



I-5 Rose Quarter Improvement Project Executive Steering Committee (ESC)

Meeting #5 Summary

MEETING DATE: November 23, 2020

MEETING TIME: 3:00 - 4:30PM

LOCATION: Zoom online meeting

This document is a summary of the I-5 Rose Quarter Improvement Project Executive Steering Committee meeting. The [meeting presentation](#) and [recording](#) provide additional documentation of this meeting.

ESC Members in Attendance

ESC Chair: Alando Simpson, Vice Chair,
Oregon Transportation Commission (OTC)

Lynn Peterson- Metro, President

Dr. Ebony Amato- N/NE Community
Development Initiative

Marlon Holmes- N/NE Housing Strategy

Nate McCoy- National Association of
Minority Contractors, Executive Director

Brendan Finn- Oregon Department of
Transportation (ODOT), Urban Mobility
Office

Jana Jarvis- Oregon Trucking Associations,
President

Julia Brim-Edwards- Portland Public
Schools (PPS) Board Member

Doug Kelsey- TriMet, General Manager

Bryson Davis- Williams and Russell Project

Current ESC Members Not in Attendance

Robert Camarillo- Oregon Building Trades, Executive Secretary

Staff Members

Dr. Steven Holt, I-5 Rose Quarter Improvement Project Executive Steering Committee Facilitator

Megan Channell, I-5 Rose Quarter Improvement Project Director

April deLeon-Galloway, I-5 Rose Quarter Improvement Project Public Involvement and Communications Lead

Ericka Warren, I-5 Rose Quarter Improvement Project Executive Steering Committee Co-Facilitator and Historic Albina Advisory Board Facilitator

Amber Ontiveros, facilitation team support, I-5 Rose Quarter Improvement Project Owner's Representative Team

Natalie Warner, technical support, I-5 Rose Quarter Improvement Project Owner's Representative Team

Enjoleah Daye, notetaking, I-5 Rose Quarter Improvement Project Owner's Representative Team

Guest Presenters

Sam Imperati, Independent Highway Cover Assessment facilitator, ICM Resolutions

Katie White, Independent Highway Cover Assessment, ARUP

Terry Hayes, Independent Highway Cover Assessment, TAHA

Olivia Moss, Independent Highway Cover Assessment, HR&A Advisors

Candace Damon, Independent Highway Cover Assessment, HR&A Advisors

Nolan Lienhart, Independent Highway Cover Assessment, ZGF

Charles Kelly, Independent Highway Cover Assessment, ZGF

Meeting Objectives

Meeting objectives included:

- Receive project update from ODOT
- Review of the Project's Independent Highway Cover Assessment Schedule
- Preview of the independent Project Document Review
- Introduce highway cover governance and finance considerations
- Review the independent Facilitation Needs Assessment

Welcome, Introduction Principles of Agreement

Dr. Steven Holt welcomed members to the fifth Executive Steering Committee meeting, reminded the group of the principles of agreement, and reviewed the agenda.

Chair Alando Simpson opened the meeting acknowledging the complexities of the process and project and recognizing the emotional toll associated with the history of the project and the multitude of differences in expectations, perceptions, backgrounds, and life experiences. He

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also noted the project's importance and benefit to the region and state and the opportunity this process and project present to bring people together despite broader national narratives that currently reinforce polarization in our communities. Chair Simpson emphasized that the process will consider human lives and impacts and uplift voices within the Black community moving forward to aim for a unified objective and direction for future populations in this community that combats injustices and inequities that exist today.

Public Comment

The following individual provided oral public comment:

- Aurelia Nelson-Roski, a local middle school student, commented on the climate crisis and opposition to the I-5 Rose Quarter Project. See *I-5 Rose Quarter Project- ESC Meeting (November 23, 2020)*, [[Video](#)], 12:30.

Director Update

Megan Channell, Project Director, provided a project update:

- Megan announced a statewide training requirement for all members of Oregon State Boards Committees, and Commissions that extends to members of the Executive Steering Committee.
- Megan updated the committee that Federal Highway Administration issued the environmental decision document on November 6 – a Finding of No Significant Impact joined with a Revised Environmental Assessment. The publication of this document marks the completion of the environmental review phase as required by the National Environmental Policy Act and provides direction for the Team to proceed with project design.
- Megan reminded Executive Steering Committee members that as the project shifts into the design phase, the Team will be developing performance metrics to measure progress towards the committee's defined outcomes expressed at last month's meeting. Drafting of the performance metrics is underway by the technical leadership team (ODOT, Metro, Portland Public Schools) and will be shared with the Historic Albina Advisory Board (HAAB) and the Executive Steering Committee for future discussion and approval.
- Megan mentioned as ODOT moves forward with the design phase, the Team is working closely with the Construction Manager/General Contractor (CM/GC) Hamilton/Sundt A Joint Venture, in association with Raimore Construction. The Team is in the process of onboarding the Hamilton/Sundt joint venture, whose contract was executed in early November, who will provide the value engineering and contractor perspective throughout design phase. The Construction Manager/General Contractor will have close and frequent coordination with the Community Oversight Advisory Committee (COAC) and the disadvantaged business enterprise and workforce program.
- The Historic Albina Advisory Board, which will include appointed positions and positions selected by application, is currently recruiting for members to elevate African American voices with ties to the historic Albina community through November 30. HAAB members will

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be announced at the next Executive Steering Committee meeting on December 14 with anticipation of the first meeting of the Historic Albina Advisory Board in January.

In response, Lynn Peterson asked ODOT staff:

- *whether the Historic Albina Advisory Board application and supplemental information could be shared with committee members, for clarification on the number of members that will be on the Historic Albina Advisory Board (including the number of at-large positions), and for a description of the selection criteria and the time frame for when committee members will know the timeline and the process for selection.*
- *Megan responded that the maximum number of Board members would be 17, depending on the number of applications received and their consistency with the criteria developed by community leaders on the project team. A selection panel including project team members and Metro will meet to finalize that criteria to consider whether applicants:*
 - *have an established personal or professional connection to the historic Albina or relation to the BIPOC community;*
 - *demonstrated or expressed values about restorative justice; and/or*
 - *have devoted volunteer professional time to the community.*

Independent Highway Cover Assessment

Sam Imperati, Independent Highway Cover Assessment facilitator, provided an [overview](#) of the input process and next steps, before introducing the main presentation focusing on three key efforts: project document review, governance and finance, and facilitation and needs assessment (as summarized below):

- The Independent Highway Cover Assessment team discussed process milestones including an overview of future timelines:
 - Phase 1 Documentation Review (listen/assess): This first-round community workshop in February 2021 will share document review process outcomes.
 - Phase 2 Scenario Exploration (ideate/generate): The second workshop in April 2021 will explore different alternatives for highway cover designs.
 - Phase 3 Scenario Evaluation (evaluate/refine): The final workshop will evaluate how the scenarios align with the ESC values and outcomes.
 - Final Report: The ESC will make a recommendation to the OTC in July 2021 based on the results from the evaluation framework and final assessment report.
- As part of document review, the Independent Highway Cover Assessment team has evaluated existing conditions, assessed the work that ODOT and other agencies had done as it relates to neighborhood improvements, conducted site visits, and examined the Environmental Assessment and related studies. The Independent Highway Cover Assessment team will use the values and outcomes approved by Executive Steering Committee as guideposts for the document review process. A brief snapshot of the documents reviewed include:
 - All documents related to the I-5 Rose Quarter Improvement Project

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- National Environmental Policy Act (NEPA) and Environmental Peer Review documents
- City of Portland planning documents, including: the N/NE Quadrant Plan, Central City 2035 Plan, and Climate Action Plan
- Best practices of similar highway cover projects around the country as it relates to design standards
- The Independent Highway Cover Assessment team reminded the Executive Steering Committee that the observations from the document review process, plus the Project values and outcomes and additional identified opportunities, will inform development of a framework guiding development of different highway cover design alternatives and design selection.
- The Independent Highway Cover Assessment team also presented their detailed findings related to two focus areas: community cohesion and governance and finance. First, Independent Highway Cover Assessment team consultant Terry Hayes provided an overview of impacts through a community cohesion lens that will be considered as part of developing a framework for evaluating design scenarios. He expressed that the challenge is in addressing the cumulative effects of historic harms to the Albina community and posed the following questions to Executive Steering Committee members for discussion:
 - Is anything missing in this approach to Document Review?
 - What observations should the Independent Highway Cover Assessment team consider regarding the unique challenges of community cohesion?
 - *Lynn Peterson asked whether in looking at community cohesion how the users of the community now and in the future will want to use the area. The Independent Highway Cover Assessment team answered that this effort of looking at solutions will be an important next step as part of scenario development.*
 - *Doug Kelsey asked if the Independent Highway Cover Assessment team has identified any blind spots based on their experience that may cause problems in setting up the approach in this region. The Independent Highway Cover Assessment team answered that the technical pieces are there, but that it will be important to combine those pieces to take a look in a holistic way at the community perspective.*
 - *Julia Brim-Edwards asked whether this effort is meant to set the scope or a checkpoint in the process. The Independent Highway Cover Assessment team answered that this is not the last chance for the Executive Steering Committee to provide input on the results of the community cohesion Document Review. Information from the other Documents Review focus areas will be provided at future meetings.*
- Next, Independent Highway Cover Assessment team consultants Olivia Moss and Candace Damon provided an overview of the impacts through a Governance and Finance lens that will be considered as part of developing a framework for evaluating design scenarios. They described several strategies from real world examples and highlighting what made them successful, including: Klyde Warren Park in Dallas, Central Waterfront in Seattle, and the Rose Kennedy Greenway in Boston.

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- Efforts related to governance and finance seek to address three objectives:
 - How is the initial design and construction paid for?
 - How are the highway covers maintained over time and in a way that delivers on the promises that are made?
 - Who is organizing the coalition of stakeholders to design, build, and maintain the investment over time?
- The Independent Highway Cover Assessment team had two primary observations from these best practice examples:
 - Projects are successful when the communities in which they are built have come together to tell a story about how highway cover can be an economic and community development opportunity in addition to a transportation solution.
 - Many highway cover project examples have no single source of funding or unified governance structure and all projects were advanced by partnerships for funding and long-term governance.
- Related to governance and finance, the Independent Highway Cover Assessment team posed the following questions to the Executive Steering Committee for discussion:
 - Which of these examples resonate with you?
 - What questions do you have about the work we will do in finance and governance strategy?
 - Should an economic development rationale focus on the ability of investment to deliver economic opportunities within Historic Albina, to the community displaced from Albina, or other considerations?
 - *Brendan Finn asked what types of entities generally coordinated efforts related to development of structures in the examples provided. The Independent Cover Assessment Team answered that economic development agencies typically engaged in these types of efforts.*
 - *Doug Kelsey asked what legislative or other rules needed to change to optimize outcomes like those in the examples, particularly those needed by real estate developers. The Independent Cover Assessment Team answered that there were changes that needed to be made in implementation of each example and more information will be provided to the Executive Steering Committee in future meetings.*
 - *Chair Alando Simpson asked for more information on the breakdown of capital funding by type. The Independent Cover Assessment Team answered that this information will be provided to the Executive Steering Committee in future meetings.*
 - *Julia Brim-Edwards asked what Albina Vision Trust's perspective is related to the proposed cover development rationale. The Independent Cover*

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Assessment Team answered that they did not want to speculate on Albina Vison Trust's perspective.

- *Executive Steering Committee members also discussed whether there is a road map to get us to delivering this type of economic development to the community, the opportunities and capacity for public/private partnerships, and whether funding would be provided by ODOT, the City of Portland, both, or other agencies (e.g., Federal). The Independent Cover Assessment Team added that these considerations will be an important part of ongoing considerations and discussions with the Executive Steering Committee.*
- Due to time constraints, Sam Imperati, Independent Highway Cover Assessment facilitator, informed the Executive Steering Committee that the Facilitation Needs Assessment would be brought back for discussion at the next meeting.

Next Steps

Dr. Steven Holt thanked committee members for their participation and asked whether members should consider two-hour meetings in the future, rather than 90 minutes. Executive Steering Committee members stated a preference for 90-minute meetings and were open to the idea of adding meetings rather than extending the meeting length. Dr. Holt adjourned the meeting at approximately 4:30 pm.

Adjourn

Note: The meeting was hosted as a Zoom Webinar format that enabled Executive Steering Committee members to unmute their microphones and use web-cameras to participate in the meeting. Attendees, or public observers, remained in "listen-only" mode and without access to video functions.