

URAC Information Updates

Lents Town Center Urban Renewal Advisory Committee

1. Lents Park Improvements for Lents Little League

Portland Parks and Recreation (PP&R) held a preconstruction meeting on August 13 to prepare for the start of work on the new ball fields for the Lents Little League at Lents Park. PP&R and PDC are currently working to conduct a ground breaking ceremony sometime in early September-date to be announced. Work on the project includes renovation of the large field (field 1) led in the north west corner of Lents Park along with a smaller adjacent field (field 2), construction of a new "t-ball" field, portable restroom enclosure, lighting, and service and concession building. Construction is scheduled to be completed in spring of 2009 in time for the Lents Little League to play the 2009 season at the new facility.

Attachments: None

For additional information contact: Will Brozy, PP&R at 823-5493 or John Jansons, PDC at 823-0409.

2. SE 92nd and Harold Redevelopment

Summary: 92/H Update

Zone Change

On August 8, 2008 staff submitted a request to the Bureau of Development Services (BDS) to change the zoning classification of the PDC-owned properties at SE 92nd Avenue & Harold Street from R2a (Low Density Multi Dwelling Residential) to EXd (Central Employment). Local organizations, such as the Lents Neighborhood Association, and surrounding property owners will receive a mailed notice from BDS about opportunities for public comment. It is anticipated that the Portland City Council will vote on the proposed zone change in December 2008 or January 2009.

Developer Chats

Over the course of the summer, Project Manager Justin Douglas met with approximately 25 members of the development community. In these informal, one-on-one discussions, Justin asked developers for their thoughts on the property's redevelopment potential, feedback on the RFQ process, and impressions of market conditions. Almost all developers saw potential for a mixed-use project, were enthusiastic about the RFQ process, and encouraged PDC to release the document this fall.

Request for Qualifications (RFQ)

Staff is drafting an RFQ for the property. The RFQ will ask development teams to discuss their vision of redevelopment at 92/H, their experience and capabilities as developers, and their ability to design, finance, and construct a project of similar size and scale. A Selection Advisory Committee (SAC) will be assembled to review submittals. With the advice he receives from the SAC and staff, PDC Executive Director Bruce Warner will ultimately select the development team.

Attachments: None

For additional information contact: Justin Douglas, PDC at 823-4579.

3. **Portland Beavers to Lents?**

This summer, PDC learned of an exciting proposal to relocate the Portland Beavers Triple A baseball franchise to a new stadium in Lents Park which would replace Walker Stadium. While details of the proposal have been slowly developing, staff remains engaged with the project proponents and consultant team.

Following public outreach on the proposal by the Beavers representatives, the Lents Neighborhood Association has formed a committee to serve as a conduit for information about the proposal to the community and work with the proponents to address the possibility of a new stadium in Lents.

Concurrently, staff from Commissioner Randy Leonard's office, the City of Portland and PDC are in discussions with the Beavers ownership and beginning a process of analyzing the proposal.

Attachments: Preliminary stadium renderings.

For additional information contact: Dewey Akers, Lents Neighborhood Association or Byron Estes, PDC.

4. **Lents Arts/Gateway Subcommittee**

Summary: The Subcommittee's primary focus is to advise on project implementation of the I205 open space site between Foster and Woodstock, which conceptual ideas were drawn at the 4/26/08 Lents Community Design Event. The Subcommittee met for their second meeting July 31, 2008. The primary discussion centered on recent coordinating meetings with PDC and Oregon Department of Transportation, as well as a meeting with Metro to discuss the Nature in Neighborhoods grant program in more detail. The subcommittee expressed desire to move forward with applying for the grant and consented to have PDC staff utilize a contractor on the Flexible Services Contracts to assist in developing a budget estimate for the project.

Subcommittee member Kate Mytron and PDC staff Sue Lewis and Amy Miller Dowell attended the Lents Neighborhood Association's Board meeting, on August 14, 2008, to provide an update on the I205 open space site project and to request their support in PDC being the primary applicant for the Nature in Neighborhoods Grant. The board unanimously and enthusiastically approved the request.

The next step in the grant process is to submit a letter of interest to Metro describing the overall conceptual idea for the project, utilizing the conceptual designs developed at the 4/26/08 Lents Community Design Event as a foundation, which will include a letter of collaboration from ODOT and a budget estimate. Once Metro receives a group of letters, a review panel convenes to determine whether to invite interested groups to submit a full application. PDC hopes to submit the letter of interest by October 2008.

Attachments: None

For additional information contact: Sue Lewis, PDC at 823-3331.

5. Portland Office of Transportation (PDOT):

Summary: As you may have noticed, several Neighborhood Transportation Projects were completed this summer including:

- SE 92 Ave and Duke,
- SE 92 Ave and Tolman, and
- SE Foster - Ellis intersection.

Currently, staff from PDOT and PDC are working on the next round of transportation improvements in Lents including:

- The Foster Woodstock Streetscape Project (MTIP),
- Refining cost estimates and scope for SE 104th design and engineering, and
- Consideration of a Lents IV Local Improvement District (LID) for residential street paving,

Attachments: None

For more information contact: Rich Newlands, PDOT 823-7780 or John Jansons, PDC at 823-0409.

For additional information on Lents programs and projects please visit <http://www.pdc.us> or <http://www.portlandonline.com> anytime.

Also see PDC on YouTube <http://www.youtube.com/PDXDevelopmentComm>