



# ODOT-ALBINA VISION TRUST PARTNERSHIP WORKPLAN UPDATE SEPTEMBER 2024

## Workplan Background

On March 14, 2024, the Oregon Transportation Commission (OTC) unanimously passed a resolution formalizing a partnership between the Albina Vision Trust (AVT) and the Oregon Department of Transportation (ODOT) on the I-5 Rose Quarter Improvement Project.

The OTC resolution establishes three primary outcomes related to future land ownership and the intended restorative justice goals of the Project.

**First**, the creation of a work plan “to jointly explore options for the highway cover governance and future ownership of surplus lands associated with the Project.” This section of the resolution calls for learning who can build on the cover, how those development rights are awarded and how surplus lands created through the construction process are allocated.

**Second**, ODOT and AVT are directed to work together “to determine if AVT can have access and rights to:

1. The future lease(s) and/or easement(s) for developable air rights on the Project's highway cover, and
2. Ownership and development rights for surplus property associated with the Project, under current law and regulation.”

ODOT is exploring whether it would be possible with current policies to grant AVT development rights over the highway cover and ownership over Project-related surplus lands.

**Third**, ODOT and AVT are directed to collaborate, if current policies are not sufficient, to “determine what law and regulatory changes are needed to provide AVT with those rights” and directs ODOT to “work in partnership with AVT ... toward mutually-agreed upon regulatory changes as needed.”

While ODOT and AVT are working collectively to “get to yes” on achieving the objectives of the resolution related to access and rights to the highway cover and surplus lands, the resolution itself does not convey any rights or ownership of land.

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## Workplan Development

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A work plan was finalized in May 2024 by Albina Vision Trust and ODOT to jointly explore options for the highway cover agreements and future ownership of surplus lands associated with the project. Collaborative implementation of the workplan commenced immediately.

### Progress on Workplan Phases and Key Tasks

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Phase	Key Task	Status
<b>Phase 1:</b> Planning and initiation	• Kick off meeting	Complete
	• Defining roles and responsibilities	Complete
<b>Phase 2:</b> Research (On-Cover and Off-Cover)	• Legal and regulatory analysis	Complete
	• Comparative analysis of similar agreements/leases	Complete
	• On-Cover Developability Analysis	In process
<b>Phase 3:</b> Synthesis and Implementation	• Identify necessary legal or rule changes	In process
	• Partnerships for regulatory changes: Collaborate to develop a joint strategy	In process

AVT engaged with members of the HAAB and the COAC over the summer around the design and visioning for development atop the highway cover. This work informs progress on the workplan and the Reconnecting Albina Planning Project.

### Next Steps

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AVT and ODOT are continuing their research and collaboration. Phase 2 (research) is slated to be complete this fall. Phase 3 (synthesis and implementation) has begun and will continue through mid-2025. Legislative action is expected to be required in order to achieve a final development agreement. An update on progress will be provided at future HAAB meetings.