

Cascade Bond Advisory Committee: Meeting Notes #13

Meeting Date: April 5, 2011, 6:00 – 8:00 p.m.

Meeting Location: Terrell Hall, Room 112, Cascade Campus

Attending:

BAC Members: Algie Gatewood, Kerri Melda, Jason Lim, Doug Taylor, Brian Murtagh, Tom Markgraf, Justin Elardo, Lt. Derrick Foxworth, Sonja Grove, Gauri Shanker Rajbaidya, Isa Dean, Ben Torres, Baxter Nelson, Troy Jesse and Mark Tellis.

Guests: Julie Davenport (PCC Student), Owen Weiss (PCC Student), Esther Forbyn (PCC Student), Scott Huff (Dean of Instruction, Cascade Campus) and Officers Erik Hargrove and Todd Johnson (PCC Public Safety)

PCC Staff: Linda Degman, Scott Huff, Rebecca Ocken, Gina Whitehill-Baziuk, Abe Proctor, Wing-Kit Chung, Randy McEwen, John Garner, Christine Egan.

CM/GC Team: Cade Lawrence, Thomas Smith, Tova Purnell and Derrick Beneville (Hoffman); Charlie Morrison and Sharon Maxwell (Boanerges Group, LLC); Mark Matthews and Mark Derhank (Pacificmark Construction); and Andre Baugh (Group AGB).

Members of the Public:

Denyse McGriff (Portland Development Commission)
Paul Anthony, President, Humboldt Neighborhood Association

Presenters: Will Dann and Nick Hodges (THA Architects) and Rick Williams

Welcome:

Algie Gatewood called the meeting to order at 6:10 pm. While members ate their dinners, Algie thanked BAC members for attending and reviewed the meeting agenda:

1. Introduce Hoffman Cascade team members
2. Review memo and Q&A with committee
3. Update and discussion regarding TDM Plan for Cascade Campus
4. Present and discuss virtual "walk about" for new campus buildings and underground garage
5. Update on Kanjaya and Paragon buildings on Killingsworth Street
6. Next steps regarding upcoming phases and anticipated construction schedule

Introduction of Cascade Campus' new Contract Management/General Construction team:

Algie Gatewood introduced Cade Lawrence, Hoffman's Project Director, who then introduced the Project Manager, Derrick Beneville, and the rest of his team from Hoffman, Boenerges Group, Pacificmark Construction and Group AGB. Cade highlighted team members who were PCC alumni. He discussed how his team would do their best to minimize disturbance for the neighborhood and commercial areas during construction and that one of their goals is to ensure that they use minority and women contractors on site. As his team has successfully worked with THA Architects on multiple projects in the past, he anticipates a positive working relationship between his team, the design team and PCC.

Review Memo and Q&A with BAC: Will Dann and Nick Hodges, THA and Rick Williams

Will Dann reported on PCC's progress since the BAC's December 2011 meeting. PCC will be submitting its Type II application to the city later this month. In response to Brian Murtagh's question, Will explained that the application will undergo extensive staff review and require meetings with local neighborhood associations. On the design team side, THA has been tying up loose ends with regards to the underground garage design and the new academic building, which will be the first building constructed, and working with PCC's Cascade newly hired CM/GC – Hoffman/Boenerges.

Will briefly reviewed each of the questions and responses from the follow up memo and provided an update regarding parking spaces in the garage, existing surface lots, proposed surface lots and on-street parking.

Question #1: Will showed a comparison of net gain parking spaces with the above-ground (135 spaces) and underground (75 spaces) parking garages. Rick and Will explained that PCC is laying plans to meet parking demand at Cascade with a combination of additional parking and a campus TDM Plan. For example, PCC is currently looking for parking on PCC-owned property within the area to supplement the number of on-campus parking spaces. At present, there are 347 cars parking in the neighborhood, based on actual counts. This number may fluctuate up or down based on PCC's effort to secure and maximize satellite and auxiliary lots.

Question #2: Rick explained that the PCC team met with the City's Bureau of Transportation staff regarding a neighborhood residential parking program. City staff was in favor of creating one and, in fact, were hoping to see that strategy scheduled much earlier in the TDM Plan for Cascade Campus. In the meeting with city staff, the PCC team insisted that a neighborhood parking program be considered much later in the plan - Tier 3 (8-10 years) as PCC feels strongly about implementing and evaluating campus-related strategies first.

Question #3: Underground parking garage is currently planned to be 220 spaces and will displace 145 existing surface spaces. As a result, there will be a net increase of 75 spaces. The difference between the 4-story garage and underground garage is 60 cars less.

Question #4: Will explained that people will access underground garage from behind the Student Center (ingress and egress). In response to Isa Dean's question, Will noted that the new academic building and Student Center will not be accessible from the garage as part of the campus' public safety plan. Also, having a single access point helps to "activate" above-ground space.

Question #5: Will stated that the team is currently evaluating public safety for the proposed underground garage, including: How will it be accessed on the outside, how people will exit, ADA access and security measures including, panic buttons, cameras and lighting. The team will work closely with Campus Public Safety representatives on this issue.

Question #6: Rick confirmed that PCC is exploring auxiliary lots to accommodate people who drive to Cascade and use the PCC shuttle. PCC is specifically looking for sites that are a comfortable walking distance for PCC users.

Will opened the floor to questions to clarify the information presented thus far.

Question by Brian Murtagh: Have the transportation consultants looked at possible street improvements that might be needed with the new garage, i.e. stoplights, turning lanes, etc.?

Response from Rebecca Ocken: The design team has been looking at the feasibility of the underground garage with existing street conditions and capacity on Killingsworth. Early analysis identified parking, not circulation, as the problem; however, we will have Kittleson evaluate that again and keep the BAC informed.

Question by Brian M.: "What is the gross number of required spaces for the build-out and will that information be provided to the BAC?"

Response from Will: Yes, the design team will provide that information following the meeting.

Question by Brian M.: There will be additional traffic filtering through the neighborhood in new directions, like Mississippi and Missouri streets, to access the new garage. There will also be a new bike boulevard along here. Is there a way to discourage that kind of sneaking through the neighborhood that drivers will do?

Response from John Garner: PCC's team looked at this potential issue, and vetted ideas to preempt it, like making Mississippi a one-way street.

Question by Isa Dean: Is the concept of underground parking really new?

Response: Yes, for PCC it is.

Question by Brian Murtagh: Looking at numbers. Overall parking demand is about 1,292. Proposed TDM segment is a large proportion. How does the count connect to the TDM portion?

Response from Rick: We take peak parking (lots plus on-street parking) and correlate that to square footage. Actual demand is 3.15 stalls per 10,000 square feet. TDM goal is to bring this below 3.

Response from Algie Gatewood: PCC will stand by its commitments in the TDM plan and the Guiding Principles that we developed for this planning process.

Update and Discuss TDM Plan for Cascade Campus: Rick Williams

Rick summarized the 47-page document and "tiered" program. He explained that the city is okay with PCC's approach, which is to reduce the number of cars in the neighborhood (infiltration). PCC also wants to create a "dashboard" to monitor progress over time.

The Tiered-Program: Per earlier conversations asking for triggers, the college will collect data and assess each year. The TDM plan calls for adding new tiers every year if target numbers are not met. The goal is a reduction of 104 cars over ten years.

Range of performance metrics: Rick explained how the dashboard will facilitate this:

Tier 1:

- Annual reports to the City

- New PCC position – District TDM Coordinator
- Develop new surface lots
- Pilot performance-based pricing
- Increase enforcement penalties and add 3rd enforcement officer
- Marketing and outreach
- Improve bike infrastructure – racks, security, bike repair facilities

Tier 2

- Curriculum- expand online / hybrid classes
- More performance-based pricing
- Transit: Better pricing on Student Select Pass. UPASS program for all employees
- Support city's idea to create on-street time zones and metering adjacent to campus

Tier 3:

- Lower tuition for off-peak classes
- Full pay-as-you-go parking program
- Lower Student Select Pass transit
- Bike Purchase Program

Tier 4:

- 1.0 FTE TDM Coordinator for Cascade Campus
- Pay-as-you-go parking program

BAC Questions:

Question by Tom Markgraf: Tell us about the TDM Coordinator. Who is his boss?

Response by Rick: We don't know yet as this is a new position.

Question by Brian Murtagh: Is there a way to decrease reaction time to spikes in parking?

Response by Rick: We will respond year-to-year.

Question by Brian Murtagh: I am concerned about proliferation of satellite surface lots. What about security?

Response by Rick: That will be evaluated as part of the TDM dashboard.

Comment by Jason Lim: There are more vehicle break-ins lately. That needs to be policed.

Present Schematics for Buildings and Garage: Will and Nick, THA

Will reviewed the design/construction timeline, terminology and acronyms with the Committee and explained that the team's focus will shift from big issues to small ones. The Guiding Principles will continue to guide us.

Nick showed sketches of interior and exterior spaces interacting as well as sketches of entryways, noting that vertical circulation is important. Nick then "drove" a 3-D model through the buildings.

BAC Questions:

Question by Isa: Will there be green roofs on the buildings?

Response from Will: We don't know if that will be feasible. Cost is a big factor but we do know that the area above the garage will be a green roof.

Question by Isa: Will there be “private” outdoor spaces on campus?

Response from Nick Hodges: Yes, there will be.

Question by Sonja Grove: Modeling was really cool. Is THA examining best practices at other community colleges?

Response from Will: Yes

Comment by Sonja: Cafeteria area really needs to be fixed.

Comment by Isa: I love the open vertical circulation. At Harvard Business School, eating areas facilitated student networking.

Conversation with students regarding local restaurants and Campus Food Service

- *Esther: I love the local restaurants. How do people feel about food service on Albina?*
- *Response: Fine.*
- *Denyse McGriff, PDC: Local restaurants want PCC to partner with them. PCC food service is direct competition.*
- *Gauri: New cafeteria could be part of the good energy of Killingsworth.*
- *Esther: Students need access to healthy food. PCC could work with local businesses to provide this. Free speech hallway is in the heart of Cascade. Needs to be preserved on ground floor of new Student Center.*
- *Randy: Confirmed that the college will be maintaining its food service.*

Update on Kanjaya and Paragon Buildings

Rebecca provided an update on PCC plans for Kanjaya and Paragon buildings. We’re examining moving campus art gallery to Kanjaya. For Paragon, the college has asked its new CMGC, Hoffman Construction, to assess the building and provide cost estimates for rehabbing the building for its onsite headquarters for contractors as well as a central community bond construction informational center and a living lab learning center for students.

Question by Brian Murtagh: What’s the timeline for Kanjaya and is it tied to bond money?

Response from Rebecca: We don’t know the timeline yet, and no, it is not tied to the bond.

Next steps for upcoming phases and construction schedule: Gina Whitehill-Baziuk

The committee indicated previously that members were interested in staying connected with construction at key milestones. The next meeting will likely be in June when we will be in schematic design and will have completed programming meetings with the stakeholders who will be moving into the two new buildings. Gina asked that the committee members stay involved and invite other community members to take part as we proceed with design and construction. Information and documents will be available on the web site. Gina noted that the construction schedule is subject to change.

Announcements:

- Doug Taylor let people know about the ASPCC’s efforts to “Get out the Vote.” They have a goal to register 750 people for the primary election/

- Gina asked the committee to recognize the work of its two ASPCC leader representatives, Julie Davenport and Doug Taylor. They will both be graduating from PCC this June.

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

Recorder: Christine Egan and Abe Proctor