

Metro Center Redevelopment

Spring 2020 Update



Portland Metropolitan Workforce
Training Center **Redevelopment**

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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.

Project Guiding Principles

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.

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.

Site Plan Determination and Elements

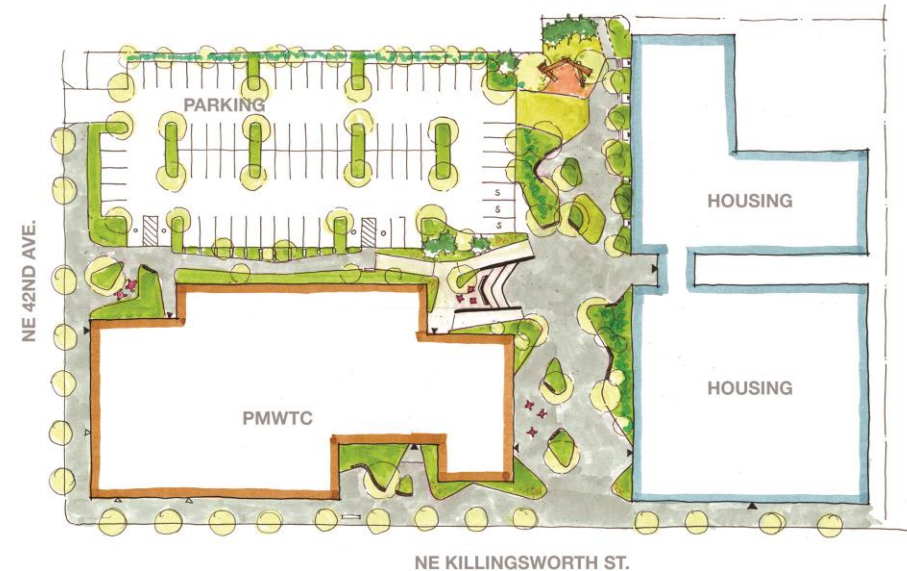
Site Comparison

Current site



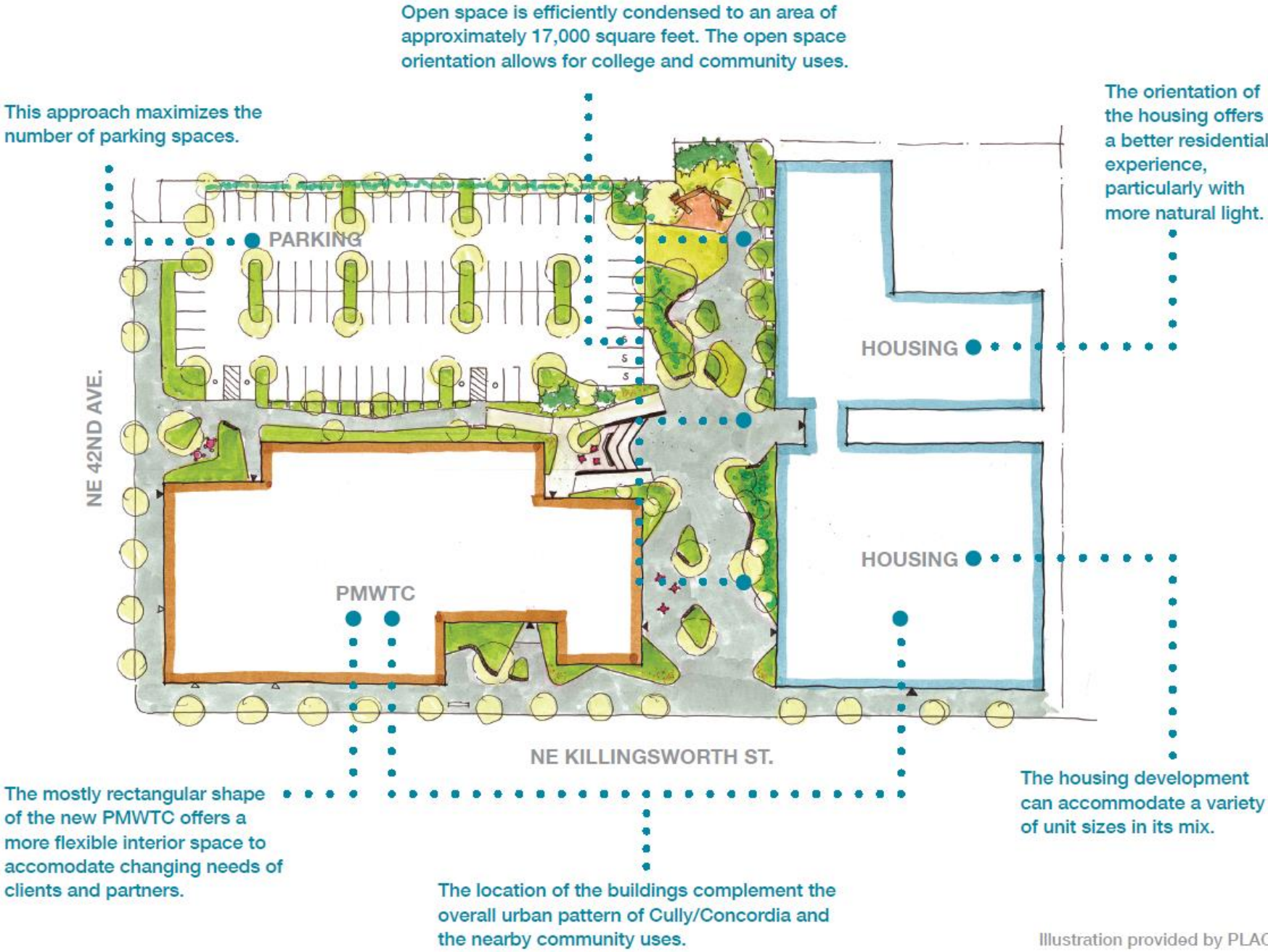
In the aerial view of the current PMWTC site, the existing two buildings are located at the east of the lot, away from the busy intersection.

Redevelopment site plan



The new PMWTC building will be built in the southwest corner of the lot, parking will be condensed at the north west corner. Housing will be developed on the east side of the site and open space is planned between the two buildings.

Site Plan



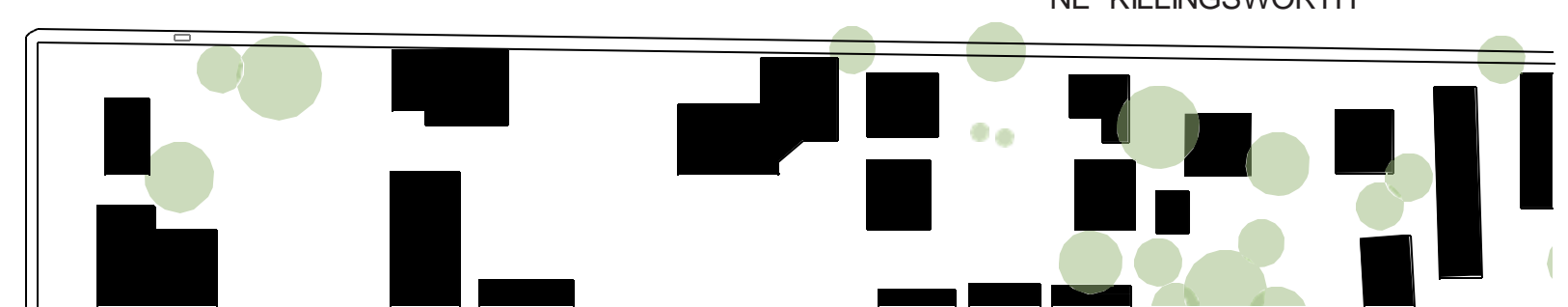
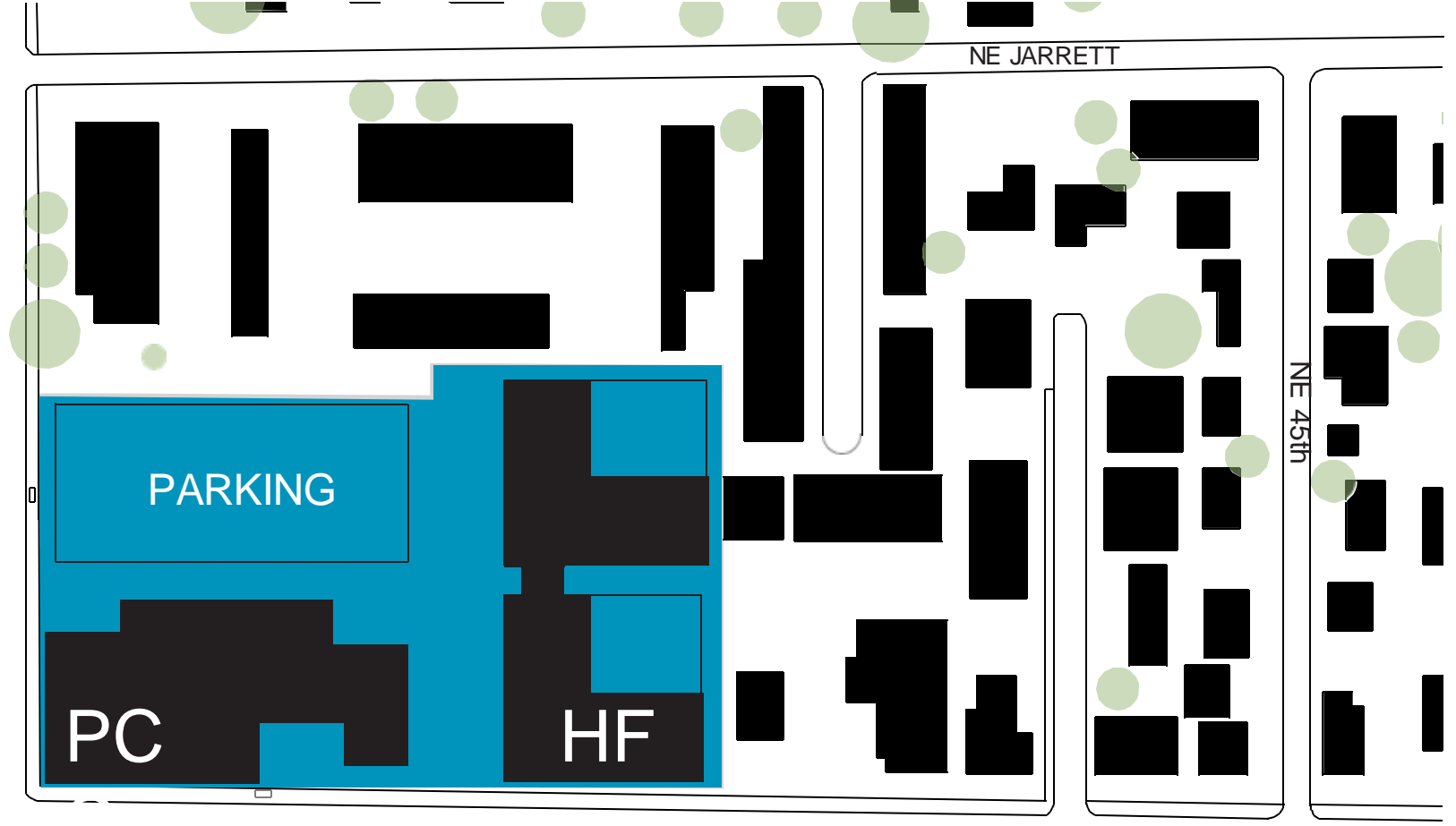
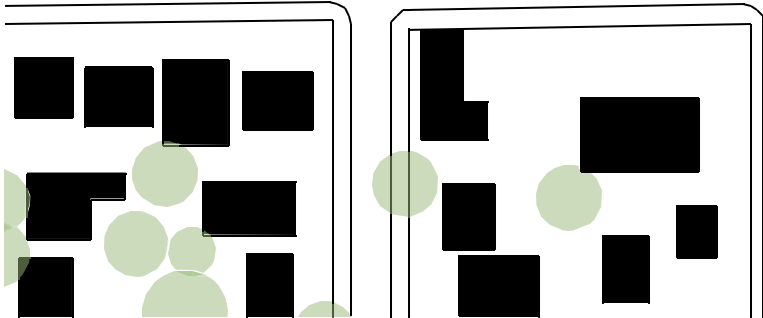
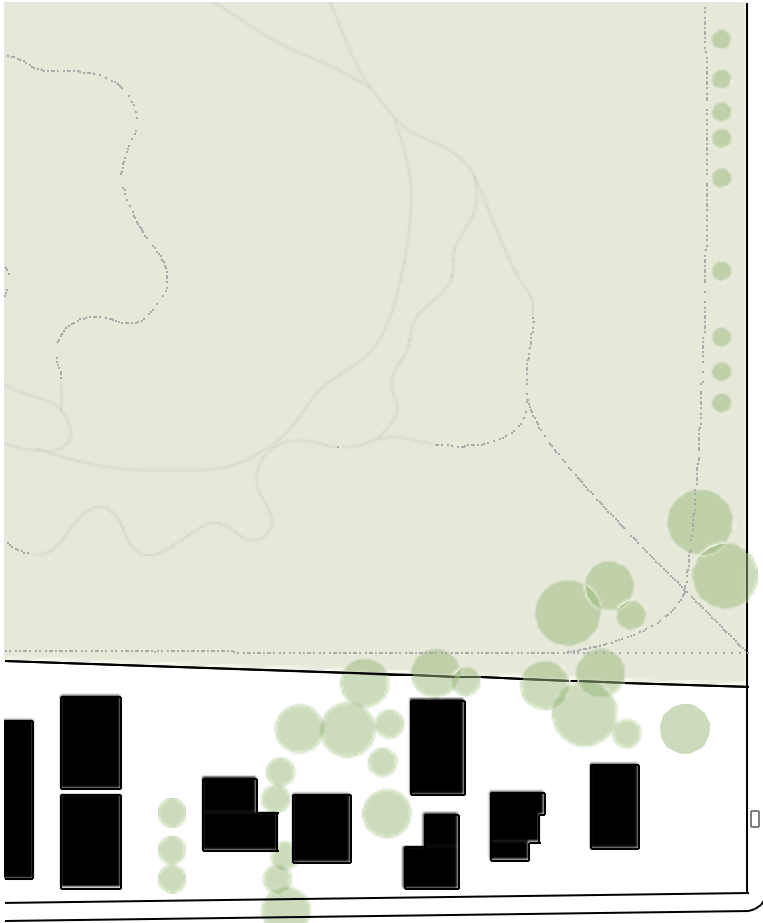
Characteristics of Site Plan approach

In addition to the criteria highlighted on the diagram, the selected site approach has the following characteristics:

1. It addresses many of the themes heard during the project's early outreach and engagement.
2. The new 50,000-square-foot PMWTC and housing building are independent of each other yet connected through shared open space and site amenities.
3. Placing the new PMWTC building on the NE corner of 42nd Avenue and Killingsworth Street has the potential to activate the intersection while supporting existing and future pedestrian and transit uses.
4. The approach maximizes the number of parking spaces on site. The entrance to the lot will be off of Northeast 42nd Avenue.
5. The building orientation takes advantages of natural light and other natural conditions such as wind and shade to provide a comfortable and sustainable building environment.
6. The plan maintains the current operations of PMWTC until the new building is fully operational.

Site





Program Site

Metro Center WFTC

Metro Center (40,000 sf)
Community Room

Partner Spaces (10,000 nsf)

80+ parking spaces
Outdoor Space

Affordable Housing

10,000 sf of PCC partner space

80-90 units
Flexibility of units to meet needs of
families and roommates

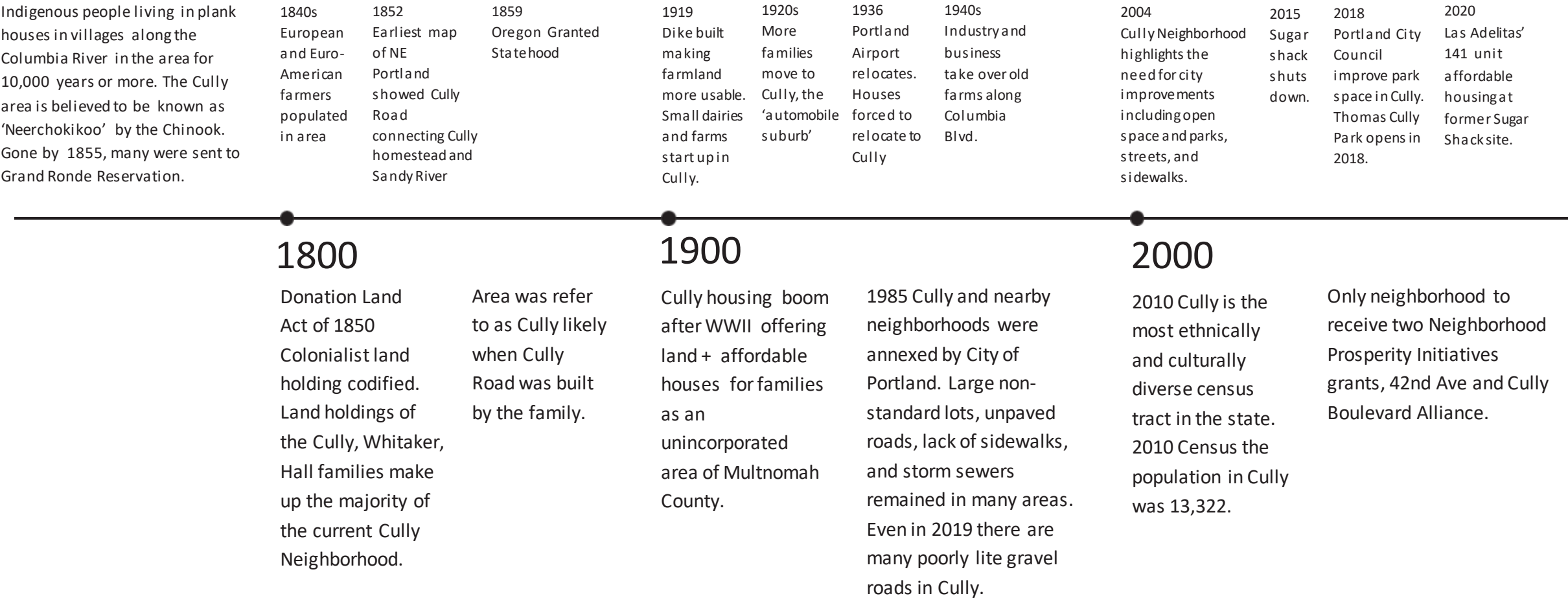
Target unit mix:
9% studios
28% 1-bedroom
50% 2-bedroom
13% 3-bedroom

Outdoor Spaces (Garden, Play) Parking

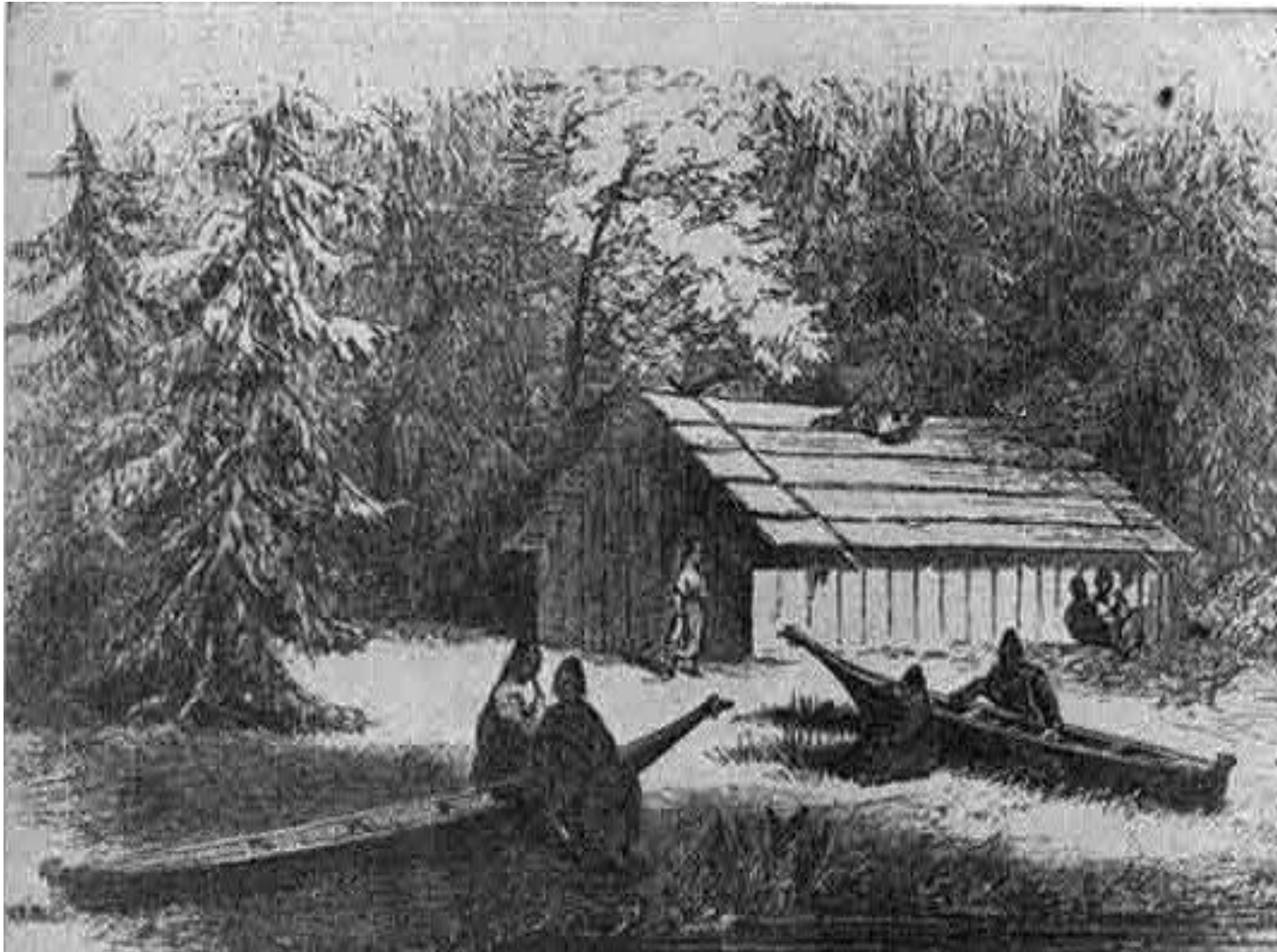
Building Design Overview



History of Cully

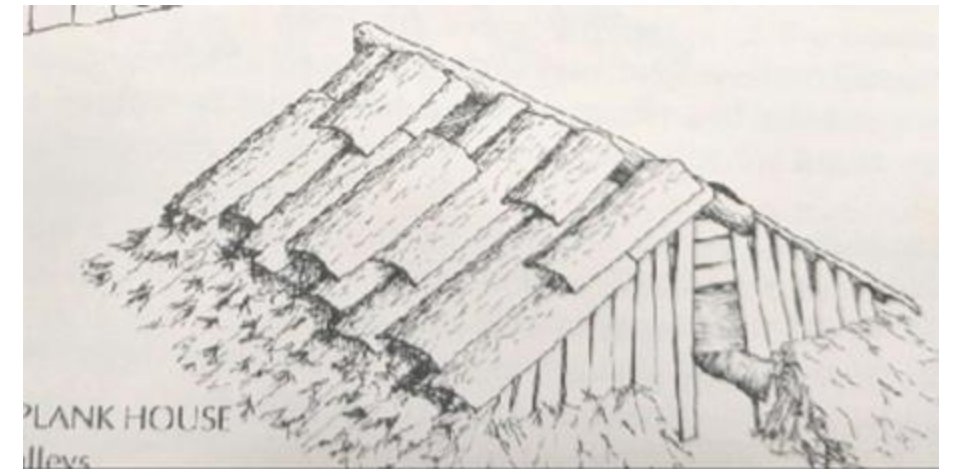


Wood Plank Along the Columbia



Indigenous people living in plank houses in villages along the Columbia River in the area for 10,000 years or more. The Cully area is believed to be known as 'Neerchokikoo' by the Chinook. They constructed fixed wood posts and beams structures that were covered with wood planks and bark to keep out rain.

"Because the seasonal migration necessitates transferring the dwelling from the winter sites ...to summer places...,the planks are dismounted, loaded in canoes, and reassembled on frames of exactly the same dimensions as those left behind." _Enrico Guidoni, Primitive Architecture, History of World Architecture



Celebrating Wood Structure

Why Mass Timber?

Economic Stimulation In Oregon

Construction Efficiencies

Exposed Wood is Beautiful & Healthy

Lower Carbon Footprint

Type

Cross Laminated Timber (CLT)

10' X 40' PANEL 3/5/7 PLY



A photograph of a man in a red jacket standing in a dense, lush forest. The forest is filled with tall trees and thick undergrowth, creating a sense of being deep within nature. The lighting is soft and filtered through the canopy.

“Biophilic design is a method of designing the places in which we live and work in a way that satisfies our deep and fundamental need to be connected with nature.”

Human Spaces Global Report, 2015

Patterns of Cully

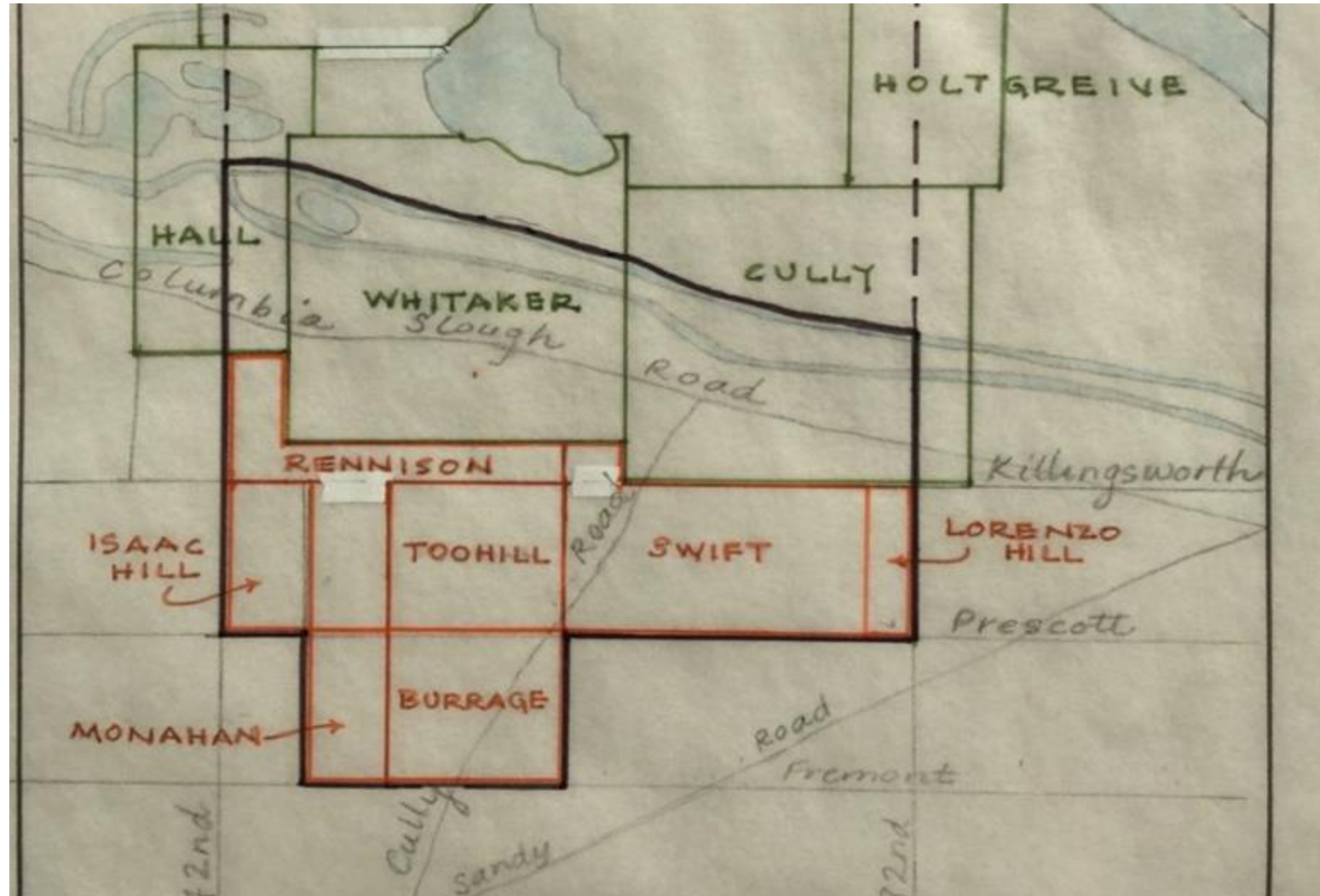
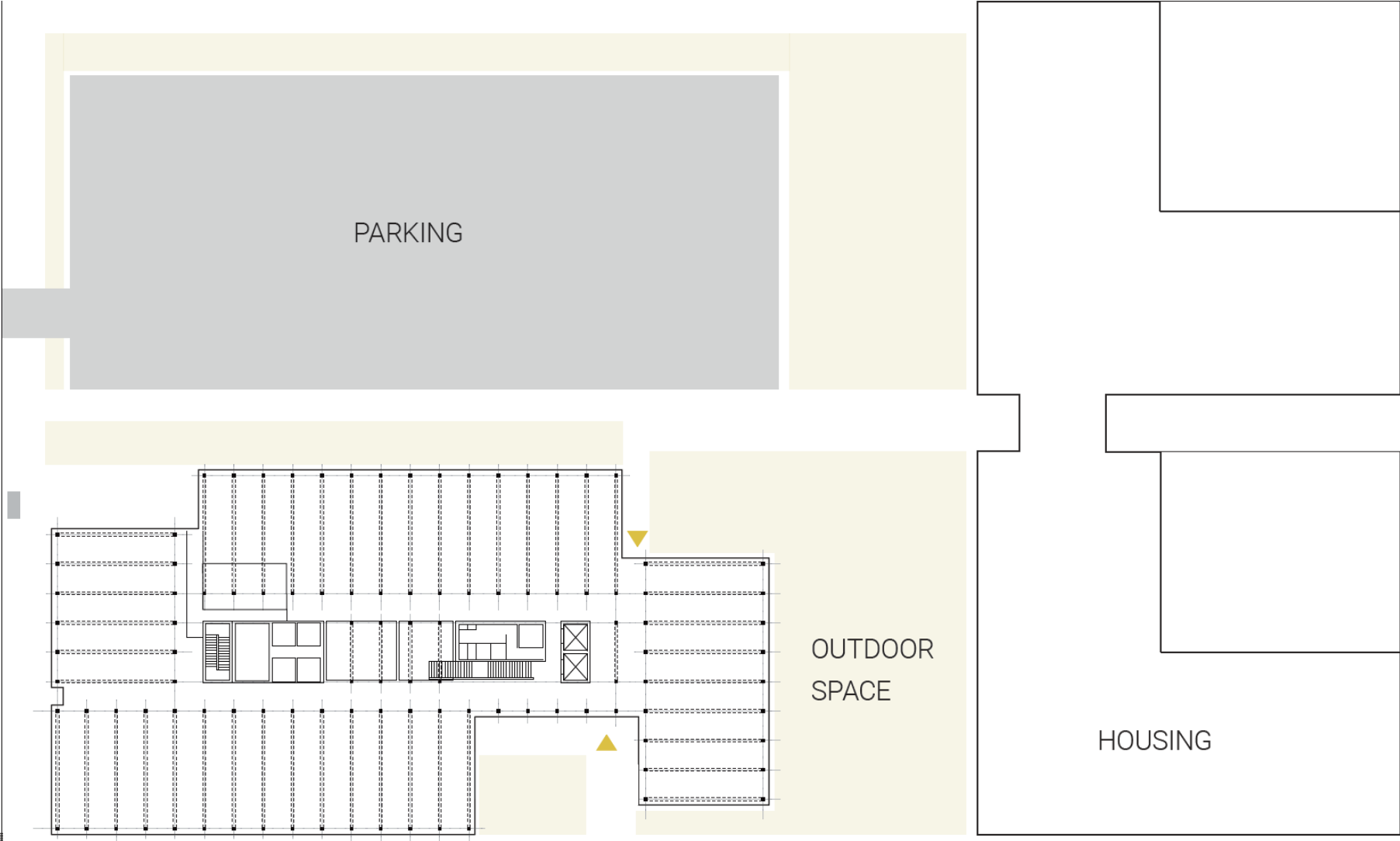
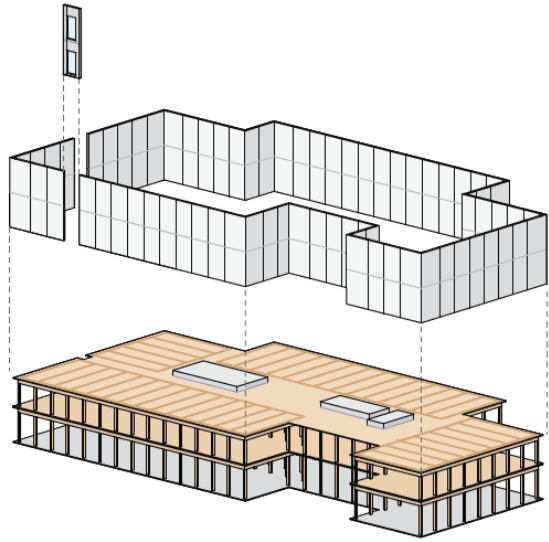
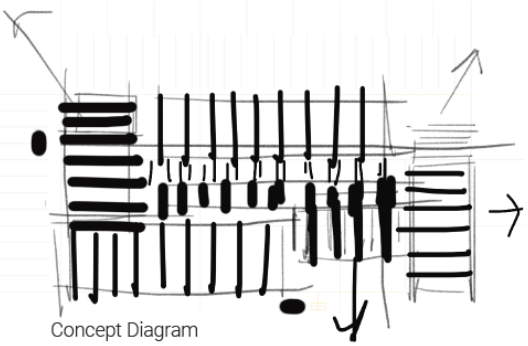




Illustration 'Field' by Ophelia Pang



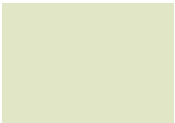
Pattern of Structure



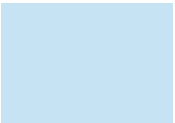
Interior view of open office environment



PWFTC Program Overview



Lobby
Reception
Public
1,800 nsf



Auditorium
+ Support
2,000 nsf



Classrooms
+ Storage
2,000 nsf



Career
Center
2,000 nsf



Career
Specialized
Spaces
3,000 nsf



Shared
Meeting
1,200 nsf



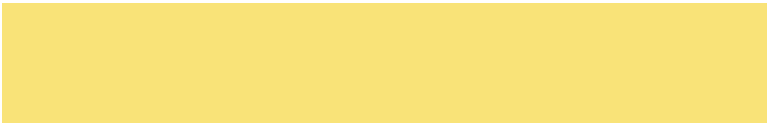
Support
Spaces
1,600 nsf



PCC
Workspace
2,800 nsf



DHS
Workspace
8,400 nsf



Partner Spaces 10,250 nsf
SCALE 1"=32'-0"

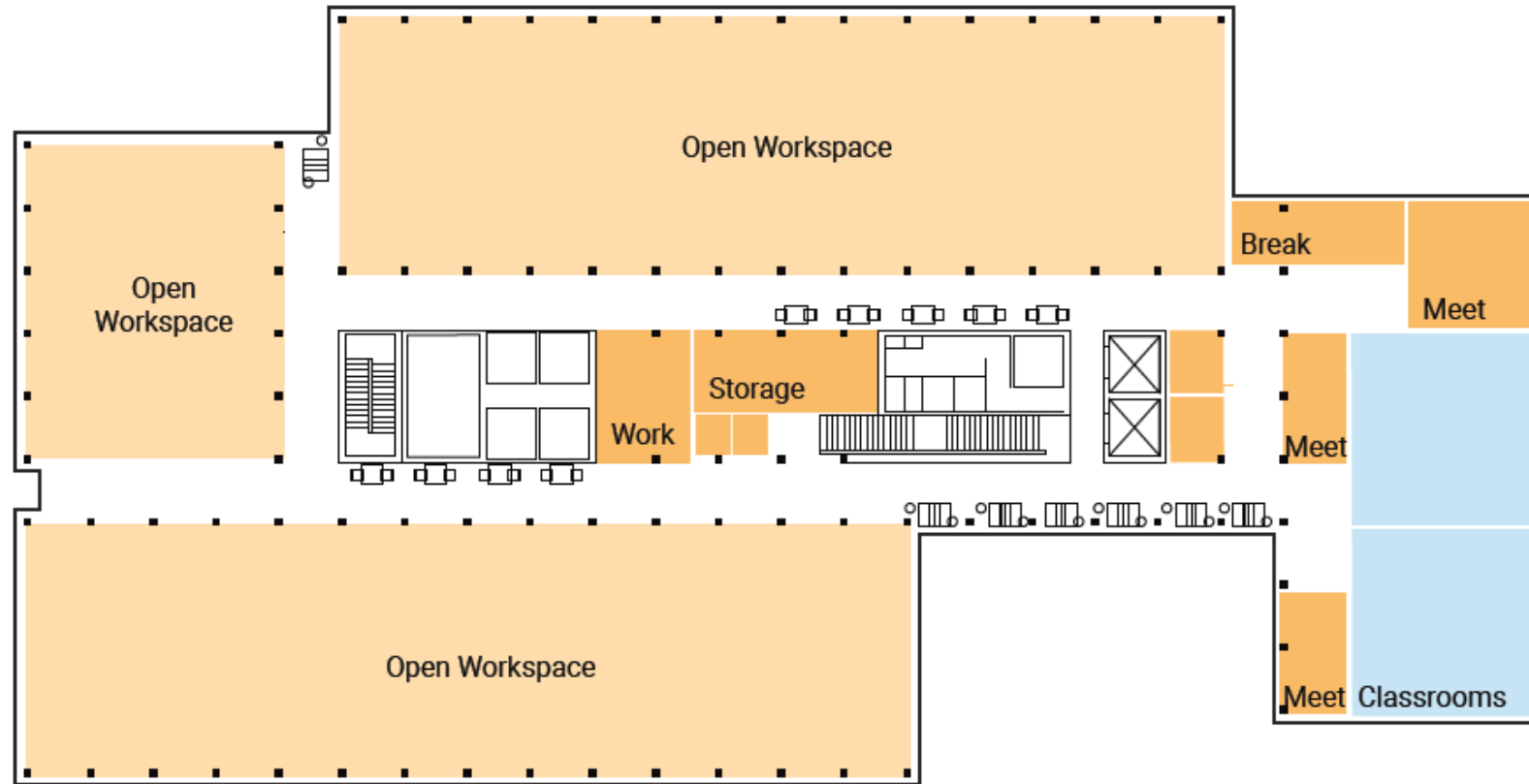
SIMPLIFIED PROGRAM

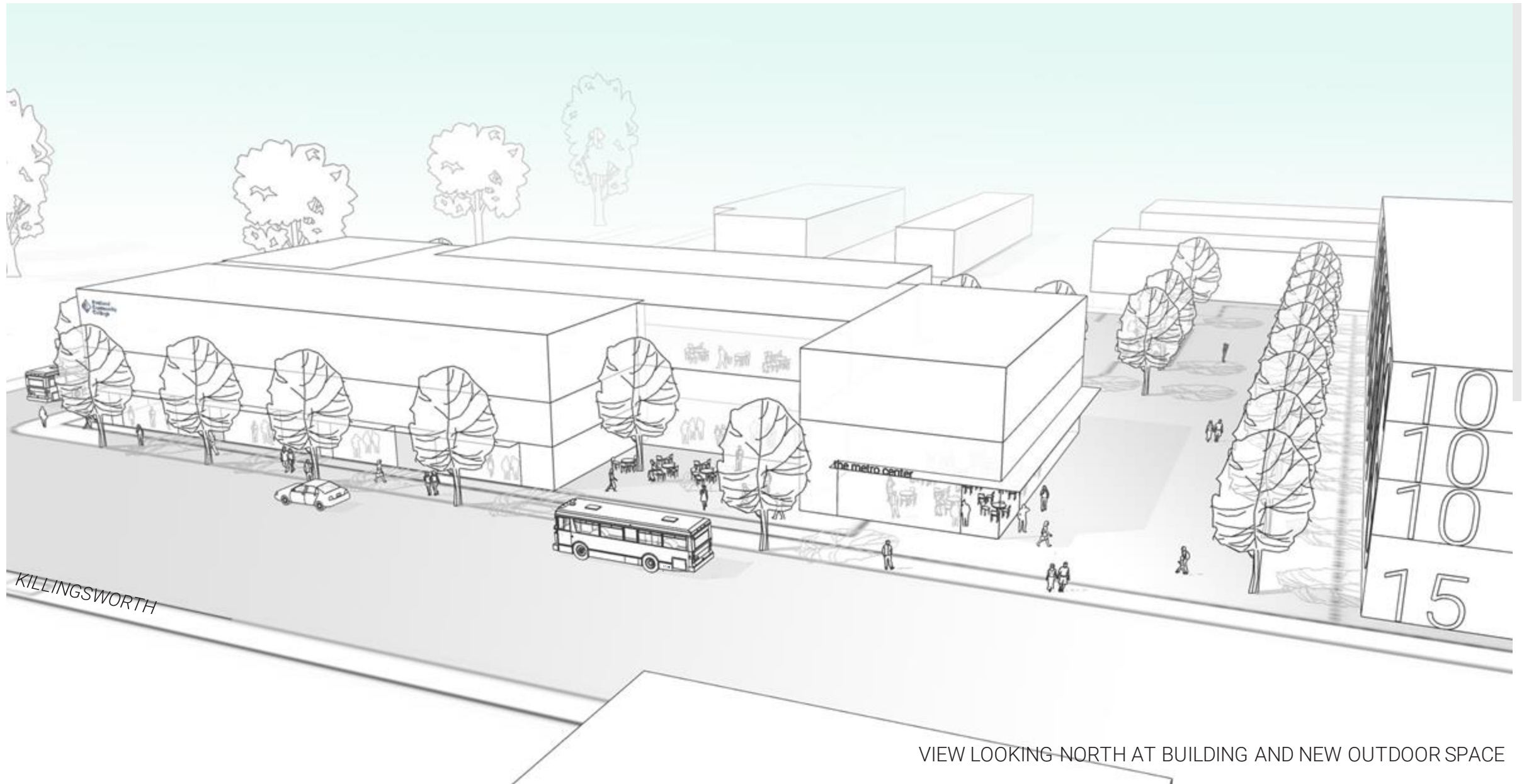
	Rounded SF Numbers		
	Net	Gross	Net/Gross Multiplier
Partner Spaces	10,250	12,059	85%
Lobby/Reception/Public	1,800	2,769	65%
Auditorium + Support	2,000	3,077	65%
Classrooms + Storage	2,000	3,077	65%
Career Center	2,000	3,077	65%
Career Specialized Spaces	3,000	4,615	65%
PCC Workspace	2,800	4,308	65%
DHS Workspace	8,400	12,923	65%
Shared Meeting Spaces	1,200	1,846	65%
Support Spaces	1,600	2,462	65%
TOTAL	35,050	50,213	Target 50,000/SF

First Floor Plan



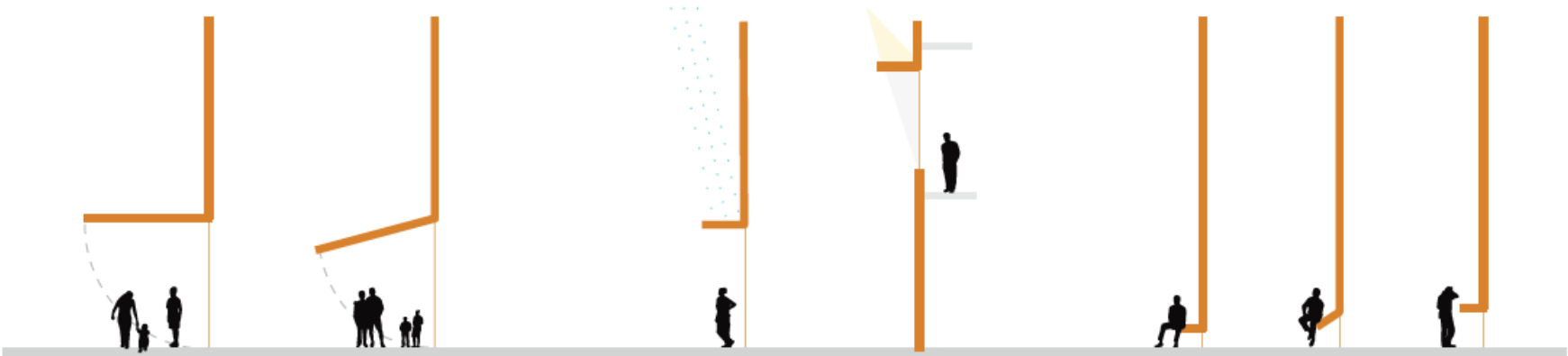
Second Floor Plan





VIEW LOOKING NORTH AT BUILDING AND NEW OUTDOOR SPACE

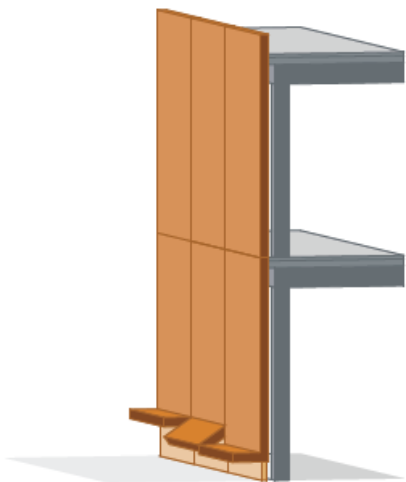
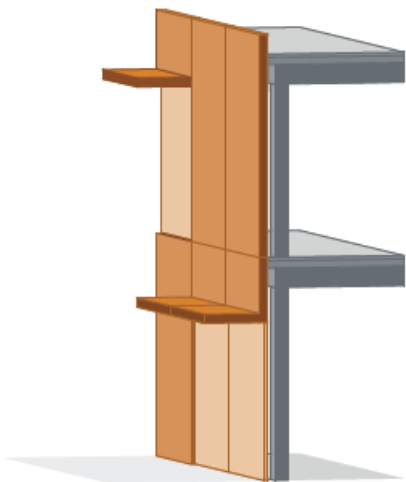
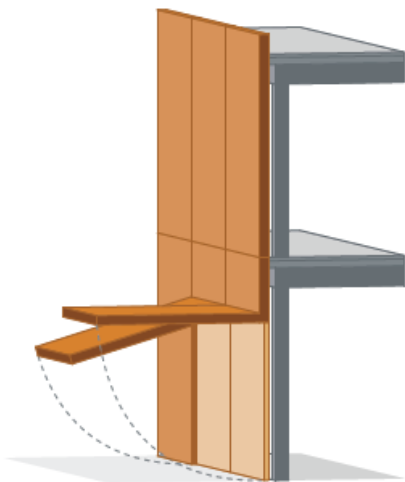
Multiplicity Active Façade: Enriching the Pedestrian Environment



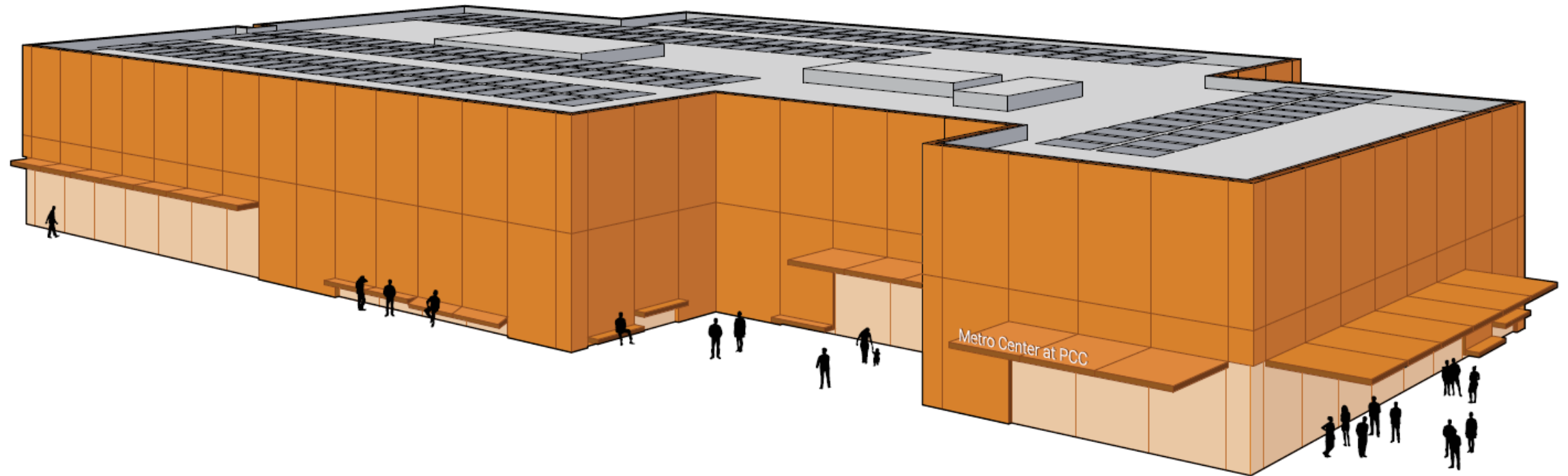
unite

shelter

pause

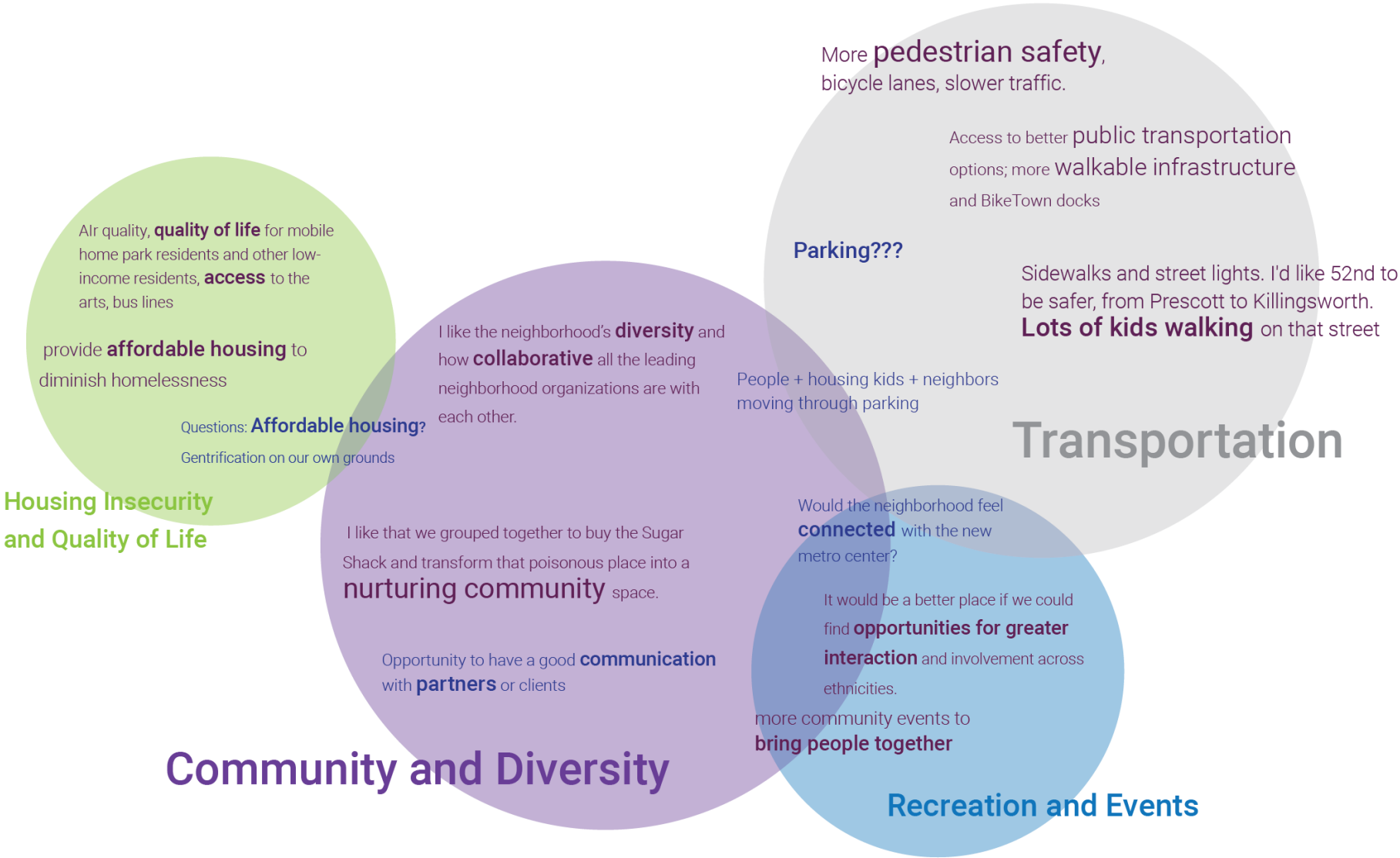


Multiplicity Active Façade: Enriching the Pedestrian Environment



Site Design Update

Outreach and Workshops Findings

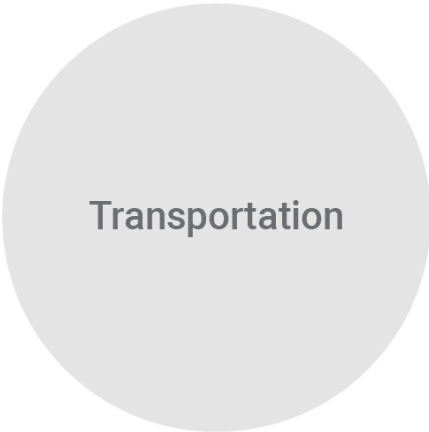


Programmatic Implications



Community and Diversity

Diversity is often a reflection of representation. The space should reflect the visuals and languages that define the metro center and its users. The neighborhood has a history of community activism and neighbors organizing to improve their quality of life.



Transportation

A large portion of concerns about traffic and cars revolve around pedestrian safety. Providing buffers from traffic is not only a strategy for physical health and safety but also for emotional and acoustic respite.



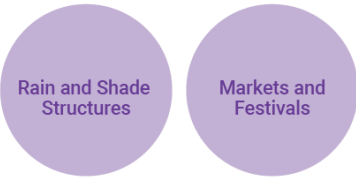
Housing Insecurity and Quality of Life

Amenities should be available to all visitors regardless of housing status. The design team should avoid hostile architecture.



Recreation and Events

We can take design cues from parks that respondents like. Activities should be age inclusive and ability inclusive. Additionally, the space should be flexible for multiple uses.



Rain and Shade Structures

Markets and Festivals



Porches/Entries



Seating

Wayfinding



Rain and Shade Structures



Transit Shelters



Seating

Wayfinding



Rain and Shade Structures



Transit Shelters



Seating



Rain and Shade Structures



Play Structures



Play Structures



Markets and Festivals



Trash/Recycling

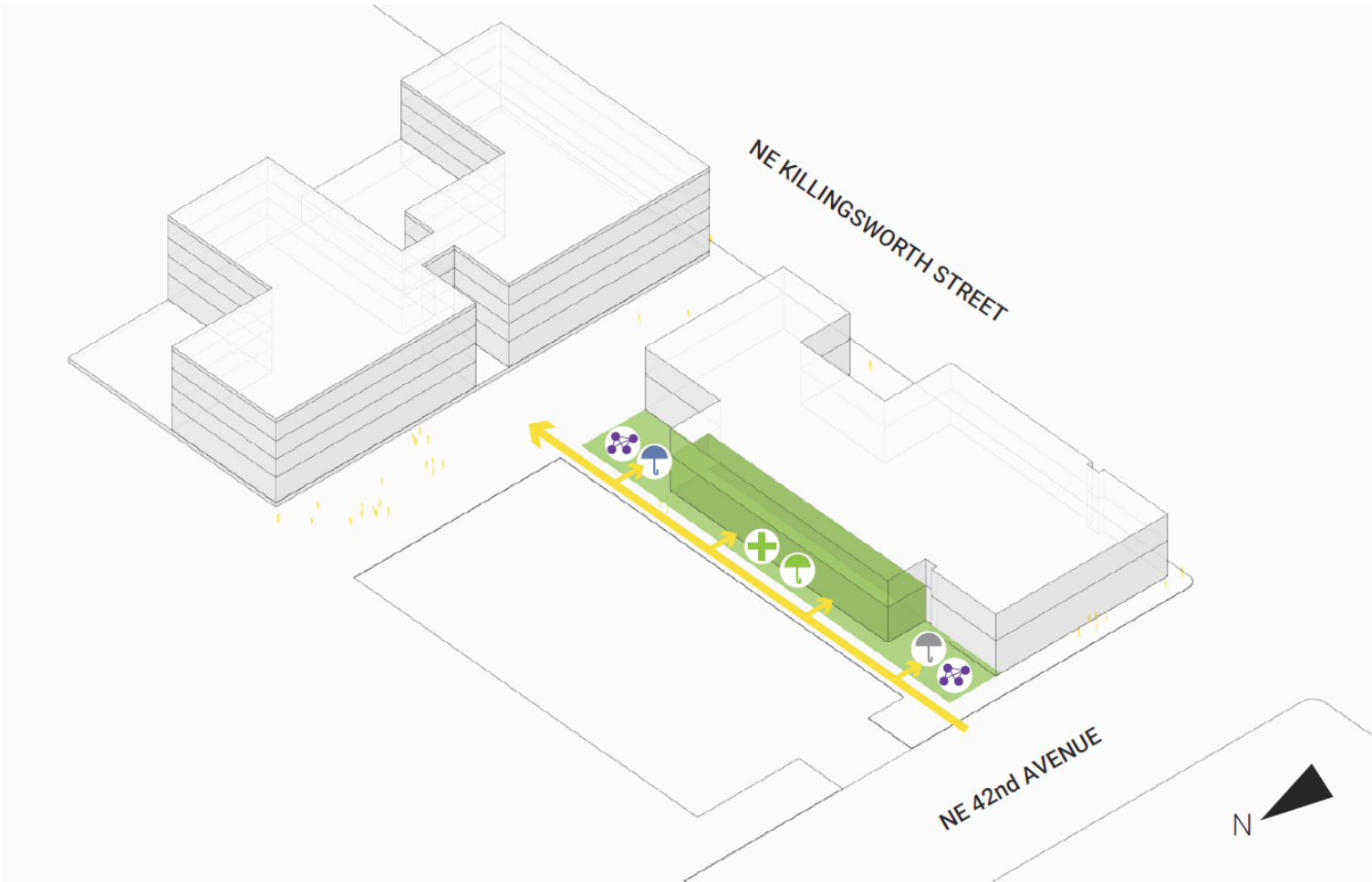


Stormwater Management









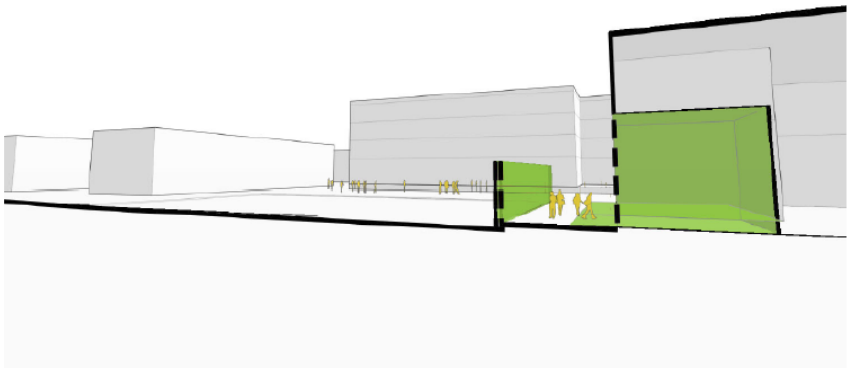
Loading/Deliveries

Spatial Relationships

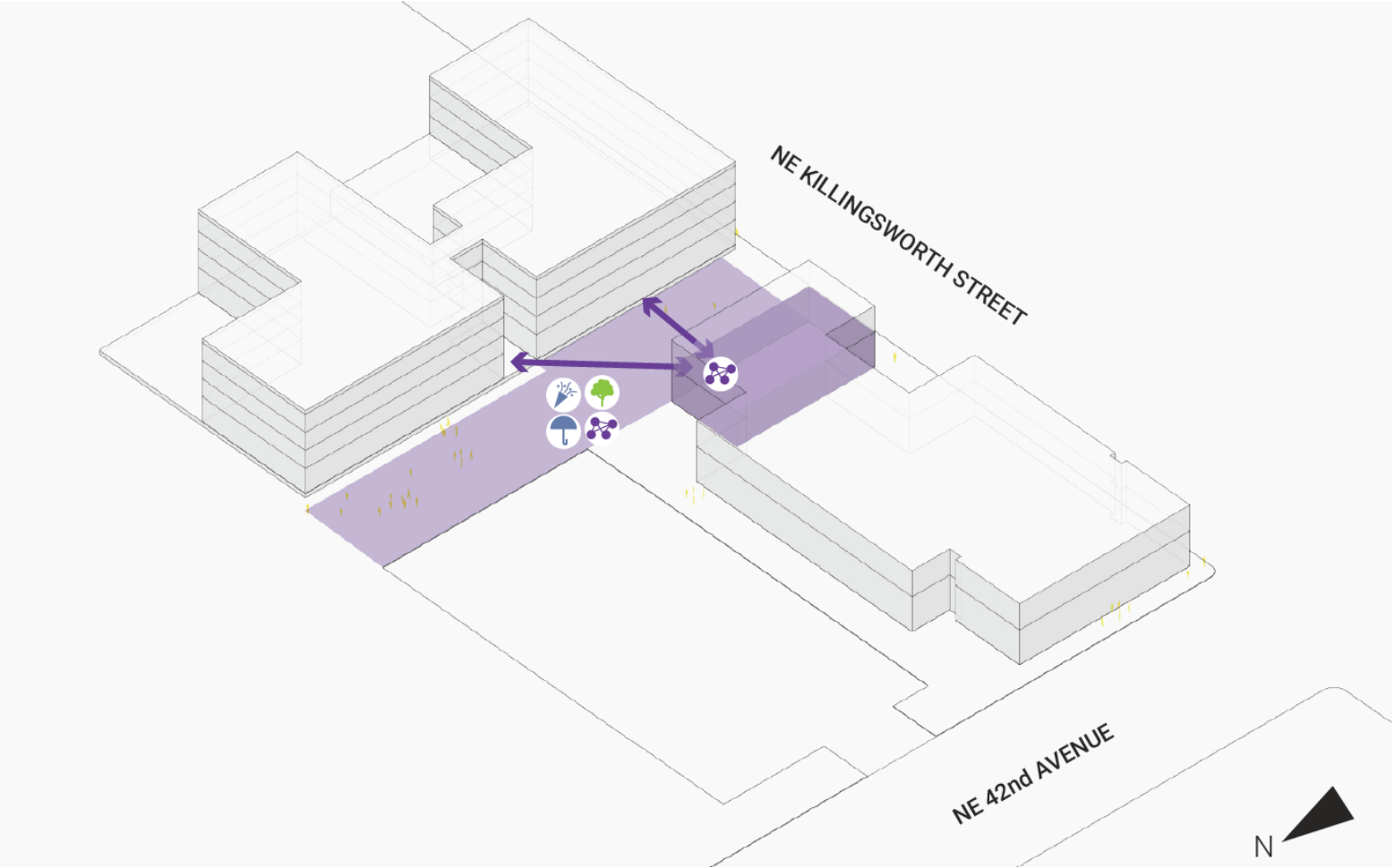


SYMBOL LEGEND







-  RAIN/SHADE PROTECTION
-  COMMUNITY GATHERING AREA
-  AMENITIES
-  EVENT INFRASTRUCTURE
-  VEGETATION
-  TRANSIT STOP

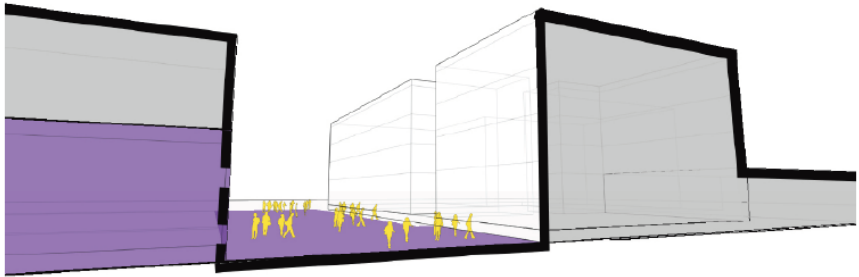


Spatial Relationships

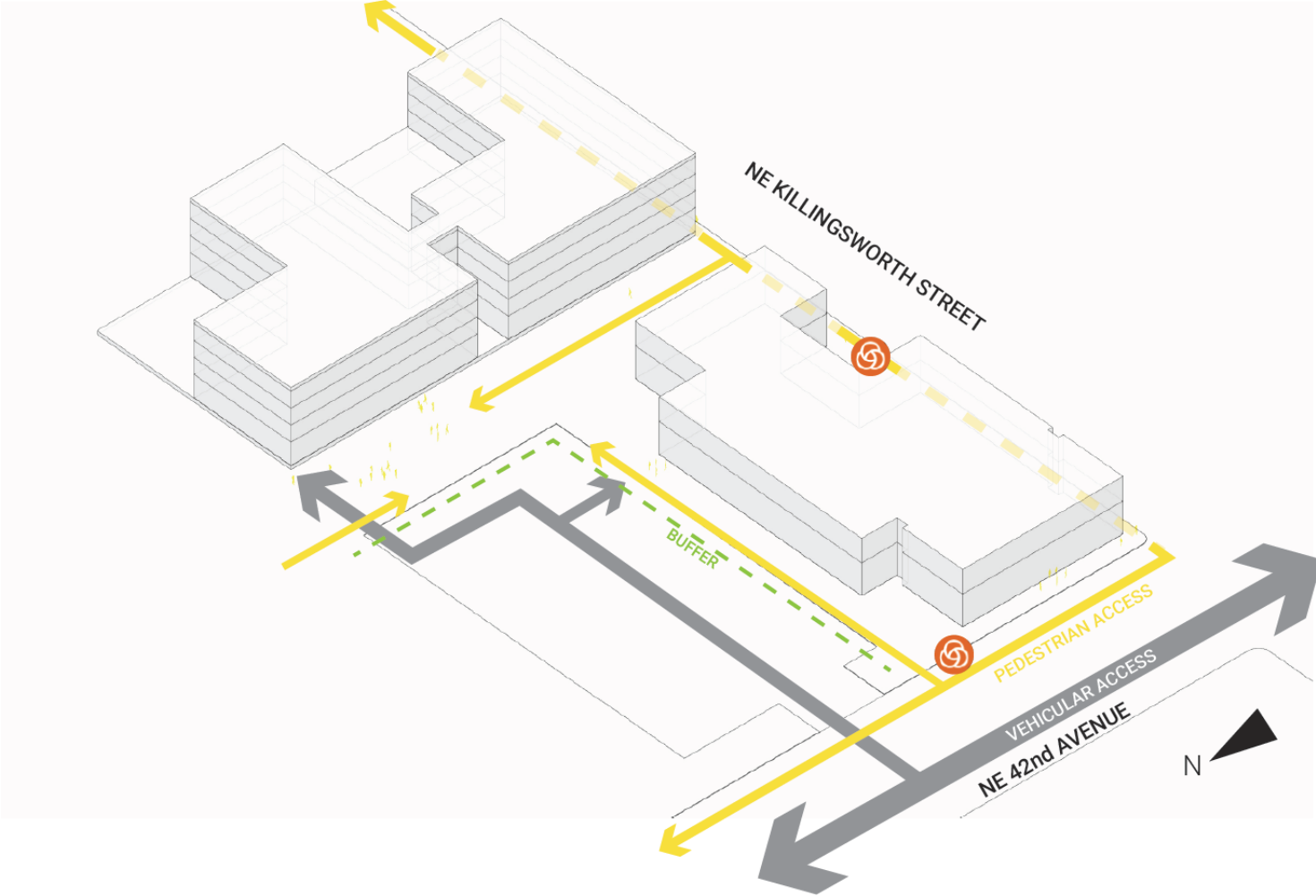


SYMBOL LEGEND

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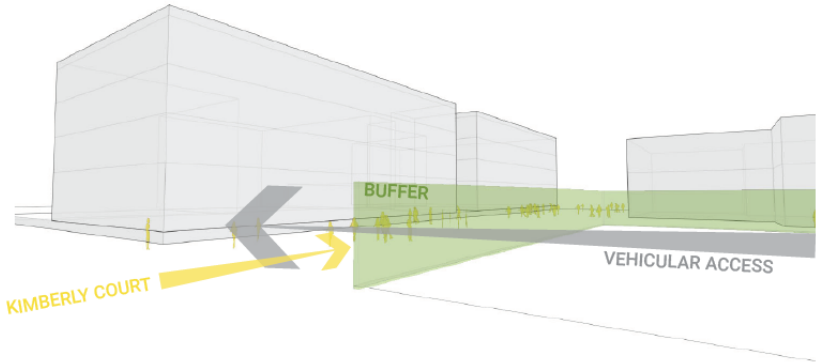


Spatial Relationships



SYMBOL LEGEND

- RAIN/SHADE PROTECTION
- COMMUNITY GATHERING AREA
- AMENITIES
- EVENT INFRASTRUCTURE
- VEGETATION
- TRANSIT STOP



Current Program Considerations

Physical Program Elements

1. Bus Stop - expanded, celebrate with art boards?
2. Bike Parking - short-term/secure - inside building - shared with Home Forward?
3. Auto Parking - quantity breakout - PCC, HF, Partner?
4. Service parking - at least (2) 12'x30' spaces required - where? Home Forward Use?
5. Auto Drop-off - spaces? Do we need more than one? Can it be used as loading zone?
6. Trash and Recycling enclosure - PCC-PartnerS-HF
7. Fully lighted site - human scale - motion activated, light levels?
8. Site furnishings - type - location?
 - a. Benches - fixed, flexible, cooperative, artful, covered, durable, built-in, companion seating
 - b. Picnic tables – fixed, traditional, material, rectangle vs. square
 - c. Covered seating - shade / rain structure, connected to building, free-standing
 - d. Trash and Recycling stations - PCC standard - where?
 - e. Drinking fountain – bottle refill
 - f. Bike racks - PCC standard, artful
 - g. Power pedestal - on building, in landscape
 - h. Signage - site map, directional, languages
 - i. Exercise circuit - places to gather, benches, step-ups, play area, flexible

Play - flexible - nature play

Art - integrated - local - fixed - public - local - reflective of community

Events - PCC - market - community - partner

Food - carts - cultural event - power connections

Landscape - native - lawn - low maintenance - urban oasis

Trees - shade - native - culture

Gardens - natural - learning - pollinator - food Garden - control - raised beds

Other:

Storage Access for outdoor use

Child Friendly

No pavers

No water Feature –Celebrate Water/Rain

Current Program Considerations

1. How do you use your site today? - no specific program other than parking and greeting
2. How do you envision using your site to support your program and activities? - outdoor meeting area, gathering, event space, lunch spots, learning garden, food garden, play space, artful, connect to transit, community room spill-out space, covered seating, celebrate water
3. What might be some of your Partner considerations for the site? - yet to be determined for partner - HF - play, food garden, loading
4. Personal space considerations – what are your concerns? - none identified beyond basic safety
5. Outdoor gathering opportunities
 - a. Large group for events, farmer's market, career fairs - career fair, arts & crafts, farmers market, cultural celebration
 - b. Medium group for small class engagement 10-20 - outdoor classroom, small amphitheater, group discussions
 - c. Personal connection space for 1-4 people - reading space, lunch space, playful seating, artful bench, cooperative seating

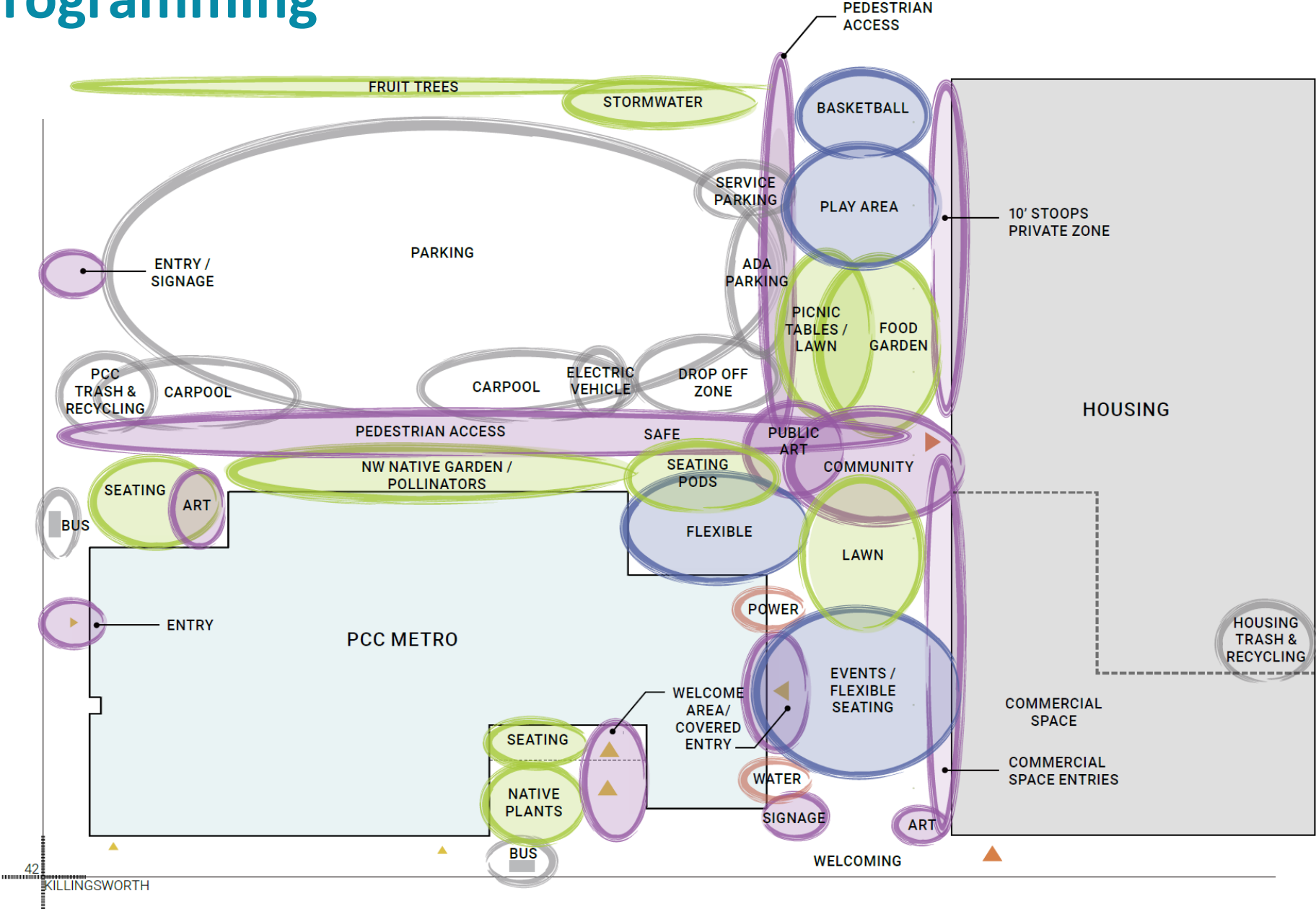


Current Program Considerations

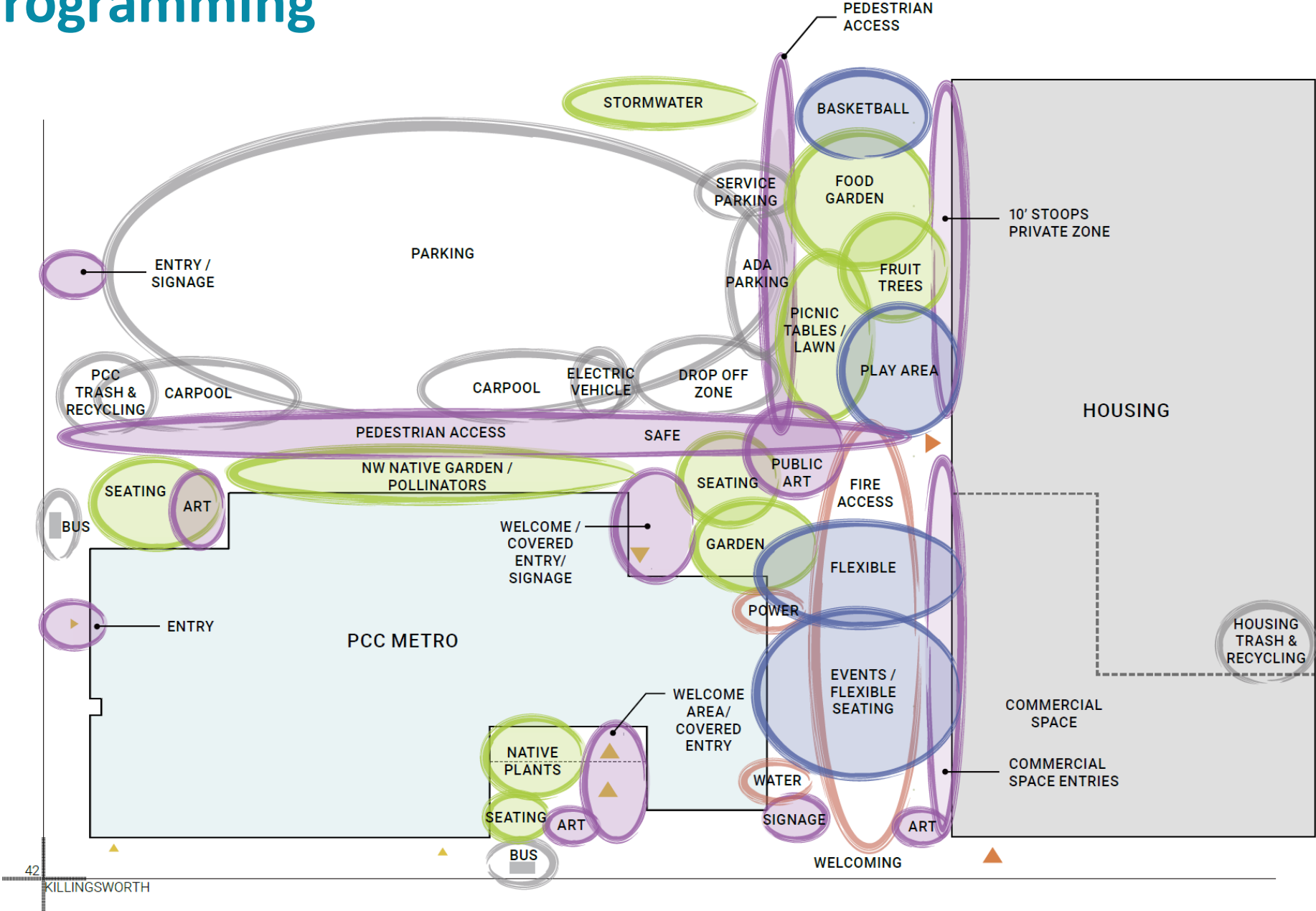
6. Art / sculpture / cultural connections - local artists, cultural connections, art markers, children & art, learning gardens
7. Covered outdoor space - outdoor seating with rain protection, shade and sun, - year around use
8. Outdoor amplification – speakers and microphone - provide power for events, at building and in the landscape
9. Site Signage - multiple languages, welcoming signage, reader board , transit kiosk, highly visible, PCC Branding at building
10. Specialty Garden Space / Community Garden Space - learning garden, food garden, stormwater garden, pollinator garden, native plants
11. Play Area - type - free flexible play space, lawn area, playful seating-swing, chess tables, education markers
12. Indoor-outdoor connectivity - visual connections from interior, foster community room connections, porch to Killingsworth frontage



Site Programming



Site Programming



Thank you!

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