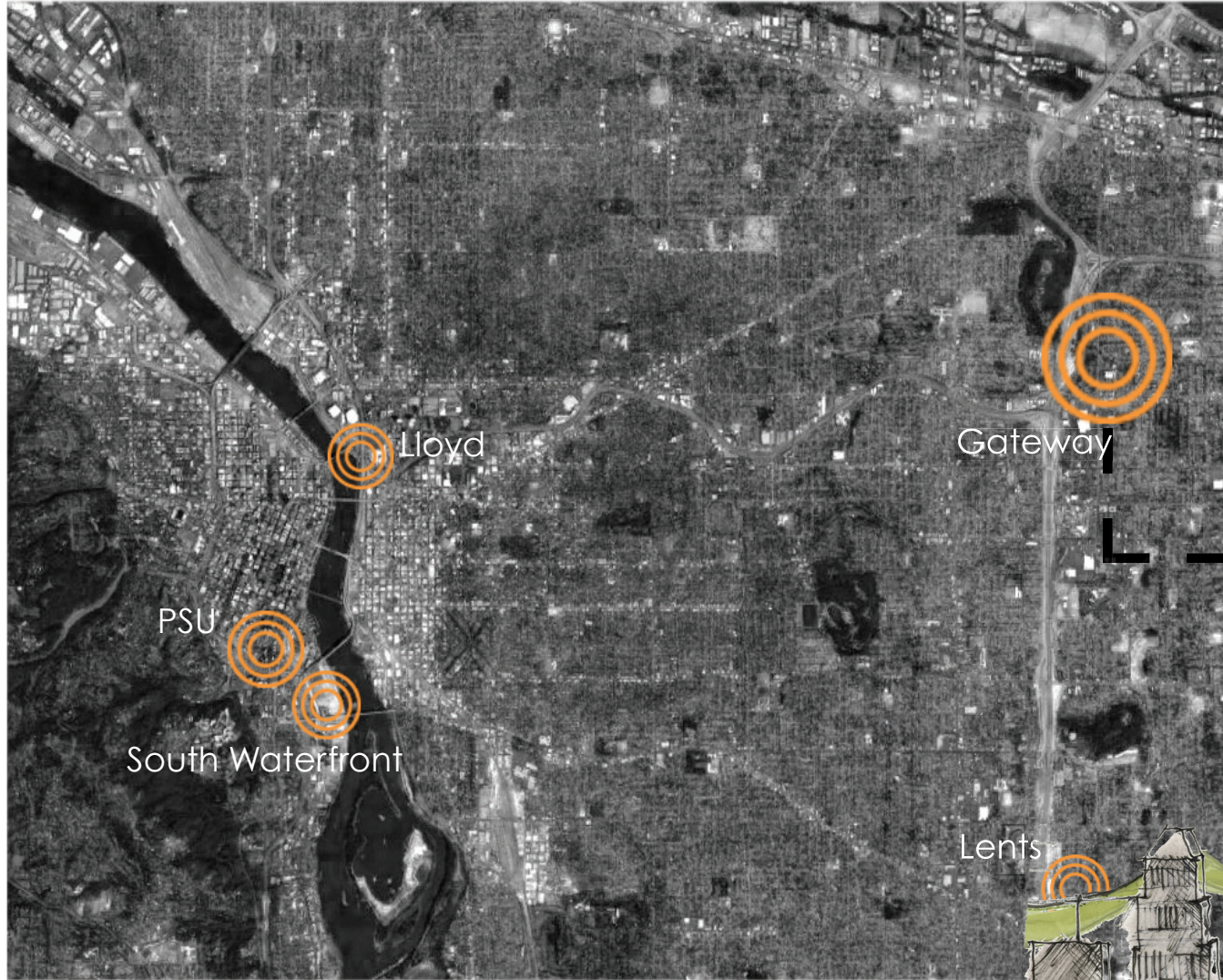
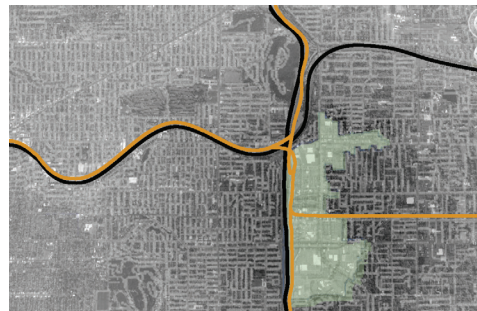


# Gateway Regional Center Transforming from Gray to Green

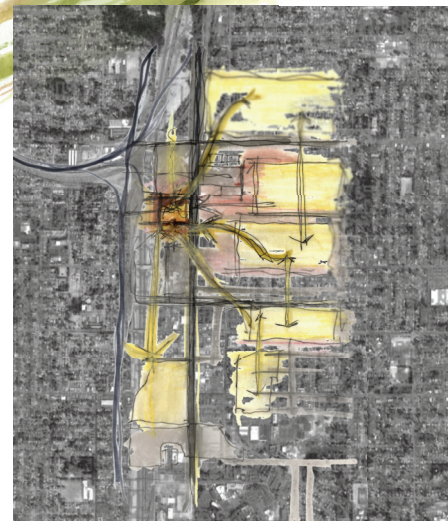


Gateway Regional Center sits just east of Portland's downtown and has been selected as one of Portland's five pilot EcoDistricts. The district is an ideal candidate for sustainable development at the neighborhood scale due to its large transit center, access to highways and its predicted expansion. In an initial Ecodistrict Pilot study, DistrictLab identified current issues that prevented Gateway from functioning cohesively, but could be addressed through the development as an EcoDistrict. These included, **abundant impervious surfaces, lack of connectivity and absence of parks and habitat areas.** Before Gateway was established as a regional center, it was known for its farming. Due to its proximity to the city and abundance of rural, expansive land, Gateway became an ideal location for suburban growth after WWII. Veterans moved with their families to a place where land was cheap and lot sizes were large, beginning the trend of migration out of the city. Coined by Mr. Fred Meyer himself, "Gateway" was established as the "gate" to the city and to eastern development in the 1950's. Today Gateway represents the tragedy of urban sprawl; large "big box" corporations, excess concrete and an automobile reliant society. Yet it possesses infrastructure that makes it possible to change the image of the district and redevelop it as a thriving regional center.



## Transportation

Gateway has become a hub for transportation, linking it to the city, Gresham, Clackamas and the airport. It not only has a Transit Center supporting these Max lines but it is located at the intersection of I-205 and I-84. Millions of people pass Gateway every year but have no reason to stop. This ideal access to the city can help to establish Gateway as a 20-minute community.



## Culture

Due to Gateway's relatively inexpensive housing, large school districts and access to the city, it has become an attraction for international families. Gateway is comprised of a variety of cultures, and while the exact number of cultures is not known, there are approximately 77 different languages spoken in the local school district. This gives Gateway a potential cultural richness that is currently lost due to the community's lack of an organizing body resulting in a poor identity, creating the district as a place to go through rather than a destination.



# Thesis Goals

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## Building **Community** Culture

Establish a place that facilitates cultural interaction by providing the support and amenities needed for small business development, language translation/barriers and career path building.

Develop a walkable, green campus that encourages safe pedestrian, bicycle and non-motorized transportation, and that supports the neighborhood and community interaction. The campus will provide green outdoor space in hopes of gathering youth and promoting outdoor activity and play.

Cultural collaboration will be encouraged through the development of programs that overlap the common grounds of all cultures such as food, health and sustainability.

Spur on economic development in the area by educating the youth in a manner that has direct applicability to jobs and the working field. A strong economic community will help to sustain the neighborhood and encourage local shopping, small businesses and community development.

## Creating **Site** Connections

Create an icon for the Gateway regional center by visually connecting to highways and to the neighborhoods. The icon will help to attract the attention outsiders and investors.

Allow for connections to develop in the east to west direction along Pacific by expanding site to the east. Currently the primary circulation is north to south along 102nd. The development of the site will begin to connect, both physically and visually, the transit center to 102nd and beyond to the neighborhoods.

Facilitate and educate about storm water management, through the use of landscape and streetscape elements.

Provide green space to improve the number of parks and outdoor space in the district.

## Enhancing **Sustainability** Awareness

Address PoSI's 7 Ecodistrict Performance areas, community vitality, air quality and carbon, energy, access and mobility, water, habitat and ecosystem function and material management, on the site through visual representation.

Educate community about the importance of sustainability at all scales, beginning with individual sustainability to the neighborhood scale. By demonstrating the benefits of a sustainable life style, efforts to transform gateway into an Ecodistrict will be understood.

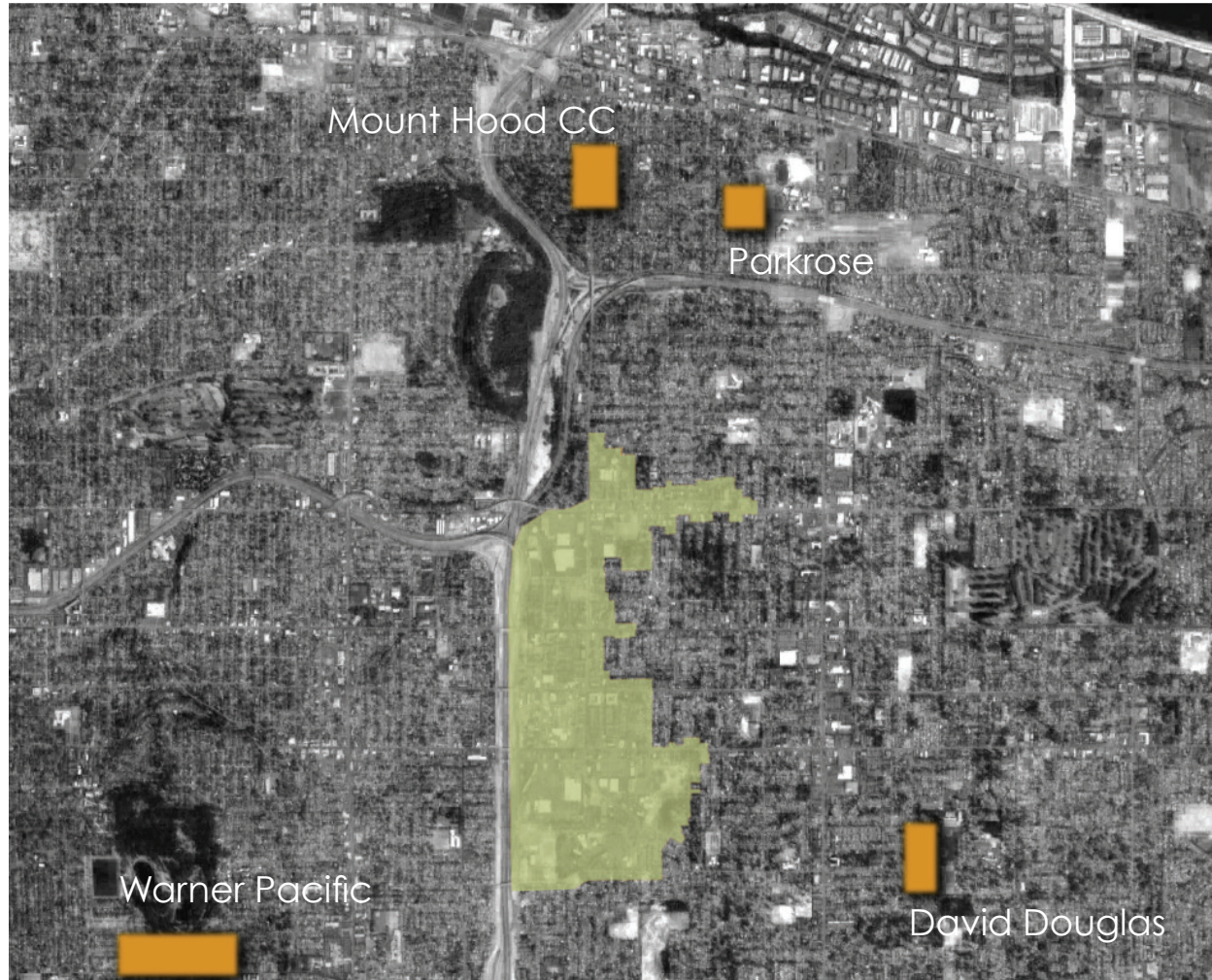
Connect education of sustainability to the community, such as wind turbines on Gateway Green, PV panels on Fred Meyer and other "big box" stores, and waste water management.



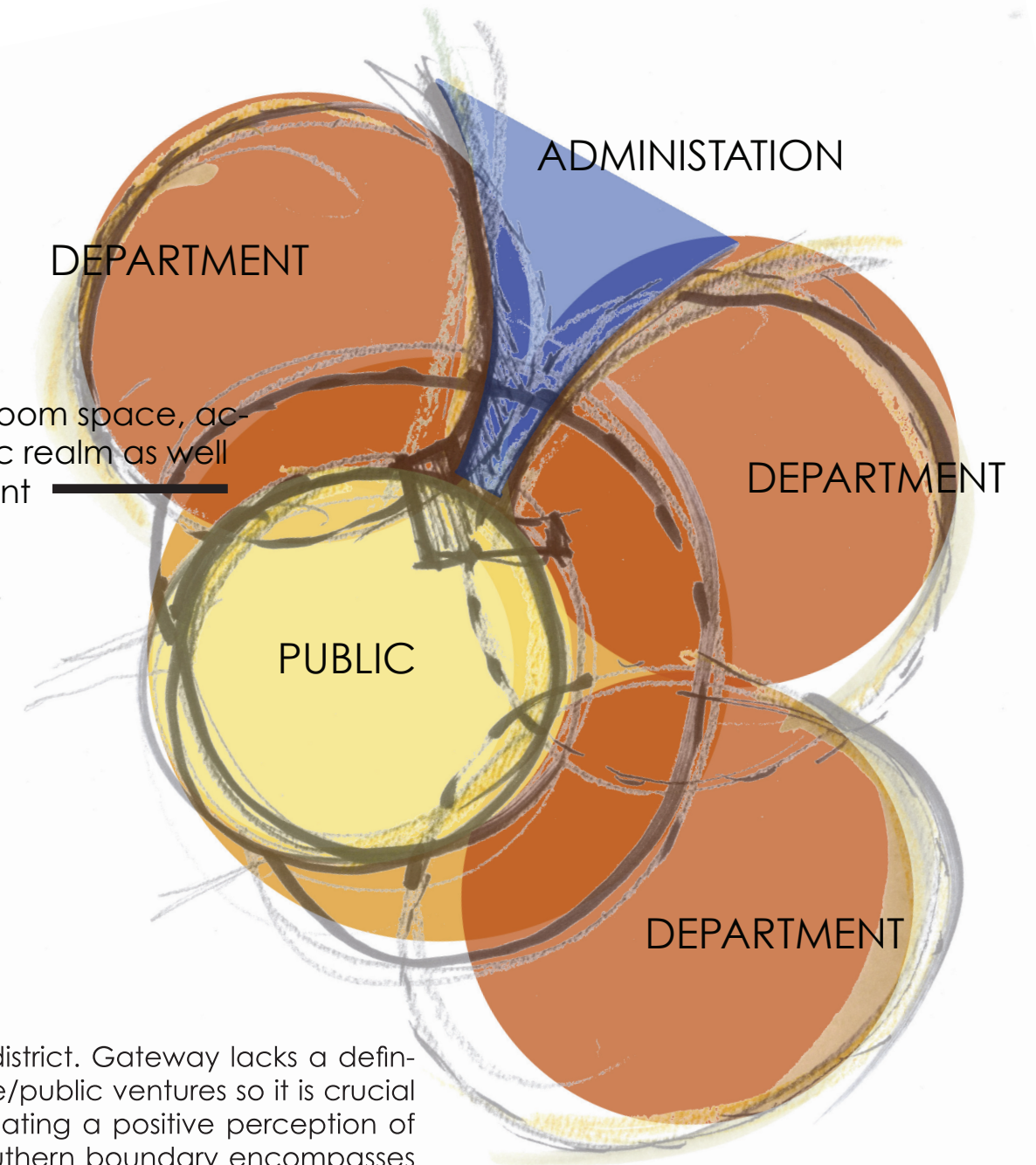


# Program

## Gateway Education Center



Overlapping classroom space, accessible from public realm as well as each department



One of Gateway's biggest obstacles affecting its future development is the perception that people have of the district. Gateway lacks a defining element, which, in return, discourages investment from private developers and financiers. EcoDistrict are private/public ventures so it is crucial to get the support from the private sector in order to move forward with the development as an EcoDistrict. Creating a positive perception of Gateway will help to draw the eye of investors. Gateway is composed of two school districts, Parkrose, whose southern boundary encompasses northern Gateway, and David Douglas, which has one of the largest high schools in Oregon, if not the largest. Mount Hood Community College's campus is in Gresham, OR yet it remains somewhat removed from Portland and barely visible. Warner Pacific College is a small private school that has its main campus just west of Gateway and a series of satellite campuses scattered around east Portland. Portland State University's campus is in downtown Portland. The University is hoping for significant expansion in the future that requires more educational space. They are also aiming to have fifty percent of their student population in student housing. Due to Gateway's position in Portland and its proximity to transportation, it lends itself well to the development of a central campus for these various schools. With the inclusion of a variety of education levels, there is also the potential to develop a 2+2+2 program, 2 years high school, 2 years community college and 2 years university. This sort of educational program is ideal for job creation as well as providing students with a non-traditional higher education path. The facility will include a large public realm, with classes open to the community. The programs will be geared toward developing the tools necessary to find and maintain jobs. There will be four different departments that have direct job applicability and encourage the interaction and collaboration of cultures.



# Program

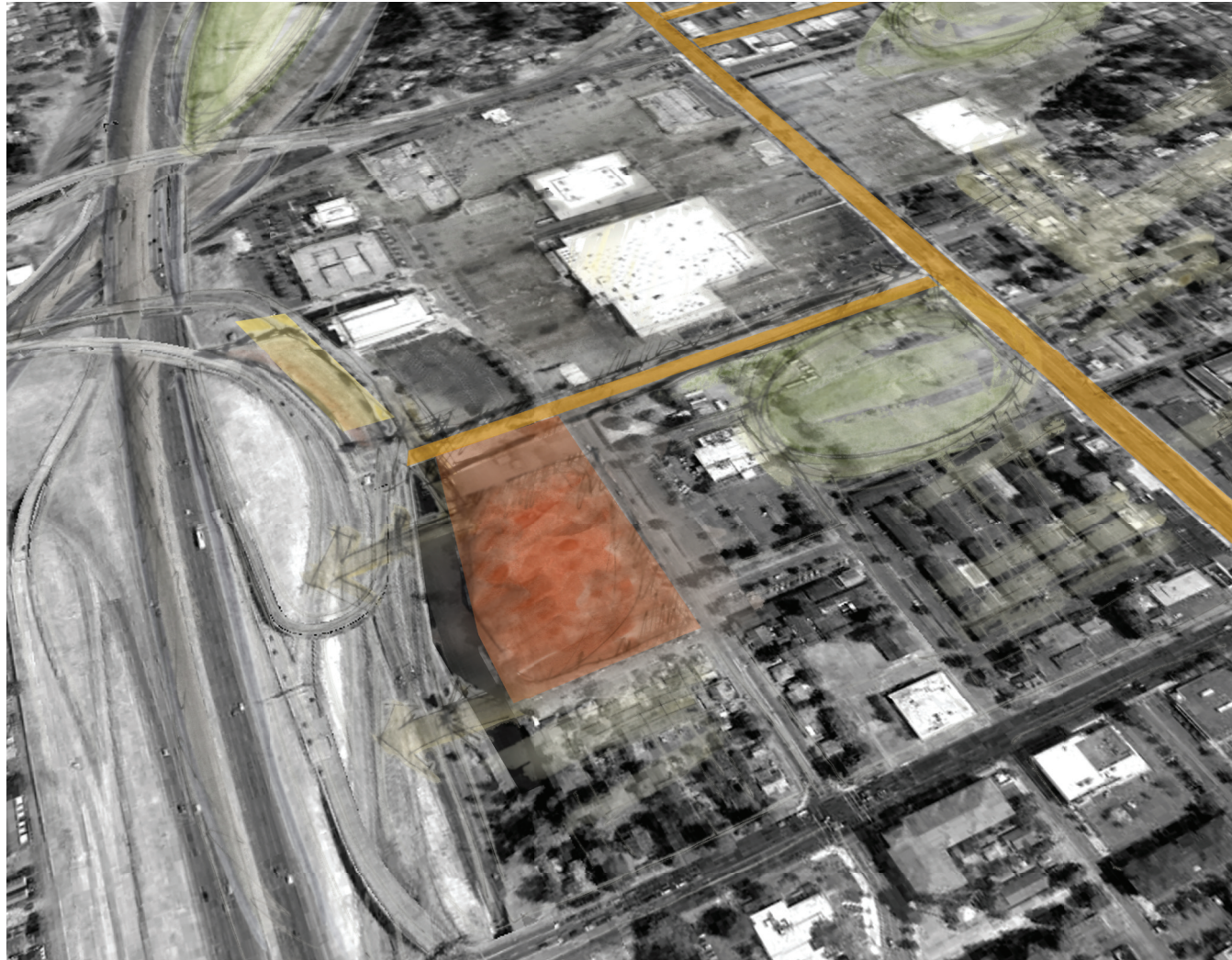
Place	Goals	Space Types	Place	Goals	Space Types	Place	Goals	Space Type
<b>Public</b>	To provide a welcoming place for the community as well as students attending the school. Create a common area for all the departments in the education center.	Approximately 10,00 sq.ft.	<b>Administration</b>	Provide a central space for the operating personnel of the education center. By allowing space for the administration, the existing schools have more classroom space.	Approximately 13,000 sq.ft.	<b>Educational Departments</b>	These departments would provide specialized training. They would teach skills that would be directly applicable in the job field, thus increasing the chance for economic development.	Approximately 25,000 sq.ft.
Community Skills-	provide a place for the community that offers self paced classes.	workstations in the form of computer labs, staff offices and a reception desk, all available to the community	Combined Lobby/Reception		Primarily circulation space, a couple offices required.	Professional Technology Training	This would provide hands on technology training that would prepare students for jobs.	Automotive workshop, electrical engineering workshop, construction trades workshop, CAD computer lab, software engineering computer lab
Community Education	provide non-credit classes for the community	Educational classroom, computer services and a studio workshop	Ancillary Rooms		Copy/work room, restrooms, server room	Allied Health	This department would provide training for a range of health care services. It will help to increase the number of health care professionals needed in the areas.	physical therapy medical lab, surgical technical lab, x-ray technician lab, respiratory heal lab, EMT/Firefighting, certified health services program, classrooms
Adult Basic Educations	encompass and provide classes for varying levels of education	Classrooms and workshop space	Meeting Rooms		Small meeting room (20 people) board room (50 people) Large meeting room 100 people)	Culinary	The goal of the department is to facilitate the connection between education, culture and local food production.	Demonstration kitchens, classrooms, student run restaurant and café. Urban garden for planting and harvesting.
English as Second Language	encourage interaction across cultures	Classrooms	Offices		Administrative services, student advising, student counselor, recruitment, financial aid, career pathways, District offices.	Sustainability Education and Training	Educate students about the importance of developing sustainable communities by demonstrating strategies in the community	Clean battery technology workshop, solar power workshop, computer programming lab, wind power.





# Site

## Enhancing **Connectivity** Through Gateway

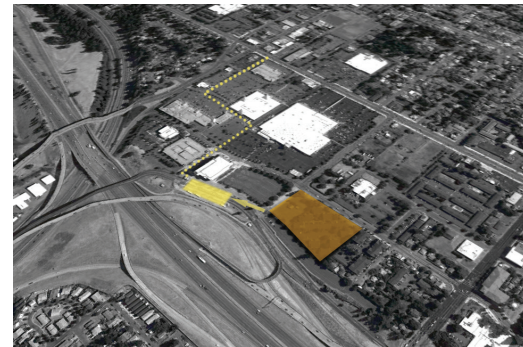


The site that has been selected for the education center is positioned so that it is visually connected to the transit center as well as I-205 and I-84. There are also opportunities on the site to create a connection between the neighborhoods and the transit center, encouraging public transportation and non-motorized mobility. While ideally students would take public transportation, parking is prevalent in the area. 70% of Gateways surface is impervious, much of it taking the form of expansive parking lots, (surrounding Fred Meyer is 80% impervious surface) While some of this will have to remain parking (to be used by both the retail and the school) the site of the Education center will aim to set an example of a green lifestyle for the community by using these existing spaces and recycling the waste that they produce. Ted Gilbert is the owner of the property, as well as the property east of the site along 102nd St, believes that the prominence of the building will draw attention to the area. Zoning permits building height on the site to be 150 ft, much higher than any of the surrounding facilities. This gives the education center the opportunity to become a sign for Gateway, standing out against the surrounding buildings.



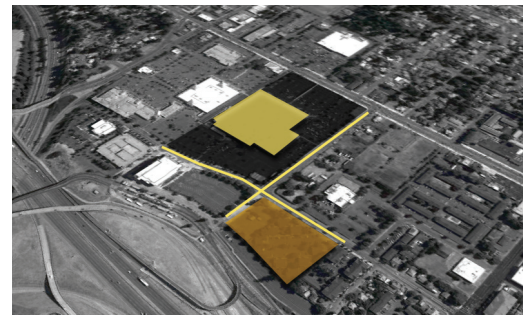
### Pacific Street

Running from east to west, the northern boundary of the site, Pacific Street can be transformed into a pedestrian friendly green street that connects the commercial street to the transfer station. Gateway is lacking this east to west connection, especially in the form of pedestrian and bike routes. To get to the transfer station, one must travel through the parking lot of Fred Meyer to reach the destination. Pacific Street can provide a safe and green route to the station that becomes an extension of the site.



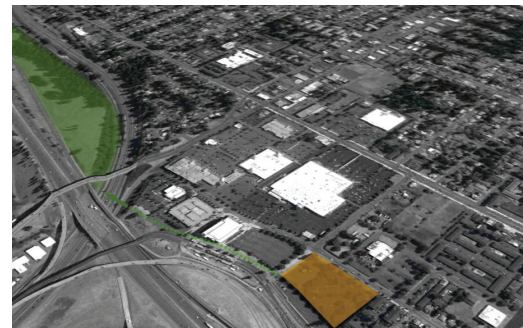
### Transit Center

Located just 2 blocks north of the site, the transit center serves multiple max lines, the Blue, running from Hillsboro to Gresham, the red line running from Beaverton to the Airport and the green line, running from Portland State University to Clackamas Town center. Public Transportation has been incredibly successful in Portland, increasing in rider numbers 22 out of the last 23 years. An average of 132,800 riders used the Max during the month of September. Being close to the transfer site will help to activate the site as well as providing a destination in close proximity to this station. It will also assist in bringing more people into the district.



### Fred Meyer

Close proximity to the grocery store is an ideal characteristic especially when considering student housing. While the "big box" concept is not necessarily compatible with sustainable principles, there are factors that can be incorporated into the development of the educational facility. Grocery stores exhaust heat that can be recovered and potentially used at the educational facility. Photovoltaics could be applied to the roofs of the "big box" stores and the high percentage of asphalt used for the parking lots creates an opportunity for rainwater collection.



### Gateway Green

Just north of the site and transfer station, the crossing of I-205 and I-84 creates a 35 acres strip of undeveloped land. While the Multnomah County's Rocky Butte jail used to occupy the site, there has not been anything there since the 1980's. It currently functions as an island, with access only at the north and south of the site, yet it possess natural beauty and the potential for an outdoor recreation center, with bike paths, nature observation and bird watching. The site also lends itself well to the demonstration of green technologies. Currently the project is moving forward involving the community in clean ups and developing base maps for further development.