

LENTS TOWN CENTER URBAN RENEWAL PLAN

First Amendment



City of Portland
Portland Development Commission

June 18, 2008

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The First Amendment to the Lents Town Center Urban Renewal Plan (the “Amendment”) contains changes to the boundary, maximum indebtedness, an extension of the time to issue maximum indebtedness, and a revision of project activities and financial analysis for the Lents Town Center Urban Renewal Plan (the “Plan”). The Plan for the Lents Town Center Urban Renewal Area (Area) was originally approved by the City Council of the City of Portland on September 9, 1998, by Ordinance No. 172671.

The Lents Plan Amendment Study was authorized by the Portland Development Commission (Commission) Board on April 25, 2007 to conduct a review for a “substantial” plan amendment. Subsequently, Commission staff has been working with the Lents Town Center Urban Renewal Advisory Committee (URAC), a subcommittee, and consultants to develop technical, legal, and financial information so that community stakeholders and policy makers could make an informed decision regarding the future of the Area.

As part of a larger Commission evaluation of urban renewal districts referred to as the “Future of Urban Renewal,” the Area is one of the first in a series of studies that began in 2007 to determine the financial capacity, policy choices, and a range of needed projects in each participating urban renewal area. The purpose of this Amendment is to provide a clear and concise record of technical, legal, and financial research, data, findings, and deliberations regarding the plan amendment study process that led to the development of a preferred recommendation and a final decision. This amendment includes the following changes to the original Plan:

- A. An extended timeline for the issuance of bonds and funding for urban renewal activities.**
- B. Expanded boundaries for the Area.**
- C. An increase in maximum indebtedness and new financial projections for the Area.**
- D. Additional projects included in the Plan.**
- E. An update to section IV detailing Relationship to Local Objectives.**
- F. An update to section XII Amendments to the Plan.**

This urban renewal plan, as amended, has been prepared by the Urban Renewal Agency of the City of Portland, Oregon, pursuant to Oregon Revised Statutes (ORS) Chapter 457, the Oregon Constitution, and all applicable laws and ordinances of the State of Oregon and City of Portland, respectively. All such applicable laws are made a part of this Plan, whether expressly referred to in the text or not.

The amended Plan would be administered by the Commission, which was established by the citizens of Portland through a vote in 1958 as the City’s Urban Renewal Agency. Changes to the

Plan, if necessary, must comply with Section XII of this Plan, and if a substantial change, must be approved by the Commission and then by the City Council. The Amendment is accompanied by an Urban Renewal Report (the "Report") that contains additional information.

The last date for issuance of maximum indebtedness is June 30, 2020. The maximum amount of indebtedness (amount of tax increment financing for projects and programs) that may be issued for the Plan is two hundred, forty-five million dollars (\$245,000,000).

I. INTRODUCTION

The Expansion Areas shown in Exhibit II, consist of approximately 205 acres of land. This Expansion Areas are contiguous to the existing Area and mostly comprises commercially zoned property on and directly adjacent to SE Foster Road from SE 50th Avenue to SE 79th Avenue, commercial nodes along SE 122nd Avenue, job creation opportunity sites along SE Powell Boulevard, Marysville School and Alice Ott Middle School, housing opportunity sites on SE Knapp Street and SE 122nd Avenue and the Leach Botanical Gardens.

The overall purpose of the Amendment is to use tax increment financing to overcome obstacles to development of the Area. Tax increment financing (see section XI) generally means that the property taxes resulting from growth in property value within the Area can be used to finance improvement projects and programs.

II. PUBLIC INVOLVEMENT

No change.

III. GOALS AND OBJECTIVES

No change.

IV. RELATIONSHIP TO LOCAL PLANS AND OBJECTIVES

The language in this section IV replaces the corresponding section IV in the existing Plan in its entirety.

The Plan will play a critical role in achieving the goals, policies, and objectives of the Portland Comprehensive Plan, the Outer Southeast Community Plan, and applicable neighborhood plans. The purpose of this section is to meet the statutory requirements for land use planning consistency under ORS 457.095(3). This section is organized by each land use document with the Portland Comprehensive Plan as the parent and all other documents as subordinate and supporting of the overall goals and policies enumerated in a comprehensive plan. Specifically, the Plan will provide for urban renewal projects and programs that help to implement the City of Portland's plans and policies that seek to preserve and reinforce the stability and diversity of the City's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses and insure the City's residential quality and economic vitality.

The Plan goals and objectives support corresponding Portland Comprehensive Plan policies and in turn the comprehensive plan is acknowledged by the Land Conservation and Development Commission (LCDC) as consistent with Oregon Land Use Planning Goals and Policies. The Plan has been formulated through a public involvement process that is consistent with the Citizen Involvement (Goal 9) and Metropolitan Coordination (Goal 1) policies. The neighborhood and commercial area revitalization goals are consistent with city and regional goals to reinvest and redirect growth and development into existing urban areas. The Plan will facilitate redevelopment and public improvements that will provide a range of commercial, employment

and housing opportunities in the Lents Town Center, three station communities (Powell, Holgate, and Flavel) along the South Corridor/I-205 light rail transit line, and three main street segments (82nd Avenue, Foster Road and 122nd Avenue).

The Plan also will help provide housing and employment opportunities. The creation and maintenance of a variety of housing choices for residents of all income levels is an important goal found in the Portland Comprehensive Plan and supporting documents. This goal clearly is supported by the identified housing projects in the Plan. Encouraging job creation is another goal that is supported by urban renewal projects such as developing the Johnson Creek Industrial Area (Freeway Land site) and the area along Powell Boulevard south of Kelly Butte for a wider range of employment uses.

The Plan includes a range of transportation improvement projects that will help provide a range of transportation choices and enhance connectivity that will reinforce the livability of neighborhoods and the vitality of commercial areas. The Plan will facilitate the redevelopment of an area that is well served by transit, which will reduce the need for employees and customers to rely on automobile travel; and reduce air pollution and traffic congestion on the City's street system.

The Plan also supports policies that call for providing parks and open spaces to meet recreational needs; creating a sense of connection with the natural environment; and protecting natural resources by reducing the impact of development. Specifically, the Plan addresses floodplain and other environmental issues so that industrial and commercial uses do not have an adverse impact on the Johnson Creek watershed and surrounding wetlands.

The Plan is supportive of the six neighborhood plans that encompass the Area. The Creston-Kenilworth, Foster-Powell and Mt. Scott-Arleta neighborhood plans all emphasize the Foster Road corridor as an important part of the community identity and the need to support it as a pedestrian-friendly main street. The Lents neighborhood plan strongly supports revitalization of the Lents Town Center and focusing public resources on the development of the town center as a commercial, residential, and employment center, which is consistent with the goals of the Plan. The Brentwood-Darlington and Powellhurst-Gilbert neighborhood plans emphasize improving the physical appearance of the neighborhood, improving commercial viability, and residential diversity, which are all consistent with the goals and projects included in the Plan.

A. Statewide Planning Goals

State planning statutes require cities to adopt and amend comprehensive plans and land use regulations in compliance with the state land use goals. The Lents Town Center Urban Renewal Plan (the Plan) does not include any changes to the Portland Comprehensive Plan policies or map, therefore, only the statewide planning goals are addressed below.

Goal 1, Citizen Involvement, requires provision of opportunities for citizens to be involved in all phases of the planning process. The Plan is supportive of this goal because the process

included an extensive public outreach process with public meetings and hearings at each step in the process, including the following:

1. On April 25, 2007, the Portland Development Commission directed staff to study the feasibility of a plan amendment to review the current urban renewal district (URA) boundary, maximum indebtedness, and whether to extend the life of the district.
2. The Lents Town Center Urban Renewal Advisory Committee (URAC) established a subcommittee to study and recommended amendments at their meeting on July 10, 2007. The URAC was briefed on the process at their regular meetings on September 11 and November 13, 2007. The URAC took action to recommend the amendments on January 8, 2008.
3. The Lents Town Center Plan Amendment Study Subcommittee held five meetings on August 15, September 19, October 17, November 14, and December 12, 2007, to develop the recommendations that formed the basis of the first amendment.
4. In addition to URAC and subcommittee meetings, PDC made presentations at neighborhood and business associations:
 - a. August 14, 2007 - Foster Area Business Association
 - b. August 28, 2007 – 82nd Avenue of Roses Business Association
 - c. August 28, 2007 – Lents Neighborhood Association
 - d. September 10, 2007 – Foster Powell Neighborhood Association
 - e. September 17, 2007 – Southeast Uplift Land Use Transportation Committee
 - f. October 3, 2007 – Mt. Scott-Arleta Neighborhood Association
 - g. October 9, 2007 – Creston Kenilworth Neighborhood Association
 - h. January 8, 2008 - Foster Area Business Association
 - i. February 6, 2008 - Mt. Scott-Arleta Neighborhood Association
 - j. February 11, 2008 - Creston-Kenilworth Neighborhood Association
 - k. February 26, 2008 - Lents Neighborhood Association
 - l. March 25, 2008 - 82nd Avenue of Roses Business Association
 - m. April 8, 2008 – Foster Area Business Association
 - n. April 14, 2008 – Powellhurst-Gilbert Neighborhood Association
5. The PDC attended a variety of community events with informational materials and a survey:
 - a. April 28, 2007 Lents Resource Fair (Marshall High School)
 - b. August 2, 2007 – Lents Music in the Park Benefit
 - c. August 7, 2007 – National Night Out (Lents, Powellhurst-Gilbert, Foster-Powell neighborhoods)
 - d. August 19, 2007 – Lents Founders Day
 - e. August 19, 2007 – Lents Music in the Park Benefit
 - f. September 9, 2007 – Lents Farmers Market
 - g. September 9, 2007 – Lents Music in the Park Benefit
 - h. September 15, 2007 – Fun on Foster
6. The PDC held a public open house on September 11, 2007, where staff explained the proposed amendments, answered questions and accepted public comments and suggestions.

7. The PDC maintained and updated as needed a project web site that included basic project information, announcements of public events, project documents and staff contact information.
8. The main tools used to collect information from the public were comment cards and a survey. The public was encouraged to provide input at the outreach activities mentioned above and by visiting the project website to fill out an electronic comment card or electronic survey.
9. In October, 2007, the PDC staff mailed the survey to approximately 5,000 residents of the Powellhurst-Gilbert and Lents neighborhoods in order to get more input from people who live and/work in that area. PDC received 181 survey responses (98 hard-copy and 83 online).
10. The PDC mailed postcards to all affected residents prior to the September 11 open house and to all affected property owners located within the proposed expansion areas in January 2008.
11. The PDC delivered a monthly e-newsletter sent to an interested parties list that was developed through the outreach process.
12. The PDC met with all taxing agencies, including school districts, Metro, and Multnomah County.
13. The PDC received a project briefing to receive the URAC recommendation on March 26, 2008.
14. The PDC published the Plan and Report on May 14, 2008.
15. The Portland Development Commission approved the Plan at an advertised public meeting on May 14, 2008.
16. The PDC advertised a notice of the Planning Commission and City Council meetings to all postal residents on May 15, 2008.
17. The Planning Bureau made a staff report on the Plan available on May 23, 2008.
18. The Planning Commission will hold a public hearing on June 3, 2008
19. City Council will hold a public meeting on the Plan on June 18, 2008, with a second reading scheduled on June 25, 2008.

Goal 2, Land Use Planning, requires the development of a process and policy framework which acts as a basis for all land use decisions and ensures that decisions and actions are based on an understanding of the facts relevant to the decision. The Plan supports this goal:

20. As discussed below, Plan implements the policies of Portland's Comprehensive Plan.
21. The Plan provides funding for programs and projects within the framework of the City's adopted Comprehensive Plan.
22. Findings on Portland Comprehensive Plan Goal 1, Metropolitan Coordination, and its related policies and objectives also support this goal (see below).

Goals 3 and 4, Agricultural Lands and Forest Lands, require the preservation and maintenance of the state's agricultural and forest lands, generally located outside of urban areas. The Plan is supportive of this goal because:

23. This goal does not directly apply to the Plan. However, the Plan is supportive of this goal because it facilitates the more intense use of urban land for development

so that the need for urban growth boundary expansions is reduced. Maintaining the urban growth boundary will reduce the need to convert agricultural and forest lands to urban uses.

Goal 5, Natural, Historic, Cultural and Scenic Resources, requires protection natural, historic, cultural and scenic resources. This Plan is supportive of this goal because:

24. The Plan will provide additional funding for watershed/floodwater management projects to improve the water quality and habitat conditions along Johnson Creek, including the Leach Botanical Garden.

Goal 6, Air, Water and Land Resource Quality, requires maintenance and improvement of the quality of air, water and land resources. The Plan is supportive of this goal because:

25. The Plan will facilitate the continued intensification of uses in a designated town center and adjacent to three other light rail transit station areas, which is a resource-efficient pattern of growth. This pattern preserves natural resources and reduces negative environmental impacts by encouraging urban development adjacent to high capacity transit service. In addition, the project list includes a specific category of watershed/floodwater management projects to improve the water quality and habitat conditions along Johnson Creek.

Goal 7, Areas Subject to Natural Disasters and Hazards, calls for the protection of life and property from natural disasters and hazards. The Plan is supportive of this goal because:

26. The majority of the Lents Town Center URA is not subject to natural hazards. However, Johnson Creek cuts across the southern portion of the URA, which is subject to flooding. The Plan is supportive of this goal because it will facilitate public improvement projects to enhance the watershed and floodwater management of Johnson Creek.

Goal 8, Recreational Needs, requires the responsible government agencies to plan for meeting recreational needs of both citizens and visitors. The Plan is supportive of this goal because:

27. The Plan will facilitate public improvement projects to Lents Park, Glenwood Park, Bloomington Park, Leach Botanical Garden, and the Springwater Trail as part of the Public Improvement projects on the Urban Renewal Projects list (*Section VII of the Plan*).

Goal 9, Economic Development, requires provision of adequate opportunities for a variety of economic activities. The Plan is supportive of this goal because:

28. The Plan will facilitate funding for projects and programs, such as business finance assistance and storefront improvement grants, that will help to improve the climate for business and industry.

29. The Plan will provide the necessary funding resources to support the continued development of the Lents Town Center area into a major commercial and employment center.
30. The Plan will provide the necessary funding resources to support development of the Johnson Creek Industrial Area into a major employment center.
31. Expansion of the urban renewal area to include the Foster Road and portions of 122nd Avenue corridors will allow the redevelopment for more intense commercial uses.
32. Expansion of the urban renewal area to include the Powell/102nd site will allow redevelopment for more intense employment uses.

Goal 10, Housing, requires provision of housing to meet the needs of the State. The Plan is supportive of this goal because:

33. The Plan will enable additional funding for Housing Development projects and programs on the Urban Renewal Projects list (Section VII of the Plan).
34. The Housing Development category on the Urban Renewal Projects list (Section VII of the Plan) is the largest portion of the funding allocation and includes homeowner repair programs, homeownership programs, new development, and rehabilitation programs.
35. The URA boundary adjustments include housing opportunity sites along Foster Road and the Knapp Street Triangle.
36. The URA boundary adjustments include areas adjacent to the Alice Ott Middle School and Marysville School sites. As part of Portland's Schools Families Housing Program, the City has begun to develop partnerships with local schools to increase enrollment and stability in the neighborhood. Inclusion of these schools into the URA will provide the opportunity for these sites to qualify for funding for future facility improvements identified as part of this initiative.

Goal 11, Public Facilities and Services, requires planning and development of timely, orderly and efficient public service facilities that serve as a framework for urban and rural development. The Plan is supportive of this goal because:

37. The Plan will facilitate funding for public improvement projects that will promote improvements to existing infrastructure and public services facilities in the URA, thereby prioritizing denser new development and encouraging the efficient use of existing infrastructure rather than creating new infrastructure and development in rural areas.

Goal 12, Transportation, requires provision of a safe, convenient and economic transportation system. The Plan is supportive of this goal because:

38. The Plan will facilitate transportation improvement projects on the Urban Renewal Projects list (Section VII of the Plan).
39. The Plan will enable urban renewal funds to be spent on street improvement projects on Foster Road, 82nd Avenue, 92nd Avenue, and 122nd Avenue as well as

programs for local improvement districts (LIDs) to upgrade local neighborhood streets.

The Oregon Transportation Planning Rule (TPR) was adopted in 1991 and amended in 1996 and 2005 to implement State Goal 12. The TPR requires certain findings if the proposed amendment will significantly affect an existing or planned transportation facility.

40. The Plan will not have a significant effect on the planned transportation system because the proposed changes will not result in increases in housing units or additional jobs beyond what is planned for in the adopted Comprehensive Plan. The Plan enables implementation of the Comprehensive Plan, but does not include amendments to the Comprehensive Plan map or zoning regulations.
41. The Plan will encourage redevelopment in the Lents Town Center and three other light rail station areas, which will support transit ridership, reduce reliance on the automobile, and allow for transit-oriented development along transit routes.

Goal 13, Energy Conservation, requires development of a land use pattern that maximizes the conservation of energy based on sound economic principles. The Plan is consistent with this goal because:

42. The proposed projects will allow redevelopment with more intense uses in an area with excellent transit service, which will reduce reliance on the automobile by residents, employees and customers.

Goal 14, Urbanization, requires provision of an orderly and efficient transition of rural lands to urban use. The Plan is consistent with this goal because:

43. Redevelopment of urban land with more intense uses minimizes the amount of rural land that must be transitioned to urban use to accommodate future population growth.

B. Metro Urban Growth Management Functional Plan Findings

Metro, the regional government, requires cities to adopt and amend land use regulations in compliance with the urban growth management goals set out in the Functional Plan. The Plan complies with the Functional Plan requirements as addressed below.

Title 1, Requirements for Housing and Employment Accommodation, requires that each jurisdiction contribute its fair share to increasing the development capacity of land within the urban growth boundary. This requirement is to be generally implemented through citywide analysis based on calculated capacities from land use designations. The Plan is supportive of this title because:

44. Extending the bond authority of the Lents Town Center URA will lead to redevelopment with more intensive land uses that will increase the housing and employment capacity of the area. See also findings under Comprehensive Plan Goals 4 (Housing) and 5 (Economic Development).

Title 2, Regional Parking Policy, regulates the amount of parking permitted by use for jurisdictions in the region. The Plan is supportive of the implementation of this title because:

45. The Plan will encourage redevelopment in a designated Town Center and three station areas that have excellent transit service, thereby reducing the need to provide off-street parking for employees and customers.
46. Extending the bond authority of the Lents Town Center URA will lead to redevelopment with more intensive land uses along major transit streets, such as 82nd Ave, Foster Road, Powell Boulevard, and 122nd Ave, which have bus service that meets the City standards for eliminating off-street parking minimums.

Title 3, Water Quality, Flood Management and Fish and Wildlife Conservation, calls for the protection of the beneficial uses and functional values of resources within Metro-defined Water Quality and Flood Management Areas by limiting or mitigating the impact of development in these areas. The Plan is supportive of this goal because:

47. The Plan will facilitate public improvement projects to enhance the watershed and floodwater management of Johnson Creek. See also findings for Comprehensive Plan Goal 8, Environment.

Title 4, Industrial and Other Employment Areas, places restrictions on certain uses in Regionally Significant Industrial Areas, Industrial Areas, and Employment Areas. The Plan is supportive of this policy because:

48. The Plan will facilitate public investment to support development of the Johnson Creek Industrial Area (a designated Industrial/Employment Area on the Region 2040 Map) into a significant employment use.

Title 6, Central City, Regional Centers, Town Centers and Station Communities, is intended to encourage development the centers designated on 2040 Growth Concept Map. The Plan is supportive of this title because:

49. The Plan will facilitate redevelopment of sites in the Lents Town Center, three station communities (Powell, Holgate, and Flavel) along the South Corridor/I-205 light rail transit line, and three main street segments (82nd Avenue, Foster Road and 122nd Avenue) to more intensive, mixed-use, transit-oriented development.

Title 7, Affordable Housing requires all cities and counties in the region to provide opportunities for affordable housing for households of all income levels. The Plan is supportive of this title because:

50. The Plan will enable additional funding for Housing Development projects and programs on the Urban Renewal Projects list (*Section VII of the Plan*).

Title 12, Protection of Residential Neighborhoods protects the region's existing residential neighborhoods from air and water pollution, noise and crime, and to provide adequate levels of public services. The Plan is supportive of this title because:

51. The Plan will provide additional funding for transportation improvements, public facilities, and homeowner repair programs that will help revitalize the residential neighborhoods in the Urban Renewal Area.

Title 13, Nature in Neighborhoods is intended to conserve, protect and restore a continuous ecologically viable streamside corridor system that is integrated with upland wildlife habitat and the surrounding urban landscape. The Plan is supportive of this goal because:

52. The Leach Botanical Garden is the only part of the expansion area identified as a high habitat conservation area as part of Metro's 2004 Habitat Protection Concept Plan.
53. The Plan will facilitate public improvement projects to enhance the watershed, floodwater management, and habitat values along of Johnson Creek.

C. City of Portland Comprehensive Plan

The Lents Town Center Urban Renewal Plan was prepared in conformity with the Portland Comprehensive Plan. The Portland Comprehensive Plan was adopted by the Portland City Council on October 16, 1980, and was acknowledged as being in conformance with the statewide planning goals by the Land Conservation and Development Commission on May 1, 1981. The Plan is consistent with the following Comprehensive Plan policies:

Goal 1, Metropolitan Coordination, calls for the Comprehensive Plan to be coordinated with federal and state law and to support regional goals, objectives and plans. The Plan is supportive of this goal because:

54. These findings demonstrate that the Plan is consistent the statewide planning goals and supportive of the regional goals in Metro's Urban Growth Management Functional Plan.

Policy 1.4 Intergovernmental Coordination, requires continuous participation in intergovernmental affairs with public agencies to coordinate metropolitan planning and project development and maximize the efficient use of public funds.

55. The PDC met with all taxing agencies, including school districts, Metro, and Multnomah County.

Goal 2, Urban Development, calls for maintenance of Portland's role as the major regional employment and population center by expanding opportunities for housing and jobs, while retaining the character of established residential neighborhoods and business centers. The Plan is supportive of this goal because:

56. The Plan will facilitate the redevelopment of the Lents Town Center area with more intense commercial, employment and residential uses that could provide more diverse employment and affordable housing opportunities than currently exist. Specifically, the Plan is particularly supportive of the following policies:

Policy 2.1 Population Growth, calls for allowing for population growth within the existing city boundary by providing land use opportunities that will accommodate the projected increase in city households.

57. The amended Lents Town Center Urban Renewal Plan will facilitate the redevelopment of the Lents Town Center, as well as three light rail station communities and three main street segments, with more intense commercial and residential uses that will provide more diverse employment and affordable housing opportunities.

Policy 2.2 Urban Diversity, calls for promoting a range of living environments and employment opportunities for Portland residents in order to attract and retain a stable and diversified population.

58. The amended Lents Town Center Urban Renewal Plan will facilitate redevelopment that will provide a range of commercial, employment and housing opportunities in the Lents Town Center, three station communities (Powell, Holgate, and Flavel) along the South Corridor/I-205 light rail transit line, and three main street segments (82nd Avenue, Foster Road and 122nd Avenue).

Policy 2.9 Residential Neighborhoods, calls for allowing a range of housing types to accommodate increased population growth while improving and protecting the city's residential neighborhoods.

59. The Plan will enable additional funding for Housing Development projects and programs on the Urban Renewal Projects list (Section VII of the Plan).
60. The URA boundary adjustments include housing opportunity sites along Foster Road and the Knapp Street Triangle.
61. The URA boundary adjustments include areas adjacent to the Alice Ott Middle School and Marysville School sites. As part of Portland's Schools Families Housing Program, the City has begun to develop partnerships with local schools to increase enrollment and stability in the neighborhood. Inclusion of these schools

into the URA will provide the opportunity for these sites to qualify for funding for future facility improvements identified as part of this initiative.

Policy 2.11 Commercial Centers, calls for expanding the role of major established commercial centers which are well served by transit.

62. The Plan will provide the necessary funding resources to support the continued development of the Lents Town Center area into a major commercial and employment center.
63. Expansion of the urban renewal area to include the Foster Road and portions of 122nd Avenue corridors will allow the redevelopment for more intense commercial uses.

Policy 2.12 Transit Corridors, calls for providing a mixture of activities along major transit routes.

Policy 2.15 Living Closer to Work, calls for locating greater residential densities near major employment centers, including Metro-designated regional and town centers, to reduce vehicles miles traveled per capita and maintain air quality. It also calls for locating affordable housing close to employment centers.

Policy 2.17 Transit Stations and Transit Centers, calls for encouraging transit-oriented development patterns at transit stations to provide for easy access to transit service. The Plan will provide funding for

Policy 2.18 Transit-Supportive Density, calls for establishing average minimum residential densities and minimum floor area ratios for non-residential development.

64. Existing Comprehensive Plan Map designations in the Lents Town Center URA are consistent with this policy and no changes are proposed as part of this Plan.
65. The Plan will enable redevelopment of sites in the Lents Town Center, three station communities (Powell, Holgate, and Flavel) along the South Corridor/I-205 light rail transit line, and three main street segments (82nd Avenue, Foster Road and 122nd Avenue) to more intensive, mixed-use, transit-oriented development.

Policy 2.28 Outer Southeast Community Plan, calls for promoting economic vitality, diverse residential character, environmental quality, and livability of Outer Southeast Portland.

66. The Lents Town Center URA is wholly within the Outer Southeast Community Plan area and the urban renewal funds and programs will help achieve these goals. See also findings for the Outer Southeast Community Plan and the Outer Southeast Business Plan.

Goal 3, Neighborhoods, calls for preserving and reinforcing the stability and diversity of the City's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses and insure the City's residential quality and economic vitality. The Plan is consistent with this goal because:

67. The Plan will facilitate the improvement and revitalization of the residential neighborhoods surrounding the Lents Town Center. See also the findings for Statewide Planning Goal, Goal 10, Housing and for Metro Title 1. Specifically, the Plan is particularly supportive of the following policies:

Policy 3.1 . Physical Conditions, calls for providing and coordinating programs to prevent the deterioration of existing structures and public facilities.

68. The Plan will provide funding for housing repair and storefront grants that will help improve the physical condition of the URA.

Policy 3.5 Neighborhood Involvement, calls for providing for the active involvement of neighborhoods residents and businesses in decisions affecting their neighborhood.

69. PDC has established the Lents Town Center Urban Renewal Advisory Committee (URAC) with representatives from the neighborhood and business associations, to provide continuing input into the projects and programs.
70. A URAC subcommittee was established to study and make the initial recommendations for the first amendment to the Plan.
71. See also the findings for Statewide Planning Goal, Goal 1, Citizen Involvement.

Policy 3.6 Neighborhood Plans, calls for the City to maintain and enforce neighborhood plans that are consistent with the Comprehensive Plan.

72. The City has adopted neighborhood plans for six of the neighborhoods that are encompassed by the Lents Town Center URA - Foster-Powell, Mt. Scott-Arleta, Creston-Kenilworth, Brentwood-Darlington, Lents, and Powellhurst-Gilbert. As discussed below, the Plan will help implement these neighborhood plans.

Policy 3.9 Outer Southeast Community Plan Neighborhoods and Business Plans, incorporates by reference as part of the Comprehensive Plan neighborhood and business plans developed as part of the Outer Southeast Community Plan.

73. Neighborhood and business plans developed as part of the Outer Southeast Community Plan that apply to the URA include those for Foster-Powell, Mt. Scott-Arleta, Creston-Kenilworth, Brentwood-Darlington, Lents, and Powellhurst-Gilbert, which are cited below.

Objective B, calls for ensuring that Foster-Powell (neighborhood) remains a stable, diverse, affordable community that maintains its unique sense of place by preserving its historic housing and streetcar era commercial and institutional buildings.

74. The Plan will help meet this objective by including the Foster Road corridor, which forms the southern boundary of the Foster-Powell neighborhood, in the URA, which will make this area eligible for urban renewal funds and programs that are focused on addressing housing affordability and storefront improvements that will help maintain the character of the neighborhood.

Objective D, calls for fostering Lents as a thriving urban employment center where people enjoy living, working, and recreating.

75. One of the primary goals of the URA Plan is redevelopment and revitalization of the Lents Town Center. The Plan will provide funding for urban renewal projects that will help achieve this goal.
76. The list of eligible projects in Section VII of the Plan includes Town Center Revitalization, Housing Development, Economic Development, and Johnson Creek Industrial Area Revitalization, all of which will help revitalize the Lents neighborhood.

Objective E, calls for enhancing the community pride, safety, residential quality, and accessibility of the Mt. Scott Arleta Neighborhood. The Plan will help meet this objective by:

77. The Plan will help meet this objective by including the Foster Road corridor, which forms the northern boundary of the Mt. Scott-Arleta neighborhood, in the URA, which will make this area eligible for urban renewal funds and programs that are focused on addressing housing affordability, storefront improvements, and streetscape improvements that will help enhance the quality of the neighborhood.

Objective H, calls for enhancing the image, marketability, and vitality of businesses and business areas in Outer Southeast and to use the Outer Southeast Business Plan to guide decisions on land use, transportation, capital expenditures, and economic revitalization programs. The Plan will help meet this objective by:

78. The Plan will provide funding for commercial revitalization and economic development projects that will enhance the business climate in the URA.
79. See also the findings for the Outer Southeast Business Plan (below).

Objective J, calls for making the Powellhurst-Gilbert Neighborhood an enjoyable and pleasant place to live by improving the physical appearance of the neighborhood, improving commercial viability, and residential diversity. The Plan will help meet this objective by:

80. The Plan will enable the commercial areas along 122nd Avenue to be eligible for urban renewal funding and programs.
81. The Plan will provide funding for commercial revitalization and economic development projects that will enhance the business climate in the URA.

82. The Plan will provide funding for housing repair and storefront grants that will help improve the appearance of the neighborhood.
83. The Plan will enable additional funding for Housing Development projects and programs on the Urban Renewal Projects list (Section VII of the Plan).

Goal 4, Housing, calls for enhancement of Portland’s vitality by providing housing of different types, tenures, density, sizes, costs, and locations that accommodate the different needs of current and future households. The Plan is consistent with this goal because:

84. The Plan will enable additional funding for Housing Development projects and programs on the Urban Renewal Projects list (Section VII of the Plan).
85. The Housing Development category on the Urban Renewal Projects list (Section VII of the Plan) is the largest portion of the funding allocation and includes homeowner repair programs, homeownership programs, new development, and rehabilitation programs.
86. Overall, the City Council has established a goal of spending 30 percent of urban renewal funding on affordable housing projects and programs. Increasing the maximum indebtedness of the URA by \$170 million will make approximately \$42 million available for housing programs and projects in the URA.
87. The URA boundary adjustments include housing opportunity sites along Foster Road and the Knapp Street Triangle.
88. Specifically, the Plan is particularly supportive of the following policies:

Policy 4.3 Sustainable Housing, calls for encouraging housing that supports sustainable development patterns by promoting the efficient use of land, conservation of natural resources, easy access to public transit and other efficient modes of transportation, easy access to services and parks, resource efficient design and construction, and the use of renewable energy resources.

Objective A calls for placing new residential developments at locations that increase potential ridership on the regional transit system and support the Central City as the region’s employment and cultural center.

Objective B calls for establishing development patterns that combine residential with other compatible uses in mixed-use areas such as the Central City, Gateway Regional Center, Station Communities, Town Centers, Main Streets, and Corridors.

Objective C calls for encouraging the development of housing at transit-supportive densities near transit streets, especially where parks or schools are present, to ensure that the benefits of the public’s investment in those facilities are available to as many households as possible.

89. The Plan will enable redevelopment of sites in the Lents Town Center, three station communities (Powell, Holgate, and Flavel) along the South Corridor/I-205 light rail transit line, and three main street segments (82nd Avenue, Foster Road and 122nd Avenue) to more intensive, mixed-use, transit-oriented development.

Policy 4.4 Housing Safety calls for ensuring a safe and healthy built environment and assist in the preservation of sound existing housing and the improvement of neighborhoods.

Policy 4.5 Housing Conservation calls for restoring, rehabilitating, and conserving existing sound housing as one method of maintaining housing as a physical asset that contributes to an area's desired character.

90. The Plan will provide additional funding for rental and homeowner repair programs that will help revitalize the residential neighborhoods in the URA (*see Section VII of the Plan*).

Policy 4.7 Balanced Communities calls for striving for livable mixed-income neighborhoods throughout Portland that collectively reflect the diversity of housing types, tenures (rental and ownership) and income levels of the region.

Objective A. Achieve a distribution of household incomes similar to the distribution of household incomes found citywide, in the Central City, Gateway Regional Center, in town centers, and in large redevelopment projects.

Objective B. Maintain income diversity within neighborhoods by 1) allowing a mix of housing types and tenures, including houses, houses on smaller lots, small houses, duplexes, attached housing, accessory dwelling units, multi-dwelling housing, and mixed-use developments; and 2) ensure that income diversity is maintained over the long-term.

Objective C. Promote the development of mixed-income housing that may include a mix of housing types.

Objective D. Encourage housing opportunities for extremely low and very low-income households (below 50% MFI) in all neighborhoods to avoid their concentration in any one area.

Objective F. Support public and private actions that improve the physical and social environment of areas that have experienced disinvestment in housing, that have a concentration of low-income households, or that lack infrastructure.

Objective G. Encourage the development and preservation of housing that serves a range of household income levels at locations near public transit and employment opportunities.

Objective H. Improve the balance in the city's population by attracting a proportionate share of the region's families with children in order to encourage stabilized neighborhoods and a vital public school system.

Objective I. Expand homeownership opportunities for existing residents in neighborhoods with homeownership rates lower than the regional average.

Objective J. Expand multi-dwelling and rental housing opportunities in neighborhoods with homeownership rates higher than the regional average.

Objective K. As neighborhoods evolve, discourage the involuntary displacement of low-income residents from their community, while expanding housing opportunities to create more balanced communities.

91. The Plan will enable additional funding for Housing Development projects and programs on the Urban Renewal Projects list (Section VII of the Plan).

92. Overall, the City Council has established a goal of spending 30 percent of urban renewal funding on affordable housing projects and programs. Increasing the maximum indebtedness of the URA by \$170 million will make approximately \$51 million available for housing programs and projects in the URA. Need complete description of housing affordability policy.

Policy 4.10 Housing Diversity calls for promoting creation of a range of housing types, prices, and rents to 1) create culturally and economically diverse neighborhoods; and 2) allow those whose housing needs change to find housing that meets their needs within their existing community.

Objective A. Keep Portland inviting to households with children by ensuring through public and private action the availability of housing that meets their needs throughout the city.

Objective B. Support homeownership opportunities in new multi-dwelling housing by encouraging the creation of condominiums, cooperatives, mutual housing associations, and limited equity cooperatives.

Objective C. Accommodate a variety of housing types that are attractive and affordable to potential homebuyers at all income levels.

Objective D. Encourage the production of a range of housing types for the elderly and people with disabilities, including but not limited to independent living, assisted living, and skilled nursing care facilities.

Objective E. Support opportunities for renter households by providing a range of housing types, sizes, and rent levels throughout the city.

Objective F. Increase the public school population in Portland, preventing widespread school closures, and the consequent underutilization of public facilities.

93. The Plan will enable additional funding for Housing Development projects and programs on the Urban Renewal Projects list (Section VII of the Plan).
94. The URA boundary adjustments include areas adjacent to the Alice Ott Middle School and Marysville School sites. As part of Portland's Schools Families Housing Program, the City has begun to develop partnerships with local schools to increase enrollment and stability in the neighborhood. Inclusion of these schools into the URA will provide the opportunity for these sites to qualify for funding for future facility improvements identified as part of this initiative.

Policy 4.11 Housing Affordability calls for promoting the development and preservation of quality housing that is affordable across the full spectrum of household incomes.

Objective A. Include strategies and actions that encourage the provision of housing affordable to all income levels in neighborhood, and community plans, and other area plans that pertain to housing.

Objective B. Ensure the availability of housing that meets the needs of all Portland households.

Objective D. Promote conservation programs and energy-efficient practices and programs that reduce housing operating costs for energy, sewer, and water usage.

Objective E. Work in partnership with the Housing Authority of Portland to preserve its portfolio of federally assisted housing at rents levels affordable to extremely and very low-income households.

Objective F. Pursue adequate financial resources to develop, maintain and preserve housing and housing assistance programs for households whose needs are not met by the housing market.

95. The Plan will enable additional funding for Housing Development projects and programs on the Urban Renewal Projects list (Section VII of the Plan).
96. Overall, the City Council has established a goal of spending 30 percent of urban renewal funding on affordable housing projects and programs. Increasing the maximum indebtedness of the URA will make approximately \$42 million available for housing programs and projects in the URA.

Policy 4.12 Housing Continuum calls for ensuring that a range of housing from temporary shelters, to transitional, and to permanent housing for renters and owners is available, with appropriate supportive services for those who need them.

Objective A. Plan and coordinate the provision of housing opportunities for households whose needs are not met by the private for-profit market.

Objective B. Promote the preservation and development of a sufficient supply of transitional and permanent housing affordable to extremely low-income individuals and households with children in order to reduce or prevent homelessness.

Objective C. Provide opportunities throughout the city for emergency shelters and transitional housing for people who are homeless.

Objective D. Stimulate production of a variety of housing types that are affordable and responsive to the needs of very low, low, moderate, and middle-income households.

Objective E. Expand opportunities for first-time homebuyers.

97. The Plan will enable additional funding for Housing Development projects and programs on the Urban Renewal Projects list (Section VII of the Plan), including affordable housing and homeownership programs.

Policy 4.14 Neighborhood Stability calls for stabilizing neighborhoods by promoting: 1) a variety of homeownership and rental housing options; 2) security of housing tenure; and 3) opportunities for community interaction.

Objective A. Promote and maintain homeownership options within neighborhoods.

Objective B. Promote housing opportunities that build a sense of community, civic involvement and neighborhood pride.

Objective C. Protect, preserve, and restore the City's single-room occupancy (SRO) and low-income housing.

Objective D. Encourage the retention of existing rental housing at rent levels affordable to area residents.

Objective E. Increase opportunities for construction, acquisition, or preservation of housing affordable to area residents in locations where rising property values and gentrification contribute to their involuntary displacement.

Objective K. Enhance the quality of the design of new infill residential development.

98. The Plan will enable additional funding for Housing Development projects and programs on the Urban Renewal Projects list (Section VII of the Plan), including affordable housing, repair and homeownership programs.
99. New housing development projects with urban renewal funding is subject to PDC design input.

Goal 5, Economic Development, calls for fostering a strong and diverse economy that provides a full range of employment and economic choices for individuals and families in all parts of the city. The Plan is consistent with this goal because:

100. The Plan will enable additional funding for Economic Development projects and programs on the Urban Renewal Projects list (Section VII of the Plan), including storefront improvement grants, business recruitment and retention programs, and commercial redevelopment and revitalization projects.
101. The Plan will enable commercial areas along Foster Road and 122nd Avenue to be eligible for urban renewal funding and programs.
102. The Urban Renewal Projects list (Section VII of the Plan) includes a specific project category to encourage employment intensive development in the Johnson Creek Industrial Area.

Policy 5.1 Urban Development and Revitalization, calls for encouraging investment in the development, redevelopment, rehabilitation and adaptive reuse of urban land and buildings for employment and housing opportunities.

103. The Plan directly addresses this policy by providing public funds that can leverage private investment in the Lents Town Center URA.

Policy 5.2 Business Development, calls for sustaining and supporting business development activities to retain, expand and recruit businesses.

104. The Plan will enable additional funding for Economic Development projects and programs on the Urban Renewal Projects list (Section VII of the Plan), including storefront improvement grants, business recruitment and retention programs.

Policy 5.3 Community-Based Economic Development, calls for supporting community-based economic development initiatives consistent with this Comprehensive Plan and compatible with neighborhood livability.

Policy 5.5 . Infrastructure Development, calls for promoting public and private investments in public infrastructure to foster economic development in Council-designated target areas.

105. The Plan will enable additional funding for Public Improvement projects the Urban Renewal Projects list (Section VII of the Plan), including street improvements and floodwater management.

Policy 5.6 . Area Character and Identity Within Designated Commercial Areas, calls for promoting and enhancing the special character and identity of Portland's designated commercial areas.

Policy 5.7 Business Environment within Designated Commercial Areas, calls for promoting a business environment within designated commercial areas that is conducive to the formation, retention and expansion of commercial businesses.

106. One of the goals of the Plan is to revitalize commercial areas, specifically the Lents Town Center (Section III of the Plan).

107. The Plan will enable additional funding for Economic Development projects and programs on the Urban Renewal Projects list (Section VII of the Plan), including storefront improvement grants, business recruitment and retention programs.

Policy 5.8 Diversity and Identity in Industrial Areas, calls for promoting a variety of efficient, safe and attractive industrial sanctuary and mixed employment areas in Portland.

108. The Plan will facilitate public investment to support development of the Johnson Creek Industrial Area (a designated Industrial/Employment Area) into a significant employment use.

Goal 6, Transportation, calls for developing a balanced, equitable, and efficient transportation system that provides a range of transportation choices; reinforces the livability of neighborhoods; supports a strong and diverse economy; reduces air, noise, and water pollution; and lessens reliance on the automobile while maintaining accessibility. The Plan is supportive of this goal because:

109. The Plan will facilitate the redevelopment of an area that is well served by transit, which will reduce the need for employees and customers to rely on automobile travel; and reduce air pollution and traffic congestion on the City's street system.

110. Specifically, the Plan is supportive of the following policies:

Policy 6.19 Transit-Oriented Development, calls for reinforcing the link between transit and land use by encouraging transit-oriented development and supporting increased residential and employment densities along transit streets, at existing and planned light rail transit stations, and at other major activity centers.

111. The Plan will enable additional funding for Housing Development and Commercial Redevelopment projects on the Urban Renewal Projects list (Section VII of the Plan) that will enable transit-oriented development at the Lents Town Center, three station communities (Powell, Holgate, and Flavel) along the South Corridor/I-205 light rail transit line, and three main street segments (82nd Avenue, Foster Road and 122nd Avenue).

Policy 6.20 Connectivity, calls for supporting development of an interconnected, multimodal transportation system to serve mixed-use areas, residential neighborhoods, and other activity centers.

Objective A, Provide interconnected local and collector streets to serve new and redeveloping areas and to ensure safe, efficient, and convenient pedestrian, bicycle, and vehicle access with preference for public streets over private streets.

Objective B, Create short blocks through development of frequent street connections in mixed-use areas of planned high-density development.

Objective C, Provide convenient and safe bicycle and pedestrian connections to transit routes, schools, and parks, as well as within and between new and existing residential developments, employment areas, and other activity centers where street connections are not feasible.

112. The Plan will enable additional funding for Public Improvement projects on the Urban Renewal Projects list (Section VII of the Plan) that will improve connectivity and enhance pedestrian and bicycle routes, including intersection, pedestrian, and bicycle improvements along Foster Road, 82nd Avenue, 92nd Avenue, and 122nd Avenue as well as the Area-Wide Street Improvements program.

Policy 6.22 Pedestrian Transportation, calls for planning and complete a pedestrian network that increases the opportunities for walking to shopping and services, institutional and recreational destinations, employment, and transit.

Policy 6.23 Bicycle Transportation, calls for making the bicycle an integral part of daily life in Portland, particularly for trips of less than five miles, by implementing a bikeway network, providing end-of-trip facilities, improving bicycle/transit integration, encouraging bicycle use, and making bicycling safer.

113. The Plan will enable additional funding for Public Improvement projects on the Urban Renewal Projects list (Section VII of the Plan) that will enhance pedestrian and bicycle routes along Foster Road, 82nd Avenue, 92nd Avenue, and 122nd Avenue as well as the Area-Wide Street Improvements program.

Policy 6.37 Southeast Transportation District, calls for reducing travel demand and reliance on the automobile in Southeast Portland to protect residential areas and industrial sanctuaries from non-local traffic, while maintaining access to established commercial areas.

Objective F, Recognize SE Foster’s (west of I-205) importance as a main street and as a Major City Traffic Street and Major City Transit Street by improving the pedestrian environment, preserving on-street parking, facilitating transit movement, and adding street trees.

114. The Plan will enable commercial areas along Foster Road to be eligible for urban renewal funding and programs, which would be a potential source of funding to implement the Foster Road Transportation and Streetscape Plan (2003).

Objective M, Implement transportation improvements identified in the Plan that will revitalize its commercial core and environs.

115. The Plan will provide the necessary funding resources and additional time needed to implement the transportation improvements identified in the Plan.

Policy 6.38 Far Southeast Transportation District, calls for addressing transportation issues in the Far Southeast District by encouraging the use of transit and demand management measures, improving pedestrian/bicycle access, creating a more connected street system, and improving the functioning of arterials.

Objective A, Consider existing and future land use patterns, environmental impacts, the need for additional connectivity of collectors, and transit accessibility when improvements are planned and designed for the arterial system, particularly SE Powell and SE Foster.

Objective B. Improve arterials through better signalization and intersection design to serve adjacent land uses and to provide for access to adjacent neighborhoods, while minimizing non-local traffic on local streets.

Objective C. Accommodate bicyclists and pedestrians along arterials and at crossings, especially at activity nodes, through a combination of street and traffic management improvements.

Objective F. Provide adequate street connections in the Far Southeast District through the development and implementation of master street plans that identify connections for vehicles, pedestrians, and bicyclists.

116. The Plan will enable additional funding for Public Improvement projects on the Urban Renewal Projects list (Section VII of the Plan) that will improve connectivity and enhance pedestrian and bicycle routes, including intersection, pedestrian, and bicycle improvements along Foster Road, 82nd Avenue, 92nd Avenue, and 122nd Avenue.

Objective H. Implement transportation improvements identified in the Plan that will revitalize its commercial core and environs.

117. The Plan will provide the necessary funding resources and additional time needed to implement the transportation improvements identified on the Urban Renewal Projects list (Section VII of the Plan).

Objective J. Improve pedestrian access at the light rail transit stations by adding local street connections and improvements, including enhanced crossings and wider sidewalks.

118. The Plan will enable redevelopment of sites in the Lents Town Center and three station communities (Powell, Holgate, and Flavel) along the South Corridor/I-205 light rail transit line to more intensive, transit-oriented development with associated local street improvements.

Goal 8, Environment, calls for maintenance and improvement of the quality of Portland's air, water, and land resources, as well as protection of neighborhoods and business centers from noise pollution. The Plan is supportive of this goal because:

119. The Plan facilitates the redevelopment of a Town Center and three transit station areas for more intense commercial and residential use. This will conserve land resources, promote transit use and decrease the need for automobile travel.
120. Specifically, the Plan is supportive of the following policies:

Policy 8.11 . Special Areas, calls for recognizing unique land qualities and adopt specific planning objectives for special areas.

Objective D, Johnson Creek Basin: Protect and preserve the scenic, recreation, fishery, wildlife, flood control, water quality, and other natural resource values of the Johnson Creek basin through application of environmental overlay zones and implementation of the Johnson Creek Basin Protection Plan.

121. The Plan will provide funding for Public Improvement projects on the Urban Renewal Projects list (Section VII of the Plan) that will enhance the watershed and floodwater management of Johnson Creek.

Policy 8.14 . Natural Resources: Conserve significant natural and scenic resource sites and values through a combination of programs which involve zoning and other land use controls, purchase, preservation, intergovernmental coordination, conservation, and mitigation. Balance the conservation of significant natural resources with the need for other urban uses and activities through evaluation of economic, social, environmental, and energy consequences of such actions.

122. The Plan will provide funding for Public Improvement projects on the Urban Renewal Projects list (Section VII of the Plan) that will enhance the watershed and floodwater management of Johnson Creek and facility improvements to the Leach Botanical Garden.

Goal 9, Citizen Involvement, calls for improved methods and ongoing opportunities for citizen involvement in the land use decision-making process. The Plan is supportive of this goal because:

123. Citizens, neighborhood and business organizations were notified of opportunities to be involved with the planning process on the first amendment. These opportunities are detailed in the findings under Statewide Planning Goal 1, Citizen Involvement.
124. Specifically, the Plan is particularly supportive of the following policies:

Policy 9.1 Citizen Involvement Coordination, calls for encouraging citizen involvement in land use planning projects by actively coordinating the planning process with relevant community organizations, through the reasonable availability of planning reports to city residents and businesses, and notice of official public hearings to neighborhood associations, business groups, affected individuals and the general public.

125. As shown in the Plan, the Urban Renewal Advisory Committee, as well as the Amendment Subcommittee, included representatives from the affected neighborhood associations and area business organizations.
126. The PDC maintained a project website with background documents and meeting summaries available for downloading.
127. The Plan and Report were posted to the project website as Adobe Acrobat (PDF) files and available for downloading prior to the Portland Development Commission public hearing on May 14, 2008.
128. Notice of official public hearings for the Portland Development Commission, Planning Commission, and City Council hearing were sent via email and regular mail to neighborhood associations, business groups, affected individuals and the general public.

Goal 11A, Public Facilities, calls for provision of a timely, orderly and efficient arrangement of public facilities and services that support existing and planned land use patterns and densities. The Plan is consistent with this goal because:

129. The Plan will facilitate funding for public improvement projects that will promote improvements to existing infrastructure and public services facilities in the URA, thereby prioritizing denser new development and encouraging the efficient use of existing infrastructure rather than creating new infrastructure and development in rural areas.
130. The Plan supports the efficient use of infrastructure by facilitating redevelopment of sites in the Lents Town Center, three transit station communities, and three main street segments for more intense use.
131. Specifically, the Plan is supportive of the following policies:

Policy 11.1 Service Responsibility, calls for the City of Portland to provide, where feasible and as sufficient funds are available from public or private sources, the following facilities and services at levels appropriate for all land use types:

1. streets and other public ways
2. sanitary and stormwater sewers
3. police protection
4. fire protection

5. parks and recreation
6. water supply
7. planning, zoning, buildings and subdivision control.

132. The Plan will provide the necessary funding resources and additional time needed to implement the public improvements identified on the Urban Renewal Projects list (Section VII of the Plan).

Goal 11 B, Public Rights-of-Way, calls for improving the quality of Portland’s transportation system by carrying out projects to implement the 2040 Growth Concept, preserving public rights-of-way, implementing street plans, continuing high-quality maintenance and improvement programs, and allocating limited resources to identified needs of neighborhoods, commerce, and industry. The Plan is consistent with this goal because:

133. The Plan will enable additional funding for transportation projects on the Urban Renewal Projects list (Section VII of the Plan) that will improve connectivity and enhance pedestrian and bicycle routes, including intersection, pedestrian, and bicycle improvements along Foster Road, 82nd Avenue, 92nd Avenue, and 122nd Avenue.
134. Specifically, the Plan is supportive of the following policies:

Policy 11.9 Project Selection, calls for giving priority consideration through the capital improvement program process to transportation projects that will contribute to a reduction in vehicle miles traveled per capita, while supporting economic vitality and sustainability.

Objective A. Promote a compact urban form by supporting development in high-priority 2040 Growth Concept areas, including facilities and improvements that support mixed-use, pedestrian-friendly development and increase walking, bicycling, and transit use.

135. The Plan will enable redevelopment of sites in the Lents Town Center, three station communities (Powell, Holgate, and Flavel) along the South Corridor/I-205 light rail transit line, and three main street segments (82nd Avenue, Foster Road and 122nd Avenue) to more intensive, mixed-use, transit-oriented development.
136. Two segments of the Foster Road corridor are designated as 2040 Main Streets – from Powell Boulevard to 52nd Avenue and from 62nd Avenue to 85th Avenue. The Plan will enable the Foster Road corridor to be eligible for urban renewal funding for transportation improvement projects that will support mixed-use, pedestrian-friendly development along the corridor.

Objective D. Provide and improve access to and within activity centers and develop safe routes to schools.

137. The Plan will enable additional funding for transportation projects on the Urban Renewal Projects list (Section VII of the Plan) that will improve connectivity and

enhance pedestrian and bicycle routes to commercial areas along Foster Road, 82nd Avenue, 92nd Avenue, and 122nd Avenue.

Objective E. Improve access to existing and emerging employment and industrial areas.

138. The Plan will facilitate public investment to support development of the Johnson Creek Industrial Area (a designated Industrial/Employment Area) into a significant employment use.

Goal 11 F Parks and Recreation, calls for maximizing the quality, safety and usability of parklands and facilities through the efficient maintenance and operation of park improvements, preservation of parks and open space, and equitable allocation of active and passive recreation opportunities for the citizens of Portland. The Plan is consistent with this goal because:

139. The Plan will facilitate public improvement projects to Lents Park, Glenwood Park, Bloomington Park, Leach Botanical Garden, and the Springwater Trail as part of the Public Improvement projects on the Urban Renewal Projects list (*Section VII of the Plan*).

Goal 11 I Schools, calls for enhancing the educational opportunities of Portland's citizens by supporting the objectives of Portland School District #1 and adjacent districts through assistance in planning educational facilities. The Plan is consistent with this goal because:

Policy 11.56 Maximize Investments calls for supporting school district facility and program investments in redeveloping neighborhoods through the City's allocation of housing assistance and park improvement investments.

140. The URA boundary adjustments include the Alice Ott Middle School and Marysville School sites. As part of Portland's Schools Families Housing Program, the City has begun to develop partnerships with local schools to increase enrollment and stability in the neighborhood. Inclusion of these schools into the URA will provide the opportunity for these sites to qualify for funding for future facility improvements identified as part of this initiative as well as housing programs in the adjacent areas.

Policy 11.57 Safety calls for providing traffic improvements, such as sidewalks and bikeways, to promote safe routes to schools.

141. The Plan will enable additional funding for transportation projects on the Urban Renewal Projects list (Section VII of the Plan) that will improve connectivity and enhance pedestrian and bicycle routes, including intersection, pedestrian, and bicycle improvements along Foster Road, 82nd Avenue, 92nd Avenue, and 122nd Avenue.

Goal 12, Urban Design, calls for the enhancement of Portland as a livable city, attractive in its setting and dynamic in its urban character by preserving its history and building a substantial legacy of quality private developments and public improvements for future generations. The Plan is consistent with this goal because:

- 142. The Plan will provide the necessary funding resources to support the continued development of the Lents Town Center area into a major commercial and employment center with a unique urban character.
- 143. Increasing the maximum indebtedness and extending the expiration date of the URA will provide additional funding and time to implement the public improvements and leverage private investment throughout the URA.
- 144. Specifically, the Plan is supportive of the following policies:

Policy 12.2, Enhancing Variety, calls for promoting the development of areas of special identity and urban character with the City's residential, commercial and industrial areas having attractive identities that enhance the urbanity of the City.

- 145. The Plan will enable redevelopment of sites in the Lents Town Center, three station communities (Powell, Holgate, and Flavel) along the South Corridor/I-205 light rail transit line, and three main street segments (82nd Avenue, Foster Road and 122nd Avenue) to more intensive, mixed-use, transit-oriented development.

Policy 12.6 Preserve Neighborhoods, calls for preserving and supporting the qualities of individual neighborhoods that help to make them attractive places and to respect and strengthen neighborhood values in new development projects that implement this Comprehensive Plan.

- 146. The Plan will enable additional funding for Housing Development projects and programs on the Urban Renewal Projects list (Section VII of the Plan), including home repair and homeownership programs that will help stabilize and preserve the residential neighborhoods in the URA.

D. Outer Southeast Community Plan

The City Council adopted the Outer Southeast Community Plan on January 31, 1996. The policies and objectives of the plan were adopted as part of the Comprehensive Plan by Ordinance No. 169763. The Lents Town Center Urban Renewal Area is within the Outer Southeast Community Plan boundaries. In general, the Plan is supportive of the Outer Southeast Community Plan because:

- 147. The Plan encourages investment in the Lents Town Center area and enhances its attractiveness as an employment and residential center.
- 148. The proposed Plan is particularly supportive of several plan policies and objectives:

Economic Development Policy calls for the improvement of outer southeast business districts and employment centers to ensure that they grow to serve the needs of outer southeast residents, attract customers from throughout the region, and generate family wage jobs for residents.

149. The Plan will enable additional funding for Economic Development projects and programs on the Urban Renewal Projects list (Section VII of the Plan), including storefront improvement grants, business recruitment and retention programs, and commercial redevelopment and revitalization projects.
150. The Urban Renewal Projects list (Section VII of the Plan) includes a specific project category to encourage employment intensive development in the Johnson Creek Industrial Area.
151. Specifically, the Plan is supportive of the following objectives:

Objective 1 Foster the revitalization of older business districts including Foster Road, 82nd Avenue, and the former downtowns of Lents and Montavilla.

152. Revitalization of Commercial Areas is a major goal of the Plan.
153. The Plan will enable additional funding for Commercial Revitalization projects, including the Lents Town Center area.
154. The Plan will enable commercial areas along Foster Road and 122nd Avenue to be eligible for urban renewal funding and programs that will help revitalize the area, including storefront improvement grants, business recruitment and retention programs, and commercial redevelopment and revitalization projects. .

Objective 2 Promote the reuse and redevelopment of vacant, underused, or dilapidated commercial sites on arterials along both sides of I-205.

155. The Plan will enable commercial areas along Foster Road and 122nd Avenue to be eligible for urban renewal funding and programs that will help revitalize this arterial.
156. The Plan will enable additional funding for Economic Development and Commercial Revitalization projects and programs on the Urban Renewal Projects list (Section VII of the Plan) that will support commercial redevelopment and revitalization projects along 82nd Avenue.

Objective 3 Create up to 6,000 new jobs in the outer southeast area by encouraging development of commercial and industrial areas.

- e. Encourage the development of the Lents town center at the I-205/Foster Road interchange.
157. One of the major goals of the Plan is to revitalize commercial areas, specifically the Lents Town Center (Section III of the Plan).
158. The Plan will enable additional funding for Economic Development and Commercial Revitalization projects and programs on the Urban Renewal Projects list (Section VII of the Plan), including storefront improvement grants, business recruitment and retention programs.

159. The Urban Renewal Projects list (Section VII of the Plan) includes a specific project category to encourage employment intensive development in the Johnson Creek Industrial Area, including the Freeway Land site.

Objective 4. Promote the retention and growth of existing businesses to increase the number of jobs they provide.

Objective 5. Recruit businesses that provide family-wage jobs.

160. The Plan will enable additional funding for Economic Development projects and programs on the Urban Renewal Projects list (Section VII of the Plan), including business recruitment and retention programs.

Transportation Policy calls for ensuring that streets in outer southeast form a network that provides for efficient travel throughout the community and to other parts of Portland and the region while reducing congestion by creating land use patterns that support transit, bike, and pedestrian travel.

161. The Plan will facilitate the redevelopment of an area that is well served by transit, which will reduce the need for employees and customers to rely on automobile travel; and reduce air pollution and traffic congestion on the City's street system.
162. The Plan will enable additional funding for Public Improvement projects on the Urban Renewal Projects list (Section VII of the Plan) that will improve connectivity and enhance pedestrian and bicycle routes, including intersection, pedestrian, and bicycle improvements along Foster Road, 82nd Avenue, 92nd Avenue, and 122nd Avenue as well as the Area-Wide Street Improvements program.
163. Specifically, the Plan is supportive of the following objectives:

Objective 1. Reduce the amount of automobile driving done by area residents by making it more convenient to use public transit.

b. Encourage a mix of multifamily housing and shopping opportunities in areas with good transit service.

Objective 2. Support better mass transit service by creating opportunities to develop higher-density housing on or near streets with public-transit service or planned public-transit service. Ensure that this housing blends in with that of surrounding residential areas.

Objective 4 Pursue and plan for high-capacity transit on I-205, with a Lents station.

Objective 5 Increase housing densities where streets cross I-205 to support development of a future high capacity transit facility such as a light-rail line or express bus service.

164. The Plan will enable redevelopment of sites in the Lents Town Center and three station communities (Powell, Holgate, and Flavel) along the South Corridor light rail transit line to more intensive, transit-oriented development.

Housing Policy calls for providing a variety of housing choices for outer southeast community residents of all income levels by maintaining the existing sound housing stock and promoting new housing development.

- 165. The Plan will enable additional funding for Housing Development projects and programs on the Urban Renewal Projects list (Section VII of the Plan).
- 166. Overall, the City Council has established a goal of spending 30 percent of urban renewal funding on affordable housing projects and programs. Increasing the maximum indebtedness of the URA will make approximately \$42 million available for housing programs and projects in the URA.
- 167. Specifically, the Plan is supportive of the following objectives:

Objective 2 Stimulate production of new housing units by both private and nonprofit housing producers to accommodate expected population growth.

Objective 6 Encourage property owners to maintain and improve their homes so that established neighborhoods remain stable and attractive.

- 168. The Plan will provide additional funding for rental and homeowner repair programs that will help revitalize the residential neighborhoods in the URA (see Section VII of the Plan).

Objective 7 Preserve and increase the supply of housing affordable to households below the median income.

- 169. Overall, the City Council has established a goal of spending 30 percent of urban renewal funding on affordable housing projects and programs. Increasing the maximum indebtedness of the URA will make approximately \$42 million available for housing programs and projects in the URA.

Open Space and Environmental Policy calls for providing parks and open spaces to meet projected recreational needs of outer southeast residents; creating a sense of connection with the natural environment; and protecting natural resources by reducing the impact of development on them.

- 170. The Plan will facilitate public improvement projects to Lents Park, Glenwood Park, Bloomington Park, Leach Botanical Garden, and the Springwater Trail as part of the Public Improvement projects on the Urban Renewal Projects list (Section VII of the Plan).
- 171. Specifically, the Plan is supportive of the following objectives:

Objective 3 Improve access to sites for recreational and open space opportunities, especially in the riparian areas of the Johnson Creek corridor.

Objective 4 Establish a network of bicycle and pedestrian connections between outer southeast's parks, open spaces, and the Springwater Corridor.

Objective 5 Ensure convenient access from residential areas to neighborhood parks.

172. The Plan will enable additional funding for Public Improvement projects on the Urban Renewal Projects list (Section VII of the Plan) that will improve connectivity and enhance pedestrian and bicycle routes in the URA.

Objective 6 Protect and enhance the Springwater Corridor as a recreational trail.

173. The Plan will facilitate improvement projects to the Springwater Trail as part of the Public Improvement projects on the Urban Renewal Projects list (*Section VII of the Plan*).

Objective 7 Protect and improve water quality with the Johnson Creek Basin.

Objective 8 Maintain Johnson Creek and all related waterways in as natural condition as possible.

174. The Plan will provide funding for Public Improvement projects on the Urban Renewal Projects list (Section VII of the Plan) that will enhance the watershed and floodwater management of Johnson Creek.

Urban Design Policy calls for fostering a sense of place and identity for the Outer Southeast Community Plan area by reinforcing existing character-giving elements and encouraging the emergence of new ones as envisioned in the Vision Plan.

175. The Plan will provide funding for a range of projects that will foster a sense of place, especially in the Lents Town Center, and help implement the character-giving elements identified in the subareas.
176. Specifically, the Plan is supportive of the following objectives:

Objective 2 Establish a "town center" at Lents. Promote mixed-use development with a streetscape that provides pedestrian amenities. Reinforce the existing pedestrian district at Lents.

177. Establishing and promoting the Lents Town Center is one of the primary goals and objectives of the Plan (Section III of the Plan).
178. The Urban Renewal Projects list (Section VII of the Plan) identifies a number of redevelopment projects and public improvements in the Lents Town Center that will be critical to the revitalization of the area.
179. Increasing the maximum indebtedness and extending the expiration date of the URA will provide additional funding and time to implement the public improvements and leverage private investment in the Lents Town Center.

Objective 4 Promote "main street" development on portions of Foster Road, Glisan Street, and Woodstock Boulevard, on Division and Stark Streets, and 82nd and 122nd Avenues.

180. The Plan will enable commercial areas along Foster Road and 122nd Avenue to be eligible for urban renewal funding and programs that will help revitalize these main streets.
181. The Plan will enable additional funding for Economic Development and Transportation projects that will support commercial redevelopment and revitalization projects along 82nd Avenue.

Objective 6 Embrace urban design proposals as put forth in each Outer Southeast Community Neighborhood Plan.

182. The individual neighborhood plans are addressed below.

Subarea Policy I. Traditional Urban Neighborhoods (west of 82nd Avenue) calls for preserving the fabric of these traditional residential neighborhoods and streetcar era commercial districts; promoting construction of new housing on or near transit streets and “Main Street” development on portions of Foster Road, Stark, and Glisan Streets; and encouraging infill development.

183. The Plan will enable additional funding for redevelopment projects and programs that will support revitalization of the commercial areas and maintain the traditional neighborhoods through housing repair and homeownership programs.
184. Expanding the boundary of the Lents Town Center URA to include the Marysville Elementary School site. As part of Portland’s Schools Families Housing Program, the City has begun to develop partnerships with local schools to increase enrollment and stability in the neighborhood. Inclusion of these schools into the URA will provide the opportunity for these sites to qualify for funding for future facility improvements identified as part of this initiative.
185. Specifically, the Plan is supportive of the following objectives:

Objective 1 Encourage "Main Street" development on Foster Road between Holgate and 72nd Avenues, Stark Street between 78th and 82nd Avenues, and Glisan Street between 68th and 80th.

Objective 3 Create opportunities for new multifamily housing along streets with transit service.

Objective 4 Encourage compatible infill at densities which support transit on vacant lots in established residential areas.

186. The Plan will enable redevelopment of along Foster Road through storefront improvement grants, business retention and recruitment programs, and affordable housing programs that will encourage more intensive, mixed-use, transit-oriented development.

Subarea Policy II. 82nd Avenue/I-205 Corridor calls for promoting revitalization of 82nd Avenue; increasing the number and variety of jobs provided in these areas; and enlarging the market for local retail and service businesses by increasing housing opportunity.

- 187. The Plan will enable additional funding for redevelopment projects and programs that will support commercial redevelopment and revitalization projects along 82nd Avenue.
- 188. Increasing the maximum indebtedness and extending the expiration date of the URA will provide additional funding and time to implement station area redevelopment plans at the Holgate and Powell stations on the I-205 light rail transit line.

Subarea Policy III, Lents Town Center calls for fostering the development of a Lents Town Center that attracts employment opportunities, residential density, and recreational activities while reducing adverse environmental impacts.

- 189. Establishing and promoting the Lents Town Center is one of the primary goals and objectives of the Plan (Section III of the Plan).
- 190. Increasing the maximum indebtedness and extending the expiration date of the URA will provide additional funding and time to implement the public improvements and leverage private investment in the Lents Town Center.
- 191. Specifically, the Plan is supportive of the following objectives:

Objective 2 Focus public resources on the development of the Town Center as a commercial, residential and employment center.

- 192. The Urban Renewal Projects list (Section VII of the Plan) identifies a number of redevelopment projects and public improvements in the Lents Town Center that will be critical to the revitalization of the area.

Objective 3 Address flood plain and other environmental issues so that industrial and commercial uses do not have an adverse impact on Johnson Creek and surrounding wetlands.

- 193. The Plan will provide funding for Public Improvement projects on the Urban Renewal Projects list (Section VII of the Plan) that will enhance the watershed and floodwater management of Johnson Creek.

Objective 4 Ensure a wide range of housing in terms of structure, ownership, rental patterns, and price.

- 194. The Plan will enable additional funding for Housing Development projects and programs on the Urban Renewal Projects list (Section VII of the Plan).

Objective 5 Provide a coordinated pedestrian, bicycle, automobile, and transit infrastructure that will support increased economic and residential development.

- 195. The Plan will enable additional funding for transportation projects under the Public Improvements category on the Urban Renewal Projects list (Section VII of the Plan).

Subarea Policy VII. Mixed-Era Neighborhoods calls for providing for the orderly development of new housing at urban densities and ensure that residential areas area served by convenient neighborhood commercial centers and transit.

- 196. The Plan will enable additional funding for Housing Development projects and programs on the Urban Renewal Projects list (Section VII of the Plan).
- 197. The Plan will enable redevelopment of commercial areas along 122nd Avenue to provide convenient neighborhood commercial centers at Powell Boulevard, Holgate Boulevard, and Foster Road.
- 198. Specifically, the Plan is supportive of the following objectives:

Objective 1 Increase the single-family housing opportunity in areas where there are large lots and vacant properties suitable for development.

- 199. The Plan will enable additional funding for new homeownership projects, homebuyer assistance and homeowner repairs projects on the Urban Renewal Projects list (Section VII of the Plan).

Objective 4 Promote new streets that form a network that accommodates an efficient development pattern, regular lot patterns, multi-modal capability, and multiple access for emergency vehicles.

- 200. The Plan will enable additional funding for Area-Wide Street Improvement Program on the Urban Renewal Projects list (Section VII of the Plan).

Objective 7 Develop the area along Powell Boulevard south of Kelly Butte for a wider range of employment uses.

- 201. The boundary expansion includes this employment land along Powell Boulevard. Inclusion in the URA will enable redevelopment of this site for more intensive employment uses.

Objective 9 Reduce the potential for flooding and water quality problems.

- 202. The Plan will provide funding for Public Improvement projects on the Urban Renewal Projects list (Section VII of the Plan) that will enhance the watershed and floodwater management of Johnson Creek, which will reduce the potential for flooding and improve water quality.

Subarea Policy VIII, Mt. Scott/Johnson Creek calls for protecting the natural character of the area while providing for orderly urban development and providing for the recreational needs of this newly developing area and locate new housing opportunity near Powell Butte.

- 203. The Plan will provide funding for Public Improvement projects on the Urban Renewal Projects list (Section VII of the Plan) that will enhance the watershed and floodwater management of Johnson Creek.
- 204. Increasing the maximum indebtedness and extending the expiration date of the URA will provide additional funding and time to implement station area redevelopment plans at the Holgate and Powell stations on the I-205 light rail transit line.
- 205. The Plan will enable redevelopment of the Knapp Street Triangle site for housing.

E. Outer Southeast Business Plan

The City Council adopted the Outer Southeast Business Plan on January 31, 1996. The policies and objectives of the plan were adopted as part of Portland's Comprehensive Plan by Ordinance No. 169763. The Lents Town Center Urban Renewal Area is within the Outer Southeast Business Plan boundaries. In general, the Plan is supportive of the Outer Southeast Community Plan because:

- 206. The Plan encourages investment in the Lents Town Center area and enhances it's attractiveness as an employment and commercial center.
- 207. The Plan is particularly supportive of several plan policies and objectives:

Policy 1. Promotion and Revitalization of Businesses and Institutions calls for encouraging the expansion and revitalization of existing businesses and institutions in order to create an environment attractive to new development.

- 208. The Plan will enable additional funding for Economic Development and Commercial Revitalization projects and programs on the Urban Renewal Projects list (Section VII of the Plan), including business recruitment and retention programs.
- 209. The Plan is supportive of the following objectives:

Objective 1 Rebuild and develop Outer Southeast commercial and business areas into vital thriving community that will encourage further business expansion and development, aid in its orderly growth, and create a positive image.

- 210. The Plan will enable additional funding for Commercial Redevelopment and Revitalization projects and programs on the Urban Renewal Projects list (Section VII of the Plan).
- 211. The Plan will enable redevelopment of commercial areas along Foster Road and 122nd Avenue to provide opportunities for business expansion and improve the image of the community.

Objective 6 Encourage residential development which supports the existing, improved and growing business community.

212. The Plan will enable additional funding for Housing Development projects and programs on the Urban Renewal Projects list (Section VII of the Plan).

Policy 3. Traffic and Transportation calls for providing a safe, efficient and attractive, full-service transportation system to serve Outer Southeast business areas.

213. The Plan will enable additional funding for transportation projects on the Urban Renewal Projects list (Section VII of the Plan) that will improve connectivity and enhance pedestrian and bicycle routes, including intersection, pedestrian, and bicycle improvements along Foster Road, 82nd Avenue, 92nd Avenue, and 122nd Avenue.

214. Specifically, the Plan is supportive of the following objectives:

Objective 1 Support the provision of a High Capacity Transit system along the I-205 corridor from the Airport to Clackamas Town Center and Oregon City.

215. The Plan will enable redevelopment of sites in the Lents Town Center and three station communities (Powell, Holgate, and Flavel) along the South Corridor/I-205 light rail transit line.

Objective 3 Increase the livability and the viability of businesses in the district by improving traffic flow, parking and streets.

216. The Plan will enable additional funding for transportation projects on the Urban Renewal Projects list (Section VII of the Plan) that will improve key intersections, on major arterials, such Foster Road, 82nd Avenue, 92nd Avenue, and 122nd Avenue.

Objective 8 Promote design alternatives which improve the street image through a variety of means, such as street trees, signs, utility locations and landscaping.

217. The Plan will enable additional funding for transportation projects on the Urban Renewal Projects list (Section VII of the Plan), including funding for the Foster Road Transportation and Streetscape Plan, which will improve the image of the street that is a key gateway to the Lents Town Center.

Policy 4. Target Areas calls for providing an effective business environment by providing opportunities for established businesses to expand or reinforce their uses at existing locations.

218. The Plan will enable additional funding for Economic Development projects and programs on the Urban Renewal Projects list (Section VII of the Plan), including storefront improvement grants, business recruitment and retention programs.

F. Lents Neighborhood Plan

City Council adopted the Lents Neighborhood Plan on January 31, 1996. The policies and objectives of the plan were adopted as part of Portland's Comprehensive Plan by Ordinance No. 169763. The Plan is supportive of the following policies:

Policy 2. Economic Development calls for preserving and enhancing the commercial viability of existing businesses within Lents area.

- 219. Establishing and promoting the Lents Town Center is one of the primary goals and objectives of the Plan (Section III of the Plan).
- 220. Increasing the maximum indebtedness and extending the expiration date of the URA will provide additional funding and time to implement the public improvements and leverage private investment in the Lents Town Center.
- 221. The Plan will enable additional funding for Economic Development and Commercial Revitalization projects and programs on the Urban Renewal Projects list (Section VII of the Plan), including storefront improvement grants, business recruitment and retention programs.

Policy 3. Trails, Parks, Open Space and the Environment calls for promoting recreational opportunities in and around Lents while preserving and protecting the environment.

- 222. The Plan will provide funding for Public Improvement projects on the Urban Renewal Projects list (Section VII of the Plan) that will enhance the watershed and floodwater management of Johnson Creek, which will reduce the potential for flooding and improve water quality.

Policy 5. Urban Design calls for using urban design concepts and amenities to preserve and enhance neighborhood livability and to maintain a sense of place.

- 223. Establishing and promoting the Lents Town Center as key place is one of the primary goals and objectives of the Plan (Section III of the Plan) that will help create and maintain a sense of place with respect to the community's center.
- 224. The Plan will enable additional funding for Parks and Recreation projects on the Urban Renewal Projects list (Section VII of the Plan) that will provide facility upgrades to Lents Park, Glenwood Park, and Bloomington Park, which are key amenities in the neighborhood.

Policy 6. Housing calls for encouraging a sense of community pride in Lents by maintaining, restoring and rehabilitating existing homes and taking advantage of opportunities to build a variety of new housing.

- 225. The Plan will enable additional funding for Housing Development projects and programs on the Urban Renewal Projects list (Section VII of the Plan).
- 226. The Plan will provide additional funding for rental and homeowner repair programs that will help revitalize the residential neighborhoods in the URA (see Section VII of the Plan)..

Policy 7. Neighborhood Livability calls for restoring Lents identity as a friendly, safe, attractive neighborhood for everyone in our historic community.

227. The Plan will enable additional funding for Housing Development and Commercial Revitalization projects and programs on the Urban Renewal Projects list (Section VII of the Plan) that will enhance the identity of the neighborhood through rehabilitation of existing structures and redevelopment of underutilized sites.

Policy 8. Transportation calls for improving access to and through Lents using a variety of modes while reducing noise, pollution and safety hazards.

228. The Plan will enable additional funding for transportation projects on the Urban Renewal Projects list (Section VII of the Plan) that will improve access through Lents, especially on Foster Road, 82nd Avenue, and 92nd Avenue, and enhance transportation options such as walking and bicycling.
229. The Plan will enable additional funding for transportation projects on the Urban Renewal Projects list (Section VII of the Plan) that will promote station area redevelopment plans which will revitalize three station areas (Powell, Holgate and Flavel) along the South Corridor/I-205 light rail transit line.

G. Foster-Powell Neighborhood Plan

City Council adopted the Foster-Powell Neighborhood Plan on January 31, 1996. The policies and objectives of the plan were adopted as part of Portland's Comprehensive Plan by Ordinance No. 169763. The Plan is supportive of the following policies:

Policy 4. Housing calls for ensuring an adequate supply of housing at a variety of prices and rents by promoting new home ownership opportunities, improvement of the existing housing stock, responsible rental property ownership, and the development of compatible infill housing.

230. The Plan will enable additional funding for Housing Development projects and programs on the Urban Renewal Projects list (Section VII of the Plan).
231. The Plan will provide additional funding for rental and homeowner repair programs that will help revitalize the residential areas that fall within the URA.
232. The Plan will enable redevelopment of opportunity sites along the Foster Road corridor that can be redeveloped into mixed-use commercial and residential projects.

Policy 6. Transportation calls for reducing the speed and volume of traffic on local streets so that they are safe for pedestrians and bicyclists and providing safe access across the arterials that surround the neighborhood.

233. The Plan will expand the boundary to include the Foster Road corridor and enable additional funding for transportation projects on the Urban Renewal Projects list

(Section VII of the Plan), including funding for the Foster Road Transportation and Streetscape Plan, which will enhance pedestrian and bicycle safety.

Policy 7. Commercial Areas calls for improving the Foster Road and 82nd Avenue commercial areas and encouraging businesses that serve Foster-Powell and surrounding neighborhoods to locate in these areas.

234. The Plan will enable additional funding for Economic Development and Commercial Revitalization projects and programs on the Urban Renewal Projects list (Section VII of the Plan), including storefront improvement grants, business recruitment and retention programs.

235. Specifically, the Plan is supportive of the following objectives:

Objective 1 Improve the Foster Road business district by creating a “Main Street” with a strong pedestrian orientation. Balance the needs of pedestrians for safe access to businesses with the provision of parking for those that arrive by auto.

236. The Plan will enable redevelopment along the Foster Road corridor.

Objective 2 Improve the portion of 82nd Avenue commercial strip in Foster-Powell.

237. The Plan will enable additional funding for Economic Development and Commercial Revitalization projects and programs on the Urban Renewal Projects list (Section VII of the Plan), including storefront improvement grants, business recruitment and retention programs.

H. Mt. Scott-Arleta Neighborhood Plan

City Council adopted the Mt. Scott-Arleta Neighborhood Plan on January 31, 1996. The policies and objectives of the plan were adopted as part of Portland's Comprehensive Plan by Ordinance No. 169763. The proposed Plan is supportive of the following policies:

Policy 2. Housing and Livability calls for improving Mt. Scott-Arleta’s supply of housing by protecting the existing homes and encouraging the construction of a variety of attached housing types on infill lots.

238. The Plan will provide additional funding for rental and homeowner repair programs that will help revitalize the residential areas that fall within the URA.

Policy 4. Economic Development calls for improving commercial viability for business districts in the neighborhood, to provide a full range of goods and convenient neighborhood services.

239. The Plan will enable additional funding for Economic Development and Commercial Revitalization projects and programs on the Urban Renewal Projects list (Section VII of the Plan), including storefront improvement grants, business recruitment and retention programs.

240. Specifically, the amendment is supportive of the following objectives:

Objective 1 Encourage commercial infill in areas along SE 82nd where there are vacant sites, deteriorating buildings, or under-utilized business properties.

241. The Plan will enable additional funding for Economic Development and Commercial Revitalization projects and programs on the Urban Renewal Projects list (Section VII of the Plan) along 82nd Avenue, including storefront improvement grants, business recruitment and retention programs.

Objective 7 Encourage storefront businesses that cater to the pedestrian along Foster Road and 72nd Avenue between SE Woodstock and Foster Road.

242. The Plane will enable redevelopment along the Forster Road corridor.

Policy 5 Transportation calls for ensuring that transit and traffic move safely and smoothly within the Mt. Scott-Arleta Neighborhood and improving transportation facilities to encourage pedestrian and bicycle use, as well as to accommodate physically challenged persons.

243. The Plan will expand the boundary to include the Foster Road corridor and enable additional funding for transportation projects on the Urban Renewal Projects list (Section VII of the Plan), including funding for the Foster Road Transportation and Streetscape Plan, which will enhance pedestrian and bicycle safety.

I. Powellhurst-Gilbert Neighborhood Plan

City Council adopted the Powellhurst-Gilbert Neighborhood Plan on January 31, 1996. The policies and objectives of the plan were adopted as part of Portland's Comprehensive Plan by Ordinance No. 169763. The Plan is supportive of the following policies:

Policy 1. Transportation calls for ensuring that the neighborhood is accessible by a variety of transportation modes including walking, bicycling, public transit, auto, and truck, while reducing noise, pollution and safety hazards.

244. The Plan will enable additional funding for transportation projects on the Urban Renewal Projects list (Section VII of the Plan) that will improve access through Lents, especially on Foster Road, Powell Boulevard, and 122nd Avenue that enhance transportation options such as walking and bicycling.

Policy 2. Trails, Parks, Open Space and Environment calls for ensure that the parks, green spaces, open spaces and other recreational and cultural opportunities of the Powellhurst-Gilbert neighborhood meet the needs of area residents and improve the neighborhood's appearance.

245. The Plan will facilitate public improvement projects to Bloomington Park, Leach Botanical Garden, and the Springwater Trail in the Powellhurst-Gilbert neighborhood as part of the Public Improvement projects on the Urban Renewal Projects list (Section VII of the Plan).

Policy 4. Housing and Neighborhood Livability calls for improving the neighborhood and encouraging diversity in the type and density of housing within the neighborhood.

246. The Plan will enable additional funding for Housing Development projects and programs on the Urban Renewal Projects list (Section VII of the Plan), including rental and homeowner repair programs that will help revitalize the residential areas in the neighborhood.

Policy 6. Economic Development calls for improving, supporting and creating businesses that enhance the neighborhood and provide needed goods and services to residents.

247. The Plan will enable additional funding for Economic Development and Commercial Revitalization projects and programs on the Urban Renewal Projects list (Section VII of the Plan) along 122nd Avenue, including storefront improvement grants, business recruitment and retention programs.
248. The Plan will enable redevelopment along the 122nd Avenue corridor.
249. Expanding the boundary to include the employment area along Powell Boulevard will enable new business development as an employment center.

J. Brentwood-Darlington Neighborhood Plan

City Council adopted the Brentwood-Darlington Neighborhood Plan on January 22, 1992. The policies and objectives of the plan were adopted as part of Portland's Comprehensive Plan by Ordinance No. 165071. The Plan is supportive of the following policies:

Policy 4. Housing calls for preserving and improving existing housing while providing opportunities for new housing for people of all ages and income levels.

250. The Plan will enable additional funding for Housing Development projects and programs on the Urban Renewal Projects list (Section VII of the Plan).
251. Overall, the City Council has established a goal of spending 30 percent of urban renewal funding on affordable housing projects and programs. Increasing the maximum indebtedness of the URA by will make approximately \$42 million available for housing programs and projects in the URA.

252. The Plan will provide additional funding for rental and homeowner repair programs that will help revitalize the residential neighborhoods in the URA (see Section VII of the Plan)..

Policy 6. Business and Industry calls for supporting the retention and expansion of existing businesses and encouraging new commercial uses when compatible with the surrounding neighborhood.

253. The Plan will enable additional funding for Economic Development and Commercial Revitalization projects and programs on the Urban Renewal Projects list (Section VII of the Plan) along 82nd Avenue, including storefront improvement grants, business recruitment and retention programs.

K. Creston Kenilworth Neighborhood Plan

City Council adopted the Creston Kenilworth Neighborhood Plan on June 11, 1998. The policies and objectives of the plan were adopted as part of Portland's Comprehensive Plan by Ordinance No. 172365. The proposed Plan is supportive of the following policies:

Urban Design Concept emphasizes the elements that contribute to the neighborhood's character. The major elements that are within the proposed URA expansion area are:

Foster Road Corridor will be redeveloped to strengthen the north and east edges of the neighborhood and will include medium and small scale pedestrian-friendly commercial and residential development. The corridor will be landscaped to encourage pedestrian movement and furnished with transit amenities.

Intersection of Foster/Powell/52nd Avenue functions as a gateway to the neighborhood with the traffic median at the intersection enhanced with landscaping and public art. Adjoining development will create a vibrant place and contribute to the pedestrian character of the area.

254. Expanding the boundary to include commercial areas along Foster Road will enable redevelopment along the corridor.
255. The Plan will enable additional funding for Economic Development and Commercial Revitalization projects and programs on the Urban Renewal Projects list (Section VII of the Plan), including storefront improvement grants, business recruitment and retention programs.

Policy 1B. Traffic and Transportation calls for supporting transportation improvements that enhance the appearance and livability of SE Powell Boulevard, SE Foster Road and SE Thirty-ninth Avenue.

256. The Plan will expand the boundary to include the Foster Road corridor and enable additional funding for transportation projects on the Urban Renewal Projects list (Section VII of the Plan), including funding for the Foster Road Transportation and Streetscape Plan, which will enhance pedestrian and bicycle safety.

Policy 3. Business and Economic Development calls for supporting local businesses that serve the resident's needs, provide a public forum for interaction, and bring diversity to the neighborhood.

257. The Plan will enable additional funding for Economic Development and Commercial Revitalization projects and programs on the Urban Renewal Projects list (Section VII of the Plan), including storefront improvement grants, business recruitment and retention programs for local businesses along Foster Road.

Policy 5B. Housing calls for encouraging infill housing development along transit streets and at the commercial and mixed-use nodes.

258. Expanding the boundary to include the Foster Road corridor will enable potential housing and mixed-used redevelopment on opportunity sites.
259. The Plan will enable additional funding for Housing Development projects and programs on the Urban Renewal Projects list (Section VII of the Plan).

V. URBAN RENEWAL AREA

This section identifies Expansion Areas that will be added to the Area. The following exhibits are references for each of the areas:

- Exhibit I. Expansion Areas
- Exhibit II. Deletion Areas

The legal descriptions and maps identifying information about the Area are shown below. The existing exhibits are hereby replaced in their entirety to reflect the addition of the Expansion Areas to the Area:

- Exhibit A. Lents Town Center Urban Renewal Area Legal Description of Area Boundary
- Exhibit A.1 Map of Legal Description
- Exhibit B. Comprehensive Plan Map

The language contained below is added to the end of the corresponding section in the existing Plan.

B. The specific Expansion Areas are:

1. SE Foster Road Expansion Area

SE Foster Road from SE 50th Avenue to SE 79th Avenue serves as a gateway to the Lents Town Center Area. It presently has a number of small businesses which could benefit from business loan assistance. There are also parcels which are undeveloped or underdeveloped. In addition to the commercial properties, there are three multi-family residential zoned properties which are in need of rehabilitation. Upgrading of this entrance to the Area will provide a more positive and attractive entrance to the Lents Town Center as a whole and the expected spin off benefit is private investment in the Town Center Area.

2. Marysville School Expansion Area

The City has begun to develop partnerships with local schools to increase enrollment and stability in the neighborhood. Inclusion of these schools into the Area will provide the opportunity for these sites to qualify for funding for future facility improvements identified as part of this initiative. Marysville School, located at 7733 SE Raymond, is part of Portland Public Schools and serves the Lents neighborhood. Also included in this area are a number of residential parcels which may qualify for assistance through the neighborhood based housing programs.

3. SE Powell Boulevard Expansion Area

The sites west of SE 102nd Avenue on SE Powell Boulevard are potential sites for job creation. One is zoned General Industrial 2, while the other is zoned General Employment 2.

4. SE 122nd Avenue and Powell Boulevard Expansion Area

The parcels on SE 122nd Avenue are commercial and/or residential opportunity node at SE Powell Boulevard. This node will provide opportunity for the creation of new service related development for adjacent residential areas.

5. SE 122nd Avenue and Holgate Expansion Area

The parcels on SE 122nd at Holgate are a residential and commercial opportunity node. The commercial node will provide the opportunity for the creation of new service related development for adjacent residential areas. The residential area will provide the opportunity to upgrade existing housing stock.

6. Alice Ott Middle School Expansion Area

The City has begun to develop partnerships with local schools to increase enrollment and stability in the neighborhood. Inclusion of these schools into the Area will provide the opportunity for these sites to qualify for funding for future facility improvements identified as part of this initiative. This area also includes a residential development opportunity site. Alice Ott Middle School, located in this expansion area at 12500 SE Ramona Street, is part of the David Douglas School District.

7. SE 122nd Avenue and Foster Road Expansion Area

The parcels on SE 122nd Avenue at Foster Road are a commercial and/or residential opportunity node. This node will provide an opportunity for the creation of new service related development for adjacent residential areas.

8. Leach Botanical Garden Expansion Area

The Leach Botanical Garden (Garden) is a recreational, ecological, and tourism asset to the Lents Town Center Area. It brings in visitors from around the state while serving as a local park for the Lents residents. The Garden is in need of upgraded facilities to maintain its stature as a destination park. Inclusion of this site in the Area will provide the opportunity for the Garden to qualify for funding for future facility improvements and implement a new master plan.

9. Knapp Street Triangle Expansion Area

This area, located south of SE Knapp Street from SE 92nd Avenue to SE 102nd Avenue, is a prime location for future residential development. The development of additional housing will further stabilize the neighborhood and provide support to existing businesses. Its proximity to the Freeway Lands site provides an additional advantage in relation to future development of that site.

C. The specific deletions to the area are:

10. *Deletions from I-205 right of way*

Approximately 65 acres of I-205 right of way will be deleted from the Area, see Exhibit III.

VI. PROPOSED LAND USES

No changes.

VII. URBAN RENEWAL PROJECTS

The language in this section VII replaces the language in the corresponding section VII in the existing Plan in its entirety.

In order to achieve the objectives of this Plan, the following projects will be undertaken by the Commission in accordance with applicable federal, state, county and city laws, policies and procedures. These projects may be modified, expanded or eliminated as needed to meet the objectives of the Plan, subject to Section XII, Amendments to the Plan.

A. Public Improvements

Public improvements include the construction, reconstruction, repair or replacement of sidewalks, streets, transit systems, parking, parks, pedestrian amenities, water, sanitary sewer facilities, storm sewer facilities and other public infrastructure deemed appropriate for the achievement of the goals and objectives of this Plan.

1. SE Foster Road Street Improvements

SE Foster Road is the main east-west street of the Area, cutting through the heart of the Lents Town Center and serving a variety of transit, commercial and neighborhood purposes. Portions of SE Foster Road are classified by the City of Portland as a Major City Traffic Street, Major City Transit Street, City Bikeway, City Walkway and Major Truck Street. Portions of SE Foster Road are classified by Metro as a Main Street and Corridor.

It is a primary objective of this Plan that SE Foster Road plays a significant and supportive role in revitalizing the Area's commercial and neighborhood districts.

Improvements to SE Foster Road will more closely link the functions of SE Foster Road to the immediately adjacent commercial and neighborhood districts of the Area, as well as meet the objectives of the Transportation Element of the City of Portland Comprehensive Plan. These projects are also intended to support and stimulate the revitalization and redevelopment of currently vacant, underutilized or blighted commercial property in the Area by improving the utility and character of SE Foster Road in ways that the community envisions and will encourage and support redevelopment of the downtown Lents central business district.

- a) Intersection Improvements: signals, pedestrian accommodations and curb extensions.

- b) Pedestrian Improvements: safety, traffic calming, signal improvements, crossing improvements. Bicycle improvements: lane striping, signage.
- c) Bicycle improvements: signal improvements, lane striping, and signage.
- d) Assist with implementation of the Foster Road Transportation and Streetscape Plan (2003).

2. SE 82nd Avenue Improvements

SE 82nd Avenue is the main north-south traffic corridor in the Area and serves a variety of transit, commercial and neighborhood purposes. Portions of SE 82nd Avenue are classified by the City of Portland as a Major City Traffic Street, Major City Transit Street, City Walkway and Major Truck Street. Portions of SE 82nd Avenue are classified by Metro as a main street and corridor.

Improvements to this street at major intersections are intended to promote safer and more efficient circulation of vehicles and pedestrians, and encourage redevelopment of underutilized commercial property. Sidewalk and other pedestrian accommodating improvements between intersections will facilitate access of neighborhood residents to and between commercial areas.

- a) Intersection Improvements: signals, pedestrian accommodations and curb extensions.
- b) Pedestrian Improvements: traffic calming, signal improvements, crossing improvements, and sidewalks.

3. SE 92nd Avenue Improvements

SE 92nd Avenue between SE Powell Boulevard and SE Holgate Boulevard is a heavily traveled, mainly residential street impacted by cut-through commercial and freeway traffic. The street lacks sidewalks, curbs, gutters and improved intersections. These conditions contribute to the blighted appearance of this stretch of the neighborhood, as well as higher speed traffic flows which create conflicts and difficulties for pedestrian and bicycle traffic, therefore impeding the regional and local policy goals and objective of the town center.

Portions of SE 92nd Avenue are classified by the City of Portland as Neighborhood Collector Street, Minor City Transit Street, City Walkway and City Bikeway. Portions of SE 92nd Avenue are classified by Metro as a main street in the Lents Town Center area.

- a) Street Improvements: road surface, storm water control, street lights, street trees, curbs and curb extensions.

b) Pedestrian Improvements: traffic calming, signal improvements, crossing improvements, and sidewalks.

c) Bicycle Improvements: signal improvements, lane striping, and signage.

4. SE 122nd Avenue Improvements

SE 122nd Avenue, between SE Powell Boulevard and SE Foster Road, is classified by Metro as a main street and corridor, and by the City of Portland as a City Walkway, City Bikeway, Transit Access Street, Major City Traffic Street, Regional Corridor (Design). The City has designated this as a high density corridor with key commercial nodes to serve local residents.

a) Intersection Improvements: signals, pedestrian accommodations, and curb extensions.

b) Pedestrian Improvements: traffic calming, signal improvements, crossing improvements, and sidewalks.

c) Bicycle Improvements: signal improvements, lane striping, and signage.

5. SE 104th Avenue Improvements

SE 104th Avenue between SE Powell Boulevard and SE Harold Street is a local street needing significant improvements to bring it up to current standards. The community desires new sidewalks and improved conditions for bicycle and vehicular traffic. Major reconstruction of the roadbed is required to build sidewalks and facilitate proper storm water management and drainage.

a) Intersection Improvements: signals, pedestrian accommodations, and curb extensions.

b) Pedestrian Improvements: traffic calming, signal improvements, crossing improvements, and sidewalks.

c) Bicycle Improvements: signal improvements, lane striping, and signage.

d) Stormwater management and drainage.

6. Area-Wide Street Improvements — Annual Program

In order to stimulate and support desired commercial and neighborhood revitalization, funds will be available on an annual basis to respond to needs of emerging redevelopment projects and neighborhood improvement projects to

address traffic calming, pedestrian and bicycle accommodation and rebuild unimproved streets.

- a) Street Improvements: road surface, storm water control, lights, trees, curbs, and curb extensions.
- b) Pedestrian Improvements: traffic calming, signal improvements, crossing improvement, and sidewalks.

7. Parking Facilities

Redevelopment of the downtown Lents business district is a high priority of the community. The availability of adequate parking to support desired commercial activity is seen as a key ingredient in the commercial development strategy of this area. To stimulate and support the desired character and potential redevelopment of the business district, funds will be used to develop strategic parking lots or structures as defined by planning activities.

8. Public Facilities / Spaces

The development of public facilities and spaces is a key element in the development of a revitalized and healthy Lents Town Center that is attractive to future private investment and supportive of a stable neighborhood and residential character. Facilities are planned to integrate resident and public uses with commercial and economic development activities while maximizing the utility of existing and planned public infrastructure.

- a) Community / Public Service Center: to be further defined and sited as a result of a community planning process. This facility is envisioned to serve as a community-gathering place. Associated with such a facility will be other public or community uses (e.g. fire, police, fraternal organizations, youth services, school programs, library, and public offices) that create an active and multi-purpose focus for the town center.
- b) Workforce Training Center: to be further defined and sited as a result of a community planning process. This facility will serve as the focal point for coordinating and providing training of the area workforce to meet the needs of employers attracted to the area as a result of other activities of this plan.
- c) Public Square / Plaza: to be further defined and sited as a result of a community planning process. The community-desired character of the downtown Lents business district (the heart of the Lents Town Center) includes providing for a dedicated public open space which will serve as a gathering and/or market place for commercial and neighborhood activities (e.g. festivals, farmer's market, concerts). Such a place is intended to support and enhance the emerging development of the downtown Lents

business district, and encourage the integration of commercial activities with the surrounding residential neighborhood.

d) Area Gateway Projects: to be further defined and sited as a result of a community planning process. Attractive signage and/or other distinctive features will be constructed at strategic locations to identify the area and different neighborhoods.

e) School Infrastructure Improvements: to be further defined and sited following school facility assessments. Facility and infrastructure improvements may address deteriorating or inadequate facilities such as playgrounds and access, as they impact neighborhood livability.

f) Public Building Improvements: Multnomah County owns and operates the Wikman Building, which was originally built as a Carnegie Library in 1919. This facility is located within the Foster Corridor expansion area. This building is currently used for Juvenile Services - Community Based Supervision Program. The building requires substantial improvements to help meet current building codes and extend the useful life of the building. Exterior improvements will address the blighted appearance as well. The public building will serve the Area by providing public facilities and services for Area residents.

9. Watershed / Floodwater Management Projects

The impact of Johnson Creek on past and future development of the Area can not be understated. As a major water feature and natural resource, the creek has significant potential to attract development to the Area. With a history and certain future of seasonal flooding in the Area, however, future development in the watershed will need to be carefully managed to minimize their impacts on the flooding of Johnson Creek. Conversely, floodwater management projects can serve to reduce the impacts of flooding on the surrounding area and existing development. Specific projects and programs will be further defined and sited as a result of a community planning process.

a) Floodwater Management Projects: to be further defined and sited as a result of a community planning process. Projects will serve to minimize and mitigate damage from natural hazard to public and private property in the area, and downstream, through the management of floodwater during flooding events.

b) Watershed Stormwater Diversion Program: to encourage the control and on-site management of stormwater in existing and new development within the area.

10. Parks and Recreation

Parks provide recreational, natural and cultural resources for the community. By upgrading facilities, improving accessibility and adding features to area parks, these resources will better serve the surrounding community and help attract future investment.

- a) Facilities Upgrades: projects will be undertaken to improve accessibility, add new site furnishings, interpretative features and enhance other amenities at Area parks.

B. Rehabilitation, Development and Redevelopment Assistance

The Commission will undertake loans and grant programs to assist property owners and tenants in rehabilitating or redeveloping property within the Area to achieve the objectives of the Plan. This may include residential, commercial or industrial loans or grants, financial assistance to improve older buildings to meet current code standards (including seismic standards), assistance to remediate environmental conditions, or other programs to eliminate blight in the area.

The Commission, with funds available to it, is authorized to establish financial assistance programs and provide below-market rate interest and market rate interest loans and provide such other forms of financial assistance to property owners, owners of buildings, tenants, community groups, non-profits which are in need of rehabilitation or persons desiring to acquire or lease property from the Commission, as it may deem appropriate in order to achieve the objectives of the Plan.

The Commission may acquire, improve and dispose of property that presents an opportunity to implement major private redevelopment projects, in conformance with the Comprehensive Plan, Zoning Ordinance and goals and objectives of this Plan. The detailed provisions pertaining to these activities are described in Sections VIII and IX of this Plan.

The Commission may undertake planning projects related to achieving the goals and objectives of this Plan.

1. Economic / Commercial Development

The Commission will support a variety of programs designed to maximize the development potential of underutilized property, employment potential of existing businesses, and improve the vitality and economic health of commercial and industrial areas to attract private development and employment activities.

- a) Business Finance: Financial assistance through loans or grants to help businesses grow and create jobs. Tax increment funds may be leveraged with private or other public funds.
- b) Storefront Improvement: Provide financial assistance to property owners or tenants to improve the appearance of commercial storefront properties.

- c) **Business Retention:** Provides technical assistance for businesses to improve productivity, competitiveness and resource conservation.
- d) **Target Industry Development:** Planning and implementation of strategies to increase quality, family wage jobs in the Area.
- e) **Community Economic Development:** Financial and technical assistance and other incentive programs to support commercial corridor revitalization, development of catalytic commercial projects, historical preservation and other opportunities to increase economic activity.

2. Housing Development

The Commission will support a variety of projects and programs, which will provide new and rehabilitated housing for residents and workers in the Area. Neighborhood revitalization and residential stabilization will have an important influence on the retention, attraction and expansion of commercial and employment opportunities in the Area.

- a) **Homeowner Repair Program:** Provide financial assistance to homeowners for the purpose of making repairs and improvements to their house and property.
- b) **Homebuyer Program:** Provide financial assistance to Area residents and employees in purchasing a house in the area.
- c) **Housing New Development and Revitalization/ Rehabilitation (Rental and Ownership) Program:** Provide technical and/or financial assistance to developers of new rental and ownership housing, and property owners making improvements to existing affordable housing stock, according to City and Commission housing policies and plans. This may include development of new affordable senior, workforce or family housing, repair/rehabilitation and preservation of existing low-income rental properties, and development of affordable rental and/or ownership housing as part of mixed-use projects that meet other revitalization goals (Section 3, below) in the Area to further the goals and objectives of this Plan.
- d) **Housing Replacement:** Facilitate the construction of up to 78 housing units by the year 2017 or prior to the completion of this Plan, whichever occurs first, as replacement for housing opportunity lost through rezoning of approximately 77,200 square feet of property from residential to commercial in the downtown Lents business district. This replacement shall be accomplished within the Area in one of the following ways:
 - 1. Building 39 housing units on land without zoning requiring the construction of housing (e.g. commercial, commercial storefront [CS] or central employment [EX] zones). Units replaced by this method shall be calculated at 1 unit / 2,000

SF of site area.

2. Increase the housing potential within the Plan Area by 78 housing units (Units replaced by this method shall be calculated at 1 unit / 1,000 SF of site area) by:
 - a) Securing approval for comprehensive plan map amendments and zone changes of non-residential zoning to residential zoning; or
 - b) Increasing the allowed densities on residentially zoned land.
3. A combination of methods #1 or #2 above where proportionate housing replacement is obtained and densities are calculated:
 - a) For method #1: 1 housing unit per 2,000 SF of site area.
 - b) For method #2: 1 housing unit per 1,000 SF of site area.

3. Commercial Redevelopment and Revitalization

The Commission will undertake redevelopment projects and financial assistance programs to support neighborhood revitalization, encourage development of underutilized properties for a variety of uses, including mixed-use commercial and residential, that will generate employment and housing opportunities and increase access to neighborhood and commercial services. Assistance includes predevelopment activities, acquisition, improvement, and disposition of real estate, financial and loan programs, access and infrastructure, and technical expertise.

- a) Lents Town Center Revitalization: Provide assistance to support development of the business district in accordance with the goals and objectives of the Plan.
- b) Station Area Redevelopment: Facilitate and assist integration of transit oriented development around Green Line MAX light rail stations at SE Powell Boulevard, SE Holgate Boulevard and SE Flavel Street.
- c) Commercial Corridor Revitalization: Target assistance for commercial property redevelopment, retail retention and improvements, and redevelopment opportunities at key sites including SE 92nd Avenue, SE Foster Road and SE Woodstock Boulevard in Town Center business

district, SE Foster Road between SE 50th and SE 82nd Avenues and SE 122nd Avenue commercial nodes.

4. Johnson Creek Industrial Area Revitalization

The Commission will undertake redevelopment projects and financial assistance programs to support industrial area revitalization and encourage development of underutilized properties that will generate employment. Assistance includes predevelopment activities, acquisition, improvement, and disposition of real estate, financial and loan programs, technical expertise, and access and infrastructure assistance.

Financial Assistance: Provide assistance for improvements to support employment generating development.

Access and Infrastructure Assistance: Provide technical expertise and/or financial assistance to integrate access and infrastructure, including watershed/flood management planning, that improve existing and future economic uses in the Johnson Creek Industrial Area and connectivity to the new MAX Green Line light rail transit stations.

C. Administration

The Commission will undertake administration of all aspects of the Plan including staffing, materials and services, and overhead.

VIII. PROPERTY ACQUISITION AND DISPOSITION

No change.

IX. PROPERTY DISPOSITION POLICIES AND PROCEDURES

No change.

X. RELOCATION POLICIES AND PROCEDURES

No change.

XI. TAX INCREMENT FINANCING

The language in this section XI replaces the language in the corresponding section XI in the existing Plan in its entirety.

C. Maximum Indebtedness

1. The maximum indebtedness that may be issued or incurred under the plan is TWO HUNDRED, FORTY-FIVE MILLION DOLLARS (\$245,000,000).

2. Any indebtedness permitted by law and incurred by the Commission or the City of Portland in connection with the preparation of this Plan or prior planning efforts related to this Plan may be repaid from tax increment revenues from the Area when and if such funds are available.
3. No additional indebtedness would be incurred under the Plan when either (1) the maximum indebtedness amount is reached, (2) the urban renewal area no longer has indebtedness or any plan to incur indebtedness within the next year or (3) on June 30, 2020, whichever comes first.

XII. AMENDMENTS TO PLAN

This section XII replaces the section XII in the existing Plan in its entirety.

This Plan may be reviewed and evaluated periodically, and may be amended as needed, in conformance with statutory requirements. All amendments to this Plan shall be made pursuant to the following procedures.

A. Substantial Amendments

Substantial amendments are solely amendments:

1. Adding land to the urban renewal area, except for an addition of land that totals not more than one percent of the existing area of the urban renewal area.
2. Increasing the maximum amount of indebtedness that can be issued or incurred under the plan.

Substantial amendments shall require the same approval process as required for initial plan adoption including the approval process as provided in ORS 457.095 and the notice requirement set forth in ORS 457.120.

B. Major Amendments

A major amendment is solely an amendment:

1. Adding land to the urban renewal area that totals not more than one percent of the existing area of the urban renewal area.

Major amendments shall be forwarded to the Planning Commission for recommendations as described in ORS 457.085(4) and shall require City Council approval as provided in ORS 457.095, but shall not require the notice described in ORS 457.120 or compliance with the procedures described in ORS 457.085(5). A report as required by ORS 456.085(3) shall accompany the amendment.

C. Council-Approved Amendments

Council-approved amendments are solely amendments:

1. Changing the Goals of the Plan.
2. Removing land from the urban renewal area.
3. Extending the last date to issue debt.
4. Identifying a building in a project as a public building and explaining how the building serves or benefits the urban renewal area.

Council-approved amendments require approval by the Portland Development Commission by resolution and by the City Council, which may approve the amendment by resolution. Council-approved amendments do not require any of the procedural or notice requirements found in ORS Chapter 457, including but limited to the procedures set forth in ORS 457.085 (4) and (5).

D. Minor Amendments

Minor amendments are amendments that are neither substantial, major, nor council-approved amendments. Minor amendments are effective upon adoption of a resolution by the Portland Development Commission approving the amendment.