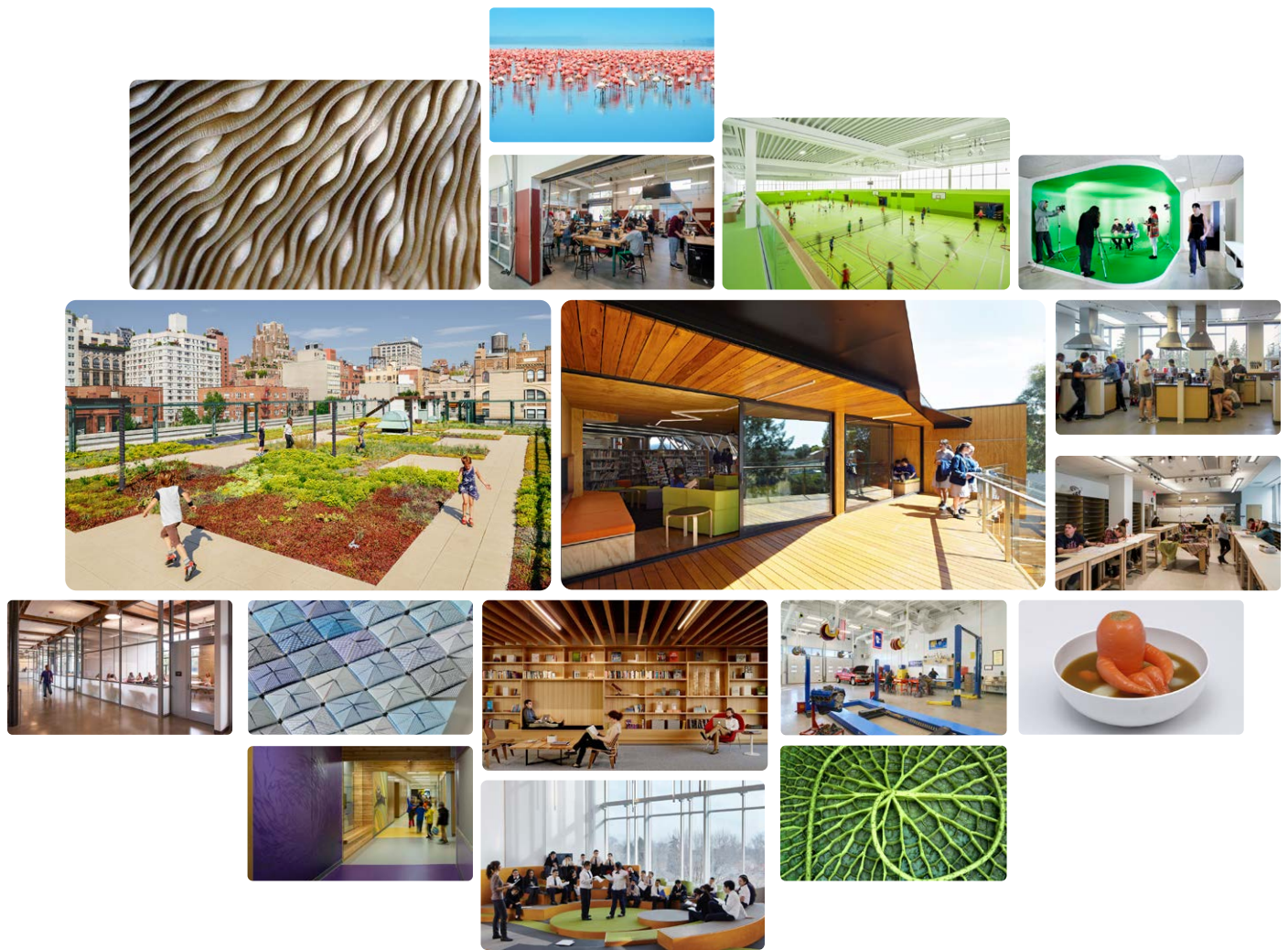


MPG BUILDING AT BENSON CAMPUS

DESIGN ADVISORY GROUP SESSION #7

SUMMARY AND NOTES

JUNE 3, 2020



THIS PAGE INTENTIONALLY LEFT BLANK

MEETING DETAILS

Due to the COVID-19 Pandemic, this meeting was held virtually, via Google Meet

Attendees

PORTLAND PUBLIC SCHOOLS (PPS):

Jamie Hurd, Project Manager

Julia Brim-Edwards, School Board Rep.

Jan Osborne, PPS Career & Technical Education/Career Pathways

DESIGN ADVISORY GROUP MEMBERS:

Allison Adams

Cathy Reynolds

Cheryl James

Donee Deschler

Elise Huggins

Korinna Wolfe

Lisa Veatch

Lorna Fast Buffalo Horse

Max Whitehouse

Nathaniel Edmunds

Susan Kaller

Susan McLawhorn

DESIGN TEAM

Joe Echeverri, Bassetti Architects

Debora Ashland, Bassetti Architects

Jake Rose, Bassetti Architects

Agenda

5:00	Welcome
5:00 – 5:15	Bond Subcommittee and Master Plan Report Update: + PPS & Bassetti
5:15 – 5:45	Activity: Entry Sequences & Shared Space + Bassetti
5:15 – 5:30	Activity: Building Essence + Bassetti
6:25 – 6:30	Q&A

WELCOME

Due to the COVID-19 pandemic, this Design Advisory Group meeting was held virtually, via Google Meet. To begin the meeting, Jamie Hurd welcomed all and thanked them for their participation under such unusual circumstances. Korinna Wolfe and Lorna Fast Buffalo Horse then led the group in an activity to acknowledge and address the protests and unrest that had been happening in the wake of the murder of George Floyd by law enforcement in Minneapolis. DAG members were asked to leave a "wondering or reflection I have today in this moment..." and many shared what was on their mind.

MASTER PLAN UPDATE

Next, Joe Echeverri, of Bassetti Architects, gave the group a project update. He began by explaining that since the last time the group had met, the master plan (as presented during the last DAG meeting) had been submitted to the Board of Education Bond Subcommittee on May 7, 2020.

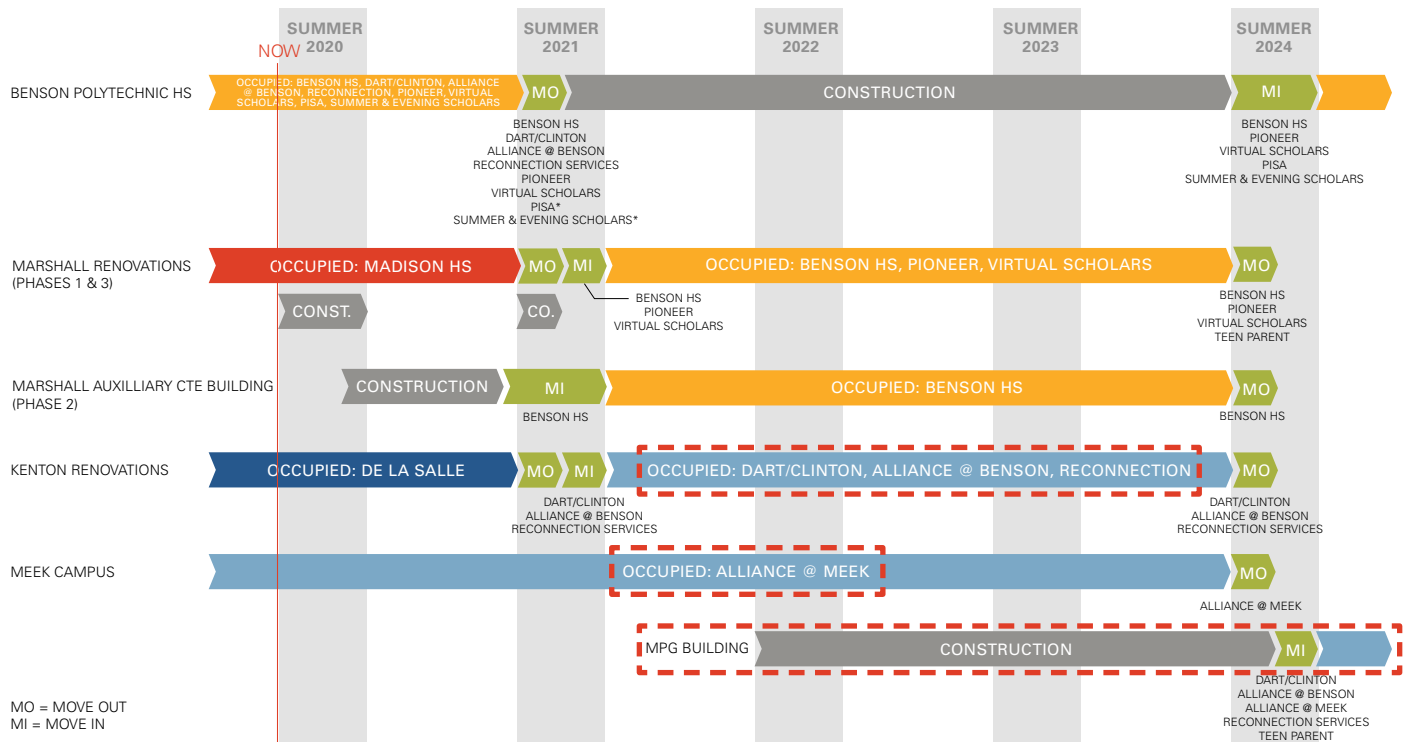
He spoke to the fact that the Board was very receptive to the design and excited to see the project move forward. They were also supportive of the decision to enlarge the gym to provide 500 seats. The board had few questions and quickly moved to forward the master plan on to the next full Board of Education Meeting. This means that the Master Plan will now move on to be reviewed by the full board on June 11, 2020.

Jamie went on to explain that even though the team had originally planned to already have submitted the master plan to the board, the slight delay for approval would not negatively impact the project schedule. Due to the sequencing of the project, there will still be quite a few months cushion at the end of the project.

Time was then allowed for DAG members to present questions/comments. Other than a clarification to the schedule, none were made.



PROCESS SCHEDULE



MASTER PLAN: GROUND FLOOR



ACTIVITY: ENTRY SEQUENCES & SHARED SPACE

For the next activity, DAG members were asked to engage in a collaborative discussion related to the various paths of entry at locations around the building. A total of three entry sequences were identified for discussion:

- + Front entry at the north edge of the site with the potential for an adjacent but separate entry for DART/Clinton (1A/1B)
- + Service/Receiving entry on the east edge of the site, adjacent to auto and manufacturing CTE (2)
- + Secondary entry at the south edge of the site for daycare drop off/adjacent to small parking lot (3)

Debora Ashland, Bassetti Architects, began the conversation by emphasizing the fact that the MPG Building will be serving a wide variety of users at all hours of the day and evening, more than five days a week. For this reason, it is important that during the design process, the team consider how each type of visitor gains access to the building. Each entry experience must be carefully considered if the needs of all users are to be properly met. The following were presented as things for the group to think about while reviewing images and diagrams for each of these entry sequences.

- + Access
- + Supervision
- + Security
- + Overlap / Congestion

Example scenarios:

- + MPG student dropping off their baby at Child care
- + Benson student dropping off their baby at Child care
- + Child care staff worker mistaken for a student
- + Homeless student coming to school. They want to shower and store their stuff in a locker before starting school
- + DART student coming from the shuttle bus
- + MPG student coming from public transportation
- + Family looking to re-engage their child in school – maybe they all don't speak English
- + New student enrolled in Reconnection Services first 6 week program – first time making their way to the building
- + Milk delivery person
- + Teacher arriving to work
- + Auto Shop student driving (towing) in a fixer upper for class
- + Community member coming to a sporting event at the gym
- + Angry parent or community member looking to share a complaint
- + Others?

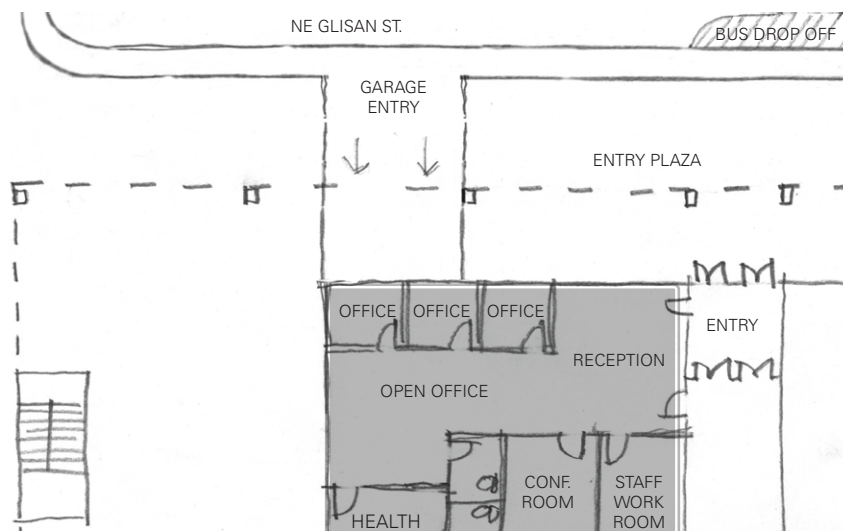
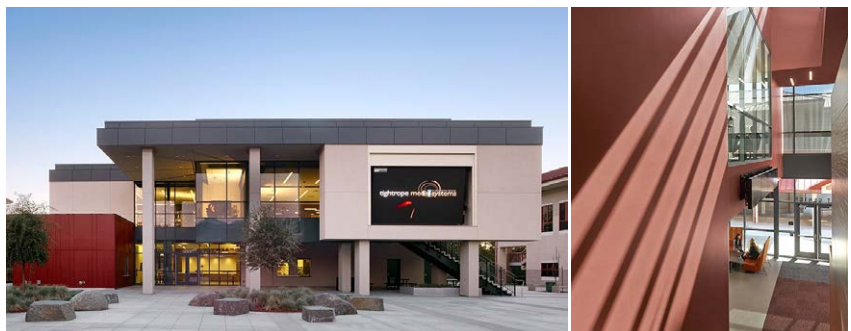
FRONT ENTRY

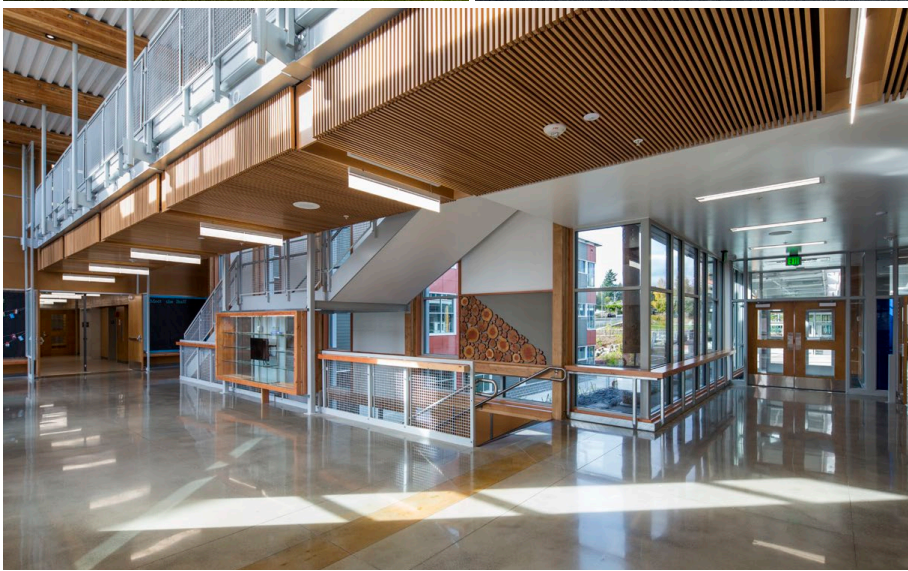
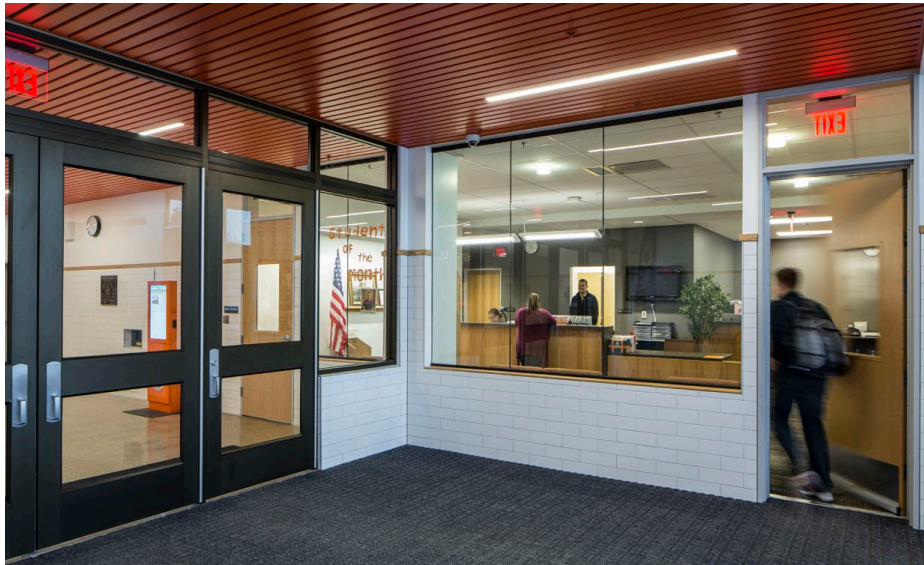
The first point of discussion was the front entry of the building at the north edge of the site. DAG members were presented with the sketches/diagrams below. Images from various precedent projects were also shown on multiple slides as a way to communicate different options for how these spaces could potentially look and function.

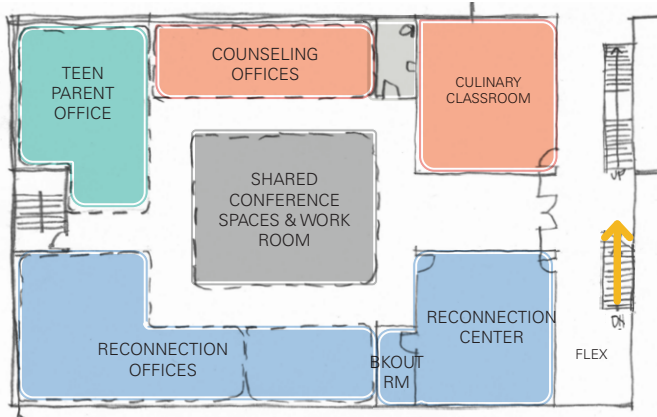
DAG members emphasized the need for any separate entry for DART students to be very welcoming (murals, plants, signage, etc.). They also mentioned that because their students are required to be chaperoned at all times by staff, having a discrete entry where they would not be observed by peers in other programs would make them feel more comfortable.

The group also discussed the need for clear signage which communicates to MPG students that this is their school (something lacking in their current situation) and serves to direct visitors to where in the building they need to go. Jamie explained the need for a secure vestibule with a double set of doors. The interior set of doors would likely be unlocked at the beginning of the day when the majority of students are arriving but would require that anyone entering the building outside of those hours to check into the office before gaining access.

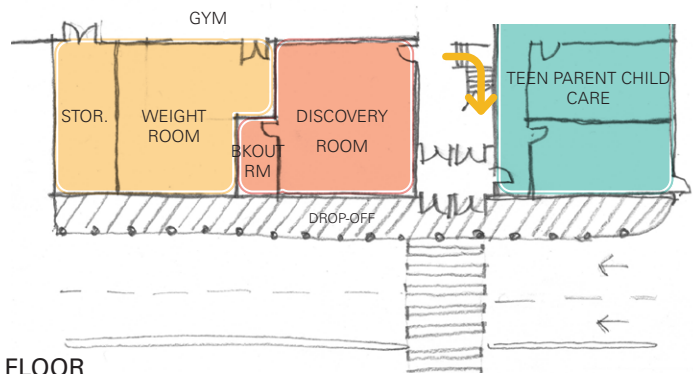
While considering the layout of the reception and office spaces near the entry, the group talked about the need for all schools/programs to be represented. Joe pointed out that the various functions would have their own separate administrative spaces in other parts of the building but that representation at the front would be necessary in order to connect any visitors with the right services. The group agreed that this space should also be welcoming for multi-generational families, some of whom may not speak English, and have plenty of comfortable seating.







SECOND FLOOR



GROUND FLOOR



SECONDARY ENTRY

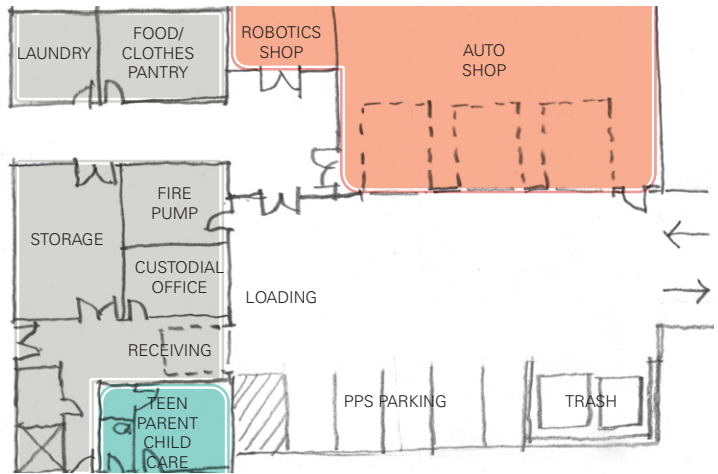
For the next discussion, DAG members were asked to consider the secondary entry at the south end of the site. Debora explained that this entry would be adjacent to a small parking lot with a drop off zone adjacent to the Teen Parent Services Child Care center.

Joe presented the idea that the front entry at the north may be more focused on Alliance and DART/Clinton students while the south entry could be more focused on receiving Teen Parent Services and Reconnection services visitors. The group mentioned that signage for all schools/programs should be provided at all points of entry, including this one. Elise, from Reconnection Services, stressed the need for families coming for a meeting with Reconnection Services staff to enter into a welcoming space with a receptionist to greet and direct them. In this case, that would mean entering at the main entry to the north. It was also discussed that on some occasions there may be a student coming to Reconnection Services who would feel uncomfortable walking in the front entry and that in those rare situations, staff could meet the student (and potentially their family) at the south door and go straight up to the Reconnection Services office from there. Lorna also brought up the fact that Alliance and the Reconnection Center are very closely connected. Prospective Reconnection students will often enter with friends or family members who are Alliance students and would come in through the front door with them.

Jamie reminded the group that the front entry plaza will be a strong welcoming element and that the front entry will serve to embrace any and all visitors. Elise emphasize the point that Reconnection deals with two types of visitors, one of whom is there for a single appointment, like a doctors visit. These visitors will need direction, not know where they're going, and should be directed to enter at the front door of the building. On the other hand, staff and students (whether Alliance or Reconnection Center students) who are visiting the building daily will know where they're going and could potentially make use of the secondary entry if given the appropriate level of access. Korinna also brought up the point of elder parking and the need for an elevator from the lower parking level up to the main entry, which is in accordance with what the master plan is currently showing.

For Teen Parent Child Care, Cheryl and Susan stressed the need for a safe, colorful, welcoming entry. Convenience and space with the ability to bring in bags, strollers, toys, etc. is also important. Students dropping off their children need to feel confident that their child will be safe in this facility. They also addressed the concern that the space not become a "fishbowl" with too much transparency. They agreed that windows should be focused towards the trees to the east rather than providing too much view into the space from the south parking lot.

For the Student Services Center (on the second floor with direct access from this entry) the group agreed that light and transparency were important. Lorna emphasized the balance between keeping confidential spaces while still maintaining an "open door" feel where students can feel free to come in to seek help. The group agreed that there should be seating for students waiting to meet with someone in this space as well, though an actual receptionist might not be needed in this space.



SERVICE/RECEIVING ENTRY

Finally, the group moved on to the service/receiving entry at the east edge of the site. Elise emphasized the need for safety. She mentioned that the "horseshoe" parking lot space currently behind Benson is a great example of what not to do in this area. She went on to explain that there are always lots of students hanging around in this space with many deliveries, maintenance activity, staff parking, and CTE functions all happening simultaneously.

The need for separation from trash and CTE fumes from the child care play area was also discussed. The team talked about the potential for plantings, landscaping walls and other barriers that would ensure that this wouldn't be a problem. In the interest of time, the group only spent a few minutes discussing this part of the building and then moved on to the next activity.

ACTIVITY: BUILDING ESSENCE

To begin this portion of the meeting, Joe introduced the idea of defining the essence of the building by reminding DAG members of an activity from the previous meeting. In this activity, the design team displayed a wide array of images of textures, colors, and spaces. Then, the DAG members reacted to them, providing negative, positive, or neutral feedback. Images from this activity were displayed. The images were sized based on how much positive feedback they had received (they are also shown on the cover of this report).

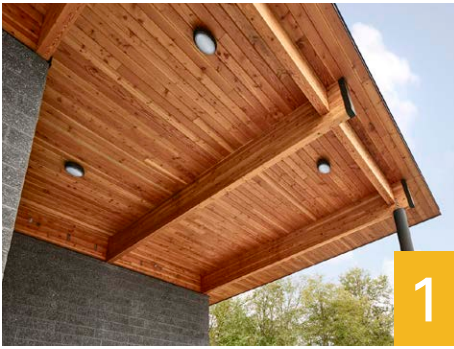
He then went on to orient members to the buildings surrounding the site for the future MPG building, talking about the materials, colors, and scales of the surrounding buildings and how they might relate to what the team chooses to do on the site.

The team also displayed some three dimensional imagery of the massing of the building taken from views at eye-level so that the DAG members could get a feel for the size and shape of the building as it is currently shown in the master plan. It was mentioned that many DAG members have expressed the need for this building to be welcoming and "homey" and that the fact that it will be a fairly large three-story building may conflict with that need. The design team offered up the idea that selecting the right materials, fenestration, glazing, landscaping, etc. will be crucial in breaking down the imposing scale of the building.

Subsequent slides presented to the group a series of 20 exterior images (five images at a time) of buildings with a wide variation of color, texture, material, and landscaping elements. It was explained that this activity would function much like the activity from the last meeting. DAG members were asked to comment on the images, using the chat feature and the number associated with each image to identify their comments. They were also asked to consider the following while assessing the images:

- + Exterior Aesthetics
- + Entry Sequence
- + Durability
- + Security
- + Curb Appeal
- + Materials
- + Colors
- + What else comes to mind?

On the following pages you will see the images used for this activity and the comments supplied.



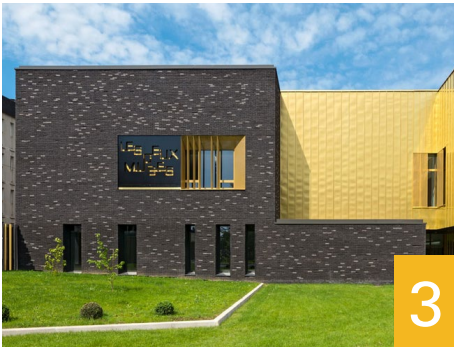
1



2



5



3



4

- + love the wood eaves in 1
- + 1 is warm- good
- + I love the natural wood on 1
- + 1, 2 and 4 are my favorites
- + agree on !1 comments
- + 1 -Yes, natural look
- + 1 is very Northwest
- + we want to be very thoughtful about our relationship with the natural world - thoughtful of connection to land
- + yes to 1

1

- + 2 - inviting
- + I like 2
- + 1, 2 and 4 are my favorites
- + 2 - Great indoor-outdoor transition
- + natural light is great, worry about the fishbowl and security of too many windows on the first floor
- + steel beams in 2 are rough
- + the design on 2 is inviting
- + too much glass on 2
- + love windows of 2

2

- + 5 - looks like condos (not who I think we want to align our identity with)
- + not 5
- + same, not 5
- + yuck 5
- + totally agree on 5
- + not 5
- + I agree it looks like box car stack apartments that everyone hates
- + 5 - no
- + with some curved lines and large boulders/seats

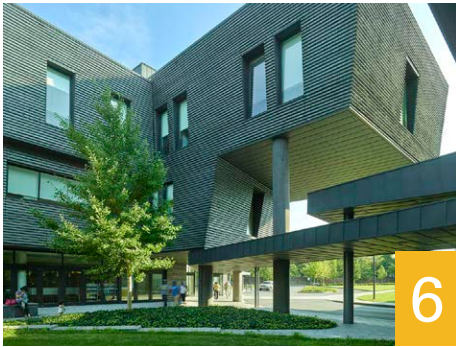
- + 3 is a monolith
- + 3 - so so
- + 3 is lacking
- + 3 is meh

3

- + 1, 2 and 4 are my favorites
- + 4 -Yes!!
- + 4 - private AND inviting (a tricky mix)
- + wood, metal and indoor/outdoor
- + like wood
- + 4 - ok. The amount of texture inside looks like it is trying too hard
- + I like the wood on 1 and 4
- + 4 is my favorite on the first page - it's soft and natural but clean and organized

4

5



6



7



10



8



9

- + 6
- + 6 is fun with the angles
- + I like 6
- + 6 isn't bad but the heavy overhang is oppressive
- + 6-ish could work
- + I like the way 6 feels color-wise like is would meld with the environment
- + color - wood and charcoal gray
- + 6 reminds me of an arc

6

- + 7 is homey
- + I think 7 is too busy
- + 7 looks dirty
- + no 7
- + 7 makes me think of a hotel
- + like color of 8 and homey of 7

7

- + 10 feels oppressive
- + whats up with 10?
- + woah, not 10. That would look outdated in a new york minute
- + 10 no
- + the OPPOSITE of #10
- + not 10
- + too modern

- + 8 is soooo cool
- + I like how color is brought in on 8
- + 8 just looks odd
- + 8 is nice
- + 8 looks like a carport
- + I like 8 as well
- + 8 feels the most inviting
- + 8 - the diagonals create a 'wooded' look - good for a 'tree house'
- + 8 is cool
- + like color of 8 and homey of 7
- + the textures of 8 are good

8

- + 9 too industrial
- + 9 looks very modern, but not industrial, or crate-y
- + 9 seems institutional
- + windows on 9 look jail/industrial
- + 9 feels like a college campus, not an inviting alternative school
- + 9 looks like a prison to me with those tiny windows
- + 9 - imposing

9

- + 10 feels oppressive
- + whats up with 10?
- + woah, not 10. That would look outdated in a new york minute
- + 10 no
- + the OPPOSITE of #10
- + not 10
- + too modern

10



- + not feeling any of these
- + 11 looks shaggy and messy
- + 11 looks like spider heaven.
- + I dot nothing for these images
- + remember it is hard to get outside maintenance and inside janitorial
- + don't care for these
- + what will it look like with no one cleaning the outside of the building
- + serious comment - modern use of steel needs to be mindful of incarceration - trauma /re-traumatizing effects
- + Lorna, I agree

- + 12, 13, and 15 look like prisons/ government buildings
- + The rest are all too industrial
- + 12--government building or prison
- + 12 is a prison or govt

- + 13 is a nice idea but at that scale feels a little off...
- + 13 looks fancy like a concert hall -which isn't a bad thing
- + 13 could work with more color / natural wood
- + 13 with more warmth in the front
- + texture of 14 lighting of 13; need wood but not shaggy plants
- + I like the light box effect of 13, but the rest are too industrial

- + 14 is interesting - I like the texture
- + the sheet metal work is cool on 14 but not so much
- + 14 could work with the way the light would come in and keep it private
- + 14 is cool because it is texture, but allows light.
- + 14 is also interesting
- + texture of 14 lighting of 13; need wood but not shaggy plants
- + 14 - we could actually expand on that theme through student work via our manufacturing CTE, so there's an opportunity for a shared visual language emerging there
- + 14 - need to make sure designs do not feel trendy

- + 15 looks like prison
- + 15 - parking structure
- + 15 is too 'prisony'



16



17



20



18



19

- + 16 is too out there
- + cleanliness of 16 - crispness - newness - want to look of a high quality building to represent the high value of our MPG students and families

16

- + 17 - I actually kind of like this one but I think it's because I'm from New England and reminds me of things like the library at UMass Amherst, etc.
- + It's HUGE
- + I like the auditorium/plaza on 17
- + I like the stairs to hang out in
- + I don't think we want folks hanging out near the building

17

- + 20 is also nice
- + 20 is just weird looking
- + 20 - round is good
- + 20 makes me dizzy.
- + I like the greenery by building with benches on within
- + 20 is growing on me with the curves
- + combination of texture, plants, benches, curves - very inviting
- + gardens and wood and brick with the trees and plantings - it's warm
- + just nothing industrial looking
- + I want something more northwest looking
- + benches ! That's the only thing I like on this page
- + I like the benches too
- + I don't like any of these
- + texture in two directions- continuity that is broken up.
- + texture and form (the curves)
- + I like the plants, wood, indoor/ outdoor access
- + more than ever, underscore the need for this to be a place where all students and families can feel welcomed, safe and at home
- + I didn't see very friendly exteriors
- + I think you need to take some cues from the trees on site

20

- + I like to concept of roundness. Is that a word?
- + 18 is too out there
- + 18 - seems impractical; I think it's valuable that we would feel welcoming, warm, and tasteful without being ostentatious
- + yes to color

18

- + curves in 19
- + 19 is very inviting!
- + 19 is real nice. Very welcoming.
- + 19 - curve is good
- + 19 is nice
- + yes, 19 is looking like a winner
- + 19 - gardens, looks homey
- + 19 - makes me think of other buildings of communities of color
- + 19 roundness - reminds me of a tribal office - positive vibe
- + 19 also has trees behind it
- + 19 - it's the tilt on the curve that does it for me; compound curves are natural
- + I like non-linear aspect of 19
- + 19 is welcoming and not jail, industrial or govt
- + 19 looks like they couldn't come up with a coherent thought

19

WRAP UP

To wrap up the meeting, DAG members were asked to share any final questions/comments. Allison spoke to the need for the front entry to be a welcoming space for all visitors to the building and emphasized that natural materials, plantings, and other elements could help to make it a friendly space for all. With that, the meeting was adjourned and all were thanked for their participation.

NEXT STEPS

Presentation to Board of Education - June 11, 2020
Design team begins Schematic Design
DAG meeting in the fall

