



Bureau of Planning and Sustainability
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Parkrose-Argay Development Study Project Working Group

Date: November 29, 2018

Time: 6:30 p.m. to 8:00 p.m.

Location: Parkrose School District - 10636 NE Prescott St

Meeting Agenda

- 6:30 Welcome – why are we here?
- 6:40 Introductions
 - Please tell us briefly about yourself
 - What interests you about the site or area?
- 7:00 Project Overview
 - Background/Process/Timeline
 - Consultants
 - Public Involvement
 - Group Charter - DRAFT
- 7:30 Vision & Aspirations Workshop (12/11/18)
 - Overview
- 7:50 Next steps
- 8:00 Adjourn



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Parkrose-Argay Development Study

Exploring options for the Rossi, Giusto, and Garre Farms properties

The Parkrose-Argay Development Study will explore opportunities to create a complete and connected neighborhood on the 30-acre site at NE 122nd Avenue and NE Shaver Street. This effort will result in a concept plan for a walkable, community-oriented development that serves the area. In the process, the project team and consultants will consider market conditions, financial feasibility, community perspectives and public policy goals for equitable growth on this potential opportunity site. The development study will look at the area in a holistic way to help achieve greater benefits for the community and owners, if or when it is developed.

One of the largest undeveloped properties in Portland, the study site has been owned and farmed by the Rossi, Giusto and Garre families for many decades and is home to the iconic red barn and adjacent farmland. It is close to many public assets and facilities, which makes it an ideal location for creating a complete and walkable neighborhood with commercial, residential and mixed-use development serving current and future Portlanders.



Development study site and vicinity – looking south.

It is close to many public assets and facilities, which makes it an ideal location for creating a complete and walkable neighborhood with commercial, residential and mixed-use development serving current and future Portlanders.

The site is located within a short walk to several schools: Shaver Elementary, Parkrose Middle School and Parkrose High School. It is also next to the newly developed Luuwit View Park and community garden. Recent changes to TriMet Line 73 on 122nd Avenue make it a “frequent service” line, which helps improve the site’s connection to jobs and other destinations. Planning for other improvements on 122nd Avenue is expected to bring future upgrades to pedestrian crosswalks and bicycle safety.

The development study is partially funded by a Metro Construction Excise Tax grant. It is a cooperative effort between the City of Portland, Metro and the property-owner families. The project will explore possibilities for a legacy development that brings benefits to the community and helps to achieve City and regional goals for creating complete, healthy and connected communities.

Project Goals

The primary goals are to create a complete, walkable community-oriented development that:

- Serves community needs and provides desired goods and services.
- Includes housing that serves a broad range of household types and income levels.

- Preserves iconic structures and acknowledges important site features and views.
- Supports and connects to living wage jobs in the area.
- Connects to nearby public services and amenities, such as Parkrose High School, Parkrose Middle School, Shaver Elementary and Luuwit View Park.
- Furthers the legacy of partnerships and community-spirited actions by the owners.

Project Timeline

The study will be conducted from Fall 2018 to Summer 2019. Planners will seek input from the public, including individuals, nearby neighborhood associations, business associations and other community stakeholders.

Parkrose-Argay Development Study Phases and Timeline

- **Phase 1: Information Sharing - Fall 2018**
Contact neighborhood and other community groups to share information about the project.
- **Phase 2: Community Aspirations - Fall/Winter 2018**
Hold “listening session” to gather ideas and aspirations about desired development features.
- **Phase 3: Concept Development - Winter/Spring 2019**
Hold workshops during concept plan development to gather feedback.
- **Phase 4: Evaluation and Legislative Process (if needed) – Spring/Summer 2019 and beyond**
Share information with the public on study results and any follow-up public actions.

Any changes to development regulations, or development agreements with public entities, would be proposed as recommendations of the study. These would be implemented through a public process for such changes or agreements, with additional opportunities for public input and testimony to decision-making bodies, including Portland City Council.

Community Engagement

The project will include information sharing and opportunities for public input from community members via open houses, charrettes, meetings, and online information. The project team will be advised by a project working group, which will serve as a sounding board for ideas and issues. The group will be comprised of representatives of the property owners, the Parkrose School District, nearby neighborhood and business associations, the Historic Parkrose NPI, and other community organizations that have interests in the area. The group will be supported by staff from the City of Portland and Metro.

For More Information

Visit the Webpage: <https://www.portlandoregon.gov/bps/77843>

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Bureau of Planning and Sustainability

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Parkrose-Argay Development Study

DRAFT Project Working Group Charter

November 28, 2018

Background

The Parkrose-Argay Development Study will explore opportunities to create a complete and connected neighborhood on the 30-acre site at NE 122nd Avenue and NE Shaver Street. This effort will result in a concept plan for a walkable, community-oriented development that serves the area. In the process, the project team and consultants will consider market conditions, financial feasibility, community perspectives and public policy goals for equitable growth on this potential opportunity site. The development study will look at the area in a holistic way to help achieve greater benefits for the community and owners, if or when it is developed.

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The development study is partially funded by a Metro Construction Excise Tax grant. It is a cooperative effort between the City of Portland Bureau of Planning and Sustainability (BPS), Metro and the property-owner families. The project will explore possibilities for a legacy development that brings benefits to the community and helps to achieve City and regional goals for creating complete, healthy and connected communities.

Project Working Group

The Parkrose-Argay Development Study Project Working Group (PWG) will advise City staff, consultants, and property owners over the course of the project. The PWG is not a decision-making body. PWG members may provide feedback and guidance in areas such as:

- Approaches to public outreach and engagement.
- Issues of community interest to consider in development.
- Opportunities for enhancing community outcomes.
- Future public/private actions that result from the study.

Organization

- **PWG Members:** Community organizations were invited to send a representative to participate on the PWG. The invitation suggested a representative with connections to the Parkrose-Argay area, and an interest in community development issues. However, the PWG representative from each organization was selected by the organization.

- **Project Staff:** The project is staffed by a BPS Project Manager and assisted by other project staff. BPS staff will facilitate meetings, manage the project and consultants, bring key items to the PWG for discussion, and will be responsible for communicating PWG feedback to consultants, property owners and other city staff for consideration in developing the master plan. Project staff will also make sure the internet webpage and calendar for the group is updated.
- **Project Consultants:** BPS is contracting with consulting firms with expertise in the areas of Real Estate Development Master Planning, and Real Estate Development/Urban Economics. The consultants may attend PWG meetings and other events as needed to accomplish work tasks and provide information.
- **General Public:** The project will sponsor three (3) events open to the general public for feedback and input that will be considered in developing draft and final work products. The general public is invited to attend the PWG meetings, but time for public input will be limited.

Project Advisory Committee Process and Role

The PWG will represent a diversity of viewpoints, skills and expertise. As such, members are asked to listen and consider both localized issues and city and regional goals. PWG members are asked to consider a range of solutions, discuss the pros and cons of the issues presented and deliver comments and feedback to staff based on approaches that provide broad public benefits.

Common to each discussion, regardless of topic area, will be the question: Who is likely to benefit from various options, and who is likely to be burdened? This question will help inform an understanding of the equity implications of different choices.

While consensus around issues is a desirable outcome, the varied perspectives of PWG members may not lend itself to consensus. The group should engage in open and constructive dialogue to ensure that potential solutions are well tested and that diverging opinions are aired, discussed and documented. Thoughtful expression of differing perspectives will help inform balanced solutions.

The PWG members acknowledge that their role is to:

- Act as a communicator to the organizations or communities that they represent – bringing information from the community to the PWG, and information about the study to the community.
- Provide feedback and advice – both from the representative's viewpoint and the perspective of their organization - to BPS, consultants, owners and other staff on matters related to the study, opportunities, impacts and issues.

The PWG is not a decision-making group and will not have formal leadership. If the need arises, spokespersons to represent positions may be selected to address commissions or city decision-makers.

Individual Agreements

Project Working Group members will:

- Listen and be open to the diverse points of view represented on the group.
- Treat each other with civility and respect.
- Strive to understanding of the needs and interests of the broad range of communities that are stakeholders in the activities and plans for the city.
- Provide fair and balanced information about the issues that come before the group for discussions.

Meetings

The committee will meet no more than once a month unless a change is determined necessary. Meetings are open to the public and will include limited opportunity for public comment. Notice of meetings, agendas and materials will be posted at: <https://www.portlandoregon.gov/bps/77843>. Meeting summaries will be posted on the website as soon as possible following each meeting.

The staff facilitator will provide public comment opportunities for non-members during the meetings. Comments from the public will be limited in time to allow sufficient opportunity to conduct the other portions of the agenda. The public is encouraged to attend planned public engagement events or submit written comments to project staff for circulation to the full group.

Meeting notes will be taken with the aim to summarize the issues discussed, including points of consensus and differing opinions.

In between meetings, members will include the project manager on any group email exchanges, so that a public record is maintained.

Other Information for PAC Members

- **Duration:** The overall duration of the PWG is approximately 7-8 months.
- **Time Commitment:** We anticipate that members will need to spend a few hours per month on PWG related meetings and activities. This commitment of time includes reading email correspondence, reviewing meeting notes and handouts. There could be additional meetings to attend, including community involvement events, as needed.
- **Stipends:** Participation stipends are available for selected community organizations if indicated in the initial invitation. Stipends were made available to typically underrepresented communities.
- **Attendance:** Members should try to attend all monthly meetings. If a member cannot attend a meeting, they should inform project staff or the facilitator before the meeting. Prior to or after missing a meeting, a member should contact staff or the facilitator to receive updates and send in contributions/responses to work done during the missed meeting. Members who do not to attend a meeting may not seek to revisit issues from the missed meeting that were noticed on the agenda and on which discussion was completed at the missed meeting. Given the short project duration regular attendance is important – members that miss two consecutive meetings without contacting staff may be contacted regarding ongoing interest and participation.
- **Alternates:** TBD. Members may have an individual attend a meeting in the role of the general public and are welcome to provide public comment during the opportunities provided for non-members during the meetings. These individuals' primary responsibility is to inform the member about the deliberations at the conclusion of the meeting.
- **Presentations:** Committee members may be asked to present at Planning and Sustainability Commission meetings and participate in briefing city commissioners, bureau directors, or community stakeholders, to discuss PAC efforts.
- **Media:** Members may choose to respond to media inquiries, but agree to honor the group process and not use it to promote individual "agendas" or presume to represent the positions of other members or the group.

- **Withdrawal:** In the case of withdrawal of a member from the committee process, the decision to replace that member will depend on factors such as how far along the group is in the process, whether the addition of a new member would be disruptive, and whether the loss of the interests represented by the withdrawing member creates a serious gap on the committee in terms of expertise and/or interests. Authority for decisions about replacing members rests with the Bureau of Planning and Sustainability, which may consider recommendations from the group.

Contact

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DRAFT



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How will your community grow? Join us for a Vision and Aspirations Workshop!

Parkrose-Argay Development Study *Exploring options for the Rossi, Giusto, and Garre Farms properties*



December 11, 2018, 6:00 - 8:30 PM
Parkrose Middle School, 11800 NE Shaver Street

The Rossi, Giusto and Garre Farms on NE 122nd Avenue have been family farms in the community for a century. Now the owners, working with the City of Portland, want to explore options to create something new that will serve their community for the years to come. The Parkrose-Argay Development Study will explore options to create a more complete and connected neighborhood on the 30-acre site at NE 122nd Avenue and NE Shaver Street.

Please join us at this workshop to share your vision for the future of the area and your thoughts about how possible future development of the property can help achieve that vision.

Agenda

6:00 PM - Doors open - enjoy light snacks
6:30 PM - Welcome and presentation
7:00 PM - Tell us about your vision and aspirations - open house format
8:20 PM - Wrap up and adjourn

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