

# HISTORIC ALBINA ADVISORY BOARD

**MEETING 32**

*May 14, 2024*



# WELCOME!

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This meeting includes live captioning.



Please mute when you are not speaking.



When calling in by phone, mute your computer speakers to prevent feedback.



Board chat is part of the meeting summary.



Experiencing technical difficulties? Call 503-479-8674.

# AGENDA

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- ▶ Welcome/Principles of Agreement/Introductions
- ▶ Public Comment
- ▶ Project Updates
- ▶ Economic Feasibility for Cover Development
  - » Breakout Sessions and Report Back
- ▶ Current Activities in Albina
- ▶ OTC Resolution Work Plan Update
- ▶ Moving into 30% Design
- ▶ Next Steps and Adjourn

# 7 PRINCIPLES OF AGREEMENT

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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

# 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:** 874 6803 9175

**Passcode:** 336301

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

# PROJECT UPDATES



# ECONOMIC FEASIBILITY FOR COVER DEVELOPMENT



# CONTEXT: THE BIG QUESTION

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- ▶ What uses should be located on the cover to help create a vibrant, connected neighborhood that best aligns with and delivers on HAAB priorities?



# A COUPLE SMALLER QUESTIONS

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- ▶ What are key cost considerations and high-level estimated costs to construct and operate buildings on the cover?
- ▶ What subsidy might be needed in the short and long term?

# ECO'S SCOPE OF WORK

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## ▶ **Develop Inputs for Cost Analysis with HAAB**

- » Discuss core development considerations
- » Explore location priorities
- » Refine development program priorities

## ▶ **Conduct Cost Analysis**

- » Estimate cost to build, ongoing operating costs, and potential revenue
- » Discuss considerations for high level capital gaps and operating subsidies that aren't likely to be borne by traditional financing approaches

# SCHEDULE

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- ▶ **May HAAB meeting**
  - » Development considerations
  - » Locational priorities
  
- ▶ **June HAAB meeting**
  - » Preferred uses to test
  
- ▶ **October HAAB meeting**
  - » Analysis Results

# I-5 COVER DEVELOPMENT CONSIDERATIONS



# DEVELOPMENT CONSIDERATIONS

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- ▶ Current market isn't favorable for new construction
- ▶ Development on the cover will have unique challenges and be difficult
- ▶ Public or philanthropic subsidy is almost certainly required for construction, including but not limited to, land cost
- ▶ Cultural/nonprofit uses will likely need ongoing operational support

# DEVELOPMENT CONSIDERATIONS

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- ▶ Vertical development needs streets, utility access, and successful adjacent open space to be viable
- ▶ Off-cover development on the remnant parcels is unlikely to support on-cover development
- ▶ Timing of vertical development is critical
- ▶ Opening day (“interim”) improvements are significant

# DISCUSSION: LOCATION PRIORITIES



# SURROUNDING CONTEXT

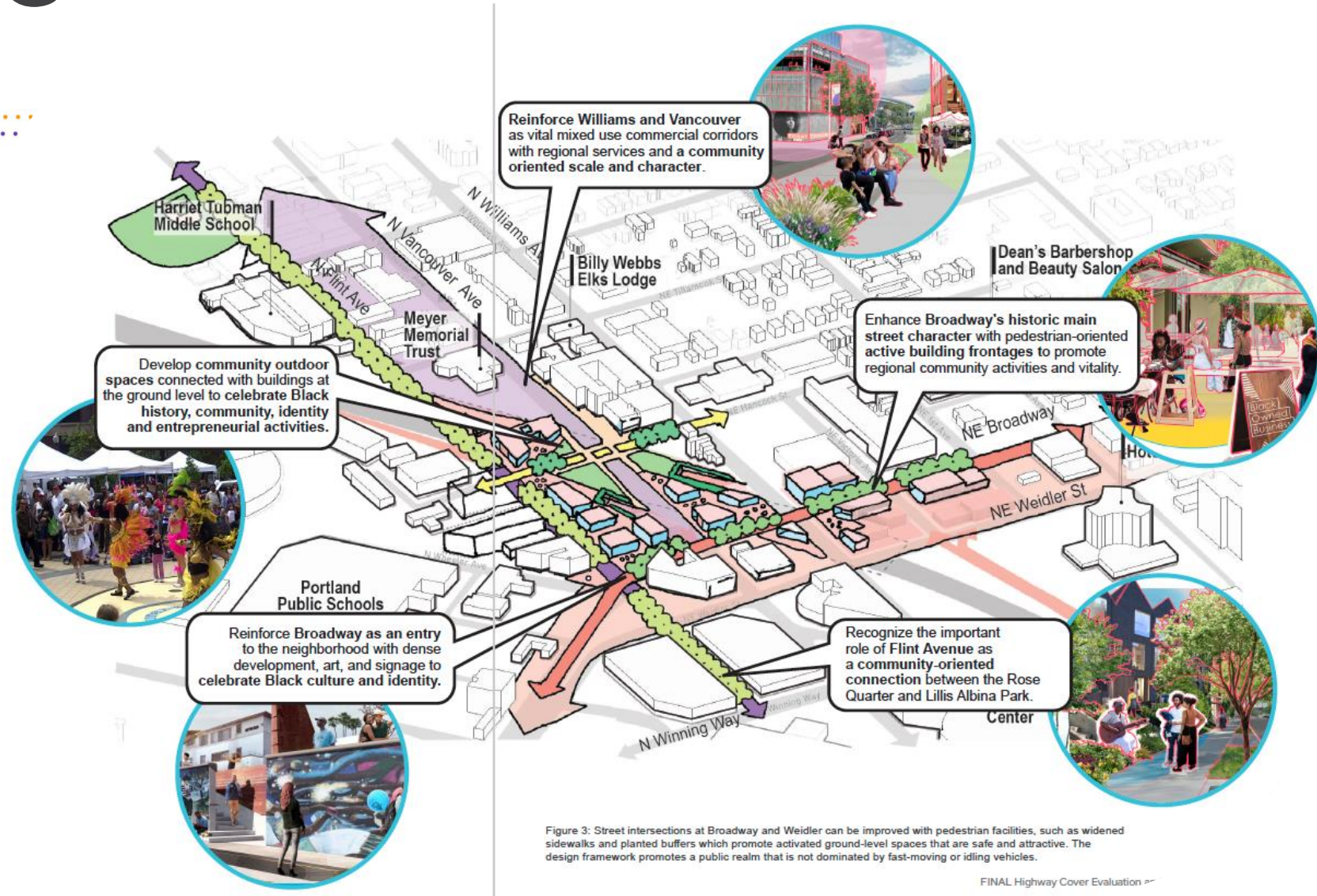


Figure 3: Street intersections at Broadway and Weidler can be improved with pedestrian facilities, such as widened sidewalks and planted buffers which promote activated ground-level spaces that are safe and attractive. The design framework promotes a public realm that is not dominated by fast-moving or idling vehicles.

FINAL Highway Cover Evaluation

Image from 2021 Independent Cover Assessment



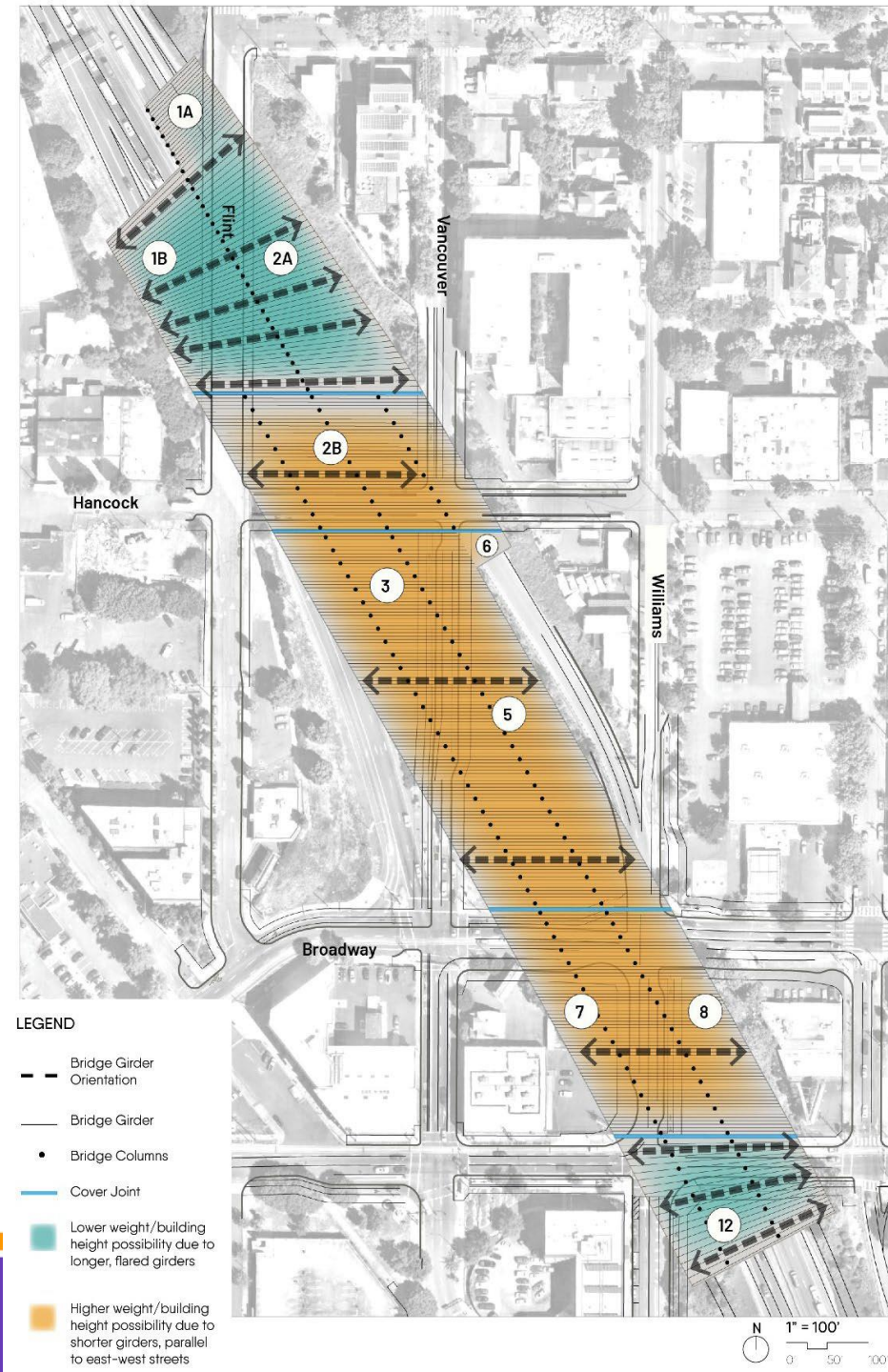
# POTENTIAL DEVELOPMENT SITES

- ▶ 10 on-cover parcels in orange
- ▶ 5 remnant parcels off-cover in purple

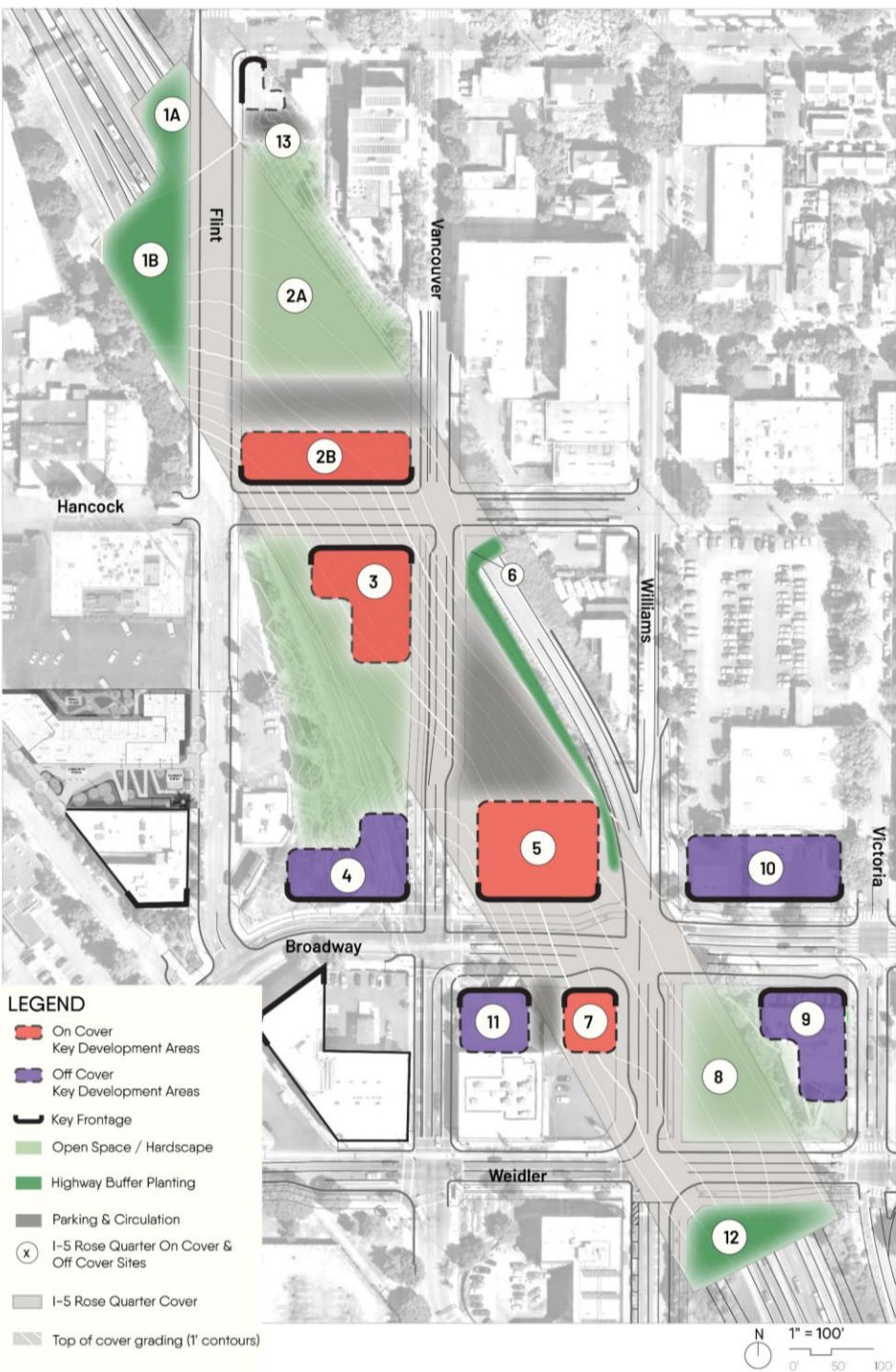


# POTENTIAL DEVELOPMENT SITES

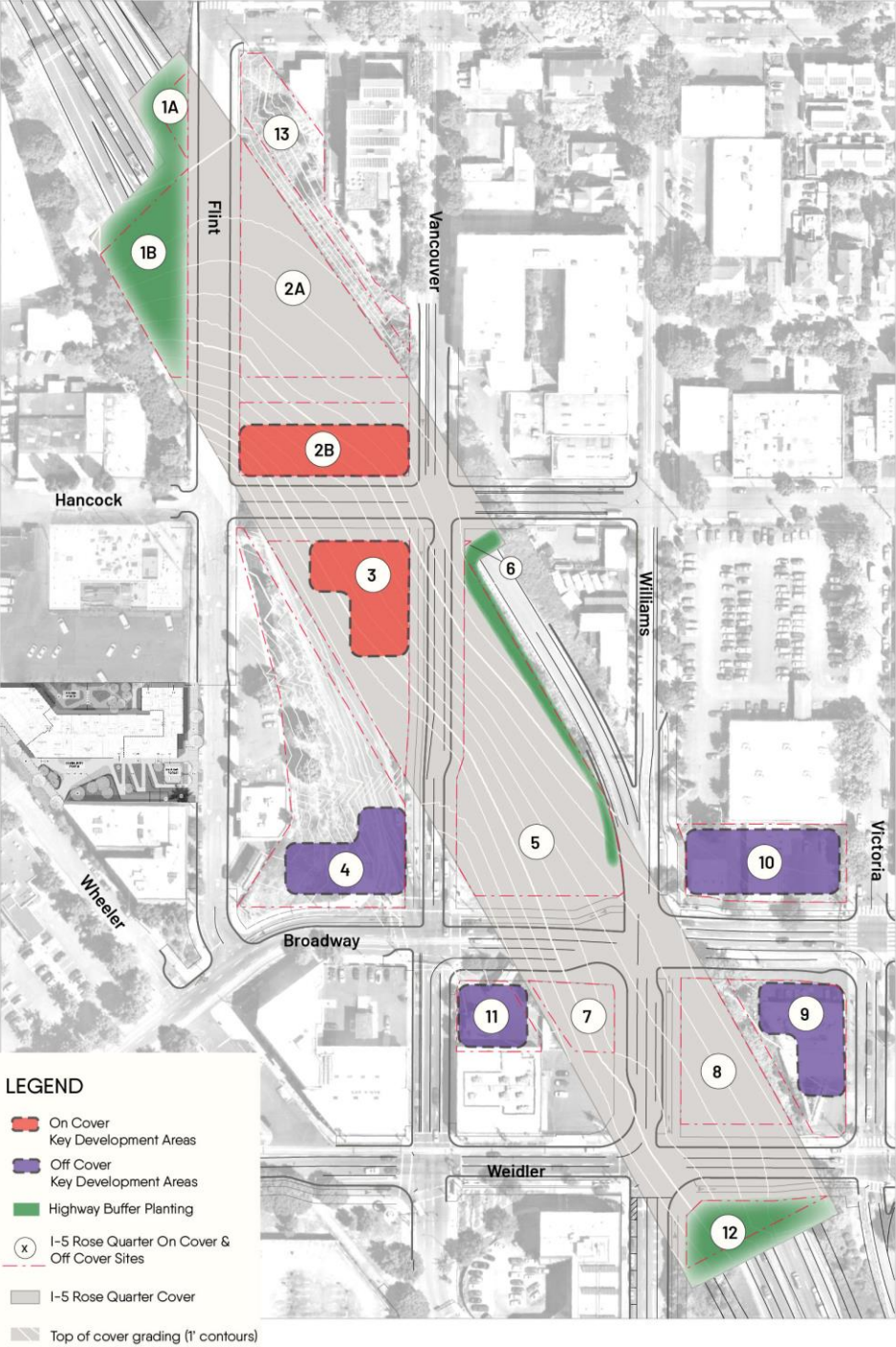
- ▶ Variable Weight Capacity
  - » Higher weight capacity in orange (up to three stories)
  - » Lower weight capacity in teal (one story)



# FULL BUILD-OUT SCENARIO



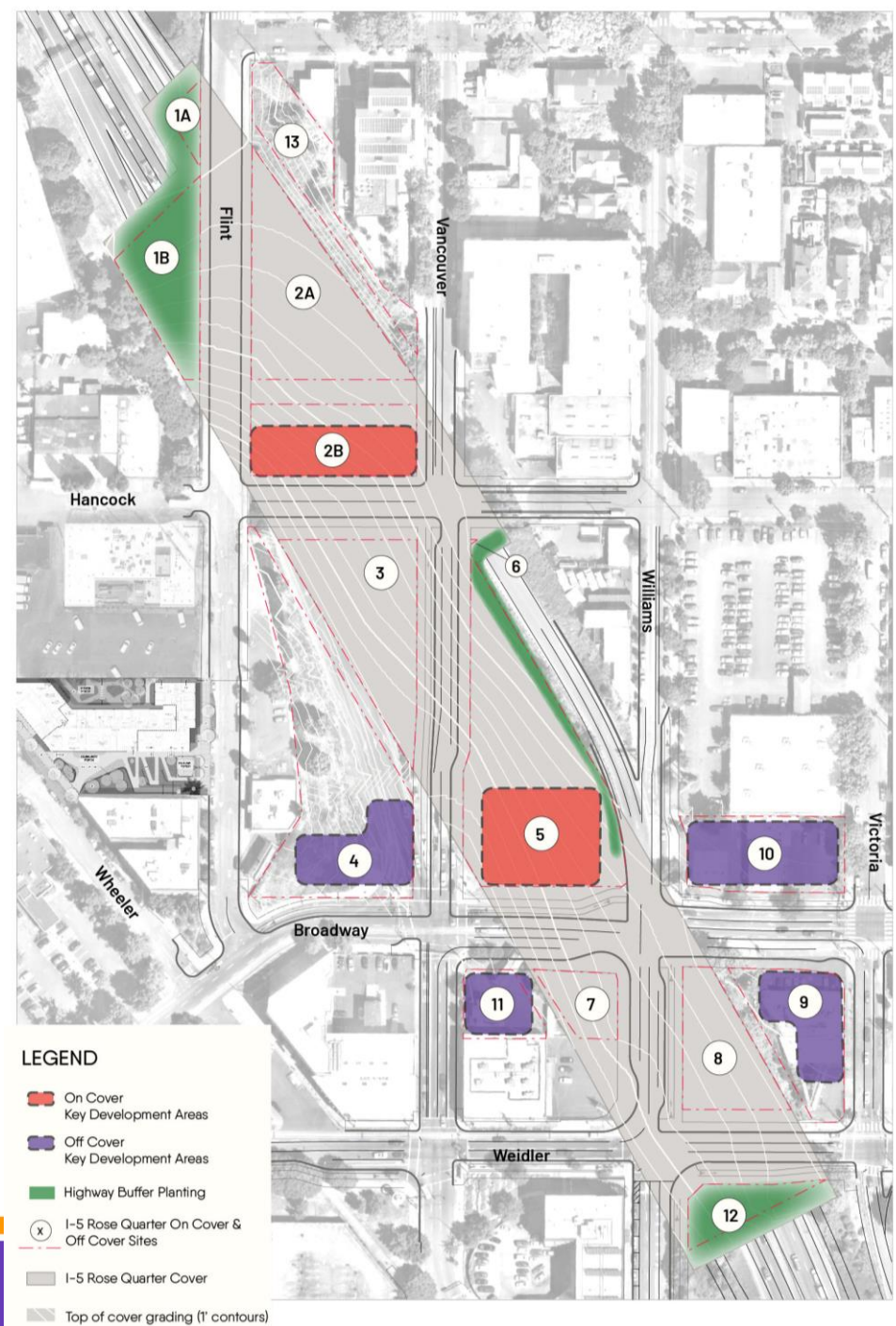
# HANCOCK CLUSTER SCENARIO



# BROADWAY CLUSTER SCENARIO



# DISPERSED DEVELOPMENT SCENARIO



# QUESTIONS FOR BREAKOUT DISCUSSION

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- ▶ Where should development focus first?
- ▶ Where is development most needed?
- ▶ Should development focus in one area or multiple?  
Dispersed or clustered?
- ▶ What are other key locational considerations?

# BREAKOUT ROOM DISCUSSION

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





# BREAKOUT ROOM REPORT BACK



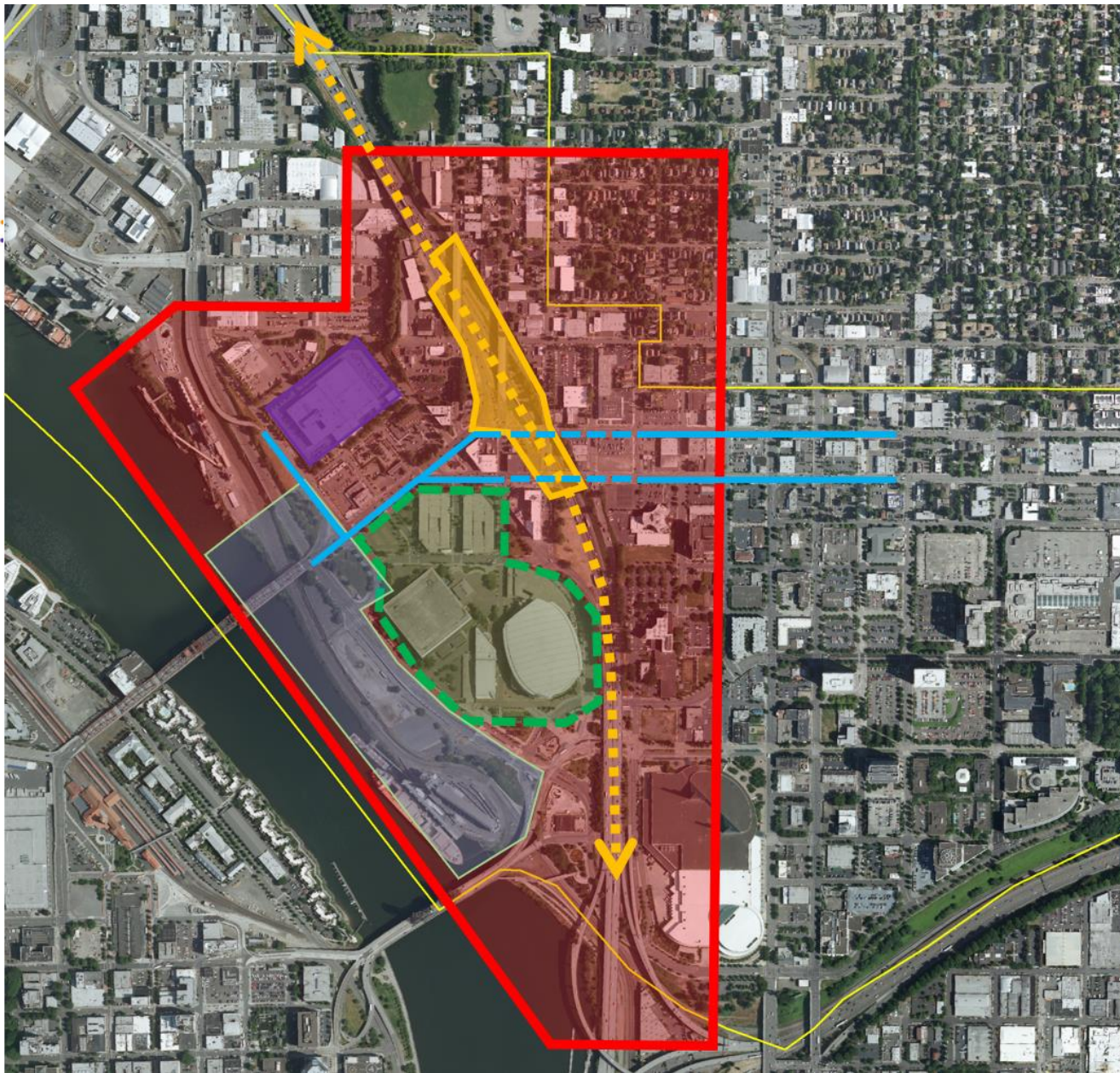
# CURRENT ACTIVITIES IN ALBINA





# RECONNECTING COMMUNITIES GRANT PROJECTS

- ▶ Reconnecting Albina Planning Project
- ▶ Broadway Main Street Project



# LOWER ALBINA PROJECTS

-  N/NE Quadrant Plan Boundary
-  ODOT I5RQ Improvement Project
-  Reconnecting Albina Planning Project
-  Broadway Main Street Project
-  Rose Quarter Operating and Lease Agreements
-  Mathew Prophet Education Center
-  AVT / Lloyd Waterfront Study

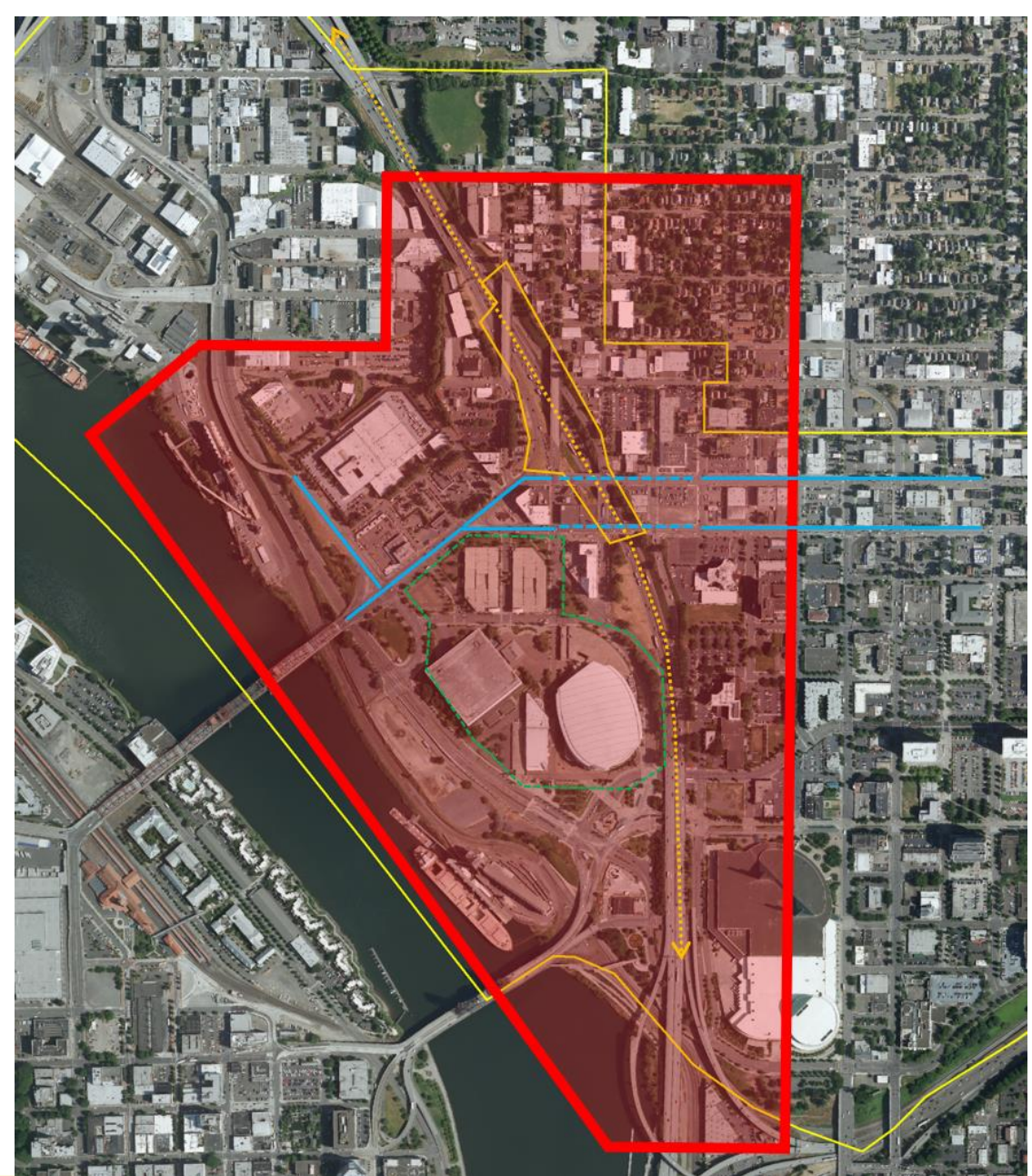
# RECONNECTING ALBINA PLANNING PROJECT

- ▶ **Lead Bureaus:** PBOT, BPS, Prosper
- ▶ **Partner:** AVT
- ▶ **Timeline:** Council grant acceptance Summer 2024. 18-month process
- ▶ **Funding:** \$1,000,000 USDOT Reconnecting Communities Planning Grant (includes 20% local match)

## The grant calls for a development framework plan including:

- 1) Community Engagement Plan
- 2) Land Use Framework Plan
- 3) Public Realm Framework Plan
- 4) Street Framework Plan
- 5) Community Funding/Finance Strategy

Builds on the work done to-date on highway cover and community priorities and expands to a broader district.



# DRAFT RECONNECTING ALBINA PLANNING PROJECT TIMELINE

## Summer 2024

### Launch Community Engagement

- » June: Historic Albina Advisory Board: Mapping Tool
- » Webpage & Mapping Tool
- » Community Engagement Strategy

### Existing Conditions Analysis & Policy Review

### Draft Goals & Objectives

## Fall 2024

### Publish Existing Conditions Report and Policy Review

- » October: Historic Albina Advisory Board

## Winter 2025

### Draft Urban Design/Land Use Framework

- » Cover Scenario Development

### Draft Local Street Network

### Governance & Community Financing

- » Historic Albina Advisory Board
- » Community Open House

## Spring 2025

### Refine Urban Design/Land Use, Street and Governance/Finance Concepts

- » Public Engagement
- » Historic Albina Advisory Board

# DRAFT RECONNECTING ALBINA PLANNING PROJECT TIMELINE

## Summer/Fall 2025

### Draft Implementation Strategy & Action Items

- » Historic Albina  
Advisory Board

## Winter/Spring 2026

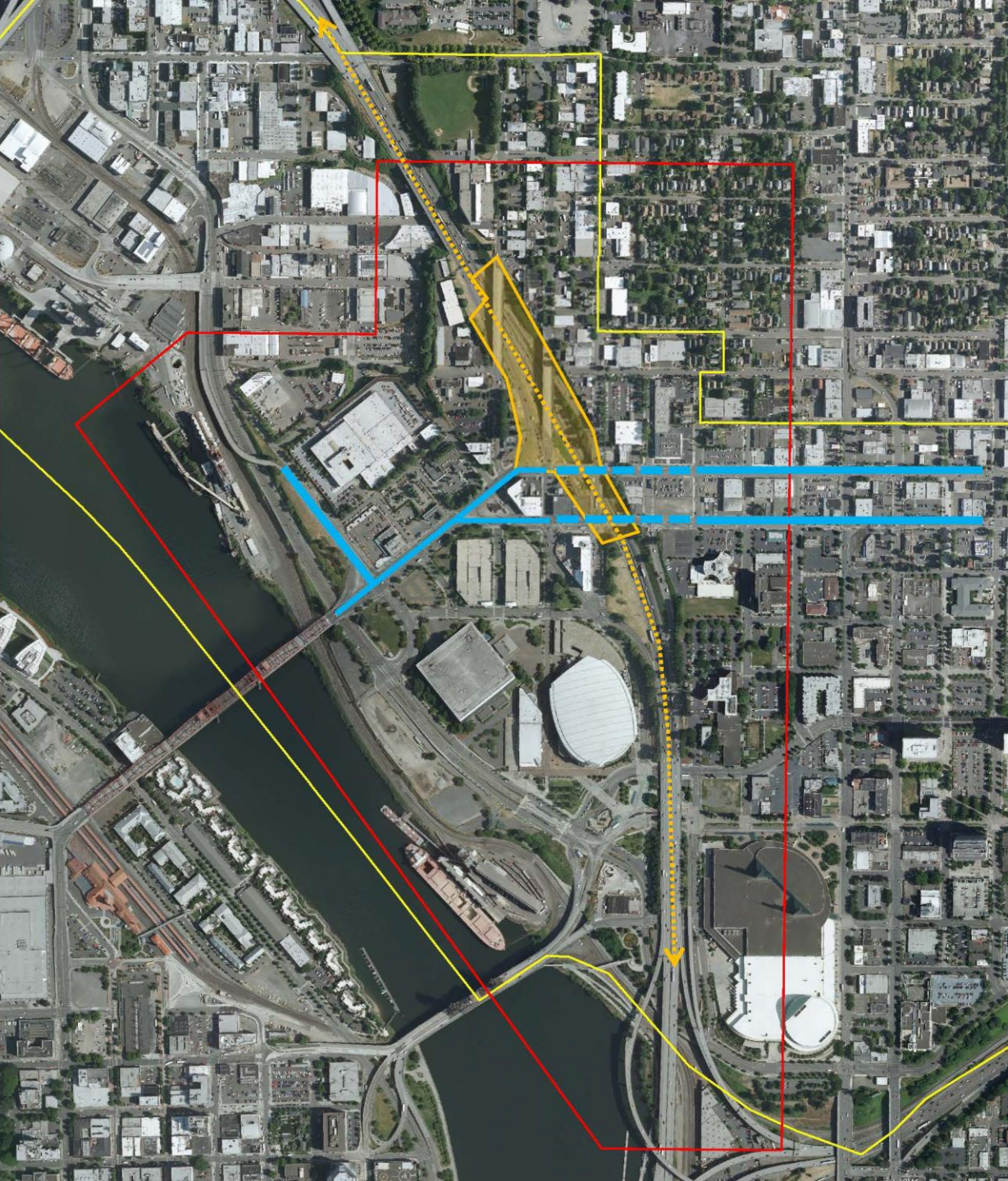
### Begin Legislative Adoption Process

- » Discussion Draft Plan
- » Community Open  
House
- » Historic Albina  
Advisory Board

## Summer 2026 - 2027

### City Adoption

- » Planning and Design  
Commissions
- » City Council

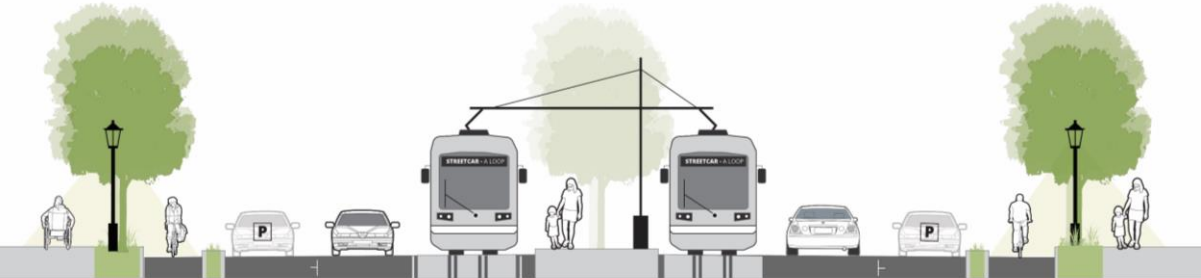


# BROADWAY MAIN STREET PROJECT

- ▶ **Lead Bureau:** PBOT
- ▶ **Timeline:** 2025-2028
- ▶ **Funding:** \$38.4 million design/construction grant from Reconnecting Communities

## Project Goals:

- » Main Street redesign to reconnect Albina area to nearby neighborhoods and support future development goals.
- » Improve safety and access for current and future residents of the Albina area.
- » Honor the district's history through public realm elements including public art, urban design, and monumentation.
- » Advance workforce development and equitable contracting goals to spur job creation and economic opportunities.





# OTC RESOLUTION UPDATE



# DESIGN UPDATE



# INFORMING THE 30% COVER DESIGN

- ▶ Considerations we've heard that will shape the Project through the 30% design and beyond:
  - Long-term and short-term land use programming and governance
  - Discussion of who benefits from cover development
  - Discussion of precedents and HAAB expertise
  - Human health, including air quality and noise on the cover
  - Economic findings and feasibility of development
  - Workforce development and employment opportunities
  - Involvement of HAAB on other outreach or projects
  - Property acquisition and right of way
  - Context of greater Albina area and surrounding projects
  - Discussion of key decision points

# NEXT STEPS



# THANK YOU!

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