

HISTORIC ALBINA ADVISORY BOARD

MEETING 23

December 13, 2022



WELCOME!



This meeting includes live captioning.



Please mute when you are not speaking.



When calling in by phone, mute your computer speakers to prevent feedback.



Experiencing technical difficulties? Call or text
503-479-8674.

AGENDA

- ▶ Principles of Agreement
- ▶ Public Comments
- ▶ Project Update
- ▶ City of Portland Community Framework Agreement
- ▶ Next Steps

7 PRINCIPLES OF AGREEMENT

1. Your voice matters
2. Be authentic and genuine
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

- ▶ Focus comments on today's meeting topics
- ▶ Speakers have up to **2 minutes** to comment
- ▶ To provide more extensive comments reference **page 1** of your agenda

To provide comments

Call: 971-247-1195

Meeting ID: 869 3533 4143

Passcode: 445546

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



PROJECT UPDATES



PROJECT UPDATES

- ▶ Supplemental Environmental Assessment
 - » Public comment period updates
 - » City of Portland briefings

SUPPLEMENTAL EA PUBLIC COMMENT PERIOD

November 15, 2022 – January 4, 2023

- ▶ 29 days into 50-day public comment period
- ▶ Virtual public hearing Dec. 14
- ▶ Opportunity to share comments on Supplemental EA findings
- ▶ FHWA decision early 2023

WAYS TO PARTICIPATE



ONLINE OPEN HOUSE

November 15, 2022 – January 4, 2023

Learn about the project, read the Supplemental EA and provide your feedback online.

odotopenhouse.org/i5-rose-quarter-sea



VIRTUAL PUBLIC HEARING

December 14, 2022

Provide your verbal comments. Event details are available on the project website. i5rosequarter.org/community/events-meetings.aspx

i5rosequarter.org/community/events-meetings.aspx



EMAIL

I5RoseQuarter@odot.oregon.gov

Add “Supplemental EA public comment period” to the subject line.



MAIL

Project Manager
c/o I-5 Rose Quarter Improvement Project
888 SW 5th Ave
Suite 600
Portland, OR 97204



PHONE

Leave a recorded verbal comment at
503-470-3127.

CITY OF PORTLAND BRIEFINGS

- ▶ Bicycle Advisory Committee (Nov. 8)
- ▶ Pedestrian Advisory Committee (Nov. 15)
- ▶ Freight Committee (Dec. 1)
- ▶ Historic Landmarks Commission (Dec. 12)
- ▶ Planning and Sustainability Commission (Dec. 13)
- ▶ Design Commission (Dec. 15)

QUESTIONS & ANSWERS



CITY OF PORTLAND COMMUNITY FRAMEWORK AGREEMENT





I5RQ IMPROVEMENT PROJECT

COMMUNITY FRAMEWORK AGREEMENT SCOPING

Historic Albina Advisory Board

December 13, 2022

Troy Doss, Senior Planner/Central City
Team Lead



THE BUREAU OF
**PLANNING &
SUSTAINABILITY**

Neighborhood Framework

The Neighborhood Framework is a synthesis of the ideas the community expressed about Lower Albina's future in the public record, in previous plans and in our public engagement process. It describes how community aspirations can be supported within a physical design framework, congruent with the Central City 2035 Plan.

The Neighborhood Framework includes the Black Historic Albina community's top ten program priorities for community wealth, health, and cohesion on and around the cover. It proposes principles to organize surface streets, blocks, and land for development, while considering exposure to air and noise pollution. It identifies the role of important streets and places across the highway cover. In so doing, it establishes how development, open space, and design elements would work together to ensure that the connections and the continuity of experience along those connections can sustain the community's vision in this neighborhood. It is part of the road map for aiding participation by ODOT, the City of Portland, and other stakeholders necessary for developing in Portland's Central City.

This Neighborhood Framework should be used as a guide for future development decisions to achieve the community's envisioned outcomes.

"We want it all-and it's just a small portion of what we deserve."

— COMMUNITY MEMBER

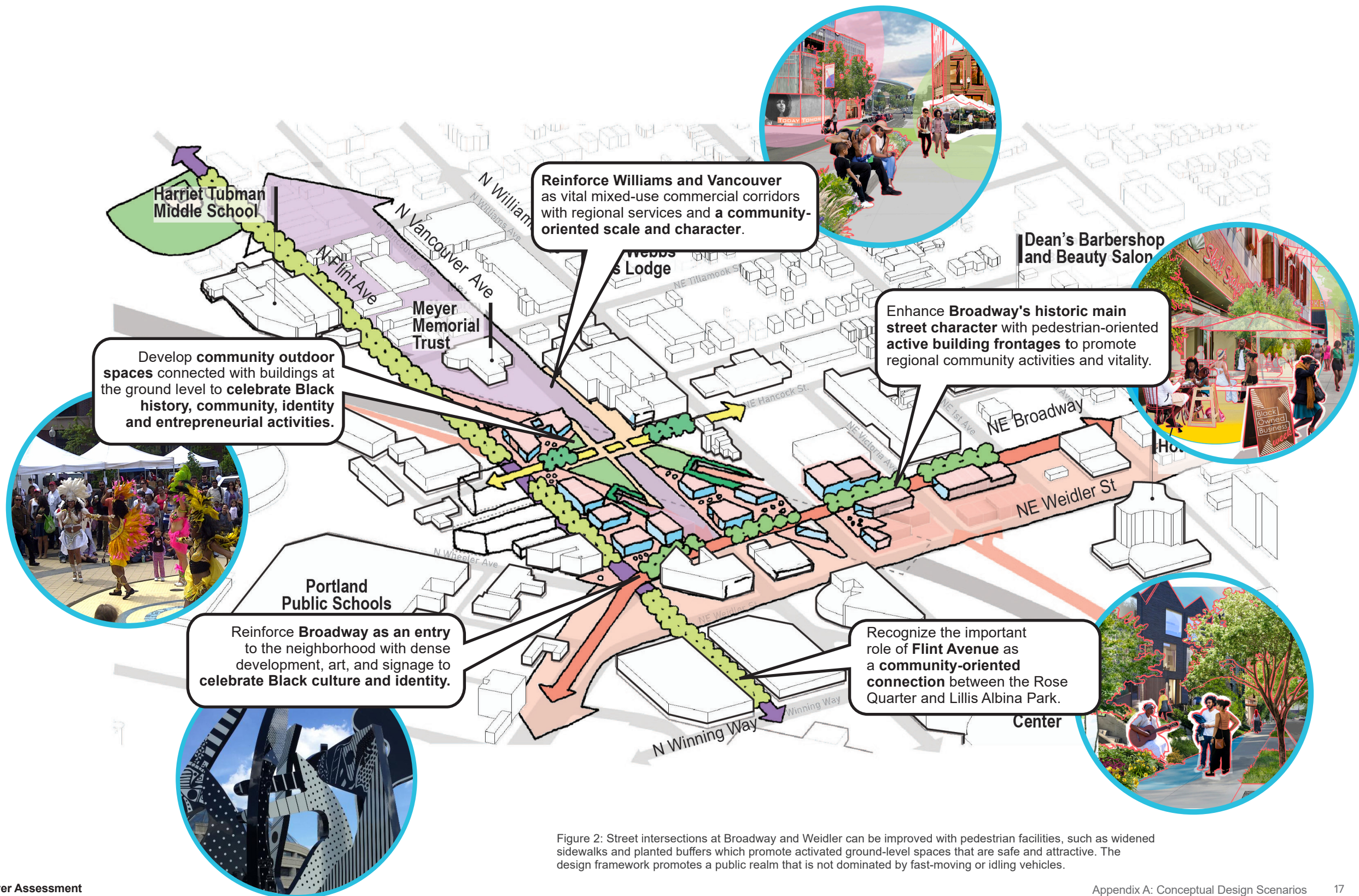


Figure 2: Street intersections at Broadway and Weidler can be improved with pedestrian facilities, such as widened sidewalks and planted buffers which promote activated ground-level spaces that are safe and attractive. The design framework promotes a public realm that is not dominated by fast-moving or idling vehicles.

Neighborhood Framework Principles

The Neighborhood Framework provides principles and tools to achieve the greatest potential for the community's vision to be achieved on the highway covers. The four principles are:

- **Maximize high-quality development parcels** on and around the covers for community use and control.
- **Provide flexibility** for future development by designing the cover and utility connections to support both buildings and civic and gathering spaces.
- **Restore streets** across the highway to create **active frontages** for development and prioritize **safer, pedestrian-oriented routes**.
- **Minimize** exposure to highway's **noise and pollution**.



Top Ten Community Program Priorities

The top program priorities recurred during community workshops, advisory committee meetings, and the Online Open House survey. Many align with the ESC's Values Statement. The ICA team evaluated how well development concepts could support these programs.

COMMUNITY WEALTH

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



1

Establish a Black community development corporation, along with a Black-controlled land trust

Throughout the various community engagement sessions, stakeholders stated that control of as much land as can be conveyed and otherwise obtained was a top priority. Accordingly, the ICA team provided models and precedents for a variety of types of community-based entities. A community development corporation is one option for community ownership.

Community Ownership
Africatown Community Land Trust Seattle, Washington



2

Create affordable rental and ownership business spaces

The governing entity should develop retail and other business spaces according to community needs and preferences, either independently or in partnership(s).

Sugar Hill Mixed-use Development
Detroit, Michigan



3

Black food sovereignty center/market

Citing the lack of healthy food options in lower income, BIPOC neighborhoods, participants voiced strong support for the creation of a marketplace to sell fresh produce and other healthy options, some of which could be supplied by local community gardens.

Philadelphia Farmers Market
Philadelphia, Pennsylvania



4

Create permanently affordable rental and ownership housing

Participants voiced a strong desire for housing options that would allow them to return to the area as homeowners, and also have rental residences. The governing entity should develop housing according to community needs and preferences, either independently or in partnership(s).

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

COMMUNITY HEALTH

The community said community health is a critical aspect of restorative justice.



Childcare and Childhood Development Center
(photo from www.bpcaction.org)

5 Create quality, culturally appropriate, affordable childcare and childhood development center

Parents need quality childcare in order to maintain full time employment, and to give their children the best opportunity for development and educational success. The governing entity could develop, either independently or in partnership(s), a culturally-appropriate and affordable childhood development center according to industry best practices and informed by community needs and preferences.



Black Doctors Consortium
Philadelphia, Pennsylvania

6 Develop a culturally-appropriate health and wellness center

Statistics have revealed the disproportionate negative healthcare outcomes for BIPOC residents, making community-appropriate healthcare an important component of the restored neighborhood. The governing entity could solicit healthcare institutions to attract a provider to the neighborhood and facilitate development of a wellness center focused on addressing the particular needs of the local community.



La Kretz Innovation Campus
Los Angeles, California

7 Establish a career training and advancement center

Community wealth creation was a top priority in all engagement forums. Leveraging the RQIP as a job-creator and equipping community members with the education and training necessary to take advantage of employment opportunities are essential. The governing entity could work with local academic institutions and other supportive entities to establish a career training and advancement center.

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 in Portland that aim to rebuild social cohesion for Black communities.



Columbia Heights ZGF Architects
Washington, DC.

8 A large, accessible outdoor community gathering space

Participants responded favorably to a large public park as a central gathering space for the celebration of culture, as well as recreational and health activities. The governing entity could work with ODOT, the City of Portland, and others having jurisdiction of the new and existing public realm to identify locations for public open space and then take the lead in assembling the partners needed to design and program, operate, and maintain community public open spaces.



Center for Human Rights HOK+ The Freelon Group
Atlanta, Georgia

9 Develop a Black cultural center that documents the history of Black Portland

Having been displaced and dispersed by the various projects that caused harm to residents, there is a great interest in establishing a facility that displays the unique cultural history of the neighborhood and the greater Portland Black community. The governing entity could develop, either independently or in partnership(s), a Black Cultural Center, including building and grounds dedicated to the preservation, display, and celebration of Portland's Black history, with a focus on people and events tied to the historic Black Albina community.



Celebrate Community Identity - Destination Crenshaw
Los Angeles, California

10 Develop public realm aesthetics and art installations that reflect Black culture

The community development corporation could work with ODOT, the City of Portland, and others having jurisdiction of the new and existing public realm to identify opportunities to express Black culture in the built environment and then take the lead in assembling the partners needed to design and program, deploy and maintain such elements.



ALBINA
CULTURAL
CENTER

Career
Advancement
Center

COMMUNITY TABLE

BLACK
BUSINESS
MEET
POX

ICA Process Review

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?

Community Framework Agreement Elements

1. **Preferred Interim Land Use & Urban Design Concept.** This concept would include an urban design and programming options for the freeway covers representing the character and uses on the covers when the project is initially completed.
2. **Preferred Long-Term Land Use & Urban Design Concept.** This concept provides a blueprint for where structures/buildings can be located on the covers, as well as a range or potential programming/land use options that could be sited within each building site.
3. **Preferred Governance Structure.** Based on input from the City of Portland, State of Oregon, Community, and TBD community-based organization, an outline of a preferred governance structure for implementing the interim and long-term land use and urban design concepts and eventual development/land uses/programming on the covers.
4. **Recommendation/Next Steps.** The last element would present a list of recommendations for the City of Portland, State of Oregon, and potentially a future development partner to proceed with development on the freeway covers. These recommendation would include, but not be limited to:
 - **Title 33 Zoning Code Amendments.**
 - **Title 17 Transportation System Plan Amendments.**
 - **Governance Issues to Address.**



Community Framework Agreement Scoping Process

Phase 1 – Winter 2023 Ground Truthing

- Confirm direction outlined in ICA
- Confirm development constraints on covers
- Confirm development constraints on adjacent lands
- Identify draft developable footprints diagram
- Establish Technical Advisory Committee (City and State)
- Confirm Community Outreach Strategy
- Potential MOU between State and City regarding CFA Scoping Process

Phase 2 – Spring 2023 Land Use/Development Scenarios and Constraints

- Develop conceptual long term land use/development scenarios (to identify implementation issues)
- Develop conceptual interim land use/development scenarios (opening day)
- Investigate “best practices”, how other jurisdictions programmed and govern similar structures
- Investigate governance concepts

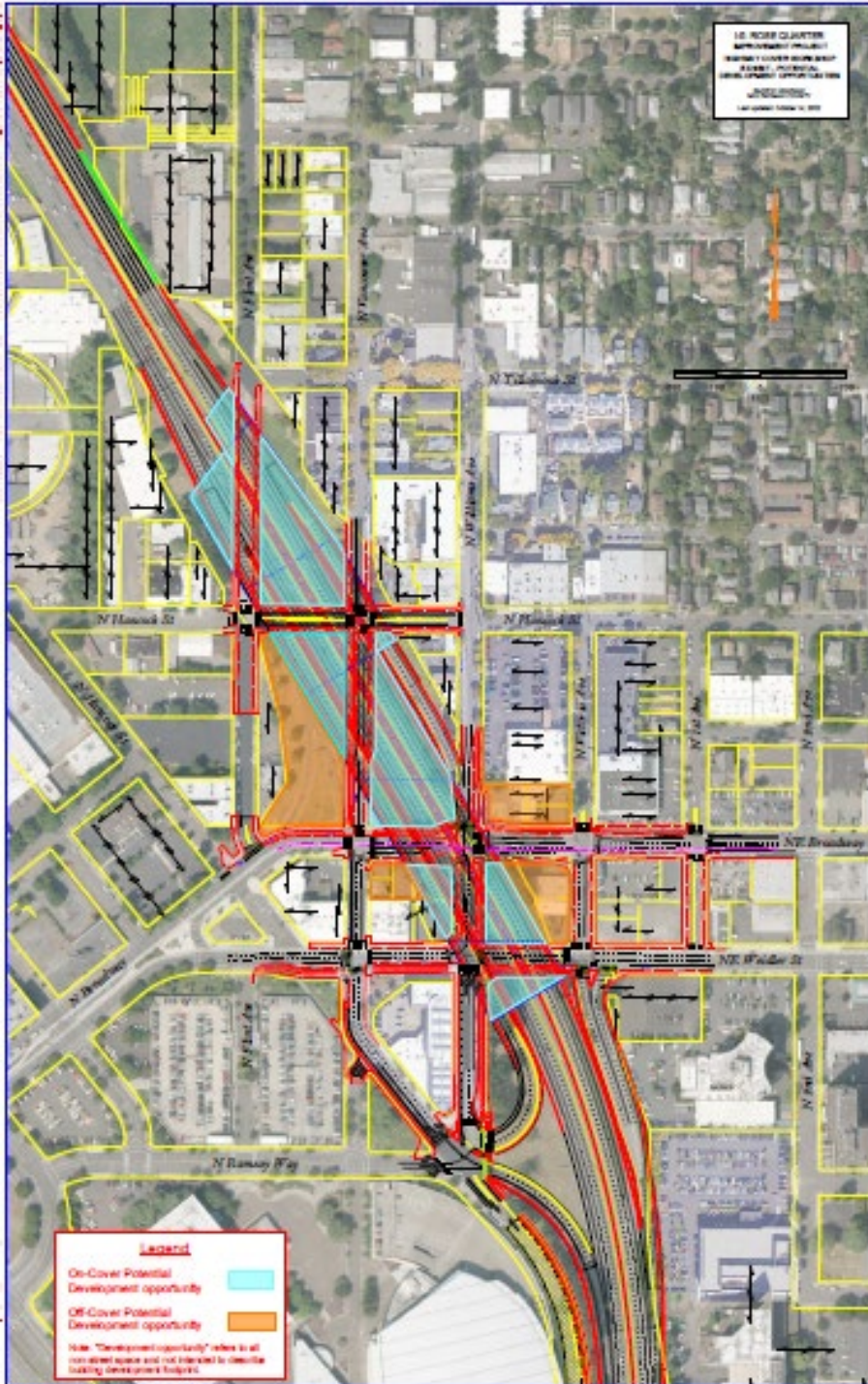
Phase 3 – Summer/Fall 2023 Preferred Land Use/Development Concept

- Identify preferred long term land use/development concept
- Identify preferred interim land use/development concept
- Outline draft governance structure

Phase 4 – Fall 23/Winter 24 Implementation Strategy

- Draft preferred governance structure (IGA/MOU)
- Identify potential funding strategies
- Draft interim and long-term implementation strategy (IGA/MOU/DA)





Questions

1. **Incumbrances & Site Constraints.** What easements, setbacks, no build zones or other constraints exist that will frame buildable footprints (on and adjacent to covers) ?
2. **ICA Vision.** How can the cover design best support the direction and range of uses identified for the covers and adjacent lands in the ICA?
3. **Information Needed for 30% Design.** What is the minimal direction needed by ODOT to move into 30% design phase?
4. **Construction Type Allowances & Constraints.** Are there certain building construction types that are not allowable on covers?
5. **Landscaping & Open Space Programming Allowances & Constraints.** What limitations exist to landscape materials and open space programming options on covers?
6. **Grade/Slope Impacts on Building Pad Location.** How can level building pads and open space areas be established on covers?
7. **Building Height vs Building Massing.** Is building height or building massing (weight) the biggest factor?

Information Need to Start

- **HAAB Materials.** All background materials, agendas, presentations, and meeting notes shared with the Historic Albina Advisory Board (HAAB) since January 2021.
- **Proposed/Conceptual Drawings.** Scale drawing of current design for freeway covers, including location of expansion joints, easements, and other areas where development cannot be located.
- **Detailed Grading Plan.** Information about the grade/elevation of the covers. This is necessary as there appears to be a great grade change across the covers from east to west than is presented in the Independent Cover Assessment, and thus, this will affect how and where certain land uses and development pads can be located.
- **Allowances/Constraints.** List ODOT cover restrictions, meaning setback requirements from edge of covers for development (on and off the covers), setback requirements from expansion joints and other sensitive elements on covers, and any other provisions or requirements that will dictate where development can and cannot be located on the covers and on the parcels immediately adjacent to the covers.





THE BUREAU OF **PLANNING** & **SUSTAINABILITY**

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VISIT US ONLINE portland.gov/bps

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Traducción e Interpretación | Biên Dịch và Thông Dịch | अनुवादन तथा व्याख्या | 口笔译服务 |
Устный и письменный перевод | Turjumaad iyo Fasiraad | Письмовий і усний переклад |
Traducere și interpretariat | Chiaku me Awewen Kapas | 翻訳または通訳 | ການແປພາສາ ຫຼື ການ
ອະທິບາຍ | الترجمة التحريرية أو الشفهية | Portland.gov/bps/accommodation



QUESTIONS & ANSWERS



NEXT STEPS

- ▶ **Winter 2022**
 - » Supplemental EA public comment period closes on January 4, 2023
- ▶ **Spring 2023**
 - » Federal Highway Administration decision document
- ▶ **Mid-2023**
 - » Finalize early work package design

THANK YOU!

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