# AGENDA

Lents Town Center Phase 2

**Community Conversation #1 – Values and Benefits**

Monday, January 14 6PM – 8PM
Wattles Boys & Girls Club

<table>
<thead>
<tr>
<th>Time</th>
<th>Activity</th>
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<tbody>
<tr>
<td>6:00 PM-6:15PM</td>
<td>Grab Food, Settle-In, Dot Exercise</td>
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<tr>
<td>6:15 PM-6:30PM</td>
<td>Welcome from Kimberly Branan, Prosper Portland Executive Director</td>
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<tr>
<td>6:30 PM-6:45PM</td>
<td>Lents Town Center Phase 2 Presentation</td>
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<tr>
<td>6:45 PM-7:15 PM</td>
<td>Small Group Values Workshop</td>
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<tr>
<td>7:15 PM-7:45 PM</td>
<td>Report Out</td>
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<tr>
<td>7:45 PM-8:00 PM</td>
<td>Wrap Up &amp; Thank you</td>
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LENTS 5 YEAR ACTION PLAN

LENTS TOWN CENTER
Stimulate development that positively changes the reputation and increases the vitality of the Lents Town Center.
1. Concentrate investment along 92nd Avenue and initiate "game changing" redevelopment
2. Promote redevelopment and/or occupancy of PDC-owned properties.
3. Invest in planned infrastructure
4. Promote business development

WEST FOSTER NODE
Leverage infrastructure improvements to facilitate placemaking along the West Foster Node by tenanting and redeveloping PDC-owned properties, promoting private investment, and supporting businesses.
5. Promote redevelopment and/or occupancy of PDC-owned properties
6. Facilitate redevelopment and occupancy of privately-owned properties
7. Invest in planned infrastructure
8. Promote business development

NEIGHBORHOOD CENTERS
PDC - $25.7 Million*
PBOT - $5.2 Million*

COMMERCIAL CORRIDORS
PDC - $6.8 Million*
PBOT - $1.7 Million*

INDUSTRIAL AND OPEN SPACE
PDC - $3.5 Million*
BES - $2.4 Million*

AFFORDABLE HOUSING
PHB - $9.1 Million*

82ND, POWELL BLVD, 122ND, FOSTER WEST & FOSTER EAST
Increase safety and vitality of Lents commercial corridors.
9. Invest in commercial corridor safety
10. Promote commercial corridor vitality & business development

FOSTER-POWELL, CRESTON-KENILWORTH, MOUNT SCOTT-ARLETA, LENTS, PLEASANT VALLEY & POWELLHURST-GILBERT
Encourage construction and rehabilitation of units and preserve housing affordability for homeowners and renters
11. Encourage construction of additional housing units through the use of non-tax increment financing programs
12. Preserve housing affordability for homeowners and renters
13. Take advantage of opportunities to construct new multifamily housing units

EAST FOSTER
Intensify industrial uses and plan for mitigation of 100-year flooding.
14. Promote traded sector business development
15. Facilitate redevelopment and expansion of privately-owned properties
16. Prepare for the future of regionally significant industrial lands and natural amenities

Lents Town Center Phase 2
Lents Town Center Phase 2
LENTS TOWN CENTER PHASE 1

Woodie Guthrie
ROSE CDC

Lents Commons
PROSPER PORTLAND

Oliver Station East & West
PALINDROME COMMUNITIES

Asian Health & Service Center

Labels and sources
<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Units</th>
<th>%</th>
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<tbody>
<tr>
<td>Affordable @ 30% MFI</td>
<td>22</td>
<td>8%</td>
</tr>
<tr>
<td>Affordable @ 60% MFI</td>
<td>135</td>
<td>51%</td>
</tr>
<tr>
<td>Market - Restricted @ 80% - 100% MFI</td>
<td>47</td>
<td>18%</td>
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<tr>
<td>Market - Unrestricted</td>
<td>57</td>
<td>22%</td>
</tr>
<tr>
<td>Manager's Units</td>
<td>2</td>
<td>1%</td>
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<tr>
<td><strong>Total Units</strong></td>
<td><strong>263</strong></td>
<td><strong>100%</strong></td>
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**Lents Town Center Phase I Combined Totals**

All housing types in Oliver Station East & West, Woody Guthrie Place, and Lents Commons
## PHASE 2 PUBLIC PROCESS

<table>
<thead>
<tr>
<th>Language Specific Focus Groups</th>
<th>Community Priorities</th>
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<tbody>
<tr>
<td>Spanish, Vietnamese, Russian &amp; Chinese</td>
<td>Nov – Dec 2018</td>
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<thead>
<tr>
<th>Event</th>
<th>Date</th>
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<tbody>
<tr>
<td>Lents Community Conversation #1</td>
<td>Jan 14, 2015</td>
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<tr>
<td>Online Survey</td>
<td>Jan – Feb 2019</td>
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<tr>
<td>Public Open House &amp; Review of Development Concepts</td>
<td>Feb 11, 2019</td>
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<tr>
<td>Lents Community Conversation #2</td>
<td>Feb 25, 2019</td>
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<tr>
<td>Prosper Portland Board Meeting.</td>
<td>Expected Spring 2019</td>
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<tr>
<td>Design Review</td>
<td>Expected Summer 2019</td>
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<tr>
<td>Construction Start</td>
<td>Expected Fall 2019</td>
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**Preferred Development Concept**

**Defined public benefits**

**Approval of Development Agreement**
Lents Town Center URA Timeline

- **1988 Lents Town Center URA formed**
- **2008 LTC URA Housing Implementation Strategy** Identifies site as opportunity for housing, open space, commercial, retail, or other community uses.
- **2009 Green Line MAX opens**
- **2014 Lents Five Year Action Plan** Approved by City Council. Identifies site as opportunity for “game changing” redevelopment along 92nd Ave
- **2015 - 2018 Lents Town Center Phase 1**
  - Oliver Station (Palindrome Communities), Lents Commons (Prosper Portland), Asian Health and Service Center, and Woodie Guthrie Project (ROSE Community Development)

Site Timeline

- **2000 Property Acquired.** Purchased from Boys & Girls Club
- **2009 RFQ for 92H.** 8 responses received. Turtle Island Development selected.
- **2011 MOU Expires** Memorandum of Understanding with Turtle Island Development expires.
- **2011 Ararat Bakery Closes**
- **2014 Lents RFP** Palindrome Communities proposes master plan including 92H and Bakery Blocks Site
- **2015 Zollghaus Brewing Co. Opens**
- **2017 MOU with Palindrome Communities** for 92H and Bakery Blocks
- **2018 Wattles Boys & Girls Club** executes right to purchase their site.

**Lents Town Center Phase 2**

- **2018-2021 Lents Town Center Phase 2.** Redevelopment of Bakery Blocks and 92H. Opportunity for new housing, renovated commercial space, and public space.