

TRANSFORMATIVE ACTIONS

THE NCNM MASTER PLAN

is based in five transformative actions. These actions are based on ideas that are found in the curriculum of NCNM, the Framework for Action, and that were advanced by the Master Planning Committee. In each phase of new development these actions will help transform the campus into a magnificent, urban, green space where natural medicine practitioners and physicians are educated.



Healing the landscape

Natural medicine as practiced and taught at NCNM blends centuries-old natural, non-toxic, non-invasive therapies with constant advances in the study of health and human systems. We know that human health often has as much to do with the physical landscape as it does the human systems. That is why it is so necessary to create a campus environment that restores the connection to the earth and repairs natural ecosystem functions. The Master Plan seeks to heal the landscape through sustainable practices, the creation of places for people and a greening of the campus.

Greening the campus

The current campus lacks useable green space. The recently established Min Zidell Healing Garden has begun to address this deficit, providing a contemplative spot for students, faculty and staff while supplying herbs for teaching purposes. However, most of the rest of the campus is paved with only small green spaces adjacent to the academic building. The Master Plan seeks to transform the campus into a place where students can connect with a thriving, healthy urban landscape, where professors can hold classes outside, and where all can enjoy lunch or a noontime event in the new campus plaza.

Creating a Place

The NCNM campus should be a place that feels comfortable and welcoming; a place that encourages learning and healing; a place that blends built and natural environments. Creating a place means visitors, students, faculty and staff should all know when they have arrived on campus. The boundaries of the campus should be clear, but also permeable, allowing an easy transition between the adjacent neighborhood and the campus. The Master Plan emphasizes the power of place by creating better defined spaces through the careful arrangement of new buildings and green spaces.

Reconnecting to the neighborhood

Over time, NCNM and its predecessor institutional occupant, PCC, became disconnected from the surrounding neighborhood. The campus is often described as an island, only reachable by dangerous pedestrian and bicycle crossings, confusing auto routes or an aging and non-ADA accessible pedestrian bridge. NCNM wants to be a resource for the neighborhood, welcoming residents all week long to campus. All of the streets surrounding campus are state routes that make calming traffic and creating new entrances difficult. Nevertheless, our vision is to calm SW Naito Parkway and create a neighborhood street that can be crossed by people, bicyclists and cars using a



Gathering spaces will be located throughout the campus, taking advantage of opportunities to enjoy views and hold informal gatherings. Rendering of the Campus Commons—view to the north.

signal at SW Porter St. We see some form of high capacity transit on SW Naito Parkway, connecting NCNM to the region. This is a long term action, but an important one that will help not only reconnect NCNM to the neighborhood, but also improve the neighborhood as well.

Growing Sustainably

Sustainability seeks to balance the environment, economics and equity. For NCNM sustainability is a natural part of the curriculum and day-to-day living of students, faculty and staff. The Master Plan introduces some new sustainability concepts including distributed infrastructure and performance contracting while seeking to build flexible buildings that stand the test of time while reducing overall energy needs.

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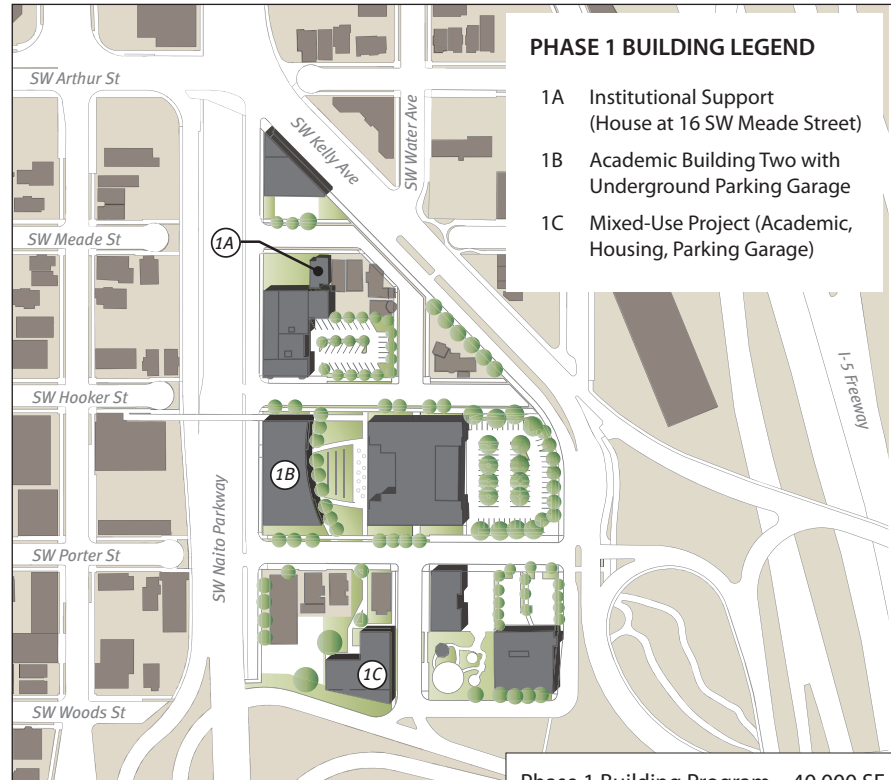
PHASING

THE 20-YEAR MASTER PLAN

represents a dramatic change from the existing campus. It will take years of work and substantial fundraising to make it a reality. Because of the effort involved and the reality that campuses evolve based on donor gifts and other opportunities, the Master Plan includes five distinct phases. Phases 1 through 4 can be done in any order; however, it is important to note that the addition of Academic Building Two as shown on the Phase 1 diagram is the recommended first new building. Academic Building Two accomplishes numerous Master Plan goals, including creating a new campus green space, providing room for food service, a new library and modern classrooms.

Each phase includes its own supply of parking, either through the creation of new lots such as the underground parking found in Phase 1 or the new parking lot created in Phase 2. Phase 5 is the most speculative of the five phases and is likely beyond the 20-year timeframe of this plan.

Figure 4. Phase 1



PHASE 1 BUILDING LEGEND

- 1A Institutional Support (House at 16 SW Meade Street)
- 1B Academic Building Two with Underground Parking Garage
- 1C Mixed-Use Project (Academic, Housing, Parking Garage)

PHASE 1

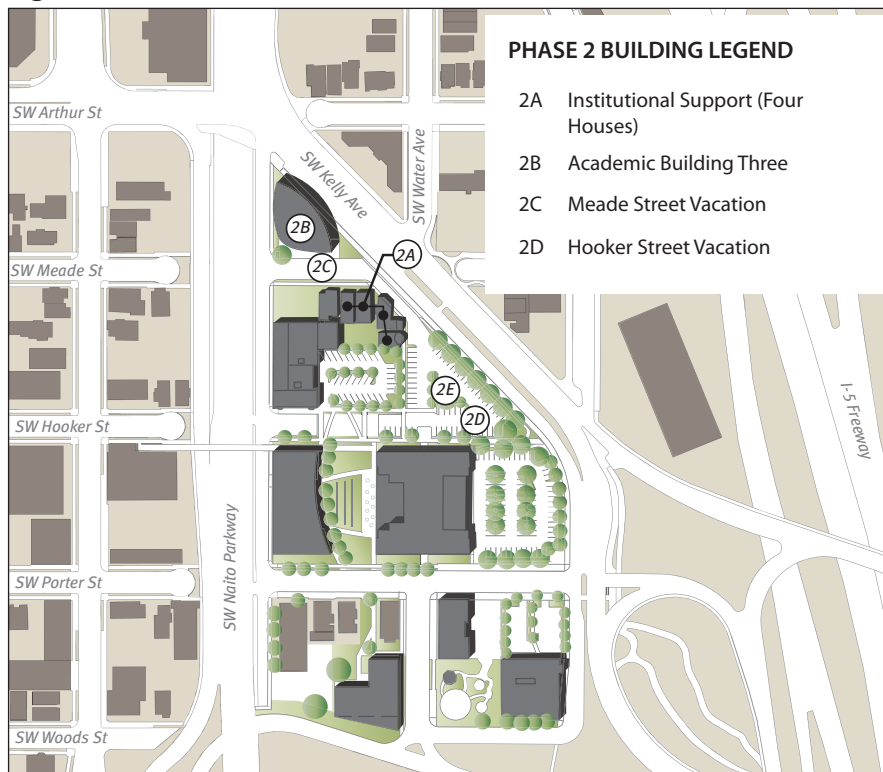
Phase 1 includes building Academic Building Two (Figure 4). This is the most highly recommended project since it moves NCNM closer to meeting many of its long-term goals. This new 40,000-square-foot building would include large classrooms, lecture halls, an auditorium, bookstore, food services and a new library among other uses (Figure 4). In addition to housing many needed uses, the building would include underground parking for up to 114 cars and long-term bike storage. The new plaza created between the existing academic building and the new building will add much needed green space and begin to create a new sense of place on campus.

Phase 1 also includes the conversion of a college-owned house to institutional support uses (1A on Figure 4) and building a student housing project that might also include campus uses (1C on Figure 4). The student housing project includes up to 51 parking spaces and long-term bike storage.

Phase 1 Building Program – 40,000 SF

large classroom (capacity 60)				
lecture hall (capacity 120)				
lecture hall (capacity 120)				
				auditorium (capacity 300)
32 faculty offices				
early childhood education				bookstore
LIBRARY				
stacks				
offices				special collections
study				computer lab
library				
testing center				conference rooms
food service				

Figure 5. Phase 2



Phase 2 Building Program – 30,000 SF

discussion (capacity 15)		
minor surgery (capacity 20)		
anatomy lab (capacity 20)		
qigong (capacity 40)		
helfgott classroom (capacity 20)		
teaching kitchen/ classroom (capacity 20)		
basic science lab (capacity 20)		
clinical lab (capacity 15)		
psychology physiology (capacity 15)		
coffee shop		
fitness center		
writing center		
		48 faculty offices

PHASE 2

Phase 2 continues the dramatic transformation of the campus through the redevelopment of the Annex Lecture building (2B on Figure 5). The 30,000- square-foot Phase 2 building would include new labs and faculty offices as well as some student support uses such as a fitness center (see Figure 5). This phase also includes the acquisition of a number of residences adjacent to existing campus buildings to convert to institutional support and to make room for a new parking area. Phase 2 continues the push to improve the green spaces and pedestrian connections on campus.

PHASE 3

Phase 3 is a 15,000-square-foot expansion to the Clinic, just about doubling its size. It also includes the construction of a small parking structure that will accommodate about 70 cars. Clinic visits are expected to increase from 18,000 today to around 35,000 in 2022, requiring the expansion of the Clinic.

PHASE 3 BUILDING LEGEND

- 3A Outpatient Clinic Expansion
- 3B Southeast Parking Structure

Figure 6. Phase 3



PHASING

PHASE 4

Phase 4 focuses on the renovation of Academic Building One (the old Failing School). Early in the master planning process a decision was made to preserve this building due to its historical significance (it was one of Portland's first elementary schools and named for Josiah Failing, the fourth mayor of Portland and ardent supporter of public schools). The building has a good layout for education and its brick exterior contributes to the campus a sense of permanence. However, it needs significant heating and cooling, electrical and seismic upgrades. Once Academic Buildings Two and Three are constructed, it will be much easier to renovate Academic Building One.

Phase 4 also includes a 12,000-square-foot addition to the administration building to allow for the removal of the support buildings along SW Meade St. Once those buildings are removed, the Meade Street Plaza can be constructed, providing additional campus green space.

PHASE 4 BUILDING LEGEND

- 4A Academic Building One Renovation
- 4B Administrative Building Addition
- 4C Meade Street Plaza

Figure 7. Phase 4



PHASE 5

Phase 5 is likely beyond the 20-year horizon of this plan, but is shown to provide a sense of what full build out of the campus could look like. Phase 5 adds Academic Building Four and would complete the campus design by creating a central campus green stretching the entire north/south length of campus. This design would create a renewed and distinct sense of place while providing NCNM with the flexibility needed in the ever-changing world of higher education. Another important element of Phase 5 is the creation of a new campus entrance at SW Porter St. and SW Naito Parkway. This intersection would be signaled to allow easy access by cars, bicyclists and pedestrians traveling north or south on SW Naito Parkway. In addition, the Master Plan envisions a new light rail line on SW Naito Parkway, helping to connect NCNM and the neighborhood to all parts of the region. Academic Building Four is not programmed at this time, since it is likely beyond the 20-year planning horizon.

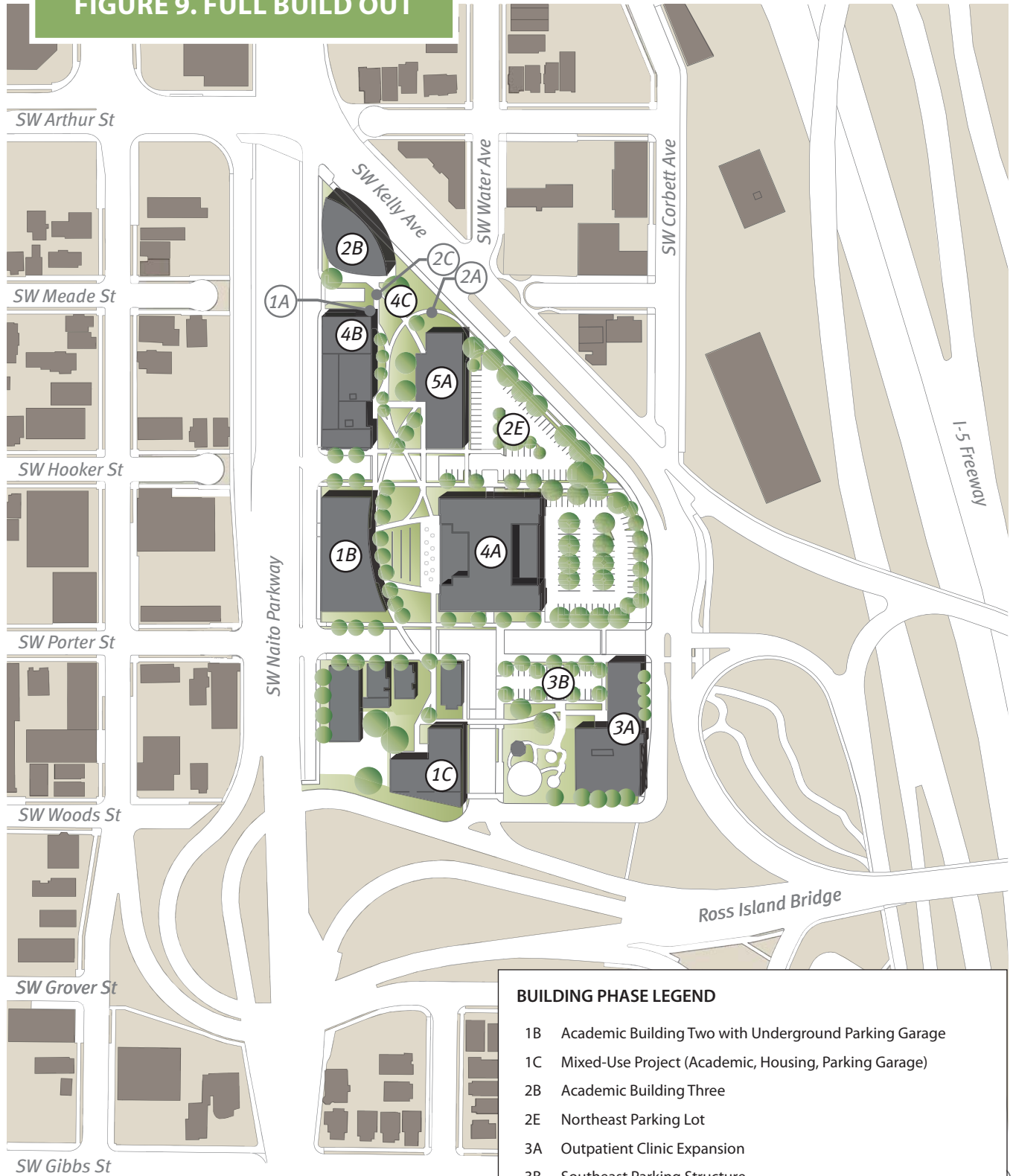
PHASE 5 BUILDING LEGEND

- 5A Academic Building Four

Figure 8. Phase 5



FIGURE 9. FULL BUILD OUT



BUILDING PHASE LEGEND

- 1B Academic Building Two with Underground Parking Garage
- 1C Mixed-Use Project (Academic, Housing, Parking Garage)
- 2B Academic Building Three
- 2E Northeast Parking Lot
- 3A Outpatient Clinic Expansion
- 3B Southeast Parking Structure
- 4A Academic Building One Renovation
- 4B Administrative Building Addition
- 4C Meade Street Plaza
- 5A Academic Building Four