



Historic Albina Advisory Board

SUMMARY MATERIAL

Meeting 32
May 14, 2024

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HISTORIC ALBINA ADVISORY BOARD (HAAB)

MEETING #32 SUMMARY

Date: May 14, 2024

Time: 4:00 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

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

Historic Albina Advisory Board Members Not in Attendance

- Cleo Davis
- Cobi Lewis

Presenters

- 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
- Cadence Petros, I-5 Rose Quarter Improvement Project, Design Team
- Mike Wilkerson, I-5 Rose Quarter Improvement Project, Design Team
- Winta Yohanes, Albina Vision Trust, Executive Director

Staff, City, and Community Partners

- Shannon Singleton, I-5 Rose Quarter Improvement Project, Strategic Advisor
- John Wolf, I-5 Rose Quarter Improvement Project, Design Team
- James McGrath, I-5 Rose Quarter Improvement Project, Design Team
- Bill Hart, I-5 Rose Quarter Improvement Project, Design Team

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- Sam Tedford, I-5 Rose Quarter Improvement Project, Design Team
 - Meghan Skornia, I-5 Rose Quarter Improvement Project Team
 - Shawnea Posey, City of Portland
 - Nicholas Starin, City of Portland
 - Sharon Daleo, City of Portland
 - Amy Nagy, Prosper Portland
 - Lisa Abuaf, Prosper Portland
 - Kerry Werner, I-5 Rose Quarter Design Project, Team Lead
 - Mike Baker, 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

Agenda

- Welcome/Principles of Agreement/Introductions
- Public Comments
- Project Updates
- Economic Feasibility for Cover
 - » Development (Information/Breakout Room discussion)
- Reconnecting Communities Grants (Information)
 - » Reconnecting Albina Planning Project
 - » Broadway Main Street Project
- OTC Resolution Work Plan Update (Information/Discussion)
- Moving Into 30% Design (Information/Discussion)
 - » Considerations to Shape the Project: What We Have Heard from You
- Next Steps /Adjourn

Welcome, Introductions, Agenda Review

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

Ericka opened the meeting to public comment and Natalie provided details on how attendees could provide public comment.

Joe Cortright, director of City Observatory, stated that he has submitted an 18-page memorandum to lay out key facts about federal programs. Joe also spoke about four provisions of federal law that require ODOT to mitigate damage done to communities from past projects.

Project Updates

Megan Channel provided project updates:

- Megan acknowledged the successful visit from U.S. Department of Transportation on April 30. The event was attended by Under Secretary Christopher Coes and Director of the Departmental Office of Civil Rights Director Irene Marion, and several members of the HAAB.
 - » Keith Edwards stated that he was most pleased by the young people who he believes are moving in a unified direction in the community.
- The next steps in the Reconnecting Communities Grant include working on a grant agreement with the FHWA to discuss the specific scope of the dollars and the timeline for those dollars.
 - » Kevin Modica asked if the HAAB could be involved in the FHWA discussions and Megan explained that the process is still being developed, but the project team will identify ways to involve HAAB members in the process.
- The INFRA grant application has been submitted to USDOT. If fully awarded, INFRA Grant funds would go toward completion of the cover, the I-5 safety and operational improvements underneath the cover, constructing the southbound offramp, and constructing the separated bicycle and pedestrian bridge. We anticipate hearing back on the INFRA grant in the Fall. The Oregon State Transportation Commission approved up to \$250 million of required matching funds at its May 9 meeting.

Economic Feasibility for Cover Development

Ericka invited Cadence Petros to present the economic feasibility for cover development topic. Cadence introduced herself and previewed the presentation, explaining that this is the first of three touchpoints the team from ECO Northwest would have with the HAAB and that outcomes would be informed by HAAB priorities.

- Cadence explained ECO's scope of work:
 - » Develop inputs for cover development cost analysis, including discussing development considerations, exploring location priorities and refining development program priorities.
 - » Conduct cost analysis, including an estimate of the cost to build and on-going operating costs and potential revenues.
- Cadence reviewed ECO's schedule. She and her team will be returning to the HAAB meetings in June to discuss preferred uses and in October to present analysis results.
- Mike Wilkerson discussed development constraints, including current market conditions and constructability issues. Subsidies will be required for construction and ongoing operations of facilities on the cover.

Discussion

This is a high-level summary of the topics that were discussed during the meeting. The full recorded discussion is available [online](#).

- Multiple HAAB members expressed skepticism about leading with the potential for problems rather than focusing on the opportunities. We need to rethink development and construction in a progressive way.
- HAAB members expressed interest in better understanding the economic wealth opportunities that will be created for the Black community through this project. There is a desire from HAAB members to understand the actual numbers related to job creation, mentoring and career opportunities, and support for Black-owned construction companies and architectural firms. Members requested substantive economic analysis.
- HAAB members discussed the importance of housing affordability and what can be done to get Black and Brown families back into Northeast Portland.
- Megan Channel stated that the project team has economic projections that were developed with the COAC, which will be shared with the HAAB.

Ericka turned the meeting back to Cadence to lead the discussion about location priorities but noted that the meeting was behind schedule and they may need to cut breakout discussions. *(Due to time constraints, the meeting did not divide into breakout sessions.)*

- Cadence acknowledged the need to prioritize discussion about the types of facilities HAAB members might want to see on the cover and focus on the *what* instead of the *where*. She acknowledged that ECO would address their scope with ODOT.
 - » HAAB members supported focusing on what type of buildings would promote community priorities, including wealth and career opportunities for the Black community.
- Cadence showed the ten on-cover and five off-cover parcels, noting that the parcels have different sizes and construction constraints. We anticipate that ultimately something will be on every parcel. She introduced a couple of different concepts for developing parcels in clusters or dispersed across the cover.
- Cadence introduced several questions to prompt discussion about development priorities:
 - » Where should development focus first?
 - » Where is development most needed?
 - » Should development be dispersed or clustered?
 - » What are the key locational priorities?
 - » Are there certain parcels that should definitely be open space?
- HAAB members suggested that near- and long-term community priorities should guide development. They reiterated a preference to focus on *what* is going to be developed before focusing on *where* the development occurs.

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- » Potential partnerships that can move projects forward should be researched and prioritized.
 - Cadence stated the assumption is that on-cover parcels will not be utilized for housing.
 - HAAB members had multiple suggestions and questions regarding design and ownership considerations, including:
 - » Information centers and small business hubs should be at one-story locations.
 - » Look at starting with large buildings in the center, building the largest buildings first.
 - » Potential for medical facilities
 - » Potential for multi-use
 - » What factors will impact the market demand for businesses over the next 2 to 10 years? Will brick and mortar be what people are attracted to in the future?
 - » Need to get money into the hands of Black people.
 - » Need to think about economic growth beyond commercial spaces and traditional businesses.
 - A HAAB member suggested leveraging the Cannabis industry, which has historically destroyed the lives of Black people, to provide wealth opportunities on or near the cover. HAAB members expressed concern over the level of community engagement for the project. Community engagement and involvement should go beyond traditional methods and include a broader audience than just the HAAB.
 - » Ericka explained that a broader community involvement plan is in progress.
 - HAAB members expressed that they would like to see a model that would empower the Black community to have ownership in private lands, properties and buildings in the area.

Current Activities in Albina

Ericka stated that due to time constraints after the productive discussion on the previous topic, we will move the agenda item “Current Activities in Albina” concerning City-led projects in the area to the June meeting.

OTC Resolution Workplan Update

Megan explained that the OTC Resolution workplan, which explores options for highway cover governance and ownership, is being finalized as of today:

- The resolution directs ODOT to work with AVT to determine what laws and regulations would need to be changed to make it possible for AVT or another community development corporation to gain air rights to the highway cover leases and future land ownership, including rights to ownership of surplus properties.

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- The resolution does not convey ownership or development rights to any entity. It is not a legally binding document and will require separate agreements to take on disposition of the properties.

There are three key phases of the work plan:

1. Planning and Initiation (kick-off phase, define intended roles)
2. Research (on-cover and off-cover, legal and regulatory, developability opportunities)
3. Implementation (develop partnerships and move forward)

Winta Yohannes, Albina Vision Trust, Executive Director, and HAAB members Kevin Modica and JT Flowers, who also worked on the workplan, explained that community engagement is a priority focus in the workplan and that they are exploring ways for more meaningful discussions with the HAAB around communication and community engagement.

Moving into 30% Design

Ericka thanked everyone for their input to date and shared a list of considerations expressed by HAAB members that will be in the forefront as the design moves forward. The list of considerations are detailed on slide 38 of the [presentation](#).

Next Steps and Adjourn

Ericka provided details for the next HAAB meeting scheduled on Tuesday, June 11th from 4:00 to 6:00 pm.

Dr. Steven Holt provided closing thoughts, describing this project as a process that has never been done before, which means we can expect changes to what is anticipated. It's important that these changes are community informed and that we are listening to each other as we navigate these changes. Dr. Holt also spoke about the HAAB meeting schedule and ensuring lines of communication are maintained as work is being done on the back end.

The meeting was adjourned at 5:58.

CHAT TRANSCRIPT

MAIN MEETING		
Time	From	Message
16:06:42	RQ Team Isabelle Kennedy	Reminder that this is a public meeting and the chat is considered part of public record. The chat will be recorded as part of the meeting summary.
17:16:37	HAAB Joy Alise Davis, she/her Imagine Black	I agree with Sprinavasa, as well
17:16:46	RQ Team Ericka Warren	Reacted to "I agree with Sprinav..." with 👍
17:26:06	HAAB Joy Alise Davis, she/her Imagine Black	I agree with Andrew. Participatory Design and visioning is important.
17:27:13	HAAB Joy Alise Davis, she/her Imagine Black	Replying to "I agree with Andrew...." Community Engagement is nice, but we need more opportunities for sharing power with community via Participatory Design is important.
17:27:36	HAAB Andrew Campbell	Reacted to "Community Engagement..." with 🙌
17:32:36	HAAB Andrew Campbell	I see the Community Engagement Strategy mention on slide 30 for timeline, but not sure who on the HAAB is involved with this. To have community lead designs can help answer the "what" the community wants and needs on the covers. We gotta be proactive in engaging community compare to reactive.
17:48:12	HAAB Joy Alise Davis, she/her Imagine Black	Sadly, cannabis is struggling with oversaturation
17:48:24	HAAB Joy Alise Davis, she/her Imagine Black	Replying to "Sadly cannabis is st..." https://www.opb.org/article/2024/01/15/oregon-cannabis-industry-oversaturation-new-restrictions/#:~:text=To%20date%2C%20Oregon%20has%20approved,than%20what%20their%20customers%20need
17:48:59	HAAB Joy Alise Davis, she/her Imagine Black	Psilocybin is so new and it's not dealing with oversaturation yet
17:53:21	HAAB Keith Edwards	Thank you, Ericka. Your facilitation has been stellar!!
17:54:12	HAAB Sprinavasa Brown, Co- Founder & E.D.	In our next meeting I will be sharing out some of the community feedback from young adults on cover cap design from this year's Youth Design Forum this past Saturday- 66 Black and Brown young adult

		envisioning our future city. report out is forthcoming.
17:54:35	AVT Winta Yohannes	Reacted to "In our next meeting ..." with ❤️
17:54:43	HAAB Andrew Campbell	Reacted to "In our next meeting ..." with ❤️
17:54:53	HAAB Andrew Campbell	Reacted to "In our next meeting ..." with 🙌
17:55:12	City/BPS Nicholas Starin	Reacted to "Thank you Ericka. Yo..." with ❤️
17:56:12	HAAB JT Flowers	Reacted to "In our next meeting ..." with ❤️
17:56:42	City/Prosper Lisa Abuaf	Reacted to "Thank you Ericka. Yo..." with ❤️
17:56:56	City/Prosper Lisa Abuaf	Reacted to "In our next meeting ..." with ❤️

HISTORIC ALBINA ADVISORY BOARD PUBLIC COMMENTS

MAY 14, 2024

MATT MESKILL (5/7/2024)

Email from Matt Meskill about HAAB Public Comment

(RQ-8183)

Subject: HAAB Public Comment

Hello

It's inconceivable to me that in this age of global climate change we are even considering widening a highway.

When your children or grandchildren ask you what you did to help prevent the earth warming, what will you say?

When they ask what part you played in fighting climate change how will you answer?

It's also shameful that this project is based on the lie that it's a "safety" project. If you truly care about safety there are many other roads in Oregon deserving close attention.

Matt Meskill

NW Portland

JOE CORTRIGHT (5/17/2024)

Email from Joe Cortright about HAAB public comment

(RQ-8189)

Subject: Fwd: HAAB Public Comment

Please provide the following information to each of the members of the HAAB.

I referenced this document in my testimony to the HAAB on May 14, 2024.

I sent this in advance of your meeting, but it went to an earlier and now discontinued email address.

Please confirm that you have received this email and will provide the attached document to HAAB members.

Thanks.

Joe

----- Forwarded message -----

From: Joseph Cortright [email address redacted]

Date: Mon, May 13, 2024 at 10:30 AM

Subject: HAAB Public Comment

To: info@irosequarter.org

Please accept the following as a public comment to be provided to the members of the HAAB in advance of the May 14, 2024 meeting.

Joe Cortright

[Attachment 1](#)