

Hennebery Eddy Architects design college campus expansion

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Phase II construction on Clackamas Community College campus anchors community

Designing a community college building for the community makes sense, and that's just what Hennebery Eddy Architects have done with the orientation and inclusive spaces in Milwaukie.



SUBMITTED: HENNEBERY EDDY ARCHITECTS - The new building faces the Harmony Road, a change in the design intended to be more inviting to the community.

Construction at Clackamas Community College has begun on the updated and expanded second academic building on the Harmony campus.

Phase II anchors the Harmony campus as a community space, with a 2,500 square foot community room on the main level available for events, programs and classes. A campus bookstore and leased office space — one to the Pacific Northwest Defense Coalition — will invite the public into the building.

The three-floor project is being funded through a \$90 million bond approved by voters in the district in 2014, and the total project estimate is \$16 million. It's

part of the Harmony Community Campus steering committee's 2009 conceptual master plan, and is designed to meet carbon reductions.

The Harmony Campus is home to CCC's health sciences programs for clinical laboratory assistants, emergency medical technicians, nurses, dental assistants and medical assistants. Also located here are community extension programs including the Small Business Development and community education programming, student services, advising, placement testing and the campus bookstore.

The new building includes eight classrooms, biology and chemistry labs, two computer labs and common space to provide a more cohesive campus experience for students. The expansion will add enough room so that Harmony campus student will no longer have to commute over to the Oregon City campus for some coursework and classes.

So far, the former Oregon Institute of Technology building was demolished alongside coordinated salvage efforts with Habitat for Humanity and the Father's Heart Street Ministry homeless shelter in Oregon City. The CCC Art Department salvaged material that students will incorporate into sculpture work because historically, the building was erected in 1955 as Dale Ickes Junior High School.

Community inclusion

Doug Reimer, associate principal with Hennebery Eddy Architects and design lead for the project, said they're about 12 weeks into construction — finished with the foundation, working on the electrical and plumbing and getting ready to start pouring and forming up the concrete sheer walls.

"The building location and orientation was a big move in order to create a campus out of two buildings," Reimer said. "We didn't put the building where it was originally planned to go, but we think that as a result they gained the south lawn/quad space that we hope will be endeared by the college and the community for years and years to come."

The south lawn will be fully landscaped with a variety of features for the community and students. The building itself faces north toward Harmony Road, and backs up to the Three-Creeks Natural Area.

"The big move that we made in the positioning of the building is to create a south lawn or quad — two buildings now make a campus," Reimer said. "The heart of that campus is actually not the building, it's the south lawn."

The ground floor community room, which can be separated into two classrooms, will include events like weddings, dinners, concerts, lectures and graduation —



SOURCE: CLACKAMAS COMMUNITY COLLEGE - The demolition and abatement is completed now, and the webcam on the construction site is available here: dwpwebcams.com/ccc/

Doug Reimer

“whatever the community needs,” Reimer said.

“There are a lot of fundamentals that are the same on all college campuses, and (client) wanted a community room space, their being in the suburbs a bit,” Reimer said. “The positioning of the building is adjacent to Harmony Road to make it more responsive to the community, invite the community in, and that’s why the quad is there— so there can be activities in the community room there for community use, which is highly needed.”

Sustainable features

Reimer said there are a lot of sustainable features to the project. It is planned be cohesive with the existing Harmony building, and the design incorporates sustainable design features for energy efficiency and education.

“First of all, the building is stretched out on the east-west axis with lots of southern and northern exposure, and very little east and west,” Reimer said. “There’s natural lighting in all the spaces, we have large windows that we can control on the south side and on the north side, and all the classrooms line up on the north side.”

With help from a \$12,000 grant from the RiverHealth Stewardship Program, stormwater facilities at Clackamas Community College Harmony Campus aim to reduce the amount of runoff while demonstrating treatment and retention through interpretive signage.

The rain garden will collect, retain and filter all the water from the roof and adjacent



walks of the new 18,000 square foot academic building on campus, while a newly developed swale will collect and treat the parking lot runoff. Both the swale and rain garden will utilize a native plant palette to enhance water treatment, create additional habitat for wildlife and a sense of place within the pacific northwest.

“Our design approach regarding sustainability on this project is ... to be really smart with the design, the way our foreparents did a hundred years ago when there wasn’t an abundance of energy to waste and they had to be smart about things,” Reimer said. “Every decision along the way is just trying to be smart about the design and not create things that we then have to solve with technical aspects.”

For example, they didn’t place large glass windows on the west wall, because louvres would have to be installed to



SUBMITTED: HENNEBERY EDDY ARCHITECTS - The south lawn creates a center and sense of place for the campus between its two buildings.

protect it.

“We set out to design a beautiful building that’s put together in a very efficient and practical way to be good stewards of Clackamas County taxpayers and their money,” Reimer said. “We have a very simple, but elegant project and the bids came in very favorably to the taxpayer.”

“Echo that, it’s been one of those rare chances where we haven’t had to value engineer anything,” said Nick Byers, project architect with Hennebery Eddy Architects. “Going in, (we were) being smart about design and selecting materials so we didn’t have to have uncomfortable conversations about how to get the best value out of the design.”

Byers said it’s his first time being a project architect on a higher education building.

Nick Byers

“It’s been great to interact with the clients and see it from start to finish,” Byers said. “Getting to see the drawings built from two-dimensional to 3D, to standing in the site and seeing it take shape ... at the end of the day, we’re having great fun.”

Overall, Reimer and Byers agree so far everything about this project has gone smoothly, which they attribute to collaboration with CCC as a client.

“As for sustainable features, we have a rain garden and storm garden connecting the two buildings that demonstrates not only is it functioning to help deal with

stormwater, but also is to educate on how it works and why it's important, especially being that close to the (3-Creeks Natural Area).”

The building is slated for completion in September 2017.

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