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Parkrose-Argay Development Study Project Working Group

DRAFT Meeting Notes

Date: April 3, 2019

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

Location: Parkrose School District - 10636 NE Prescott St

In Attendance:

Working Group: Doug Armstrong (EPAP), Bryan Atkinson (HP NPI), Michelle Braxton (SEI), Melissa Caraballo (LatNet); Albert Garre (owner), Tom Hoffman (Argay Terrace NA), Sharie Lewis (Parkrose SD), Brian Moore (Metro); Donell Morgan (Elevate OR), KT Poirier (Rossi Farms guest); Victor Roehm (CCA), Gabrielle Rossi (owner), Joe Rossi (owner), Nick Rossi (owner), Al Garre (owner)

Project Team: Tom Byrne (S/EA); Ken Pirie (W/M), Morgan Maolie (W/M) Leslie Lum (BPS), Barry Manning (BPS)

Project Updates & Schedule

- Upcoming public workshop on the Concept Plan on 4/18/19, from 6:30-8:30 PM at Parkrose Middle School.
- Working Group meetings will continue in early May with update from workshop. Then public workshop late May, early June latest. Wrap up Working Group in June.

Refined Site Master Plan Layout Alternatives

Walker/Macy presented 3 refined concept plans that we expect to take to the public for feedback.

- Johnson Economics Market Analysis for site concluded that there is potential market demand for grocery store. All three concepts are based on Johnson analysis, but only two include grocery at this time (could be adapted).
- Of the original six concept plans, from the previous meeting, the PWG favored Hood Axis, Grid, Main Street concepts over the other three. Walker Macy refined those three plans further.



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Key feedback from group:

- Question: How do the families feel about moving the barn? Would hate to keep talking about keeping the barn if the families aren't interested.
Response: open to discussion.
- Question: How would 122nd City Transportation project impact this development?
Response: 122nd Transportation project improvements will not impact north end of 122nd until later phase for funding.
- Question: Will all utilities be built underground?
Response: Don't know. New development of this size typically underground utilities. Not sure what the code requires but look to other development as examples.
- Question: is there a way to break up massing so that development isn't all in one location, so apartments not all in one location and townhouses in one location.
Response: based on the zone, generally stick to uses. But could play with form to blend uses more. As the project moves further along, then the form will be adjusted more.
- Question: mixed use building with residential on top?
Response: that's what's desired, but Johnson Economics report doesn't suggest the market is ready for this. Parking needs would need to be considered in this mix.
- Question: Grid concept doesn't feel warm or fuzzy. Not an inviting environment
Response: Point taken. There can be more mixing and matching between the three concepts.
- Question: Barn seems buried in grid concept. Want grocery store in this.
Response: Intentionally left grocery out to show three different concepts.
- Comment: more open space. Luuwit Park doesn't have enough open space, especially with more families in the housing units. People are not moving to this area because environment not friendly to them.
Response: If reduce the parking, then get more open space. If you add more density in, in terms of height, you can get more green space.
- Comment: working with kids, I have to drive them out of the area because there's not many amenities. Would like a real community center. Parkrose Middle and High schools is where people gather, but staffing is necessary. This would change the game. Four elementary schools around here and a middle school. High school kids can figure out what to do. The development is a great opportunity.
- Comment: there's a community center at Parkrose High, but not easily accessible. This development could provide more for youth. Elementary school gates close after school so that homeless and others don't congregate.





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- Comment: Make something like the East Portland Community Center.
- Comment: NW corner of site is an odd shape. It would be good for a community center because it's right next to high school.
- Comment: community should talk more with the school to better utilize the schools for Community Center purpose – the resources are already here.
- Question: does the commercial zoning limit office uses?
Response: CM2 doesn't limit office uses.
- Comment: Show schools or something else on the maps to help people understand where things are in relation to the concept.
- Comment: Shaver/122nd make it more appealing so families will walk more. They don't feel safe there. Farmers Market is a good idea for gathering. Places that will offer kids more places to hang out.
- Comment: make concept more readable so people can understand where schools and other landmarks are in relation to drawing.
- Question: Can the concepts be in Spanish?
Response: Yes.
- Comment: Neighborhood wants a New Seasons or Natural Grocers in the Argay. Hope project creates this anchor. Don't want super high density. The neighborhood generally wants less density than townhomes.
- Comment: extra stop light with cross walk on 122nd would be helpful trying to cross a really busy street.
- Comment: Phase 2 of PBOT RFF says a light will go in on 122nd north of Beech. Street light.
- Comment: Tell people at the workshop that they should pick out the best ideas of all three, so they don't get stuck on what's wrong with one concept.

Concept Workshop

- April 18, 2019, 6:00-8:30 PM, Parkrose Middle School
- Agenda and Format
- PWG participation

Wrap-up:

Next meeting:

Wednesday, May 1, 2019

6:30-8:00 PM

Location - TBD

Adjourned at 8:10 PM

