

Cascade Bond Advisory Committee: Meeting Notes #7

Next Meeting
Thursday, April 28, 2011
6:00 – 8:00 pm
Dinner available 5:45 pm
Peninsula Park Community Center
700 N. Rosa Parks Way
Portland, Oregon

See updated meeting schedule on last page

Meeting Date: March 31, 2011, 6:00 pm – 8:30 pm

Meeting Location: Humboldt Gardens, 5033 N. Vancouver Avenue, Portland, Oregon

Attending:

BAC Members: Algie Gatewood, Sonja Grove, Troy Jesse, Royce Mason, Margaret Mahoney, Kerri Melda, Ben Torres, Brian Murtagh, Isa Dean, Paula Barreto, Tom Markgraf, Justin Elardo, Jason Lim, Lisa Reed Guarnero, Wesley Nelson and Derrick Foxworth

PCC Staff: Linda Degman, Rebecca Ocken, Gina Whitehill-Baziuk, Christine Egan, Abraham Proctor, Kristen Watkins and Wing-Kit Chung

Presenters: Will Dann and Becca Cavell, THA Architects

Guests: PCC Students: Tom Worth, Doug Taylor and Julie Davenport
 Neighborhood: Lawrence Guarnero, Laurie Therrell
 Michelle Reeves, Michelle Reeves, LLC, Development Consultant
 Paul Cathcart, Project Manager, Portland Public Schools Facilities
 Debbie Bischoff, City of Portland, Bureau of Planning and Sustainability
 Denise C. McGriff, Portland Development Commission

Facilitators: Jeanne Nyquist and Shirlene Warnock, Innovative Growth Solutions, LLC

Welcome:

The meeting was called to order at 6:10 pm. Dr. Algie Gatewood, President of Cascade Campus, welcomed BAC members, PCC staff and guests. Dr. Gatewood thanked members for their continued commitment.

Public Comment:

Jeanne inquired if any members of the public wished to make public comment. There was no public comment.

Meeting Agenda:

Jeanne reviewed the goals for the meeting, as follows:

- Debrief from last meeting, March 10, 2011
- Review modeling schemes from campus groups
- Modeling exercise for Full Build-out

- Modeling exercise for Bond 2008
- Review expectations, deliverables and timeline

Debrief of last meeting: World Café' and 3D Campus Models

Jeanne asked BAC members to reflect back on the previous session and share thoughts:

- There was a common theme of concern about cleanliness of streets.
- We need education in the schools to help deter littering.
- What will education be like in the future?
 - More on-line classes may reduce need for parking.
 - Digital technology will change library.
 - Library of the future will include integrated uses such as food service and gathering places for networking and socializing.
- Emphasis on positive impacts of providing 'facelift' to storefront streets – including landscaping.
- Parking is a key issue for campus planning:
 - Upon reflection, some members felt they did not want parking garages because of potential safety issues – would rather deal with overflow parking in the neighborhood.
 - If a parking garage is needed, provide one large structure rather than multiple garages.
 - People want to park close to classes – need to site parking within a reasonable distance from classrooms.
 - Concern about safety issues in parking garages –
 - Mitigate by patrols, lighting, cameras and other security measures.
 - Activate garages by designing mixed uses and by offering incentives to park in garage to make it an active area.
- Timeline for this planning process is short – concern that we are not getting a broad enough representation of the community.
- Some members are uncomfortable with committee making parking recommendations – suggestion to conduct a survey with residents affected.

Modeling Schemes from campus groups

Will Dann with THA Architects explained that tonight's modeling session will be conducted in two rounds. The first round will be modeling around the maximum development and will set the stage to make intelligent decisions for the future. Round 2 will focus on the 2008 Bond build-out. Will reminded BAC members that the modeling exercise is designed to help them think with an eye to the future; it is not a campus master plan, but will provide concepts to inform future planning.

Will presented a PowerPoint presentation to BAC members reviewing the three models developed by BAC members in the March 10, 2011 modeling session, as well as three models developed by members of the PCC Strategic Working Group (SWG) and others on the Cascade Campus. Modeling Schemes were as follows:

BAC Member Models:

- 1) Transit Solution Scheme
- 2) Courtyard Scheme
- 3) Dispersed Scheme

Non BAC Models

- 4) Activation Scheme
- 5) Split Parking Scheme
- 6) Compaction Scheme

Will stressed that none of the modeling schemes represent the 'final answer', but will help to generate discussion on concepts and themes. He asked BAC members to keep the following in mind as they go through the modeling process:

- What is the nature of the open space?
- How do we activate Killingsworth?
- Do we have compacted or dispersed parking? Where are people coming from?
- How are you using land for the future?

A BAC member asked about parking and economy of size. Will explained that it depends on height limit and to keep in mind that they need four blocks for a ramping system to make sense.

Becca Cavell, THA, reviewed the key for placing buildings and parking and established the guidelines for the modeling exercise, as follows:

Through the 2008 Bond Program, PCC Cascade will further the College mission of creating new educational opportunities for generations to come by building and renovating facilities that sustain our resources, delight our students, enhance our community and exceed the expectations of District citizens.

With that in mind, members were asked to consider the following guidelines for the modeling exercise:

- Work within the Impact Mitigation Plan (IMP) boundary.
- Protect investments of the 2000 bond.
- Be efficient with the use of existing land.
- Preserve open space for student gathering.
- Respect the street grid.
- Recognize that building on top of existing buildings is structurally impractical.
- If a building is removed, it will need to be replaced.
- Provide active use space on the ground floor along Killingsworth and anywhere else deemed appropriate and viable.
- Create efficient and realistic parking arrangements – Minimum 4 large blocks.
- Create efficient and realistic building footprints – Minimum 2 large blocks.
- Use all the blocks provided.

Becca provided further guidelines as follows:

- The IMP build-out for parking is conservative and assumes that land goes to buildings not parking.
- PESB building needs to be replaced.
- Student Center needs to be replaced.
- Plan for the long term needs to shape plan for the short term.

A BAC member expressed concern about security in parking garages. Derrick Foxworth, PCC Public Safety, explained that several measures can be taken to enhance security, including patrols, cameras, and lighting. He also emphasized that activity enhances security.

Modeling Session:

Prior to the start of the modeling session, Dr. Gatewood introduced the PCC students in attendance. Students were dispersed throughout the three modeling tables.

Modeling Groups					
Blue Group		Green Group		Orange Group	
Will Dann	Facilitator-THA	Becca Cavell	Facilitator -THA	Rebecca Ocken	Facilitator – Bond Program
Gina Whitehill-Baziuk	Scribe	Christine Egan	Scribe	Abe Proctor	Scribe
Brian Murtagh	Neighbor	Kerri Melda	Neighbor	Isa Dean	Neighbor
Julie Davenport	Student	Jason Lim	Neighbor/ Business	Tom Markgraf	Neighbor
Ben Torres	Business	Wesley Nelson	Business	Algie Gatewood	Campus
Margaret Mahoney	nonprofit	Justin Elardo	PCC Faculty	Royce Mason	Business
Sonja Grove	PCC Faculty	Derrick Foxworth	PCC Public Safety	Lisa Reed Guarnero	Non profit
Paula Barreto	PCC Student	Tom Worth	PCC Student	Troy Jesse	PCC Faculty
				Doug Taylor	PCC Student

Round 1: Exploring full build out options

Blue Group, Round 1 – Debrief



Figure 1: Blue Group, exploring full build out options for PCC Cascade Campus

Key Points: Verbal Report Out: Blue Group – Round 1:

- Heart of campus is Student Center (SC) – Need to make it a more active center
 - Move bookstore to SC – add to south side of building (Killingsworth side)
 - Integrate with food service
 - Integrate building with the community
 - Retain architecture of Library – use Killingsworth as main entry
 - Refocus interior use of space
- Farmers Market idea
- Remodel nicest buildings on campus
- Public Safety building – remodel in existing location
- Remove PSEB – integrate parking
- Parking:
 - Integrate parking with classrooms and active spaces
 - Develop garage with active use and locate parking next to other activities to enhance safety

- Maintain small surface parking lots for short term parking and ride share
- Reserve northern-most surface lots for future build out
- Develop active space along North end of Jefferson School football field
- Activate PCC buildings on Killingsworth
- Develop central plaza in center of campus
- Open Kerby as a public street (access to Jefferson)

**For further detail – consult video recording.*

Green Group, Round 1 – Debrief



Figure 2: Green Group, exploring full build out options for PCC Cascade Campus

Key Points: Verbal Report Out: Green Group – Round 1:

- Open retail along Killingsworth – activate, enhance safety, attract people
- Disperse parking to make it attractive, integrated into community and convenient for students
- Create open mall through campus
- Develop mixed use buildings (garage/education/retail) dispersed throughout the area
- Activate street space in front of Library
- Move Public Safety building – add classroom

**For further detail – consult video recording.*

Orange Group, Round 1 – Debrief



Figure 3: Orange Group, exploring full build out options for PCC Cascade Campus

Key Points: Verbal Report Out: Orange Group – Round 1:

- Ground floor retail beneath parking/academic buildings
- Student Center needs to be replaced/reconfigured
- Green spaces – Should they be contiguous ‘avenues’ or isolated areas? Both?
- Two parking hubs at west end and north end
- Activate Killingsworth street front
- Remove PSEB
- Relocate Public Safety closer to Cascadian apartments

**For further detail – consult video recording.*

Round 2: Bond 2008 Build Out

Becca explained that the following modeling pieces would be used for Round 2:

- 4 yellow building blocks
- 4 grey parking blocks
- 2 red retail blocks

Linda Degman, Associate Director of the Bond Program, reminded BAC members that the Bond 2008 build-out includes building a new academic building. PCC has received an \$8 million grant to build one 50,000 sq. ft. building, which must be completed by spring 2014 or funding will be lost. Design must include a plan for Early Childhood Education Program in the building, with an outdoor play area and pick-up and drop-off access.

Blue Group, Round 2 – Debrief



Figure 4: Blue Group, exploring Bond 2008 improvements for Cascade Campus

Key Points: Verbal Report Out: Blue Group – Round 2:

- Develop parking structure integrated with retail at Michigan and Killingsworth
- Develop 'U' or more activated 'T' shaped Education Building next to PSEB -
 - away from parking/traffic circulation
 - safe drop off area for children
 - playground in center of 'U' shaped building or on either side of the "T" shaped building
- Rebuild Student Center and orient to Killingsworth with the library

**For further detail – consult video recording.*

Green Group, Round 2 – Debrief

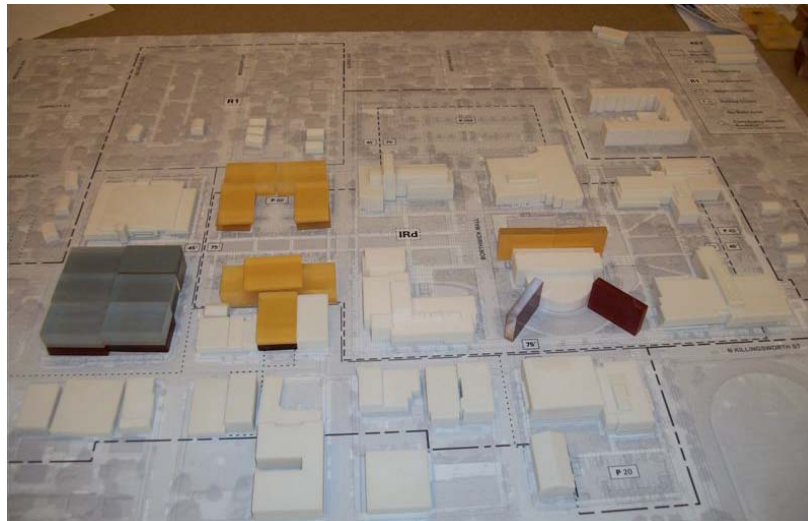


Figure 5: Green group, exploring Bond 2008 improvements for Cascade Campus

Key Points: Verbal Report Out: Green Group – Round 2:

- Design as an urban campus – integrate into neighborhood
- Campus doors open to Killingsworth
- Create open mall or maintain Quad area
- Provide parking with 2 commercial areas
- Articulate Academic building to create safe space for kids (U-shaped building with child play area)
- Activate Library building to be Student Center with entrance fronting Killingsworth – move Library
- Open up Kerby Avenue

**For further detail – consult video recording.*

Orange Group, Round 2 – Debrief



Figure 6: Orange group, exploring Bond 2008 improvements for Cascade Campus

Key Points: Verbal Report Out: Orange Group – Round 2:

- Locate new Academic Building near open space to accommodate childcare
- Build parking on existing surface lots – near freeway

**For further detail – consult video recording.*

Common Elements

Will Dann guided the BAC in a discussion to identify the common elements in tonight's modeling exercises:

- Parking on all 3 schemes on same block with activation
- All groups developed a new concept for the Student Center
- 2 teams developed the block east of PCC
- Everyone seemed to like green space on both sides of free-standing building
- Clear about putting childcare away from garage and creating drop-off area
- Retail on Killingsworth a positive move
- All want least amount of impact on community
- Open up campus mall to green space; however, some felt that the campus mall should also serve a function

Review of Expectations, Deliverables and Timeline

Gina Whitehill-Baziuk presented the committee timeline and reviewed the following key points:

- BAC members to assist with getting input from a broader audience. BAC members are asked to share thoughts and concepts with others in the community.
- **Public Involvement:** *Progressive Open Houses* displaying the models will be held on April 19 and 21. On April 19, PCC and THA will host models at Coffeehouse 5 and other locations in the community. On April 21, PCC Bond team will set up a tent on campus displaying the models. Campus and surrounding community will have opportunity to give input from 3 p.m. to 8 p.m.
- PCC Strategic Working Group (SWG) works during the day and the BAC meets in the evening; this has made it difficult to bring the two groups together. The Bond Team is the messenger between the two groups, as well as people who participate with both groups, i.e. Algie, Paula and Abe. The goal is to consider input from both groups and find a win-win outcome.
- Internal and external stakeholders will agree on options to price out by June. THA will do the costing over the summer and reconvene the BAC in the fall to discuss final recommendations.

Gina asked people for advice on how to get the word out to the neighborhood. BAC members made the following suggestions:

- Mailings, flyers and publications
- Neighborhood associations
- Postings in Library, Reflections Book Store and Peninsula Park Community Center
- Door-knocking in neighborhood
- Engage students
- Sponsor a discussion on OPB 'Think Out Loud' program and/or utilize community access channel
- BAC members asked that language barriers be considered and faith-based organizations included.

Future Meeting Dates:

- April 28, 2011, 6 – 8 pm, Peninsula Park Community Center, 700 N. Rosa Parks Way, Portland, OR
- May 26, 2011, 6 – 8 pm, Peninsula Park Community Center, 700 N. Rosa Parks Way, Portland, OR
- June 23, 2011, 6 – 8 pm, TBD

Adjourned:

Dr. Gatewood thanked everyone for coming. Jeanne adjourned the meeting at 8:27 p.m.

Recorder: Shirlene Warnock, IGS