

MEETING NOTES

Date : 4/25/2011 Project : Portland Community College Cascade
Campus Master Plan and Programming

Author : Becca Cavell Job No. : 0912

Re : **Strategic Workgroup Meeting Nine**

Present :

PCC Cascade Campus

Spencer Corbin Lawson
Abe Proctor
Larry Clausen
Nancy Wessel
Deb Crawford
Jerry Brask
Gary Eaton
Penny Thompson
Tanya Mead
Kendi Esary
Laurie Bales
Julie Davenport
Alyson Lighthart

Scot Huff
John Saito
Kate Dins

PCC Bond Staff

Rebecca Ocken
Gina Whitehall-Baziuk
Christine Egan

Consultant Team

Will Dann, THA
Becca Cavell, THA
Nick Hodges THA

Notes

1. Rebecca distributed the draft Guiding Principals, noting that the document remains in draft format and is a "living document". She reviewed the main organizing principals and encouraged the group to re-read them. Rebecca asked if anyone had questions, and added that the document had been shared with the Bond Advisory Committee.
2. Nick showed a series of slides each illustrating a possible configuration for the Bond development. Nick noted that the schemes (labeled A.1, 2 and 3 and B.1, 2 and 3) were based on discussions with various groups including the SWG, Executive Work Group, Bond Advisory Committee and others. After a quick briefing the SWG was asked to organize into three smaller groups; each group then spend 20 minutes discussing pros and cons of two of the schemes. After this work the groups reported back to the SWG.
3. The first group reviewed Options A.2 and B.1. They reported:
Option A.2:
 - The NAB would be improved with a south facing courtyard
 - Position of parking garage would require relocation of Fire Science activities to Swan Island
 - Parking on Killingsworth isn't the most attractive location
 - Student Center on Killingsworth is good
 - Need outdoor play area and drop off / pick up from NAB
 - Placement of NAB is good re: street accessibility

NOTE: Attention Attendees! Please review these notes carefully as they will form the basis of future work on this project. If you feel that anything is incorrect or incomplete, please call the author at 503-227-1254.

- Library position blocks east end of campus "greenway"
- Need storefront activation south of student center
- Option B.1:**
 - The outdoor play area for NAB would face the parking garage
 - Question: can the child care center be decoupled from NAB?
 - Child care center should be located away from Killingsworth and closer to Peninsula Park
 - Killingsworth remains undeveloped – esp. storefront – in front of PSEB
- 4. The second group reviewed Options A.1 and B.2.
 - Option A.1**
 - Provides easy access to the parking garage
 - Uses existing space
 - Parking on periphery of campus (good)
 - Student Center in center of campus (good)
 - Child Care in center of campus (good)
 - Student Center could be entrance on Killingsworth
 - No front entrance
 - Public Safety not in a good position
 - Options B.2**
 - Less parking [graphic suggested that the parking structure was the same size regardless of location or displaced parking]
 - Brings more vehicular traffic through the campus
 - No front entrance
 - Where is Public Safety?
 - Concept of Library as a stand alone building, separated from the Student Center, seems odd
- 5. The third group reviewed Options A.3 and B.3
 - **Option A.3**
 - Good to separate Library and Student Center
 - Like using Paragon Club for entrance to Student Center
 - Proposes moving parking structure to TelEx site, as this site could never be developed for an academic building. However, parking in this location may be challenging as it is so far to classroom buildings.
 - Parking structure may require a new signalized intersection which may slow traffic on Killingsworth
 - Would lose more surface parking
 - **Option B.3**
 - TelEx block could be developed as an outdoor play area for the Child Care center
 - Parking is closer to existing classrooms
 - Gain more parking spaces
 - As in Option A.3, this team proposes moving parking structure to TelEx block.
 - Don't like Student Center / Library combination – too many lines, uproar... food near library. May limit activities that could be sponsored in the Student Center
- 6. Becca asked the group if they were aware of the Learning Commons discussions that are underway at a district level. Some of the SWG were not current; Scott and Gina talked about the proposed concept
 - Scott explained that the concept is intended to provide a variety of learning environments to support different needs including active spaces, group study areas, and quieter areas for group or individual work. The tutoring center and CRC could also be co-located.
 - Gina updated the group on progress at Sylvania and Rock Creek, both of which are ahead of Cascade in planning. Gina noted that each campus will have a unique response to the concept, driven in part by space constraints.

- Gina noted that a tour of Pearce College is planned, with representatives from all campuses in attendance. This is to visit a recently completed Learning Commons project.
- 7. Committee members debated the pros and cons of combining Library and Student Center activities under one roof. One member recalled a project where different uses were organized on different floors. Food service was seen as a benefit – at minimum a coffee cart would be a good amenity in a library. John reminded the group not to forget the importance of social learning.
- 8. John updated the SWG on his recent experiences at Sylvania campus regarding Child Care. John noted that at Sylvania it wasn't considered important to locate the CDC close to parking; the biggest priority in the new design has been to move the CDC away from classrooms and other activities. CDCs generate significant noise. Keeping the children away from the student population also reduce risk regarding child safety.
- 9. Tanya advocated to keep the CDC within the NAB but to move the building to the north parking lot. The group discussed various possible scenarios and agreed that it might be possible to co-locate the NAB and CDC, and to mitigate noise issues. Scott reminded the group that the NAB will likely have operable windows. Kate offered Pacific College as an example of a recent project that elected to separate the CDC.
- 10. The SWG talked through what should be at the "heart" of the Cascade campus. The Student Center should certainly be central, not peripheral. Food service will always be in the Student Center, and the current hope is to provide a suite of meeting rooms or classrooms in the Student Center that will be adjacent to the food service to support catered events. A question was asked if the meeting rooms should be in the library; this will be studied further.
- 11. Abe noted that the neighborhood would not be happy to see PCC acquire privately owned property on the TelEx block in order to construct more parking when it still has surface parking available. Deb Crawford said that a parking structure in this location would likely not resolve the problem of students parking in the neighborhood anyway, as it is so far from the classroom buildings.
- 12. Gina introduced Christine Egan; Christine outlined recent outreach and communication efforts that PCC has been making:

- PCC Bond Program's Stakeholder Engagement Activities for Cascade Campus
 - i. Conducted a Community Assessment for Cascade Campus in Fall 2010. Interviewed 70 stakeholders in the community, including local business, property and home owners, renters, neighborhood leaders, representatives from local non profits, faith based groups, housing communities and schools.

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- ii. PCC convened a The Bond Advisory Committee in November 2010. The group has 20 stakeholders who represent local businesses, Humboldt and Piedmont neighborhoods, commercial and residential property owners, non-profit community, faith based groups and local schools. The BAC has been meeting meetings have been ongoing once and twice a month since last November, including a campus/community tour in January 2011.

- iii. PCC and THA hosted six Open House events – two on campus and four in the neighborhood community on April 19, 20 and 21. Community events were hosted at Coffeehouse 5, Asian Reporter, North Portland Library and the Piedmont Church of Christ.

- Summary of Community Assessment

- i. Goals of the Assessment:

1. To assess community stakeholders' perceptions and experiences, both positive and negative, regarding PCC and Cascade Campus.
2. Guide PCC in identifying appropriate and effective stakeholder engagement tools, formats, meeting sites and messaging.
3. Identify a pool of candidates for convening a Bond Advisory Committee (BAC) to work with the college on master planning for Cascade Campus

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- 4. Identify opportunities and potential local partners for campus and community collaborations to improve neighborhood, campus and Killingsworth business corridor.
- ii. Findings:
 - 1. Immigrant Influence: Majority of businesses on Killingsworth are owned and managed by immigrants – many of who also live or have lived in the neighborhood. Most of the ethnic food markets, restaurants and salons provide services to local residents who have recently immigrated to United States and live in subsidized housing communities in the neighborhood. A large number of these business owners are from African and Asian countries.
 - 2. A large portion of the commercial properties on Killingsworth are owned by Asian immigrants or Asian-Americans based on PortlandMap record research. Based on the walkabout survey, there are also a large number of white people who own commercial property in the area.
 - 3. Many of the people who own commercial property on Killingsworth live in North Portland, i.e. Humboldt, Piedmont and Overlook neighborhoods.
 - 4. At least six non-profit organizations have located their headquarters/offices in the community. Many of these groups focus on cultural diversity and empowerment for minorities and refugees.
 - 5. There are several private developers who have purchased commercial property along Killingsworth Street and are interested in future investments to revitalize the business district, but hesitate to acquire new property while PCC is considering future expansion.
 - 6. Many of the community stakeholders interviewed are also PCC alumni.
- iii. Identified Strengths for PCC, Cascade and the Neighborhood – Top five
 - 1. **Accessibility** to campus via freeway, buses, walking and bicycle
 - 2. **PCC is power / resource for the neighborhood** – PCC has opportunity to integrate and tap into the community. Attracts students, professionals and new faces to North Portland.
 - 3. **Good Neighbor/Feels Safer**: PCC keeps campus well maintained and campus public safety makes campus feel safer.
 - 4. **Business, investment and community driver**: PCC generates a lot of activity during the school year and influences and shapes the area.
 - 5. **Campus location in inner city and historical neighborhood**: Important to have inner city campus more accessible to lower income people – different from Rock Creek and Sylvania. Cascade is located in the heart of an historically urban neighborhood.
- iv. Identified Challenges for PCC, Cascade and the Neighborhood – Top five
 - 1. **Parking**: students and staff parking in front of businesses hurt commercial tenants; in front of churches on Wednesday evenings make it difficult for elderly congregation members to get to destination; in front of homes makes it difficult for homeowners to find parking after work.
 - 2. **Security/Safety Issues**: News reports discourage some students from wanting to attend Cascade Campus; Albina/Killingsworth is the most dangerous corner.
 - 3. **PCC's use of eminent domain**: PCC's acquisition activities inflate prices and affect private developers and commercial property owners to invest in the area. Displaces current neighborhood residents and business owners and "swallows up the historic neighborhood."
 - 4. **Cascade Campus architecturally and socially insulated from community**: Feels like Cascade is looking inward, insulated, not inviting

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to the neighborhood. Feels like PCC has its back to the community and Killingsworth Street.

5. Traffic patterns and ped/car conflicts: If PCC is planning to bring more people in, increased car traffic will fundamentally change the one of the neighborhood and make it less walkable.

v. Interviewees were asked to identify possible solutions or suggest an action to address identified challenge. The DRAFT Community Assessment lists these suggested actions as they correspond to the identified challenge (see full assessment)

13. Gina updated the committee on the surveys that are complete or underway. The Food Service and General (8 part) survey are complete. Rebecca distributed a summary document of the latter. The TDM survey is open and active. Gina acknowledged the complex nature of the survey and noted that PCC has received two complaints. She said that the survey is a strong research instrument that is well written, and that the apparent duplication of questions is actually a proven and effective research system. Gina encouraged committee members to complete the survey and said that a clarifying e-mail will be broadcast soon.
14. The group reviewed its schedule and established the next three meeting dates, all Mondays at 2:00 PM; venue TBD: May 9, May 23 and June 13.

End of Notes

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