

LEARN ABOUT LENTS TOWN CENTER’S PHASE II DEVELOPMENTS



What is the project?

The Lents Phase II Redevelopment Project involves a 4.4-acre property owned by Prosper Portland on SE 92nd Avenue between SE Harold Street and SE Ramona Street. Palindrome Communities was selected as the development partner for site via the 2014 Request for Interest: Lents Town Center. Prosper Portland entered a nonbinding Memorandum of Understanding with Palindrome Communities in May 2017 to develop the Lents Town Center Phase II property.

Prosper Portland is seeking feedback from the Lents community about community benefits and priorities for Lents Town Center Phase II, located on SE 92nd Avenue between Harold Avenue and Ramona Street.

What is the intended outcome?

Prosper Portland’s goal is to hear from community members about their priorities for housing, open space, and commercial space for this property. Your feedback will inform Prosper Portland’s and Palindrome’s decisions about what is built on the property and community benefits the development will include.



16	Affordable Units @ 30% MFI
47	Workforce Housing Units @ 80% - 100% MFI
1	Manager's Unit
64	TOTAL UNITS

OLIVER STATION - EAST & WEST, PALINDROM COMMUNITIES

6	Affordable Units @ 30% MFI
119	Affordable Units @ 60% MFI
19	Market Rate Units
1	Manager's Unit
145	TOTAL UNITS

LENTS COMMONS, PROSPER PORTLAND

16 Affordable Units
@ 60% MFI

38 Market Rate Units

54 TOTAL UNITS

ASIAN HEALTH AND SERVICES CENTER

30,000 SF
Clinic, Office, and
Community Space

HOUSING SUMMARY LENTS TOWN CENTER PHASE I

8%	Affordable Units @ 30% MFI
51%	Affordable Units @ 60% MFI
18%	Workforce Housing Units @ 80% - 100% MFI
22%	Market Rate Units
1%	Manager's Unit

PHASE II TIMELINE

MAY 2014

LENTS FIVE YEAR ACTION PLAN
ADOPTED BY PROSPER PORTLAND
BOARD AND PORTLAND CITY COUNCIL

OCTOBER 2014

REQUEST FOR PROPOSALS
RELEASED AND PHASE I
DEVELOPMENT PARTNERS SELECTED

SEPTEMBER 2015

ZOIGLHAUS BREWERY
COMPANY OPENS

2016-2018

CONSTRUCTION OF PHASE I -
LENTS COMMONS, OLIVER STATION,
ASIAN HEALTH & SERVICE CENTER,
WOODIE GUTHRIE

MAY 2017

MEMORANDUM OF
UNDERSTANDING SIGNED WITH
PALINDROME COMMUNITIES

**NOVEMBER -
DECEMBER 2018**

LANGUAGE-SPECIFIC FOCUS
GROUPS (SPANISH, VIETNAMESE,
RUSSIAN, CHINESE)

JANUARY 14, 2019

COMMUNITY
CONVERSATION #1

**JANUARY -
MARCH 2019**

OPEN GOV WEB-
BASED OPEN HOUSE

FEBRUARY 11, 2019

PUBLIC OPEN HOUSE

FEBRUARY 25, 2019

COMMUNITY
CONVERSATION #2

**EXPECTED
SPRING 2019**

PROSPER PORTLAND
APPROVAL OF
DEVELOPMENT AGREEMENT

**EXPECTED SUMMER
- FALL 2019**

DESIGN REVIEW

**EXPECTED
SPRING 2020**

CONSTRUCTION START
OF PHASE II

WHAT WE HEARD AT THE OPEN HOUSE

Housing

Community members expressed a desire for multiple types of housing:

- A balance of both market rate and affordable housing
- Only market rate housing or only affordable housing
- Affordable housing for low to extremely low income households
- Affordable housing for low to middle income households
- Housing for the houseless community
- 2-3 bedroom units for larger families

Public Space

- Community members expressed a strong desire for farmer's markets and gathering space.
- Green space such as dog parks, community garden, or natural areas were also common ideas for public space.
- Integrating arts and music into public spaces.

Commercial Space

- A grocery store with affordable, organic, and healthy foods is a very strong desire for commercial space. Food co-ops were mentioned frequently.
- A grocery store that provides international and ethnic staple foods.
- Affordable, minority-owned small businesses that build wealth for low-income communities.
- Other retail amenities include coffee shops, restaurants, pharmacies, and other neighborhood services.