



Historic Albina Advisory Board

SUMMARY MATERIAL

Meeting 33
June 11, 2024

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HISTORIC ALBINA ADVISORY BOARD (HAAB)

MEETING #33 SUMMARY

Date: June 11, 2024

Time: 4:00 PM – 6:00 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 sessions [one](#) and [two](#) are available on the project website.

Historic Albina Advisory Board Members in Attendance

- Sprinavasa Brown
- Bryson Davis
- Joy Alise Davis
- JT Flowers
- Leslie Goodlow
- Cobi Lewis
- Kevin Modica
- James Posey
- Dr. Carlos Richard
- John Washington III

Historic Albina Advisory Board Members Not in Attendance

- Cleo Davis
- Andrew Campbell
- Dr. Ebony Amato-Blackmon
- Keith Edwards

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
- Rachael Hoy, City of Portland, Bureau of Planning and Sustainability
- Mike Serritella, City of Portland, Bureau of Planning and Sustainability
- Cadence Petros, I-5 Rose Quarter Improvement Project, Design Team
- Sam Tedford, I-5 Rose Quarter Improvement Project, Design Team

Staff, City, and Community Partners

- Shannon Singleton, I-5 Rose Quarter Improvement Project, Strategic Advisor
- John Wolf, I-5 Rose Quarter Improvement Project, Design Team
- James McGrath, I-5 Rose Quarter Improvement Project, Design Team

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- Bill Hart, I-5 Rose Quarter Improvement Project, Design Team
 - Meghan Skornia, I-5 Rose Quarter Improvement Project Team
 - Shawnea Posey, City of Portland
 - Sharon Daleo, City of Portland
 - Patricia Diefenderfer, City of Portland
 - Amy Nagy, Prosper Portland
 - Lisa Abuaf, Prosper Portland
 - Kerry Werner, I-5 Rose Quarter Design Project, Team Lead
 - Mike Baker, I-5 Rose Quarter Improvement Project, Team Lead
 - Natalie Warner, I-5 Rose Quarter Improvement Project Team, Technical Support
 - Maren Brantner, 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
 - Nicole Sherbert, I-5 Rose Quarter Improvement Project Team, Notetaker

Agenda

- Welcome/Principles of Agreement/Introductions
- Public Comments
- Project Updates
- Reconnecting Albina Planning Project (Information)
- Economic Feasibility for Cover Development
 - » Information and Breakout Room discussion
- Next Steps /Adjourn

Welcome, Introductions, Agenda Review

Erica 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.

Public Comment

Erica opened the meeting to public comment and Natalie Warner provided details on how attendees could provide public comment. No public comments were made during the meeting. One written comment was submitted, which is included at the end of this summary.

Content Overview

Erica provided context for the meeting by describing a handout that was emailed to HAAB members answering questions they raised in the April and May meetings. She also provided background on ECONorthwest's (ECO) portion of the presentation focused on wealth generation through cover development, and the City's portion of the presentation focusing on other reinvestment projects in the Lower Albina area.

Project Updates

ODOT Project Director Megan Channel provided some updates:

1. The project team was awarded a Federal Highway Administration (FHWA) Environmental Excellence Award at the American Association of State Highway and Transportation Officials conference in June. The award acknowledges the team and the HAAB for its excellence in community engagement and the efforts to adapt the highway cover to represent the community's vision.
2. The INFRA grant application is with U.S. Department of Transportation. A response on the grant application is expected in late August or early September.
3. The team is still working with the FHWA on finalizing a funding agreement for the \$450M Reconnecting Communities and Neighborhoods Grant (RCN). The use of funding will be consistent with the grant application and focuses on the first phase of highway cover construction.
4. There will be a series of meetings with METRO, TPAC & JPAC, and the Oregon Transportation Commission in July and August to ensure the RCN grant funds are programmed toward transportation improvement programs at the regional and state level. There will be an email to HAAB members with specific dates to these events so they can attend and engage with these committees.
5. A reminder that the HAAB will be on a summer break after this meeting and will be reconvening in the fall.

Reconnecting Albina Planning Project

Ericka Warren invited Rachael Hoy and Mike Serritella from the City of Portland to discuss the Reconnecting Albina Planning Project (RAPP) and Broadway Main Street Project.

Rachael showed an area map of projects planned for the Lower Albina area. She then focused on the RAPP, which is a collaborative project between the City and Albina Vision Trust. It is an 18-month project that received a \$1M planning grant. She anticipates the project will receive the grant funds at a City Council meeting in late July. The project will focus on integrating the cover into the surrounding area, focusing on restorative justice for the Black community.

Rachael explained what the RAPP is and is not with regard to the HAAB's role in community involvement, anticipated project outcomes, and foundational elements.

Rachael presented the RAPP timeline. The project team will continue to rely on the HABB for regular input and updates. The project workplan, including the community participation plan, will be created this summer and brought to the HAAB for input in October.

Broadway Main Street Project

Mike Serritella introduced the Broadway Main Street Project, which includes Broadway and Weidler Street improvements and a major redesign of the Broadway Bridge head area including Larrabee Avenue, which will eventually see new housing and a major public open space along the waterfront. The City will be partnering with ODOT and the HAAB because of the project's intersection with the highway cover structure.

The project received a \$38.4M RCN grant award in the spring of 2024. The grant agreement process with FHWA should conclude in late summer. The project team will join the Rose Quarter team through regional touchpoints with FHWA over the summer.

Mike also provided expectations for early and consistent engagement with the HAAB to explore project details and workforce development contracting opportunities.

- HAAB member asked Mike if his team has engaged youth organizations or pre-apprenticeship programs on the project.
 - » The project has not done this yet. They would appreciate the HAAB's expertise on what steps the project should take through the pre-grant agreement process.
 - » The HAAB member expressed their disappointment that these connections have not been made yet. They would like to see a budget for this engagement once funds are available. The HAAB member offered to connect offline.
- HAAB member is sending a video of JT Flowers as a guest speaker at the Youth Design Forum to everyone on the call. Portland Bureau of Transportation's engagement with youth organizations could be much better. They mentioned the development of the Youth Climate Commission as a model for active youth engagement that is happening in the city.

Economic Feasibility for Cover Development

Cadence Petros discussed three stages of the Rose Quarter project and identified opportunities for wealth generation within each phase. ECO's scope of work concerns improvements in the vertical development phase.

The steps for identifying wealth and job creation opportunities begin with determining what will be built on the cover and what uses will exist within that space. From there, we can begin identifying cost of construction and operation (a key part of ECO's scope) which will help determine future wealth and job creation opportunities.

ECO will look at five different uses on the cover, one of which will be open space. ECO is relying on input from the HAAB to isolate which uses they will evaluate in their cost/feasibility analysis. This analysis will not determine what will be built on the cover but is a first step in determining what is possible.

Cadence introduced questions for breakout room discussions. HAAB member responses to these questions will be used to inform ECO's cost/feasibility analysis and model uses on the cover.

Breakout Rooms

During the breakout sessions HAAB members reflected on the following questions:

- What benefits do you want development in the area to provide?
 - » Are some benefits more important than others?
- What uses do you think need to be located on the cover?
 - » Why?
 - » Are some uses more important than others?
 - » If a use is offered elsewhere in the district, should it also be provided on the cover?

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

- Ericka and breakout room participants discussed the following ideas and concepts:
 - » Single-story 10,000-SF performing arts/cultural center/recording center and studio with wayfinding to help artists and visitors navigate at the cover entrance and fit into the broader entertainment district. This facility should generate income and not be dependent on subsidies.
 - » Maximize proximity to Moda Center to generate community wealth and encourage visitors to spend time there. Create places visitors might go before or after a Blazers game like restaurants, bars, and nightlife.
 - » John's Landing was mentioned as an example of the type of development that could work on the cover.
 - » The cover will be a transient environment that should make money, people may not want to live there. Build a hotel off the cover.
 - » Consider cohorts of larger businesses in three-story buildings that bring sectors of businesses with similarities together.
 - » Anchor tenants that draw people when there are not events. Restaurants and food on the waterfront are a good example.
 - » The Vancouver Waterfront and 5th Street in Eugene are good models for us to consider. Compact, parkable, and walkable – space must be agile and conducive to new businesses and arts. Anchor space for governance, health, and wellbeing.
 - » Food production – community gardens that support farm-to-table restaurants and markets.
 - » Vertical farming to accompany one-story buildings. Do not underutilize roof-top space. Could be opportunities for power generation (solar), gardens, etc.

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- » Programmed open space – museum with connected open space that can be educational and historical. Oregon Black Pioneers are thinking of a place to put a 10,000- to 12,000-SF museum that could fit on a smaller parcel on the cover.
 - » Don't look at things from a poverty perspective – open space should be uplifting, strength based, and inspiring. What we build needs to be world class, long lasting, and have market appeal and be attractive.
 - » Art that highlights current artists and is rotating, not art that dwells in tragedy.

Breakout Room 2 (Facilitator: Sam Tedford; Notetaker: Meghan Skornia)

- Sam Tedford and breakout room participants discussed ECO's scope of work:
 - » Disappointed that the HAAB is not being presented with data about how high-level jobs can be generated for the Black community in healthcare and education in relation to the project and in construction of the cover.
 - » Project could be a leader in workforce development and training in healthcare and education to create advanced jobs and close the gap in economic disparity for the Black community.
- Amy Nagy mentioned Advance Portland, which is the economic strategy for the city of Portland that highlights where the city is competitive in different industry clusters that she can share with the HAAB.
- HAAB member asked to hear ECO and Prosper's perspective on how the project fits into the Economic Development Strategy for Portland and how it integrates into the comprehensive plan that has been funded by the federal government to increase opportunities for the Black community. Amy Nagy agreed and said this can be discussed at a later time.
- HAAB members discussed uses and benefits:
 - » Uses need to be built and flexible and cannot be trendy.
 - » There needs to be a governing body that facilitates change over time so the space is flexible and will continue to be useful in the future as priorities change in the community.
 - » Create opportunities for wealth advancement, support for workers' rights, and a focus on management and governance so the Black community can decide how the space will evolve.
 - » Open space is important but should not be a primary use.
 - » We do not have enough Black architects and engineers. Create a facility that brings together Black professionals from across the nation to study, train, and stay in Portland to build up the Black community.
 - » Identify partners in areas like education, workforce development, and healthcare who might be interested in this space to help offset cost or build out vision.

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- » Project should be planned so that development parcels can be owned by the Black community.
 - » Need to think about commercial Community Land Trust and using it as a model for Black folks to own or rent suites within a building.
 - » Want to see a study of market conditions and current resources in the area.
 - HAAB member said that Albina Vision Trust is working to become both a developer and steward of the space that ensures that what is built is owned by the community and creates generational wellbeing for the Black community.
 - Sam acknowledged they heard that HAAB priorities are rooted in land ownership and ensuring that any development that takes place can circulate benefits directly to the Black community. HAAB members are more interested in spaces being flexible than specific uses currently.
 - Sam noted that without having specific uses in mind it's harder to think about job creation possibilities for the site. ECO will keep this in mind as they are thinking about this initial phase of modeling construction cost estimates and operating estimates.
 - HAAB member asked for a chart to identify the probability of opportunities for both businesses and jobs on the project and to tie them to NAICS codes. This is so we can determine what skills will be involved in the development of the project and forecast opportunities for the Black community to be a part of it.

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

- HAAB member said the project area should be able to produce and export goods and services and not just consume them.

Next Steps and Adjourn

Cadence Petros outlined next steps for ECO through the summer, which includes refining cover uses for an economic feasibility study and reporting back with findings in October.

Ericka Warren reminded attendees of the summer break for HAAB meetings but expressed that there will still be multiple opportunities for engagement in the interim.

Dr. Steven Holt thanked the HAAB for their continued effort, reminded them of the importance of the generational work they are doing, and reiterated opportunities for engagement between now and October.

The meeting was adjourned at 5:56 PM.

CHAT TRANSCRIPT

MAIN MEETING		
Time	From	Message
16:24:43	HAAB Sprinavasa Brown, Executive Director to Everyone	I hope you all have a lovely break
16:24:51	HAAB Sprinavasa Brown, Executive Director to Everyone	Thank you Megan
16:55:54	City/PBOT Shawnea Posey to Everyone	Sharon Daleo (PBOT) was one of the volunteers at the ELSO event.
16:57:37	HAAB Sprinavasa Brown, Executive Director to Everyone	Replying to "Sharon Daleo (PBOT) ..." Thank you Shawnea, t...
16:57:50	City/PBOT Mike Serritella to Everyone	Thanks all! Have a great summer break HAAB members - I'll follow up individually to learn more about partnerships. Take care!
16:58:11	City/PBOT Shawnea Posey to Everyone	Reacted to "Thank you Shawnea, t..." with 👍
17:01:03	City, PBOT Sharon Daleo, she/her to Everyone	Reacted to "Thank you Shawnea, t..." with ❤️

BREAKOUT ROOM ONE		
Time	From	Message
17:07:09	RQ Team Cadence Petros to Everyone	<ul style="list-style-type: none"> • What benefits do you want development in the area to provide? • Are some benefits more important than others? • What uses do you think need to be located on the cover? • Why? • Are some uses more important than others? • If a use is offered elsewhere in the district, should it also be provided on the cover?
17:20:27	RQ Team Isabelle Kennedy to Everyone	You can find more detailed info about the square footage in the March question responses document here, pg 3: https://i5rosequarter.org/media/xe0n5jty/240312_haab_meeting_response_to_questions_remediated.pdf
17:22:46	RQ Team Ericka Warren to Everyone	What about programmed open space?

BREAKOUT ROOM TWO

Time	From	Message
17:07:05	HAAB Joy Alise Davis, she/her Imagine Black to Everyone	Good evening
17:26:26	RQ Team Angela Nguyen to Everyone	5 minutes remaining!
17:30:01	RQ Team Angela Nguyen to Everyone	Time has been extended, breakout room will close at 5:40 pm
17:32:58	HAAB Joy Alise Davis, she/her Imagine Black to Everyone	Lol :)
17:34:14	HAAB Joy Alise Davis, she/her Imagine Black to Everyone	Could be nice to have a Commercial Community Land Trust and have Black folks own or rent their suites within the building
17:35:32	RQ Team Angela Nguyen to Everyone	5 minutes remaining
17:35:58	HAAB Joy Alise Davis, she/her Imagine Black to Everyone	I would be amazing for AVT to own the land, and Black folks/biz lease or own or lease the suites.
17:40:34	HAAB JT Flowers to Everyone	Technically the land must be owned by ODOT given that the cover itself spans an interstate highway. That said, AVT can obtain air rights / development rights over the cover + can own the buildings built atop it!

HISTORIC ALBINA ADVISORY BOARD PUBLIC COMMENTS

JUNE 11, 2024

PAUL RIPPEY (6/5/2024)

Email from Paul Rippey about HAAB Public Comment

(RQ-8194)

Subject: HAAB Public Comment

I think there is a very long backlog of unanswered public comments, dealing with the actual design of the I5 widening (no one is sure what your plans actually are); with the whole question of induced demand; with striping strategies and the desirability of wider lanes; with alternative transport strategies including filling I5 in and putting a boulevard in its place; with the likely damping effect of tolling on demand and the possibility that no expansion whatever is justified; with the alternative of encouraging carpooling and busses; with the likely influx of new traffic into downtown and the cost in congestion and lives that will result; with the possibility of renumbering I 205 as I5 and making that the main N-S corridor so that the present I5 can get the same treatment as Harbor Drive; with the data set that you have used to come up with your scenarios; with the wisdom of building more freeways at a time when downtown Portland is already suffering, and the climate is becoming increasingly dangerous; with the overwhelmingly negative public reaction in every hearing to widening; and with the cost, which has quadrupled since you float the idea originally.

Would you work on that backlog of questions first before you do other things?

Paul Rippey

N. Portland