



Project/Program Updates

Lents Town Center Urban Renewal Advisory Committee

Urban Development Department – East/SE Team

<p>Ramona Revitalization Strategy: MAX Green Line Opening & Ramona Street Fair</p> <p>For additional information contact: Kevin A. Cronin PDC (503) 823-3305 cronink@pdc.us</p> <p>Jeff Rose Lents Neighborhood Association (503) 753-9196 jeff@ilovelents.org</p>	<p>The Green Line officially opens on Saturday, September 12. 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), Foster Area Business Association (FABA) and TriMet to plan a street fair on Ramona. PDC has received a street closure permit from the Portland Bureau of Transportation to close Ramona Street at SE 92nd Ave and a noise variance from the Bureau of Development Services so live bands can play in the cul-de-sac. PDC and LNA has initiated cleanup activities to ready the street for new visitors and promote the event for the businesses in the town center. Staff distributed information and “Green Means Go!” decals to the immediate businesses in the town center to encourage participation and take advantage of the business opportunities.</p> <p>Jeff Rose – LNA – has spearheaded new “naturescaping” in the planting strip on the south side of the street. PBOT is scheduled to repave a section of the street as a temporary patch until the streets is redesigned and reconstructed. Property owners have started to clean up their yards as a result of the attention and the pending opening of the MAX. 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. The City Repair Project will set up the Tea-Horse at Crossroads Plaza for the event as well.</p>
<p>Marysville Park</p> <p>For additional information contact: Susan Kuhn PDC (503) 823-3406 kuhns@pdc.us</p>	<p>PDC has approved a grant of \$600,000 for the Marysville Park project. The Marysville Park project will redevelop a 3.5 acre outdated school playground and soccer field into a school/community park featuring ecological, environmental and water quality enhancements, add trees and landscaping, and provide a creative play area for the students at Marysville and the community at large. Unique features include art, climbing rocks, earthen mounds, a nature trail, covered pavilions, and vegetative screens. The existing parking lot is being relocated to the east side of the site to improve community access. Construction of the project started in late July and is expected to be completed in late September.</p>

<p>92 H Redevelopment Project</p> <p>For additional information contact: Justin Douglas (503) 823-4579 douglasj@pdc.us</p>	<p>After a three-month review of eight qualified responses to a Request for Qualifications (RFQ) related to development of three-and-a-half acres in the Lents area of southeast Portland, The Portland Development Commission selected Turtle Island Development, LLC of Portland to move to the next phase of the redevelopment process.</p> <p>The development site, known as 92/H, is located at SE 92nd Avenue and Harold Street in the Lents Town Center Urban Renewal Area. The RFQ, issued by PDC in February, was centered around the creation of a vibrant and sustainable transit-oriented development. A 12-member Selection Advisory Committee unanimously recommended that PDC select Turtle Island, which, during this second phase, will complete a site design and feasibility plan.</p> <p>The second phase of the project will run from approximately September through November 2009. Once that work is complete, the developer will likely enter into a Disposition and Development Agreement with PDC in early 2010.</p> <p>“It’s a unique opportunity and a big responsibility to be involved with a project that can help reshape the Lents community,” said Turtle Island Development principal Ed McNamara. “There is a lot of work to be done, but we are looking forward to this challenge.”</p>
<p>Acquisition</p> <p>For additional information contact: Amy Miller Dowell (503) 823-3356 millerdowella@pdc.us</p> <p>Bernie Kerosky (503) 3459 keroskyb@pdc.us</p>	<p>The PDC Board of Commissioners will be acting on a resolution to authorize the acquisition of property located at 5716 SE 92nd Avenue from property owners Lents Town LLC., for \$2,100,000 (9/9/09 Commission Meeting). The property is located on the east side of SE 92nd Avenue and combines three parcels for a total 1.32 acres in size. The site contains an existing retail-warehouse building with 33,133 sf of gross building area and 25,568 square feet of gross leasable area, and asphalt parking that can accommodate 41 automobiles.</p> <p>Upon acquisition, PDC will continue to lease the space to the existing tenants, keeping the Ararat Bakery, Restaurant and Store and a Verizon and American tower as long-term tenants and the two tenants on the northern portion on a month-to-month basis pending redevelopment of that portion of the building. PDC will attempt to coordinate future redevelopment efforts of the warehouse/retail/parking facilities with the development of the 92/H project, possibly selling part or all of the site to the future developers of 92/H, in order to maximize revitalization efforts for commercial and/or mixed-commercial/residential uses as set forth in the Lents Town Center Plan. PDC may also dedicate a portion of the site to the Portland Bureau of Transportation to extend SE Reedway into the site and connect to a future street running north and south through the 92/H redevelopment.</p>

<p>Lents Town Center Redevelopment Feasibility Study</p> <p>For additional information contact: Amy Miller Dowell (503) 823-3356 millerdowella@pdc.us</p>	<p>PDC staff is finalizing the study and plans to show the results at the upcoming November 2009 URAC meeting. The feasibility study serves two purposes: 1) It provides a high level technical analysis of potential redevelopment alternatives for the Town Center, and 2) It demonstrates opportunities in the Town Center for existing and future property owners, developers and businesses. The feasibility study was produced by a consultant team: THA Architecture, Marketek Inc., Kittleson & Associates and ED Hovee & Co.</p> <p>The study demonstrates three 'long term' options for an active town center, but it is not a plan. It helped staff examine at a high level potential building sites, renovation/reuse opportunities, broad use types, alternative open space locations, and transportation and parking configurations. Additionally, a couplet analysis was studied by the consultant team in preparation for the current Foster/Woodstock Streetscape Enhancement Project. It was presented, discussed and voted upon at the January and March 2009 URAC meetings</p>
<p>Art/Gateway</p> <p>For additional information contact: Sue Lewis (503) 823-3331 lewiss@pdc.us</p>	<p>Site under I-205 Bridge between Foster & Woodstock: Staff is working with the site's property owner, Oregon Department of Transportation, on a Letter of Support to submit with the Letter of Interest for Metro's Nature in Neighborhoods Capital Grants program.</p> <p>Lents Triangles: Staff working on a Flex Service Contract with Koch Landscape Architecture to design a landscape plan for the triangles at the east and west ends of the couplet that will include a sign that welcomes travelers to the Lents Town Center.</p>
<p>Johnson Creek Industrial Area</p> <p>For additional information contact: Kevin Cronin (503) 823-3305 cronink@pdc.us</p>	<p>No update at this time</p>

Development Opportunity Services - DOS

For additional information contact:

Denise McGriff
PDC
(503) 823-3295
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A & K Designs, Inc- 8333 SE Harney Street

This company is currently located in the southern triangle area of Central Eastside near the Darigold plant. The company purchased land in Lents near 83rd and SE Harney to construct a new 30,000 square foot manufacturing plant. The property is located adjacent to Johnson Creek and the city is in the process of putting in a sewer line in SE Harney.

The applicant's DOS project was to secure approval of an exception of the environmental C and P zone requirement to place the building on the site and preliminary schematic designs for the new manufacturing plant. The applicant expects to break ground any day now.

Performance Works, NW- 4625 SE 67th Avenue

The applicants' are using a former church building for their performance space. The DOS is for an architectural feasibility study for the building. The project includes preliminary architectural designs for the exterior and some very preliminary space layout to get costs from a contractor, zoning code analysis, Fire and Life safety review. The applicants will get enough information to allow them to use the schematic designs for fundraising purposes. It is hopeful that a storefront grant would be applied for as funds become available

Architectural Iron Works, Oleg Kovalenko- 10701 SE Foster Road

Applicant is proposing to redevelopment a building, at 107th and Foster Road, into offices and retail spaces for his business. The property is located in a flood plain, but research and evaluation indicate that operations could proceed without problem. A structural engineer was engaged to see if the building (a former house) could be added on to.

	<p>Schacker/Greene DOS- 5308 SE Rhone Street</p> <p>Applicants purchased a foreclosed house in Lents for the purpose of re-establishing their chiropractic wellness clinic there. Issues to be resolved are requirements for the change of occupancy; ADA access, programming and exterior changes. The applicants are already in the Storefront Improvement Program and are looking at a Commercial Redevelopment Loan from PDC.</p>
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Storefront Improvement Program

<p>For additional information contact: Sherry Lenard (503) 823-3582 lenards@pdc.us</p>	<p>No updates at this time</p>
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Business & Industry

<p>For additional information contact: Alan Stubbs (503) 823-3199 stubbsa@pdc.us</p>	<p>No updates at this time</p>
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Housing

<p>Pardee Commons (SE 122nd and Pardee St.)</p> <p>For additional information contact: Sara Culp</p>	<p>All 10 new homes are pre-sold (with a long list of other potential buyers) and buyers should be moving in soon. The project has been a remarkable demonstration of buyer demand, even with the current economic/market challenges, and will hopefully reinforce to local banks that construction lending on housing projects should continue to flow in Portland. The project will be on the Build It Green home tour Saturday, September 19 (see http://www.portlandonline.com/bps/index.cfm?c=41893 for more info).</p>
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<p>PDC (503) 823-3239 culps@pdc.us</p> <p>Karl Dinkelspiel PDC (503) 823-1354 Dinkelspeilek@pdc.us</p>	<p>Lents URAC members are invited to the grand opening of the project on Sept. 18 from 11:00 AM to 2:00 PM</p> <div style="display: flex; justify-content: space-around;">   </div>
<p>Foreclosed Home Program</p> <p>For additional information contact: www.pdc.us/oyo</p>	<p>You may have read in the paper recently about the new program for qualified buyers to purchase foreclosed homes. This program will use federal housing dollars that were allocated to Oregon. There have been many layers of federal regulations to sort through, but PDC should have the program up and running by late October. The program helps buyers earning up to 120% Median Family Income to purchase a home that has been foreclosed and is vacant, in certain target areas of the city and county where there have been high foreclosure rates. The entire Lents URA is in one of these target areas, so we expect that a significant amount of the funding will help folks purchasing homes in Lents. More details about the program can be found at www.pdc.us/oyo. It is an interest-free “silent second” mortgage that can be used for down payment, repairs, and closing costs, which will be a big help for buyers in this market.</p>
<p>Foreclosure Prevention</p> <p>For additional information contact: Community Housing Resource Center,</p>	<p>Although PDC (TIF) funds, and the federal money mentioned above, cannot be used for foreclosure <i>prevention</i>, the Portland Housing Bureau recently awarded \$282,129 in City funds to several community organizations to do foreclosure prevention counseling and outreach and referral. The organizations are: Community Housing Resource Center, 211 Info/ACORN, Hacienda Community Development, the African American Alliance for Homeownership, and Ecumenical Ministries of Oregon Shared Housing Program. If you know of someone facing</p>

<p>Hacienda Community Development, African American Alliance, Ecumenical Ministries of Oregon or call 2-1-1</p>	<p>foreclosure, please refer them to one of these organizations or they can call 2-1-1 for more information.</p>
<p>Need Energy Efficiency Upgrades? Want to pay nothing up front, and gradually pay through your utility bill?</p> <p>For additional information contact: Clean Energy Works: Portland City of Portland Bureau of Planning and Sustainability 721 NW 9th Avenue Suite 350 Portland, OR 97209 Phone: 503-546-8766 info@cleanenergyworksportland.org</p>	<p>PDC staff recently collaborated with the City’s Bureau of Planning and Sustainability and other partners to create the new Clean Energy Works Portland program. The program offers homeowners access to low-cost financing for energy efficiency home improvements, like new insulation or the installation of a high efficiency furnace or water heater. To help decide which upgrades and financing options make sense, participants will receive the assistance of a qualified Energy Advocate throughout the process. The pilot program is underway now with the first homes, but you can apply to be in the next round of homes this fall. More info: http://www.cleanenergyworksportland.org/</p>
<p>REACH Paint & Repair-a-Thon a Success!</p> <p>For additional information contact: www.reachcdc.org</p>	<p>On August 1, nearly 300 volunteers pitched in to help improve 22 homes in Lents for the 20th Anniversary of the Paint & Repair-a-thon. This year, all of the homes repaired were in Lents, rather than spread citywide, like in years past. The work made a huge impact for homeowners who are seniors or are living with disabilities, and now have homes that are safer, more livable, and more energy efficient. Collectively, supporters of the event donated \$9,600 of materials, \$32,290 of in-kind labor, and \$37,194 in cash. A PDC/Portland Housing Bureau team of staff and families tackled three homes, along with support and teams from sponsors like Grainger International, Bank of the West, Chase, Miller Paint and others. A big “thanks” to the volunteers and sponsor companies that brought a lot of attention and TLC to the Lents community. A reminder that REACH’s Community Builders Program repairs homes for Lents seniors year-round.</p>

Bureau of Transportation

SE Holgate Buffered Bike Lanes

For additional information contact:

Jeff Smith
Project Manager
(503) 823-7083
Jeff.Smith@pdxtrans.org

As presented at the November 2008 Lents URAC meeting, as well as identified in the 1999 Lents Neighborhood Traffic Safety Plan, and requested by Powellhurst-Gilbert and Lents Neighborhood Associations, city crews began the process of converting SE Holgate, between SE 122nd and the new I-205 MAX station, from five vehicle lanes to three. The lane change will add a 7-foot wide bicycle lane in each direction that will include a 3-foot buffer on the traffic side. Traffic analysis indicates the new design will continue to provide adequate traffic capacity.

Buffered, or enhanced, bike lanes help to reduce the risk posed by car doors on the parking lane side and provide additional space between cyclists and motorists reducing the interaction between the two modes of transportation. The new bike lanes will also improve connection to the I-205 multi-use path, as well as to the new Holgate Green Line MAX Station.

The SE Holgate project is the first of two buffered bike lane demonstration projects in the city. The second one will be installed in September in downtown Portland on SW Stark and Oak. A Frequently Asked Questions (FAQ) is available at www.GettingAroundPortland.org.

Phase IV LID (Local Improvement District)

For additional information contact:

Andrew Aebi
Project Manager
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The project is in the beginning process of inventorying and evaluating all remaining dirt and gravel, and other substandard streets, in the Lents URA. A cost estimate will be developed in order to facilitate a discussion on prioritizing Lents IV streets.

<p>Foster-Woodstock Streetscape Improvements</p> <p>For additional information contact: Rich Newlands PBOT (503) 823-7780 Rich.Newlands@pdxtrans.org</p> <p>Bernie Kerosky PDC (503) 823-3459 Keroskyb@pdc.us</p>	<p>The Citizens Advisory Committee has met three times over the course of this summer looking at options for prioritizing the streetscape improvements identified in the 1999 <i>Lents Town Center Business District Transportation Improvement Plan</i>. The plan identifies sidewalk, intersection, parking and pedestrian crossing improvements intended to support commercial revitalization around the Foster-Woodstock couplet. The committee will meet again on September 9th to develop a draft recommendation, which will be presented at an open house for wider public comment scheduled for September 22nd in conjunction with the Lents Neighborhood Association meeting.</p>
<p>104th Street Improvements</p> <p>For additional information contact: Rich Newlands PBOT (503) 823-7780 Rich.Newlands@pdxtrans.org</p> <p>Sue Lewis PDC (503) 823-3331 lewiss@pdc.us</p>	<p>The cost estimate for street improvements on 104th Street between Powell Blvd. and Foster Rd. will be presented to the Lents URAC at the September 8, 2009 meeting. The estimate is broken down into three sections: Powell to Holgate; Holgate to Harold; and Harold to Foster.</p>

Bureau of Planning and Sustainability

For additional information contact:	SE 122nd Ave. Pilot Project	The SE 122nd Ave "Powellhurst Village" Pilot Project held two neighborhood walks in July. There was such a good turnout by the community that BPS staff have arranged to hold one more walk. For background and additional details on the project please go to http://www.portlandonline.com/bps/
Christina Scarzello East District Liaison (503) 823-7716 cscarzello@ci.portland.or.us	Neighborhood Walk – September 26th, 9:30am to 12:30pm	This is the last in a series of neighborhood walks to get “on the ground” feedback from neighbors and others stakeholders. Guided by project staff from the City of Portland, the walk is an opportunity for community members to comment on neighborhood features they value and to think about and discuss how buildings, streets, sidewalks, parks, and other community features could change in the future as the area grows. The walk is up to 2 miles, so bring ideas, walking shoes, and a camera-if preferred. The meeting location is still to be determined. Space on the walk is limited, so please e-mail se122study@ci.portland.or.us , or call 503-823-7700, if you want to participate.
Barry Manning bmanning@ci.portland.or.us	Next Steps – 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 Barry Manning or Julia Gisler 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.
or Julia Gisler jgisler@ci.portland.or.us (503) 823-7700	Portland Plan - Concept Plan Development	Information about fall workshops and other outreach events will soon be posted to the project web site and announced via media sources. Be the first to know! Check the web for updates: http://www.portlandonline.com/portlandplan/

Bureau of Environmental Services

For additional information contact: Marie Johnson (503) 823-6199 Marie.Johnson@bes.ci.portland.or.us	No updates at this time
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Bureau of Parks & Recreation

For additional information contact:
Michelle Harper
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No updates at this time

TriMet

Green Line Grand Opening

For additional information contact:
Leslie Hildula
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The Green Line Grand Opening is Saturday, September 12, 2009, and will offer free rides throughout the day on the I-205 section, with fun activities at Clackamas Town Center, Fuller Road, Main and Pioneer Courthouse Square. Come out to the Ramona Street Fair and enjoy all the fun events along the route.

On a related note, the completion of the MAX Green line will mark the end of Leslie Hildula's term with TriMet. Leslie's last day will be September 30, 2009. She has been with TriMet for the past three years as the Community Affairs Representative on the I-205 and represented TriMet on the Lents URA. We want to give Leslie a big THANK YOU for all her work and support of the URA, area businesses and surrounding community. Leslie was a tireless advocate for area businesses and a creative force in the area developing excellent relationships and resolving numerous situations that arose throughout the I-205 project. We wish her the very best in her next adventure and will miss her energy and good spirit. If you would like to send Leslie a note, she can be reached at hildulal@gmail.com.