

Albina One

N/NE Oversight Committee Meeting



EDLEN & CO.
LEVER

Introducing Albina One

The Vision:

- Anchor the revitalization of lower Albina through much needed affordable housing
- Set the stage for intentional diversity and inclusion in the central city
- Broaden wealth building opportunities
- Serve as one of the bridges in the district between past and future

The Team



- **Albina Vision Trust** - Winta Yohannes
- **Edlen & Co** – Carly Harrison
- **Lever Architecture** – Chandra Robinson
- **Colas Construction** – Alex Colas
- **Portland Opportunities Industrialization Center + Rosemary Anderson High School (POIC + RAHS)** – Joe McFerrin II

Albina Vision Trust Overview

- Honor what was, what happened, and what could be
- Heal ourselves and our communities
- Reconnect to the river
- Build a place to live, work, and play
- Integrate arts in the process and product
- Be intentionally remarkable



1956



2020



Albina Future

Albina Community Investment Plan

COMMUNITY HOSTS & COLLABORATORS



cameron whitten | activist



Bobby Foucher | artist



Sharon Gary-Smith |
President of the Portland
NAACP Branch 1120-B



Emmanuel Williams | Host
of Sox and Sandals Podcast



Kayin Talton Davis | Owner
Soapbox Theory, LLC



Cleo Davis | Owner
Soapbox Theory, LLC



Andre Middleton | Friends
of Noise



Noni Causey | Founder,
BEAM Village



Shaina Pomeranz | OR
Bureau of Labor & Industries



Donna Maxey | Founder,
RACE TALKS



Donovan Smith | Ignorant
Reflections



Wavy Josef | Wavy Boys



Mashavu Hicks |
Entertainment and Lifestyle
Host



Stephen Green | Startup
Advisor



Juston Gaddis | Filmmaker



Dru Holley | Filmmaker



Elijah Hassan | Artist and
Filmmaker



S. Renee Mitchell | I Am
M.O.R.E

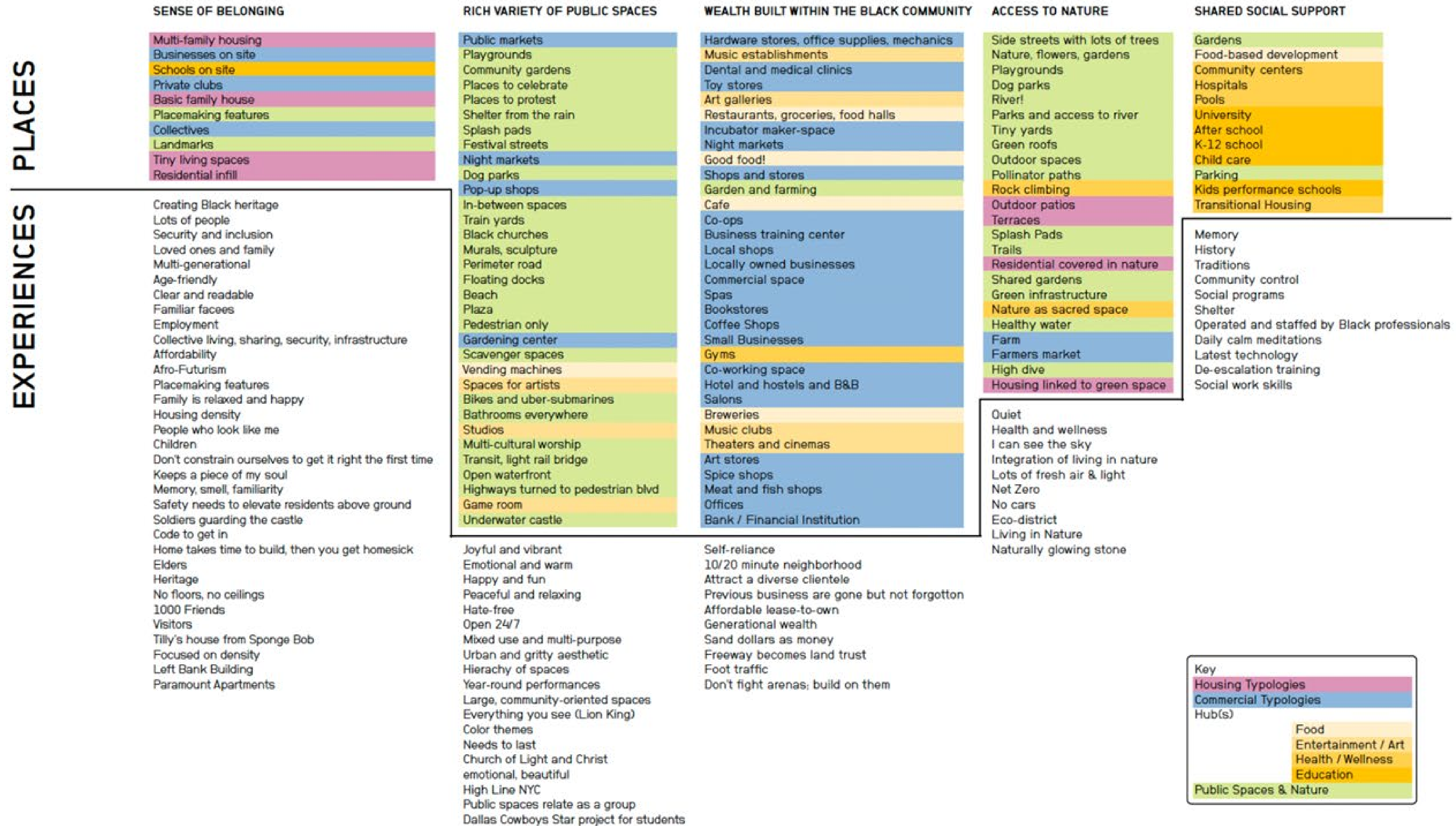


Rashad Floyd | Hustle and
Heart Productions

Albina Community Investment Plan

Community Engagement

WHAT WE HEARD



Community Outreach

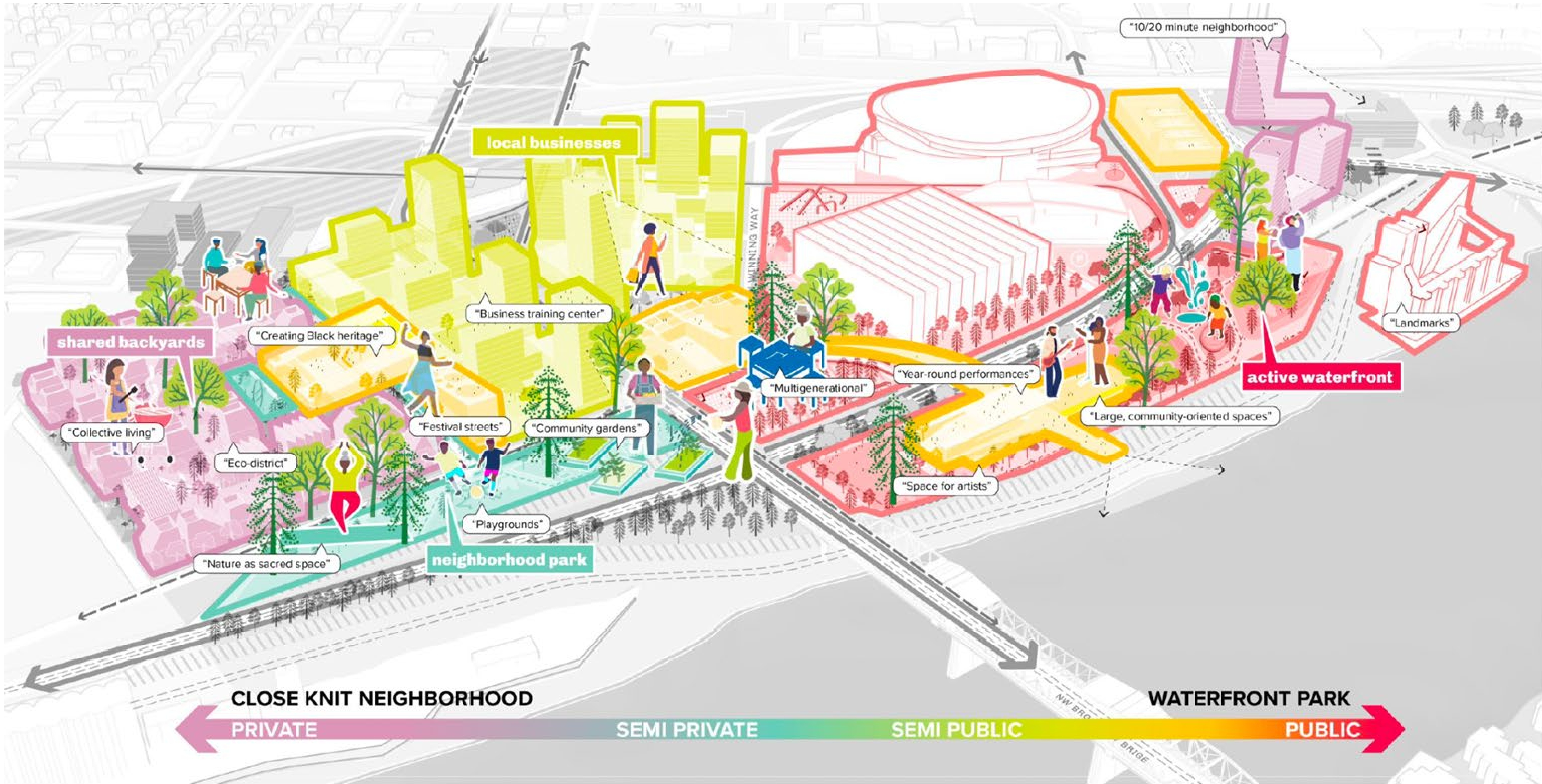
Community Investment Plan

- 3 Years of intensive community engagement to create Community Investment Plan
- Engaged 550+ Portlanders, 18 community workshops, and 6 Black community spaces focused on engaging and celebrating the Black community.
- Development for lower Albina will evaluate outcomes based on the following 5 community -identified priorities:



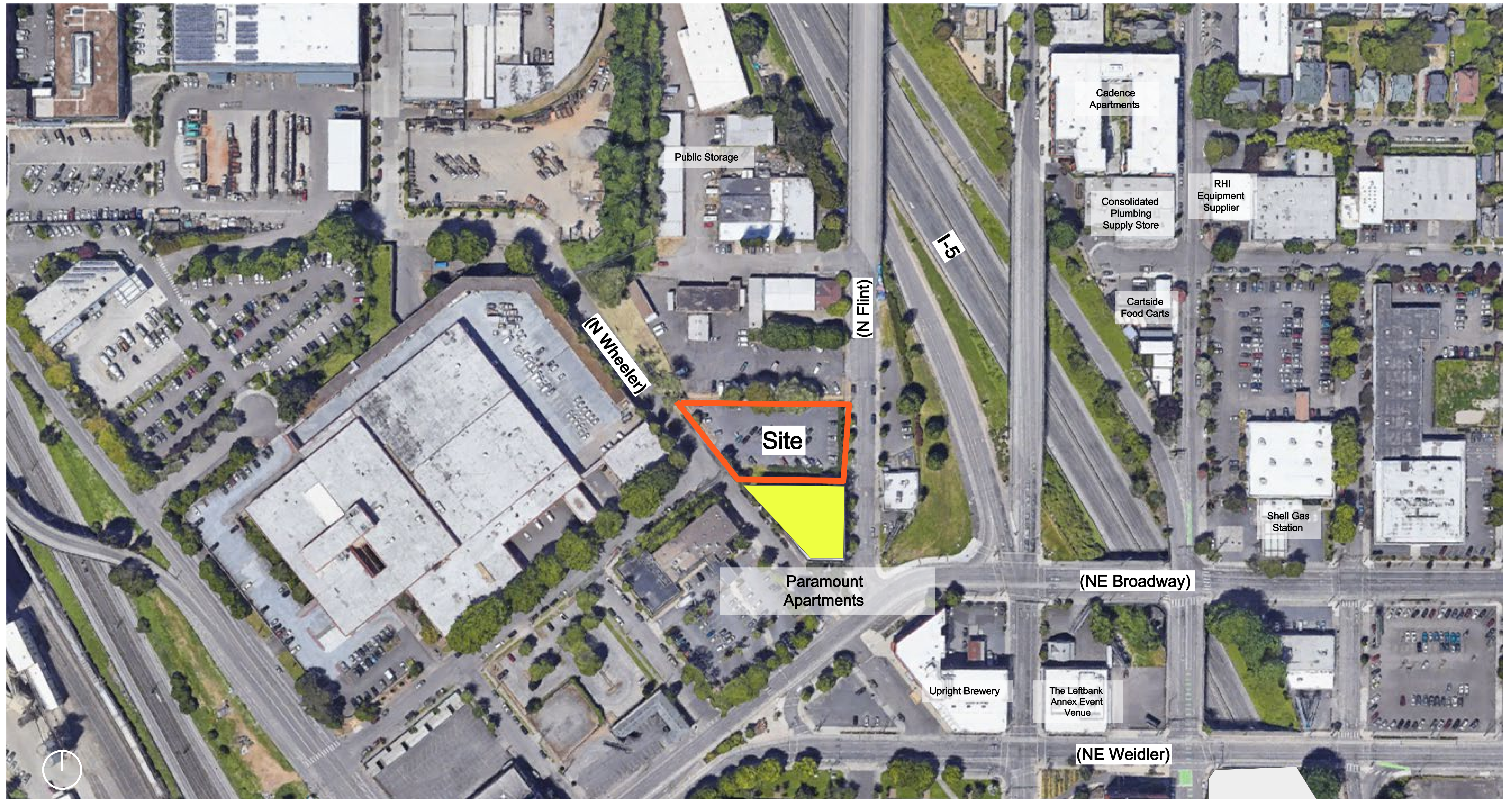
- 1) Wealth building opportunities
- 2) Sense of belonging (centering Black heritage)
- 3) Access to public spaces
- 4) Access to nature
- 5) Shared social support

Albina Community Investment Plan



Site Context

Context Map



Project Description and Amenities

Project Description

- 7-story, wood-framed building above concrete podium
- 94 units of affordable housing

Indoor Amenities

- Laundry room
- Mail room and package delivery room
- Community Room
- Community Kitchen
- Flex space
- Resident Services and Property Management offices
- Bike Storage Rooms



Outdoor Amenities

- Outdoor Community Courtyard
- Outdoor Play Area for Resident Children
- Community balconies on every other floor

Rendering - Current View from Wheeler



Community Room Porch



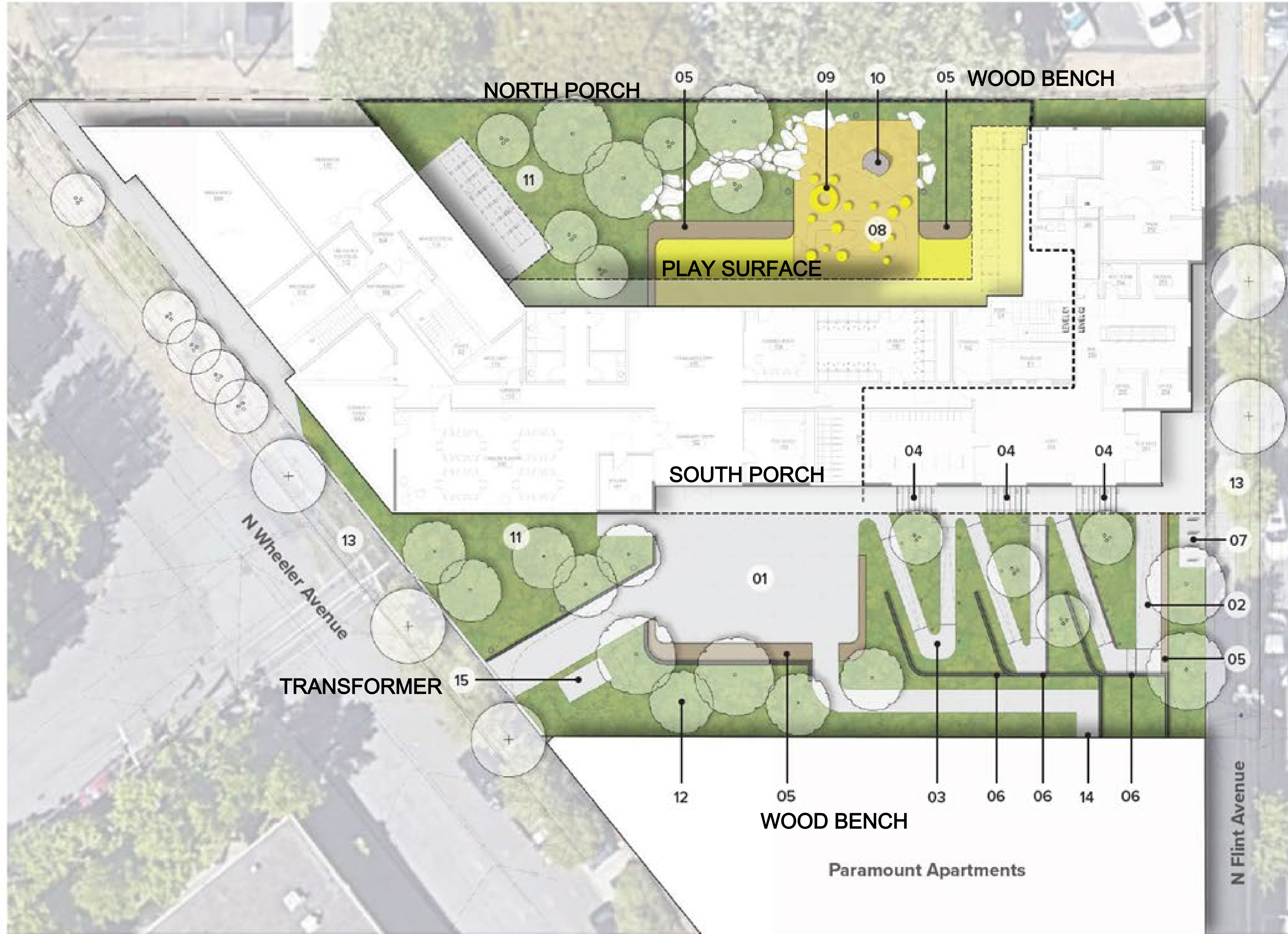
Community Lobby



View from Flint



Site Plan



LEGEND

- 01 Community Terrace
- 02 Overlook Terrace
- 03 Accessible Ramp
- 04 Stair
- 05 Custom Wood Topped Bench
- 06 Retaining Wall
- 07 Short-Term Bike Parking
- 08 Play Area
- 09 Play Area Furnishings
- 10 Play Climber
- 11 Planting Area, Typ.
- 12 Proposed Tree, Typ.
- 13 Public Sidewalk per Civil
- 14 Existing Apartment Exit
- 15 Proposed Transformer

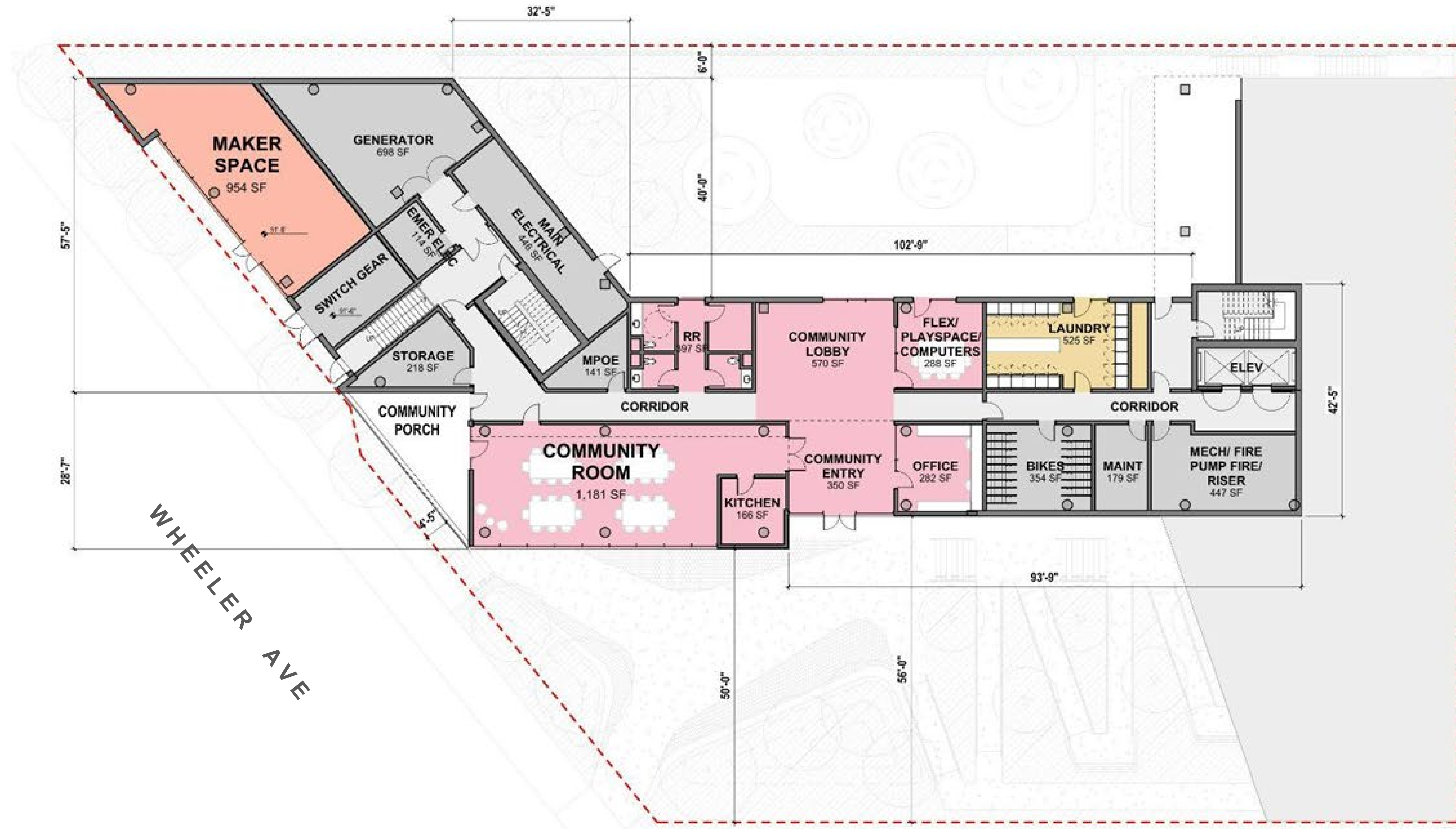
- BIKES
- OVERLOOK TERRACE
- WOOD BENCH

1/32" = 1'-0" Scale

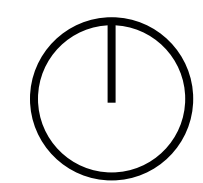


Level 01

+99'-2"



PARAMOUNT APARTMENTS



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Level 02

+111'-4"

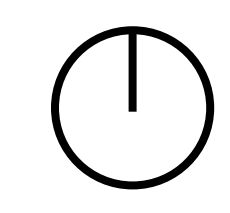


UNIT COUNT (level 02)

| | |
|---------------|----------|
| ONE BEDROOM | 4 |
| TWO BEDROOM | 3 |
| THREE BEDROOM | 2 |
| TOTAL | 9 |

UNIT COUNT (bldg totals)

| | |
|---------------|-----------|
| ONE BEDROOM | 39 |
| TWO BEDROOM | 33 |
| THREE BEDROOM | 22 |
| TOTAL | 94 |



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PARAMOUNT APARTMENTS

FLINT AVE

WHEELER AVE

Typical Floors 03 -07

Varies

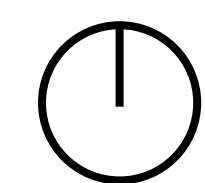


UNIT COUNT (typical floor)

| | |
|---------------|-----------|
| ONE BEDROOM | 7 |
| TWO BEDROOM | 6 |
| THREE BEDROOM | 4 |
| TOTAL | 17 |

UNIT COUNT (bldg totals)

| | |
|---------------|-----------|
| ONE BEDROOM | 39 |
| TWO BEDROOM | 33 |
| THREE BEDROOM | 22 |
| TOTAL | 94 |



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PARAMOUNT APARTMENTS

Unit Mix and Affordability Matrix

- 94 units
- 39 1-bedrooms, 33 2-bedroom and 22 3-bedroom units
- 32 units at 30% AMI, 19 with Project Based Section 8 vouchers
- 62 units at 60% AMI

| Unit Size | Units | AMI Level | PBS8 |
|-----------|-------|-----------|------|
| 1 | 13 | 30% | |
| 2 | 11 | 30% | 11 |
| 3 | 8 | 30% | 8 |
| 1 | 26 | 60% | |
| 2 | 22 | 60% | |
| 3 | 14 | 60% | |

Target Population and Services

Target Population

- Serving the BIPOC community and families displaced from N/NE Portland with focus on young trades professionals and single fathers



Services Summary

- Services provided by POIC + RAHS
- **Parenting Classes** , notably for single parents and single fathers
- **Employment Support/Training**
- **Leadership Development for Teens**



Community Outreach

Albina One

Exemplifies priorities identified in Community Investment Plan and well-received in the community

- Eliot Neighborhood several times - unanimous support
- Historic Albina Advisory Board in August 2022
- Neighboring apartment building in September 2022
- Hosted two-day family friendly pop-up event in September 2022. Event prioritized dozens of Black artists and vendors and begun to demonstrate how the activated community space delivered by Albina One can create spaces of joy, healing and togetherness



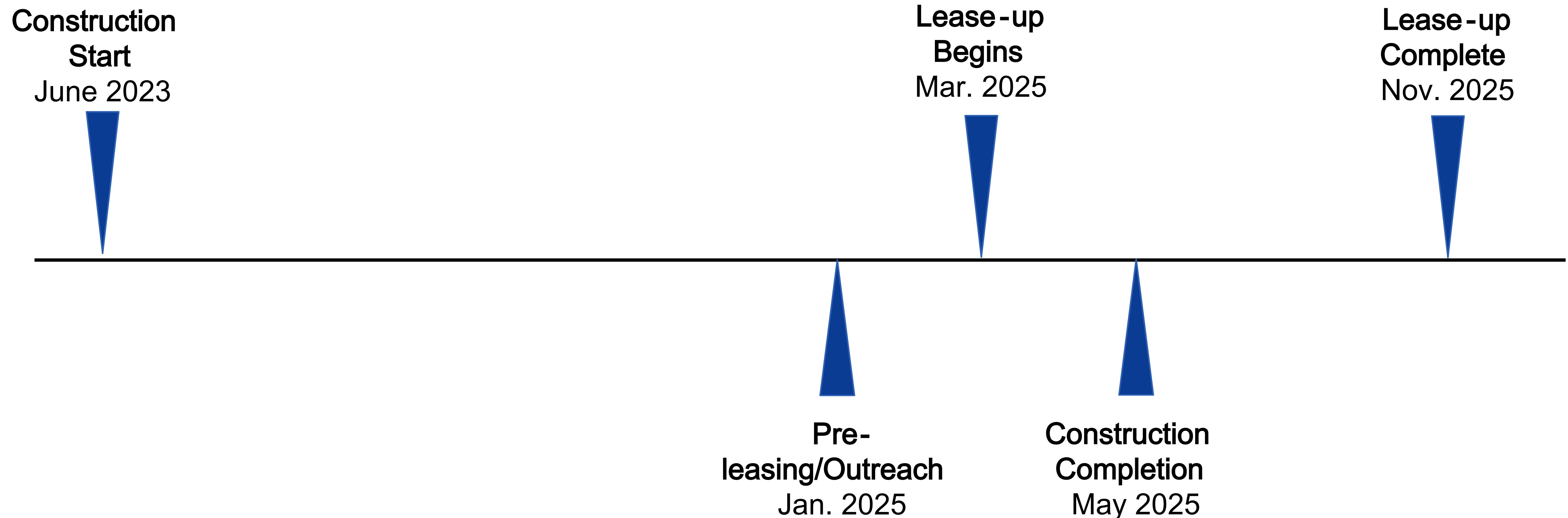
Contracting Targets and Schedule

Construction Cost Goals (getting from Colas)

- 30% construction costs to COBID certified firms
- 40% construction costs to BIPOC firms (certified and uncertified)
- 5% construction costs to Section 3 businesses

Workforce Goals

- 20% onsite hours to apprentices
- 40% onsite hours to minorities
- 10% onsite hours to women
- 20% new hires to Section 3 individuals



Thank You

