Portland Community College

Metropolitan Workforce Training Center

OAC Meeting July 6, 2020

AGENDA

| Agenda | 00:02 |
|---|-------|
| Floor Plan Design Updates | 00:15 |
| Design Justice Review | 00:20 |
| Exterior Design Discussion Miro board comments (00:20) Discussion (00:40) | 01:00 |
| Upcoming Project Topics | 00:20 |
| Next Steps | 00:03 |

PROJECT GUIDING PRINCIPLES

The new Metro Center embodies Portland Community College's mission to strengthening the futures for their students and communities by:

INCLUSIVE DESIGN PROCESS

The staff, clients, students, partners, community, are engaged throughout the design process, guided by the principles of Critical Race Theory and Design Justice. Developed to expand representation at the table and elevate under-represented voices, the transformative process reflects larger narratives of place rather than individual stories. This inclusive approach strives to create a sense of agency in the design process, creating stronger ownership and building connections in the greater community.

COMMUNITY PLACE

Metro Center – the building and its site - enlivens its neighborhood, supporting Cully and Concordia's diverse array of residents and businesses. The project creates a humane, sustainable, safe urban place reflective and welcoming to its surrounding communities. Metro Center serves as a beacon for PCC and its partners and adds to the physical and social fabric of NE Portland.

DESIGN FOR WELLBEING

The building is designed for wellbeing and belonging, with ample daylight and connections to nature and the outdoors. Designed using Trauma-Informed design principles, visitors and staff feel safe, grounded, and at ease. Avoiding the pitfalls of a sterile institutional image, it offers a unique sense of place, with a variety of spaces and a cohesive harmonious experience throughout. Metro Center is a nurturing space, supporting personal and professional growth.

DESIGN FOR EQUITY AND JUSTICE

As an inclusive institution, Metro Center is filled with positive and supportive space. Metro Center strives to be a welcoming environment where all can feel valued, creative and inspired. The building recognizes and addresses past inequities and celebrates the diversity of its users, staff, and community – inclusive to families and children, and to people of all ages, gender identities, races, ethnicities, and abilities. Spaces are porous, accessible and easy to navigate, offering intuitive spatial organization and layering of spaces to give choices and variety from privacy to communal gatherings. Metro Center will be a visible symbol of investment in the community without being a vehicle for displacement – it offers a sense of belonging and empowerment.

HIGHLY SUSTAINABLE

Aspiring to exceed its mandated LEED Silver certification, Metro Center's sustainable performance is achieved by making the best and most sustainable choices balancing economic, social, and environmental targets for site and building. The building is an example and teaching tool for sustainable building design, demonstrating the effective use of mass timber in construction and strategies for carbon reduction. Metro Center is designed to be resilient, and to support effective long-term maintenance.

PROJECT GUIDING PRINCIPLES

The new Metro Center embodies Portland Community College's mission to strengthening the futures for their students and communities by:

RESPONSIVE AND ADAPTABLE DESIGN

Metro Center will be delivered on time and on budget, with flexible and adaptable spaces to serve the College well into the future. The building design will optimize PCC's investment for the long term – supporting physical change over time to accommodate a broad range of workspace and teaching uses. Metro Center will reflect stewardship of its public investment.

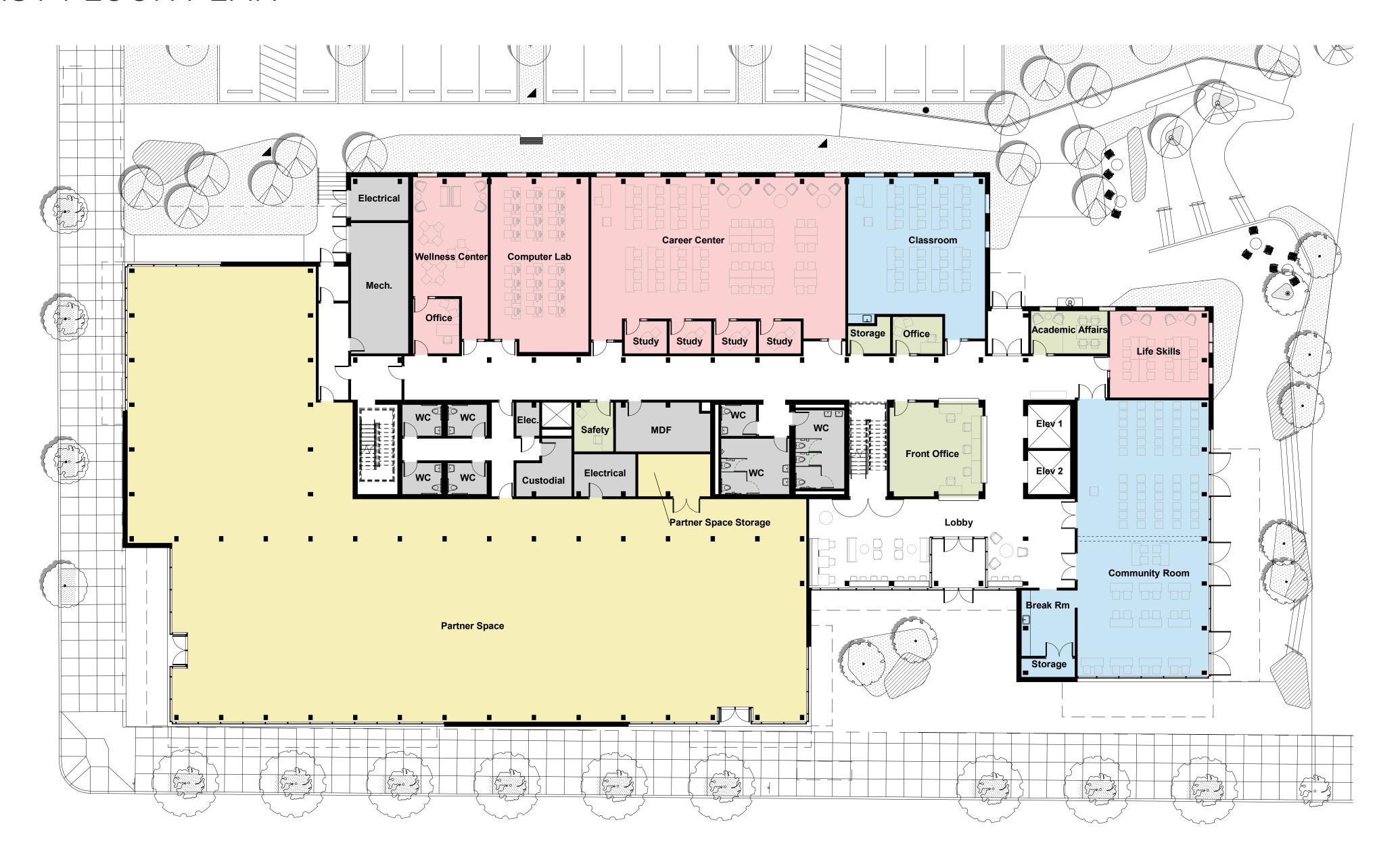
TEAMWORK & COLLABORATION

The design team is inclusive of the architect, owner, general contractor, consultants and trade partners, who work together in a transparent way to bring value to the project and the community. The team will collaborate closely with the neighboring housing project. PCC's framework for decision-making will guide the team.

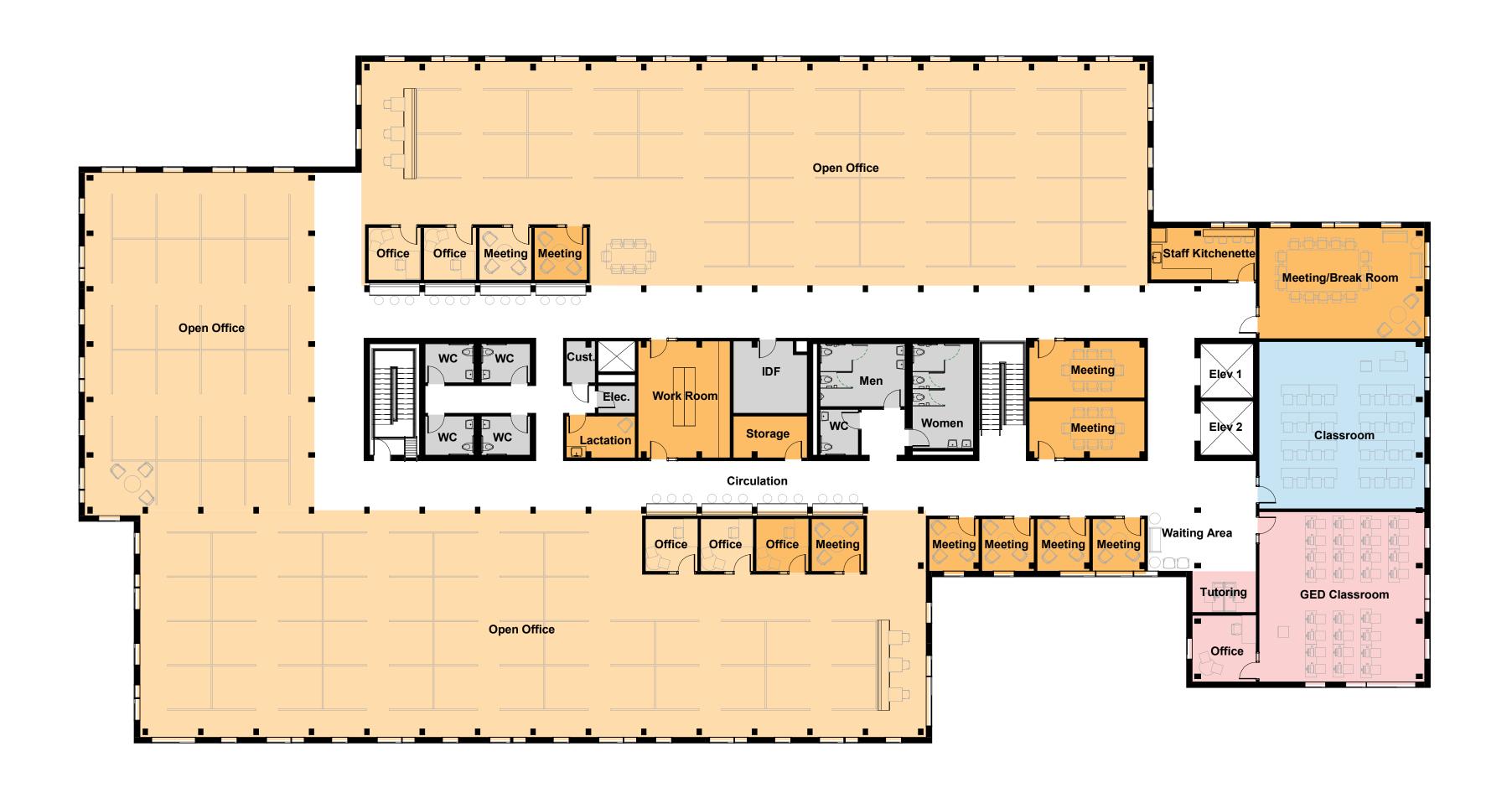
00:15

Floor Plan Design Update

FIRST FLOOR PLAN



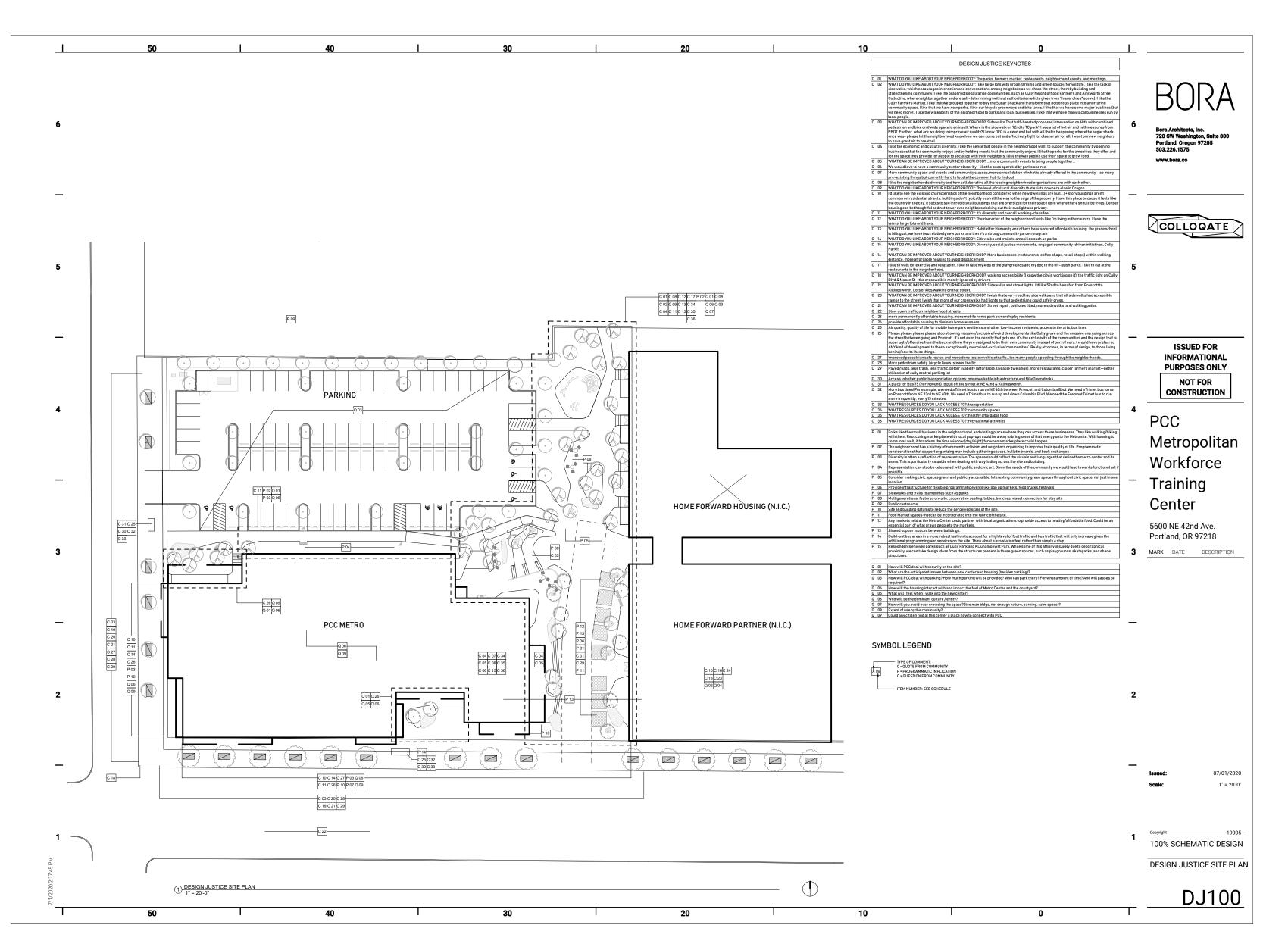
SECOND FLOOR PLAN



00:20

Design Justice Review

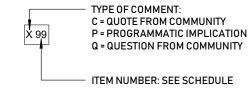
DESIGN JUSTICE



DESIGN JUSTICE KEYNOTES

| 11 12 | WHAT DO YOU LIKE ABOUT YOUR NEIGHBORHOOD?: The parks, farmers market, restaurants, neighborhood events, and meetings WHAT DO YOU LIKE ABOUT YOUR NEIGHBORHOOD?: I like large lots with urban farming and green spaces for wildlife. I like the lack of sidewalks, which encourages interaction and conversations among neighbors as we share the street, thereby building and strengthening community. I like the grassroots egalitarian communities, such as Cully Neighborhood Farmers and Ainsworth Street |
|--------------------------------|---|
| | sidewalks, which encourages interaction and conversations among neighbors as we share the street, thereby building and |
| | |
| | |
| | Collective, where neighbors gather and are self-determining (without authoritarian edicts given from "hierarchies" above). I like the |
| | Cully Farmers Market. I like that we grouped together to buy the Sugar Shack and transform that poisonous place into a nurturing |
| | community space. I like that we have new parks. I like our bicycle greenways and bike lanes. I like that we have some major bus lines (but |
| | we need morel). I like the walkability of the neighborhood to parks and local businesses. I like that we have many local businesses run by |
| | local people. |
| 13 | WHAT CAN BE IMPROVED ABOUT YOUR NEIGHBORHOOD?: Sidewalks.That half-hearted proposed intervention on 60th with combined |
| | pedestrian and bike on 6'wide space is an insult. Where is the sidewalk on 72nd to TC park? I see a lot of hot air and half measures from |
| | PBOT. Further, what are we doing to improve air quality? I know DEQ is a dead end but with all that is happening where the sugar shack |
| | once was- please let the neighborhood know how we can come out and effectively fight for cleaner air for all. I want our new neighbors |
| | to have great air to breathe! |
| 14 | I like the economic and cultural diversity. I like the sense that people in the neighborhood want to support the community by opening |
| | businesses that the community enjoys and by holding events that the community enjoys. I like the parks for the amenities they offer and |
| | for the space they provide for people to socialize with their neighbors. I like the way people use their space to grow food. |
| 15 | WHAT CAN BE IMPROVED ABOUT YOUR NEIGHBORHOOD?:more community events to bring people together |
| | We would love to have a community center closer by - like the ones operated by parks and rec. |
| 17 | More community space and events and community classes, more consolidation of what is already offered in the communityso many pre-existing things but currently hard to locate the common hub to find out |
| 18 | I like the neighborhood's diversity and how collaborative all the leading neighborhood organizations are with each other. |
| 19 | WHAT DO YOU LIKE ABOUT YOUR NEIGHBORHOOD?: The level of cultural diversity that exists nowhere else in Oregon. |
| 0 | I'd like to see the existing characteristics of the neighborhood considered when new dwellings are built. 3+ story buildings aren't |
| • | common on residential streets, buildings don't typically push all the way to the edge of the property. I love this place because it feels like |
| | the country in the city. It sucks to see incredibly tall buildings that are oversized for their space go in where there should be trees. Denser |
| | housing can be thoughtful and not tower over neighbors choking out their sunlight and privacy. |
| 1 | WHAT DO YOU LIKE ABOUT YOUR NEIGHBORHOOD?: It's diversity and overall working-class feel. |
| 2 | WHAT DO YOU LIKE ABOUT YOUR NEIGHBORHOOD?: The character of the neighborhood feels like I'm living in the country. I love the |
| | farms, large lots and trees. |
| 3 | WHAT DO YOU LIKE ABOUT YOUR NEIGHBORHOOD?: Habitat for Humanity and others have secured affordable housing, the grade school |
| | is bilingual, we have two relatively new parks and there's a strong community garden program |
| 4 | WHAT DO YOU LIKE ABOUT YOUR NEIGHBORHOOD?: Sidewalks and trails to amenities such as parks |
| 5 | WHAT DO YOU LIKE ABOUT YOUR NEIGHBORHOOD?: Diversity, social justice movements, engaged community-driven initiatives, Cully |
| | Park!!! |
| 6 | WHAT CAN BE IMPROVED ABOUT YOUR NEIGHBORHOOD?: More businesses (restaurants, coffee shops, retail shops) within walking |
| | distance, more affordable housing to avoid displacement |
| 7 | I like to walk for exercise and relaxation. I like to take my kids to the playgrounds and my dog to the off-leash parks. I like to eat at the |
| | restaurants in the neighborhood. |
| 8 | WHAT CAN BE IMPROVED ABOUT YOUR NEIGHBORHOOD?: walking accessibility (I know the city is working on it), the traffic light on Cully |
| | Blvd & Mason St - the crosswalk is mostly ignored by drivers |
| 9 | WHAT CAN BE IMPROVED ABOUT YOUR NEIGHBORHOOD?: Sidewalks and street lights. I'd like 52nd to be safer, from Prescott to |
| _ | Killingsworth. Lots of kids walking on that street. |
| :0 | WHAT CAN BE IMPROVED ABOUT YOUR NEIGHBORHOOD?: I wish that every road had sidewalks and that all sidewalks had accessible |
| 1 | ramps to the street. I wish that more of our crosswalks had lights so that pedestrians could safely cross. |
| | WHAT CAN BE IMPROVED ABOUT YOUR NEIGHBORHOOD?: Street repair, potholes filled, more sidewalks, and walking paths. |
| 2 | Slow down traffic on neighborhood streets |
| 3 | more permanently affordable housing, more mobile home park ownership by residents |
| 4 | provide affordable housing to diminish homelessness |
| 5 | Alr quality, quality of life for mobile home park residents and other low-income residents, access to the arts, bus lines |
| 6 | Please please please please stop allowing massive/exclusive/weird developments like Cully grove and the massive one going across |
| | the street between going and Prescott. It's not even the density that gets me, it's the exclusivity of the communities and the design that is |
| | super ugly/offensive from the back and how they're designed to be their own community instead of part of ours. I would have preferred ANY kind of development to these exceptionally overpriced exclusive 'communities'. Really atrocious, in terms of design, to those living |
| | behind/next to these things. |
| 7 | Improved pedestrian safe routes and more done to slow vehicle traffictoo many people speeding through the neighborhoods. |
| 8 | More pedestrian safety, bicycle lanes, slower traffic. |
| 9 | Paved roads, less trash, less traffic, better livability (affordable, liveable dwellings), more restaurants, closer farmers market—better |
| | utilization of cully central parking lot |
| 1 2 3 4 5 6 7 8 9 0 11 2 3 4 5 | 5 6 7 8 8 9 9 0 1 2 3 3 4 5 6 |

SYMBOL LEGEND



DESIGN JUSTICE

DESIGN JUSTICE KEYNOTES

| С | 01 | WHAT DO YOU LIKE ABOUT YOUR NEIGHBORHOOD?: The parks, farmers market, restaurants, neighborhood events, and meetings | | | |
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| С | 26 | Please please please stop allowing massive/exclusive/weird developments like Cully grove and the massive one going across the street between going and Prescott. It's not even the density that gets me, it's the exclusivity of the communities and the design that is super ugly/offensive from the back and how they're designed to be their own community instead of part of ours. I would have preferred ANY kind of development to these exceptionally overpriced exclusive 'communities'. Really atrocious, in terms of design, to those living behind/next to these things. |
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| С | 28 | More pedestrian safety, bicycle lanes, slower traffic. |
| С | 29 | Paved roads, less trash, less traffic, better livability (affordable, liveable dwellings), more restaurants, closer farmers market—better utilization of cully central parking lot |
| С | 30 | Access to better public transportation options; more walkable infrastructure and BikeTown docks |
| С | 31 | A place for Bus 75 (northbound) to pull off the street at NE 42nd & Killingsworth. |
| С | 32 | More bus lines! For example, we need a Trimet bus to run on NE 60th between Prescott and Columbia Blvd. We need a Trimet bus to run on Prescott from NE 33rd to NE 60th. We need a Trimet bus to run up and down Columbia Blvd. We need the Fremont Trimet bus to run more frequently, every 15 minutes. |
| С | 33 | WHAT RESOURCES DO YOU LACK ACCESS TO?: transportation |
| 1 | | |

C 34 WHAT RESOURCES DO YOU LACK ACCESS TO?: community spaces

C 35 WHAT RESOURCES DO YOU LACK ACCESS TO?: healthy affordable food C 36 WHAT RESOURCES DO YOU LACK ACCESS TO?: recreational activities

DESIGN JUSTICE

| P | 01 | Folks like the small business in the neighborhood, and visiting places where they can access these businesses. They like walking/biking with them. Reoccuring marketplace with local pop-ups could be a way to bring some of that energy onto the Metro site. With housing to come in as well, it broadens the time window (day/night) for when a marketplace could happen. |
|---|----|---|
| Р | 02 | The neighborhood has a history of community activism and neighbors organizing to improve their quality of life. Programmatic considerations that support organizing may include gathering spaces, bulletin boards, and book exchanges |
| Р | 03 | Diversity is often a reflection of representation. The space should reflect the visuals and languages that define the metro center and its users. This is particularly valuable when dealing with wayfinding across the site and building. |
| Р | 04 | Representation can also be celebrated with public and civic art. Given the needs of the community we would lead towards functional art if possible. |
| Р | 05 | Consider making civic spaces green and publicly accessible. Interesting community green spaces throughout civic space, not just in one location. |
| Р | 06 | Provide infrastructure for flexible programmatic events like pop up markets, food trucks, festivals |
| Р | 07 | Sidewalks and trails to amenities such as parks |
| Р | 08 | Multigenerational features on-site: cooperative seating, tables, benches, visual connection for play site |
| Р | 09 | Public restrooms |
| Р | 10 | Site and building datums to reduce the perceived scale of the site. |
| Р | 11 | Food Market spaces that can be incorporated into the fabric of the site. |
| Р | 12 | Any markets held at the Metro Center could partner with local organizations to provide access to healthy/affordable food. Could be an essential part of what draws people to the markets. |
| Р | 13 | Shared support spaces between buildings. |
| Р | 14 | Build-out bus areas in a more robust fashion to account for a high level of foot traffic and bus traffic that will only increase given the additional programming and services on the site. Think about a bus station feel rather than simply a stop. |
| P | 15 | Respondents enjoyed parks such as Cully Park and Kounamokwst Park. While some of this affinity is surely due to geographical proximity, we can take design ideas from the structures present in those green spaces, such as playgrounds, skateparks, and shade structures. |

| Q | 01 | How will PCC deal with security on the site? |
|---|----|--|
| Q | 02 | What are the anticipated issues between new center and housing (besides parking)? |
| Q | 03 | How will PCC deal with parking? How much parking will be provided? Who can park there? For what amount of time? And will passes be required? |
| Q | 04 | How will the housing interact with and impact the feel of Metro Center and the courtyard? |
| Q | 05 | What will I feel when I walk into the new center? |
| Q | 06 | Who will be the dominant culture / entity? |
| Q | 07 | How will you avoid over crowding the space? (too man bldgs, not enough nature, parking, calm space)? |
| Q | 80 | Extent of use by the community? |
| Q | 09 | Could any citizen find at this center a place how to connect with PCC |

01:00

Exterior Design Discussion

EXTERIOR DESIGN

"Inclusive Institution"
"Non Institutional"
"Community"

What is an institution?

From Wikipedia

An institution is a social structure in which people cooperate and which influences the behavior of people and the way they live.

An institution has a purpose. Institutions are permanent, which means that they do not end when one person is gone. An institution has rules and can enforce rules of human behavior.



See definitions in:

All Religion Commerce

adjective

of, in, or like an institution or institutions.

"institutional care"

unappealing or unimaginative.
 "institutional chocolate-colored paint"



expressed or organized in the form of institutions.

"institutional religion"





institutional [in-sti-too-shuh-nl, -tyoo-] show IPA •)

SEE SYNONYMS FOR institutional ON THESAURUS.COM

adjective

- of, relating to, or established by institution.
- of or relating to organized establishments, foundations, societies, or the like, or to the buildings devoted to their work.
- of the nature of an institution.
- characterized by the blandness, drabness, uniformity, and lack of individualized attention attributed to large institutions that serve many people: institutional food.
- (of advertising) having as the primary object the establishment of goodwill and a favorable reputation rather than the immediate sale of the product.
- 6 pertaining to institutes or principles, especially of jurisprudence.

00:20

UPCOMING PROJECT TOPICS

SCHEMATIC DESIGN MILESTONES / NEXT STEPS

| <u>Underway</u> | <u>Upcoming</u> |
|--|--|
| Cost Estimate 100% SD Documents issued to estimators 7/22 Andersen and DCW estimates exchanged | 8/12 Final SD Report Decision points for completion |
| 7/24 Reconciliation meeting | Trade Partners |
| 7/31 Final estimates due | Identify key partners |
| | Timeline / clinic study |
| QA/QC Process | |
| Bluebeam session open | Tours of Mass Timber projects |
| 7/14 Page Turn meeting | |
| QC expectation | DISC Training |

THANK YOU



| Date 07.06.2020 | By Becca Cavell | | |
|---|--|---|--|
| Subject OAC Meeting Schematic Design Meeting 7 | Project Name PCC Metro Center | Project Number 19016 | |
| Present Linda Degman Rebecca Ocken Krista Phillips Gina Valencia Pam Hester Donna Bezio | Jeanie Lai Becca Cavell Isaac Adams Sarah Oeftering Emily Hayden Bryan Lee Jr | Elizabeth Chen John Ludlam Caitlin Ranson Jeff Slinger | |
| Distribution Those invited / present Sam Stadler | Reed Oxsen Trudy Jacobs | Bora File | |

Minutes

- 1. AGENDA REVIEW
 - A. Jeanie reviewed the agenda
- 2. PROJECT GUIDING PRINCIPLES
 - A. Jeanie noted that the Guiding Principles are a resource for whenever needed
- 3. FLOOR PLAN DESIGN UPDATES
 - A. Plans now show the landscape adjacent
 - B. Plans represent minor changes based on recent programming meetings, and further changes are anticipated.
 - C. First Floor:
 - 1. Centrally located front office, with storage and a private office adjacent
 - 2. Classroom by the north door
 - 3. Community room is unchanged; the kitchen is proposed to support the needs of DHS participants as well as the meeting room
 - a. Storage needs to accommodate tables and chairs Jeanie: we need to test this out; will mostly be for chairs given Jody's input on the table type (tilt/nest). Other locations for storage were discussed

b.

- 4. Career Center shows study rooms but two will become small offices
- Restrooms: gendered to the east and individual to the west, shared with Partner program if desired
- 6. A safety office as been added

- D. Second Floor
 - 1. Added small meeting rooms, with smaller waiting area
 - a. Will support smaller cubicles for DHS staff
 - b. Addresses confidentiality
 - 2. Staff break room: much debate now shown with a small kitchenette, and an adjacent space is a break room that can also function as a large meeting room
 - 3. 107 cubicles shown, with 2 touch down spots. 5 offices on the second floor [one downstairs].
- E. Culture of escorted individuals
 - 1. Bryan recommends digging into this iss
 - 2. Privacy / confidentiality domestic
- F. Donna asked re: size of doors from Community Room to the exterior; currently drawn at 4'-0.
- G. Gina asked where DHS participants would eat their lunches; Jeanie: at the waiting areas in the lobby
- H. Rebecca: could an entry be created to the partner space from the lobby?
- Rebecca looking at adding 5,000 SF net to partner space, for 15,000 SF net sf total. NAYA space may be accommodated within the 107 cubicles
 - 1. Jeff: this may affect the trade partner selection timeline
 - 2. Jeanie is working...
 - 3. Would need to maintain fire access through the plaza, but this could be reduced in width; this would affect the porch and relationship of the community room to the plaza
 - 4. [more here]
- 4. DESIGN JUSTICE REVIEW
 - A. Bryan: it is important to embed and document the community input into the drawing set. For the SD set, this has been addressed at the site plan level in drawing DJ-100:
 - 1. The document is based on direct quotes/questions received from community input and documents the spatial implications of design responses to the questions.
 - a. "C" coded callouts represent quotes from the community
 - b. "P" coded callouts represent programmatic implications that have previously been identified
 - c. "Q" coded callouts represent questions from the community
 - 2. The intention of this drawing set it to express what has been addressed and what remains. Also, are there additional things that will add fidelity to the conversation?
 - 3. Drawings show boundary lines that begin to express specific areas, aggregating comments into full areas such as sidewalks and street fronts, the courtyard, and so on.
 - 4. Floor plans will be developed in the future; Bryan expects 4- 8 pages total in the final drawing set.
 - 5. The pending Avochato outreach and information gathered from future engagement will be reflected in the documents as the design progresses.
 - 6. Bryan noted that the drawing tracks outstanding questions that still need resolution. For example, Q.01 "how will PCC deal with security on the site" is beginning to be addressed with the safety office in the design, but more to do.
 - 7. Bora noted that these are the first DJ drawings that it has ever issued a significant achievement for the firm.
 - a. Gina noted she has a preview recently –and were talking about comments from Living Cully when it reviewed the upcoming newspaper; also, there was a discussion about this at meeting with the Cully Association of Neighbors where the team was asked how it was tracking and responding to questions that had been raised through outreach. This document shows how we are responding. Gina is working to include some text about this in the newspaper, noting there is a "design justice site plan". It's important to show that we are listening.
 - b. Isaac noted that the drawings will be part of the permit set, so the city will see them. And, they will be seen by all the consultants and subcontractors.
 - 8. Rebecca asked how these specific questions were selected?

- a. Bryan: these questions were selected from the list of questions that the staff and community members specifically asked during outreach discussions – they came directly from those individuals. The parameters are around consistency and frequency. They are direct questions asked by multiple and different people.
- 9. Rebecca: can you show how they relate to the plan itself? For example, if the public restrooms were requested but aren't included, how is that reflected?
 - a. Bryan: questions that are not addressed yet are placed off to the side on the drawings. We either want to address them [through a design response] or just affirm that we are not addressing them, so they would just stay as questions. This might be a little awkward and uncomfortable, but we will have a record of things that we are not doing and that's OK. We can start to answer why some things are not being addressed.
- 10. Bryan: Home Forward's property is also tagged with some questions.
- 11. Jeanie and Bryan note that as the design progresses the DJ drawings will become more specific in identifying how community questions are addressed through design.
- 5. EXTERIOR DESIGN DISCUSSION
 - A. Jeanie took a moment to review what "institutional" means as a definition
 - B. The group then worked in Miro to respond to a series of questions related to how the building should appear, with visual prompts and questions. The committee worked for about 20 minutes in the board, and then quickly reviewed its work.



- A. Markups from boards
 - 1. What does it mean to be an inclusive institution? What might that look like?
 - a human scale items, not huge scary entry
 - b "We welcome" signs and statements: "All Races, All Gender, All People.." in different languages
 - C Visual cues that show all are welcome/ encouraged
 - d Welcome desk that is open and people are not behind a wall

- e Windows that let passersby look at what is happening
- f People greeting as a way for wayfinding
- 9 People don't have to struggle to know where to go
- h open wifi that works for people inside the building, but also outside
- j Hours of operation listed
- k intuitive pathways
- l natural light
- What qualities do you associate with creating a "non-institutional" place?
 - a sense of discovery/unexpected
 - b busy lobby/ hum
 - C Very little concrete
 - d Signage that is visually appealing
 - e Facility and people who work and clients there blend in with the outside/surroundings
 - f clean but not sterile
 - g places to ask questions/promotes curiosity and future connection
 - h color and texture
 - j Bring joy into space
 - k Soft seating
 - I Local art
 - m open circulation without long linear corridors/ hallways
 - n natural light
 - P Living things inside
 - q details matter, creativity in unexpected ways/locations inspires opportunities
- 3. What does community look like? What qualities do you associate with places of community?
 - a ok to touch things, even kids can touch or play
 - b Ease of belonging
 - c Facilitated connections
 - d meeting or hanging out space
 - e people can be found, so that place feels alive
 - f interesting things for all ages, 3-99 year old safe, interesting
 - g free access
 - h Staff can interact with each other easily, naturally
 - j flexible uses of space
 - k safe

A. Discussion

- 1. What does it mean to be an inclusive institution? What might that look like?
 - 1. Shared Wi-Fi inside and out right now, guests have little to no access to Wi-Fi. What is PCC's strategy? Need to return to this during page turn review.
 - Not a giant, grand entry the combination of "busy lobby / hum" this begins to inform the entry. A busy, friendly, <u>informal</u> space. Doesn't have to be a lunch spot
 - 3. Rebecca: Rock Creek library CRT discussion showed that users felt it was too quiet. Rebecca feels the current Metro center is too quiet, and you feel like you are invading folks space. How do you make sure that it's open and inviting from a sound aspect what does it SOUND like

- 4. Not placing front desk behind a wall is good can this be transferred to the building itself? Are there ways to let people feel that they can inhabit the wall?
- 2. What qualities do you associate with creating a "non-institutional" place?
 - 1. Pam: one of the things Metro tries to do is inspire people's creativity and curiosity and notes how McMenamins incorporates art things tucked away in unexpected places with a great sense of discovery. This is probably more whimsical that this project should be but it shows that creativity matters, and it inspires "creative possibility" unless you play attention and slow down, you miss it. It inspires a sense of calm. How do you achieve this in this building?
 - 2. Jeanie delight, unexpected /discovery very un-institutional. Pam: loved Bryan's suggestion of a sound installation. How do you bring JOY into this place?
 - 3. Rebecca: likes the idea of "unexpected" and "discovery".
- 3. What does community look like? What qualities do you associate with places of community?
 - 1. No commentary

6. IMAGE BOARDS



- A. Image 11: liked how the patterned space is balanced by the space with no pattern, compared to image 8 where all the panels are striped. Contrast is good.
- B. Images 11 and 13 do we want sneak peeks into building or larger views?
- C. Does image 11 feel "not institutional"? yes likes window placement and patterning.
- D. Image 6 a sense of transparency, and views into the building, and a sense of joy and welcoming. Color is also liked.
- E. Image 3 looks to much like corrugated metal.
- F. Image 14 likes smooth texture but not the randomness of the pattern. Perhaps a smooth texture to contrast with other textures.
- G. Image 12 likes the idea of placing statements on the wall but concerned about who's words, and permanence.



- A. Organic form and color resonate
- B. Didn't like brick look, or speckled look
- C. Images 5 and 9 look as if inexpensive buildings have been "snazzed up" with brick



- D. Wood and lighter tones are liked
- E. Images 1 and 2 color and shape
- F. Image 6 bench is great
- G. Image 10 materials and art in unexpected places the entry is all glass, but if you happen to look up you get an additional visual treat with the high wood
- H. PCC Cascade "is lovely but we already have that"
- I. Image 9 looks as if you are on display and in a contained space. Visually interesting but concerned for the experience of someone in the space.

7. UPCOMING PROJECT TOPICS

A. 100% SD documents have been issued – first official submittal.

- Cost estimate is underway Andersen and DCW have begun this work. Due on July 22, with a reconciliation meeting on July 24 and updated estimate dues July 31
- 2. Quality Control review process PCC is hosting a Bluebeam session and everyone has this link. July 14 is a page turn meeting that starts with an intro for all, then focused topic area.
- B. Final SD report will be issued in August and will include the final estimate and any other issues that have been learned in the meantime.
- C. Schedule and decision points
 - ACCO would like to wait for outcome of expanded clinic studies before establishing a timeline for Trade Partner selection
- D. Mass Timber tour
 - 1. ACCO would like to lead a socially distant tour of Portland and OSU examples
 - a. Good examples of different grades of wood, and connection strategies, and other architects' design strategies.
 - b. Experiencing several different buildings and design approaches would be very helpful. This would be very informative.
 - 2. OSU is easy to tour right now because buildings are vacant.
 - 3. Need to figure out who should go, and when to go.
 - 4. PCC supports this people would need to drive separately, wear masks and stay separate. CDC guidelines would need to be followed by everyone present.
 - 5. Could also be videoed or Facetimed for folks who don't feel comfortable
 - 6. Bora could bring its 360 degree camera
 - 7. Bora to propose times; Brad and Sam will be tour guides. [update: Portland tour July 21 1:30 4:30 ACCO to establish schedule]
 - DISC training Jeff recommends this as a way to help build the team and help it communicate and collaborate more effectively. [received post-meeting: Cost is \$100 per person. DISC Provides:
 - a. Individual with understanding of their talents, value, effective communication preferences, and improved emotional intelligence.
 - b. Teams with a "map" of behavior and communication for team members.
 - c. A jumping off point for building a strong integrated team and culture.
 - d. Insite on how to beset interact within team members
 - e. Communication tools and coaching tips
 - f. Conflict resolution tools

DISC Doesn't

- g. Put people in a box
- h. Excuse to communicate / behave in a certain way
- i. Justification for poor communication
- j. Assume that other should adapt to your communication style.

More info here.

https://www.discprofile.com/]

Per Jeff, you learn about yourself and you learn how to better communicate with your teammates. Jeff has been through this training on a couple of projects. Would love to do this for the entire team if possible, and at least do it for the core team. This is a long term relationship and the investment will pay dividends in the long haul. Andersen can provide in-house training.

ACTIONS

- 9. Bora to leave the Miro board up for a few days
- 10. Bora/ACCO/PCC to review DISC training option

ZOOM CHAT

13:11:50 From Linda Degman: Is there a reason we have two elevators? That seems like more than what we need for a two story building of this size.

13:13:36 From rebecca ocken: Did you say 107 workstations?

| 13:14:32 | From pam.hester: Would there still be space in the first floor storage to tuck away |
|----------|---|
| | all most of the tables/chairs in the conference room if they aren't needed? |
| 13:42:41 | From Elizabeth Chen: and one more thing to stress is that we are further gathering |
| | comments, implications and questions from future community outreach through |
| | Avochado |
| 13:43:20 | From John Ludlam (he/him): avochato |
| 13:52:54 | From Sophia Austrins (she/her): https://miro.com/app/board/o9J_kqUdAOw=/ |
| 14:20:04 | From Emily Hayden (she/her): If you click on a sticky note there is a "Aa" icon in |
| | the ribbon that pops up - there you can change the font! |
| 14:39:31 | From Elizabeth Chen: an opportunity for a local poet or a residency that changes |
| | out> |
| 14:40:39 | From Elizabeth Chen: ^regarding the shadow letters facade |
| 14:55:58 | From Emily Hayden (she/her): Maybe Bora can bring the 360 camera! |
| 14:56:10 | From Donna Bezio : cool! |
| 14:59:19 | From pam.hester: I have another meeting at 3. Thanks everyone. |
| | |