Welcome
Please sign in!

Tonight, we invite you to:

- Visit each station and learn more about the project and see what we’ve heard.
- Participate in the activities at each station and share your input.
- Ask questions! Talk with a staff member.
- Sign up and stay updated.
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.
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

**OCTOBER 2014**
REQUEST FOR PROPOSALS RELEASED AND PHASE 1 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

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

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

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

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**DESIGN REVIEW**
EXPECTED SUMMER - FALL 2019

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WHAT WE HEARD:

Housing

VALUES

• Apartments or homes that are **affordable** for Lents residents.

• Development that supports a **mix of income levels**.

• **Family-friendly** apartments.

• Homes to **support the most underserved members** of our community.

HOW THESE COULD BE REFLECTED IN THE DEVELOPMENT

• Increase affordable housing by building additional affordable units **above the minimum required by the City of Portland’s Inclusionary Housing Policy** and/or transfer a portion of the property for new affordable housing development.

• Provide the amount of affordable units **required by the City of Portland’s Inclusionary Housing Policy** in a mixed-income project.

• Include **affordable, 3-bedroom units** at as a part of the affordable housing mix.

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**What is Portland’s Inclusionary Housing Policy?**

**On-site options:**

» In buildings with 20 or more units, 15% of units must be affordable at 80% MFI

» or 10% of units must be affordable at 60% MFI

» or other acceptable configurations

**Other options include building affordable units off-site, designating existing units, or paying a Fee-in-Lieu of providing affordable units.**
What ideas resonate with you the most?
Is there anything else you’d like to add?
What multifamily housing developments inspire you and why?
WHAT WE HEARD:

Public Space

VALUES

• A public space that is active day and night, all year long.
• A safe public space.
• A public space that is welcoming to all community members, particularly East Portland communities of color.
• A public space that reflects our community.

HOW THESE COULD BE REFLECTED IN THE DEVELOPMENT

• A place for kids to play and families to gather.
• A civic gathering or education space.
• Incorporating art into the space.
• Include a covered pavilion for rainy season events.
• Bathrooms that are open, available, and regularly cleaned.
• Create a plan for ongoing operations and maintenance.
• Partner with neighboring businesses to program the space.
What ideas resonate with you the most?
Is there anything else you’d like to add?
What are your favorite public open spaces in Portland?

Add your feedback here
WHAT WE HEARD: Commercial Space

VALUES

- **Space for business that reflect our community and are owned by communities of color** (for example Vietnamese, Chinese, Latinx owned business, business owned by the immigrant and refugee community)

- A space that brings **affordable food options** into our neighborhood.

- Space that **builds community**.

- Commercial options like Zoilghaus Brewing Company that **serve the community and bring in people from outside of Lents**.

HOW THESE COULD BE REFLECTED IN THE DEVELOPMENT

- **Businesses that support community needs**, such as a small neighborhood grocery store, bank or credit union, or a childcare business.

- Small retail businesses with **leasing focused on diverse business owners**.

- **Affordable/low-rent** commercial space.

- Keep the **Green Lents Tool Library**.
What ideas resonate with you the most?
Is there anything else you’d like to add?
What commercial or retail spaces inspire you?

Add your feedback here
WHAT WE HEARD: Equitable Development

VALUES

• Put Lents residents **first**.
• Support **disadvantaged communities**, including communities of colors.
• Include **wealth creation opportunities** for small businesses.
• Maintain **healthy air** for our community and support **environmental justice**.

HOW THESE COULD BE REFLECTED IN THE DEVELOPMENT

• Market units through **partnership with Lents-based organizations**.

• **Flexible affordable housing programming** (i.e. subsidizing first & last month rent in exchange for volunteer hours).

• Tenanting and programming that **support communities of color**.

• **Low-diesel** construction practices.

**Prosper Portland Policies**

» **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.
How can we make this framework more equitable? What additional equitable development goals are important to you?

Add your feedback here