

LENTS TOWN CENTER
URBAN RENEWAL AREA

Lents Five-Year Action Plan

May 2014

photo: Charley Zhenq
Photography

ACKNOWLEDGEMENTS:

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Photo credit (cover, pages 3, 10 and 13):

Charley Zheng Photography, charleyzheng.com

This project was made possible through a Community Planning and Development Grant from Metro and in Partnership with the Portland Development Commission, Bureau of Environmental Services, Portland Bureau of Transportation, Bureau of Planning & Sustainability, Portland Parks and Recreation, TriMet and with the Portland Housing Bureau. Special acknowledgement is given to the following staff:

Tyler Bump, Bureau of Planning and Sustainability
Christina Scarzello, Bureau of Planning and Sustainability
Maggie Skenderian, Bureau of Environmental Services
Marie Walkiewicz, Bureau of Environmental Services
Mauricio Leclerc, Portland Bureau of Transportation
Sarah Coates-Huggins, Portland Parks and Recreation
Karl Dinkelspiel, Portland Housing Bureau
Tom Mills, TriMet
Kimberly Branam, Portland Development Commission
Justin Douglas, Portland Development Commission
Trang Lam, Portland Development Commission
Kevin Cronin, Portland Development Commission
Alison Wicks, Portland Development Commission

Getting to Success in 2020

The Lents Town Center Urban Renewal Area is the second largest URA in Portland at 2,800 acres. It includes six distinct neighborhoods, three unique business districts, a highly accessible town center, and residents who are more ethnically diverse than Portland as a whole.

While the actions defined in the Lents Town Center URA Plan (1998) are being implemented, many of the hoped-for retail amenities, residential density, job growth, and private investment have yet to materialize. But the \$90 million of public investments in city infrastructure and facilities, redevelopment, business development, transportation, and affordable housing and hours of dedicated

public participation on advisory committees have laid solid groundwork on which to realize this vision.

So, what comes next? We're doubling down. The Lents Action Plan lays out a strategy for the next five years that focuses investments where they will have the most impact, ensures existing residents and businesses benefit, and takes some calculated risks. We're looking to change the game, and it's going to take a team effort.

Are you in?

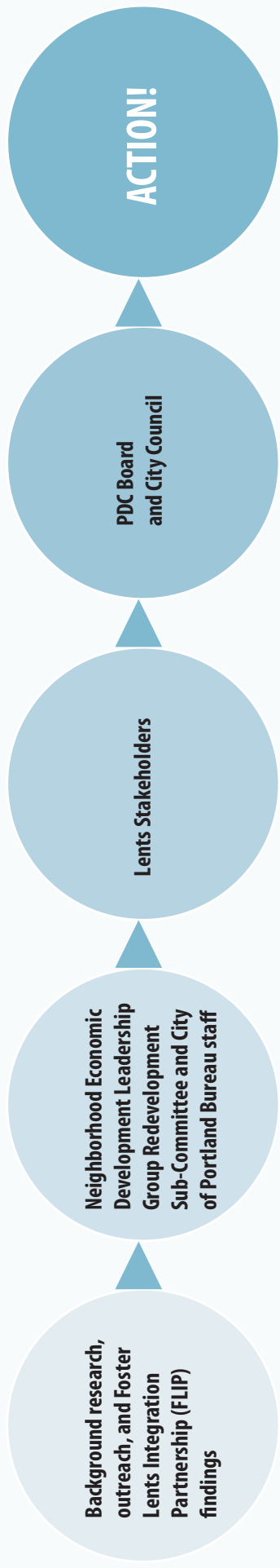


Photo: "Where were you born?" Map of vendors and customers at the Lents International Farmer's Market. The Market is held every Sunday from June-October. As Portland's only internationally focused market, it provides fresh, affordable, and culturally unique produce to the diverse Lents Community and offers farm-direct sales opportunities for emerging farmers, and new business owners.

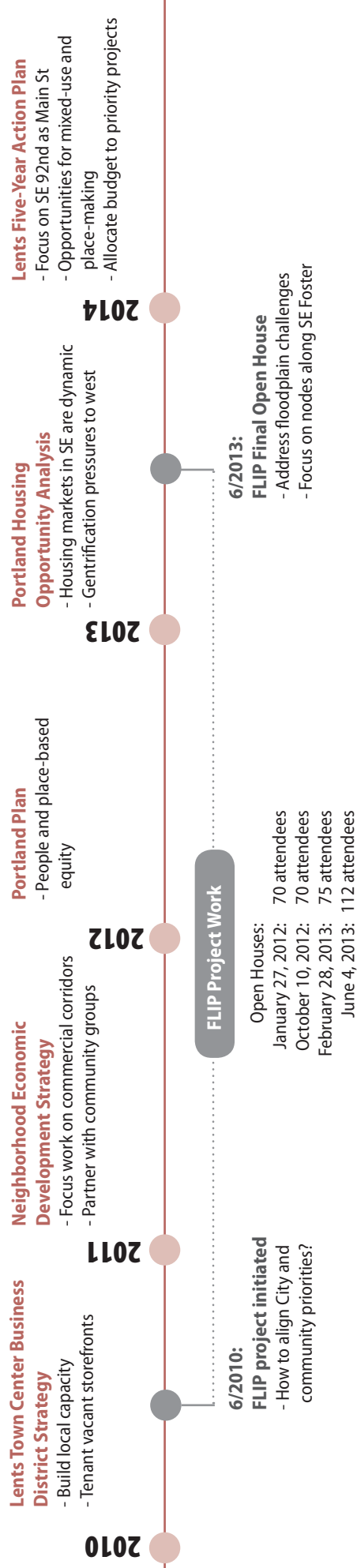
Photo by Charley Zheng Photography

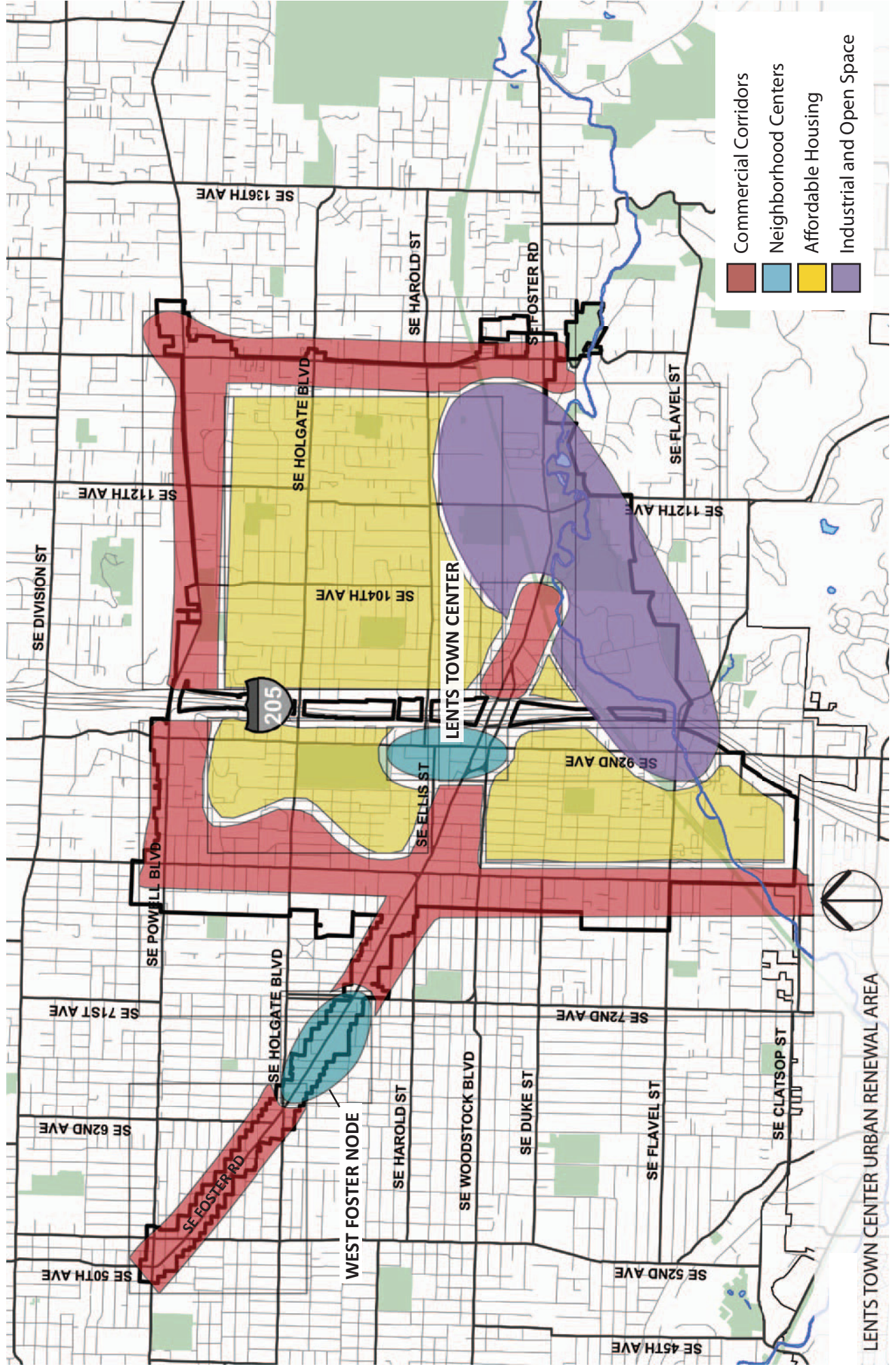
PLAN PROCESS & PUBLIC PARTICIPATION

How did we get to the Lents Five-Year Action Plan?



What did we learn along the way?





LENTS TOWN CENTER

Stimulate development that positively changes the reputation and increases the vitality of the Lents Town Center.

1. Concentrate investment along 92nd Avenue and initiate "game changing" redevelopment
2. Promote redevelopment and/or occupancy of PDC-owned properties.
3. Invest in planned infrastructure
4. Promote business development

WEST FOSTER NODE

Leverage infrastructure improvements to facilitate placemaking along the West Foster Node by tenantry and redeveloping PDC-owned properties, promoting private investment, and supporting businesses.

5. Promote redevelopment and/or occupancy of PDC-owned properties.
6. Facilitate redevelopment and occupancy of privately-owned properties
7. Invest in planned infrastructure
8. Promote business development

NEIGHBORHOOD CENTERS

PDC - \$25.7 Million*
PBOT - \$5.2 Million*

COMMERCIAL CORRIDORS

PDC - \$6.8 Million*
PBOT - \$1.7 Million*

INDUSTRIAL AND OPEN SPACE

PDC - \$3.5 Million*
BES - \$2.4 Million*

AFFORDABLE HOUSING

PHB - \$9.1 Million*

82ND, POWELL BLVD, 122ND, FOSTER WEST & FOSTER EAST

Increase safety and vitality of Lents commercial corridors.

9. Invest in commercial corridor safety
10. Promote commercial corridor vitality & business development

FOSTER-POWELL, CRESTON-KENILWORTH, MOUNT SCOTT-ARLETA, LENTS, PLEASANT VALLEY & POWELLHURST-GILBERT

Encourage construction and rehabilitation of units and preserve housing affordability for homeowners and renters

11. Encourage construction of additional housing units through the use of non-tax increment financing programs
12. Preserve housing affordability for homeowners and renters
13. Take advantage of opportunities to construct new multifamily housing units

EAST FOSTER

Intensify industrial uses and plan for mitigation of 100-year flooding.

14. Promote traded sector business development
15. Facilitate redevelopment and expansion of privately-owned properties
16. Prepare for the future of regionally significant industrial lands and natural amenities

*Estimated investments, subject to availability of resources, PDC Board and/or City Council budget approvals.

Estimated incremental savings:
PDC - \$20,222,500
PBOT - \$1,900,000

PDC - \$20,222,500
PBOT - \$1,900,000

PBOI - \$1,900,000



1. Concentrate investment along 92nd Avenue and initiate "game changing"

redevelopment (PDC)

Phase I (FY13/14 – FY15/16): Implement Options 1A and 1B in tandem:

OPTION 1A: Grocery Anchor

Action 1.1: Grocery Anchor

- Facilitate development of mixed-use project with grocery anchor.

OPTION 1B: 92nd Main Street Approach

Action 1.2: Bakery Blocks

- Re-tenant the PDC-owned building with active retail uses.

Action 1.3: 92H- 92nd Avenue frontage

- Facilitate development of portion of the PDC-owned 92H property that fronts 92nd Avenue with a mixed-use commercial and housing project that supports retail focus on 92nd Avenue.

Action 1.4: 92H-East portion

- Facilitate development of Innovation Park in partnership with Building Research Establishment (BRE) and leverage private investments.

Action 1.5: 92H-Southwest corner

- Facilitate development of a public plaza on the 92H site

Action 1.6: McGalliard/Foster Rd/Crossroads Plaza

- Facilitate redevelopment of PDC-owned parcel with a mixed-use project that supports retail focus on 92nd Avenue.

2. Promote redevelopment and/or occupancy of PDC-owned properties (PDC)

Phase I (FY13/14 – FY15/16): Facilitate redevelopment of the following sites:

Action 2.1: 93rd & Woodstock

- Facilitate redevelopment of PDC-owned parcel with mixed-use commercial and housing project.

Action 2.2: Architectural Iron Products building

- Facilitate redevelopment of PDC-owned building through re-tenanting or sale of property.

Action 2.3: Tate

- Facilitate redevelopment of PDC-owned parcel in a way that interacts appropriately with Lents Town Center/SE Foster Rd MAX station.

*Estimated investments, subject to availability of resources, PDC Board and/or City Council budget approvals.

92nd Avenue from Ellis to Woodstock

*Estimated investments, subject to availability of resources, PDC Board and/or City Council budget approvals.

NEIGHBORHOOD CENTER - WEST FOSTER NODE

Leverage infrastructure improvements to facilitate placemaking along the West Foster Node (64th – 72nd) by tenanting and redeveloping PDC-owned properties, promoting private investment, and supporting businesses.

Leads: Portland Development Commission & Portland Bureau of Transportation

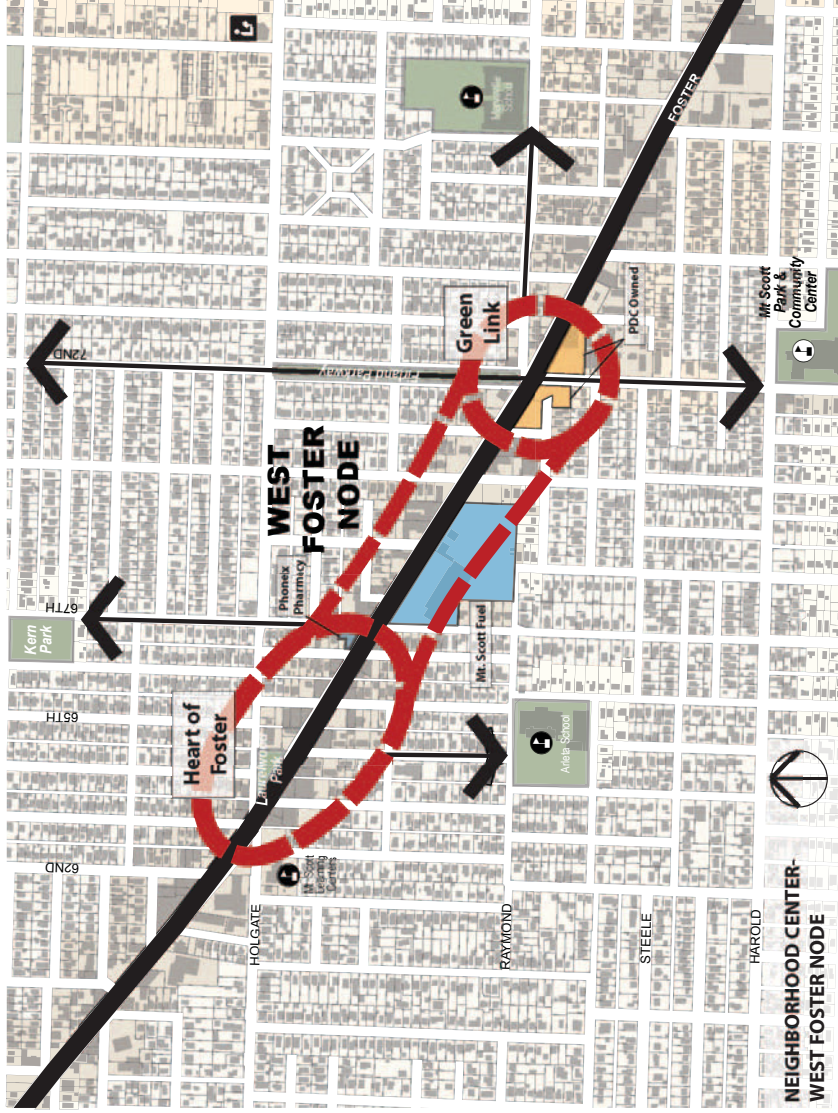
Potential Partners: Foster Area Business Association, property owners, developers, Bureau of Environmental Services

37075

Estimated investments*:

PDC - \$5,470,000

PBOT - \$3,345,000



Foster Road from 64th to 72nd

FACT:

Left: Portland Mercado, a grassroots development project of Hacienda CDC. Hacienda, along with community partners and an organized group of Latino entrepreneurs, are developing a Latino-themed public market, the first of its kind in Portland.



Rendering by Scott | Edwards Architecture LLP

5. Promote redevelopment and/or occupancy of PDC-owned properties (PDC)

Action 5.1: Facilitate redevelopment of 72nd & Foster – East site (Portland Mercado)

- Lease the PDC-owned parcel to Hacienda Community Development Corporation to renovate the existing onsite structure and develop the Portland Mercado.

Action 5.2: Facilitate redevelopment of 72nd & Foster – West site

- Facilitate redevelopment of PDC-owned parcel with a commercial or mixed-use project.

6. Facilitate redevelopment and occupancy of privately-owned properties (Property Owners & PDC)

Action 6.1: Mt. Scott Fuel

- Work with property owners through the Development Opportunity Services Grant Program to explore opportunities for redevelopment. If appropriate, utilize the PDC Commercial Property Redevelopment Loan Program to facilitate a real estate development deal.

Action 6.2: Phoenix Pharmacy

- Work with property owners through the Development Opportunity Services Grant Program to explore opportunities for redevelopment. If appropriate, utilize the PDC Commercial Property Redevelopment Loan Program to facilitate a real estate development deal.

7. Invest in planned infrastructure (PBOT)

Foster Road from 64th to 72nd

Action 7.1: Foster Road Streetscape improvements from 52nd to 89th

- Implement the Foster Road Streetscape Plan through design and construction for SE Foster Road from SE 52nd to SE 89th.

8. Promote business development (PDC)

Action 8.1: PDC business assistance in the form of outreach, financial and technical assistance programs.

- Support businesses and property owners with direct outreach from PDC staff, by connecting to technical assistance programs, and through PDC grant programs including the Storefront Improvement Program, Green Features Grant, Development Opportunity Services Grant Program, and the Business Finance Program.

*Estimated investments, subject to availability of resources, PDC Board and/or City Council budget approvals.

COMMERCIAL CORRIDORS

Increase safety and vitality of Lents commercial corridors.

Leads: Portland Development Commission, Portland Bureau of Transportation, Metro & Bureau of Planning & Sustainability
Potential Partners: Foster Area Business Association, 82nd Avenue Coalition, Lents Grown, business owners, property owners, Portland Housing Bureau, ODOT

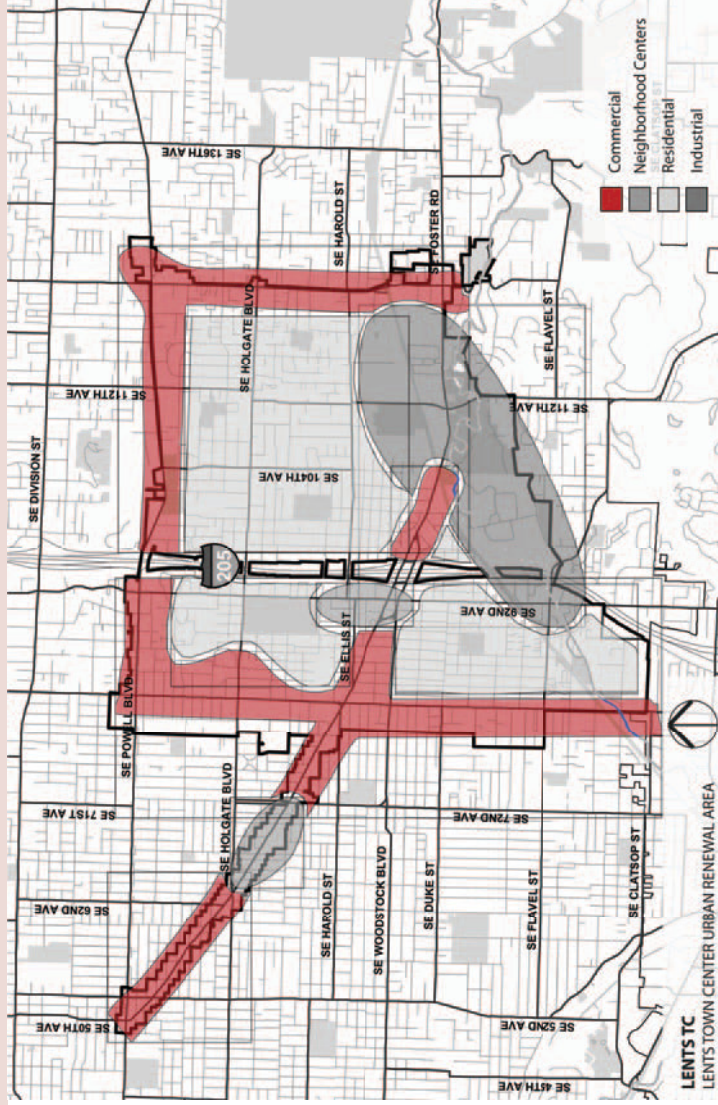
COMMERCIAL CORRIDORS

37075

Estimated investments*:

PDC - \$6,785,000

PBOT - \$1,700,000



82nd Avenue, Powell Boulevard, 122nd Avenue, Foster Road West & Foster Road East

9. Invest in commercial corridor safety (PBOT & Metro)

Action 9.1: Implement streetscape improvements on 122nd Avenue from SE Holgate to SE Ramona.

- Implement the SE 122nd: Ramona to Holgate Sidewalk Infill Project from design to construction.

Action 9.2: Improve transit service along Division and Powell

- Through the Metro-led Powell-Division Transit Development Project, develop a transit solution that effectively serves the high demand along Division and Powell in the near term. Plan, design, and prepare for construction of new transit line and station areas.

10. Promote commercial corridor vitality & business development (PDC & Community Organizations)

Action 10.1: Invest in affordable and/or workforce mixed-use projects, with high-density housing.

- Support mixed-use projects that include high-density affordable and/or workforce housing along commercial corridors.

Action 10.2: PDC business assistance in the form of outreach, financial and technical assistance programs.

- Support businesses and property owners with direct outreach from PDC staff, by connecting to technical assistance programs, and through PDC grant programs including the Storefront Improvement Program, Green Features Grant, Development Opportunity Services Grant Program, and the Business Finance Program.

Action 10.3: Support local community organizations

- Partner with local community organizations as project opportunities arise, such as implementing the Laurelwood Park Master Plan or the Alley Allies project with Foster Green EcoDistrict.

*Estimated investments, subject to availability of resources, PDC Board and/or City Council budget approvals.

FACT:

In FY 12/13, PDC served 23 business owners, property owners, and community organizations in Lents through PDC's Storefront Improvement, Green Features Grant, Development Opportunity Services, and the Community Livability Grant Programs.



Photo: Charley Zheng Photography

Lents Five-Year Action Plan - May 2014

AFFORDABLE HOUSING

Lead: Portland Housing Bureau

37075
Estimated Investments*:
PHB - \$9,119,109



*Estimated investments, subject to availability of resources, PDC Board and/or City Council budget approvals.

Photo: Portland Housing Bureau

The 2013 BPS Gentrification & Displacement Study by Dr. Lisa K. Bates identified the Lents area as vulnerable to displacement. Home sale prices and number of transactions are on the rise and tracking with pre-recession values.

INDUSTRIAL AND OPEN SPACE

Estimated investments*:
PDC - \$3,500,000 + EZone
BES - \$2,400,000

Leads: Bureau of Planning & Sustainability, Portland Development Commission, Bureau of Environmental Services, Portland Bureau of Transportation, Portland Parks and Recreation
Potential Partners: Army Corps of Engineers



15. Facilitate redevelopment and expansion of privately-owned properties (various)

Action 15.2: Facilitate development and expansion of regional destinations and a connected open space network – Leach Botanical Gardens, Zenger Farms, and Springwater Wetlands. (Leach Botanical Gardens, Zenger Farm & BES)

- Develop the six-acre Upper Garden at Leach Botanical Garden to enhance cultural, educational, and botanical offerings of the garden.
- Build the Urban Grange at Zenger Farm to expand the farm's educational offerings and strengthen its long-term financial viability while serving as a hub for healthy food, environmental education and community connection.
- Restore and reconnect wetland and other natural areas along the Springwater Corridor Trail between Beggars Tick and Zenger Farms to enhance flood mitigation.

- Identify lead to initiate project development for mitigation of 100-year flood impacts on homes and businesses.

- Plan to connect natural areas, Leach Botanical Gardens, and key SE Portland destinations with trails and bikeway connections included in the Portland Bicycle Plan for 2030, sidewalk networks, and off-street trail systems.

Photo: Portland Bureau of Environmental Services

The City of Portland completed work on the Foster Floodplain Natural Area in 2012. Working for more than 15 years through the Willing Seller Acquisition Program, the City purchased the land from 60 families and helped them move out of the 100-year floodplain. Restoration of the 63-acre site transformed a flood-prone neighborhood into a beautiful natural area.

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WHAT DOES SUCCESS LOOK LIKE IN THE NEXT FIVE YEARS?

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LENTS TOWN CENTER

Key Measure:

Five Lents Town Center redevelopment projects are constructed or under construction.

WEST FOSTER NODE

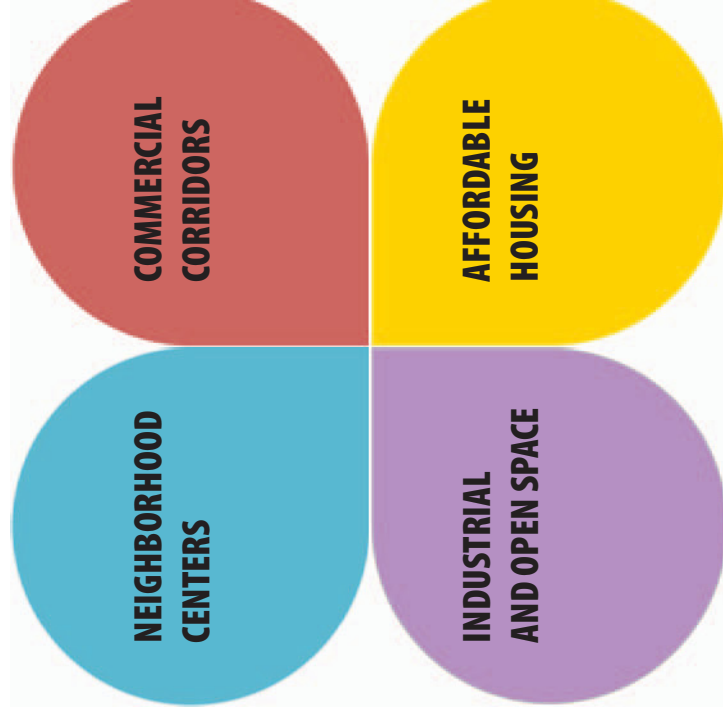
Key Measure:

Two West Foster redevelopment projects are constructed or under construction.

INDUSTRIAL AND OPEN SPACE

Key Measure:

Construction is completed for the Upper Garden at Leach Botanical Gardens, the Urban Grange at Zenger Farm and the Springwater Wetlands.



COMMERCIAL CORRIDORS

Key Measure:

100 businesses and property owners are served through Portland Development Commission grant and loan programs.

AFFORDABLE HOUSING

Key Measure:

75 families receive financial assistance to buy or stay in their homes.

FACTS:

Z HAUS BREWING, the first family-friendly brewpub in East Portland's recent history, will open on 92nd Avenue in 2014.

THE TOWN OF LENTS was founded in 1892 by Oliver P. Lent. What is now 92nd Avenue was the Town of Lents' historic Main Street.



LENTS FIVE-YEAR ACTION PLAN METRICS				
ACTION PLAN METRICS	NC	CC	AH	IO
	Number of Released Request for Interests/Qualifications/Proposals (PDC)			
	Number of Development Transactions (loans) and/or Executed Disposition and Development Agreements (PDC)			
	Formation and recognition of Lents Grown as new business district association (PDC)			
	Number of businesses/property owners that received assistance from a PDC Business Development Officer (PDC)			
	Number of businesses/property owners receiving PDC Grants- Storefront Improvement, Development Opportunity Study, and Green Features (PDC)			
	Number of businesses/property owners receiving PDC loans (PDC)			
	Infrastructure projects completed (PBOT)			
	Number of affordable units built/dollars invested (PHB)			
	Number of home repair loans/dollar amount (PHB)			
BASELINE METRICS	Number of home repair grants/dollar amount (PHB)			
	Number of people utilizing HOLTE and DPAL programs (PHB)			
	Number of people accessing fair housing resources (PHB)			
	Lead assigned for Action 16.1 Planning to mitigate for 100-year flood impacts (Mayor's Office)			
	Baseline and tracking of census data (unemployment, poverty, income, minority, & education) over 5 years (PDC)			
	Baseline and tracking of Gentrification and Displacement over 5 years (BPS)			
	Number of pedestrian fatalities and injuries (PBOT)			
	Number of auto accidents, fatalities and injuries (PBOT)			
	Number of employees in each commercial corridor (PDC)			
	Number of businesses on each commercial corridor (PDC)			

LENTS FIVE-YEAR ACTION PLAN - ACTION TIMELINE

• Anticipated Implementation • Opportunity based • Program based

Lents Five-Year Action Plan				
FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18
Phase I (FY 13/14 – FY 15/16)				
Phase II (FY 16/17 – FY 18/19)				

Neighborhood Centers - Lents Town Center					
Action 1.1: Grocery Anchor	•	•	•		
Action 1.2: Bakery Blocks	•	•	•		
Action 1.3: 92H- 92nd Avenue frontage		•			
Action 1.4: 92H-East portion	•	•			
Action 1.5: 92H-Southwest corner		•			
Action 1.6: McGalliard/Foster Rd/Crossroads Plaza		•			
Action 2.1: 93rd & Woodstock		•			
Action 2.2: Architectural Iron Products building		•			
Action 2.3: Tate		•			
Action 2.4: Sullivans/Church Lots					
Action 2.5: LTC II	•	•	•		
Action 2.6: Bauske	•	•	•		
Action 2.7: Edmondson	•	•	•		
Action 2.8: Dagel			•		
Action 3.1: Implement Lents Entryways and Foster/Woodstock streetscape improvements.	•				
Action 4.1: PDC business assistance in the form of outreach, financial and technical assistance programs.	•	•	•		
Action 4.2: Support new business district formation.		•	•		
Action 4.3: Facilitate redevelopment and occupancy for private property owners	•	•	•	•	•
Neighborhood Centers - West Foster Node (64th - 72nd)					
Action 5.1: Facilitate redevelopment of 72nd & Foster – East site (Portland Mercado)	•	•			
Action 5.2: Facilitate redevelopment of 72nd & Foster - West site				•	
Action 6.1: Mt. Scott Fuel	•	•	•		
Action 6.2: Phoenix Pharmacy			•		
Action 7.1: Foster Road Streetscape improvements from 52nd to 89th		•	•		
Action 8.1: PDC business assistance in the form of outreach, financial and technical assistance programs.	•	•	•		
Action 8.1: PDC business assistance in the form of outreach, financial and technical assistance programs.	•	•	•		
Action 9.1: Implement streetscape improvements on 122nd Avenue from Holgate to Ramona.	•	•			
Action 9.2: Improve transit service along Division and Powell	•	•	•		
Action 10.1: Invest in affordable and/or workforce mixed-use investments, with high-density housing.					
Action 10.2: PDC business assistance in the form of outreach, financial and technical assistance programs.	•	•	•		
Action 10.3: Support local community organizations					
Commercial Corridors					
Action 11.1: Provide System Development Charges and limited tax exemptions	•	•	•		
Action 12.1: Invest in home repair loans and grants	•	•	•		
Action 12.2: Create new homebuyer opportunities, particularly in communities of color.	•	•	•		
Action 12.3: Provide fair housing education and advocacy	•	•	•		
Action 13.1: Leverage private sector (for-profit and non-profit) investments in multifamily housing when public resources are available.					
Affordable Housing					
Action 14.1: Provide System Development Charges and limited tax exemptions	•	•	•		
Action 14.1: Promote retention, recruitment, and growth of industrial traded-sector businesses.	•	•	•		
Action 15.1: Facilitate development and expansion of privately-owned industrial properties.		•	•	•	•
Action 15.2: Facilitate development and expansion of regional destinations and a connected open space network - Leach Botanical Gardens, Zenger Farms, and Springwater Wetlands.	•	•	•		
Action 16.1: Explore ways to initiate planning to mitigate for 100-year flood impacts					•
Action 16.2: Initiate planning for improvements for bicycle and pedestrian connections east of I-205.					

LIST OF APPENDICES

Lents Five-Year Action Plan Background:

- 1. Lents Town Center URA Strengths, Weaknesses, Opportunities, and Threats Analysis

Foster Lents Integration Partnership (FLIP):

Report

- 2. Guiding Principles and Metrics
- 3. Project Process & Public Participation
- 4. Foster Corridor Investment Strategy
- 5. Project Summary Sheets
- 6. Implementation and Funding Strategies
- 7. Funding Tools

Neighborhood Economic Development

- 8. Neighborhood Economic Development Opportunities

Sustainable Infrastructure

- 9. Utility System Opportunities and Concepts
- 10. Green Infrastructure Memo

Flood Mitigation

- 11. Flood Mitigation Scenarios - Preliminary Hydrology & Hydraulics Analysis
- 12. Flood Mitigation Strategy
- 13. Comparison of Foster Flood Mitigation Alternatives
- 14. Economic Cost Benefit Analysis & Methodology for Foster Floodplain Redevelopment
- 15. Technical Memorandum: Foster Road Flood Mitigation Concepts
- 16. Infrastructure Funding & Financing Considerations

Urban Form

- 17. Existing Urban Form
- 18. Urban Form Opportunities

Transportation

- 19. Foster Corridor Transportation Existing Conditions & Opportunities
- 20. Foster Road Transportation and Streetscape Plan