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.

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.
WHAT HAPPENED IN PHASE I?

WOODIE GUTHRIE, ROSE COMMUNITY DEVELOPMENT
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
Lents Town Center: Phase II Development

PHASE II TIMELINE

**MAY 2014**
LENTS FIVE YEAR ACTION PLAN ADOPTED BY PROSPER PORTLAND BOARD AND PORTLAND CITY COUNCIL

**SEPTEMBER 2015**
ZOIGLHAUS BREWERY COMPANY OPENS

**MAY 2017**
MEMORANDUM OF UNDERSTANDING SIGNED WITH PALINDROME COMMUNITIES

**JANUARY 14, 2019**
COMMUNITY CONVERSATION #1

**FEBRUARY 11, 2019**
PUBLIC OPEN HOUSE

**JANUARY 14, 2019**
COMMUNITY CONVERSATION #1

**FEBRUARY 25, 2019**
COMMUNITY CONVERSATION #2

**EXPECTED SPRING 2019**
PROSPER PORTLAND APPROVAL OF DEVELOPMENT AGREEMENT

**EXPECTED SUMMER - FALL 2019**
DESIGN REVIEW

**OCTOBER 2014**
REQUEST FOR PROPOSALS RELEASED AND PHASE 1 DEVELOPMENT PARTNERS SELECTED

**2016-2018**
CONSTRUCTION OF PHASE I - LENTS COMMONS, OLIVER STATION, ASIAN HEALTH & SERVICE CENTER, WOODIE GUTHRIE

**NOVEMBER - DECEMBER 2018**
LANGUAGE-SPECIFIC FOCUS GROUPS (SPANISH, VIETNAMESE, RUSSIAN, CHINESE)

**JANUARY - MARCH 2019**
OPEN GOV WEB-BASED OPEN HOUSE

**FEBRUARY 11, 2019**
PUBLIC OPEN HOUSE

**FEBRUARY 25, 2019**
COMMUNITY CONVERSATION #2

**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.