

RESOLUTION No.

Accept the Parkrose-Argay Development Study: Final Report and direct the Bureau of Planning and Sustainability to work with the Rossi, Garre, and Giusto families and Prosper Portland to gauge interest in a future private-public partnership for development of the 32 acre site near NE 122nd Avenue and NE Shaver Street. (Resolution)

WHEREAS, the Rossi, Giusto and Garre families have owned and farmed the sites around NE 122nd and NE Shaver Street for many generations.

WHEREAS, the viability of commercial agriculture in an urban location is increasingly challenging.

WHEREAS, the City of Portland is experiencing a housing emergency, and seeks additional housing supply, particularly of affordable units in locations with services and community amenities such as schools and parks.

WHEREAS, the area around NE 122nd and NE Shaver Street, in the Parkrose and Argay Terrace neighborhoods, is currently underserved by grocery retail and other services within walking or biking distance from local housing.

WHEREAS, the area around NE 122nd and NE Shaver Street has many amenities and the elements of a complete community, including three nearby public schools (Parkrose High School, Parkrose Middle School, and Shaver Elementary School) and a public park (Luuwit View Park).

WHEREAS, the area around NE 122nd and NE Shaver Street was rezoned as part of the 2035 Comprehensive Plan in order to promote the development of a more complete mixed use community in the future.

WHEREAS, in April 2018 the City of Portland accepted a Metro 2040 Development Grant for the Rossi Farms Development Plan (Ordinance # 188881), the purpose of which was to create a conceptual development master plan for the farms site.

WHEREAS, the Rossi Farms Development Plan, aka the Parkrose-Argay Development Study, engaged the property owners, community members, and other stakeholders in the development of a concept plan for a walkable, community-oriented development that serves the area.

WHEREAS, the City of Portland Bureau of Planning and Sustainability managed the project which considered market conditions, financial feasibility, community perspectives and public policy goals for equitable growth on this potential opportunity site and looked at the area in a holistic way to help achieve greater benefits for the community and owners, if or when it is developed.

WHEREAS, the Parkrose-Argay Development Study process included three large community meetings that attracted over 300 community members overall, as well as a working group composed of community members, property owners, school district representatives that met monthly, to provide feedback and direction to the project team.

WHEREAS, a Preferred Concept Plan was developed for the farm site that responds to several community desires, including: maintaining cherished views of Mt Hood and Mt St Helens; providing opportunity for 86,000 square feet of space for community-serving commercial uses

and a potential grocery store location; enhancing pedestrian and bike safety and connections in the neighborhood, local schools and Luuwit View Park; integrating and repurposing iconic structures in the development plan; providing opportunities for continuing urban/community agriculture; and proposing a safe crossing on NE 122nd to serve the community and development.

WHEREAS, the concept plan includes opportunities for 745 units of new housing, serving a variety of household types and sizes, including: 147 townhouses, cottages and detached houses; 503 market-rate apartment units; and up to 95 affordable apartment units through Inclusionary Housing requirements.

WHEREAS, the Portland Planning and Sustainability Commission was briefed on the Parkrose-Argay Development Study in August 2019 and expressed support for further exploration of future development on the site.

WHEREAS, implementation of the plan may benefit from policy support or other assistance from public agencies to ensure that an eventual development includes many of the features and benefits called out in the Parkrose-Argay Development Study.

WHEREAS, several implementation challenges and opportunities have been identified in the Implementation Partnership Opportunities memo attached as Exhibit B.

NOW, THEREFORE, BE IT RESOLVED, that the Parkrose-Argay Development Study: Final Report attached as Exhibit A is accepted by the City Council;

BE IT FURTHER RESOLVED, the Parkrose-Argay Development Study: Implementation Partnership Opportunities memo attached as Exhibit B is accepted by the City Council;

BE IT FURTHER RESOLVED, that the City Council and Mayor direct the Bureau of Planning and Sustainability to work with the property owners and Prosper Portland to gauge interest in a future private-public partnership to implement the master plan and achieve a deeper level of affordability. Participation from Prosper Portland and city bureaus would be subject to availability of funding for staff involvement; and

BE IT FURTHER RESOLVED, that the City Council and Mayor direct the bureau of Planning and Sustainability to work with Prosper Portland and the bureaus of Parks, Housing, Development Services, Water, Environmental Services and Transportation to develop a memorandum of understanding (MOU), or development agreement (DA), if and when the owners demonstrate a commitment to a partnership with the City. Participation from Prosper Portland and city bureaus would be subject to availability of funding for staff involvement. A MOU or DA will outline an appropriate level of City involvement in implementation of the master plan, and staff will return to City Council for further consideration of the MOU or DA at that time.

Adopted by the Council:

Mayor Ted Wheeler
Prepared by: Barry Manning
Date Prepared: November 19, 2019

Mary Hull Caballero
Auditor of the City of Portland
By

Deputy