February
2021

Work
Session 1

ODOT // I-5 Rose Quarter Improvement Project

Independent Cover Assessment

ZGF

I-5 ROSE QUARTER
IMPROVEMENT PROJECT
INDEPENDENT COVER ASSESSMENT

Work Session 1
Framing

The ICA community engagement process/work sessions will help the team understand **what type of uses, spaces and character** are most important to Black historic Albina Community members. It will help **inform and create a new sense of community place and belonging in the design of the highway covers that meets restorative justice goals**.

Highway Cover Examples
Restoring a neighborhood separated by I-5

Klyde Warren Park: Dallas

- 5.2-acre public bridging downtown & arts districts
- Includes children's park, dog park, great lawn, and five water features
- Includes 6,000 square foot restaurant and performance pavilion

Fenway Center: Boston

- 90,000 sq. ft. deck over the freeway
- $1 Billion, two-tower complex with lab and office space for life sciences companies
- 99-year lease of air rights from MassDOT
- Beginning construction this month

Three Questions to be Answered

01 How can this project serve community aspirations on the highway covers and areas immediately adjacent to the highway covers, within area of potential impact as defined in the EA?

02 What modifications to the current design and configuration of the highway covers would be needed to reflect a broader community vision for development of the Project Area?

03 Are there other architectural and engineering considerations to feasibly promote economic development and growth potential, consistent with the community's vision?
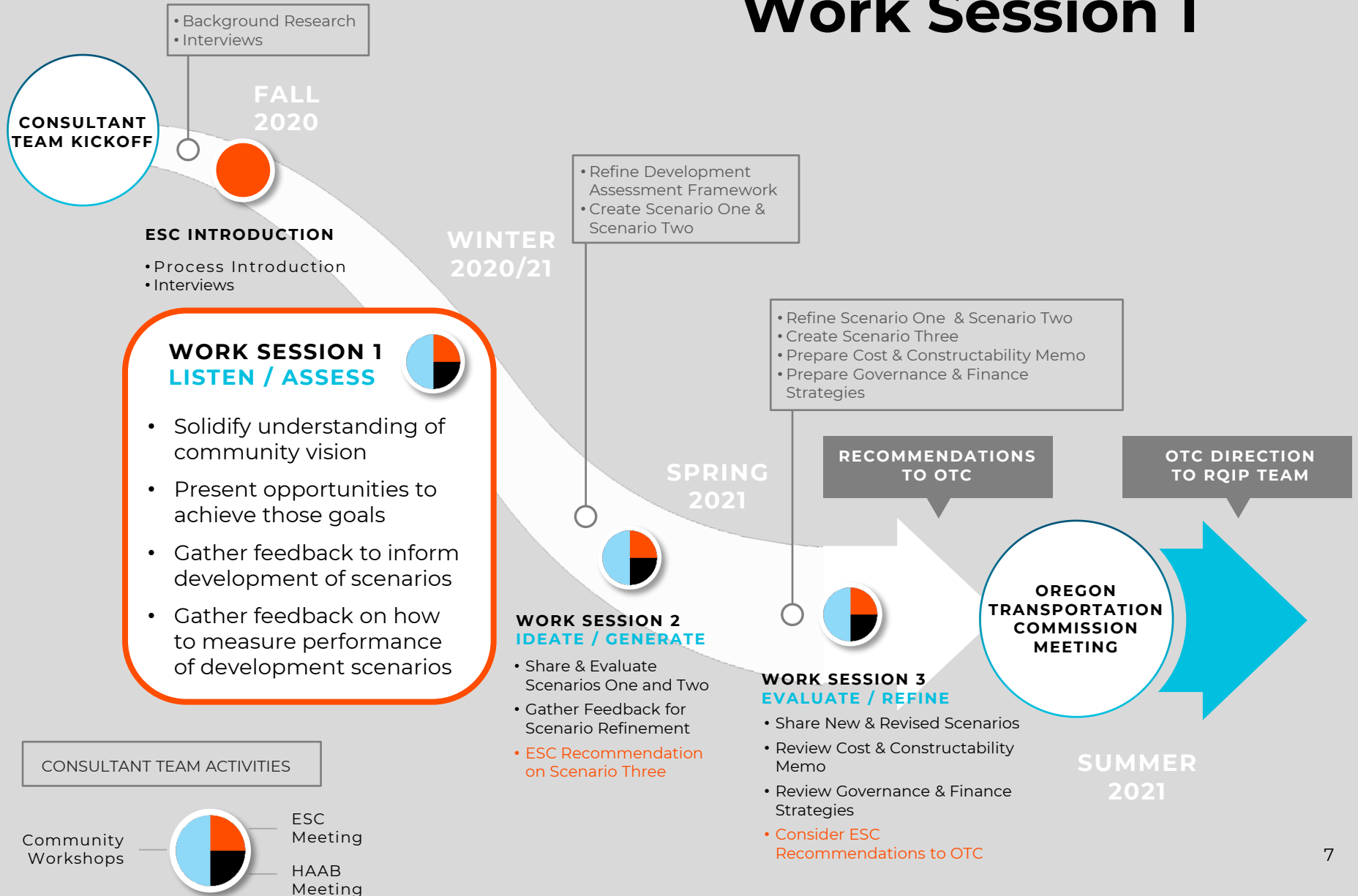
Scenarios

Base Case   The NEPA Environmental Assessment

01   Scenario One: Limited to the NEPA Environmental Assessment Area of Potential Impact (API)

02   Scenario Two: May extend beyond the NEPA Environmental Assessment API.

03   Scenario Three: Determined by the ESC.
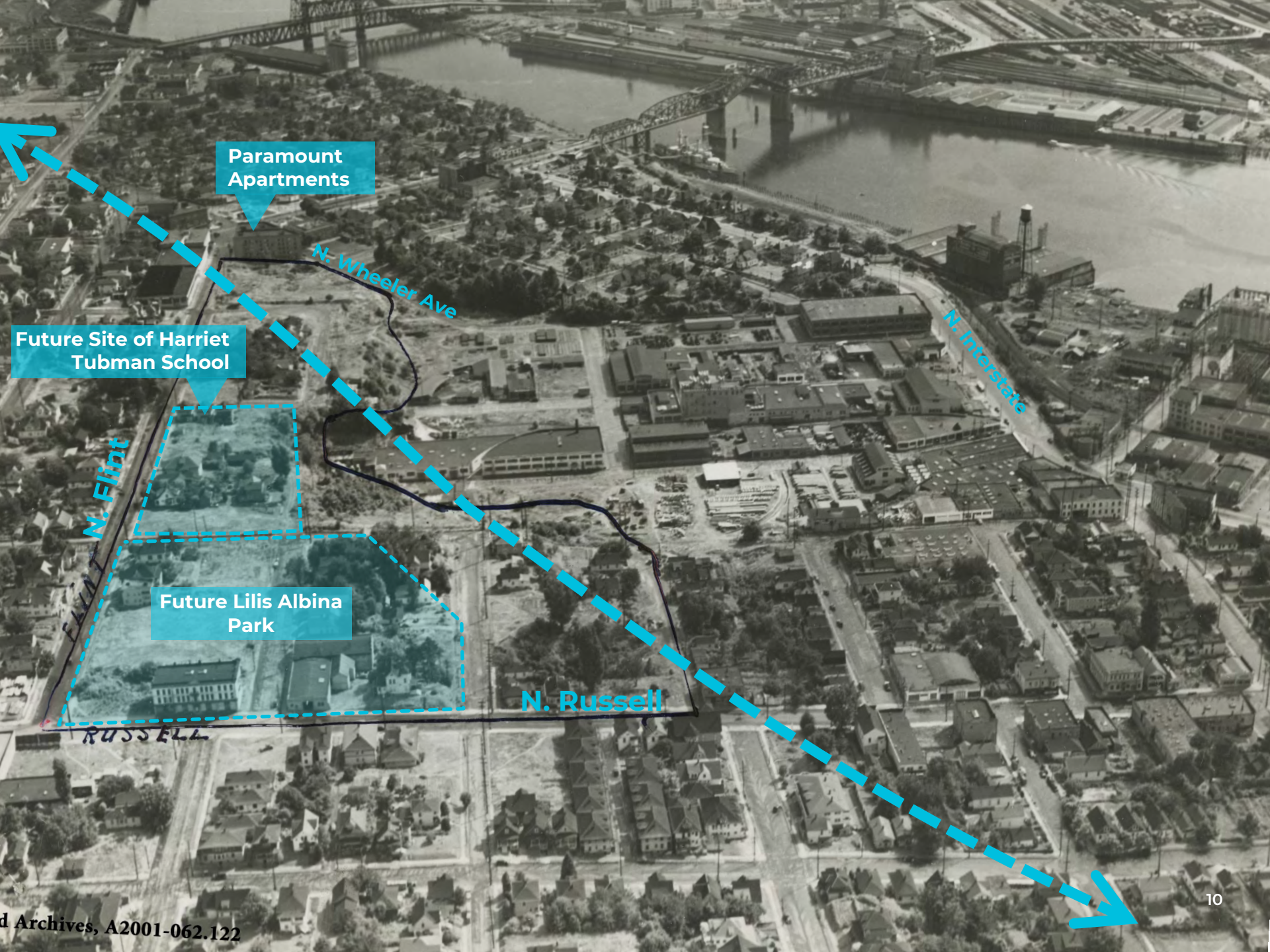
Purpose and Goals
Work Session 1

CONSULTANT TEAM KICKOFF

- Background Research
- Interviews

FALL 2020

ESC INTRODUCTION

- Process Introduction
- Interviews

WINTER 2020/21

- Refine Development Assessment Framework
- Create Scenario One & Scenario Two

WORK SESSION 1
LISTEN / ASSESS

- Solidify understanding of community vision
- Present opportunities to achieve those goals
- Gather feedback to inform development of scenarios
- Gather feedback on how to measure performance of development scenarios

SPRING 2021

- Refine Scenario One & Scenario Two
- Create Scenario Three
- Prepare Cost & Constructability Memo
- Prepare Governance & Finance Strategies

RECOMMENDATIONS TO OTC

OTC DIRECTION TO RQIP TEAM

WORK SESSION 2
IDEATE / GENERATE

- Share & Evaluate Scenarios One and Two
- Gather Feedback for Scenario Refinement
- ESC Recommendation on Scenario Three

WORK SESSION 3
EVALUATE / REFINE

- Share New & Revised Scenarios
- Review Cost & Constructability Memo
- Review Governance & Finance Strategies
- Consider ESC Recommendations to OTC

OREGON TRANSPORTATION COMMISSION MEETING

SUMMER 2021

CONSULTANT TEAM ACTIVITIES

Community Workshops

ESC Meeting

HAAB Meeting

Neighborhood Story + Context

Neighborhood
History

N Broadway

N Larabee

9

Paramount
Apartments

Future Site of Harriet
Tubman School

N. Wheeler Ave

N. Flint

FLINT

Future Lilis Albina
Park

N. Russell

RUSSELL

N. Interstate

Neighborhood **Transformation**

1948

Neighborhood **Zone of Influence**

LEGEND

▪ ▪ ▪ AREA OF POTENTIAL IMPACT

Neighborhood **Context**

N SKIDMORE ST.

NE MLK JR BLVD.

NE FREMONT ST.

BOISE

IRVINGTON

ELIOT

7TH AVE.

ALBINA VISION

TO LLOYD DISTRICT

NE BROADWAY

LOWER ALBINA

LLOYD DISTRICT

I-5 INTERSTATE

TO DOWNTOWN

LEGEND

■ ■ AREA OF POTENTIAL IMPACT
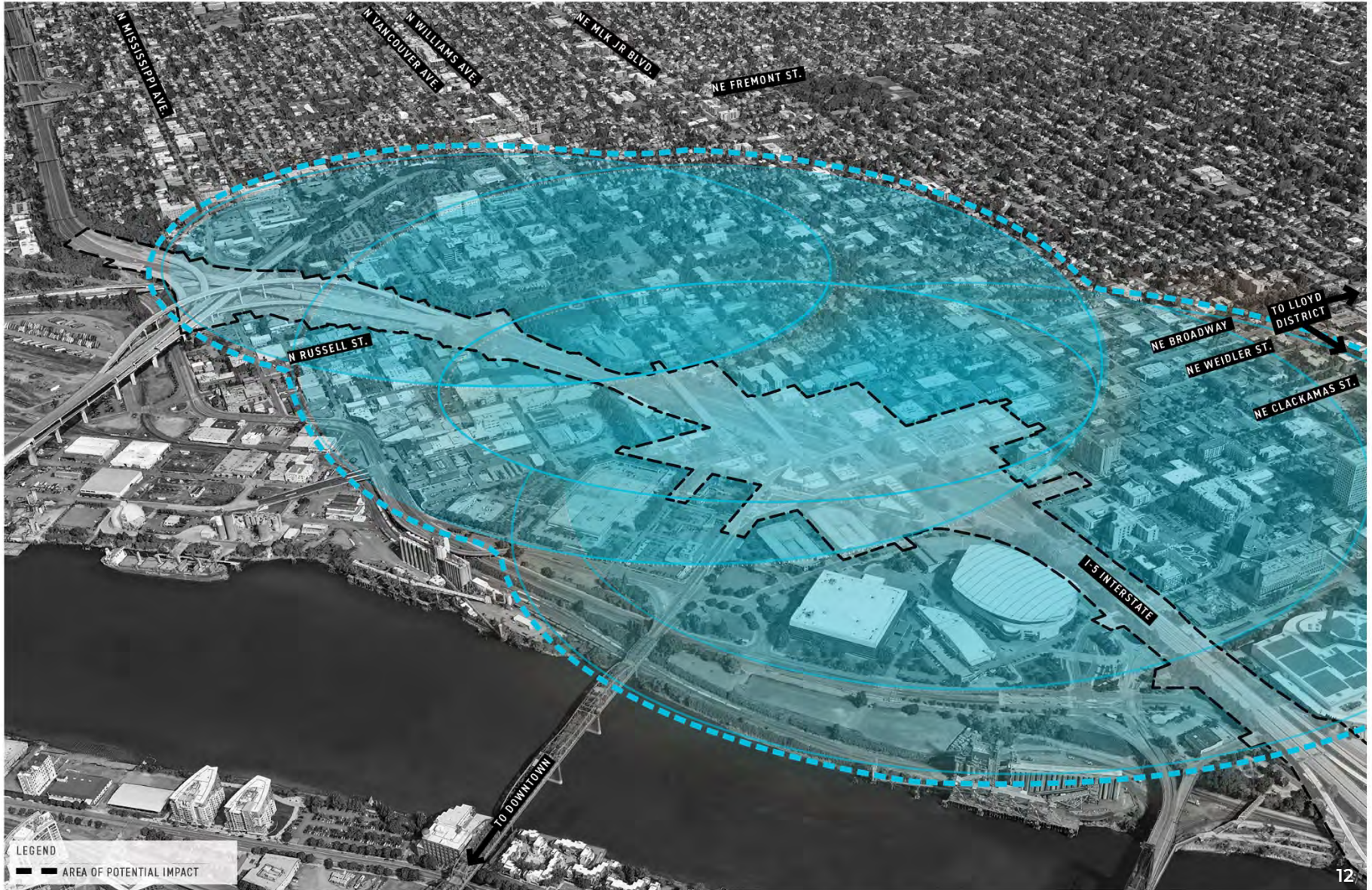
Neighborhood **Connections**

LEGEND
- — — AREA OF POTENTIAL IMPACT
- —— MAJOR STREETS
- ● MAJOR INTERSECTIONS
- —— LIGHT RAIL (MAX)
- ○ LIGHT RAIL STATION
- —— STREETCAR
- ● STREETCAR STATION
- – – PROPOSED GREENLOOP

N MISSISSIPPI AVE.
N VANCOUVER AVE.
N WILLIAMS AVE.
NE MLK JR BLVD.
NE FREMONT ST.
LEGACY EMANUEL MEDICAL CENTER
HARRIET TUBMAN MIDDLE SCHOOL
N RUSSELL ST.
NE BROADWAY
TO LLOYD DISTRICT
NE WEIDLER ST.
NE CLACKAMAS ST.
PORTLAND PUBLIC SCHOOLS
MODA CENTER
VETERANS MEMORIAL COLISEUM
I-5 INTERSTATE
ROSE QUARTER TRANSIT CENTER
TO DOWNTOWN

Neighborhood **Assets/Services**

LEGEND
- ■ ■ AREA OF POTENTIAL IMPACT
- — LIGHT RAIL (MAX)
- ○ LIGHT RAIL STATION
- — STREETCAR
- ● STREETCAR STATION
- ■ ■ PROPOSED GREENLOOP

Historic Albina Neighborhood

- **Proximate to Rose Quarter Transit Center and Streetcar**

- **Connect with and activate large open space within and around the Rose Quarter**

- **River and city skyline views**

- **Opportunity to repair portions of the historic grid**

- **Excellent bike and pedestrian connections to downtown**
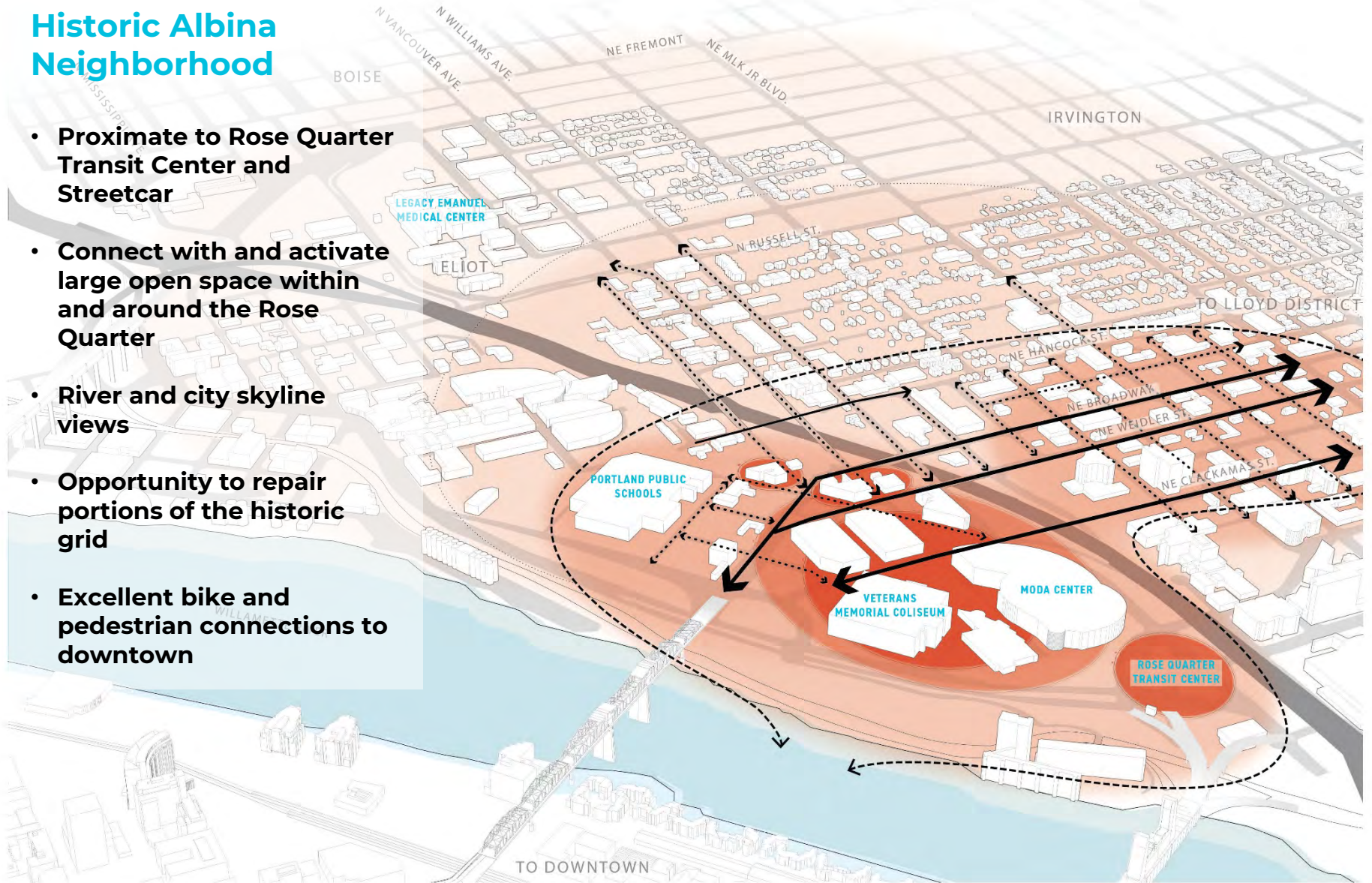
Williams Vancouver Corridor

- **Opportunity for new neighborhood center**

- **Reinforce Flint, Vancouver, Williams corridor**

- **Leverage redevelopment opportunities on the north edge of the Rose Quarter**

- **Can embrace historic buildings that remain; Paramount Apartments, Leftbank Building**

19
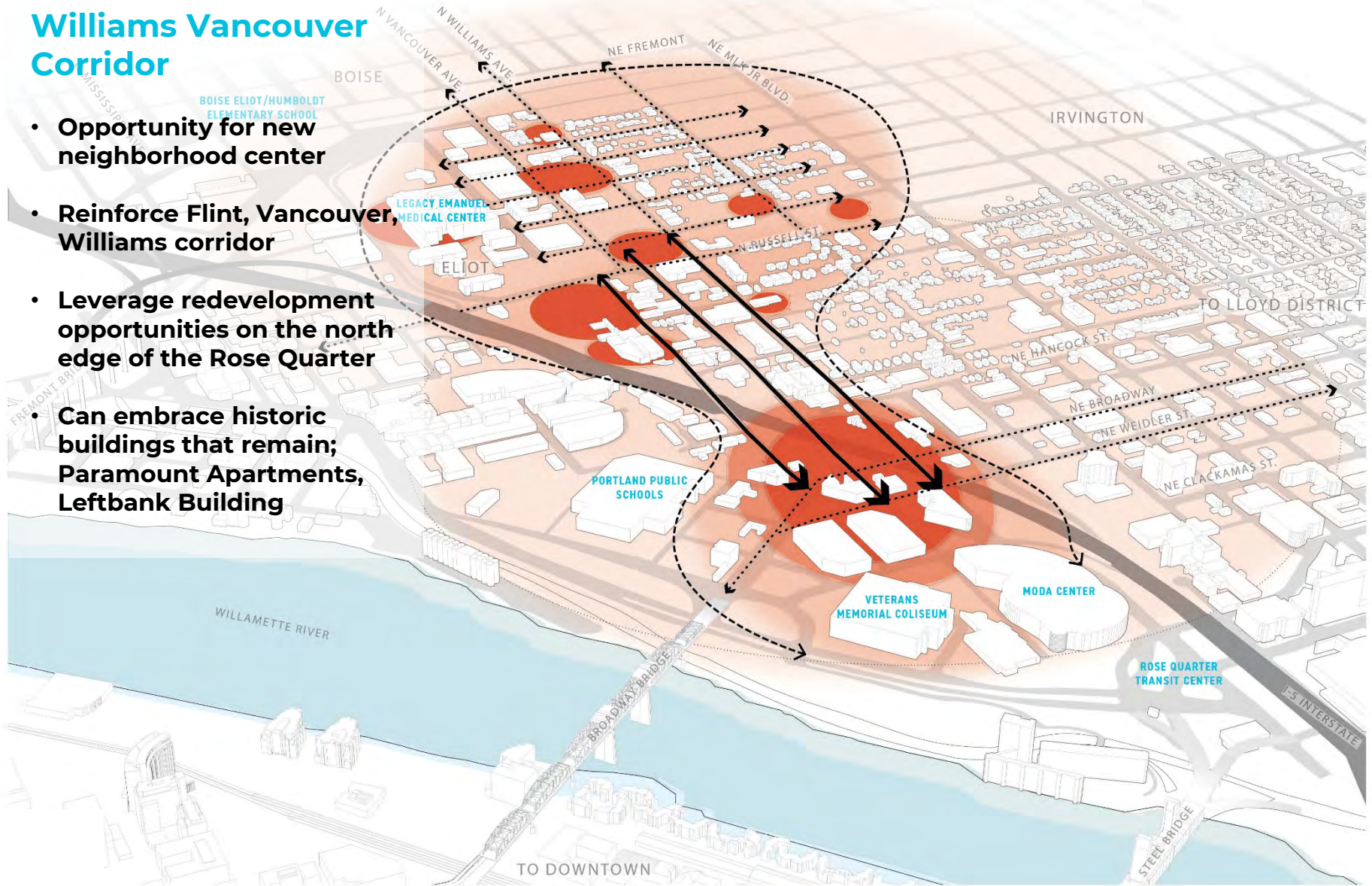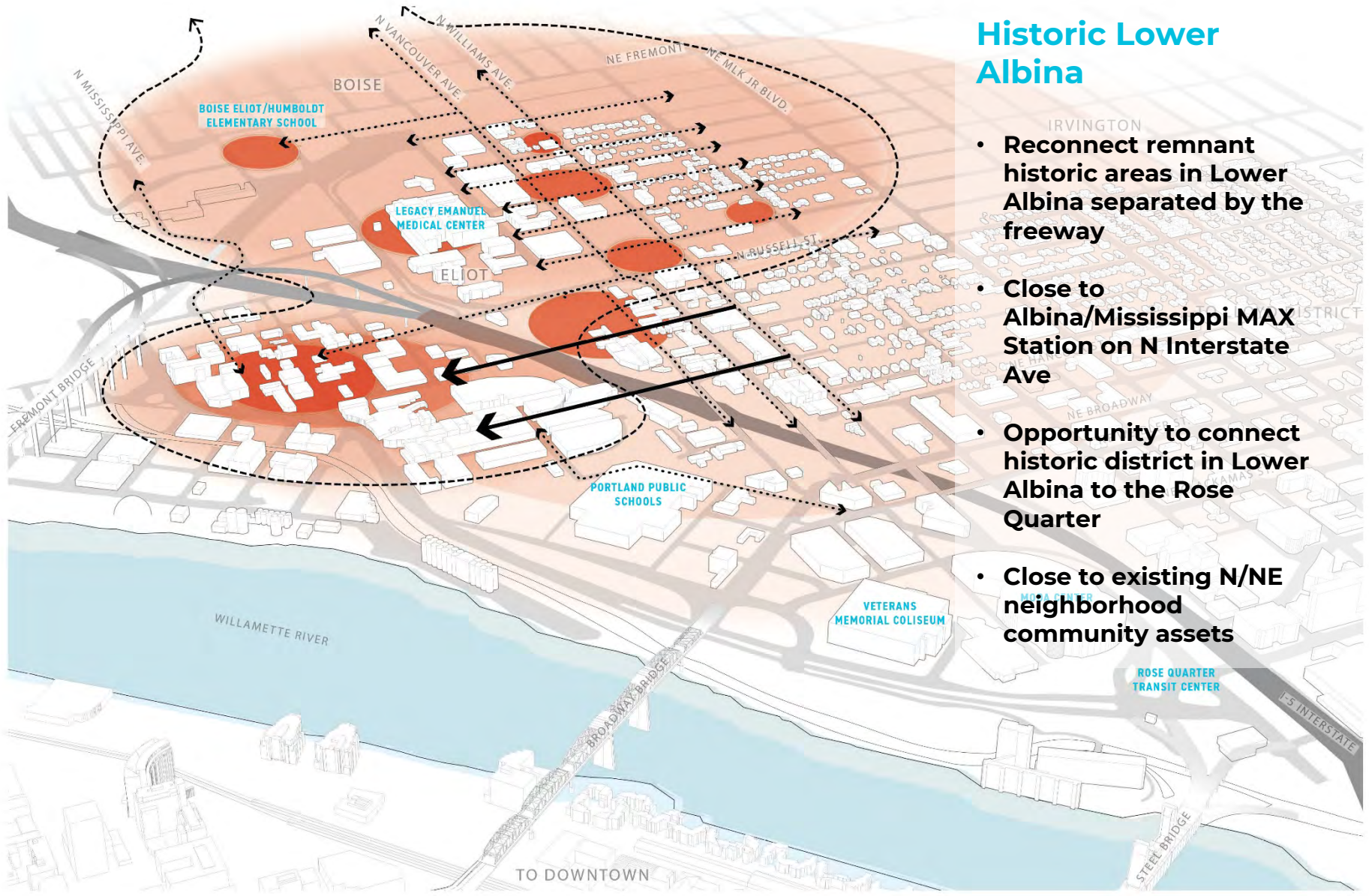
Historic Lower Albina

- **Reconnect remnant historic areas in Lower Albina separated by the freeway**

- **Close to Albina/Mississippi MAX Station on N Interstate Ave**

- **Opportunity to connect historic district in Lower Albina to the Rose Quarter**

- **Close to existing N/NE neighborhood community assets**

Elements of a
Successful Neighborhood

What are the physical characteristics that make a neighborhood successful?

Walkable and Well Connected

Pedestrian Friendly

Safe Access to all Modes of Travel

Spaces for Social Interaction

Mixed-Use Program
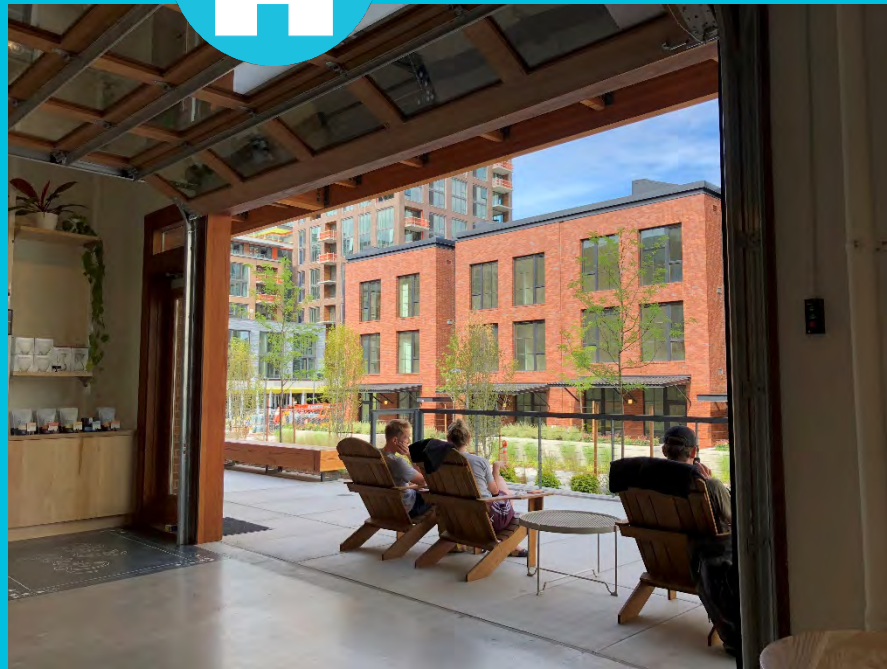
Access to Green and Natural Areas

Resilient + Sustainable Design
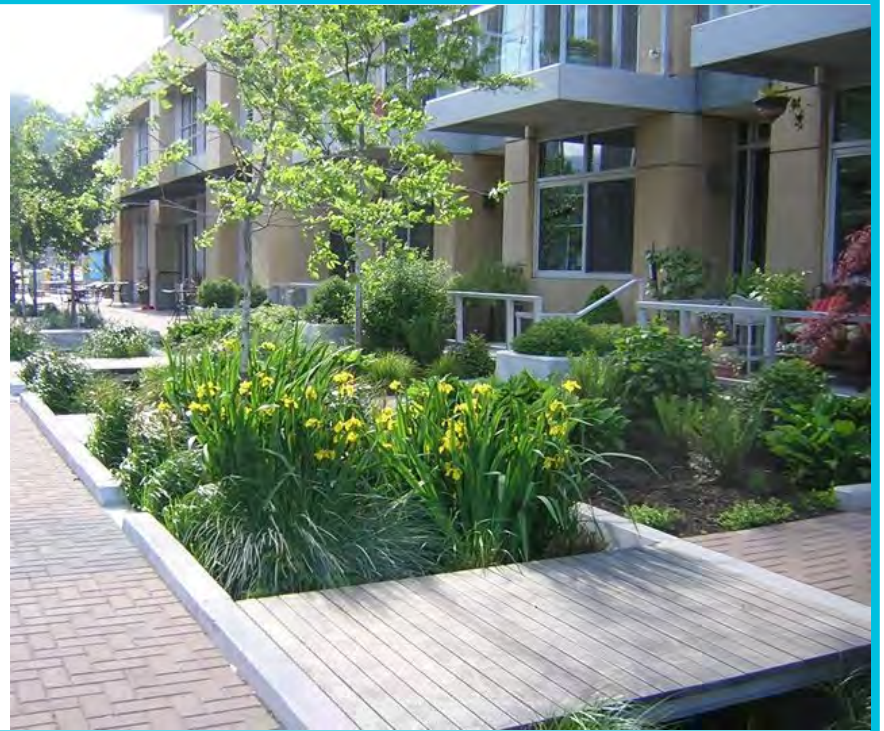
Neighborhood
Opportunity

Where do you think the neighborhood has opportunity to grow?

Programming + Outcomes

Programming and Outcomes
What Outcomes Should be Achieved

Some outcomes already
identified by ESC/Community
that could be part of the vision for
the Lower Albina neighborhood
fall into the following categories:

Community Wealth

Community Health

Community Cohesion

Programming and Outcomes
What Outcomes Should be Achieved

Community Wealth:

I-5 and urban renewal projects displaced Black and other Albina residents and businesses, which stole their opportunity to build wealth over time. The community has said that wealth creation is a critical aspect of restorative justice.

Community Health:

The community has said community health is a critical aspect of restorative justice. This statement is most often focused on air quality but has also included access to culturally-responsive health care facilities, health education, and the amenities that facilitate a healthy lifestyle.

Community Cohesion:

I-5 and urban renewal projects displaced Black Albina residents and businesses, which damaged social networks of mutual aid, severed a sense of ownership of place, and community cohesion. There are several projects around the country as well as here in Portland that aim to rebuild social cohesion for Black communities.

Programming and Outcomes
Community Wealth

Community-owned small businesses with widened sidewalks
Avenue of Fashion, Detroit, Michigan

Active streetscapes
Avenue of Fashion, Detroit, Michigan

People's Market
Redd Food Innovation Center, Portland, Oregon

Job training Center Integrated with Affordable Housing
Los Angeles, California, Koenig Eisenberg Architects

Programming and Outcomes
Community Wealth

Entrepreneurship: Opportunity Corner for small business development
Black Community Development Corporation (CDC) West Louisville, KY

Employee ownership: Employee-owned coffee shop by the Fund for Employee Ownership (Cooperative)
Evergreen Cooperatives; Cleveland, OH

Community-owned small businesses employing local members Sister Pie, Detroit, Michigan

Community-owned nail salon Detroit, Michigan

Programming and Outcomes
Community Wealth

Moddy Turay, President, City Growth Partners, Detroit, MI

Clifford A. Brown, Managing Partner, Woodborn Partners, Detroit, MI

Sonya Mays, President, CEO, Develop Detroit, Detroit, MI

Brush House Mixed-Use Development Brush Park, Detroit, Michigan

The Coe Medium Density Housing East Villages Detroit, Michigan

Sugar Hill Mixed-Use Development Midtown Detroit, Michigan

Programming and Outcomes
Community Wealth

Affordable Housing, Row House CDC
Project Row Houses (Non-profit organization) Houston, TX

Permanent Affordability: Community land trust
Dudley Street Neighborhood Initiative Boston, MA

High-quality Affordable Housing, Koenig Eisenberg Architects
Hancock Lofts, West Hollywood, California

Convenient, Neighborhood Childcare, RAW
International Little Aviators Child Care Center,
Lawndale, California

Programming and Outcomes
Community Health

Mental Health: Young Mothers Residential Program
Project Row Houses (Non-profit organization) Houston, TX

Community Health and Wellbeing: Hope Community Wellness Center
Black Community Development Corporation (CDC) West Louisville, KY

Kaiser Permanente Interstate Medical Office
Portland, OR

Kaiser Permanente Medical Office Building
Haymarket, Virginia, Courtesy of RW Murray Co.

Programming and Outcomes
Community Health

Community gardens
MudBone Grown LLC, Portland, Oregon

Community Center and Agriculture Park
MudTown Farms, Los Angeles, CA

Philadelphia Farmers' Market
Philadelphia, Pennsylvania, Photo by R. Kennedy; Visit Philadelphia

Programming and Outcomes
Community Health

WLCAC Skatepark
Los Angeles, California

Year-round Indoor Active Recreation inside 28th Street Apartments
Los Angeles, California, Koenig Eisenberg Architects

Outdoor active recreation
Detroit, Michigan

Programming and Outcomes
Community Health

Access to Natural Environments: Mount Tablor, Portland OR

Environmental Justice: Sun Valley Neighborhood Redevelopment
Sun Valley EcoDistrict (Non-profit organization) Denver, CO

Environmental Connection: Buffalo Bayou
Buffalo Bayou Partnership (Public-private partnership)
Houston, TX

Programming and Outcomes
Community Health

Space for all modes of travel
DDOT 15th Street Intersection Safety Improvements, Washington DC, by ZGF

Foster safer travel for all users
Prince, Downtown Portland OR

Create beautiful places to walk and ride
Willamette River, Portland OR by ZGF

Comfortable, convenient transit
Portland Transit Mall, Portland OR ZGF

Programming and Outcomes
Community Cohesion

Public Art Celebrating Black Identity by Black Artist, Charles Wright African American Museum, Detroit, MI

Celebrate Community Identity Destination Crenshaw (Public-private partnership) Los Angeles, CA, Perkins & Will

Programming and Outcomes
Community Cohesion

Black History Interpretation,
Civil Rights Trail
Birmingham, Alabama

Black History and Culture Institutions, The Africa Center
New York, NY

Programming and Outcomes
Community Cohesion

Cultural Investments: Artists' Residency Program
Project Row Houses (Non-profit organization) Houston, TX

Public Gathering Space: Columbia Heights
Washington D.C., ZGF

Community Events: 1619 Flux Event Space
Black Community Development Corporation (CDC),
West Louisville, KY

Reconnection: Land Bridge
Reconnect Rondo (Public-private partnership)
St. Paul, MN

Programming and Outcomes
Community Cohesion

Annual Central Avenue Jazz Festival
Los Angeles, California

Soul Food Fest
San Francisco, California

Programming and Outcomes
Community Cohesion

Multi-Cultural Center with mural by local BIPOC artists
Cooking Demonstration at APANO Community Space, by RESOLVE Architecture + Planning, Portland, OR

Community Artist Residencies
YGB Portland: Art Saved My Life - Metro Placemaking Grant; Portland Oregon

Youth Arts and Culture Opportunities
Morpheus Youth Project - Metro Placemaking Grant; Portland, Oregon 47

Workshop 1
Break Out Groups

Instructions

- Join your group

- Introduce yourself

- Discuss questions with your group

- Report out to the big group

Work Session 1
Questions for Discussion

Questions:

01 What do you think are the most important types of programming and spaces to create in the revitalized Lower Albina/Rose Quarter neighborhood to provide restorative justice to the Black historic Albina community?

- For providing opportunities for wealth creation?
- For supporting community health?
- For reinforcing community cohesion?

02 What type of spaces need to be provided on the highway covers to provide restorative justice in this neighborhood in this area in the future?

Thank You

Work Session 1
Comments + Feedback

Question:

Are there things we can do to better engage with participants when we do this in community workshops?