

# Lents Town Center

**URBAN RENEWAL PLAN**

# **Lents Town Center**

## **U R B A N   R E N E W A L   P L A N**



A D O P T E D

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**PDC**  
PORTLAND  
DEVELOPMENT  
COMMISSION



ORDINANCE NO.

**172671**

**As Amended**

Approve the Lents Town Center Urban Renewal Plan (Ordinance)

The City of Portland ordains:

Section 1. The Council finds:

1. To facilitate meeting objectives of the Outer Southeast Community Plan and implement the full public and community vision of the development of the Lents Town Center and surrounding neighborhoods, a significant investment of public funds will be required.
2. The Lents Town Center Urban Renewal Area (the "Area") as defined in the Lents Town Center Urban Renewal Plan (the "Plan"), substantially in conformance with Exhibit "A", is a blighted area with:
  - a. Residential, commercial and industrial buildings that exhibit a deteriorated physical condition and/or poor quality of construction.
  - b. Inadequate streets to support and accommodate the existing and projected development within the area.
  - c. A significant portion of the area within the Johnson Creek Flood Plain.
  - d. A prevalence of depreciated values, impaired investments and social and economic maladjustments.

The presence and extent of blighting factors is more fully discussed in Section II of the Lents Town Center Urban Renewal Area Report to Accompany the Urban Renewal Plan, substantially in conformance with Exhibit "B" which is hereby accepted (the "Report").

3. The rehabilitation and redevelopment of property within the Area is necessary to protect the public health, safety and welfare of the City of Portland. The benefits to health, safety, and welfare of the activities under the Plan are discussed in Section III of the Report.
4. The Plan conforms to the City of Portland Comprehensive Plan and community economic development plans and provides for a plan and means for accomplishing projects proposed in the Plan. The analysis that determined financial feasibility of projects in the Plan is discussed in Section VIII of the Report. The findings of the Planning Commission contained in Exhibit D, which is hereby accepted, confirm that the Plan is in compliance with state, regional and Portland goals and plans.

5. Section X of the Plan establishes procedures for the relocation of displaced persons in accordance with ORS 281.045 to 281.105.
6. The Plan identifies property acquisition as a strategic component of projects to facilitate the revitalization of commercial and residential properties in the Area, and is necessary to carry out the goals and objectives of the Plan.
7. Carrying out the goals and objectives of the Plan is economically sound and feasible. The analysis that determined financial feasibility of projects to implement goals and objectives in the Plan is discussed in Section VIII of the Report.
8. The City of Portland, acting by and through the Portland Development Commission will assume and complete any activities prescribed by the Lents Town Center Urban Renewal Plan.
9. That development of the Lents Town Center Urban Renewal Plan was undertaken with the assistance of a broad-based community advisory committee.
10. That there has been substantial public outreach, input and involvement in the development of the Plan.
11. The Portland Development Commission considered the Plan and received public testimony on the Plan on August 19, 1998 and recommended adoption of the Plan by the City Council in PDC Resolution No. 5157, attached hereto as Exhibit "C".
12. The Portland Planning Commission considered the Plan and received public testimony on the Plan during a public hearing on August 25, 1998 and has made findings, attached hereto as Exhibit "D", and provided additional recommendations to the City Council on the Plan that the City Council has considered, and recommends adoption of the Plan by the City Council. Their recommendation is attached hereto as Exhibit "E".
13. The City Council has received and considered public testimony at public hearings before the Council on September 2, 1998 and September 9, 1998; with notice of such hearings distributed to all postal patrons within the City of Portland as required by ORS 457.120.

NOW, THEREFORE, the Council directs:

- a. That the Lents Town Center Urban Renewal Plan, incorporated herein by reference, is approved.

- b. The Portland Development Commission to administer the implementation of the Lents Town Center Urban Renewal Plan.
- c. The Plan shall be financed by division of taxes as provided in ORS 457.420 to 457.450
- d. The City Auditor to publish notice of this Ordinance as required by ORS 457.095.

Passed by the Council:

SEP 09 1998

Mayor Vera Katz  
Portland  
David Nemo  
August 27, 1998

BARBARA CLARK  
Auditor of the City of

By *Britta Olson*  
Deputy

# LENTS TOWN CENTER URBAN RENEWAL PLAN

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# LENTS TOWN CENTER URBAN RENEWAL PLAN

## I. INTRODUCTION

A century ago, the little town of Lents was a busy crossroads in the region and a popular destination.

Farmers traveled Foster Road, which had been the North Fork of the Oregon Trail, to take crops to market by horse and carriage. Southeast 82<sup>nd</sup> and 92<sup>nd</sup> streets were favored routes for goods headed south from the Columbia River Docks.

In 1892 the streetcar line from Portland was extended to Lents, establishing and cementing the destiny of Lents to that of the growing Portland area. Lents Junction became a vital regional center of commerce and culture.

Portland's growth eventually reached Lents. When Lents was annexed to the City of Portland in 1912 it was a thriving, self-sufficient community (population about 2,000), with its own banks, barbers, shops, taverns and churches

As the automobile began influencing the urban landscape of Portland after World War II, the central Lents business district was slowly losing its identity and purpose as larger chain stores emerged in the area.

In 1983, the construction of the I-205 Freeway literally divided the neighborhood in half, leaving the area with both physical and emotional scars that remain today and that have been a significant factor contributing to the current depressed economic conditions of Lents.

Another significant physical feature of Lents, Johnson Creek, has similarly impacted the historical development and character of Lents. Flooding has always been a natural phenomenon of Johnson Creek. Over the years unrestricted development in the Johnson Creek flood plain and watershed and alterations to the creek channel coupled with the flooding tendencies of the Creek have impacted and influenced residential, commercial and industrial development in the area

These same factors, and the recent listing of threatened salmon and steelhead under the *Endangered Species Act*, require careful and measured actions by the City of Portland. The challenge will be to protect and enhance this natural resource in conjunction with community economic development objectives, since a significant amount of commercial and industrial property is located in this impacted area.

Once again, in 1998, the Lents community finds itself at the crossroads of Portland's growth.

In 1995 Metro designated the area around the I-205/SE Foster interchange as a Town Center and the Freeway Land Company site (the largest undeveloped industrial property in the Outer Southeast Community Plan area) as a Mixed Use

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Employment Center in its 2040 Growth Concept Plan, potentially accommodating over 2,000 jobs.

Through a continuum of community-based planning exercises a vision of Lents has emerged that forms the cornerstone for this Urban Renewal Plan and future development of the Lents Town Center Area.

- ❑ **JOBS** a growing source of employment for area residents.
- ❑ **WEALTH** an opportunity for local residents, businesses and property owners to participate in and benefit from economic redevelopment.
- ❑ **LIVABILITY** stable and safe neighborhoods with affordable housing.
- ❑ **COMMUNITY** A healthy environment that supports a more livable community, characterized by:
  - A strong neighborhood residential environment surrounding a revitalized central town center business district that integrates the neighborhood into its purpose and function.
  - A network of connections and supportive transportation systems that help re-connect Lents and create a vibrant town center.

The goals, objectives and projects that follow provide a framework for overcoming the physical and economic conditions of blight existing today in Lents, and realizing this vision.

**Note that items marked with “\*” are defined in Section XIII Glossary.**

## **II. PUBLIC INVOLVEMENT**

The Commission has solicited, received and considered the input of residents, property owners, business owners, neighborhood associations, business district associations, other interested parties and the general public in the development of this Plan. The Commission will affirmatively seek continuing public involvement in the implementation of the Plan.

Lents Town Center Urban Renewal Area (the “Area”) residents, employees, business owners, property owners and other interested parties will be fully involved in the implementation of the Lents Town Center Urban Renewal Plan (the “Plan”). The objectives of the public involvement program will be to:

- A. Involve the public in implementation and future amendments to the plan, prioritization of projects and long- and short-term financial planning.
  - B. Provide ongoing public information to the community in the most appropriate ways, including Plan Advisory Committee meetings, newsletters, other public meetings and the media.
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C. Facilitate access by the community to the Portland Development Commission (the “Commission”).

In particular, the Commission will seek advice and recommendations during the life of the Plan from a Plan Advisory Committee (the “Committee”)\* during the life of the Plan which represents residents, property owners, business owners and other parties with an interest in the revitalization of the Area. The Committee will draw its membership from representatives of groups including, but not limited to:

- Area residents, business owners and property owners
- Lents Target Area Coordinating Committee
- Foster Area Business Association
- 82nd Avenue Business Association
- Lents Neighborhood Association
- Powellhurst-Gilbert Neighborhood Association
- Foster-Powell Neighborhood Association
- Mt. Scott-Arleta Neighborhood Association
- Brentwood-Darlington Neighborhood Association
- Rose Community Development Corporation
- Marshall Caring Community
- Outer Southeast Community Project

The Commission will initially identify the individuals and groups to be represented on the Plan Advisory Committee. Each group may choose its representative to the Committee. The functions of the Plan Advisory Committee may over time be performed by a different but similarly representative group that is formed from within the community. The purpose of the Committee will be to:

D. Meet as desired by the Committee or the Commission to review progress on implementation of the Plan.

E. Participate in long- and short-term financial planning and project prioritization.

F. Review and provide input on proposed substantial or minor amendments to the Plan, as described in Section XII.

The Commission will give substantial weight to Committee recommendations in making decisions related to the implementation or amendment of the Plan.

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### **III. GOALS AND OBJECTIVES**

#### **A. Public Involvement**

**The Plan will be community based. Members of the community will be directly involved in the implementation and ongoing refinement of the Plan.**

##### **Objectives:**

1. Work with the Plan Advisory Committee\* to articulate Plan goals and objectives, identify and prioritize projects and do long- and short-term financial planning.
2. Provide information about the Plan and its projects in a variety of ways to stakeholders\* in the area.
3. Encourage and facilitate regular communication among stakeholders, the Commission and the City Council regarding the Plan.

#### **B. Neighborhood Revitalization**

**Invest public funds and work with residential property owners to maintain and increase livability\* of residential neighborhoods within the area.**

##### **Objectives:**

1. Help rehabilitate existing housing in residential neighborhoods through financial assistance (e.g. loan and grant programs), technical assistance (e.g. explanation of the zoning code or design assistance) and other methods.
2. Invest in local streets, parks and other public facilities as appropriate and desired by the residents
3. Work in partnership with owners or developers of key residential or mixed commercial/residential sites in residential areas to develop or redevelop these sites in conformance with zoning and other community objectives.
4. Coordinate neighborhood revitalization efforts with other efforts in southeast Portland, the city of Portland and the region. Ensure that the Plan is carried out in coordination with neighborhood plans and plans of schools and community based organizations\*.

#### **C. Revitalization of Commercial Areas**

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**Invest public funds\* and work in partnership with commercial property owners to increase the vitality and economic health of commercial areas within the Area, recognizing that there are several different types of commercial areas that serve different purposes. Help create an environment that supports business owners and operators, increases business profitability and creates jobs. Help create linkages and ensure compatibility between commercial areas and residential neighborhoods for their mutual benefit.**

**Objectives:**

1. Help rehabilitate existing commercial and mixed commercial/residential property through financial assistance (e.g. loan and grant programs), technical assistance (e.g. explanation of zoning code or design assistance) and other methods.
  2. Invest in streets, adequate parking and other public facilities (i.e. lighting, benches, and pedestrian shelters).
  3. Work with the community to define standards of adequate parking.
  4. Work with owners or developers of key commercial or mixed commercial/residential sites to develop or redevelopment these sites in conformance with zoning and other public objectives.
  5. Invest in and help reinforce a visual and economic identity for downtown Lents.
  6. Assist in promoting and marketing commercial areas.
  7. Support the creation of new businesses by area residents.
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## **D. Housing**

**Help provide new and rehabilitated housing units suitable for households with a range of incomes and housing needs, recognizing the value of the existing affordable housing stock\*. Create housing opportunities that allow Lents residents of all ages and income levels to remain in the community. Support housing development that conforms to zoning and other community objectives.**

### **Objectives:**

1. Research current and future housing needs in the area.
2. Help develop a range of housing types (e.g. single family detached, single family attached and multi family) and densities\* that are affordable to households with a range of incomes and which increase neighborhood livability.
3. Help develop housing to support commercial revitalization.
4. Help rehabilitate existing housing in residential neighborhoods through financial assistance (e.g. loan and grant programs), technical assistance (e.g. explanation of zoning code interpretation or design assistance) and other methods.
5. When providing loans, grants or other assistance for housing development, preserve existing affordable housing and/or ensure no net loss of affordable housing units.
6. Require that at least a portion of the new housing developed with urban renewal assistance be affordable (per federal and local definitions) and targeted to area residents.
7. Help ensure permanent affordability for housing that has received urban renewal assistance.
8. Identify and analyze the development potential of underutilized housing sites and assist in their redevelopment, emphasizing high quality development and environmental sensitivity.
9. Require developers requesting financial assistance under this Plan to review proposed project and design with impacted neighbors, obtain feedback on possible impacts (i.e. design, building management, security and parking) and make reasonable efforts, as determined by the Commission, to mitigate neighbors' concerns.

## **E. Employment**

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**Help businesses create family-wage jobs\* within the Area and help make these jobs available to residents of the Area\*.**

**Objectives:**

1. Promote the development and redevelopment of industrial lands by investing public funds in infrastructure\* (including streets, transit, sanitary and storm sewer and water), financial assistance (e.g. loans or grants), technical assistance (e.g. explanation of zoning code or design assistance) and other methods.
2. Initiate marketing efforts that promote the availability of commercial and industrial sites within the area.
3. Require employers receiving financial assistance under this Plan to coordinate workforce needs with community workforce development programs and target jobs for area residents.
4. Partner with community workforce development programs to meet the workforce needs of expanding and new employers in the area, and increase the ability of Lents residents to access family wage jobs in the area.
5. Promote commercial and industrial uses that create a large number of jobs per use (e.g. an assembly business rather than a warehouse).
6. Support the creation of new businesses by area residents.

**F. Environment**

**Protect and enhance the natural environment within the Area. Promote development that respects the value of the environment. Help ensure that development minimizes impacts on flooding of Johnson Creek and in turn, is reasonably protected from flood dangers.**

**Objectives:**

1. Participate and promote public participation in developing a watershed management plan for the Johnson Creek watershed that promotes environmentally sound development and conservation of the environment.
  2. Invest public funds in flood plain management facilities and other actions called for in an adopted watershed management plan. This objective does not call for the use of eminent domain for acquisition of property unless the project is specifically identified in the Plan. See Section VIII of the Plan for provisions regarding land acquisition.
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3. Help ensure that development within the area complies with the adopted watershed management plan.
4. Reduce the light and noise impacts of I-205 by installing landscaping and by other means.
5. Invest urban renewal plan tax increment funds only in development projects that represent a prudent use of these funds after considering the risks of flood damage to the property involved.

## **G. Transportation**

**Improve transportation so that there is a safe and convenient access to homes and businesses within the Area and between the Area and the rest of the region. Improve multi-modal transportation facilities to promote walking, biking and transit as well as travel by motor vehicles.**

### **Objectives:**

1. Provide a “pedestrian-friendly” environment throughout the area by adding and/or improving pedestrian crossings, increasing nighttime lighting, and increasing connectivity between areas where people want to go. Help implement standards of the Lents Pedestrian District\* within that district.
  2. Participate in development of the Lents Transportation Management Plan.
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3. Invest in projects designed to manage traffic flow, increase safety and increase access to the Area's commercial and industrial areas.
4. Determine the feasibility of changing the existing Foster road/Woodstock boulevard couplet to two-way traffic on both streets through the downtown Lents business district.
5. Promote "transit-oriented" development where consistent with the transportation element of the city's comprehensive plan.
6. Develop public parking facilities where appropriate to support commercial activities.

## **H. Parks, Recreation and Open Space**

**Invest in developing parks, open space and other public facilities to promote revitalization of the Area.**

### **Objectives:**

1. Develop and/or improve parks and open space facilities to increase neighborhood livability and the vitality of commercial areas.
  2. Enhance opportunities for pedestrian and bicycle recreation by expanding the neighborhood park network. This may include connection of the existing parks with a greenway trail system that will allow residents and visitors to travel to all areas around the neighborhood with minimal auto conflict.
  3. Protect the existing urban forest canopy\* (trees) and expand the canopy where appropriate.
  4. Develop and/or improve high-quality neighborhood parks within walking and biking distance of area neighborhoods. Each park should contain facilities appropriate for that park (e.g. playgrounds, playfields, picnic tables).
  5. Develop a community center appropriate to the area.
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## **I. Community Identity**

**Promote public and private development that creates a strong sense of identity for downtown Lents and individual neighborhoods.**

### **Objectives:**

1. Develop voluntary design guidelines for public and private development in downtown Lents that promote consistent design and development.
2. Create visual “gateways” at strategic entry points to the area.
3. Improve the streetscape\* along key streets including SE Foster road, SE Woodstock, SE 82nd avenue and SE 92<sup>nd</sup> avenue.

## **IV. RELATIONSHIP TO LOCAL PLANS AND OBJECTIVES**

### **A. Portland Comprehensive Plan**

Effective on January 1, 1981 and last revised in October of 1996, the City of Portland’s Comprehensive Plan is a guide for all land use related development within the City. The Lents Town Center Urban Renewal Plan is especially supportive of the following Comprehensive Goals and Policies.

**Goal 2 Urban Development:** Maintain Portland’s role as the major regional employment, population and cultural center through public policies that encourage expanded opportunity for housing and jobs, while retaining the character of established residential neighborhoods and business centers.

**Policy 2.2 Urban Diversity:** Promote a range of living environments and employment opportunities for Portland residents in order to attract and retain a stable and diversified population.

**Policy 2.9 Residential Neighborhoods:** Allow for a range of housing types to accommodate increased population growth while improving and protecting the city’s residential neighborhoods.

**Policy 2.11 Commercial Centers:** Expand the role of major established commercial centers which are well served by transit. Strengthen these centers with retail, office, service and labor-intensive industrial activities which are compatible with the surrounding area.

**Policy 2.12 Transit Corridors:** Provide a mixture of activities

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along major transit routes and Main Streets to support the use of transit. Encourage development of commercial uses and allow labor-intensive industrial activities which are compatible with the surrounding area. Require development along transit routes to relate to the transit line and pedestrians and to provide on-site pedestrian connections.

**Policy 2.15 Living Closer to Work:** Locate greater residential densities near major employment centers, including Metro-designated regional and town centers, to reduce vehicle miles traveled per capita and maintain air quality. Locate affordable housing close to employment centers. Encourage home-based work where the nature of the work is not disruptive to the neighborhood.

**Policy 2.28 Outer Southeast Community Plan:** Promote the economic vitality, diverse residential character, environmental quality, and livability of Outer Southeast Portland by including the Outer Southeast Community Plan as a part of this Comprehensive Plan.

**Goal 3 Neighborhoods:** Preserve and reinforce the stability and diversity of the City's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses and insure the City's residential quality and economic vitality.

**Policy 3.1 Physical Conditions:** Provide and coordinate programs to prevent the deterioration of existing structures and public facilities.

**Policy 3.2 Social Conditions:** Provide and coordinate programs to promote neighborhood interest, concern and security and to minimize the social impact of land use decisions.

**Policy 3.5 Neighborhood Involvement :** Provide for the active involvement of neighborhood residents and businesses in decisions affecting their neighborhood through the promotion of neighborhood and business associations.

**Policy 3.9 Outer Southeast Community Plan Neighborhoods and Business Plan:** Use the Neighborhood Plans to guide decisions on land use, transportation and capital expenditures, community development programs where applicable.

Outer Southeast Business Plan, March 1996

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Brentwood-Darlington Neighborhood Plan, January 1992  
Foster-Powell Neighborhood Plan, March 1996  
Lents Neighborhood Plan, March 1996  
Mt. Scott-Arleta Neighborhood Plan, March 1996  
Powellhurst-Gilbert Neighborhood Plan, March 1996

**Objective A.** Foster Lents as a thriving urban employment center where people enjoy living, working, and recreating.

**Objective H.** Enhance the image, marketability, and vitality of businesses and business areas in Outer Southeast. Use the Southeast Business Plan to guide decisions on land use, transportation, capital expenditures, and economic revitalization programs.

**Goal 4. Housing:** Provide for a diversity in the type, density and location of housing within the city consistent with the adopted City Housing Policy in order to provide an adequate supply of safe, sanitary housing at price and rent levels appropriate to the varied financial capabilities of city residents.

**Policy 4.4 Housing Choice and Neighborhood Stability:**

Support public and private actions which increase housing choices for Portlanders, with emphasis on housing and public improvement programs which: 1) improve the balance in the city's population by attracting and keeping in the city families with children; 2) maintain neighborhood schools; 3) increase the number of housing alternatives for both renter and owner; 4) improve the physical and environmental conditions of all neighborhoods.

**Policy 4.7 Existing Housing Major Rehabilitation:** Provide assistance for rehabilitation of housing beyond housing maintenance code requirements 1) if the assistance is supportive of general community development activity; 2) on a voluntary basis; and 3) if the Existing Housing Maintenance and New Housing Policies are being fulfilled.

**Goal 5. Economic Development:** Foster a strong and diverse economy that provides a full range of employment and economic choices for individuals and families in all parts of the city.

**Policy 5.1 Urban Development and Revitalization :**

Encourage investment in the development, redevelopment, rehabilitation and adaptive reuse of urban land and buildings for employment and housing opportunities.

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**Policy 5.2 Business Development:** Sustain and support business development activities to retain, expand and recruit businesses.

**Policy 5.3 Community-Based Economic Development :** Support community-based economic development initiatives consistent with this Comprehensive Plan and compatible with neighborhood livability.

**Policy 5.5 Infrastructure Development:** Promote public and private investments in public infrastructure to foster economic development in Council-designated target areas.

**Policy 5.6 Area Character and Identity Within Designated Commercial Areas:** Promote and enhance the special character and identity of Portland's designated commercial areas.

**Policy 5.7 Business Environment within Designated Commercial Areas:** Promote a business environment within designated commercial areas that is conducive to the formation, retention and expansion of commercial businesses.

**Goal 6. Transportation:** Provide for and protect the public's interest and investment in the public right-of-way and transportation system by encouraging the development of a balanced, affordable and efficient transportation system consistent with the Arterial Streets Classifications and Policies.

**Policy 6.6 Urban Form:** Support a regional form composed of mixed-use centers served by a multi-model transportation system. New development should be served by interconnected public streets which provide safe and convenient pedestrian, bicycle and vehicle access. Street and pedestrian connections should be provided to transit routes and within and between new and existing residential, commercial and employment areas and other activity centers.

**Policy 6.11 Pedestrian Transportation:** Plan and complete a pedestrian network that increases the opportunities for walking to shopping and services, institutional and recreational destinations, employment, and transit.

**Goal 8. Environment:** Maintain and improve the quality of Portland's air, water and land resources and protect neighborhoods and businesses centers from detrimental noise pollution.

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**Policy 8.11 Special Areas:** Recognize unique land qualities and adopt specific planning objectives for special areas.

**Objective D. Johnson Creek Basin:** Protect and preserve the scenic, recreation, fishery, wildlife, flood control, water quality, and other natural resource values of the Johnson Creek basin through application of environmental overlay zones and implementation of the Johnson Creek Basin Protection Plan.

**Policy 8.14 Natural Resources:** Conserve significant natural and scenic resource sites and values through a combination of programs which involve zoning and other land use controls, purchase, preservation, intergovernmental coordination, conservation, and mitigation. Balance the conservation of significant natural resources with the need for other urban uses and activities through evaluation of economic, social, environmental, and energy consequences of such actions.

**Goal 11. Public Facilities:** Provide a timely, orderly and efficient arrangement of public facilities and services that support existing and planned land use patterns and densities.

**Policy 11.1 Service Responsibility :** Within its boundaries of incorporation, the City of Portland will provide, where feasible and as sufficient funds are available from public or private sources, the following facilities and services at levels appropriate for all land use types:

1. streets and other public ways
2. sanitary and stormwater sewers
3. police protection
4. fire protection
5. parks and recreation
6. water supply

**Goal 12. Urban Design:** Enhance Portland as a livable city, attractive in its setting and dynamic in its urban character by preserving its history and building a substantial legacy of quality private developments and public improvements for future generations.

**Policy 12.2. Enhancing Variety:** Promote the development of areas of special identity and urban character. Portland is a city build from the aggregation of formerly independent settlements. The City's residential, commercial and industrial areas should have attractive identities that enhance the urbanity of the City.

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**Policy 12.6 Preserve Neighborhoods:** Preserve and support the qualities of individual neighborhoods that help to make them attractive places. Encourage neighborhoods to express their design values in neighborhood and community planning projects. Seek ways to respect and strengthen neighborhood values in new development projects that implement this Comprehensive Plan.

## **B. Outer Southeast Community Plan**

**Economic Development Policy:** Improve the vitality of outer southeast business districts and employment centers. Ensure that they grow to serve the needs of outer southeast residents, attract customers from throughout the region, and generate family wage jobs for residents.

### **Policy Actions:**

**ED2** Look for opportunities to expand city programs for storefront improvement and business development.

**ED4** Assist in the redevelopment of the Freeway Land Development Corporation site for high-density employment opportunities.

**ED7** Support the development of a Town Center at Lents as designated in Metro's 2040 Plan.

**ED10** Seek funding to support programs providing educational and developmental assistance and investment capital for area businesses.

**Transportation Policy:** Ensure that streets in outer southeast form a network that provides for efficient travel throughout the community and to other parts of Portland and the region. Reduce congestion and pollution caused by the automobile by creating land use patterns that support transit, bike, and pedestrian travel.

### **Policy Actions:**

**TI** Evaluate truck access to industrial areas east of I-205 as a part of the Transportation System Plan process. Areas of concern include the industrial areas on either side of Foster Road.

**T2** Request that PDOT conduct a study and make recommendations to resolve conflicts between truck access to industrial areas on either side of Foster road east of I-205 and recreational use of the Springwater corridor.

**T6** Investigate ways to provide lighting for pedestrians beyond what is currently available in order to encourage

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walking as an alternative mode of travel.

**Housing Policy:** Provide a variety of housing choices for outer southeast community residents of all income levels by maintaining the existing sound housing stock and promoting new housing development.

**Policy Actions:**

**H3** Provide information on rehabilitation loan programs for low-to moderate-income homeowners in designated areas.

**H4** Provide information on rehabilitation loan programs for rental property owners who rent to low-to moderate-income tenants in designated areas.

**H5** Make loans to improve at least 100 housing units for low-to-moderate income households a year.

**Open space and Environmental Policy:** Provide parks and open spaces to meet projected recreational needs of outer southeast residents. Create a sense of connection with the natural environment. Protect natural resources by reducing the impact of development on them.

**Policy Actions:**

**OS4** Improve streets and sidewalks between residential neighborhoods and neighborhood parks.

**OS5** Identify areas in need of additional street trees and obtain funding or seek donations of trees.

**OS20** Identify opportunity sites and projects which mitigate water quality and flooding problems while offering community amenities such as recreation and employment areas.

**Subarea Policy III Lents Town Center:** Foster the development of a Lents Town Center that attracts employment opportunities, residential density, and recreational activities while reducing adverse environmental impacts.

**Objectives:**

**2)** Focus public resources on the development of the Town Center as a commercial, residential and employment center.

**3)** Address flood plain and other environmental issues so that industrial and commercial uses do not have an adverse impact on Johnson Creek and surrounding wetlands.

**4)** Ensure a wide range of housing in terms of structure, ownership, rental patterns, and price.

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- 5) Provide a coordinated pedestrian, bicycle, automobile, and transit infrastructure that will support increased economic and residential development.

**Subarea Policy VIII      Mt. Scott/Johnson Creek** : Protect the natural character of the area while providing for orderly urban development. Provide for the recreational needs of this newly developing area and locate new housing opportunity near Powell Butte.

### **C. Lents Neighborhood Plan**

**Policy 2.      Economic Development:** Preserve and enhance the commercial viability of existing businesses within Lents area.

**Policy 3.      Trails, Parks, Open Space and the Environment:** Promote recreational opportunities in and around Lents while preserving and protecting the environment.

**Policy 5.      Urban Design:** Use urban design concepts and amenities to preserve and enhance neighborhood livability and to maintain a sense of place.

**Policy 6.      Housing:** Encourage a sense of community pride in Lents by maintaining, restoring and rehabilitating existing homes and taking advantage of opportunities to build a variety of new housing.

**Policy 7.      Neighborhood Livability:** Restore Lents identity as a friendly, safe, attractive neighborhood for everyone in our historic community.

**Policy 8.      Transportation:** Improve access to and through Lents using a variety of modes while reducing noise, pollution and safety hazards.

## **V. URBAN RENEWAL AREA**

### **A. Description**

The Lents Town Center Urban Renewal Area is located entirely within the City of Portland and Multnomah County in the State of Oregon; and geographically in the Southeast corner of the city limits. The Area contains several distinctive sub-areas.

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**1. North/South Commercial Corridor of SE 82<sup>nd</sup> Ave.** A 2.6 mile stretch of this main city arterial forms the Western edge of the Area. Along SE 82<sup>nd</sup> Avenue can be found a variety of land uses ranging from housing to super stores and a shopping mall.

**2. East/West Mixed-Use Corridor of SE Foster Road** this main city arterial runs 2.3 miles through the center of the Area. Along its path is a changing assortment of uses, greatly influenced over the years by the volume, speed and transportation uses. Though still scattered along the whole stretch of Foster, housing has given way to commercial uses, creating in many places a hard edge to the residential neighborhood.

In the eastern section of the Area, a more industrial character is present with larger sites serving the needs of auto recycling, rock crushing, cement block, paper recycling and auto body and repair businesses. This street also provides the only access to the Freeway Land site, a potentially large employment center.

Through the center of the Area, Foster travels one way through the downtown Lents business. Redesigned to service the I-205 Freeway interchange in the early 1980's, Foster Road's purpose and character changed at the expense of the business district.

**3. Traditional Neighborhoods** straddling the major arterials are more traditional urban neighborhoods. With exceptions, the houses are generally older and show signs of age, as do many residential streets. Housing is very affordable (relative to the Portland region) and thus attractive to working class families.

**4. Downtown Lents Business District** divided by the freeway, harassed by Foster Road, and challenged by the growth of nearby shopping centers, the downtown Lents business district is all but extinct. With an abundance of underutilized property and potential, the business district holds the key and promise to the future of Lents Town Center.

**5. Freeway Land Employment Center** at approximately 100 acres, this single-owner site and adjacent properties just east of the I-205 and SE Foster Road interchange is a mix of undeveloped and underutilized property zoned general employment and industrial. While a significant portion of the site is within the Johnson Creek flood plain subject to development restrictions, there still exists the opportunity to create a sizable business park or light manufacturing complex with the potential of creating 2,000 – 3,000 jobs for Area residents.

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**6. Johnson Creek** meandering through Lents on a path approximately paralleling the Southern boundary of the Area, Johnson Creek is an important community asset in spite of its inherent flooding liability. Development of a long-term management plan for the watershed and flood plain is a critical first step in assuring that future development near Johnson Creek minimizes impacts on flooding and permits this natural resource to be a community and economic attractor.

## B. Map



### **C. Legal Description**

The legal description of the Area is included as Exhibit "A".

## **VI. PROPOSED LAND USES**

The City of Portland's Comprehensive Plan and implementing ordinances govern Land use within the Area. Any adopted change in the Comprehensive Plan or implementing ordinance shall automatically amend this Section, as applicable, without the necessity of any further formal action. This Section and Exhibit "B" (Comprehensive Plan Map) shall thereafter incorporate the relevant amendments, additions or deletions. To the extent this Section VI and Exhibits A and B conflict with the Comprehensive Plan or Zoning Code, the Comprehensive Plan and Zoning Code shall govern.

### **Comprehensive Plan Designations**

EX	Central Employment
EG	General Employment
IG	General Industrial
CG	General Commercial
CM	Mixed Commercial
CS	Storefront Commercial
CN	Neighborhood Commercial
R1	Residential 1,000
R2	Residential 2,000
R5	Residential 5,000
R7	Residential 7,000
R10	Residential 10,000
OS	Open Space
IR	Institutional Residential

## **VII. URBAN RENEWAL PROJECTS**

In order to achieve the objectives of this Plan, the following projects will be undertaken by the Commission in accordance with applicable federal, state, county and city laws, policies and procedures. Such projects may be modified, expanded or eliminated as needed to meet the objectives of the Plan, subject to Section XII, Amendments to the Plan.

### **A. Public Improvements.**

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Public improvements include the construction, reconstruction, repair or replacement of sidewalks, streets, transit systems, parking, parks, pedestrian amenities, water, sanitary sewer and storm sewer facilities and other public infrastructure deemed appropriate for the achievement of the goals and objectives of this Plan.

### **1. Foster Road Street Improvements**

SE Foster Road is the main East-west Street of the Area, cutting through the heart of the Lents Town Center and serving a variety of transit, commercial and neighborhood purposes. Portions of SE Foster Road are classified by the City of Portland as a *Major City Traffic Street*, *Major City Transit Street*, *City Bikeway*, *City Walkway* and *Major Truck Street*.

It is a primary objective of this Plan that SE Foster Road play a significant and supportive role in revitalization of Area commercial and neighborhood districts.

Improvements to SE Foster Road will more closely link the functions of SE Foster Road to the immediately adjacent commercial and neighborhood districts of the Area, as well as meet public objectives of the *Transportation Element* of the City of Portland *Comprehensive Plan*. These projects are also intended to support and stimulate the revitalization and redevelopment of currently vacant, underutilized or blighted commercial property in the Area by improving the utility and character of SE Foster road in ways that the community envisions will encourage and support redevelopment of the downtown Lents business district.

**a) Intersection Improvements** : signals, pedestrian accommodations and curb extensions per 1995 *Foster/Woodstock transportation study*.

**b) Pedestrian Improvements:** traffic calming, signal improvements, crossing improvements.

**c) Bicycle improvements** : lane stripping, signage.

### **2. 82<sup>nd</sup> Avenue Improvements**

SE 82<sup>nd</sup> Avenue is the main north-south traffic corridor in the Area and serves a variety of transit, commercial and neighborhood purposes. Portions of 82<sup>nd</sup> Avenue are classified by the City of Portland as a *Major City Traffic Street*, *Major City Transit Street*, *City Walkway* and *Major Truck Street*.

Improvements to this street at major intersections are intended to promote safer and more efficient circulation of vehicles and pedestrians, and encourage redevelopment of underutilized commercial property. Sidewalk and other pedestrian accommodating

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improvements between intersections will facilitate access of neighborhood residents to and between commercial areas.

a) **Intersection Improvements:** signals, pedestrian accommodations and curb extensions.

b) **Pedestrian Improvements:** traffic calming, signal improvements, crossing improvement, sidewalks.

### 3. 92<sup>ND</sup> Avenue Improvements

SE 92<sup>nd</sup> Avenue between SE Powell and SE Holgate is a heavily traveled, mainly residential street impacted by cut-through commercial and freeway traffic. The street lacks sidewalks, curbs, gutters and improved intersections. These conditions contribute to the blighted appearance of this stretch of the neighborhood, as well as higher speed traffic flow presenting conflicts and difficulties for pedestrian and bicycle traffic.

Portions of 92<sup>nd</sup> Avenue are classified by the City of Portland as *Neighborhood Collector Street*, *Minor City Transit Street*, *City Walkway* and *City Bikeway*.

a) **Street Improvements:** road surface, storm water control, lights, trees, curbs and curb extensions.

b) **Pedestrian Improvements:** traffic calming, signal improvements, crossing improvements, sidewalks.

c) **Bicycle Improvements:** lane stripping, signage

### 4. Area-Wide Street Improvements      Annual Program

In order to stimulate and support desired commercial and neighborhood revitalization, funds will be available on an annual basis to respond to needs of emerging redevelopment projects and neighborhood improvement projects to address traffic calming, pedestrian and bicycle accommodation and rebuild unimproved streets.

a) **Street Improvements:** road surface, storm water control, lights, trees, curbs and curb extensions.

b) **Pedestrian Improvements** : traffic calming, signal improvements, crossing improvement, sidewalks.

### 5. Parking Facilities

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Redevelopment of the downtown Lents business district is a high priority of the community. The availability of adequate parking to support desired commercial activity is seen as a key ingredient in the commercial development strategy of this area. To stimulate and support the desired character and potential redevelopment of the business district, funds will be used to develop strategic parking lots or structures as defined by planning activities.

## **6. Public Facilities / Spaces**

The development of public facilities and spaces is a key element in development of a revitalized and healthy Lents Town Center that is attractive to future private investment and supportive of a stable neighborhood and residential character. Facilities are planned which serve to integrate resident and public uses with commercial and economic development activities while maximizing utility of existing and planned public infrastructure.

a) **Community / Public Service Center:** to be further defined and sited as a result of a community planning process. This facility is envisioned to serve as a community-gathering place. Associated with such a facility will be other public or community uses (e.g. fire, police, fraternal organizations, youth services, school programs, library, and public offices) that create an active and multi-purpose focus for the town center.

b) **Workforce Training Center:** to be further defined and sited as a result of a community planning process. This facility will serve as the focal point for coordinating and providing training of the area workforce to meet the needs of employers attracted to the area as a result of other activities of this plan.

c) **Public Square / Plaza:** to be further defined and sited as a result of a community planning process. The community-desired character of the downtown Lents business district the heart of the Lents Town Center includes providing for a dedicated public open space which will serve as a gathering and/or market place for commercial and neighborhood activities (e.g. festivals, farmer's market, concerts). Such a place is intended to support and enhance the emerging development of the downtown Lents business district, and encourage the integration of commercial activities with the surrounding residential neighborhood.

d) **Area Gateway Projects:** to be further defined and sited as a result of a community planning process. Attractive signage and/or other distinctive features will be constructed at strategic locations to identify the area and different neighborhoods.

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## **7. Watershed / Floodwater Management Projects**

The impact of Johnson Creek on past and future development of the Area can not be understated. As a major water feature and natural resource, the Creek has significant potential to attract development to the Area. With a history and destiny of seasonal flooding in the Area, however, future development in the watershed will need to be carefully managed to minimize impacts on flooding of Johnson Creek. Conversely, floodwater management projects can serve to reduce the impacts of flooding on the surrounding area and existing development. Specific projects and programs will be further defined and sited as a result of a community planning process.

a) **Floodwater Management Projects:** to be further defined and sited as a result of a community planning process. Projects will serve to minimize the damage to public and private property in the area, and downstream, through the storage and or controlled release of floodwater during flooding events.

b) **Watershed Storm Water Diversion Program:** to encourage the control and on-site management of storm water in existing and new development within the area.

### **B. Rehabilitation, Development and Redevelopment Assistance**

The Commission will undertake loans and grant programs to assist property owners in rehabilitating or redeveloping property within the Area to achieve the objectives of the Plan. This may include residential, commercial or industrial loans or grants, financial assistance to improve older buildings to meet current code standards (including seismic standards), assistance to remediate environmental conditions, or other programs to eliminate blight in the area.

The Commission, with funds available to it, is authorized to establish financial assistance programs and provide below-market rate interest and market rate interest loans and provide such other forms of financial assistance to property owners, owners of buildings which are in need of rehabilitation or persons desiring to acquire or lease property from the Commission, as it may deem appropriate in order to achieve the objectives of the Plan.

#### **1. Economic / Commercial Development**

The Commission will support a variety of programs designed to maximize the development potential of underutilized property, employment potential of existing businesses, and improve the vitality and economic health of commercial and industrial areas to attract private development and employment activities.

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- a) **Development Opportunity Strategies Program:** provide technical and/or financial assistance to property and business owners and developers in determining the feasibility of redevelopment projects which further the revitalization of commercial areas with the urban renewal area.
- b) **Storefront Improvement / Commercial Expansion Program:** provide financial assistance to property owners or tenants to improve the appearance of commercial storefront properties and/or rehabilitate long-term vacant commercial space.
- c) **Business Development Program:** provide technical and/or financial assistance to area businesses seeking to improve operations, increase profitability and/or create new jobs in support of the revitalization and employment goals of this plan.
- d) **Redevelopment Assistance Program:** provide technical and/or financial assistance to developers of commercial/industrial property in the area that furthers the goals and objectives of this plan.
- e) **Business Recruitment / Area Marketing Program:** in conjunction with other redevelopment and business development projects of this plan, the Commission will promote opportunities within the area to prospective employers and businesses customers.

## **2. Housing Development**

The Commission will support a variety of projects and programs, which will provide new and rehabilitated housing for residents and workers in the Area. Neighborhood revitalization and residential stabilization will have an important influence on the retention, attraction and expansion of commercial and employment opportunities in the Area.

- a) **Homeowner Repair Program:** provide financial assistance to homeowners for the purpose of making repairs and improvements to their house and property.
  - b) **Homebuyer Program:** provide financial assistance to area residents and employees in purchasing a house in the area.
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c) **Rental Property Repair:** provide financial assistance to owners of rental property in the area for the purpose of making repairs and improvements to the residential unit and property.

d) **Housing Development Program** : provide technical and/or financial assistance to developers of housing in the area that furthers the goals and objectives of this plan.

e) **Housing Replacement** : facilitate the construction of up to 78 housing units by the year 2017 or prior to the completion of this Plan, whichever occurs first, as replacement for housing opportunity lost through rezoning of approximately 77,200 square feet of property from residential to commercial in the downtown Lents business district. This replacement shall be accomplished within the Plan Area in one of the following ways:

1. Building 39 housing units on land without zoning requiring the construction of housing (e.g., commercial, commercial storefront [CS] or central employment [EX] zones. Units replaced by this method shall be calculated at 1 unit / 2,000 SF of site area.
2. Increase the housing potential within the Plan Area by 78 housing units by:
  - a) securing approval for comprehensive plan map amendments and zone changes of non-residential zoning to residential zoning, or
  - b) through increases to the allowed densities on residentially zoned land.
  - c) Units replaced by this method shall be calculated at 1 unit / 1,000 SF of site area.
3. A combination of methods #1 or #2 above where proportionate housing replacement is obtained and densities are calculated:
  - a) For method #1: 1 housing unit per 2,000 SF of site area.
  - b) For method #2: 1 housing unit per 1,000 SF of site area.

## **C. Land Acquisition, Improvement and Disposition for Redevelopment**

The Commission may acquire, improve and dispose of property for redevelopment in conformance with the Comprehensive Plan, Zoning Ordinance and specific Plan objectives. The detailed provisions pertaining to these activities are described in Sections VIII and IX of this Plan.

### **1. Redevelopment Opportunity Site Acquisition Program**

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The Commission will acquire real property that presents an opportunity for implementing major private redevelopment projects that further the goals and objectives of this Plan.

#### **D. Planning**

The Commission may undertake planning projects related to achieving the goals and objectives of this Plan.

##### **1. De-Coupling SE Foster/SE Woodstock**

A planning project will be undertaken to determine the feasibility and related issues of changing the existing Foster Road/Woodstock Boulevard couplet to two-way traffic on both streets through the downtown Lents business district. The purpose of this project will be to determine the benefit of any subsequent improvement projects to the commercial redevelopment of the downtown Lents business district.

#### **E. Administration**

The Commission will undertake administration of all aspects of the Plan.

### **VIII. PROPERTY ACQUISITION AND DISPOSITION**

Land acquisition by the Commission is authorized to achieve the objectives of the Plan as described in this section. All property acquisition funded with urban renewal shall be undertaken directly by the Commission.

#### **A. Property Acquisition from Willing Sellers**

For projects included in the Plan the Commission is authorized to acquire property from owners that wish to convey title by voluntary sale, donation, or other means. Prior to acquiring such property, the Commission shall adopt a Resolution identifying the property and finding that the acquisition thereof is necessary to achieve the objectives of the Plan.

#### **B. Property Acquisition by Eminent Domain for Public Improvements**

The Commission will not acquire property by eminent domain for public improvement projects funded by this Plan.

#### **C. Property Acquisition by Eminent Domain for Disposition and Redevelopment**

The Commission will not acquire property by eminent domain for disposition and redevelopment projects funded by this Plan.

#### **D. Procedures for Property Acquisition by Eminent Domain**

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Any amendment to this Plan to authorize acquisition of property by eminent domain shall follow appropriate condemnation procedures as recommended by the Advisory Committee. The Committee will develop such procedures by July 1, 1999.

## **IX. PROPERTY DISPOSITION POLICIES AND PROCEDURES**

### **A. Property Disposition**

The Commission is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property which has been acquired, in accordance with the provisions of this Urban Renewal Plan.

All real property acquired by the Commission in the Area shall be disposed of for development for the uses permitted in the Plan at its fair re-use value for the specific use to be permitted on the real property. All persons and entities obtaining property from the Commission shall use the property for the purposes designated in this Plan, and shall commence and complete development of the property within a period of time which the Commission fixes as reasonable, and shall comply with other conditions which the Commission deems necessary to carry out the purposes of this Plan.

To provide adequate safeguards to insure that provisions of this Plan will be carried out to prevent the recurrence of blight, all real property disposed of by the Commission, as well as all real property owned or leased by participants receiving financial assistance from the Commission, shall be subject to this Plan. Leases, deeds, contracts, agreements, and declarations of restrictions by the Commission may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan.

### **B. Redeveloper's Obligations**

Any Redeveloper, and the Redeveloper's successors and assigns, within the Area, in addition to other controls and obligations stipulated and required of the Redeveloper by provisions of this Urban Renewal Plan, shall also be obligated by such additional requirements as may be determined by the Commission, including, but not limited to:

1. The redeveloper shall obtain necessary approvals of proposed developments from all federal, state and/or local agencies that may have jurisdiction on properties and facilities to be developed within the area.
  2. The Redeveloper and the Redeveloper's successors or assigns shall develop property in accordance with land use provisions and building requirements specified in this Plan.
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3. The Redeveloper shall submit all plans and specifications for construction of improvements on the land to the Commission for plan and design review and distribution to appropriate reviewing bodies as stipulated in this Plan and existing City codes and ordinances. Such plans and specifications shall comply with this Plan and the requirements of existing City codes and ordinances.
4. The Redeveloper shall accept all conditions and agreements as may be required by the Commission in return for receiving financial assistance from the Commission.
5. The Redeveloper shall commence and complete the development of such property for the uses provided in this Plan within a reasonable period of time as determined by the Commission.
6. The Redeveloper shall not effect or execute any agreement, lease, conveyance, or other instrument whereby the real property or part thereof is restricted upon the basis of age, race, color, religion, sex, sexual orientation or national origin in the sale, lease or occupancy thereof.
7. The Redeveloper shall maintain developed and/or undeveloped property under Redeveloper's ownership within the Area in a clean, neat, and safe condition, in accordance with the approved plans for development.

## **X. RELOCATION POLICIES AND PROCEDURES**

If in the implementation of this Plan persons or businesses should be displaced by the action of the Commission, the Commission will undertake appropriate relocation assistance in accordance with the Commission's adopted Relocation Regulations and all other applicable laws or regulations at the time of such action. (Currently: ORS 281.045-281.105)

In addition to any other law or regulation, the following procedures shall apply to any relocation resulting from this Plan.

- A. The Commission will consult with each displacee to determine individual relocation needs.
  - B. If desired, the Commission will provide assistance in locating a suitable replacement property.
  - C. Households displaced from dwellings will not be required to move until appropriate dwellings at costs or rents within their financial means are available to them.
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D. Displaced businesses will be informed in writing of all relocation costs and allowances the business is entitled to receive.

E. Displaced businesses will be provided with current and continuing information on the availability, purchase prices, and rental costs of suitable commercial properties or locations.

F. After receiving written notice to move, the Commission will provide displaced businesses a minimum of 90 days to move. The business may request additional time and assistance to locate a suitable replacement site, which, if reasonable, the Commission shall grant.

G. Households and businesses will be eligible for financial relocation benefits in accordance with all applicable laws or regulations at the time of such action. (Currently: ORS 281.060)

H. Any disputes arising from Commission provided relocation assistance or payments shall be resolved through the PDC Relocation Hearing Rules of Procedure.

## **XI. TAX INCREMENT FINANCING**

The Commission is authorized to finance the projects contained in the Plan using all legal sources of funding and specifically including funds raised under Article IX, Section 1(c) of the Oregon Constitution as authorized in Chapter 457 of Oregon Revised Statutes.

### **A. General Description of the Proposed Financing Methods**

The Plan will be financed using a combination of revenue sources. These include:

1. Tax increment revenues, described in more detail below;
2. Advances, loans, grants and any other form of financial assistance from the federal, state or local governments or other public body;
3. Loans, grants, dedications or other contributions from private developers and property owners; and
4. Any other source, public or private.

Revenues obtained by the Commission will be used to pay or repay costs, expenses, advancements and indebtedness incurred in planning or undertaking project activities or otherwise exercising any of the powers

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granted by ORS Chapter 457 in connection with the implementation of this Plan.

### **B. Tax Increment Financing**

The Plan may be financed, in whole or in part, by funds allocated to the Commission as provided in Section 1(c), Article IX of the Oregon Constitution and ORS 457.420 through ORS 457.450.

### **C. Maximum Indebtedness**

1. The maximum indebtedness that may be issued or incurred under the plan is SEVENTY FIVE MILLION DOLLARS (\$75,000,000).
2. Any indebtedness permitted by law and incurred by the Commission or the City of Portland in connection with the preparation of this Plan or prior planning efforts related to this Plan may be repaid from tax increment revenues from the Area when and if such funds are available.
3. No additional indebtedness would be incurred under the Plan when either (1) the maximum indebtedness amount is reached, (2) the urban renewal area no longer has indebtedness or any plan to incur indebtedness within the next year, or (3) on October 1, 2015, whichever comes first.

## **XII. AMENDMENTS TO PLAN**

This Plan may be reviewed and evaluated periodically, and may be amended as needed, in conformance with statutory requirements. All amendments to this Plan shall be made pursuant to the following procedures.

### **A. Substantial Amendments**

Substantial Amendments shall require the notice, hearing and approval procedures required by statute. Substantial amendments consist of:

1. Adding land to the urban renewal area, except for an addition of land that totals not more than one percent (1%) of the existing area of the urban renewal area.
  2. Increasing the maximum amount of indebtedness (excluding bonded indebtedness issued to refinance or refund existing bonded indebtedness) to be issued under the plan.
  3. Any amendment defined by statute to be a substantial amendment.
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**B. Minor Amendments Approved by City Council.**

Amendments to the Plan defined in this section shall require approval by the Commission by Resolution, following review by the Advisory Committee, and approval by the City Council by Ordinance. Such amendments are defined as:

1. Acquisition of property by eminent domain.

### **C. Other Minor Amendments.**

Minor amendments other than those defined in Section XII (B)

Such amendments are defined as:

1. Amendments to clarify language, add graphic exhibits, make minor modifications in the scope of location of improvements authorized by this Plan, or other such modifications which do not change the basic planning or engineering principles of the Plan may be approved by the Portland Development Commission in resolution form, following review by the Advisory Committee.

### **XIII. GLOSSARY**

1. **Affordable Housing** housing that costs a household less than 30% of its income.
  2. **Area** Lents Town Center Urban Renewal Area.
  3. **Community-Based Organizations** organizations, usually private, non-profits, that are directed by community members and which usually provide services related to housing and social services.
  4. **Downtown Lents** the area immediately surrounding the intersection of SE 92 and Foster Rd.  
**Family Wage Jobs** as defined by Metro, a family wage job is a permanent job with an annual income greater than or equal to the average annual covered wage in the region. In 1996 a family wage was estimated to be \$14.59 per hour, \$2,530 per month.
  5. **Housing Density** the number of housing units per acre.
    - Low-density housing is usually less than 8 units per acre and is usually single family detached.
    - Medium density is usually over 8 but less than 25 units per acre and includes townhouses, condominiums and apartments.
    - High density is usually over 25 units per acre and consists of condominiums or apartments.
  6. **Housing Type** housing type refers to whether housing is:
    - Single family detached
    - Single family attached: Condominiums or town houses individually owned by structurally attached or part of a single structure.
    - Duplex or Triplex: 2 or 3 units in a single structure under single ownership.
    - Multi family: 4 or more rental units in a single structure.
  7. **Implementation** carrying out the Plan or a project in the Plan. Includes public involvement, planning, financing, design and construction of a project or beginning of a program.
  8. **Infrastructure** services and facilities needed to support development. Usually includes streets, transit, sanitary sewer, storm sewer, and water.
  9. **Lents Pedestrian District** an area designated under the City's Comprehensive Plan in which pedestrian facilities (sidewalks, street furniture, lighting, etc.) are given special priority.
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10. **Lents Transportation Management Plan** a plan to analyze transportation needs in the Area and to recommend specific transportation improvement projects.
  11. **Livability** a subjective measure of factors residents use to judge the character and quality of their neighborhood/city, such as: crime, safety, schools, churches, appearance, transportation systems, affordable housing, community activities, and availability and proximity to jobs, commerce, and parks.
  12. **Plan Advisory Committee** the Committee charged with overseeing the preparation of the Plan and advising the Commission and the City Council on Plan adoption and implementation.
  13. **The "Plan"** Lents Town Center Urban Renewal Plan.
  14. **Public Funds** in the context of this Plan, public funds generally mean the tax increment revenues generated by growth in the Area and other funds dedicated to or available to the Commission to carry out the Plan.
  15. **Stakeholders** people with a stake in the improvement of the urban renewal area, including neighborhood and business district associations, property owners, residents and others.
  16. **Streetscape** the design and appearance of a street and adjacent property that support desired functional objectives of the street (i.e. transportation elements, looks, residential/commercial character). Typical physical elements include the use of trees, lights, signs, sidewalks (and sidewalk activities), storefronts, parking, pedestrian crossings and traffic signals.
  17. **Transit Oriented Development ( TOD)** a mix of residential, retail and office uses and a supporting network of roads, bikeways and walkways focused on a major transit stop and designed to support a high level of transit use.
  18. **Watershed Management Plan** a plan to guide public and private actions in the Johnson Creek watershed (the area that drains to Johnson Creek) so that the environmental quality of the watershed is improved and maintained.
  19. **Workforce Development** training and educational programs that increase the ability of community members to get jobs, especially family wage jobs.
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## **EXHIBIT A**

### **Lents Town Center Urban Renewal Area**

#### **Legal Description of Area Boundary**

The approximate boundaries of the Area are graphically shown on the Urban Renewal Area Map (Section V(B) of the *Lents Town Center Urban Renewal Plan*).

(Where Tax Lot numbers are referenced identifying a boundary property, the Book and Page numbers of the Multnomah County Book of Deeds are herein shown as "Bk/Pg" and appropriate numbers. Multnomah County Survey "CS" numbers are also shown when known.)

- 1 Commencing in the N.E. 1/4 of the S.E. 1/4 of Section 8, Township 1 South,  
2 Range 2 East of the Willamette Meridian, City of Portland, County of  
3 Multnomah, State of Oregon, on the north right-of-way line of S.E. Powell  
4 Boulevard at a point on a northerly prolongation of the west right-of-way line  
5 of S.E. 79th Avenue, Assessor Map 1S 2E 8DA for the TRUE POINT OF  
6 BEGINNING of the Lents Town Center Urban Renewal Area Boundary Line;
- 7 Thence easterly on said north right-of-way line of said S.E. Powell Boulevard  
8 to a point on the west right-of-way line of that portion of S.E. 79th Avenue lying  
9 north of S.E. Powell Boulevard, Assessor Map 1S 2E 8AD and said Assessor  
10 Map 1S 2E 8DA;
- 11 Thence north on said west right-of-way line of S.E. 79th Avenue to a point on a  
12 westerly prolongation of the north property line of Tax Lot 12900 (Bk/Pg-  
13 2428/0346), Section 08, (see CS 50236), said Assessor Map 1S 2E 8AD;
- 14 Thence east along said westerly prolongation and north property line of said  
15 Tax Lot 12900 and its eastern prolongation to a point on the east right-of-way  
16 line of S.E. 82nd Avenue, said Assessor Map 1S 2E 8AD;
- 17 Thence south along said east right-of-way line of S.E. 82nd Avenue to a point  
18 on the north right-of-way line of S.E. Franklin Street, Assessor Map 1S 2E 9BC  
19 and said Assessor Map 1S 2E 8AD;
- 20 Thence east along said north right-of-way line of S.E. Franklin Street to a  
21 point on a northerly prolongation of the east property line of Tax Lot 12600  
22 (Bk/Pg-2697/0212), Section 09, said Assessor Map 1S 2E 9BC;
- 23 Thence south along said northerly prolongation and east property line of said  
24 Tax Lot 12600 to the southeast corner of said Tax Lot 12600, said Assessor Map  
25 1S 2E 9BC;

26 Thence east 219.44 feet, more or less, from said southeast corner of said Tax  
27 Lot 12600 along the north property lines of Tax Lots 12300 (Bk/Pg-96/003030),  
28 Section 09, (see CS 39688), 12200 (Bk/Pg-96/188089), Section 09, (see CS 46325)  
29 and 12100 (Bk/Pg-94/168808), Section 09, (see CS 25147), to the northeast corner  
30 of said Tax Lot 12100, said Assessor Map 1S 2E 9BC;

31 Thence south along the east property line of said Tax Lot 12100 to the  
32 northwest corner of Tax Lot 12000 (Bk/Pg-2193/0652), Section 09, then east 133.7  
33 feet, more or less, to the west right-of-way line of S.E. 84th Avenue, then north  
34 on said west right-of-way line of S.E. 84th Avenue to a point on a west  
35 prolongation of the north property line of Tax Lot 10200 (Bk/Pg-2141/1060),  
36 Section 09, (see CS 37793), said Assessor Map 1S 2E 9BC;

37 Thence east along said west prolongation and the north property line of said  
38 Tax Lot 10200 and Tax Lot 10100 (Bk/Pg- 1956/1414), Sec 9, (see CS 37793) to the  
39 northeast corner of said Tax Lot 10100, said Assessor Map 1S 2E 9BC;

40 Thence north along a northerly prolongation of the east property line of said  
41 Tax Lot 10100 to the northwest corner of Tax Lot 9800 (Bk/Pg-96/139717, Section  
42 09, said Assessor Map 1S 2E 9BC;

43 Thence east along the north property line of said Tax Lot 9800 to the west  
44 right-of-way line of S.E. 85th Avenue, said Assessor Map 1S 2E 9BC;

45 Thence north along said west right-of-way line of S.E. 85th Avenue to a point  
46 on a westerly prolongation of the north property line of Tax Lot 2900 (Bk/Pg-  
47 97/181319), Lot 17, Block 5, Johnston Acres (see CS 6336), said Assessor Map 1S  
48 2E 9BC;

49 Thence east on said westerly prolongation and the north property line of said  
50 Tax Lot 2900 to the northeast corner of said Tax Lot 2900 and south along the  
51 east property line of said Tax Lot 2900 to its southeast corner, said Assessor  
52 Map 1S 2E 9BC;

53 Thence east on the north property lines of Tax Lots 2500 (Bk/Pg-97/181319) - Lot  
54 13, 2400 (Bk/Pg-2134/1426) - west 6 feet of Lot 11, Lot 12 and 2300 (Bk/Pg-  
55 1714/2107), east 54 feet of Lot 11, Block 5, Johnston Acres, and an easterly  
56 prolongation of said north property lines to a point on the east right-of-way  
57 line of S.E. 87th Avenue, said Assessor Map 1S 2E 9BC, and Assessor Map 1S  
58 2E 9BD;

59 Thence east along the north property lines of Tax Lots 7400 (Bk/Pg-94/071792)  
60 Lot 16 Block 6 Johnston Acres, 7300 (Bk/Pg-94/058454) and 7200 (Bk/Pg-  
61 94/058454) Lots 15 and 14 Block 6 Johnston Acres (see CS 18012/13647) to a point  
62 on the west property line of Tax Lot 6800 (Bk/Pg-97/084094) west 60 feet of Lot 10  
63 and all of Lot 13 both of Block 6 Johnston Acres, said Assessor Map 1S 2E 9BD;

64 Thence clockwise around the north 95 feet of said Tax Lot 6800 to the  
65 northwest corner of Tax Lot 7000 (Bk/Pg-95/077232), north 35 feet of Lots 11 and  
66 12, Block 6, Johnston Acres, said Assessor Map 1S 2E 9BD;



67 Thence east on the north property line of said Tax Lot 7000 to a point on the  
68 west right-of-way line of S.E. 89th Avenue, said Assessor Map 1S 2E 9BD;

69 Thence north on said west right-of-way line of S.E. 89th Avenue to a point  
70 which is a westerly prolongation of the north property line of Tax Lot 4300  
71 (Bk/Pg-2426/0618), south 144.43 feet of Lot 72, Plympton Acres and Plats 2 and  
72 3, said Assessor Map 1S 2E 9BD;

73 Thence east on said westerly prolongation and north property line of said Tax  
74 Lot 4300 and Tax Lot 4200 (Bk/Pg-2166/1353), (see CS 50139), excluding the east  
75 60 feet-the south 144.43 feet of Lot 71, Plympton Acres and Plats 2 and 3 and  
76 Tax Lot 4100 (Bk/Pg-2166/1353), the east 60 feet of the south 144.43 feet of Lot 71,  
77 Plympton Acres and Plats 2 and 3, to a point on the west right-of-way line of  
78 S.E. 90th Place, said Assessor Map 1S 2E 9BD;

79 Thence north along said west right-of-way line of S.E. 90th Place to a point  
80 which is a westerly prolongation of the north property line of Tax Lot 1400  
81 (Bk/Pg-2129/0645), (see CS 49420), west 60 feet of south 90 feet of north 180 feet of  
82 Lot 57 and south 90 feet of north 180 feet of Lot 58, Plympton Acres and Plats 2  
83 and 3, said Assessor Map 1S 2E 9BD;

84 Thence east on said westerly prolongation and north property line of said Tax  
85 Lot 1400 and an easterly prolongation of said north property line to the  
86 southwest corner of Tax Lot 700 (Bk/Pg-2236/0137), south 74 feet of north 90 feet  
87 of Lots 55 and 56, Plympton Acres and Plats 2 and 3, said Assessor Map 1S 2E  
88 9BD;

89 Thence north from said southwest corner of said Tax Lot 700 to the northwest  
90 corner of said Tax Lot 700, said Assessor Map 1S 2E 9BD;

91 Thence east from said northwest corner of said Tax Lot 700 to its northeast  
92 corner, said corner being on the west right-of-way of S.E. 92<sup>nd</sup> Avenue, said  
93 Assessor Map 1S 2E 9BD and Assessor Map 1S 2E 9AC;

94 Thence east across said S.E. 92nd Avenue to the northeast corner of Tax Lot  
95 1200 (Bk/Pg-98/014431), north 72 feet of south 106 feet of Lot 53, Plympton Acres  
96 and Plats 2 and 3, along the north property line of said Tax Lot 1200 to a point  
97 on the west right-of-way line of U.S. Highway I-205, said Assessor Map 1S 2E  
98 9AC;

99 Thence south along said west right-of-way line of U.S. Highway I-205 to and  
100 including a 100 foot radial line, to a point on the north right-of-way line of S.E.  
101 Powell Boulevard, said Assessor Map 1S 2E 9AC;

102 Thence easterly along said north right-of-way line of S.E. Powell Boulevard  
103 (underpass), said Assessor Map 1S 2E 9AC, to a point on the east right-of-way  
104 line of S.E. 122nd Avenue, Assessor Maps 1S 2E 9DB, 9DA, 10CB, 10CA, 10DB  
105 and 10DA;

106 Thence south along said east right-of-way line of S.E. 122nd Avenue, said  
107 Assessor Map 1S 2E 10DA, to a point on the south right-of-way line of S.E.  
108 Foster Road, Assessor Maps 10DD, 15AA, 15AD, 15DA and 15DD;

109 Thence west along said south right-of-way line of S.E. Foster Road, said  
110 Assessor Map 1S 2E 15DD, to the northeast corner of Tax Lot 100 (Bk/Pg-  
111 1894/1153), Section 15, which is common with the western boundary line of  
112 Foster Village Subdivision, Assessor Map 1S 2E 22AB;

113 Thence south along the east property lines of said Tax Lot 100, and Tax Lots  
114 101 (Bk/Pg-1894/1153), Section 22 and Tax Lot 1300 (Bk/Pg-2601/0386), Section  
115 22, to the southeast corner of said Tax Lot 1300, said corner being common  
116 with the boundary of the Northern Lights Subdivision, said Assessor Map 1S  
117 2E 22 AB;

118 Thence westerly along the southerly property line of said Tax Lot 1300 to its  
119 southwest corner, which corner is on the easterly property line of Tax Lot 1200  
120 (Bk/Pg-2601/0386), Section 22, and southerly on said easterly property line of  
121 Tax Lot 1200 and its southerly prolongation to a point on the southerly right-of-  
122 way line of S.E. Brookside Drive, said Assessor Map 1S 2E 22AB;

123 Thence westerly along said southerly right-of-way line of S.E. Brookside Drive  
124 to a point on the east right-of-way line of S.E. 112<sup>th</sup> Avenue, said Assessor Map  
125 1S 2E 22AB;

126 Thence south along said east right-of-way line of S.E. 112<sup>th</sup> Avenue, said  
127 Assessor Map 1S 2E 22AB, to a point on an easterly prolongation of the south  
128 property line of Tax Lot 141 (Bk/Pg-96/100903), Tract "B" of Terrace Trails,  
129 Assessor Map 1S 2E 22BD;

130 Thence westerly on said easterly prolongation and south property line of said  
131 Tax Lot 141 (Tract "B") to its southwest corner, said Assessor Map 1S 2E 22BD,  
132 said corner point being on a southerly prolongation of the east boundary line of  
133 Tax Lot 300 (Bk/Pg-unknown), Block "D", Greb Villa, Assessor Map 1S 2E  
134 22BC;

135 Thence north along said southerly prolongation and east property line of said  
136 Tax Lot 300 to a point on the southeast corner of said Tax Lot 300, said  
137 Assessor Map 1S 2E 22BC;

138 Thence westerly along the south property line of said Tax Lot 300 to the  
139 southwest corner of said Tax Lot 300, said Assessor Map 1S 2E 22BC;

140 Thence south along the east property lines of Tax Lot 100 (Bk/Pg-2642/0648),  
141 (see CS 42560/47616), Section 22, and Tax Lot 200 (Bk/Pg-0561/0284), (see CS  
142 23216), Section 22, to a point on the northerly right-of-way line of S.E. Knapp  
143 Street, said Assessor Map 1S 2E 22BC;

144 Thence southwesterly across the right-of-way of said S.E. Knapp Street to the  
145 southerly right-of-way line of said street at the northeast corner of Tax Lot  
146 4300 (Bk/Pg-2337/1671), see (CS 40767), which is the northeast corner of Lot 7,  
147 Block 2, Wardell Heights Subdivision, said Assessor Map 1S 2E 22BC;

148 Thence westerly along said southerly right-of-way line of S.E. Knapp Street,  
149 said Assessor Map 1S 2E 22BC, and its southwesterly prolongation to a point  
150 on the westerly right-of-way line of Mt. Scott Boulevard (relocated), Assessor  
151 Map 1S 2E 21DB;

152 Thence northwesterly along said westerly right-of-way line of Mt. Scott  
153 Boulevard and westerly on the southerly right-of-way line of Mt. Scott  
154 Boulevard (relocated to underpass U.S. Highway I-205) to a point on the  
155 westerly right-of-way line of U.S. Highway I-205, said Assessor Map 1S 2E  
156 21DB;

157 Thence southwesterly along the westerly right-of-way line of said U.S.  
158 Highway I-205, to a point on the east right-of-way line of S.E. 92nd Avenue,  
159 said Assessor Map 1S 2E 21DB;

160 Thence south on a southerly prolongation of said east right-of-way line to a  
161 point on an east prolongation of the south right-of-way line of S.E. Crystal  
162 Springs Boulevard, said Assessor Map 1S 2E 21DB and Assessor Map 1S 2E  
163 21CD;

164 Thence west on said east prolongation and the south right-of-way line of said  
165 S.E. Crystal Springs Boulevard to a point on the westerly right-of-way line of  
166 U.S. Highway I-205, said Assessor Map 1S 2E 21CD;

167 Thence southerly on said westerly right-of-way line of U.S. Highway I-205 to a  
168 point on the north right-of-way line of S.E. Clatsop Street (County Line Road),  
169 said Assessor Map 1S 2E 21CD;

170 Thence west along said north right-of-way line of S.E. Clatsop Street, said  
171 Assessor Map 1S 2E 21CD, to a point on the west right-of-way line of S.E. 82nd  
172 Avenue, Assessor Map 1S 2E 21CC;

173 Thence north along said west right-of-way line of S.E. 82nd Avenue, said  
174 Assessor Map 1S 2E 21CC, to a point on the south right-of-way line of S.E.  
175 Flavel Street, Assessor Map 1S 2E 21CB;

176 Thence west along said south right-of-way line of S.E. Flavel Street, said  
177 Assessor Map 1S 2E 21CB, to a point on a south prolongation of the west right-  
178 of-way line of S.E. 78th Avenue, Assessor Map 1S 2E 20AD;

179 Thence north along said south prolongation and the west right-of-way line of  
180 S.E. 78th Avenue, said Assessor Map 1S 2E 20AD, to a point on a west  
181 prolongation of the north right-of-way line of S.E. Cooper Street, Assessor Map  
182 1S 2E 20AA;

183 Thence east along said west prolongation and the north right-of-way line of  
184 S.E. Cooper Street to a point on the west right-of-way line of S.E. 80<sup>th</sup> Avenue,  
185 said Assessor Map 1S 2E 20AA;

186 Thence north along said west right-of-way line of S.E. 80<sup>th</sup> Avenue, said  
187 Assessor Map 1S 2E 20AA, to a point on the south right-of-way line of S.E.  
188 Harold Street, Assessor Maps 1S 2E 17DD and 1S 2E 17DA;

189 Thence west along said south right-of-way line of S.E. Harold Street to a point  
190 on a south prolongation of the west right-of-way line of S.E. 79th Avenue, said  
191 Assessor Map 1S 2E 17DA;

192 Thence north along said south prolongation and the west right-of-way line of  
193 S.E. 79th Avenue, said Assessor Map 1S 2E 17DA, to a point on the south  
194 right-of-way line of S.E. Raymond Street, Assessor Map 1S 2E 17AD;

195 Thence northeasterly across the S.E. Raymond Street right-of-way to the  
196 corner of the north right-of-way of said S.E. Raymond Street and the west  
197 right-of-way line of S.E. 79th Avenue, said Assessor Map 1S 2E 17AD and  
198 Assessor Map 1S 2E 17AA;

199 Thence north along said west right-of-way line of S.E. 79th Avenue to a point  
200 on the south right-of-way line of S.E. Holgate Boulevard, said Assessor Map 1S  
201 2E 17AA;

202 Thence west along said south right-of-way line of S.E. Holgate Boulevard to a  
203 point on a south prolongation of the west right-of-way line of S.E. 79th Avenue,  
204 said Assessor Map 1S 2E 17AA and Assessor Map 1S 2E 8DD;

205 Thence north along said south prolongation and the west right-of-way line of  
206 S.E. 79th Avenue, said Assessor Map 1S 2E 8DD, to a point on the north right-  
207 of-way line of S.E. Powell Boulevard, Assessor Map 1S 2E 8DA, which is the  
208 TRUE POINT OF BEGINNING.

209 Said Lents Town Center Urban Renewal Area Boundary Line delineates an  
210 area containing 2,472 acres, more or less, and lies entirely within the City of  
211 Portland, County of Multnomah, State of Oregon.

## **EXHIBIT B**

### **Comprehensive Plan Maps**

The following Comprehensive Plan Maps illustrate the land use zoning designations of all property within the Lents Town Center Urban Renewal Area at the time of initial adoption of the Plan:

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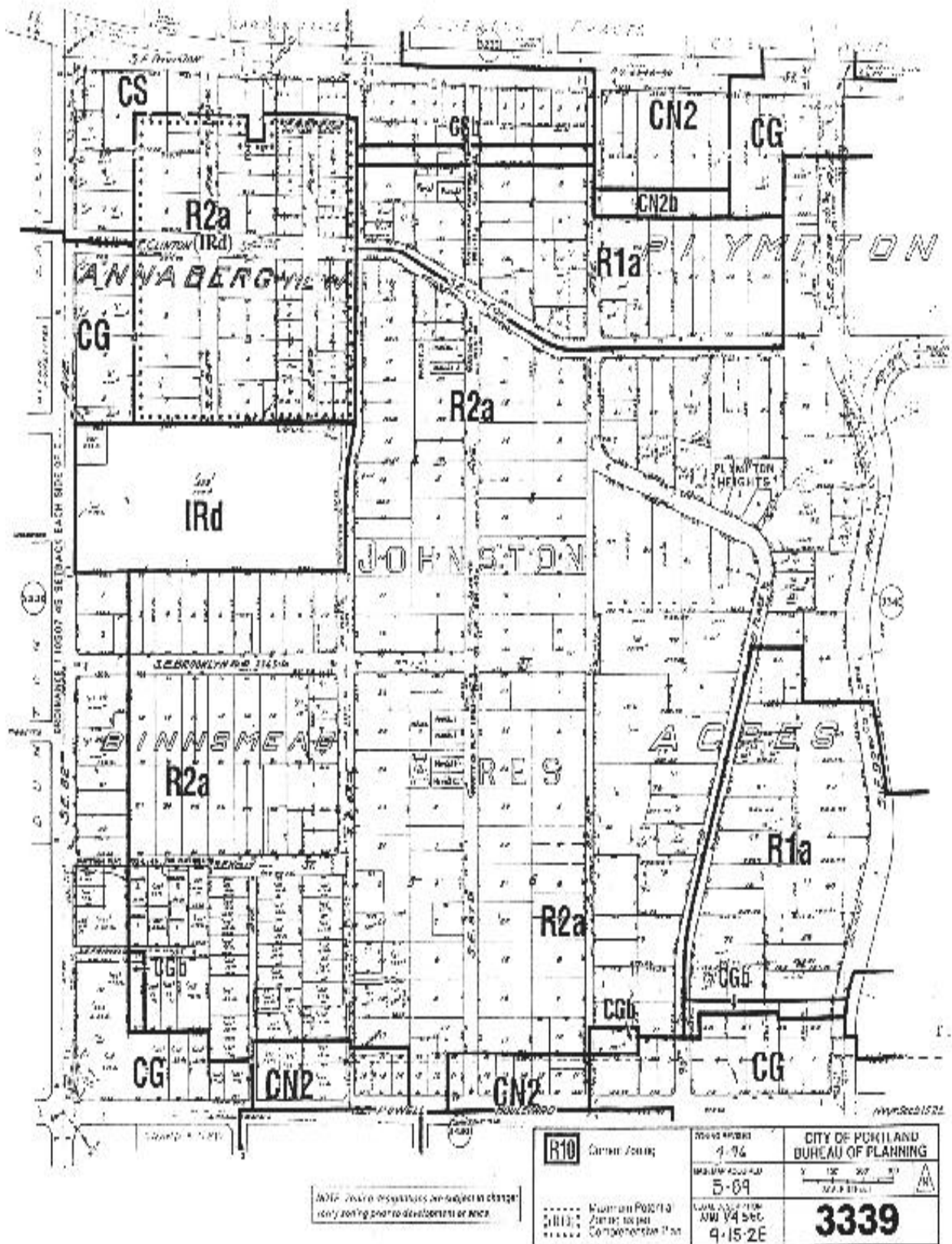
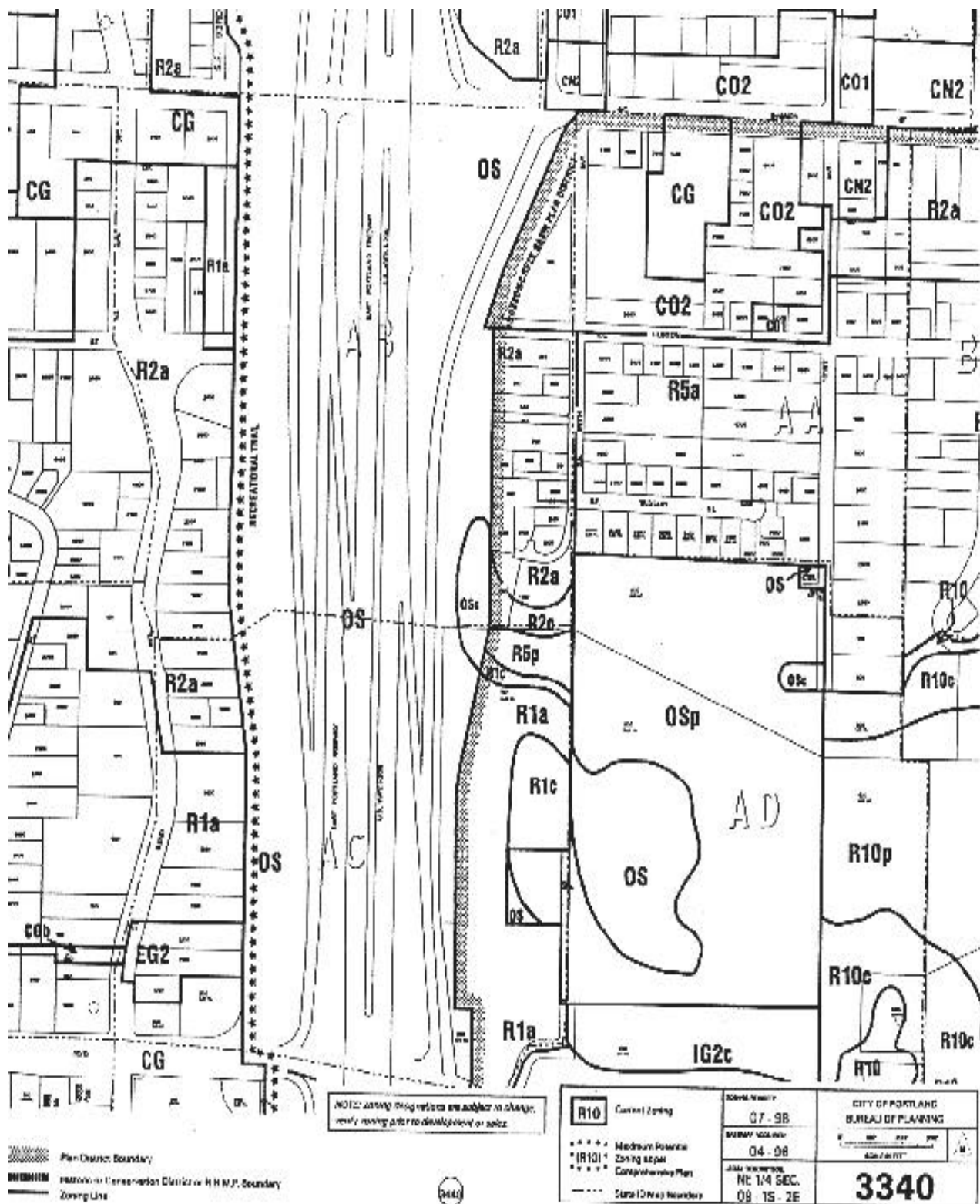


Exhibit -B-





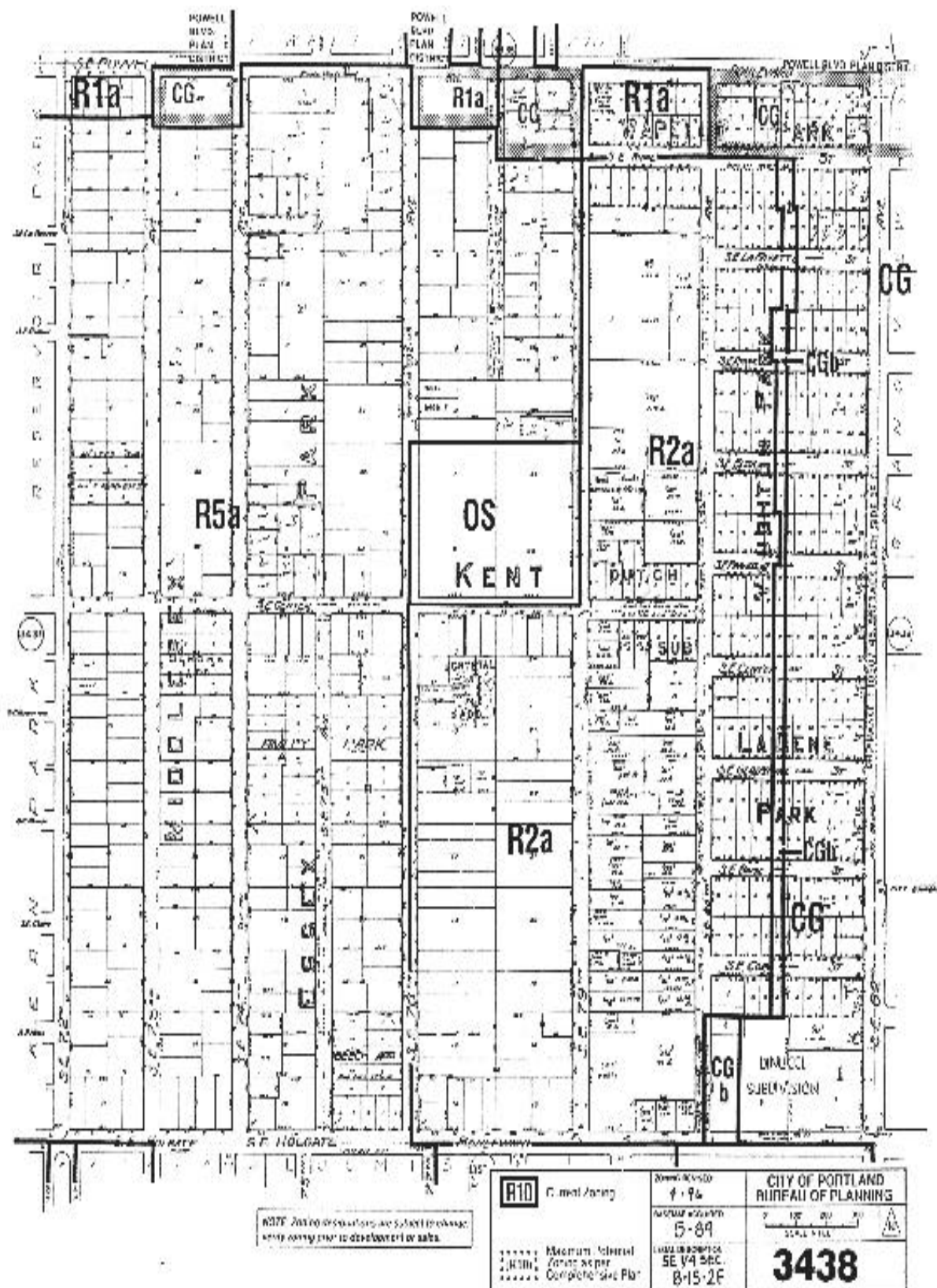


Exhibit -B-

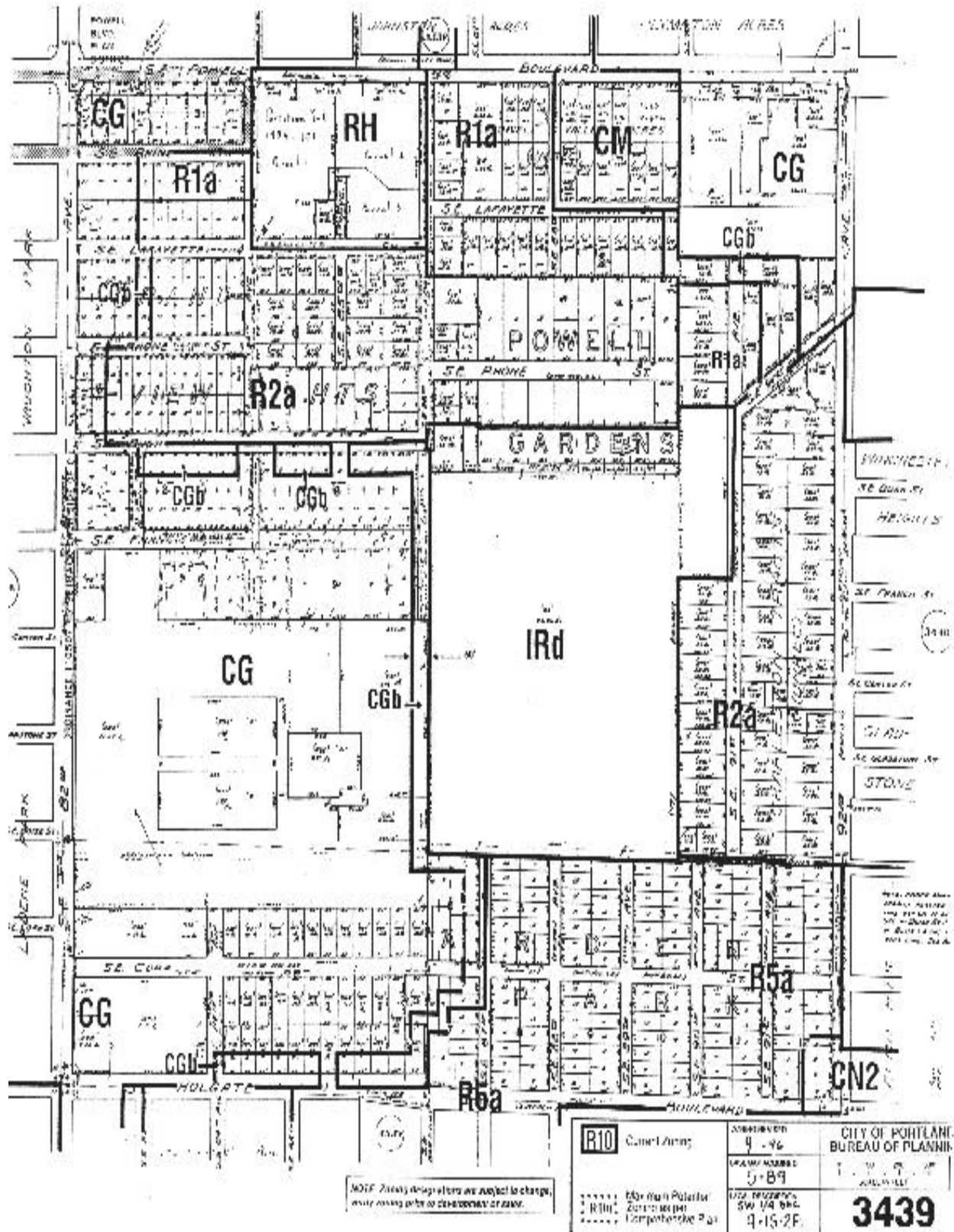


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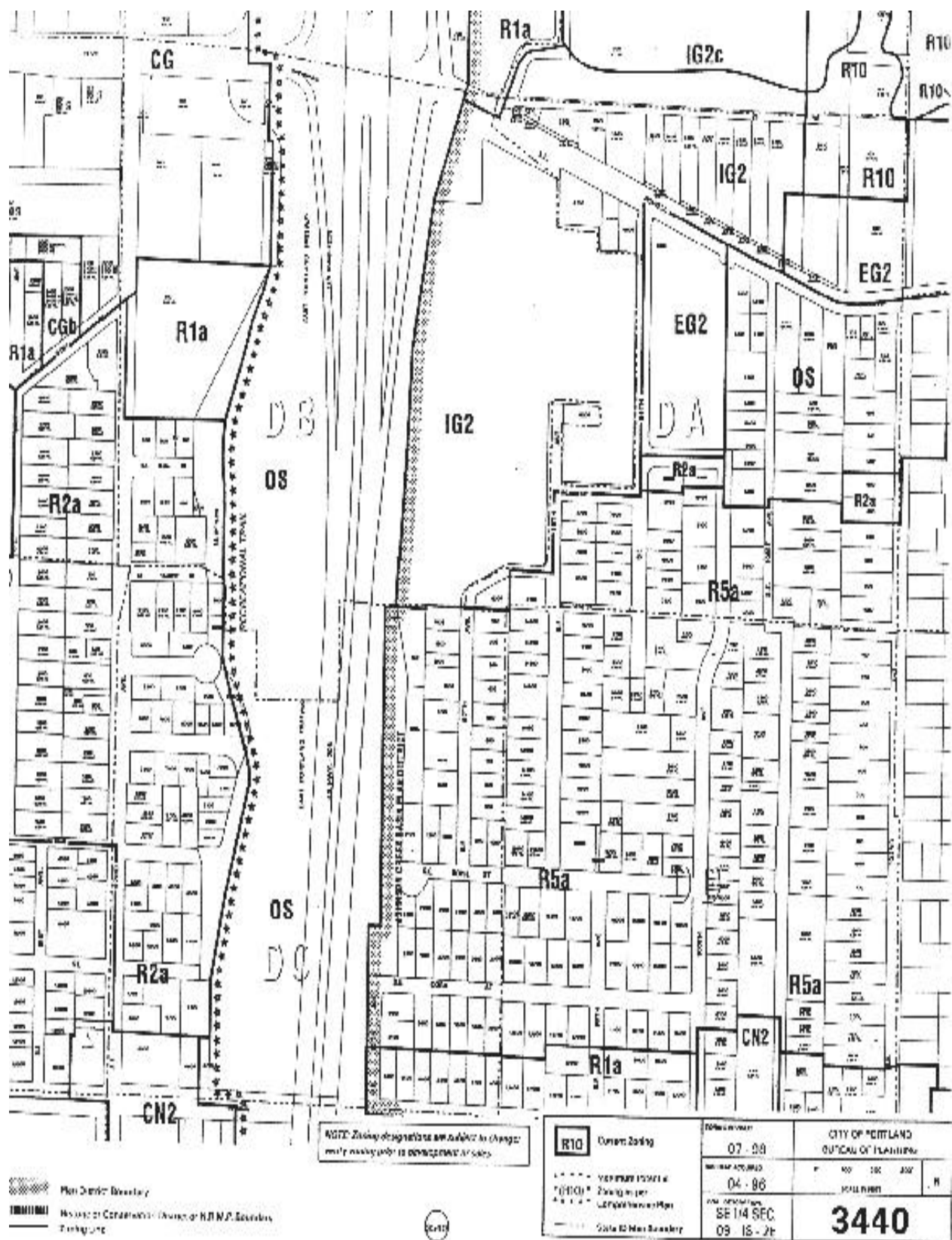


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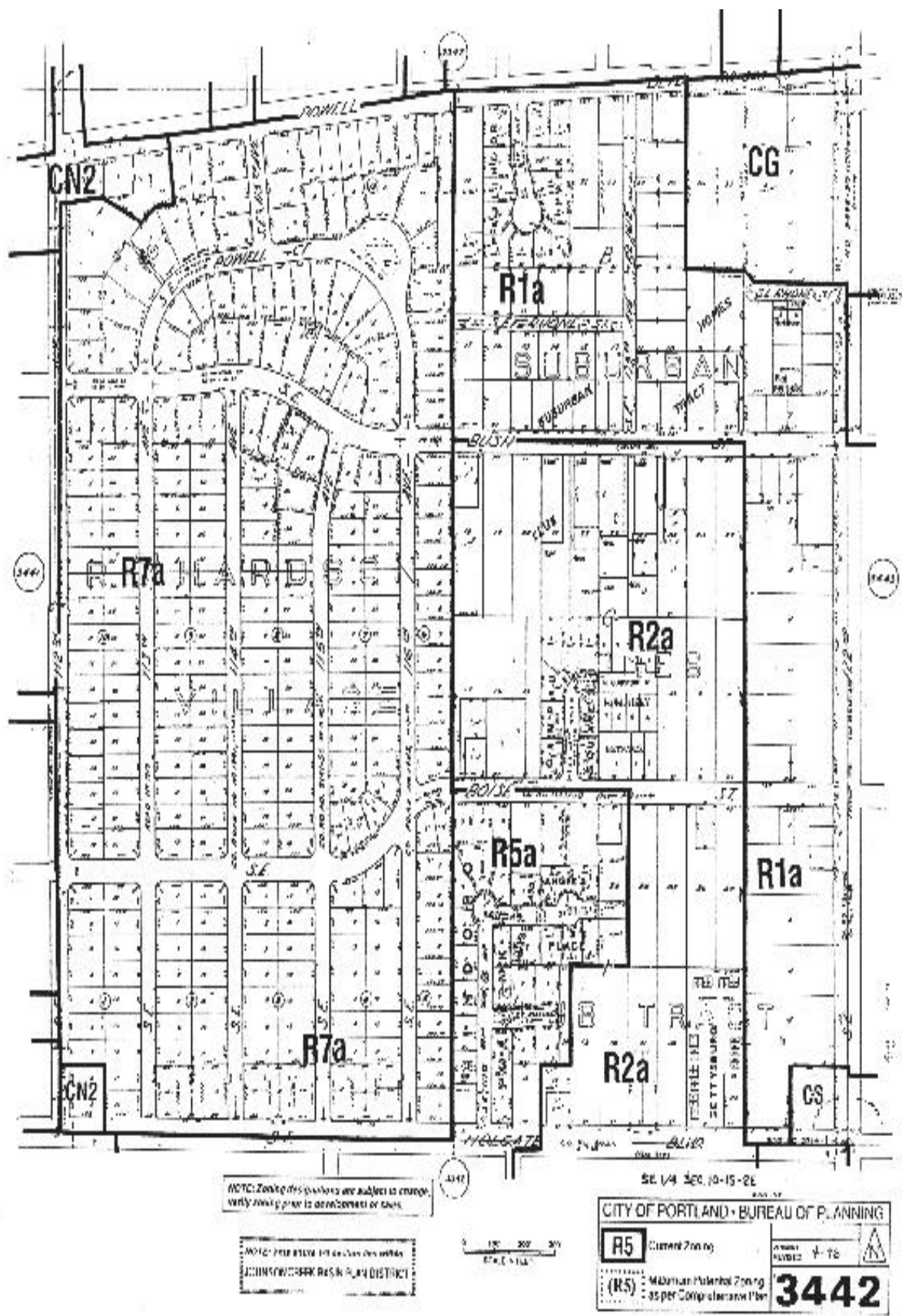


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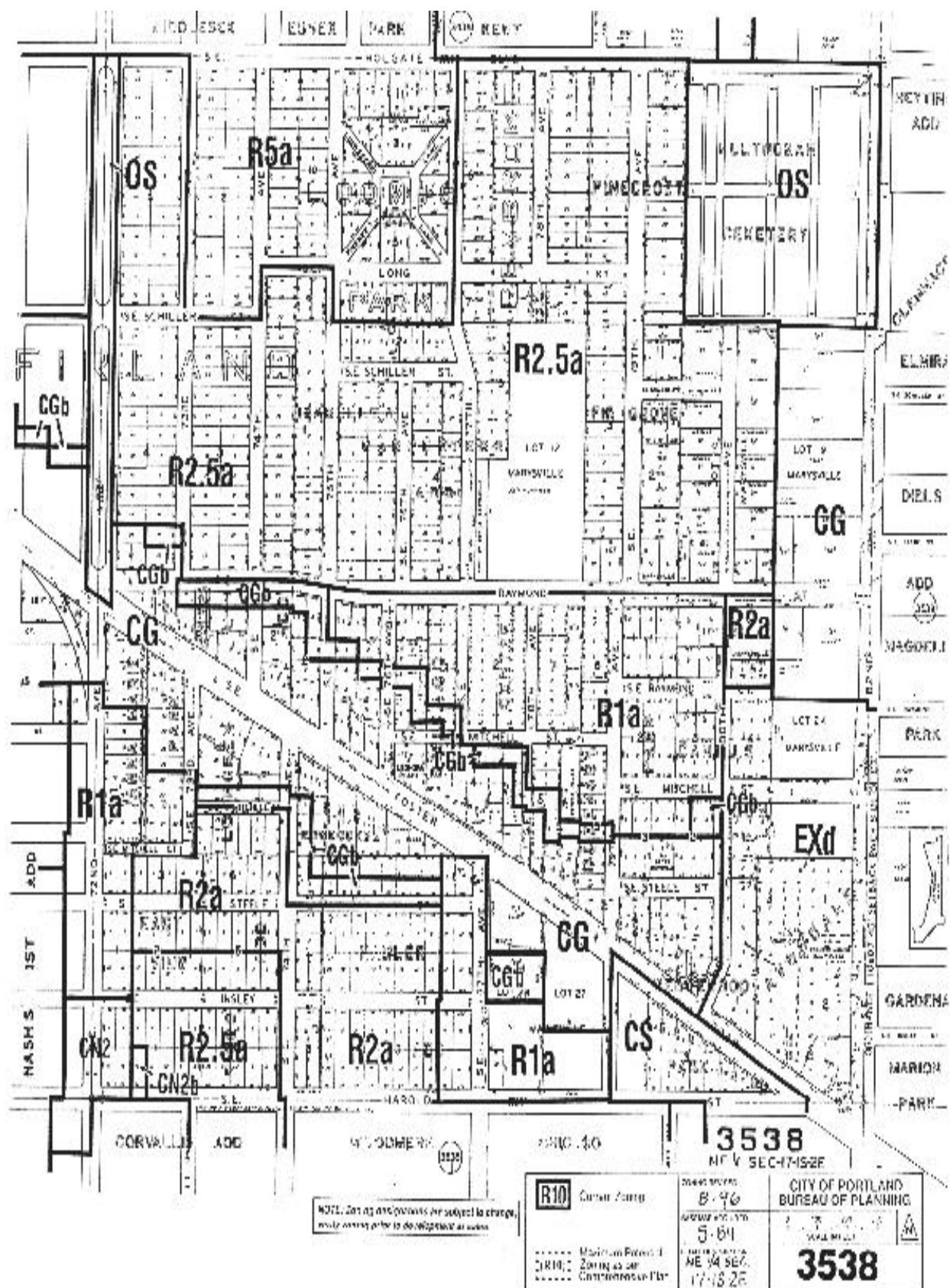


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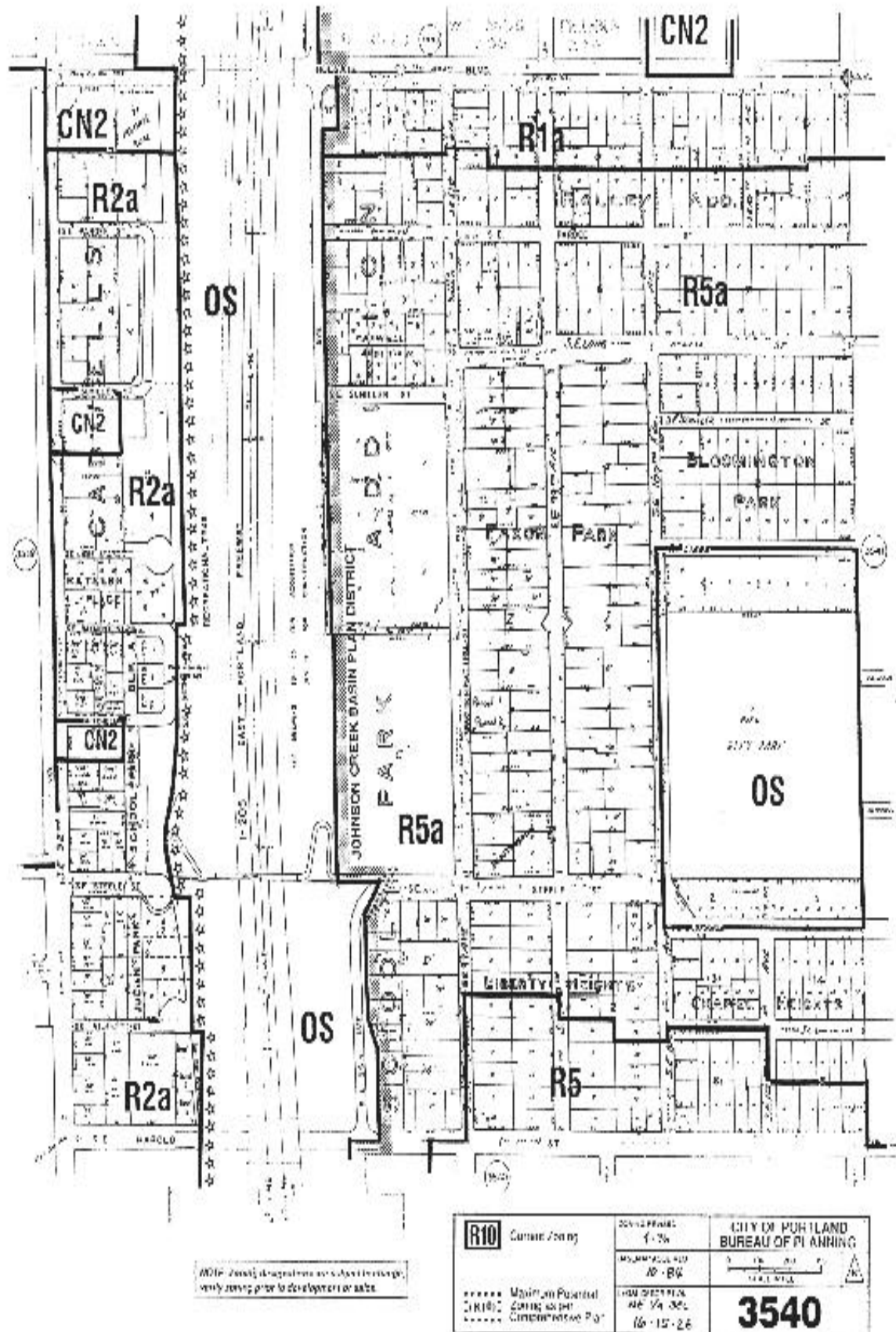


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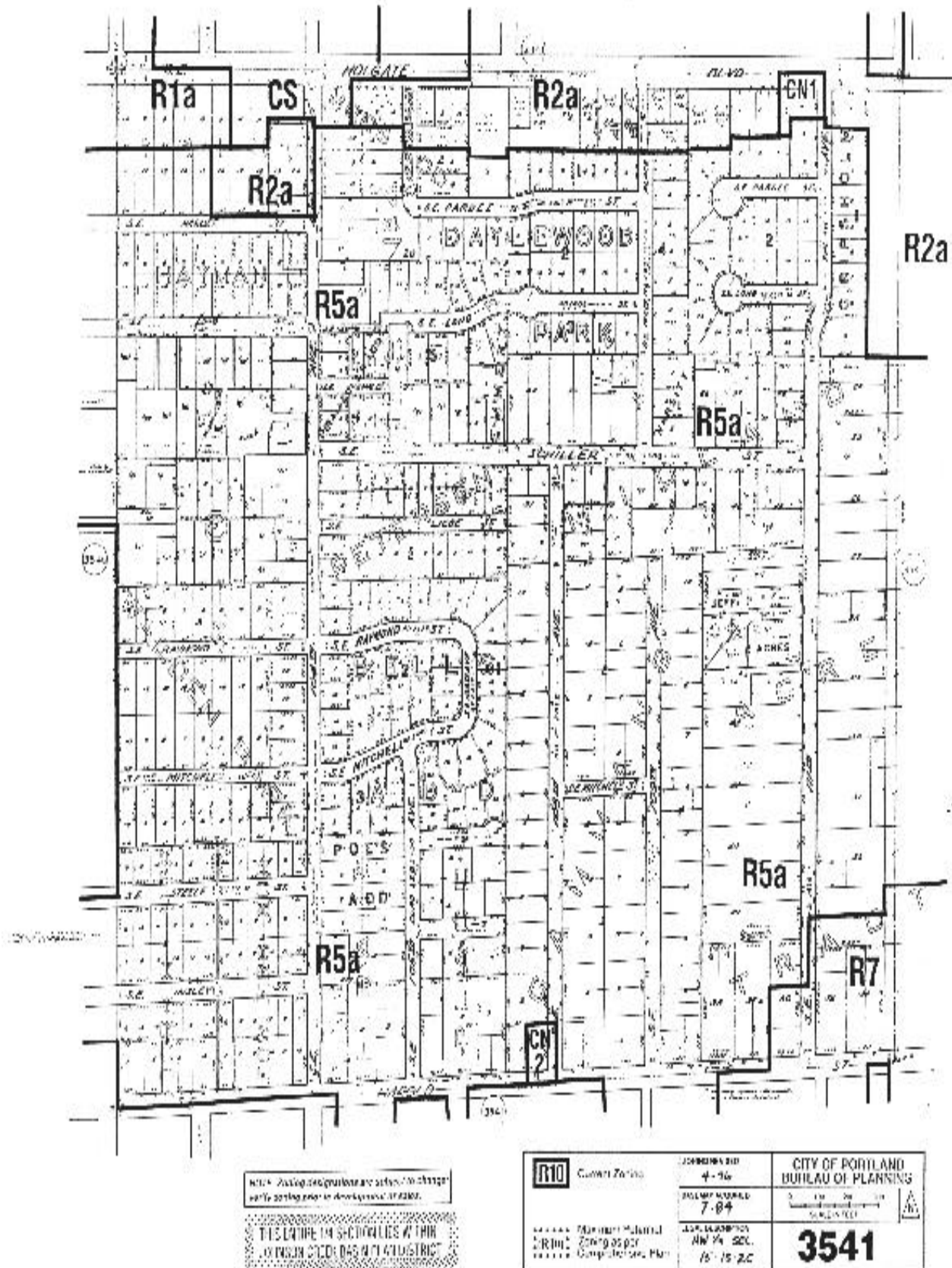
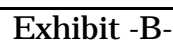


Exhibit -B-



**NOTE:** Zoning designations are subject to change without warning prior to development or sales.

Exhibit -B-







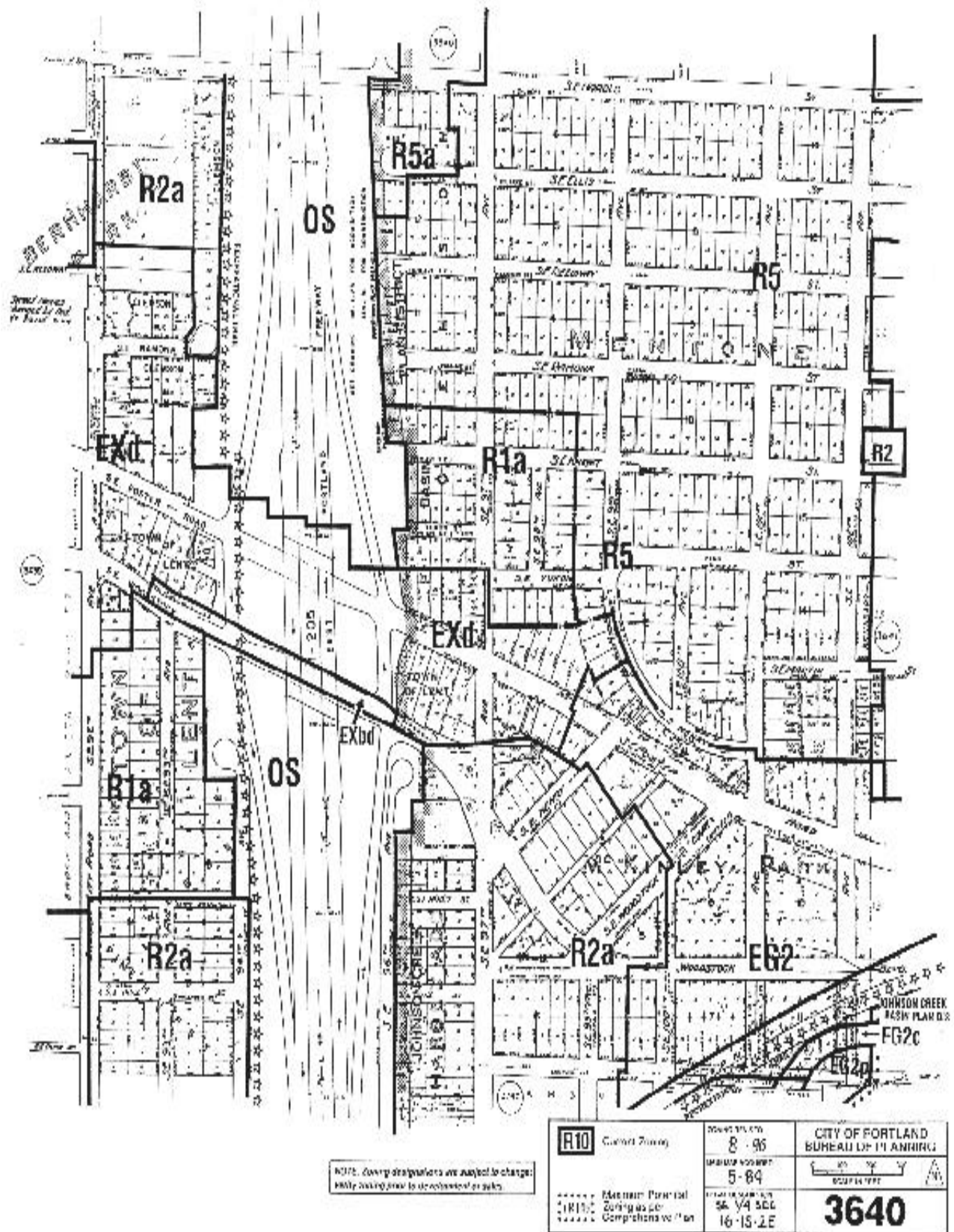


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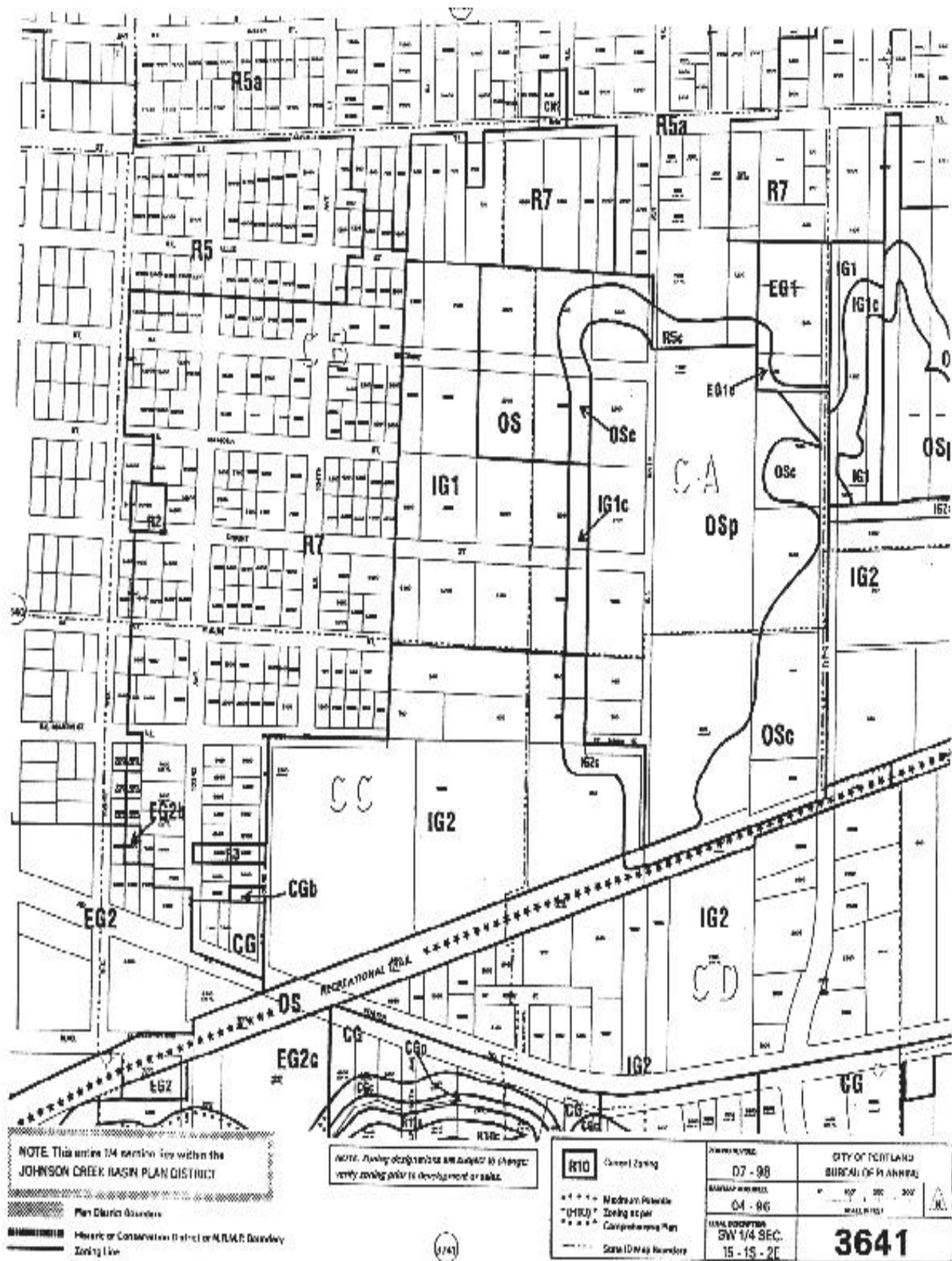
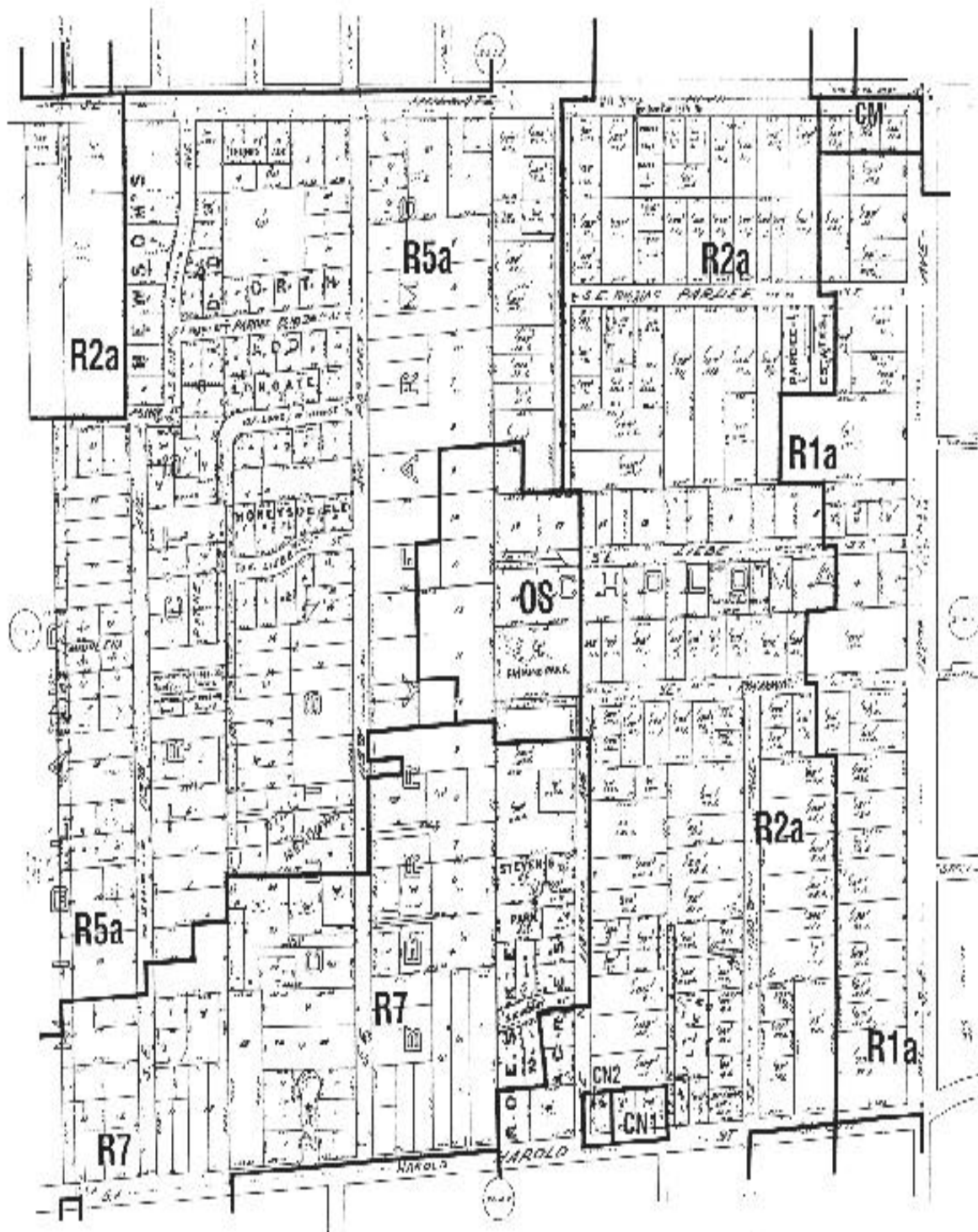


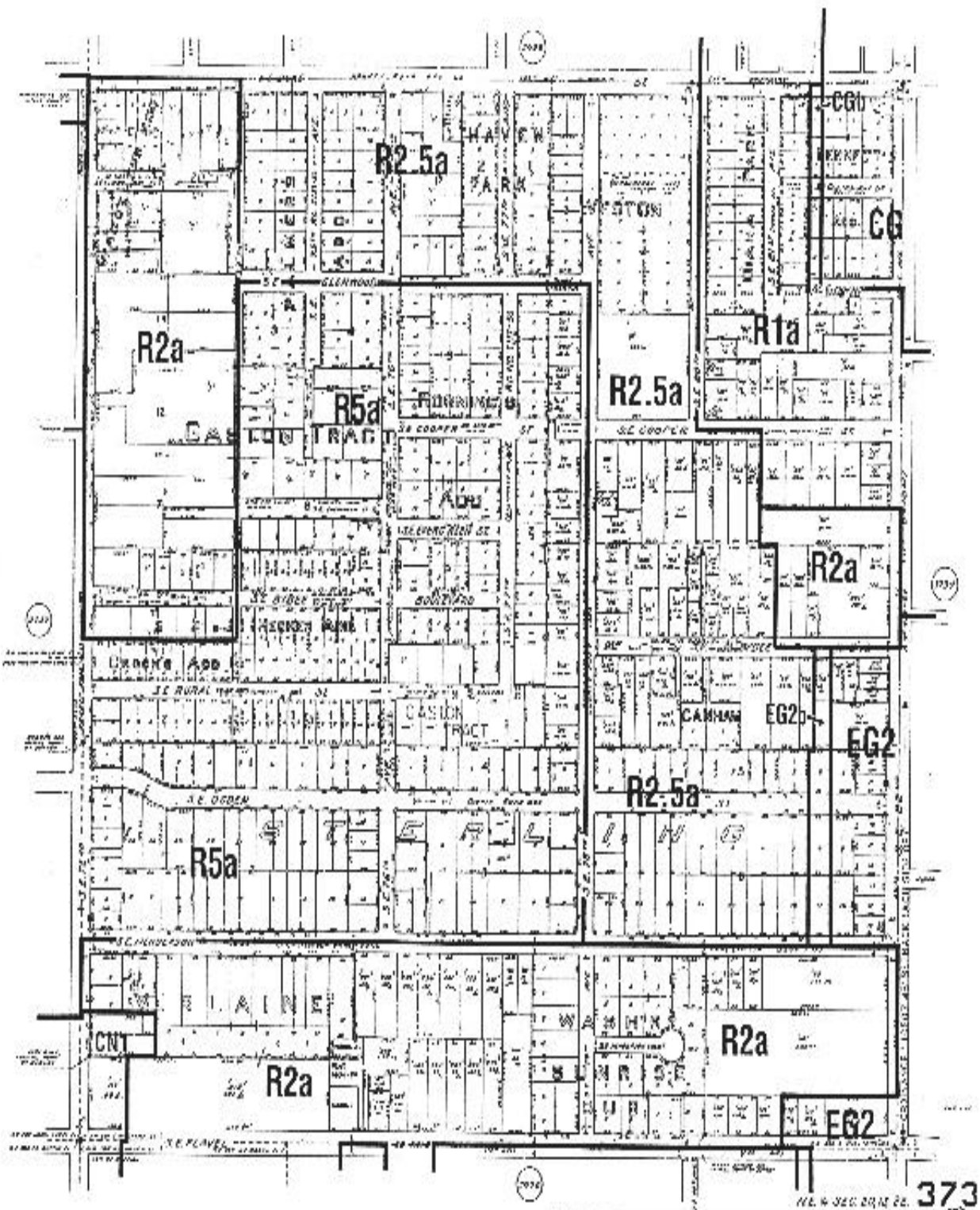
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THIS ENTIRE 1/4 SECTION LIES WITHIN  
JOHNSON CREEK BRIDGE # 4405 N.E.

NOTE: Zoning designations are subject to change  
without notice prior to development or sale.

<b>R10</b> Current Zoning	COMMISSIONED 4-76	CITY OF PORTLAND BUREAU OF PLANNING
..... Maximum Potential ..... (Specified) Zoning on map ..... Comprehensive Plan	APPROVED 10-87	YOUR MAP
	FOR INFORMATION 11-74 85c 14-16 24	<b>3542</b>



NOTE: Zoning designations are subject to change; only zoning poster designations are valid.

<b>R10</b> Current Zoning	2010 PRELIMINARY	<b>4-96</b>	<b>CITY OF PORTLAND</b>
	REVISION DATE	<b>5-89</b>	<b>BUREAU OF PLANNING</b>
..... Maximum Potential ..... Minimum Potential ..... Comprehensive Plan	DATE OF STUDY NR 1/4 SEC. 20-15-2E	<b>3738</b>	



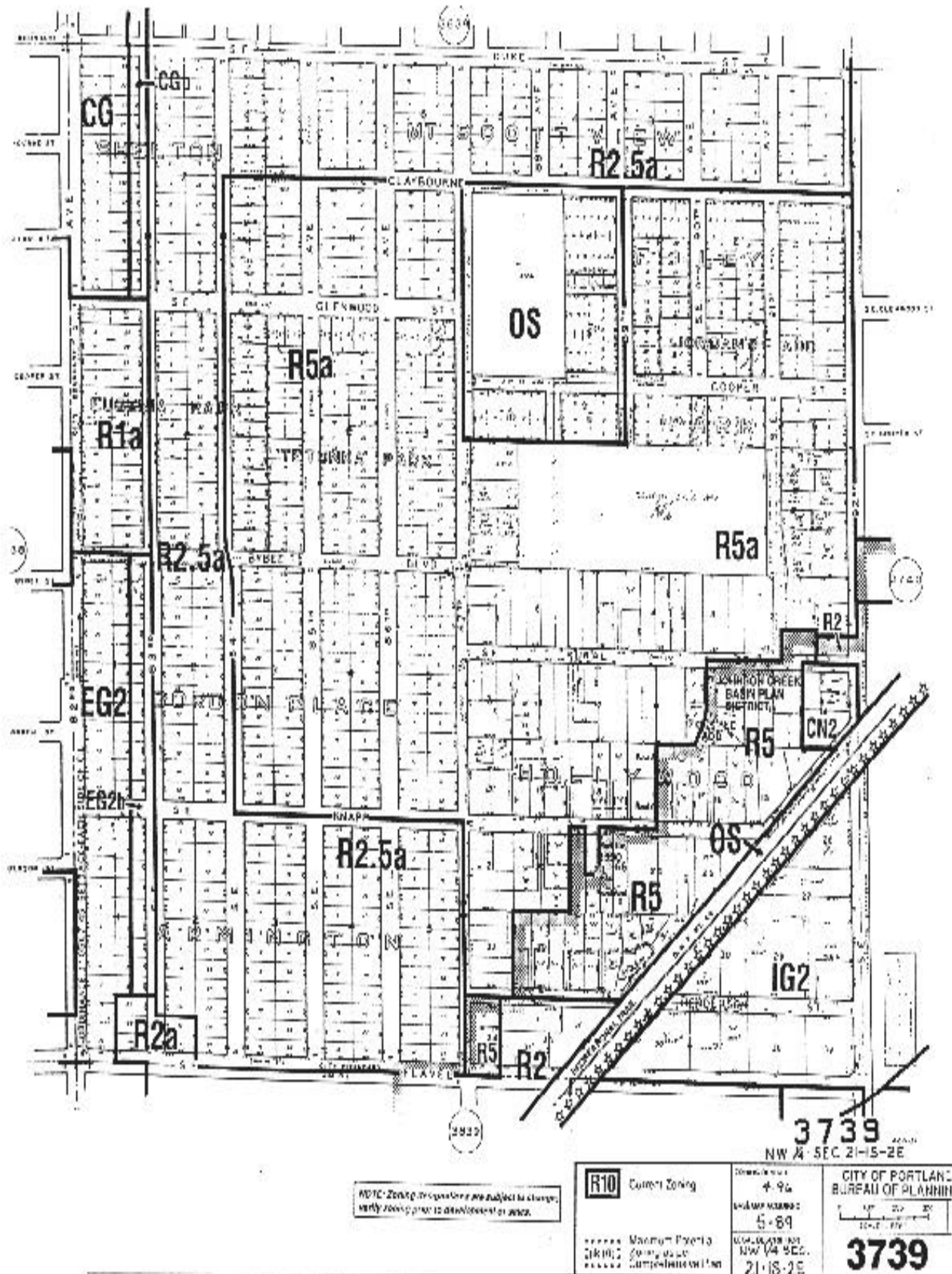


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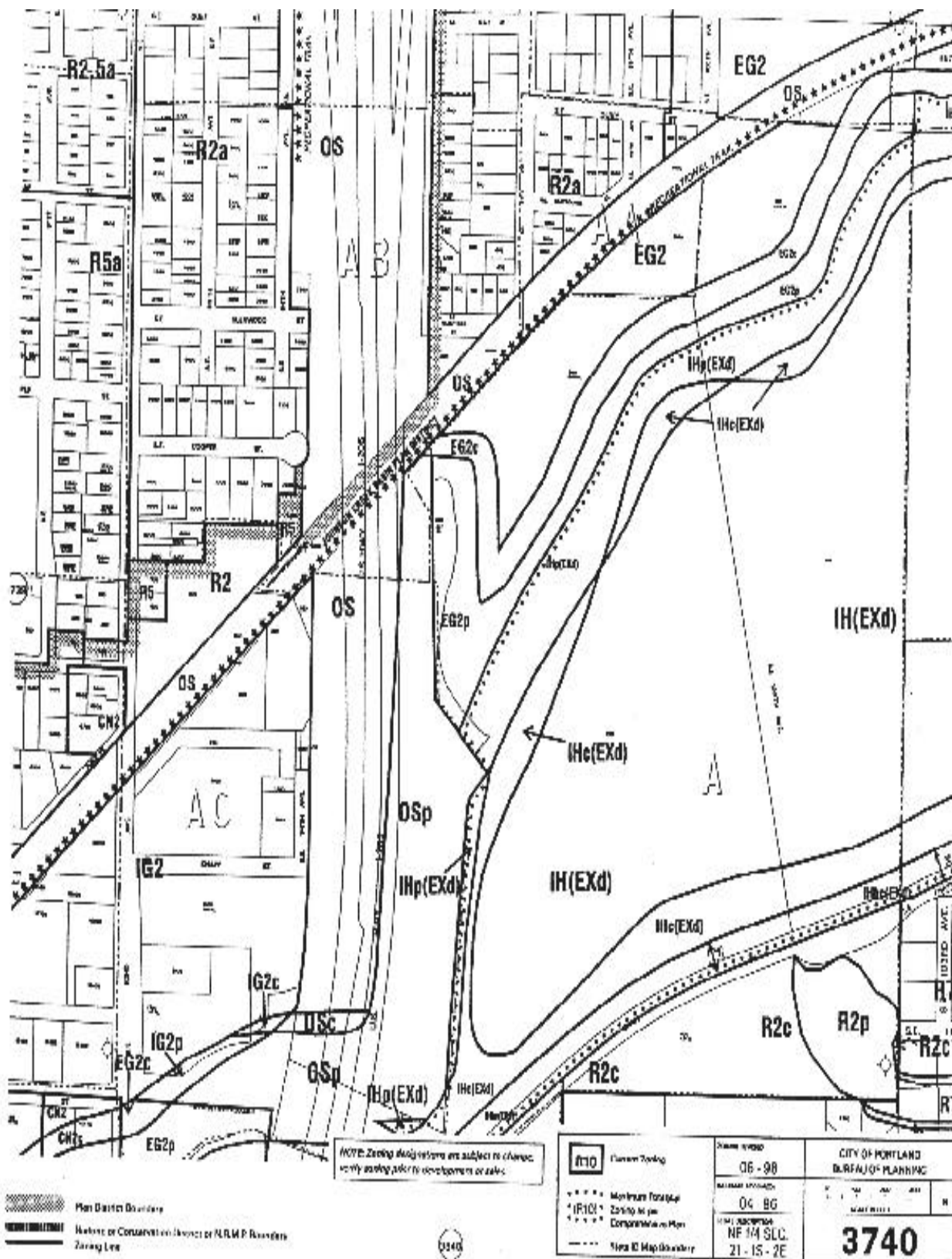


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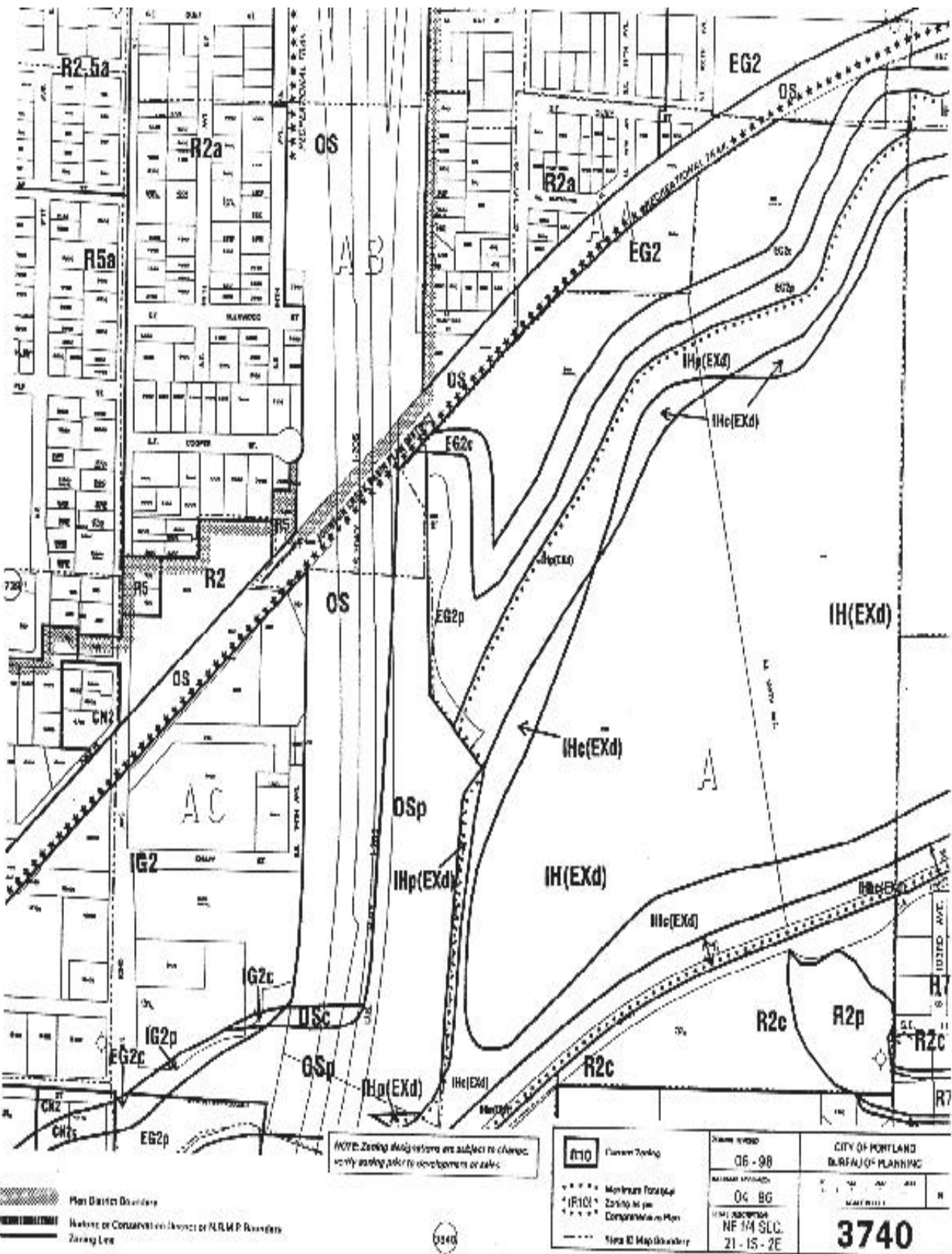


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