

Reconnecting Albina

Reconnecting Albina Planning Grant Acceptance
City / Albina Vision Trust Resolution

City Council

July 31, 2024



THE BUREAU OF
**PLANNING &
SUSTAINABILITY**



**PROSPER
PORTLAND**

Agenda

- **Action Requested**
- **Albina Vision Trust**
 - **Overview of Community Investment Plan**
- **Staff Presentation**
 - **Overview of City Activities in Lower Albina**
- **Invited Testimony**
- **Council Discussion**

Requested Council Action

- **Adopt** an ordinance to accept federal Reconnecting Communities Pilot Project grant funding
- **Adopt** a resolution to:
 - Accept the Albina Vision Trust Community Investment Plan;
 - Acknowledge City / Albina Vision Trust partnership; and
 - Affirm City Objectives for the Lower Albina area

Albina Vision Trust

Overview of Community Investment Plan



A BLUEPRINT OVER 100 YEARS OLD



¹ Images in Albina Neighborhood c/o the Portland Archives;
Tree Program March, 1964;

² Images in Albina Neighborhood c/o the Portland Archives;
³ Formal Dance on the Battleship Oregon February 14, 1929;

⁴ Groundbreaking Ceremony for Unthank Park on August 7, 1967;
⁵ Opening of Neighborhood Development Program (NDP) Woodlawn of ce, February 1970;

⁶ Albina Neighborhood Improvement Committee, ANIC
⁷ Images in Albina Neighborhood c/o the Portland Archives;

7 DECADES OF URBAN INJUSTICE



\$1 BILLION+ IN STOLEN WEALTH

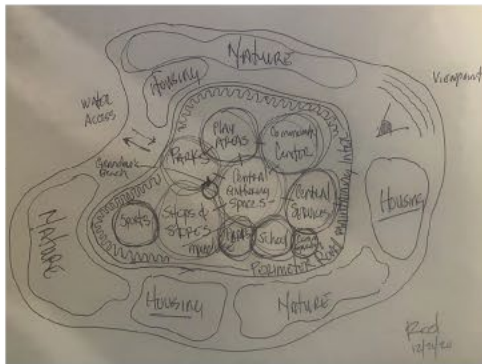
COMMUNITY LED DESIGN

Your ideas about home and housing...



green infrastructure

“ Parks and **access to the river** are great opportunities in Albina ”



“ **Highways turned into** pedestrian boulevards...opened up to the waterfront ”

Your ideas about home and housing...

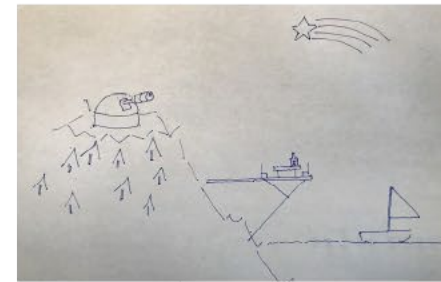


Nourishment & Family

Your ideas about community and shared space...



Your ideas about business spaces...



Your ideas about community and shared space...



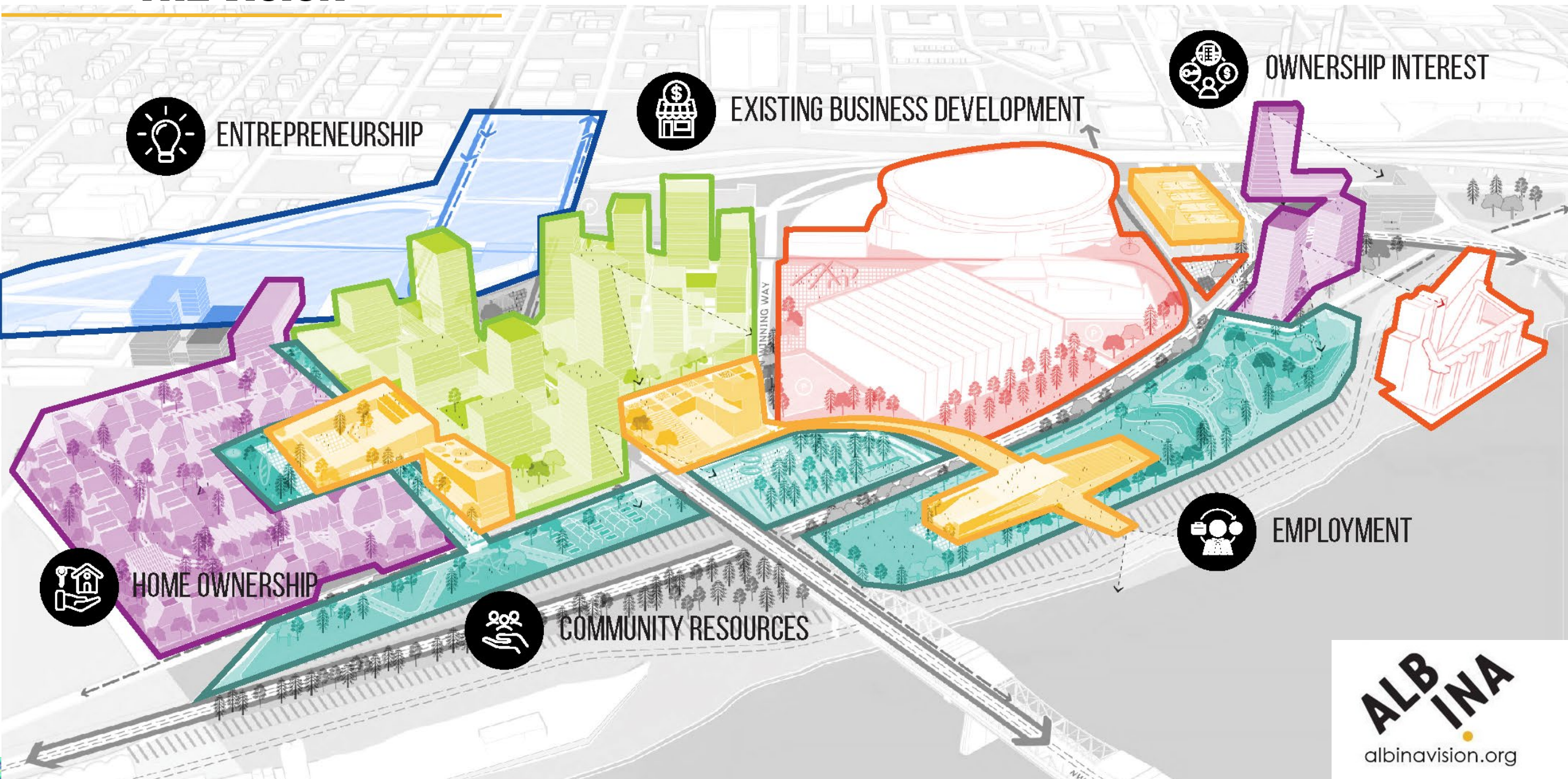
boundless open space

Your ideas about community and shared space...

currently "shared spaces" in the area are predominantly for vehicles. we need to dramatically shrink the footprint for cars so we can have places for people. What if all roads were 1-lane or banned vehicles through the area



THE VISION





ALBINA

albinavision.org



ALBINA
albinavision.org

COMMUNITY-LED VICTORIES

- May 2021 - AVT secured right of first offer and **right of first refusal** on the 10.5-acre PPS site
- August 2023, AVT broke ground on our inaugural 94-unit affordable housing development, **Albina One**
- February 2024, AVT successfully secured a **binding resolution** from the **PPS Board** agreeing to a **12-month timeline** for the identification of a new home for their headquarters campus, clearing the way for AVT to acquire the parcel by mid 2025
- February 2024, leaders in the **State Legislature** helped AVT secure an additional \$25 million dollars to facilitate the **acquisition, predevelopment and demolition** of the PPS parcel
- March 2024, our **federal delegation** brought home an unprecedented investment of \$488 million dollars in federal funding, which will restitch the district by constructing a **buildable highway cover over Interstate 5**, transform the streetscape of our neighborhood, and accelerate the generational work of rebuilding Albina
- March 2024, the Oregon Transportation Commission unanimously approved the creation of a work plan to explore AVT stewardship of **governance and air rights over the eventual I-5 highway cover**

An aerial night view of a modern city development. The scene is dominated by several tall, illuminated skyscrapers with glowing windows, interspersed with lower-rise buildings and green spaces. A prominent bridge with a red steel truss structure spans across a body of water in the foreground. The sky is dark with scattered clouds, and the overall atmosphere is one of urban vibrancy and modern architecture.

**RECLAIM HOME. REBUILD WEALTH.
ALBINA VISION.**

ALBINA
albinavision.org

Staff Presentation

Overview of City Activities in Lower Albina

Multiple District Objectives

A reconnected and thriving neighborhood district



Wealth building and inclusive economic development



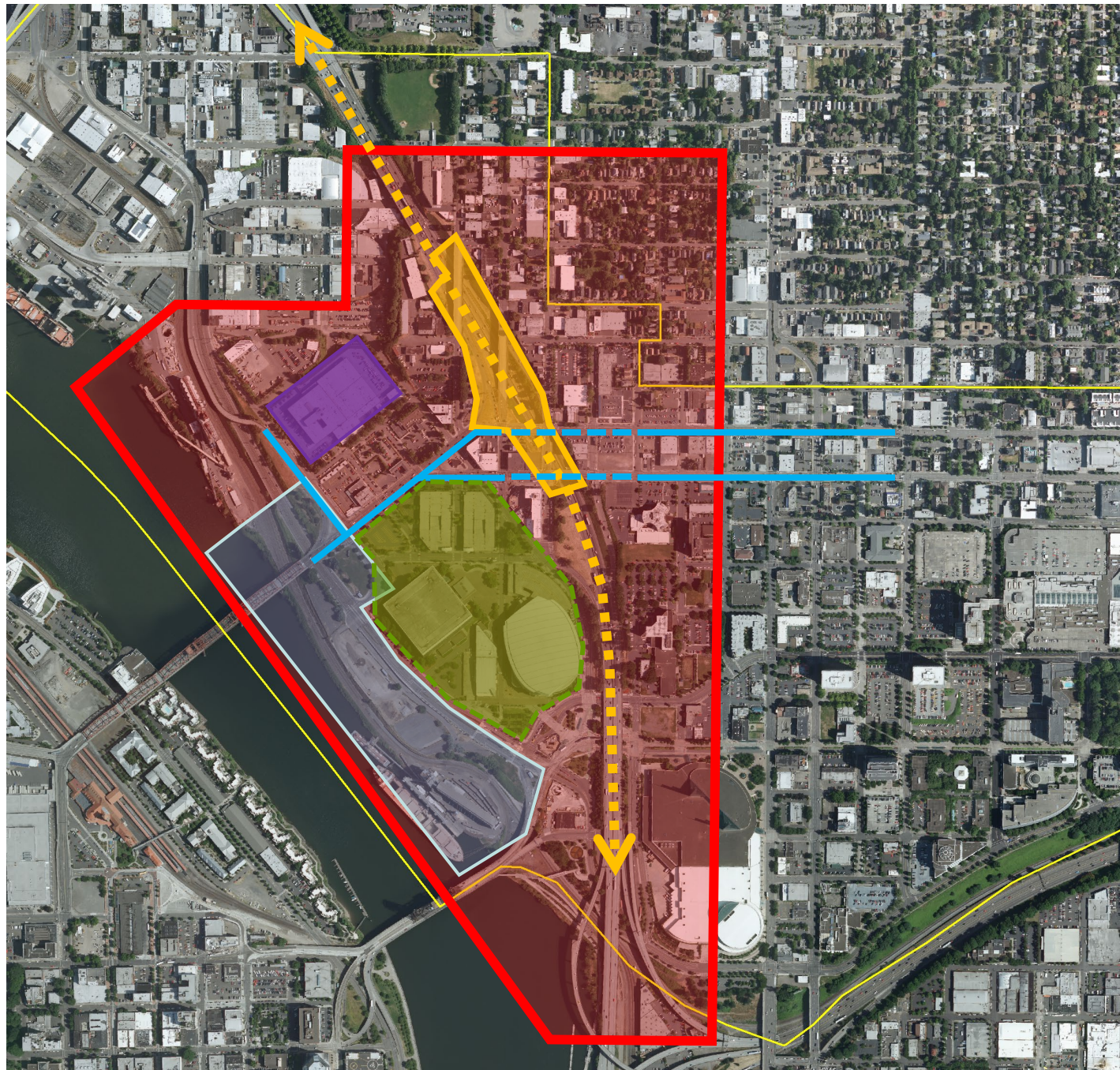
Vibrant regional entertainment venues



Multimodal regional and local transportation

"We will create places of conscience in the city center, where each of us feels safe and has the resources and support to thrive...there are no more elemental forms of wealth than belonging and opportunity."

Rukaiyah Adams,
Albina Vision Trust



Reconnecting Albina Projects



N/NE Quadrant Plan Boundary



ODOT I5RQ Improvement Project



Reconnecting Albina Planning Project



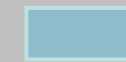
Broadway Main Street Project



Rose Quarter Operating and Lease Agreements



Matthew Prophet Education Center



Waterfront Study

Current Council Actions: Related Projects

- Reconnecting Albina Planning Project (Grant)
 - Lower Albina Framework Plan
- City / Albina Vision Trust Coordination Efforts (Resolution)
 - Matthew Prophet Education Center
 - Waterfront Study

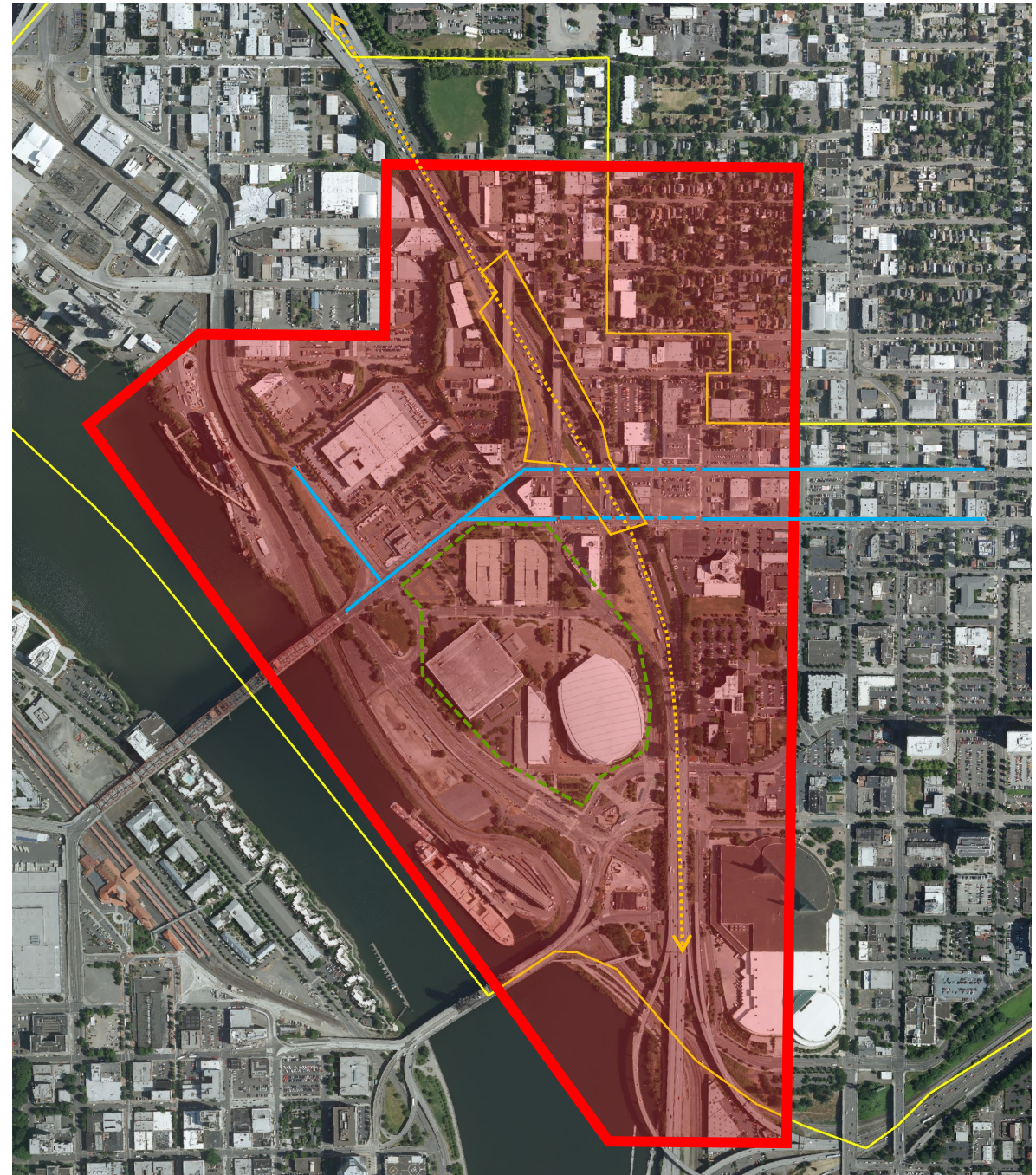


Reconnecting Albina Planning Project (Grant)

- **Partners:** PBOT, BPS, Prosper and AVT
- **Timeline:** Council grant acceptance Summer 2024. 18-month process
- **Funding:** \$800,000 USDOT Reconnecting Communities Planning Grant (includes 20% local match by AVT)

Deliverables and Leads:

- Community Participation Plan (AVT + BPS)
- Land Use Framework Plan (BPS)
- Public Realm Framework Plan (PBOT/BPS)
- Street Framework Plan (PBOT)
- Community Funding/Finance Strategy (Prosper + AVT)








City/AVT Coordination Efforts (Resolution)

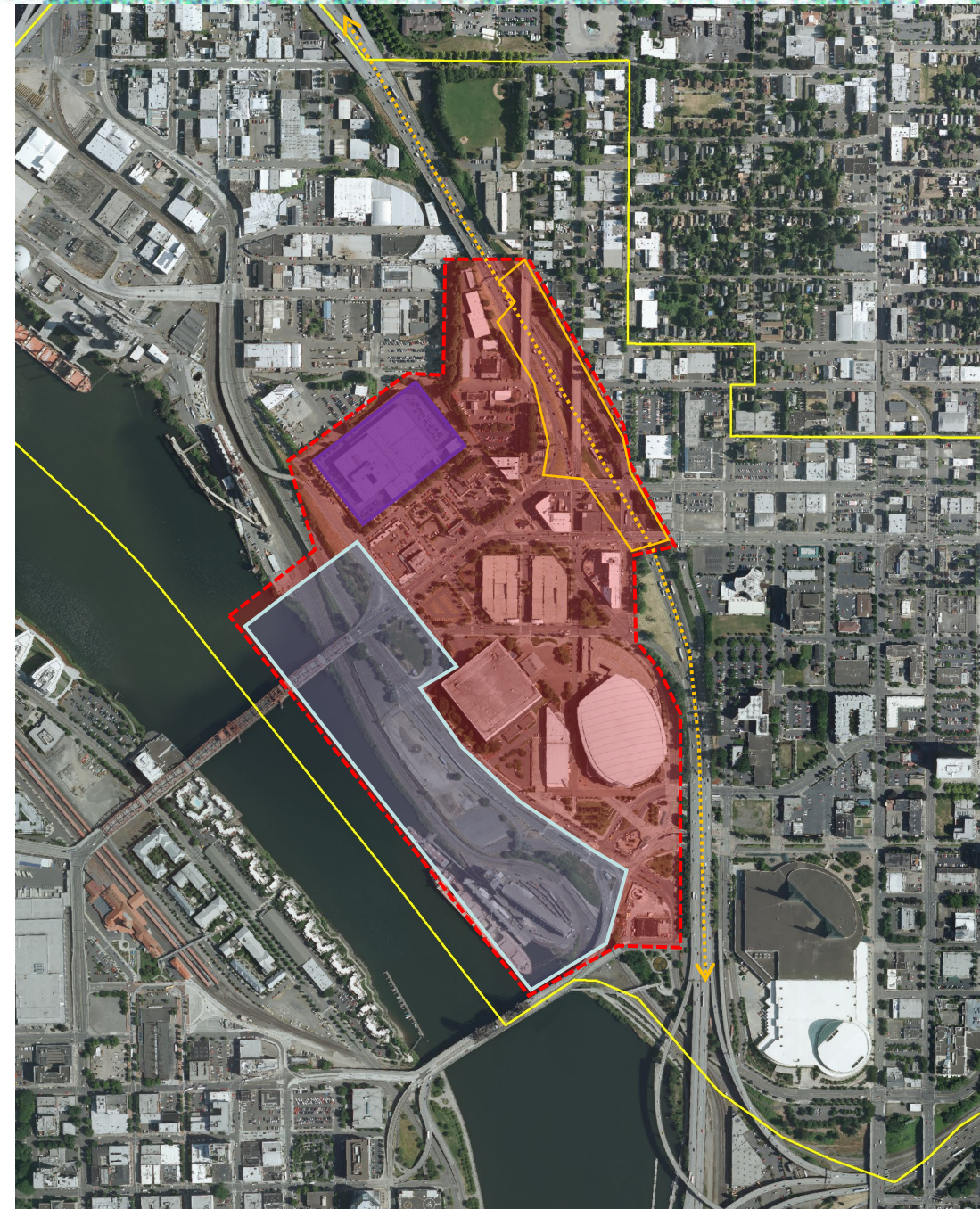
Albina Vision Trust Catalyst Sites:

- Matthew Prophet Site
- Waterfront Study

- **Lead Bureaus:** BPS, Prosper
- **Partners:** AVT and PPR, BES, Water, BDS, PHB, OMF, City Council
- **Timeline:** ongoing since 2020
- **City/AVT Funding:** Nearly \$1.5m in City Funding to date
 - \$75k to AVT for community engagement
 - \$800K to AVT for planning/AVT offices;
 - \$185K; City bureau workplan & waterfront study;
 - \$360K – PBOT street networks

Legend

-  AVT Community Investment Plan
-  Mathew Prophet Education Center
-  Waterfront Study



Context and History

Context – Building on Past Actions

	2012	2014	2016 - 2018	2019 - 2020	2020 - 2022	2023
Transportation	<p>City & Oregon Transportation Commission adopts I-5 Facility Plan</p>	<p>ODOT & City begin I-5 Rose Quarter Improvement Project (I5RQ) planning</p>	<p>Metro bonds flexible funds and House Bill 2017 is passed, funding I5RQ. Progress into environmental planning phase</p>	<p>First NEPA environmental assessment (EA) published by ODOT and FHWA. EA Peer Review & other actions directed by OTC.</p>	<p>NEPA Finding of No Significant Impact issued and then withdrawn given rescoping as agreed in the Independent Cover Assessment / Hybrid 3 Concept</p>	<p>Revised Supplemental EA design refinements. City & AVT awarded \$1M Reconnecting Communities Planning Grant</p>
Community & Economic Development	<p>City adopts N/NE Quadrant Plan</p>	<p>Mayor Hales launches community-led visioning process</p> <p>Albina Vision Trust forms</p> <p>City creates N/NE Housing Strategy to invest \$70M+ TIF</p>	<p>Council approved N/NE Community Development Initiative to invest \$32M econ dev TIF</p> <p>City adopts 2035 Comprehensive Plan & Central City 2035</p>	<p>Metro awards \$385k and City awards \$75k to AVT community visioning process</p>	<p>Albina Vision Trust creates Community Investment Plan (CIP) and briefs Commissions & City Council</p>	<p>OMF initiates negotiations with Rip City Management regarding extension of existing operating & lease agreements set to expire in October 2025</p>

We are here



Ongoing Timeline

2024

February: FHWA issued FONSI on Revised Supplemental Environmental Assessment.

ODOT awarded \$450 million Reconnecting Communities Grant for I5RQ Highway Cover.

PBOT awarded \$38.4 million Reconnecting Communities Grant for Broadway Main Street Project

July: Anticipated Council approval of Reconnecting Communities Grant agreement

Summer: Council approval of binding Trail Blazer contractual documents

2025+

Reconnecting Albina Planning Grant:

District planning effort (land use & street network); continues into June 2026 and results in legislative amendments to implement strategy

I5RQ:

IGA between City and ODOT will require an Amendment to extend beyond June 2025; 30% design complete by summer 2025

Rip City Management:

5-year bridge agreement through October 11, 2030 with option to extend to October 11, 2035; VMC improvements

AVT:

Negotiations with PPS re Prophet Education Center

Background Information: Other Lower Albina Efforts

- ODOT I-5 Rose Quarter Transportation Improvement Project
- Broadway Main Street Project
- Rose Quarter Operating and Lease Agreements

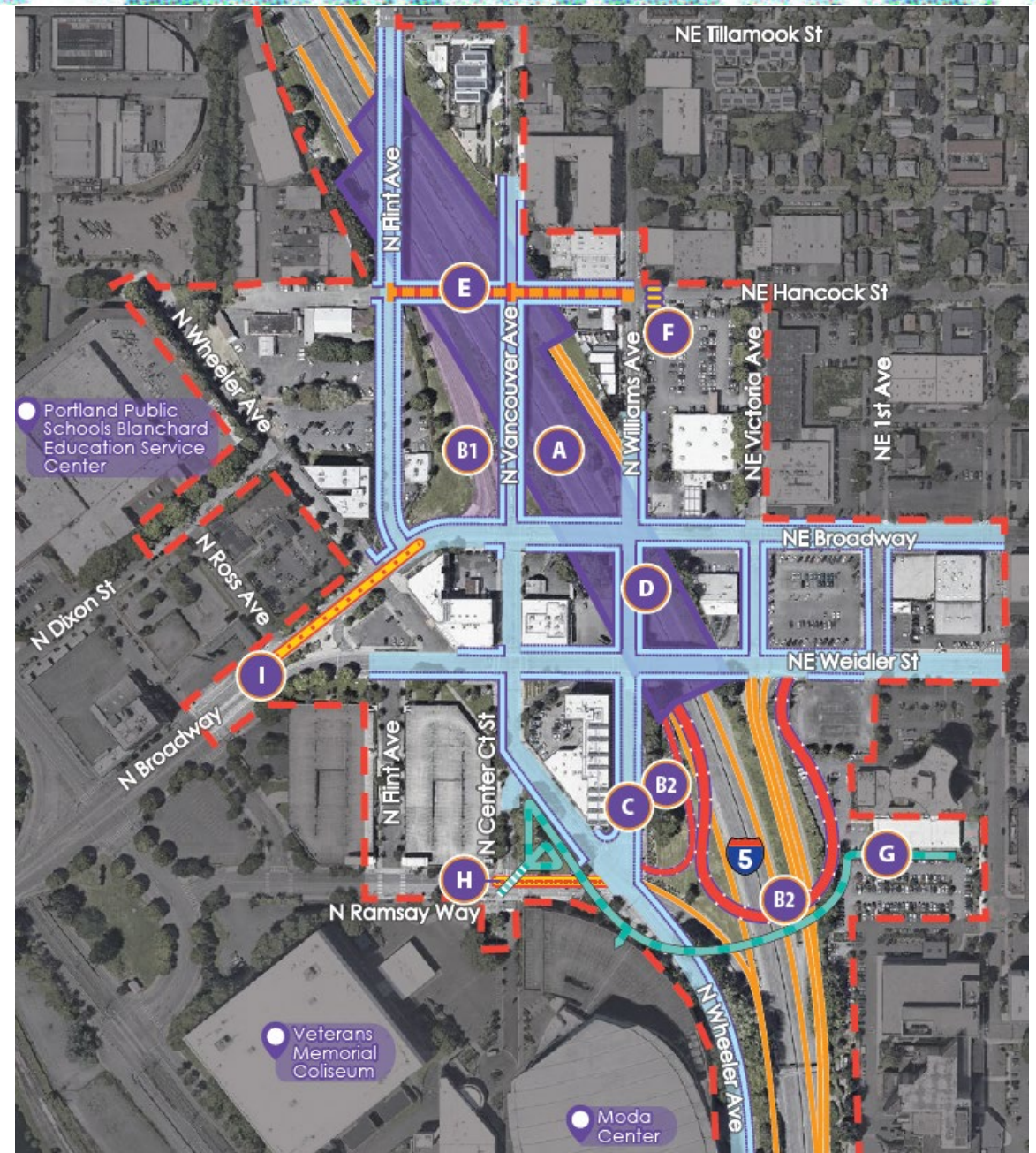


I-5 Rose Quarter Improvement Project

- **Lead Agency:** ODOT
- **Bureaus:** PBOT (Lead), BPS, Prosper Portland, BES, PWB, Parks, BTS, BDS
- **Timeline:** ODOT/City IGA funds City staff services (\$6.2 M) through June 2025
- **Funding:** Total project estimate – approx. \$1.7 B
ODOT awarded \$450 million Reconnecting Communities design/construction grant for cover.
ODOT pursuing INFRA Grant for ~\$850 M.

Project Scope defined by FHWA's Environmental Approval:

- Highway Cover – Restorative Justice
- Reconnect Hancock
- Relocated Southbound off-ramp
- Ped/Bike Overcrossing (Green Loop)
- I-5 ramp to ramp auxiliary lanes



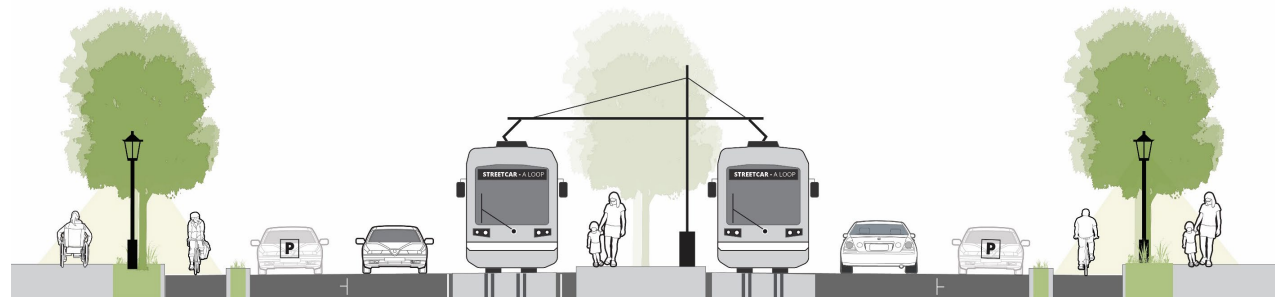
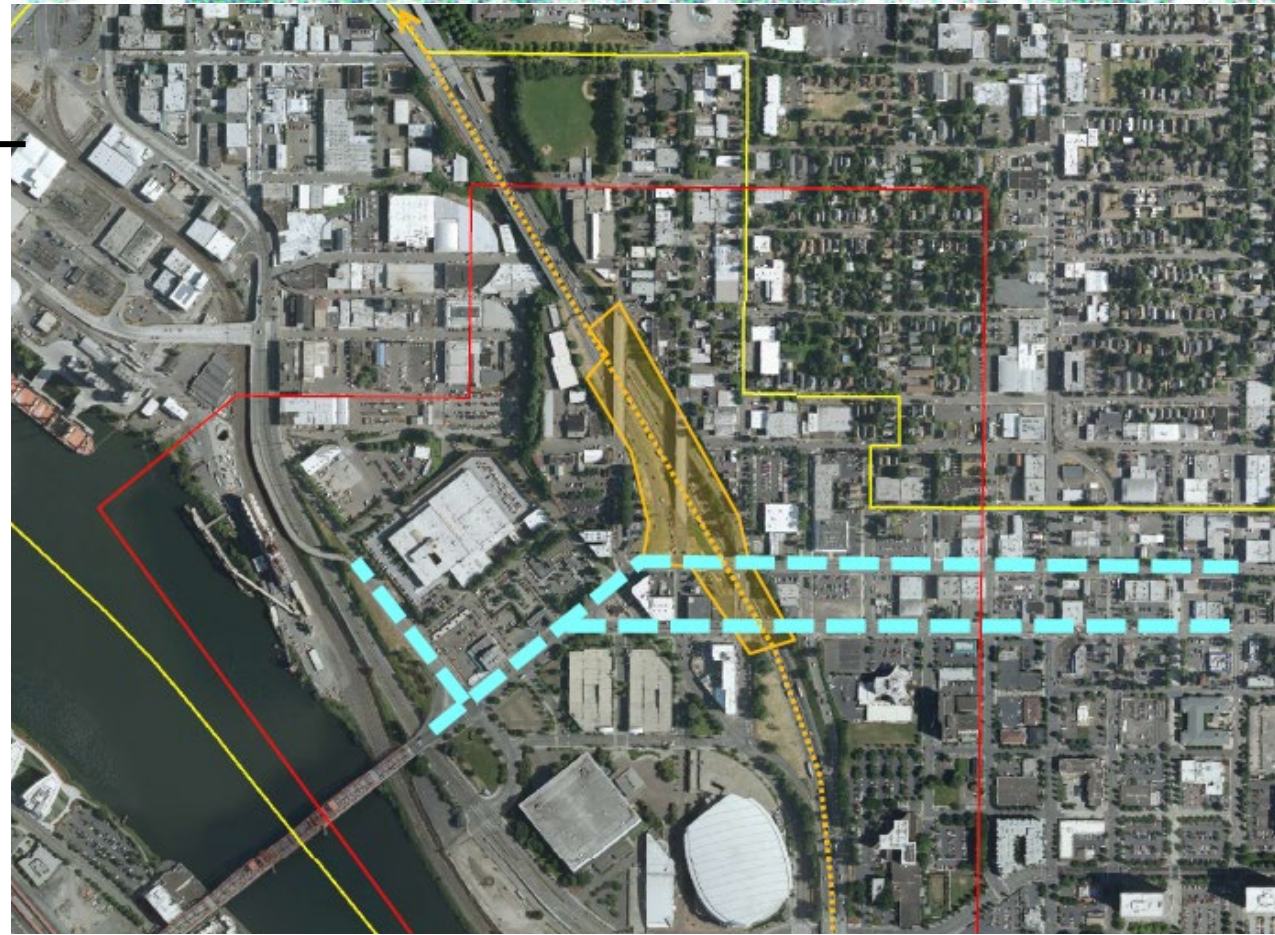


Broadway Main Street Project

- **Bureaus:** PBOT (lead)
- **Timeline:** 2025-2028
- **Funding:** City awarded \$38.4 million design/construction grant through Reconnecting Communities. Grant will fully fund design and construction

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.





Rose Quarter Operating and Lease Agreements

- **Lead Bureaus:** Spectator Venues/OMF, transitioning to Community & Economic Development
- **Timeline:** Council Approved Term Sheet / Feb 28, 2024
Binding Agreements / Summer 2024
- **City Funding:** Spectator Venues and Visitor Activities Fund

The Rose Quarter is Oregon's premiere event complex

Moda Center & Veterans Memorial Coliseum:

- 260+ annual events
- 1.7 million annual attendance
- \$600 million in annual economic output
- Supports nearly 6,000 jobs. Majority associated with Blazers.

1995 Moda Center Arena Ground Lease expires, unless extended, on October 11, 2025.

Moda sits mostly on City-owned land, was privately financed and owned.

Original development agreement included City investment in VMC, and public infrastructure including streets, public plaza and public parking facilities.

VMC receiving ~\$54M in renovations 2024-2026. (Funded by VFTA backed City bonds)





Rose Quarter Operating and Lease Agreements

Spectator Venues: Civic pride, identity, and economic activity



Project Goals:

- Keep Blazers at Moda Center beyond end of current ground lease term.
- Maintain or expand event activity at Rose Quarter.
- Minimize financial risk to the City.
- Leverage private investment into key regional event facilities.
- Establish path to major renovation of Moda and longer-term agreement.

Bridge Agreement Elements:

- Blazers obligated to play home games through 10/11/2030, with option to add 5 years.
- Ownership of Moda Center transferred to the City for \$1. Allows public investment into the arena and reduces team's property tax obligation (currently ~\$1.6M/year).
- City will purchase a parcel of land under a portion of the Moda Center owned by Rip City Management. (~\$7-\$8M, payable in installments).
- City will split approved capital investments 50/50 at Moda Center up to the amount of City Blazers-derived revenues during the prior fiscal year. (Estimated at \$4-\$5M per year)
- All other obligations regarding upkeep of Moda Center remain with Rip City Management as under expiring agreements.
- Rip City Management retains operational rights regarding Moda Center that exist under the expiring agreements.
- Rip City Management continues to operate the Veterans Memorial Coliseum under the current lease terms.

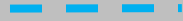
Next Steps & Requested City Council Action

Next Steps



ODOT I5RQ Improvement Project – Ongoing

- Highway cover design/engineering; future land use, development feasibility, & governance in coordination with ODOT & HAAB; AVT lid negotiations with ODOT



Broadway Main Street Project – Ongoing

- Awarded Reconnecting Communities capital grant
- City Council Grant Acceptance – Anticipated August 2024



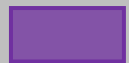
Reconnecting Albina Planning Project

- Reconnecting Communities grant; City Council Grant Acceptance – July 31
- Coordination with City event facilities functions



Rose Quarter Operating and Lease Agreements – Ongoing

- Bridge Lease Agreement – Anticipated August 2024
- Ongoing Rip City Management operations
- ~\$54M in renovations to VMC (2024-2026)



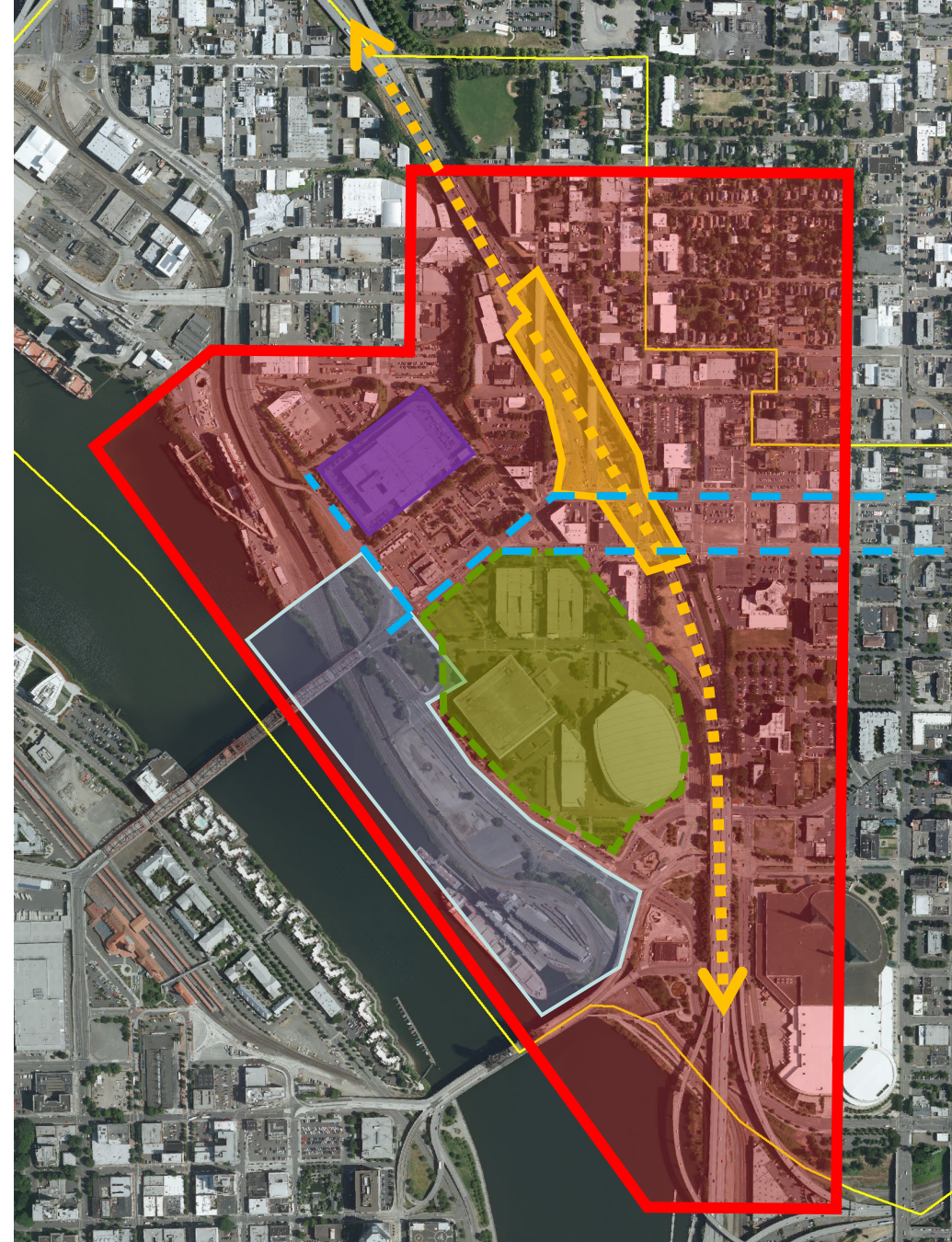
Mathew Prophet Education Center - Ongoing

- AVT negotiating acquisition with PPS; \$25m State funding
- Master Planning for future infrastructure and development requirements; wealth creation opportunities - housing & hubs



Waterfront Study - Ongoing

- Studying redevelopment opportunities & challenges



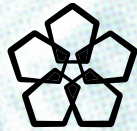
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