



# PCC finalizes workforce center design

## College reaches final phase of redevelopment plans with help of community

Portland Community College will deliver a cornerstone project in NE Portland to serve the local workforce with job skills training and employer connections. This project is made possible through voter support of PCC's 2017 bond measure.

The design plan for the Portland Metropolitan Workforce Training Center (PMWTC), located on PCC's three-acre lot, includes a new two-story building for PCC's workforce development programs, an affordable housing development managed by Home Forward, parking, and an open plaza.

The project team moved to remote work in March 2020 and, despite the global pandemic, was able to advance the design and finalize it in December. Now the project is moving into construction documentation with construction slated to begin in early 2022. Stakeholder input helped refine the plans for design. In-person focus groups, design meetings, and events have been offered whenever possible; since March 2020, online and virtual meetings were held with staff, clients, and community members.

To further its reach and community engagement, PCC partnered with Living Cully. This local, community-based agency

in NE Portland helped PCC connect with neighbors and under-represented communities, inviting them into the planning and design processes.

The redevelopment plans call for the existing PMWTC buildings, built in 1957 and 1989, to remain operational until the new PCC facility is finished. Completion of construction on the new workforce development center is anticipated for spring 2023. Once the new PCC facility opens, the existing buildings will be demolished, making room for Home Forward's four-story housing building. The project will offer on-site parking for PMWTC staff and clients, as well as for the housing residents via a shared parking agreement between PCC and Home Forward. In addition, a plaza in between the PMWTC and the affordable housing buildings will be built to encourage students, staff, residents, and neighbors to enjoy outdoor spaces, individually or as a group.

Along with Home Forward, the Oregon Department of Human Services (DHS), a long-time partner with PCC, will remain in the new, 50,000-square-foot facility.

The new building will also include 10,000 square feet of commercial and office space for other community service partners.



Renderings of PMWTC's new facility provided by Bora Architecture & Interiors

Discussions to solidify future tenants are ongoing. The college is interested in bringing in partners whose services would complement the existing programs and better support the needs of the clients.

PCC entered into a partnership with Home Forward, providing a long-term lease to the housing agency. Home Forward is designing and will build and operate the affordable housing project on the site. With this project PCC is taking its first step to address the shortage of affordable housing in Portland as well as setting a precedent for collaboration with public agencies.

The PMWTC redevelopment project team is led by PCC's Office of Planning & Capital Construction, Bora Architecture & Interiors, and Andersen Construction.

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**Workforce meets opportunity**  
PMWTC's mission and programs expand with the redevelopment

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**Highlights of the design**  
Character of the new spaces aim to complement the neighborhood

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**Community as partners**  
Community feedback influences the project's overall design

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**Affordable housing at PCC**  
Plans for housing take shape and open doors to collaboration

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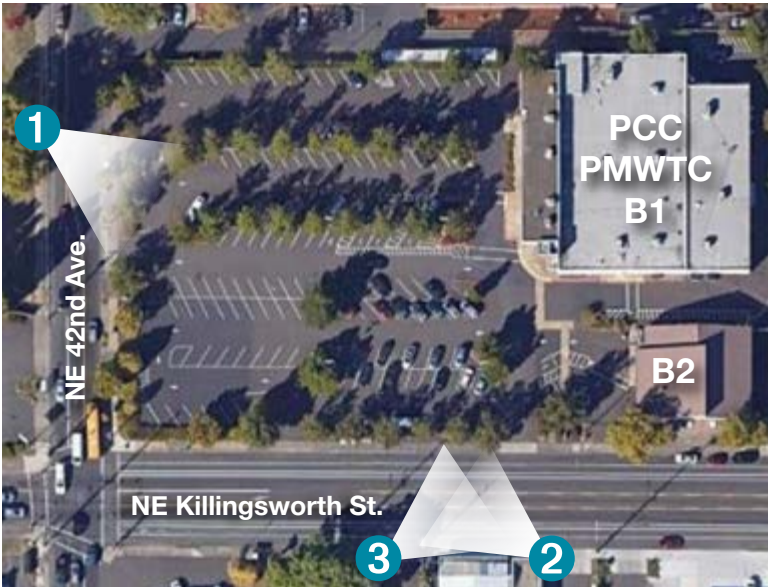
**SITE INFORMATION**  
This PCC location serves both Cully and Concordia neighborhoods with workforce development programs since 1998.



**STAKEHOLDER INSIGHT**  
“Our mission is to create education and career opportunities for people to transform their lives.”  
—PMWTC staff

# Current and future perspectives

Current PMWTC



Aerial view of the site



**1 Southeast view of the site**  
Entry to the parking lot will remain on NE 42nd Ave. The new PMWTC building will define the corner of the site.



**2 Northwest view of the site**  
The new PMWTC facility will be located in close proximity to NE Killingsworth Street offering an inviting entrance for clients and visitors.



**3 Northeast view of the site**  
The housing building will replace current PMWTC buildings. Plans include commercial space available on NE Killingsworth Street.

Future PMWTC







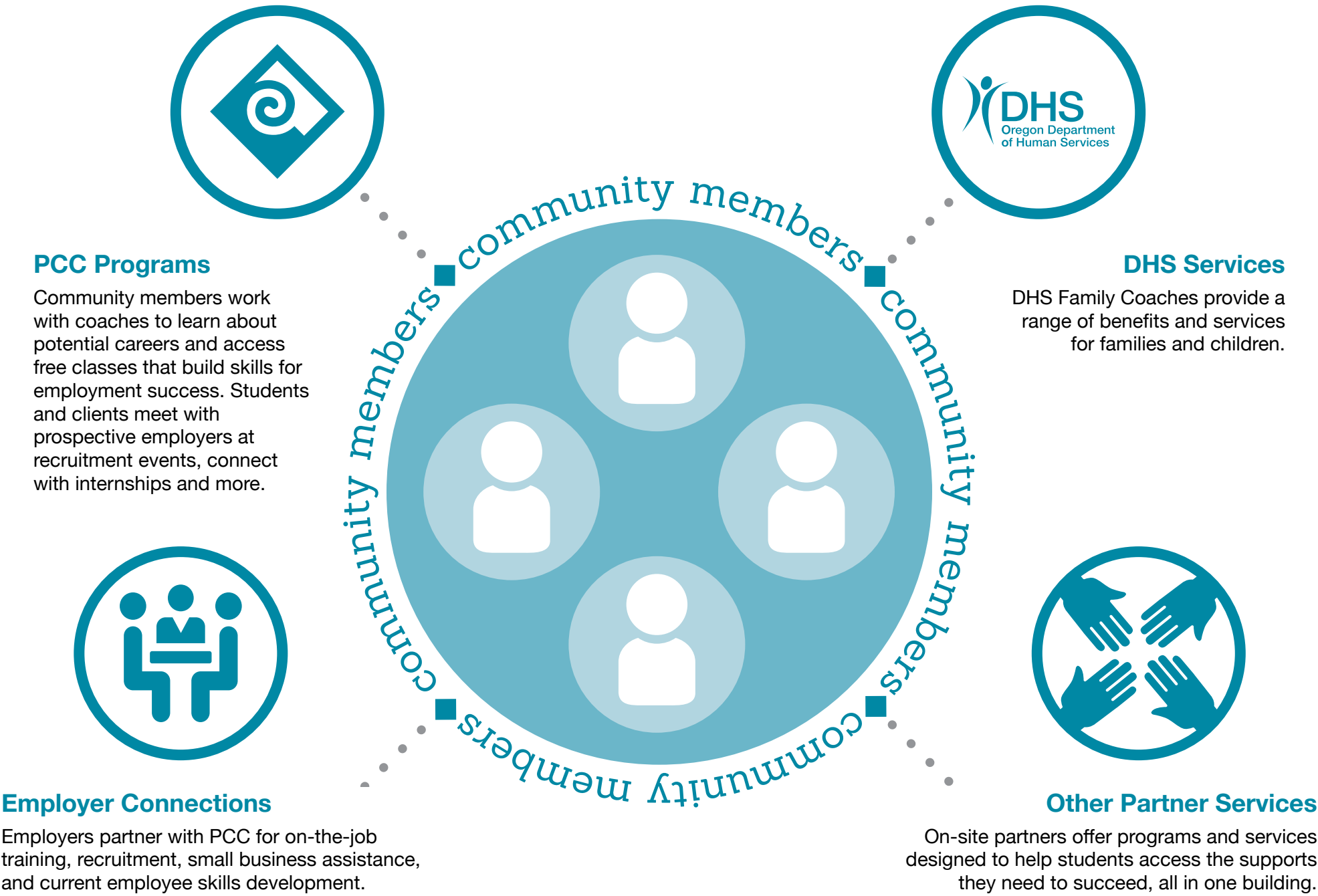
INFORMATION

Workforce Development programs connect individuals with education, training, and employment opportunities through career exploration, and job and life skills coaching.



GUIDING PRINCIPLE

**Design for well-being:** The building is designed for well-being and belonging, with ample daylight and connections to nature and the outdoors.



PCC Programs

Community members work with coaches to learn about potential careers and access free classes that build skills for employment success. Students and clients meet with prospective employers at recruitment events, connect with internships and more.

DHS Services

DHS Family Coaches provide a range of benefits and services for families and children.

Employer Connections

Employers partner with PCC for on-the-job training, recruitment, small business assistance, and current employee skills development.

Other Partner Services

On-site partners offer programs and services designed to help students access the supports they need to succeed, all in one building.

# A hub for opportunity

## PMWTC redevelopment helps college expand its reach and services

By Katherine Miller

Although training is indeed part of PMWTC’s mission, the new facility is more accurately described as an “opportunity center,” a space that serves the community with a broad range of vital and inclusive wrap-around services, including affordable housing.

PCC’s Regional Director of Workforce Development, Pam Hester, explained that the redevelopment plans seek to make the new center a vibrant hub for the whole inner Northeast Portland community, rather than just a place to take job-training classes.

“The goal of this workforce development center is to reverse racial and economic disparities by providing a gateway for students and community members to achieve economic mobility,” she said. “We will offer a space where integrated systems partners come together to provide the range of services and support that people need to succeed in education and enter family-wage careers.”

The complete roster of services has not yet been finalized, but Hester says the programs will serve people at several stages, including career exploration; preparation for college programs; engagement in training; and connections to living-wage employers.

“Through our suite of free preparatory programs and individual coaching, community members can discover careers with growth potential, build skills that will make them successful in college—such as digital literacy—and create plans that lead to enrollment with PCC,” said Hester.

“For instance, classes such as Career Launch help people hone career options and provide a warm welcome to PCC. Other courses, like the on-ramp series, allow prospective students to deep-dive into industries such as manufacturing, healthcare and the trades before transitioning to PCC programs.”

The credit and noncredit classes on-site may be short-term, focus on professional development, or include classes in technical education or Career Pathways programs. Some students may start at this location while others take classes on another PCC campus.

A vital focus of PMWTC will be to connect students with employers through a series of services, including essential skills

training, work experiences, and employer recruitment events. Small businesses can get support from the Small Business Development Center (SBDC).

Hester explained that collaboration with on-site partners is a key factor in the center’s strategy. Wrap-around services could include everything from childcare and parenting education to financial aid and advising. The services will be provided by PCC as well as community-based partners such as NAYA (Native American Youth and Family Center) and system-level partners, such as the Oregon’s Department of Human Services. The affordable housing being built at PMWTC by Home Forward will provide another important component of this support.

“While each person’s path is different, the goal is to build momentum through incremental steps and by ensuring that people connect with the support they need to succeed from other PCC departments or on-site partners.”

— Pam Hester,  
PCC Regional Director of Workforce Development



INFORMATION

PCC entered a partnership with Home Forward for the housing agency to develop, own, and operate the first affordable housing project on college property.



STAKEHOLDER INSIGHT

“We need to avoid overcrowding of the site and make sure that the flow of the space allows for calming areas.”  
—PMWTC staff

# Design drives redevelopment plans

## Project team works to deliver space for diverse users

By PCC’s P&CC and Bora staff

PCC’s Office of Planning & Capital Construction contracted with Bora Architecture & Interiors to design the new workforce development center. Bora accepted the challenge, as a means to better understand the college and community vision. The project team delivered an inclusive process and design that empowers staff, clients and students, and enhances the nearby NE Portland communities. The project is now in the construction documentation phase, which will continue into the summer of 2021. Construction soon follows, beginning in early 2022, with the center slated to open in spring of 2023.

Principles of Critical Race Theory, Design Justice, and Trauma-Informed Design guided the design of the new PMWTC. Design solutions stemming from project outreach reflect community members’ values and their experiences, as well as their responses to systems and spaces. This human-centered approach to design is further enriched by the project’s strong accessibility and sustainability goals (more on sustainability initiatives on pages 8 and 9).

Site plan provided by PLACE Landscape Architecture, Colloqate, Hacker Architects and Bora Architecture & Interiors

In addition to the considerations featured in the diagram (below), the project team is proud to create a building that includes the following design elements:

- ◆ The distinctive exterior treatment complements the neighborhood and is scaled to better suit Cully’s characteristically large blocks. By introducing curves into the otherwise rectangular building form, the design of the PCC building offers a warm welcome and enlivens pedestrians’ experience.
- ◆ The new PMWTC building defines and adds character to the western edge of the NE 42nd Avenue and Killingsworth Street intersection. The plans expand the pedestrian experience with widened sidewalks. Pedestrians will be able to safely approach the site, access and wait for public transit and enjoy the landscape and amenities along the building.
- ◆ Natural light defines important elements of the project design. The orientation is optimal given that the majority of the building will face either north or south. In addition to orientation, a consistent rhythm of windows brings well-balanced daylight throughout the building.
- ◆ The design of the new PMWTC building invites interaction. In addition to large storefronts creating views and transparency of activities inside the buildings, the exterior canopies and benches encourage passing pedestrians and visitors to gather. Seating areas located around the building offer the opportunity for community members to connect with one another. If possible, some of the seating may include such amenities as a free “little library” and space for art. Meanwhile, the building canopies also offer shelter from the rain and shade from the sun.
- ◆ The outdoor courtyard has varied and flexible spaces to invite different scales of events. The layering of spaces includes a covered porch by the community room, a linear paved plaza, stadium seats, and a variety of green and playful areas. The paved plaza area can accommodate food trucks during event days, as well as event tents.
- ◆ With a focus on well-being, the design allows for an abundance of indoor and outdoor connections. Plants and trees provide building occupants with a strong connection to nature and respite from traffic noise. The landscape design will enhance the areas for building occupants, residents and neighbors across the site year-round.



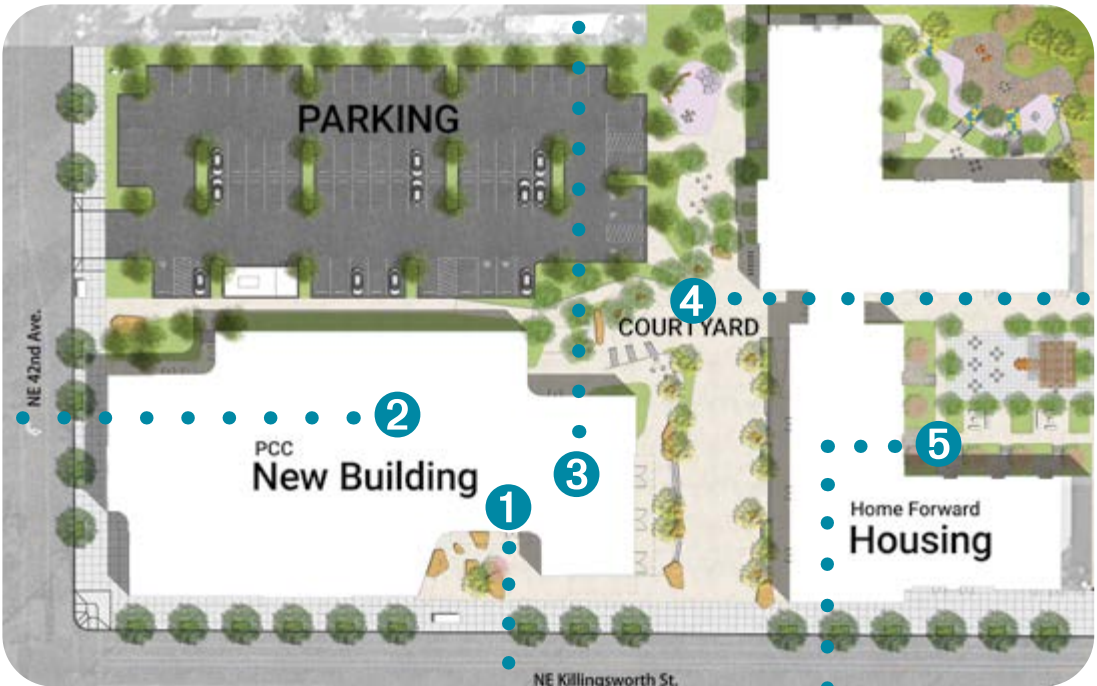
Natural light



Community room



Courtyard



Lobby



Housing





SITE INFORMATION

The orientation of the approximately 17,000 square feet of open space on the site is planned to welcome college and community uses.



GUIDING PRINCIPLE

**Community place:** The project enlivens its neighborhood, supporting Cully and Concordia’s diverse array of residents and businesses.



1 The lobby offers a warm welcome

As the first point of connection to the center’s staff and resources, the lobby spaces are intuitive and clearly defined, providing a warm welcome to visitors and clients.



2 Natural light is invited into the building

The sequence and size of the windows will deliver natural light to the working, teaching, and meeting areas, while allowing interaction between the indoors and outdoors.



3 PMWTC community room counts on flexibility

The new community room will have the capacity to hold a variety of community events. With the ability to be subdivided, ample windows, and a strong indoor-outdoor connection, the space is designed to be a year-around asset.



4 Courtyard and site are universally accessible

The outdoor spaces encourage informal gatherings, planned events, and leisure for the community and neighbors. All outdoor areas are designed to be universally accessible, including each tier of the stadium seating.



5 Home Forward builds an asset for the neighborhood

Home Forward’s housing development focuses on enhancing its residents’ quality of life. The design proposes a large building with two courtyards with amenities and green areas for its residents (more information about the housing plans on page 10).





INFORMATION

The Portland voters’ support of the 2017 bond allows PCC to invest in workforce development with the redevelopment of this NE location.



STAKEHOLDER INSIGHT

“(I feel welcome in places) where I see elders safely moving around and you can see that people considered accessibility.”  
—Community focus group participant

# Community members lend their expertise

## Feedback from stakeholders enhance PMWTC project plans

By Gina Valencia

In the fall of 2020, the PMWTC project team engaged in online conversation with community members to garner feedback from the public about plans for the new PMWTC, including the affordable housing component. This powerful initiative was possible thanks to an ongoing partnership with Living Cully, which helped coordinate participants recruitment from different affinity groups.

For some participants, the focus groups were an introduction to PMWTC’s plans, while others were reconnecting to the redevelopment project. In fact, more than half of respondents noted

they had participated in the 2019 outreach effort, which included canvassing, an online survey, focus groups, and a large open house. Overall, participants’ general impressions were positive. Their input confirmed the building design and also identified additional needs and ideas that could influence the service partnerships under consideration.

The project team is hard at work incorporating many of the comments received, although they acknowledge that not all requests can be delivered at this one site.

## Influences of this phase of community outreach on the project’s design and operations



**Accessibility:** At the request of participants, a separate focus group was devoted to discuss accessibility. This group used a disability justice lens to review the proposed plans and encouraged the project team to revisit certain design elements, including the parking lot, wayfinding, and signage.



**Community use of spaces:** The plans propose spaces that will welcome neighbors and community members regardless of their relationship with the PMWTC. Typically PCC charges a fee for outside use of college space. There is high interest from community members to open spaces to the public for events free of charge. The college will look into the possibility of meeting this request.



**Public art:** Community members at all focus groups stressed the importance of including art as a way to honor the history and diverse stories of the community. PCC will soon launch a public art acquisition process inviting artists to submit proposals for this bond-funded project. An art selection committee will be formed with representatives from the college and the community.



**Safety:** The plans consider design elements that provide a sense of safety and security for clients, staff, housing residents and pedestrians. Comments from focus groups confirmed the collective desire for clear lines of sight, lighting, and wider sidewalks to allow people to safely move through the site at any time of the day. Participants highlighted their hopes for improved street crossing sections.



**Service partners:** Participants’ feedback indicated support for the service partnerships chosen for the new facility, their programming goals, and the array of services planned for the Home Forward residents. The college is pursuing additional service partners that can offer programs benefiting both DHS clients as well as community members at large. At all focus groups, participants elaborated on a number of unmet needs and recognized that the PMWTC and affordable housing are assets to NE Portland residents.



**Welcoming lobby and staff:** An important goal of the PMWTC building design is to provide a defined entry point for visitors and clients. At most of the focus groups, it was repeatedly stated that culturally responsible staff and clear wayfinding are the most important elements for building users.

2019 community outreach, carried out in partnership with Living Cully







**OUTREACH DATA**  
Early project outreach in 2019 gathered information from 112 online surveys, 218 paper surveys, and 94 participants in 12 focus groups.



**GUIDING PRINCIPLE**  
**Inclusive design process:** Staff, clients, students, partners, and community members are engaged in the design process, creating stronger project ownership.

## Insights shared by focus groups during fall 2020 community engagement



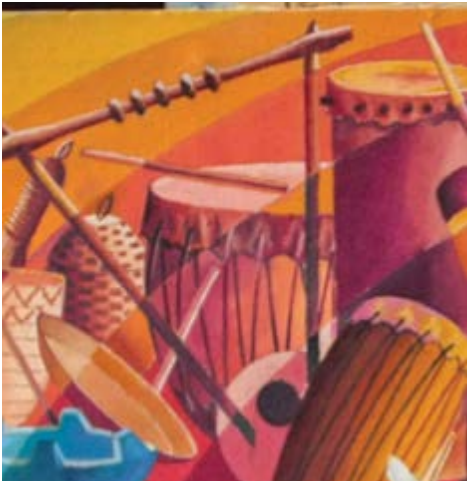
**Black community members**  
Representation is urgent. Diversity already exists in the neighborhood and there is a strong desire to have people of color be part of the PCC staff, clients, visitors of the plaza, and residents of the housing units.



**Community-based organizations staff and volunteers**  
Both the PCC and Home Forward buildings need culturally responsive staff and the site should have a designated point of entry and clear signage throughout.



**Habitat for Humanity homeowners**  
Stable, dignified housing can make the difference for individuals' and families' well-being. In addition, housing complexes can be a great way to find and create community.



**Latinx and Somali community members**  
The PMWTC project is a chance to develop human connections among peers within the diverse communities it will serve. These groups recognize the unique challenges each faces and offer one another encouragement and support to achieve their educational and personal goals.



**NAYA elders and youth**  
Native American elders should be centered and prioritized when designing buildings and planning assistance programs. Elders and other community members thrive when they are able to gather and be in community with others.



**People with disabilities**  
The lack of fully accessible spaces affects the desire of disabled community members to participate in activities. Limitations to built spaces, for example, is evident in the scarcity of housing options that meet wheelchair users' needs.



**Residents of mobile home parks**  
Art can be a vehicle to recognize that Native Americans have been present in the area for generations and that the neighboring community is home to many refugees and immigrants from throughout the world.



**Small-business owners and workers**  
People like gathering and connecting with others, specifically in places where they feel welcomed and can join others who share the same culture or racial identity.

A detailed report on the fall 2020 focus groups outreach campaign can be found on the project's web site.

ENGAGE

REVIEW

CONTRIBUTE

### Fall 2020 outreach facts:

- ◆ 61 community members
  - ◆ 13 community recruiters
  - ◆ 8 focus groups
  - ◆ 2 languages (English and Spanish)
  - ◆ 4 agencies
    - ❖ Living Cully
    - ❖ Habitat for Humanity
    - ❖ Hacienda CDC
    - ❖ Native American Youth and Family Center (NAYA)
- ◆ 9 affinity groups
    - ❖ Affordable housing homeowners
    - ❖ Black community members
    - ❖ Community-based organizations staff and volunteers
    - ❖ Community members with disabilities
    - ❖ Latinx community members
    - ❖ Native American elders and youth
    - ❖ Residents of mobile home parks
    - ❖ Small-business owners and workers
    - ❖ Somali youth





INFORMATION

Prior to PCC purchasing the property to provide workforce training programs, the existing buildings served as a grocery store, and a Veterans of Foreign Wars hall.



STAKEHOLDER INSIGHT

“At the PMWTC you can work one-on-one with someone who helps you find possibilities and explores options that fit best.”  
—*PMWTC client*



View of the lobby and interior entrance to the community room

# New building is PCC’s first to feature high-tech wood construction

By Katherine Miller

Sustainability has long been an important force in architecture and design. But in recent years advances in engineered wood products have created exciting developments in green construction, including at PCC’s redevelopment of its Portland Metropolitan Workforce Training Center (PMWTC).

At PMWTC, Bora Architecture & Interiors and Andersen Construction are designing and building the college’s first project with Cross Laminated Timber (CLT), a type of “mass timber” first developed in Austria in the 1990s. CLT creates large panels and beams by gluing or laminating smaller boards of wood together and alternating the direction of their grain so that the end product is stronger than standard wood construction.

There are many environmental benefits to CLT construction. It isn’t dependent on trees of large diameter and trees are a sustainable resource. In addition, trees and lumber sequester carbon their entire lives, while concrete releases carbon and it takes less energy to produce than concrete and steel. CLT structures are lighter and require smaller foundations, can be heated and cooled to the same comfort level as traditional construction using less power, and its materials are produced very efficiently with digital modeling, which reduces construction waste.

In short, one study in Canada found that a five-story office building constructed with wood had less than a third of the global warming impact when compared with a steel and concrete building of the same size. The environmental benefits are helping PCC meet its sustainability goals for the bond-funded improvements led by the Office of Planning & Capital Construction.

There are other positives to CLT that go beyond its green benefits. For instance its high-tech fabrication requires skilled workers, which creates high-paying jobs. The harvesting of trees, done with good stewardship, can help boost Oregon’s stagnant

timber industry, and CLT products are much lighter than concrete and steel and thus are easier to transport. Finally, the panels and beams are made off-site, so buildings go up faster than those made of concrete and steel, with less dust and noise.

There are important emotional and physical benefits for humans with using wood: Studies show that people feel better and are more productive in built environments that maximize natural light and outdoor views as well as natural textures, patterns and materials. Biophilic design, a rapidly growing trend, is based on this thinking.

Becca Cavell, an associate principal with Bora, said CLT is a key part of the firm’s design for the new two-story PMWTC.



“The expressive wooden structure is warm and inviting, creating a friendly and welcoming building rather than an austere and institutional space,” she said. “We are striving to create a design that is an asset to the college and its community and which provides a gathering center for the Cully and Concordia neighborhoods. Using CLT is one part of our strategy to achieve this vision.”

Although plywood and laminated beams have been around for many years, new building codes were recently updated to allow CLT structures to go up to 18 stories. According to Brad Nile, project executive with Andersen Construction, as the height of CLT buildings increases it tends to bring the cost differential down closer to traditional concrete and steel projects.

“The building design professionals in Portland have prioritized the use of CLT and are leading the country in ‘collective expertise,’ ” said Nile.

The longevity of a mass timber building is comparable to any other construction type, he added, provided that proper exterior maintenance is done to prevent water intrusion and that any plumbing or interior leakage is promptly addressed.

CLT buildings also perform well under seismic stress because they are lighter and more flexible and because new lateral-force-resistance systems are available.

As for fire risks, CLT is engineered with “passive fire resistance” and can actually suffer less damage than steel beams in certain situations of intense heat.

Jeff Slinger, senior project manager at Andersen, said that PCC’s redevelopment of the PMWTC site has been gratifying for the entire team. “When you are making your community better it becomes more than just work,” he said. “For us, this project is not work, it is part of our mission as community members.”

CLT beams fabricated by Cut My Timber





STAKEHOLDER INSIGHT

“Space should be aspirational...You don’t feel valued when the space is windowless.  
—PMWTC client

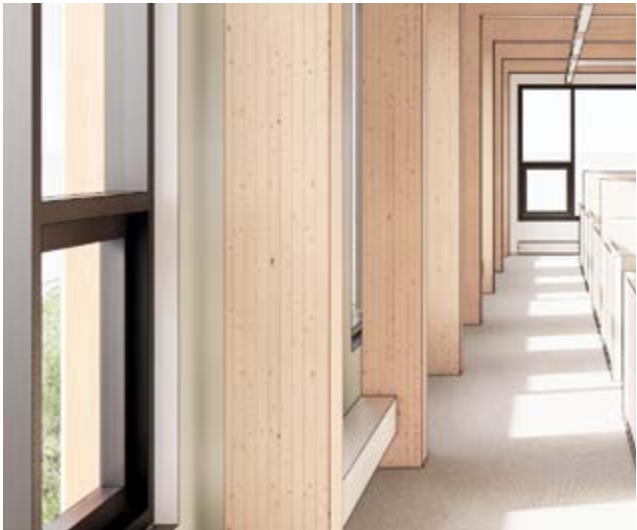


GUIDING PRINCIPLE

**Highly sustainable:** The project makes the most sustainable choices, balances economic, social, and environmental targets, and aspires to exceed LEED Silver® certification.

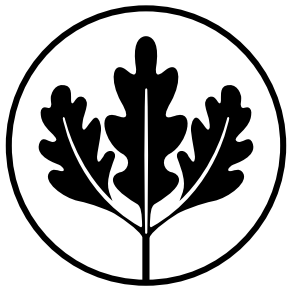


Interior view of the community room looking south towards NE Killingsworth Street



Renderings of PMWTC’s new facility provided by Bora Architecture & Interiors

Interior view of second floor office areas



PURSuing  
**LEED**  
CERTIFICATION

The project aspires to exceed  
LEED Silver® certification.

LEED®—an acronym for Leadership in Energy and Environmental Design™—is a registered trademark of the U.S. Green Building Council®.

Sustainability features at PMWTC’s new building:



A projected operational **energy use reduction** that is more than 40 percent better than state energy code.



**A selection of healthy building materials** that prioritize interior and exterior materials which are free of harmful chemicals and have a low-carbon footprint.



Onsite **renewable energy production** via a rooftop photovoltaic array, also known as solar panels.



An infrastructure that reduces single-occupancy vehicles, such as teleconference capabilities and **secure, covered bicycle parking**.





OUTREACH DATA

The project’s 2019 outreach campaign in partnership with Living Cully highlighted affordable housing as one of the priorities for investment in the neighborhood.



GUIDING PRINCIPLE

**Responsive and adaptable design:** Focused on a long-term investment, the flexibility of the planned spaces’ can accommodate future changes of the workspace and teaching areas.

Q&A

**PCC and Home Forward formed a partnership to deliver an affordable housing project at this PCC location. Home Forward’s director of development and community revitalization, Jonathan Trutt, shared the unfolding details about the design and plans for this project.**

**What are the plans for this Home Forward project?**

This project will bring 85 new affordable apartments to the eastern side of the PMWTC site. The ground floor of the building will contain approximately 4,500 square feet of commercial space for community-based organizations and two separate outdoor courtyards for residents. Residents will have on-site parking via a share agreement with PCC as well as some street parking options.

**What size of units will be available?**

We are providing housing options for a wide range of household sizes and types. The breakdown of apartments is: 18 studios, six one-bedrooms, 46 two-bedrooms, and 15 three-bedrooms.

**Tell us a little about the intent of the project’s design.**

We are especially proud of the mixed-use aspect of the project’s design. The storefront spaces along NE Killingsworth and the plaza between the two buildings will help create a lively public environment that responds to community needs and will be a neighborhood amenity for generations.

Plans for developing affordable housing are underway

**What is different and similar about this Home Forward project from its other projects?**

Our mission supports racial and social justice. Like our other development projects, this project enables Home Forward to focus our attention and efforts on pressing questions relevant to historically disadvantaged groups such as those who aren’t accessing affordable housing or getting contracting and job opportunities.

What’s different about this project are the opportunities presented by partnering with PCC and the Cully neighborhood. This is Home Forward’s first time co-developing a site with PCC and we are excited to build this relationship with a fellow, major mission-based organization. This is also our first new construction effort in Cully in nearly 50 years and the project’s design and programming has already benefited from the extensive community organizing efforts within the neighborhood.

**How is the community involvement shaping this project’s design?**

Feedback garnered through discussion with Living Cully staff and partners and attendance at multiple, community-based focus groups and public meetings has influenced the project’s design. Examples of such influences include our emphasis on two- and three-bedroom apartments, the inclusion of commercial space for community-based organizations and the goal of creating an environment that is welcoming to all community members regardless of any relationship they have with PCC or Home Forward.

**What are the accessibility considerations included in the design?**

The building will contain an elevator and multiple apartments built to Americans with Disability (ADA) standards for persons with mobility, hearing, and visual impairments. Home Forward has not yet determined the exact number of ADA units.

However, we expect to continue our common practice of exceeding state and federal requirements and build approximately 10% of all apartments to ADA standards at this project. The common areas and community spaces will also be fully accessible and include automatically opening doors at all laundry and trash room locations.

**What services will Home Forward offer for residents at this location?**

Home Forward will provide a suite of resident services, including efforts to eliminate food insecurity, maintain health, build wealth, foster educational success, and create community within the project.

**Can you tell us about the potential partnership with the Native American Youth and Family Center (NAYA)?**

All of the project’s commercial space will be available to NAYA for a nominal rent of a dollar a year. Current discussions are focusing on how NAYA might choose to utilize this space and ensuring that the building’s emerging design maintains maximum flexibility for a variety of potential uses.

**How can interested people apply for Home Forward programs?**

For this property, we will start collecting a list of interested parties when construction begins in 2023. More generally, people can route questions to [info@homeforward.org](mailto:info@homeforward.org). Staff checks this email address daily and routes questions and information internally to ensure interested parties get a response.

Rendering of northeast view of the housing building from NE Killingsworth St. provided by Hacker Architects







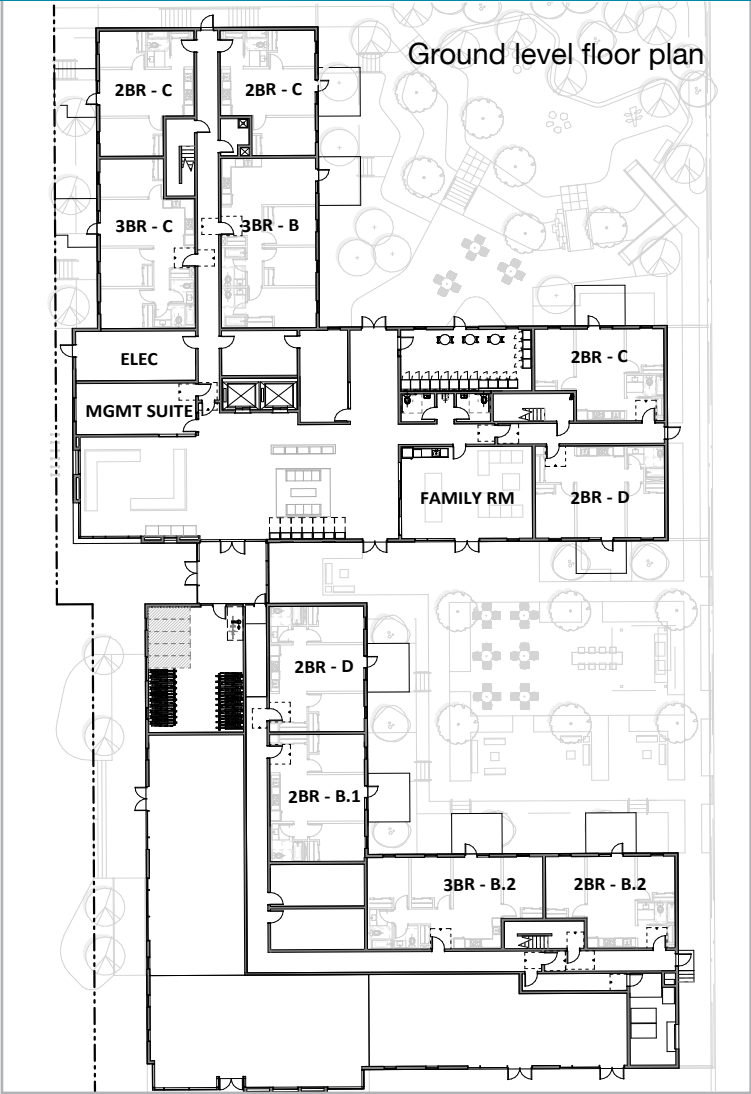
STAKEHOLDER INSIGHT

“Programs that have yielded success stories can be replicated here, serving as a stepping-stone for individuals and families.”  
—Community focus group participant



GUIDING PRINCIPLE

**Teamwork and collaboration:** PCC collaborates with the architect, general contractor, consultants, trade partners, and housing developer to bring the best value.



Affordable housing project highlights:

- ◆ 85 new affordable apartments
  - ❖ 18 studios
  - ❖ Six — 1 bedroom units
  - ❖ 46 — 2 bedroom units
  - ❖ 15 — 3 bedroom units
- ◆ 4,500 square feet of commercial space for community-based organizations
- ◆ Two outdoor courtyards for residents
- ◆ Construction will begin in early 2023
- ◆ Completion is anticipated for summer 2024

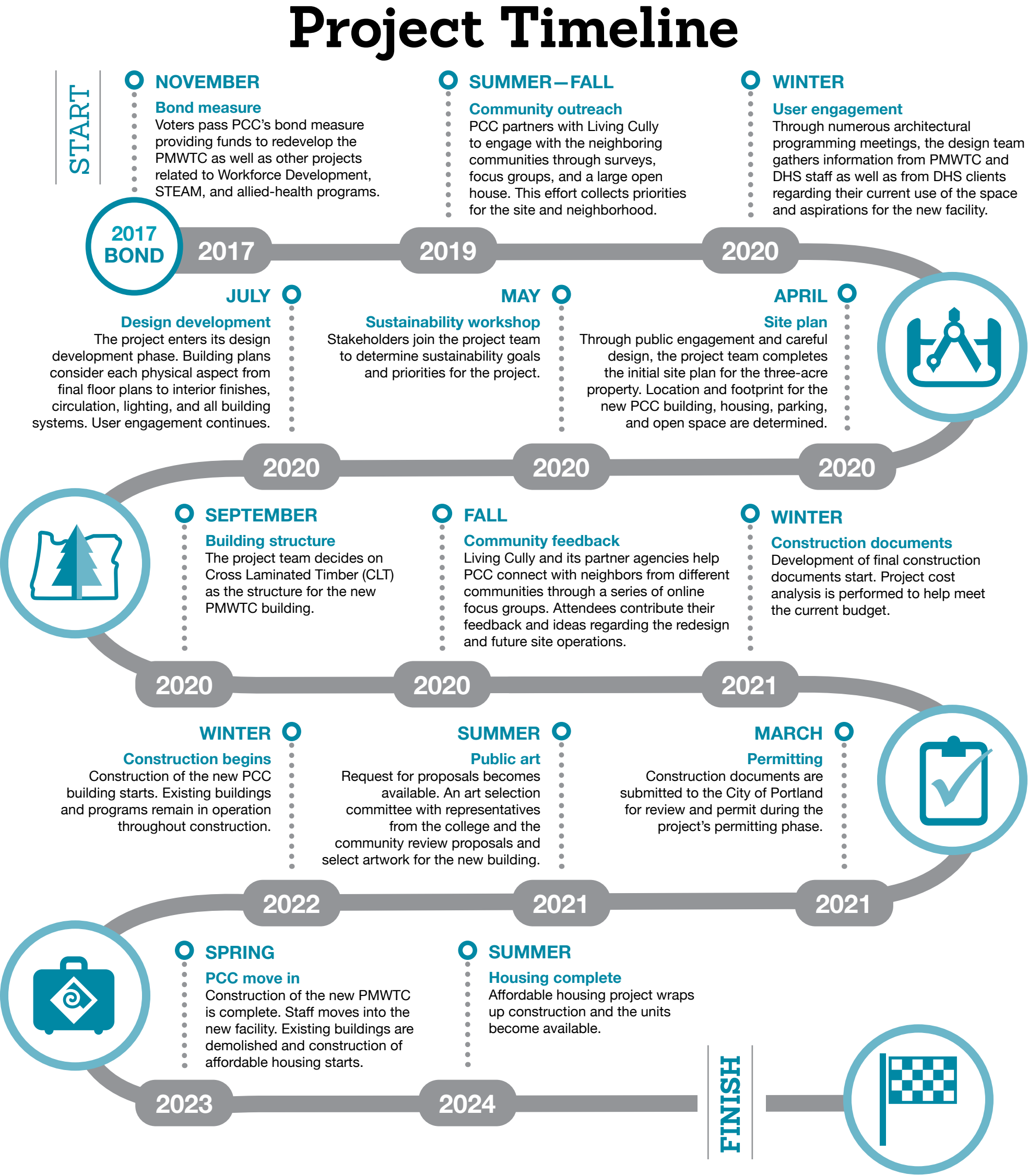




**STAKEHOLDER INSIGHT**  
“Can some of the art work hold the history and the present together?”  
—Community focus group participant



**GUIDING PRINCIPLE**  
**Design for equity and justice:** The building recognizes and addresses past inequities and celebrates the diversity of its users, staff, and community. It welcomes all people.



PCC serves its communities with academic programs, opportunities for community education and by advancing workforce development. In response to COVID-19, the college moved to remote operations and online classes.

**Press start on your new career path by visiting [pcc.edu/enroll](https://pcc.edu/enroll)**

 **Portland Community College**

**Contributors**  
Bora Architecture & Interiors, Colloqate Design, Hacker Architects, Home Forward, PLACE Landscape Architects  
PCC—Kate Chester, Dusty Hoerz, Katherine Miller, Rebecca Ocken, Gina Valencia

**Graphic Design**  
Wendy Wright

**Photography**  
Living Cully, Wendy Wright, P&CC

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