

Cascade Bond Advisory Committee: Meeting Notes #6 and #7

Next Meeting
Thursday, March 31, 2011
6:00 – 8:30 pm
Dinner available 5:45 pm
Humboldt Gardens
5033 N. Vancouver
Portland, Oregon

Meeting Date: March 10, 2011, 5:30 p.m.–9:00 p.m.

Meeting Location: North Star Ballroom, 635 N. Killingsworth Court, Portland, Oregon

Attending:

BAC Members: Algie Gatewood, Justin Elardo, Sonja Grove, Joe McFerrin, Royce Mason, Margaret Mahoney, Kerri Melda, Ben Torres, Brian Murtagh, Isa Dean, Mark Tellis, Paula Barreto, Tom Markgraf, Sarah Crisp, Gauri Shanker Rajbaidya, Assefash Melles and Derrick Foxworth.

PCC Staff: Rebecca Ocken, Gina Whitehill-Baziuk, Randy McEwen, Abraham Proctor, Grant Bennett, Kristin Watkins, Randy McEwen and Wing-Kit Chung.

Presenters: Will Dann and Nick Hodges, THA Architects

Guests: Michelle Reeves, Michelle Reeves, LLC, Development Consultant
Paul Cathcart, Project Manager, Portland Public Schools Facilities
Laurie
Michael Wolfson, local business and property owner

Facilitators: Sharif Abdullah and Shirlene Warnock, Innovative Growth Solutions, LLC

Welcome:

The meeting was called to order at 6:05 pm. Dr. Algie Gatewood, President of Cascade Campus, welcomed the Bond Advisory Committee (BAC) members, PCC staff and guests.

Public Comment:

Sharif inquired if there was anyone wishing to make public comment. Sharif introduced guest, Michael Wolfson, who owns several businesses in the area and is planning renovations for the old Toppo's Furniture building, turning it into a nightclub/bar.

Meeting Agenda:

Sharif explained due to the snow cancelation of the February 24 meeting, two meeting topics will be covered tonight:

- World Café – purpose to talk to one another and find group wisdom. Everyone has a point of view and the World Café provides the opportunity to blend and shape points of view.
- 3D Campus Models - Will Dann and Nick Hodges, THA Architects, will lead the group through a hands-on work session.

Sharif explained that tonight's meeting would be videoed to capture modeling work. Participants were asked to raise their hand if they did not wish to be videotaped. There were no objections.

Word Café/Committee Discussion of Community Vision

Sharif opened the World café session with the following quote:

"If diverse and ordinary people are given adequate information and a chance to deeply hear each other and reflect together about public affairs, there is a natural tendency to come to see a larger picture together through each others' eyes, and to then wrestle in good faith with the implications of that larger picture, so that in the end they find that their diversity is a resource, stimulating each other into remarkable creativity. Suddenly options that make sense to all or most of them emerge - possibilities often unseen by any of them when they began talking. ~Tom Atlee Co-intelligence Institute

World Café guidelines/mechanics, as follows:

- A way to access group wisdom. A group can be smarter than its parts.
- PCC Bond staff will be listeners and scribes.
- THA will be resource people at tables to listen and to be helpful, but will not steer conversation.

Vision Statement/Guiding Principles:

BAC members were asked to review Vision Statement and Guiding Principles, as statements will be used to guide conversation.

Focus: Prior Meeting:

Meeting notes from the February 17 meeting were distributed.

BAC members were asked to respond to the following questions: What are some things that you recall from the prior meeting's "Building Community" discussion that resonated for you? Was there anything offered that surprised you?

- Isa Dean thought it was exciting to get a glimpse of how the neighborhood can be more vibrant and she appreciates PCC's financial contribution.
- Mark Tellis stated he was enlightened by the number of different districts in transition.
- Gauri Shanker Rajbaidya felt that not enough examples of core studies from emerging communities were presented.
- Justin Elardo felt there was too much focus on larger universities. Presentation needed to include more information on community colleges, as community colleges are different.

World Café Round 1 - Focus: Community Assessments:

BAC members were asked to review the community assessment report and answer the following questions on 3x5 cards:

- What is one thing that confirms your own point of view?
- What is one thing that contradicts or is at odds with your point of view?
- What is something that surprised you in the assessment?

BAC member feedback was collected in three formats, individual statements written on index cards, verbal comments taken by table scribes and comments recorded during large group debriefs. Following is a summary of key themes. Complete data can be found in the appendix.

*Note: numbers next to themes represent the **total** number of times the issue was brought up in any form (e.g. written, verbal, large group) across all reporting formats.*

Confirms your own point of view?

Response Summary – Top Themes	Index Cards	Table Scribe	Verbal Report
Middle of campus seems warm and welcoming, but feel that campus has its back to residents because of design and structure. (6)	✓	✓	✓
Important for PCC to give back to the community. (3)	✓	✓	✓
Parking, active streets and traffic common themes. (2)	✓		
Businesses are locally owned. (2)		✓	✓

Questions pose by BAC member: How much can PCC really do to develop the neighborhood vs. PCC’s own goal and vision?

Contradicts or is at odds with your point of view?

Response Summary – Top Themes	Index Cards	Table Scribe	Verbal Report
PCC now reaching out contradicts what happened 10 years ago. (2)		✓	✓
PCC is swallowing up the neighborhood. (1)	✓		
Don’t agree campus is uninviting. (1)			✓

What is something that **surprised** you in the assessment?

Response Summary – Top Themes	Index Cards	Table Scribe	Verbal Report
Diversity of business ownership (immigrants). (5)	✓	✓	✓
Number of business owners who live in the community. (3)	✓	✓	✓
The bond process this time around (community involvement). (3)	✓	✓	✓
That there was so much negativity. (2)	✓	✓	

World Café Round 2 – Focus: Qualities of PCC Campus:

BAC members were asked to review and answer the following questions on 3x5 cards:

- (ALT: Where do you spend your time?)
 - What are the qualities of that place?
- Are there any places on campus that you **avoid**?
 - What are the qualities of that place?

Favorite spot

Response Summary – Top Themes	Index Cards	Table Scribe	N/A
Multimedia Center and Auditorium (4)	✓	✓	
Library (2)	✓	✓	
Gardens/Green space (2)		✓	
Quad (2)	✓	✓	
Gym (2)	✓	✓	
Cafeteria (2)	✓	✓	
Small Community Feeling (2)	✓	✓	

Places to Avoid

Response Summary – Top Themes	Index Cards	Table Scribe	N/A
Public Safety Building (8)	✓	✓	
Parking Lot/Open Spaces (3)	✓	✓	
Killingsworth Street (3)	✓	✓	

No Verbal Group Report Out: “Travelers” took the message to each table.

World Café Round 3 – Focus: *Magic Wand for PCC Campus:*

BAC members were asked to review and answer the following question on 3x5 cards:

If you had a magic wand...What is the one change that you would make to the **PCC campus** that would have the maximum positive impact for the maximum number of people?

Magic Wand for PCC Campus

Response Summary – Top Themes	Index Cards	Table Scribe	Verbal Report
Improved parking/transportation - including bike parking (<i>Paula Barreto, BAC member and current PCC student received word that her grant for covered bike parking was just awarded–group applause</i>). (20)	✓	✓	✓
Create center of Quad/HUB that draws students and community. Dynamic people centered. (4)	✓	✓	✓
College begins dialogue for a Farmer’s Market come to campus. (3)	✓	✓	✓
Buildings 2-3 times higher (3)	✓	✓	✓
Improve security. (3) Brighter streets and parking at night.(3)	✓	✓	
Get a face out to Killingsworth/ Bring back Killingsworth	✓	✓	

commercial area. (6)			
Lead in forming a neighborhood/business coalition. (2)	✓	✓	

World Café Round 4 – Focus: Qualities of Killingsworth – Albina Corridor

BAC members were asked to review and answer the following questions on 3x5 cards:

- What is your **favorite spot** on Killingsworth? On Albina?
- (ALT: Where do you spend your time?)
 - What are the qualities of that place?
- Are there places on either corridor that you **avoid**?
 - What are the qualities of that place?

Favorite Spot Killingsworth – Albina Corridor

Response Summary – Top Themes	Index Cards	Table Scribe	Verbal Report
Coffeehouse 5 (9)	✓	✓	N/A
Library (5)	✓	✓	
Chapel Pub (4)	✓	✓	
Peninsula Park (2)		✓	
Telephone Exchange Building and light blue building (?) (2)	✓	✓	

Places to Avoid - Killingsworth – Albina Corridor

Response Summary – Top Themes	Index Cards	Table Scribe	Verbal Report
KC Market (5)	✓	✓	N/A
Various parts of Killingsworth Street (including bus stops) (4)	✓	✓	
In and Out Market at the corner of Albina and Killingsworth (2)	✓	✓	
West of Albina Street (2)	✓	✓	
Mississippi Street (2)	✓		

No Verbal Group Report Out: “Travelers” took the message to each table.

World Café Round 5 – Focus: Magic Wand for Killingsworth/Albina:

BAC members were asked to review and answer the following question on 3x5 cards:

If you had a magic wand . . . What is the one change that you would make to the Killingsworth/ Albina nodes that would have the maximum positive impact for the maximum number of people?

Magic Wand for Killingsworth/Albina

Response Summary – Top Themes	Index Cards	Table Scribe	Verbal Report
Revitalize all storefronts. In-fill, make more vibrant for community and businesses = life on streets. (16)	✓	✓	✓
Improve overall safety – crime prevention through design (<i>more pedestrian friendly/walkable/safe/lighting</i>) (7)	✓	✓	✓
Community Clean-up – including trash pickup for whole corridor (6)	✓	✓	✓
Fix Jefferson High School/educational system. (6)	✓	✓	✓
Rename Killingsworth Street to “Livingsworth” Street (received group applause) (4)	✓	✓	✓
Jefferson High School, PCC, businesses and community come together to have a street fair and show a united community. (4)	✓	✓	✓
Relocate bus stops 72 and 4. (4)	✓	✓	✓

Portland Public Schools Update:

Dr. Algie Gatewood, President of Cascade Campus, updated BAC members on the Jefferson High School and PCC’s **Middle College Partnership**. Over the last six years Jefferson students have been taking college level courses at Cascade Campus. Dr. Gatewood presented the following:

- Middle College students average a 2.88 GPA
- Most Middle College students are first generation college attendees.
- The PCC/Jefferson partnership gives students hope and opportunity.
- 87% students have succeeded in passing their courses.
- 99% graduate from high school; compared to a 66% statewide graduation rate.
- 72% continue on to college. Some students have continued on to receive scholarships and attend universities such as, University of Chicago, Bennett College and Brown University.
- 1 1/2 years ago the Middle College was expanded and redesigned through a partnership with Portland Public Schools; this redesign has enhanced student overall success.
- Middle College students are assigned a coordinator/coach who acts as the liaison between the student and faculty.
- Students who start Middle College by the 11th grade typically earn 45 credit hours toward a diploma or associates degree.

In response to a BAC member question, Dr. Gatewood estimated that approximately fifty students attend Middle College each term. Dr. Gatewood explained that the partnership between PCC and Jefferson High School gives students dreams, hope and tools. This builds community in a big way.

Kristen Watkins, Associate Vice President, College Advancement, provided an update to the BAC members:

- Portland Public Schools (PPS) has a bond measure on the ballot that if passed, partial funds will be shared with Jefferson High School.
- PPS approached PCC about how to collaborate. Collaboration will depend on if the bond measure passes for Portland Public Schools.
- PCC has a timeline and a process both externally and internally. If the PPS bond measure passes, they will need a community process. The question then becomes “can PCC and PPS dovetail processes and work together towards a share vision?”

Modeling Session: Hands on work session with 3D Campus Models

Sharif opened the modeling session of the meeting at 7:45 by inviting BAC members to divide into three table groups. He explained that each table group would have a PCC Bond representative to act as listeners and scribes and THA members at tables to assist. He then introduced Will Dann and Nick Hodges, THA Architects.

Will explained to BAC members that the background information they have been gathering in earlier meetings would now help them to envision the possibilities of what the campus might look like in the future. This bond measure is a small one, but it is prudent to look ahead to achieve both the neighborhood and the college's goals. The activity is designed to give an idea of the different density over the next 20 to 30 years. Plans are subject to change and BAC members are encouraged to think about what is needed now while maintaining flexibility for the future.

Nick reviewed the zoning, setback, open space, height restriction and floor area ratios. BAC members asked the following clarifying questions:

- Who made the decision about the 75 foot height restriction in the center of campus? Nick explained this is a unique height restriction that was negotiated when the IMP was negotiated.
- Can parking go underground? Will explained that the cost is 2 to 3 times higher than building above ground.

Nick 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's 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, BAC 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.

Modeling Session Debrief:

Group #1

Group members: Justin Elardo, Paula Barreto, Mark Tellis, Derrick Foxworth and Isa Dean
Observer: Paul Cathcart (Portland Public School District)
THA Resource: Becca Cavell, THA
PCC Scribe: Abraham Proctor

Group #1, Round 1 – Debrief

Picture: Group #1, Round 1, Results:



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

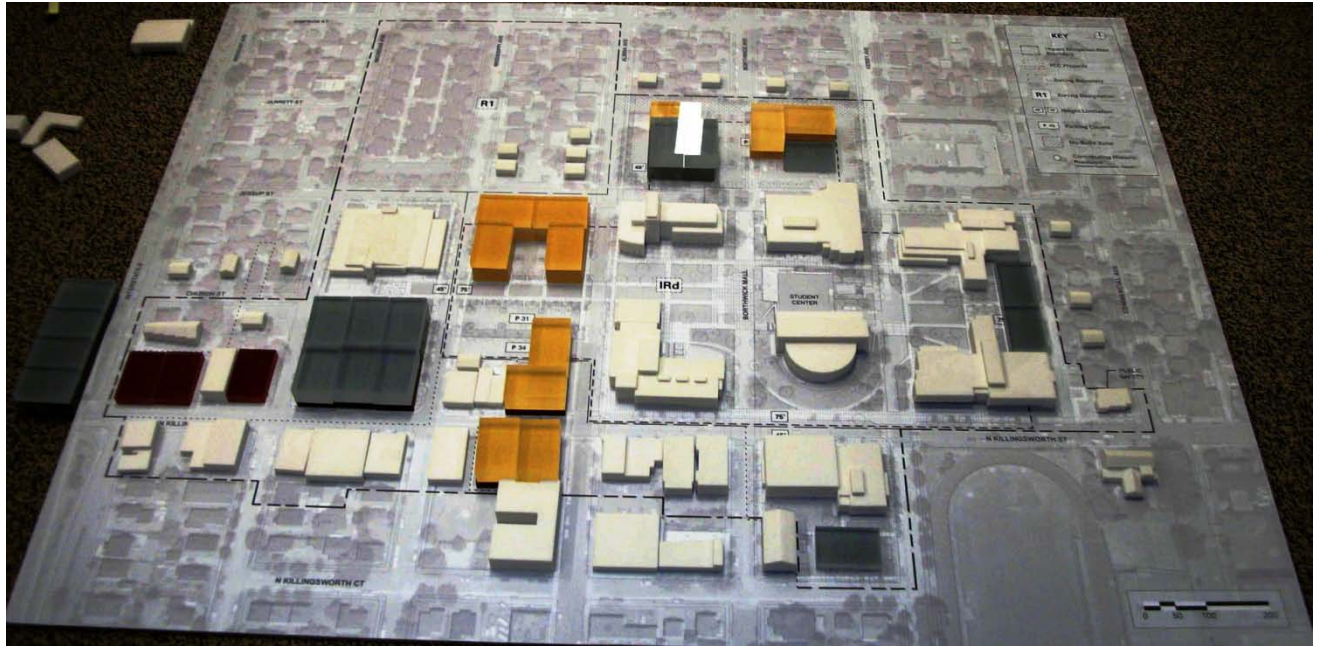
- Proposing a huge parking structure. Close to freeway and adjacent to retail core and not through neighborhood.
- Bigger structure = parking in one area.
- Discussed if parking on one side would take time for students to get used to?
- Residents in group were totally against parking.
- Group questioned opening up Kerby Street.
- Proposed to knock down Student Center.
- Provided for more green space.
- Added academic space and discussed childcare center.
- Created more retail along Killingsworth Street to revitalize commercial district.

**For further detail – consult video recording.*

Group #1, Round 2 – Debrief

Group members: Justin, Paula, Mark, Isa and Derrick
Observer: Paul Cathcart (Portland Public School District)
THA Resource: Becca Cavell, THA
PCC Scribe: Abraham Proctor

Picture – Group #1, Round 2:



Key Points Verbal Report Out: Group 1 – Round 2

- Parking caps the freeway (outside of IMP).
- Felt strong about parking garages – don't want to be a community of parking. Can we put it underground? Should it be invisible?
- Want to encourage alternatives to transportation.
- A question was posed: What if distance learning increases and the need for parking goes away in the future? THA explained that the current parking proposed is less than future demand.
- Group understands that this is wishful thinking.

**For further detail – consult video recording.*

Scribe Notes: Group 1 (Comments for both rounds 1 and 2):

- Parking
 - Close to freeway is good
 - Combine academic and parking structures?
 - Get rid of surface parking.
- Perimeter
 - More integration, less “buffer”
- Interior
 - Preserve continuous green space

Group #2, Round One

Group Members: Brian Murtagh Royce Mason, Tom Markgraf, Joe McFerrin and Asefash Melles

Observers: Kristen Watkins (PCC) and Laurie

THA Resource: Will

PCC Scribe: Rebecca Ocken

Group #2, Round 1 – Debrief

Picture – Group #2, Round 1, Results:



Key Points – Verbal Report Out: Group 2 Round 1:

- Consolidate parking where students want to be.
- Like the idea of a parking structure wrapped with other use structures, e.g. like parking structure in Lake Oswego.
- Removed Student Center.
- Proposed retail under all parking structures.

**For further detail – consult video recording.*

Group #2, Round 2 – Debrief

Group Members: Brian Murtagh Royce Mason, Tom Markgraf, Joe McFerrin and Assefash Melles
Observers: Kristen Watkins (PCC) and Laurie (THA Resource: Will
PCC Scribe: Rebecca Ocken

Picture – Group #2, Round 2, Results



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

- Create an academic corridor.
- Retail placed on outer edge.
- Some like view corridor- more of a street then a quad.
- Could nestle small places within corridor.
- Some like strong central quad – pros and cons to both.
- Group proposed to mix parking with retail.

**For further detail – consult video recording.*

Scribe - Notes: Group 2: (Comments for both rounds 1 and 2):

- Parking in north brings people through campus and into neighborhood
- Keep Telephone Exchange Building.
- Mitigate parking in neighborhood by placing structure closest to neighborhood.
- Want more parking

Group #3, Round One

Group members: Kerri Melda, Guari Shanker Rajbaidya, Algie Gatewood, Sonja Grove, Ben Torres and Sarah Crisp

THA Resource: Nick Hodges

PCC Scribe: Gina Whitehill-Baziuk

Group #3, Round 1 – Debrief

Picture – Group #3, Round 1, Results:



Key Points – Group #3, Round 1, Round 1:

- Maximize academic building in center – take advantage of maximum height.
- Group stressed that every campus needs a heart.
- Parking gradual out to neighborhood.
- Stack parking where it already exists – stack on retail.
- Group purchased (moved) some buildings.
- Open closed road – this may build buffer to neighborhood. During the discussion, the group questioned if a dead-end road was positive for neighbors? A resident explained that that road was closed during last bond. If the road had a connector it might help– it would have a negative impact if dead-end went into campus.

**For further detail – consult video recording.*

Group #3, Round 2 – Debrief – next page

Group #3, Round 2 – Debrief

Group members: Kerri, Guari, Algie, Sonja, Ben and Sarah

THA Resource: Nick Hodges

PCC Scribe: Gina Whitehill-Baziuk

Picture – Group #3, Round 2, Results:



Key Points – Round 2

- Campus must have a heart!
- Want Student Center to be really nice.
- Want a good relationship with neighbors by closed road.
- Propose parking by Interstate – opens grid. Question posed: How many cars come off I-5 to campus?
- Take black glaze off gym windows and activate – connect to library with sky-bridge.
- Pop out library and connect with coffee shop.
- Activate lawn in front of PCC Cascade Campus library.

**For further detail – consult video recording.*

Scribe - Notes: Group 3 (Comments for both rounds 1 and 2):

- Campus should be taller in center.
- Pyramid buildings.
- Brick gathering place outside of student center (example – Pioneer Square).
- Don't block access to buildings
- Maintain access points.
- Develop an open plaza space – convening space.
- Activate lawn in front of PCC Cascade Campus library.
- Move Cascade Campus' art gallery to Killingsworth Street.
- Question: What is the mobility of masonry buildings?

Will and Nick concluded the modeling session by explaining that BAC members will have an opportunity to hold another modeling session in the next meeting on March 31. BAC members had an opportunity to think “big picture” during this session; next session will focus on current phase of the bond (version 1.6). A key question will be “where do you want to start this phase that will make a positive change.”

BAC members posed the following questions:

- Could we get a dollar amount as it relates to each modeling block?
- If parking underground is not a possibility, what can be done? Is robotic parking an option? What are the options?

Future Meeting Dates:

- March 31, 2011, 6 – 8 pm, (location TBD)

Adjourned:

Sharif adjourned the meeting at 9:25 p.m.

Recorder: Shirlene Warnock, IGS