

May 21, 2014

Mayor Charlie Hales
Commissioner Nick Fish
Commissioner Amanda Fritz
Commissioner Steve Novick
Commissioner Dan Saltzman

Dear Mayor Hales and Members of the Portland City Council,

I am writing to express my support of the Lents Town Center Urban Renewal Area: Lents Five-Year Action Plan.

We have been fortunate at Bridgetown Natural Foods to grow our business in excess of \$50 million per annum and our team to more than 250 members. As a part of this growth, we are addressing the economic and employment challenges resident in Lents. We recognize the social responsibility we have to our team, and we are exploring innovative and non-traditional ways to provide for quality of life improvements. It is our belief that employment, education and awareness are the leading barriers to achieving the paradigm shift needed in this neighborhood and our community. As we continue to grow we wish to remain in Lents. Our support of the Lents Five-Year Action Plan is with this objective in mind.

Foster Road east of I-205 (Foster East area) is a unique place. The industrial businesses have some of the highest paid jobs in the Lents Urban Renewal Area and we also are able to enjoy a collection of natural areas, including Leach Botanical Gardens, the Springwater Corridor Trail, the Foster Floodplain Natural Area, and Beggars Tick, some of which have seen major investments in recent years.

Specifically, I would like to express my support for Action 14.1 Promote, retention, recruitment, and growth of industrial traded sector businesses and Action 15.1 Facilitate development and expansion of privately-owned industrial properties. Bridgetown Natural Food has received technical and financial assistance through PDC and the Oregon Manufacturing Extension Partnership. In addition I would like to emphasize the importance of Action 16.1 Explore ways to initiate planning to mitigate for 100-year flood impacts.

Sincerely,

A handwritten signature in blue ink, appearing to read "DK", with a long horizontal line extending to the right.



May 27, 2014

Mayor Charlie Hales
City Hall
1221 SW Fourth Avenue
Portland, OR 97204

Dear Mayor Hales,

This is in support of the proposed Lents Five-Year Action Plan. You and I are among the many who have hoped that there would be more to show for the expenditure of \$100 million on urban renewal in the Lents Town Center. The new Lents Action Plan is a step in the right direction.

The Lents Action Plan rightly focuses actions and investment on nodes of Foster Road around 72nd and 92nd Avenues. Take care not to spread resources too thinly. To me, the only other geographic focus should be the industrial area east of I-205, because of its environmental benefits and jobs potential. The commercial corridors along 82nd, Powell and 122nd are too spread out for urban renewal funds to have much impact.

I am glad that the Lents Action Plan features an affordable housing component. This is a critical time because of the hot Portland housing market. Dr. Lisa Bates' gentrification study has identified the corridors along Powell and 82nd as experiencing early-stage gentrification pressure.

The Portland Housing Bureau should be more engaged with housing strategy in both Lents and East Portland as a whole. The recent Auditor's report on East Portland revealed that only 5% of the housing units produced during the study period were in East Portland, an area with 25% of the city's population. The same report stated that in 1997 respondents to the Auditor's Service Levels and Accomplishments survey rated the physical condition of housing the same in East Portland and the city as a whole. Today, there is a 15% gap between East Portland and the rest of the city.

Lents can play an important role in meeting East Portland housing needs. New housing and mixed-use development can support commercial revitalization in Lents Town Center and West Foster Road. Affordable rental housing should be seen as a vital part of housing strategy. For the last several years, the Lents urban renewal budget for rental housing has been at zero, while home repair and homebuyer programs maintained their funding. Almost three out of four Portland renters earning less than \$50,000 are paying more rent than they can afford.

Shrinking urban renewal funding is not enough; new resources are needed for affordable housing. Commissioner Saltzman's proposals for incentive zoning and a piece of the lodging

tax for affordable housing are good first steps. Bold action is necessary to keep Portland affordable. New York Mayor Bill DiBlasio just released a plan to build and preserve 200,000 homes. Sao Paulo, Brazil is auctioning off development rights to build housing and infrastructure. Portland can and will put its ingenuity to use in making sure that there's a place in Portland for everyone.

Finally, you have put place making at the top of your agenda. PDC launched a temporary use program for their properties this year. ROSE is excited to be working on a photo display for a site at 88th and Foster. Everyone is excited that the Belmont Goats are coming to Lents. I hope that you keep place making as a focus and that you take a look at lifeless places like the Green Line stations in Lents and the Blue Line stations on East Burnside. Transit stations should be active and integrated with their neighborhoods, not dangerous, isolated and empty places.

Thank you for your work in making Lents the great place it can be.

Sincerely,



Nick Sauvie
Executive Director

cc: Commissioner Nick Fish
Commissioner Amanda Fritz
Commissioner Steve Novick
Commissioner Dan Saltzman
PDC Director Patrick Quinton

From: Randy Dage [mailto:Randyd@lentsbodyshop.com]
Sent: Tuesday, May 27, 2014 5:05 PM
To: Cronin, Kevin
Subject: RE: Lents Action Plan - Council Tomorrow

Hi Kevin,

I had you on my schedule.. however I had a Doctors Appt. this morning, and I have another one tomorrow at 3:00.

Thus, due to health issues, I'm Sorry, but I will not be able to attend in person.

However would you kindly advise Mayor Hales, and the City Council that you, Trang and I have met and reviewed this plan, and that I support it 100%

You may use this as a letter of support.

I am not only a long time business and large commercial property owner, but also was on the original committee that wrote the initial Lents Town Center Urban Renewal Plan, and thereafter was a 7 year member of the Advisory Committee, serving the last two years as Vice Chair.

I trust that you and your staff are all well!

Thank you for your professional courtesies.

Sincerely,

Randy Dage



Lents Body Shop Inc.
9038 S.E. Foster Road
Portland, Oregon 97266

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May 27, 2014

To: Portland City Council

From: Foster Green EcoDistrict Steering Committee

RE: Lents Five-Year Action Plan

The Foster Green Steering Committee received a briefing from Trang Lam of the Portland Development Commission on the proposed Lents Five Year Action Plan. Foster Green supports the effort to resuscitate urban renewal in Lents and offers the following comments.

Focus on developing neighborhood centers along Foster Road at 72nd and 92nd is appropriate. Our neighborhoods can use active, pedestrian-friendly nodes. We favor investments in a safe, balanced transportation system. Improved bike and pedestrian access and safety are badly needed.

We would like to see more projects such as Hacienda CDC's Portland Mercado that serve the local neighborhood, celebrate diversity, and provide opportunities for small business people. Foster Green members are glad that PDC has supported the Zenger Farm Urban Grange and the relocation of the Belmont Goats to Lents Town Center. We wish to see more support from PDC for the Lents International Farmers Market and more creative solutions to prevent displacement of vulnerable populations.

We appreciate that PDC has a Green Features grant program for commercial redevelopment.

Floodplain restoration and mitigation has greatly benefited the Johnson Creek Watershed and reduced flood risk. We are happy to see that further steps are mentioned in the Lents Action Plan to reduce 100-year flood risk and we strongly urge you to direct resources to BES and BPS for leading this important effort.

Thank you for the opportunity to comment on the Lents Five Year Action Plan. We look forward to working with you and PDC to make the Lents area a thriving place for all Portlanders.

Sincerely,

Jonathan Brandt, co-chair
Kate Carone, co-chair
Foster Green Steering Committee



May 28, 2014

Mayor Charlie Hales
Commissioner Nick Fish
Commissioner Amanda Fritz
Commissioner Steve Novick
Commissioner Dan Saltzman

Dear Mayor Hales and Members of the Portland City Council,

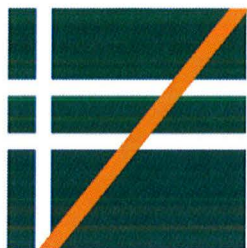
We are writing on behalf of Lents Grown, an emerging business community in the Lents Town Center Urban Renewal Area, to share our support of the Lents Town Center Urban Renewal Area: Lents Five-Year Action Plan. The Action Plan thoughtfully lays out a roadmap for the Portland Development Commission, the Bureau of Environmental Services, the Bureau of Planning and Sustainability, the Portland Bureau of Transportation, Portland Parks & Recreation, and other key players in Lents to work together to make an impact in Lents.

It is refreshing to see the city bureaus working together in a coordinated way and to see PDC layout a step-by-step plan for PDC-owned property in the Lents URA. In the Lents Town Center-Neighborhood Center geography PDC is the owner of 40% of the commercial zoned property in the area. The long vacant and underutilized land has held back the revitalization of our neighborhood. By concentrating investment on 92nd Avenue and by promoting redevelopment and by attracting new tenants to PDC-owned properties we expect to see significant improvement in our commercial area. We are encouraged to see that the plan calls for further effort to reduce flood risk and insurance premiums in the Lents Town Center, which cost residents more than \$1 million a year that could otherwise flow into the local economy.

In addition, continued support of Lents Grown business community through capacity building and training will enable our group to continue to add value to our community. Lents Grown is a growing network of businesses, neighbors and entrepreneurs. We experiment in the landscape around us and cultivate new opportunities. We love this place called Lents, and we are ready to be a part of what's next.

Sincerely,

Nick Christensen, Lents Resident
Brandon Rhodes, Rolling Oasis Grocers
Cora Potter, Lents Neighborhood Association
Moses Cooper, Working Class Acupuncture
Sarah Broderick, Lents International Farmer's Market, Friends of Zenger Farms



FOSTER

area business association

May 21, 2014

Mayor Charlie Hales
Commissioner Nick Fish
Commissioner Amanda Fritz
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Commissioner Dan Saltzman

Dear Mayor Hales and Members of the Portland City Council,

I am writing on behalf of the Foster Area Business Association (FABA) to share our support of the Lents Town Center Urban Renewal Area: Lents Five-Year Action Plan. Though the Foster Lents Integration Partnership, FABA helped to host two Open Houses and gather public input for that contributed to the Lents Action Plan and to the Foster Streetscape Plan.

We welcome the coordinated investments by the Portland Development Commission, the Bureau of Environmental Services, the Bureau of Planning and Sustainability, the Portland Bureau of Transportation, Portland Parks & Recreation, and others, in Lents, especially along Foster Road and in the West Foster Node. By sharing where they city will focus investments over the next five years it sends a clear message to businesses and property owners in our district.

FABA would like to express our support for Action 5.1 and Action 5.2 which promote redevelopment at the PDC-owned properties at 72nd and Foster, which is also the new home for the Portland Mercado. The Portland Mercado, a project of Hacienda CDC, will bring a regional audience to Foster and help to continue the success of neighborhood businesses along Foster Road. In addition, as PDC continues to work with Mt. Scott Fuel, and the Phoenix Pharmacy, as listed in Actions 6.1 and 6.2, we hope to see additional new activity in our business district. Finally by pairing the Foster Streetscape investments with business development resources, as listed in Actions 7.1 and 8.1, our businesses will be better suited to thrive along a more pedestrian friendly street. Five years from now I foresee a more vibrant, walkable Foster Road, complete with a healthy business community.

Sincerely,

A handwritten signature in black ink, reading "Kristin O'Neill". The signature is fluid and cursive, with the first name "Kristin" and last name "O'Neill" clearly distinguishable.

Kristin O'Neill
President, Foster Area Business Association