

Accept the Parkrose-Argay Development Study to work with the Rossi, Garre, and Giusto families and Prosper Portland to gauge interest in a partnership for development at NE 122nd Ave and NE Shaver

If you wish to speak to Council, please print your name, address and email

Name (PRINT)	Address and Zip Code (Optional)	Email (Optional)
✓ Victor Roehm		

PADS

Testimony before city council

12/11/19

Good Morning,

I'm Doug Armstrong, Co Chair of EPAP - East Portland Action Plan.

I was asked to sit on the advisory committee for PADS by Joe Rossi , one of the property owners, who wished to have as much citizen engagement as possible in this process. I was honored to be involved and happy to bring forth action items from EPAP to the visioning team for the project. While PADS itself as currently visioned does have it's local detractors we have to be able to look past our own personal concerns for the benefit of the community as a whole and how we are progressing into the future. As the 122nd corridor changes and upgrades it is necessary to engage best use practices for the land we have available to us for development. As visioned PADS checks off as many boxes as possible in the realm of housing opportunities and does indeed create a walkable neighborhood that is accessible to the larger area as a whole. While there are ,as visioned, economic opportunities available in the PADS these are not the sort of jobs that align with the current base MFI numbers in Portland. Care needs to be applied to the corridor changes in and around this development so as not to hinder new residents who will, by neccessity, need to commute to higher wage jobs out of the area. We see these changes largely as net positive for the area and it will by design spark a rejuvenation that will have a ripple effect throughout the Parkrose and Argay communities. These effects are both positive and negative. Whenever new or enhanced projects occur on the neighborhood level displacement occurs, it's inevitable. As this project is fleshed out over the coming years it's critical that the issue of displacement be addressed before any ground breaking occurs. Not having a plan in place prior to development means we are failing once again to address and care for our residents who are barely making ends meet now. What does that conversation look like?I do not know, but I do know it needs to happen. As this project is eventually rolled out EPAP will continue to engage with stakeholders in the larger communities to ensure vital concerns are addressed and remediations are in place to prevent unintended consequences.

Good morning Mayor, City Council,

I apologize for not being able to present this in person—I am home sick with the flu. My name is Annette Stanhope. I am the chair of Parkrose Neighborhood Association, and I also work for Historic Parkrose, a Neighborhood Prosperity Initiative (NPI).

I was pleased to be part of the working group for the PADS project and participate in the public workshops. I think the team did a thorough job of reaching out to different community groups and pulled together a design that addressed many of the ideas and concerns raised by local residents. I realize it's bittersweet to see farmland disappear that has identified the area for decades; however, I realize even more that we need more housing opportunities for families who want to live in this area. We also need more gathering spaces, services, and activities—both for new and current residents—and I'm excited about the potential for these in the proposed commercial areas.

Since there are so many moving parts to this project and multiple property owners involved, I encourage City Council to accept the Final Report and Partnership Opportunities memo, which outlines ways the City can provide structure and assistance as development moves forward.

And while the following statement is outside of the specific scope of the resolution, I also hope that City Council still keeps the Historic Parkrose area (between NE 99th and NE 121st Ave along Sandy Boulevard) in mind, as it is designated a Neighborhood Center in the Comprehensive Plan. It would be beneficial for early development work done at PADS be communicated with Historic Parkrose (and we would do likewise) so that development in both areas, and eventually business recruitment, can complement rather than compete with one another.

Thank you for your time and consideration.

Annette Stanhope
10924 NE Shaver St.
Portland, OR 97220
503-432-9050
ursagrll@comcast.net

Moore-Love, Karla

From: CatInk Pdx <catink.pdx@gmail.com>
Sent: Tuesday, November 26, 2019 1:46 PM
To: Council Clerk – Testimony
Subject: Testimony December 11 at 10:05 am

Hello,

This e-mail is intended for Council members at the time certain 10:05 am December 11 presentation of the Parkrose-Argay Development Plan Final Report (Rossi-Giusto-Garre Farm Project).

Dear Council,

The outcome of any project is just as good as the project management. Barry Manning was totally committed to working with the property owners and community members. At monthly meetings he offered refinements to the scope of work. In other words he was into value added--how to get the most usable finished project work for the owners and community. For example the early scope of work included spending some of the Metro grant money to survey the property and the group decided the money would be better spent for a transportation study since the property is bisected by the major NE 122nd arterial. Barry Manning also came up the idea of a marketing brochure for the property owners to move beyond the master plan.

Luwit Park abuts the property and was the perfect place for signs to get the word out about the community planning meetings, Barry had the signs made by a business in Parkrose. The community came together like an old-fashioned town hall.

I am thankful for the Metro grant and how efficiently the money was spent.

The Bureau of Planning and Sustainability worked together to stretch the money. Thanks to BPS workers Nikoyia Phillips and Alfredo Gonzalez for working with Parkrose art teacher Kaye Blakenship to ask students what they wanted with the property's development. The students wanted the view of Mt. Hood preserved. Thus, as the property owners want the development to be a legacy project and the submitted master-plan you are reviewing includes the development at an angle-the view corridor because of the public involvement facilitated by BPS.

In happiness,
Paulette Rossi
3710 NE 147th ave
Portland Oregon 97230
503 475-2132