

HISTORIC ALBINA ADVISORY BOARD

MEETING 30

March 12, 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
- ▶ Meeting Purpose and Format
- ▶ Part 1: General Project Information, District and Community Priorities
- ▶ Part 2: Technical Assumptions for Highway Cover Design
- ▶ Part 3: Precedents and Possibilities for Development
- ▶ Large Group Discussion
- ▶ Next Steps

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

WELCOME



INTRODUCTIONS

- ▶ David Barron
- ▶ D'Artagnana Calliman
- ▶ Canaan Chatnan
- ▶ Karanja Crews
- ▶ Max Decker
- ▶ Lakayana Drury
- ▶ Stephen Green
- ▶ Micah Greenburg
- ▶ Kimberly Moreland
- ▶ Raven Pearce

Share something you love or a fond memory about Albina, past or present?

Geneva'sThe way that she cut hair...

The new development opportunities from W&R to AVT projects, the best part about the present is what it will look like in the future.

Groundbreaking for Albina One!

ELSO's Youth Design Forum 2023 where 75 young adults went on a walking tour with Word is Bond Ambassadors

The best soul food in Portland at Doris'

I love the present landcape of the trees and the nature. This is very important to me!

My first Good in the Hood event when I moved to Oregon.

Dawson Park!

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: 829 7848 7330

Passcode: 007409

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

DOING BUSINESS DIFFERENTLY

TAKING A RESTORATIVE
JUSTICE APPROACH



MEETING FORMAT

Part 1: General Project Information, District, and Community Priorities

Presentation • Breakout room discussion • Breakout report back

Part 2: Technical Assumptions for Highway Cover Design

Presentation • Full-group discussion

Part 3: Precedents and Possibilities for Development

Presentation • Breakout room discussion • Breakout report back

Large Group Discussion

Reflection and Menti question

Reminder: Breakout rooms will be recorded and posted online after the meeting

PART I: GENERAL PROJECT INFORMATION, DISTRICT & COMMUNITY PRIORITIES

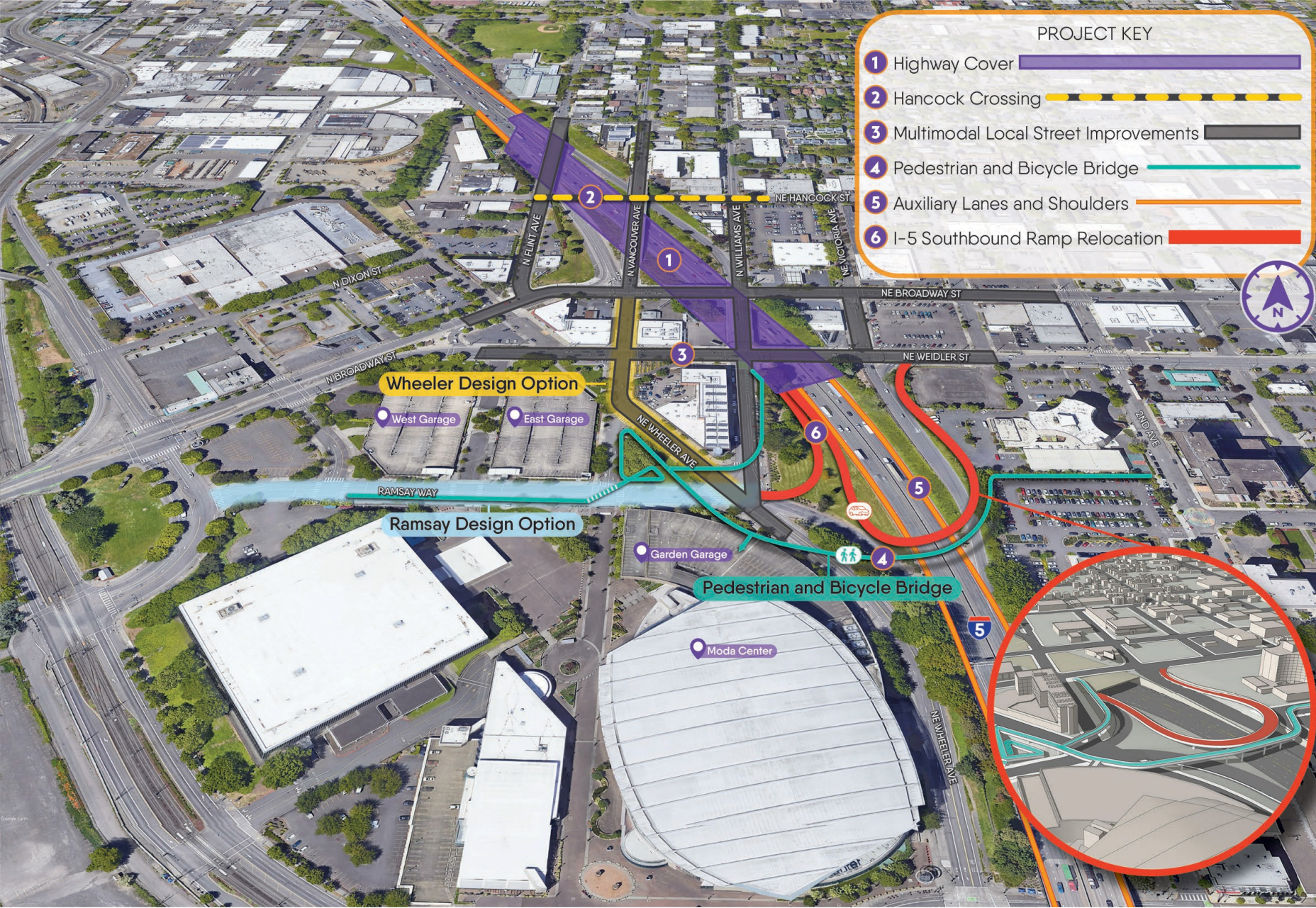


PROJECT VALUES

- ▶ Restorative Justice for the Albina Community
- ▶ Community Input and Transparent Decision-Making
- ▶ Mobility Focus
- ▶ Climate Action and Improved Public Health



Hill Block Building Cupola at Dawson Park.

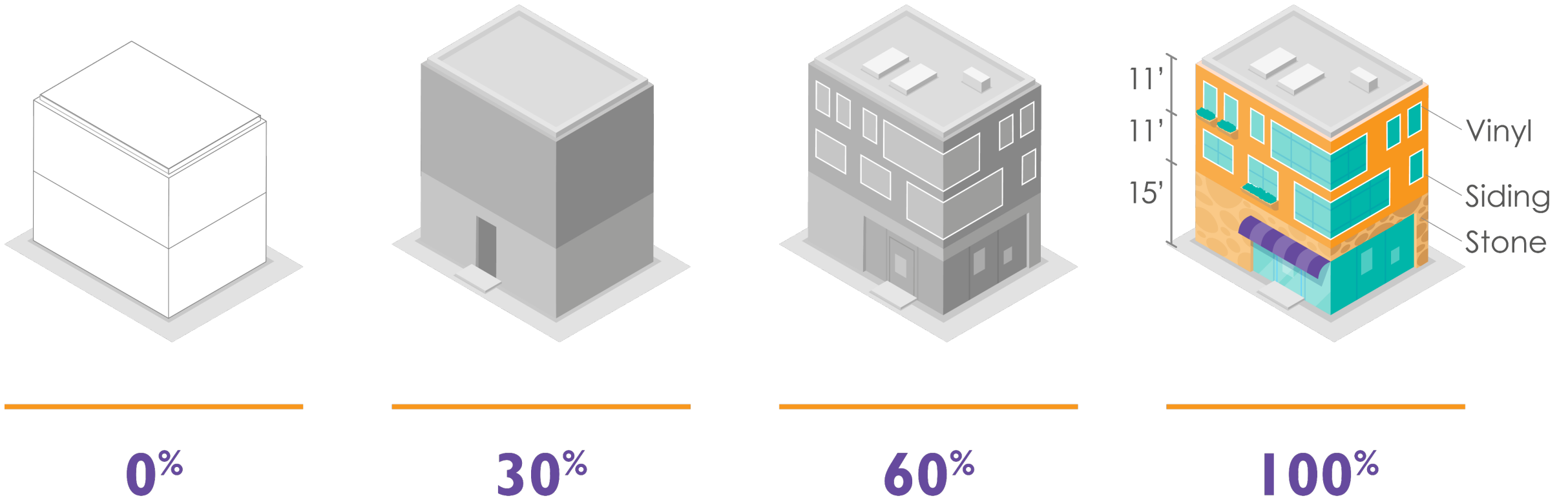


I-5 ROSE QUARTER IMPROVEMENT PROJECT










CURRENT PROJECT INFORMATION

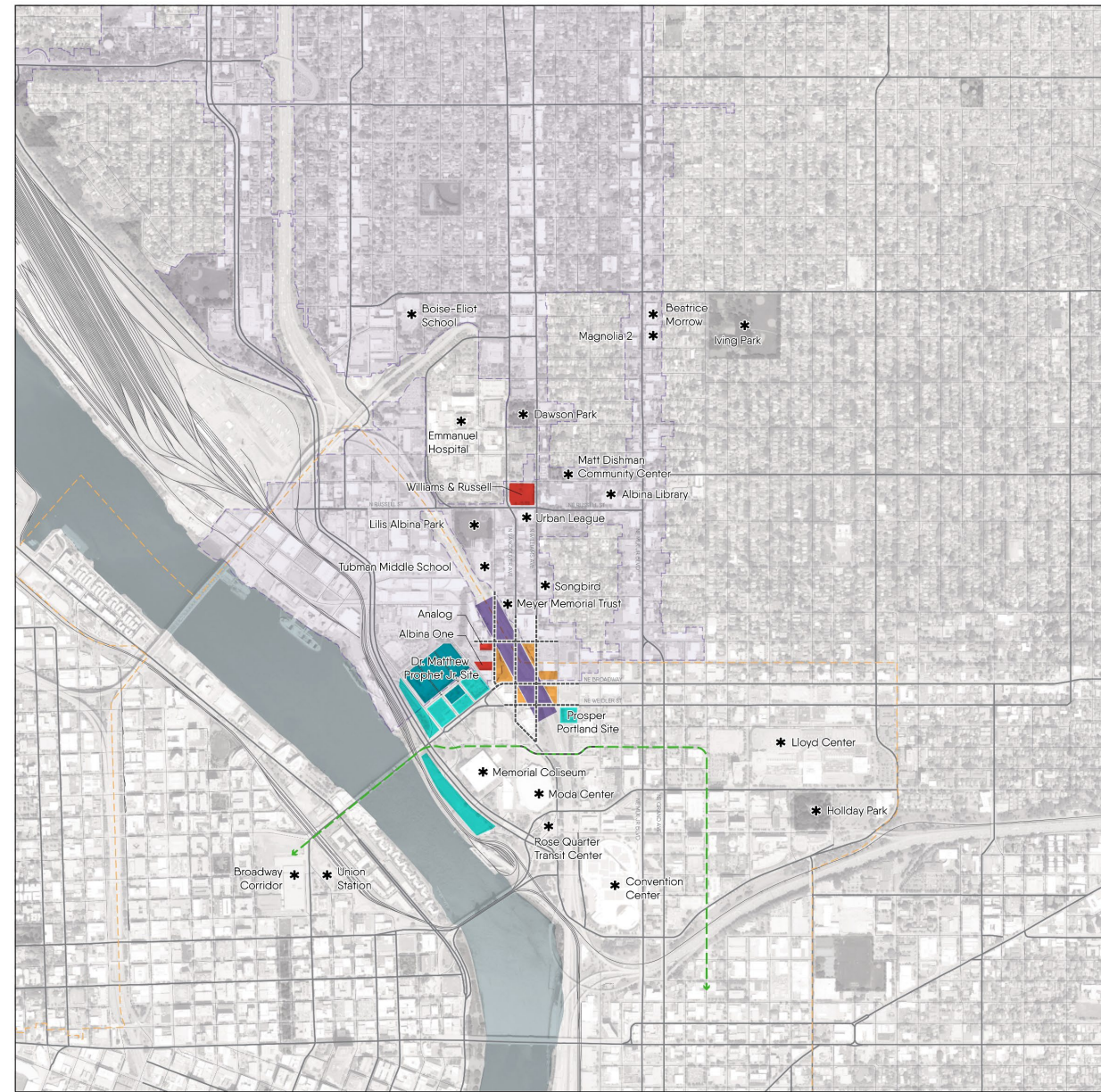





DESIGN CYCLE

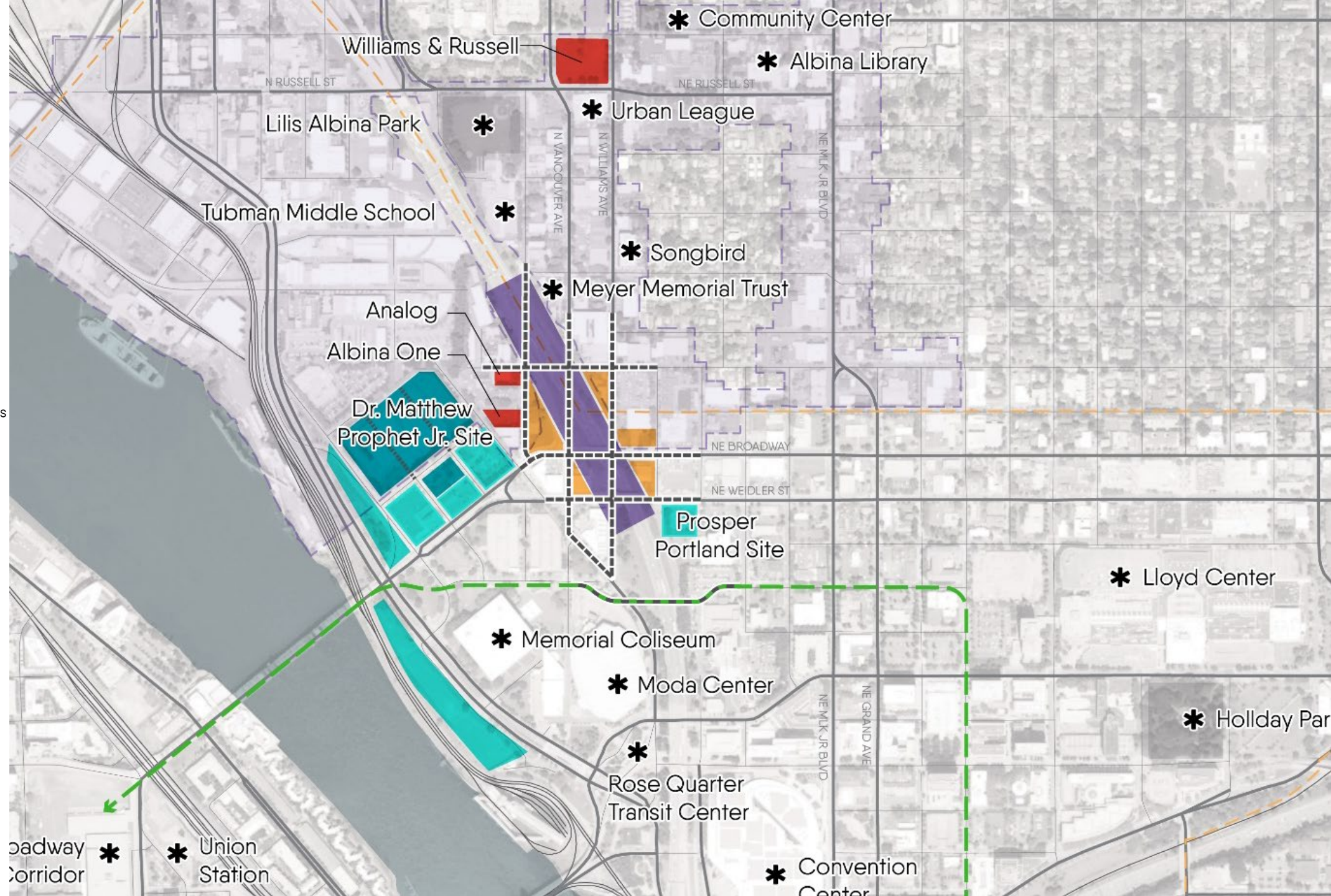


THE DISTRICT

-  I5RQ: I-5 Cover
-  I5RQ: Remnant Lands
-  Portland Public Schools
-  Places of Interest
-  Key Opportunity Sites
-  Developments in Progress
-  Interstate TIF
-  Central City Plan District
-  Green Loop Alignment



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-  I5RQ: Remnant Lands
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DRAFT HISTORIC ALBINA COMMUNITY PRIORITIES

▶ Community Wealth

- » Establish a Black community development corporation, along with a Black-controlled land trust
- » Create affordable rental and ownership business spaces
- » Establish a Black food sovereignty and market
- » Create permanently affordable rental and ownership housing

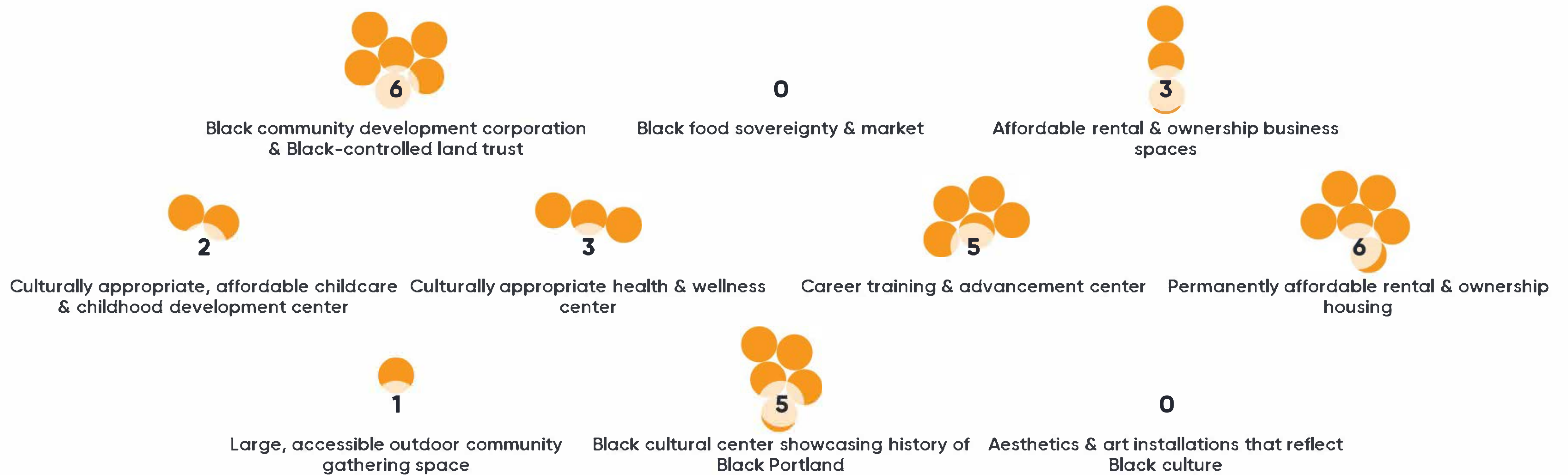
▶ Community Health

- » Create a quality, culturally appropriate, affordable childcare and childhood development center
- » Develop a culturally appropriate health and wellness center
- » Establish a career training and advancement center

▶ Community Cohesion

- » Build a large, accessible outdoor community gathering space
- » Develop a Black cultural center that showcases the history of Black Portland
- » Develop public realm aesthetics and art installations that reflect Black culture

Of the 10 priorities listed, which would you be excited to work on as a passion project if given the opportunity?



BREAKOUT ROOM DISCUSSION

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



Are there any other priorities we should consider or are missing from the list? Anything else you would like to add?

BREAK

FIVE MINUTES

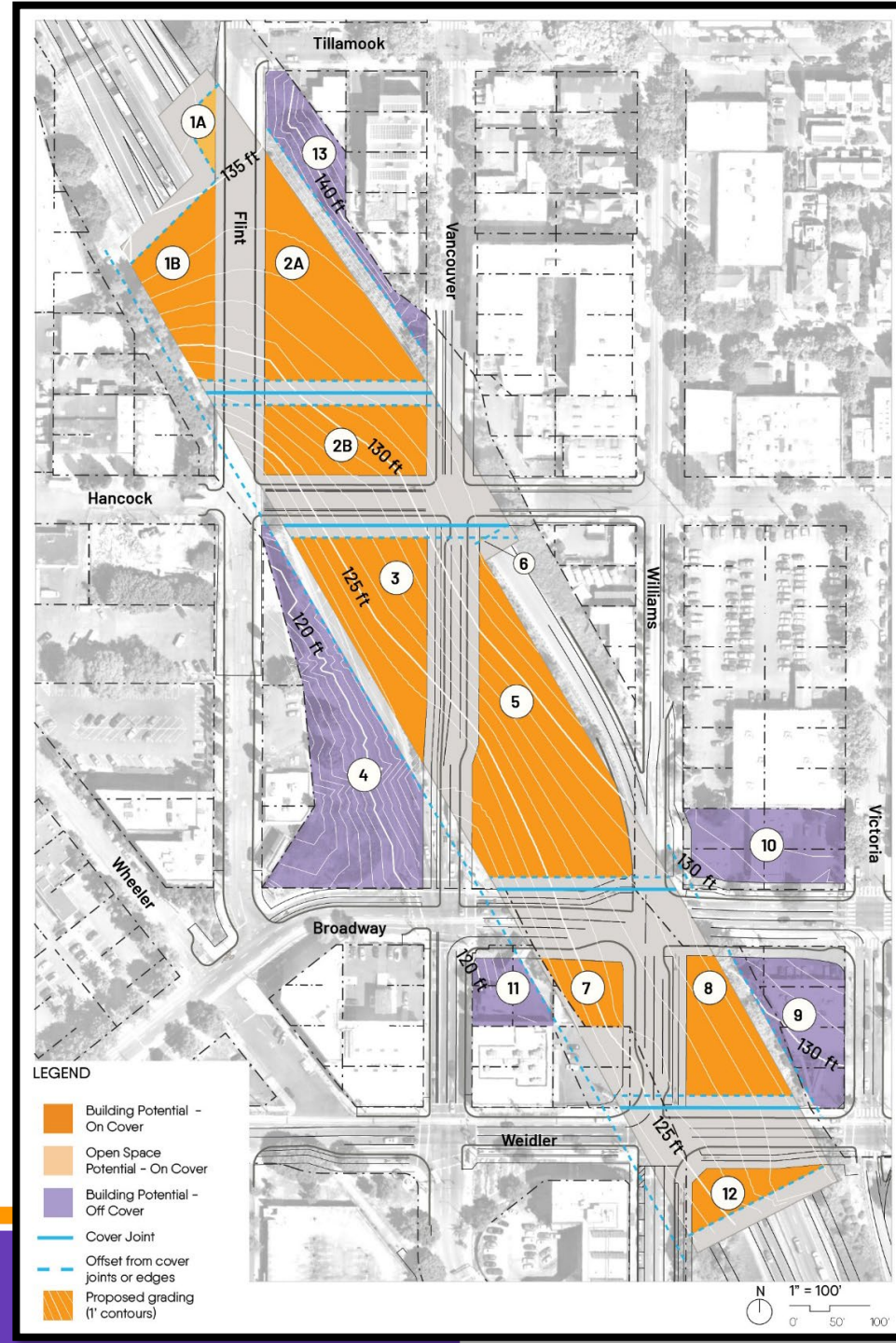


PART 2: TECHNICAL DESIGN INFORMATION



PROJECT SITE

- ▶ A new highway cover over I-5 that will reconnect local streets and create new community spaces on top for future development and economic opportunities
- ▶ Relocating the existing southbound exit ramp results in more community orientated streets
- ▶ Provides a range of on cover and off cover opportunities





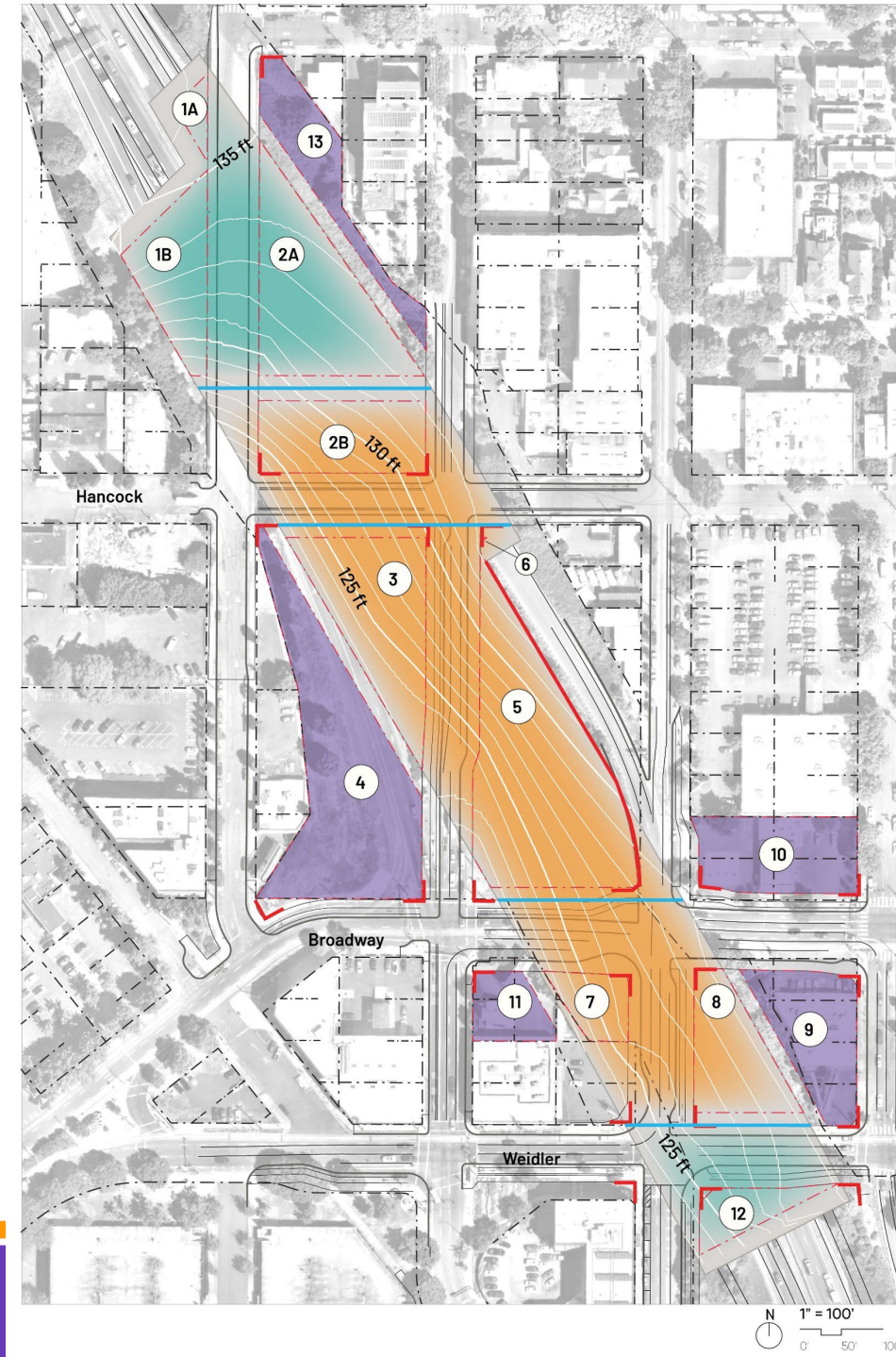
DESIGN CONSIDERATIONS

- ▶ Design Team conducted an initial study to identify and evaluate technical considerations that could affect development options on the new highway cover
- ▶ These design considerations included:
 - » Highway Cover Capacity
 - » Cover Offsets
 - » Bridge Joints
 - » Geotechnical Considerations
 - » Utilities and Access

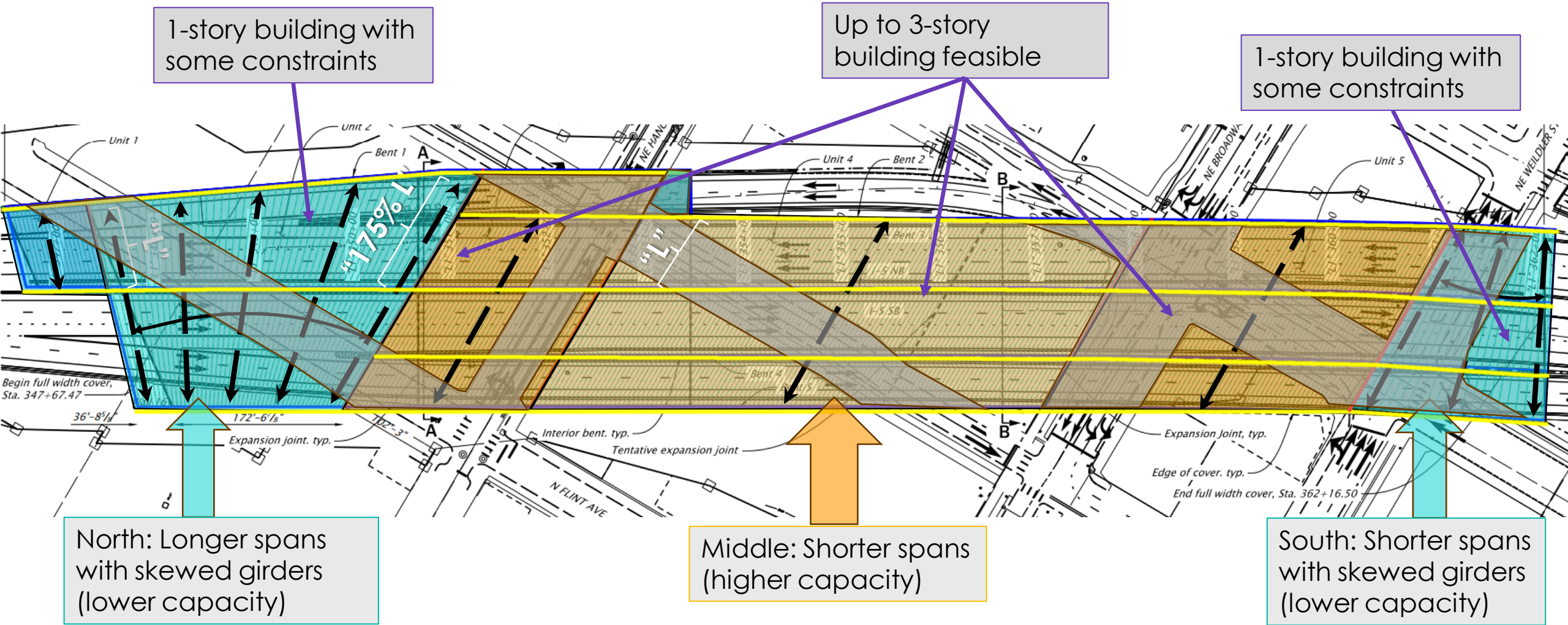
DESIGN TOPIC: COVER CAPACITY

- » Northern portion of the cover has less potential for larger buildings due to wider spans with fewer bridge columns
- » Middle of cover has best capacity for larger buildings (shorter spans with more bridge columns)

-  Lower weight/building height possibility due to longer, flared girders
-  Higher weight/building height possibility due to shorter girders, parallel to east-west streets

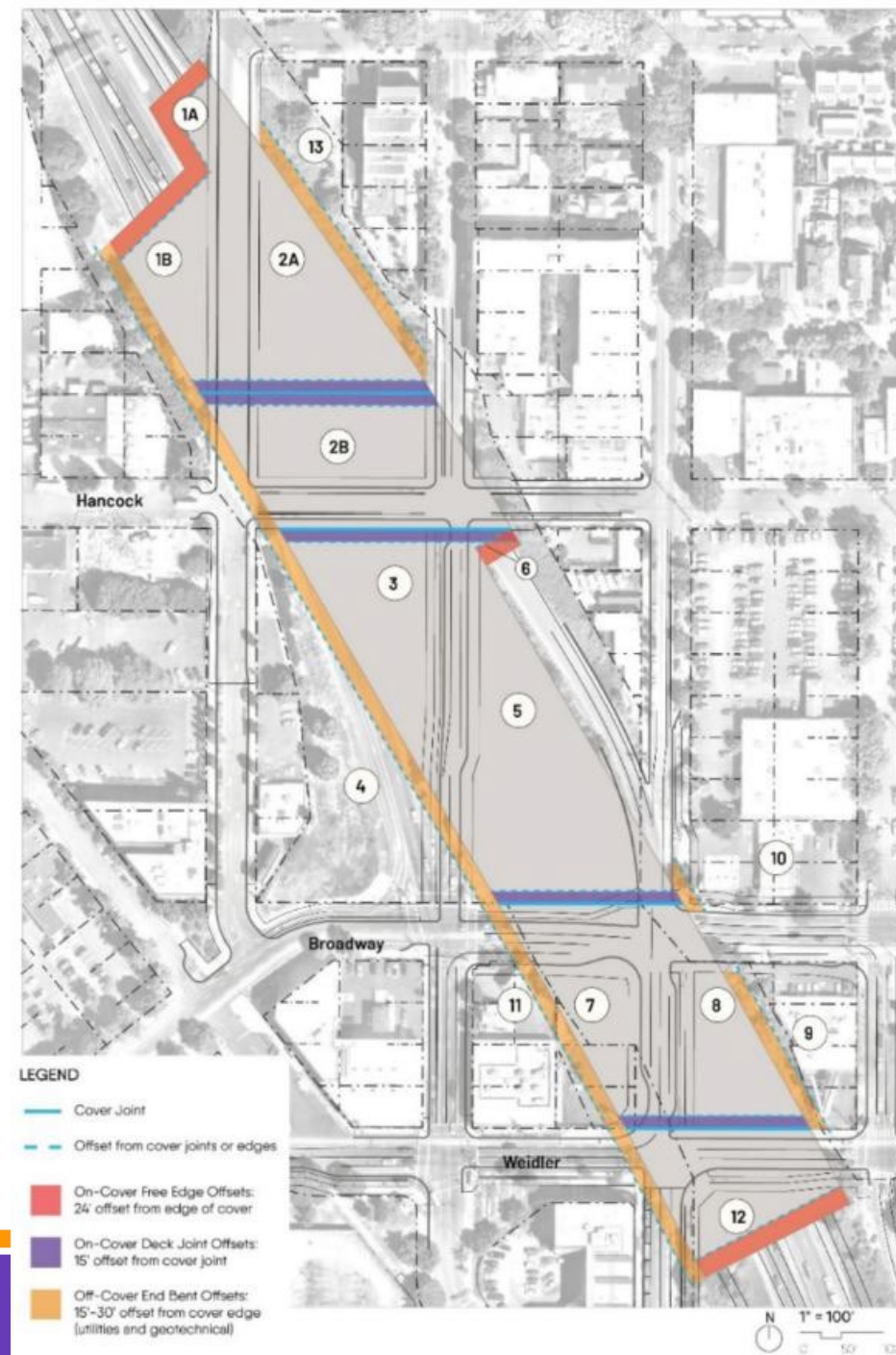


HIGHWAY COVER: GIRDER LAYOUT



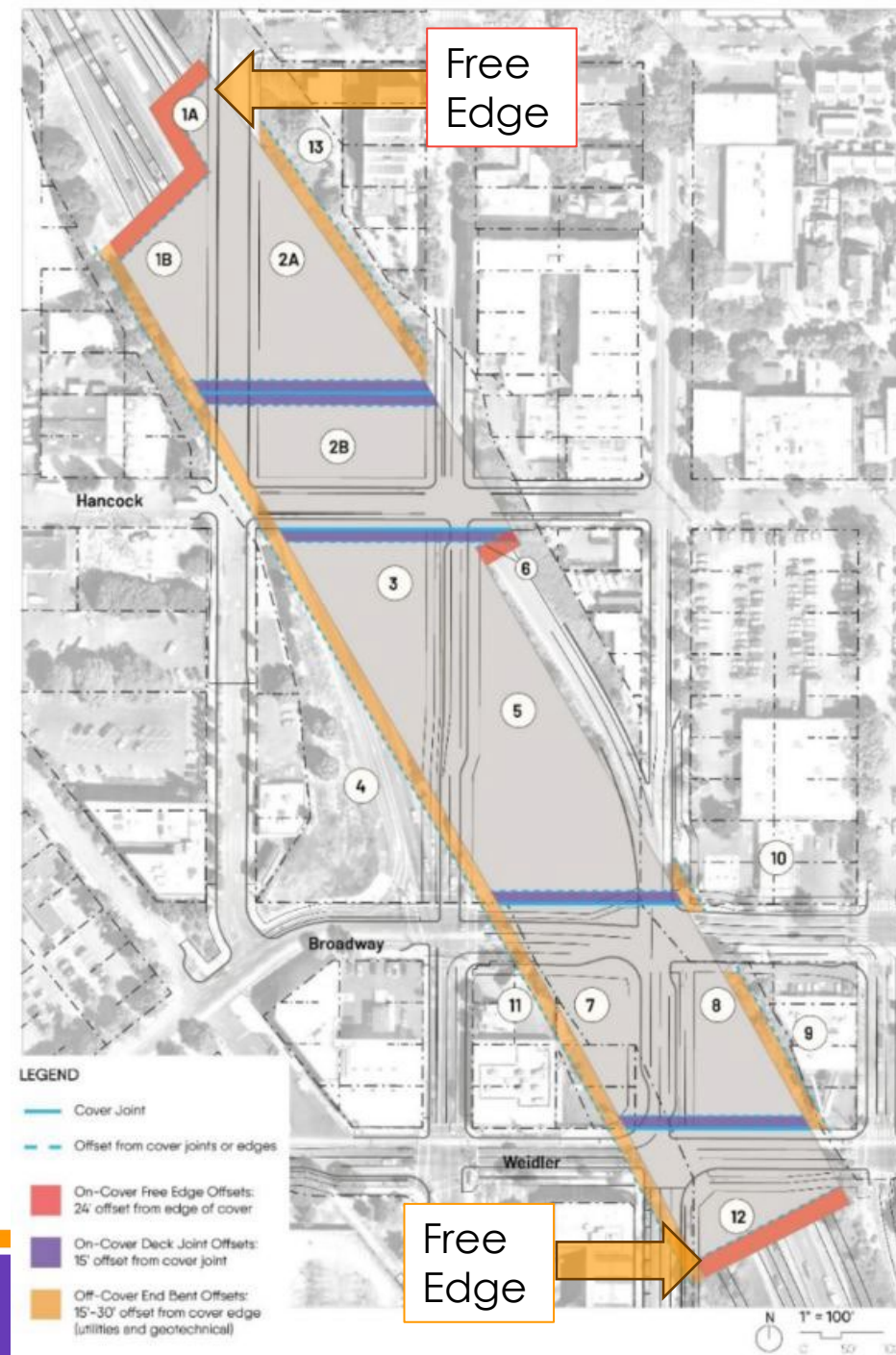
DESIGN TOPIC: COVER OFFSETS

- ▶ Several considerations will require “offsets” that may influence building placement
 - » On-cover offsets
 - Offsets from the free edges of the cover
 - Offsets from joints
 - Offsets for access
 - » Off-cover offsets
 - Geotechnical offset
 - Utility offset
 - Offset for access



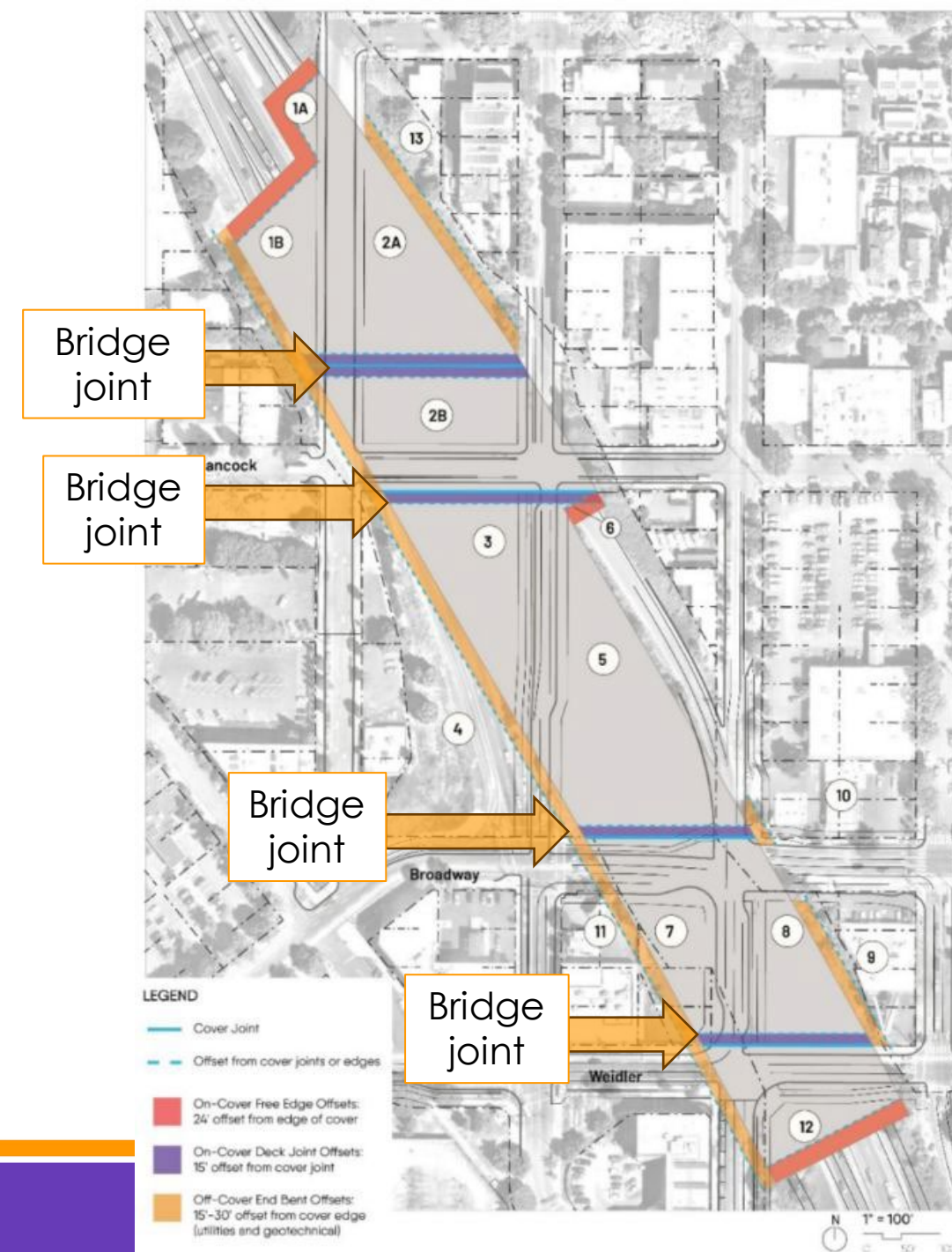
COVER OFFSETS – FREE EDGES

- ▶ Offsets from the free edges of the cover
 - » Provides separation from edge of cover and freeway traffic
 - » Presents opportunity for visual screening (landscaping)
 - » Accommodates maintenance access
 - » Recommended 24-foot offset from free edge



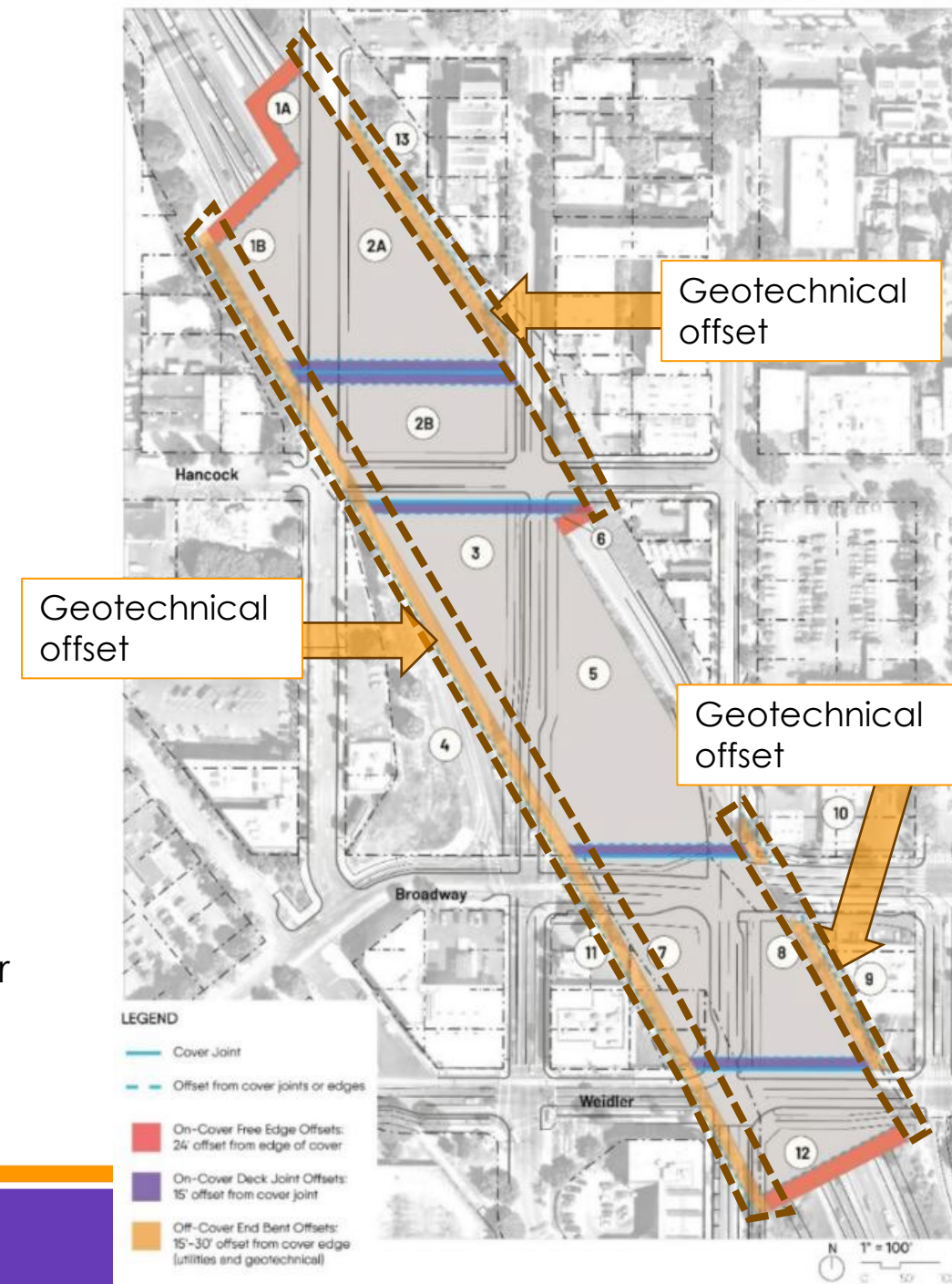
COVER OFFSETS – BRIDGE JOINTS

- ▶ Offsets from the bridge joints
 - » Joints required to allow bridge to expand and contract
 - » Deliberately places – joint follows streets and development instead of following freeway
 - » Offsetting buildings from joints allows building load to be transferred to multiple girders (i.e. higher capacity)
 - Offset is dependent on building connection to cover and size of building load



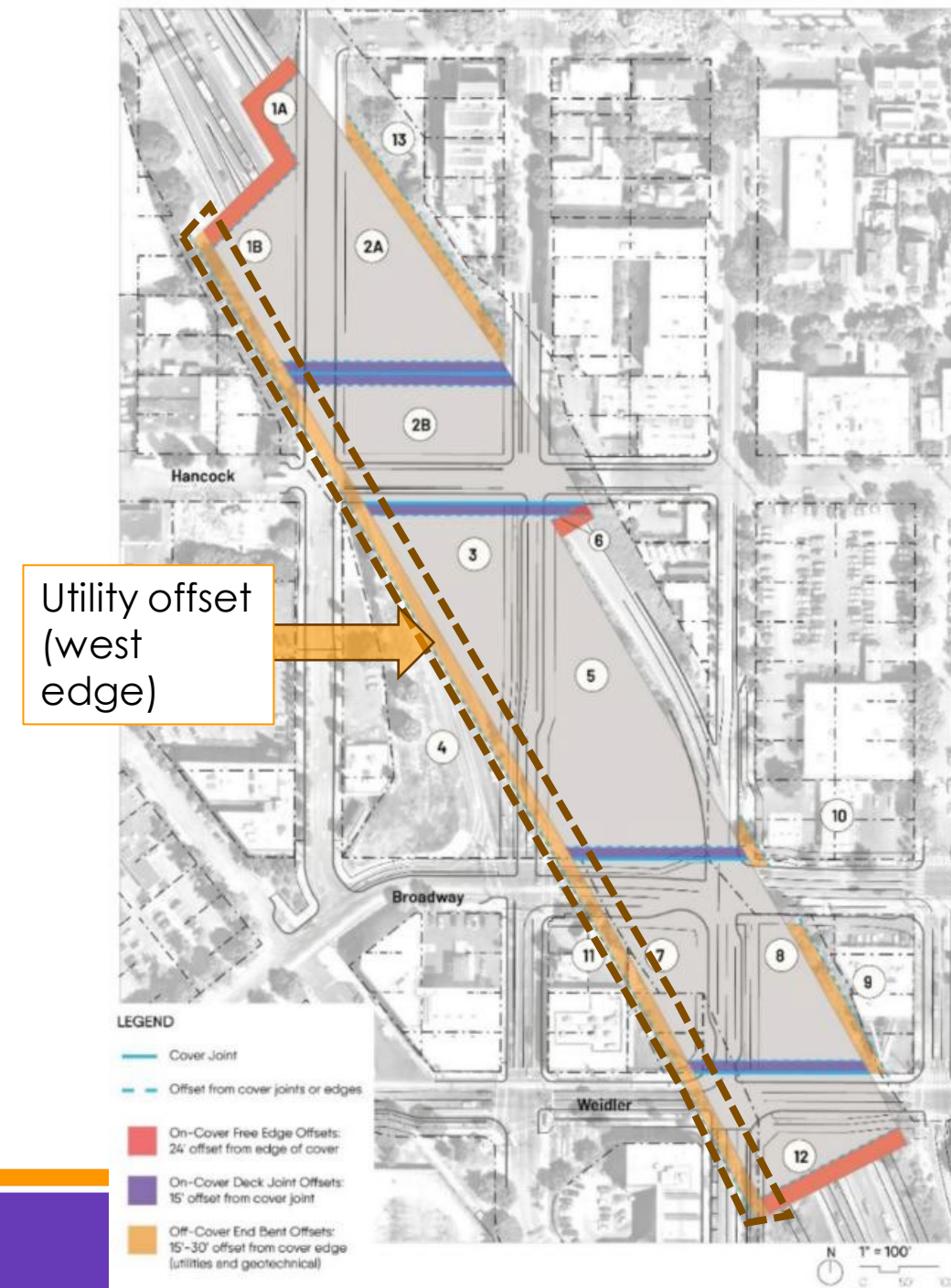
COVER OFFSETS – GEOTECHNICAL

- ▶ Off-cover offsets - geotechnical
 - » Area where future building loads could affect highway cover, impacting adjacent building placement
 - » Cover design relies on adjacent soil support, particularly during a seismic event
 - » Setback requirements vary depending on adjacent building foundation types
 - Shallow foundations will require larger offset (15-30 feet)
 - Deep foundations (piles or columns) require smaller offset (15 feet or less)



COVER OFFSETS - UTILITIES

- ▶ Off-cover offsets - Utilities
 - » Requires a designated corridor to accommodate future development sites on highway cover
 - » Corridor location is primarily defined by gravity utilities (sewer and stormwater)
 - » Considering proposed slopes and grades, and existing infrastructure, utility corridor on the west side of cover is assumed



RECAP OF FINDINGS: DEVELOPMENT ON COVER

► What we've learned:

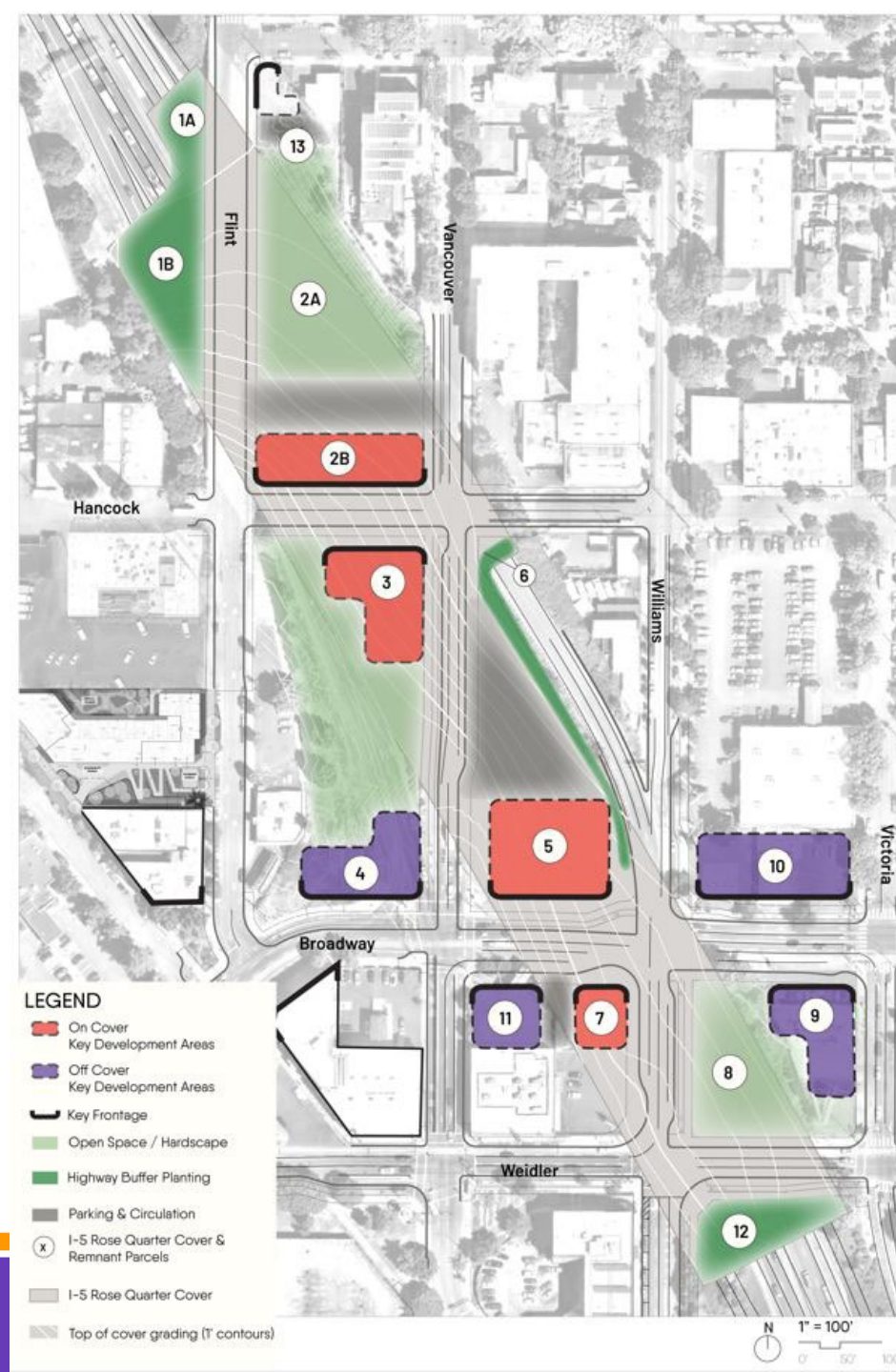
- » Development on cover is more complicated than development on land, but it is possible
- » Development off the cover is much more flexible in use and scale
- » Potential building scale throughout the middle and southern parts of the highway cover are larger than at the edges
- » Land on the highway cover will remain under ODOT ownership, requiring special lease/governance agreements for some uses on top of the cover (*future topic*)



Please note that this graphic is for illustrative purposes only and does not represent a final design; the highway cover development process will be led by the City of Portland, in partnership with ODOT, and strong community involvement.

RECAP OF FINDINGS: DEVELOPMENT ON COVER

- ▶ What we've learned (continued):
 - » Building placement will need to consider offsets to parts of the highway cover
 - » Utility services and access will be complex, but it is feasible to provide services to all portions of the highway cover
 - » Depending on how those services and access are provided, they may have additional parcel specific trade-offs on the development potential



FULL GROUP DISCUSSION



What questions do you have about what you just heard?

Could you share the developable SF for the 1-story and 3-story portions of the cover?

Will this be earthquake-proof?

what is the percentage of greenspace versus the buildings?

What type of advance technology will be considered during this project?

Would Joe Cortwright's suggestion about narrowing the shoulder and narrowing the caps reduce the costs and complexity of the covers?

ODOT has ownership over land on the caps, how will that work?

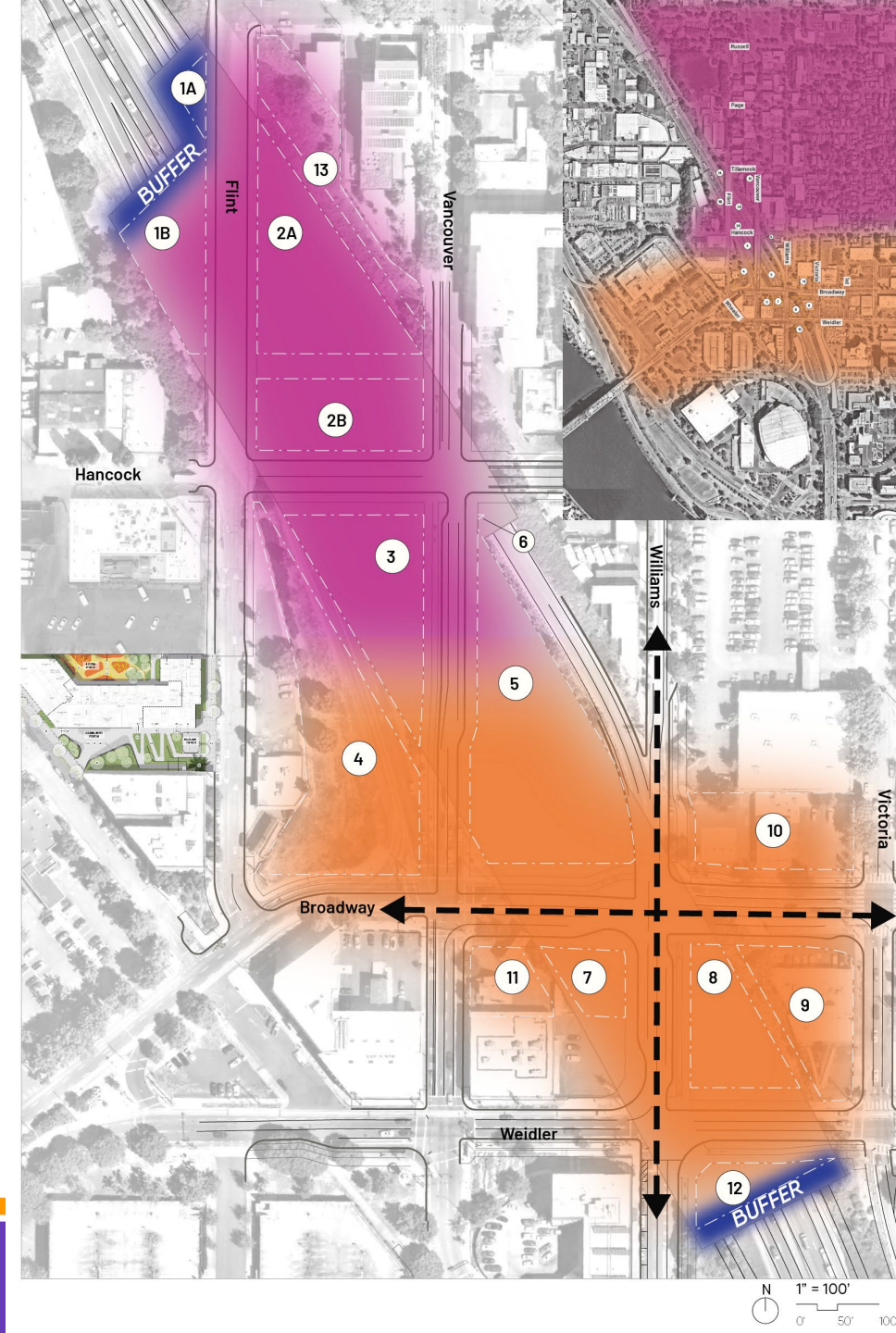
What would be the estimated number of buildings that could be built on this overhang area?

PART 3: PRECEDENTS AND POSSIBILITIES FOR DEVELOPMENT



COVER REGIONS

This map is available in the updated HAAB Materials Binder on page 23 of the Design section.



VANPORT SQUARE

- ▶ 5231 NE MLK Blvd, Portland, OR
- ▶ Site Area: ~69,000 sq. ft.
- ▶ Building Area: 40,000 sq. ft.
 - » 1 story
 - » Mixed Use – office, retail, restaurant, event space
 - » Commercial condominium for small minority and women-owned businesses
 - » 17 units
 - » LEED Gold
- ▶ Status: Built 2008



WHY INCLUDED?

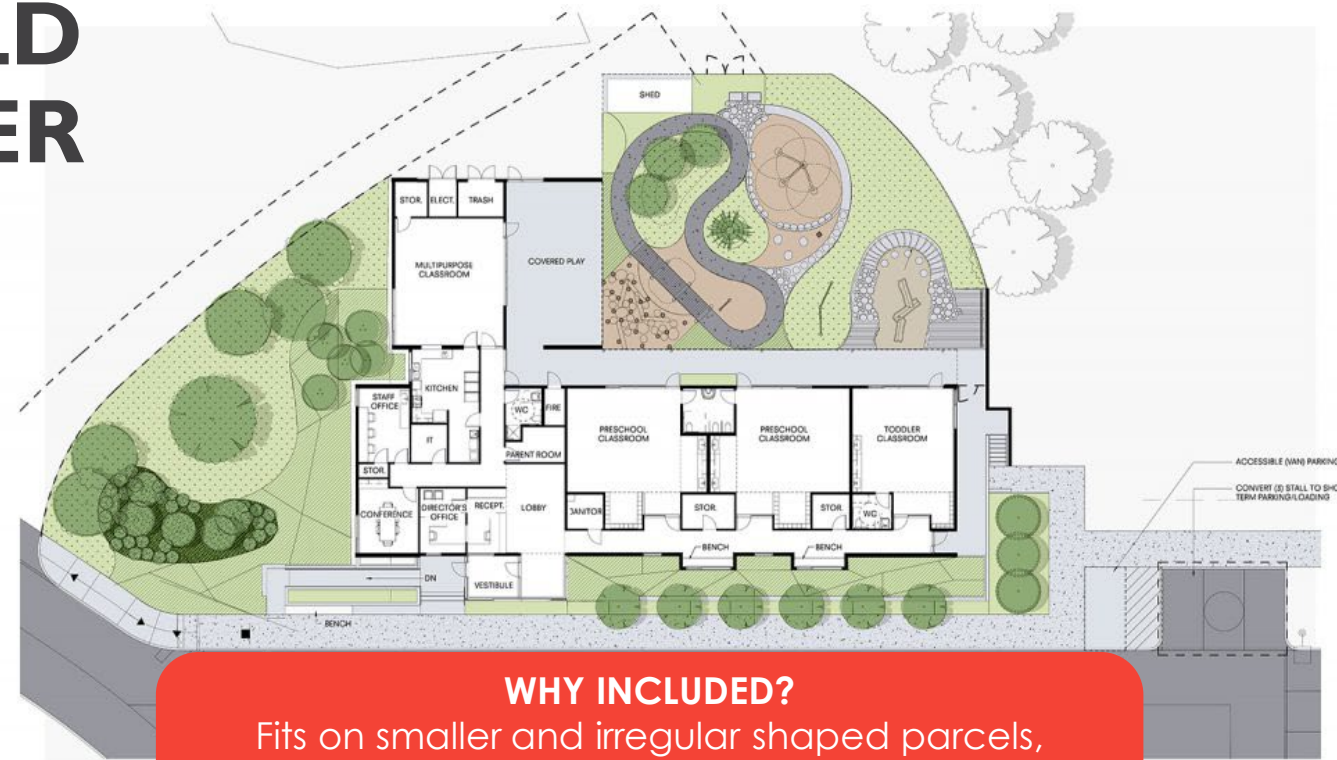
Local Black developers, unique commercial ownership model, building massing and form fits for on-cover parcels



Photo courtesy of Margaret O'Hartigan

FRUIT & FLOWER CHILD DEVELOPMENT CENTER

- ▶ PCC Rock Creek Campus, Portland, OR
- ▶ Site Area: 9,400 sq. ft.
- ▶ Building Area: 7,800 sq. ft.
 - » 1 story
 - » 3 classrooms, outdoor play area
 - » Earth Advantage Commercial Gold
- ▶ Developer: PCC
- ▶ Architect: Scott Edwards Architecture
- ▶ Status: Opened 2019



WHY INCLUDED?

Fits on smaller and irregular shaped parcels, operated by local non-profit childcare group, building massing and form works for on-cover parcels



SHERMAN PHOENIX

- ▶ Milwaukee, WI
- ▶ Site Area: 46,750 sq. ft.
 - » Plaza, parking lot, building
- ▶ Building Area: 28,000 sq. ft.
- ▶ Building Footprint: 11,000 sq. ft.
 - » 2 stories
 - » Public Market and event space
 - » 29 small business tenants (food, wellness, retail)
 - » Uplifts Milwaukee's community of color through cultural celebration, entrepreneurship support and wellness resources
- ▶ Developer: Sherman Phoenix Foundation
- ▶ Architect: HGA
- ▶ Status: Opened 2018



WHY INCLUDED?

Created in response to 2016 civil unrest, Black owned and operated, hub of community cultural events and business support



POPCOURTS!

- ▶ Chicago, IL
- ▶ Site Area: 6,534 sq. ft.
- ▶ Open Space
 - » Art, shaded lawn, basketball court, gravel drive for food trucks
- ▶ Designer: The Lamar Johnson Collaborative
- ▶ Status: Opened 2021



WHY INCLUDED?
Former vacant lot in historically underinvested neighborhood, low-barrier programming, community co-creation of art, good example for activating cover from Opening Day



LOUISA FLOWERS

- ▶ 531 NE Holladay Street, Portland, OR
- ▶ Site Area: 20,000 sq. ft.
- ▶ Building Area: 180,000 sq. ft.
 - » 12 stories
 - » Residential Mixed Use
 - » 240 units
- ▶ Developer: Home Forward
- ▶ Architect: Lever Architecture and LRS Architects
- ▶ Status: Opened 2019



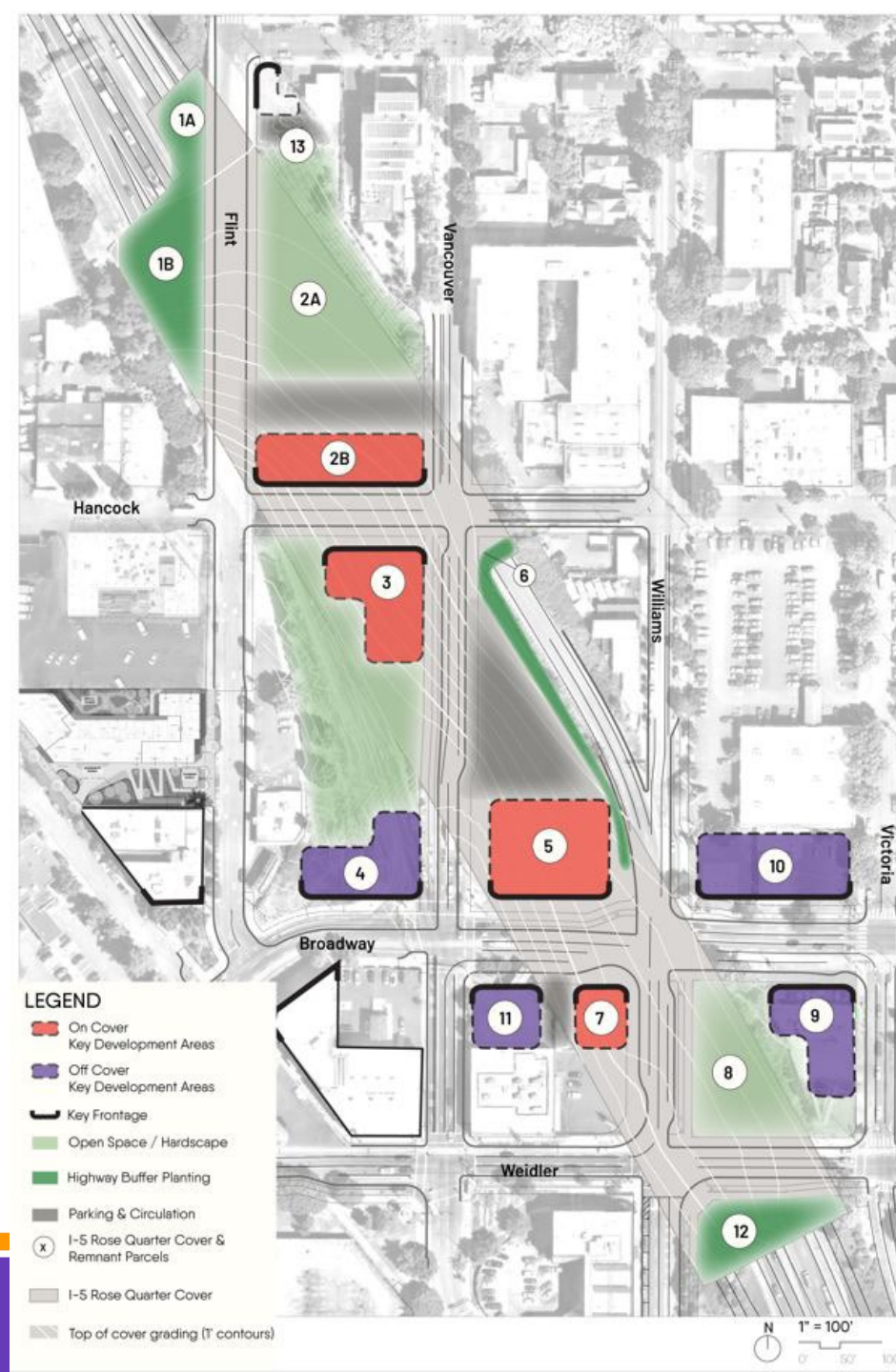
WHY INCLUDED?

Largest affordable housing development in Portland, local general contractor certified with minority ownership



PRECEDENTS AND POSSIBILITIES

This map is available in the updated HAAB Materials Binder on page 24 of the Design section.



BREAKOUT ROOM DISCUSSION

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



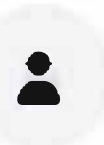
BREAKOUT ROOM REPORT BACK



LARGE GROUP DISCUSSION



Based on everything you've seen, what are you most excited about? Do you have any concerns?



NEXT STEPS



GENERAL PROJECT UPDATES



THANK YOU!

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Phone: 503-470-3127

