

HISTORIC ALBINA ADVISORY BOARD

MEETING 33

June 11, 2024



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.



Board chat is part of the meeting summary.



Experiencing technical difficulties? Call 503-479-8674.

AGENDA

- ▶ Welcome/Introductions/Meeting Overview
- ▶ Public Comment
- ▶ Content Overview
- ▶ Project Updates
- ▶ Reconnecting Albina Planning Project
- ▶ Economic Feasibility for Cover Development
 - » Breakout Sessions and Report Back
- ▶ Next Steps and Adjourn

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: 874 4302 1143

Passcode: 508847

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

CONTENT OVERVIEW



PROJECT UPDATES



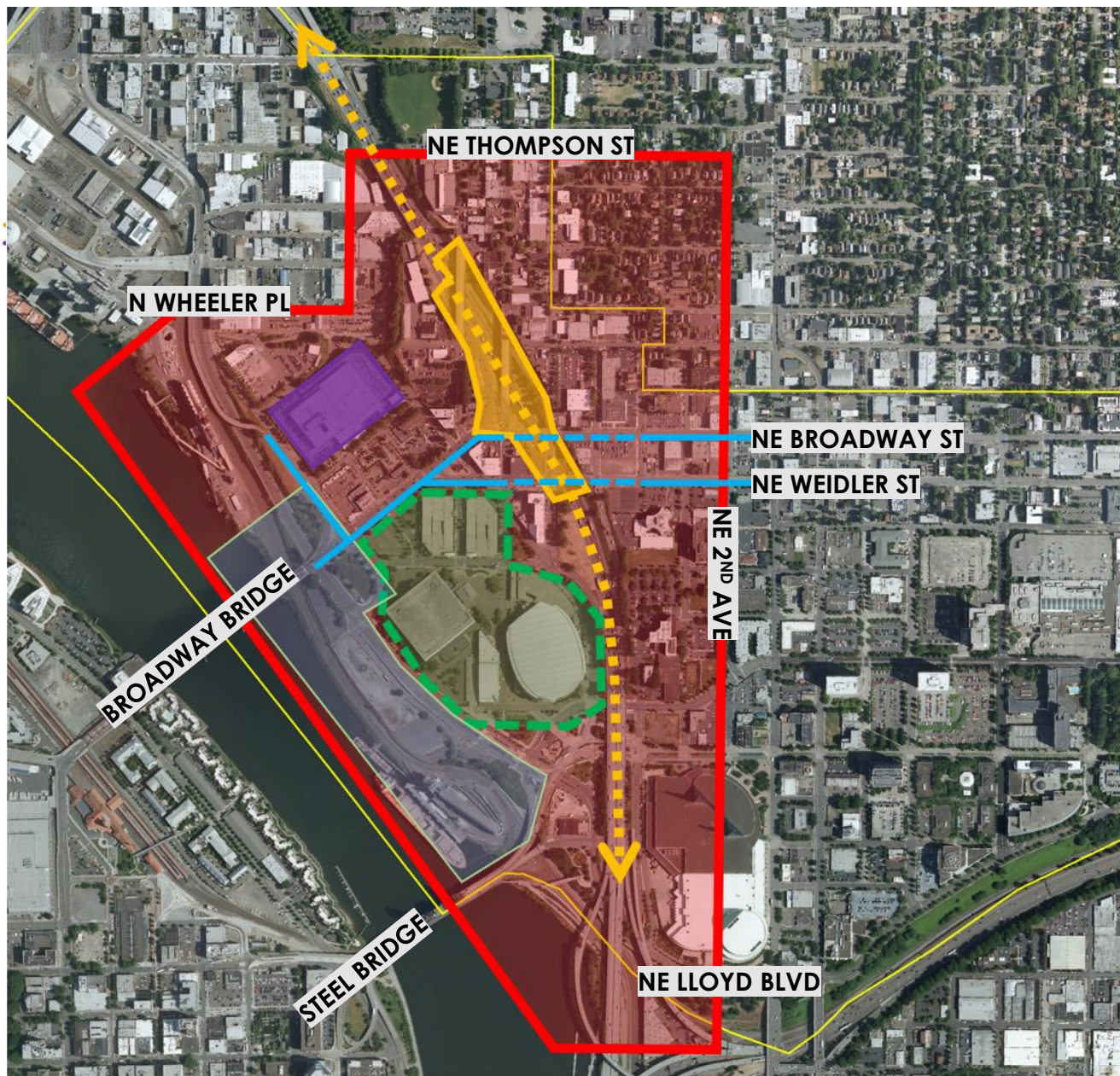
RECONNECTING ALBINA PLANNING PROJECT





RECONNECTING COMMUNITIES GRANT PROJECTS

- ▶ Planning Grant
 - » Reconnecting Albina Planning Project
- ▶ Capital Construction Grant
 - » Broadway Main Street Project



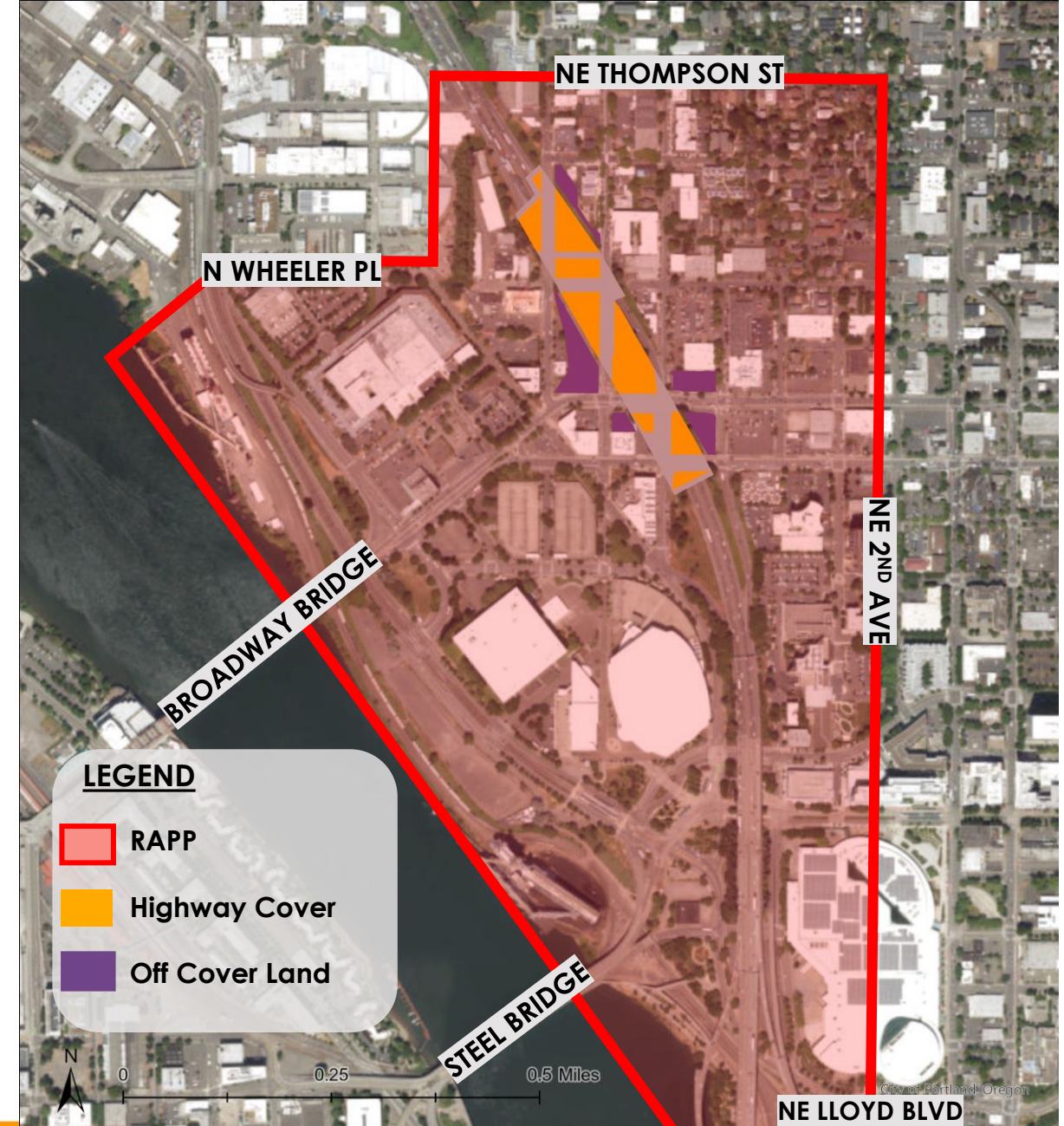
LOWER ALBINA PROJECTS

-  N/NE Quadrant Plan Boundary
-  ODOT I5RQ Improvement Project
-  Reconnecting Albina Planning Project
-  Broadway Main Street Project
-  Rose Quarter Operating and Lease Agreements
-  Mathew Prophet Education Center
-  AVT / Lloyd Waterfront Study

RECONNECTING ALBINA PLANNING PROJECT (RAPP)

RAPP builds on the work done to-date on highway cover and extends community priorities to the broader district.

- ▶ **Partners:** PBOT, BPS, Prosper, and AVT
- ▶ **Timeline:** 18 Months
- ▶ **Funding:** \$1 Million Planning Grant (including 20% local match)
 - » Council accepts grant in Summer 2024
- ▶ **Deliverables and Leads:**
 - » Community Participation Plan (AVT + BPS)
 - » Land Use Framework Plan (BPS)
 - » Public Realm Framework Plan (PBOT/BPS)
 - » Street Framework Plan (PBOT)
 - » Community Funding/Finance Strategy (Prosper + AVT)



RECONNECTING ALBINA PLANNING PROJECT (RAPP)

TOPIC	WHAT IT IS	WHAT IT IS NOT
COMMUNITY INVOLVEMENT	Community engagement will include : <ul style="list-style-type: none"> • regular briefings to the HAAB • HAAB members will be invited to RAPP events. 	Does not supersede the HAAB's role: <ul style="list-style-type: none"> • As primary community advisor to ODOT regarding the I5RQ Project.
ANTICIPATED OUTCOMES	Will make recommendations to amend the: <ul style="list-style-type: none"> • Comprehensive Plan policies • Zoning Code • Urban Design Framework (concepts) • Transportation Systems Plan 	It will not produce a detailed master plan with uses for Albina and the Lloyd/Rose Quarter Areas.
FOUNDATIONAL ELEMENTS	Suggests potential strategies regarding: <ul style="list-style-type: none"> • Governance • Ownership • Financing • Contracting agreements 	Does not establish : <ul style="list-style-type: none"> • Permits for buildings • or adopt other legally binding agreements that address wealth creation, future ownership, or contracting.

DRAFT RAPP TIMELINE: JUNE 2024 – DECEMBER 2025

Summer 2024

Community Participation Plan

Existing Conditions Analysis & Policy Review

- » June: Historic Albina Advisory Board
- » RAPP project overview
- » Creation of web page

Fall 2024

Publish Existing Conditions Report & Policy Review

Opportunities & Assets/Constraints

- » Public Engagement
- » October: Historic Albina Advisory Board

Winter 2025

Draft Urban Design/Land Use Framework

- » Cover Scenario Development

Draft Local Street Network

Governance & Community Financing

- » Public Engagement
- » Historic Albina Advisory Board

Spring 2025

Refine Urban Design/Land Use, Street & Governance/Finance Concepts

- » Public Engagement
- » Historic Albina Advisory Board

DRAFT RAPP TIMELINE: 2025 - BEYOND

Summer/Fall 2025

Draft Implementation Strategy & Action Items

- » Public Engagement
- » Historic Albina Advisory Board

Winter/Spring 2026

Begin Legislative Adoption Process

- » Discussion Draft Plan
- » Public Engagement
- » Community Open House
- » Historic Albina Advisory Board

Summer 2026 - 2027

City Adoption

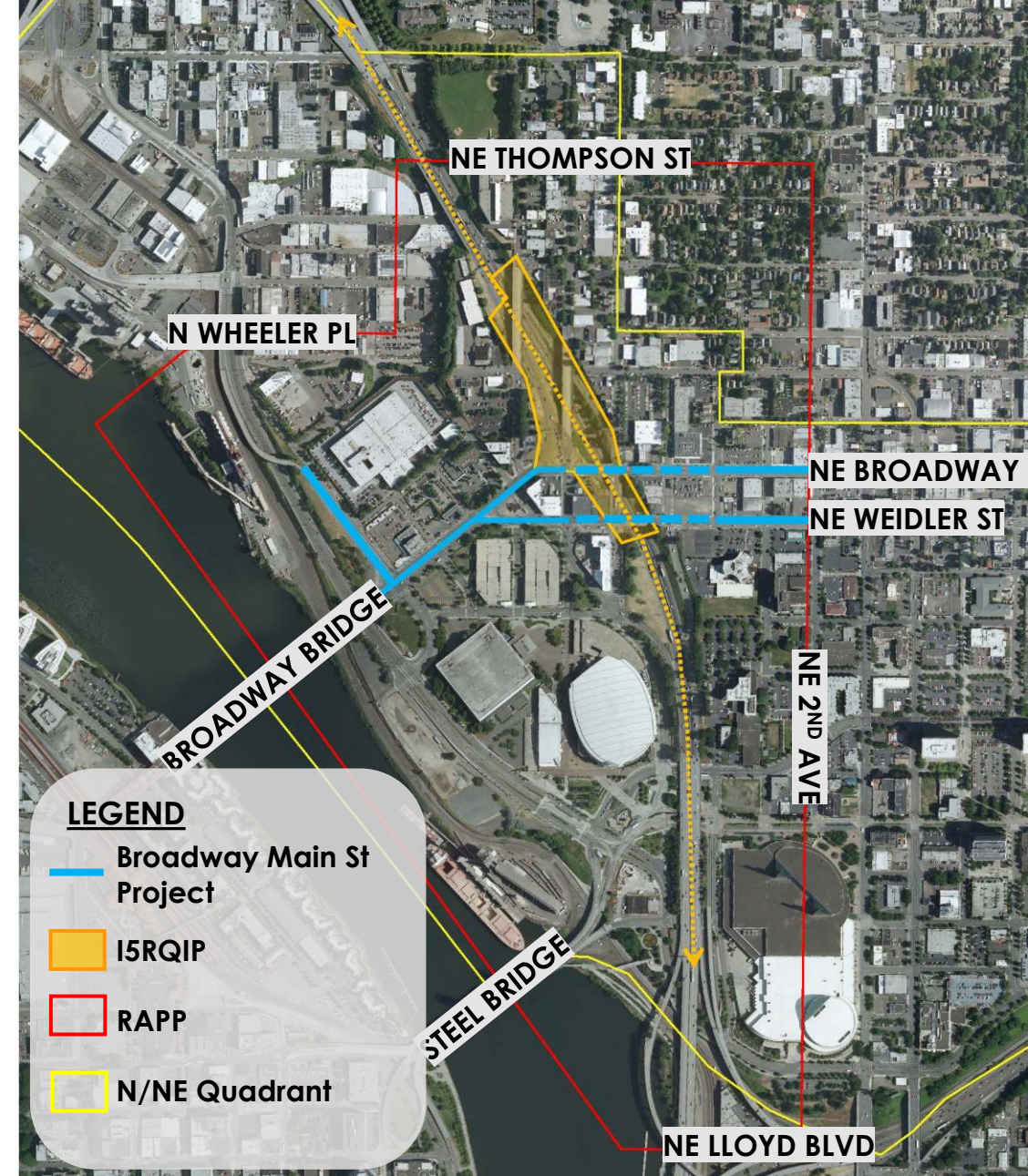
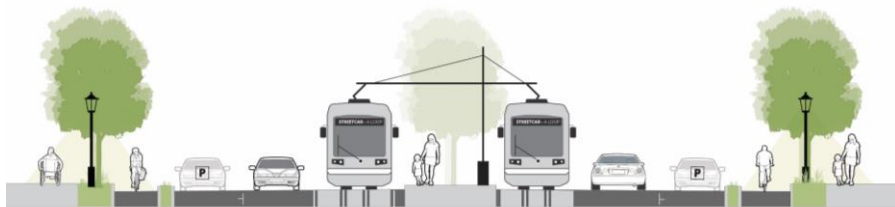
- » Planning and Design Commissions
- » City Council

BROADWAY MAIN STREET PROJECT

► Project Goals:

- » Main Street redesign to reconnect Albina area to nearby neighborhoods and support future development goals. Improve safety and access for current and future residents of the Albina area.
- » Honor the district's history through public realm elements including public art, urban design, and monumentation.
- » Advance workforce development and equitable contracting goals to spur job creation and economic opportunities.

- **Lead Bureau:** PBOT
- **Timeline:** 2025 - 2028
- **Funding:** \$38.4 Million Design/Construction Grant



ECONOMIC FEASIBILITY FOR COVER DEVELOPMENT



WEALTH CREATION OPPORTUNITIES

DESIGN AND ENGINEERING	<ul style="list-style-type: none">• COBID Contracting• Apprenticeship
COVER CONSTRUCTION	<ul style="list-style-type: none">• COBID Contracting• Apprenticeship• Contract Splitting
VERTICAL DEVELOPMENT	<ul style="list-style-type: none">• Construction of Improvements• Ownership of Improvements• Use of Improvements

FIRST STEPS

- ▶ To predict wealth and job creation opportunities we first need to **determine what buildings** will house those opportunities.
- ▶ To consider which uses the community might want to advance, it helps to understand the **costs to construct and operate** those uses.

ECO'S SCOPE OF WORK

▶ Develop Inputs for Cost Analysis

- » Use HAAB feedback to explore **five uses** for cover development
- » At least one use will be open space

▶ Conduct Cost Analysis

- » Create **proforma** and test how uses perform
- » **Estimate costs** for construction and operations

CONSIDERING USES: IN TWO PARTS

What benefits are desired from development in the area?

- ▶ Job creation
- ▶ Wealth creation
- ▶ Social and cultural uplift
- ▶ Access to open space
- ▶ What else?

CONSIDERING USES: IN TWO PARTS

What makes sense to build on the cover?

- ▶ Is the use planned or envisioned elsewhere in the area?
- ▶ Is this use on the cover important because of adjacent uses or corridor desires?
- ▶ What development is needed for the cover to feel like an inviting place?
- ▶ What else?

POTENTIAL USES: WHAT WE'VE HEARD

- ▶ Independent Cover Assessment community priorities
- ▶ Feedback from City offered examples

QUESTIONS FOR BREAKOUT DISCUSSION

- ▶ **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 DISCUSSION

- ▶ 25 minutes
- ▶ Breakout discussions are being recorded and will be posted to YouTube after the meeting.



BREAKOUT ROOM REPORT BACK



ECO'S NEXT STEPS

- ▶ Refine uses for economic feasibility study
- ▶ Report back with findings in October

NEXT STEPS



THANK YOU!

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