



# Historic Albina Advisory Board

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## SUMMARY MATERIAL

Meeting 35  
Jan 14, 2025

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## HISTORIC ALBINA ADVISORY BOARD (HAAB)

### MEETING #35 SUMMARY

Date: January 14, 2025

Time: 4:30 PM – 6:00 PM

Location: Online Zoom meeting

This document is a summary of the I-5 Rose Quarter Improvement Project Historic Albina Advisory Board meeting. The meeting [presentation](#) and [recording](#) are available on the project website.

### Historic Albina Advisory Board Members in Attendance

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- Dr. Ebony Amato-Blackmon
- Sprinavasa Brown
- Andrew Campbell
- Joy Alise Davis
- Bryson Davis
- Keith Edwards
- JT Flowers
- Leslie Goodlow
- Kevin Modica
- Kimberly Moreland
- Dr. Carlos Richard
- John Washington III

### Historic Albina Advisory Board Members Not in Attendance

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- Cobi Lewis

### Presenters

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- Ericka Warren, Try Excellence, I-5 Rose Quarter Improvement Project, Strategic Advisor & HAAB Facilitator
- Dr. Steven Holt, Try Excellence, I-5 Rose Quarter Improvement Project, Strategic Advisor
- Megan Channell, I-5 Rose Quarter Improvement Project Director
- John Wolf, I-5 Rose Quarter Improvement Project, Design Team
- Rachel Hoy, City of Portland
- Mike Serritella, City of Portland, Bureau of Planning and Sustainability
- Briana Orr, City of Portland, Portland Bureau of Transportation

### Staff and Partners

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- Alicia Chapman, Oregon Transportation Commission, Commissioner
- Leah Horner, ODOT, Assistant Director of Operations
- Amy Nagy, Prosper Portland
- Patricia Diefenderfer, City of Portland
- Shawnea Posey, City of Portland

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- Sharon Daleo, City of Portland
  - Kerry Werner, I-5 Rose Quarter Improvement Project, Team Lead
  - Natalie Warner, I-5 Rose Quarter Improvement Project Team, Technical Support
  - Maren Brantner, I-5 Rose Quarter Improvement Project Team, Technical Support
  - Isabelle Kennedy, I-5 Rose Quarter Improvement Project Team, Technical Support
  - Angela Nguyen, I-5 Rose Quarter Improvement Project Team, Technical Support
  - Benjamin Fleming, I-5 Rose Quarter Improvement Project Team, Notetaker

## Welcome, Introductions, Agenda Review

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Ericka Warren welcomed HAAB members and attendees to the meeting and provided an overview of the agenda. She reminded attendees of the 7 Principles of Agreement to guide participation in the meeting.

## Public Comment

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No public comments were made during the meeting.

## Project Updates

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ODOT Project Director Megan Channell provided updates on the project's funding and delivery plan:

- In December, the Oregon Transportation Commission (OTC) approved the updated Urban Mobility Strategy Finance Plan which programmed an additional \$250 million to Rose Quarter. The project now has \$850 million in funding for work that has occurred to date as well as dollars for starting construction in 2025. Megan emphasized that ODOT and project partners are committed to delivering the project in full. Project elements that can start in 2025 will occur in two phases.
- **Phase 1A:** Construction elements that would break ground in summer 2025 include (1) stormwater improvements at the I-405 interchange and (2) bridge preservation work on the I-5 bridge structure that crosses through the I-84 interchange. Bridge preservation work will increase seismic resiliency, add new deck overlay, and rail retrofitting. These maintenance and operational improvements are needed for the I-5 mainline but are also necessary for construction of the full project.
  - » Construction will start in 2025 and carry through the end of 2026.
  - » Minimizes impacts of inflation by being delivered in phased approach.
  - » Maximizes Disadvantage Business Enterprise (DBE) participation and builds workforce capacity by leveraging the Mini Construction Manager/General Contractor (CM/GC) process. Mini CM/GC presents an opportunity for a DBE to serve as a prime with mentorship and technical assistance from the Hamilton/Sundt Joint Venture with Raimore Construction. This will prepare these DBEs for work with ODOT on Rose Quarter and future projects in the region.

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- **Phase 1:** Work starting in 2027 will have an emphasis on starting highway cover construction. The first part of the highway cover will be compatible with future buildout of the full cover. The additional \$250M investment allows for the construction of more cover and ensures that construction is occurring from the southern cover terminus up to the north of Broadway, covering the areas of Broadway, Weidler, and Williams.
    - » Additional funding will construct the full southbound auxiliary lane between I-405 to the north and the Morrison Bridge exit to the south.
    - » There will be a partial extension of the existing northbound auxiliary lane between I-84 and Weidler.
    - » Intelligent Transportation Systems (ITS) with variable message signs will be integrated to help communicate what's going on during construction to the traveling public.
  - On January 16, the OTC will formalize their approval of the Urban Mobility Strategy Finance Plan to implement the \$250M into the Statewide Transportation Improvements Program (STIP). Next, Metro and regional elected officials will program the funds in the Metropolitan Transportation Improvement Program (MTIP) for regional priority projects. Meetings will be hosted in February and March for the MTIP and Metro will most likely host a public comment period in February.

## Questions

- HAAB member asked for details about the stormwater improvements planned for Phase 1A and community education elements that can occur with these next phases of design and construction.
  - » There are two main stormwater features as part of the package. One is a typical stormwater pond adjacent to highways. It will be an excavated area to allow for detention and treatment of stormwater through planting and soil mixtures that address water quality. Because of constraints with the existing system, the second stormwater feature is a more innovative approach consisting of an underground concrete stormwater vault where the detention and filtration process occurs. Community education has not been planned for these stormwater facilities, but it is something to consider.
- HAAB member mentioned their experience in educating communities about infrastructure components like the stormwater treatment facilities and emphasized the importance of keeping the community engaged through this process. They also asked for more details about ITS in Phase 1.
  - » ITS will be leveraged to communicate messaging regarding incidents or maintenance for traffic entering and exiting the tunnel that will emerge from construction in Phase 1. ITS also facilitates lane by lane traffic control and management, allowing for the closure of individual lanes in Oregon for the first time.

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- HAAB member asked how delivering the project in a phased approach reduces the impacts of inflation.
    - » This approach reduces the impacts of inflation by putting the dollars available now to work in starting construction. The longer we wait to begin work on the project, the more expensive it will be in the future.
    - » HAAB member asked how are funds that are not currently being used being managed? For example, are the funds sitting in high yield savings accounts?
    - » The funds for the Reconnecting Communities and Neighborhoods grant are reimbursable. After ODOT does the work, they will invoice the federal government on a quarterly basis. The funds are not all granted at one time. For State and House Bill funds, the project team will follow up with more information on how those funds are managed.
  - Megan Channell spoke to the education component of stormwater facilities and related design work. She reiterated the importance of coordinating with the contractor to share this work and success stories with youth and the community as career path education and what it can mean to get into trades and construction. She offered to connect offline with the HAAB member to discuss in more detail.
    - » HAAB member accepted the invitation to connect and encouraged other HAAB members to contribute ideas around the educational components for the next phases of the project.

## Anticipated Project Milestones

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Ericka Warren provided an overview of what is ahead for the project in 2025:

- **Q1:** As construction begins, the Community Oversight Advisory Committee (COAC) will be re-engaging focused on contracting and workforce development
- **Q2:** 30% Design Draft Plans will be submitted
- **Q3:** Start of 60% Design Phase
- **Q3:** Start of Early Work Package construction

There will be opportunities for community engagement around the start of construction and the HAAB will be informed as plans start to develop.

Ericka acknowledged OTC Commissioner Alicia Champman and the newest HAAB member, Kimberly Moreland. Kimberly brings more than 30 years of experience in design, urban development and history to the HAAB.

Ericka also thanked HAAB member James Posey for his service to the HAAB and mentioned that he would be transitioning to the COAC as labor, workforce development and construction components begin.

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## HAAB Charter Progress and 2025 Lookahead

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Ericka Warren provided an overview of the HAAB charter progress and acknowledged ODOT's willingness to do business differently and allow community to reach community. She provided an overview of the HAAB's inception and transition from the Community Advisory Committee. Ericka spoke to the work that has been accomplished by the HAAB to date in transforming the project to meet the needs of the historic Albina community and gave a look ahead of where the HAAB will continue to advise on the project in 2025. Upcoming HAAB touchpoints include:

- **March 11:** Virtual HAAB meeting
- **April 8:** In-person City-led Reconnecting Albina Planning Project (RAPP) session
- **May 13:** In-person or virtual joint HAAB/COAC meeting
- **June 10:** Virtual HAAB meeting
- **Summer break**
- **September 9:** In-person or virtual HAAB meeting
- **October 14:** In-person or virtual HAAB meeting

### Questions

- HAAB member asked if there are any community engagement events the project team plans on attending throughout the year. Does the project team have events in mind and are they taking recommendations for potential events?
  - » The project team will be resuming community engagement as the project moves toward construction and has a plan in development that they will share with the HAAB. They will be looking to the HAAB to provide recommendations for potential engagement opportunities through 2025.

### City Updates

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Rachel Hoy provided an update on upcoming activities for the RAPP in 2025. The RAPP is a two-year project involving the Bureau of Planning and Sustainability, Portland Bureau of Transportation (PBOT), and Prosper Portland, in partnership with Albina Vision Trust, to create urban development strategies for Lower Albina, Lloyd, and Rose Quarter areas. Upcoming RAPP activities include:

- **February 27:** RAPP Community Kick-Off event.
- **March-April:** Share results of the RAAP [Pin It tool](#) with the HAAB.
- **April 8:** In-person City-led RAPP workshop with the HAAB to further consider community uses and priorities for the highway cover and think about how uses will interface with surrounding streets and urban design of the area.

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- **Summer-Fall:** Districtwide engagement is being planned through summer and fall and HAAB members will be invited to all events.

## Lower Albina Streetscape Project

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Mike Serritella introduced PBOT Capitol Project Manager Briana Orr and provided a quick background on the Lower Albina Streetscape Project.

Previously named the Broadway Main Street Project, it was rebranded as the Lower Albina Streetscape Project to encompass broader project elements and streets that are involved in what will be delivered in coming years. Primary investments are on Broadway, Weidler and Larrabee Avenue. The project will:

- Extend the public realm and streetscape benefits of the highway cover delivered by I-5 Rose Quarter to better connect greater Albina.
- Design an urban main street supportive of economic development goals of the district, including wider sidewalks, greenery, lighting, public art, monumentation and community gathering.
- Improve transit accessibility for residents, including to the Portland Streetcar and Rose Quarter Transit Center.

The project is working closely with the I-5 Rose Quarter design team to ensure a consistent urban design experience with congruent projects. Key project elements include:

- **Larrabee Open Space:** Redesign of North Larrabee Avenue will reduce the paved area to match its historic form and function; add back green space to the section facing the Waterfront to create open space for the district; and potentially include walking and bicycle paths, new transit service and bus stops, gathering space, and space for monuments and public art.
- **Broadway Bridgehead:** Located where investments and project elements meet, will serve as a gateway into the historic Albina district.

After completing intergovernmental grant agreements with the federal government and ODOT, the project will release an RFP to bring a consultant design team onto the project this summer. The City is looking for a design team that can go above and beyond standard operating procedures to emphasize creative workforce and career development opportunities for the community. Mike encouraged attendees to share information about the upcoming RFP with their networks.

Design milestones include:

- **Summer 2025:** Begin Design
- **Summer 2026:** 60% Design Milestone
- **Summer 2028:** Final Design

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- **Fall-Winter 2028:** Begin Construction
  - **Year End 2030:** Complete Construction

Public engagement will begin in fall of 2025 focusing on early design concepts and will occur with milestones.

The City will be engaging with the HAAB and seeking their feedback on urban design element for the streetscape over the highway cover in April.

## Next Steps

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Ericka Warren expressed excitement for the beginning of construction and work with project partners in 2025. She reminded HAAB members to inform the project team of upcoming community engagement opportunities throughout the year.

## Questions

- HAAB member asked if there will be a groundbreaking ceremony for the project.
  - » There will be a groundbreaking ceremony, but date and details are still being determined. Every HAAB member will be invited.
- HAAB member asked if there will be challenges for City partners due to new government within Portland.
  - » The new government will have the city administrator take on many of the tasks that are important to deliver a project. This delegation could be helpful and create efficiency with the delivery of projects, but it is too early to tell how impactful it will be.

## Adjourn

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Ericka encouraged HAAB members to review lookahead documents that were provided in advance of the meeting and emphasized the importance of community engagement and education for the project in 2025.

Megan Channel thanked attendees and spoke to the significance of the I-5 Rose Quarter Project on a national scale.

Dr. Steven Holt adjourned the meeting by wishing attendees a happy New Year and expressing his appreciation for HAAB members taking the risk to make a difference in this historic project.



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# HISTORIC ALBINA ADVISORY BOARD PUBLIC COMMENTS

January 14, 2025

**KYLIE PENLAND (1/13/2025)**

***Email from Kylie Penland about HAAB and COAC Public Comment  
(RQ-8261)***

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Subject: HAAB & COAC Public Comment

Good Morning,

I had a few questions that I am hoping you can address as best as you can in either or both of their meetings this week.

Is there a more specific date of when construction for the project will begin? What specific area or areas is construction going to be starting in? Is this going to close access to any specific streets for any period of time?

[Signature]

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## CHAT TRANSCRIPT

MAIN MEETING		
Time	From	Message
17:04:20	ODOT Megan Channell to Everyone	Welcome to the HAAB, Kimberly!
17:04:55	HAAB Andrew Campbell to Everyone	Reacted to "Welcome to the HAAB,..." with 🍌
17:05:06	HAAB Kimberly Moreland to Everyone	Thank you, Megan.
17:27:36	HAAB Ebony Amato to Everyone	I do not have anything Ericka
17:27:40	HAAB Ebony Amato to Everyone	Thank you all
17:29:00	HAAB Leslie Goodlow to Everyone	Will there be a groundbreaking ceremony for this project?
17:29:41	HAAB Leslie Goodlow to Everyone	Thank you
17:34:08	City/PBOT Mike Serritella to Everyone	Thanks HAAB - we'll see you again soon :)
17:35:07	HAAB Kimberly Moreland to Everyone	Very informative meeting. Congratulations!