

**Welcome to the Parkrose-Argay Development Study Vision Workshop!**

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, a partnership between the City of Portland Bureau of Planning and Sustainability, Metro and the property owners, will result in a concept plan for a walkable, community-oriented development that serves the area.

The study will not result in immediate development. Rather, it will offer a coordinated vision for development that helps meet the goals of the community, property owners and the city. It is intended to serve as a guide for development — if and when the timing is appropriate for such a change.



We’d like to get your feedback on the types of housing, retail and commercial services that you think the neighborhoods need - what should be considered in developing a master plan for the site? We’d also like your thoughts and feedback on transportation issues, site features, layout and design, and opportunities for jobs and community services that might be appropriate for the area and site.

**We invite you to talk with staff about your ideas for the area and how it could best develop.**

The following pages include some prompting questions for your consideration. You are also welcome to post or write on the boards at the workshop stations or fill out this form. All topics are open-ended, so if we missed something that’s important to you, please tell us!

If you need more time to give us feedback, please feel free to take this information home, complete it and mail it back to us. The reverse side of this page has a postage-paid address label. Just include the feedback pages you wish to send to us, fold at the dotted lines with the “Business Reply Mail” label outside, tape it closed and drop in the mail.

Thank you for coming!



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Parkrose-Argay  
Development Study

Place  
Postage  
Here

**City of Portland**  
**Bureau of Planning and Sustainability**  
**1900 SW 4<sup>th</sup> Avenue, Suite 7100**  
**Portland, OR 97201**



**Vision Questions - For Discussion and Feedback**

What do you like most about the Parkrose-Argay area now?

What do you think needs to improve or change in the Parkrose-Argay area?

What is missing from the area that could be added to make the Parkrose-Argay area more livable?

What would you like to see preserved in the Parkrose-Argay area?

What are the 2-3 most important things to consider if or when the site is developed?



### Retail, Businesses and Services

The opportunity site at NE 122<sup>nd</sup> and NE Shaver is partially zoned Commercial/Mixed-Use 2 (CM2). This allows for a variety of commercial uses, housing and employment, which could bring future businesses and services to the area.

Please tell us about your vision and what retail, services and businesses are missing from the area now.

| Would you like to see ... |   | Do you ...<br>1 = strongly disagree<br>5 = strongly agree |   |   |   |   |
|---------------------------|---|---|---|---|---|---|
| 1                         | A large full-service grocery store that provides a broad selection of everyday items?   | 1   | 2 | 3 | 4 | 5 |
| 2                         | A smaller grocery store(s), such as a healthy/fresh food, ethnic, or specialty store (e.g., Trader Joes), with smaller selection and specialty items? | 1   | 2 | 3 | 4 | 5 |
| 3                         | Large retail such as a home supply store, variety stores (e.g., Target), large restaurant or another large retailer?                                  | 1   | 2 | 3 | 4 | 5 |
| 4                         | Small retail shops such as a coffee shop, small restaurants, clothing store, bookstore or boutiques?  | 1   | 2 | 3 | 4 | 5 |
| 5                         | Opportunities for micro businesses and entrepreneurship that require little investment, such as food carts?   | 1   | 2 | 3 | 4 | 5 |
| 6                         | New medical or professional offices, services and facilities?   | 1   | 2 | 3 | 4 | 5 |
| 7                         | Other shopping or entertainment, such as a movie theater, other leisure or recreation activities?   | 1   | 2 | 3 | 4 | 5 |

Tell us more about your vision and what you wish to see...



### Housing Types and Affordability

This opportunity site is zoned Commercial/Mixed Use 2 (CM2) near NE 122<sup>nd</sup> and Low-Density Multi-Dwelling Residential (R3 or the proposed RM1) west of the new Luuwit View Park. These zones allow a variety of housing options of different sizes and number of units.

Please tell us about your vision and what types of housing would best serve your family, neighbors or new community members moving into the area?

| Would you like to see ... |  | Do you ...<br>1 = strongly disagree<br>5 = strongly agree |   |   |   |   |
|---------------------------|--|---|---|---|---|---|
| 1                         | A range of housing types for a variety of households; singles, couples, families, multi-generational, those with disabilities and others?              | 1   | 2 | 3 | 4 | 5 |
| 2                         | New homes for people who work in the area and want access to nearby amenities such as schools, parks, jobs and services?                               | 1   | 2 | 3 | 4 | 5 |
| 3                         | Housing such as townhomes, row houses, cottage clusters and apartments that allow people to downsize or a young household to stay in the neighborhood? | 1   | 2 | 3 | 4 | 5 |
| 4                         | Housing types, such as detached or attached houses, duplexes or apartments/condos, that provide opportunities for ownership?                           | 1   | 2 | 3 | 4 | 5 |
| 5                         | Two-to-three story townhouses and apartments?  | 1   | 2 | 3 | 4 | 5 |
| 6                         | Three-to-four story apartments or mixed-use buildings (ground floor retail with apartments on top)?  | 1   | 2 | 3 | 4 | 5 |
| 7                         | Housing that serves a broad range of income levels and abilities, including units that are affordable?   | 1   | 2 | 3 | 4 | 5 |

Tell us more about your vision and what you wish to see...



**Site Design, Layout and Amenities**

The opportunity site at NE 122nd and Shaver is more than 30 acres. It features a variety of connections and relationships to local streets, existing buildings and other features in the neighborhood.

Please tell us about your vision and what’s important if or when the site is developed.

| Would you like to see ... |   | Do you ...<br>1 = strongly disagree<br>5 = strongly agree |   |   |   |   |
|---------------------------|---|---|---|---|---|---|
| 1                         | Preservation of views of Mt Hood, Mt St Helens and other landmarks from public streets and onsite, if possible?   | 1   | 2 | 3 | 4 | 5 |
| 2                         | Opportunities for informal community gatherings in open areas and plazas?   | 1   | 2 | 3 | 4 | 5 |
| 3                         | New buildings that transition to the scale of neighborhood buildings, schools and parks next to the site?   | 1   | 2 | 3 | 4 | 5 |
| 4                         | Multi-story mixed-use or residential buildings (three to four stories) oriented near NE 122 <sup>nd</sup> , with good access to services and public transportation?   | 1   | 2 | 3 | 4 | 5 |
| 5                         | Larger buildings (five or more stories), if they are well designed, located appropriately and include features that benefit the community (e.g., publicly accessible open areas, recreation, community services)? | 1   | 2 | 3 | 4 | 5 |
| 6                         | More housing focused near Luuwit View Park, so more people can benefit from the park?   | 1   | 2 | 3 | 4 | 5 |
| 7                         | Small scale retail (coffee shop, restaurant, etc.) or gathering places on NE Shaver or new streets on the site with lower auto traffic?   | 1   | 2 | 3 | 4 | 5 |

Tell us more about your vision and issues that are important to consider...



**Transportation Issues and Streets**

The opportunity site at NE 122nd and Shaver is more than 30 acres. If or when it is developed, it will require new streets and pedestrian and bike connections for people to walk, bike and drive through the neighborhood.

Please tell us about your vision and what’s important to you in the area if the site is developed.

| Would you like to see ... |   | Do you ...<br>1 = strongly disagree<br>5 = strongly agree |   |   |   |   |
|---------------------------|---|---|---|---|---|---|
| 1                         | More emphasis on pedestrian and bike travel than on roadways for vehicles?  | 1   | 2 | 3 | 4 | 5 |
| 2                         | An additional safe pedestrian and bike crossing across NE 122 <sup>nd</sup> Avenue, if feasible?                    | 1   | 2 | 3 | 4 | 5 |
| 3                         | Good vehicular access into and out of the neighborhood with features that calm fast-moving and cut-through traffic? | 1   | 2 | 3 | 4 | 5 |
| 4                         | Alleys behind buildings that provide access to parking areas and garages?   | 1   | 2 | 3 | 4 | 5 |
| 5                         | Improvements to transit frequency and destinations, and better bus stops, to reduce traffic and parking problems?   | 1   | 2 | 3 | 4 | 5 |
| 6                         | More use of on-street parking and less reliance on off-street parking lots.   | 1   | 2 | 3 | 4 | 5 |
| 7                         | Improved walkability and safe bike routes between schools, parks and homes in the neighborhood?                     | 1   | 2 | 3 | 4 | 5 |

Tell us more about your vision and issues that are important to consider...



**Jobs, Community Services and Other Issues**

A large part of the opportunity site both east and west of NE 122<sup>nd</sup> Avenue is zoned Commercial/Mixed-Use 2 (CM2), which would allow flexibility for employment and jobs in the area.

Please tell us about your vision and the kinds of employment or other features that could be appropriate in the area if the site is developed.

| Would you like to see ... |   | Do you ...<br>1 = strongly disagree<br>5 = strongly agree |   |   |   |   |
|---------------------------|---|---|---|---|---|---|
| 1                         | Opportunities for family-wage jobs, such as medical services, “maker” spaces or other employment?       | 1   | 2 | 3 | 4 | 5 |
| 2                         | A workforce training center, community college-type facility or other education center?                 | 1   | 2 | 3 | 4 | 5 |
| 3                         | Offices, hotels or other uses that are a destination/attraction and serve larger numbers of people?     | 1   | 2 | 3 | 4 | 5 |
| 4                         | A business headquarters or campus-type facility?  | 1   | 2 | 3 | 4 | 5 |
| 5                         | Retention of iconic features, such elements of the area’s agricultural heritage and views, if feasible? | 1   | 2 | 3 | 4 | 5 |
| 6                         | Safe and fun recreation and leisure spaces for students and residents of all ages?                      | 1   | 2 | 3 | 4 | 5 |
| 7                         | More community gathering places, such as a plaza, place of worship or community room?                   | 1   | 2 | 3 | 4 | 5 |

Tell us more about your vision and what you wish to see...

