeting, the Executive Committee will meet to confirm the preferred options recommended by the SWG and the BAC. Over the summer months, THA will thoroughly assess the viability, cost, opportunities and constraints of each of these options: A2, A3, and B3 and if appropriate, also identify possible hybrid variations for discussion in the fall. PCC will reconvene the BAC and SWG and bring those findings back out to the campus and to the community in a variety of venues and formats for public comment.

PCC has been very pleased with and grateful for the BAC's hard work and collaboration among a variety of different community interests and backgrounds. It has been an effective body for sharing community perspectives, needs and expectations and broadening community engagement opportunities. While PCC wants to stay true to its promise and committee members' commitment to participate in ten meetings to help the College identify viable site plan options for campus build-out, the college and campus also want to express desire and commitment to engage the community in implementing the guiding principles in the design and construction phases to follow. Gina initiated a survey of hands to see how many BAC members would like to continue their involvement into the next phase of design; most everyone raised his/her hand.

Gina informally surveyed BAC members to share what they thought went well or didn't go well with the BAC planning process:

- Brian Murtagh: The schedule was too aggressive, not enough time to have a discussion among the group.
- Sonja Grove: It was frustrating to me to have a schedule conflict on Thursdays. Perhaps explore another meeting day besides Thursdays. Information provided was done in a super professional way... thanks.
- Isa Dean: I enjoyed the food and loved that PCC used local restaurants to cater.

### **Future Meeting Dates:**

This October, PCC will bring back findings from this summer's refinement work to campus and community stakeholders for review. We would like to reconvene the BAC during this time as a key component of that review process. Over the summer PCC will develop a possible structure for on-going committee involvement. It is anticipated that following that initial meeting, future BAC meetings would be every two to three months during the next phase of work.

Over the summer, PCC will check in with each BAC member to discuss your availability in scheduling a meeting in October. PCC will also look at what other types of stakeholders are missing or should be engaged in this next phase of planning. **PCC encourages BAC members to contact Christine Egan or Gina Whitehill-Baziuk if you would like to suggest other types of stakeholders or individuals who would be important to engage in this next phase.**

### **Announcements**

Abe Proctor announced that PCC Cascade will host a National Nights Out event on campus on Thursday, August 10, 4-8 pm.

Algie Gatewood presented a recent news report on YouTube regarding a new college scholarship program developed in partnership with Jefferson High School, PCC's Middle College Program and the University of Eugene.

**Adjourned:** Meeting adjourned at 8:00 p.m.

**Recorder:** Abe Proctor