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Growing Zenger Farm

Turhan Sonmez  
*Portland State University*

Elizabeth Milner  
*Portland State University*

Stacey Glenewinkel  
*Portland State University*

Kate Carone  
*Portland State University*

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Clients:
Jill Kuehler - Friends of Zenger Farm
Ronda Fast – City of Portland Bureau of Environmental Services

Advisory Committee:
Juan Carlos Ocana-Chiu – Portland Development Commission
Chris Scarzello – City of Portland Bureau of Planning and Sustainability
Fabio de Freitas – City of Portland Bureau of Transportation
Sarah Coates-Huggins – City of Portland Portland Parks and Recreation
Leslie Pohl-Kosbau – City of Portland Parks and Recreation, Community Gardens

Portland State University Professors:
Dr. Sumner Sharpe
Dr. Ellen Bassett

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This project was a six-month-long partnership between Friends of Zenger Farm, the City of Portland Bureau of Environmental Services, Ecotone, a group of four graduate students in Portland State University’s Master of Urban and Regional Planning (MURP) program and PLACE, a group of high school planning students from Portland’s Catlin Gabel School.

www.growingzengerfarm.com
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**Executive Summary**

**Growing Zenger Farm**
The Portland metropolitan region is in the midst of writing the next chapter of regional land use planning. As Portland's updated comprehensive plan takes shape, urban residents' ability to access healthy, sustainable and affordable food is front and center in the planning process. Urban agriculture, including small producers like Zenger Farm and community gardens, is an increasingly popular and important source of food, education and community development.

This report documents the Growing Zenger Farm project: its process, findings and recommendations. The purpose of this plan was to work with the nonprofit organization Friends of Zenger Farm and the City of Portland Bureau of Environmental Services (BES) to guide the expansion of Zenger Farm onto adjacent BES-owned vacant land known as the Furey property. The Growing Zenger Farm project was conducted with the idea that Zenger Farm, with its mission to model, support and promote sustainable urban agriculture and environmental stewardship, can be a case study for the benefits of urban agriculture in underserved neighborhoods like Powellhurst-Gilbert and Lents.

The recommendations included in this report are a product of a public involvement process that included focus groups, interviews, surveys, door knocking, a design workshop, a fieldtrip, an open house and online involvement; research into urban agriculture trends, roles and policies and input from the clients and a technical advisory committee. Recommendations include programmatic suggestions for Zenger Farm, a phased site design based on neighborhood input and policy recommendations intended to help local government support and promote urban agriculture.

**Site Design Recommendations**
The site design recommendations offered in this report are intended to be implemented in phases, depending on available funding and changes to City of Portland zoning regulations regarding agriculture in residential zones. Elements included in the recommended design include:
- New 13,000 square foot community garden with space reserved for local multi-family apartment residents
- Public walking paths, benches and picnic tables
- Interpretive signage about neighborhood history and area plants and wildlife
- Educational structures

**Programming Recommendations**
This report includes a needs assessment of the Powellhurst-Gilbert and Lents neighborhoods. Findings suggest high levels of food-insecurity, a lack of community development opportunities and a lack of environmental education and connection with nature in these neighborhoods. The following programmatic recommendations are intended to help Zenger Farm address these community needs as well as foster continued relationships with immediate neighbors:
- Expand adult and family education about growing and preparing food
- Offer “mobile markets” for immigrant and refugee populations in the community
- Foster community building through co-op arrangements, volunteer-for-produce days and community gardens
- Build neighborhood relationships through neighborhood events on the Furey property

Policy Recommendations
Despite increasing recognition of the economic, social and environmental benefits of urban agriculture, City of Portland zoning regulations create barriers to small farms like Zenger Farm and community gardens in residentially zoned neighborhoods. Policy recommendations are intended as an advocacy guide for Zenger Farm and similar urban agriculture programs, and include:

- Eliminate the requirement for community gardens to go through conditional use reviews or define urban agriculture as a distinct use in the zoning code that includes community gardens and retail sales of farm products, and permit small scale agriculture in all zones
- Create new positions at the city or county level to directly support development of urban agriculture and markets for those products, which would include coordination, support and promotion of the region’s farmer’s markets
- Develop a master plan to construct accessible community gardens throughout the city to meet demand
- Make underutilized public land more available for urban agriculture projects that require minimal infrastructure development

While the Growing Zenger Farm project was specific to the Zenger and Furey properties, understanding the role of agriculture in urban landscapes can help local policymakers recognize the important part urban agriculture plays in addressing larger food, social and environmental issues. The recommendations suggested in this plan have the potential to make Zenger Farm’s expansion an example of how urban agriculture can benefit high needs neighborhoods like Powellhurst-Gilbert and Lents. If implemented, this plan will help Zenger Farm become an integral part of a neighborhood that exemplifies the complexity of changing urban communities.
Zenger Farm Overview

Zenger Farm is a working urban farm that models, promotes and educates about sustainable food systems, environmental stewardship, community development and access to good food for all.

Education
Zenger Farm’s educational programs serve preschool-age youth through adults. Participants in the farm’s fieldtrips and summer camps learn about food, farming, wetland conservation and environmental stewardship. Adult workshops have covered a variety of subjects including pie-making, canning and worm composting. Zenger’s educational programs include:

- Field Trips
- Summer Camp
- Adult Workshops

Urban Farming
Zenger Farm has been a working farm for more than a century. A commercial dairy owned by the Zenger Family until the mid-1980s, the farm now manages:

- 2.5 acres of vegetable and fruit crops that are sold at the Lents International Farmers Market and to local restaurants
- The Lents International Farmers Market in the Lents Town Center
- Livestock, including laying hens (tended by the Eastside Egg Co-op), bees (tended by the Community Bee Project) and composting worms (tended by the Community Worm Project)
- Immigrant/Refugee Farmer Training Program. In partnership with Oregon State University Extension Service, 47th Avenue Farm, Mercy Corps Northwest, the Immigrant Refugee Community Organization (IRCO) and other community partners, Zenger provides farming space, technical, educational and linguistic support for immigrant and refugee growers

Sustainability
Sustainability is central to Zenger’s mission. Zenger’s commitment to sustainability is modeled using the following:

- Green Farmhouse. The century-old Zenger farmhouse includes solar panels, rainwater cisterns, reclaimed materials and other green building features.
- Wetland. Zenger Farm uses its 10-acre wetland, part of the Johnson Creek watershed, to educate about wetland ecology, the importance of wetland conservation, and the connection between sustainable agriculture and a healthy environment.
- Sustainable Agriculture. Zenger uses environmentally friendly farming practices to protect soil and water quality, biodiversity and surrounding natural resources.
I: Introduction

Project Overview
Zenger Farm (Zenger) is a working urban farm operated by the nonprofit group Friends of Zenger Farm (FZF). Zenger is located in outer southeast Portland’s Powellhurst-Gilbert neighborhood at 11741 SE Foster Road. The farm is inside the urban growth boundary (UGB) and the Lents Towns Center Urban Renewal Area (URA). The property is owned by the City of Portland Bureau of Environmental Services (BES) and leased to Zenger on a donated 50-year lease. BES has recently agreed to lease to Zenger an additional vacant seven-acre property (including four farmable acres), referred to as the Furey property.

The purpose of the Growing Zenger Farm project was to help Zenger determine how to best utilize the Furey property, as well as Zenger’s current site, keeping in mind the farm’s mission to model, promote and educate about sustainable agriculture, environmental stewardship and community development. The following report details the project’s methodology, findings, conclusions and recommendations. Recommendations include programmatic and site design proposals for Zenger Farm, as well as policy recommendations intended to help local and regional government support, encourage and promote urban agriculture programs like Zenger Farm and community gardens.
Study Area

Zenger Farm currently consists of a six-acre upland farm and a ten-acre wetland. The farmland hosts crops, chickens, immigrant farmer plots, an apiary, children’s garden and educational facilities to accommodate the more than 3,500 students who visit the farm each year. The wetland is used for environmental education and is currently the subject of a U.S. Army Corps of Engineers (USACE) wetland restoration project that includes a proposed trail system and a boardwalk connecting Zenger to the Springwater Corridor. The current Zenger property is zoned for open space (OS) and has a 2002 Conditional Use Master Plan which allows community service activities like educational programs.

The seven-acre Furey property is located north of the current Zenger property and is bordered by SE 117th Avenue, SE Reedway Street, SE 119th Avenue and the Springwater Corridor. BES purchased the property from the Furey family in 1995 and in 2002 demolished an existing dilapidated home and associated structures. The Furey property currently contains a four-acre open field, dense stands of brush and blackberry, mature Douglas fir trees, remnant fruit trees and a wooded area that has been degraded by invasive species like English ivy. The Furey property is zoned for multi-family residential development (R2), which does not allow for agriculture, and contains conservation (c) and preservation (p) environmental overlays, which further constrain development.
Zenger Farm and the Furey property are located in the Powellhurst-Gilbert neighborhood and adjacent to the Lents neighborhood. This area was acquired by homesteading farmers as part of the Donation Land Claim Act of 1850\(^2\) and Powellhurst-Gilbert in particular retains a semi-rural feel. Portions of Powellhurst-Gilbert were annexed to Portland as late as 1995, and the Outer Southeast Community Plan in 1996 resulted in application of zoning for higher-density housing and commercial development along the SE 122 Avenue corridor.\(^3\)

The area has seen an influx of new residents in recent years including many Latino, Asian and Slavic immigrant families. Between 1990 and 2000, population density in these neighborhoods increased 33%, the non-white population increased from 6% of residents to 27% and foreign-born residents increased from 6% of the total population to 23%.\(^4\) Issues and conflicts resulting from neighborhood growth and development have been documented by the City of Portland as part of the East Portland Action Plan process and include concerns about public safety, lack of adequate infrastructure, lack of social networks to address changing demographics, school funding constraints and perceived incongruity of new buildings.\(^5\)
Introduction

Vision

The Powellhurst-Gilbert and Lents neighborhoods house a high percentage of low-income residents, many of whom face issues of food access and insecurity. Powellhurst-Gilbert, despite rapid population growth, lacks place-making elements and cohesive community identity, according to neighborhood residents and community leaders. While Zenger Farm’s mission, goals and programs make it a valuable asset to the Powellhurst-Gilbert and Lents neighborhoods, the farm remains relatively unknown to many in the community including most of its immediate neighbors. With the Furey expansion, Zenger hopes to become a more integral part of the neighborhood and to help address some of the neighborhood’s food, environmental education and community development needs. In doing so, Zenger hopes to serve as a model for the ways that urban agriculture can benefit neighborhoods, specifically underserved communities.
II: Project Methodology

The Growing Zenger Farm project utilized the following methods to inform programmatic and site design recommendations for Zenger Farm as well as urban agriculture policy recommendations for local and regional government.

Technical Advice
Understanding the planning and regulatory context for urban agriculture in Portland was central to the Growing Zenger Farm project. A technical advisory committee consisting of members of City of Portland Bureau of Parks and Recreation (PPR), Transportation (PBOT), Environmental Services (BES), Planning and Sustainability (BPS) as well as the Portland Development Commission (PDC) was convened twice to consult on zoning and regulatory constraints, development issues, neighborhood characterization and public outreach efforts.

Urban Agriculture Literature and Policy Review
Research conducted for this report concerned trends in food and urban agriculture in Portland and nationwide, models for urban agriculture programs and the local zoning, planning and regulatory context of urban agriculture. This research helped inform the programmatic, site design and policy recommendations found in this report.

Community Needs Assessment
A community needs assessment (CNA) was conducted to understand the food, environmental education and community development needs of the Powellhurst-Gilbert and Lents neighborhoods and how Zenger Farm’s expansion can better serve this community.

The CNA consisted of three main components:
- A review of existing conditions literature;
- Focus groups and interviews with community members, community leaders and local youth; and
- A youth survey concerning food security and youth interests in urban agriculture.

Neighbor Engagement
The planning process engaged neighbors of the Furey and current Zenger properties in order to understand neighborhood issues and concerns and to foster support for Zenger’s expansion. A door-knock survey of 177 homes...
Methodology

within a three-block radius of the Furey property, as well as immediate neighbors of Zenger Farm was conducted to determine the level of knowledge and interest in Zenger Farm, concerns about development of the Furey Property and interest in gardening.

Additionally, neighbors participated in a fieldtrip of the Furey property followed by a design workshop where they suggested uses for the Furey property and voiced concerns about and ideas for the property’s development. Designs generated at that workshop were refined and presented at an open house for additional comments and suggestions.

Finally, a website was launched to detail the Growing Zenger Farm project and collect additional public comments: www.growingzengerfarm.com. The project website received 825 visitors February through May, with marked traffic spikes around public outreach events.

Youth Involvement
Growing Zenger Farm included a unique and extensive partnership between Ecotone graduate students and PLACE, high school planning students from Catlin Gabel School. Youth education is a central component of Zenger Farm’s programming. Many children live in the study area, including many whose families have language, cultural and time barriers to civic engagement. PLACE was brought into the project to coordinate a multi-pronged youth engagement strategy to elicit input from youth and provide a window into hard-to-reach segments of the community.

Youth outreach included focus groups at Marshall High School, the Village Free School and at Zenger Farm, as well as surveys distributed throughout the David Douglas School District. A youth-oriented design workshop was conducted concurrently with the neighborhood design workshop, as was a youth-focused open house. The youth input collected by PLACE was used to inform the CNA and to shape Growing Zenger Farm’s final programmatic and site design recommendations.

Client Input
As clients for this project, Friends of Zenger Farm and BES’s goals and desired outcomes were central concerns. Representatives from Zenger and BES were consulted regularly, participated in the Advisory Committee and focus groups, and were presented with the findings and recommendations in this report prior to its final printing.
III: Findings

Urban Agriculture Trends, Roles and Opportunities

Benefits of Urban Agriculture

Urban agriculture offers communities a wide variety of environmental, social and economic benefits. Food grown and consumed in or near urban areas reduces greenhouse gas emissions, enhances ecosystem services like carbon absorption and stormwater retention and contributes to habitat for native insects and animals. Urban gardening, particularly rooftop gardening, can also reduce the urban heat island effect and decrease building heating and cooling needs.\(^8\)

Urban agriculture is also an important community development tool that can create local economic development opportunities. Farmer’s markets, community supported agriculture, educational opportunities and shared green space all contribute to thriving communities and local economies. Community gardens in particular impart economic benefits to surrounding homeowners. A recent study showed that homes within 1,000 feet of established community gardens sold for 1.9% more than comparable homes, and that homes within 500 feet sold for 4.7% more. According to this study, the higher the quality of the garden, the greater the increase is in surrounding property values. Furthermore, lower income neighborhoods saw even greater increases in property values as a result of new community gardens.\(^9\)

In addition to providing opportunities for economic advancement and entrepreneurship, urban agriculture contributes to a sense of community stewardship and cohesiveness. In one study, residents of neighborhoods containing community gardens reported neighborhood revitalization, perceived immunity from crime and neighbors emulating gardening practices they saw at the community gardens.\(^10\) A study in upstate New York found that public food gardens in low-income neighborhoods were four times more likely as non-low income neighborhood gardens to lead to neighborhood issues being addressed. These gains were attributed to the garden space facilitating community interactions and organizing.\(^11\)

Perhaps most importantly, urban agriculture can help address the nascent issues of food security and nutrition by providing access to and education about healthy and affordable food. Community gardens have been shown to improve access to food and better nutrition for gardening families and to improve the health of gardeners through increased physical activity and stress relief.\(^12\)\(^13\) In a recent survey, 57% of Portland community gardeners reported that gardening provides them with better quality produce and 27% reported it saved them

### Reasons for Portland Community Garden Participation

<table>
<thead>
<tr>
<th>Reason</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not enough garden space at home</td>
<td>69.3</td>
</tr>
<tr>
<td>Enjoy gardening in general</td>
<td>65.5</td>
</tr>
<tr>
<td>Provides better quality of produce</td>
<td>57.0</td>
</tr>
<tr>
<td>Saves money on food</td>
<td>27.1</td>
</tr>
<tr>
<td>Provides sense of relaxation</td>
<td>25.6</td>
</tr>
<tr>
<td>Socializing and sharing with family or other gardeners</td>
<td>23.0</td>
</tr>
<tr>
<td>Provides exercise</td>
<td>11.8</td>
</tr>
</tbody>
</table>

Adapted from 2004 and 2008 Portland Community Garden Survey Report
This link between nutrition and food systems has recently been highlighted by First Lady Michelle Obama’s nationwide “Let’s Move!” campaign, which tackles childhood obesity in part through education about food and nutrition.\(^{15}\)

**National Trends in Urban Agriculture**

Urban agriculture in the United States is experiencing a renaissance as local food production and sourcing becomes a greater priority for individuals and institutions concerned about the impacts of conventional food systems, rising rates of obesity, food insecurity, poor nutrition and fractured communities. Community and backyard gardens are sprouting up around the country, with a projected increase of 19% in home and community gardening between 2008 and 2009. Approximately 91% of households that garden grow food at home, while 5% grow food at the homes of friends and neighbors, and 1% tend community garden plots.\(^{16}\)

Additionally, the number of active farmer’s markets nationwide grew 13% between 2008 and 2009, from 4,685 to 5,279.\(^{17}\) The USDA Agricultural Census showed not only huge nationwide growth in direct farm to customer food sales between 2002 and 2007, but higher than average growth in the Pacific Northwest, California, New England and New York, as well as in other major metropolitan areas.\(^{18}\) The same report showed that in 2007, 12,549 farms marketed products through community supported agriculture (CSA) programs.\(^{19}\)

**Urban Agriculture in Portland**

Perhaps because of the city’s prevailing “do-it-yourself” culture, Portlanders have embraced the urban farming movement. Although Portland Parks and Recreation already manages 34 community gardens, there are proposals for more than ten new gardens and more than 1,300 individuals on the waitlist for garden plots.\(^{20}\) There are more than 30 farmer’s markets in the Portland metro region and new markets are being created every year.\(^{21}\) Sales from Portland’s 14 urban markets totaled $11.2 million in 2007, making up 3% of annual countywide customer produce purchases, and farmer’s market sales are continuing to rise faster than population growth.\(^{22}\)

Numerous small farms and backyard farm collectives have been established over the last few years such as the Sellwood Garden Club, the North Portland Farm and Amaranth Produce.\(^{23}\) Many of these sell direct to customers through CSAs and farmers markets. A quick search on Local Harvest, a farm products mapping tool, turns up 44 farms in Portland, many of which have been recently established.\(^{24}\) Taking a cue from Food Not Bombs and the Freegan...
movements, in 2006 the Portland Fruit Tree Project started gleaning urban fruit and educating about fruit tree care. In 2008 the project gained nonprofit status, and in 2009 harvested and distributed almost 15,000 pounds of fruit that would have otherwise gone to waste.

Several urban farms also combine farming with education and community development. Zenger Farm is a prominent example, educating approximately 3,500 school-aged children per year via farm field trips, in-class programs and summer camps, as well as nearly 300 adults per year through workshops and an immigrant farmer program. Village Gardens, operated by Janus Youth Programs, is an 85,000 square foot agricultural program based in north Portland and on Sauvie Island. The program includes garden plots, summer activities for children, employment opportunities for adults and teens, a mobile market and a youth-run business selling greens at local farmers markets.

Sauvie Island Center provides elementary school youth with hands-on farm education experiences at Sauvie Island Organics farm. The Oregon Food Bank’s two Learning Gardens provide food and farming education to youth and adults. Tryon Life Community Farm in Southwest Portland also hosts educational farm field trips, and Oregon Tilth manages a demonstration farm and educational programs at Lake Oswego’s historic Luscher Farm. Additionally, at least 44 schools in Multnomah County have gardens, many of which are incorporated into class curriculum. Furthermore, there are a handful of organizations in the Portland region that are connecting immigrants with autonomous farming opportunities, including Mercy Corps Northwest’s New American Agriculture Project and Adelante Mujeres.

Relevant Portland Planning Efforts
In response to food access and insecurity as well as health and environmental concerns, local policymakers are collaboratively developing a Multnomah Food Action Plan. The goal of the plan will be to provide all community members with access to healthy, affordable, culturally appropriate, locally and sustainably grown food. In April 2010, the first phase of the initiative was completed; a thorough background report covering existing food system conditions, case studies, best practices and a draft framework for proceeding. Community engagement began with the Multnomah Food Summit on May 1, 2010, and the action plan should be completed by December 2010 and implemented 2011-2025. This is the first attempt in Portland to systemically plan for food issues, although several other cities have developed similar stand-alone food plans, such as Detroit, Madison, Atlanta and Minneapolis.

Portland is also following the lead of cities such as Berkeley, Madison, Seattle and Providence that have incorporated food into their comprehensive plans. The Portland Plan, the city’s new comprehensive plan to be completed by 2011, will incorporate food issues as part of its Human Health, Food & Public Safety action area. One of this section’s directions is to “Make healthy food the easy choice” by increasing healthy affordable grocery access, decreasing dependence on food assistance, increasing home grown and locally grown food and by expanding education about food production, purchasing, preparation and nutrition. As with the Multnomah Food Initiative, the Bureau of Planning and
Sustainability produced a thorough Portland Food Systems Background Report prior to the start of Portland Plan development.

Portland’s 2009 Climate Action Plan also includes food objectives: reduce consumption of carbon-intensive foods such as red meat and significantly increase consumption of local food.37 Additionally, a former MURP workshop project, Diggable City, was developed further by the city and identified city-owned properties where community gardens could be viably developed. The Furey property was included among the final 13 “definite” sites, narrowed down from 430 sites.38 The Portland Community Gardens Initiative, coordinated by Oregon Solutions and supported by Commissioner Nick Fish, is currently moving forward the agenda to equitably increase community gardening opportunities throughout the city.39

The Portland Community Gardens Initiative, coordinated by Oregon Solutions and supported by Commissioner Nick Fish, is currently moving forward the agenda to equitably increase community gardening opportunities throughout the city.39

The 2009 East Portland Action Plan, which encompasses the Growing Zenger Farm study area, does not specifically address food issues, but includes actions such as “support Zenger Farm outreach and wetland restoration programs” and “expand community gardens throughout East Portland parks; continue partnerships with farmers markets and Oregon Food Bank.” It also identifies “connection to nature and farming” as an existing strength of the area upon which to build.40 The related SE 122nd Avenue Pilot Project, which also includes the Growing Zenger Farm study area, is exploring ways to facilitate creation of a “20 minute neighborhood” that is healthy, sustainable and has a cohesive community identity.41

At the community level, residents of the Powellhurst-Gilbert and Lents neighborhoods are actively engaged in efforts to improve food in their communities. Powellhurst-Gilbert has an Urban Agriculture Advisory Committee that meets monthly and is working to develop agricultural opportunities and community identity around farming.42 Lents has both a Food Group, which is working on food issues in the neighborhood, and a Food Buying Club, which is a large cooperative of residents who purchase healthy food and produce directly from distributors.43

**Neighborhood Engagement Summary**

**Neighborhood Survey**

Neighbors of the Furey and Zenger properties were engaged early in the Growing Zenger Farm project in order to build relationships between Zenger and the residents most directly impacted by Zenger’s expansion. On Wednesday, April 7th and Saturday, April 10th neighbors of the Furey and Zenger properties were surveyed at their homes to determine the level of neighborhood knowledge and interest in Zenger Farm and urban agriculture, concerns with development of the Furey property and neighborhood tenure. 177 homes were approached, 57% of which had a resident home at the time of canvassing. Of those residents who were home, 61% completed a survey, giving an overall response rate of 35%. Main themes identified in the surveys were concerns over street improvements, safety concerns, a desire for a public park and an interest in long-term preservation of open space.

"Re-zone 117th for low-density – no apartments!!!!!!"  
– open house comment

"Better a garden than a gas station"  
– neighbor survey respondent

"The main reason we’re moving is because we’re afraid that Furey will become multi-family housing”  
– neighbor survey respondent

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"The main reason we’re moving is because we’re afraid that Furey will become multi-family housing”  
– neighbor survey respondent
The surveys revealed a general lack of neighborhood knowledge about Zenger Farm. While average neighborhood tenure among respondents was 17 years, fewer than 55% of survey participants had heard of or were familiar with Zenger Farm, and only 6% had ever visited the farm or taken classes there. Of the adults who were familiar with Zenger, many had children who had participated in a Zenger Farm educational program. Approximately 80% of participants had neutral impressions of Zenger and 20% had favorable opinions. Some who had favorable impressions appreciated the neighborhood-based nature access that Zenger provides for children and adults.

Neighborhood respondents’ use of the Furey property varied. Around 71% of participants were familiar with the Furey property, although only 21% reported ever using the property. The most popular reported use was dog walking, followed by active recreation, berry and flower picking, nature watching and passive enjoyment. One participant reported not having used the property since the City of Portland purchased it and erected “No Trespassing” signs.

Approximately 42% of participants reported seeing other people using the Furey property. More than one participant reported that children want to play in the Furey field, but that one or two immediate neighbors frequently call the police to report trespassing.

Of participants familiar with the Furey property (~71%), 27% had some concerns with Zenger’s proposed development. The biggest concerns were access-related, and included fear of increased vagrancy, traffic, parking and noise. The majority of respondents (73%) were excited by the prospect of Zenger developing the site into an agriculturally-focused use, particularly because that would preclude development of the site into multi-family residences.

Several neighbors expressed a strong desire for street improvements, while others felt that the unimproved nature of the neighborhood streets contributes to the rural character of the neighborhood and discourages traffic in the neighborhood. Neighbors favoring street improvements identified the streets as a safety hazard, saying that drivers intentionally speed through the neighborhood for recreation. Some neighbors also complained about the large potholes, which fill with rain and make driving to and from home difficult.

Safety is also a concern for many neighbors. Vagrancy and increased public access into the neighborhood resulting from activities on the Furey property and the proposed USACE boardwalk and trail were reported as causes for safety concerns.

Finally, the survey identified opposition to dense housing development among some neighbors, with several neighbors expressing opposition to any additional multi-family developments in the neighborhood. While indifferent to the addition of urban agriculture to the neighborhood, these neighbors were happy to hear that the Furey property will not be developed for housing.
Concerns about the USACE boardwalk and trail suggest a lack of public outreach and information from USACE. As a result of the level of concern regarding the trail and due to the fact that the trail is under the jurisdiction of USACE, the boardwalk and trail were removed from the list of design elements to be included in site design alternatives and are not included in the recommendations of this report.

“If the boardwalk from the bike trail is fenced so that 117th is not accessible but opens to parkland, the neighbors will be much happier” – open house comment

Furey Property Fieldtrip
On April 24th approximately 25 neighborhood residents participated in a fieldtrip of the Furey property. The field trip was an opportunity for neighborhood residents to tour the site, offer information about its history, ask questions about Zenger’s plans for the site and share concerns about development. Among the interests and concerns expressed during the fieldtrip were support for neighborhood open space, opposition to street improvements and concerns about neighborhood safety once the USACE boardwalk is established. Many residents expressed concern that the boardwalk and trail would invite transient populations into the neighborhood from the Springwater Corridor.

Neighborhood Design Workshop and Public Open House
Immediately following the April 24th fieldtrip of the Furey property, neighbors participated in an interactive design workshop held at Zenger Farm. Workshop participants were given 24”x36” aerial maps of the Furey property along with paper cutouts of elements that could potentially occur on the site. Cut-outs included community gardens, animals, benches and picnic tables, an educational structure and a public trail connecting the property with the Springwater Corridor. As previously noted, the public trail has since been removed from this discussion as its design is not under Zenger’s jurisdiction.

Workshop participants used the design process to suggest site design possibilities that best addressed concerns about increased traffic to the neighborhood, nuisance from farming activities and desires for public space. Some preferred elements of the neighbor-generated designs included designated parking, a vegetated buffer between the farm and SE 117th Avenue, walking paths and community gardens. Four site design maps were created during the workshop.

These maps, along with input from the clients and technical advisory committee, were used to inform three site design alternatives, which were presented at a public open house on Saturday, May 15th at Zenger Farm. Participants at the open house gave written feedback on the proposed alternatives using post-it notes and comment cards. Verbal feedback was documented as well. A full summary of the open house comments is included in appendix A. Feedback gathered at the open house was used to inform the preferred concept design.

The preferred concept design includes a 13,000 sq. ft. community garden, public walking paths, signage about neighborhood history and local plants and wildlife, a vegetated buffer along SE 117th Avenue, a composting toilet and educational structures. Further discussion of these design elements and supporting programmatic and policy recommendations is included in Section IV.
Youth Engagement Summary

Youth education is central to Zenger Farm’s mission. To understand how to best serve youth in the Powellhurst-Gilbert and Lents neighborhood, the Growing Zenger Farm project included an extensive youth involvement plan, facilitated by the Catlin Gabel School student planning group PLACE. The youth component of this project was intended to inform Zenger Farm of the food needs of neighborhood youth and families as well as what programmatic and design elements youth found most interesting. Youth involvement further served to provide a window into the households of Powellhurst-Gilbert, including those with non-English speaking adults. Results from the youth surveys and focus groups are included in the community needs assessment findings, found in the following section. Focus group findings are summarized in appendix B. Survey results are detailed in appendix C.

PLACE students conducted focus groups of students in the David Douglas School District, Marshall High School, Parkrose High School and the Village Free School. Additionally, 3500 surveys were distributed to 5th, 6th, 7th, 8th and 11th graders in the David Douglas School District. Finally, youth were engaged in an interactive design workshop and open house similar to those administered in the neighborhood, discussed later in this section.

A youth-oriented site design alternative was generated from the youth design workshops, focus groups and surveys. The design, which helped inform the preferred concept design in this report, reflects youth interest in learning about growing and preparing food, opportunities for enjoying and learning about nature and a desire for positive community development opportunities in their neighborhoods. The youth design is discussed further in Section IV.

Final recommendations were greatly enriched by PLACE’s contributions and PLACE students gained valuable experience developing and implementing a complex public participation process.

Community Needs Assessment Summary

Environmental Education Needs

The Growing Zenger Farm project revealed potential for improvement in community environmental education and stewardship and connection with nature. Environmental education in neighborhood public schools is limited, with Portland Outdoor School and the SUN Community Schools serving as the main avenues for environmental education in these neighborhoods. A few neighborhood elementary schools have environmental education components. For example, Kelly elementary school uses Johnson Creek as a practical classroom extension to learn about environmental issues like stormwater, and students take multiple environment-focused fieldtrips, including to Zenger Farm.

Findings suggest that environmental education options are limited, however, beyond elementary school. Nonetheless, the PLACE-administered youth-surveys and focus groups revealed that youth were enthusiastic about the educational opportunities Zenger currently and could potentially provide. Programmatic and design elements that most appealed to youth were cooking and baking classes, gardening education, environmental education, community gardens, immigrant farming...
plots, communal ovens, animals and fruit and berry orchards. Some of these elements were reflected in the PLACE design.

In addition to educational opportunities in the schools, Portland does have several agriculture-based learning opportunities, detailed in Section III. Zenger’s educational programming, however, is unique to Powellhurst-Gilbert and Lents.

Focus group participants familiar with the environmental education opportunities in Portland point to a lack of capacity on the part of existing programs to adequately serve the community. Zenger Farm sees 3500 participants in its educational programs each year but has never been able to meet community demand due to funding and staffing constraints.

Education for adults and families, in addition to school-age children, was identified in this project as being insufficient. Findings suggest that there is a general lack of knowledge about and interest in urban environmental issues. This lack of knowledge may be attributable, in part, to the lack of parks in the area. As previously noted, Powellhurst-Gilbert and Lents have been identified as park-deficient neighborhoods. Parks and natural areas that do exist, while utilized by neighborhood residents, are subject to concerns about safety and access, possibly hampering their ability to serve as meaningful connections to nature for community residents.

One interviewee, in addressing safety concerns among residents, stated that while residents whose properties are traversed by the Springwater Corridor are often initially opposed to the trail, increased education helps people recognize the benefits of the trail amenity and encourages stewardship of natural amenities like Johnson Creek.

Other barriers to environmental education identified in the Growing Zenger Farm project included lack of time for working and single parents and lack of knowledge about local natural areas.

**Community & Economic Development Needs**

Community development needs identified in this report include lack of community cohesion, lack of community identity, lack of “place-making” elements and lack of infrastructure and parks. Powellhurst-Gilbert and Lents have experienced rapid population and demographic change in recent years. Population growth in the area, however, has not been accompanied by the adequate infrastructure or community gathering spaces necessary to build community, according to community members and leaders.

The most recognized neighborhood community spaces are churches, mosques, on-site apartment complex community centers and parks. Area parks and natural areas, however, exhibit varying degrees of infrastructure and residents state that concerns about safety from vagrants and drug users prohibit these spaces from being viewed as successful community spaces.

Community cohesion suffers from several contributing factors. First, US Interstate 205 cuts through...
the heart of the Lents neighborhood, creating a physical and psychological barrier. Secondly, the Powellhurst-Gilbert and Lents neighborhoods are transitioning from semi-rural spaces to more densely populated areas with a high number of immigrants. Cultural differences between new and old residents make some new residents uncomfortable using existing public spaces. Perceptions of increased crime and public safety concerns on the part of long-time residents further serve to counteract community development.

The Powellhurst-Gilbert and Lents neighborhoods also lack walkability, a concern that is documented in the East Portland Action Plan. A lack of commercial development, coupled with a lack of pedestrian infrastructure, results in few opportunities for new and old residents to mingle. Without the ability to walk to stores, restaurants and parks, and with a shortage of welcoming spaces, residents have limited chances for interaction and remain relatively isolated.

Food Needs
Food insecurity is primarily a function of poverty. In 2007, 474,189 people in Oregon – 12.9% of the population – were living in poverty. Of these, it is estimated that 12.4% of households were food insecure and 5.5% of households experienced very low food security. With the declining economy, these numbers have worsened. The Oregon Food Bank (OFB), a statewide network of regional food banks, agencies and programs, reports that distribution of emergency food boxes increased 14% from 792,000 in 2007-2008 to 897,000 in 2008-2009. Of the emergency food boxes OFB distributed in 2007-2008, 371,282 were distributed in Multnomah County.

The number of emergency meals served is another indication of the level of food insecurity in Multnomah County. In addition to many other emergency meal providers, in 2007 OFB served 1,359,203 meals in Multnomah County; Loaves and Fishes served 776,243 meals to seniors and individuals with disabilities in the county over the same time period.

Additionally, Multnomah County participation in the Food Stamp Program increased 3.8% between July 2007 and July 2008 to serve 95,932 people monthly, with only 81% of eligible households participating. In the 2007 school year 43,676 (47.6%) of all public school children in the county participated in the Free and Reduced Lunch program. During the summer of 2007 the Summer Food Service Program served 360,999 meals to children and youth in Multnomah County.

Poor nutrition is also an issue, as it is often associated with food insecurity, poverty, poor food access, lack of nutrition education and lack of time or space to prepare home cooked meals. A telephone survey of Multnomah County residents in 2006 found 53% of residents over the age of 18 were either overweight or obese. Data collected in 2005 found that only 26% of overweight and 27% of obese adults in the county ate the recommended five daily servings of fruits and vegetables. USDA statistics based on food sales show that per capita annual consumption of fruits and vegetables in Multnomah County is 171 pounds per year while consumption of packaged sweet snacks is 190 pounds per year.
These food insecurity and poor nutrition numbers are staggering, and yet the Lents and Powellhurst-Gilbert neighborhoods are experiencing even higher levels of food insecurity and poor nutrition than countywide averages. In 2004, a Multnomah Food Policy Council survey found 23% of Lents residents identified as food insecure, with the Spanish-speaking population reporting a much higher level (37%). Only 39% of all respondents somewhat or strongly agreed that they eat enough fruits and vegetables and 79% somewhat or strongly agreed they would like to eat a healthier diet. Almost half of respondents somewhat or strongly agreed that they would grow their own food if they had the space, with 69% of Spanish speakers and 58% of Russian speakers agreeing. It should be noted that some of the 204 survey respondents resided in areas of overlap between Lents and Powellhurst-Gilbert.

While a similar survey is not available for Powellhurst-Gilbert, more than 76% of students in the David Douglas School District (which serves much of the neighborhood) currently qualify for the Free or Reduced School Lunch Program, a much higher level than the approximate 48% county average.

Surveys distributed to students in David Douglas schools by PLACE as part of the Growing Zenger Farm project offer insight into the food needs of families in the neighborhood. To the question, “Do you ever feel that you don't have enough to eat?” 7% of respondents replied “always” and more than 29% replied “sometimes.” Almost 53% of respondents said they sometimes eat fresh fruits and vegetables and 5% reported that they never do. (See appendix C for complete survey results.) These responses suggest that approximately 36% of families may be experiencing food insecurity and less than optimal nutrition levels.

Several barriers to food security and good nutrition were identified through focus groups and interviews with neighborhood and community leaders. The most frequently cited barrier to food security was cost of healthy food, particularly produce. This conclusion was supported by the Lents Community Food Survey, where 71% expressed dissatisfaction with the price of healthy foods and 73% of respondents reported they would prepare more fresh foods if they had more money for groceries.

Other identified barriers included storage of food purchased in bulk, inadequate time to prepare meals, lack of cooking skills, difficulty in combating youth eating habits and poor access to culturally appropriate ingredients. Lastly, access to grocery stores was identified as somewhat of a barrier. According to Coalition for a Livable Future’s 2007 Equity Atlas, Lents has average grocery store access, but most of Powellhurst-Gilbert has below average access. However, the more recent Foodability Report, developed by a former MURP workshop team found Powellhurst-Gilbert to have good access but poor appropriateness of grocery choices.

**Furey Development Issues**

**Zoning**

While urban agriculture is growing in popularity in Portland, the municipal zoning code presents barriers to expanding the number of urban farms and community gardens in residentially zoned areas of the city. Legal limitations to Zenger’s expansion onto the Furey property are related to the Portland Municipal Code Title 33, which prohibits agriculture in residential zones with less than 7,000 square feet per unit. Community gardens are allowed as a conditional use in most residential zones but are...
required to undergo a formal conditional use review process, which can be costly.

Zenger Farm’s current property is designated as open space. Open space zoning allows agriculture as an outright use and community service activities, like school field trips, and community gardens, classified as parks and open areas, as conditional uses. Zenger’s current property has a conditional use master plan for its community service activities that will expire in 2012 and will need to be updated.

The Furey property is zoned for low-density multi-family (R2) development. Agriculture is prohibited in R2 base zones even as a conditional use, so in order to legally farm the Furey property, Zenger will need to pursue a zone change to a designation that allows agriculture outright or as a conditional use. The R2 base zone does allow community service activities and community gardens as conditional uses. If Zenger or Portland Parks and Recreation want to use the Furey property for educational programs and/or construct a community garden, the property will have to undergo a conditional use review to expand the boundary of the current conditional use master plan or create a new conditional use master plan.

Pursuing a zone change to allow agriculture and a conditional use permit for community service activities and a community garden may be prohibitively expensive. Alternative possibilities for a zone change are discussed in the following section.

As mentioned earlier, the southern swath of the Furey property is also overlain by conservation (c) and preservation (p) environmental zones. Development activities are specifically limited in these zones, and these restrictions have informed the preferred concept design presented in Section IV. Definitions and summaries of the Zenger and Furey base and overlay zones can be found in appendix D.

Planning Context

The East Portland Action Plan and the related Portland Plan’s SE 122nd Avenue Pilot Project also impact the zoning and development of the Furey property. The East Portland Action Plan includes recommendations for making the 122nd Avenue Pilot Project area a more “livable” community. The 122nd Avenue Pilot Project, which includes this study area, is a pilot project for the Portland Plan to test strategies for land use and design with the intention of creating “20 minute neighborhoods” that foster community cohesiveness and livabil-
These recommendations could potentially include a zone change for the Furey property to an open space designation, which would allow agriculture on the site and fulfill neighborhood and BES goals for preserving open space.

The study area is also impacted by the Portland Development Commission’s Lents Town Center Urban Renewal Area, codified in 1999 in the Lents Town Center Urban Renewal Plan. Through the URA, PDC provides support for revitalization of commercial and residential areas in and near Lents. PDC provides a variety of grants for community improvement including a Community Livability grant which provides money for structural and property improvements for historical, cultural and community assets as well as open spaces.

Infrastructure

The neighborhood streets surrounding the Furey property are unimproved. PBOT is unlikely to require full street improvements because Furey development by Zenger and Portland Parks and Recreation will not significantly increase vehicle trips on these roads and will not include enclosed, permanent structures over 200 square feet. Zenger’s farm operations at Furey are estimated to generate only one to two vehicle trips per day. Community gardens also generate minimal vehicle trips, as only about 50% of users travel to gardens by personal vehicle. It is estimated that an average of one to two vehicles will be parked at the garden at a time.

The Furey property does not have any utilities, but it will need a minimum 1.5” diameter pipe to be brought in from the water main on either SE 117th or SE Reedway depending on the final site design. According to Portland Community Gardens staff, the permits, piping and water meter installation would cost approximately $10,000. This report’s preferred design does not include any site components that would require electricity, and thus connection to local energy utilities is not necessary. If, however, Zenger or the neighborhood determines a need for amenities such as nighttime lighting, a standalone rooftop photovoltaic system could easily serve those power needs.
IV: Recommendations

Programmatic and site design recommendations are intended to be implemented in phases. Timing of implementation is dependent on available funding (for structures and public amenities) and regulatory constraints.

Policy recommendations are intended to help local and regional government recognize the potential of urban agriculture to help address the needs of underserved communities and support urban agriculture inside the UGB.

Programmatic Recommendations
While programmatic recommendations concern both the current Zenger Farm site and the Furey property, this report recommends that Zenger concentrate most youth educational programs on the Zenger site until the U.S. Army Corps of Engineers boardwalk has been completed and students can access the Furey property from Zenger on foot. Maintaining Zenger Farm as the educational base should alleviate neighborhood fears about increased traffic into the neighborhood as well as negate the need for street improvements.

The programmatic recommendations included here were informed by findings from research, focus groups and survey and interview data. Recommendations reflect, in part, a desire for expanded educational opportunities for adults and families, obstacles to healthy eating faced by immigrant and low-income populations, the need for community-building spaces and opportunities for continued relationship building between Zenger and the neighborhood.

Expand Educational Programming for Adults and Families
- Provide takeaway materials for youth and teachers
- Offer more frequent and affordable adult and family classes on and off-site
- Offer mobile classes specifically for populations with limited mobility and transportation access
- Offer additional education about buying, storing and preparing affordable, healthy food

Expand Access to Affordable Produce
- Offer periodic sliding-scale group discounts
- Provide mobile markets for populations with limited mobility and transportation access
- Provide outlets for Lents International Farmer’s Market vendors to sell excess produce, possibly to the Lents Food Buying Club
- Sell Zenger Farm produce to neighborhood corner stores
- Operate farm stand at Zenger Farm

Encourage Community Development
- Offer volunteer-for-produce days for neighborhood families

“Picnic tables are important to get people into nature and to appreciate it” – open house comment
Recommendations

- Implement co-op arrangements additional to East Side Egg Co-op
- Expand outreach to multi-family residential complexes
- Implement neighborhood gardening mentorship program

Foster Increased Environmental Stewardship

- Utilize BES vegetated swale for stormwater education
- Utilize Furey property for natural history education
- Use Furey property invasive plant removal and native replanting events to engage neighbors and local schools in restoration
- Encourage neighborhood enjoyment of Furey property wildlife and natural amenities through bird-watching classes, brochures and signage

Broaden Neighborhood Engagement

- Continue neighborhood conversations about neighborhood goals and aspirations
- Develop relationships with neighborhood advocates
- Provide neighborhood gathering space
- Facilitate neighborhood community-building events
- Hold community volunteer days at the Furey property and advertise with signage on the property
- Include neighbors in all aspects of development

Expand Youth Education (Based on PLACE findings)

- Offer additional cooking and baking classes
- Provide communal ovens for youth
- Offer learning opportunities in animal care
- Expand recreational opportunities like hiking and wildlife viewing

Site Design Recommendations

Site design recommendations are intended to provide Zenger Farm with enough farmable acreage to generate needed revenue, provide a community garden space for neighborhood residents, offer public amenities for neighbors interested in nature and wildlife viewing, help the Furey property and Zenger Farm serve as a public gathering place and contribute to the neighborhood’s sense of identity.

The preferred concept, shown on page 23, was informed by community input, youth input, zoning, regulatory and development constraints and advice from the clients and technical advisory committee. Some design elements, like the designated parking spaces and vegetated buffer between the property and SE 117th Avenue, were taken directly from neighborhood input at the design workshop. Others, like the public walking paths, benches and picnic tables, were included based on neighborhood desires for more parks and open spaces. While the Furey property will ultimately be private property, these elements serve as an invitation to neighbors to continue to enjoy the natural amenities found on the Furey property.

The preferred concept design is also intended to foster interaction between neighborhood residents. Two tool sheds (one for the community garden and one for Zenger’s uses) are located adjacent to one another to encourage interaction between users. Fruit and nut trees and a gathering space at the property’s entrance were also included to encourage community interaction.

Finally, the preferred concept includes substantial input from youth involvement. A youth-generated site design reflects input from 750 completed surveys and four focus groups. Youth expressed particular interest in learning about food preparation as well as interest in animals being included at the site. Because the Furey property is currently less accessible than the Zenger property, the preferred concept design does not include the addition of livestock, but does include an apiary. Other components from the youth design, while not included in the design recommendation, were incorporated into the programmatic recommendations in this report, as previously noted.
Artist’s conceptual rendering of developed Furey site
Preferred Concept

**Community Garden**
- PHASE 2
  - 13,000 sq. ft.
  - 200-400 sq. ft. plots
  - Fenced
  - Mow strip
  - Tool shed

**Gateway Arch**
- PHASE 1
  - Zenger Farm signage
  - Vines/flowers
  - Impaired seating

**Native Shrubs**
- PHASE 1
  - Provide a buffer and habitat
  - Oregon Grape, Huckleberry, Snowberry, Native Blueberry

**Fruit/Nut Trees**
- PHASE 1
  - Provide buffer for neighbors from farm activity
  - Chestnut, Hazelnut, Cherry, Apple, Pear

**Covered Space**
- PHASE 3
  - Educational space
  - Community space
  - Educational signage: local plants, animals, site history

**Benches**
- PHASE 3
  - Wildlife viewing
  - Wetland educational signage in English, Spanish, Vietnamese, Chinese, Russian

**Picnic Tables**
- PHASE 3
  - To encourage gatherings with family and friends

**Parking**
- PHASE 2
  - 3 head-in parking spots
  - 1 ADA access
  - Access for farm equip.

**BE Veg. Swale**
- PHASE 1
  - Educational signage in English, Spanish, Vietnamese, Chinese, Russian

**Tool Sheds**
- PHASE 2
  - 2 separate tool sheds for community gardeners and Zenger Farm

**Path**
- PHASE 3
  - 6’ wide decomposed granite path
  - ADA accessible
  - Avoids E-Zone
  - Avoids Firs/Maples

**Composting Toilet**
- PHASE 2
  - With timed lock

**Zenger Farm**
- PHASE 1
  - Zenger Farm agricultural space
  - Approx. 2-1/3 acres
  - Community Supported Agriculture

**Apility**
- PHASE 2
  - Zenger Farm use
Youth Concept

Cob Ovens

Education Center

Fruit Orchard

Native Plant Barrier

Community Garden

Immigrant Farming Plots
Alternative Concept 1

Community Garden
PHASE 2
- 13,000 sq. ft.
- 200-400 sq. ft. plots
- Fenced
- Mow strip
- Tool Shed

Portable Restroom
PHASE 2
- Not composting

Native Shrubs
PHASE 1
- Provide a buffer and habitat
- Oregon Grape, Huckleberry, Snowberry, Native Blueberry

Fruit/Nut Trees
PHASE 1
- Provide buffer for neighbors from farm activity
- Chestnut, Hazelnut, Cherry, Apple, Pear

Covered Space
PHASE 3
- Educational space
- Community space
- Educational signage: local plants, animals, site history

Benches
PHASE 3
- Avoids E-Zone
- Wetland educational signage in English, Spanish, Vietnamese, Chinese, Russian

Path
PHASE 3
- 6’ wide decomposed granite path
- ADA accessible
- Avoids E-Zone
- Avoids Firs/Maples

Tool Sheds
PHASE 2
- 2 separate tool sheds for community gardeners and Zenger Farm

Picnic Tables
PHASE 3
- To encourage gatherings with family and friends
- Avoids E-Zone

Zenger Farm
PHASE 1
- Zenger Farm agricultural space
- Approx. 2+1/3 acres
- Community Supported Agriculture

Parking
PHASE 2
- 3 on-site parallel parking spots
- Not ADA
- Access for farm equip.
Alternative Concept 2

**Immigrant Plots**
*PHASE 2*
- Farm plots moved from existing Zenger Farm property

**Portable Restroom**
*PHASE 2*
- Not composting

**Native Shrubs**
*PHASE 1*
- Provide a buffer and habitat
- Oregon Grape, Huckleberry, Snowberry, Native Blueberry

**Fruit/Nut Trees**
*PHASE 1*
- Provide buffer for neighbors from farm activity
- Chestnut, Hazelnut, Cherry, Apple, Pear

**Benches**
*PHASE 3*
- Wildlife viewing
- Wetland educational signage in English, Spanish, Vietnamese, Chinese, Russian

**BES Veg. Swale**
*PHASE 1*
- Not treated as public amenity

**Footpath**
*PHASE 2*
- Not ADA accessible
- 32” width

**Tool Sheds**
*PHASE 2*
- 2 separate tool sheds for community gardeners and Zenger Farm

**Zenger Farm**
*PHASE 1*
- Zenger Farm agricultural space
- Approx. 2+1/3 acres
- Community Supported Agriculture

**Picnic Tables**
*PHASE 3*
- To encourage gatherings with family and friends
Policy Recommendations

The following policy recommendations are intended to help local and regional government better support small scale urban agriculture inside the UGB, especially in areas where new multi-family residential development is not accompanied by accessible green or garden spaces, such as Powellhurst-Gilbert and Lents. These recommendations should serve as an advocacy guide for Friends of Zenger Farm, a model for sustainable urban agriculture and education.

Zoning

- Define urban agriculture as a distinct use in the zoning code that includes community gardens and retail sales of farm products, and permit small scale agriculture in all zones.
- Update multi-family zoning, particularly less dense base zones R1-R3, to require new developments to include substantial contiguous outdoor green or garden space suitable for agriculture.
- Provide developer incentives, such as density bonuses or expeditious permits, for inclusion of functional green or garden space in new development.
- Levy developer fees to equitably develop green or garden space for all city neighborhoods.
- Eliminate the requirement for community gardens to go through conditional use reviews.
- Streamline the zone change processes for community service organizations.
- Expand farming tax breaks to small agricultural operations inside the UGB.

Program Support

- Integrate food and farm education across school curriculum.
- Create new positions at the city or county level to directly support development of urban agriculture and markets for those products, which would include coordination, support and promotion of the region’s farmers markets.
- Provide incentives to institutions and owners of underutilized land to promote food production on their grounds.
- Support on the ground efforts such as tool libraries to remove barriers to backyard gardening.
- Directly support fruit and nut tree gleaning.
- Support a pilot project to get affordable, ready to eat produce into corner stores.
- Create an annual affordable event featuring the region’s diversity of food entrepreneurs and producers.
- Create an urban agriculture program linking training and welfare-to-work programs to opportunities in urban food-related businesses.

Planning

- Designate goals and strategies for urban agriculture in the city’s comprehensive plan.
- Develop a master plan to construct accessible community gardens throughout the city to meet demand.
- Develop a government-supported regional food network.
- Carry out community food assessments through the city to identify deficiencies and needs.
• Consider options for community gardens in the planning and redesign of facilities such as community centers and recreation areas
• Improve inter-bureau collaboration for small scale community service projects with on-the-ground components

Public Lands
• Designate and create permanent sites for farmer’s markets throughout the city
• Make underutilized public land more available for urban agriculture projects that require minimal infrastructure development
• Establish land trusts for private or public lands to provide long-term security for urban agriculture
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70 Estimate by Leslie Pohl-Kosbau, Portland Parks and Recreation Community GardensCoordinator.
Ecotone Biographies
Ecotone is a group of four graduate students in the Master of Urban and Regional Planning program at Portland State University (PSU).

Kate Carone - Communications and Report Writer
Kate earned a BA in Science in Society from Wesleyan University and has focused her PSU studies on environmental planning. She has lived in Portland for the past seven years, where she has gained experience in green publishing, marketing, community outreach and environmental education and restoration. She managed external communications and co-authored project reports for Growing Zenger Farm.

Stacey Glenewinkel – Project Manager and Public Engagement
Stacey earned a BA in Economics and Environmental Studies from Western Washington University and has focused her planning studies on community development. She will also complete a Graduate Certificate in Real Estate Development from Portland State University at the end of 2010. She has professional project management experience as well as academic experience with public participation. She led the project and coordinated the development and execution of the public participation plan.

Elizabeth Milner – Managing Editor and Report Writer
Elizabeth received a BA in creative writing from Beloit College and has also pursued the environmental planning specialization while at PSU. A Portland resident since 2002, Elizabeth has experience researching and writing about local environmental and social issues as well as a background in environmental restoration and community outreach and organizing. She served as primary editor for all deliverables and co-authored all reports.

Turhan Sonmez – Project Designer
Turhan earned a BS in Landscape Architecture and a Minor in Community Development from the University of California, Davis, and has studied environmental planning at PSU. His professional interests are in the field of Urban Design, where he feels he can best apply the entire breadth of his skills, knowledge, education, and experience pertaining to urban issues and environments. He managed formatting and layout for all products and produced the final Zenger site plans as well as all other supporting graphics.
Appendix A: Open House Comments

General Comments
- Rezone 117th Ave for open space
- Conduct workshops about the flood plain and native plants
- When the city doesn’t have agriculture it perishes
- Rent goats for non-native plant control and put up temporary fencing to clear
- Develop the meadow into a food forest
- Use composting toilets
- Consider adding roosting poles for hawks to help with possible rodent problems
- Consider adding plants specifically for humming birds, butterflies and bees around the trees

Concept A Comments
- ADA is main reason for being #1 choice
- Add immigrant farming
- Project must have CSA
- Cob oven, bees
- Arbor could have flowers too
- Arbor is architecturally pleasing, tells neighbors there’s investment; could include seating for gathering space. Current Zenger gateway is too primitive.
- More fruit tree buffer
- Add worker housing
- Include educational info kiosk around covered area
- Get a grant to purchase the junior acre across from Furey
- Use junior acre as an educational space that can be locked
- Worker housing grant for farming immigrants
- PSU student to write grant for immigrant outdoor meeting space on junior acre
- Picnic tables are important to get people into nature and to appreciate it
- Keep community garden away from east shade
- Include plant and animal ID and history of area in kiosk
- Some neighbors are ok with connecting Zenger Farm with Furey property, it gives unity
- Move trail inside tree/shrub buffer
- Retain meadow for wildlife
- Worker housing in junior acre across from Furey
- Composting toilet preferred over chemical
- Glad to see open space for farming and public use
**Concept B Comments**
- Love the community garden space
- Portable toilets attract vandals
- Chemicals at garden seems contradictory
- Porta potty will reduce environmental pollution and erosion from people going off paths
- Also hazelnuts hardy nut trees
- More fruit trees
- Educational area great!
- House across street from Furey: save for workers housing
- Include information on native plants and animals and the homestead in educational kiosk
- Education for schools: make preventing vandalism a high priority
- Like gathering space
- Retain meadow for wildlife
- Handicap parking and nose in to provide more parking space
- Rezone 117th for low-density, no apartments!!!!!!!
- Signs are being quickly vandalized....how to prevent???
- Yes, tree preservation important

**Concept C Comments**
- Education center? Make on Zenger property if not on Furey site
- Needs parking
- No chemicals!
- Worker housing especially if open to springwater corridor
- If boardwalk from bike trail is fenced so that 117th is not accessible but opens to parkland, the neighbors will be much happier
- No scaffolding on boardwalk
- Zone 117th for open space
- Add community garden with immigrant garden
- Bees
- Rezone the 117th corridor that leads into Furey -more like a green space
- Meadow for wildlife
- See this as vision for greenspace sanctuary for 122nd high-density
- ADA accessibility is important
- No matter which plan you choose, please save the Doug Firs!!!!!!!!!!
Appendix B: PLACE Focus Group Summary

The Village Free School

The PLACE team met with students at the Village Free School on Wednesday, April 28, to gather surveys, conduct a short focus group, and do a map design activity. The Village Free School teaches students aged 5 to 18. The school apparently takes occasional field trips to Zenger Farm, a relationship that increased their willingness to have us come speak to their students. The meeting included eight students, with ages ranging from 8 to 13. After giving a brief introduction about Zenger Farm, our group, and our design project, we handed the students printed copies of our youth surveys.

According to the surveys, the Village Free students were most interested in animals, a fruit orchard, community gardens, community ovens, and farming. In terms of classes, the surveys indicated a strong interest in cooking/baking and in gardening. Animal care, including raising chickens and beekeeping, also won a lot of votes, and a few students were interested in composting.

After all the children had finished filling out their surveys, we conducted a brief, informal focus group using questions we had intended for the Zenger design workshop. We asked them first about their knowledge of Zenger and whether they had visited the farm before. One boy had visited several times, including one trip with the Village Free School, although he had not been there for a few years. None of the others had been to Zenger, but a few claimed they had heard about it. A few kids exclaimed that they “didn’t realize” a place like Zenger Farm existed, but now that they knew about it, they would “really want to go there.”

The next several questions asked more about the students’ education, family, and food security. A strong majority of the children said their families kept sizeable vegetable gardens, and even those who didn’t have gardens said their parents made a point of buying organic produce. All of the children said they were interested in gardening, especially those whose families did not have gardens already. The group appeared very food-secure. When asked about whether they ever felt like they didn’t have enough to eat, one boy thought about the question and then admitted that sometimes when he was watching a movie there weren’t always enough tasty snacks in the refrigerator. Other than that, the focus group and surveys indicated that this group of children did not worry much about food security. Aside from one chef stepfather and one mother who worked helping another woman tend her garden, none of the students said they had relatives who worked in food or agriculture. Many of the students said they learned a lot about food and farming from their families and helping in their family gardens, and some mentioned an Earth Science class they were taking at school that was about to go into an agriculture unit. Many of them said they would like to learn more about environmental issues and that they hadn’t been taught much about environmental stewardship at school.

After the focus group, we gave the children a large map of the Furey property along with cutouts of potential additions to the site, just like the activity that Ecotone conducted at the design workshop. We encouraged the children to think about not only what they would most like to see on the site, but how they would feel about the area if they lived in the houses nearby. We also explained that they did not have to use all of the cutouts. They liked animals and wanted chickens and bees on the property, and also wanted horses, although we informed them that horses were not a practical option for the Furey property. The students wanted to dedicate a large portion of the central area of the site to community gardens and to immigrant farmer plots, with the general consensus being that there should be about an equal amount of space for each of those, and that the community gardens and farmer plots should be next to each other. A small area for Zenger Farm crops also made its way onto the map, and
they expressed unanimous support for a fruit orchard. Berries, especially blueberries, also seemed very popular. They also strongly supported using some of the area as a community space and park, not just a farming area. They all wanted picnic benches and tables, and many said they liked the idea of being able to walk their dogs. On their map, the kids put a picnic, bench, and restroom area on the corner of SE 117th and Reedway, and included another picnic table near the wetland. The children included a teaching center on their map as well, putting it near the forested back of the site. One student proposed that art installments should be located near the teaching centers, so that young children could have something entertaining to look at while their parents or older siblings were otherwise engaged. Another suggestion that garnered a lot of support was the idea of tractor hayrides, especially a route that would go from the main Zenger property to Furey. As one girl pointed out, walking around the whole property would get tiring, especially for children, so it would be nice to have a hayride to get around on.

Overall, the most popular components of the site design seemed to be community gardens, fruit, animals, and picnic tables. The children also liked the idea of classes being taught, and seemed especially keen on learning about gardening and the environment. Beekeeping and animal care were also popular options.

Marshall High School

The PLACE team met with students at Marshall High School on Wednesday, April 28th to gather surveys, conduct a short focus group, and do a map design activity. Marshall High teaches students from grades 9 to 12, and our meeting included four students. After giving a brief introduction about Zenger Farm, our group, and our design project, we collected the surveys that many other students had already filled out (about 60), and began asking them focus group questions.

According to the surveys, Marshall students were most interested in a fruit orchard, community gardens, and animals. In terms of classes, the surveys indicated a strong interest in cooking/baking and in gardening.

The focus group we conducted used the questions we had intended for the Zenger design workshop. We asked them first about their knowledge of Zenger and whether they had visited the farm before. One girl had visited, but she was pretty young when she went, she just remembered weeding with her elementary school (Kelly Elementary). Another girl wasn’t sure if she went, but she did remember going to a farm with pumpkins, bees and goats. Neither of the others had been to Zenger, but they claimed they had heard about it.

The next several questions asked more about the students’ education, family, and food security. All of them said their families kept vegetable gardens that grew, among other things, tomatoes, green onions, and rhubarb. The students agreed that they tried to avoid frozen foods whenever they could, and that they buy fresh produce based on what’s on sale. None of them seemed to have food security issues. We talked about the food in the cafeteria, and they said that there was almost no fresh fruit and vegetables served. One commented that Marshall does make an effort to buy locally it is just not good quality.

Many of the students said they learned a lot about food and farming from their families and friends and by helping with their family gardens. Many of them said they would like to learn more about environmental issues and that they hadn’t been taught much about environmental stewardship at school, but they would be open to a school gardening unit, or a bee keeping class, if the school would provide bus transportation over to Zenger and back. The students agreed that they would spend time at a farm/community garden, but it depended on who was going to go.

After the focus group, we gave the students a large map of the Furey property along with cutouts of potential additions to the site, just like
the activity that Ecotone conducted at the design workshop. The first thing they put on is a place for Zenger crops, because Zenger would want to have their own space in this new property. They also really liked bees, and they placed them near the wetlands because you could get good honey if the bees were near the wetland. They placed the chickens near the crops because some chickens are weeder and fertilizers like guinea hens. Goats could also help the invasive blackberry problem. The students also wanted a playground near the picnic area so little kids could play, almost like a park area. They discounted the neighbors fears that “hobos” would come off the Springwater Corridor, and across the bridge into the Furey property, by saying they just shouldn’t have scaffolding and fences and locks around it. So they did not have a problem with the bridge and they let it stay where it was. Also, they rationalized placing more structures near the bridge so the farming land is less “contaminated”. The Marshall students had the idea of educational “stations” around the property. For example, there would be one learning area near the crop area and one near the bees, so people could learn about farming and bee-keeping respectively there. The immigrant farming plots and the community garden plots would also be interspersed in an attempt to foster equality and less “us vs. them” mentality. They all agreed that the art would be an ‘entrance thing’, and so when you come into the plot, you can see beautiful art welcoming you. They didn’t want parking, because they figured that people could use the road, or if they had to put parking, it would depend on where the soil was the best. You don’t want to put parking were the prime farming soil is.

Overall, the most popular components of the site design seemed to be community and immigrant gardens, animals, picnic tables and a playground. They also liked the idea of classes being taught about practical subjects, and having an area where it is fun to come and hang out.
Appendix C: PLACE Complete Survey Results

Have you ever been to Zenger Farm?

<table>
<thead>
<tr>
<th>Answer Options</th>
<th>Response</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>32.6%</td>
<td>277</td>
</tr>
<tr>
<td>No</td>
<td>67.8%</td>
<td>576</td>
</tr>
</tbody>
</table>

If there were a place where Zenger Farm could have things for you to do, which of the activities below would you most like?

<table>
<thead>
<tr>
<th>Answer Options</th>
<th>Really like it</th>
<th>Kinda like it</th>
<th>Kinda</th>
<th>Don’t</th>
<th>No opinion</th>
<th>Rating</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community garden</td>
<td>198</td>
<td>364</td>
<td>107</td>
<td>90</td>
<td>111</td>
<td>2.49</td>
<td>870</td>
</tr>
<tr>
<td>Fruit Orchard</td>
<td>337</td>
<td>318</td>
<td>70</td>
<td>51</td>
<td>93</td>
<td>2.13</td>
<td>869</td>
</tr>
<tr>
<td>Public hiking trail</td>
<td>375</td>
<td>235</td>
<td>105</td>
<td>73</td>
<td>75</td>
<td>2.12</td>
<td>863</td>
</tr>
<tr>
<td>Animals (chickens, goats)</td>
<td>441</td>
<td>209</td>
<td>93</td>
<td>62</td>
<td>66</td>
<td>1.97</td>
<td>871</td>
</tr>
<tr>
<td>School Groups</td>
<td>237</td>
<td>271</td>
<td>134</td>
<td>99</td>
<td>120</td>
<td>2.53</td>
<td>861</td>
</tr>
<tr>
<td>Farming</td>
<td>273</td>
<td>278</td>
<td>124</td>
<td>89</td>
<td>99</td>
<td>2.38</td>
<td>863</td>
</tr>
<tr>
<td>Community Classes (e.g. gardening, cooking)</td>
<td>395</td>
<td>245</td>
<td>61</td>
<td>75</td>
<td>80</td>
<td>2.07</td>
<td>856</td>
</tr>
<tr>
<td>Community Ovens</td>
<td>433</td>
<td>224</td>
<td>65</td>
<td>55</td>
<td>87</td>
<td>2.00</td>
<td>864</td>
</tr>
</tbody>
</table>

What three things would you most like to see at Zenger Farm?

<table>
<thead>
<tr>
<th>Answer Options</th>
<th>X</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Garden</td>
<td>234</td>
<td>234</td>
</tr>
<tr>
<td>Orchard</td>
<td>303</td>
<td>303</td>
</tr>
<tr>
<td>Public hiking trail</td>
<td>376</td>
<td>376</td>
</tr>
<tr>
<td>Animals</td>
<td>595</td>
<td>595</td>
</tr>
<tr>
<td>School Groups</td>
<td>148</td>
<td>148</td>
</tr>
<tr>
<td>Farming</td>
<td>265</td>
<td>265</td>
</tr>
<tr>
<td>Community classes</td>
<td>257</td>
<td>257</td>
</tr>
<tr>
<td>Community cooking space (ovens)</td>
<td>286</td>
<td>286</td>
</tr>
</tbody>
</table>
### Appendix C: PLACE Complete Survey Results

What classes would you like Zenger to provide? Check all that interest you.

<table>
<thead>
<tr>
<th>Answer Options</th>
<th>X</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cooking</td>
<td>644</td>
<td>644</td>
</tr>
<tr>
<td>Baking</td>
<td>556</td>
<td>556</td>
</tr>
<tr>
<td>Farming</td>
<td>388</td>
<td>388</td>
</tr>
<tr>
<td>Gardening</td>
<td>418</td>
<td>418</td>
</tr>
<tr>
<td>Raising Chickens</td>
<td>412</td>
<td>412</td>
</tr>
<tr>
<td>Animal Care</td>
<td>562</td>
<td>562</td>
</tr>
<tr>
<td>Composting</td>
<td>178</td>
<td>178</td>
</tr>
<tr>
<td>Canning/Pickling</td>
<td>441</td>
<td>441</td>
</tr>
<tr>
<td>Bee keeping</td>
<td>319</td>
<td>319</td>
</tr>
</tbody>
</table>

Please check one circle for each of the following questions:

<table>
<thead>
<tr>
<th>Answer Options</th>
<th>Always</th>
<th>Sometimes</th>
<th>Never</th>
<th>No</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Have you ever grown your own food?</td>
<td>581</td>
<td>14</td>
<td>257</td>
<td>2</td>
<td>854</td>
</tr>
<tr>
<td>How often does your family eat meals together?</td>
<td>357</td>
<td>450</td>
<td>39</td>
<td>3</td>
<td>849</td>
</tr>
<tr>
<td>Do you usually eat fresh fruits and vegetable?</td>
<td>354</td>
<td>454</td>
<td>34</td>
<td>3</td>
<td>845</td>
</tr>
<tr>
<td>Do you ever feel that you don't have enough to</td>
<td>57</td>
<td>261</td>
<td>520</td>
<td>6</td>
<td>844</td>
</tr>
</tbody>
</table>

Would you like to grow some of your own food in a garden?

<table>
<thead>
<tr>
<th>Answer Options</th>
<th>Response Percent</th>
<th>Response Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>80.7%</td>
<td>671</td>
</tr>
<tr>
<td>No</td>
<td>19.3%</td>
<td>160</td>
</tr>
</tbody>
</table>
Appendix D: Zoning Code Summary

According to the City of Portland, the current Zenger property is zoned as Open Space (OS). The Furey property is zoned as Multi-Family Residential (Rs). The following is a summary of these base and overlay zoning types as they are relevant to the Zenger’s expansion onto Furey.

**Base Zones: Definitions**

**Open Space (OS):** The open space zone is intended to preserve and enhance public and private open, natural, and improved park and recreational areas identified in the Comprehensive Plan. These areas serve many functions including:

- Providing opportunities for outdoor recreation;
- Providing contrasts to the built environment;
- Preserving scenic qualities;
- Protecting sensitive or fragile environmental areas;
- Preserving the capacity and water quality of the stormwater drainage system; and
- Providing pedestrian and bicycle transportation connections.

**Multi-Family Residential (R2):** The R2 zone is a low density multi-dwelling zone. It allows approximately 21.8 dwelling units per acre. Density may be as high as 32 units per acre if amenity bonus provisions are used. Allowed housing is characterized by one to three story buildings. The major types of new development will be duplexes, townhouses, row-houses and garden apartments. These housing types are intended to be compatible with adjacent houses. Generally, R2 zoning will be applied near Major City Traffic Streets, Neighborhood Collector and District Collector streets, and local streets adjacent to commercial areas and transit streets.

**Overlay zones for Zenger Farm and Furey Property**

**Alternative Design Density (a) overlay zone:** The purpose of the Alternative Design Density Overlay Zone is to focus development on vacant sites, preserve existing housing and encourage new development that is compatible with and supportive of the positive qualities of residential neighborhoods. The concept for the zone is to allow increased density for development that meets additional design compatibility requirements. Title 33.405

**Environmental (p) and (c) overlay zones:** Environmental zones protect resources and functional values that have been identified by the City as providing benefits to the public. Environmental overlay zones are sensitive to the site’s protected resources and carry out Comprehensive Plan policies and objectives. The environmental protection overlay (p):

“Provides the highest level of protection to the most important resources and functional values. These resources and functional values are identified and assigned value in the inventory and economic, social, environmental, and energy (ESEE) analysis for each specific study area. Development will be approved in the environmental protection zone only in rare and unusual circumstances.”
The environmental conservation (c) overlay zone is less restrictive than the protection overlay and allows for development that conforms to the base zone for each site. Title 33 allows for environmentally sensitive development within the c zone. Further discussion of the regulations associated with both (p) and (c) overlay zones can be found in the Portland Municipal Code, Title 33.430.

**Title 33 allowable uses for base zones and overlay zones**

**Current Zenger Farm Site**

*Agriculture*: Allowed  
*Community Service* (necessary for educational programs): Conditional Use subject to requirements in Chapters 33.100.100, 33.110.100 and 33.120.100 and Zoning Code Tables 100-1, 110-1 and 120-1  
*Parks and Open Areas* (includes community gardens): Limited/Conditional Use. Subject to requirements in Chapters 33.100.100, 33.110.100 and 33.120.100 and Zoning Code Tables 100-1, 110-1 and 120-1

**Furey Property**

*Agriculture*: Prohibited  
*Community Service*: Conditional Use subject to requirements in Chapters 33.100.100, 33.110.100 and 33.120.100 and Zoning Code Tables 100-1, 110-1 and 120-1  
*Parks and Open Areas*: Limited/Conditional Use. Subject to requirements in Chapters 33.100.100, 33.110.100 and 33.120.100 and Zoning Code Tables 100-1, 110-1 and 120-1

*Household Living*: Allowed  
*Group Living*: Limited/Conditional Use. Subject to requirements in Chapters 33.100.100, 33.110.100 and 33.120.100 and Zoning Code Tables 100-1, 110-1 and 120-1

<table>
<thead>
<tr>
<th>Allowed Uses</th>
<th>Agriculture</th>
<th>Community Gardens</th>
<th>Community Service</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zenger Farm Zoning</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Open Space (OS)</td>
<td>Yes</td>
<td>Conditional Use</td>
<td>Conditional Use</td>
</tr>
<tr>
<td>Furey Property Zoning</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multi-family residential (R2)</td>
<td>No</td>
<td>Conditional Use</td>
<td>Conditional Use</td>
</tr>
</tbody>
</table>

1 Definitions for base and overlay zones are taken directly from Portland Municipal Code Title 33.100, 33.120 and 33.430.
Appendix E: Door Knocking Summary

Introduction

Zenger Farm has a vested interest in engaging neighbors of the Furey property, at SE Reedway Street between SE 117th Avenue and SE 119th Avenue. Long vacant, the Furey property's proposed uses have the potential to conflict with existing, unofficial uses of the property to which neighbors may be accustomed. On Wednesday, April 7th and Saturday, April 10th, Ecotone and the Catlin Gable student planning group PLACE canvassed 177 homes within a three block radius of the Furey property as well as those closest to the current Zenger Farm property (see attached map). When possible, residents were administered a short survey intended to gauge awareness about and perceptions of Zenger Farm, identify current informal uses of the Furey property, determine neighbors’ preferred uses for the property and gauge neighborhood interest in gardening and agriculture. When appropriate, neighborhood youth were given a separate survey designed and implemented by PLACE. The results of the surveys were compiled in Excel and analyzed for this memo.

Ecotone also distributed a flyer to each household advertising an upcoming fieldtrip to the Furey property and a public design workshop to be held Sunday, April 25 at Zenger Farm. The purpose of the field trip is to gain an understanding of the history and character of the neighborhood and engage neighbors in the planning process. Workshop participants will have the opportunity to give input regarding what uses should be included on the new Zenger site and how the site might be designed.

Neighborhood history and characteristics

The Powellhurst-Gilbert and Lents neighborhoods were settled by farmers who were given land in the mid-1880s through the Donation Land Claim Act. The location of Zenger Farm's current site and the new property has historical farming significance. Foster Road, where Zenger Farm currently operates, was once a major farm-to-market route that facilitated economic prosperity and growth in the area. In 1891 William Gilbert, one of the namesakes of the neighborhood, married Mary Furey and took over the operation of the 35 acre Furey family farm, a portion of which included the current Furey property.

Farmland in the Powellhurst-Gilbert and Lents neighborhoods was gradually divided into smaller residential home sites after World War II when rapid residential development began. Lents became annexed into the City of Portland in 1910 and Powellhurst-Gilbert annexation began in the 1960s and continued until completion in 1994.¹ Many of the original residents that settled here during the 1960s, 1970s and 1980s remain. Several of Ecotone’s survey respondents reported living in the neighborhood 25, 35 and even 45 years. One respondent had lived in the neighborhood for 50 years and used to purchase beef from the Furey’s.

These neighborhoods still contain many post-war, low-density home sites but many properties have also been re-zoned for high density, multi-family development. Apartment complexes and townhomes are common in the neighborhoods. A land use survey conducted by Ecotone revealed that about 32 percent of the properties within the three block study area are rentals. Despite the rise in high-density housing, public infrastructure and services like bus routes, improved streets, contiguous sidewalks and affordable grocery stores have been slow to develop in support of increased population.
Impressions and observations

The Furey property is one of several undeveloped lots located within the canvassed area, and is characteristic of the neighborhood as a whole. These undeveloped lots, combined with the prevalence of unimproved rights-of-way, mature trees and vegetation and surrounding natural habitat contribute to a semi-rural and private neighborhood feeling. The neighborhood contains a mix of old and new development, typified by multi-unit apartments and townhomes, alongside craftsman and ranch-style homes. The juxtaposition of housing types contributes to a sometimes uneven aesthetic.

Largely unimproved rights-of-way, including main neighborhood streets like SE Reedway Street, are contrasted by the wide bordering boulevards of SE Harold Street and SE 122nd Avenue. Tended grass lawns are a common feature, although less formal landscaping like loose gardens and tall grass is also visible. The average lot size is small enough to provide a suburban-style neighborhood setting but large enough to provide a spacious, private environment for residents.

Door knocking results

Over the course of two days, each home within Ecotone’s identified canvassing route was visited once, and approximately 57% homes had residents who were home when visited. Of those who were home, about 61% completed either an adult or youth oriented nine-question orally administered survey, resulting in an overall neighborhood response rate of 35%. Following are narrative summaries of survey results broken out into the four general topics covered by the survey questions.

Familiarity with Zenger Farm

Less than 55% of survey participants had heard of or were familiar with Zenger Farm, and only 6% had ever visited the farm or taken classes there. Of the adults who were familiar with Zenger, many had children who had participated in a Zenger Farm educational program. Approximately 80% of participants had neutral impressions of Zenger, and 20% had favorable opinions. Some who had favorable impressions appreciated the neighborhood-based nature access that Zenger provides for children and adults. The lack of negative reported perceptions may suggest that responses were skewed by Ecotone and PLACE’s affiliation with Zenger Farm. Because the neighborhood is generally less familiar with and has a neutral perception of Zenger, development of the Furey property poses an excellent opportunity for Zenger to build positive neighbor relations. These survey results also demonstrate a possible disconnection between Zenger Farm and the surrounding neighborhood, and suggest room for improvement of marketing and neighborhood engagement.

Current Furey property use

Around 71% of participants were familiar with the Furey property, although only 21% reported ever using the property. The most popular reported use was dog walking, followed by active recreation, berry and flower picking, nature watching and passive enjoyment. One participant reported not having used the property since the City of Portland purchased it and erected “No Trespassing” signs. Some residents who do use the property may not have reported their use out of fear that they are trespassing and breaking city rules.

Approximately 42% of participants reported seeing other people using the Furey property. Dog walking was by far the most frequently reported observed use, but active recreation, berry picking, biking, nature watching, social gathering, relaxation, parking, driving, garbage dumping and transient squatting were also reported uses. More than one participant reported that children want to play in the Furey field, but that one or two immediate neighbors frequently kick the kids out and call the police to report trespassing.
Because dog walking appears to be a popular current use of the Furey property, Zenger might consider incorporating some dog facilities (pathways, open space, trash cans) in site development. Less positive current property uses, such as driving and parking, should be recognized and possibly discouraged by the site design.

Gardening

Nearly 55% of participants reported that they garden. Of these, 79% grow vegetables, 32% grow flowers, 25% grow fruit, 21% grow herbs and 7% have animals such as chickens. Many of these neighbors have very large properties, so lack of space for gardening seems to be a barrier for only those living in multi-family complexes. Of those who did not garden, almost 53% reported an interest in gardening if current barriers were removed. Reported barriers included expense of water, physical mobility and time. Ecotone and PLACE did not ask questions about motivations for gardening (serenity, fresh food access, food security, etc.), but this information could be useful in making recommendations to Zenger. (See attached spreadsheet for complete door knocking results.)

Issue identification, conclusions and recommendations

Of participants familiar with the Furey property (~71%), 27% had some concerns with Zenger’s proposed development. The biggest concerns were safety and access related, and included fear of increased vagrancy, traffic, parking and noise. The majority of respondents (73%) were excited by the prospect of Zenger developing the site into an agriculturally-focused use, particularly because that would preclude development of the site into multi-family residences. Main themes identified in the surveys are a desire for street improvements, safety concerns, desire for a public park and interest in long-term preservation of open space.

Streets

Several neighbors expressed a strong desire for street improvements, an issue that may be controversial. At least one neighbor told Ecotone on a previous site visit that she feels the unimproved nature of the neighborhood streets contributes to the rural character of the neighborhood and discourages traffic in the neighborhood. Other neighbors identified the streets as a safety hazard, saying that drivers intentionally speed through the neighborhood for recreation. Neighbors also complained about the large potholes, which fill with rain and make driving to and from home difficult. One neighbor reported that her daughter’s attempts at repairing the street herself have been unsuccessful. Some neighbors feel that the potential for increased traffic from Zenger Farm visitors necessitates street improvements.

Safety is also a concern for many neighbors. As stated previously, some neighbors report “joy riding” on the unimproved streets, a safety hazard for children in particular. Ecotone members noted tire tracks on the Furey property, suggesting the occurrence of “off roading” in the field. Vagrancy and an increase in public access into the neighborhood were also reported as causes for safety concerns. Some neighbors felt that the trees on the Furey property offer shelter for vagrants, while others were concerned about increased vagrancy resulting from the Army Corps of Engineers’ proposed trail connecting the property with the Springwater Corridor.

Another theme identified in Ecotone’s surveys is the opposition among some neighbors to dense housing development. Several neighbors expressed opposition to any additional high-density, multi-family developments in the neighborhood. Some neighbors, while indifferent to the addition of urban agriculture to the neighborhood, were nonetheless happy to hear that the Furey property will not be developed for housing.
Coinciding with opposition to high-density housing is the desire for a neighborhood park. Several neighbors, when asked what they would like to see on the property, stated they would like to see a park. This desire for an accessible, public space is an important consideration for Zenger Farm and BES and should factor into Ecotone’s design recommendations.

Demographic analysis

Race

The Powellhurst-Gilbert and Lents neighborhoods have similar demographics. According to the U.S. Census, in 1990 there were 14,762 people living in 5,603 households in Powellhurst-Gilbert and 12,436 people living in 4,891 households in Lents. Ten years later those numbers rose to 17,988 people living in 6,298 households in Powellhurst-Gilbert and 15,576 people living in 5,756 households in Lents. Population density was about six people per acre for both areas in 1990 and eight people per acre in 2000. In 1990, 94% of the population in both neighborhoods was white. By 2000 that percentage had dropped to about 73%. Three percent were Asian or Pacific Islander and three percent were of Hispanic origin in both areas in 1990 but by 2000 ten percent were Asian and nine percent were Hispanic. In 1990, six percent of the people living in the neighborhoods were foreign born. By 2000, nearly 23% were foreign born.

Families and economics

In 1990 about 23% of households were married couples with children. By 2000 only eight percent of households were shared these characteristics. In 1990, the median income was $24,658 and 17% of people fell below the poverty line. The median house value was $64,800 and the median gross rent was $405. In 2000, the median income was $35,731 (a 45% increase) and 15% of people fell below the poverty line (an 11% decrease). The median house value had risen 87% to $121,523 and the median gross rent had risen 63% to $663.

Concluding observations

Survey respondents expressed varying levels of support for the addition of urban agriculture to the neighborhood. While some respondents were unfamiliar with Zenger Farm and uninterested in gardening, others were curious about Zenger and supportive of the idea of urban agriculture in their neighborhood. As previously noted, many residents expressed relief that the Furey property will not be developed for housing. It should be noted that even residents with little or no interest in urban agriculture were happy to hear that the Furey property would not be developed into apartments or low-income housing.
One resident described the potential interest he and other neighbors might have in gardening by quoting the film Field of Dreams; “If you build it they will come,” suggesting that perhaps just the presence of Zenger Farm in the neighborhood will encourage neighbors to get involved in urban agriculture. Some mild proponents of urban agriculture expressed both interest and fear, stating that they would like to see the Furey property developed for farming or community gardens, but only if it is to be securely maintained and monitored to avoid attracting vagrants. Avid supporters wholeheartedly welcomed both Zenger Farm and the idea of urban agriculture with open arms and even encouraged Zenger Farm to acquire other vacant lots in the neighborhood in order to help improve the neighborhood identity.

Finally, the issue of street improvements is a crucial component of neighborhood perception of Furey property development. The neighborhood has several strengths that should benefit the farm’s relationship with neighbors. The long-term tenure of many neighbors ensures an invested public interested in maintaining and improving the health and safety of the neighborhood. The high percentage of neighbors who already garden suggests that the addition of urban agriculture to the neighborhood will be relatively uncontroversial and may enhance the local sense of place. Finally, the stated desire for preservation of open space and opposition to more high-density development should make Zenger Farm a welcome addition to the neighborhood. Zenger should be cognizant, however, of the desire for a publicly accessible neighborhood space, and should keep that desire in mind when planning the design for the site.
### Door Response Rates

<table>
<thead>
<tr>
<th>Home, Participated</th>
<th>Home, No participation</th>
<th>Not Home</th>
<th>Unsafe</th>
</tr>
</thead>
<tbody>
<tr>
<td>n</td>
<td>% of total</td>
<td>n</td>
<td>%</td>
</tr>
<tr>
<td>62</td>
<td>35.0%</td>
<td>39</td>
<td>22.0%</td>
</tr>
</tbody>
</table>

### Survey Questions

<table>
<thead>
<tr>
<th>Survey Questions</th>
<th>Yes</th>
<th>No</th>
<th>Favorable</th>
<th>Neutral</th>
<th>Notes/Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>n</td>
<td>%</td>
<td>n</td>
<td>%</td>
<td>n</td>
</tr>
<tr>
<td>1.a. Do you know about Zenger Farm?</td>
<td>30</td>
<td>54.55%</td>
<td>25</td>
<td>45.5%</td>
<td></td>
</tr>
<tr>
<td>1.b. Have you ever been to the farm or taken classes there?</td>
<td>3</td>
<td>6.0%</td>
<td>47</td>
<td>94.0%</td>
<td></td>
</tr>
<tr>
<td>2.a. Do you have a favorable or unfavorable impression of Zenger?</td>
<td>19.6</td>
<td>3</td>
<td>80.4</td>
<td>9</td>
<td>%</td>
</tr>
<tr>
<td>2.b. Why favorable or unfavorable?</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Interested in vegan agriculture; students working is good; kids good; security for property a concern; nature in neighborhood good</td>
</tr>
<tr>
<td>3. Are you familiar with the vacant lot on Reedway between 117th and 119th Avenues?</td>
<td>35</td>
<td>71.4%</td>
<td>14</td>
<td>28.6%</td>
<td></td>
</tr>
<tr>
<td>4.a. Do you use the lot for anything right now?</td>
<td>9</td>
<td>21.4%</td>
<td>33</td>
<td>78.6%</td>
<td></td>
</tr>
<tr>
<td>4.b. If so, for what?</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>~ dogwalking</td>
<td>6</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>~ active recreation</td>
<td>3</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>~ berry + flower picking</td>
<td>3</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>~ nature watching</td>
<td>3</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>~ passive use</td>
<td>2</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>~ comments</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.a. Do you see other people using the lot?</td>
<td>17</td>
<td>41.5%</td>
<td>24</td>
<td>58.5%</td>
<td></td>
</tr>
<tr>
<td>5.b. If so, for what?</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>~ dog walking</td>
<td>11</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>~ active recreation</td>
<td>4</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>~ berry picking</td>
<td>2</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>~ transient squatting</td>
<td>2</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>~ biking</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>~ gathering place</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>~ nature watching</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>~ parking</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>~ relaxation</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Activity</td>
<td>Count</td>
<td></td>
<td>Count</td>
<td></td>
<td></td>
</tr>
<tr>
<td>---------------</td>
<td>-------</td>
<td>------</td>
<td>-------</td>
<td>------</td>
<td></td>
</tr>
<tr>
<td>dumping</td>
<td>1</td>
<td>1</td>
<td>driving</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>comments</td>
<td></td>
<td></td>
<td>kids want to play on lot but neighbors kick them out, corner lady calls the police</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

6.a. Do you have any concerns with any of these activities that may take place on the property?

<table>
<thead>
<tr>
<th>Activity</th>
<th>Count</th>
<th>Percentage</th>
<th>Count</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>public access</td>
<td>2</td>
<td>26.9%</td>
<td>19</td>
<td>73.1%</td>
</tr>
<tr>
<td>farming</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>community gardening</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>school groups</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>community classes</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>comments</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

6.b. If yes, what is it about these uses that concerns you?

<table>
<thead>
<tr>
<th>Concern</th>
<th>Count</th>
<th></th>
<th>Concern</th>
<th>Count</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>parking</td>
<td>4</td>
<td></td>
<td>vagrancy</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>noise</td>
<td>2</td>
<td></td>
<td>traffic</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>dust</td>
<td>1</td>
<td></td>
<td>reduced nature</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>strangers</td>
<td>1</td>
<td></td>
<td>safety for children</td>
<td>1</td>
<td></td>
</tr>
</tbody>
</table>

7. Is there anything specific you would like to see on the property?

Better road, not a homeless camp, too many potholes; want park; want it to stop flooding, wife doesn't want a park, husband wants park, anything they put in gets destroyed; wants a park; no roosters; great to have gardening for the community; no asphalt!; community garden yes, no to industrial; better a garden than a gas station; no buildings, garden yes; something good for the community; park/playground, kids used to play baseball here; support suggested uses; leave it alone; not housing; open, sounds like a good idea; pro farming; clear trees to reduce vagrancy; everything is good; anything more than empty sounds good; wants road paved, City doesn't care about small people like us, we pave with gravel but it doesn't keep; park; park; grow things you can, totally in support of gardening, street not accessible to some people, runs catering company with locally grown produce, lots of cash-n-carry and bad food in neighborhood; good place for kids, positive use; no park; no houses; fix potholes, put in speedbumps; garden would be great, also wildlife; community garden; not vacant

8.a. Do you garden?
8.b. If yes, what do you grow?

<table>
<thead>
<tr>
<th>Rank</th>
<th>Count</th>
<th>Percentage</th>
<th>Count</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>28</td>
<td>54.9%</td>
<td>23</td>
<td>45.1%</td>
</tr>
<tr>
<td>2</td>
<td>22</td>
<td>78.6%</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>flowers</td>
<td>9</td>
<td>32.1%</td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---------</td>
<td>---</td>
<td>-------</td>
<td></td>
</tr>
<tr>
<td></td>
<td>fruit</td>
<td>7</td>
<td>25.0%</td>
<td></td>
</tr>
<tr>
<td></td>
<td>herbs</td>
<td>6</td>
<td>21.4%</td>
<td></td>
</tr>
<tr>
<td></td>
<td>animals</td>
<td>2</td>
<td>7.1%</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Years in neighborhood (mean)</th>
<th>17.6</th>
</tr>
</thead>
<tbody>
<tr>
<td>Years in house (mean)</td>
<td>10.8</td>
</tr>
</tbody>
</table>

8.c. If no, are you interested in gardening?

9. Years in neighborhood (mean)

9. Years in house (mean)

General Interview Notes

Underbrush in woods keeps people from hanging out there, supports community garden but not more traffic, would like a speedbump, cans tomatoes; knew Zenger when it was a dairy farm, used to buy beef from Zenger, wants fences left alone, would be interested in gardening if they were younger; pave the street, house for sale, supports community gardens and public access on trail; has 3 children and very interested in Zenger/farming; school groups good idea, lots of homeless around bike path; supports gardens, especially for elderly; Lents Park tried, now for crazy old people, people liked it, want it to look good; an elderly neighbor chases people off Furey property; work too much to garden; thinks proposed uses sound good; grandkids have been to the wetland, uses property for nature exploration, likes nature in the neighborhood, would garden if had materials; all "for it" "back to the earth" from NY, wanted to be a farmer when s/he was young; has seen dumping in the past, renter; thinks proposed uses sound pretty interesting; goes food shopping at Trader Joes, Whole Foods, Safeway on 122nd; used to garden but water is too expensive now; concerned about Johnson Creek flooding; saw camping on lot 10 years ago and may want garden plot; pheasants, Zenger entrance used to be on 120th-moved 2 years ago-much better now, Foster Theater used to be where warehouse is; played on the Furey property as a child; school where she works uses Zenger; wants streets fixed; this was his grandfather's house (86 yrs)-knew the Fureys; gardens a little, supports community garden; wants buffer between house and future property use.
Appendix F: Focus Group Summary

Purpose and Methodology

As part of the community needs assessment, a series of focus groups were conducted by Ecotone from late March through early May of 2010. The purpose of the focus groups was to evaluate the needs of residents of the Powellhurst-Gilbert and Lents neighborhoods in general and members of under-represented groups in particular.

Focus group topics were divided into three primary research areas, all reflective of the benefits that urban agriculture can provide a community. Focus group research areas were: environmental stewardship and education, food access and security, community development/community economic development.

We primarily used the key informant method of focus group participation, that is, we used a select group of people who have access to the information we needed to learn about under-served groups in the neighborhoods. We invited staff from agencies that work with immigrants, refugees, non-English speaking residents, low-income people, at-risk youth and others. We also conducted a focus group intended for residents of the neighborhood themselves to find out what their perceptions were with regard to community development opportunities that existed.

A total of 86 people were invited to participate in one or more focus groups depending on their interest and availability. We had a total of 13 people attend the groups. Key informants included representatives from Community Health Partnership, Immigrant and Refugee Community Organization, Interfaith Food and Farm Partnership, Groundwork Portland and the Lent School at SUN Community Schools. Additionally, Portland Development Commission, Friends of Zenger Farm, the owners of a business called The Farm Stand and two neighborhood residents attended the groups.

Community Development and Community Economic Development

The community development and community economic development group identified several important needs in the community. First, there is a lack of community gathering space and hence, community development opportunities in the neighborhoods. The most recognized community spaces are churches, mosques, on-site community centers (in apartments) and parks. There is a varying degree of infrastructure at many parks in the neighborhood and those with high crime rates are not considered successful community spaces.

The lack of community has evolved for a couple of reasons. First, I-205 cuts through the heart of Lents. The freeway creates a physical and psychological barrier for many people. Secondly, these neighborhoods are in transition. There are a large number of new residents in the communities and cultural differences make many new residents uncomfortable using public spaces. Under these circumstances it is difficult for a sense of community to develop. These neighborhoods also lack walkability. Without the ability to walk to the corner store or restaurant, community members miss out on the chance to encounter their neighbors and build relationships.

Zenger should work to build community between new and old residents by pairing renters with home owners and offering joint education classes on gardening, preserving and selling produce.

The Lents International Farmer’s Market is too expensive for many of the target customers. Zenger should offer discounts on certain days for some groups, for example, parents of SUN Community School children where there is a high number of students that qualify for free or reduced priced lunch. Offering a place at Zenger where parents can come and exchange volunteer work for fresh produce would be another way of serving those at the lowest end of the income spectrum. The Eastside Egg co-op is recognized as a great way to build community because everyone is
committed to make it successful, taking care of the chickens and getting something valuable in return. Zenger should add more co-op type programs, for example, plot sharing or vegetable sharing programs that give people more opportunity to work together. Zenger should also provide a mini-market or farm stand on-site where people can purchase produce when the farmer’s market is not open.

In spite of the number of children that come through Zenger each month, very few of them transmit information about programming and opportunities to their parents. Zenger should provide a take-away materials or product so kids can involve their parents in what they’ve learned at Zenger.

Open spaces in apartment complexes are important community gathering places especially for immigrants and refugees who tend to be insular and unable to leave their homes for cultural or economic reasons. Residents of these immigrant and refugee apartment complexes have a strong sense of community but it does not extend beyond their own cultural circle. Zenger should advocate for a change in city policy that would require a certain percentage of developed properties remain open for gardening and community gathering spaces.

Environmental Stewardship and Education

The environmental stewardship and education focus group revealed that there is a large demand for environmental education. This has been demonstrated by the high number of children served by Zenger each year with no advertising of their services. Like Zenger, other similar programs like Tryon Life, Sauvie Island Center and Learning Gardens are all at capacity.

These neighborhoods are lacking park space so the opportunity for residents to explore nature is limited. The parks that are available are heavily used and have varying levels of quality and security. There is also a lack of connection between natural areas and between streets and natural areas.

Many long-time residents of these neighborhoods lack an interest in environmental stewardship as it relates to popular themes like greenstreets. They are an important and powerful stakeholder group for Zenger though. Zenger should work to build alliances with existing residents so they can advocate for urban agriculture in the neighborhood. This stakeholder group should be strategically approached by appealing to their interests such as what they can do on their individual property and what the direct benefits to them will be.

Newer residents who have moved into the high-density multi-family complexes have different needs and interests. They have the greatest need for open space, access to nature and opportunities to learn about the environment and growing food because they lack the private yard and garden space that others may have. Zenger and Portland Parks and Recreation should reserve gardening space for residents of multi-family complexes.

Immigrants and refugees are particularly isolated and are in the greatest need of healthy, fresh food and opportunities to learn about caring for the land. Many immigrants are involved in farming operations in their home land. Offering immigrants the chance to garden and farm at Zenger may provide them with a sense of familiarity and security. Conversely, many immigrants and refugees are isolated within their apartment complexes and for transportation or cultural reasons, are unable to travel to Zenger. In order to access this group, Zenger should develop mobile markets and workshops to take their programming to those in need. Zenger should expand their programming to adults and families as well.

Food Access and Security

The food access and security focus group revealed that the problem of food security is severe in these neighborhoods. 67% of the students in the David Douglas school district qualify for free or reduced priced school lunch. The solution won’t come from disparate, non-profit
organizations like Zenger Farm or from the amount of food that can be grown in urban areas alone. Zenger’s role as an educator that teaches people about healthy food and how to grow it themselves has a positive effect on the problem.

Zenger is currently in a challenging position; trying to support local economic development through training farmers and trying to improve food security by making healthy fresh food available at an affordable cost. These competing demands make Zenger’s work difficult. Zenger should emphasize the educational component of addressing food security and work to strengthen their programs that achieve those goals.

Developing educational classes on processing and preserving food would extend the life of the food grown during peak seasons and would improve food security during off-peak seasons. Zenger has a large volunteer base. They should work to develop relationships with their volunteers so that they can be called upon for major projects like processing, canning, drying and freezing produce at harvest time.

Churches could be potential partners for Zenger, providing large kitchen space for processing classes as well as parking lots for farm stands. Churches also often have connections to both people in need and volunteers looking to help serve people. Zenger should reach out and form relationships with nearby churches.

**Recommendation Summary**

The focus groups revealed areas where Zenger could make an impact on the needs of the Powerllhurst-Gilbert and Lents neighborhoods. Below is a summary of the main recommendations developed from the focus groups.

- Work to build community between new and old residents by pairing renters with home owners and offering joint education classes on gardening, preserving and selling produce
- Develop more co-op programs
- Provide a mini-market or farm stand on-site where people can purchase produce when the farmer’s market is not open
- Provide children with take-away materials or products
- Advocate for a change in city policy that would require a certain percentage of developed properties remain open for gardening and community gathering spaces
- Strategically target long-time residents by appealing to their interests
- Reserve gardening space for residents of multi-family complexes
- Develop mobile markets and workshops to take programming to those in need.
- Expand their programming to adults and families
- Emphasize the educational component of addressing food security and work to strengthen programs that achieve those goals
- Develop educational classes on processing and preserving food
- Work to develop relationships with volunteers
- Call upon volunteers for major projects
- Reach out and form relationships with nearby churches
Compilation of focus group questions

*Environmental Education and Stewardship*

- What educational programs in the Portland region are similar to those Zenger provides, and are any of these, or other kinds of environmental education programs at capacity?
- Do you know anything about David Douglas’s environmental education capacity and current offerings?
- Are there specific programs that Zenger currently offers that would benefit and may be of interest to neighbors?
- How could Zenger effectively communicate and engage with Powellhurst-Gilbert and Lents residents around environmental issues education and stewardship? (techniques, tools, barriers...)
- What is the level of interest and knowledge in the neighborhood about environmental issues like wildlife, water and forestry?
- What opportunities exist for Powellhurst-Gilbert and Lents residents to engage in environmental stewardship and connect with nature?
- Powellhurst-Gilbert includes and is near quite a few natural areas and facilities, such as the Springwater Corridor, Powell Butte, Kelly Butte, Beggers Tick, Brookside Park and Leach Botanical Gardens. Do people in the neighborhood use these areas, and if so, for what?
- If people in the neighborhood are not taking full advantage of these natural resources, why aren’t they?
- What are the barriers and how could they be overcome?

*Food Security*

- Does urban agriculture have the potential to help address issues of food insecurity?
- What can urban agriculture do to help address these issues in Portland?
- Is food security an issue in the PG & Lents neighborhoods?
- What programs currently exist to address food insecurity?
- How effective are the current programs?
- How is effectiveness determined?
- Where do the existing programs fall short?
- Where and how can urban agriculture and Zenger in particular, fill in the gaps?
- What are the barriers to healthy food access?
- What is the best way to leverage the Zenger farm expansion to help address food security and access?

*Community Development*

- Is there a strong sense of community in these neighborhoods right now?
- What is the condition of Lents Community Garden on SE 88th Avenue and Steele Street? How has it been received and what success has it had towards strengthening community in the neighborhood(s)?
- What spaces exist in the neighborhood now where people can gather and build community relationships?
- Has the multi-family zoning changed the sense of community? Has it improved or worsened it?
• How can Zenger Farm add to that sense of community or become more of a part of the community?
• How do you think open spaces lead to community development?
• How might people be more involved in the site selection and development of community gardens right from the beginning?
• Some believe these neighborhoods should take steps towards establishing a strong neighborhood identity revolving around urban agriculture. Do you support this vision? If so what steps can be taken toward increasing this vision?

Community Economic Development
• What types of community economic development initiatives, activities or programs exist in the neighborhoods currently?
• Are these programs working?
• What is lacking or not working?
• How could farming or growing your own food add to community economic development in the neighborhoods?
• How could Zenger Farm add to the community economic development of these neighborhoods?
• What is the best technical and/or financial support that an agency like PDC could provide to sponsor economic development around urban agriculture?
• Do any local food sharing programs exist in these neighborhoods?
• Do residents of these neighborhoods participate in them?
• Who is an ideal candidate for organizing and operating some?
Appendix G: Interview Summary

Interviews were conducted with representatives from the Oregon Food Bank, Rose CDC, Kelly Elementary, Gilbert Heights Elementary and Bureau of Environmental Services, in an effort to collect data from key informants that were not able to attend the focus group.

**OFB**
The interview with the Oregon Food Bank revealed that the PG and Lents neighborhoods have a large need for more nutrition and gardening education as well as land for gardening. The issues these neighborhoods have with food security stems from a lack of living wage jobs and a high degree of poverty. Food is accessible but it isn’t affordable. The city should better support gardens and new housing developments should be required to have green space for gardening. These types of policies are difficult to implement. Including food in comprehensive planning would go a long way to improving the situation.

This interview also revealed that the immigrant populations in these neighborhoods are especially vulnerable because they don’t know what resources are available. There are several programs that currently exist in these neighborhoods or nearby to address food insecurity such as OFB, SNAP, WIC, Growing Gardens, SNOW-CAP, Food Pantries, Salvation Army, St. Vincent de Paul, St. Henry and PPR Community Gardens. There still aren’t enough services to meet the demand.

**Rose CDC**
The interview with Rose CDC revealed that there are a lot of reasons why people in these neighborhoods don’t engage with each other including language barriers, limits on time and a lack of interest. There is a real need for more community space to foster community engagement. Zoning changes that resulted from the Outer SE Neighborhood Plan put pressure for density on the neighborhoods without creating the necessary infrastructure, such as sidewalks, to support that density. Better designs for multi-family projects are needed including requirements for green space where people can grow their own food or simply gather and exchange ideas. Multi-family green space: zoning code for open space is very minimal, the city should give bonuses to developers who put in more than the required amount of green space.

**Kelly Elementary**
The interview with Kelly Elementary revealed that environmental stewardship in the neighborhoods has actually improved significantly over the last 15 years. People were once resentful of natural areas because of safety concerns but now neighbors are starting to appreciate them and understand their value more thanks to educational outreach efforts. Today people are very attuned to water quality and flooding issues.

At the same time, there are limited opportunities for students to learn about the environment. Wetlands education is important, as is integrating environmental science into the science curriculum. Zenger should try to work with the school teachers to incorporate environmental stewardship into their curriculum. Accessibility is also an issue, especially for children in these neighborhoods. Most students have to either use a personal vehicle or use Trimet to access environmental resources like the Springwater Trail.
**Gilbert Heights Elementary**

This interview revealed that adult classes like Zenger’s Healthy Food On a Budget class is very popular and in high demand. Other classes such as home gardening classes would be great for everyone, if they were accessible to everyone. SUN Schools in the school districts are an effective method of reaching families in these neighborhoods. Neighborhood residents seem to have little interest in environmental issues but the opportunity to engage with nature and environmental stewardship is limited. There may be capacity for interest if there was more opportunity. Although people are interested in gardening, many don’t know how to garden or don’t know how to access community garden spaces. Families that are in the most need of food often have difficulty accessing grocery stores. The cost of healthy food presents the largest barrier to healthy eating. Immigrant and refugee families are at the highest risk of food insecurity because of their language barriers and lack of knowledge about how to access resources.

Some of the biggest challenges with improving food security for vulnerable populations is simply keeping up with the demand. Existing programs are underfunded and staff are overworked. Many times the amount of paperwork required to help families slows the process down and keeps people waiting. Also, families need options and many of the food programs that currently exist are restrictive. Zenger can best help by teaching families to garden and how to use community garden spaces and by sharing information and food with each other.

**Bureau of Environmental Services**

This interview showed that there are other environmental and food education programs in Portland such as OFB’s Growing Gardens, Tryon Farms, Freshwater Trust, SWRP and Wolftree. Programs vary in mission and purpose but all provide opportunities for outdoor education.

Zenger could more strongly engage with the PG and Lents neighborhoods by partnering with the schools. There are small environmental programs at several of the schools but the programs need more support to keep up with the demand. Once students start learning about the environment, they become very interested. There are residents of these neighborhoods who are also very interested in volunteering in this effort and furthering environmental education and stewardship in the next generation.

The reason that some people seem uninterested is that there are a lot of single parents or unemployed parents who lack time and knowledge about public greenspaces. There is interest, especially right now for “survival gardening” or learning how to live off the land, because of our current economic climate. Reaching out to people who are interested in this topic and personally talk to them about the opportunities would generate interest in programming.
Appendix H: Field Trip, Workshop and Open House Summary

A public field trip was held at the Furey property on April 25th, 2010. About 25 people attended the field trip. The purpose was to invite neighbors and community members to walk the site with Ecotone and share stories about the history and current uses of the property. Ecotone shared information about Zenger Farm and their mission and goals as well as described some potential uses for Furey to begin measuring community values and development concerns. Some of the comments Ecotone heard were:

**General Comments**
No paving
Louis the pheasant is important to us!
The Furey family gave the property to the city. The city didn't buy it!

**Forested Area**
There used to be an apple orchard in the forested area.
Forested area has poison oak! They should bring in goats to eat all the invasives in there. Or use volunteers to pull it out.
Can the water from the stormwater swale be used for agriculture? We should be thinking of ways to use resources efficiently. “Harvest the Sky” is a good contact for rainwater capture and use.
If there is more than 1” of water in the swale there should be a fence around it.
There should be signage around the swale so people can learn about it.

**Old House**
It would be nice to have a “gazebo” (that doesn't look like a traditional gazebo) that fits in with the neighborhood and maybe looks like a down home, old farm house, placed where the farm house used to be with signage to teach people about the homestead and the history of the site. Building could also be used for educational space for Zenger classes. Schmitz Nursery in Gresham is a contact for attractive community meeting spaces. They have a big covered space with bathrooms for tours and meetings.

**Trail**
This location used to be open so people could access the wetland. Now covered in berries. People don't want access from the trail into the neighborhood. Concerns are ped/bike traffic, strangers, vagrants and crime.

Immediately following the field trip, Ecotone held a public design workshop at the Zenger Farm house. Most of the field trip participants came over to the Zenger property and participated in the workshop which involved arranging cut out shapes of potential site features on four 24x36” aerial maps of the Furey property. After groups finished arranging their pieces, each group had a chance to explain to the others why they chose the locations they did for each feature. The map comments Ecotone received were:
Map 1
Wants a viewing building (gazebo) and picnic table located close to wetland. Wants blackberries removed so they can see down to wetland. Wants community gardens, immigrant plots, restrooms, tool shed and parking on the north side. Parking should be 5 or 6 nose in spaces. Wants an educational building that looks like an old farm house located where farm house used to be. Wants the Army Corp trail to be moved more to the center of the property where it would be a shorter distance across the wetland and not on the end where it meets with 117th. Wants the trail to end with a gate that opens into Zenger property to stop people from walking/biking into the neighborhood. Wants a natural buffer of Oregon grape on the west side to block farm activities from houses. South side should remain natural.

Map 2
Wants to keep traffic to a minimum for the neighbors. Wants a driveway (red) to come past the forested area to the center of the property where it ends in a parking lot. This puts the parking away from all the neighbors. Wants the Army Corp trail moved to the other end to connect with the parking lot not have it end at 117th. Wants the area closest to the streets to be open for farming. Wants farming centralized around parking. Wants restrooms, community gardens and a grassy play space for kids located near parking. Wants a 20 foot buffer greenway around the perimeter of the property for dog walking.

Map 3
Wants the berries removed from the forest. Wants parking in the center of the property away from houses. Wants bathrooms by parking lot. Farming, chickens, bees should be by neighbors. Wants a buffer around the perimeter for dog walking. Wants the Army Corp trail moved, made more curvy with side paths connecting more of the wetland and rest of the property. Wants benches interspersed.

Map 4
No bees or chickens should be located at Furey because they are too high maintenance. Someone would have to be over here twice a day to take care of the chickens and that would be better left to the current Zenger site. There should not be a parking lot. All we need is 3-4 nose in parking spaces along 117th. Community gardens should be on the corner and all the other space should be left for farming. Wants fruit trees. Wants the invasives removed from mature trees where old house was. Wants non-traditional play equipment for kids to climb on to be located where old house was. Play equipment area should be designed for people who live in and around the area. Shouldn't make it obvious that people should drive here to let their kids play. Wants the Army Corp trail moved to center of property where it would be a shorter distance to build.

The concept maps from the workshop were further refined using input from the technical advisory committee and findings from the community needs assessment. Three design alternatives were then presented to the public at the public open house held on May 15th, 2010. About 15-20 people attend the open house and gave Ecotone further feedback and suggestions. Comments from the open house can be found in appendix A.
Appendix I: Funding Opportunities

The following is a list of potential funding sources for Furey property development.

City of Portland Bureau of Environmental Services
BES Underground Injection Control Program
The UIC Program has designed and plans to construct a large vegetated swale on the northeast edge of the Furey property. This swale will manage street stormwater that is currently handled by a UIC, or sump, to improve groundwater quality. BES will fund this project component in its entirety.
http://www.portlandonline.com/bes/index.cfm?c=48213

BES Watershed Revegetation Program
Because the Furey property is owned and currently managed by BES, the Watershed Revegetation Program has already performed some invasive species removal on the Furey property. The program may be able to do additional invasive species removal and native revegetation of the wooded and wetland areas.
http://www.portlandonline.com/bes/index.cfm?a=158271&c=32122

BES Community Watershed Stewardship Program
BES also has a community-based program that supports Portland watershed restoration and education through grants of up to $10,000. Fundable project types include nature-scaping, habitat restoration, environmental education, monitoring, stormwater features and eco-roofs. This grant could help fund signage, native plants, trail work, education staff time, tools, or a variety of other project components.
http://www.portlandonline.com/bes/stewardship

City of Portland Parks and Recreation Community Garden Program
The PPR Community Garden program does not currently have outright funding for construction of new gardens but assists in securing funding, managing construction and supplying technical assistance, then provides garden management and maintenance.
http://www.portlandonline.com/parks/index.cfm?c=39846

East Multnomah Soil and Water Conservation District Partners in Conservation
This grant program provides funding to support conservation projects and education. In order to be eligible for funding, projects or events must be located within the District (Multnomah County lying east of the Willamette River) and fit one or more of the following categories: soil erosion prevention/control, soil quality, water quality, water conservation, or watershed health. Grants in the past have ranged up to $100,000.
http://www.emswcd.org/grants-cost-share/for-organizations
**Metro Nature in Neighborhoods**
The Nature in Neighborhoods restoration and enhancement grant program supports hands-on activities and environmental education programs that protect and contribute to watershed health in the region. The program connects community-minded people to their neighborhoods, natural areas, backyards and beyond. Projects must be within Metro’s jurisdictional boundaries, and must benefit watershed health or environmental awareness. Grants range from $5,000 to $25,000.
http://www.oregonmetro.gov/index.cfm/go/by.web/id=24982

**Portland Development Commission Lents Urban Renewal Area Grants**
PDC Community Livability Grant
Grants are available through the PDC Community Livability Grant Program for real property improvements at new or existing community facilities, in open spaces, or to preserve historic or cultural community assets. These grants are intended to encourage projects that preserve community assets and to improve or expand space that benefits the broader community. Past grant amounts have ranged from $5,000 to $100,000.
http://www.pdc.us/ura/lents_town_center/programs/community-livability.asp

PDC Economic Opportunity Fund
The Economic Opportunity Fund (EOF) provides flexible incentive amounts that are intended to cover a wide variety of needs related to company expansion or relocation. Infrastructure, permit fees, systems development charges, sustainability investments, tenant improvements, site acquisition and manufacturing improvements are all covered. The EOF program is, however, limited in most instances to industrial development. Award of grant funds is based on the total dollar amount of investment in physical improvement.
http://www.pdc.us/bus_serv/finance-pgms-detail/incentives_eof.asp

**United States Army Corps of Engineers**
As a steward of public natural wetlands, USACE is working with BES to design an extensive restoration program to return the Zenger, Furey and adjacent city-owned wetlands to a more natural state. This project will most likely include a series of trails and boardwalks to allow public access to the wetlands for recreational and educational use. There is an opportunity for this project to connect Zenger to the Furey property with a boardwalk.
http://corpslakes.usace.army.mil/

**United States Department of Agriculture Community Food Projects**
Zenger has recently submitted an application to Community Food Projects requesting funding for staff time and educational projects over the next three years. The Community Food Projects program funds proactive approaches to increasing community self-reliance. It supports community efforts to maintain food systems by addressing food, nutrition and farm issues. Grants are intended to help eligible private nonprofit entities that need a one-time infusion of federal assistance to establish and carry out multipurpose community food projects. Projects are funded from $10,000-$300,000 and from 1 to 3 years.
http://www.csrees.usda.gov/nea/food/sri/hunger_sri_awards.html
United States Environmental Protection Agency Environmental Education Grants

The purpose of this large grant program is to foster national leadership in promoting environmental literacy and it funds a wide variety of environmental education project types. Applicant environmental education projects must be based on sound science and must enhance critical-thinking, problem-solving, and decision-making skills of the target audience. Projects must also teach analytical skills and informed decision making that leads to responsible actions to protect the environment. Grants range up to $200,000. Requests under $50,000 are considered regional and should be submitted to an applicant’s regional EPA office.

http://www.epa.gov/enviroed/grants.html
Appendix J: GROWING ZENGER FARM: THE YOUTH PERSPECTIVE

The following is an excerpt from the plan written by students in Catlin Gabel’s PLACE (Planning and Leadership Across City Environments). Please visit www.catlin.edu/place or www.growingzengerfarm.com to read the complete plan.

Executive Summary:

We are PLACE students working with a group of graduate students called Ecotone from Portland State University’s School of Urban Studies and Planning. Our clients are Zenger Farm and the City of Portland’s Bureau of Environmental Services (BES). Our goal was to obtain information about food security in the Powellhurst-Gilbert and Lents neighborhoods from the youth perspective to better understand how Zenger Farm could use four, recently annexed, acres called the Furey site. We used that information to make site and programmatic recommendations to Zenger Farm, inspired by youth, that can help increase the farm’s ability to serve the area’s youth.

Methodology:

PLACE created surveys and, after being approved by Ecotone, BES and Zenger Farm, we distributed them to 10 schools in the David Douglas School District and two in the Portland Public Schools district. All 12 schools are in, or near, the Powellhurst Gilbert and Lents neighborhoods and close to Zenger Farm. We sent out 3500 surveys and received hard copies of 888 surveys from 8-18 year olds that we analyzed. The purpose of our survey was to determine Zenger’s current position in the youth community and what the community would like its position to be in the future. We gave the youth choices for possible physical features programming for Zenger and the Furey site. We also asked general questions about farming and some tactful ones about food security. The farming questions helped us understand youth interest in growing food and the food security questions helped us understand whether or not families that live around Zenger have access to enough fresh food.

We also conducted focus groups at Marshall High School, the Village Free School and at Zenger Farm. These groups included each of the participants filling out a survey, asking them questions relating to the expansion of Zenger Farm and food security. We then asked participants create a plan for the Furey property using a map and icons that we provided. We utilized the survey and focus group data to create the finding and recommendations part of this document.

To form our final design and recommendations, Ecotone created three alternatives and presented them to the community. Since no youth attended, we used our surveys and information from the focus groups to choose which on the youth would like best. We took the original design that Ecotone made and altered it to reflect the youth perspective.
Findings:

Most of the youth we surveyed had never been to Zenger farm, as only 32.6% had heard of it. Almost 38% of youth said that they sometimes or always did not have enough food to eat and 53.4% only sometimes eat fresh fruit and vegetables, which pointed to a high rate of food insecurity in the area. It was clear, however, that the next generation was interested in farming, as over 80% said they were interested in growing food in their own garden! One girl at a focus group, an eighth grader from Floyd Light Middle School, said that she does not grow her own food but would like to because “(you can) eat whatever you want and don’t need to pay for it, And, it tastes fresher.”

Site Design Preferences:

We garnered valuable information for a youth-oriented site design from the survey with options about possible structures and design of the Furey property and the focus groups where youth worked together to design a map of the property. The most popular activities that youth would like to participate in were about animals (74.6%), and community ovens (76%). To further support the data, about 70% put down animals as one of their top three choices as what they would like to see more of at Zenger Farm, followed by a hiking trail with about 45% of respondents.

During the focus group at the Village Free School, the students wanted to dedicate a large portion of the central area of the site to community gardens and to immigrant farmer plots. They felt that there should be about an equal amount of space for each, and that the community gardens and farmer plots should be next to each other. The Marshall students also suggested this. A small area for Zenger Farm crops also made its way onto the map, and they expressed unanimous support for a fruit orchard. Berries, especially blueberries, were also very popular. They suggested using some of the area as a community space and park, not just a farming area. This leads us to believe that a public hiking trail is agreeable both in the survey and in the focus groups.

Programmatic Findings:

We presented the youth with many different options, on the survey and in focus groups, for types of classes or activities Zenger Farm could offer. Of the youth surveyed, animal care classes with 562 (67% of respondents) votes was second only to cooking (76.5%) and just ahead of baking (66%). One of the youth replied in the comment section, “We need fresh food instead of prepared packed food and we need our farms to use Natural Growing.”

The youth did not like the idea of school groups at Zenger farms. Either they want to come by themselves or they don’t want to come at all. Unfortunately this presents a problem, when kids have such an interest in farming but don’t have access to Zenger farm, the interest is not utilized. It is clear the desire and experience exists to support a farming program with youth involvement, but without a more positive outlook of school-sponsored Zenger partnerships, the Marshall students mentioned, students most likely won’t be involved. While the majority said they had grown food at their own houses before (69.6%), youth polled said that they only got fresh fruits and vegetables sometimes (53.7%). By providing fresh food for the community, or teaching more youth how to garden for themselves at home, Zenger Farm could improve this statistic.
The following is the list of possible additions to the Furey Site from the surveys and the youth response:

- **Community Garden**
  Youth found a community garden plot appealing.
  - 64.6% of respondents would either like it or “kinda” like it on a new Zenger plot
  - 27.9% would like a community garden as one of their top three choices of what they would most like to see
  - 68% have grown their own food in a garden
  - 80.7% of respondents would like to grow some of their own food in a garden

- **Fruit Orchard**
  - 75.4% would “like” or “kinda” like a fruit orchard on Zenger’s new property
  - 36% of youth surveyed would like to have an orchard as one of their top three choices on Zenger

- **Public Hiking trail**
  - 70.7% of surveyed youth would like to see a public hiking trail on Zenger Farm
  - 44.8% had public hiking trail as one of their top three things to have on Zenger

- **Animals**
  - 74.6% of respondents said they liked or “kinda” liked the idea of animals, such as chickens and goats, at Zenger Farm
  - 71% chose animals as one of their top three choices for what could be on Zenger
  - 66.8% would like a class that taught general animal care
  - 49% wanted a class that taught chicken raising

- **Community Classes**
  - 74.7% of the youth surveyed said they liked or “kinda” liked having Zenger increase their community classes
  - The most popular classes were:
    - Cooking – 76.6% of respondents
    - Baking – 66% of the surveyed youth
    - Animal Care – 66.8% of our sample
    - Canning/Pickling – 52.4% of respondents

- **Community Ovens**
  Youth would like a community cooking area with ovens.
  - 76% of surveyed youth either “kinda” liked or really liked the idea of a community oven
  - 34% placed a community oven among their top three choices to have on Zenger
  - Cooking and baking were popular community classes

- **Food Security**
  Statistical data showed that in the Powellhurst-Gilbert and Lents neighborhood, the residents do have a problem with food insecurity.
37.7% of surveyed youth either never have enough food or sometimes don't
24% of Lents neighborhood adult respondents identified as food insecure in the community food assessment and market basket survey by the Portland Multnomah Food Policy Council and Active Living by Design grant team in 2004.

Recommendations:
The following are recommendations based on the finings gained using the methodology outlined previously. We recommend the following with the interests of the youth of the Powellhurst-Gilbert and Lents neighborhoods. These recommendations are based on the 888 surveys that we collected from 12 schools in the area. Our recommendations are also based on the information gained from focus groups for both youth and adults. Our research did not include an examination of policy similar to Ecotone’s plan, so we are not submitting any policy related recommendations to Zenger Farm.

Site Design Recommendations:
Based on the suggestions of the youth we recommend that on their new property Zenger farm add the following:

- **Fruit Tree Buffer**: The youth expressed an interest in a fruit orchard and adult neighbors expressed a desire for some barrier between Zenger’s activities and their property. We recommend that Zenger add a buffer of fruit trees around the property to satisfy the requests of both the youth and adults in the area.
- **Natural Plant Barrier**: The youth liked berry picking and we were concerned with the safety of the children having the educational center so close to the street. To minimize street access from the educational center, encourage berry picking, and provide an additional barrier for the neighbors we recommend Zenger farm add a natural berry plant barrier on the west and north sides of the property.
- **Community Garden and Immigrant Farming Plots**: The youth supported the idea of having both a community garden and immigrant farming plots on the new property. They mentioned that having the gardens close together would encourage a more collaborative atmosphere on the property. Also having both might promote competition between the gardens.
- **Cob Ovens**: Because such a high percentage of students supported the idea of a community cooking area, we recommend Zenger add a covered area with cob ovens near the educational center.
- **Forested Area**: Based on the youth’s input and the input gathered from adults at community meetings, we recommend Zenger preserve the forest and use it as an educational opportunity.
- **Art Work**: Youth supported the idea of having artwork in a central area of the farm. We recommend that Zenger have an archway over the pedestrian entrance to the property with art and signage about Zenger.
- **Composting Toilet**: We recommend Zenger have a composting toilet that will eventually produce usable compost and will enhance the environmentally conscious reputation of the farm.
- **Benches and Picnic Area**: Based on this suggestion that there be benches and picnic areas along the eco barrier so the public can view the wild life in the wetland we recommend that Zenger provide benches and pick-o-nick areas in the southern part of the property.
Parking: We recommend two head in parking spaces including one wheel chair accessible space.

Tool Sheds: The youth supported the idea of having tool sheds close to the Zenger crops for easier cultivation of the land.

Educational Center: Because of student interest in having community classes and classes for youth, we recommend Zenger add two covered areas for educational activities with youth.

Walking Path: Youth showed interest in a public hiking trail so we recommend the Furey site have gravel walking paths that meet the ADA Standards for Accessible Design.

Bio swale: Because the youth expressed interest in the bio swale we recommend that Zenger provide signage around the swale to utilize a valuable educational resource.

Programmatic Recommendations:
Along with the site design we have programmatic recommendations relating to the focus of Zenger's classes and outreach efforts.

The youth were highly interested in animal care and learning about animals. Specifically, the youth were interested in goat milking, raising chickens, and general animal care. Over 65% of the students who were surveys said the taking care of animals was one of the top three things they would like to see on Zenger's new property. We recommend that Zenger Farm move the immigrant farming plots to the Furey site so that the amount of animals can be increased on the original Zenger property. Having the animals on the existing Zenger property in a closer proximity to the barns will be more convenient for the staff members that take care of the animals.

An additional programmatic recommendation we have is regarding Zenger’s reputation in the community. When we were door knocking with Ecotone, most of the neighbors did not know anything about Zenger Farm. The youth we surveyed and talked to in focus groups did not know much about Zenger farm. Most of the youth who did know about the farm had been there through a school program. Through schools seems to be Zenger’s most effective method of outreach so far and we encourage them to continue work with school groups. Most of the students who had been to Zenger farm were either elementary or middle school. Zenger needs to focus their efforts also on high school students who share as much enthusiasm about growing their own food.

The final programmatic recommendation we have addresses Zenger’s role in reducing the food insecurity in the surrounding neighborhood. Because so many youth expresses that they don not eat fresh fruits and veggies and they don not have enough food, we suggest Zenger Farm focus their youth programs on reducing food insecurity. The youth expressed a high interest in taking knowledge about food production home with them to grow their own food at home. On the survey, the youth expressed a clear attraction to cooking and baking classes. Not only do the young people in the neighborhood want to grow their own food, but also want to learn to prepare it at home. Because the youth show such an interest in food preparation we recommend Zenger Farn increase the amount of time they devote to teaching school groups and other youth organizations what to do with the food they harvest.
On the survey the youth also mentioned a great interest in preserving food. Specifically, they expressed interest for making jam, canning, and pickling. The youth interest provides Zenger with an opportunity to teach youth about many aspects of food. We recommend that the farm focus its time with youth on food production, preparation, and preservation – the “Fresh P’s.” By teaching youth how to grow, cook, and preserve their food Zenger Farms can help increase the food security of youth in the Powellhurst-Gilbert and Lets neighborhoods.

Fresh P’s: Production, Preparation, and Preservation

All youth deserve equal access to enough healthy food. Here’s how Zenger Farm can help reduce food insecurity:

**Now**
- Almost 38% of the youth surveyed in the Powellhurst-Gilbert and Lents neighborhoods always or sometimes feel they don’t have enough to eat. Over 50% only eat fresh fruits and vegetables sometimes while 80% want to grow their own food at home, 73% want to learn to cook, and 50% want to learn to preserve their own food.

**To Do**
- Zenger Farm increases their food production, preparation, and preservation programs to empower youth with knowledge about what they eat and to encourage self-sufficiency. This includes classes and outreach.

**Future**
- Youth in the neighborhoods around Zenger Farm grow food on their own, and know how to cook and preserve the food they grow. They have enough access to healthy food to be self-sufficient and thrive.

“[You can] eat whatever you want and don’t need to pay for it. And, it tastes fresh.”
8th grader at Floyd Light Middle School