

IMPACT STATEMENT

Legislation title: 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.

Contact name: Barry Manning

Contact phone: 503-823-7965

Presenter name: Eric Engstrom or Barry Manning

Purpose of proposed legislation and background information:

The Parkrose-Argay Development Study (PADS) explored opportunities to create a complete and connected neighborhood on the 32+ acre opportunity site at NE 122nd Avenue and NE Shaver Street. This site is primarily owned by the Rossi, Giusto, and Garre families, with small areas also owned by the Parkrose School District.

The 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. In the process, the project team considered market conditions, financial feasibility, community perspectives and public policy goals for equitable growth on this potential opportunity site. The development study looked at the area in a holistic way to help achieve greater benefits for the community and owners, if or when it is developed. The resolution seeks City Council acceptance of the planning work and direction from Council to pursue follow up implementation actions with property owners and city bureaus.

Financial and budgetary impacts:

Accepting the Parkrose-Argay Development Study - Final Report does not have immediate or significant budget impacts. The Council action would direct some limited BPS and Prosper Portland staff time to continue property development discussions over time. However, if and when the owners are prepared to enter into some form of public-private partnership, the requested Council action would direct BPS and Prosper Portland to further work with the property owners to provide information and policy support, and potentially craft a development agreement. This would call for additional staff time or other city resources. The full budget impacts of any development agreement would be more fully assessed at that time, and further Council action would be requested.

Community impacts and community involvement:

BPS staff conducted significant community outreach and engagement during development of the Parkrose-Argay Development Study. This includes the Parkrose and Argay Terrace Neighborhood Associations, the Parkrose Business Association, Columbia Corridor Association, Parkrose School District, Latino Network and other community organizations. Staff also worked extensively with the property owners.

If implemented as planned, the development would provide a significant new supply of market rate and affordable housing serving a variety of household types. A significant amount of community-serving commercial development is also planned. The area would become more fully developed with a complete and connected pedestrian system which will also serve local public schools, public park and others uses. This will benefit the development as well as the broader community.

Although the community was engaged in the planning process, the transition from undeveloped property in agricultural use to new housing and commercial activity is likely to create some community concerns which will need to be addressed by the development team, including any potential city partners, if a development agreement is undertaken. While not required for development, additional community engagement may be warranted if the public sector is a partner in the development at some level.

100% Renewable Goal:

The action by itself does not affect energy needs. However, the concept plan will, upon development, provide new housing and services in an urban area which contributes to an efficient compact urban form. Further, the development itself could include many features that enhance sustainability and energy efficiency in development. These items are listed in the Final Report and include recommendations to further the use of solar power in the development.

Budgetary Impact Worksheet

Does this action change appropriations?

- YES:** Please complete the information below.
- NO:** Skip this section

Fund	Fund Center	Commitment Item	Functional Area	Funded Program	Grant	Sponsored Program	Amount