



37075

Lents Town Center  
Urban Renewal Area

# Lents Five-Year Action Plan

Portland City Council Meeting  
May 28, 2014

PDC

PORTLAND  
DEVELOPMENT  
COMMISSION  
[www.pdc.us](http://www.pdc.us)



# ACKNOWLEDGEMENTS & THANK YOUS:

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## Neighborhood Economic Development Leadership Group - Redevelopment Subcommittee

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Annette Mattson, Subcommittee Chair, Portland General Electric,  
East Portland Action Plan

Michele Reeves, Civilis Consultants

Jerry Johnson, Johnson/Reid LLC

Nathan Teske, Hacienda CDC

Nick Sauvie, ROSE CDC, East Portland Action Plan

Javier Mena, Portland Housing Bureau

Ed McNamara, Mayor's Office, City of Portland

Joe Zehnder, Bureau of Planning and Sustainability

## Lents community feedback

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Jesse Cornett, Lents Neighborhood Association (Chair)

Nick Christensen, Lents resident

Juan Carlos Ocaña-Chíu, Leach Botanical Garden (Board Member)

Jonathan Brandt & Karen Wolfgang, Foster Green

Nathan Jones, Portland Enrichment, Livable Lents

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

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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

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

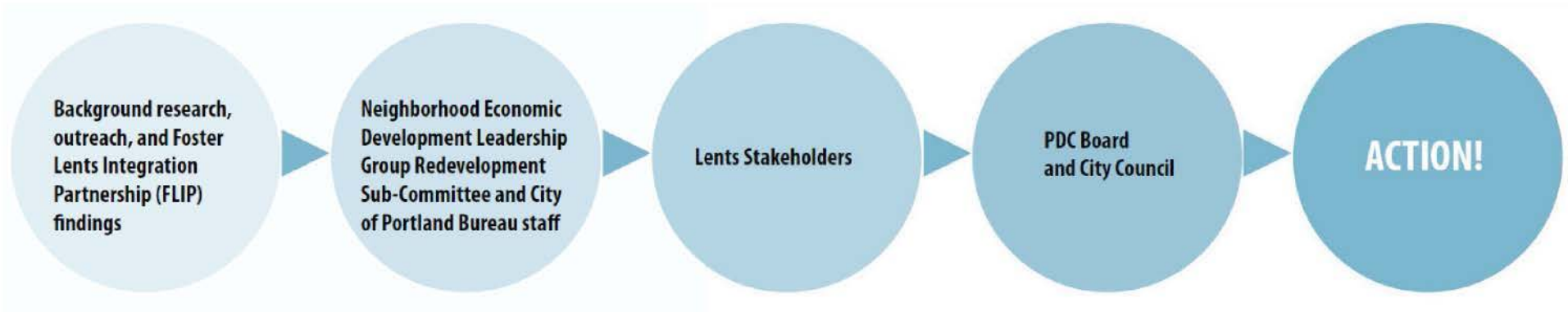




# INTRODUCTION

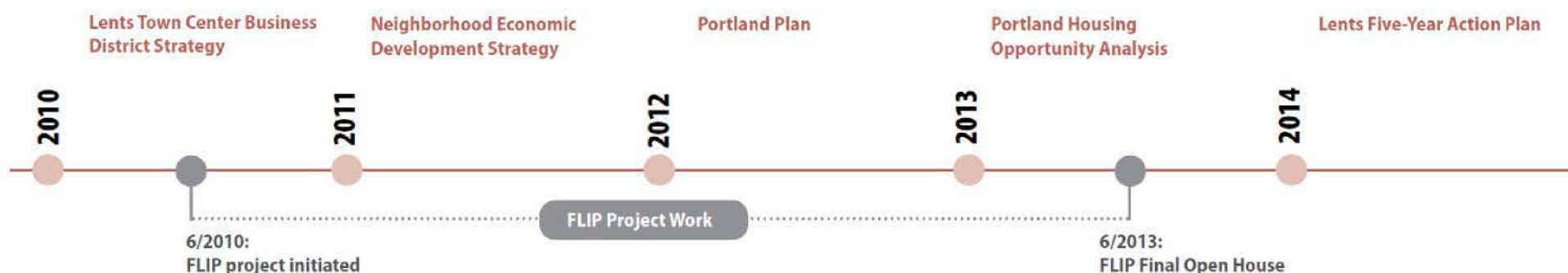
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## How did we get to the Lents Five-Year Action Plan?





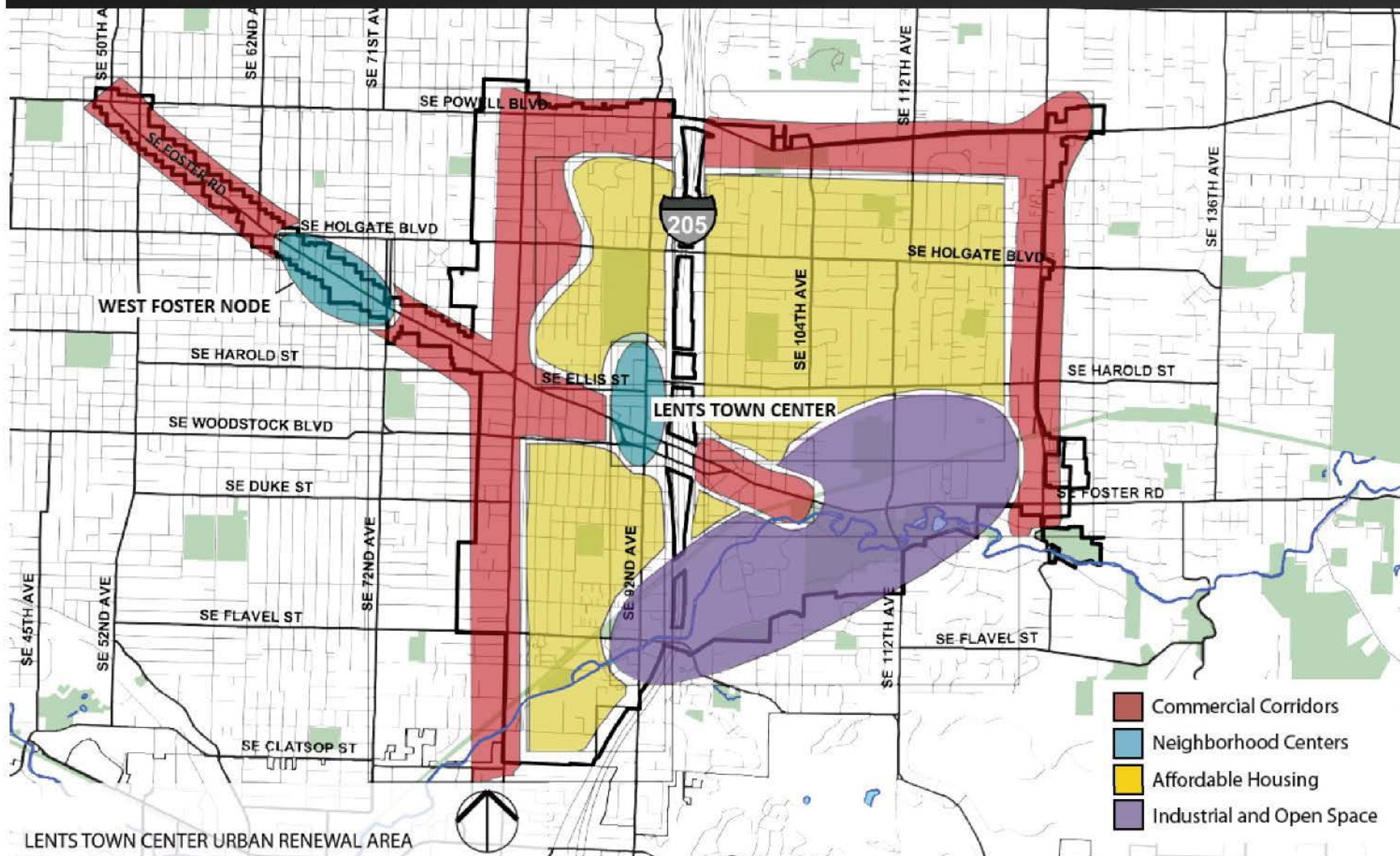
## What did we learn along the way?





# FOCUS GEOGRAPHIES

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# ACTION PLAN GOALS

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## LENTS TOWN CENTER

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

## WEST FOSTER NODE

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

## NEIGHBORHOOD CENTERS

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

## COMMERCIAL CORRIDORS

PDC - \$6.7 Million\*  
PBOT - \$1.7 Million\*

## 82<sup>ND</sup>, POWELL BLVD, 122<sup>ND</sup>, FOSTER WEST & FOSTER EAST

*Increase safety and vitality of Lents commercial corridors.*

## INDUSTRIAL AND OPEN SPACE

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

## AFFORDABLE HOUSING

PHB - \$9.1 Million\*

## 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.*

## EAST FOSTER

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

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





# OBJECTIVES AND ACTIONS

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## NEIGHBORHOOD CENTERS

### NEIGHBORHOOD CENTER - LENTS TOWN CENTER

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

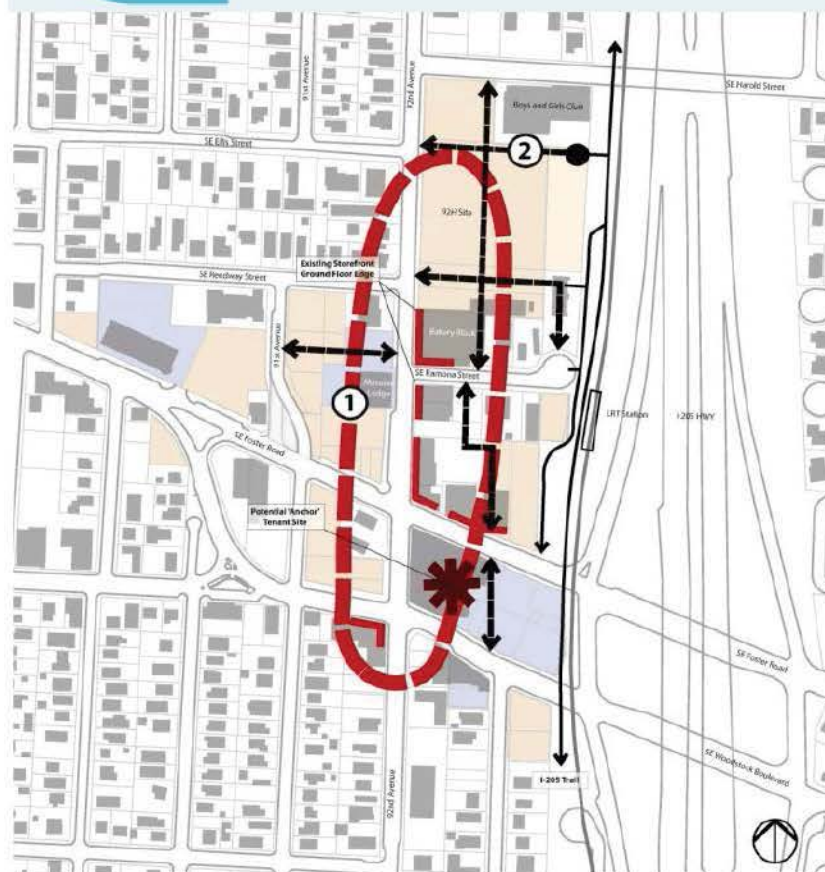
**Leads:** Portland Development Commission & Portland Bureau of Transportation

**Potential Partners:** Lents Grown, property owners, developers

Estimated investments\*:

PDC - \$20,222,500

PBOT - \$1,900,000



92nd Avenue from Ellis to Woodstock

*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” development
2. Promote redevelopment and/or occupancy of PDC-owned properties
3. Invest in planned infrastructure
4. Promote business development

- \* OPTION 1A: Grocery Anchor
- OPTION 1B: 92nd Main Street Approach
- ↔ Extend connections



# OBJECTIVES AND ACTIONS

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## NEIGHBORHOOD CENTERS

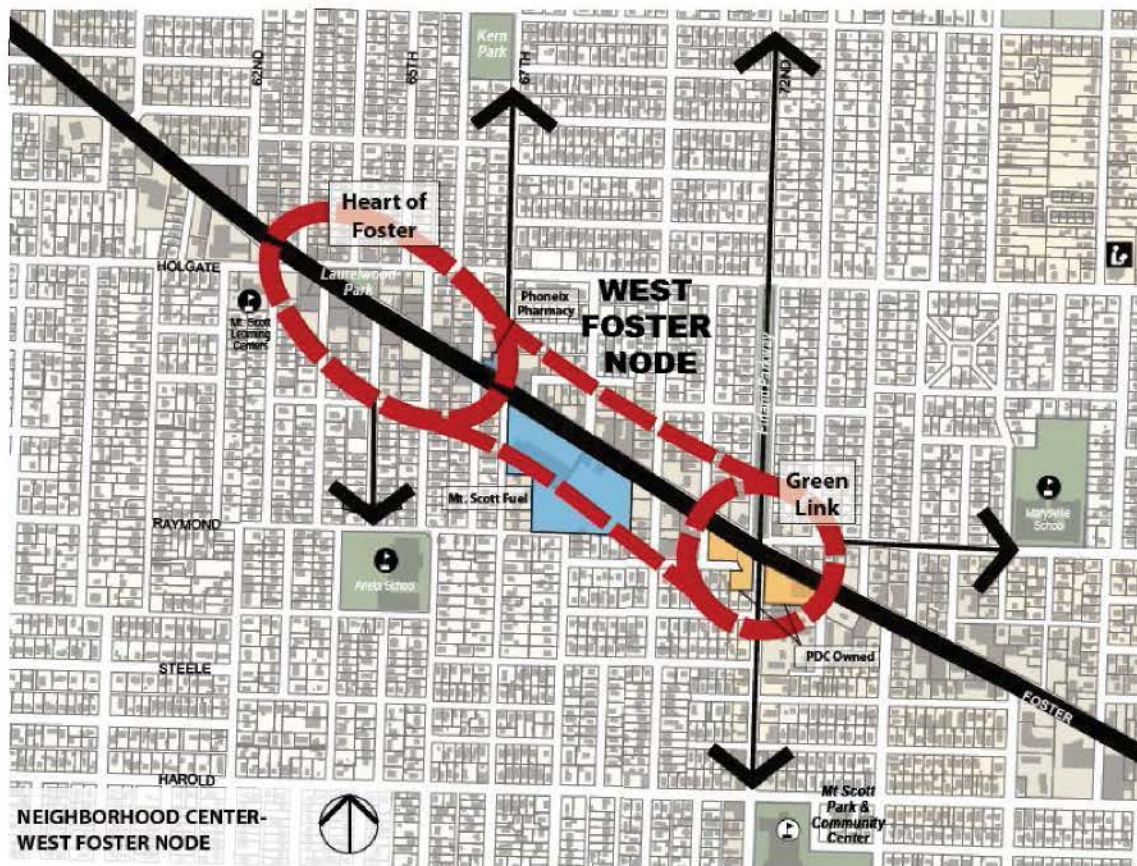
### NEIGHBORHOOD CENTER - WEST FOSTER NODE

*Leverage Infrastructure Improvements to facilitate placemaking along the West Foster Node (64th – 72nd) by tenantry 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

**Estimated investments\*:**  
PDC - \$5,470,000  
PBOT - \$3,345,000



Foster Road from 64th to 72nd

*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



# OBJECTIVES AND ACTIONS

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## COMMERCIAL CORRIDORS

### COMMERCIAL CORRIDORS

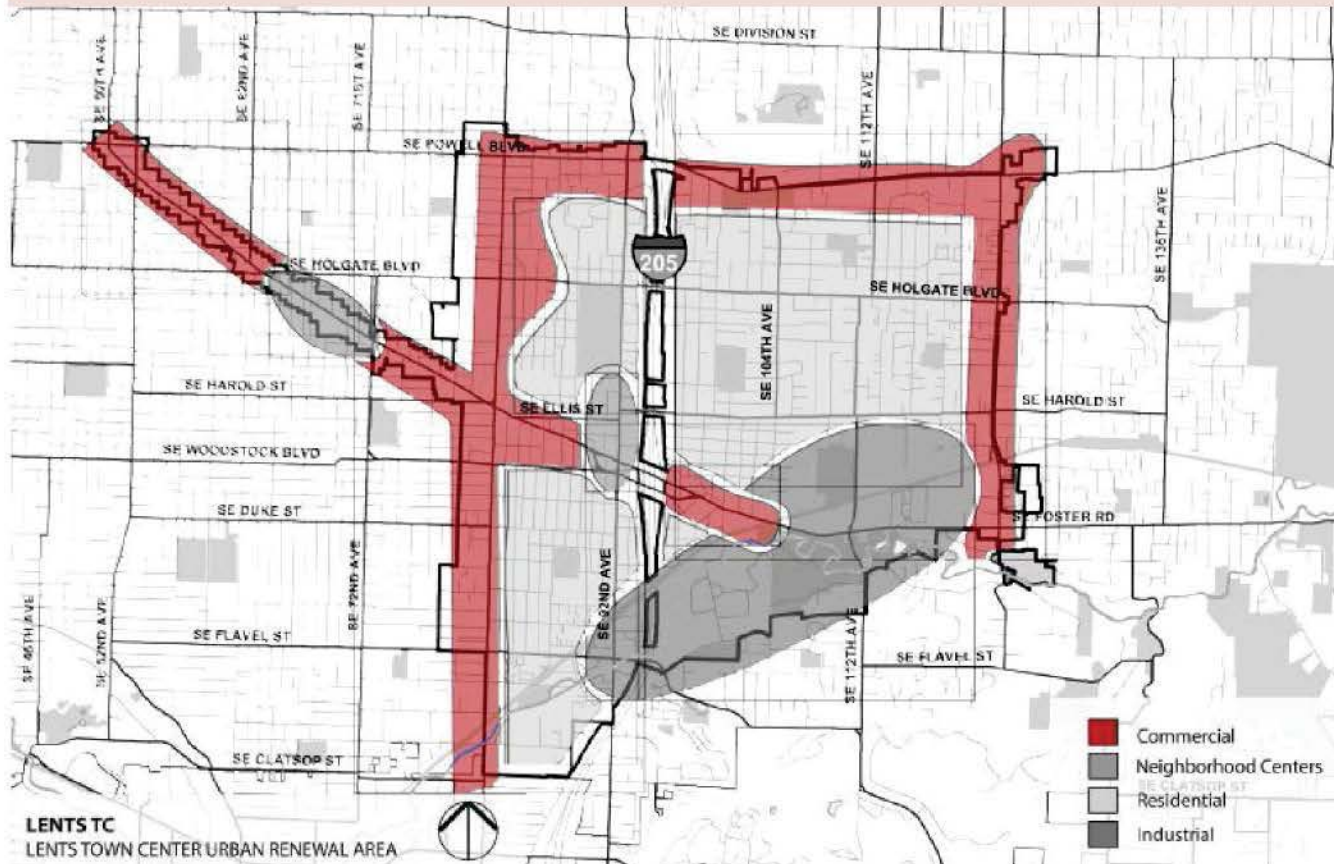
*Increase safety and vitality of Lents commercial corridors.*

**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

**Estimated investments\*:**

PDC - \$6,785,000

PBOT - \$1,700,000



LENTS TC  
LENTS TOWN CENTER URBAN RENEWAL AREA

*Increase safety and vitality of Lents commercial corridors.*

9. Invest in commercial corridor safety

10. Promote commercial corridor vitality & business development

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

# OBJECTIVES AND ACTIONS

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## AFFORDABLE HOUSING

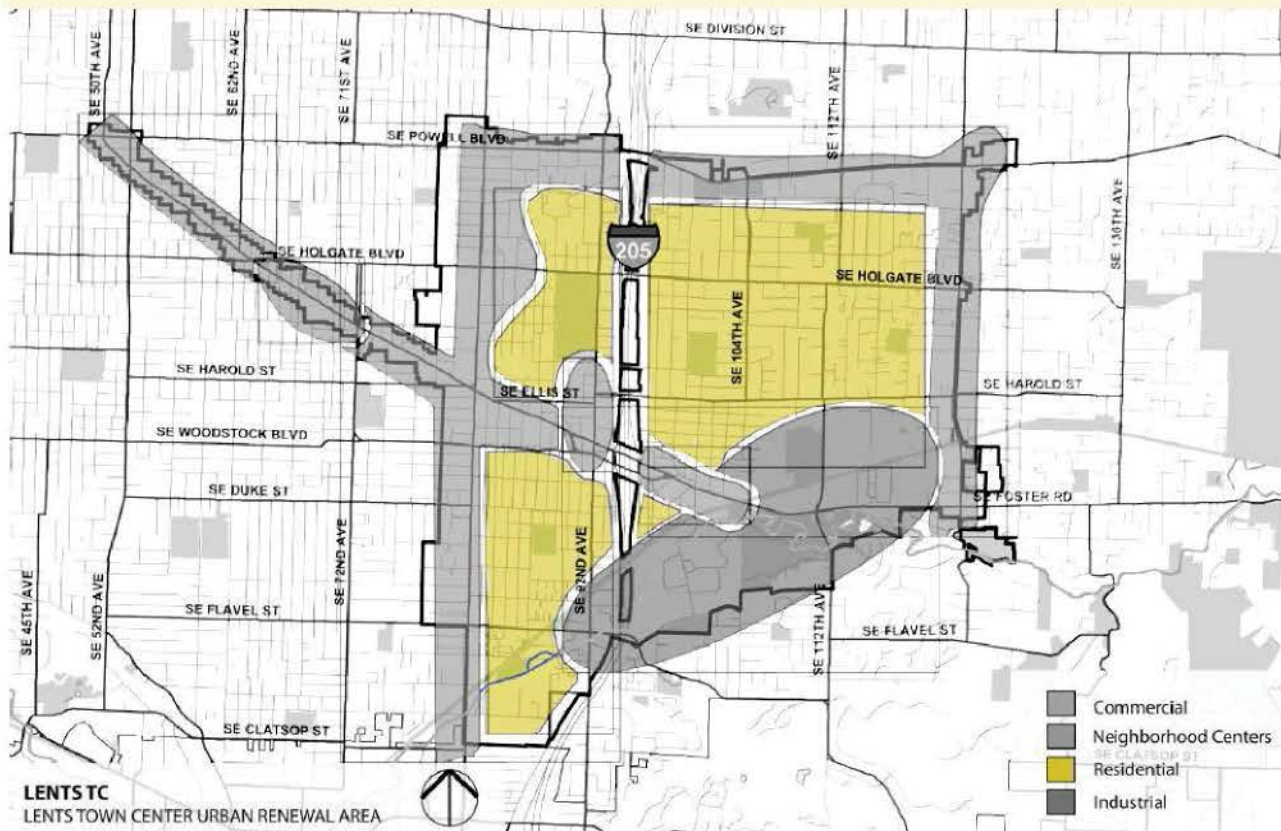
### AFFORDABLE HOUSING

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

**Lead:** Portland Housing Bureau

**Potential Partners:** PDC, Community Based Organizations (ROSE Community Development, NAYA, REACH, Rebuilding Together, Unlimited Choices, Community Energy Project)

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



LENTS TC  
LENTS TOWN CENTER URBAN RENEWAL AREA

**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



# OBJECTIVES AND ACTIONS

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## INDUSTRIAL AND OPEN SPACE

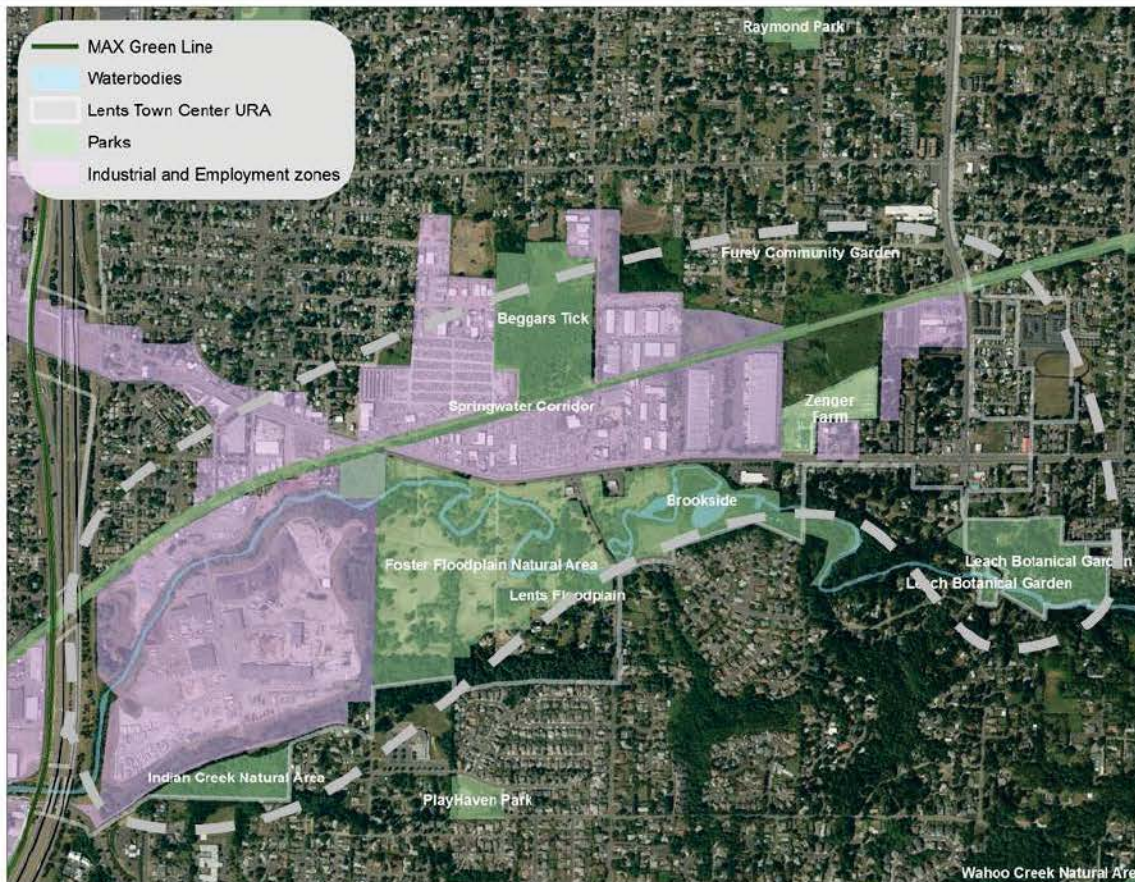
### INDUSTRIAL AND OPEN SPACE

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

**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

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



East Foster

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

**14.** Promote traded sector business development

**15.** Facilitate development and expansion of privately-owned properties

**16.** Prepare for the future of regionally significant industrial lands and natural amenities

**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.*

**NEIGHBORHOOD CENTERS****COMMERCIAL CORRIDORS****82<sup>ND</sup>, POWELL BLVD, 122<sup>ND</sup>, FOSTER WEST & FOSTER EAST**

*Key Measure:*  
*100 businesses and property owners are served through Portland Development Commission grant/loan programs.*

**INDUSTRIAL AND OPEN SPACE****AFFORDABLE HOUSING****FOSTER-POWELL, CRESTON-KENILWORTH, MOUNT SCOTT-ARLETA, LENTS, PLEASANT VALLEY & POWELLHURST-GILBERT**

*Key Measure:*  
*75 families receive financial assistance to buy or stay in their homes.*

**INDUSTRIAL AND OPEN SPACE**

*Key Measure:*  
*Construction is completed for the Upper Garden at Leach Botanical Gardens, the Urban Grange at Zenger Farms and Springwater Wetlands.*



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# Lents Town Center Urban Renewal Area Lents Five-Year Action Plan

## QUESTIONS?

