



Information Updates

Lents Town Center Urban Renewal Advisory Committee

1. Item: AAA Baseball Update

As part of the Mayor's initiative to bring Major League Soccer (MLS) to Portland at PGE Park, the Portland Development Commission responded to requests for information. The MLS/AAA Baseball deal reached in March 2009 calls for the Portland Beavers to find a new home and PGE Park to be renovated for soccer only.

In response to a request from the Mayor's Office, the PDC scheduled a special Urban Renewal Advisory Committee (URAC) meeting and open-house on June 18 at Mt Scott Community Center to consider a request for Urban Renewal Area (URA) funds. The open-house had over 90 people sign-in, with PDC and various Bureaus represented to listen to concerns and share information. The URAC meeting that followed the open house had approximately 300 people in attendance. The meeting featured presentations – both pro and con - electronic polling, public testimony, and follow up questions from the URAC to the presenters. Forty-three people provided public testimony and approximately 150 people participated in the electronic polling.

The day following the URAC meeting, Merritt Paulson, owner of the Portland Beavers, informed the City Council that he was no longer pursuing the Lents Park option. Cora Potter, Chair of the URAC, subsequently wrote a letter to the City Council cancelling a tentative meeting scheduled on June 25 intended for the URAC to vote on the proposal. The City Council passed a resolution on June 24 that "decoupled" the decision making process for AAA Baseball and MLS Soccer. Commissioner Leonard imposed a deadline of August 1 to review other locations in Portland requesting Merritt Paulson wait until then to consider other sites outside the city.

PDC will continue to track this process if the Mayor's Office reviews potential sites located within URAs, including Portland Meadows in the Interstate Corridor URA. As of the date of this writing, no location has been found.

For additional information contact: Kevin A. Cronin, PDC, (503) 823-3305, cronink@pdc.us

2. Item: MAX Green Line Opening & Ramona Street Fair

The Green Line officially opens September 12th. TriMet is running trains daily now to test the system and to train operators. To increase safety awareness, TriMet distributed coffee sleeves and coasters to nearby cafes with track safety messages. MAX rides will be free all day with celebration activities at each end of the train – Clackamas and Portland State University.

In conjunction with the September 12 grand opening, PDC is partnering with the Lents Neighborhood Association (LNA) and TriMet to plan a street fair. Staff met with TriMet and their public relations consultant to discuss common goals, roles and responsibilities, ideas for activities, and general logistics.

PDC has applied for a street closure permit from Portland Bureau of Transportation to close Ramona Street at SE 92nd Ave and are working with LNA and Foster Area Business Association on a couple of cleanup activities to ready the street for new visitors and promote the event for the businesses in the town center. Potential activities include a litter cleanup day, flowers and landscaping maintenance and a City Repair project.

The street fair will feature food vendors, music, children's activities, and community groups and will kick-off with a scheduled MAX train stop at 11:30am and end at 5:00pm.

For additional information contact: Kevin A. Cronin, PDC, (503) 823-3305, cronink@pdc.us, or Jeff Rose, Lents Neighborhood Association, (503) 753-9196, jeff@ilovelents.org

3. Item: 92 H Update

On June 17, the Selection Advisory Committee for 92H, the SE 92nd & Harold Redevelopment Project, interviewed four teams who had responded to PDC's Request for Qualifications:

- North Fork Market, LLC
- Turtle Island Development
- Williams/Dame & Associates
- Lents Field of Dreams, LLC

The twelve-member Committee, comprised of Lents residents, developers, non-profit representatives, and PDC staff, will make a recommendation to the PDC Executive Director on which team(s) should move into a Phase 2 process. During this stage of the project, the development team(s) will develop more detailed proposals, including uses, design, circulation, financing, etc. It is expected that the PDC Executive Director will make an announcement on the selected development team(s) in July 2009.

For additional information contact: Justin Douglas, PDC, (503) 823-4579, douglasi@pdc.us

4. Item: Housing Updates

Cambrian Park Apartments construction update: Rehabilitation construction on this 17-apartment complex—now called J&S Place—is nearly complete. ROSE Community Development Corporation, the new owner and developer, is planning a casual open house for late July so neighbors can visit the apartments, see the changes, and residents can celebrate the completion of the project. More information on the date and time will be shared with the URAC soon.

Rental Housing Request for Proposals Awards: In March, PDC issued a Request for Proposals (RFP) for rental housing funds in the Lents and Interstate Urban Renewal Areas (up to \$3.5M in each URA). Eligible projects in Lents could be proposed by for-profit or non-profit developers, with a preference on projects that are near transit and improve and preserve existing housing within the URA (echoing preferences expressed by the URAC, URA Plan, and 2007/08 Lents Housing Subcommittee). Projects needed to serve residents earning 60% Median Family Income (\$42,000) or less with some units included for very low income households (30% Median Family Income, or \$21,000). PDC received 4 proposals and after careful review, awarded funding (or partial funding) to 3 projects:

- **The Glen:** acquisition and rehabilitation of a 40-unit apartment complex on SE 92nd, near the new Flavel MAX station, by ROSE Community Development. Negotiation of the acquisition and private financing is underway and improvements would be to the interior and exterior of these 1971 buildings.
- **Beyer Court:** funding for minor exterior repairs to the Beyer Court apartments, an existing affordable housing complex owned by ROSE Community Development on SE Harold St. near 92nd Ave.
- **Bush Gardens:** funding for predevelopment work to evaluate the feasibility of a proposed new apartment building by Guardian Management. Guardian is exploring the potential cost-savings and environmental benefits of modular unit construction (apartments that are partially or wholly pre-fabricated off-site and then "stacked" to create a building). This type of construction is increasingly popular elsewhere, and promises

lower development costs, faster construction time, and potentially very high sustainability and quality. Design can vary widely, from craftsman to modern—these are not mobile homes! Guardian proposes a LEED Gold or Platinum building. If the project proves feasible, PDC will consider funding for the project in the future, if budget is available.

Combined, these projects were awarded approximately \$3.3 Million, which commits all of the FY 09/10 adopted budget for Affordable Rental Housing, and most of the FY 10/11 forecast budget.

Pardee Commons: this homeownership project is very near completion! 7 of the 10 homes are already reserved for purchase by families through the Portland Community Land Trust (now called Proud Ground). There will be an open house for the new owners, neighborhood, and any interested folks in mid-August (more details to come) and homeowners are expected to move in this fall. The project has been selected for the annual Build It Green! Tour of Homes in September.

For additional information contact: Sara Culp, PDC, (503) 823-3239, culps@pdc.us

5. Item: SE 122nd Avenue Pilot Study updates

The Bureau of Planning and Sustainability is getting underway with SE 122nd Avenue Pilot Study, a Portland Plan pilot study exploring opportunities to create a healthy, sustainable, and viable “20-minute neighborhood” along SE 122nd Avenue. The study focuses on the area between SE Division and SE Foster. An informational kickoff meeting was held July 1, 2009.

The East Portland Action Plan identified this area as a place to initiate a pilot project to test new concepts for land use and development, transportation and connectivity, and infill design, with an eye toward creating a more healthy and sustainable “20-minute neighborhood” as envisioned by the Portland Plan, an update of Portland’s Comprehensive Plan that is now underway.

A grant from the Northwest Health Foundation was awarded to build capacity in the area of community health and allow the SE 122nd Avenue project to engage the community in the conversation about planning from the perspective of creating a physical environment that helps promote health and wellness.

Neighborhood Walks

To get “on the ground” feedback from neighbors and others stakeholders, planning staff will lead a series of “neighborhood walks.” The walks are an opportunity to comment on valued neighborhood features, and think about and discuss how buildings, streets, sidewalks, parks, and other community features could change in the future as the areas grows.

Walk #1: July 20, 2009, 6:00 – 9:00 PM; SE 122nd from Division to Holgate: meet at Pizza Baron, 2604 SE 122nd Avenue at 6:00 PM

Walk #2: July 22, 2009, 6:00 – 9:00 PM; SE 122nd from Holgate to Foster: meet at Leander Court, 4620 SE 122nd Avenue at 6:00 PM

Fall Workshop

A community workshop to share data about existing conditions, information and ideas from the walks, and to discuss future possibilities will be held in Fall 2009. Contact project staff at 503-823-7700 or e-mail se122study@ci.portland.or.us to get on the mailing list for future events and opportunities to comment.

For additional information contact: Barry Manning, BPS, (503) 823-7965, bmanning@ci.portland.or.us www.portlandonline.com/BPS

6. Item: Lents Phase IV

PDC has entered into an Intergovernmental Agreement with the Portland Bureau of Transportation (PBOT) to analyze remaining unimproved and substandard streets in Lents. Andrew Aebi, with PBOT, will lead the analysis and an effort to prioritize streets that might be included in the fourth major phase of street, stormwater and sidewalk improvements. PBOT will also be developing project scopes and cost estimates and will brief the URAC on findings prior to neighborhood outreach.

For additional information contact: Sue Lewis at PDC (503) 823-3331, lewiss@pdc.us or Andrew Aebi at PDOT, (503) 823-5648, andrew.aebi@pdxtrans.org

7. Item: Bureau of Planning and Sustainability North and East District Liaison

Deborah Stein, District Planning Manager, announced staff changes in the Bureau of Planning and Sustainability resulting from a recent vacancy:

North District Liaison

Barry Manning, who for the past five years has served as the East District Liaison, will transition over the summer to become our North District Liaison. In addition to many years of experience as a planner with Multnomah County and elsewhere, Barry has 12 years of experience working in the bureau in various capacities. He has made many contributions to East Portland over the years, including his most recent success, the *East Portland Action Plan*, which was adopted by City Council in February. He will continue to be involved in the SE 122nd Ave/Powellhurst Village pilot study that is just getting underway as he starts to bring his seasoned experience and fresh energy to work in North Portland. He's a familiar face in the area, having served as project manager for the St. Johns/Lombard planning process, and is looking forward to working with the community to implement that plan and other recently adopted plans in the North District.

East District Liaison

Christina Scarzello will be leaving the bureau's environmental and natural resources team to become our East District Liaison. With a long history in Portland planning, Chris brings a wealth of knowledge about zoning code, development review, and environmental issues, all of which will be great assets for East Portland as this area continues to grow and change. While at the bureau, she has been involved in several large scale projects such as the Citywide Tree Project and the Land Division Rewrite in addition to numerous smaller ones including the Johnson Creek Basin 100-year floodplain update project. Through December of last year she continued to spend several hours each week in the City's permit center assisting with development review, a decision which reflects her commitment to always stay in touch with how planning decisions are affecting day-to-day development and activity in the city.

Barry and Chris are eager to put their considerable skills and dedication to work throughout their new districts, building and nurturing strong relationships with community members as they provide high quality service to their communities.

For additional information contact: Deborah Stein, PBPS, (503) 823-6991, dstein@ci.portland.or.us

8. Item: Foster Woodstock Streetscape Enhancement Project Update

On June 17th, the Foster Woodstock Streetscape Enhancement Project Citizen Advisory Committee (CAC) held its second meeting. Representing the Lents URAC on the CAC is Cora Potter. Other members of the committee are Jeff Bieker, local business owner, Assurety Northwest; Ryan Givens, urban designer and Lents resident; Jeffrey Rose, Lents resident and Kate Mytron, Lents resident. The mission of the CAC is to serve as an advisory to the Portland

Development Commission (PDC) and the Portland Bureau of Transportation (PBOT) on potential project implementation options and to serve as two-way communications conduit between the community stakeholders and PDC.

The Foster-Woodstock Streetscape Enhancement project will plan, design and build public improvements along SE Foster Road and Se Woodstock Boulevard and other key streets in the Lents Town Center. The project's goals are to improve the pedestrian environment and facilitate development opportunities in the Lents Town Center by widening sidewalks, adding on-street parking, adding amenities to the streetscape and explore signalization and potential intersection realignments.

The project has three main phases: pre-design, design engineering and construction. We are currently in the pre-design phase that will set priorities for the project. The intention is to complete the pre-design phase this fall. The design engineering phase will focus on developing bid-ready construction plans. Construction would begin in early to mid 2011. Before the pre-design phase is complete, a public open house will be conducted to gather broader input. The CAC will also brief the URAC after the public open house. The next CAC meeting is planned for July 22nd from 6:00 pm to 8:00 pm at the offices of Assurety Northwest.

For additional information contact: Bernie Kerosky, PDC, (503) 823-3305, keroskyb@pdc.us

9. Item: Storefront Improvement Program



Before



After

Another Lents business received PDC funds to improve their Storefront. Campbell's BBQ, located at 8701 SE Powell Blvd utilized the program to install new windows, doors, 2 ADA ramps, hand railings, siding, painting and landscaping. The owners also added a good-sized outside seating area. Check out what Campbell's offers at <http://campbellsbbq.com>

10. Item: Ed Benedict Skate Park Plaza

Ed Benedict Skate Park Plaza held a grand opening ribbon cutting ceremony May 30 to officially open the plaza. Lents Urban Renewal funds assisted in the design and construction costs of the plaza. The skate plaza is very unique in that it provides a true street-skating environment, which is the most popular style of skateboarding. The plaza features benches, stairs, handrails and other elements for skateboarders to test their boarding skills. It also functions as a public plaza equipped with ample seating, open flat spaces for gathering and public art for visual interest. Additionally, the plaza is considered to be the first environmentally sensitive skate plaza ever constructed!



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>