

WELCOME!

HISTORIC ALBINA ADVISORY BOARD (HAAB) MEETING

- *Choose your phone or computer speakers/microphone for audio. If you use your phone, please mute your computer speakers to prevent sound feedback.*
- *HAAB members will be muted at the start of the meeting and when not speaking.*
- *This meeting is being live captioned. Public observers will remain muted. To provide public comment, please be ready to dial: (971) 247-1195.*
- *If you experience technical difficulties, call or text (503) 479-8674 and assistance will be provided as soon as possible. Thanks!*





Agenda

- » Welcome, Introduction, Agenda Review
- » Public Comment
- » Project Updates
 - » Committee Updates
 - » Project Branding Update
- » Independent Cover Assessment: Workshop #2
- » Next Steps



7 Principles of Agreement

1. Your voice matters
2. Speak your truth
3. Listen for understanding
4. Deal with issues not with people
5. Experience discomfort
6. Remain respectfully engaged
7. Expect & accept non-closure

PUBLIC COMMENT





Public Comment

- » Raise your hand if you wish to make a public comment
- » Please mute your computer to avoid background noise
- » Focus your comments on today's meeting topics
- » Speakers will have up to 1 minute for their comment and muted at "time"
- » To provide more extensive comments, see options on page 1 of your agenda

To make a live comment via phone, dial: 971-247-1195

Meeting ID:

821 7083 5536

Passcode: 147631

1. Dial *9 to raise your hand.
2. After you are invited to speak, dial *6 to unmute yourself.

PROJECT UPDATES





Community Oversight Advisory Committee Update

- Committee Charge
- Project Status – Where We Are
- Rose Quarter Operating Assumptions: The project in its current configuration and schedule (construction starts 2023) includes estimated benefits:
 - Over \$100 million+ in DBE opportunities
 - Career development program by lifting individuals into construction pathway (e.g., 20% apprenticeship hours)
 - COAC recommends pipeline building immediately to maximize economic investment, including apprenticeship and overall workforce diversity targets (e.g., 14% female, 25% minority male)



Other Project Updates

- Executive Steering Committee
- Project Branding Options Review

April 20th
2021

Workshop 2

ODOT // I-5 Rose Quarter Improvement Project

Independent Cover Assessment

ZGF

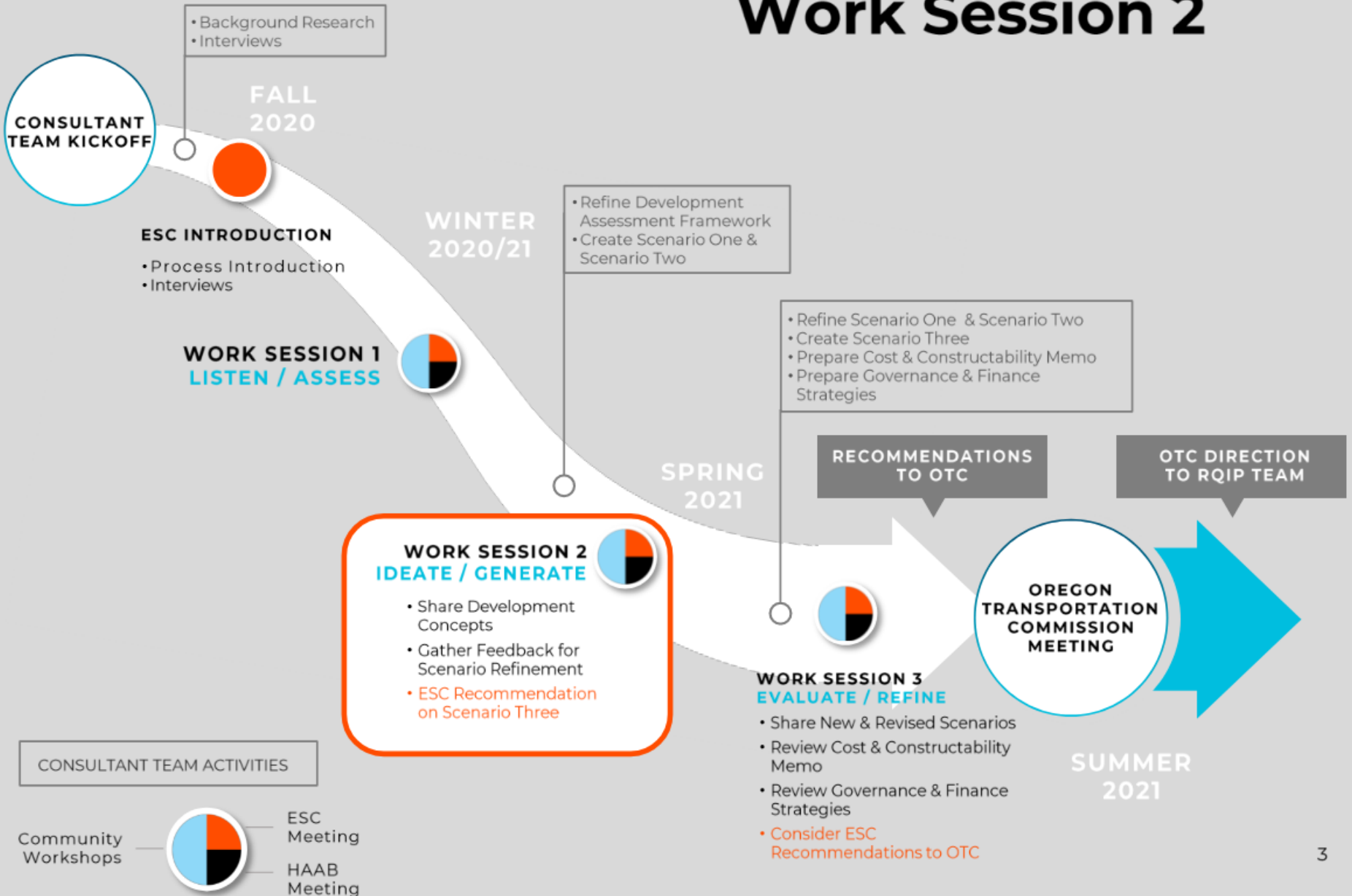
**INDEPENDENT
COVER ASSESSMENT** **I-5 ROSE QUARTER
IMPROVEMENT PROJECT**



- 01 **Welcome/Purpose & Goals**
5 minutes
- 02 **Work Session 1 Summary**
5 minutes
- 03 **Maximizing Community Benefits**
10 minutes
- 04 **Development Concepts**
40 minutes
- 05 **Discussion**
45 minutes
- 06 **Live Polling**
10 minutes
- 07 **Wrap-Up/Next Steps**
5 minutes

Purpose and Goals

Work Session 2



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.

Work Session 1 Summary



Work Session 1

Goals and Process

- **Goal:** Listen/Assess
- **Theme:** “How can highway covers support the community’s vision for neighborhood revitalization and provide restorative justice for the Historic Albina Community?”
- ICA’s engagement process included 2 community workshops, a 2-week online open house, 1 meeting with the I-5 Rose Quarter Improvement Project (I5RQ) Historic Albina Advisory Committee (HAAB), 1 meeting with the I5RQ Executive Steering Committee (ESC), and 1 meeting with the I5RQ Community Opportunities Advisory Committee (COAC).

Work Session 1

Program Priorities

How were programming priorities determined?

Work Session 1 **Top Ten Program Priorities** presents recurring design program and governance ideas heard from community workshops, advisory committee meetings and online open house survey.

Work Session 1 Program Priorities

Community Wealth

- Establish a **Black community development corporation (CDC)**, along with a **Black-controlled land trust** that holds developable land in trust and can work with other partners to develop it for community benefit and maintain affordability.
- Create **affordable rental and ownership business spaces** of all types and sizes for Black businesses with small business support services and access to capital.



Community Ownership

Africatown Community Land Trust

Seattle, WA (*photos from africatownlandtrust.org*)



Community-owned small businesses

with widened sidewalks

Avenue of Fashion, Detroit, Michigan

Work Session 1 Program Priorities

Community Wealth

- Develop a **Black food sovereignty center/market** that provides job training, fresh produce for local businesses and residents, and business development support for supplying large nearby institutions, such as Legacy Emanuel Hospital, Oregon Convention Center, area hotels.
- Create **permanently affordable rental and ownership housing** that is mixed-use, multi-generational, built to high sustainability standards, has childcare nearby, and includes different types of living spaces such as live/work for artists and makers.



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



Sugar Hill Mixed-Use Development
Midtown Detroit, Michigan
(Photo from www.developdetroit.org/sugar-hill-mixed-use-development.com)

Work Session 1 Program Priorities

Community Wealth

- Establish a **job training and development center** for vocational, technical, STEAM (Science, Technical, Engineering, Arts and Mathematics) and clean energy jobs.
- Create quality, culturally appropriate, **affordable childcare and childhood development center** for working parents.



La Kretz Innovation Campus

Los Angeles, California

(photo from www.clearing.housecdfi.com)



Childcare and Childhood Development Center

(photo from www.bpcaction.org)

Work Session 1 Program Priorities

Community Health

- Develop a **cultural health and wellness center** with programming that addresses mental, physical and spiritual health and provides recreation and health classes, access to healthy food, and pop-up wellness clinics.
- Provide a **large, accessible outdoor community gathering space** for multi-generational celebrations, festivals and events, and space that includes active recreation areas.



Black Doctors Consortium
Philadelphia, Pennsylvania
(photo from Emma Lee / WHYY)

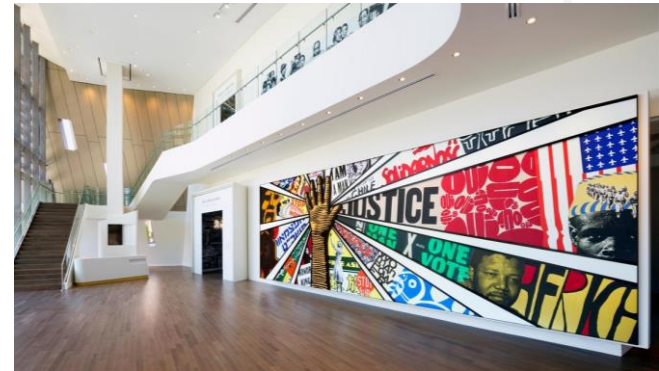


Public Gathering Space:
Columbia Heights, Washington D.C., ZGF

Work Session 1 Program Priorities

Community Cohesion

- Develop a **Black cultural center** that showcases the **history of Black Portland** and creates experiences and education around Black food, Black art, and Black music.
- Develop **public realm aesthetics and art installations that reflect Black culture**, art, and experience.



Center for Civil and Human Rights

HOK+ The Freelon Group (now Perkins+Will)
Atlanta, GA
(photo from www.pentagram.com)



Celebrate Community Identity

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



Maximizing Community Benefits

Governance Structure

Preliminary Design

Determining the right governance structure and recommendations for the Rose Quarter is a multi-step process that began with soliciting community priorities (in Work Session 1).

1. What are the community's priorities?
2. What roles and responsibilities are required to deliver on those priorities?
3. What types of entities can fulfill those roles?
4. Do those entities already exist?
Do they need to be created or brought together?



**We are
here!**

Governing Entity

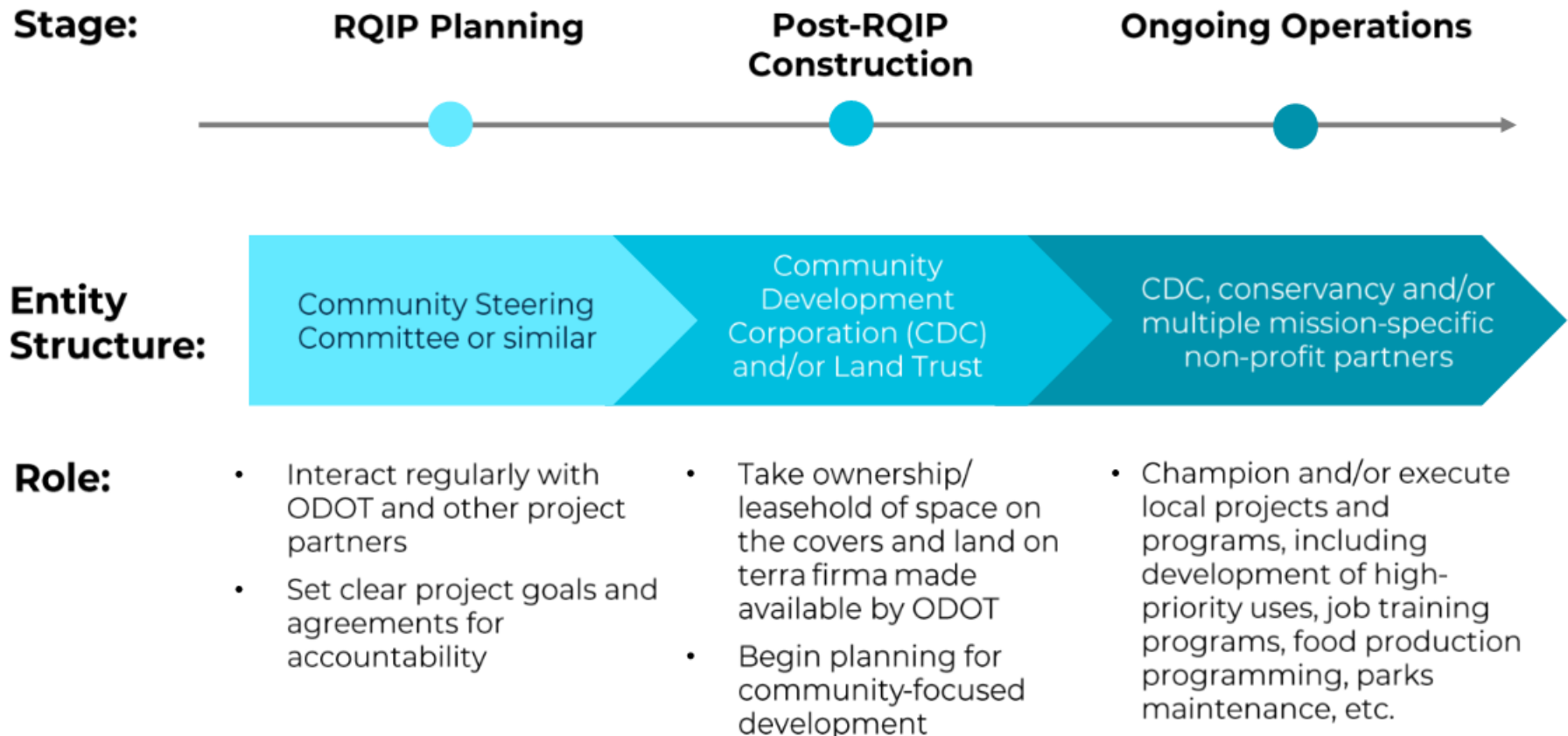
Roles and Responsibilities

1. Flexibility to evolve and change, or work with various partner entities, throughout different stages of the project
2. Ability to build and maintain community trust and represent community vision
3. Authority to enter into agreements related to the delivery of community benefits
4. Legal ability and technical capacity to own/lease land and hold/spend funds to deliver on the community's priorities
5. Accountability to community stakeholders and government partners, as demonstrated by regular reporting out

Governing Entity

Governing over Time

Different phases of the project will require a governance entity with different functions. This means that an entity will either need to evolve or partner to fulfill all necessary roles.



Governance Structure Delivering Value

Value to the community could be delivered either through **physical assets** (maximizing developable land for community control and use) or through **support for community initiatives** (dedicated funding, technical assistance, etc.).



Either option (and all in between) require a governance structure composed of entities that have the **capacity, legitimacy, and trust** to both represent and deliver for the Black community at each phase of the project.

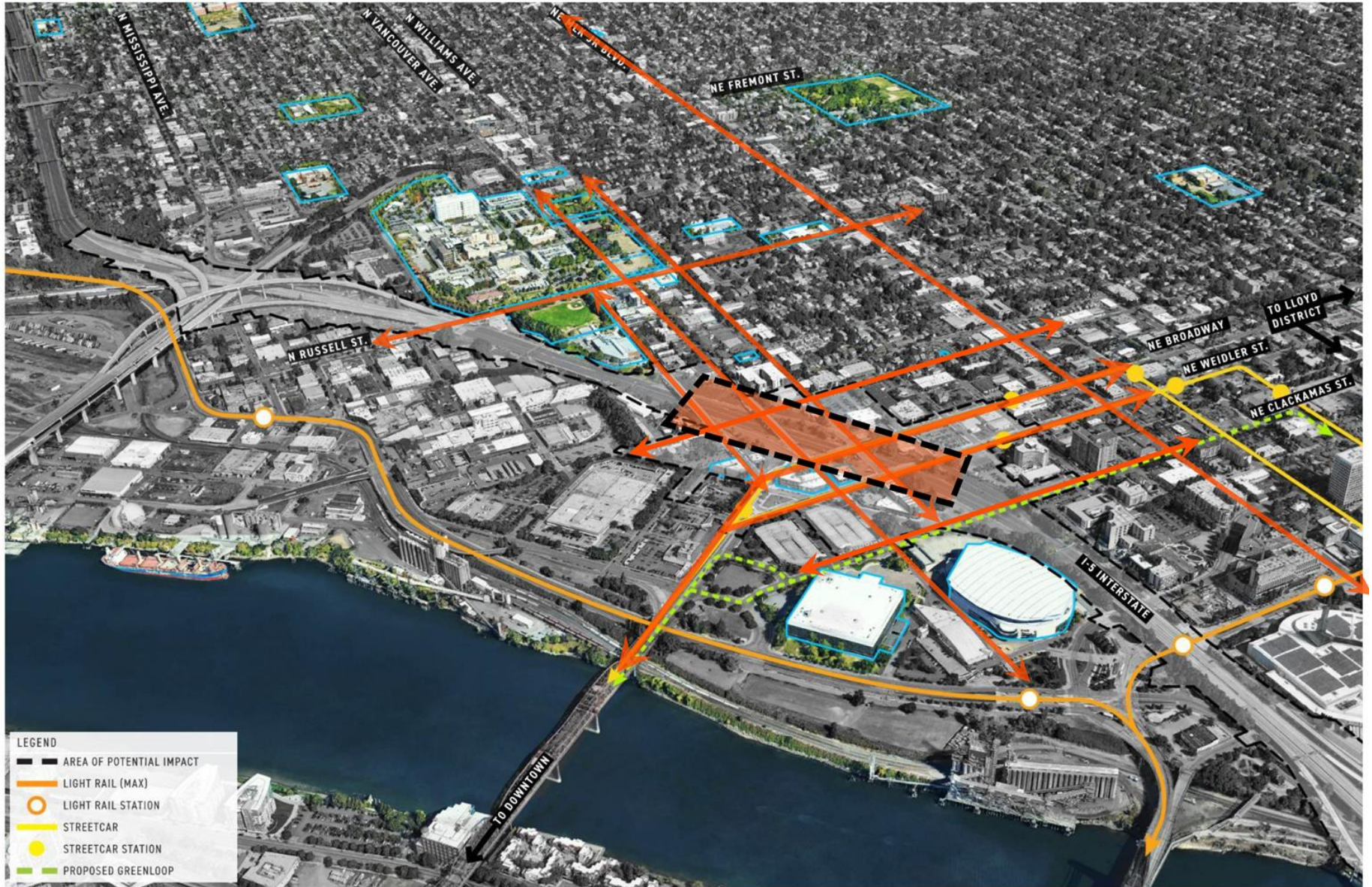
A blue-tinted photograph of a public park. In the center, there is a large, ornate gazebo with a domed roof and a spire. The gazebo is surrounded by a large crowd of people, many of whom are sitting on the ground or on chairs. The background is filled with tall, leafy trees. The overall scene suggests a community event or a busy day in a park.

Development Concepts

Neighborhood Connection



Neighborhood Connection



Measuring Success

Concept Evaluations

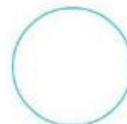
Technical Assessment

Benefit **Challenges** **Feasibility**



Development Assessment Framework

**Community
Wealth**



**Community
Health**



**Community
Cohesion**



Mobility



Feasibility is a combination of both technical and permitting feasibility. Technical feasibility was assessed at a high level for each conceptual development scenario and each scenario was assumed to be feasible; Work Session 2 will help determine which of these scenarios will be refined with more detailed technical vetting. Some aspects of the scenarios may change. Political and permitting feasibility of each conceptual scenario is unknown at this time. The City of Portland is the authority holding jurisdiction for policy compliance in the project area and when the City returns to the project, they can advise on permitting viability of each scenario.

Concepts

Big Moves

Preliminary Concept Scenarios based on their ability to accomplish goals identified by the community and ESC.

1. Maximizing land area created/designated for community control and use.
2. Creating street edges that foster active street fronts and ground level uses.
3. Creating a more pedestrian and bike-friendly street networks.
4. Reducing air and noise pollution.

Concepts

Analysis Assumptions

Preliminary Concept Scenarios Benefits and Challenges are based on.

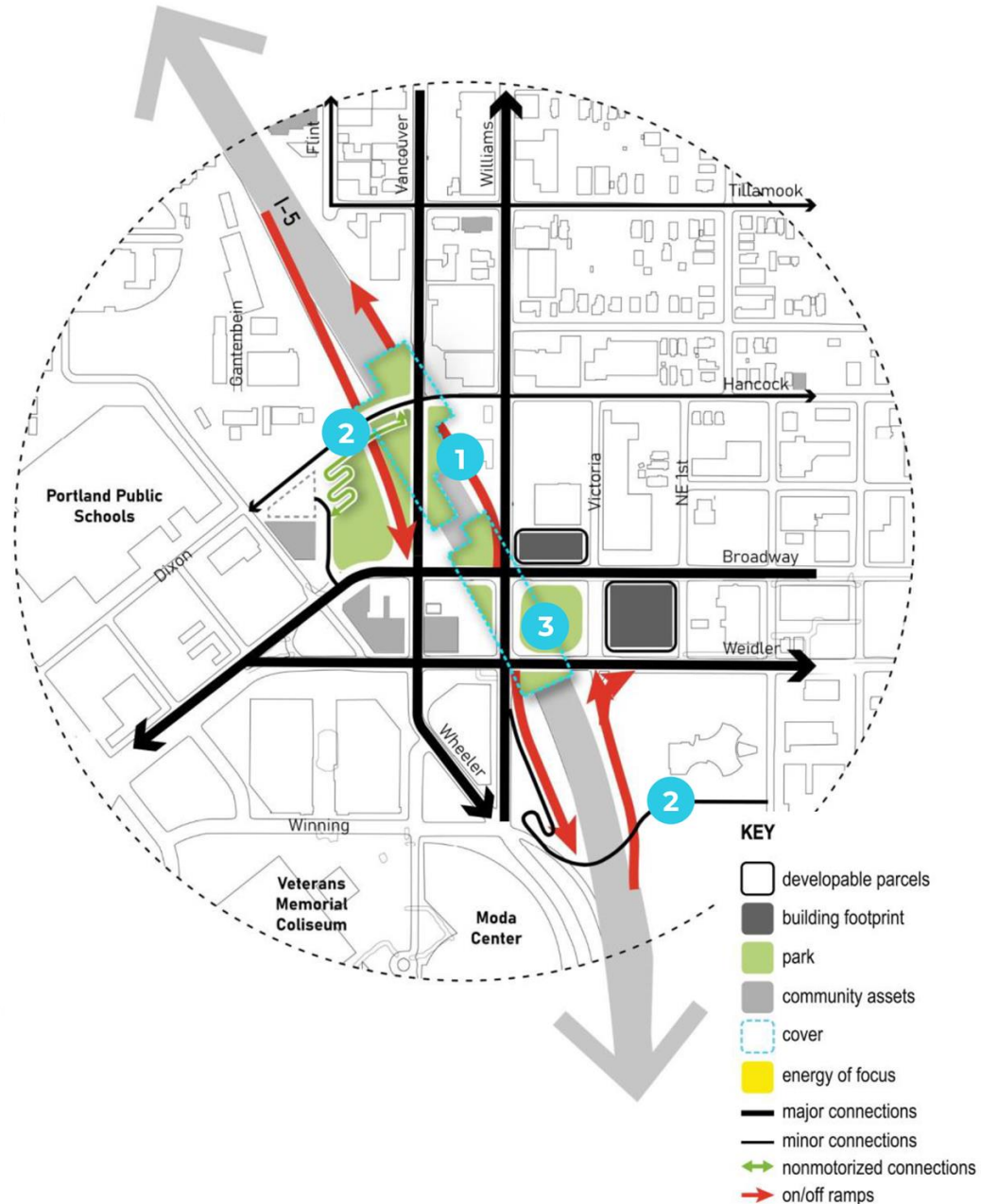
1. Location of ramp terminals and classifications of streets.
2. Zoning height and density regulations.
3. Typical building typologies supporting restorative program.
4. Open spaces conducive to outdoor activities and uses.
5. Assuming efficiencies building on covers and off covers to maximize value to the community.

**from a freeway space,
to a restored
neighborhood place...**

Environmental Assessment (EA) Base Case

- 1 **Open space** on the covers
- 2 Improves east/west **connectivity**
- 3 Creates a **more pedestrian and bicycle friendly**

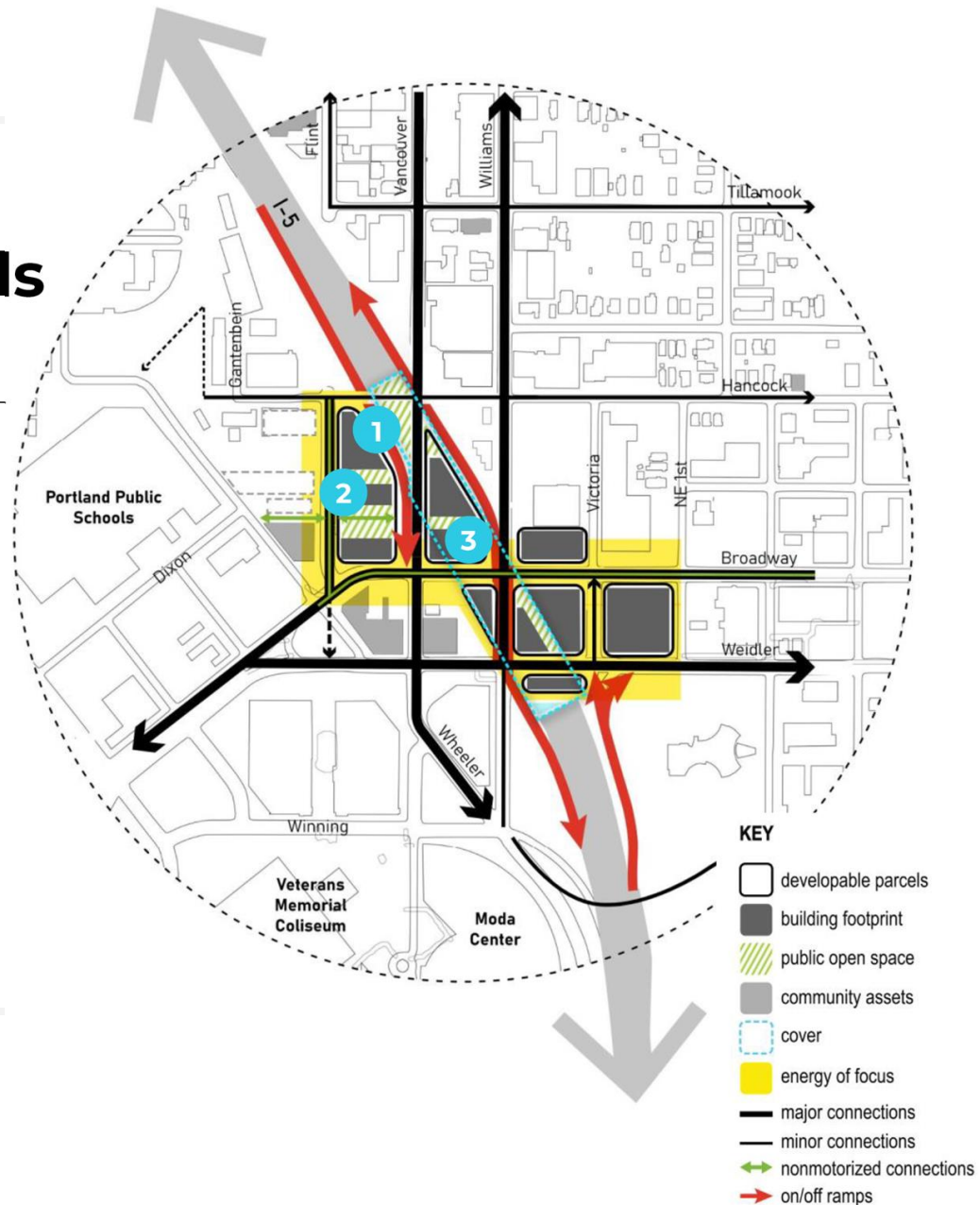
Development Assessment Framework



Concept 1 Flint + Broadway Blvds

- 1 Move some freeway interchange impacts – **sb off-ramp**
- 2 Creates **larger** and **contiguous development parcels** that support the community vision
- 3 **Maximize** development

Development Assessment Framework

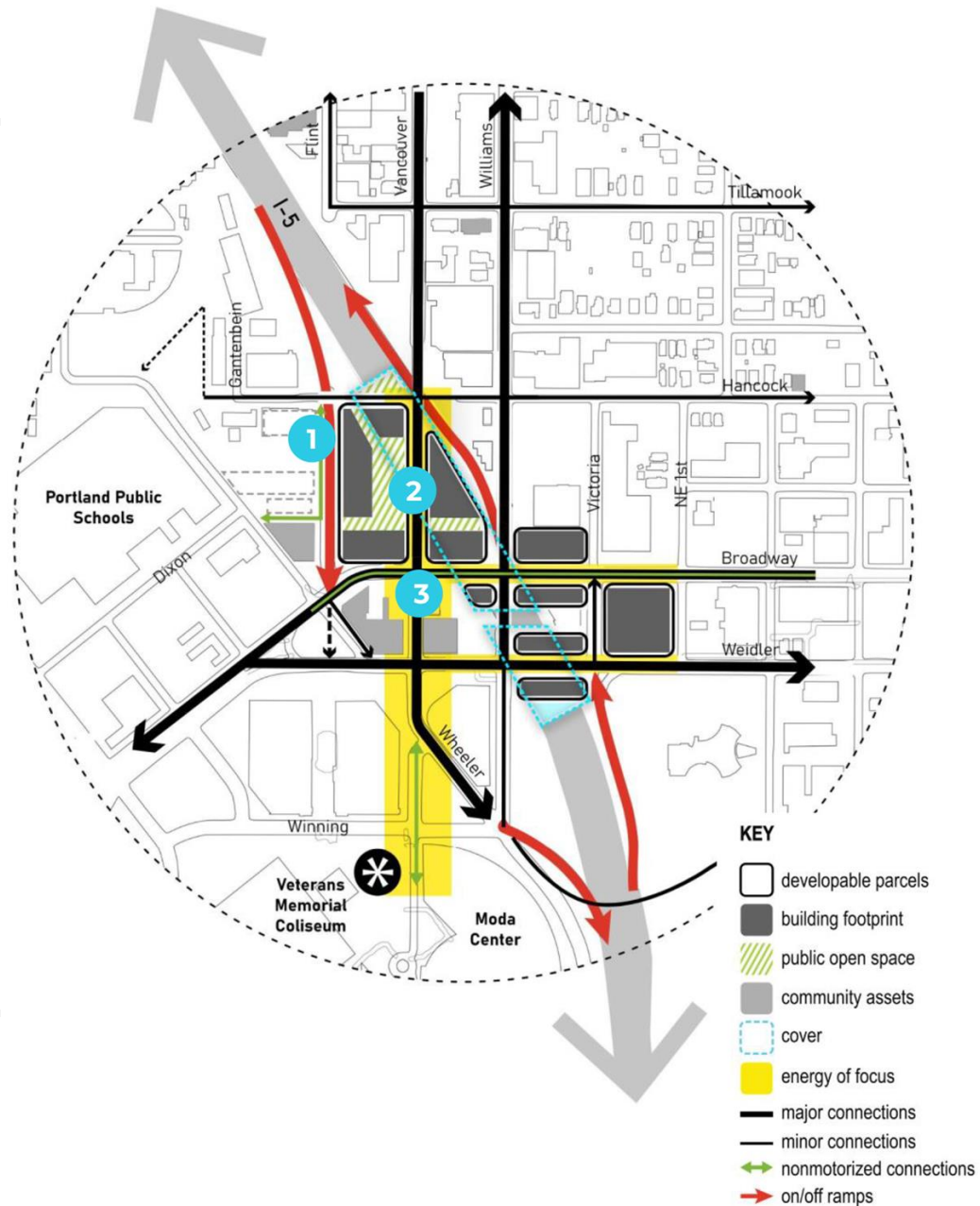


Concept 2

Vancouver as Mainstreet

- 1 Move some freeway interchange impacts – **nb on-ramp**
- 2 Restores and enhances some street grid
- 3 Creates a **signature main street**

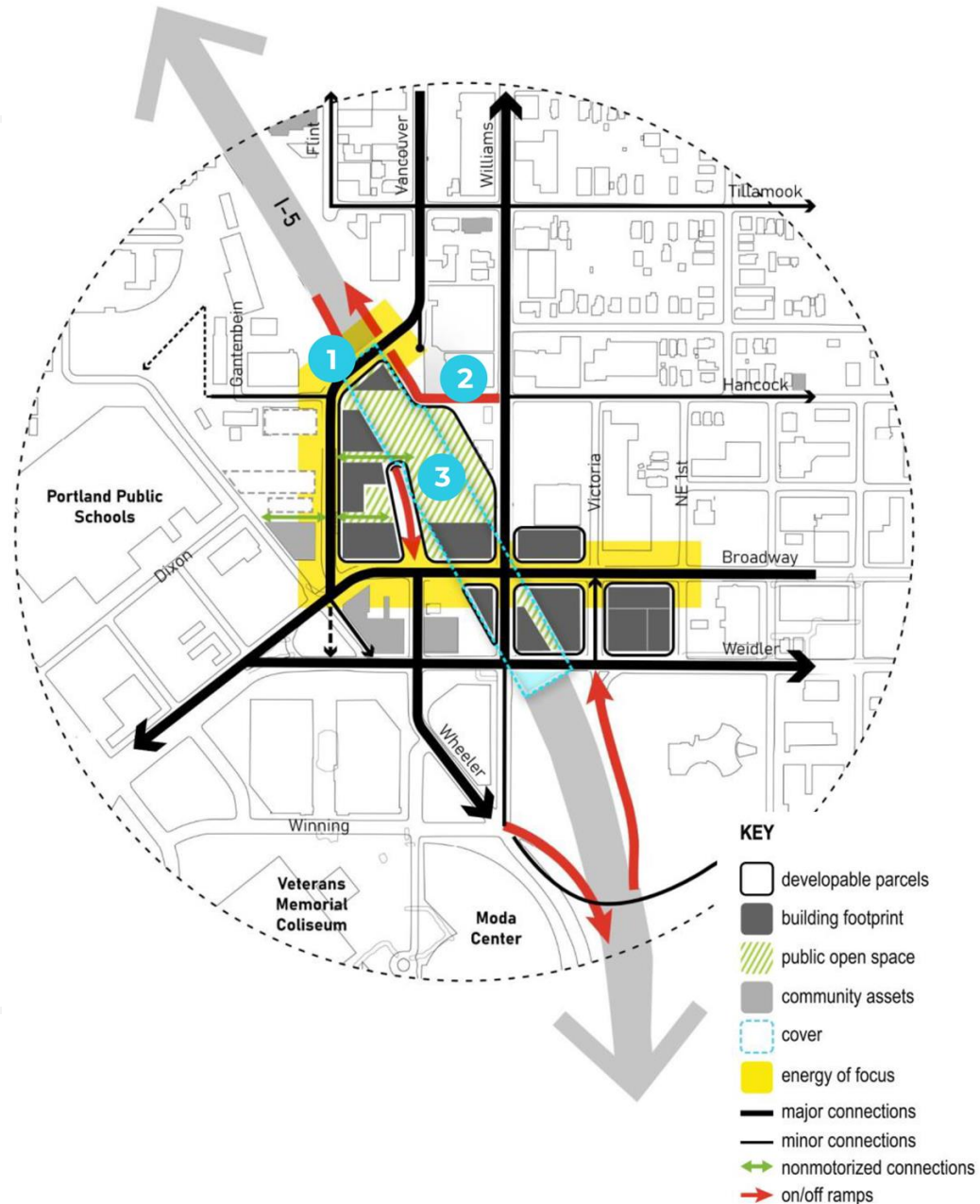
Development Assessment Framework



Concept 3 Flint as Mainstreet

- 1 Merge local streets
- 2 Move some freeway interchange impacts – **nb on-ramp**
- 3 Creates a **large central development parcel**

Development Assessment Framework



Concept 4

Center on the Cover

- 1 Move freeway impacts out of the neighborhood –**ramps to the south**
- 2 Creates **larger** and **contiguous** development parcels that support the community vision

Development Assessment Framework

Community Wealth



Benefits



Community Health



Challenges



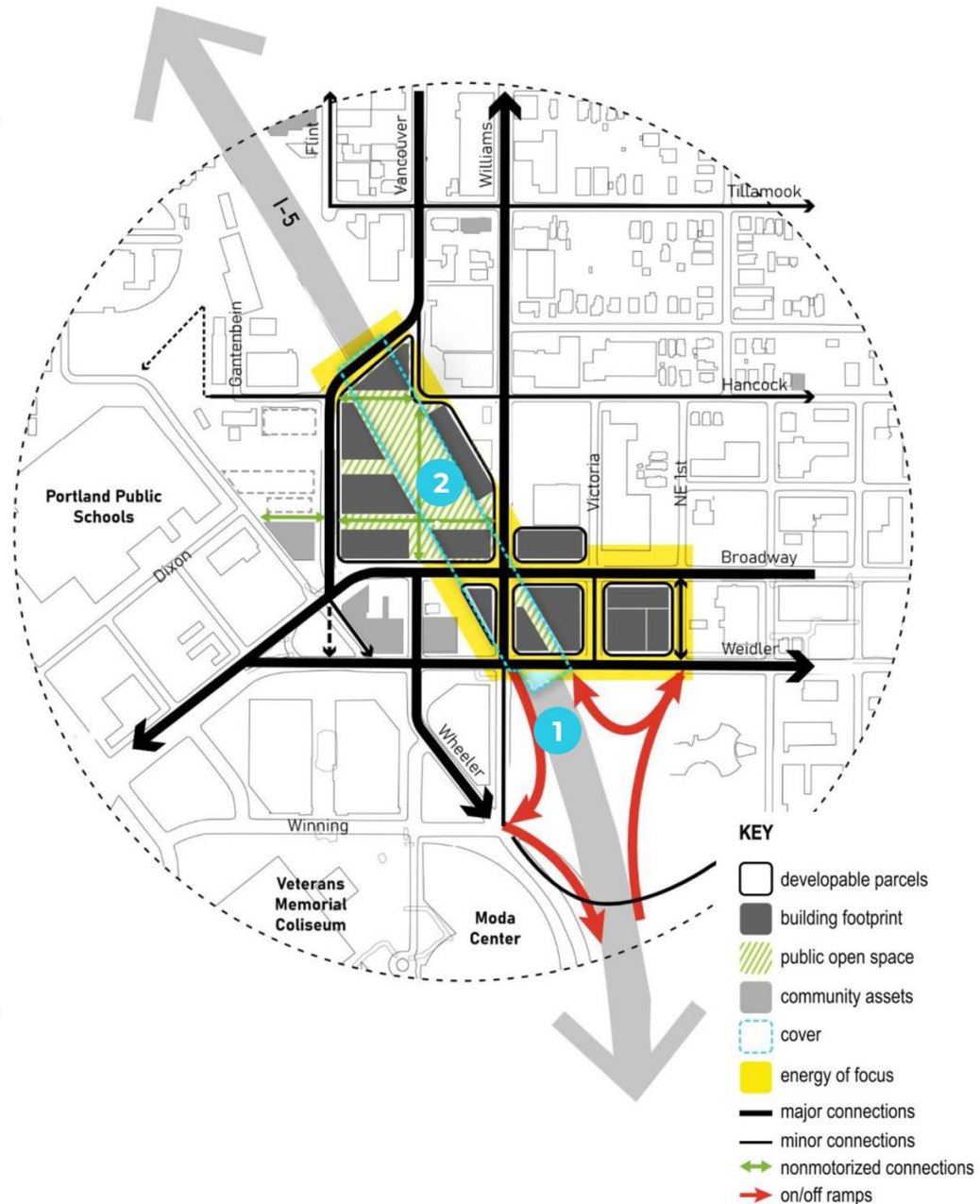
Community Cohesion



Feasibility



Mobility

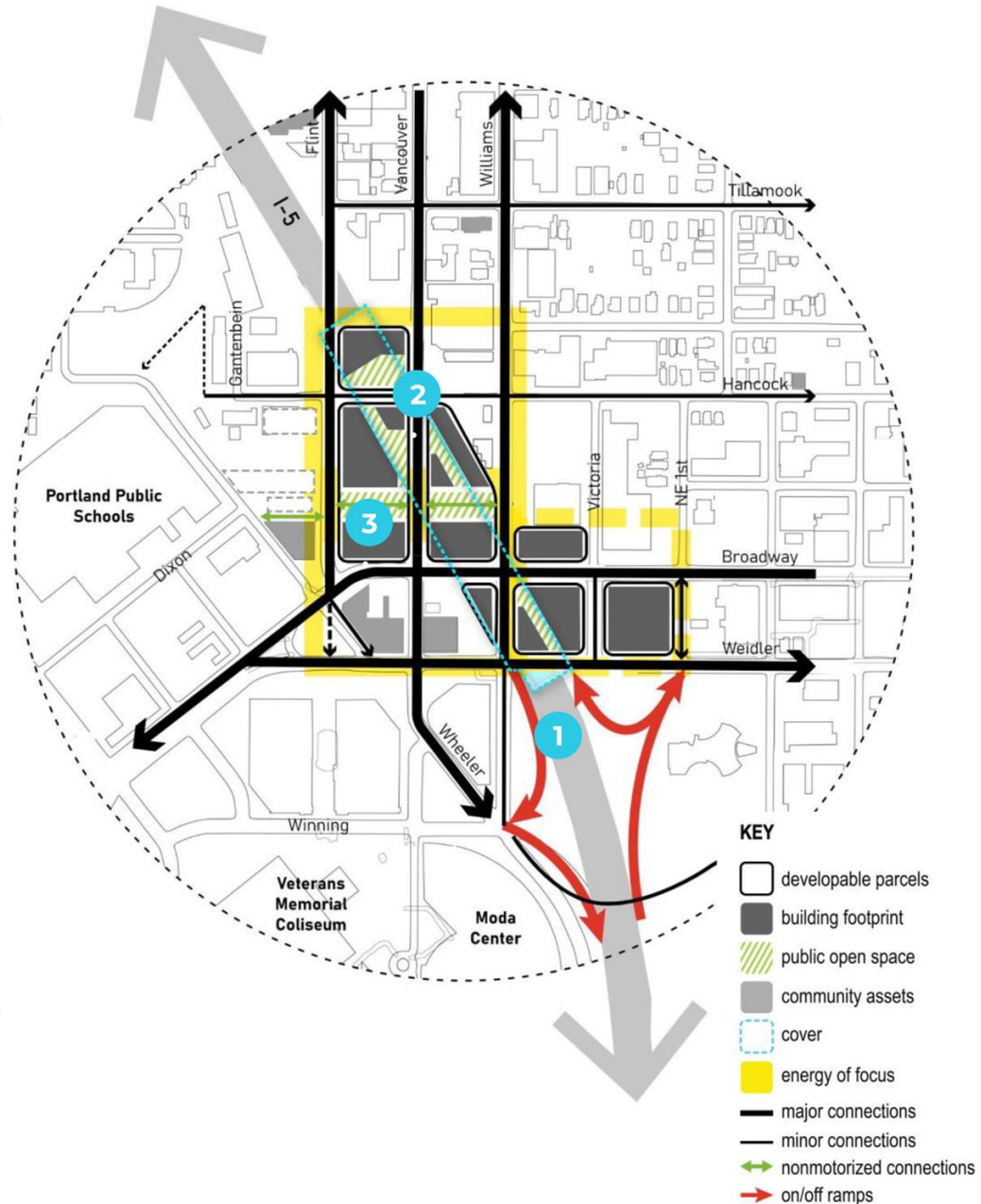


Concept 5

Restore the Grid

- 1 Move freeway impacts out of the neighborhood –**ramps to the south**
- 2 Restores street grid
- 3 Creates **larger** and **contiguous development parcels** that support the community vision

Development Assessment Framework



Community Benefits Value Spectrum

Dedicated
Funding/Technical
Support

Physical
Assets/Land



Concept 1



Concept 2



Concept 3



Concept 4



Concept 5

EA

Concept 1 Flint + Broadway Blvds

Development Assessment Framework

Community Wealth



Benefits



Community Health



Challenges



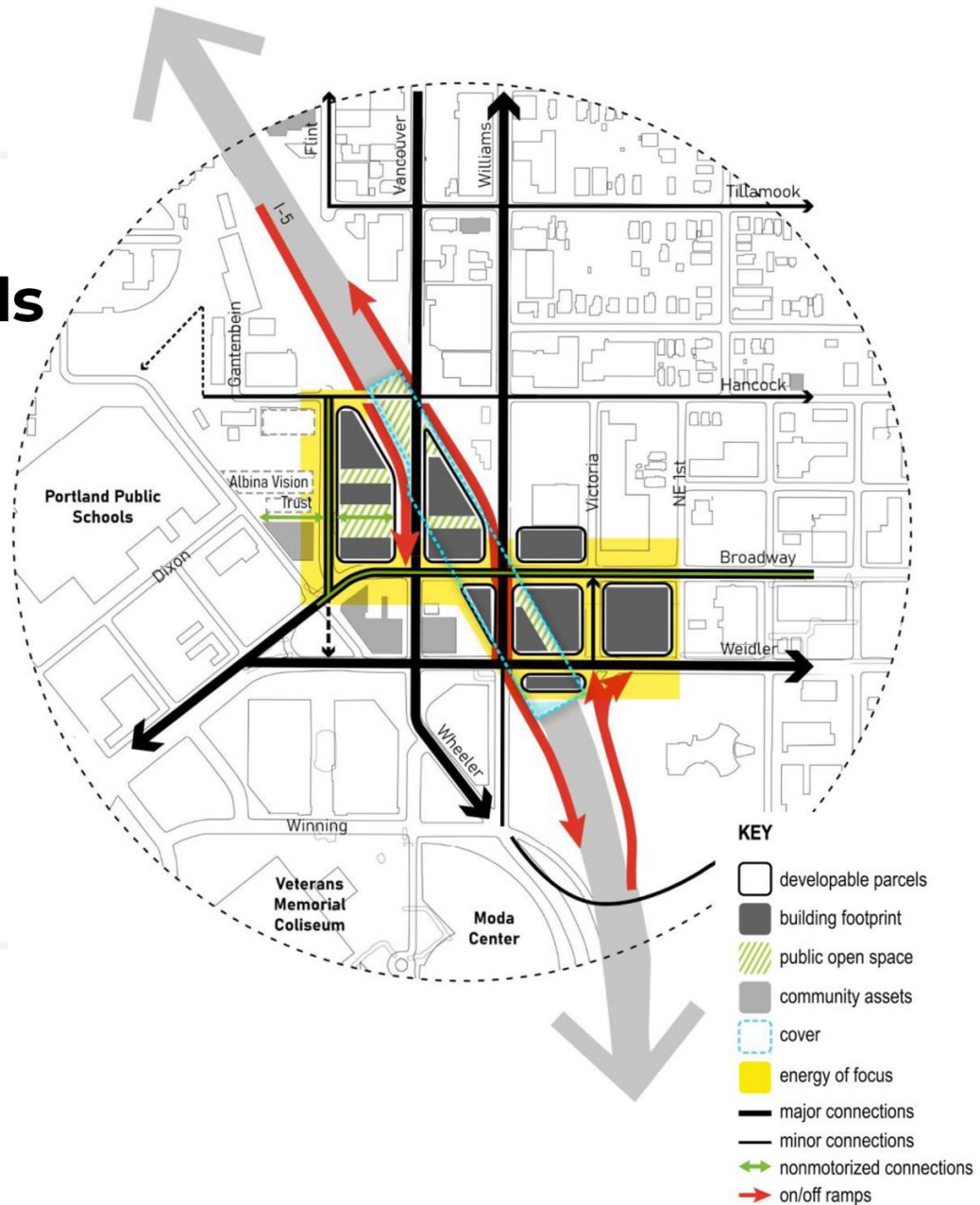
Community Cohesion



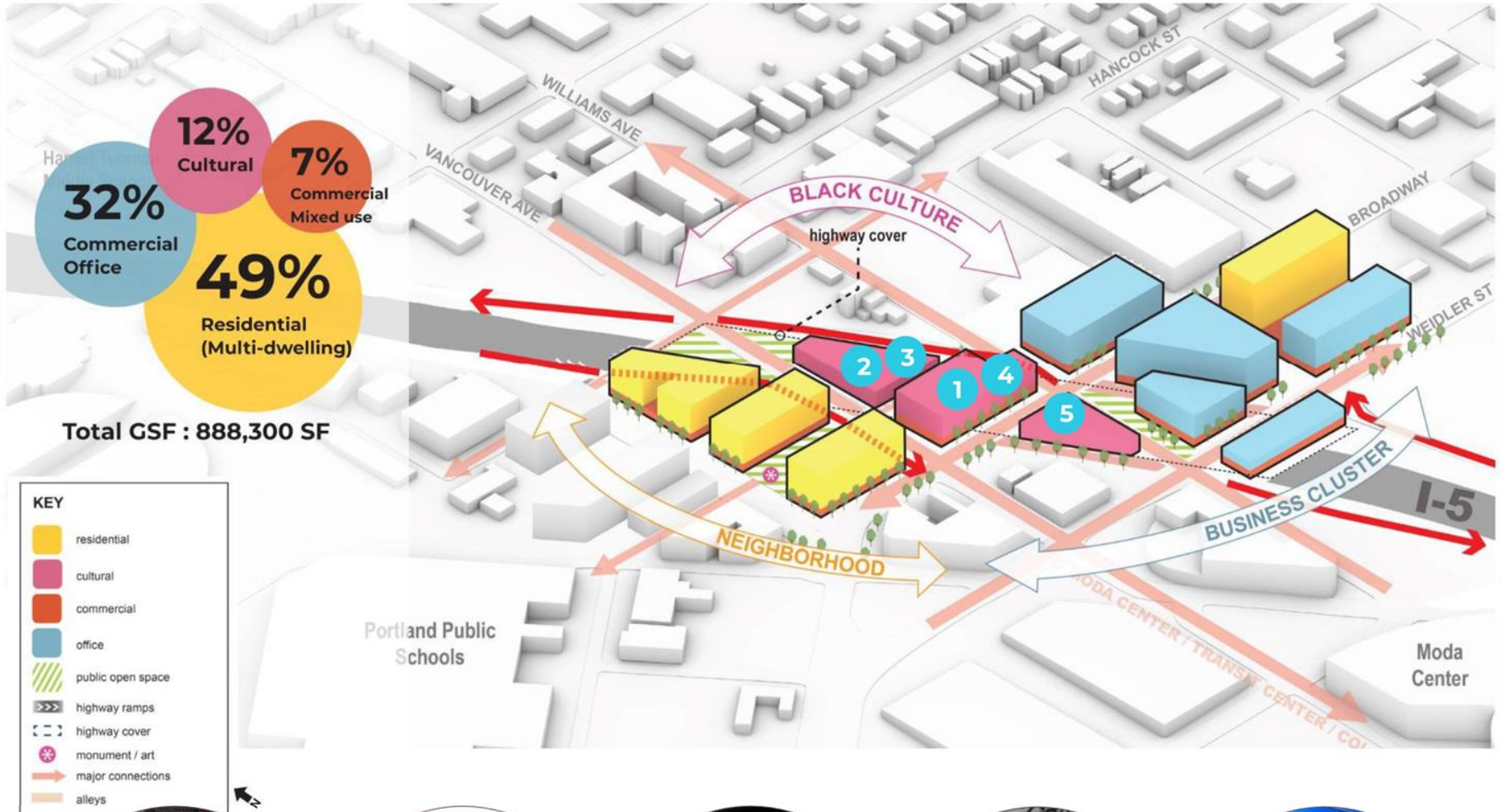
Feasibility



Mobility



Concept 1 Flint + Broadway Boulevards



1 Cultural Center On Active Streets
August Wilson Center
(Steinkamp photography)



2 Farmers Market
www.vegnews.com



3 Multi Functional Spaces
August Wilson Center
www.NVS.com



4 Places for Art
August Wilson Center
(Peju Alatise Flying Girls Exhibit)



5 Multi Functional Spaces
August Wilson Center
www.pghcitypaper.com

Concept 5

Restore the Grid

Development Assessment Framework

Community Wealth



Benefits



Community Health



Challenges



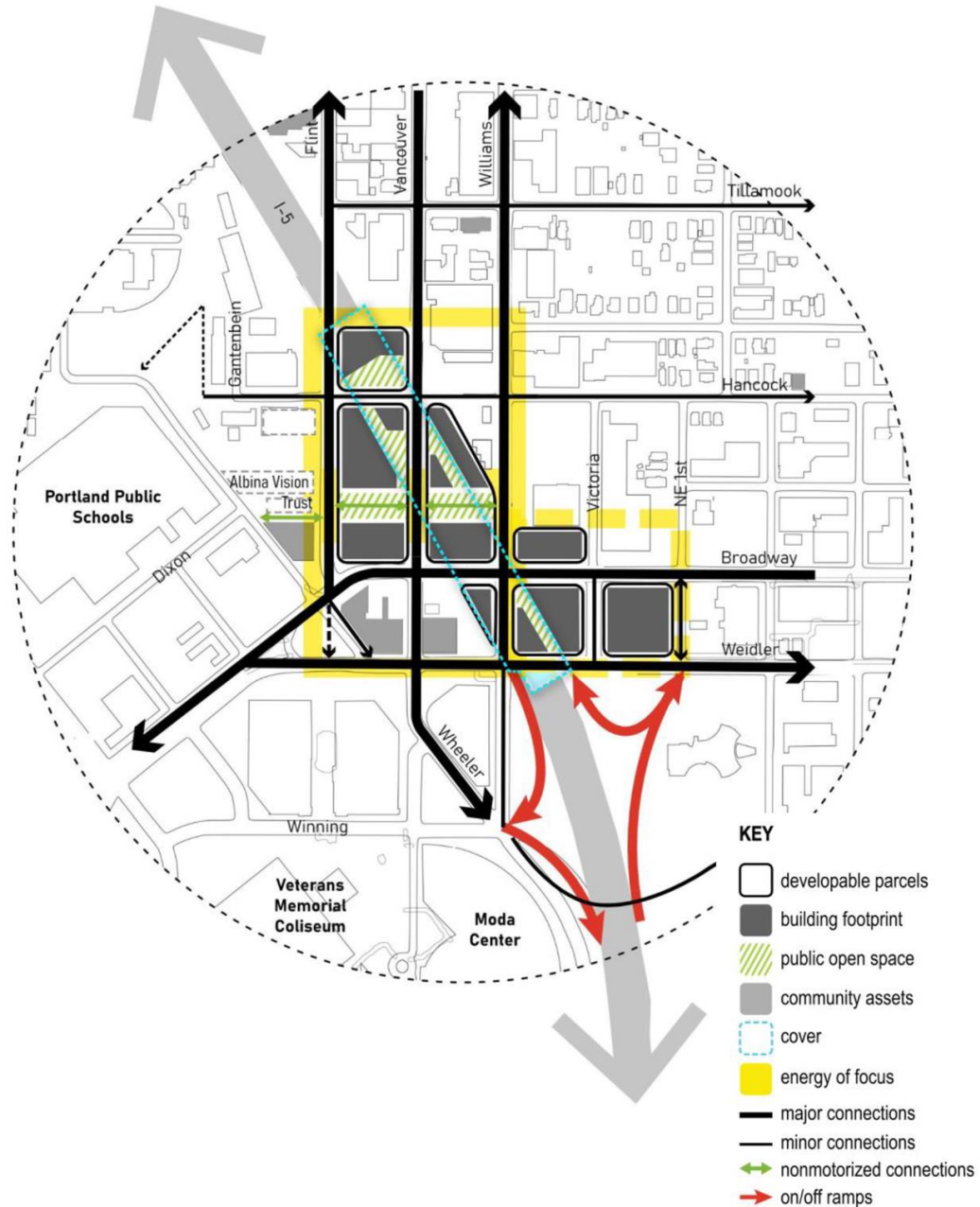
Community Cohesion



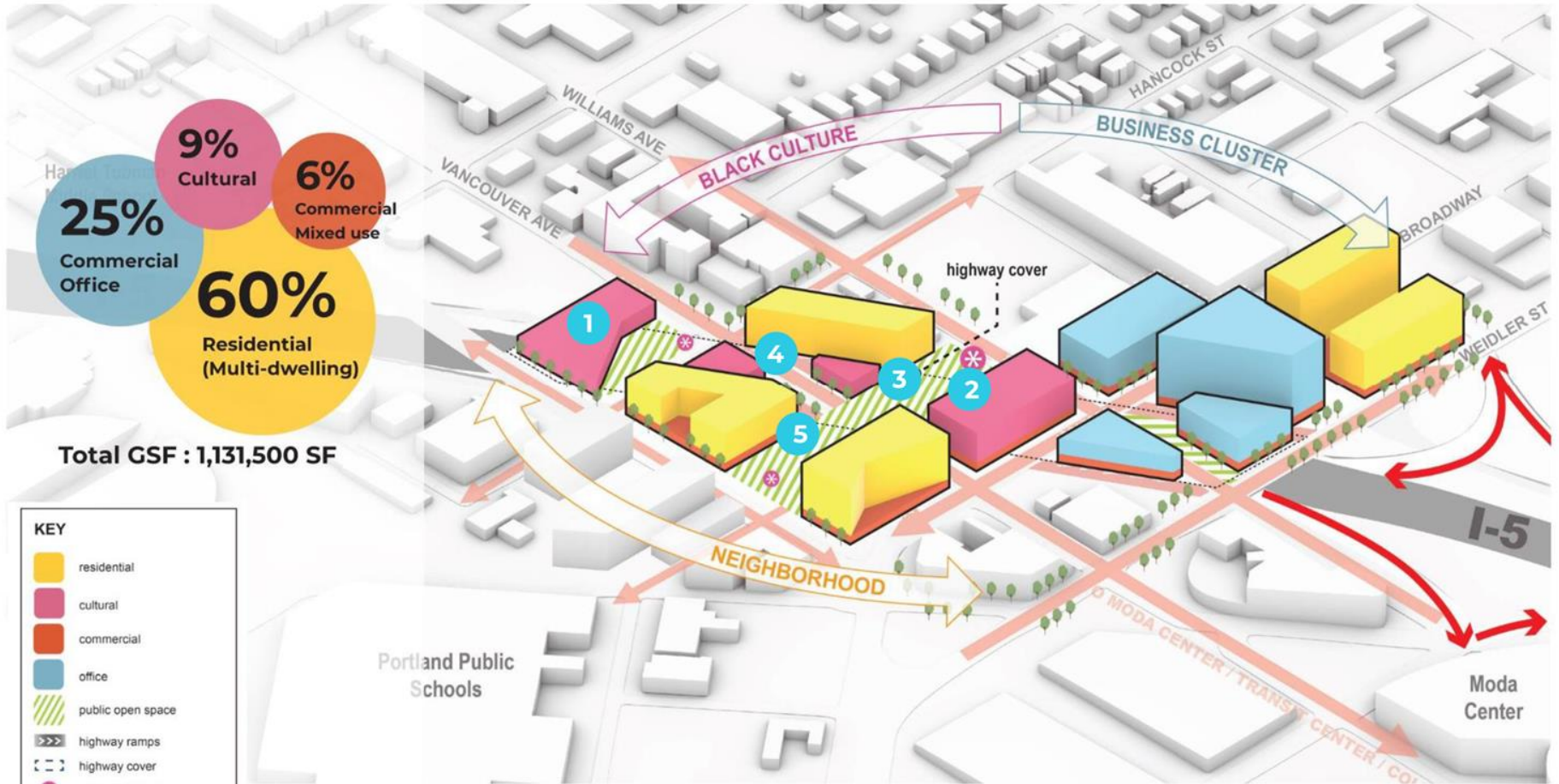
Feasibility



Mobility



Concept 5 Restore the Grid



1 Cultural Center On a Park
Center for Civil and Human Rights
(Photo by Marco Correa)



2 Farmers Market
(Photo by R. Kehnedey)



3 Outdoor Community Space
(Miami Soundscape by !MELK)



4 Active Streetscapes
(Avenue of Fashion, Detroit)



5 Places to Play
(William Penn Foundation)

Discussion Questions

1

Which elements are most important to include in a final scenario to restore this neighborhood?

2

Which of the following **community benefits** would provide the **greatest potential to deliver wealth and restorative justice to the Black Historic Albina community** such as:

- Land in Central City
- Long-term Dedicated Funding and Technical Support
- Some combination of above

An aerial photograph of a city, likely Portland, Oregon, featuring a large, modern stadium with a curved, ribbed roof. The stadium is situated near a river, with a bridge crossing it in the background. The city is densely packed with buildings and infrastructure, including a multi-lane highway in the foreground. The entire image is overlaid with a teal color filter.

Discussion

NEXT STEPS





Six-month Work Plan

- Independent Cover Assessment
 - *concepts*
 - *evaluation framework*
- Project branding
- Urban design
 - *local streets*
 - *early work packages*
- Performance Measures



Upcoming Dates

April 16 to May 3

Independent Cover Assessment Online Open House #2

May 18

Next HAAB Meeting

THANK YOU!

www.i5RoseQuarter.org



I-5 ROSE QUARTER
IMPROVEMENT PROJECT