

HISTORIC ALBINA ADVISORY BOARD

MEETING 31

April 9, 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.

AGENDA

- ▶ Welcome/Principles of Agreement/Introductions
- ▶ Public Comment
- ▶ March HAAB Meeting Follow-Up
 - Breakout Session Discussions
- ▶ Preparation for May HAAB Meeting
 - Breakout Session Discussions
- ▶ OTC Resolution Update
 - Breakout Session Discussions
- ▶ 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

MARCH HAAB MEETING FOLLOW UP



MARCH MEETING: WHAT WE HEARD

▶ Priorities

- Economic ecosystem
- Education
- Safety and health
- Cover design governance

▶ Precedents

- Access to resources
- Art and landmarks rooted in Black history
- Feasibility and funding

▶ Technical Questions

- Ownership
- Earthquake resilience
- Square footage, building size, green space
- Advanced technology
- Cover cost

BREAKOUT ROOM DISCUSSION

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



MARCH HAAB MEETING FOLLOW-UP

FULL-GROUP DISCUSSION



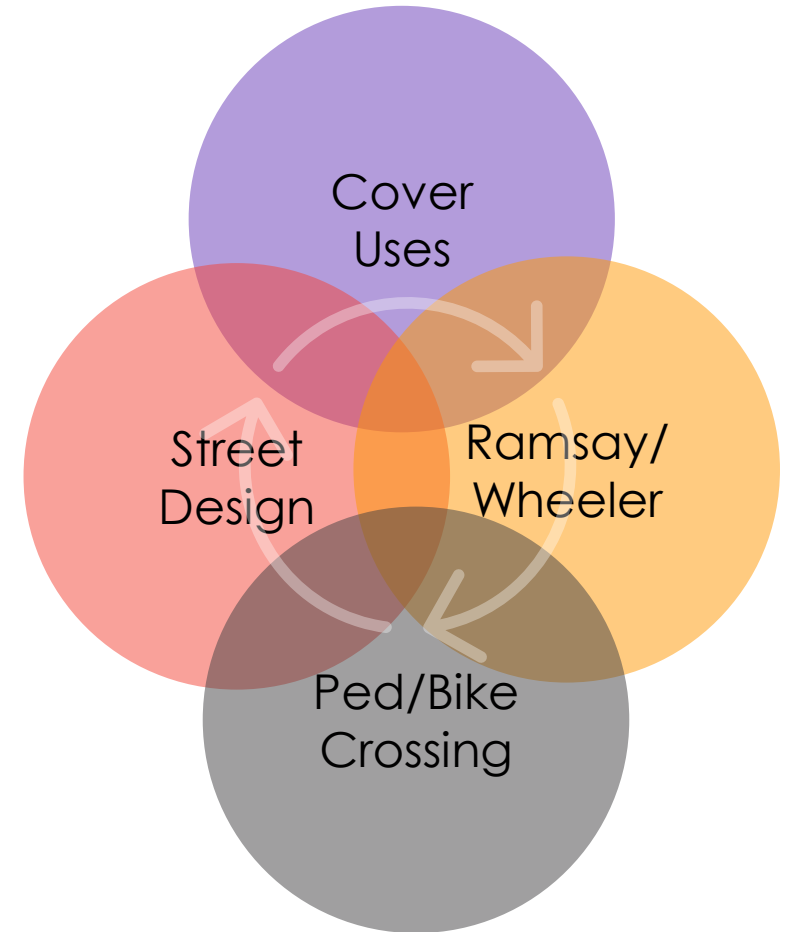
PREPARING FOR MAY HAAB MEETING



DESIGN TOPICS FOR HAAB INPUT

- ▶ Highway Cover Design for mix of uses
- ▶ Ramsay and Wheeler operations
- ▶ Pedestrian and Bicycle crossing configuration
- ▶ Multimodal Street and Public Realm Design

These topics are inter-related so we will discuss them individually and together.



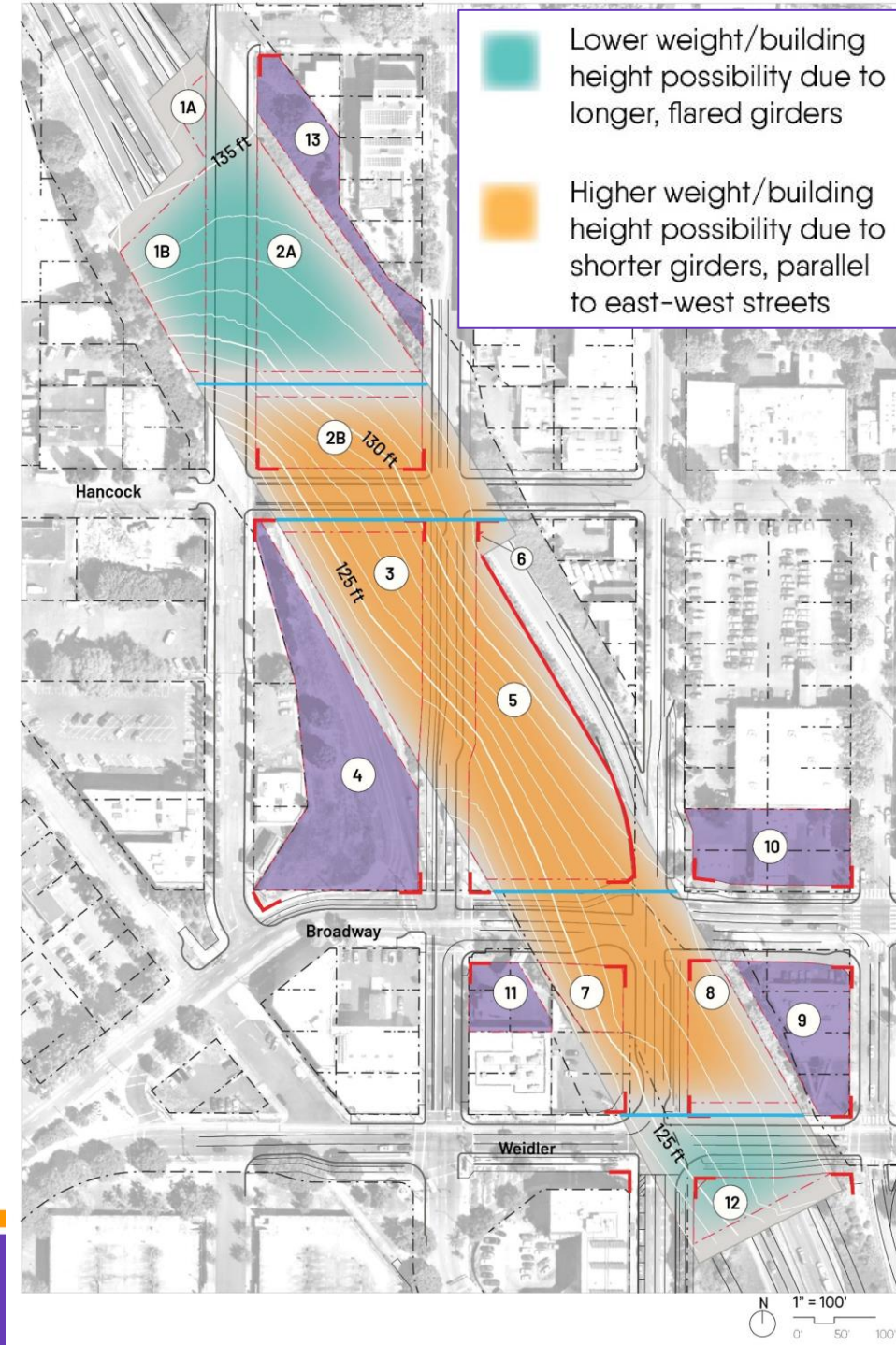
COVER DESIGN DUE DILIGENCE STUDY

- ▶ Design Team reported on initial study of technical considerations that could affect development options.
- ▶ Objective: Provide an overview of technical due diligence work and receive feedback.
 - » Define the potential parcels (defining project footprint)
 - » Provide update on cover capacity
 - » Describe factors such as offsets that may affect use or building placement
 - » Provide examples of development that could be compatible with technical considerations
 - » Identify potential follow-up questions related to technical due-diligence



RECAP OF FINDINGS: TECHNICAL ASSUMPTIONS

- ▶ Parcels 1a, 1b and 12 (see exhibit) will likely be permanent public parcels with limited/no vertical development/conditioned occupiable space.
- ▶ Parcel 2a will be limited to up to one-story light framed buildings, while the remaining parcels (except those listed above) will be limited to up to 3-story development.
- ▶ Transportation funds cannot be used to increase the girder size, which would support more weight on the cover, beyond the transportation needs.



RECAP OF FINDINGS: TECHNICAL ASSUMPTIONS

- ▶ A building cannot span over bridge joints and/or abutments due to different soil settlement rates of the bridge and building foundations.
- ▶ An on-cover and off-cover building can be connected by utilizing a bridge structure between the main buildings.
- ▶ Setbacks from bridge joints and abutments will be needed and specific dimensions will be determined through final engineering. The range of setback is between 10-15 feet.



RECAP OF FINDINGS: OWNERSHIP AND FINANCE

- ▶ On cover development will be more complex than traditional construction on terra firma. Special considerations include utilities, leasing, life safety, building structural systems, design and many more.
- ▶ Federal transportation funds are required to be used only for transportation facilities. If changes are required to an existing highway to accommodate a proposed use that is not directly related to transportation, those changes shall be provided without cost to federal transportation funds.
- ▶ On cover development is very likely dependent on public subsidy, the magnitude of which has yet to be determined but will be explored and defined further by work of the Project Team.

RECAP OF FINDINGS: DEVELOPMENT SCENARIOS

- ▶ The process of designing the highway cover uses will continue to seek input from the Black and historic Albina community through guidance from the project's Historic Albina Advisory Board.
- ▶ The process includes the development of preferred opening-day and longer-term development concepts, street and path design, and options for governance and financing, followed by the formation of a Community Framework Agreement to guide future development of the highway cover.
- ▶ ODOT is responsible for designing and constructing treatments/spaces on the covers to be in situ between the end of the project construction and before long term or other development will take place.

LOOK-AHEAD FOR MAY HAAB GUIDING 30% COVER DESIGN

- ▶ What considerations should shape the project as it moves into 30% design and beyond?
 - » Examples of what we have heard from HAAB to date:
 - Long-term and short-term land use programming and governance
 - Discussion of who benefits from cover development
 - Discussion of precedents and HAAB expertise
 - Human health including air quality and noise on the cover
 - Economic findings and feasibility of development
 - Workforce development and employment opportunities
 - Involvement of HAAB on other outreach or projects
 - Property acquisition and right of way
 - Context of greater Albina area and surrounding projects

BREAKOUT ROOM DISCUSSION

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



PREPARING FOR MAY HAAB MEETING

FULL-GROUP DISCUSSION



OTC RESOLUTION UPDATE



BREAKOUT ROOM DISCUSSION

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



OTC RESOLUTION

FULL-GROUP DISCUSSION



NEXT STEPS

- ▶ Project Updates
- ▶ Grant funding next steps

THANK YOU!

Website: www.i5rosequarter.org

Email: i5rosequarter@odot.oregon.gov

Phone: 503-470-3127

