



HISTORIC ALBINA ADVISORY BOARD (HAAB)

MEETING #30 SUMMARY

Date: March 12, 2024

Time: 4:00 PM – 7:00 PM

Location: Online Zoom meeting

This document is a summary of the I-5 Rose Quarter Improvement Project Historic Albina Advisory Board meeting. The meeting [presentation](#), [recording](#), and Breakout Room [Session 1](#) and [Session 2](#) recordings provide additional documentation.

Historic Albina Advisory Board Members in Attendance

- Dr. Ebony Amato-Blackmon
- Sprinavasa Brown
- Andrew Campbell
- Joy Alise Davis
- Bryson Davis
- Keith Edwards
- JT Flowers
- Leslie Goodlow
- Estelle Love-Lavespere
- Kevin Modica
- James Posey
- Dr. Carlos Richard
- John Washington III

Historic Albina Advisory Board Members Not in Attendance

- Cleo Davis
- Cobi Lewis

Historic Albina Advisory Board Guests

- Lakayana Drury, Oregon Commission on Black Affairs, Word is Bond, Executive Director
- Abeal Sihel, Word is Bond, Youth Ambassador
- Stephen Green, Community Oversight and Advisory Committee, Pitch Black, Founder
- Raven Pearce, AECD students, Community Youth Leader, ZGF Focus Groups
- Ashton Simpson, Metro, Councilor
- Karanja Crews, Teaching with Purpose, Founder
- Kimberly Moreland, Oregon Black Pioneers, President
- Micah Greenberg, 1803 Fund, Vice President of Investment
- Kymberly Horner, Portland Community Reinvestment Initiatives, Executive Director
- Canaan Chatman, Andersen Construction
- Elijah Graham, Word Is Bond, Youth Ambassador
- D'Artagnan Calliman, 1803 Fund, Vice President

Presenters

- Ericka Warren, Try Excellence, I-5 Rose Quarter Improvement Project, Strategic Advisor & HAAB Facilitator
- Dr. Steven Holt, Try Excellence, I-5 Rose Quarter Improvement Project, Strategic Advisor
- Megan Channell, I-5 Rose Quarter Improvement Project, Director
- Kris Strickler, ODOT, Director
- Leah Horner, ODOT, Assistant Director of Operations
- Nicholas Starin, City of Portland
- Rachael Hoy, City of Portland
- Shannon Singleton, I-5 Rose Quarter Improvement Project, Strategic Advisor
- James McGrath, I-5 Rose Quarter Improvement Project, Design Team
- John Wolf, I-5 Rose Quarter Improvement Project, Design Team
- Meghan Skornia, I-5 Rose Quarter Improvement Project, Design Team
- John Maloney, I-5 Rose Quarter Improvement Project, Design Team
- Bill Hart, I-5 Rose Quarter Improvement Project, Design Team

Staff, City, and Community Partners

- Caitlin Reff, City of Portland
- Patricia Diefenderfer, City of Portland
- Sharon Daleo, City of Portland
- Shawnea Posey, City of Portland
- Amy Nagy, Prosper Portland
- Lisa Abuaf, Prosper Portland
- Winta Yohanes, Albina Vision Trust, Executive Director
- Brendan Finn, ODOT, Urban Mobility Office Director
- Kerry Werner, I-5 Rose Quarter Design Project, Team Lead
- Mike Baker, I-5 Rose Quarter Improvement Project, Team Lead
- Tiffany Swift, I-5 Rose Quarter Improvement Project, Design Team
- Cadence Petros, I-5 Rose Quarter Improvement Project, Design Team
- Peter Foss, I-5 Rose Quarter Improvement Project, Design Team
- Rose Gerber, I-5 Rose Quarter Improvement Project, Public Outreach and Media Manager
- Natalie Warner, I-5 Rose Quarter Improvement Project Team, Technical Support
- Teresa Dunham, I-5 Rose Quarter Improvement Project Team, Technical Support
- Isabelle Kennedy, I-5 Rose Quarter Improvement Project Team, Technical Support
- Angela Nguyen, I-5 Rose Quarter Improvement Project Team, Technical Support
- Benjamin Fleming, I-5 Rose Quarter Improvement Project Team, Notetaker

Agenda

- Introductions/Welcome/Principals of Agreement
- Public Comments
- Meeting Purpose and Format

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- Part 1: General Project Information, District and Community Priorities
 - Part 2: Technical Assumptions for Highway Cover Design
 - Part 3: Precedents and Possibilities for Development
 - Next Steps

Welcome, Introductions, Agenda Review

Ericka Warren welcomed HAAB members and attendees to the meeting and provided an overview of the agenda. She reminded attendees of the 7 Principles of Agreement to guide participation in the meeting.

Ericka introduced Joy Alise Davis, a new HAAB member, and the HAAB's guests for tonight. Joy and the guests introduced themselves to the group.

Ericka invited Dr. Steven Holt to give context for the meeting.

Dr. Steven Holt provided an analogy for restorative justice about Humpty Dumpty. Humpty Dumpty represents marginalized people who have been pushed to hard places. The king's horses and men represent government and agency. Humpty Dumpty did not fall off the wall, the king's horses and men pushed him. Government and agency are working to remedy the problem that they caused and put Humpty Dumpty back together but cannot do so without "addressing the splatter that matters." To address this and produce an effective solution to the problem they have created, the government needs to work with and listen to people who have been deprioritized and pushed into hard places.

Project News: Federal Grant and Environmental Review Process

Megan Channell introduced herself and thanked the HAAB and guests for joining. She thanked the HAAB for their help in winning the \$450 million Reconnecting Neighborhoods and Communities grant – the largest grant awarded to the Oregon Department of Transportation (ODOT) in history and the largest award in the program's latest round of funding. Megan also spoke about the federal approval for project's environmental review. The Federal Highway Administration published final approval for the environmental document. This marks the completion of the environmental review phase and allows the project to move into the delivery phase, bringing the project closer to reality.

Megan introduced the ODOT Director, Kris Strickler. Director Strickler introduced himself to the HAAB and expressed congratulations and gratitude for their hard work and collective effort on the project's federal approval and grant.

Discussion:

- James Posey expressed his excitement about the federal grant but also shared his skepticism about the money making it into the hands of the Black community. He recommended the project team put in place a Truth and Reconciliation committee to look at every dollar that came from the project and see if we are maximizing participation of the Black community. James expressed feelings of the Black

community being used for promotion of the project and that they are being played by not actually being in a position to receive benefit.

- Director Strickler appreciated James's comments and his efforts to hold ODOT and the project team accountable by setting expectations for the project moving forward. Director Strickler thanked James for his comment and said it was valuable feedback for him and his team to hear.
- James mentioned the \$38 million dollars allocated on the front end of the project for design and how very few Black people are involved in the design of the project. What is done on the front end to create opportunities for Black people is a critical measure for how the rest of the money will be allocated. He expressed his skepticism until he can see benefits for the Black community.
- Director Strickler said that is fair and asked James to continue participating in the process.
- John Washington shared his appreciation for Director Strickler and the commitment Director Strickler has been maintaining since they first met. He reiterated that it is important to recognize the flow of the dollar to ensure the appropriate communities would benefit, and that he will continue to hold ODOT and Director Strickler accountable.
- Director Strickler responded that he would expect nothing less and that he wants himself and ODOT to continue to be held accountable. The project is unfinished business and a priority for him to push forward legislatively and finish out the finance plan for all the reasons John and James mentioned.

Ericka Warren thanked Director Strickler for joining. Director Strickler collectively thanked everyone for their contributions to the project and reinforced that the project is a priority for him and ODOT.

Megan Channell introduced ODOT Assistant Director of Operations, Leah Horner. She is also taking on the interim role of ODOT Assistant Director for the Office of Equity and Civil Rights.

Assistant Director Horner apologized for not being able to attend in person but expressed her appreciation for everyone in attendance and the discourse that has occurred so far. She said she looks forward to having more conversations with the HAAB in the future.

Mentimeter Question

Ericka Warren led the group through an exercise using Mentimeter (an online audience engagement tool) by asking the HAAB and guests to respond to the following icebreaker question: "Share something you love or a fond memory about Albina, past or present?"

HAAB members and guests responded to the question through the Mentimeter tool. Responses included:

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- Community events, like the 2023 Youth Design Forum, groundbreaking for Albina One, and Good in the Hood.
 - Beloved businesses, like Geneva's Shear Perfection Barber & Beauty Salon and Doris' Cafe.
 - Future development opportunities, like Williams and Russell.
 - Neighborhood amenities like Dawson Park and natural landscape.

Public Comment

Natalie Warner introduced herself and walked everyone through the public comment process.

Joe Cortright submitted a verbal comment. He acknowledged the significance of the \$450 million federal grant awarded to the project to restore past harm done but said a wider freeway is not the way to fix the problem. He claims ODOT has been incorrect in telling the HAAB about what can be done with federal freeway money. He suggested that resources should instead be used to provide other community amenities and claimed that ODOT and the federal government are required to spend federal highway funds to repair harm done by discriminatory practices of highway projects under Title VI of the Civil Rights Act. He called for a reevaluation of the project, a narrower freeway, and urged HAAB members to look past what the ODOT is telling them.

Leslie Goodlow responded to Joe Cortright's comment stating she is offended at the assumption that HAAB members are not smart enough to do research on their own and that they are accepting everything at face value from ODOT about the project. She said that the HAAB is full of more than qualified people to do the work and research on the project and that Joe's public comments are demeaning.

Part 1: General Project Information, District & Community Priorities

Megan Channell began Part 1 of the meeting by addressing project values.

Megan mentioned that the project has been decades in the making and provided an overview of the project's history. Megan acknowledged that the design has changed through the project's life because of input from the community and HAAB. As a result of this, the Rose Quarter project is a model example of a transportation project that has changed throughout its development to better meet community needs.

Megan reviewed the project map and communicated key project elements to the group. She then provided a timeline overview of the project, noting that we have now completed the environmental review phase and are moving fully into the design and delivery phase of the project. The priorities for current funding are to complete the design for the early work packages and reach 30% design for the main construction package.

The focus for this meeting is to inform the 30% design of the main construction package for the project highway cover.

Megan described the levels of design from 0-100% and how details change as design progresses. We are still in 30% design and will be focusing on structural components and the footprint. Decisions for what goes on top of the cover will not happen until a later phase of the project.

Rachel Hoy from the City of Portland introduced herself and shared a map of Albina to provide context of where the cover will be in proximity to the surrounding area. She described some of the projects adjacent to Rose Quarter and discussed the City's Reconnecting Communities Planning Grant which will take a closer look at how to physically integrate the highway cover from a community development perspective.

Megan reviewed community priorities that were drafted with the HAAB and community during the Independent Cover Assessment process. These will be discussed in breakout rooms to ensure they are still appropriate.

Mentimeter Question

Ericka Warren led the group through another Mentimeter exercise, asking the HAAB and guests to respond to the following question: "Of the 10 Priorities listed, which would you be excited to work on as a passion project if given the opportunity?"

HAAB members and guests selected up to three priorities through the Mentimeter tool, which are listed in order of priority.

- The Black community development corporation & Black-controlled land trust and permanently affordable rental & ownership housing (6 votes).
- A career training & advancement center and Black cultural center showing the history of Black Portland (5 votes).
- Affordable rental & ownership business spaces and culturally appropriate health & wellness center (3 votes).
- A culturally appropriate, affordable childcare & development center (2 votes).
- A large, accessible outdoor community gathering space (1 vote).

Discussion

- Estelle Love-Lavespere asked for clarity on why reflection is happening when she thought this would be more of a leadership meeting. She thought the HAAB would have more of a voice at this point in the project and voiced concern that they are becoming a think tank on the project and not leadership. The HAAB wants to be given power to drive the project forward and not serve only as a resource.
- Ericka responded that we are not at that stage yet. This meeting today is to help the technical team move forward and do the work of the 30% design. There is a parallel

timeline focused on development, ownership, and governance and these two tracks are happening at the same time. There will be plenty of opportunities to discuss development in the future.

- James Posey said he wants to make sure folks have full context of the project. We thought money would come to our community in the past and it disappeared when it was apparent that the money was going to the Black community. People need to understand that the \$450 million grant is not secure at this point for completing the project. Whatever money plays out needs to be paid forward to people who have already invested in the project. The project is being sold on the backs of Black people. When looking at objectives and priorities for the project, where are the jobs, Black businesses, and initiatives to build economic capacity for the Black community? This is not expressed clearly anywhere on the front end of the project after 4-5 years. He said he does not want to see the Black community get played again.
- Ericka thanked James for his comment and mentioned that community priorities and objectives came directly from Black members of the community. That is why we are expanding the conversation tonight – to get more input from other Black members of the community to further synergize priorities.
- Kymberly Horner introduced herself and expressed her priority for making sure that when development does occur, there are good paying jobs for the Black community as part of the development. She encouraged everyone involved with development of the project to look at housing and economic development as a priority. She volunteered her staff to help recognize housing needs and job creation that needs to occur because of additional funding.
- Ericka thanked Kymberly for her comment and for volunteering her staff.
- Kevin Modica voiced concern regarding scheduling fewer HAAB meetings for the remainder of the year. In light of the award announcement, he believes there should be more meetings, not fewer, so people do not lose sight of the project's ultimate goals. He asked for the project team to provide more clarity so the HAAB has the wherewithal to contribute. We are a cohort of experienced professionals and we need more focus and information so we can keep our eye on the ball. We have seen money disappear and projects canceled before.

Ericka announced a scheduled 5-minute break. When participants returned, she directed them into 15-minute breakout rooms to further discuss the project priorities.

Breakout Rooms

During this breakout session, HAAB members and guests discussed the Community Priorities. Ericka Warren, Dr. Holt, and Shannon Singleton served as facilitators and asked prompting questions:

- Do these priorities ring true to you?

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- What other priorities should we consider? Are there any priorities missing from the list?
 - What other concerns, questions, or considerations do you have?

Breakout Room 1 (Facilitator: Ericka Warren; Notetaker: Bill Hart)

- Dr. Ebony Amato-Blackmon said that the project should create an economic engine. Establishing a process that creates wealth for the community is fundamental. The process should create well-paying jobs from institutions like hospitals, banks, and schools. The process becomes a funding mechanism to establish wealth for community members.
- Joy Alise Davis mentioned establishing metrics to measure results of our efforts. This should be a component of a Community Benefit Agreement. Create opportunities for Black businesses and employees looking for employment opportunities and advancement. Establish community entities to hold ODOT accountable to achieve the desired metrics. There is a lot of work and opportunities; Albina Vision Trust (AVT) cannot do everything. There should be other partners to assist in this effort.
- Megan Channell mentioned that she is excited to share the Diversity and Subcontracting Plan with Joy Alise because it hits on points she mentioned around upfront and intentional diversity planning.
- Estelle Love-Lavespere mentioned establishing multiple Black Community Development Corporations (CDC) and Land Trusts – a Black entity to address issues related to governance and participation of the Black community. Establish an ongoing space that allows ODOT, the City, County, and Metro to give clear updates on governance so we can review holistically.
- Abeal Sihel mentioned establishing a Black Cultural Center – a facility that focuses on the needs and concerns of the Black community.
- Kevin Modica talked about creating a Succession Plan – a plan to ensure future participants can continue to advance the purpose of this effort.
- Additional thoughts from notes:
 - » Aggressive Procurement Program: Establish program with a strong mission to address diversity and opportunities for the Black community.
 - » Educational Center: A facility that focuses on education and provides resources to engage the Black community.

Breakout Room 2 (Facilitator: Dr. Steven Holt; Notetaker: Meghan Skornia)

- Raven Pearce mentioned the need for youth space. Benson Polytechnic High School is close to the project site; he would like to see mention of high school/college age participation. There is a need for free places for youth to be like a third place – not a library, but more of a flex space.

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- Karanja Crews talked about Black Education and building a curriculum about the project to teach students about what is happening in the neighborhood and its cultural significance.
 - John Washington mentioned the need for more emphasis on small business and Black business. What is considered a valuable business continues to evolve, especially with influencer economy and youth. We need to grow our people through the lifecycle of the project so they can serve our community effectively once the project is complete. We need to consider the area as a business ecosystem. What businesses support each other? What about business associations? What is the long-term impact of business hubs?
 - Amy Nagy from Prosper Portland gave an overview of the Northeast Action Plan, which is informed by community with key goals of where the community wanted investment to happen in the convention center area. There has been a call for buildings to be Black owned.
 - Dr. Carlos Richard talked about continuing to push restorative justice principles and economic development to stay on target with racial justice and economic equity. The project needs to create intention about minority owned business being a big a part of the process where possible.

Breakout Room 3 (*Facilitator: Shannon Singleton; Notetaker: John Maloney*)

- JT Flowers mentioned considering greater context to larger development and not losing sight of what other projects are doing. Prioritization started as a transportation project. It is important transportation connections contribute to the fabric of the community. The project needs to be proactive on ventilation, construction materials, and increasing livability and health. We need to play to win on this project.
- Bryson Davis mentioned thinking about what is the need now versus the needs of the future. Do not create structure that negatively impacts community or inhibits surrounding opportunities off-cover. We need to minimize harm and have an early focus on Black businesses in the construction phase. We need good government funding for development and to shake Portland's image as a white-only city.
- Micah Greenberg said highway covers should be supportive of future community needs and built to support density. Contracting and procurement for each stage of the redevelopment process should include Black-owned firms and firms employing a diverse workforce.
- Lakayana Drury said education should be considered. Education is an important part to community health. How will community be involved in self-determination of community use?
- Andrew Campbell said priorities are in alignment with the work. Community safety is important for all of us.

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- Stephen Green mentioned engaging and prioritizing Black business opportunities outside of just projects in NE Portland. These priorities are very aspirational and difficult to achieve – it is amazing to achieve 72% sometimes. Bring the idea of abundance and do not restrict availability.

Breakout Room Report Out

Meeting participants returned to the main Zoom room. Meghan Skornia, John Maloney, and Bill Hart provided overviews of the discussions in their breakout rooms.

Erica thanked everyone for their participation and mentioned there will be further opportunities for this kind of discussion in the future.

Part 2: Technical Assumptions for Highway Cover Design

Erica invited John Wolf from the Design Team to present.

John began by giving an overview of due diligence work that the Design Team has been doing around opportunities and constraints for the highway cover. He reviewed the site and potential parcels and identified potential development opportunities that could exist on and off the cover.

John touched on design considerations and gave an overview of what will be explored including highway cover capacity, cover offsets, and development on the cover:

- Cover Capacity: Longer spans and skewed girders make for lower load capacity on cover ends at the north and south. The middle has shorter spans and has greater load capacity for development. The middle can hold three story buildings and the ends support one story buildings, with some constraints.
- Cover Offsets are factors that influence building placement. There are on-cover and off-cover offsets.
 - » Offset from the free edges of the cover at the north and south ends – need an offset of 24 feet of free space before buildings can be placed.
 - » Offsets from bridge joints – offsetting buildings from joints allows building load to be transferred to multiple girders.
 - » Off-cover geotechnical offsets – how foundations of things beside the cover will influence or interact with the cover itself.
 - » Utilities offsets – space reserved for utilities access. The west edge of the cover has been identified for this.
- Development on the cover is more complicated than development on land.
 - » Building placement needs to consider offsets.
 - » Development most feasible in the middle of the cover because of greater load capacity.

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- » Land on highway cover will remain under ODOT ownership per federal regulations of interstate highways.

Mentimeter Question

Ericka Warren led the group through a final Mentimeter exercise related to design considerations, asking the HAAB and guests to respond to the following question: "What questions do you have about what you just heard?"

HAAB members and guests responded through the Mentimeter tool:

- ODOT has ownership over land on the cover, how will that work?
- Will this be earthquake-proof?
- What is the estimated number and height of buildings that could be built on the cover? What is the developable square footage for the 1 and 3 story portions of the cover?
- What is the percentage of greenspace versus buildings on the cover?
- Would narrowing the shoulder and narrowing the cover reduce the cost and complexity of the cover?
- What type of advanced technology will be considered during this project?

The project team will follow up with the HAAB and guests after the meeting with answers to questions asked through the Mentimeter tool.

Part 3: Precedents and Possibilities for Development

Ericka Warren invited James McGrath from the Design team and Nicholas Starin from City of Portland to present.

James reviewed a map to show how the neighborhood differs through the project area and how this might inform the kind of development that could take place on the cover. The design team has observed two different areas of the surrounding district. To the south is a more urban, busier, higher intensity area centered around Williams and Broadway. To the north is quieter, with a more neighborhood feel and smaller scale businesses, parks, and homes. This may inform the type of future development on different parts of the cover.

He then turned it over to Nicholas Starin to discuss precedents – projects from around the country that could inform development on the cover.

Nicholas introduced himself and reviewed example developments for the cover to convey an idea of what is possible and get attendees thinking about what they would like to see on the cover:

- Vanport Square (Portland): Local Black developers, unique commercial ownership model, building massing and form fits for on-cover parcels.

- Fruit and Flower Child Development Center (Portland): Community and education space, fits on smaller and irregular shaped parcels, operated by local non-profit childcare group, works for on-cover parcels.
- Sherman Phoenix (Milwaukee, WI): Mall/marketplace for businesses of color, created in response to 2016 civil unrest, Black-owned and operated, hub of community cultural events and business support.
- Popcourts (Chicago): Transformed into a community space for gathering and commerce, flexible and multi-use open space, former vacant lot in underinvested neighborhood, low-barrier programming, community co-creation of art, good example for activating cover on opening day.
- Louisa Flowers (Portland): Affordable housing project built by minority-owned general contractor and the largest affordable housing development in the city.

James connected the precedents to the passion projects discussed earlier in the meeting and presented a map illustrating how precedents could fit on the cover or in adjacent parcels.

Ericka invited everyone to rejoin the same breakout rooms to discuss precedents and possibilities.

Breakout Rooms

During this breakout session, HAAB members and guests discussed the Community Priorities. Ericka Warren, Dr. Holt, and Shannon Singleton served as facilitators and asked prompting questions:

- Based on what you have seen, what uses or precedents should we spend more time investigating?
- Are there any other projects that should be considered as examples?

Breakout Room 1 (Facilitator: Ericka Warren; Notetaker: Bill Hart)

- Elijah Graham mentioned community sport courts like Clippers Courts in Crenshaw, CA.
- Ericka Warren mentioned educational centers – workforce training center, PPC Opportunity Center for adult education.
- Abeal Sihel asked if we could develop a place that allows youth to collect, engage, and relax in our community space. Could our facility contain a possible music/experience center for youth like what is in Seattle?
- Kevin Modica talked about community safety and said if you have a space, people are going to fill it – needs to be conducive to great use, respect, and ownership. We do not want to build failures. He would rather see a space remain vacant than have whatever is occupying it not achieve its goals. It would be good to provide an

opportunity to supply fresh food to the community. Could we establish a farm-to-table food program that operates daily?

- Estelle Love-Lavespere mentioned living spaces, a community kitchen, and a Black-owned dispensary.
- Joy Alise Davis talked about third spaces and more space and opportunities for youth to exist and enjoy community connecting without having to spend money.
- Dr. Ebony Amato-Blackmon talked about the Spice Suite in Washington D.C. – a female and Black-owned spice shop. The owner has used the shop as a small business incubator for Black-owned businesses, which could be an example for the project.
- James McGrath mentioned the PCC Opportunity Center, which serves as a workforce training and resource center, and third space.
- Additional thoughts from notes:
 - » Businesses: Create opportunities for Black businesses and entrepreneurs to develop and participate in this development.
 - » Placemaking: Create a place that will be utilized and be successful with active community engagement and participation.
 - » Community Space: Use needs to reflect the Black culture of Albina.
 - » New Businesses Opportunities: Black-owned dispensary, Black-owned bookstore, emerging businesses, business incubator.
 - » Food Oriented Industry: Commercial kitchen for community use, food incubator for emerging businesses.

Breakout Room 2 (Facilitator: Dr. Steven Holt; Notetaker: Meghan Skornia)

- Karanja Crews asked, will the cover be earthquake-proof?
 - » John Wolf responded that the cover and buildings on top will all be up to seismic code.
- Karanja Crews asked, what kind of advanced technology and design will be used? Examples of freeways charging electric cars and freeway deicer.
 - » John Wolf responded that we are early in the design process and do not have plans to integrate that specific technology. It is good to keep this emerging technology on our radar as we get deeper into design so we can determine what could be applicable.
- John Washington asked, how big of a one-story building could fit at the ends of the cover?
 - » John Wolf responded that it is more about weight distribution to girders and square foot load than height of buildings. Identified parcels could support up to 30,000 square feet.

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- Karanja Crews asked, who owns the buildings on top of the cover? If ODOT does own the buildings, would there be programs to help Black businesses occupy these buildings to help build economic wealth? Is the \$450 million also for development on top of the cover?
 - » Kerry Werner responded that ODOT owns the cap and the governance process around air rights will determine the rest. 75- and 99-year leases for air rights are common mechanisms that could be used for cover plots. Mechanisms for sale of land around the cover to Black-owned businesses also are being explored. The organization that built assets on top of the cover would be the organization that owned it. The new grant money is not for the buildings on the cover, just the cover.
 - Dr. Steven Holt said this is a lot of information to process and that these are not one-off conversations. We are early in the opportunity to do something amazing and think about how to shape and establish a community. What are the elements within a community that are high value? This is why we are thinking about priorities for the community. We have a chance to design a community for the generations that are coming.
 - John Washington said that usually when we talk about communities it is about technical aspects. It is important to think about mental wellness of a community and how the Portland-based community became the way that it is. Currently, we do not look at social welfare and health in our conversations and it is another perspective we need to keep in consideration. What businesses could we bring in to help address these concerns?

Breakout Room 3 (Facilitator: Shannon Singleton; Notetaker: John Maloney)

- Bryson Davis said in thinking about the Williams and Russell project, how does it fit with funding available for development on this project? If we were to try and build something like the Louisa Flowers building, what kind of funding resources would there be and how would government agency work to make sure that the project had enough funding that it could achieve its goals? We should consider options that coincide around other stadiums/event centers.
- Micah Greenberg mentioned including Williams and Russell and Albina One. It is good to have post-COVID examples. Development changes a lot based on market conditions, interest rates, etc.
- JT Flowers said we should get creative given building height limits. We need landmarks rooted in Black history and the history of Albina. The space can be a gateway to the entertainment district and community. Need architectural elements to enhance and guide visitors and employ Afro-centric design aesthetics to create intent for who the place is for. ODOT needs to consider engaging in partnerships that bring in Black business owners.

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- Stephen Green said to look at work being done in the Lloyd Center and that we need to consider who is using the area for what. We need to consider what is going on with the real estate market. Rates for housing have changed significantly and influence development. Development cannot be too dense given limitations of the cover. We need to build developments that are affordable and manage expectations to avoid losing trust. Create a mechanism so Black business owners pay market rate through the city.
 - Lakayana Drury said expectations are important instead of asking open ended desires. We need art to be a focus. Currently, we do not see Black statues or murals. We also need to incorporate youth and youth business.

Breakout Room Report Out

Ericka Warren welcomed everyone back to the main zoom room. Meghan Skornia, John Maloney, and Bill Hart provided overviews of the discussions in their breakout rooms.

Next Steps

Ericka invited Megan Channell to review next steps and updates.

Megan provided an overview of next steps:

- There will be a presentation to the Oregon Transportation Commission (OTC) this coming Thursday, March 14 celebrating contribution of the grant and environmental review.
- At the OTC meeting, they are also bringing forward a resolution in partnership with AVT to explore future opportunities related to the highway cover governance and ownership of the adjacent lands.
 - » JT Flowers said the resolution they are proposing would establish a work plan to answer questions around limitations of the governance process as it exists. It is rooted in the principle that ownership matters related not only to the land beneath our feet but also in the development process that shapes these spaces. It is important that our community continues to drive this work from top to bottom as we build the cover and start to think about what will go on top.
- Estelle Love-Lavespere requested a copy of what is presented at the OTC presentation.
- John Washington requested to be a part of the OTC presentation.
- Megan provided additional meeting details about location and format.

Ericka thanked everyone for their hard work on today's presentation and acknowledged the level of effort it took to host the 3-hour session.

Dr. Steven Holt closed the meeting by revisiting the Humpty Dumpty analogy and addressing the "splatter that matters." He spoke about how broken pieces of community, broken pieces of people's lives, and trauma impacted individuals are the splatter. Dr. Holt

encouraged those who do not understand the trauma to listen and to lean in. He said that the people closest to the problem are the ones closest to the answers to solve them and praised ODOT for its commitment to do business differently, highlight restorative justice, and address the “splatter that matters” to put Humpty Dumpty back together in a new way.

Dr. Holt thanked everyone in attendance and closed the meeting at 7:07 p.m.