



I-5 Rose Quarter Improvement Project Historic Albina Advisory Board

Meeting #2 Summary

MEETING DATE: February 2, 2021

MEETING TIME: 4:00 – 6:30PM

LOCATION: Zoom online meeting

This document is a summary of the I-5 Rose Quarter Improvement Historic Albina Advisory Board meeting. The [meeting presentation](#) and [recording](#) provide additional documentation of this meeting.

Historic Albina Advisory Board Members in Attendance

Sprinavasa Brown

Estelle Love-Lavespere

Andrew Campbell

Kevin Modica

Andrew Clarke

Pastor Richard Probasco

Keith Edwards

Dr. Carlos Richard

Sharon Gary-Smith

Carl Talton

Leslie Goodlow

John Washington

Historic Albina Advisory Board Members Not in Attendance

Serena Stoudamire-Wesley

Staff Members

Ericka Warren, I-5 Rose Quarter Improvement Project Historic Albina Advisory Board Facilitator

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

Monica Blanchard, I-5 Rose Quarter Improvement Project Deputy Director

Steve Drahota, I-5 Rose Quarter Improvement Project Owner's Representative Team

Alex Cousins, Board support, I-5 Rose Quarter Improvement Project Owner's Representative Team

HAAB Meeting Summary

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

Erin Kielhorn, technical support, I-5 Rose Quarter Improvement Project Owner's Representative Team

Emily Wolff, notetaker, I-5 Rose Quarter Improvement Project Owner's Representative Team

Guest Presenters

Jeana Wooley, Independent Highway Cover Assessment facilitator

Nolan Lienhart, ZGF, Independent Highway Cover Assessment team

Mark Edlen, Edlen & Co. Partner, Paramount Apartments redevelopment team

Chandra Robinson, Lever Architecture, Paramount Apartments redevelopment team

Agenda

- Welcome, Introduction, Agenda Review
- Public Comment
- Charter Review
- Independent Highway Cover Assessment: Cover Examples, Workshop #1
- Paramount Parking Design Options
- Next Steps, Adjourn

Welcome, Introduction, Agenda Review

Ericka Warren, Board facilitator, welcomed participants, reviewed the principles of agreement and provided an overview of the meeting.

Public Comment

- Aurelia, a student of Harriet Tubman Middle School, provided a comment about concerns related to air quality at the school and climate change. *See I-5 Rose Quarter Project – Historic Albina Advisory Board Meeting (February 2, 2021), [\[video\]](#), 12:32*
- Claire, a member of the former project Community Advisory Committee, provided a comment related to her prior experience on the committee and the elements within Board oversight. *See I-5 Rose Quarter Project – Historic Albina Advisory Board Meeting (February 2, 2021), [\[video\]](#), 14:18*

Charter Review

Ericka provided an overview of the Board Charter and reviewed key elements. She also introduced Joint Subcommittee on the Independent Cover Assessment membership and Chair and/or Vice Chair nomination opportunities.

- Committee members asked to clarify whether the Board would make the nominations and how that would affect decision-making and reporting between the advisory

HAAB Meeting Summary

committees. Ericka clarified that chairs would not change the consensus structure for recommendations outlined in the Charter. If the Board decides not to move forward with selecting a chair and/or vice chair, there could be an opportunity to set up a rotation for reporting responsibilities instead.

- Committee members asked clarifying questions about whether the project team was asking to create a new committee or identify membership for the committee and, if so, how far along the committee was in its work. Nolan Lienhart and Jeana Wooley from the Independent Cover Assessment team responded that the new Joint Subcommittee on the Independent Cover Assessment was established with recent approval by the Executive Steering Committee and that ask was to identify membership.
- Kevin Modica also asked whether other subcommittees might be established for additional topics, which Ericka confirmed was a possibility.
- John Washington asked whether identifying a Chair and Vice Chair or participation on a subcommittee would change any role or responsibilities for the Board. Ericka confirmed that neither would change the Board's role and would instead offer additional opportunities for self-governance and self-representation.

Independent Highway Cover Assessment

ICA Process Review

Nolan reviewed the three key questions to be answered by the Independent Cover Assessment, the three scenarios the team is working to create, and the committee roles in the assessment. The Independent Cover Assessment team also described upcoming community workshops to gather feedback to inform this work.

- Sprinavasa Brown asked for more information about the workshops how the team was identifying descendants of historic Albina. Jeana responded that the workshops will be held online and that the team has reached out to about 70 organizations to identify participants. Jeana added that additional opportunities for community engagement will be provided on their website launching soon.

Highway Cover Examples

Nolan reviewed examples of highway covers from across the nation and explained the similarities and differences related to this project for each example.

- Sprinavasa asked about the results for each example related to wealth creation, more information about how building inhabitants were decided, and the how new open spaces would be owned and operated. She noted that this information is important to know up front to prevent gentrification issues. Nolan responded that there are currently no assumptions about particular uses and therefore no assumptions regarding ownership or operation. Governance strategies are a part of the Independent Cover Assessment, but that no specific example will be a model for that work.
- Committee members discussed the importance of air quality and requested additional information related to air quality environmental analysis and differences in air quality related to highway cover structure designs and elements.

HAAB Meeting Summary

Work Session #1

Jeana explained that the framing of Work Session #1 will center around the voices of the black community, focus on restorative justice and inform highway cover goal-setting and design. For discussion, Steven Lewis from the Independent Cover Assessment team reviewed examples of projects that generated wealth within historically marginalized communities, improved community health by ensuring places of belonging and created community cohesion by reflecting the community through culturally-oriented features and gathering spaces.

- Kevin Modica asked that to draw from lessons learned that additional identified examples be included in the list where elements planned for community cohesion resulted in community safety issues.
- Committee members pointed to the importance of economic restorative justice, youth education related to wealth retention and health, the issue of including elements reflecting gentrification, and the need to create spaces comfortable for historic Albina community members to use.

Paramount Parking Design Option

Monica Blanchard, Project Deputy Director, gave an overview of the Hancock/Dixon Crossing and the design modifications made to allow for a redevelopment opportunity at the Paramount Apartments site.

Mark Edlen, of Edlen & Co. involved in the redevelopment project, provided background about the redevelopment project and described the goals Albina Vision Trust has for the property. Chandra Robinson, of Lever Architecture involved in the redevelopment project, shared the concepts that were explored in an effort to incorporate both a theater and a residential building including affordable housing.

- Leslie Goodlow asked how the new development would ensure housing opportunities for African Americans and how the project would be funded. John Washington added that mixed uses providing economic development opportunities are more important than strictly housing. Mark responded that Albina Vision Trust is being very thoughtful about addressing these issues and that a contract has been secured to purchase the building to preserve affordability. The team has also identified additional funding tools.

Next Steps

Ericka closed by reminding the Board of upcoming topics on the six-month work plan. She thanked committee members for their participation and adjourned the meeting at 6:36 p.m.

Adjourn

Note: The meeting was hosted as a Zoom Webinar format that enabled Historic Albina Advisory Board 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-sharing functions (attendees were able to view the presentation slides).

Historic Albina Advisory Board Response Matrix

ODOT is committed to being held accountable to the community, in particular the historic Albina community, for actions we take in response to the feedback we've heard. This matrix is a living document that will be updated following every meeting of the I-5 Rose Quarter Improvement Project Historic Albina Advisory Board. The matrix lists specific information requests, action items, and project recommendations and ideas ODOT has received, and did not address directly as part of the meeting, from the Board and documents how ODOT is responding. For a complete record of the discussions from each meeting, see the summary for each past meeting posted on the [events page](#).

Timing Key

Near Term: Zero to six months

Long Term: Six months to one year

During Construction: Activities to take place during or specific to construction

Out of Scope: Beyond ODOT purview, or requires times or resources from other community or agency partners

Date	Source	Comment	Response	Timing	Responsible Party	Status
2/2/2021	Sprinavasa Brown	Does the project team have any recommendations for Joint Subcommittee on the Independent Cover Assessment members or committee liaisons based on the differences in representation on the Executive Steering Committee?	ODOT has empowered this Board to make these decisions about self-governance and self-representation in nominating a Chair and Vice Chair and/or subcommittee members and liaisons.	Near Term	Facilitator	In Progress
2/2/2021	Sharon Gary-Smith	What kinds of issues would cause the Oregon Transportation Commission to reject recommendations from a community process regarding the highway covers?	<p>The Oregon Transportation Commission specifically requested a community-informed, independent assessment of the highway cover design and development opportunities. This was in direct response to direction from the Governor's office and based on requests from the City of Portland, Metro and Albina Vision Trust. All options are on the table for the independent highway cover assessment and the Oregon Transportation Commission is expecting to receive input and recommendations from both the Historic Albina Advisory Board and the Executive Steering Committee as they provide direction for the Project.</p> <p>It is our goal to have a design that aligns the needs of the community with the intention of the project, developed in partnership with the Historic Albina Advisory Board and centering the voices of the Black Community. Partnerships will be important and key to realizing a collective vision for the highway covers – a truly comprehensive solution that goes beyond what ODOT or any one agency on their own would be able to provide.</p> <p>The Historic Albina Advisory Board also will have an opportunity to provide regular updates to the Executive Steering Committee, for which Oregon Transportation Commission Vice Chair Simpson chairs and serves as the liaison to the full Commission.</p>	Near Term	OTC, ODOT, Partners	Complete/Ongoing
2/2/2021	John Washington	Do the highway structures have any type of built-in exhaust systems or any kind of technology that would address emissions from vehicles?	No, the highway cover structures do not include built-in exhaust systems or other technology to address emissions from vehicles at this time. However, the project is still early in design and the project team is working to explore additional measures for improving air quality in coordination with the construction manager/general contractor, particularly those recommended in the Environmental Peer Review Report .	Near Term	ODOT	Complete/Ongoing

Date	Source	Comment	Response	Timing	Responsible Party	Status
2/2/2021	<p>Dr. Carlos Richard</p> <p>John Washington</p> <p>Keith Edwards</p>	<p>Was air quality included in the environmental assessment?</p> <p>Will air quality be the same with or without the cover?</p> <p>For the highway cover examples, have there been any studies documenting air quality before and after the enhancements were made?</p>	<p>The project's potential effects on air quality were documented in the Environmental Assessment (EA) and the accompanying Air Quality Technical Report. The study analyzed air quality on the highway and neighborhood streets within the project area, which would include streets and other areas directly adjacent to the locations of the proposed highway covers. The study found that the project, which includes highway covers, would reduce air pollutant emissions, as compared to not building the project. Part of the reduction is from improved traffic flow and less idling on the highway as a result of project improvements, versus if it were not built. Part of the reduction can be attributed to the improved traffic flow and less idling on the highway due to project improvements that will result in reduced congestion.</p> <p>The project's air quality analysis was also evaluated in an independent peer review process, which convened a panel of national air and noise quality experts from around the country to review ODOT's methodologies and findings to determine if they were conducted correctly. The expert reviewers agreed with the findings and did not suggest that ODOT conduct additional environmental studies. The peer review report offered recommendations for additional air quality measures to be considered during the project design and construction phases, and the ODOT team is actively exploring these opportunities.</p> <p>We have provided the question regarding the highway cover examples to the Independent Cover Assessment Team for response and will update the matrix to include the response once it has been received.</p>	Near Term	ODOT	In Progress
2/2/2021	Sprinavasa Brown	<p>Of the highway cover examples provided, do you have data that breaks down if there was real wealth building and investment for historically marginalized communities that resulted?</p> <p>What was the decision-making lens for the businesses and other uses that were included in these buildings?</p>	<p>We have provided these questions to the Independent Cover Assessment Team for response and will update the matrix to include the response once it has been received.</p>	Near Term	Independent Cover Assessment Team	In Progress
2/2/2021	Sprinavasa Brown	<p>Regarding open space planned for the highway covers, is there is an assumption that there is going to be a new park foundation or opportunities for naming and claiming these new environments?</p>	<p>Combined with feedback gathered through community input and from the Executive Steering Committee, Historic Albina Advisory Board will be central part of not only identifying potential land uses for the highway covers, but also naming and ownership of the new spaces. ODOT will convene partner agencies and the community to further explore options to support development, ownership, operation and maintenance of future land uses. ODOT is also looking forward to continuing to collaborate with project partners to meet the needs of the community that extend beyond the scope of the project.</p> <p>We have also provided this question to the Independent Cover Assessment Team for further response and will update the matrix to include the response once it has been received.</p>	Near Term	Independent Cover Assessment Team	In Progress
2/2/2021	Kevin Modica	<p>Please include the Seattle I-5, I-405 and I-90 covers and the World Fair project in Spokane as highway cover examples for consideration.</p>	<p>We have provided this feedback to the Independent Cover Assessment Team to address in a future meeting.</p>	Near Term	Independent Cover Assessment Team	In Progress

Date	Source	Comment	Response	Timing	Responsible Party	Status
2/2/2021	Kevin Modica	Related to the highway covers, what work has been done to plan for community and public safety to avoid potential safety, urban growth, and neighborhood problems?	We have provided this question to the Independent Cover Assessment Team for response and will update the matrix to include the response once it has been received.	Near Term	Independent Cover Assessment Team	In Progress
2/2/2021	Pastor Richard Probasco	Who will be participating in the workshops? Do the participants range in age from youth to seniors?	We have provided this question to the Independent Cover Assessment Team for response and will update the matrix to include the response once it has been received.	Near Term	Independent Cover Assessment Team	In Progress
1/12/2021	Keith Edwards	How are young people included in this process?	The project team will look into opportunities for engaging an advisory committee student representative and will explore other strategies for increasing youth outreach and engagement as part of community involvement efforts in 2021.	Near Term	ODOT, Facilitator	In Progress
1/12/2021	Dr. Carlos Richard Serena Stoudamire-Wesley	Which community will be reconnected? How can you reconnect a community that no longer lives in the area that was taken from them due to historic laws and gentrification?	ODOT has empowered this Board, as guided by the Board facilitator, to elevate historic Albina perspectives in project decision-making, particularly related to the needs and vision of the community for design and development. We will look to the Board for advice and recommendations about who the community is that we are connecting and how we can best approach reconnecting the community through the project. We have also been working to do business differently and tailor the project's <u>approach to engagement</u> to better involve the historic Albina community and will continue to look to the Board for guidance on additional engagement strategies.	Near Term	ODOT	Ongoing
1/12/2021	Keith Edwards	Art reflecting the history and heritage of Albina, an interactive Albina history museum, and job training/career center should be included.	These suggested concepts (e.g., job training center, museum, art reflecting the historic Albina community) and more will be considered as part of the assessment and design process.	Near/Long Term	ODOT, Partners, Independent Cover Assessment Team	In Progress