

Cascade Bond Advisory Committee: Meeting Notes # 3

Next Meeting
Thursday, January 27, 2011
6:00 – 8:00 pm
Dinner available 5:45 pm
Humboldt Gardens
5033 N. Vancouver
Portland, Oregon

See updated meeting schedule on last page

Meeting Date: January 20, 2011, 6:00 – 8:00 pm

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

Attending:

BAC Members: Algie Gatewood, Justin Elardo, Sonja Grove, Joe McFerrin, Troy Jesse, Royce Mason, Margaret Mahoney, Kerri Melda, Ben Torres, Brian Murtagh, Isa Dean, Wesley Nelson, Mark Tellis, Kerri Melda, Paula Barreto, Tom Markgraf

PCC Staff: Rebecca Ocken, Gina Whitehill-Baziuk, Linda Degman, Randy McEwen, Abraham Proctor, Grant Bennett

Presenters: Will Dann and Nick Hodges, THA Architects
Ben Schonberger, Winterbrook Planning

Guests: Debbie Bischoff, City of Portland, Bureau of Planning and Sustainability
Mia Nelson and Laurie Therrell (Neighborhood)
Paul Cathcart, Project Manager, Portland Public Schools Facilities

Facilitators: Sharif Abdullah and Jeanne Nyquist, Innovative Growth Solutions

Welcome:

The meeting was called to order at 6:10 pm. Dr. Algie Gatewood, President of Cascade Campus, welcomed the Bond Advisory Committee (BAC) members and PCC staff and introduced this evening's presenters, Will Dunn and Nick Hodges of THA Architects, and Ben Schonberger, Winterbrook Planning. Dr. Gatewood reviewed the purpose of tonight's meeting – to orient the BAC on planning principles including zoning and land use regulations and the Cascade Campus Impact Mitigation Plan (IMP).

Public Comment:

Sharif Abdullah, facilitator, inquired if there was anyone present wishing to make public comment. There were no comments.

Planning Overview:

Randy McEwen, District Vice President, provided an overview of planning principles. He noted that the planning and development process is dynamic and unquantifiable, with many factors influencing the eventual design of campuses and facilities. Randy cited that the PCC District encompasses four campuses, 1,500 square miles, serving 1.5 million citizens in five counties. He explained that the planning and development process must address long-term needs, while being flexible enough to respond to near-term shifts in demand. He emphasized that the focus is on supporting the mission of the College in providing access to excellent education for a wide range of students. Randy listed a variety of factors that influence campus planning and development, including:

Internal Influences

Randy explained that the PCC Board of Directors has a legal responsibility to establish strategic direction for the College. The Board gives guidance to ensure that investments provide access to education and support student success in ways that are sustainable for the long term. Internal considerations are to:

- Provide comprehensive campuses, including facilities such as libraries, labs, classrooms, space for student socialization, etc.
- Facilitate community connectedness.
- Respond to emerging demands of students and trends in education, such as access, retention and student success.
- Balance facilities and services across the District – recognizing that each of the four campuses serves unique needs.
- Provide accessibility for students by ensuring that the campuses are welcoming and provide an appropriate suite of services and facilities to serve the students.
- Plan and design campuses and facilities that support the College mission of providing excellent instruction to a wide range of students with open access.
- Determine the correct “fit” of activities and participation across the various campuses.

External Influences

- Financial Considerations – Traditionally, 50% of revenue to support the College came from tuition and 50% came from State support (property tax). Given recent changes in the economy, student tuition is now paying for a larger share. Bond program funds must meet the stated public purpose for development of facilities and cannot be used for operations.
- Citizen and student expressions of need.
- College master plan.
- Financial partnership opportunities with other agencies and organizations.
- Requests from other agencies and organizations to fulfill needs for workers trained for specific skills.
- Legal and zoning requirements.
- Specific limitations of each campus.
- Accreditation requirements (NW Commission on Colleges and Universities).
- Governmental agency influences, including federal and state government, counties, cities and other agencies within the District.

Practicalities

- Cost factors.
- Bond measure guidelines and limitations.
- Zoning and development limitations.

Randy summarized key principles that guide planning at PCC. He pointed out that each campus and its community is unique. He emphasized the need to plan facilities that serve the College mission, recognizing that we serve five diverse counties and a variety of student needs. In summary, ‘one size will not fit all needs.

Questions - BAC members posed the following questions:

- The mission statement in the IMP states that the Cascade Campus is a catalyst for revitalization of the neighborhood. How does this purpose of the Campus weigh in with the College’s mission of service to the student? What is the role PCC should play in community improvement?

Response: Randy responded that the IMP language requires that we consider how we integrate the primary College mission of providing educational access with the role that the campus plays in revitalization of the neighborhood.

Zoning and Land Use

Will Dann of THA Architects began the presentation by explaining that good design will create places for students to learn, teachers to teach and will also make the campus 'of the community', not just "in" the community. He and Nick Hodges (also of THA Architects) provided an overview of zoning and land use considerations that present constraints on building size and location:

- Setback – The distance that the building or structure must be from a property line or lot line.
- Open Space – Areas not covered by buildings or structures, including landscaping, parking, etc.
- Height Restrictions – Building height restrictions are designed to be compatible with the neighborhood.
- Floor Area Ratio (FAR) – Ratio of floor area to size of the site with consideration of setbacks and open space requirements.

Will reviewed the zoning of Cascade Campus and surrounding areas within the IMP as Residential, Institutional Residential, and Commercial. He noted that setback, open space, height restrictions and FAR requirements vary based on zoning. Will also reviewed the development chronology of the Cascade Campus (details were provided in a handout to the BAC).

Questions – BAC members posed the following question, to which Will Dann responded:

- If the design meets the FAR requirements, are we still required to review the design with the City?
Response: Yes.
- Did PCC request zoning changes on 'storefront' properties on Killingsworth (in existing campus design)?
Response: No. The development on Killingsworth met the requirements of existing zoning.
- Does zoning restrict ability to build below ground level?
Response: No, zoning does not restrict building below grade, but construction costs increase approximately six times.
- How does the density of the Cascade Campus compare to that of other urban campuses?
Response: Design and density of urban campuses can be very different and unique based on a number of factors.
- Is parking considered part of 'open space'?
Response: It's complicated. Parking space requirements are different from landscape requirements.
- Do you have a design in mind for Killingsworth?
Response: In general, we imagine a more robust and engaging development, but there is not a specific vision. The planning process will take a collaborative approach with the BAC.

Impact Mitigation Plan (IMP):

Ben Schonberger, Winterbrook Planning, provided an overview of the Impact Mitigation Plan (IMP). Ben explained that the IMP is basically a master plan that allows institutions flexibility to develop facilities within standards established by the IMP. The IMP establishes a boundary, identifies development impacts (for example, transportation, water issues, etc) and defines how impacts will be mitigated. The IMP establishes design standards that the institution must meet, but provides flexibility to adjust design and placement of improvements within the IMP boundary. The IMP addresses existing, as well as potential future phases of development.

It was clarified that two types of master planning processes can be used: Conditional Use and Impact Mitigation Plan. The Conditional Use process requires a review of each proposed improvement. For example, if PCC wanted to change a particular building, it would have to go back and get approval. In contrast, the IMP

allows the College to draw a boundary and move the puzzle pieces within the boundary, as long as the standards of the IMP are met.

Questions: *BAC members posed the following questions:*

- What is the life of the IMP?
Response: This IMP was approved in May of 2002 and has a life 20 years. The current bond measure will be completed within the life of this IMP.
- How many IMP's are in this area?
Response: Four or five.
- Are IMP's considered to be a successful long-term planning tool?
Response: There are a variety of pros and cons to Conditional Use Master Plans and IMP's. Basically, the goal of the IMP is to provide the institution with flexibility, balanced with the need of the City to have specific design standards.
- Design standards are a separate document that supersedes the IMP. If we need to change design standards, will that trigger a City review?
Response: We can deviate from design standards, as long as we meet the design guidelines established in the IMP; however, this is subject to review.
- I don't think the current campus open space is used well. The existing campus footprint has a sprawling effect. Will we move toward a more dense urban design?
Response: The planning process is designed to get input from the community and the campus to influence how the campus will be designed. There will be lots of options to consider based on the value sets that we hear from the campus and the community. This is an opportunity to reflect community values as well as meet the needs of the College and campus.
- What is the current ratio of building to open space? It would be good to have information on open space and maximum and minimum allowable areas.
Response: We don't currently have that information, but we could develop it.
- Are there provisions built into the IMP that act as an offset or mitigation? Could improvements to existing buildings mitigate impacts of new development?
Response: The IMP allows us to review the campus holistically, rather than focusing on individual buildings. If we propose a building or improvement, the impacts will be calculated on the campus. Improvements to existing buildings could mitigate impacts of other development.
- Existing development was intended to provide 'storefront windows', but classrooms often keep the blinds closed, defeating the intent of storefront windows. How do we ensure that the intent of the standards is met?
Response: This is a programming issue. The design standards and guidelines were met, but they may have been defeated by how the space was ultimately used by the College.
- How does campus development affect property values in the neighborhood?
Response from BAC member Brian Murtagh: Initially, neighboring property owners were unsure if their property would be affected, so they were reluctant to invest. Once the development plan is established, it tends to increase property values.
- Will the architects and planners continue to be available as we develop design options?
Response: Yes. They will be here to help guide the process.

Future Meeting Dates:

The BAC confirmed meeting dates for January and February and set **revised meeting dates for March**. Meetings will continue to be held at Humboldt Gardens, 5033 N. Vancouver (unless stated otherwise) on the following dates:

- January 27, 2011, 6 – 8 pm, dinner available at 5:45 pm
- February 17, 2011, 6 – 8 pm, “

- February 24, 2011, 6 – 8 pm, “
- March 10, 2011, 6 – 8 pm, “ (location TBD)
- March 31, 2011, 6 – 8 pm, “ (location TBD)

Announcements:

It was noted that a copy of the IMP is included in the BAC binder. Design guidelines will be made available to the BAC in digital format.

Abraham Proctor, Community Relations, Cascade Campus, announced that the 21st Annual Cascade Festival of African Films will be held at the Cascade Campus February 4 – March 5, 2011. For more information, go to www.africanfilmfestival.org or call 971-722-6111, ext. 3630.

Adjourned

Dr. Algie Gatewood thanked tonight’s presenters and expressed his appreciation to the BAC for their thoughtful dialogue. The meeting was adjourned at 8 pm.

Recorder: Jeanne Nyquist, IGS