WELCOME!

HISTORIC ALBINA ADVISORY BOARD (HAAB) MEETING

• Choose your phone or computer speakers/microphone for audio. If you use your phone, please mute your computer speakers to prevent sound feedback.

• HAAB members will be muted at the start of the meeting and when not speaking.

• This meeting is being live captioned. Public observers will remain muted. To provide public comment, please be ready to dial: (971) 247-1195.

• If you experience technical difficulties, call or text (503) 479-8674 and assistance will be provided as soon as possible. Thanks!
Agenda

» Welcome, Introduction, Agenda Review
» Public Comment
» Project Updates
  » Committee Updates
  » Project Branding Update
» Independent Cover Assessment: Workshop #2
» Next Steps
7 Principles of Agreement

1. Your voice matters
2. Speak your truth
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
Public Comment

» Raise your hand if you wish to make a public comment

» Please mute your computer to avoid background noise

» Focus your comments on today’s meeting topics

» Speakers will have up to 1 minute for their comment and muted at “time”

» To provide more extensive comments, see options on page 1 of your agenda

To make a live comment via phone, dial: 971-247-1195

Meeting ID: 821 7083 5536
Passcode: 147631

1. Dial *9 to raise your hand.
2. After you are invited to speak, dial *6 to unmute yourself.
PROJECT UPDATES
Community Oversight Advisory Committee Update

- Committee Charge
- Project Status – Where We Are
- Rose Quarter Operating Assumptions: The project in its current configuration and schedule (construction starts 2023) includes estimated benefits:
  - Over $100 million+ in DBE opportunities
  - Career development program by lifting individuals into construction pathway (e.g., 20% apprenticeship hours)
  - COAC recommends pipeline building immediately to maximize economic investment, including apprenticeship and overall workforce diversity targets (e.g., 14% female, 25% minority male)
Other Project Updates

• Executive Steering Committee
• Project Branding Options Review
01 Welcome/Purpose & Goals
5 minutes

02 Work Session 1 Summary
5 minutes

03 Maximizing Community Benefits
10 minutes

04 Development Concepts
40 minutes

05 Discussion
45 minutes

06 Live Polling
10 minutes

07 Wrap-Up/Next Steps
5 minutes
Purpose and Goals

Work Session 2

CONSULTANT TEAM KICKOFF

FALL 2020

ESC INTRODUCTION
- Process Introduction
- Interviews

WINTER 2020/21

- Refine Development Assessment Framework
- Create Scenario One & Scenario Two

WORK SESSION 1
LISTEN / ASSESS

- Refine Scenario One & Scenario Two
- Create Scenario Three
- Prepare Cost & Constructability Memo
- Prepare Governance & Finance Strategies

WORK SESSION 2
IDEATE / GENERATE
- Share Development Concepts
- Gather Feedback for Scenario Refinement
- ESC Recommendation on Scenario Three

RECOMMENDATIONS TO OTC

SPRING 2021

CONSULTANT TEAM ACTIVITIES

Community Workshops
ESC Meeting
HAAB Meeting

OTC DIRECTION TO RQIP TEAM

OREGON TRANSPORTATION COMMISSION MEETING

SUMMER 2021

WORK SESSION 3
EVALUATE / REFINED
- Share New & Revised Scenarios
- Review Cost & Constructability Memo
- Review Governance & Finance Strategies
- Consider ESC Recommendations to OTC
Scenarios

**Base Case**

The NEPA Environmental Assessment

**01**

Scenario One: Limited to the NEPA Environmental Assessment Area of Potential Impact (API)

**02**

Scenario Two: May extend beyond the NEPA Environmental Assessment API.

**03**

Scenario Three: Determined by the ESC.
Work Session 1 Summary
Work Session 1
Goals and Process

• **Goal:** Listen/Assess

• **Theme:** “How can highway covers support the community’s vision for neighborhood revitalization and provide restorative justice for the Historic Albina Community?”

• ICA’s engagement process included 2 community workshops, a 2-week online open house, 1 meeting with the I-5 Rose Quarter Improvement Project (I5RQ) Historic Albina Advisory Committee (HAAB), 1 meeting with the I5RQ Executive Steering Committee (ESC), and 1 meeting with the I5RQ Community Opportunities Advisory Committee (COAC).
Work Session 1
Program Priorities

How were programming priorities determined?

Work Session 1 Top Ten Program Priorities presents recurring design program and governance ideas heard from community workshops, advisory committee meetings and online open house survey.
Work Session 1 Program Priorities

Community Wealth

- Establish a **Black community development corporation (CDC)**, along with a **Black-controlled land trust** that holds developable land in trust and can work with other partners to develop it for community benefit and maintain affordability.

- Create **affordable rental and ownership business spaces** of all types and sizes for Black businesses with small business support services and access to capital.
Work Session 1 Program Priorities

Community Wealth

- Develop a **Black food sovereignty center/market** that provides job training, fresh produce for local businesses and residents, and business development support for supplying large nearby institutions, such as Legacy Emanuel Hospital, Oregon Convention Center, area hotels.

- Create **permanently affordable rental and ownership housing** that is mixed-use, multi-generational, built to high sustainability standards, has childcare nearby, and includes different types of living spaces such as live/work for artists and makers.
Work Session 1 Program Priorities

Community Wealth

- Establish a **job training and development center** for vocational, technical, STEAM (Science, Technical, Engineering, Arts and Mathematics) and clean energy jobs.

- Create quality, culturally appropriate, **affordable childcare and childhood development center** for working parents.
Work Session 1 Program Priorities

Community Health

• Develop a **cultural health and wellness center** with programming that addresses mental, physical and spiritual health and provides recreation and health classes, access to healthy food, and pop-up wellness clinics.

• Provide a **large, accessible outdoor community gathering space** for multi-generational celebrations, festivals and events, and space that includes active recreation areas.

*Black Doctors Consortium*
Philadelphia, Pennsylvania
*(photo from Emma Lee / WHYY)*

*Public Gathering Space:*
Columbia Heights, Washington D.C., ZGF
Work Session 1 Program Priorities

**Community Cohesion**

- Develop a **Black cultural center** that showcases the **history of Black Portland** and creates experiences and education around Black food, Black art, and Black music.

- Develop **public realm aesthetics and art installations that reflect Black culture**, art, and experience.

---

**Center for Civil and Human Rights**
HOK+ The Freelon Group (now Perkins+Will)
Atlanta, GA
*(photo from www.pentagram.com)*

**Celebrate Community Identity**
Destination Crenshaw (Public-private partnership) Los Angeles, CA, Perkins & Will
Maximizing Community Benefits
Governance Structure
Preliminary Design

Determining the right governance structure and recommendations for the Rose Quarter is a multi-step process that began with soliciting community priorities (in Work Session 1).

1. What are the community’s priorities?
2. What roles and responsibilities are required to deliver on those priorities?
3. What types of entities can fulfill those roles?
4. Do those entities already exist?
   Do they need to be created or brought together?

We are here!
Governing Entity

Roles and Responsibilities

1. Flexibility to evolve and change, or work with various partner entities, throughout different stages of the project
2. Ability to build and maintain community trust and represent community vision
3. Authority to enter into agreements related to the delivery of community benefits
4. Legal ability and technical capacity to own/lease land and hold/spend funds to deliver on the community's priorities
5. Accountability to community stakeholders and government partners, as demonstrated by regular reporting out
Governing Entity

Governing over Time

Different phases of the project will require a governance entity with different functions. This means that an entity will either need to evolve or partner to fulfill all necessary roles.

<table>
<thead>
<tr>
<th>Stage:</th>
<th>RQIP Planning</th>
<th>Post-RQIP Construction</th>
<th>Ongoing Operations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entity Structure:</td>
<td>Community Steering</td>
<td>Community Development</td>
<td>CDC, conservancy</td>
</tr>
<tr>
<td></td>
<td>Committee or similar</td>
<td>Corporation (CDC) and</td>
<td>and/or multiple</td>
</tr>
<tr>
<td></td>
<td></td>
<td>or Land Trust</td>
<td>mission-specific</td>
</tr>
<tr>
<td>Role:</td>
<td>• Interact regularly</td>
<td>• Take ownership/</td>
<td>non-profit partners</td>
</tr>
<tr>
<td></td>
<td>with ODOT and other</td>
<td>leasehold of space</td>
<td></td>
</tr>
<tr>
<td></td>
<td>project partners</td>
<td>on the covers and</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>land on terra firma</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>made available by</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>ODOT</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Begin planning for</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>community-focused</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>development</td>
<td></td>
</tr>
</tbody>
</table>
Governance Structure
Delivering Value

Value to the community could be delivered either through physical assets (maximizing developable land for community control and use) or through support for community initiatives (dedicated funding, technical assistance, etc.).

Either option (and all in between) require a governance structure composed of entities that have the capacity, legitimacy, and trust to both represent and deliver for the Black community at each phase of the project.
Development Concepts
Neighborhood Connection
Neighborhood **Connection**
Feasibility is a combination of both technical and permitting feasibility. Technical feasibility was assessed at a high level for each conceptual development scenario and each scenario was assumed to be feasible; Work Session 2 will help determine which of these scenarios will be refined with more detailed technical vetting. Some aspects of the scenarios may change. Political and permitting feasibility of each conceptual scenario is unknown at this time. The City of Portland is the authority holding jurisdiction for policy compliance in the project area and when the City returns to the project, they can advise on permitting viability of each scenario.
Concepts

Big Moves

Preliminary Concept Scenarios based on their ability to accomplish goals identified by the community and ESC.

1. Maximizing land area created/designated for community control and use.

2. Creating street edges that foster active street fronts and ground level uses.

3. Creating a more pedestrian and bike-friendly street networks.

4. Reducing air and noise pollution.
Concepts

Analysis Assumptions

Preliminary Concept Scenarios Benefits and Challenges are based on.

1. Location of ramp terminals and classifications of streets.
2. Zoning height and density regulations.
3. Typical building typologies supporting restorative program.
4. Open spaces conducive to outdoor activities and uses.
5. Assuming efficiencies building on covers and off covers to maximize value to the community.
from a freeway space, to a restored neighborhood place...
Environmental Assessment (EA)

**Base Case**

1. **Open space** on the covers
2. Improves east/west **connectivity**
3. Creates a **more pedestrian and bicycle friendly**

**Development Assessment Framework**

- **Community Wealth**
- **Community Health**
- **Community Cohesion**
- **Mobility**

- **Benefits**
- **Challenges**
- **Feasibility**
- **?**
Concept 1

Flint + Broadway Blvds

1. Move some freeway interchange impacts – sb off-ramp
2. Creates larger and contiguous development parcels that support the community vision
3. Maximize development

Development Assessment Framework

- Community Wealth
- Community Health
- Community Cohesion
- Mobility

- Development Capital
- Challenges
- Feasibility
- Benefits

- KEY
  - developable parcels
  - building footprint
  - public open space
  - community assets
  - cover
  - energy of focus
  - major connections
  - minor connections
  - nonmotorized connections
  - on/off ramps
Concept 2
Vancouver as Mainstreet

1. Move some freeway interchange impacts – nb on-ramp
2. Restores and enhances some street grid
3. Creates a signature main street

Development Assessment Framework

- Community Wealth
- Community Health
- Community Cohesion
- Mobility

- Benefits
- Challenges
- Feasibility
- ?
Concept 3
Flint as Mainstreet

1. Merge local streets
2. Move some freeway interchange impacts – nb on-ramp
3. Creates a large central development parcel
Concept 4

**Center on the Cover**

1. Move freeway impacts out of the neighborhood – **ramps to the south**
2. Creates **larger and contiguous development parcels** that support the community vision

**Development Assessment Framework**

- Community Wealth
- Community Health
- Community Cohesion
- Mobility

- Benefits
- Challenges
- Feasibility

**KEY**
- developable parcels
- building footprint
- public open space
- community assets
- cover
- energy of focus
- major connections
- minor connections
- nonmotorized connections
- on/off ramps
Concept 5

**Restore the Grid**

1. Move freeway impacts out of the neighborhood - **ramps to the south**
2. Restores street grid
3. Creates **larger** and **contiguous development parcels** that support the community vision
Community Benefits

Value Spectrum

Dedicated Funding/Technical Support

Physical Assets/Land

Concept 1

Concept 2

Concept 3

Concept 4

Concept 5

EA
Concept 1
Flint + Broadway Blvds

Development Assessment Framework

- Community Wealth
- Community Health
- Community Cohesion
- Mobility

Benefits
Challenges
Feasibility

KEY
- developable parcels
- building footprint
- public open space
- community assets
- cover
- energy of focus
- major connections
- minor connections
- nonmotorized connections
- on/off ramps
Concept 1 Flint + Broadway Boulevards

12% Cultural
7% Commercial
32% Commercial Office
49% Residential (Multi-dwelling)

Total GSF: 888,300 SF
Concept 5
Restore the Grid
Concept 5 **Restore the Grid**

- **9% Cultural**
- **6% Commercial Mixed use**
- **25% Commercial Office**
- **60% Residential (Multi-dwelling)**

Total GSF: 1,131,500 SF
Discussion Questions

1. Which elements are most important to include in a final scenario to restore this neighborhood?

2. Which of the following community benefits would provide the greatest potential to deliver wealth and restorative justice to the Black Historic Albina community such as:
   - Land in Central City
   - Long-term Dedicated Funding and Technical Support
   - Some combination of above
Discussion
NEXT STEPS
Six-month Work Plan

- Independent Cover Assessment
  - concepts
  - evaluation framework
- Project branding

- Urban design
  - local streets
  - early work packages
- Performance Measures
Upcoming Dates

April 16 to May 3
- Independent Cover Assessment Online Open
- House #2

May 18
- Next HAAB Meeting
THANK YOU!

www.i5RoseQuarter.org