

Metro Center Redevelopment

Winter 2020 Update



Portland Metropolitan Workforce
Training Center **Redevelopment**

Winter 2020 Update

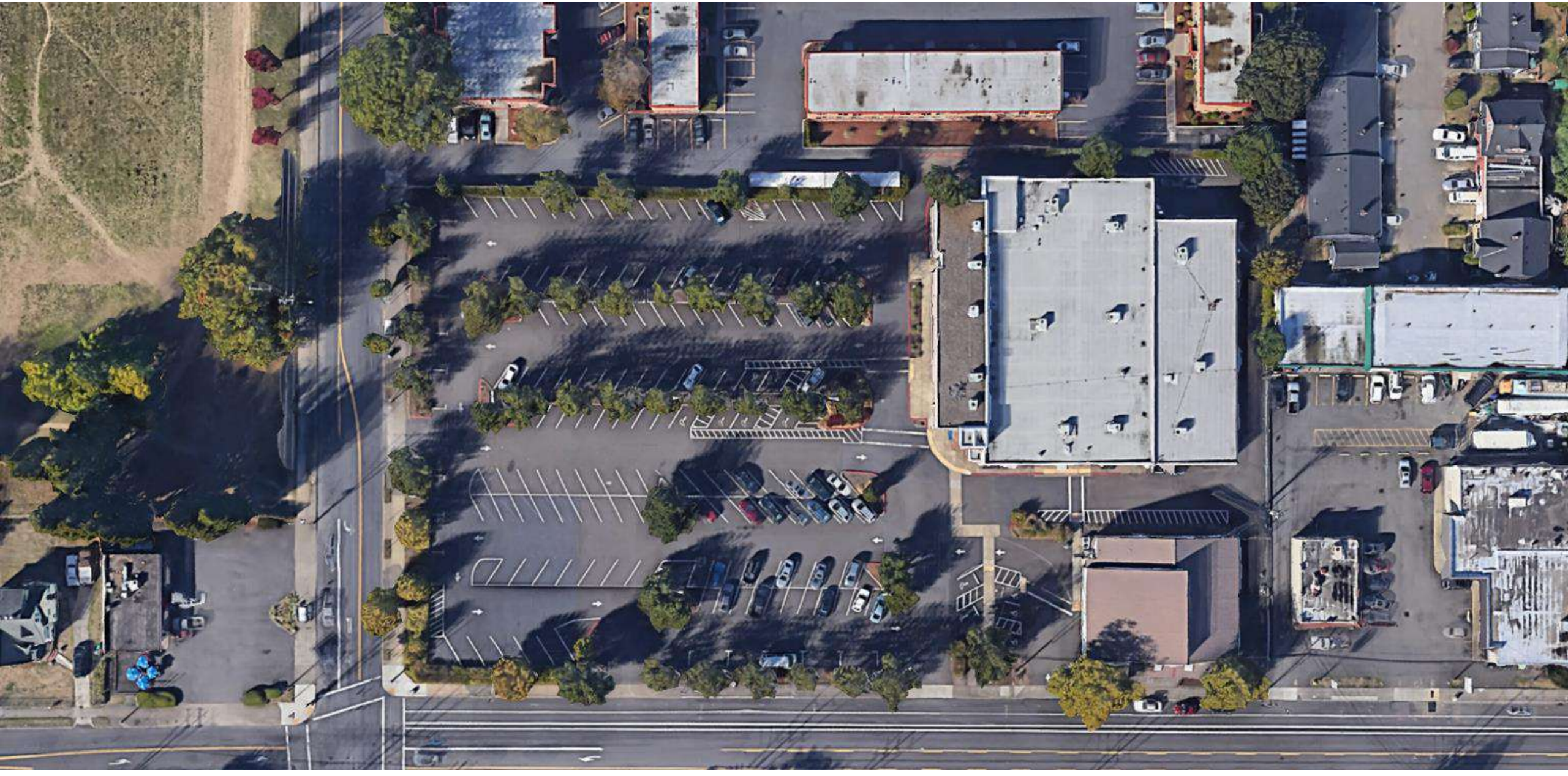
- Project Introduction
- Schedule
- Design Process
- Outreach Efforts and Approach
- What have we heard

Project Introduction

Metro Center Currently

- 3 acre site
- 2 existing buildings constructed in 1957 and 1989
- 30,000 square feet total
- Purchased by PCC in 1998





Proposed New Construction

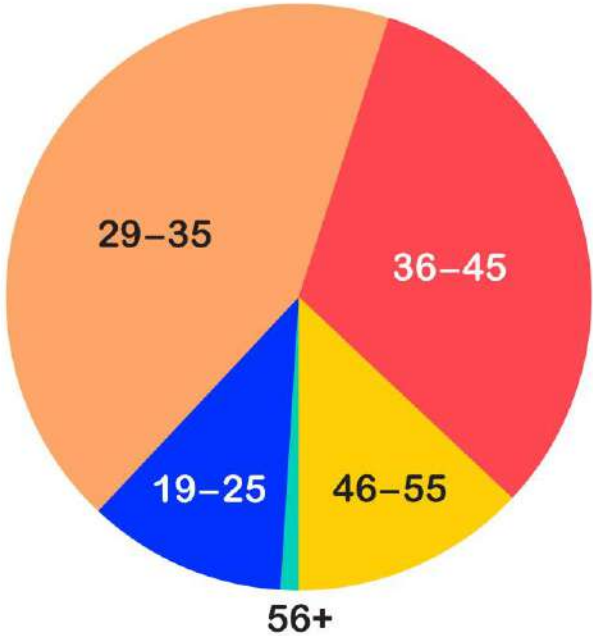
- Combine services into one 40-50,000 square foot, multi-storied building
- Classrooms, computer labs, office space, meeting and event space, parking
- Comprehensive client support services such as health care and child care



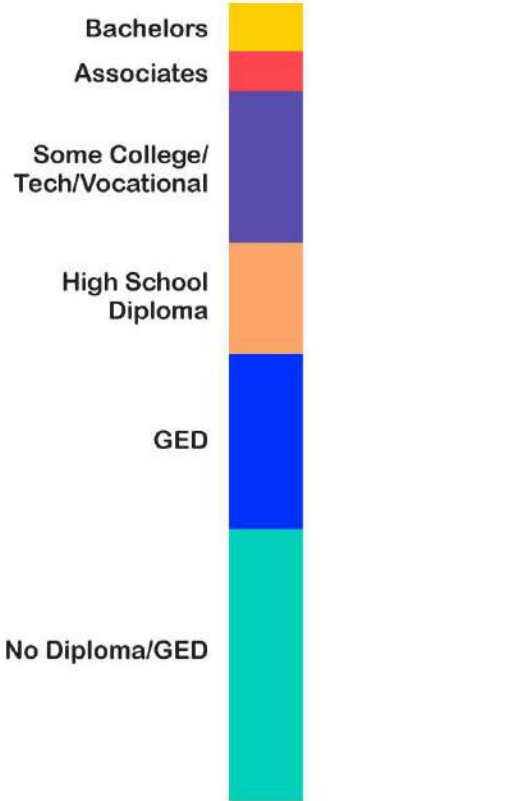
Affordable Housing

- PCC to partner with a developer to build affordable housing
- Approximately 100 units
- PCC maintains property ownership, developer owns and maintains the facility
- Early marketing to PCC clients and students

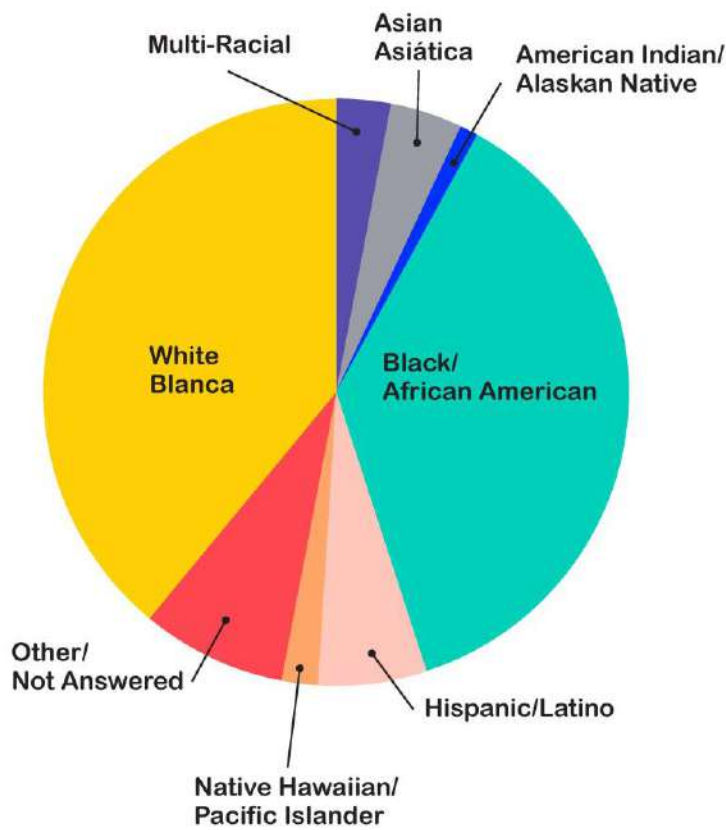
Who Does the Metro Center Serve?



Ages



Highest Educational Attainment



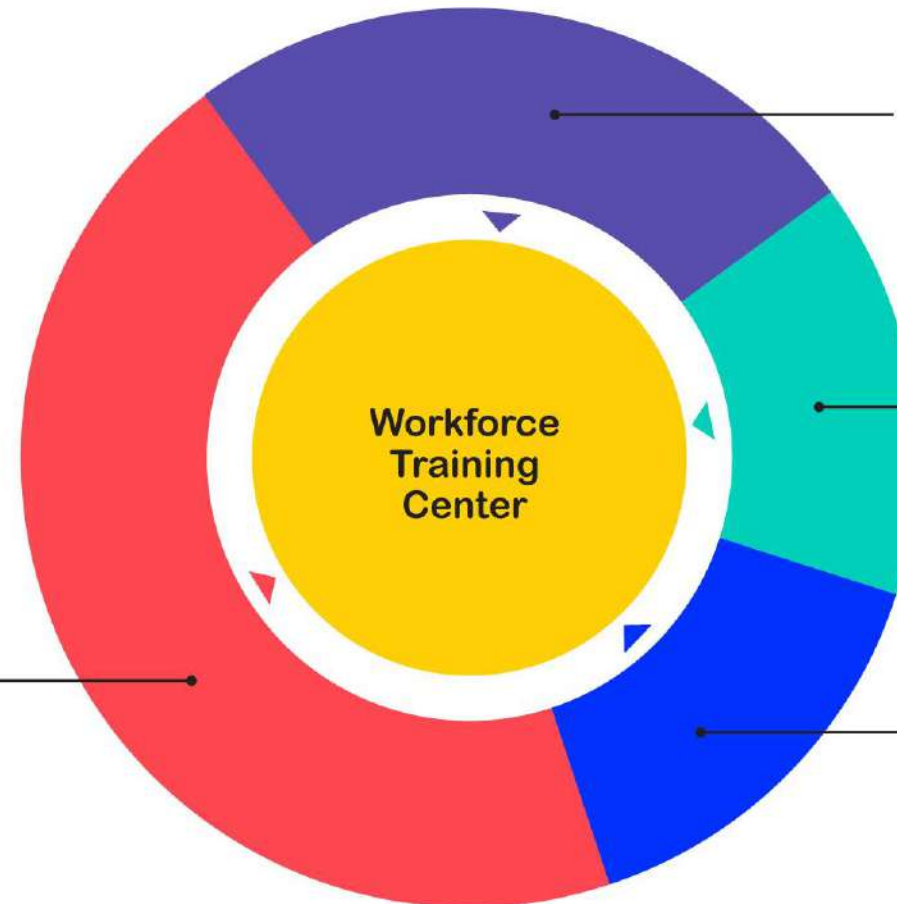
Race / Ethnicity

What Happens at the Metro Center?

All services are provided in partnership with the Department of Human Services (DHS) and WorkSystems.

DHS Referred Clients

- Career Exploration
- Life Skills
- ESL, GED
- Job Search



WorkSource Participants

- Career Exploration
- Skills Training
- Job Fairs

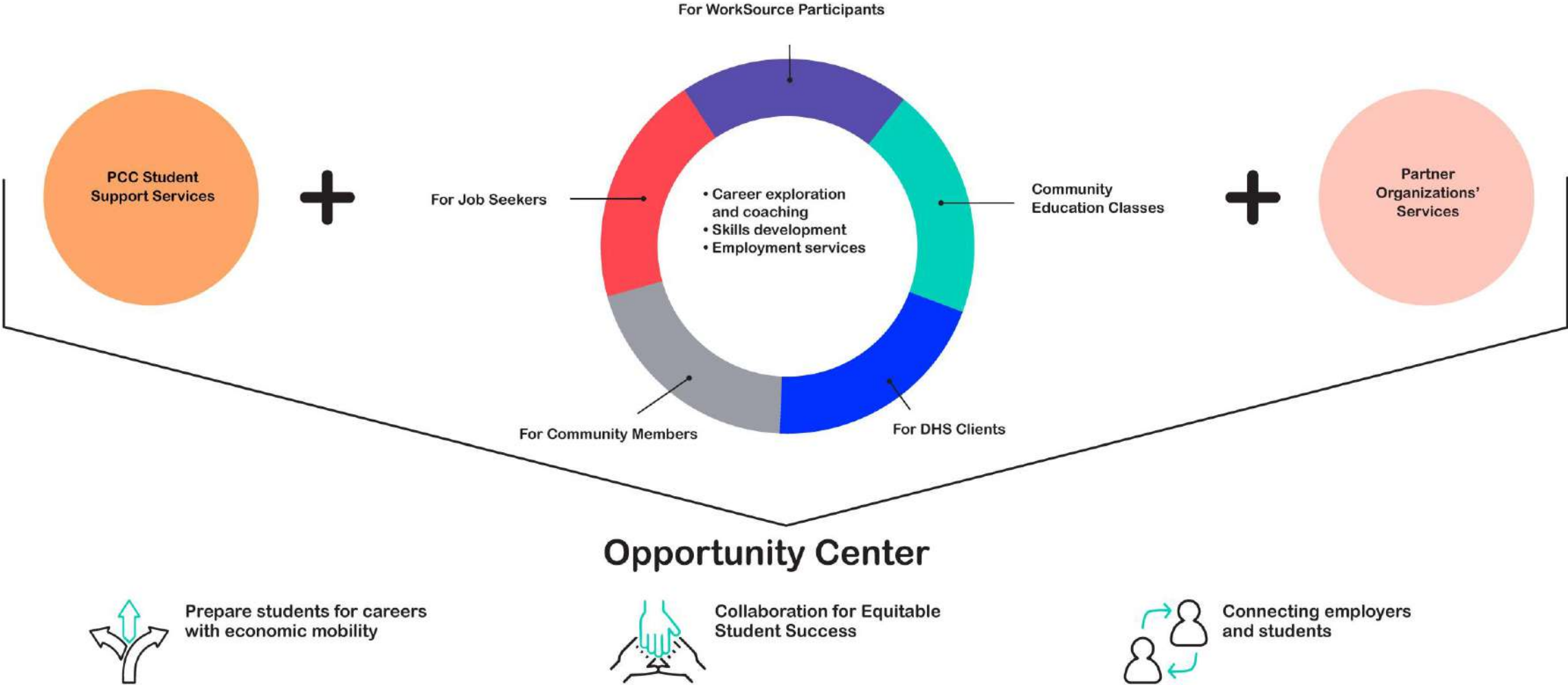
Job Seekers

- Employment Marketplace - Weekly Job Fairs

Community

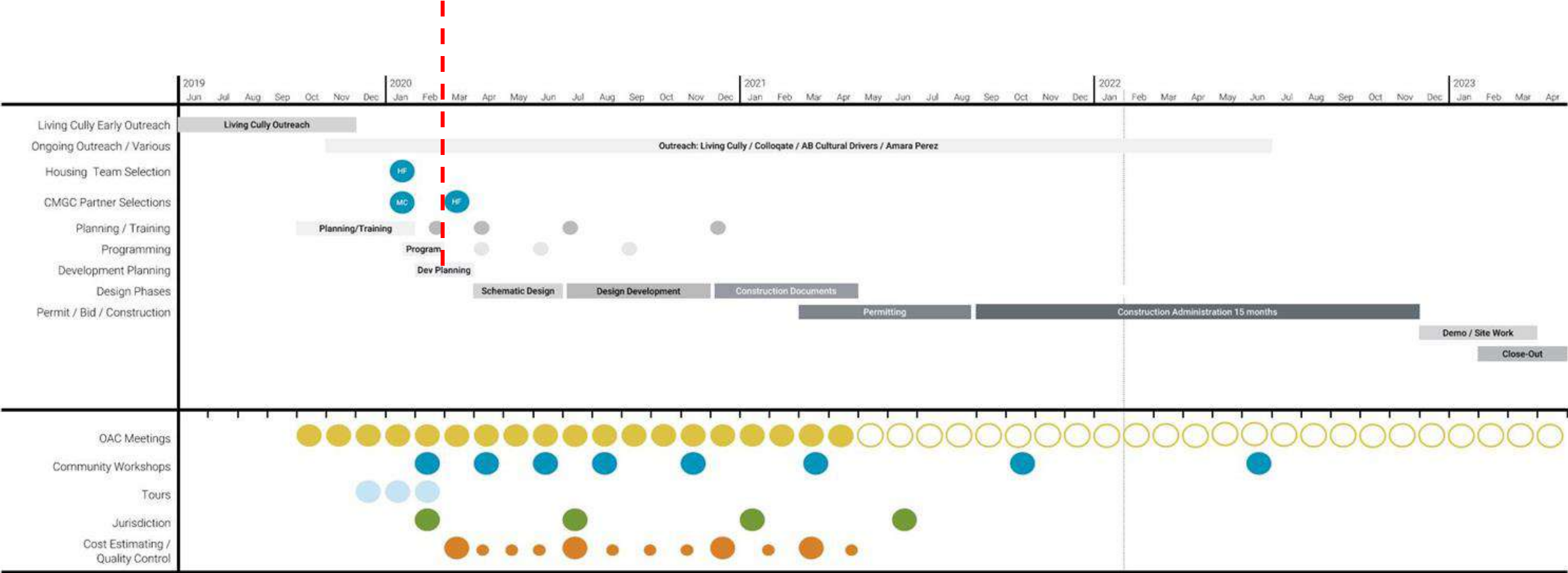
- Drivers' Education
- Upholstery
- Spanish Classes

What is in the Plans for Services at the Metro Center?



Project Schedule

The Design Continuum



Design Process

ARCHITECTURAL PROJECT PHASES

PRE-DESIGN AND PROGRAMMING

SCHEMATIC DESIGN

DESIGN DEVELOPMENT

CONSTRUCTION DOCUMENTS

BIDDING

CONSTRUCTION ADMINISTRATION

PRE-DESIGN AND PROGRAMMING EXAMPLES

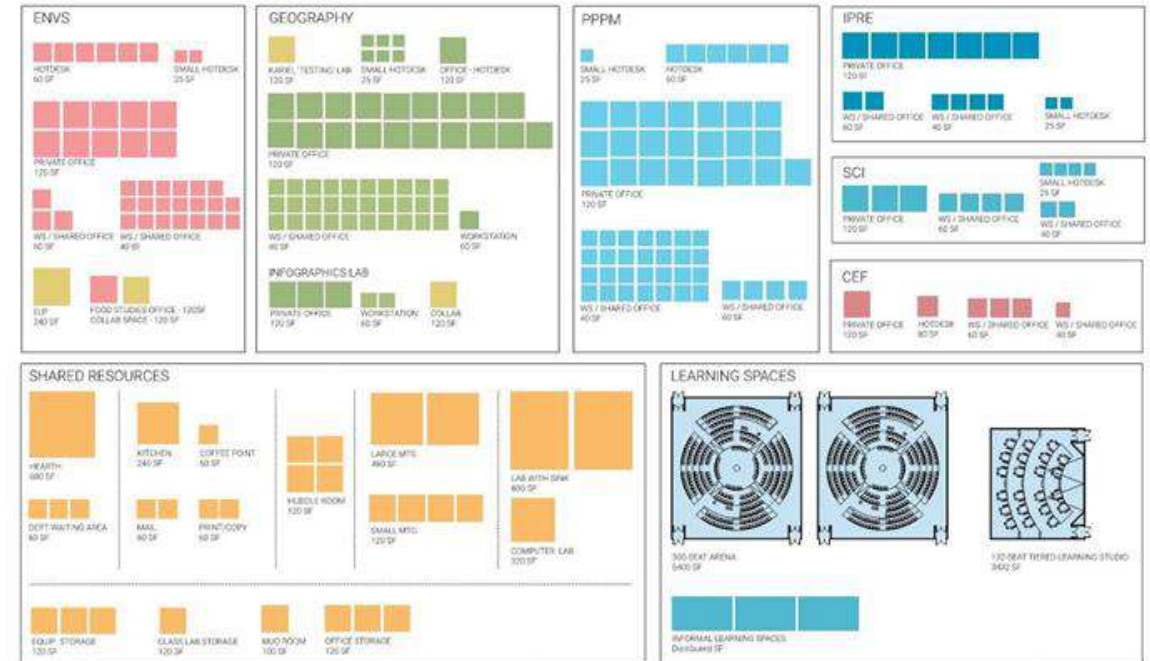
User Group Meetings



Written Program

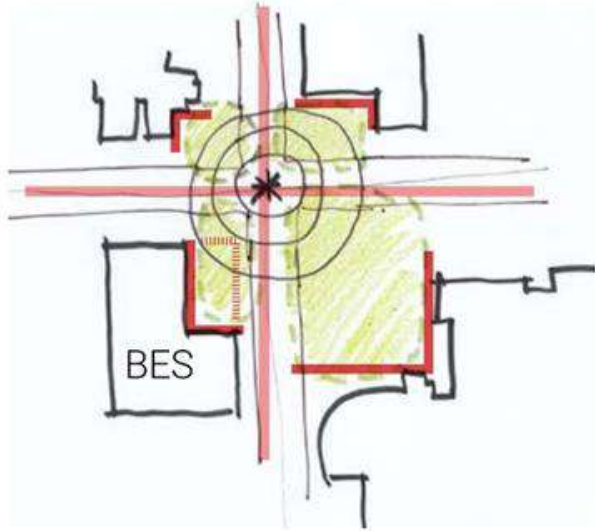
	Room SF	Quantity	Total ASF	Subtotal
ENVIRONMENTAL STUDIES				
Private Office	120	11	1,320	3,010
Large Workstation / Shared Office	60	3	180	
GE/PhD Workstation / Shared Office	40	23	920	
Office Holdesk	120	1	120	
Large Holdesk	60	1	60	
Small Holdesk	25	2	50	
ENVS Leadership Program	240	1	240	
ENVS Food Studies	120	1	120	
GEOGRAPHY				
Private Office	120	22	2,640	4,490
Large Workstation / Shared Office	60	1	60	
GE/PhD Workstation / Shared Office	40	32	1,280	
Office Holdesk	120	1	120	
Small Holdesk	25	6	150	
Geography Infographics Lab	120	1	120	
Geography Karel Testing Lab	120	1	120	
PLANNING, PUBLIC POLICY & MANAGEMENT				
Private Office	120	22	2,640	4,385
Large Workstation / Shared Office	60	10	600	
GE/PhD Workstation / Shared Office	40	28	1,120	
Small Holdesk	25	1	25	
INSTITUTE FOR POLICY RESEARCH & ENGAGEMENT				
Private Office	120	7	840	1,170
Large Workstation / Shared Office	60	2	120	
GE/PhD Workstation / Shared Office	40	4	160	
Small Holdesk	25	2	50	
SUSTAINABLE CITIES INITIATIVE				
Private Office	120	3	360	720
Large Workstation / Shared Office	60	1	60	
GE/PhD Workstation / Shared Office	40	2	80	
Private Office Holdesk	120	1	120	
Small Holdesk	25	4	100	
CENTER FOR ENVIRONMENTAL FUTURES				
Private Office	120	1	120	460
Large Workstation / Shared Office	60	5	300	
GE/PhD Workstation / Shared Office	40	1	40	
SHARED RESOURCES				
Hearth/Lounge	680	1	680	6,240
Department Waiting Area	60	3	180	
Print/Copy Workroom	60	2	120	
Mail	60	2	120	
Kitchen	280	1	280	
Coffee Point	60	1	60	
Department Office Storage	120	3	360	
Huddle Room	120	4	480	
Small Mtg / VC	120	4	480	
Large Mtg / VC	480	2	960	
Lab with Sink	800	2	1,600	
Comp Lab	320	1	320	
Class lab storage	120	1	120	
Department Equipment Storage	120	3	360	
Mud Room	120	1	120	
SUBTOTAL OFFICE PROGRAM				
			20,475	
LEARNING SPACES				
300-Seat Arena	5,400	2	10,800	15,392
132-Seat Tiered Learning Studio	3,432	1	3,432	
Informal Learning Space (Distributed)	1,937	1	1,160	
TOTAL ASF			35,867	
GROSS AREA PROGRAM			24,575	
TOTAL GSF			60,442	

Program Diagrams

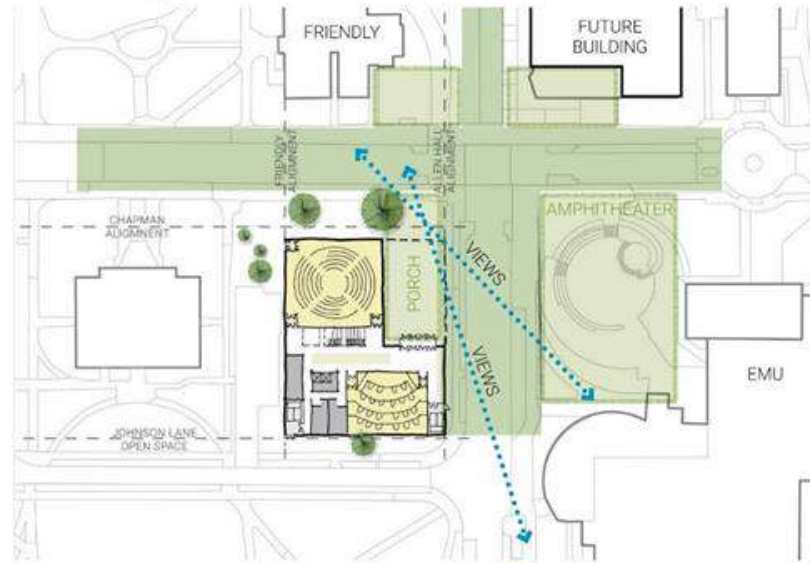


SCHEMATIC DESIGN EXAMPLES

Site Diagrams



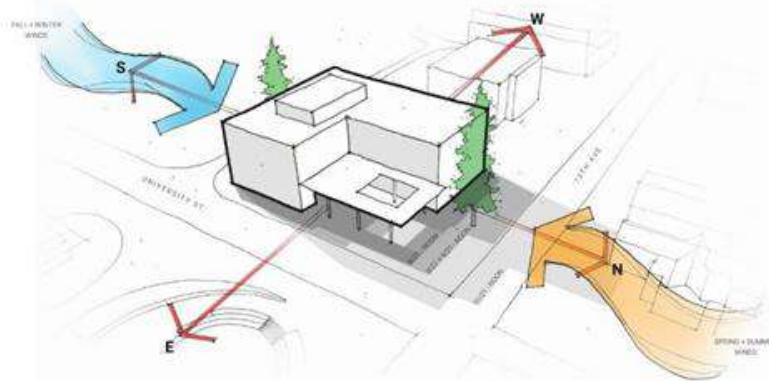
Preliminary Site Plans



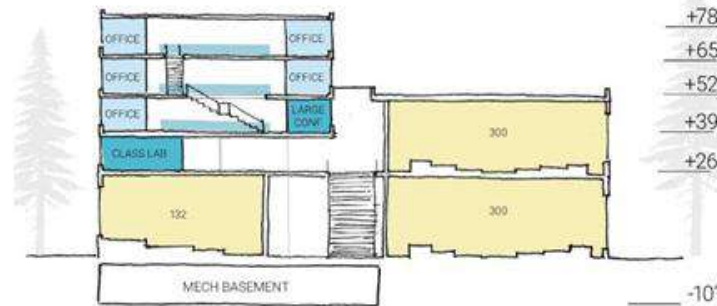
Massing Models



Building Massing Diagrams



Building Sections



Renderings with Preliminary Materials



DESIGN DEVELOPMENT EXAMPLES

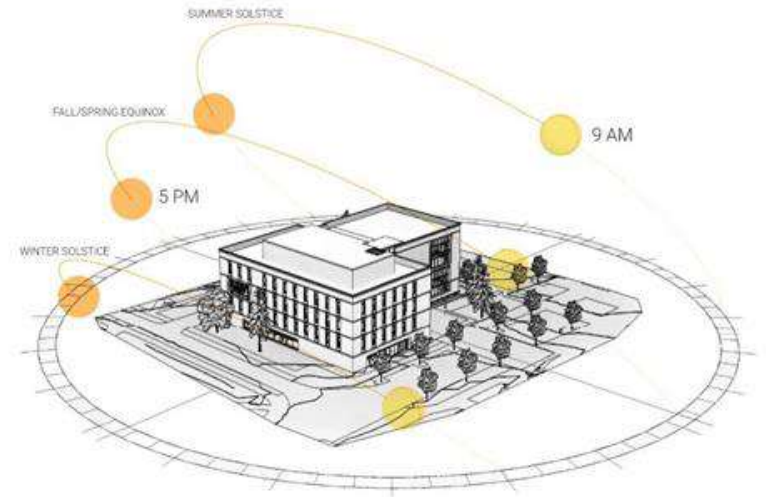
Developed Interior Material Palette



Detailed Models



Environmental Analysis



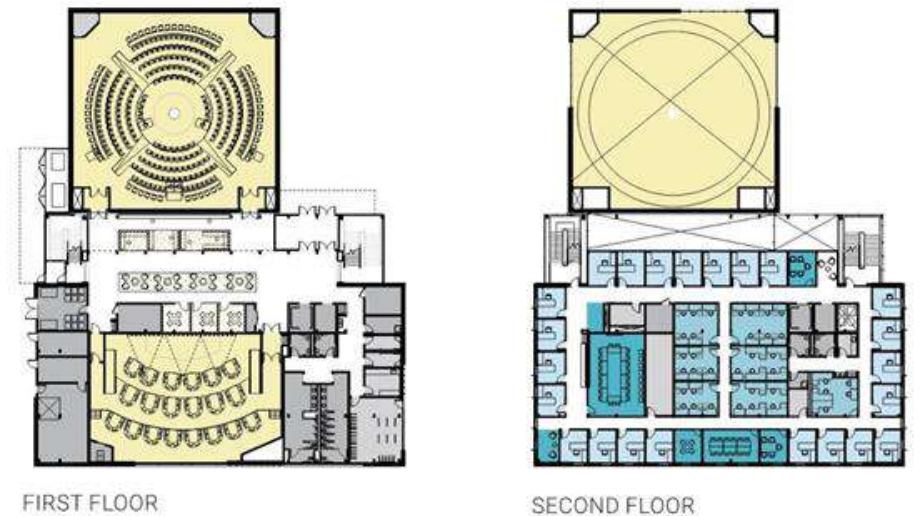
Developed Exterior Facade Strategy



Updated Renderings



Building Drawings - Floor Plans, Sections, etc.



Site Planning Charrette

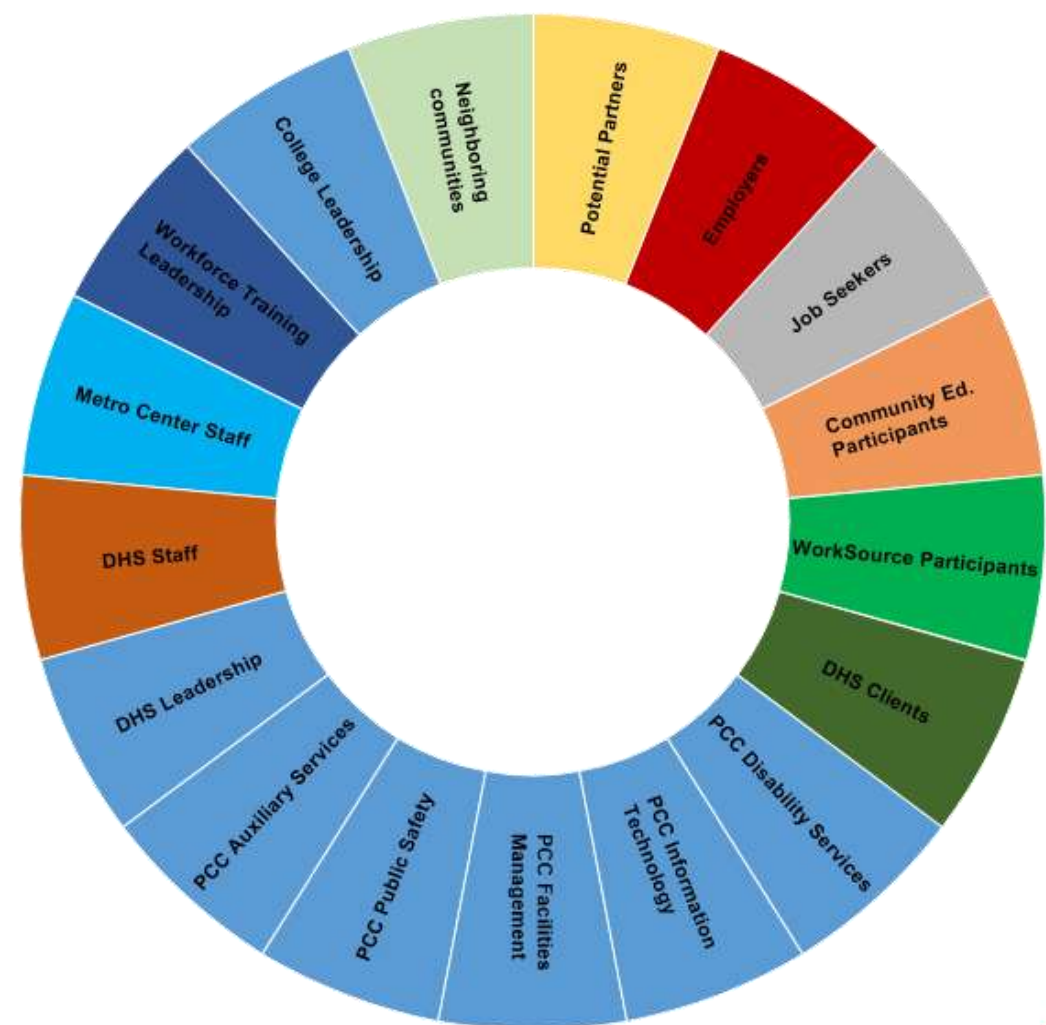


Site Planning Charrette



Outreach Efforts

Identified Stakeholder Groups



Outreach and Engagement and Programming Organization

Community

What educational services/resources can PCC offer to support your success?

Approach: Community workshops at project milestones, targeted engagement, partnership with Living Cully

CRT components: Functional, Relational, Cultural, Experiential

PCC/DHS Large Group

Which partners and services will best support participants academic and employment success?
Programming review

Approach: Lunch and Learns, CRT Training, Programming review

CRT components: Functional, Relational, Cultural, Experiential

PCC/DHS Small Group

What do you do, how do you do it, and with whom? Space needs and type of space and adjacencies identified

Approach: Concentrated meeting schedule with 8 to 10 representatives

CRT components: Functional, Relational

Participants

Engage DHS participants. Understand their experience in the building and programs

Approach: Limited meetings with clients invited by DHS.

CRT components: Relational, Cultural, Experiential

Early Community Outreach

PCC and Living Cully Partnership 2019 Outreach

- Community Survey
- Tabling
- Focus Groups
- Open House November 14th at 5:30 at Metro Center

Project Staff Outreach

- Metro and DHS Staff
- Neighborhood Associations
- Business Organizations



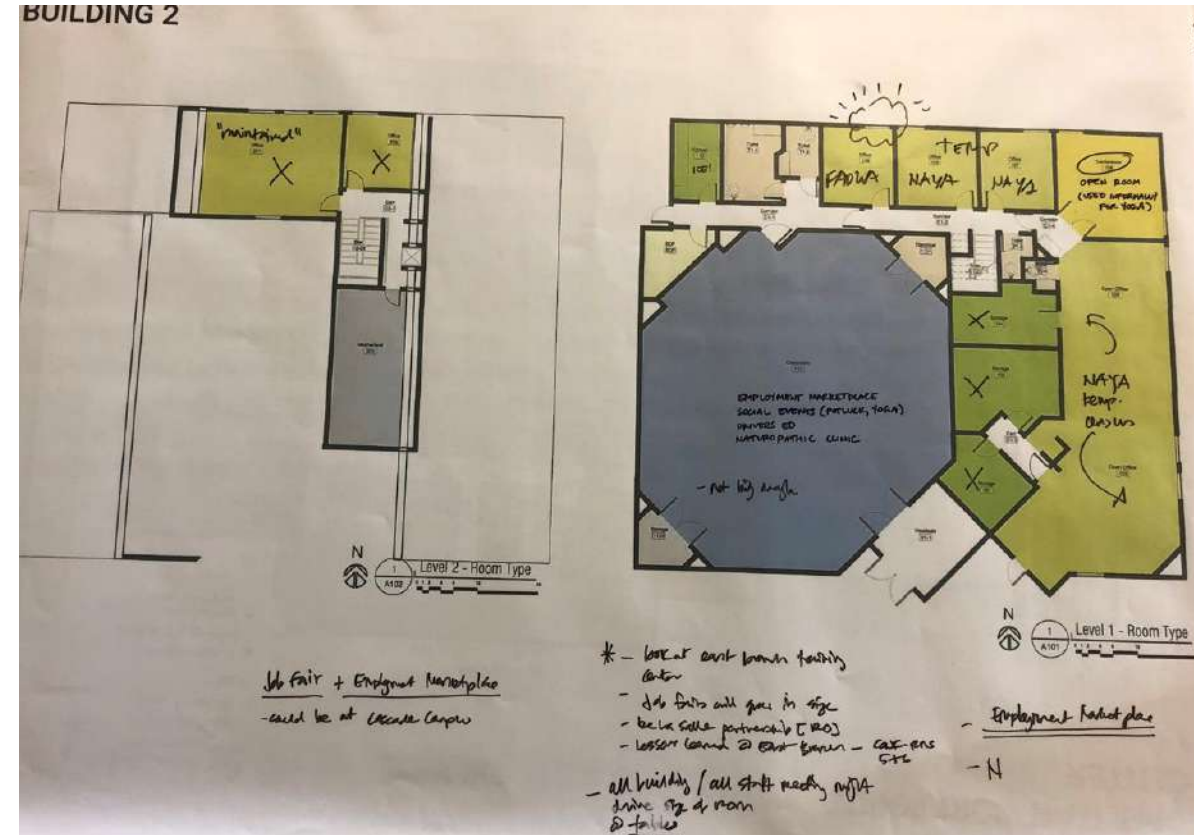
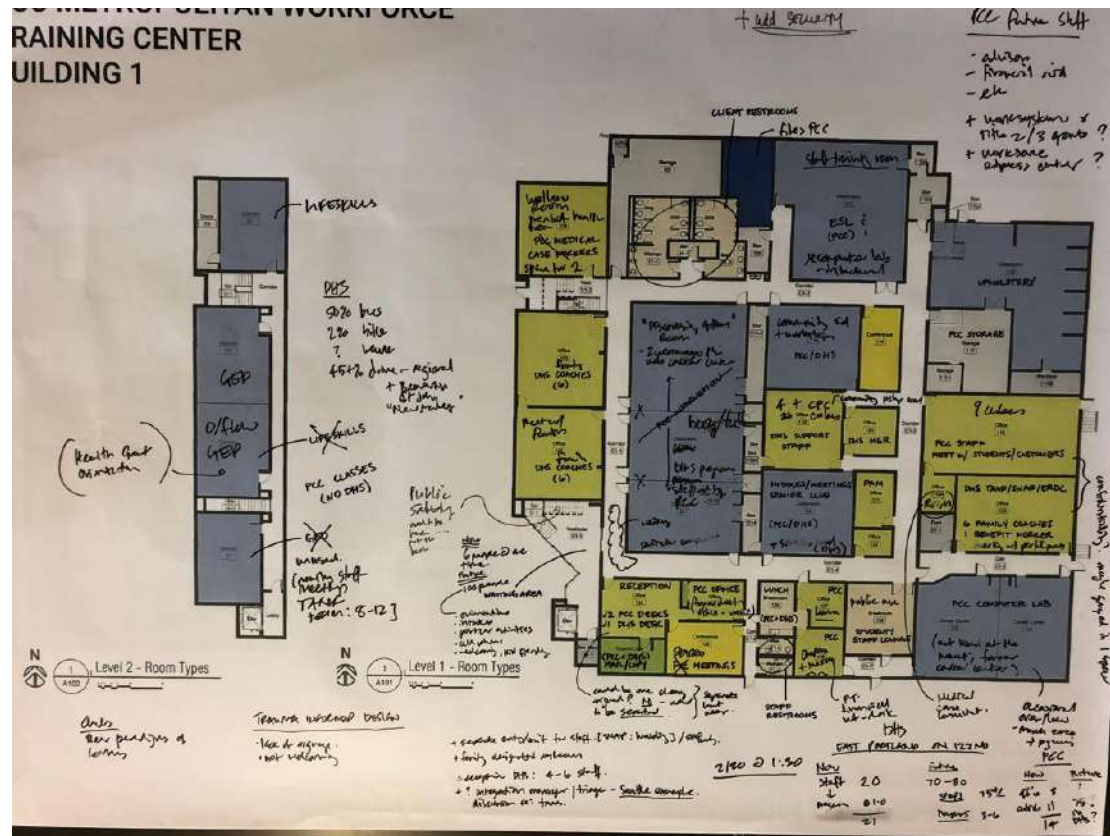
Outreach Approach

Large Group Lunch & Learn



Outreach Approach

Small Group - Programming



Critical Race Theory

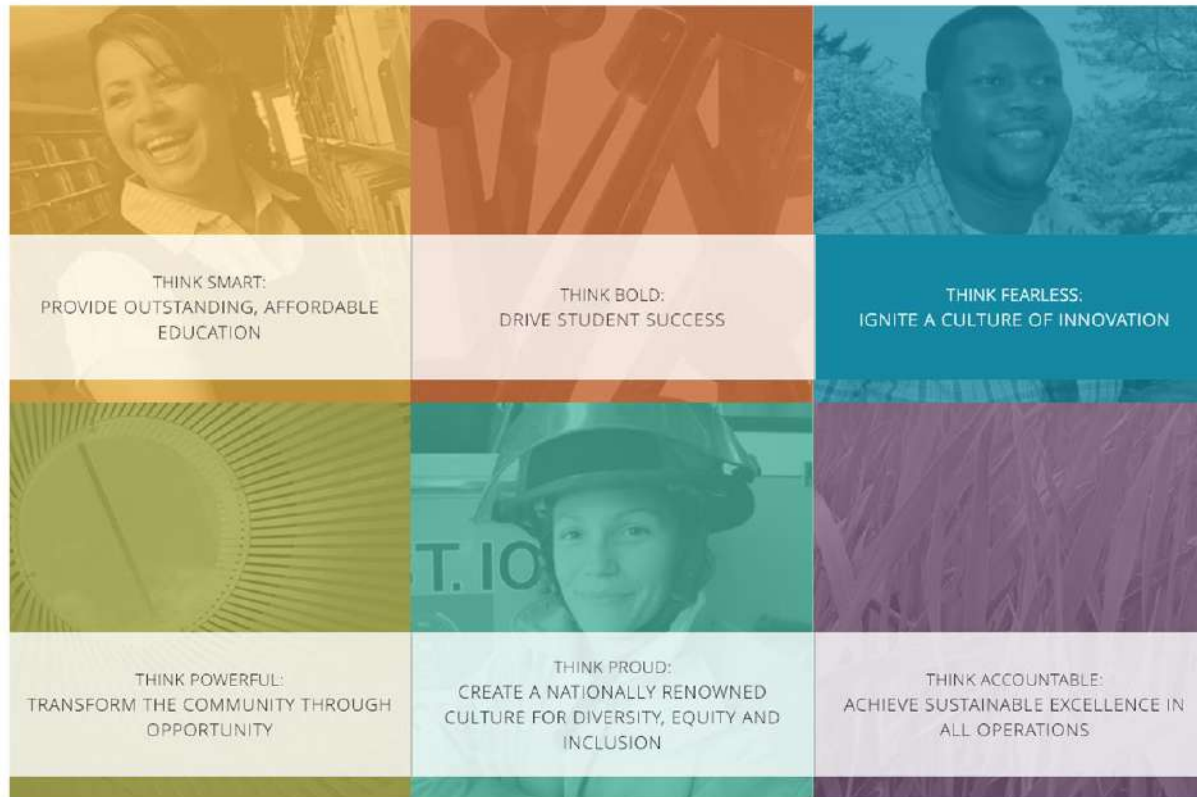
Critical Race Theory and Design Justice Workshop



CRT as a Strategic Initiative at PCC

Themes

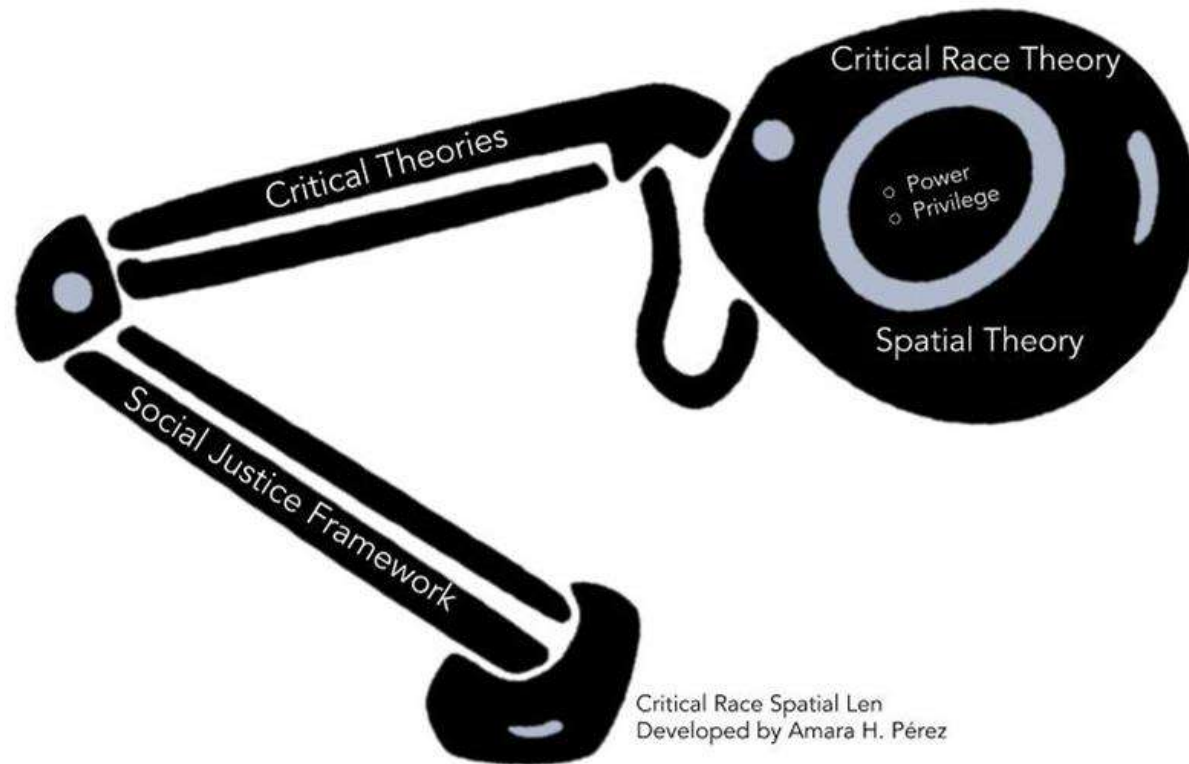
This five-year plan is framed around six interconnected themes and values. Distilled from each is a set of strategic intentions that will guide our future actions and inspire bold thinking:



Think Proud: Create a Nationally Renowned Culture for Diversity, Equity and Inclusion

PCC takes intentional action that creates a climate of learning where people from all backgrounds and abilities enjoy equal access to the opportunity to teach, learn, work, and serve the community and the world. PCC promotes the success, dignity, and worth of each individual by providing a safe environment where the examination of divergent ideas, experiences and systems of inequality adds depth to the learning experience.

Overview	Strategic Intentions	A Living Example	What We're Doing
<ul style="list-style-type: none">• 5-1 PCC gathers and uses empirical evidence to analyze and improve access, advancement, climate, education, training, recruitment, contracting, hiring and retention of historically under-served populations of students, faculty and staff.• 5-2 PCC applies racially conscious systems of analysis, including Critical Race Theory, to examine and dismantle systems of inequality at the college.• 5-3 PCC's approach to internationalizing its curriculum expands opportunities to create globally aware and culturally intelligent students, staff and faculty.• 5-4 PCC strives to provide opportunity to all students and the appropriate level of support services to ensure the highest level of success.			
			





Critical Race Spatial Lens in Planning & Design
Developed by Amara H. Pérez

Design Justice

Design Justice forwards the radical efforts of racial, social and cultural reparation through the process and outcomes of design.

Design Justice seeks to challenge the privilege and power structures that use architecture and design as a tool of oppression.

DESIGN JUSTICE CORE QUESTIONS

“You rarely change things by fighting the existing reality. To change something, build a new model that makes the existing model obsolete.” - Buckminster Fuller

- How might we challenge the **POWER STRUCTURES** directly impacting the community?
 - *For this injustice, who holds, maintains and controls access to money, land, and resources?*
- How might we disrupt **INJUSTICES** directly impacting community?
 - *What does this look like in your context?*
- How might we prioritize those most **DIRECTLY/DISPROPORTIONATELY** impacted?
 - *Who are the most powerless in the face of this specific injustice?*
- How might we identify the parts of the built environment that serve to **MANIFEST/ FACILITATE/ PERPETUATE** this injustice?
 - *Where/what are the spaces & places that hold, maintain and control access to money, land, and resources?*
- How might we make space to imagine new **SYSTEMS/ SPACES/ MODELS** that ADDRESS/ MITIGATE/ ELIMINATE/ REPAIR by design?
 - *Identify important stakeholders to mobilize*
 - *Locate target(s) to shift power*
 - *How does design speak to that power, what is our role?*

EXPERIENCE | QUESTIONS | CONCERNS | OPPORTUNITIES

What have we heard

What have we heard in February 2019 from staff

What is wanted in the new PMWTC

Kitchen to support events
Meeting rooms of varying size
Space for private/delicate conversations
Employee break rooms
Employee lockers
Lactation room
More and different types of classrooms
Welcoming front office
Areas to display program materials

Good acoustics
ADA/Accessibility
Electronic bulletin boards or other ways to announce events
Better signage inside and out
Reliable WiFi
Better technology to motivate learning
Smart podiums
Easy to navigate
Windows and natural light

PMWTC Staff Visioning – How does Metro Center feel to you today?

Table #1

So many questions about programs and outcomes during construction. Too much uncertainty.

Many wonderful programs with minimal support - instability, fragile

Everyone needs to participate

Working together well now.

Intersection of many different types of people and programs

Grant funding prevades, all work could all go away without better underpinnings

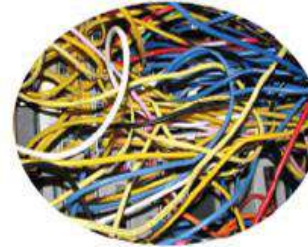
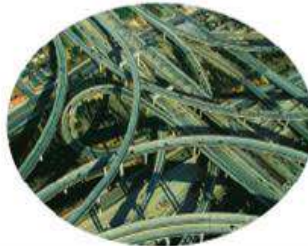


Table #2

Strong relationships

Clutter challenges day to day processes

Building is chaotic & challenging

Programs don't intermix well versus policy changes happening

PMWTC Staff Visioning – How does Metro Center feel to you today?

Table #3

Doesn't feel like PCC

Want a PCC experience

PCC brand not obvious

Strong team that works well together

Floating in space, don't feel like part of the college

Great programs but complicated and feels like a maze

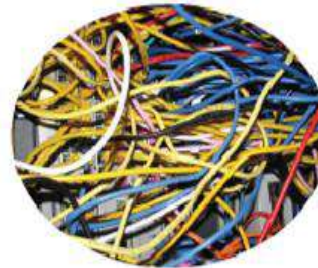


Table #4

Nourishment - Great programs to offer

Takes time - like cooking, a continuous relationship

Services needed are offered in an authentic and comprehensive way

Antiquated technology - Can't print in computer lab

Diverse - working together

Connecting with people

PMWTC Staff Visioning – How do you want Metro Center to feel in the future?

Table #1

Like a tropical paradise

Peaceful

Keep on visioning - forward
thinking vision - future planning

Shining light on PCC - Standing
with our neighborhood - Go Big!

Content

Warm

Heart of transforming lives

Working together to produce
honey - what is hard to endure is
sweet to recall



Table #2

Calm

Welcoming

Community Connections

Equity and Equal access

Energy efficient

Welcoming

Beautiful

Light equity

PMWTC Staff Visioning – How do you want Metro Center to feel in the future?

Table #3

Influencing Ripple Effect

Flagship or Catalyst to spark a trend

Community focus should continue.
New building could strengthen sense of community

Global - Starts at grassroots level
Students and community can be helped via unique journeys to achieve personal and career goals

Unfolding - grow into self



Table #4

Sense of Peace & Security

Diversity of center & support community from youth to senior

Draw in community to find education and training

Place of Discovery

Maintain access or introduce nature on site

Represent one unit - Building that flows naturally

Sense of peace & security

Emerging Themes

Questions and fears that we have heard include:

- *“Am I in the right place?”*
- *“PCC does not value me”*
- *“I want to be respected and treated as a PCC student”*
- *“we have all experienced trauma – staff and clients”*
- *“when Metro is re-built, I will be displaced”*
- *“I want to feel safe”*

Emerging Themes

Some suggested themes:

- A valued member of society & the PCC family
- Welcoming and safe
- Confidentiality is respected and supported
- Easy to navigate
- Culturally inclusive
- Family friendly
- Supportive [variety of places to wait, meet, work, study, relax, work out, self-care, mental health]
- Celebratory [art, achievements, color]
- Indoor/outdoor connections [light, nature, places to study and relax]
- Community builder [from within the building to beyond the site boundaries]
- Trauma-informed support and services paired with trauma-informed design

Community Engagement

PCC and Living Cully Partnership

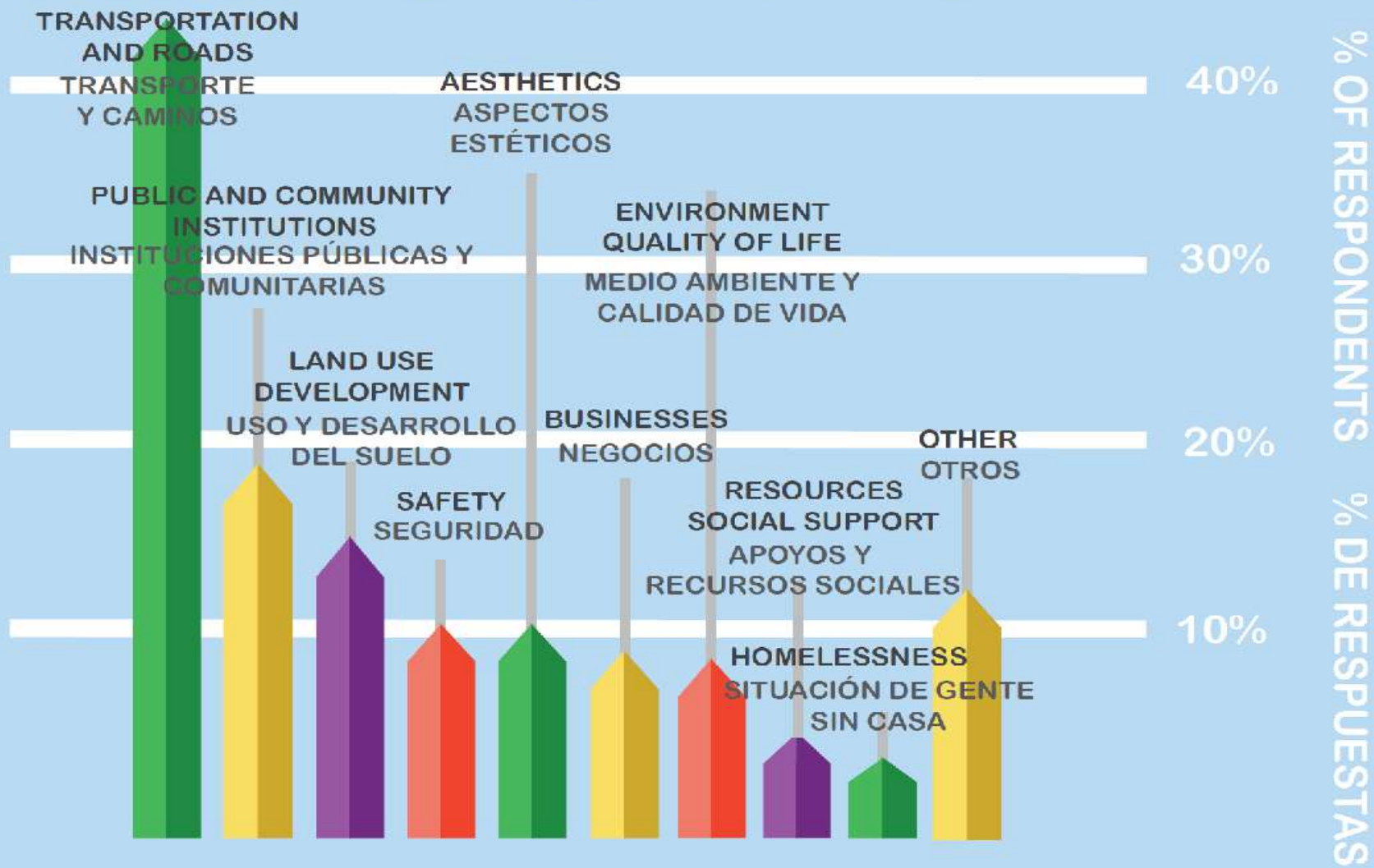
- Community Survey
- Tabling
- Focus Groups
- Open House November 14th, 2019



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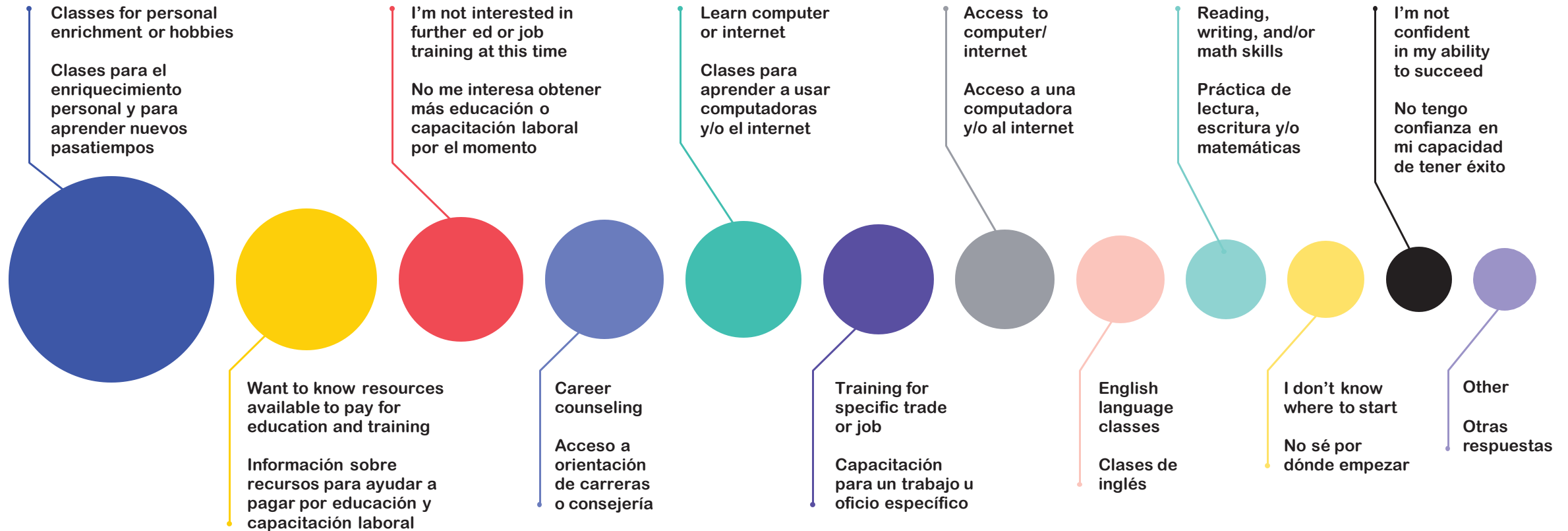
What would you like to see improved in the neighborhood?

¿Qué te gustaría que se mejorara en el vecindario?



Survey Responses that PCC Heard:

How can PCC Help You in Your Education and Career Training?



Respuestas Que PCC Escuchó en la Encuesta:

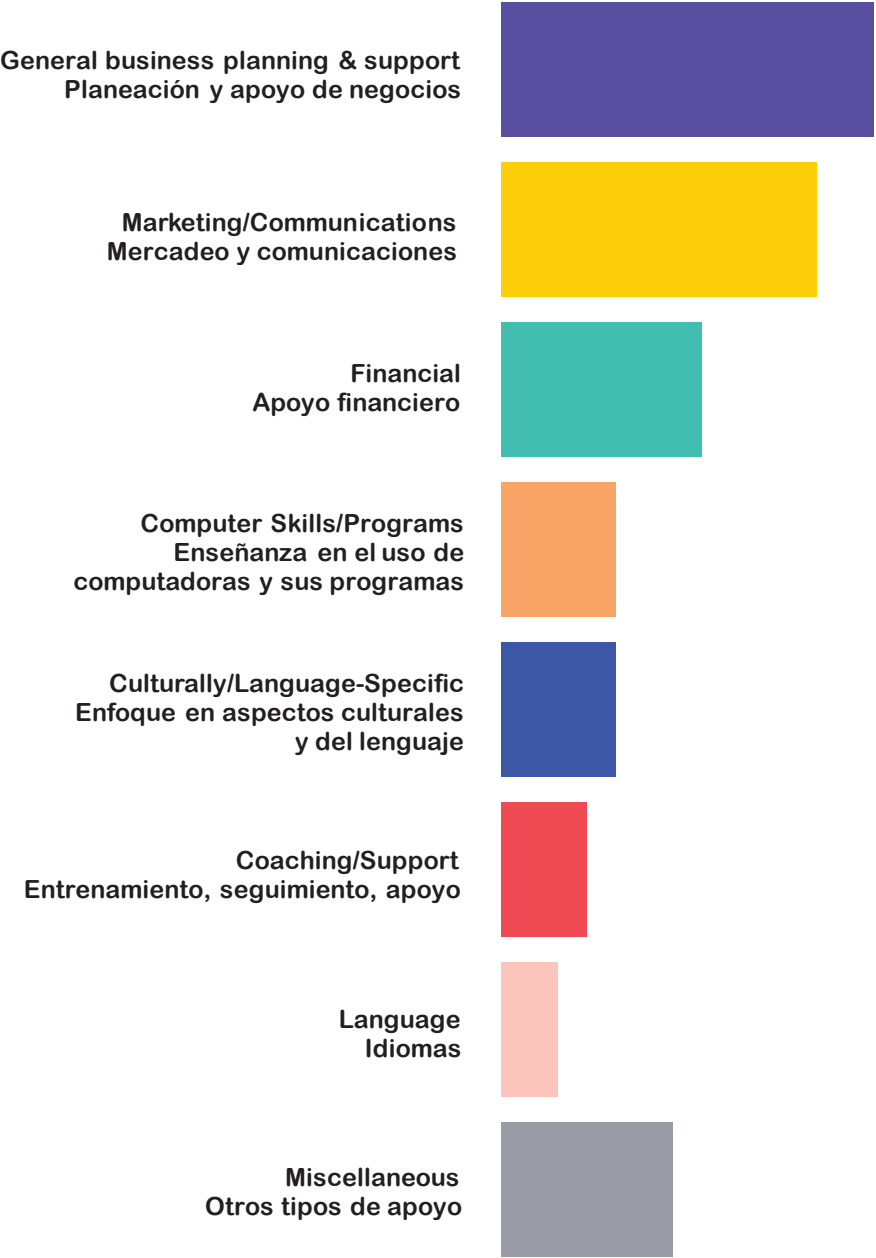
Como PCC puede ayudarle con su educación y capacitación Laboral?

Survey Responses that PCC Heard:

What kind of support or training would help you make your business more successful?

Respuestas Que PCC Escuchó en la Encuesta:

¿Qué tipo de apoyo o capacitación le ayudaría a lograr que su negocio sea más exitoso?

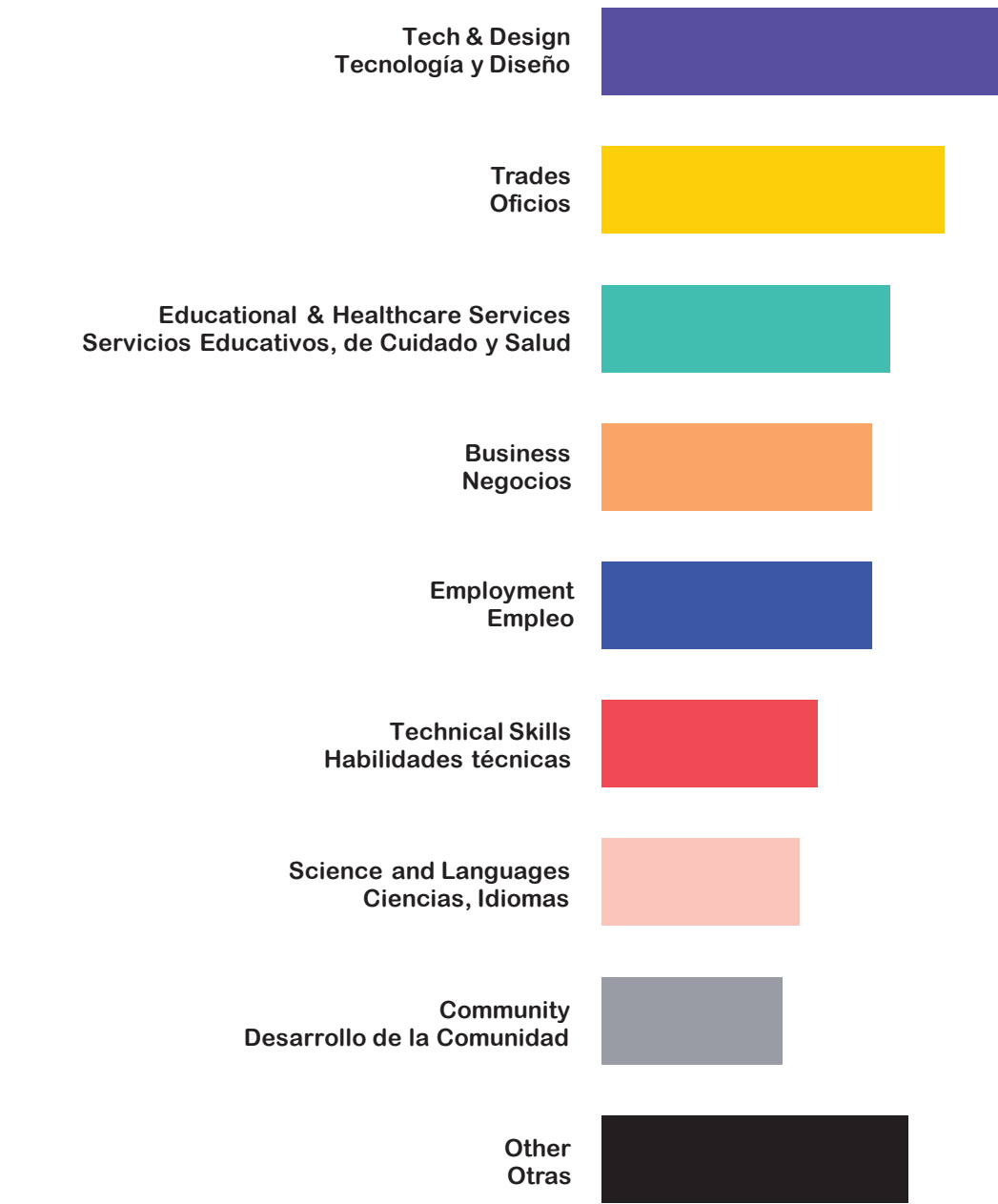


Survey Responses that PCC Heard:

What skills are you wanting?

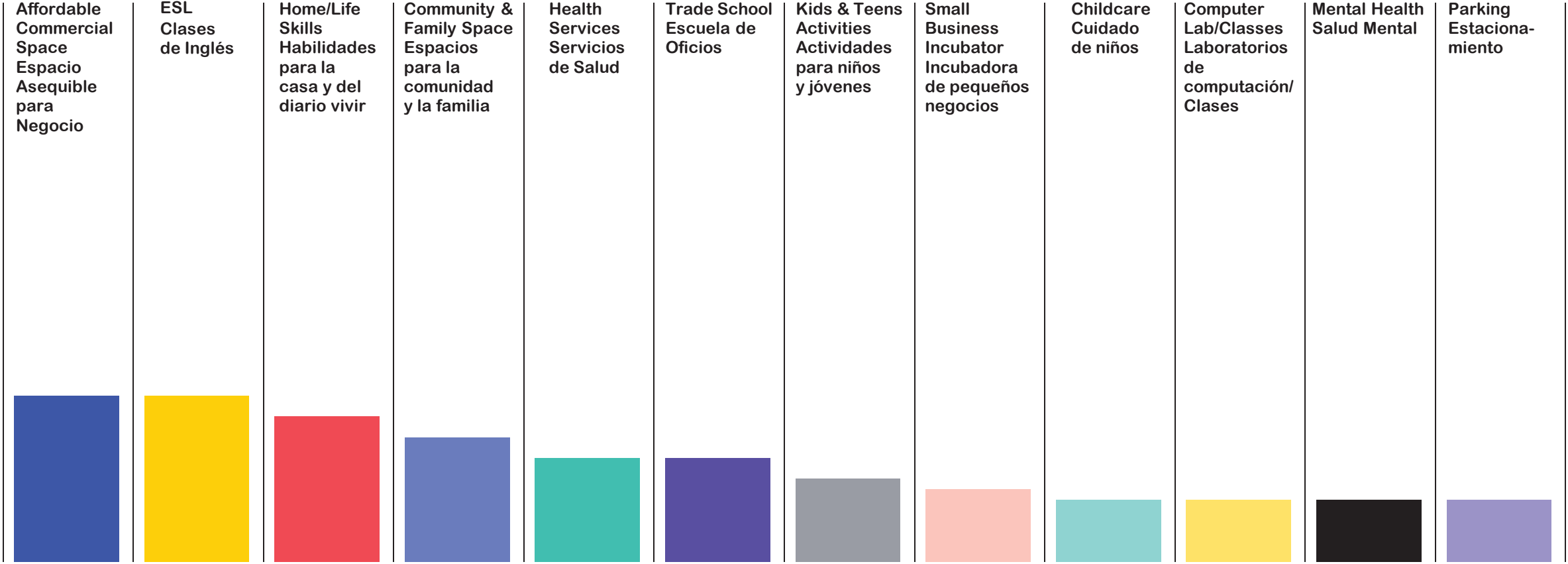
Respuestas Que PCC Escuchó en la Encuesta:

¿Qué Habilidades le Interesa Desarrollar?



Metro Center: Desired services and amenities.

Centro Metro: Servicios y amenities deseados por la comunidad.



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