

# Lents Town Center:

## Phase II Developments



### EXISTING POLICIES

#### HOUSING:

- **City of Portland Inclusionary Zoning Policy:** 20% of Units at 80% of Area Median Income or 10% of Units at 60% of Area Median Income

#### EQUITABLE DEVELOPMENT:

- **Prosper Portland Business Equity Policy:** 20% utilization of State of Oregon Certified firms (Minority-Owned, Women-Owned, Disadvantaged and Emerging Small Businesses)
- **Prosper Portland Workforce Training and Equity Policy:** registered apprentices performed 20% of labor hours, and specific workforce diversity goals for female and people of color participation
- **Prosper Portland Green Building Policy:** project will be required to achieve LEED Gold or Earth Advantage Gold based on the public investment and the project use.

### POTENTIAL ADDITIONAL PUBLIC BENEFITS HEARD SO FAR

#### HOUSING:

- Larger percentage of 3-bedroom units
- Larger percentage of affordable 3-bedroom units
- Larger percentage of affordable and Section 8 housing
- Middle Income housing units
- 60% of units are affordable at 50% Area Median Income or below, and half of affordable units at 30% or below
- Senior housing
- Affordable ownership units
- Shared space for gardening
- **SHARE MORE IDEAS ON THE BACK!**

#### PUBLIC SPACE:

- Play area for children
- Lents International Farmers Market (Sunday) / Parking lot (All other days)
- Plaza and permanent home for Lents International Farmers Market
- Covered pavilion area for Farmer's Market
- Public space that allows flexibility in uses
- Party space ("salon de fiestas")
- Indoor play space
- Civic center
- **SHARE MORE IDEAS ON THE BACK!**

#### COMMERCIAL SPACE:

- Multiple smaller uses (1,000 – 2,000 sqft)
- Single larger use (2,000+ sqft)
- Multiple smaller uses (1,000 – 2,000 sqft) with affordable spaces
- Culturally-specific retail options
- Filling gaps in community: lack of grocery, banking, and dining options
- **SHARE MORE IDEAS ON THE BACK!**

#### EQUITABLE DEVELOPMENT:

- Residents of the area should be prioritized for any housing opportunities, and these should be advertised directly in their communities.
- Program to subsidize first and last month's rent in exchange for volunteer hours
- Protect residents from diesel pollution during construction
- **SHARE MORE IDEAS ON THE BACK!**

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### POTENTIAL PUBLIC BENEFITS TO ADD

#### HOUSING:

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#### PUBLIC SPACE:

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#### COMMERCIAL SPACE:

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#### EQUITABLE DEVELOPMENT:

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