

Revitalization

Eco Districts: Is Lents a Good Pilot?

Portland + Oregon Sustainability Institute (P+OSI) is a new non-profit dedicated to pushing the boundaries of sustainability in the city and the state. In addition to managing the development of the Oregon Sustainability Center in downtown Portland, P+OSI is also leading a citywide effort to define what an Eco District can be and what potential areas could further the goals of the concept. Although not a new concept internationally, Portland, through Mayor Adams leadership, is striving to be the first US city to have an Eco District. Some of the concept development strategies could include a district energy grid, smart grid, wastewater management system, recycling system or other methods to reduce carbon footprint and save resources for the businesses and residents in the area.

PDC is a major sponsor of P+OSI, and has offered five candidate URAs for consideration: South Waterfront, Portland State University, Lloyd District, Gateway Regional Center, and Lents Town Center. PDC, along with key stakeholders from each URA, attended an Eco District Summit on October 13 to begin a conversation around the feasibility of an Eco District and how it might further the goals of the URA. Cora Potter-URAC Chair, Ed McNamara-Turtle Island Development, Tom Walsh-Jameson Partners, and Todd Sanders-PCC, participated in an all-day workshop at PSU. Stakeholders were asked to consider key questions about the concept in the context of Lents and how it might work. PDC will track the process as P+OSI moves towards creating a universal framework for Eco Districts in Portland by and how it might apply to Lents. For more information on P+OSI, and presentations and notes from the summit, please visit:

<http://www.pdxinstitute.org/>.

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92H

The Turtle Island Development team, selected to move forward with 92H, has spent the last several weeks drafting a proposal for the next phase of this key redevelopment project. PDC will ask the team to perform feasibility work that will help all involved understand how the project might be phased, what uses are most appropriate given market conditions, and how the overall site might be laid out. PDC expects that public involvement from the URAC and other Lents stakeholders will be a crucial component of the team's feasibility work. The team will likely begin the feasibility work in November, concluding in spring/summer 2010.

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Earl Boyles Community Garden

After the Community Garden was vandalized this past summer, volunteers came out in droves to assist in repairing and improving the garden. PDC's Lents URA contributed by donating a picnic table that is round, made of composite wood and wheelchair accessible. It fits into the garden quite nicely and will provide a gathering place for years to come.



Storefront Improvement Program

The Storefront Improvement Program provides cash grants and technical assistance to business and property owners in eligible neighborhoods. Recipients can use the funds for a variety of improvements, ranging from repainting to purchase of new windows and awnings.

Lents Storefront

Cascade Medical School (CMA), located at 4620 SE 67th Ave, recently completed the grant program. CMS provides the training necessary for CAN (Certified Nurses Assistants) 1 & 2 certification. Grant funds helped accomplish a complete exterior renovation which includes painting, awnings, lighting, windows, doors and signage.

Before



After



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Development Opportunity Services

The DOS Program assists property owners (and, in some cases, tenants) with seed money and to evaluate development project feasibility by providing real estate development expertise and technical assistance. It also supports PDC goals of revitalization by bringing new development and jobs to Portland.

Existing or recently closed Lents DOS Projects

10701 SE Foster Rd. – Feasibility Study on existing building.

4625 SE 67th Ave – Feasibility study to expand available studio space to accommodate increased audience, achieve ADA Compliance, and create owner-occupied living space.

4718 SE 82nd Ave – Evaluate existing property for maximum commercial development potential.

5308 SE Rhone St – Property redevelopment feasibility study to convert single-family dwelling into a chiropractic clinic.

For more information regarding the DOS program, contact Denyse McGriff, (503) 823-3295, or mcgriffd@pdc.us

Business Loans

The Portland Development Commission connects people and resources to create more jobs for Portland. We work with businesses in the City of Portland to identify needs and eligibility for PDC assistance, and then help them find the program that fits best.

In general, PDC business finance programs address the need for:

Working capital Equipment purchase Real estate acquisition
Tenant improvements Property feasibility study Façade improvements
Property development & rehabilitation

The Lents Town Center URA has over \$1.2 million budgeted in FY 09/10 for business finance and retention. *For more information, contact Alan Stubbs, (503) 823-3199, or stubbsa@pdc.us.*

Current, or recently approved, Business Loans

A & K Designs, Inc. has been in the clothing manufacturing business for over 20 years, specializing in sports uniforms for college teams. The 34 existing jobs span from sewing to sales. Their primary work consists of embroidering names and labels on uniforms. A & K Designs has been leasing a 20,000 s.f. space at 624 SE Division Place since 1997. With assistance from PDC Development Opportunity Services (DOS) and a Quality Jobs Program loan, they will build a new 32,000 s.f. building on 2.75 acres at 8333 SE Harney Street in the Lents Town Center URA; scheduled for completion in early 2010.

Entertainment Innovations (DBA Coffee Lovers, but soon to be “The Firehouse”) is expanding their kitchen and menu. PDC funding will finance tenant improvements, including the installation of a gas line, cooking hood and fire suppression system; cooking equipment, including a grill, stove and deep fryer; a point-of-sale system and working capital. Coffee Lovers is a 5-year old coffee shop and caterer (hired regularly to cater casual lunches for local unions: SEIU 503 and SEIU 49), serving breakfast and lunch in the Lents Town Center URA, just off SE Foster. They regularly host local musicians. The expansion includes changing their DBA from “Coffee Lovers” to “The Firehouse,” acknowledging the history of the building, which was once used as a Fire Station. The Firehouse will feature “fireman-portions” of home cooked food, including fire grilled burgers and steaks with fresh cut fries and nightly dinner specials. They will maintain current hours of operation: 8AM-midnight, M-F; 9AM-midnight Saturday; and 10AM-4PM Sunday; but will consider expanding hours once they get a feel for the expansion.

Rose Construction started in 2000 by “flipping” residential houses. In 2003 the City of Portland approached Rose Construction to join the Sheltered Market Program. Since then, the business has focused on remodeling commercial and light industrial buildings. Rose Construction is registered with the State of Oregon as a WBE (Woman Business Enterprise), ESB (Emerging Small Business) and DBE (Disadvantaged Business Enterprise). They still do residential work for agencies, as opposed to homeowners. The PDC loan provides working capital, which will allow the company to increase their bonding limit and enable them to bid on larger projects.

Infrastructure

Transportation Task Force

PDC has created a Transportation Task Force to prioritize street-related infrastructure investments for the next five years. PDC has requested participation from the URAC members, neighborhood associations, business associations, and local residents and businesses. A total of 13 members are expected to meet monthly from December 2009 to February 2010. Determining priorities for next fiscal year (FY 10-11) as part of the current budget process is the first order of business, and the remaining years in the five-year forecast is the second charge. Additional meetings will be held on an as-needed basis. PBOT will help staff the discussion and participate in the prioritization process. If you are interested in serving on this committee, please contact staff so that we can ensure adequate representation for the various constituencies in the URA.

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Ramona Street Fair

PDC worked closely with the Lents Neighborhood Association to clean up Ramona Street, fund the installation of new native landscaping (Lents Linear Garden), and add banners to the utility poles to welcome MAX riders to the neighborhood. PDC coordinated with Portland Bureau of Transportation to repave a failed section of the street, and with individual property owners to clean and fix up properties. As part of a larger celebration to promote the opening of the new MAX Green Line, PDC organized the Ramona Street Fair on September 12, 2009. URA funds contributed \$5 million to the Green Line. The street fair included vendors, community agencies, free music, and free rides on MAX. Hundreds of East Portland residents and visitors alike, including our very own Cora Potter, Michael Cummings, Rachel Lent Cunningham, and John Mulvey, enjoyed the sunshine, music, bike riding, and strolls along the street free of cars. The event went smoothly and was a great way to celebrate after years of planning, design, and construction.

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Ramona Green Street

As part of a larger effort to redesign and improve the pedestrian environment in the Lents Town Center (the **Foster-Woodstock Streetscape Project**) and improve stormwater management through green infrastructure investments, PDC will begin a design process to review options for rebuilding Ramona Street. This could include a new green street feature, sidewalks, lighting, and a rebuilt street. Community input is very important, so PDC, along with PBOT and BES, will work with a new community advisory committee which includes members of the Foster-Woodstock CAC and the Art/Gateway CAC to help design the street to make it a more inviting gateway to the neighborhood, improve public safety, and provide on-street parking for residents and future businesses. Eventual construction of improvements will depend on available budget and prioritization of competing transportation projects. In addition to the CAC meetings, which are public meetings, an open house is planned in early 2010 at a future Lents Neighborhood Association meeting.

Timeline: December 2009 – May 2010: Concept Plan

June 2010 – June 2011: Design Engineering;
2011: Construction

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I-205 corridor benefiting from new MAX Green Line

During its first two weeks of service in September 2009, MAX Green Line service has been strong—providing 17,000 weekday trips and 31,900 weekend trips.

Urban Renewal was a significant source of local match for federal New Starts money, which funded 60 percent of the project costs. Urban Renewal Areas in downtown Portland, Gateway, Lents and Clackamas County contributed to the project.

The Green Line adds 12 stations in downtown Portland and eight in Southeast Portland and Clackamas County, and along the I-205 alignment there are five new Park & Ride lots with more than 2,300 spaces. The Green Line expands the MAX light rail system to 52 miles and raises the number of MAX stations to 84.

The Green Line opened on September 12, 2009 with a full day of activities and free rides. The day began with a ceremonial train ride from the new light rail line's eastern terminus at Clackamas Town Center Transit Center to its western end point at Portland State University in downtown Portland. Free rides were offered on the Green Line, resulting in an estimated 40,000 trips on opening day.



In a ceremony prior to the free rides, TriMet General Manager Fred Hansen thanked the region for its support of the project, and Clackamas County Chair Lynn Peterson expressed appreciation for the first light rail connection to Clackamas County. At PSU, Federal Transit Administration Administrator Peter Rogoff, Metro Council President David Bragdon and Portland Mayor Sam Adams, along with state and regional representatives, added their praise for the region's fifth light rail line. *To learn more about the MAX Green Line, visit*

www.trimet.org

Housing

9244 SE Woodstock, potential acquisition

In June 2009 Clackamas County Bank (CCB) foreclosed on the property located at 9244 SE Woodstock Blvd. (SE Woodstock at 93rd Ave.). A number of factors, including the troubled real estate market, forced the owners/developers to discontinue construction before obtaining a certificate of occupancy. Without an income stream, the owners/developers defaulted on their loans, leading CCB to take the building back.

Resulting from poor or improper construction, the building has sustained significant damage from the weather and acts of vandalism. CCB is anxious to get this property off its books, but before that can be done, the bank believes it must fix the damage and lease up the building.

PDC and Portland Housing Bureau (PHB) staff have had numerous conversations with CCB about this building. Options discussed included: purchase and renovate, purchase and demolish (and eventually rebuild), purchase post-renovation, and do nothing (let the CCB put the renovated building on the open market). Because of the extensive damage to the building and the incipient rainy season, CCB wanted to begin repairs as soon as possible. CCB received repair estimates at approximately \$500,000.

After analyzing both the forensic building inspection report and the bank's recent appraisal, PDC and PHB staff determined that none of the purchase options made financial sense. PDC has informed CCB that it will not be pursuing purchase at this time. However, PDC financial assistance might be available to the eventual owners, especially for tenant improvements for the ground floor commercial space.

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Grand Opening

Guests Celebrate Opening of Marysville Playground

Lents residents, guests, and students gathered on Monday, October 19, for the official opening of the Marysville School Community Park. Located at SE 77th and Raymond, Marysville Elementary School is one of the oldest elementary schools in Portland and was woefully lacking in outdoor facilities for its 325 students. The vision was to transform a rundown playground into a park for students and entire neighborhood to enjoy. The result is a 3.35-acre park with a new soccer field, new lighting, irrigation and storm water management, play equipment, covered pavilions and more. The \$1.4 million cost was shared by PDC (using \$600,000 in Lents urban renewal funds), the city of Portland, Spirit Mountain Community Fund, Kaiser Permanente, Portland Parks, PPM Energy, and individual donors. An agreement between PDC and Portland Public Schools will keep the park accessible to the Lents Community.

The park was constructed by R&H Construction with ROSE Community Development providing project management. ROSE is best known for housing projects in outer southeast, but agreed to take on the playground since it is an asset to the school and community.

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Amy Miller Dowell chats with URAC member John Molvey



Above: Commissioner Randy Leonard and Marysville Principal Lana Penley officially cut the ribbon, opening the new school and community park.



Left: The students at Marysville come from very diverse backgrounds. There are 18 different native languages spoken by children enrolled at the school. The playground reflects this diversity with a Native American design painted onto a concrete area.

