

After Recording Return To:
Portland Development
Commission
1900 SW 4th Avenue, Suite #100
Portland, Oregon 97201
Attn: Legal Dept.

OFFICE OF
AUDITOR OF THE CITY OF PORTLAND
Room 140 City Hall
1221 SW 4th Avenue
Portland, Oregon 97204

COPY CERTIFICATE

STATE OF OREGON }
COUNTY OF MULTNOMAH }
CITY OF PORTLAND }

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C. Swick, Deputy Clerk



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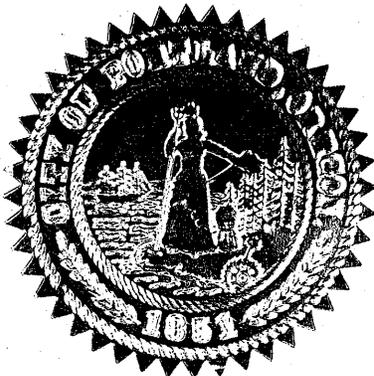
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I, **BARBARA CLARK**, Auditor of the City of Portland, do hereby certify that I have compared the following copy of Ordinance No. 172671 passed by the Portland City Council on September 9, 1998, approving the Lents Town Center Urban Renewal Plan, with the original thereof and that the same is a full, true and correct copy of such original Ordinance and of the whole thereof as the same appears on file and of record in my office and in my care and custody.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of the City of Portland affixed this 5th day of October, 1998.

BARBARA CLARK
Auditor of the City of Portland

By *Britta Olson*
Deputy



~~1291~~ - 1322
Agenda No.

ORDINANCE NO. 172671

Title

As Amended

Approve the Lents Town Center Urban Renewal Plan. (Ordinance)

INTRODUCED BY	Filed: AUG 27 1998
Mayor Vera Katz	Barbara Clark Auditor of the City of Portland
NOTED BY COMMISSIONER	
Affairs	
Finance and Administration <i>UKGA</i>	By: <i>Cay Kershner</i> Deputy
Safety	
Utilities	For Meeting of: _____
Works	
BUREAU APPROVAL	ACTION TAKEN:
Bureau: Portland Development Commission	SEP 02 1998 PASSED TO SECOND READING As Amended
Prepared By: David Nemo Dated 8/27/98	TIME CERTAIN SEP 09 1998 9:30 A.M.
Budget Impact Review: <input checked="" type="checkbox"/> Completed <input type="checkbox"/> Not Required	
Bureau Head: <i>Felicia Trader</i>	

AGENDA		FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:		
				YEAS	NAYS
Consent	Regular <input checked="" type="checkbox"/>	Francesconi	Francesconi	✓	
NOTED BY		Hales	Hales	✓	
City Attorney		Kafoury	Kafoury	✓	
City Auditor		Sten	Sten	✓	
City Engineer		Katz	Katz	✓	

ORDINANCE NO.

172671

As Amended

Approve the Lents Town Center Urban Renewal Plan (Ordinance)

The City of Portland ordains:

Section 1. The Council finds:

1. To facilitate meeting objectives of the Outer Southeast Community Plan and implement the full public and community vision of the development of the Lents Town Center and surrounding neighborhoods, a significant investment of public funds will be required.
2. The Lents Town Center Urban Renewal Area (the "Area") as defined in the Lents Town Center Urban Renewal Plan (the "Plan"), substantially in conformance with Exhibit "A", is a blighted area with:
 - a. Residential, commercial and industrial buildings that exhibit a deteriorated physical condition and/or poor quality of construction.
 - b. Inadequate streets to support and accommodate the existing and projected development within the area.
 - c. A significant portion of the area within the Johnson Creek Flood Plain.
 - d. A prevalence of depreciated values, impaired investments and social and economic maladjustments.

The presence and extent of blighting factors is more fully discussed in Section II of the Lents Town Center Urban Renewal Area Report to Accompany the Urban Renewal Plan, substantially in conformance with Exhibit "B" which is hereby accepted (the "Report").

3. The rehabilitation and redevelopment of property within the Area is necessary to protect the public health, safety and welfare of the City of Portland. The benefits to health, safety, and welfare of the activities under the Plan are discussed in Section III of the Report.
4. The Plan conforms to the City of Portland Comprehensive Plan and community economic development plans and provides for a plan and means for accomplishing projects proposed in the Plan. The analysis that determined financial feasibility of projects in the Plan is discussed in Section VIII of the Report. The findings of the Planning Commission contained in Exhibit D, which is hereby accepted, confirm that the Plan is in compliance with state, regional and Portland goals and plans.

5. Section X of the Plan establishes procedures for the relocation of displaced persons in accordance with ORS 281.045 to 281.105.
6. The Plan identifies property acquisition as a strategic component of projects to facilitate the revitalization of commercial and residential properties in the Area, and is necessary to carry out the goals and objectives of the Plan.
7. Carrying out the goals and objectives of the Plan is economically sound and feasible. The analysis that determined financial feasibility of projects to implement goals and objectives in the Plan is discussed in Section VIII of the Report.
8. The City of Portland, acting by and through the Portland Development Commission will assume and complete any activities prescribed it by the Lents Town Center Urban Renewal Plan.
9. That development of the Lents Town Center Urban Renewal Plan was undertaken with the assistance of a broad-based community advisory committee.
10. That there has been substantial public outreach, input and involvement in the development of the Plan.
11. The Portland Development Commission considered the Plan and received public testimony on the Plan on August 19, 1998 and recommended adoption of the Plan by the City Council in PDC Resolution No. 5157, attached hereto as Exhibit "C".
12. The Portland Planning Commission considered the Plan and received public testimony on the Plan during a public hearing on August 25, 1998 and has made findings, attached hereto as Exhibit "D", and provided additional recommendations to the City Council on the Plan that the City Council has considered, and recommends adoption of the Plan by the City Council. Their recommendation is attached hereto as Exhibit "E".
13. The City Council has received and considered public testimony at public hearings before the Council on September 2, 1998 and September 9, 1998; with notice of such hearings distributed to all postal patrons within the City of Portland as required by ORS 457.120.

NOW, THEREFORE, the Council directs:

- a. That the Lents Town Center Urban Renewal Plan, incorporated herein by reference, is approved.

- b. The Portland Development Commission to administer the implementation of the Lents Town Center Urban Renewal Plan.
- c. The Plan shall be financed by division of taxes as provided in ORS 457.420 to 457.450
- d. The City Auditor to publish notice of this Ordinance as required by ORS 457.095.

Passed by the Council:

SEP 09 1998

Mayor Vera Katz
Portland
David Nemo
August 27, 1998

BARBARA CLARK
Auditor of the City of

By *Britta Olson*
Deputy

172671

EXHIBIT A

Lents Town Center Urban Renewal Plan

17 2671

LENTS TOWN CENTER
URBAN RENEWAL PLAN

Approved by Portland Development Commission — August 19, 1998

Approved by Portland Planning Commission — August 25, 1998

LENTS TOWN CENTER URBAN RENEWAL PLAN

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LENTS TOWN CENTER URBAN RENEWAL PLAN

I. INTRODUCTION

A century ago, the little town of Lents was a busy crossroads in the region and a popular destination.

Farmers traveled Foster Road, which had been the North Fork of the Oregon Trail, to take crops to market by horse and carriage. Southeast 82nd and 92nd streets were favored routes for goods headed south from the Columbia River Docks.

In 1892 the streetcar line from Portland was extended to Lents, establishing and cementing the destiny of Lents to that of the growing Portland area. Lents Junction became a vital regional center of commerce and culture.

Portland's growth eventually reached Lents. When Lents was annexed to the City of Portland in 1912 it was a thriving, self-sufficient community (population about 2,000), with its own banks, barbers, shops, taverns and churches.

As the automobile began influencing the urban landscape of Portland after World War II, the central Lents business district was slowly losing its identity and purpose as larger chain stores emerged in the area.

In 1983, the construction of the I-205 Freeway literally divided the neighborhood in half, leaving the area with both physical and emotional scars that remain today — and that have been a significant factor contributing to the current depressed economic conditions of Lents.

Another significant physical feature of Lents, Johnson Creek, has similarly impacted the historical development and character of Lents. Flooding has always been a natural phenomenon of Johnson Creek. Over the years unrestricted development in the Johnson Creek flood plain and watershed and alterations to the creek channel — coupled with the flooding tendencies of the Creek — have impacted and influenced residential, commercial and industrial development in the area.

These same factors, and the recent listing of threatened salmon and steelhead under the *Endangered Species Act*, require careful and measured actions by the City of Portland. The challenge will be to protect and enhance this natural resource in conjunction with community economic development objectives, since a significant amount of commercial and industrial property is located in this impacted area.

Once again, in 1998, the Lents community finds itself at the crossroads of Portland's growth.

In 1995 Metro designated the area around the I-205/SE Foster interchange as a Town Center and the Freeway Land Company site (the largest undeveloped industrial property in the Outer Southeast Community Plan area) as a Mixed Use Employment Center in its 2040 Growth Concept Plan, potentially accommodating over 2,000 jobs.

Through a continuum of community-based planning exercises a vision of Lents has emerged that forms the cornerstone for this Urban Renewal Plan and future development of the Lents Town Center Area.

- **JOBS** — a growing source of employment for area residents.
- **WEALTH** — an opportunity for local residents, businesses and property owners to participate in and benefit from economic redevelopment.
- **LIVABILITY** — stable and safe neighborhoods with affordable housing.
- **COMMUNITY** — A healthy environment that supports a more livable community, characterized by:
 - A strong neighborhood residential environment surrounding a revitalized central town center business district that integrates the neighborhood into its purpose and function.
 - A network of connections and supportive transportation systems that help re-connect Lents and create a vibrant town center.

The goals, objectives and projects that follow provide a framework for overcoming the physical and economic conditions of blight existing today in Lents, and realizing this vision.

Note that items marked with “*” are defined in Section XIII — Glossary.

II. PUBLIC INVOLVEMENT

The Commission has solicited, received and considered the input of residents, property owners, business owners, neighborhood associations, business district associations, other interested parties and the general public in the development of this Plan. The Commission will affirmatively seek continuing public involvement in the implementation of the Plan.

Lents Town Center Urban Renewal Area (the “Area”) residents, employees, business owners, property owners and other interested parties will be fully involved in the implementation of the Lents Town Center Urban Renewal Plan (the “Plan”). The objectives of the public involvement program will be to:

- A. Involve the public in implementation and future amendments to the plan, prioritization of projects and long- and short-term financial planning.

- B. Provide ongoing public information to the community in the most appropriate ways, including Plan Advisory Committee meetings, newsletters, other public meetings and the media.
- C. Facilitate access by the community to the Portland Development Commission (the "Commission").

In particular, the Commission will seek advice and recommendations during the life of the Plan from a Plan Advisory Committee (the "Committee")* during the life of the Plan which represents residents, property owners, business owners and other parties with an interest in the revitalization of the Area. The Committee will draw its membership from representatives of groups including, but not limited to:

- Area residents, business owners and property owners
- Lents Target Area Coordinating Committee
- Foster Area Business Association
- 82nd Avenue Business Association
- Lents Neighborhood Association
- Powellhurst-Gilbert Neighborhood Association
- Foster-Powell Neighborhood Association
- Mt. Scott-Arleta Neighborhood Association
- Brentwood-Darlington Neighborhood Association
- Rose Community Development Corporation
- Marshall Caring Community
- Outer Southeast Community Project

The Commission will initially identify the individuals and groups to be represented on the Plan Advisory Committee. Each group may choose its representative to the Committee. The functions of the Plan Advisory Committee may over time be performed by a different but similarly representative group that is formed from within the community. The purpose of the Committee will be to:

- D. Meet as desired by the Committee or the Commission to review progress on implementation of the Plan.
- E. Participate in long- and short-term financial planning and project prioritization.
- F. Review and provide input on proposed substantial or minor amendments to the Plan, as described in Section XII.

The Commission will give substantial weight to Committee recommendations in making decisions related to the implementation or amendment of the Plan.

III. GOALS AND OBJECTIVES

A. Public Involvement

The Plan will be community based. Members of the community will be directly involved in the implementation and ongoing refinement of the Plan.

Objectives:

1. Work with the Plan Advisory Committee* to articulate Plan goals and objectives, identify and prioritize projects and do long- and short-term financial planning.
2. Provide information about the Plan and its projects in a variety of ways to stakeholders* in the area.
3. Encourage and facilitate regular communication among stakeholders, the Commission and the City Council regarding the Plan.

B. Neighborhood Revitalization

Invest public funds and work with residential property owners to maintain and increase livability* of residential neighborhoods within the area.

Objectives:

1. Help rehabilitate existing housing in residential neighborhoods through financial assistance (e.g. loan and grant programs), technical assistance (e.g. explanation of the zoning code or design assistance) and other methods.
2. Invest in local streets, parks and other public facilities as appropriate and desired by the residents
3. Work in partnership with owners or developers of key residential or mixed commercial/residential sites in residential areas to develop or redevelop these sites in conformance with zoning and other community objectives.

4. Coordinate neighborhood revitalization efforts with other efforts in southeast Portland, the city of Portland and the region. Ensure that the Plan is carried out in coordination with neighborhood plans and plans of schools and community based organizations*.

C. Revitalization of Commercial Areas

Invest public funds* and work in partnership with commercial property owners to increase the vitality and economic health of commercial areas within the Area, recognizing that there are several different types of commercial areas that serve different purposes. Help create an environment that supports business owners and operators, increases business profitability and creates jobs. Help create linkages and ensure compatibility between commercial areas and residential neighborhoods for their mutual benefit.

Objectives:

1. Help rehabilitate existing commercial and mixed commercial/residential property through financial assistance (e.g. loan and grant programs), technical assistance (e.g. explanation of zoning code or design assistance) and other methods.
2. Invest in streets, adequate parking and other public facilities (i.e. lighting, benches, and pedestrian shelters).
3. Work with the community to define standards of adequate parking.
4. Work with owners or developers of key commercial or mixed commercial/residential sites to develop or redevelopment these sites in conformance with zoning and other public objectives.
5. Invest in and help reinforce a visual and economic identity for downtown Lents.
6. Assist in promoting and marketing commercial areas.
7. Support the creation of new businesses by area residents.

D. Housing

Help provide new and rehabilitated housing units suitable for households with a range of incomes and housing needs, recognizing the value of the existing affordable housing stock*. Create housing opportunities that allow Lents residents of all ages and income levels to remain in the community. Support housing development that conforms to zoning and other community objectives.

Objectives:

1. Research current and future housing needs in the area.
2. Help develop a range of housing types (e.g. single family detached, single family attached and multi family) and densities* that are affordable to households with a range of incomes and which increase neighborhood livability.
3. Help develop housing to support commercial revitalization.
4. Help rehabilitate existing housing in residential neighborhoods through financial assistance (e.g. loan and grant programs), technical assistance (e.g. explanation of zoning code interpretation or design assistance) and other methods.
5. When providing loans, grants or other assistance for housing development, preserve existing affordable housing and/or ensure no net loss of affordable housing units.
6. Require that at least a portion of the new housing developed with urban renewal assistance be affordable (per federal and local definitions) and targeted to area residents.
7. Help ensure permanent affordability for housing that has received urban renewal assistance.
8. Identify and analyze the development potential of underutilized housing sites and assist in their redevelopment, emphasizing high quality development and environmental sensitivity.

9. Require developers requesting financial assistance under this Plan to review proposed project and design with impacted neighbors, obtain feedback on possible impacts (i.e. design, building management, security and parking) and make reasonable efforts, as determined by the Commission, to mitigate neighbors' concerns.

E. Employment

Help businesses create family-wage jobs* within the Area and help make these jobs available to residents of the Area*.

Objectives:

1. Promote the development and redevelopment of industrial lands by investing public funds in infrastructure* (including streets, transit, sanitary and storm sewer and water), financial assistance (e.g. loans or grants), technical assistance (e.g. explanation of zoning code or design assistance) and other methods.

2. Initiate marketing efforts that promote the availability of commercial and industrial sites within the area.

3. Require employers receiving financial assistance under this Plan to coordinate workforce needs with community workforce development programs and target jobs for area residents.

4. Partner with community workforce development programs to meet the workforce needs of expanding and new employers in the area, and increase the ability of Lents residents to access family wage jobs in the area.

5. Promote commercial and industrial uses that create a large number of jobs per use (e.g. an assembly business rather than a warehouse).

6. Support the creation of new businesses by area residents.

F. Environment

Protect and enhance the natural environment within the Area. Promote development that respects the value of the environment. Help ensure that development minimizes impacts on flooding of Johnson Creek and in turn, is reasonably protected from flood dangers.

Objectives:

1. Participate and promote public participation in developing a watershed management plan for the Johnson Creek watershed that promotes environmentally sound development and conservation of the environment.
2. Invest public funds in flood plain management facilities and other actions called for in an adopted watershed management plan. This objective does not call for the use of eminent domain for acquisition of property unless the project is specifically identified in the Plan. See Section VIII of the Plan for provisions regarding land acquisition.
3. Help ensure that development within the area complies with the adopted watershed management plan.
4. Reduce the light and noise impacts of I-205 by installing landscaping and by other means.

G. Transportation

Improve transportation so that there is a safe and convenient access to homes and businesses within the Area and between the Area and the rest of the region. Improve multi-modal transportation facilities to promote walking, biking and transit as well as travel by motor vehicles.

Objectives:

1. Provide a "pedestrian-friendly" environment throughout the area by adding and/or improving pedestrian crossings, increasing nighttime lighting, and increasing connectivity between areas where people want to go. Help implement standards of the Lents Pedestrian District* within that district.
2. Participate in development of the Lents Transportation Management Plan.

3. Invest in projects designed to manage traffic flow, increase safety and increase access to the Area's commercial and industrial areas.
4. Determine the feasibility of changing the existing Foster road/Woodstock boulevard couplet to two-way traffic on both streets through the downtown Lents business district.
5. Promote "transit-oriented" development where consistent with the transportation element of the city's comprehensive plan.
6. Develop public parking facilities where appropriate to support commercial activities.

H. Parks, Recreation and Open Space

Invest in developing parks, open space and other public facilities to promote revitalization of the Area.

Objectives:

1. Develop and/or improve parks and open space facilities to increase neighborhood livability and the vitality of commercial areas.
2. Enhance opportunities for pedestrian and bicycle recreation by expanding the neighborhood park network. This may include connection of the existing parks with a greenway trail system that will allow residents and visitors to travel to all areas around the neighborhood with minimal auto conflict.
3. Protect the existing urban forest canopy* (trees) and expand the canopy where appropriate.
4. Develop and/or improve high-quality neighborhood parks within walking and biking distance of area neighborhoods. Each park should contain facilities appropriate for that park (e.g. playgrounds, playfields, picnic tables).
5. Develop a community center appropriate to the area.

I. Community Identity

Promote public and private development that creates a strong sense of identity for downtown Lents and individual neighborhoods.

Objectives:

1. Develop voluntary design guidelines for public and private development in downtown Lents that promote consistent design and development.
2. Create visual "gateways" at strategic entry points to the area.
3. Improve the streetscape* along key streets including SE Foster road, SE Woodstock, SE 82nd avenue and SE 92nd avenue.

IV. RELATIONSHIP TO LOCAL PLANS AND OBJECTIVES

A. Portland Comprehensive Plan

Effective on January 1, 1981 and last revised in October of 1996, the City of Portland's Comprehensive Plan is a guide for all land use related development within the City. The Lents Town Center Urban Renewal Plan is especially supportive of the following Comprehensive Goals and Policies.

Goal 2 — Urban Development: Maintain Portland's role as the major regional employment, population and cultural center through public policies that encourage expanded opportunity for housing and jobs, while retaining the character of established residential neighborhoods and business centers.

Policy 2.2 — Urban Diversity: Promote a range of living environments and employment opportunities for Portland residents in order to attract and retain a stable and diversified population.

Policy 2.9 — Residential Neighborhoods: Allow for a range of housing types to accommodate increased population growth while improving and protecting the city's residential neighborhoods.

Policy 2.11 — Commercial Centers: Expand the role of major established commercial centers which are well served by transit. Strengthen these centers with retail, office, service and labor-intensive industrial activities which are compatible with the surrounding area.

Policy 2.12 — Transit Corridors: Provide a mixture of activities along major transit routes and Main Streets to support the use of transit. Encourage development of commercial uses and allow labor-intensive industrial activities which are compatible with the surrounding area. Require development along transit routes to relate to the transit line and pedestrians and to provide on-site pedestrian connections.

Policy 2.15 — Living Closer to Work: Locate greater residential densities near major employment centers, including Metro-designated regional and town centers, to reduce vehicle miles traveled per capita and maintain air quality. Locate affordable housing close to employment centers. Encourage home-based work where the nature of the work is not disruptive to the neighborhood.

Policy 2.28 — Outer Southeast Community Plan: Promote the economic vitality, diverse residential character, environmental quality, and livability of Outer Southeast Portland by including the Outer Southeast Community Plan as a part of this Comprehensive Plan.

Goal 3 — Neighborhoods: Preserve and reinforce the stability and diversity of the City's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses and insure the City's residential quality and economic vitality.

Policy 3.1 — Physical Conditions: Provide and coordinate programs to prevent the deterioration of existing structures and public facilities.

Policy 3.2 — Social Conditions: Provide and coordinate programs to promote neighborhood interest, concern and security and to minimize the social impact of land use decisions.

Policy 3.5 — Neighborhood Involvement: Provide for the active involvement of neighborhood residents and businesses in decisions affecting their neighborhood through the promotion of neighborhood and business associations.

**Policy 3.9 — Outer Southeast Community Plan
Neighborhoods and Business Plan:** Use the Neighborhood Plans to guide decisions on land use, transportation and capital expenditures, community development programs where applicable.

- ◆ Outer Southeast Business Plan, March 1996
- ◆ Brentwood-Darlington Neighborhood Plan, January 1992
- ◆ Foster-Powell Neighborhood Plan, March 1996
- ◆ Lents Neighborhood Plan, March 1996
- ◆ Mt. Scott-Arleta Neighborhood Plan, March 1996
- ◆ Powellhurst-Gilbert Neighborhood Plan, March 1996

Objective A. — Foster Lents as a thriving urban employment center where people enjoy living, working, and recreating.

Objective H. — Enhance the image, marketability, and vitality of businesses and business areas in Outer Southeast. Use the Southeast Business Plan to guide decisions on land use, transportation, capital expenditures, and economic revitalization programs.

Goal 4. — Housing: Provide for a diversity in the type, density and location of housing within the city consistent with the adopted City Housing Policy in order to provide an adequate supply of safe, sanitary housing at price and rent levels appropriate to the varied financial capabilities of city residents.

Policy 4.4 — Housing Choice and Neighborhood Stability: Support public and private actions which increase housing choices for Portlanders, with emphasis on housing and public improvement programs which: 1) improve the balance in the city's population by attracting and keeping in the city families with children; 2) maintain neighborhood schools; 3) increase the number of housing alternatives for both renter and owner; 4) improve the physical and environmental conditions of all neighborhoods.

Policy 4.7 — Existing Housing Major Rehabilitation: Provide assistance for rehabilitation of housing beyond housing maintenance code requirements 1) if the assistance is supportive of general community development activity; 2) on a voluntary basis; and 3) if the Existing Housing Maintenance and New Housing Policies are being fulfilled.

Goal 5. — Economic Development: Foster a strong and diverse economy that provides a full range of employment and economic choices for individuals and families in all parts of the city.

Policy 5.1 — Urban Development and Revitalization: Encourage investment in the development, redevelopment, rehabilitation and adaptive reuse of urban land and buildings for employment and housing opportunities.

Policy 5.2 — Business Development: Sustain and support business development activities to retain, expand and recruit businesses.

Policy 5.3 — Community-Based Economic Development: Support community-based economic development initiatives consistent with this Comprehensive Plan and compatible with neighborhood livability.

Policy 5.5 — Infrastructure Development: Promote public and private investments in public infrastructure to foster economic development in Council-designated target areas.

Policy 5.6 — Area Character and Identity Within Designated Commercial Areas: Promote and enhance the special character and identity of Portland's designated commercial areas.

Policy 5.7 — Business Environment within Designated Commercial Areas: Promote a business environment within designated commercial areas that is conducive to the formation, retention and expansion of commercial businesses.

Goal 6. — Transportation: Provide for and protect the public's interest and investment in the public right-of-way and transportation system by encouraging the development of a balanced, affordable and efficient transportation system consistent with the Arterial Streets Classifications and Policies.

Policy 6.6 — Urban Form: Support a regional form composed of mixed-use centers served by a multi-model transportation system. New development should be served by interconnected public streets which provide safe and convenient pedestrian, bicycle and vehicle access. Street and pedestrian connections should be provided to transit routes and within and between new and existing residential, commercial and employment areas and other activity centers.

Policy 6.11 — Pedestrian Transportation: Plan and complete a pedestrian network that increases the opportunities for walking to shopping and services, institutional and recreational destinations, employment, and transit.

Goal 8. — Environment: Maintain and improve the quality of Portland's air, water and land resources and protect neighborhoods and businesses centers from detrimental noise pollution.

Policy 8.11 — Special Areas: Recognize unique land qualities and adopt specific planning objectives for special areas.

Objective D. — Johnson Creek Basin: Protect and preserve the scenic, recreation, fishery, wildlife, flood control, water quality, and other natural resource values of the Johnson Creek basin through application of environmental overlay zones and implementation of the Johnson Creek Basin Protection Plan.

Policy 8.14 — Natural Resources: Conserve significant natural and scenic resource sites and values through a combination of programs which involve zoning and other land use controls, purchase, preservation, intergovernmental coordination, conservation, and mitigation. Balance the conservation of significant natural resources with the need for other urban uses and activities through evaluation of economic, social, environmental, and energy consequences of such actions.

Goal 11. — Public Facilities: Provide a timely, orderly and efficient arrangement of public facilities and services that support existing and planned land use patterns and densities.

Policy 11.1 — Service Responsibility: Within its boundaries of incorporation, the City of Portland will provide, where feasible and as sufficient funds are available from public or private sources, the following facilities and services at levels appropriate for all land use types:

1. streets and other public ways
2. sanitary and stormwater sewers
3. police protection
4. fire protection
5. parks and recreation
6. water supply

Goal 12. — Urban Design: Enhance Portland as a livable city, attractive in its setting and dynamic in its urban character by preserving its history and building a substantial legacy of quality private developments and public improvements for future generations.

Policy 12.2. — Enhancing Variety: Promote the development of areas of special identity and urban character. Portland is a city built from the aggregation of formerly independent settlements. The City's residential, commercial and industrial areas should have attractive identities that enhance the urbanity of the City.

Policy 12.6 — Preserve Neighborhoods: Preserve and support the qualities of individual neighborhoods that help to make them attractive places. Encourage neighborhoods to express their design values in neighborhood and community planning projects. Seek ways to respect and strengthen neighborhood values in new development projects that implement this Comprehensive Plan.

B. Outer Southeast Community Plan

Economic Development Policy: Improve the vitality of outer southeast business districts and employment centers. Ensure that they grow to serve the needs of outer southeast residents, attract customers from throughout the region, and generate family wage jobs for residents.

Policy Actions:

ED2 — Look for opportunities to expand city programs for storefront improvement and business development.

ED4 — Assist in the redevelopment of the Freeway Land Development Corporation site for high-density employment opportunities.

ED7 — Support the development of a Town Center at Lents as designated in Metro's 2040 Plan.

ED10 — Seek funding to support programs providing educational and developmental assistance and investment capital for area businesses.

Transportation Policy: Ensure that streets in outer southeast form a network that provides for efficient travel throughout the community and to other parts of Portland and the region. Reduce congestion and pollution caused by the automobile by creating land use patterns that support transit, bike, and pedestrian travel.

Policy Actions:

TI — Evaluate truck access to industrial areas east of I-205 as a part of the Transportation System Plan process. Areas of concern include the industrial areas on either side of Foster Road.

T2 — Request that PDOT conduct a study and make recommendations to resolve conflicts between truck access to industrial areas on either side of Foster road east of I-205 and recreational use of the Springwater corridor.

T6 — Investigate ways to provide lighting for pedestrians beyond what is currently available in order to encourage walking as an alternative mode of travel.

Housing Policy: Provide a variety of housing choices for outer southeast community residents of all income levels by maintaining the existing sound housing stock and promoting new housing development.

Policy Actions:

H3 — Provide information on rehabilitation loan programs for low-to moderate-income homeowners in designated areas.

H4 — Provide information on rehabilitation loan programs for rental property owners who rent to low-to moderate-income tenants in designated areas.

H5 — Make loans to improve at least 100 housing units for low-to-moderate income households a year.

Open space and Environmental Policy: Provide parks and open spaces to meet projected recreational needs of outer southeast residents. Create a sense of connection with the natural environment. Protect natural resources by reducing the impact of development on them.

Policy Actions:

OS4 — Improve streets and sidewalks between residential neighborhoods and neighborhood parks.

OS5 — Identify areas in need of additional street trees and obtain funding or seek donations of trees.

OS20 — Identify opportunity sites and projects which mitigate water quality and flooding problems while offering community amenities such as recreation and employment areas.

Subarea Policy III — Lents Town Center: Foster the development of a Lents Town Center that attracts employment opportunities, residential density, and recreational activities while reducing adverse environmental impacts.

Objectives:

2) — Focus public resources on the development of the Town Center as a commercial, residential and employment center.

3) — Address flood plain and other environmental issues so that industrial and commercial uses do not have an adverse impact on Johnson Creek and surrounding wetlands.

4) — Ensure a wide range of housing in terms of structure, ownership, rental patterns, and price.

5) — Provide a coordinated pedestrian, bicycle, automobile, and transit infrastructure that will support increased economic and residential development.

Subarea Policy VIII — Mt. Scott/Johnson Creek: Protect the natural character of the area while providing for orderly urban development. Provide for the recreational needs of this newly developing area and locate new housing opportunity near Powell Butte.

C. Lents Neighborhood Plan

Policy 2. — Economic Development: Preserve and enhance the commercial viability of existing businesses within Lents area.

Policy 3. — Trails, Parks, Open Space and the Environment: Promote recreational opportunities in and around Lents while preserving and protecting the environment.

Policy 5. — Urban Design: Use urban design concepts and amenities to preserve and enhance neighborhood livability and to maintain a sense of place.

Policy 6. — Housing: Encourage a sense of community pride in Lents by maintaining, restoring and rehabilitating existing homes and taking advantage of opportunities to build a variety of new housing.

Policy 7. — Neighborhood Livability: Restore Lents identity as a friendly, safe, attractive neighborhood for everyone in our historic community.

Policy 8. — Transportation: Improve access to and through Lents using a variety of modes while reducing noise, pollution and safety hazards.

V. URBAN RENEWAL AREA

A. Description

The Lents Town Center Urban Renewal Area is located entirely within the City of Portland and Multnomah County in the State of Oregon; and geographically in the Southeast corner of the city limits. The Area contains several distinctive sub-areas.

1. **North/South Commercial Corridor of SE 82nd Ave.** — A 2.6 mile stretch of this main city arterial forms the Western edge of the Area. Along SE 82nd Avenue can be found a variety of land uses ranging from housing to super stores and a shopping mall.

2. **East/West Mixed-Use Corridor of SE Foster Road** — this main city arterial runs 2.3 miles through the center of the Area. Along its path is a changing assortment of uses, greatly influenced over the years by the volume, speed and transportation uses. Though still scattered along the whole stretch of Foster, housing has given way to commercial uses, creating in many places a hard edge to the residential neighborhood.

In the eastern section of the Area, a more industrial character is present with larger sites serving the needs of auto recycling, rock crushing, cement block, paper recycling and auto body and repair businesses. This street also provides the only access to the Freeway Land site, a potentially large employment center.

Through the center of the Area, Foster travels one way through the downtown Lents business. Redesigned to service the I-205 Freeway interchange in the early 1980's, Foster Road's purpose and character changed — at the expense of the business district.

3. **Traditional Neighborhoods** — straddling the major arterials are more traditional urban neighborhoods. With exceptions, the houses are generally older and show signs of age, as do many residential streets. Housing is very affordable (relative to the Portland region) and thus attractive to working class families.

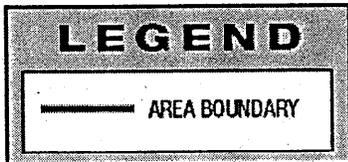
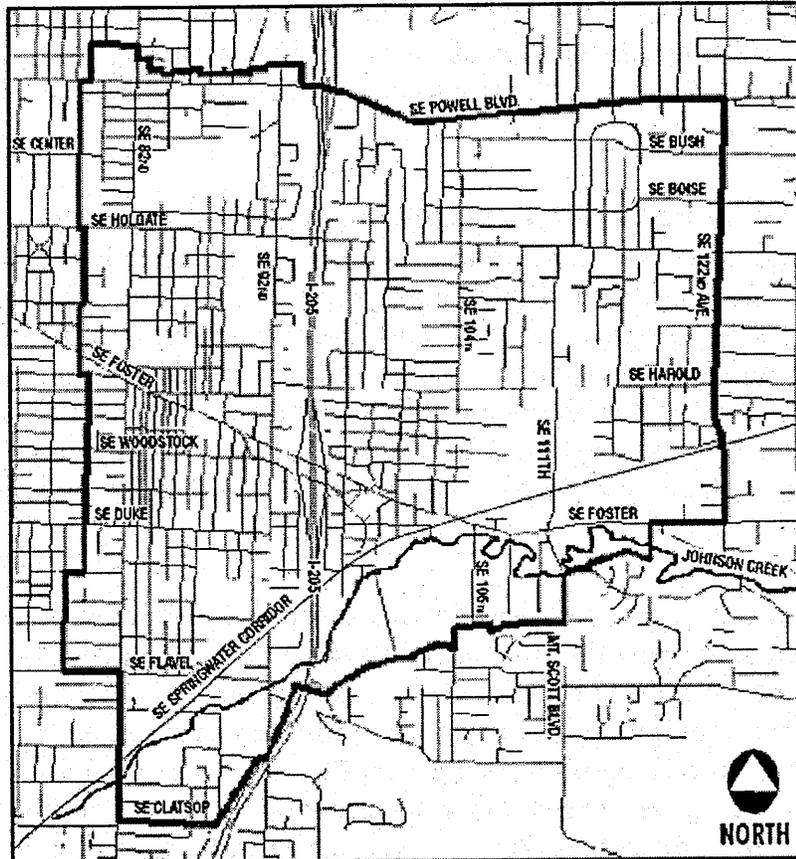
4. **Downtown Lents Business District** — divided by the freeway, harassed by Foster Road, and challenged by the growth of nearby shopping centers, the downtown Lents business district is all but extinct. With an abundance of underutilized property and potential, the business district holds the key and promise to the future of Lents Town Center.

5. **Freeway Land Employment Center** — at approximately 100 acres, this single-owner site and adjacent properties just east of the I-205 and SE Foster Road interchange is a mix of undeveloped and underutilized property zoned general employment and industrial. While a significant portion of the site is within the Johnson Creek flood plain subject to development restrictions, there still exists the opportunity to create a sizable business park or light manufacturing complex with the potential of creating 2,000 – 3,000 jobs for Area residents.

6. **Johnson Creek** — meandering through Lents on a path approximately paralleling the Southern boundary of the Area, Johnson Creek is an important community asset in spite of its inherent flooding liability. Development of a long-term management plan for the watershed and flood plain is a critical first step in assuring that future development near Johnson Creek minimizes impacts on flooding and permits this natural resource to be a community and economic attractor.

B. Map

LENTS TOWN CENTER Urban Renewal Area



PDC
PORTLAND
DEVELOPMENT
COMMISSION

C. Legal Description

The legal description of the Area is included as Exhibit "A".

VI. PROPOSED LAND USES

The City of Portland's Comprehensive Plan and implementing ordinances govern Land use within the Area. Any adopted change in the Comprehensive Plan or implementing ordinance shall automatically amend this Section, as applicable, without the necessity of any further formal action. This Section and Exhibit "B" (Comprehensive Plan Map) shall thereafter incorporate the relevant amendments, additions or deletions. To the extent this Section VI and Exhibits A and B conflict with the Comprehensive Plan or Zoning Code, the Comprehensive Plan and Zoning Code shall govern.

Comprehensive Plan Designations

EX	Central Employment
EG	General Employment
IG	General Industrial
CG	General Commercial
CM	Mixed Commercial
CS	Storefront Commercial
CN	Neighborhood Commercial
R1	Residential 1,000
R2	Residential 2,000
R5	Residential 5,000
R7	Residential 7,000
R10	Residential 10,000
OS	Open Space
IR	Institutional Residential

VII. URBAN RENEWAL PROJECTS

In order to achieve the objectives of this Plan, the following projects will be undertaken by the Commission in accordance with applicable federal, state, county and city laws, policies and procedures. Such projects may be modified, expanded or eliminated as needed to meet the objectives of the Plan, subject to Section XII, Amendments to the Plan.

A. Public Improvements.

Public improvements include the construction, reconstruction, repair or replacement of sidewalks, streets, transit systems, parking, parks, pedestrian amenities, water, sanitary sewer and storm sewer facilities and other public infrastructure deemed appropriate for the achievement of the goals and objectives of this Plan.

1. Foster Road Street Improvements

SE Foster Road is the main East-west Street of the Area, cutting through the heart of the Lents Town Center and serving a variety of transit, commercial and neighborhood purposes. Portions of SE Foster Road are classified by the City of Portland as a *Major City Traffic Street, Major City Transit Street, City Bikeway, City Walkway and Major Truck Street.*

It is a primary objective of this Plan that SE Foster Road play a significant and supportive role in revitalization of Area commercial and neighborhood districts.

Improvements to SE Foster Road will more closely link the functions of SE Foster Road to the immediately adjacent commercial and neighborhood districts of the Area, as well as meet public objectives of the *Transportation Element* of the *City of Portland Comprehensive Plan*. These projects are also intended to support and stimulate the revitalization and redevelopment of currently vacant, underutilized or blighted commercial property in the Area by improving the utility and character of SE Foster road in ways that the community envisions will encourage and support redevelopment of the downtown Lents business district.

- a) **Intersection Improvements:** signals, pedestrian accommodations and curb extensions per 1995 *Foster / Woodstock transportation study.*
- b) **Pedestrian Improvements:** traffic calming, signal improvements, crossing improvements.
- c) **Bicycle improvements:** lane stripping, signage.

2. 82nd Avenue Improvements

SE 82nd Avenue is the main north-south traffic corridor in the Area and serves a variety of transit, commercial and neighborhood purposes. Portions of 82nd Avenue are classified by the City of Portland as a *Major City Traffic Street, Major City Transit Street, City Walkway and Major Truck Street.*

Improvements to this street at major intersections are intended to promote safer and more efficient circulation of vehicles and pedestrians, and encourage redevelopment of underutilized commercial property. Sidewalk and other pedestrian accommodating improvements between intersections will facilitate access of neighborhood residents to and between commercial areas.

- a) **Intersection Improvements:** signals, pedestrian accommodations and curb extensions.
- b) **Pedestrian Improvements:** traffic calming, signal improvements, crossing improvement, sidewalks.

3. 92ND Avenue Improvements

SE 92nd Avenue between SE Powell and SE Holgate is a heavily traveled, mainly residential street impacted by cut-through commercial and freeway traffic. The street lacks sidewalks, curbs, gutters and improved intersections. These conditions contribute to the blighted appearance of this stretch of the neighborhood, as well as higher speed traffic flow presenting conflicts and difficulties for pedestrian and bicycle traffic.

Portions of 92nd Avenue are classified by the City of Portland as *Neighborhood Collector Street, Minor City Transit Street, City Walkway and City Bikeway.*

- a) **Street Improvements:** road surface, storm water control, lights, trees, curbs and curb extensions.
- b) **Pedestrian Improvements:** traffic calming, signal improvements, crossing improvements, sidewalks.
- c) **Bicycle Improvements:** lane stripping, signage

4. Area-Wide Street Improvements — Annual Program

In order to stimulate and support desired commercial and neighborhood revitalization, funds will be available on an annual basis to respond to needs of emerging redevelopment projects and neighborhood improvement projects to address traffic calming, pedestrian and bicycle accommodation and rebuild unimproved streets.

- a) **Street Improvements:** road surface, storm water control, lights, trees, curbs and curb extensions.

- b) **Pedestrian Improvements:** traffic calming, signal improvements, crossing improvement, sidewalks.

5. **Parking Facilities**

Redevelopment of the downtown Lents business district is a high priority of the community. The availability of adequate parking to support desired commercial activity is seen as a key ingredient in the commercial development strategy of this area. To stimulate and support the desired character and potential redevelopment of the business district, funds will be used to develop strategic parking lots or structures as defined by planning activities.

6. **Public Facilities / Spaces**

The development of public facilities and spaces is a key element in development of a revitalized and healthy Lents Town Center that is attractive to future private investment and supportive of a stable neighborhood and residential character. Facilities are planned which serve to integrate resident and public uses with commercial and economic development activities while maximizing utility of existing and planned public infrastructure.

- a) **Community / Public Service Center:** to be further defined and sited as a result of a community planning process. This facility is envisioned to serve as a community-gathering place. Associated with such a facility will be other public or community uses (e.g. fire, police, fraternal organizations, youth services, school programs, library, and public offices) that create an active and multi-purpose focus for the town center.

- b) **Workforce Training Center:** to be further defined and sited as a result of a community planning process. This facility will serve as the focal point for coordinating and providing training of the area workforce to meet the needs of employers attracted to the area as a result of other activities of this plan.

c) **Public Square / Plaza:** to be further defined and sited as a result of a community planning process. The community-desired character of the downtown Lents business district — the heart of the Lents Town Center — includes providing for a dedicated public open space which will serve as a gathering and/or market place for commercial and neighborhood activities (e.g. festivals, farmer's market, concerts). Such a place is intended to support and enhance the emerging development of the downtown Lents business district, and encourage the integration of commercial activities with the surrounding residential neighborhood.

d) **Area Gateway Projects:** to be further defined and sited as a result of a community planning process. Attractive signage and/or other distinctive features will be constructed at strategic locations to identify the area and different neighborhoods.

7. Watershed / Floodwater Management Projects

The impact of Johnson Creek on past and future development of the Area can not be understated. As a major water feature and natural resource, the Creek has significant potential to attract development to the Area. With a history and destiny of seasonal flooding in the Area, however, future development in the watershed will need to be carefully managed to minimize impacts on flooding of Johnson Creek.

Conversely, floodwater management projects can serve to reduce the impacts of flooding on the surrounding area and existing development. Specific projects and programs will be further defined and sited as a result of a community planning process.

a) **Floodwater Management Projects:** to be further defined and sited as a result of a community planning process. Projects will serve to minimize the damage to public and private property in the area, and downstream, through the storage and or controlled release of floodwater during flooding events.

b) **Watershed Storm Water Diversion Program:** to encourage the control and on-site management of storm water in existing and new development within the area.

B. Rehabilitation, Development and Redevelopment Assistance

The Commission will undertake loans and grant programs to assist property owners in rehabilitating or redeveloping property within the Area to achieve the objectives of the Plan. This may include residential, commercial or industrial loans or grants, financial assistance to improve older buildings to meet current code standards (including seismic standards), assistance to remediate environmental conditions, or other programs to eliminate blight in the area.

The Commission, with funds available to it, is authorized to establish financial assistance programs and provide below-market rate interest and market rate interest loans and provide such other forms of financial assistance to property owners, owners of buildings which are in need of rehabilitation or persons desiring to acquire or lease property from the Commission, as it may deem appropriate in order to achieve the objectives of the Plan.

1. Economic / Commercial Development

The Commission will support a variety of programs designed to maximize the development potential of underutilized property, employment potential of existing businesses, and improve the vitality and economic health of commercial and industrial areas to attract private development and employment activities.

- a) **Development Opportunity Strategies Program:** provide technical and/or financial assistance to property and business owners and developers in determining the feasibility of redevelopment projects which further the revitalization of commercial areas with the urban renewal area.
- b) **Storefront Improvement / Commercial Expansion Program:** provide financial assistance to property owners or tenants to improve the appearance of commercial storefront properties and/or rehabilitate long-term vacant commercial space.
- c) **Business Development Program:** provide technical and/or financial assistance to area businesses seeking to improve operations, increase profitability and/or create new jobs in support of the revitalization and employment goals of this plan.

d) **Redevelopment Assistance Program:** provide technical and/or financial assistance to developers of commercial/industrial property in the area that furthers the goals and objectives of this plan.

e) **Business Recruitment / Area Marketing Program:** in conjunction with other redevelopment and business development projects of this plan, the Commission will promote opportunities within the area to prospective employers and businesses customers.

2. **Housing Development**

The Commission will support a variety of projects and programs, which will provide new and rehabilitated housing for residents and workers in the Area. Neighborhood revitalization and residential stabilization will have an important influence on the retention, attraction and expansion of commercial and employment opportunities in the Area.

a) **Homeowner Repair Program:** provide financial assistance to homeowners for the purpose of making repairs and improvements to their house and property.

b) **Homebuyer Program:** provide financial assistance to area residents and employees in purchasing a house in the area.

c) **Rental Property Repair:** provide financial assistance to owners of rental property in the area for the purpose of making repairs and improvements to the residential unit and property.

d) **Housing Development Program:** provide technical and/or financial assistance to developers of housing in the area that furthers the goals and objectives of this plan.

e) **Housing Replacement:** facilitate the construction of up to 78 housing units by the year 2017 or prior to the completion of this Plan, whichever occurs first, as replacement for housing opportunity lost through rezoning of approximately 77,200 square feet of property from residential to commercial in the downtown Lents business district. This replacement shall be accomplished within the Plan Area in one of the following ways:

1. Building 39 housing units on land without zoning requiring the construction of housing (e.g., commercial, commercial storefront [CS] or central employment [EX] zones. Units replaced by this method shall be calculated at 1 unit / 2,000 SF of site area.
2. Increase the housing potential within the Plan Area by 78 housing units by:
 - a) securing approval for comprehensive plan map amendments and zone changes of non-residential zoning to residential zoning, or
 - b) through increases to the allowed densities on residentially zoned land.
 - c) Units replaced by this method shall be calculated at 1 unit / 1,000 SF of site area.
3. A combination of methods #1 or #2 above where proportionate housing replacement is obtained and densities are calculated:
 - a) For method #1: 1 housing unit per 2,000 SF of site area.
 - b) For method #2: 1 housing unit per 1,000 SF of site area.

C. Land Acquisition, Improvement and Disposition for Redevelopment

The Commission may acquire, improve and dispose of property for redevelopment in conformance with the Comprehensive Plan, Zoning Ordinance and specific Plan objectives. The detailed provisions pertaining to these activities are described in Sections VIII and IX of this Plan.

1. Redevelopment Opportunity Site Acquisition Program

The Commission will acquire real property that presents an opportunity for implementing major private redevelopment projects that further the goals and objectives of this Plan.

D. Planning

The Commission may undertake planning projects related to achieving the goals and objectives of this Plan.

1. De-Coupling SE Foster/SE Woodstock

A planning project will be undertaken to determine the feasibility and related issues of changing the existing Foster Road/Woodstock Boulevard couplet to two-way traffic on both streets through the downtown Lents business district. The purpose of this project will be to determine the benefit of any subsequent improvement projects to the commercial redevelopment of the downtown Lents business district.

E. Administration

The Commission will undertake administration of all aspects of the Plan.

VIII. PROPERTY ACQUISITION AND DISPOSITION

Land acquisition by the Commission is authorized to achieve the objectives of the Plan as described in this section. All property acquisition funded with urban renewal shall be undertaken directly by the Commission.

A. Property Acquisition from Willing Sellers

For projects included in the Plan the Commission is authorized to acquire property from owners that wish to convey title by voluntary sale, donation, or other means. Prior to acquiring such property, the Commission shall adopt a Resolution identifying the property and finding that the acquisition thereof is necessary to achieve the objectives of the Plan.

B. Property Acquisition by Eminent Domain for Public Improvements

The Commission will not acquire property by eminent domain for public improvement projects funded by this Plan.

C. Property Acquisition by Eminent Domain for Disposition and Redevelopment

The Commission will not acquire property by eminent domain for disposition and redevelopment projects funded by this Plan.

D. Procedures for Property Acquisition by Eminent Domain

Any amendment to this Plan to authorize acquisition of property by eminent domain shall follow appropriate condemnation procedures as recommended by the Advisory Committee. The Committee will develop such procedures by July 1, 1999.

IX. PROPERTY DISPOSITION POLICIES AND PROCEDURES

A. Property Disposition

The Commission is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property which has been acquired, in accordance with the provisions of this Urban Renewal Plan.

All real property acquired by the Commission in the Area shall be disposed of for development for the uses permitted in the Plan at its fair re-use value for the specific use to be permitted on the real property. All persons and entities obtaining property from the Commission shall use the property for the purposes designated in this Plan, and shall commence and complete development of the property within a period of time which the Commission fixes as reasonable, and shall comply with other conditions which the Commission deems necessary to carry out the purposes of this Plan.

To provide adequate safeguards to insure that provisions of this Plan will be carried out to prevent the recurrence of blight, all real property disposed of by the Commission, as well as all real property owned or leased by participants receiving financial assistance from the Commission, shall be subject to this Plan. Leases, deeds, contracts, agreements, and declarations of restrictions by the Commission may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan.

B. Redeveloper's Obligations

Any Redeveloper, and the Redeveloper's successors and assigns, within the Area, in addition to other controls and obligations stipulated and required of the Redeveloper by provisions of this Urban Renewal Plan, shall also be obligated by such additional requirements as may be determined by the Commission, including, but not limited to:

1. The redeveloper shall obtain necessary approvals of proposed developments from all federal, state and/or local agencies that may have jurisdiction on properties and facilities to be developed within the area.
2. The Redeveloper and the Redeveloper's successors or assigns shall develop property in accordance with land use provisions and building requirements specified in this Plan.

3. The Redeveloper shall submit all plans and specifications for construction of improvements on the land to the Commission for plan and design review and distribution to appropriate reviewing bodies as stipulated in this Plan and existing City codes and ordinances. Such plans and specifications shall comply with this Plan and the requirements of existing City codes and ordinances.

4. The Redeveloper shall accept all conditions and agreements as may be required by the Commission in return for receiving financial assistance from the Commission.

5. The Redeveloper shall commence and complete the development of such property for the uses provided in this Plan within a reasonable period of time as determined by the Commission.

6. The Redeveloper shall not effect or execute any agreement, lease, conveyance, or other instrument whereby the real property or part thereof is restricted upon the basis of age, race, color, religion, sex, sexual orientation or national origin in the sale, lease or occupancy thereof.

7. The Redeveloper shall maintain developed and/or undeveloped property under Redeveloper's ownership within the Area in a clean, neat, and safe condition, in accordance with the approved plans for development.

X. RELOCATION POLICIES AND PROCEDURES

If in the implementation of this Plan persons or businesses should be displaced by the action of the Commission, the Commission will undertake appropriate relocation assistance in accordance with the Commission's adopted Relocation Regulations and all other applicable laws or regulations at the time of such action. (Currently: ORS 281.045-281.105)

In addition to any other law or regulation, the following procedures shall apply to any relocation resulting from this Plan.

A. The Commission will consult with each displacee to determine individual relocation needs.

B. If desired, the Commission will provide assistance in locating a suitable replacement property.

C. Households displaced from dwellings will not be required to move until appropriate dwellings at costs or rents within their financial means are available to them.

D. Displaced businesses will be informed in writing of all relocation costs and allowances the business is entitled to receive.

E. Displaced businesses will be provided with current and continuing information on the availability, purchase prices, and rental costs of suitable commercial properties or locations.

F. After receiving written notice to move, the Commission will provide displaced businesses a minimum of 90 days to move. The business may request additional time and assistance to locate a suitable replacement site, which, if reasonable, the Commission shall grant.

G. Households and businesses will be eligible for financial relocation benefits in accordance with all applicable laws or regulations at the time of such action. (Currently: ORS 281.060)

H. Any disputes arising from Commission provided relocation assistance or payments shall be resolved through the PDC Relocation Hearing Rules of Procedure.

XI. TAX INCREMENT FINANCING

The Commission is authorized to finance the projects contained in the Plan using all legal sources of funding and specifically including funds raised under Article IX, Section 1(c) of the Oregon Constitution as authorized in Chapter 457 of Oregon Revised Statutes.

A. General Description of the Proposed Financing Methods

The Plan will be financed using a combination of revenue sources. These include:

1. Tax increment revenues, described in more detail below;
2. Advances, loans, grants and any other form of financial assistance from the federal, state or local governments or other public body;
3. Loans, grants, dedications or other contributions from private developers and property owners; and

4. Any other source, public or private.

Revenues obtained by the Commission will be used to pay or repay costs, expenses, advancements and indebtedness incurred in planning or undertaking project activities or otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the implementation of this Plan.

B. Tax Increment Financing

The Plan may be financed, in whole or in part, by funds allocated to the Commission as provided in Section 1(c), Article IX of the Oregon Constitution and ORS 457.420 through ORS 457.450.

C. Maximum Indebtedness

1. The maximum indebtedness that may be issued or incurred under the plan is SEVENTY FIVE MILLION DOLLARS (\$75,000,000).
2. Any indebtedness permitted by law and incurred by the Commission or the City of Portland in connection with the preparation of this Plan or prior planning efforts related to this Plan may be repaid from tax increment revenues from the Area when and if such funds are available.
3. No additional indebtedness would be incurred under the Plan when either (1) the maximum indebtedness amount is reached, (2) the urban renewal area no longer has indebtedness or any plan to incur indebtedness within the next year, or (3) on October 1, 2015, whichever comes first.

XII. AMENDMENTS TO PLAN

This Plan may be reviewed and evaluated periodically, and may be amended as needed, in conformance with statutory requirements. All amendments to this Plan shall be made pursuant to the following procedures.

A. Substantial Amendments

Substantial Amendments shall require the notice, hearing and approval procedures required by statute. Substantial amendments consist of:

1. Adding land to the urban renewal area, except for an addition of land that totals not more than one percent (1%) of the existing area of the urban renewal area.

2. Increasing the maximum amount of indebtedness (excluding bonded indebtedness issued to refinance or refund existing bonded indebtedness) to be issued under the plan.

3. Any amendment defined by statute to be a substantial amendment.

B. Minor Amendments Approved by City Council.

Amendments to the Plan defined in this section shall require approval by the Commission by Resolution, following review by the Advisory Committee, and approval by the City Council by Ordinance. Such amendments are defined as:

1. Acquisition of property by eminent domain.

C. Other Minor Amendments.

Minor amendments other than those defined in Section XII (B)

Such amendments are defined as:

1. Amendments to clarify language, add graphic exhibits, make minor modifications in the scope of location of improvements authorized by this Plan, or other such modifications which do not change the basic planning or engineering principles of the Plan may be approved by the Portland Development Commission in resolution form, following review by the Advisory Committee.

XIII. GLOSSARY

1. **Affordable Housing** — housing that costs a household less than 30% of its income.
2. **Area** — Lents Town Center Urban Renewal Area.
3. **Community-Based Organizations** — organizations, usually private, non-profits, that are directed by community members and which usually provide services related to housing and social services.
4. **Downtown Lents** — the area immediately surrounding the intersection of SE 92 and Foster Rd.
Family Wage Jobs — as defined by Metro, a family wage job is a permanent job with an annual income greater than or equal to the average annual covered wage in the region. In 1996 a family wage was estimated to be \$14.59 per hour, \$2,530 per month.
5. **Housing Density** — the number of housing units per acre.
 - Low-density housing is usually less than 8 units per acre and is usually single family detached.
 - Medium density is usually over 8 but less than 25 units per acre and includes townhouses, condominiums and apartments.
 - High density is usually over 25 units per acre and consists of condominiums or apartments.
6. **Housing Type** — housing type refers to whether housing is:
 - Single family detached
 - Single family attached: Condominiums or town houses individually owned by structurally attached or part of a single structure.
 - Duplex or Triplex: 2 or 3 units in a single structure under single ownership.
 - Multi family: 4 or more rental units in a single structure.
7. **Implementation** — carrying out the Plan or a project in the Plan. Includes public involvement, planning, financing, design and construction of a project or beginning of a program.
8. **Infrastructure** — services and facilities needed to support development. Usually includes streets, transit, sanitary sewer, storm sewer, and water.
9. **Lents Pedestrian District** — an area designated under the City's Comprehensive Plan in which pedestrian facilities (sidewalks, street furniture, lighting, etc.) are given special priority.

10. **Lents Transportation Management Plan** — a plan to analyze transportation needs in the Area and to recommend specific transportation improvement projects.
11. **Livability** — a subjective measure of factors residents use to judge the character and quality of their neighborhood/city, such as: crime, safety, schools, churches, appearance, transportation systems, affordable housing, community activities, and availability and proximity to jobs, commerce, and parks.
12. **Plan Advisory Committee** — the Committee charged with overseeing the preparation of the Plan and advising the Commission and the City Council on Plan adoption and implementation.
13. **The "Plan"** — Lents Town Center Urban Renewal Plan.
14. **Public Funds** — in the context of this Plan, public funds generally mean the tax increment revenues generated by growth in the Area and other funds dedicated to or available to the Commission to carry out the Plan.
15. **Stakeholders** — people with a stake in the improvement of the urban renewal area, including neighborhood and business district associations, property owners, residents and others.
16. **Streetscape** — the design and appearance of a street and adjacent property that support desired functional objectives of the street (i.e. transportation elements, looks, residential/commercial character). Typical physical elements include the use of trees, lights, signs, sidewalks (and sidewalk activities), storefronts, parking, pedestrian crossings and traffic signals.
17. **Transit Oriented Development (TOD)** — a mix of residential, retail and office uses and a supporting network of roads, bikeways and walkways focused on a major transit stop and designed to support a high level of transit use.
18. **Watershed Management Plan** — a plan to guide public and private actions in the Johnson Creek watershed (the area that drains to Johnson Creek) so that the environmental quality of the watershed is improved and maintained.
19. **Workforce Development** — training and educational programs that increase the ability of community members to get jobs, especially family wage jobs.

**Lents Town Center Urban Renewal Area
Legal Description of Area Boundary**

The approximate boundaries of the Area are graphically shown on the Urban Renewal Area Map (Section V(B) of the *Lents Town Center Urban Renewal Plan*).

(Where Tax Lot numbers are referenced identifying a boundary property, the Book and Page numbers of the Multnomah County Book of Deeds are herein shown as "Bk/Pg" and appropriate numbers. Multnomah County Survey "CS" numbers are also shown when known.)

- 1 Commencing in the N.E. 1/4 of the S.E. 1/4 of Section 8, Township 1
2 South, Range 2 East of the Willamette Meridian, City of Portland,
3 County of Multnomah, State of Oregon, on the north right-of-way line of
4 S.E. Powell Boulevard at a point on a northerly prolongation of the west
5 right-of-way line of S.E. 79th Avenue, Assessor Map 1S 2E 8DA for the
6 TRUE POINT OF BEGINNING of the Lents Town Center Urban
7 Renewal Area Boundary Line;
- 8 1. Thence easterly on said north right-of-way line of said S.E. Powell
9 Boulevard to a point on the west right-of-way line of that portion of S.E.
10 79th Avenue lying north of S.E. Powell Boulevard, Assessor Map 1S 2E
11 8AD and said Assessor Map 1S 2E 8DA;
- 12 2. Thence north on said west right-of-way line of S.E. 79th Avenue to a
13 point on a westerly prolongation of the north property line of Tax Lot
14 12900 (Bk/Pg-2428/0346), Section 08, (see CS 50236), said Assessor Map
15 1S 2E 8AD;
- 16 3. Thence east along said westerly prolongation and north property line of
17 said Tax Lot 12900 and its eastern prolongation to a point on the east
18 right-of-way line of S.E. 82nd Avenue, said Assessor Map 1S 2E 8AD;
- 19 4. Thence south along said east right-of-way line of S.E. 82nd Avenue to a
20 point on the north right-of-way line of S.E. Franklin Street, Assessor Map
21 1S 2E 9BC and said Assessor Map 1S 2E 8AD;
- 22 5. Thence east along said north right-of-way line of S.E. Franklin Street to a

- 23 point on a northerly prolongation of the east property line of Tax Lot
24 12600 (Bk/Pg-2697/0212), Section 09, said Assessor Map 1S 2E 9BC;
- 25 6. Thence south along said northerly prolongation and east property line of
26 said Tax Lot 12600 to the southeast corner of said Tax Lot 12600, said
27 Assessor Map 1S 2E 9BC;
- 28 7. Thence east 219.44 feet, more or less, from said southeast corner of said
29 Tax Lot 12600 along the north property lines of Tax Lots 12300 (Bk/Pg-
30 96/003030), Section 09, (see CS 39688), 12200 (Bk/Pg-96/188089), Section
31 09, (see CS 46325) and 12100 (Bk/Pg-94/168808), Section 09, (see CS
32 25147), to the northeast corner of said Tax Lot 12100, said Assessor Map
33 1S 2E 9BC;
- 34 8. Thence south along the east property line of said Tax Lot 12100 to the
35 northwest corner of Tax Lot 12000 (Bk/Pg-2193/0652), Section 09, then
36 east 133.7 feet, more or less, to the west right-of-way line of S.E. 84th
37 Avenue, then north on said west right-of-way line of S.E. 84th Avenue to
38 a point on a west prolongation of the north property line of Tax Lot 10200
39 (Bk/Pg-2141/1060), Section 09, (see CS 37793), said Assessor Map 1S 2E
40 9BC;
- 41 9. Thence east along said west prolongation and the north property line of
42 said Tax Lot 10200 and Tax Lot 10100 (Bk/Pg- 1956/1414), Sec 9, (see CS
43 37793) to the northeast corner of said Tax Lot 10100, said Assessor Map
44 1S 2E 9BC;
- 45 10. Thence north along a northerly prolongation of the east property line of
46 said Tax Lot 10100 to the northwest corner of Tax Lot 9800 (Bk/Pg-
47 96/139717, Section 09, said Assessor Map 1S 2E 9BC;
- 48 11. Thence east along the north property line of said Tax Lot 9800 to the
49 west right-of-way line of S.E. 85th Avenue, said Assessor Map 1S 2E
50 9BC;
- 51 12. Thence north along said west right-of-way line of S.E. 85th Avenue to a
52 point on a westerly prolongation of the north property line of Tax Lot
53 2900 (Bk/Pg-97/181319), Lot 17, Block 5, Johnston Acres (see CS 6336),
54 said Assessor Map 1S 2E 9BC;
- 55 13. Thence east on said westerly prolongation and the north property line of
56 said Tax Lot 2900 to the northeast corner of said Tax Lot 2900 and south
57 along the east property line of said Tax Lot 2900 to its southeast corner,
58 said Assessor Map 1S 2E 9BC;
- 59 14. Thence east on the north property lines of Tax Lots 2500 (Bk/Pg-
60 97/181319) - Lot 13, 2400 (Bk/Pg-2134/1426) - west 6 feet of Lot 11, Lot

Exhibit -A-

- 61 12 and 2300 (Bk/Pg-1714/2107), east 54 feet of Lot 11, Block 5, Johnston
62 Acres, and an easterly prolongation of said north property lines to a point
63 on the east right-of-way line of S.E. 87th Avenue, said Assessor Map 1S
64 2E 9BC, and Assessor Map 1S 2E 9BD;
- 65 15. Thence east along the north property lines of Tax Lots 7400 (Bk/Pg-
66 94/071792) Lot 16 Block 6 Johnston Acres, 7300 (Bk/Pg-94/058454) and
67 7200 (Bk/Pg-94/058454) Lots 15 and 14 Block 6 Johnston Acres (see CS
68 18012/13647) to a point on the west property line of Tax Lot 6800 (Bk/Pg-
69 97/084094) west 60 feet of Lot 10 and all of Lot 13 both of Block 6
70 Johnston Acres, said Assessor Map 1S 2E 9BD;
- 71 16. Thence clockwise around the north 95 feet of said Tax Lot 6800 to the
72 northwest corner of Tax Lot 7000 (Bk/Pg-95/077232), north 35 feet of Lots
73 11 and 12, Block 6, Johnston Acres, said Assessor Map 1S 2E 9BD;
- 74 17. Thence east on the north property line of said Tax Lot 7000 to a point on
75 the west right-of-way line of S.E. 89th Avenue, said Assessor Map 1S 2E
76 9BD;
- 77 18. Thence north on said west right-of-way line of S.E. 89th Avenue to a
78 point which is a westerly prolongation of the north property line of Tax
79 Lot 4300 (Bk/Pg-2426/0618), south 144.43 feet of Lot 72, Plympton Acres
80 and Plats 2 and 3, said Assessor Map 1S 2E 9BD;
- 81 19. Thence east on said westerly prolongation and north property line of said
82 Tax Lot 4300 and Tax Lot 4200 (Bk/Pg-2166/1353), (see CS 50139),
83 excluding the east 60 feet-the south 144.43 feet of Lot 71, Plympton
84 Acres and Plats 2 and 3 and Tax Lot 4100 (Bk/Pg-2166/1353), the east 60
85 feet of the south 144.43 feet of Lot 71, Plympton Acres and Plats 2 and 3,
86 to a point on the west right-of-way line of S.E. 90th Place, said Assessor
87 Map 1S 2E 9BD;
- 88 20. Thence north along said west right-of-way line of S.E. 90th Place to a
89 point which is a westerly prolongation of the north property line of Tax
90 Lot 1400 (Bk/Pg-2129/0645), (see CS 49420), west 60 feet of south 90 feet
91 of north 180 feet of Lot 57 and south 90 feet of north 180 feet of Lot 58,
92 Plympton Acres and Plats 2 and 3, said Assessor Map 1S 2E 9BD;
- 93 21. Thence east on said westerly prolongation and north property line of said
94 Tax Lot 1400 and an easterly prolongation of said north property line to
95 the southwest corner of Tax Lot 700 (Bk/Pg-2236/0137), south 74 feet of
96 north 90 feet of Lots 55 and 56, Plympton Acres and Plats 2 and 3, said
97 Assessor Map 1S 2E 9BD;
- 98 22. Thence north from said southwest corner of said Tax Lot 700 to the
99 northwest corner of said Tax Lot 700, said Assessor Map 1S 2E 9BD;

Exhibit -A-

- 100 23. Thence east from said northwest corner of said Tax Lot 700 to its
101 northeast corner, said corner being on the west right-of-way of S.E. 92nd
102 Avenue, said Assessor Map 1S 2E 9BD and Assessor Map 1S 2E 9AC;
- 103 24. Thence east across said S.E. 92nd Avenue to the northeast corner of Tax
104 Lot 1200 (Bk/Pg-98/014431), north 72 feet of south 106 feet of Lot 53,
105 Plympton Acres and Plats 2 and 3, along the north property line of said
106 Tax Lot 1200 to a point on the west right-of-way line of U.S. Highway I-
107 205, said Assessor Map 1S 2E 9AC;
- 108 25. Thence south along said west right-of-way line of U.S. Highway I-205 to
109 and including a 100 foot radial line, to a point on the north right-of-way
110 line of S.E. Powell Boulevard, said Assessor Map 1S 2E 9AC;
- 111 26. Thence easterly along said north right-of-way line of S.E. Powell
112 Boulevard (underpass), said Assessor Map 1S 2E 9AC, to a point on the
113 east right-of-way line of S.E. 122nd Avenue, Assessor Maps 1S 2E 9DB,
114 9DA, 10CB, 10CA, 10DB and 10DA;
- 115 27. Thence south along said east right-of-way line of S.E. 122nd Avenue, said
116 Assessor Map 1S 2E 10DA, to a point on the south right-of-way line of
117 S.E. Foster Road, Assessor Maps 10DD, 15AA, 15AD, 15DA and 15DD;
- 118 28. Thence west along said south right-of-way line of S.E. Foster Road, said
119 Assessor Map 1S 2E 15DD, to the northeast corner of Tax Lot 100
120 (Bk/Pg-1894/1153), Section 15, which is common with the western
121 boundary line of Foster Village Subdivision, Assessor Map 1S 2E 22AB;
- 122 29. Thence south along the east property lines of said Tax Lot 100, and Tax
123 Lots 101 (Bk/Pg-1894/1153), Section 22 and Tax Lot 1300 (Bk/Pg-
124 2601/0386), Section 22, to the southeast corner of said Tax Lot 1300, said
125 corner being common with the boundary of the Northern Lights
126 Subdivision, said Assessor Map 1S 2E 22 AB;
- 127 30. Thence westerly along the southerly property line of said Tax Lot 1300 to
128 its southwest corner, which corner is on the easterly property line of Tax
129 Lot 1200 (Bk/Pg-2601/0386), Section 22, and southerly on said easterly
130 property line of Tax Lot 1200 and its southerly prolongation to a point on
131 the southerly right-of-way line of S.E. Brookside Drive, said Assessor
132 Map 1S 2E 22AB;
- 133 31. Thence westerly along said southerly right-of-way line of S.E. Brookside
134 Drive to a point on the east right-of-way line of S.E. 112th Avenue, said
135 Assessor Map 1S 2E 22AB;

- 136 32. Thence south along said east right-of-way line of S.E. 112th Avenue, said
137 Assessor Map 1S 2E 22AB, to a point on an easterly prolongation of the
138 south property line of Tax Lot 141 (Bk/Pg-96/100903), Tract "B" of
139 Terrace Trails, Assessor Map 1S 2E 22BD;
- 140 33. Thence westerly on said easterly prolongation and south property line of
141 said Tax Lot 141 (Tract "B") to its southwest corner, said Assessor Map
142 1S 2E 22BD, said corner point being on a southerly prolongation of the
143 east boundary line of Tax Lot 300 (Bk/Pg-unknown), Block "D", Greb
144 Villa, Assessor Map 1S 2E 22BC;
- 145 34. Thence north along said southerly prolongation and east property line of
146 said Tax Lot 300 to a point on the southeast corner of said Tax Lot 300,
147 said Assessor Map 1S 2E 22BC;
- 148 35. Thence westerly along the south property line of said Tax Lot 300 to the
149 southwest corner of said Tax Lot 300, said Assessor Map 1S 2E 22BC;
- 150 36. Thence south along the east property lines of Tax Lot 100 (Bk/Pg-
151 2642/0648), (see CS 42560/47616), Section 22, and Tax Lot 200 (Bk/Pg-
152 0561/0284), (see CS 23216), Section 22, to a point on the northerly right-
153 of-way line of S.E. Knapp Street, said Assessor Map 1S 2E 22BC;
- 154 37. Thence southwesterly across the right-of-way of said S.E. Knapp Street to
155 the southerly right-of-way line of said street at the northeast corner of
156 Tax Lot 4300 (Bk/Pg-2337/1671), see (CS 40767), which is the northeast
157 corner of Lot 7, Block 2, Wardell Heights Subdivision, said Assessor Map
158 1S 2E 22BC;
- 159 38. Thence westerly along said southerly right-of-way line of S.E. Knapp
160 Street, said Assessor Map 1S 2E 22BC, and its southwesterly
161 prolongation to a point on the westerly right-of-way line of Mt. Scott
162 Boulevard (relocated), Assessor Map 1S 2E 21DB;
- 163 39. Thence northwesterly along said westerly right-of-way line of Mt. Scott
164 Boulevard and westerly on the southerly right-of-way line of Mt. Scott
165 Boulevard (relocated to underpass U.S. Highway I-205) to a point on the
166 westerly right-of-way line of U.S. Highway I-205, said Assessor Map 1S
167 2E 21DB;
- 168 40. Thence southwesterly along the westerly right-of-way line of said U.S.
169 Highway I-205, to a point on the east right-of-way line of S.E. 92nd
170 Avenue, said Assessor Map 1S 2E 21DB;

- 171 41. Thence south on a southerly prolongation of said east right-of-way line to
172 a point on an east prolongation of the south right-of-way line of S.E.
173 Crystal Springs Boulevard, said Assessor Map 1S 2E 21DB and Assessor
174 Map 1S 2E 21CD;
- 175 42. Thence west on said east prolongation and the south right-of-way line of
176 said S.E. Crystal Springs Boulevard to a point on the westerly right-of-
177 way line of U.S. Highway I-205, said Assessor Map 1S 2E 21CD;
- 178 43. Thence southerly on said westerly right-of-way line of U.S. Highway I-
179 205 to a point on the north right-of-way line of S.E. Clatsop Street
180 (County Line Road), said Assessor Map 1S 2E 21CD;
- 181 44. Thence west along said north right-of-way line of S.E. Clatsop Street,
182 said Assessor Map 1S 2E 21CD, to a point on the west right-of-way line of
183 S.E. 82nd Avenue, Assessor Map 1S 2E 21CC;
- 184 45. Thence north along said west right-of-way line of S.E. 82nd Avenue, said
185 Assessor Map 1S 2E 21CC, to a point on the south right-of-way line of
186 S.E. Flavel Street, Assessor Map 1S 2E 21CB;
- 187 46. Thence west along said south right-of-way line of S.E. Flavel Street, said
188 Assessor Map 1S 2E 21CB, to a point on a south prolongation of the west
189 right-of-way line of S.E. 78th Avenue, Assessor Map 1S 2E 20AD;
- 190 47. Thence north along said south prolongation and the west right-of-way
191 line of S.E. 78th Avenue, said Assessor Map 1S 2E 20AD, to a point on a
192 west prolongation of the north right-of-way line of S.E. Cooper Street,
193 Assessor Map 1S 2E 20AA;
- 194 48. Thence east along said west prolongation and the north right-of-way line
195 of S.E. Cooper Street to a point on the west right-of-way line of S.E. 80th
196 Avenue, said Assessor Map 1S 2E 20AA;
- 197 49. Thence north along said west right-of-way line of S.E. 80th Avenue, said
198 Assessor Map 1S 2E 20AA, to a point on the south right-of-way line of
199 S.E. Harold Street, Assessor Maps 1S 2E 17DD and 1S 2E 17DA;
- 200 50. Thence west along said south right-of-way line of S.E. Harold Street to a
201 point on a south prolongation of the west right-of-way line of S.E. 79th
202 Avenue, said Assessor Map 1S 2E 17DA;
- 203 51. Thence north along said south prolongation and the west right-of-way
204 line of S.E. 79th Avenue, said Assessor Map 1S 2E 17DA, to a point on
205 the south right-of-way line of S.E. Raymond Street, Assessor Map 1S 2E
206 17AD;

- 207 52. Thence northeasterly across the S.E. Raymond Street right-of-way to the
208 corner of the north right-of-way of said S.E. Raymond Street and the west
209 right-of-way line of S.E. 79th Avenue, said Assessor Map 1S 2E 17AD
210 and Assessor Map 1S 2E 17AA;
- 211 53. Thence north along said west right-of-way line of S.E. 79th Avenue to a
212 point on the south right-of-way line of S.E. Holgate Boulevard, said
213 Assessor Map 1S 2E 17AA;
- 214 54. Thence west along said south right-of-way line of S.E. Holgate Boulevard
215 to a point on a south prolongation of the west right-of-way line of S.E.
216 79th Avenue, said Assessor Map 1S 2E 17AA and Assessor Map 1S 2E
217 8DD;
- 218 55. Thence north along said south prolongation and the west right-of-way
219 line of S.E. 79th Avenue, said Assessor Map 1S 2E 8DD, to a point on the
220 north right-of-way line of S.E. Powell Boulevard, Assessor Map 1S 2E
221 8DA, which is the TRUE POINT OF BEGINNING.
- 222 Said Lents Town Center Urban Renewal Area Boundary Line delineates
223 an area containing 2,472 acres, more or less, and lies entirely within the
224 City of Portland, County of Multnomah, State of Oregon.

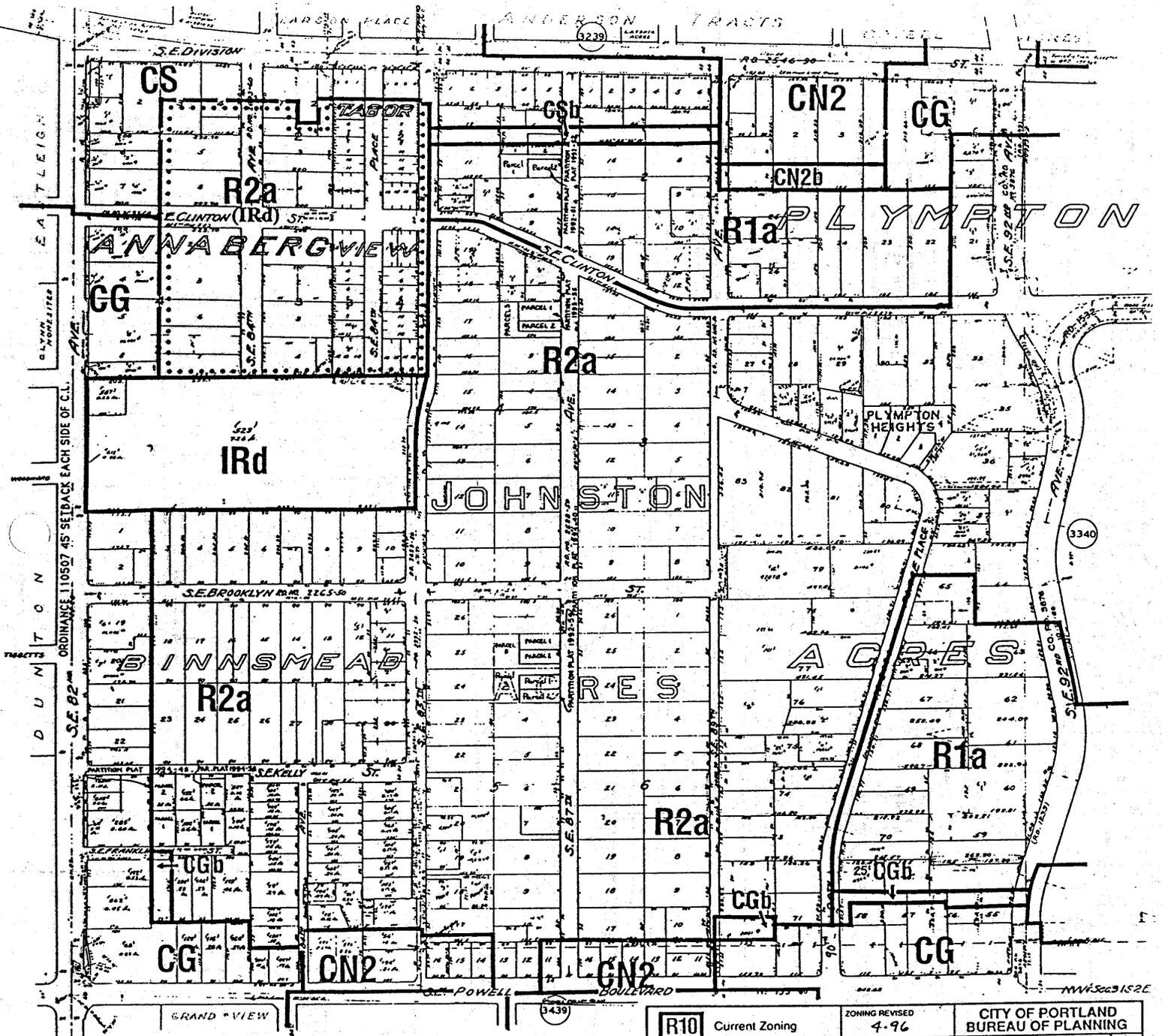
— EXHIBIT B —

Comprehensive Plan Maps

The following Comprehensive Plan Maps illustrate the land use zoning designations of all property within the Lents Town Center Urban Renewal Area at the time of initial adoption of the Plan:

Exhibit Page Map No.

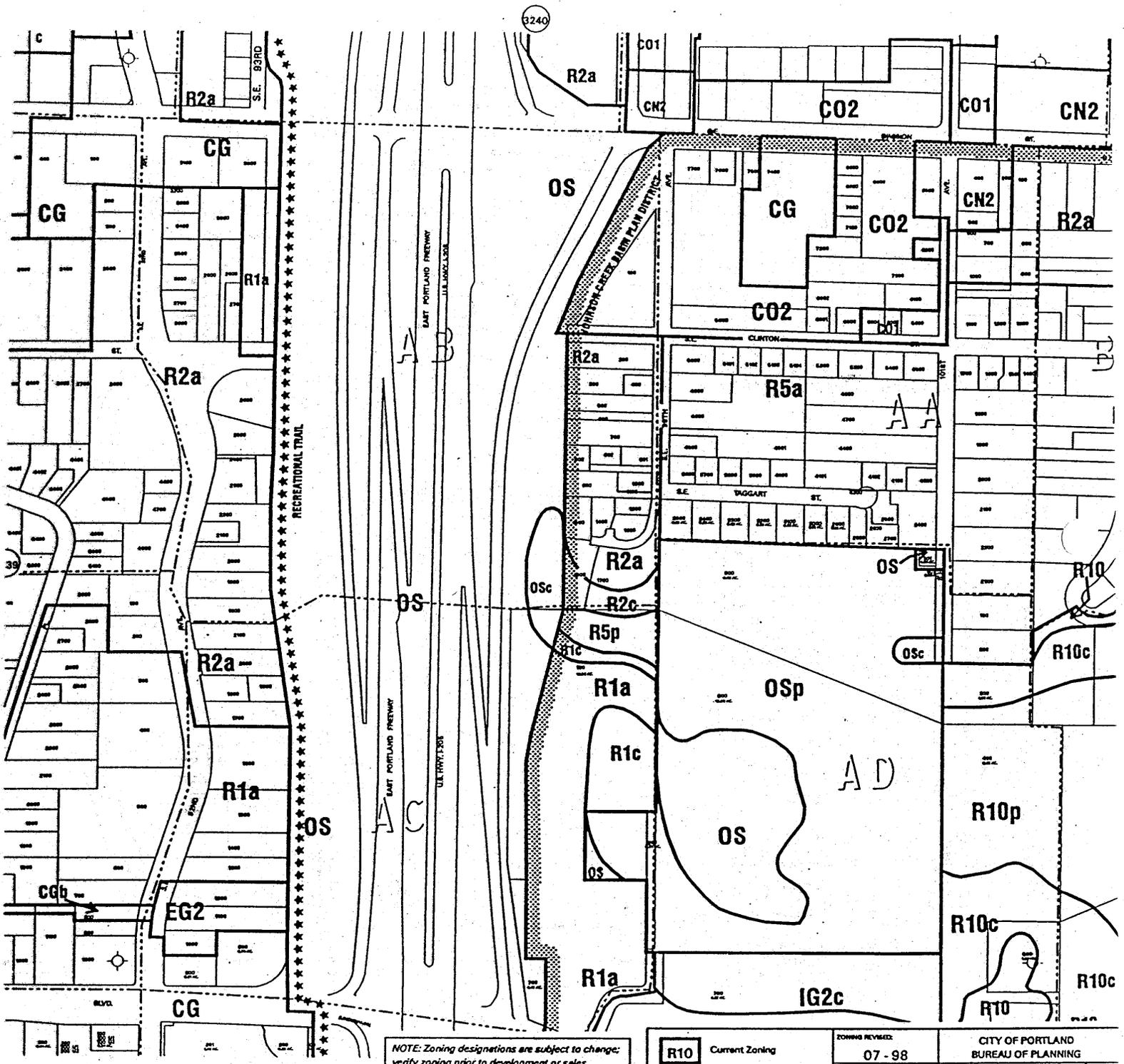
Page 2.....	3338
Page 3.....	3339
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Page 6.....	3439
Page 7.....	3440
Page 8.....	3441
Page 9.....	3442
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NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.

R10 Current Zoning Maximum Potential Zoning as per Comprehensive Plan (R10)	ZONING REVISED	4-96	CITY OF PORTLAND BUREAU OF PLANNING 0 100' 200' 300' SCALE IN FEET
	BASEMAP ACQUIRED	5-89	
	LEGAL DESCRIPTION	NW V4 SEC.	3339
		9-15-2E	

Exhibit -B-

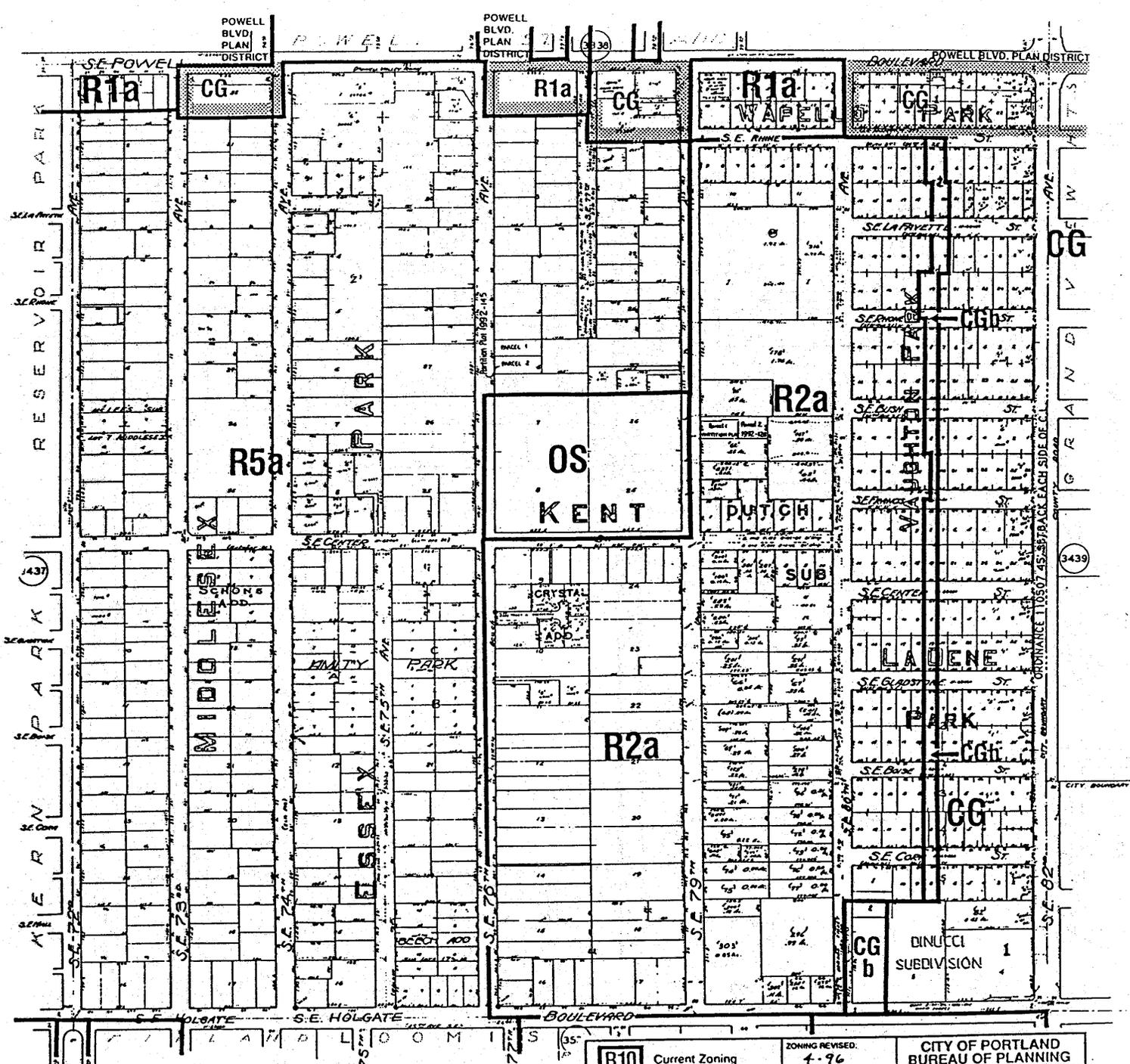


Plan District Boundary
 Historic or Conservation District or N.R.M.P. Boundary
 Zoning Line

NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.

R10 Current Zoning ••••• Maximum Potential Zoning as per Comprehensive Plan ••••• (R10) - - - - State ID Map Boundary	ZONING REVISED 07 - 98	CITY OF PORTLAND BUREAU OF PLANNING
	BASEMAP ACQUIRED 04 - 96	0' 100' 200' 300' SCALE IN FEET
	LEGAL DESCRIPTION NE 1/4 SEC. 09 - 1S - 2E	3340

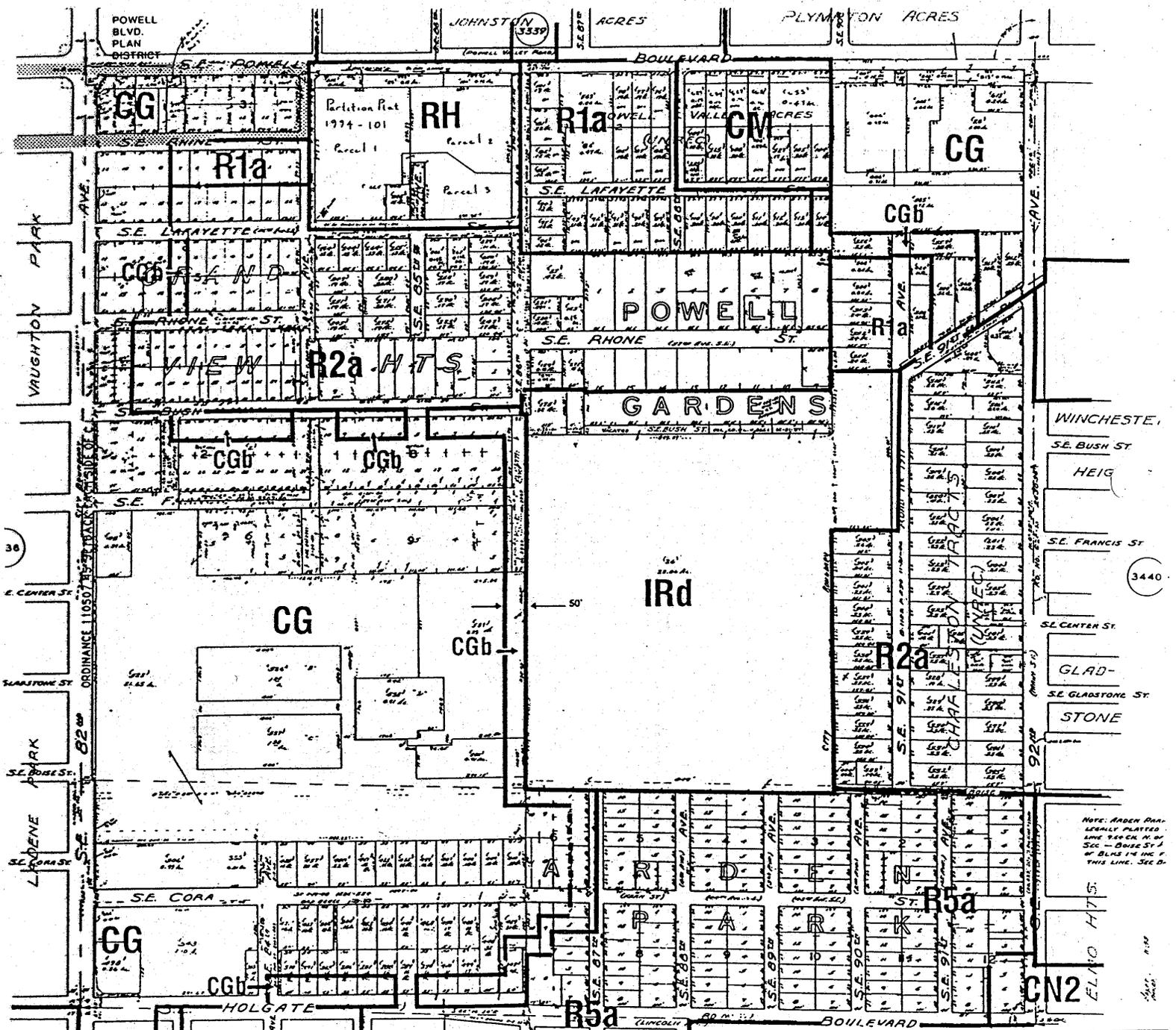
Exhibit -B-



NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.

R10 Current Zoning Maximum Potential (R10) Zoning as per Comprehensive Plan	ZONING REVISED: 4-96	CITY OF PORTLAND BUREAU OF PLANNING 0' 100' 200' 300' SCALE IN FEET
	BASEMAP ACQUIRED: 5-89	
	LEGAL DESCRIPTION: SE 1/4 SEC. 8-15-2E	3438

Exhibit-B-



NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.

R10 Current Zoning Maximum Potential : (R10) : Zoning as per Comprehensive Plan	ZONING REVISED 9-96	CITY OF PORTLAND BUREAU OF PLANNING	
	BASEMAP ACQUIRED 5-89		0 100 200 400 SCALE IN FEET
	LEGAL DESCRIPTION SW 1/4 SEC.	9-15-2E	3439

Exhibit -B-

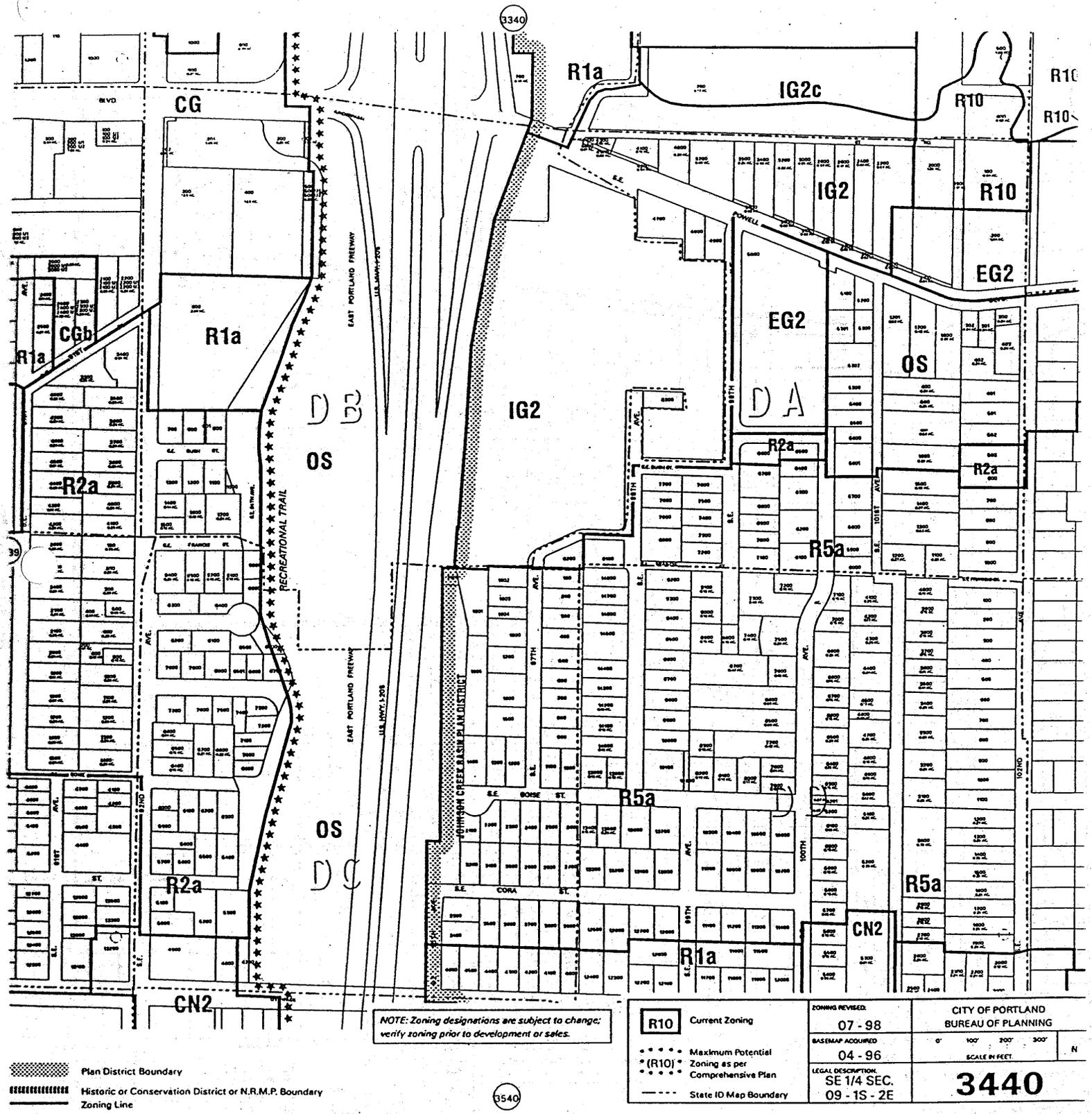
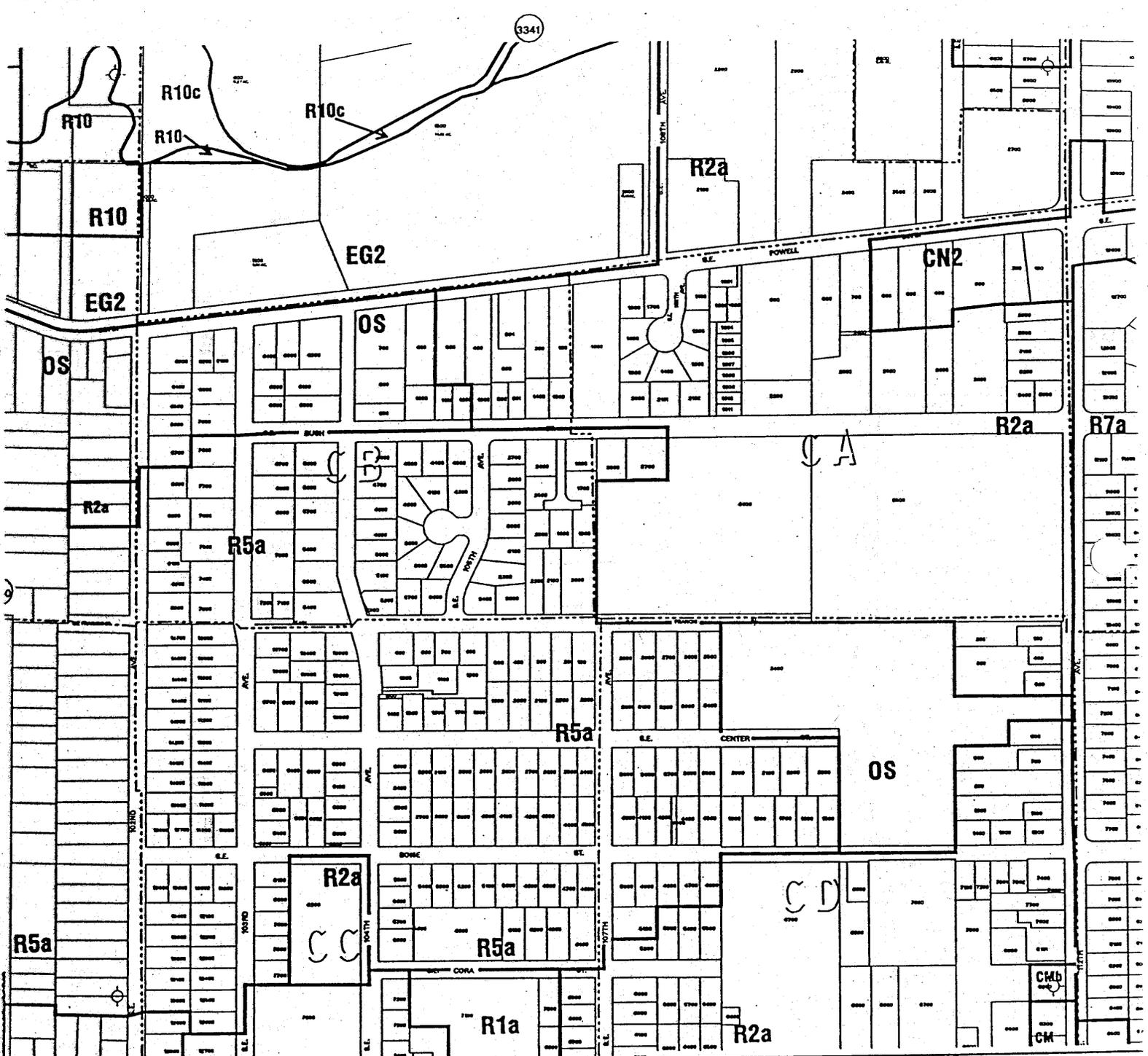


Exhibit -B-



3341

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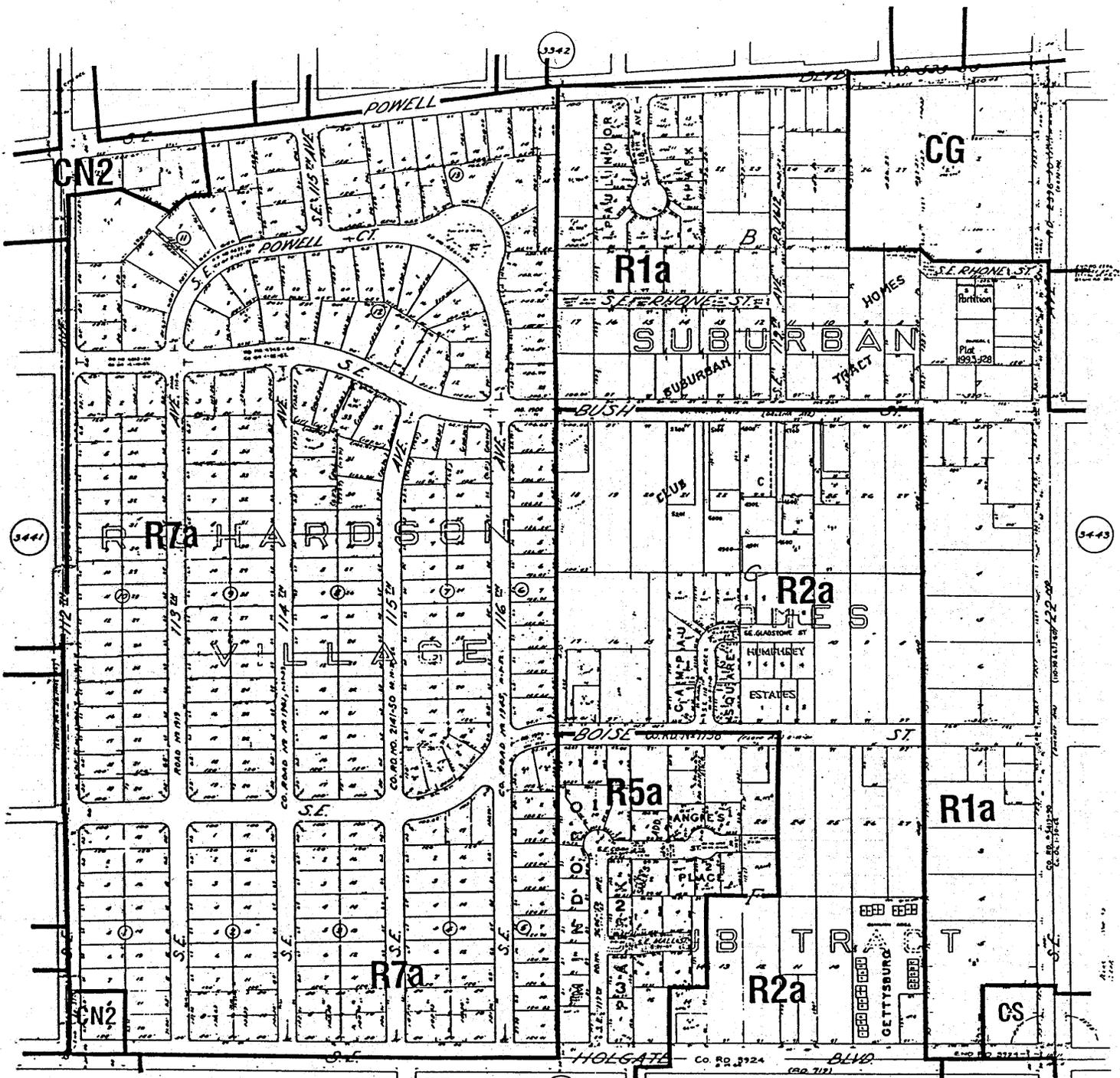
NOTE: This entire 1/4 section lies within the JOHNSON CREEK BASIN PLAN DISTRICT

NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.

Plan District Boundary
 Historic or Conservation District or N.R.M.P. Boundary
 Zoning Line

R10 Current Zoning ••••• Maximum Potential • (R10) Zoning as per Comprehensive Plan - - - - State ID Map Boundary	ZONING REVISED:	07 - 98	CITY OF PORTLAND BUREAU OF PLANNING SCALE IN FEET 0' 100' 200' 300' N
	BASEMAP ACQUIRED:	04 - 96	
	LEGAL DESCRIPTION:	SW 1/4 SEC. 10 - 1S - 2E	3441

Exhibit -B-



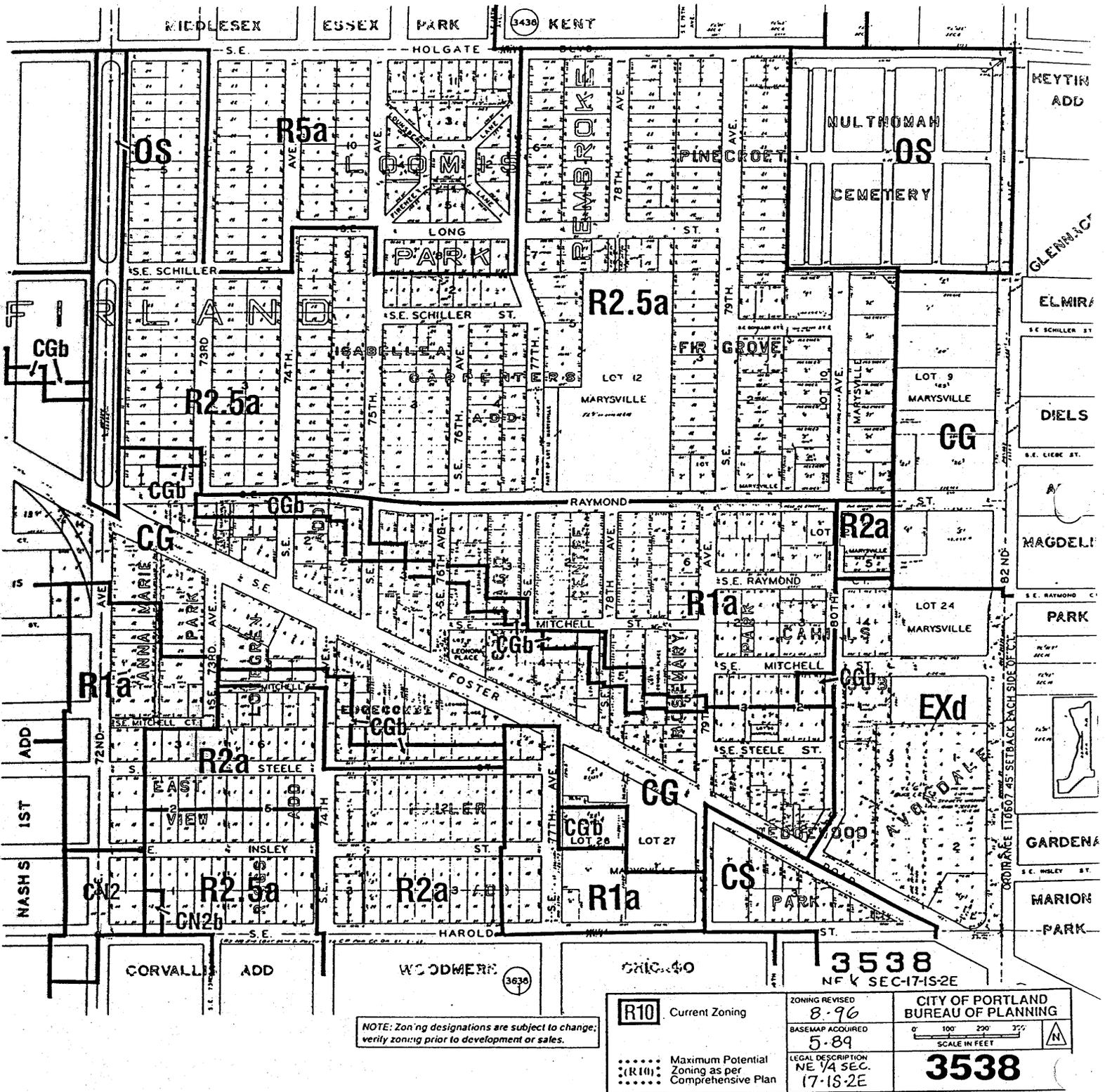
NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.

NOTE: This entire 1/4 section lies within JOHNSON CREEK BASIN PLAN DISTRICT



CITY OF PORTLAND • BUREAU OF PLANNING		ZONING REVISION: 4-96	N
R5	Current Zoning		
(R5)	Maximum Potential Zoning as per Comprehensive Plan	3442	

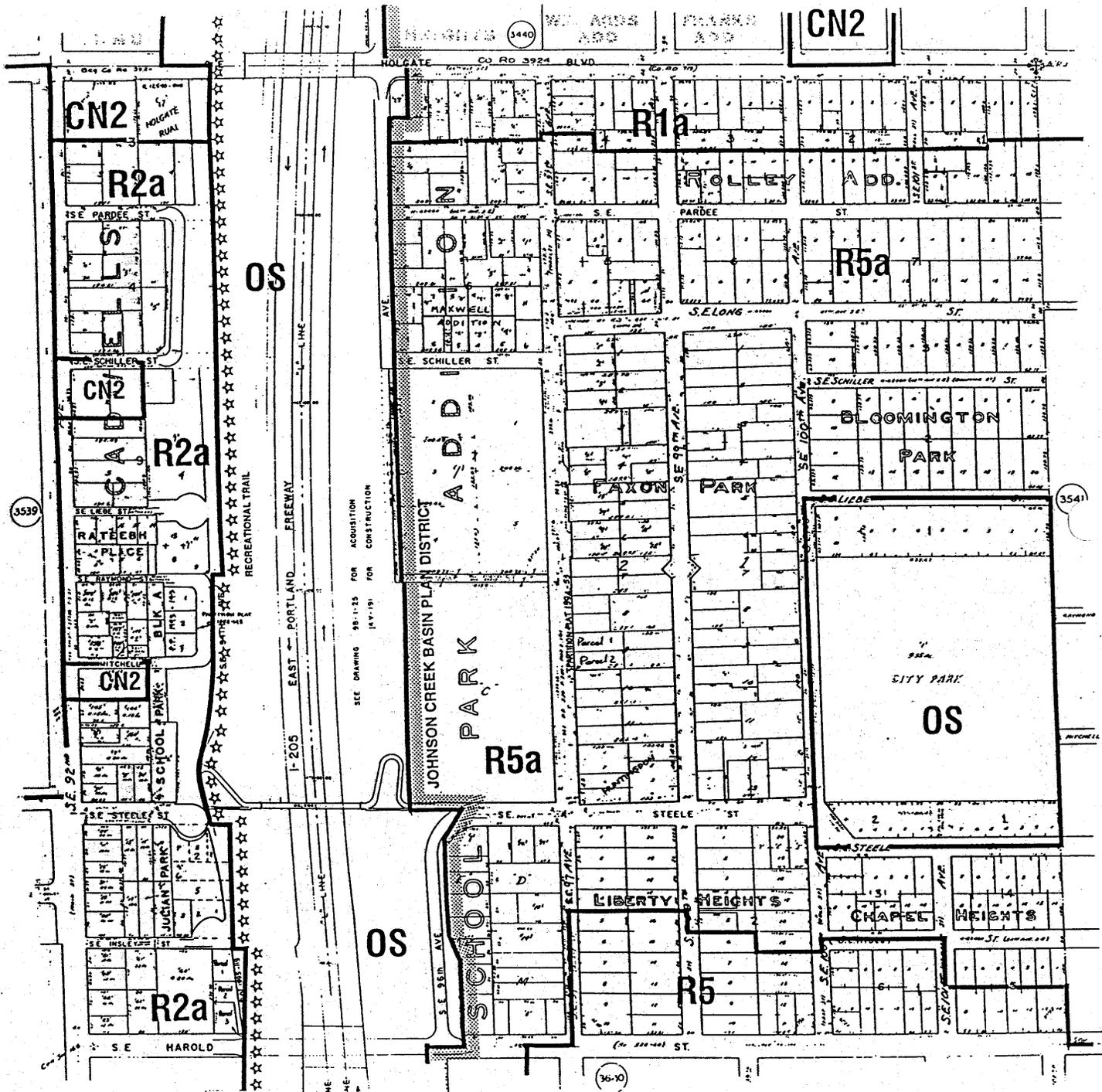
Exhibit -B-



NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.

R10 Current Zoning	ZONING REVISED 8-96	CITY OF PORTLAND BUREAU OF PLANNING
..... Maximum Potential Zoning as per Comprehensive Plan	BASEMAP ACQUIRED 5-89	
	LEGAL DESCRIPTION NE 1/4 SEC. 17-1S-2E	<p>SCALE IN FEET</p> <p>3538</p>

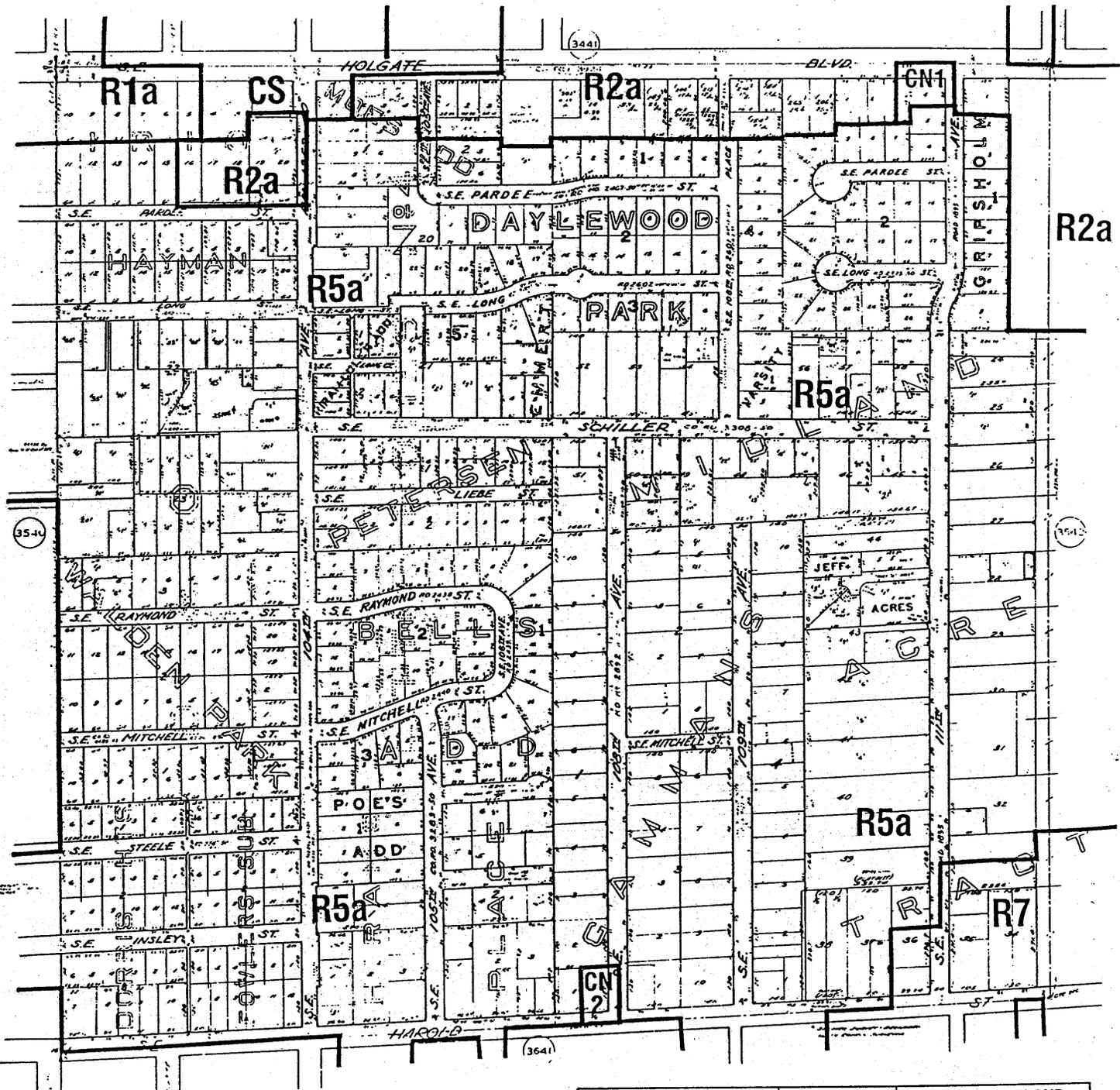
Exhibit -B-



NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.

R10 Current Zoning	ZONING REVISED 4-76	CITY OF PORTLAND BUREAU OF PLANNING
	BASEMAP ACQUIRED 10-84	
<ul style="list-style-type: none"> ••••• Maximum Potential Zoning as per Comprehensive Plan 	LEGAL DESCRIPTION NE 1/4 SEC. 16-15-2E	SCALE IN FEET 0 100 200 300 [North Arrow]
3540		

Exhibit -B-

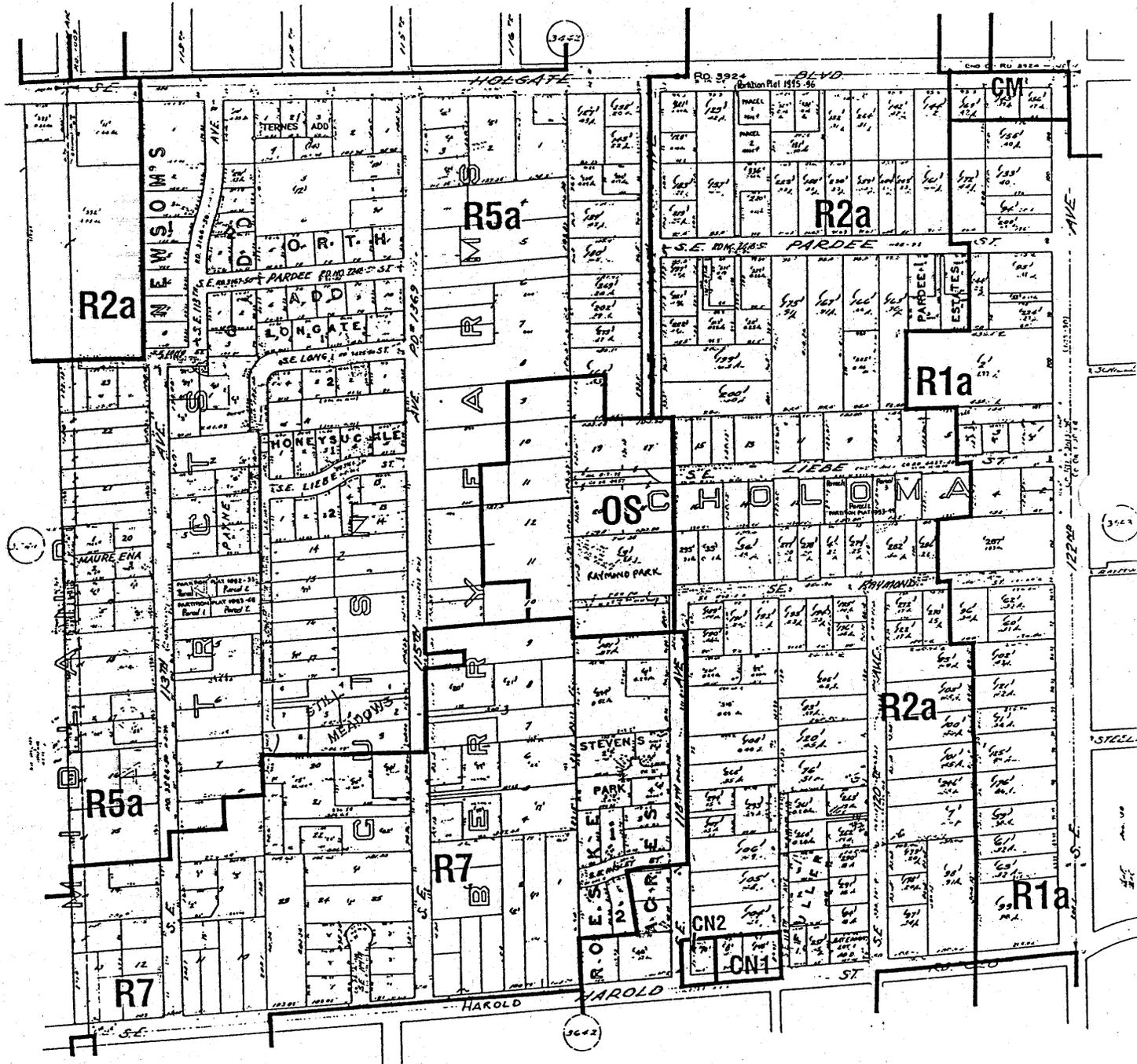


NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.

THIS ENTIRE 1/4 SECTION LIES WITHIN JOHNSON CREEK BASIN PLAN DISTRICT

R10 Current Zoning Maximum Potential Zoning as per Comprehensive Plan	ZONING REVISED 4-96	CITY OF PORTLAND BUREAU OF PLANNING 0' 100' 200' 300' SCALE IN FEET
	BASEMAP ACQUIRED 7-84	
	LEGAL DESCRIPTION NW 1/4 SEC. 15-15-2E	3541

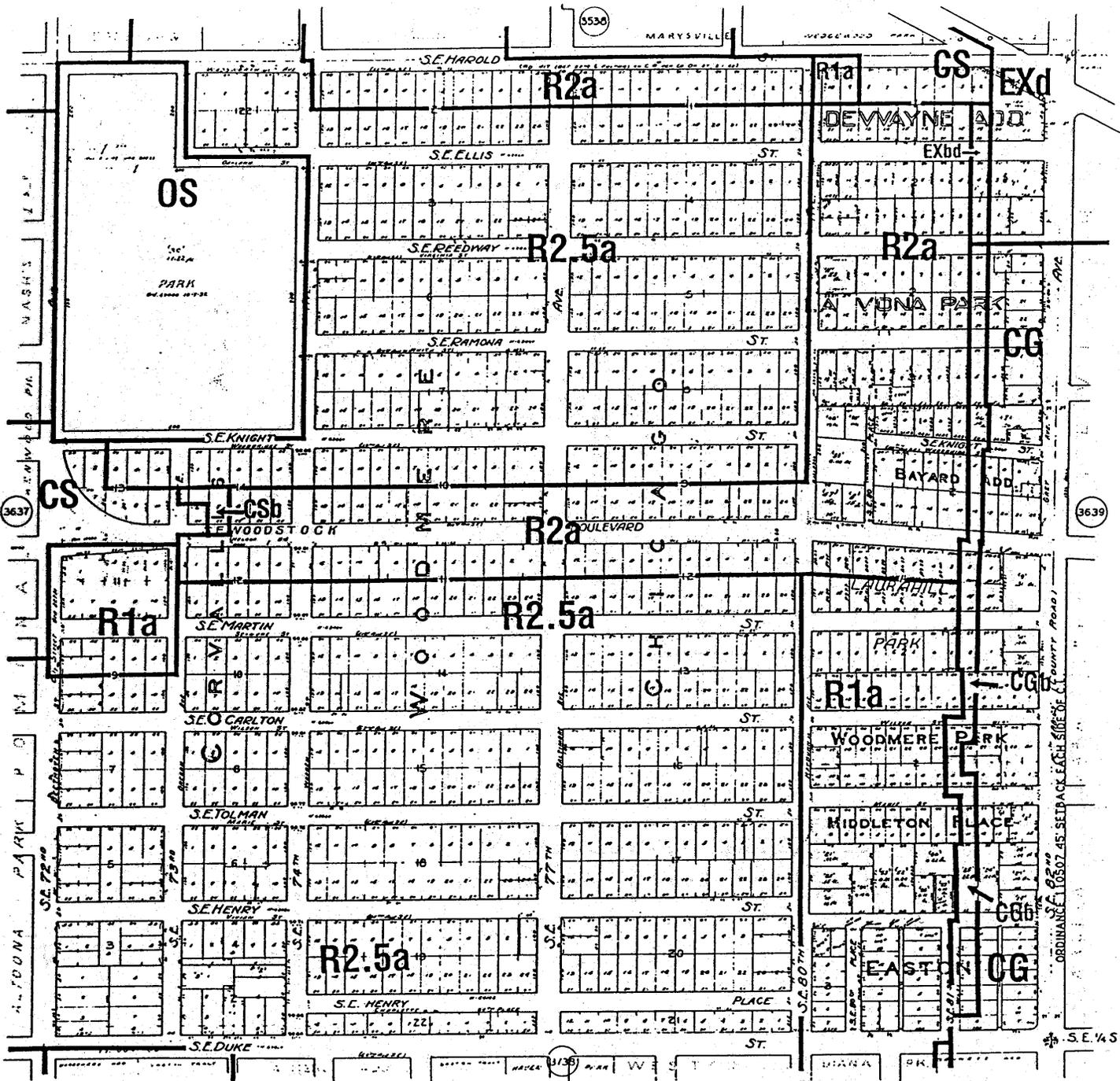
Exhibit -B-



THIS ENTIRE 1/4 SECTION LIES WITHIN JOHNSON CREEK BASIN PLAN DISTRICT

NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.

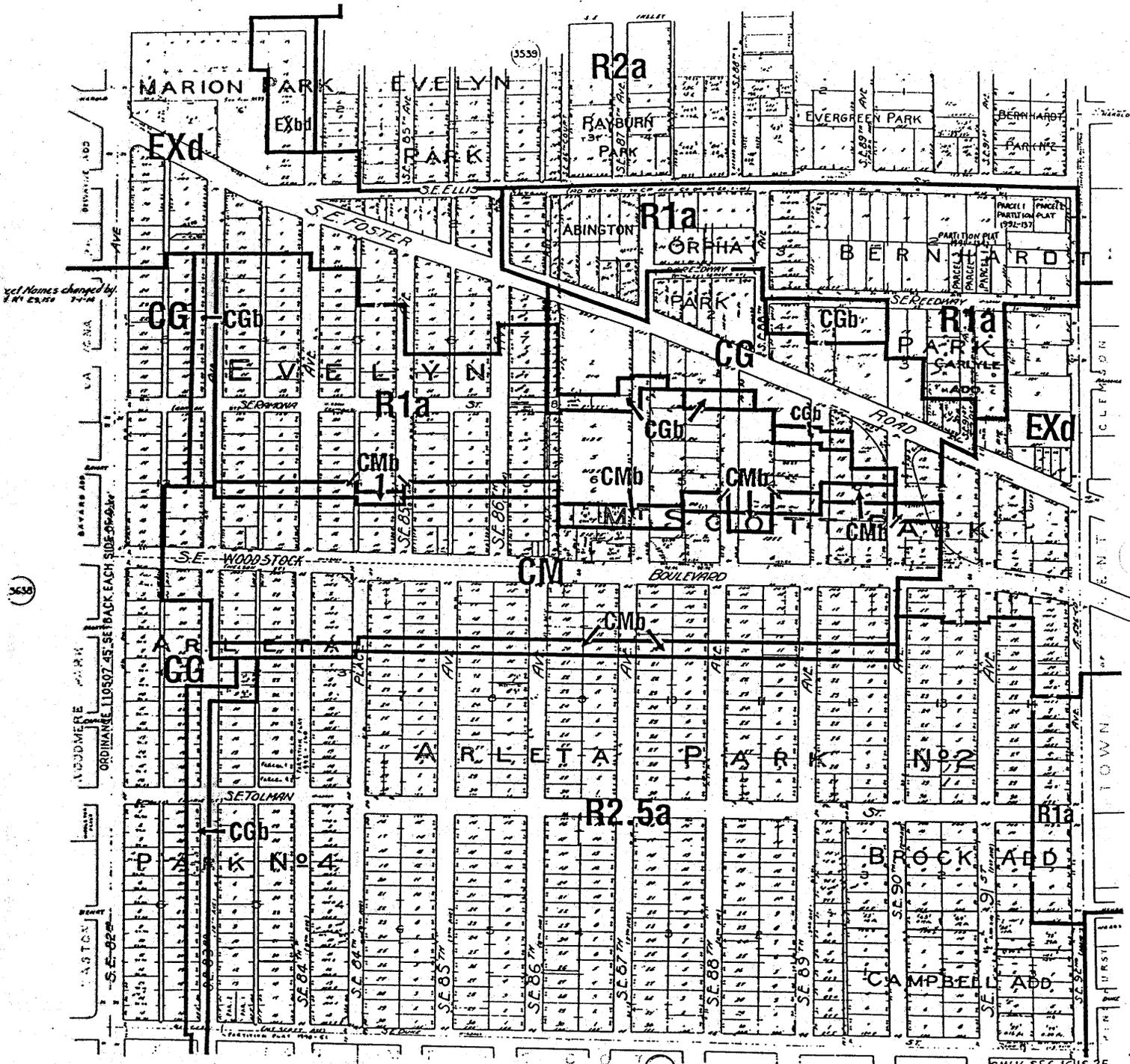
R10 Current Zoning Maximum Potential (R10) Zoning as per Comprehensive Plan	ZONING REVISED 4-96	CITY OF PORTLAND BUREAU OF PLANNING 0 100' 200' 300' SCALE IN FEET
	BASEMAP ACQUIRED 10-84	
3542		



NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.

R10 Current Zoning ●●●● Maximum Potential ●●●● Zoning as per ●●●● Comprehensive Plan	ZONING REVISED 4-96	CITY OF PORTLAND BUREAU OF PLANNING 0 100 200 300 SCALE IN FEET
	BASEMAP ACQUIRED 5-89	
	LEGAL DESCRIPTION SE 1/4 SEC. 17-15-2E	3638

Exhibit -B-



sect Names changed by
1.11.20, 2.11.20

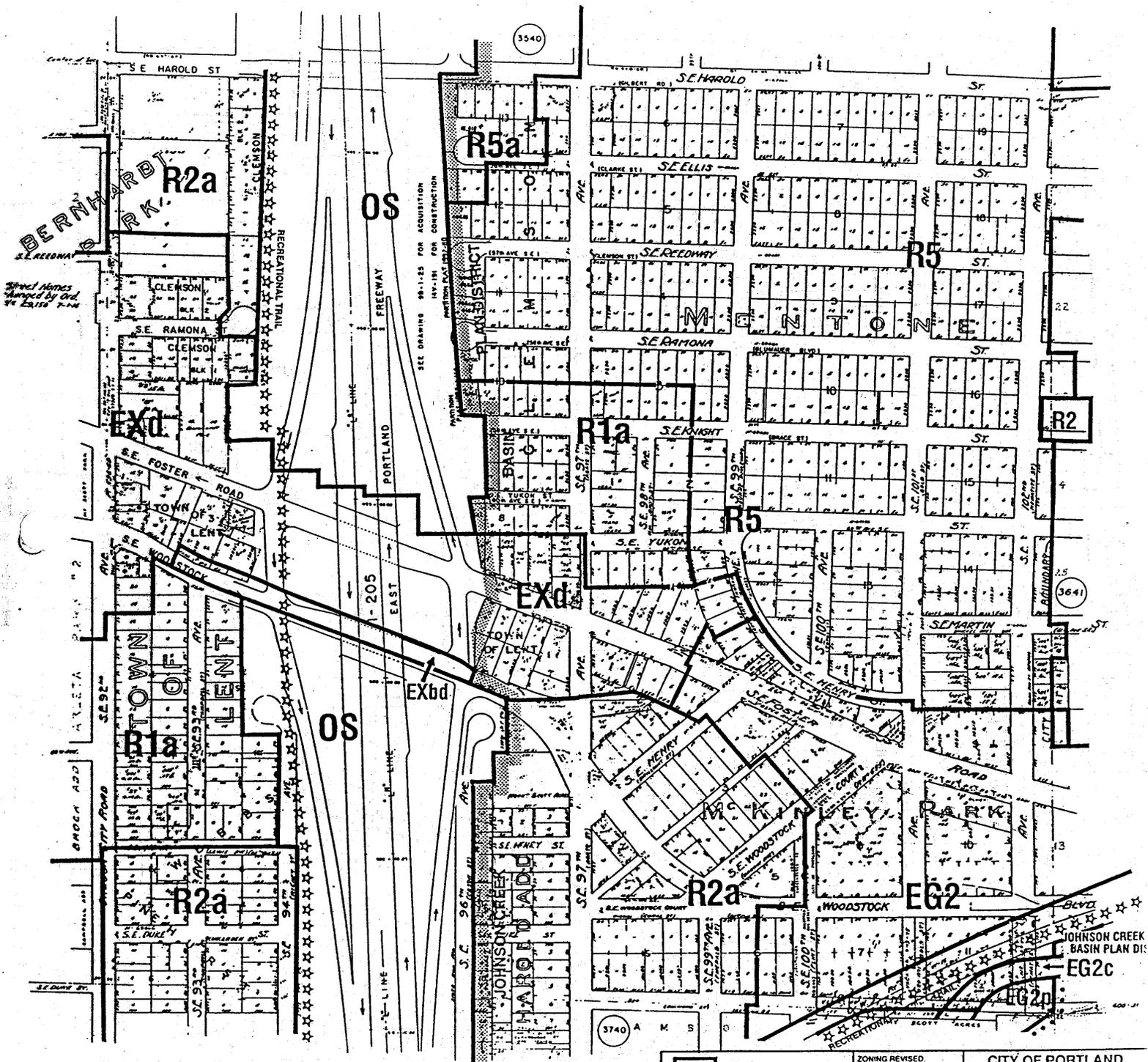
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NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.

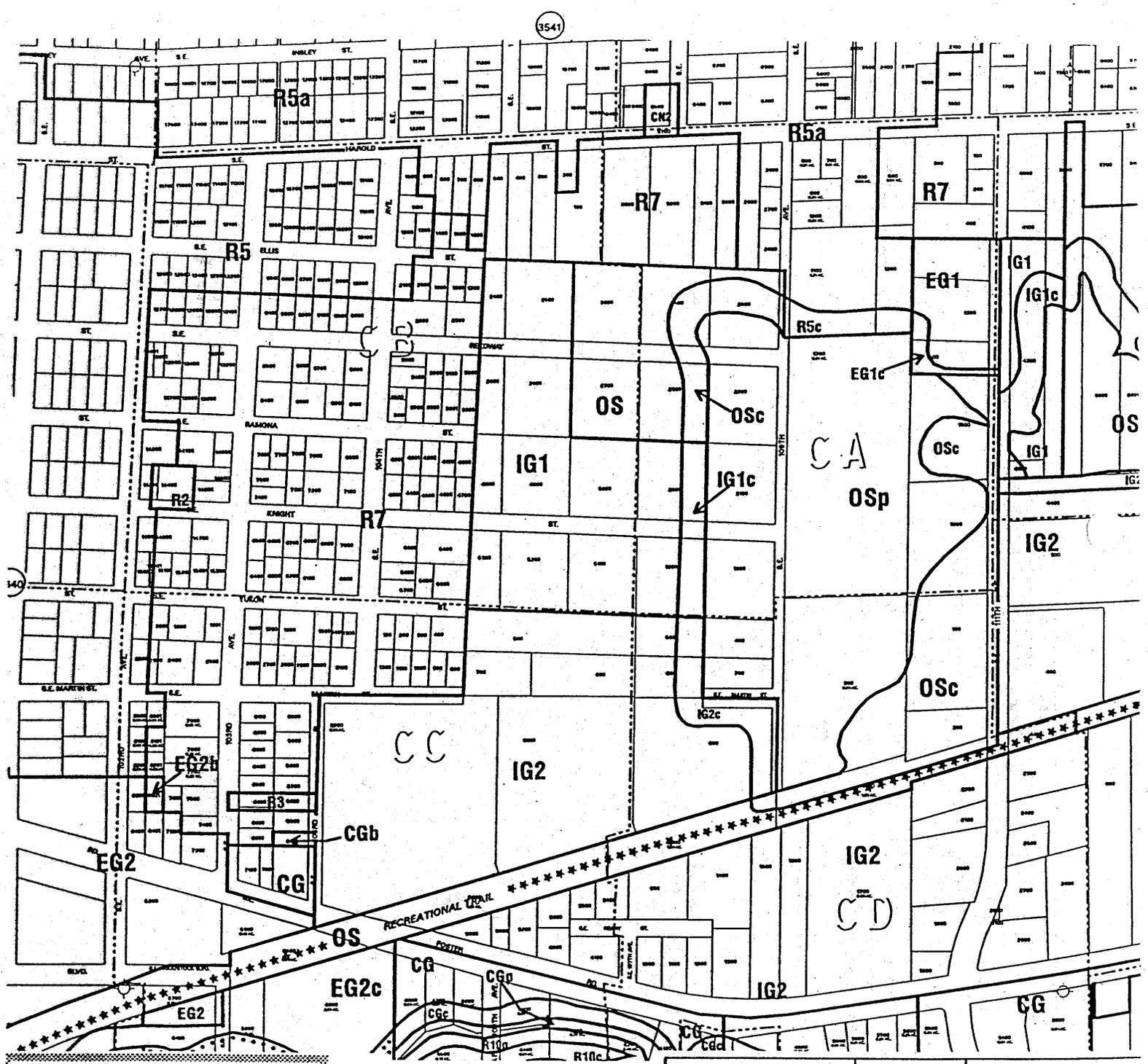
R10 Current Zoning Maximum Potential Zoning as per Comprehensive Plan	ZONING REVISED 4-76	CITY OF PORTLAND BUREAU OF PLANNING 0' 100' 200' 300' SCALE IN FEET
	BASEMAP ACQUIRED 5-89	
	LEGAL DESCRIPTION SW 1/4 SEC. 16-15-2E	
3639		



NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.

R10 Current Zoning Maximum Potential : (R10) : Zoning as per Comprehensive Plan	ZONING REVISED 8-96	CITY OF PORTLAND BUREAU OF PLANNING SCALE IN FEET 0 100' 200' 300'
	BASEMAP ACQUIRED 5-84	
LEGAL DESCRIPTION SE 1/4 SEC. 16-1S-2E		

Exhibit-B-



NOTE: This entire 1/4 section lies within the JOHNSON CREEK BASIN PLAN DISTRICT

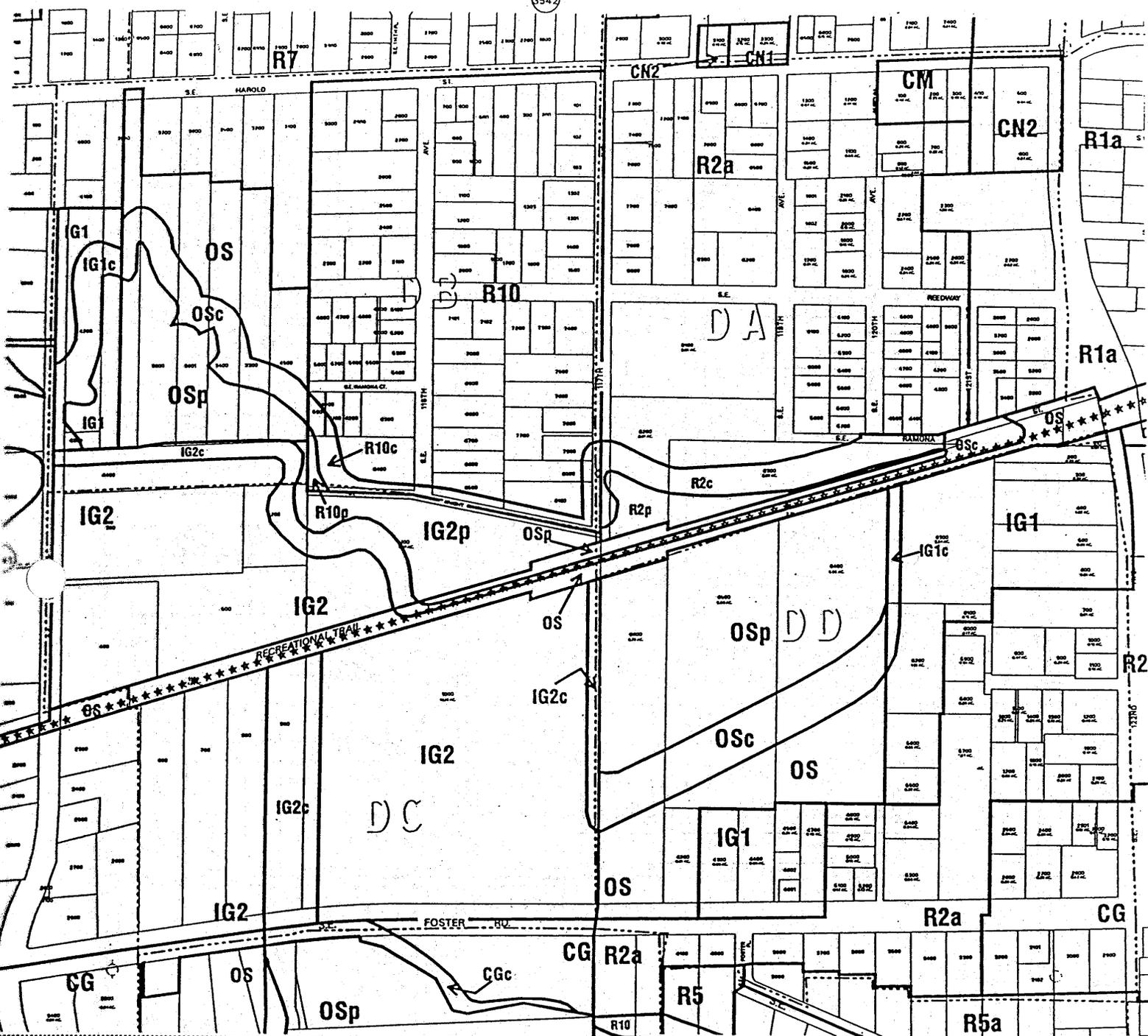
NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.

- Plan District Boundary
- Historic or Conservation District or N.R.M.P. Boundary
- Zoning Line

R10 Current Zoning ••••• Maximum Potential • (R10) Zoning as per Comprehensive Plan - - - - State ID Map Boundary	ZONING REVISED: 07 - 98	CITY OF PORTLAND BUREAU OF PLANNING SCALE IN FEET 3641
	MAP ADDED: 04 - 96	
	LEGAL DESCRIPTION: SW 1/4 SEC. 15 - 1S - 2E	

Exhibit -B-

3542



NOTE: This entire 1/4 section lies within the JOHNSON CREEK BASIN PLAN DISTRICT

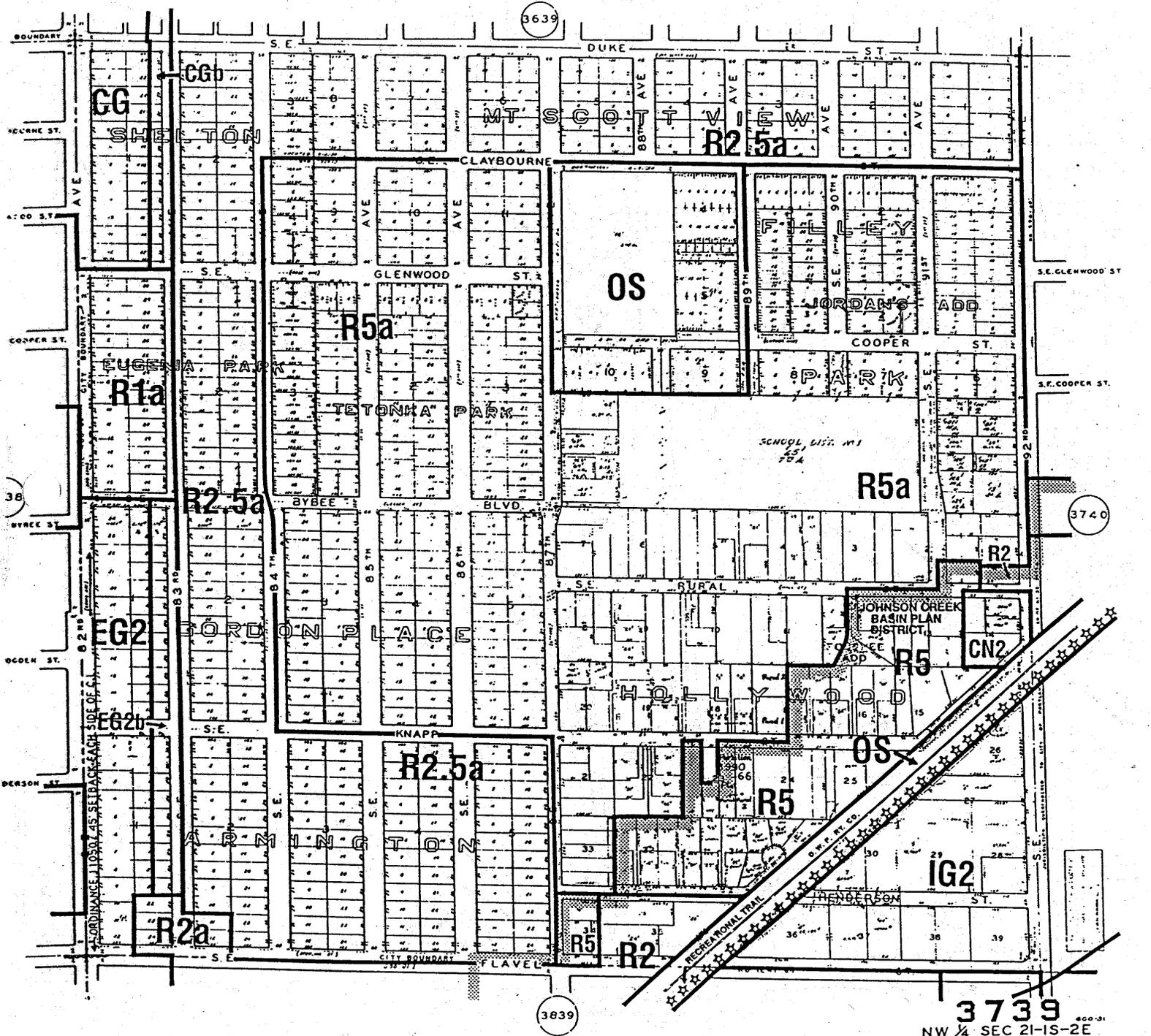
NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.

Plan District Boundary
 Historic or Conservation District or N.R.M.P. Boundary
 Zoning Line

R10 Current Zoning Maximum Potential ••••• (R10) Zoning as per Comprehensive Plan - - - - State ID Map Boundary	ZONING REVISED:	07 - 98	CITY OF PORTLAND BUREAU OF PLANNING	
	BASMAP ACQUIRED:	04 - 96	0' 100' 200' 300'	N
	LEGAL DESCRIPTION:	SE 1/4 SEC. 15 - 1S - 2E	SCALE IN FEET	
			3642	

3742

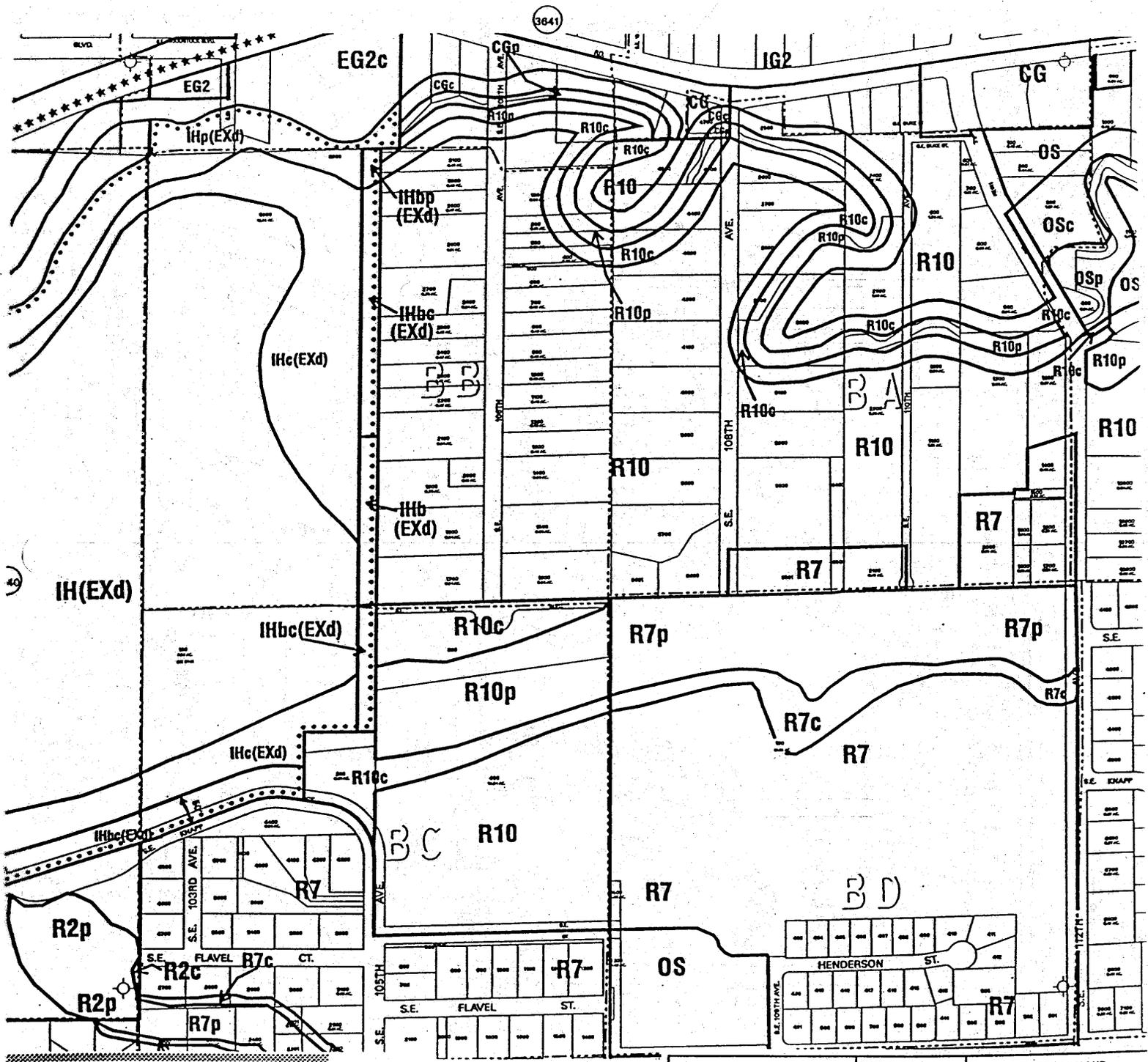
Exhibit -B-



NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.

R10 Current Zoning Maximum Potential : (R10) : Zoning as per Comprehensive Plan	ZONING REVISED 4-96	CITY OF PORTLAND BUREAU OF PLANNING 0 100' 200' 300' SCALE IN FEET
	BASEMAP ACQUIRED 5-89	
	LEGAL DESCRIPTION NW ¼ SEC. 21-1S-2E	3739 <small>400-31</small> NW ¼ SEC 21-1S-2E

Exhibit B-



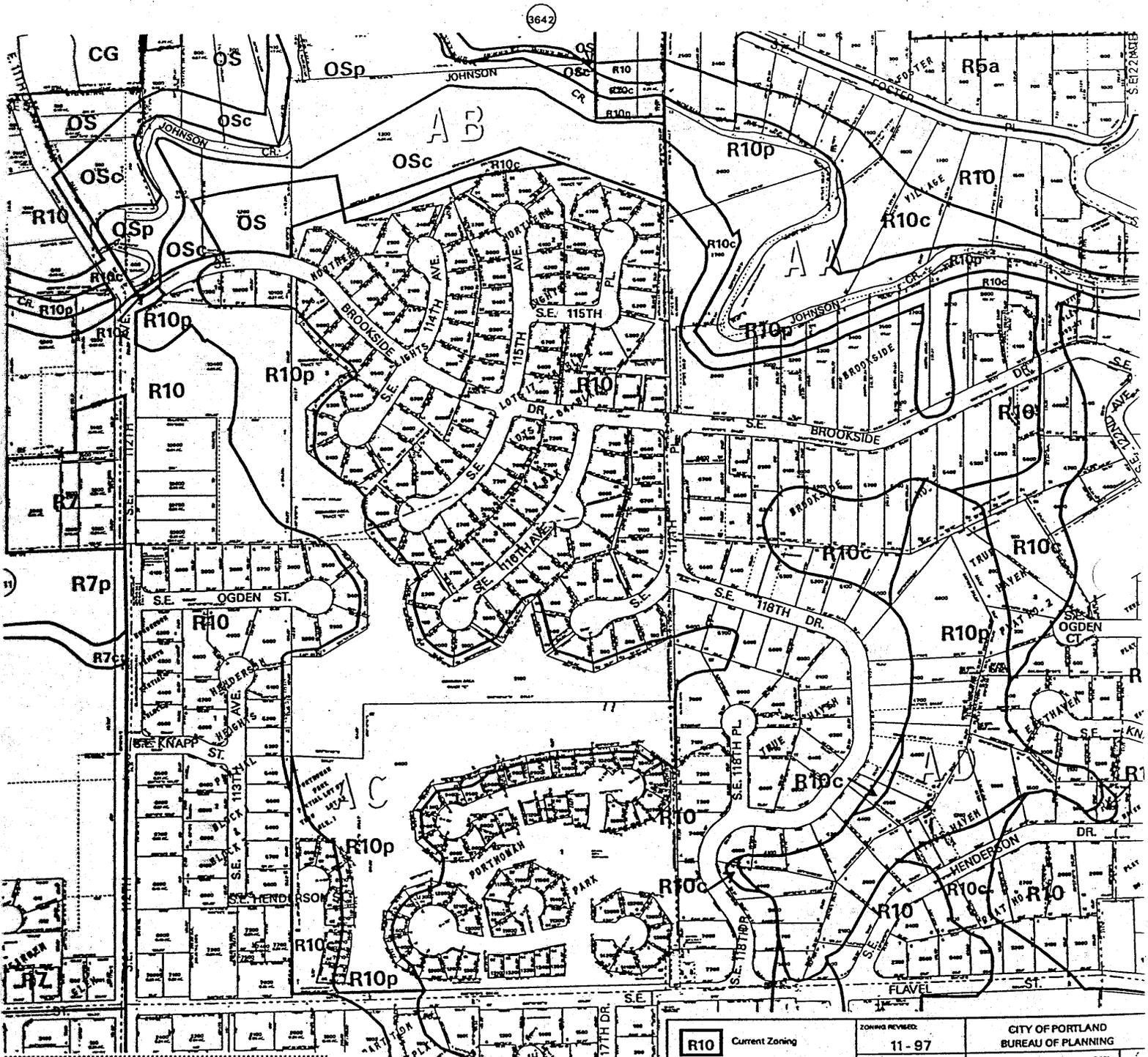
NOTE: This entire 1/4 section lies within the JOHNSON CREEK BASIN PLAN DISTRICT

NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.

- Plan District Boundary
- Historic or Conservation District or N.R.M.P. Boundary
- Zoning Line

R10 Current Zoning <ul style="list-style-type: none"> ••••• Maximum Potential ••••• (R10) Zoning as per Comprehensive Plan --- State ID Map Boundary 	ZONING REVISED: 07 - 98	CITY OF PORTLAND BUREAU OF PLANNING SCALE IN FEET
	BASEMAP ACQUIRED: 04 - 96	
	LEGAL DESCRIPTION: NW 1/4 SEC. 22 - 1S - 2E	

Exhibit -B-



NOTE: This entire 1/4 section lies within the JOHNSON CREEK BASIN PLAN DISTRICT

NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.

R10 Current Zoning ••••• Maximum Potential •(R10)• Zoning as per ••••• Comprehensive Plan	ZONING REVISED:	11-97	CITY OF PORTLAND BUREAU OF PLANNING 0' 100' 200' 300' SCALE IN FEET
	BAS MAP ACQUIRED:	04-96	
	LEGAL DESCRIPTION:	NE 1/4 SEC. 22-1S-2E	
		3742	

3642

Exhibit -B-

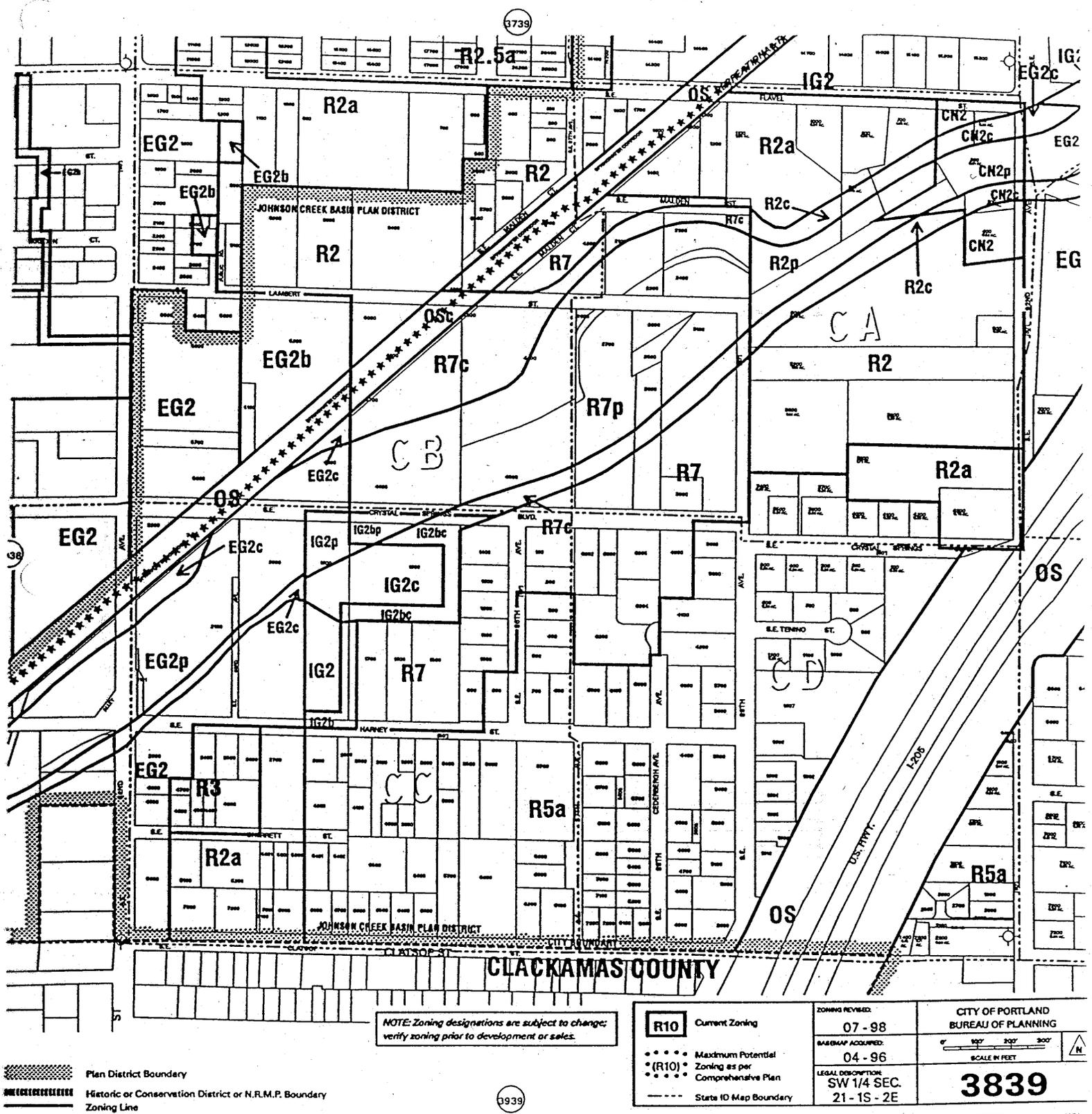


Exhibit -B-

17 2671

EXHIBIT B

Report to Accompany the Urban Renewal Plan

172671

LENTS TOWN CENTER
URBAN RENEWAL AREA

REPORT

TO ACCOMPANY THE URBAN RENEWAL PLAN

PDC
PORTLAND
DEVELOPMENT
COMMISSION

September 2, 1998

SECTION I INTRODUCTION

The Portland Development Commission (hereinafter "PDC"), as the City of Portland's urban renewal agency, has prepared the Lents Town Center Urban Renewal Plan (hereinafter "the Plan") complying with the provisions of the Oregon Revised Statutes (ORS), Chapter 457. ORS 457.085(3) requires that an urban renewal report accompany the plan. This document includes:

- (a) A description of physical, social, and economic conditions in the urban renewal area in the plan and the expected impact, including the fiscal impact, of the plan in light of added services or increased population;
- (b) Reasons for selection of each urban renewal area in the plan;
- (c) The relationship between each project to be undertaken under the plan and the existing conditions in the urban renewal area;
- (d) The estimated total cost of each project and the sources of moneys to pay such costs;
- (e) The anticipated completion date for each project;
- (f) The estimated amount of money required in the urban renewal area under ORS 457.420 to 457.460 and the anticipated year in which indebtedness will be retired or otherwise provided for under ORS 457.420 to 457.460;
- (g) A financial analysis of the plan with sufficient information to determine feasibility;
- (h) A fiscal impact statement that estimates the impact of the tax increment financing, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the urban renewal area; and
- (i) A relocation report

The sections of this plan will be devoted to these nine components. The final section of the plan will provide information to satisfy ORS 457.420 (2)(a), which sets limits upon the amount of land area and assessed value that may be included within urban renewal areas.

The Plan pertains to the Lents Town Center Urban Renewal Area (hereinafter "the Area"). A map of the Area is included at Exhibit 1 (located at the back of the report). A written legal description is set forth in the Plan, Section V(C). The Area includes approximately 2,472 acres.

SECTION II A DESCRIPTION OF PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS IN THE URBAN RENEWAL AREA IN THE PLAN AND THE EXPECTED IMPACT, INCLUDING THE FISCAL IMPACT, OF THE PLAN IN LIGHT OF ADDED SERVICES OR INCREASED POPULATION

A PHYSICAL CONDITIONS

The Lents Town Center Urban Renewal Area is located in the Outer Southeast community of Portland. The Area is centered around Portland's Lents neighborhood. The boundary has coverage in portions of 4 adjacent neighborhoods including Brentwood-Darlington, Foster-Powell, Mount Scott-Arleta, and Powellhurst-Gilbert.

1 Land Use

The proportion of land uses within the Lents Town Center Urban Renewal Area will be unlike any other urban renewal area in the city. The majority of land is single-family residential (52.2%). That majority is strengthened with the addition of multi-family residential land uses (5.0%). Commercial and industrial uses combine to occupy just over twenty percent of the area (20.4%). The remaining land area is classified as either vacant or publicly controlled (22.4%).

The 8.1% of the land area listed as vacant does not truly represent the total amount of vacant land in the area. Much of the publicly owned land is vacant and there are also vacant parcels within all of the other land uses. The percentage of vacant land disregarding land use is estimated at 17.0%. This percentage does not include streets or rights-of-way.

TABLE 1: Lents Town Center Land Uses

	Parcels	Sq. Feet	Sq. Acres	% of Area
All	7580	107,689,758	2,472	
Developable Land Uses*				
Commercial	454	9,859,313	226	10.88%
Industrial	96	8,593,239	197	9.48%
Multi-Family Residential	315	4,489,391	103	4.95%
Single-Family Residential	5809	47,340,454	1,087	52.25%
Publicly Owned	224	12,955,990	297	14.30%
Vacant	656	7,368,498	169	8.13%
Developable Total	7554	90,606,886	2,080	100.00%

* Developable land does not include streets and rights-of-way

2 Zoning

There are twenty-one different zoning designations within the Area. In summary, residential zones combine to cover just less than 64% of the Area. Open space zones apply to approximately 12% of the Area. Industrial, commercial, and employment zones combine to cover 24% of the Area.

TABLE 2: Lents Town Center Zoning

Zone	Description	Sq Ft	Sq Acres	Percent
All		116,645,363.7	2,677.81	100.00%
CG	General Commercial	8,573,492.8	196.82	7.35%
CM	Mixed Commercial/Residential	1,233,147.2	28.31	1.06%
CN1	Neighborhood Commercial 1	38,987.7	0.90	0.03%
CN2	Neighborhood Commercial 2	993,704.0	22.81	0.85%
CS	Storefront Commercial	467,466.6	10.73	0.40%
EG1	General Employment 1	96,846.8	2.22	0.08%
EG2	General Employment 2	3,810,892.9	87.49	3.27%
EX	Central Employment	2,852,390.0	65.48	2.45%
IG1	General Industrial 1	1,064,052.0	24.43	0.91%
IG2	General Industrial 2	5,215,023.4	119.72	4.47%
IH	Heavy Industrial	3,673,428.9	84.33	3.15%
OS	Open Space	14,217,844.4	326.40	12.19%
R1	Residential 1000	7,436,625.2	170.72	6.38%
R2	Residential 2000	19,794,861.9	454.43	16.97%
R2.5	Residential 2500	6,591,304.2	151.32	5.65%
R3	Residential 3000	87,928.6	2.02	0.08%
R5	Residential 5000	27,432,880.1	629.77	23.52%
R7	Residential 7000	8,021,239.0	184.14	6.88%
R10	Residential 10000	3,740,104.5	85.86	3.21%
RH	High Density Residential	265,449.0	6.09	0.23%
IR	Institutional Residential	1,037,694.3	23.82	0.89%

3 Building Condition

Results from a building condition survey report that a majority of built structures within the area could benefit from rehabilitation or improved maintenance. Structures were visually surveyed and ranked on a three-step scale:

- “A” New, near new, or well maintained older buildings
- “B” Buildings needing rehabilitation and improved maintenance.
- “C” Dilapidated buildings which appear to be beyond an ability to be economically rehabilitated

TABLE 3: Condition of Structures

	# of Parcels	Parcels Evaluated	Condition	Number of Structures	Percent
Commercial	454	291	A	84	41.58%
			B	109	53.96%
			C	9	4.46%
			Total	202	
Industrial	96	75	A	19	46.34%
			B	20	48.78%
			C	2	4.88%
			Total	41	
Residential	6124	5956	A	551	9.25%
			B	5213	87.53%
			C	192	3.22%
			Total	5956	

4 Age of Buildings

The year 1947 is the average year built of all buildings in the Area with recorded construction dates. This average is weighted heavily by single family residential structures. The average year for both multi-family residential and industrial structures is the late 1960's. The average year for commercial structures is 1953.

Table 4: Average Year Built

	Parcels	Buildings*	Average
All	7554	6390	1947
Developable Land Use			
Commercial	454	285	1953
Industrial	96	63	1968
Multi-Family Residential	315	274	1967
Single-Family Residential	5809	5704	1946
Publicly Owned	224	36	1943
Vacant	656	27	1949

* Only includes buildings with a recorded year of construction

5 *Streets and Utilities Condition*

With the predominance of I-205, classified as a regional trafficway, streets represent a significant portion of the overall acreage of the Area. Streets and rights-of way combine to occupy 392 of the total 2,472 square acres. Amidst a web of primarily residential neighborhood streets, SE 122nd and SE Foster (including the SE Woodstock couplet), are classified as major traffic streets.

SE Woodstock (continuing west from the couplet), SE 82nd, SE 92nd, SE 110/111th, SE 114/115th, SE Harold, SE Holgate, and SE Powell are classified as neighborhood collector streets. Many of these streets, and several minor traffic streets located in the northeastern corner of the area, have been identified by the Portland Department of Transportation as qualified for traffic calming projects. Streets that qualify for the traffic calming measures exhibit consistently high counts of automobiles traveling at speeds significantly higher than the speed limit. Many of these same streets also have planned, but unfunded, bicycle and pedestrian enhancement projects.

Public utilities in the area, including water, sanitary sewer, and stormwater systems are in good condition. The Mid-County Sewer project has provided the area with updated system of separated sewer and stormwater utilities. Combined systems still exist along the lengths of SE 82nd and SE Foster (west of the I-205). The Bureau of Environmental Services does report the need for several sump stations in the southwest portion of the Area, where groundwater collects and often floods basements.

6 *Environmental Condition*

All but the northwest corner of the Area lies within the Johnson Creek Watershed. Roughly one quarter of the Area is within the Johnson Creek floodplain. Therefore, every year, there is a one percent chance that one quarter of the Area could experience flooding from Johnson Creek. With increased development within the watershed, minor flooding is becoming a common event in the Area. The creek now floods an average of every other year, including three events in 1996 alone.

B *SOCIAL CONDITIONS*

The Outer Southeast Development Feasibility Study provided an overview of the demographics in the Lents area. The total population of the Lents area was estimated in 1994 to be 17,094 (includes 1990 Census tracts 83.01, 83.02, 6.01, 6.02, and 85). The area has experienced slight increases in growth since the 1980 census. This may be accounted for by the mature level of residential development in the Area. With limited amounts of vacant land in residential zones, population growth has been limited to infill development and scattered new multi-family residential construction. Based upon the 1990 Census, the average persons per household in Lents was 2.59.

The median income in Lents is \$22,960. This is 11% less than the median income for the city of Portland, which is \$25,592. Employment information collected during the 1990 Census shows that 39.6% of the workforce in Lents is employed in occupations of precision and machine operations, transportation, and general labor. Another 19% of the workforce is employed in administration support occupations. Thirteen percent of Lents residents are employed in professional or managerial occupations. This compares to 30% for the city of Portland.

C ECONOMIC CONDITIONS

1 Land and Improvement Values

The real market value for land and improvements to land (buildings and other facilities) are calculated by the County Assessor's Office. The ratio between the value of the land and its accompanying improvement provide an indication of the economic viability of the area. In areas attractive for new development, the value of the improvement should be several times that of the land. The improvement to land ratios of the Area do not meet this ideal. The average for all parcels within the district is 1.6:1. Multi-family residential has the highest ratio at improvement values 3.5 times that of land values.

2 Land Use Values per Square Foot

Comparing the total market value of property within the Area to the square footage of land uses provides an average value per square foot of \$9.21. When disaggregated by land use, the values range between \$2.82 for industrial land to \$15.95 for multi-family residential.

TABLE 5: Improvement to Land Ratios

	Improvement Value	Land Value	Ratio	Value/Sq Ft
All	\$ 513,246,000	\$ 321,034,500	1.60	\$ 9.21
Developable Land Use				
Commercial	\$ 59,724,300	\$ 52,079,300	1.15	\$ 11.34
Industrial	\$ 14,304,600	\$ 9,904,600	1.44	\$ 2.82
Multi-Family Residential	\$ 55,693,100	\$ 15,902,300	3.50	\$ 15.95
Single-Family Residential	\$ 339,334,100	\$ 211,012,800	1.61	\$ 11.63
Publicly Owned	\$ 41,884,200	\$ 17,588,700	2.38	\$ 4.59
Vacant	\$ 2,305,700	\$ 14,546,800	0.16	\$ 2.29

D EXPECTED IMPACT, INCLUDING FISCAL IMPACT, OF PLAN IN LIGHT OF ADDED SERVICES OR INCREASED POPULATION

Being located in an urban area with full public services existing in place, the Plan is not anticipated to result in an significant additional public service requirements such as police, fire, etc. Residential and commercial development will continue to take place in a manner consistent with infill, scattered site development. Public utilities and services should be upgraded as necessary to meet development demands.

It is anticipated that the highest degree of change to the area will come from future industrial development of the Freeway Land Company site, located just east of I-205. The site is one of the largest undeveloped industrial parcels remaining in the city of Portland and has been designated by Metro as a Mixed-Use Employment Center in the 2040 Growth Concept. As many as 2,500 new jobs may be supported in the future on this site.

SECTION III REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN

There is only one urban renewal area proposed in the plan. Several factors were ultimately responsible for the selection of Lents Town Center as an urban renewal area.

A TOWN CENTER STATUS

The Area was identified as a potential urban renewal area after a long series of community planning processes beginning with the Outer Southeast Community Plan of 1995. Also in 1995, Metro designated the Lents neighborhood as a town center and designated the nearby Freeway Land Company site an employment center. Town centers serve populations of tens of thousands of people with local shopping and employment opportunities. The target density for town centers has been set at an average of 40 persons per acre (persons include residents and employees). In 1990, the Lents Town Center area had a population density of 6.2 residents per acre. In 1994, it is estimated that the Lents Town Center area had a employee density of just over 1 employee per acre. The zoning established as part of the Outer Southeast Community plan includes the capacity to meet the density target. It is anticipated that even with significant public investment, it will take several decades for the Area to approach the density target.

B LENTS REVITALIZATION PLAN

In 1997, the Outer Southeast Business Coalition completed the Lents Target Area Conceptual Plan for Revitalization (Lents Revitalization Plan). The plan identified redevelopment scenarios for six sub-areas within the Lents Town Center boundary. Later

that year, the Portland Development Commission funded a economic feasibility study of the redevelopment scenarios. The following conclusions were made:

1 Residential development

As vacant land inventories diminish further and land values grow, densities will increase, but Lents will retain its flavor as a single family market for years to come.

The affordability of Lents housing is a positive one for the housing market as a whole, but it has been somewhat negative for investment in new residential development. Land prices for improved properties are high, and in combination with high construction costs and the product standards especially in the new apartment market, could discourage new construction where current values and rents do not support development costs.

Future housing development in Lents will likely focus on the existing market, i.e., affordable housing. However, proposed minimum density requirements could be problematic for the Lents market. Lents is primarily a single family market. High density owner-occupied townhouses are an untested project in Lents, and mixed use, high density apartments can not be priced too far above the market rent structure or they will be beyond the reach of the Lents market.

2 Commercial/Office development

Lents does have one very positive ingredient for future office development and that is a freeway interchange. However, for Lents to become a viable location for office development, some conditions will have to be met first. Lents can begin its emergence as a business center by developing large scale industrial parks. This will provide the market with future office tenants as the businesses mature and will help give Lents a positive business identity. This process will entail a large amount of clean-up and redevelopment because the current environment is not compatible with the present standards of industrial and office park development. Another prerequisite would be a viable retail/commercial district in downtown Lents because office tenants need restaurants and shopping for convenience and ancillary goods and services.

Lents does have the potential for office space development. There are locations along Johnson Creek which would be very attractive sites, but a great deal of redevelopment would have to occur first, and a rather long-term development horizon is necessary.

3 Commercial/Retail development

Though there is demand for neighborhood oriented convenience retail, these neighborhood retailers can not afford high rents, and the pedestrian environment in Lents would have to be improved. A redevelopment strategy which provides a critical mass of retail space, or at least 20,000-30,000 square feet at rents in the \$12-\$14 range, would create the nucleus of a neighborhood retail core in Lents.

4 Industrial development

The virtually unanimous opinion among industrial real brokers contacted for this market overview was that Lents would be an excellent location for industrial development because of (1) access to I-205, (2) proximity to Portland International Airport, and (3) the area's supply of affordable housing for the labor market... From a locational perspective, there is no doubt that Lents would have a strong competitive position in the industrial real estate market if the redevelopment and environmental issues could be solved.

C LENTS TOWN CENTER URBAN RENEWAL AREA GOALS AND OBJECTIVES

During preliminary planning for a potential urban renewal area in Lents Town Center, the following set of goals were established. These goals were extracted from previous community planning efforts and refined by the Urban Renewal Advisory Committee. Section III of the Plan includes these goals as well as accompanying objectives.

1 Public Involvement

The Plan will be community based. Members of the community will be directly involved in the implementation and ongoing refinement of the Plan.

2 Neighborhood Revitalization

Invest public funds and work with residential property owners to maintain and increase the livability of residential neighborhoods within the area.

3 Revitalization of Commercial Areas

Invest public funds and work in partnership with commercial property owners to increase the vitality and economic health of commercial areas within the Area, recognizing that there are several different types of commercial areas that serve different purposes. Help create an environment that supports business owners and operators, increases business profitability and creates jobs. Help create linkages and ensure compatibility between commercial areas and residential neighborhoods for their mutual benefit.

4 Housing

Help provide new and rehabilitated housing units suitable for households with a range of incomes and housing needs, recognizing the value of the existing affordable housing stock. Create housing opportunities that allow Lents residents of all ages and income levels to remain in the community. Support housing development that conforms to zoning and other community objectives.

5 *Employment*

Help businesses create family-wage jobs within the Area and help make these jobs available to residents of the Area.

6 *Environment*

Protect and enhance the natural environment within the Area. Promote development that respects the value of the environment. Help ensure that development minimizes impacts on flooding of Johnson Creek and in turn, is reasonably protected from flood dangers.

7 *Transportation*

Improve transportation so that there is a safe and convenient access to homes and businesses within the Area and between the Area and the rest of the region. Improve multi-modal transportation facilities to promote walking, biking and transit as well as travel by motor vehicles.

8 *Parks, Recreation, and Open Space*

Invest in developing parks, open space and other public facilities to promote revitalization of the Area.

9 *Community Identity*

Promote public and private development that creates a strong sense of identity for downtown Lents and individual neighborhoods.

SECTION IV THE RELATIONSHIP BETWEEN EACH PROJECT TO BE UNDERTAKEN UNDER THE PLAN AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA

The goals of Plan (Section III of both the Plan and this report) were established with the community based upon the existing conditions in the area. Projects were then identified that would address the strengths, weaknesses, and opportunities of the existing conditions.

A PUBLIC IMPROVEMENTS

Public improvements include the construction, reconstruction, repair or replacement of sidewalks, streets, transit systems, parking, parks, pedestrian amenities, water, sanitary sewer and storm sewer facilities and other public infrastructure deemed appropriate for the achievement of the goals and objectives of the Plan.

B REHABILITATION, DEVELOPMENT AND REDEVELOPMENT ASSISTANCE

The Portland Development Commission will undertake loans and grant programs to assist property owners in rehabilitating or redeveloping property within the Area to achieve the objectives of the Plan. This may include residential, commercial or industrial loans or grants, financial assistance to improve older buildings to meet current code standards (including seismic standards), assistance to remediate environmental conditions, or other programs to eliminate blight in the area.

C LAND ACQUISITION, IMPROVEMENT AND DISPOSITION FOR REDEVELOPMENT

The Portland Development Commission may acquire, improve and dispose of property for redevelopment in conformance with the Comprehensive Plan, Zoning Ordinance and specific Plan objectives. The detailed provisions pertaining to these activities are described in Sections VIII and IX of the Plan.

D PLANNING

The Commission may undertake planning for potential development projects to achieve the goals and objectives of this Plan.

SECTION V THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS

Estimated costs, including capital and operating costs are shown as Table 6, Project Revenue and Expenditure Summary (at end of report). Expenditures over the life of the Plan have been estimated in current year dollars (costs without inflation factor). Revenues are obtained from anticipated urban renewal bond proceeds.

The capacity for urban renewal bonds is based on projections of urban renewal taxes, which in turn are based on projections of development within the Area. Development projections include anticipated gains of industrial, commercial, and residential land uses in keeping with the long term growth expectations of a town center and an employment center (the Freeway Land Company site).

In current year dollars, expenditures total \$60,000,000. The source of funds to cover expenditures will come from annual tax increment revenue and periodic bond sale proceeds.

SECTION VI THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

The schedule of each urban renewal project is shown as Table 6 (located at end of report). Projects identified at this time are anticipated to be undertaken starting in Fiscal Year (FY) 1999/00 and ending in FY 2008/09.

SECTION VII THE ESTIMATED AMOUNT OF MONEY REQUIRED IN THE URBAN RENEWAL AREA UNDER ORS 457.420 TO 457.460 (TAX INCREMENT FINANCING OF URBAN RENEWAL INDEBTEDNESS) AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED OR OTHERWISE PROVIDED FOR UNDER ORS 457.420 TO 457.460

Estimates of funding requirements under ORS 457.420 to 457.460 (Tax Increment Financing of Urban Renewal Indebtedness), are provided in Section V. The total requirements estimated at \$60,000,000.

It is anticipated that the maximum indebtedness under the Plan will be \$75,000,000. Table 6 illustrates the estimated amount of tax increment proceeds to be collected, the amount of anticipated bond sales, and the resources required for project activities and project management. No additional indebtedness would be incurred under the Plan when either (1) the maximum indebtedness amount is reached, (2) the urban renewal area no longer has indebtedness or any plan to incur indebtedness within the next year, or (3) on October 1, 2015, whichever occurs first.

SECTION VIII FINANCIAL ANALYSIS OF THE PLAN WITH SUFFICIENT INFORMATION TO DETERMINE FEASIBILITY

Table 6 demonstrates that projected tax increment proceeds are sufficient to cover projected expenditures and that the Plan is financially feasible.

Table 6 also demonstrates that projected urban renewal taxes are sufficient to support the bonded indebtedness necessary to provide project revenues. Additional revenue may be provided by short term urban renewal notes, repaid on an annual basis from the ending fund balances.

SECTION IX A FISCAL IMPACT STATEMENT THAT ESTIMATES THE IMPACT OF THE TAX INCREMENT FINANCING, BOTH UNTIL AND AFTER THE INDEBTEDNESS IS REPAYED, UPON ALL ENTITIES LEVYING TAXES UPON PROPERTY IN THE URBAN RENEWAL AREA

The amendments to the Oregon Constitution passed by voters in May 1997 resulted in a shift in Oregon's property tax system. The tax basis and most continuing levies of taxing districts were reduced and then converted to "permanent rates." These rates were sufficient to raise, in Fiscal Year(FY) 1997/98, the amount of revenue that each taxing district was authorized to levy.

In FY 1998/99 and subsequent years, the maximum revenues of each taxing district with a permanent rate will be determined by applying the permanent rate to the assessed value within the taxing district. Under this system of taxation, the fiscal impacts of urban renewal consist primarily of tax revenues foregone by taxing districts. Table 7 (located at end of report) projects the amount of tax revenue that will be foregone by each district over a twenty year period.

The foregone revenues are those revenues resulting from taxes on the level of development that would occur *without* urban renewal. The projection *with* urban renewal assumes new development resulting from urban renewal as well as new development naturally occurring in the market.

Because of the increased assessed value that is projected to occur within the Area as a result of urban renewal through FY 2019/20, assuming only minimal growth in assessed value after such time (3% annually), the taxing districts are projected to recoup all foregone revenues within six years from the cessation of urban renewal tax collection (assuming cessation occurs in FY 2019/20). The number of years required to recoup foregone revenues may fluctuated dependent upon the year of cessation.

To a lesser extent, impacts in terms of increased tax rates to tax payers will result from any levy other than permanent rates. For example, if a local option levy or exempt bond levy is approved by voters, the tax rate necessary to raise the amount approved may be higher as a result of the existence of the Plan.

SECTION X A RELOCATION REPORT

ORS 457.085 (3)(i) requires that the urban renewal report contain discussion of relocation policies and activities including the following:

A ANALYSIS OF EXISTING RESIDENTS OR BUSINESSES REQUIRED TO RELOCATE PERMANENTLY OR TEMPORARILY AS A RESULT OF AGENCY ACTIONS UNDER ORS 457.170

No specific property acquisition is identified in the Plan requiring permanent or temporary relocation of existing residents or businesses.

B DESCRIPTION OF THE METHODS TO BE USED FOR THE TEMPORARY OR PERMANENT RELOCATION OF PERSONS LIVING IN, AND BUSINESSES SITUATED IN, THE URBAN RENEWAL AREA IN ACCORDANCE WITH ORS 281.045 TO 281.105

If in the implementation of the Plan persons or businesses should be displaced by the action of the Commission, the Commission will undertake appropriate relocation assistance in accordance with the Commission's adopted Relocation regulations and all other applicable laws or regulations at the time of such action.

C AN ENUMERATION, BY COST RANGE, OF THE EXISTING HOUSING UNITS IN THE URBAN RENEWAL AREAS OF THE PLAN TO BE DESTROYED OR ALTERED AND NEW UNITS TO BE ADDED

No specific projects are identified in the Plan requiring the destruction, significant alteration, or addition of housing units.

SECTION XI CONFORMANCE WITH LAND AREA AND ASSESSED VALUE LIMITS

There are statutory limits on the percentage of assessed value and land area within a municipality that can be certified as base values for urban renewal areas. ORS 457.420 (2)(a) states that urban renewal areas cannot assume over 15% of the city's total assessed value and 15% of the city's land area.

A LAND AREA

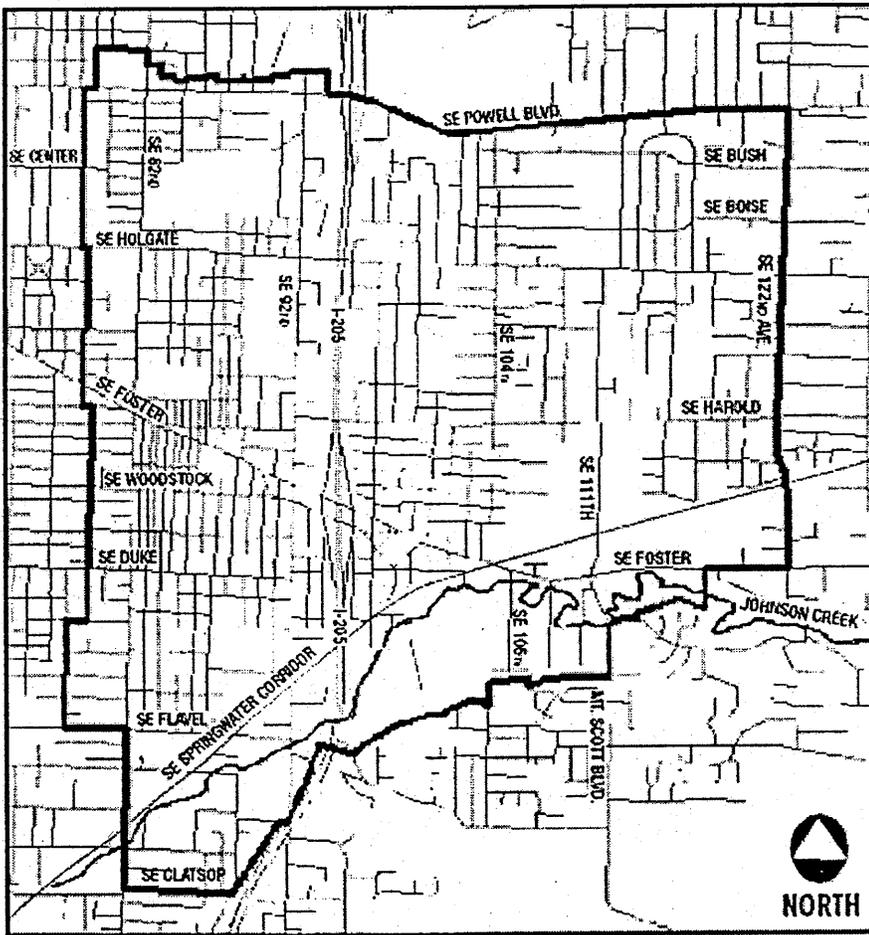
The Lents Town Center Urban Renewal Area encompasses 2,472 acres. The City's total land area is reported to be 92,614 acres. The acreage of the Area, when combined with the area of the five other existing urban renewal areas, totals 6,975 acres, which represents 7.5% of the city's total land area. The Urban Renewal Area, by itself, represents 2.5% of the city's total land area.

B ASSESSED VALUE

The assessed value of the City of Portland in Fiscal Year 1997/98 was \$26,524,462,295. The Lents Town Center Urban Renewal Area has a total assessed value of \$571,355,450. The assessed value of the area, combined with the assessed values of the five existing urban renewal areas total \$1,592,372,826. This represents 6.0% of the city's total assessed value. The Area, by itself, represents 2.15% of the city's assessed value.

Exhibit One: Urban Renewal Area Boundary

LENTS TOWN CENTER Urban Renewal Area



LEGEND

— AREA BOUNDARY

PDC
PORTLAND
DEVELOPMENT
COMMISSION

Table 6 Lents Town Center Urban Renewal Area - Project Revenue and Expenditure Summary

	FY 99-00	FY 00-01	FY 01-02	FY 02-03	FY 03-04	FY 04-05	FY 05-06	FY 06-07	FY 07-08	FY 08-09	FY 09-10
REVENUES											
Annual Tax Increment Revenue	\$ 82,181	\$ 512,106	\$ 957,468	\$ 1,418,807	\$ 1,896,879	\$ 2,391,663	\$ 2,904,354	\$ 3,435,370	\$ 3,985,349	\$ 4,554,950	\$ 5,144,856
Annual Bond Proceeds	\$ 3,920,000	\$ 4,900,000	\$ 5,880,000	\$ 4,900,000	\$ 7,840,000	\$ 5,880,000	\$ 9,800,000	\$ 7,840,000	\$ 9,800,000	\$ 6,860,000	\$ 1,960,000
TOTAL REVENUES	\$ 4,002,181	\$ 5,412,106	\$ 6,837,468	\$ 6,318,807	\$ 9,736,879	\$ 8,271,663	\$ 12,704,354	\$ 11,275,370	\$ 13,785,349	\$ 11,414,950	\$ 7,104,856
Cumulative Revenues	\$ 4,002,181	\$ 9,414,287	\$ 16,251,755	\$ 22,570,562	\$ 32,307,241	\$ 40,578,904	\$ 53,283,259	\$ 64,558,629	\$ 78,343,978	\$ 89,758,928	\$ 96,863,785
EXPENDITURES (1998 Dollars)											
Public Improvements											
SE Foster Road (business district/freeway)	\$ 200,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SE Woodstock (business district)	\$ -	\$ -	\$ 700,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
82nd Avenue Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 520,000	\$ 520,000	\$ -	\$ -	\$ -	\$ -
Freeway Land Access	\$ 30,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Neighborhood Street Improvements	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 125,000	\$ 1,400,000	\$ -	\$ -
Identified Intersection Improvements	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 550,000	\$ -	\$ -
Sidewalks, street lights, trees, bike lanes	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 550,000	\$ -	\$ -
I - 205 Park & Ride	\$ -	\$ -	\$ 30,000	\$ -	\$ 1,750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Downtown Lents Business District Parking Facilities	\$ -	\$ 310,000	\$ 600,000	\$ 1,510,000	\$ 300,000	\$ -	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -
Redevelopment	\$ 770,000	\$ 800,000	\$ 800,000	\$ 20,000	\$ 770,000	\$ 1,620,000	\$ 2,870,000	\$ -	\$ -	\$ -	\$ -
Community / Public Service Center	\$ 10,000	\$ 200,000	\$ 200,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Workforce Training Center	\$ -	\$ 10,000	\$ 200,000	\$ 200,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Public Square / Plaza	\$ -	\$ -	\$ 5,000	\$ 200,000	\$ 100,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -
Area Gateways	\$ 11,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 13,000	\$ -	\$ -	\$ -	\$ -	\$ -
Open Space Land Acquisition	\$ 100,000	\$ -	\$ 200,000	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -
Park Development	\$ -	\$ 25,000	\$ 150,000	\$ 75,000	\$ 750,000	\$ 25,000	\$ 300,000	\$ 500,000	\$ -	\$ -	\$ -
Greenway Improvements	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 150,000	\$ -	\$ -
Trail Improvements	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 150,000	\$ -	\$ -
Johnson Creek Watershed	\$ -	\$ -	\$ 100,000	\$ 250,000	\$ 250,000	\$ 1,500,000	\$ 100,000	\$ 2,750,000	\$ -	\$ -	\$ -
Utilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ 1,450,000	\$ 1,500,000	\$ -	\$ -	\$ -
Redevelopment											
Homeowner Repair Program	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 750,000	\$ 1,000,000	\$ -
Homebuyer Program	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 750,000	\$ 1,000,000	\$ -
Rental Property Repair Program	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 750,000	\$ 1,000,000	\$ -
Housing Development Finance	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 750,000	\$ 1,000,000	\$ -
Technical and Financial Business Assistance	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 2,000,000	\$ 1,000,000	\$ -
Total Project Expenditures	\$ 2,421,000	\$ 4,769,000	\$ 4,309,000	\$ 4,579,000	\$ 6,244,000	\$ 5,078,000	\$ 8,640,000	\$ 6,570,000	\$ 7,800,000	\$ 5,000,000	\$ -
Staffing, Materials & Services, Overhead	\$ 181,575	\$ 357,675	\$ 371,925	\$ 343,425	\$ 468,300	\$ 380,850	\$ 648,000	\$ 492,750	\$ 585,000	\$ 375,000	\$ -
TOTAL EXPENDITURES (1998 Dollars)	\$ 2,602,575	\$ 5,126,675	\$ 4,680,925	\$ 4,922,425	\$ 6,712,300	\$ 5,458,850	\$ 9,288,000	\$ 7,062,750	\$ 8,385,000	\$ 5,375,000	\$ -
Debt Service	\$ 348,738	\$ 784,561	\$ 1,307,768	\$ 1,743,691	\$ 2,441,168	\$ 2,964,275	\$ 3,836,121	\$ 4,533,597	\$ 5,405,443	\$ 6,015,734	\$ 6,190,104
Cumulative Expenditures	\$ 2,951,313	\$ 6,662,649	\$ 14,651,343	\$ 21,517,459	\$ 30,670,926	\$ 39,094,051	\$ 52,218,172	\$ 63,814,519	\$ 77,604,961	\$ 86,995,696	\$ 95,185,799

TABLE 7
Lents Town Center Urban Renewal Plan
Taxes Foregone to Taxing Districts

1) Foregone Revenues to Taxing Districts covered entirely by proposed UR area

	FY 1999-00	FY 2000-01	FY 2001-02	FY 2002-03	FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08	FY 2008-09	FY 2009-10
Total Assessed Value with UR	589,638,267	613,223,798	637,752,750	663,262,860	689,793,374	717,985,109	746,080,513	775,923,734	806,960,683	839,239,111	872,808,675
Total Assessed Value without UR	589,638,267	608,506,692	627,978,906	648,074,231	668,812,608	690,214,610	712,301,477	735,095,124	758,618,168	782,893,950	807,946,556
AV W/O UR Less Frozen Base	18,283,357	37,151,782	56,623,996	76,719,321	97,457,696	118,859,700	140,946,567	163,740,214	187,263,258	211,539,040	236,591,646

Taxing District:	Permanent Rate*
Multnomah County	4.3481
City of Portland	4.5919
Metro	0.0968
Port of Portland	0.0702
Multnomah County ESD	0.4581

2) Foregone Revenues to Portland Public Schools and Portland Community Colleges Taxing Districts

	FY 1999-00	FY 2000-01	FY 2001-02	FY 2002-03	FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08	FY 2008-09	FY 2009-10
Total Assessed Value with UR	412,746,787	429,256,658	446,426,925	464,284,002	482,855,362	502,169,576	522,256,359	543,146,614	564,872,478	587,467,377	610,966,073
Total Assessed Value without UR	412,746,787	425,954,684	439,595,234	453,651,962	468,168,824	483,150,227	498,611,034	514,566,587	531,032,718	548,025,765	565,562,589
AV W/O UR Less Frozen Base	12,798,350	26,006,247	39,656,797	53,703,525	68,220,387	83,201,790	98,662,597	114,618,150	131,084,281	148,077,328	165,614,132

Taxing District:	Permanent Rate*
Portland Public Schools	4.7792
Portland Community Colleges	0.2830

3) Foregone Revenues to David Douglas Schools and Mount Hood Community Colleges Taxing Districts

	FY 1999-00	FY 2000-01	FY 2001-02	FY 2002-03	FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08	FY 2008-09	FY 2009-10
Total Assessed Value with UR	176,891,480	183,967,139	191,325,825	198,978,858	206,938,012	215,215,533	223,824,154	232,777,120	242,088,205	251,771,733	261,842,603
Total Assessed Value without UR	176,891,480	182,552,008	188,393,672	194,422,269	200,643,782	207,064,383	213,690,443	220,528,537	227,585,450	234,868,185	242,383,967
AV W/O UR Less Frozen Base	5,485,007	11,145,535	16,987,199	23,015,796	29,237,309	35,657,910	42,283,970	49,122,064	56,178,977	63,461,712	70,977,494

Taxing District:	Permanent Rate*
David Douglas	4.8456
Mount Hood Community College	0.4422

* The permanent rates are based on FY 1997-98 rates. No other rate adjustments were made since many of them require voter approval or will not exist for a significant duration of the plan. Also, bond rates may be different due to changes in debt service requirements.

TABLE 7
Lenis Town Center Urban Renewal Plan
Taxes Foregone to Taxing Districts

1) Foregone Revenues to Taxing Districts
covered entirely by proposed UR area

	FY 2010-11	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	Total
Total Assessed Value with UR	907,721,022	944,029,863	981,791,057	1,021,082,700	1,061,905,208	1,104,381,416	1,148,556,673	1,194,498,940	1,242,278,897	1,291,970,053	11,045,624
Total Assessed Value without UR	833,800,846	860,482,473	888,017,912	916,434,485	945,760,389	976,024,721	1,007,257,512	1,039,489,753	1,072,753,425	1,107,081,534	11,045,624
AV W/O UR Less Frozen Base	262,445,936	289,127,563	316,663,002	345,079,575	374,405,479	404,689,811	435,902,602	468,134,843	501,398,515	535,726,624	11,045,624

Taxing District:

Multnomah County	1,141,141	1,257,156	1,376,882	1,500,441	1,627,952	1,759,545	1,895,348	2,035,497	2,180,131	2,329,393	22,952,448
City of Portland	1,202,501	1,324,754	1,450,918	1,581,120	1,715,488	1,854,157	1,997,262	2,144,947	2,297,358	2,454,646	24,186,615
Metro	25,405	27,988	30,653	33,404	36,242	39,172	42,195	45,315	48,535	51,858	510,981
Port of Portland	18,424	20,297	22,230	24,225	26,283	28,408	30,600	32,863	35,198	37,608	370,567
Multnomah County ESD	120,226	132,449	145,063	158,081	171,515	185,379	199,687	214,453	229,691	245,416	2,418,186

2) Foregone Revenues to Portland Public
Schools and Portland Community Colleges
Taxing Districts

	FY 2010-11	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
Total Assessed Value with UR	635,404,715	660,820,904	687,253,740	714,743,890	743,333,645	773,066,991	803,989,671	836,149,258	869,595,228	904,379,037
Total Assessed Value without UR	583,660,592	602,337,731	621,612,538	641,504,140	662,032,272	683,217,305	705,080,259	727,642,827	750,927,397	774,957,074
AV W/O UR Less Frozen Base	183,712,155	202,389,294	221,684,101	241,555,703	262,083,835	283,268,668	305,131,822	327,694,390	350,978,960	375,008,637

Taxing District:

Portland Public Schools	877,997	987,259	1,059,377	1,154,443	1,252,551	1,353,799	1,458,286	1,566,117	1,677,399	1,792,241	17,659,676
Portland Community Colleges	51,991	57,276	62,731	68,360	74,170	80,165	86,352	92,738	99,327	106,127	1,045,717

3) Foregone Revenues to David Douglas
Schools and Mount Hood Community
Colleges Taxing Districts

	FY 2010-11	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
Total Assessed Value with UR	272,316,307	283,208,959	294,537,317	306,318,810	318,571,562	331,314,425	344,567,002	358,349,682	372,683,669	387,591,016
Total Assessed Value without UR	250,140,254	258,144,742	266,405,374	274,930,346	283,728,117	292,807,416	302,177,254	311,846,926	321,826,027	332,124,460
AV W/O UR Less Frozen Base	78,733,781	86,738,269	94,998,901	103,523,873	112,321,644	121,400,943	130,770,781	140,440,453	150,419,554	160,717,987

Taxing District:

David Douglas	365,766	402,951	441,327	480,931	521,801	563,980	607,509	652,430	698,789	746,631	7,356,861
Mount Hood Community College	34,816	38,356	42,009	45,778	49,669	53,683	57,827	62,103	66,516	71,069	700,276

172671

EXHIBIT C

Portland Development Commission

Resolution No. 5157

PORTLAND DEVELOPMENT COMMISSION
Portland, Oregon

17 2671

RESOLUTION NO. 5157

RESOLUTION ACCEPTING THE PROPOSED LENTS TOWN CENTER URBAN RENEWAL PLAN AND DIRECTING THAT THE PLAN BE SUBMITTED TO THE CITY PLANNING COMMISSION FOR THEIR CONSIDERATION AND THEREAFTER, TO THE CITY COUNCIL FOR ADOPTION.

WHEREAS, the Portland Development Commission ("Commission") has, since 1994, recognized Outer Southeast Portland as a PDC Target Area, and worked in concert with other City bureaus on the development of community plans to address comprehensive development and revitalization objectives; and

WHEREAS, upon the completion of the Lents Revitalization Plan the community requested that the Commission review and determine the feasibility of establishing an Urban Renewal Area to help finance and coordinate the implementation of a series of public infrastructure improvements and supportive redevelopment programs; and

WHEREAS, in order to implement the full public and community vision of the functional development of the Lents Town Center, a significant investment of public funds will be required; and

WHEREAS, other than for tax increment financing, it is unlikely sufficient public funds would ever be available to carry out the timely public investment necessary to support the desired development of the Town Center and revitalization of the surrounding neighborhoods; and

WHEREAS, an urban renewal feasibility study of the Lents Town Center Area was undertaken from April through August of 1998 and documented findings of blight required under state enabling legislation; and

WHEREAS, the Commission has solicited, received and considered public input in a variety of forums throughout the development of this Plan; and

WHEREAS, the Commission has developed the Lents Town Center Urban Renewal Plan with the assistance of a 17 member Advisory Committee comprised of Area residents, business owners and property owners, neighborhood and business association representatives, and community development and service organizations; and

WHEREAS, the Advisory Committee has recommended that the Lents Town Center Urban Renewal Plan be approved by the Commission; and

WHEREAS, the Commission has reviewed the proposed Lents Town Center Urban Renewal Plan attached hereto as Attachment #1; now, therefore, be it

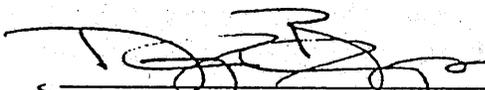
RESOLVED, that the Commission hereby accepts this proposed Lents Town Center Urban Renewal Plan, along with the accompanying Report to the Plan, substantially in the form contained in Attachment #2, and directs that these items be forwarded to the City Planning Commission with a request that they recommend adoption of the Lents Town Center Urban Renewal Plan by the City Council and thereafter be forwarded to the Portland City Council for adoption; and be it

FURTHER RESOLVED, that this Resolution shall become effective immediately upon its adoption.

ADOPTED by the Commission August 19, 1998.



Martin Brantley, Chairman



Douglas C. Blomgren, Secretary

172671

EXHIBIT D

**FINDINGS OF FACT FOR
CONSISTENCY WITH APPLICABLE
STATE, REGIONAL, AND PORTLAND
GOALS AND POLICIES**

**SUPPORTING THE CREATION OF THE
LENTS TOWN CENTER URBAN
RENEWAL DISTRICT**

AND

**FINE TUNING OF COMPREHENSIVE
PLAN MAP DESIGNATIONS AND
ZONES IN THE LENTS DOWNTOWN**

**PORTLAND BUREAU OF PLANNING
AUGUST 24, 1998**

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EXHIBIT D

FINDINGS OF COMPLIANCE WITH APPLICABLE STATE, REGIONAL AND PORTLAND GOALS AND PLANS

Approval criteria for changes to the Portland Comprehensive Plan require findings of compliance with the applicable State Land Use Planning Goals. Changes must also be consistent with the provisions of the METRO Urban Growth Boundary Functional Plan Titles, acknowledged Portland Comprehensive Planning Goals 1 through 12, and any relevant area plans adopted by the City Council. Other applicable adopted City plans are:

- Outer Southeast Community Plan
- Outer Southeast Business Plan
- Lents Neighborhood Plan
- Brentwood-Darlington Neighborhood Plan
- Foster-Powell Neighborhood Plan
- Mt. Scott-Arleta Neighborhood Plan
- Powellhurst-Gilbert Neighborhood Plan

For each applicable planning goal or policy there is an explanation of the standards used as criteria for judging the compliance of the Planning Commission recommended Lents Town Center Urban Renewal Plan, District Boundary, and Town Center Comprehensive Plan Map amendments and zone changes. Statements of fact follow each applicable criterion supporting the conclusion of consistency and/or that the criterion has been met.

I. Findings of Fact for Consistency with the Applicable Oregon Statewide Planning Goals

LCDC Goal 1, *Citizen Involvement* requires citizen involvement programs that are coordinated among government agencies and are appropriate to the scale of the planning effort. The Lents Town Center Urban Renewal Area Plan and plan map amendments and zone change processes have met and exceeded the requirement of this goal. Numerous opportunities have been provided for citizens to consider and participate in meetings and hearings concerning the future of the Lents Town Center Urban Renewal Plan boundaries, goals, implementation strategies, and designation and zone changes.

1. Land use planning and community development efforts began more than 20 years ago with Multnomah County's public involvement planning processes in the middle of the 1970's and adoption of the Multnomah County Framework Plan and Powellhurst and Errol Heights Community Plans in April 1979.
2. The area within the proposed Lents Town Center Urban Renewal Area was annexed to the City of Portland in the 1980's. Agreements between Portland and Multnomah County led to the assignment of the City's closest equivalent designations and zones to those established by Multnomah County's Framework Plan in 1979 and revision of existing County Community Plans for consistency with Portland's acknowledged Comprehensive Plan designations and zones. Community, business, and neighborhood advisory groups, meetings, and workshops encouraged a full range of citizen involvement activities.
3. Portland began its comprehensive land use planning efforts within the proposed urban renewal area with creation and adoption of the Brentwood-Darlington Neighborhood Plan (formerly Errol Heights) in 1992 (Ordinance No. 165071). The public processes used

to create and adopt the Brentwood-Darlington Neighborhood Plan were found to be consistent with Statewide Planning Goals and acknowledged Portland Comprehensive Plan citizen involvement goals and policies.

4. METRO designated the area around the intersection of SE Foster Rd. with I205, a 2040 Town Center in 1995. The public involvement procedures implemented by METRO have been found to be consistent with Oregon Statewide Land Use Planning Goals.
5. Comprehensive planning efforts in Outer Southeast Portland began in 1992 with the Planning Commission's approval, following community workshops and public hearings, of the Outer Southeast Community Plan (OSE) process document which summarized the goals of the process, identified products to be generated, and detailed the citizen involvement process. The recommended Lents Town Center Urban Renewal Plan Area is located within the Outer Southeast Community Plan area.
6. The Portland City Council adopted the Outer Southeast Community and Business Plans and applicable neighborhood plans on January 31, 1996 (Ordinance No. 169763 and Resolution No. 35491). The Lents Neighborhood and portions of the Brentwood-Darlington, Foster-Powell, Mt. Scott-Arleta, and Powellhurst-Gilbert Neighborhoods are located within the proposed Lents Town Center Urban Renewal Plan boundary. Two OSE business associations are located within the Urban Renewal Boundary: 82nd Avenue and Foster Area. Public involvement procedures which encouraged citizen involvement in all phases of the OSE planning process were found to exceed the criteria established for public involvement under Statewide Goal 1 and acknowledged Portland Comprehensive Plan Policy 9 - Citizen Involvement. OSE Plan action charts met the City's Community Planning benchmarks with more than 50% of the listed implementors being

community-based organizations, associations, and institutions.

7. An initial step in the development of the Lents Town Center Urban Renewal Plan was the appointment of an advisory committee made up of neighborhood residents, business and property owners, and representatives from applicable neighborhood and business associations and community development corporations. A parallel group of public service providers was also convened to identify and evaluate opportunities for public investments and public-private project partnerships within the proposed urban renewal boundary.

Members of the Lents Town Center Urban Renewal Advisory Committee are:

Committee Chair	Kathleen Lansing
Foster Area Business Assoc.	Gail Nonneman
82nd Avenue Business Assoc.	Paul Ellison
Lents Neigh. Assoc.	Judy Welch
Powellhurst-Gilbert Neigh. Assoc.	Glenn Taylor
Foster-Powell Neigh. Assoc.	Cindy Peek
Mt. Scott-Arleta Neigh. Assoc.	Bill Whitmore
Brentwood-Darlington Neigh. Assoc.	Mary Davis
ROSE Comm. Dev. Corp.	Nick Sauvie
Marshall Caring Community SEUL/Outer Southeast Comm. Project	Denise Sweitzer Ginny Peckinpaugh
Freeway Land Company	Fred Michael
Foster Auto Parts	Ray Koistinen
Eastport Plaza	Ken Turner
Bitar Brothers, Inc.	Bill Bitar
Lents Body Shop, Inc.	Randy Dagal
Lents Resident	Louis Martinez

8. Renewal Plan ongoing public processes, Goal 1 (Public Involvement) and Title IX (Property Disposition Policies and Procedures) ensure that community members, stakeholders, and other

interested parties will have a full range of participation opportunities available to them in the Plan project selection, resource use, and amendment options.

9. The Urban Renewal Advisory Committee, studied urban renewal plan goals, policies and programs; urban renewal area boundary alternatives; potential development options; and selected future development, public infrastructure, and amenity proposals. A limited number of proposals for Comprehensive Plan Map amendments and zone changes in the Lents traditional downtown were examined to weigh opportunities to stimulate private reinvestment within the Town Center.
10. The following public forums and meetings have been held in 1998 to discuss and review Plan proposals:

January 8, 1998	82nd Avenue Business Assoc. Board meeting
January 22, 1998	Lents area real estate brokers
January 27, 1998	Lents Neigh. Assoc.
January 29, 1998	Lents Target Area Coord. Comm.
February 10, 1998	Foster Area Bus. Assoc.
February 17, 1998	Foster Area Bus. Assoc. Board meeting
February 18, 1998	Lents Target Area Coord. Comm.
February 24, 1998	Lents Neigh. Assoc.
February 25, 1998	Lents Target Area Coord. Comm.
March 10, 1998	Foster Area Bus. Association
March 19, 1998	Lents Urban Renewal discussion group
April 6, 1998	Lents Urban Renewal discussion group
April 8, 1998	Masonic Lodge Board
April 13, 1998	Lents Urban Renewal discussion group
April 14, 1998	Foster Area Bus. Assoc.
April 27, 1998	Urban Renewal Advisory Comm.
April 28, 1998	Lents Neigh. Assoc.
May 11, 1998	Powellhurst-Gilbert Neigh. Assoc.
May 12, 1998	Foster Area Bus.

May 14, 1998	Assoc. Urban Renewal Advisory Comm.
May 26, 1998	Lents Neigh. Assoc.
May 27, 1998	Lents Target Area Coord. Comm.
June 4, 1998	Urban Renewal Advisory Comm.
June 29, 1998	Urban Renewal Advisory Comm.
July 7, 1998	Urban Renewal Advisory Comm. (Topics: jobs and housing density)
July 9, 1998	Foster Area Bus. Assoc.
July 9, 1998	Urban Renewal Advisory Comm.
July 13, 1998	Brentwood-Darlington Neigh. Assoc.
July 14, 1998	Foster Area Bus. Assoc.
July 14, 1998	Urban Renewal Advisory Comm.
July 29, 1998	Urban Renewal Advisory Comm.
August 5, 1998	Urban Renewal Advisory Comm.
August 10, 1998	Powellhurst-Gilbert Neigh. Assoc.
August 11, 1998 House (Direct mail)	Lents Revitalization Open invitations to 10,500 addresses in the area)
August 13, 1998	Urban Renewal Advisory Comm.

11. The Portland Development Commission held a public hearing on August 19, 1998 to hear testimony and consider action on the proposed Lents Town Center Urban Renewal Plan, Boundary, and accompanying Comprehensive Plan Map amendments and zone changes. The Portland Development Commission unanimously recommended City Council adoption of the plan, boundary and amendments as amended.

12. The Urban Renewal Plan was amended by the Portland Development Commission to add the following section to both the Plan (Section XI(C)(3) and the Report (Section VII)

No additional indebtedness would be incurred under the Plan when either (1) the

maximum indebtedness is reached, (2) the urban renewal area no longer has indebtedness or any plan to incur indebtedness within the next year, or (3) on October 1, 2015, whichever comes first.

13. The Portland Planning Commission held a public hearing on August 23, 1998 to hear public testimony and consider the proposed Town Center Urban Renewal Plan, Boundary and Comprehensive Plan Map amendments and zone changes. The Portland Planning Commission unanimously recommended City Council adoption of the Urban Renewal Plan as amended, the District Boundary, and the Comprehensive Plan Map amendments and zone changes. The amendment unanimously recommended for adoption by the City Council adds a 5th objective to the Plan's Environmental Goal 5 in Section III (Goals and Objectives):

Invest urban renewal plan tax increment funds only in development projects that represent a prudent use of these funds after considering the risks of flood damage to the property involved.

14. Public hearings on the Lents Town Center Urban Renewal Plan, boundary, and associated Comprehensive Plan Map amendments and zone changes scheduled before the City Council are:

September 2, 1998	Portland City Council 1 st Hearing on the Lents Urban Renewal Plan
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September 9, 1998	Portland City Council 2 nd Hearing on the Renewal Plan
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September 23, 1998	Portland City Council
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Hearing on the Lents
Town Center
Comprehensive Plan
Map Amendments
and Zone Changes

15. Forty-five day notice of the proposed Tow Center Comprehensive Plan Map amendments and zone changes were sent to the Oregon Department of Land Conservation and Development on August 10, 1998. This notice announced the final public hearing before City Council on the Lents Town Center Comprehensive Plan Map amendments and zone changes, scheduled for September 23, 1998.
16. The Portland Planning Commission held a public hearing on the Urban Renewal Plan and Comprehensive Plan Map Amendments and Zone Changes on August 25, 1995. The Portland Development Commission sent out a 30-day public notice that satisfied the Portland Zoning Code notification requirements for legislative matters. The notice was also mailed to all property owners within 400 feet of the site. This satisfied the requirements of the Type III Quasi-Judicial Procedure.
17. Notice has been mailed to all those who participated in the Planning Commission's hearing process announcing the day, time, and location of the City Council hearing on the Comprehensive Plan Map amendments and rezoning. Participants notified included those who testified to the Planning Commission in person, in writing, or through a representative.

LCDC Goal 2, *Land Use Planning* requires the establishment of a land use planning and policy framework for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions. Portland's Comprehensive Plan meets this goal.

The Portland Comprehensive Plan Map must be dynamic in order to be kept up-to-date and be a workable framework for development throughout the city. The Outer Southeast Community Plan was developed as a twenty year blueprint for revitalization of Outer Southeast Portland. However, no comprehensive plan or map can remain appropriate for twenty years. The Lents Town Center Urban Renewal Plan and Comprehensive Plan Map and zone changes meet the intent of the City's review and update of the Portland Comprehensive Plan as discussed in the introduction to the Comprehensive Plan page 9: *If rapidly changing conditions indicate that reconsideration of the Plan's Goals and Policies is warranted between the regular five-year review periods, modification to the Plan may be initiated by the City Council or Planning Commission at any time.*

The Planning Commission's recommendation to change the designations and zoning in Clusters A and B of the Lents Town Center is a fine-tuning of the zoning pattern established as part of the Outer Southeast Community and is consistent with Goal 2. A comprehensive plan map amendment is a site specific implementation measure for carrying out a plan. The recommended Urban Renewal Plan meets this goal by implementing more than 20 years of planning by the community ensuring that future land development is tied to investments in public infrastructure, livability, community building, housing, economic development and amenity enhancement.

18. The Portland Comprehensive Plan was adopted on October 16, 1980 by Ordinance No. 150580 and acknowledged for compliance with Statewide Planning Goals on May 3, 1981.
19. The Outer Southeast Community and Business Plans and the Lents, Foster-Powell, Mt. Scott/Arleta, and Powellhurst Gilbert Neighborhood Plans were adopted on January 31, 1996 (Ordinance No. 169763 and Resolution No. 35491). The Portland City Council in 1992 (Ordinance No. 165071) originally adopted the Brentwood-Darlington Neighborhood Plan. These plans are consistent with and

incorporated into the acknowledged Portland Comprehensive Plan.

20. During the Outer Southeast Community Plan process a new zoning pattern was established that was intended to foster commercial, industrial, mixed-use and residential revitalization. Fine tuning of the zoning in the Lents Town Center was dependent upon the development of the Urban Renewal Plan and implementation program. Cluster A and B plan map amendments and zone changes will refine the Outer Southeast Community and Business Plan and Lents zoning patterns to expand the number of community development options available to the community in the Lents downtown.
21. Portland Comprehensive Plan Goal 3 (Neighborhoods) Plan Policy 3.6 (Neighborhood Plan) directs the maintenance and enforcement of neighborhood plans that are consistent with the Comprehensive Plan and that have been adopted by Council. The Lents Town Center Clusters A and B are located in the Lents Neighborhood. Recommended amendments and zone changes are consistent with and supportive of the policies and objectives of the Lents Neighborhood Plan, as discussed in Section VI, below.

LCDC Goal 3 and 4, *Agricultural Lands and Forest Lands* call for the preserving and maintaining of agricultural and forest lands.

22. These goals do not apply to the Lents Town Center Urban Renewal Plan and accompanying plan map amendments and zone changes. The Lents Town Center is located within the Portland metropolitan area Urban Growth Boundary. The Town Center is not located on land designated or zoned for agricultural or forest use.

LCDC Goal 5, *Open Spaces, Scenic and Historic Areas, and Natural Resources* calls for the conservation of open space and protection of natural and scenic resources. The proposed Urban Renewal Plan, boundary, and Comprehensive Plan Map amendments and zone changes are consistent with this goal. Proposed tax increment resource and associated public investments will substantially enhance area open spaces and parks and preserve and improve area natural resources.

23. Urban Renewal Plan projects allocate an estimated \$3,000,000 for Open Space land acquisition, park development, greenway improvements, and trail improvements. An addition \$8,000,000 is allocated for environmental projects including \$5,000,000 for Johnson Creek Watershed storm water/flood water management and \$3,000,000 for industrial/commercial site infrastructure.

LCDC Goal 6, *Air, Water and Land Resource Quality* calls for the maintenance and improved quality of the air, water, and land resources of the state. To the extent that this goal applies the Lents Urban Renewal Plan, boundary and associated plan map amendments and zone changes are consistent with this goal for the following reasons.

24. Urban Renewal Plan provisions, boundary and associated plan map amendments and zone changes reduce air pollution and conserve air, water and land resources through the creation of an urban landscape which enhances livability while supporting the efficient use of resources and public services. They do this by locating needed services in an area thereby reducing the needed number and length of auto trips out of the neighborhood. The recommended rezoning will also allow land within the Urban Growth Boundary that has been underutilized for over 40 years to again be put into active use.
25. The EXd and CM zones are transit-supportive commercial zones that implement land use and transportation patterns of development which

encourage use of alternatives to the single-occupant car with placement of community services and destinations which are accessible by transit, bicycling, and walking.

26. Authority for the use of urban renewal was established by the Oregon Legislature and codified as Chapter 457 of the Oregon Revised Statutes (ORS). The statutes include criteria for the establishment of an urban renewal district; the development of eligible urban renewal areas; and, the content of an urban renewal plan and urban renewal plan report.

Neighborhoods within the Urban Renewal Plan Boundary are blighted according to the above criteria. New development to be located in the Lents Town Center is within walking and bicycling distance of the surrounding residential neighborhoods. In the context of the metropolitan area the Urban Renewal Plan are neighborhoods with substantial community redevelopment and infill opportunities. Many daily and weekly shopping trips for retail goods and services are not available within easily walking distance of neighborhood residents. Area residents wishing these goods and services now often use private automobiles to reach locations where these services are offered. These trips generate auto pollution and traffic congestion that, in turn, also increase pollution. Lents Town Center improvements and new development will support its growth as a designated 2040 Town Center and regional multi-modal transportation node.

LCDC Goal 7, *Areas Subject to Natural Disasters and Hazards* calls for protection of life and property from natural disasters and hazards. The majority of the Lents Town Center Urban Renewal area is not located in an area subject to stream or ocean flooding, high ground water, erosion and deposition, landslides, earthquakes, weak foundation soils or other hazards unique to the local or regional area. In the southern portion of the Urban renewal area along Johnson Creek and

Springwater Corridor planned renewal plan projects address environmental development constraints and problems while enhancing open spaces, parks, the greenway and trails. Goal 7 criteria are met.

27. Urban Renewal Plan projects allocate an estimated \$3,000,000 for Open Space land acquisition, park development, greenway improvements, and trail improvements. An addition \$8,000,000 is allocated for environmental projects including \$5,000,000 for Johnson Creek Watershed storm water/flood water management and \$3,000,000 for industrial/commercial site infrastructure.

LCDC Goal 8, *Recreational Needs* requires the responsible government agencies to plan for meeting recreational needs of both citizens of and visitors to the State. Planned urban renewal plan goals, policies, projects and map amendments and zone changes enhance the City's compliance this goal. They do this by allowing the development and enhancement of area facilities, open spaces, and parks that will provide a recreational destination for area and City residents and those who visit the City.

28. The Urban Renewal Advisory Committee supports use of tax increment and associated public investments and programs that will expand local commercial opportunities and improve existing and future community uses such as a public-square/plaza, workforce training center, Johnson Creek Watershed, Lents Park, and Springwater Corridor. The rezoning will allow the now vacant and underutilized sites and buildings to be rehabilitated and occupied with community activities and commercial recreational opportunities that the residents of the Renewal Area Neighborhoods have testified they wish were located in their community.

LCDC Goal 9, *Economic Development* calls for diversification and improvement of the economy of the

State. The Lents Urban Renewal Plan, boundary and associated plan map amendments and zone changes enhance Portland's compliance with this goal. The Plan's provisions and rezonings will do this for the following reasons:

29. The recommended map amendments and zone changes will facilitate re-development and re-use of the Lents downtown and associated areas which meet the State's criteria of blight but contain substantial opportunities for community revitalization and infill.
30. Successful redevelopment of the Lents Town Center, planned new public infrastructure and community investments, and identified tax increment financing projects will facilitate revitalization for the southern portion of the Outer Southeast Community Plan area.
31. The rehabilitated area will include a variety of uses on a centrally located site designated as a 2040 Town Center. These uses are either not now available or limited these Outer Southeast Neighborhoods. These uses can theater expansion, siting of both regional and local retail goods and facilities, development on the Outer Southeast's only industrial sanctuary, improved community and recreational facilities, a workforce center, and realization of a substantial number of opportunities for mixed-use commercial/residential development.
32. The above expanded and new commercial and industrial enterprises will create wealth opportunities for residents, businesses, and property owners while providing needed employment opportunities to the area's workforce.
33. The City Council acknowledges its role as a coordinator and implementor of the area revitalization and neighborhood stabilization strategies of the Outer Southeast Community Plan and accompanying Neighborhood Plans, including

the Lents, Brentwood-Darlington, Foster-Powell, Mt. Scott-Arleta, and Powellhurst-Gilbert Neighborhood Plans. The Lents Town Center has been underdeveloped and underutilized for more than 40 years and is seen as the cornerstone of revitalization for this area of the Outer Southeast Plan Community.

34. Market studies of the area suggest additional commercial and mixed-use activities within this geographical area are in demand. Lents Town Center revitalization will create job opportunities in a part of Portland which is troubled by high levels of unemployment and underemployment.

LCDC Goal 10, *Housing* calls for the provision of housing which helps the City to meet the housing needs of the State. The Lents Town Center development and investment proposals and associated Lents downtown plan map amendments and zone implement this goal within the urban renewal area of the Outer Southeast Community. The urban renewal plan creates new opportunities for housing development by providing new housing incentives and programs within the context of a revitalizing group of neighborhoods.

35. Recommended transportation, public and community infrastructure, and housing and economic development programs and associated rezonings will support the redevelopment of this area's underutilized and vacant sites and buildings while attracting new mixed-use commercial/residential investment.
36. Ten sites within Cluster A are subject to the No Net Loss Housing Policy provisions. Total area involved is 77,213 sq. ft. The 9 sites designated Medium Density Multi-Dwelling Residential and zoned R1 account for 65,237 sq. ft. The site designated Urban Commercial with a Commercial/Residential CM zone accounts for 11,981 sq. ft. The Central Employment designation and EX zone are proposed for all of the

above sites. The EX zone allows but does not require the construction of housing.

Housing density in the R1 and CM zones is 1 unit per 1,000 sq. ft. of site area. The minimum density requirement is 1 unit per 2,000 sq. ft. of site area. Housing potential in the R1 and CM zones is calculated at 1 unit per 1,000 sq. ft. of site area (rounded up). Conversion of these 10 sites results in a lost housing potential of 78 residential units.

Minimum density requirements (1 unit per 2,000 sq. ft. of site size) are used when calculating the counterbalancing number of built housing units on land with zoning not requiring the construction of residential units. In this latter case, 39 housing units would offset the housing potential lost on the R1 and CM sites.

The housing provisions of the Lents Town Center Urban Renewal Plan calls for the following either singularly or in combination:

- a. Building 39 housing units (calculated at 1 unit per 2,000 sq. ft. of site area) on land without zoning which requires the construction of housing;
- b. Increasing the housing potential within the Urban Renewal Plan area by 78 housing units (calculated at 1 unit per 1,000 sq. ft. of site area) by securing approval for Comprehensive Plan Map amendments and zone changes. These shifts can result by replacing non-residential zoning with residential zoning or increasing the allowed densities on residentially zoned land.
- c. Combination of 1 and 2 above.

These changes must be made before the year 2015.

37. Proposed housing programs, estimated value of \$15,000,000, will establish a homeowner repair program homebuyer program, rental property repair program, and housing development finance.

LCDC Goal 11, *Public Facilities and Services* calls for the planning and development of timely, orderly, and efficient public service facilities that can serve as a framework for community development and revitalization. Development is to be provided with services at levels appropriate for the needs and requirements of the areas to be served. The Lents Town Center Urban Renewal Plan goals, policies, programs, and associated plan map amendments and zone changes are consistent with this goal. Urban services will be available and adequate to meet area short term and long term redevelopment proposals. Existing infrastructure is in place to support recommended comprehensive plan map amendments and zone changes within the Lents Town Center.

38. The development of public facilities and spaces is a key element in the development of a revitalized and healthy Lents Town Center that is attractive to future private investment and supportive of a stable neighborhood and residential character. Facilities are planned which serve to integrate resident and public uses with commercial and economic development activities which maximizing utility of existing and planned public infrastructure.

Four types of programs, estimated value \$4,000,000, are in the planning and program sections of the Plan:

- Community/Public Service Center
- Workforce Training Center
- Public Square/Plaza
- Area Gateways Projects

39. Planned utility investments including Johnson Creek Watershed stormwater/flood water management and industrial/commercial site infrastructure are estimated, over the life of the plan, at \$8,000,000.

LCDC Goal 12, *Transportation* calls for the development of a safe, convenient, and economic transportation system. The Urban Renewal Plan, area boundary, and associated plan map amendments and zone changes are consistent with this goal for the following reasons:

40. Transportation facilities are available to serve the area within the recommended Lents Town Center boundary. Plan transportation projects support and stimulate the revitalization and redevelopment of currently vacant, underutilized or blighted commercial property. New mixed-use and residential development will improve the utility and character of the major streets in the Urban Renewal Plan in ways that the community envisions redevelopment. Recommended Central Employment and Urban Commercial designations and EX and CM zones encourage new development which is pedestrian-friendly and transit-supportive.

The Lents Town Center is a METRO designated 2040 Town Center and is located at a regional multi-nodal transportation node.

- SE Foster and the SE Foster/SE Woodstock couplet are the major east-west streets in the area, cutting through the heart of the Lents Town Center and serving a variety of industrial, commercial, transit, and neighborhood purposes. Portions of SE Foster Road are classified by the City of Portland as a Major City Traffic Street, Major City Transit Street, City Bikeway, City Walkway and Major Truck Street.

It is a primary objective of the recommended plan that SE Foster Road play a significant and supportive role in revitalization of area commercial and neighborhood districts.

- SE 82nd Avenue is the main north-south traffic corridor in the Area and serves a variety of transit, commercial and neighborhood purposes. Portions of SE 82nd Avenue are classified by the City of Portland as a Major City Traffic Street, Major City Transit Street, City Walkway, and Major Truck Street.
- SE 92nd Avenue between SE Powell and SE Holgate is a heavily traveled, mainly residential street impacted by cut-through commercial and freeway traffic. The Streets lack sidewalks, curbs, gutters, and improved intersections. These conditions contribute to the blight appearance of this stretch of the neighborhood, as well as higher speed traffic flow presenting conflicts and difficulties for pedestrian and bicycle traffic.

Portions of SE 92nd Avenue are classified as a Neighborhood Collector Street, Minor City Transit Street, City Walkway, and City Bikeway.

Planned improvements can be classified as: intersection improvements, traffic calming projects, pedestrian improvements; bicycle improvements, and parking facilities. Estimated investments over the life of the plan-\$17,000,000.

LCDC Goal 12, *Energy Conservation* relates to the control of land and land uses for energy conservation purposes. The Urban Renewal Plan provisions, boundary and associated plan map amendments and zone changes enhance the City's compliance with this goal for the following reasons:

41. Plan provisions and map amendments and zone changes support land use development patterns

which encourage commercial and employment activities, mixed-uses, in locations accessible to neighborhoods by walking and bicycling.

42. Lents Town Center projects and associated plan map amendments and zone changes encourage adaptive reuse of an existing structure and new development which is pedestrian-friendly and transit-supportive .

LCDC Goal 14, *Urbanization* calls for the orderly and efficient transition of rural areas to urban uses. This goal does not apply to the Lents Town Center Urban Renewal Plan, Boundary, or associated Comprehensive plan amendments and zone changes for the following reason:

43. The Lents Town Center Urban Renewal Area is located within the Metropolitan area's established Urban Growth Boundary. The area is already zoned for urban use.

LCDC Goal 15, 16, 17, 18, and 19 address the Willamette River Greenway, Estuarine Resources, Coastal Shorelines, Beaches and Dunes, and Ocean Resources respectively. These goals are not applicable to the Lents Town Center Urban Renewal Plan and associated plan map amendments and zone changes as none of these resources are present on or near the site.

II. Findings of Fact for Consistency with Applicable METRO Urban Growth Management Functional Plan

Title 1 of the Functional Plan addresses the requirements for Housing and Employment Accommodation for local jurisdictions in the Metro region. This requirement would be generally implemented through city-wide analysis based on calculated capacities from land use designations. The recommended Lents Town Center Urban Renewal Plan, Boundary, and Comprehensive Plan Map amendments and zone changes comply with this Title.

44. The Urban Renewal Plan implementation strategies combine the Plan's tax increment financing capabilities with other public and public/private partnership opportunities to create the resources needed to install and upgrade the renewal's area's public and community infrastructure. These projects are needed to stimulate private sector investment in underutilized and vacant sites.
45. The recommended EXd and CM zones encourage mixed-use commercial/residential development which can take advantage of zones' development standards to support greater utilization of sites and the use of transit-oriented pedestrian-friendly site layouts and building designs.
46. Recommended investments in infrastructure together with Urban Renewal Plan housing and economic development incentive programs will allow the realization of the Outer Southeast Community and Neighborhood Plan vision statements and achievement of targeted METRO household and employment density recommendations.

Title 2 of the Functional Plan regulates the amount of parking permitted by use for jurisdictions in the region. The proposals are consistent with Title 2 because it

provides for off-street parking where there are concerns for public safety due to roadway widths. The City will be updating city-wide parking regulations to meet this Title. Urban Renewal Plan provisions and proposed Comprehensive Plan Map amendments and zone changes comply with this Title.

47. Proposed applications of the Central Employment and Urban Commercial designations and EX and CM (Commercial/Residential) zones reinforces the implementation of this Title through their more limited requirements for off-street parking, specified on-site parking locations, and development standards which support transit-oriented and pedestrian friendly site layouts and building designs.
48. The Urban Renewal Plan's project list includes traffic calming, intersection bicycle and pedestrian improvements; construction of sidewalks and gutters; and enhancement of the greenway and area trails.
49. One urban renewal project proposal involves the consideration of the feasibility and cost for construction of a shared parking structure in the commercial/mixed use center of the Lents Town Center.

Title 3 of the Functional Plan protects the beneficial uses and functional values of resources within the Water Quality and Flood Management Areas by limiting or mitigating the impact of development in these areas. Urban renewal plan provisions, project lists, and accompanying comprehensive plan map and zone change proposals provide the resources and regulatory framework to comply with this Title.

50. Urban Renewal Johnson Creek Watershed (stormwater/flood water management) projects, industrial/commercial site infrastructure improvements, and greenway and trail enhancement projects ensure that development will be designed to preserve and protect environmentally sensitive

areas within the urban renewal boundary.. The City will be reviewing and updating local regulations to implement this Title city-wide.

Title 4 of the Functional Plan ensures that there is supportive retail development in Employment and Industrial areas, but it protects these areas from having retail that serves a larger market area. The Lents Town Center vision for future community development, boundaries and proposed amendments and zone changes comply with this Title.

51. Proposed Central Employment and Urban Commercial map amendments and EX and CM zone changes and Lents Town Center development scenarios and resource targeting ensure that commercial sites are available to support retail and service development while protecting industrial sanctuary areas from incompatible uses.

Title 5 of the Functional Plan defines Metro's policy regarding areas outside of the Urban Growth Boundary. These proposals are not inconsistent with Metro's policies regarding protection of rural reserves and green corridors.

52. Project proposals are designed to maximize use of lands within the Urban Growth Boundary and thereby protect and main the rural nature of the zone. All proposed amendments are located within the Portland City limits and Urban Growth Boundary.

Title 6 of the Functional Plan addresses Regional Accessibility. It recognizes the link between mode split, levels of congestion, street design and connectivity in creating a transportation system that works and supports the desired land use concept. Urban renewal area plan provisions, incentives, programs and Comprehensive Plan Map amendments and zone changes comply with this Title.

53. Lents Town Center renewal area provisions and Comprehensive Plan Map amendments and zone changes ensure that expanding as well as new

development are subject to regulations which are transit and pedestrian supportive. Proposed map amendments promote development in areas with planned investments in service facilities and capacities to support intensification of use and greater densities.

54. Transportation facilities are available to serve the area within the proposed Lents Town Center boundary. Plan transportation projects will support and stimulate the revitalization and redevelopment of currently vacant, underutilized or blighted commercial property in the area. New mixed-use and residential development will improve the utility and character of the major streets in the Urban Renewal Plan consistent with OSE Plan vision statements. Proposed Central Employment and Urban Commercial designations and EX and CM zones encourage new development which is pedestrian-friendly and transit-supportive.
55. The Lents Town Center is a METRO designated 2040 Town Center and is located at a regional multi-nodal transportation node.

- SE Foster and the SE Foster/SE Woodstock couplet are the major east-west streets in the area, cutting through the heart of the Lents Town Center and serving a variety of industrial, commercial, transit, and neighborhood purposes. Portions of SE Foster Road are classified by the City of Portland as a Major City Traffic Street, Major City Transit Street, City Bikeway, City Walkway and Major Truck Street.

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Portions of SE 92nd Avenue are classified as a Neighborhood Collector Street, Minor City Transit Street, City Walkway, and City Bikeway.

Planned improvements can be classified as: intersection improvements, traffic calming projects, pedestrian improvements; bicycle improvements, and parking facilities. Estimated investments over the life of the plan- \$17,000,000.

Title 7 of the Functional Plan relates to Affordable Housing and recommends that local jurisdictions implement tools to facilitate development of affordable housing. Urban Area Plan housing policies, objectives, and programs implement this Title by removing potentially costly barriers to future development while preserving and enhancing livability within Portland's neighborhoods.

56. Recommended Comprehensive Plan Map amendments and zone changes create a potential loss of 78 units of housing within the Urban Renewal Area. Plan housing provisions ensure that the number of houses constructed in zones without housing unit requirements or replacement of lost potential by applications of higher density residential or mixed use commercial/residential (CM) zone will occur prior to the Plan's successful completion or the year 2017, whichever comes first.
57. Recommended housing programs and incentives are targeted to support homeowner and rental property repair, home ownership, and housing development finance.
58. Recommended investments in public and community infrastructure will act as a catalyst for community development and the attraction of private sector capital investment in housing preservation and new construction.

Title 8 of the Functional Plan requires cities and counties to document compliance with Titles 1-7. This report documents the compliance of the proposed Lents Town Center Urban Renewal Plan and associated Comprehensive Plan Map amendments and zone changes with this title.

59. Findings have been made against the METRO Urban Growth Management Functional Plan which document compliance of Plan and amendment proposals with Titles 1-7.
60. The Lents Town Center Urban Renewal Plan and accompanying Comprehensive Plan Map amendments and zone changes implements Region 2040 Concept Plan and Functional Plan, through a process which has included all required notifications and reviews. Notification of the Planning Commission's consideration of the Lents Town Center Urban Renewal Plan and proposed

amendments and zone changes were sent to
METRO on July 23, 1998.

III. Findings of Fact for Consistency with the Portland Comprehensive Plan

Amendments to the Comprehensive Plan Map which are legislative must be found to be consistent with the goals and policies of the Portland Comprehensive Plan and any relevant area plans adopted by the City Council.

The Lents Town Center Urban Renewal Plan area is located in the southern portion of the Outer Southeast Community Plan. One OSE neighborhood, Lents, is contained wholly within the Urban Renewal Plan boundaries. Four others have edges of their neighborhoods encompassed within the urban renewal area: Brentwood-Darlington, Foster-Powell, Mt. Scott-Arleta, and Powellhurst-Gilbert.

The Outer Southeast Community and Business Plans and aforementioned Neighborhood Plans were incorporated into the Portland Comprehensive Plan in January, 1996. The following discussion outlines how the recommended comprehensive plan map amendments and zones changes working in concert with the urban renewal plan implement the applicable goals and policies of the Portland Comprehensive Plan and the Outer Southeast Community, Business and Neighborhood Plans.

Goal 1, Metropolitan Coordination calls for planning activities to be coordinated with federal, state, and regional plans. The Outer Southeast Community and Neighborhood Planning Program components and planning process meet this goal and related policies. The Town Center plan map amendments and zone changes represent a fine-tuning of the Outer Southeast Community Plan. The OSE Community, Business and Neighborhood Plans and action charts were developed with substantial intergovernmental cooperation in compliance with this Goal. The Outer Southeast Plans in addition to being adopted by the city as part of its Comprehensive Plan was also actively supported by METRO, Multnomah County, Oregon Dept. of Transportation (ODOT), and Tri-Met. Portland School

District Number One, David Douglas, Centennial, and Parkrose School Districts, Portland Community College, and the earlier equivalent of the existing Work Force Board also actively participated in the Plan's development and acknowledged their commitment to the Plan and its implementation

61. The Portland Comprehensive Plan was adopted on October 16, 1980 by Ordinance No. 150580 and acknowledged for compliance with Statewide Planning Goals on May 3, 1981. The Comprehensive Plan required coordination with federal, state and regional plans.
62. The Outer Southeast Community, Business, and Neighborhood Plans, adopted by Ordinance No. 169763, were coordinated with and incorporated into the acknowledged Portland Comprehensive Plan in January 1996.
63. Resolution No. 35491 approved January 31, 1996 states that the City Council acknowledges its role as a coordinator and implementor of area revitalization and neighborhood stabilization strategies in the Outer Southeast Plans.
64. During the OSE Community Plan a new zoning pattern was established that was intended to foster counteract existing blighted conditions, stimulate commercial revitalization and support future industrial, residential and mixed-use activities. Now that a development plan with well defined implementation strategies and resource generating capacity which is acceptable to the community has been identified, it is appropriate to complete the planning process begun under the Outer Southeast Community Plan for the Lents Town Center. The Department of Land Conservation and Development, the OSE Neighborhoods, the surrounding neighborhoods, surrounding property owners, nearby businesses, public service providers, southeast Portland Business Associations and development corporations, and

other organizations have been given many opportunities to comment on urban renewal plan, amendments, and zone changes in compliance with this goal.

65. Policy 1.4 (Intergovernmental Coordination) and Policy 1.5 (Compliance with Future METRO Planning Efforts) are implemented by renewal plan provisions and recommended map amendments and zone changes. METRO designated the Lents Town Center as a 2040 Town Center located at a regional multi-modal transportation node and the City of Portland created a pedestrian district around the core of the Lents Town Center, also referred to historically as the Lents downtown.
66. The urban renewal plan and recommended amendments and zone changes implement Policy 1.5 (Compliance with Future METRO Planning Efforts). Notification of the Planning Commission's consideration of the Lents Town Center Urban Renewal Plan and accompanying amendments and zone changes were sent to METRO on July 23, 1998.
67. The Portland Development Commission held a public hearing on August 19, 1998 to hear testimony and consider action on the Lents Town Center Urban Renewal Plan, Boundary, and accompanying Comprehensive Plan Map amendments and zone changes. The Portland Development Commission unanimously recommended City Council adoption of the plan, boundary and amendments as amended.
68. The Urban Renewal Plan was amended by the Portland Development Commission to add the following section to both the Plan (Section XI(C)(3) and the Report (Section VII)

No additional indebtedness would be incurred under the Plan when either (1) the maximum indebtedness is reached, (2) the

urban renewal area no longer has indebtedness or any plan to incur indebtedness within the next year, or (3) on October 1, 2015, whichever comes first.

69. The Portland Planning Commission held a public hearing on August 23, 1998 to hear public testimony and consider the proposed Town Center Urban Renewal Plan, Boundary and Comprehensive Plan Map amendments and zone changes. The Portland Planning Commission unanimously recommended City Council adoption of the Urban Renewal Plan as amended, the District Boundary, and the Comprehensive Plan Map amendments and zone changes. The amendment unanimously recommended for adoption by the City Council adds a 5th objective to the Plan's Environmental Goal 5 in Section III (Goals and Objectives):

Invest urban renewal plan tax increment funds only in development projects that represent a prudent use of these funds after considering the risks of flood damage to the property involved.

Goal 2, Urban Development calls for maintaining Portland's role as the major regional employment and population and cultural center by increasing opportunity for housing and jobs while retaining the character of established residential neighborhoods and business centers. The Urban Renewal Plan and associated map amendments and zone changes support this goal for the following reasons:

70. The Outer Southeast Community, Business and Neighborhood provide the framework for urban development for specific areas. The Lents Town Center and Urban Renewal Plan area are located in the OSE Community Plan within the Lents, Brentwood-Darlington, Foster-Powell, Mt. Scott-Arleta and Powellhurst-Gilbert Neighborhood Plan areas.

71. The OSE Community Plan is included as part of the Comprehensive Plan and calls for the promotion of economic vitality, historic character and livability Outer Southeast Portland. As many neighborhood residents noted, renewal plan implementation programs and projects and recommended plan amendments and zone changes allow for the revitalization of an area meeting State criteria for blight.
72. Renewal housing and economic development programs and proposed transportation and public and community infrastructure projects create the foundation needed to support the expansion and growth of population consistent with Policy 2.1 (Population Growth).
73. Proposed Comprehensive Plan Map amendments and zone changes support Policy 2.2 (Urban Diversity) by applying designations and zones which promote a wide variety of industrial, commercial, residential, and mixed-use development opportunities.
74. Urban renewal plan targeted investments in land acquisition and construction of improvements in area parks, open spaces, Johnson Creek Watershed, the greenway, and trails such as the Springwater Corridor implement the natural area and recreational objectives of Policy 2.6 (Open Space).
75. Outer Southeast Portland zoning applications and housing policies encouraged the development of a wide range of housing in the Community responsive to the economic, social, cultural, physical, and lifestage cycle needs of present and future residents in Outer Southeast Portland. Recommended applications of the EXd and CM zones implement the Comprehensive Plan housing policies and Policy 2.9 (Residential Neighborhoods) by extending the range of housing to be made available by fostering

the development of mixed-use centrally located housing in the Lents Town Center.

76. Lents Town Center Renewal Plan provisions and programs comply with Policy 2.11 (Commercial Centers) and Policy 2.12 (Transit Corridors), Policy 2.17 (Transit Stations and Transit Centers) by strengthening a METRO 2040 designated Town Center and encouraging new more intensive development within an important regional multi-modal transportation node and corridor. Recommended EXd and CM zone use regulations and development standards are pedestrian-oriented and transit-supportive.
77. The Freeway Land Company property is the Outer Southeast Community's only designated and zoned industrial sanctuary site. Renewal program resources and targeted infrastructure investments support Policy 2.14 (Industrial Sanctuaries) by removing existing barriers to development.
78. Recommended Comprehensive Plan Map amendments and zone changes comply with Policy 2.18 (Transit-Supportive Density), Policy 2.19 (Infill and Development) and Policy 2.20 (Utilization of Vacant Land). The Plan's provisions and accompanying amendments and zone changes encourage new housing and mixed-used development and supportive commercial activities in a METRO 2040 designated Town Center. Program incentives and planned infrastructure investments will counteract existing conditions of blight and underdevelopment.
79. The Urban Renewal Plan provides a strategic implementation framework for the implementation of Outer Southeast Community, Business, and Neighborhood Plan action charts consistent with Policy 2.28 (Outer Southeast Community Plan).

Goal 3, *Neighborhoods* calls for the preservation and reinforcement of the stability and diversity of the City's neighborhoods while allowing increased density in order to attract and retain long-term residents and businesses and insure the City's residential quality and economic vitality. The Renewal Plan provisions and proposed plan map amendments and zone changes support this goal for the following reasons:

80. The plan map amendments and zone changes will facilitate the redevelopment of the Lents Town Center.
81. The Renewal Plan public involvement processes and housing programs promote neighborhood interests, concerns, and opportunities regarding the realization of the adopted vision statements of the Outer Southeast plans.
82. Urban Renewal Plan projected infrastructure, transportation, environmental, housing and community development projects (valued at over \$17,000,000) address existing conditions of blight present within the area consistent with Policies 3.1 (Physical Conditions) and 3.2 (Social Conditions).
83. The Urban Renewal Advisory Committee and associated neighborhood, community and business associations and stakeholders played an active role in determining the most desirable future use for the urban renewal area and the identification of possible projects and programs needed to implement the community's envisioned future. The urban plan's existing and future public involvement goals, policies, and processes ensure that Policy 3.5 (Neighborhood Involvement) will be reinforced.
84. Recommended amendments and zone changes are located in the Lents Neighborhood. The Town Center plan map amendments and zone changes are consistent with the business and residential growth and development policies and objectives of the Lents Neighborhood Plan.

85. The Urban Renewal Plan provides a strategic implementation framework for the implementation of the Outer Southeast Community, Business, and Neighborhood Plan action charts consistent with Policy 3.9 (Outer Southeast Community Plan Neighborhoods and Business Plan) and adopted plan vision statements.

Goal 4, Housing calls for providing a diversity in the type, density, and location of housing within the city that is consistent with the adopted City Housing Policy in order to provide an adequate supply of safe, sanitary housing at price and rent levels appropriate to the varied financial capabilities of city residents. The Comprehensive Plan requires that any loss of potential housing units be replaced when land is changed from residential or mixed-use to non-residential. Title 33.810.050 (Approval Criteria for Comprehensive Plan Map Amendments) B.

(Legislative) requires that legislative Comprehensive Plan Map amendments be found consistent with the goals and policies of the Comprehensive Plan, METRO Urban Growth Management Functional Plan, Statewide Planning Goals and any City Council adopted applicable area plans. The recommended Comprehensive Plan Map amendments and zone changes comply with this goal for the following reasons:

86. Recommended transportation, public and community infrastructure, and housing and economic development programs and associated rezonings will support the redevelopment of this area's underutilized and vacant sites and buildings while attracting new mixed-use commercial/residential investment.
87. Ten sites within Cluster A are subject to the No Net Loss Housing Policy provisions. Total area involved is 77,213 sq. ft. The 9 sites designated Medium Density Multi-Dwelling Residential and zoned R1 account for 65,237 sq. ft. The site designated Urban Commercial with a Commercial/Residential

CM zone accounts for 11,981 sq. ft. The Central Employment designation and EXd zone are proposed for all of the above sites. The EXd zone allows but does not require the construction of housing.

Housing density in the R1 and CM zones is 1 unit per 1,000 sq. ft. of site area. The minimum density requirement is 1 unit per 2,000 sq. ft. of site area. Housing potential in the R1 and CM zones is calculated at 1 unit per 1,000 sq. ft. of site area (rounded up). Conversion of these 10 sites results in a lost housing potential of 78 residential units.

Minimum density requirements (1 unit per 2,000 sq. ft. of site size) are used when calculating the counterbalancing number of built housing units on land with zoning not requiring the construction of residential units. In this latter case, 39 housing units would offset the housing potential lost on the R1 and CM sites.

The housing provisions of the Lents Town Center Urban Renewal Plan calls for the following either singularly or in combination:

- a. Building 39 housing units (calculated at 1 unit per 2,000 sq. ft. of site area) on land without zoning which requires the construction of housing;
- b. Increasing the housing potential within the Urban Renewal Plan area by 77 housing units (calculated at 1 unit per 1,000 sq. ft. of site area) by securing approval for Comprehensive Plan Map amendments and zone changes. These shifts can result by replacing non-residential zoning with residential zoning or increasing the allowed densities on residentially zoned land.
- c. Combination of 1 and 2 above.

These efforts, to be implemented prior to the successful completion of the Renewal Plan or 2015, whichever comes first, comply with Policy 4.8 (Maintain Housing Potential) consistent with Title 33.810.050 (Approval Criteria for Comprehensive Plan Map Amendments) B. (Legislative).

88. Recommended housing programs, estimated value of \$15,000,000, will establish a homeowner repair program homebuyer program, rental property repair program, and housing development finance implementing Policies 4.3 (New Housing Production), 4.6 (Existing Housing) and 4.7 (Existing Housing: Major Rehabilitation).
89. The Portland Planning Commission found that the housing potential within the Urban Renewal Area is unusually strong because of the investments which will be made in housing development finance, programs and projects. Nonprofit community development corporations such as Rose Community Development Corporation have been actively involved in the creation of the plan and implementing measures since the startup of renewal efforts.

Goal 5, *Economic Development* calls for fostering a strong and diverse economy that provides a full range of employment and economic choices for individuals and families in all parts of the city. The Town Center plan map amendments and zone changes enhance the City's compliance with this goal for the following reasons:

90. The recommended plan map amendments and zone changes will facilitate redevelopment and reuse of vacant and underutilized sites in the Lents Town Center.
91. Estimated total expenditures of \$60,000,000 target transportation, open space, environmental area, housing, economic, and infrastructure problems

comprehensively and in an orderly and strategic manner maximizing the potential positive impacts on the area's future community development.

92. The plan and recommended amendments and zone changes encourage investment in the development, redevelopment, rehabilitation and adaptive reuse of urban land and buildings consistent with Policy 5.1 (Urban Development and Revitalization).
93. This Outer Southeast Community area meets the State's criteria for blight. Recommended amendments and planned community and infrastructure investments will stimulate new private capital investment consistent with Policy 5.2 (Business Development).
94. The ongoing and future involvement of community institutions, organizations, associations and members in plan formulation, resource targeting, and implementation complies with Policy 5.3 (Community-Based Economic Development).
95. Recommended map amendments and zone changes and planned public investments in transportation, parks, open space, recreation, gateways, and community focal points will dramatically change the perceived character and identity of the Lents Town Center and surrounding neighborhoods. This is consistent with Policy 5.6 (Area Character and Identity Within Designated Commercial Areas) and 5.7 (Business Environment within Designated Commercial Areas) which call for the strengthening and reinforcing of the business climate and attractiveness of commercial areas.
96. Planned expenditures in Johnson Creek Watershed protection and enhancement and planned on-site commercial and industrial infrastructure projects enhance compliance with Policy 5.9 (Protection of Non-Industrial Lands).

Policy 6, Transportation calls for the provision and protection of the public's interest and investment in the public right-of-way and transportation system by encouraging the development of a balanced, affordable, and efficient transportation system consistent with the Transportation Element of the Portland Comprehensive Plan. The Lents Town Center urban renewal plan and recommended plan map amendments and zone changes enhance the City's compliance with this goal for the following reasons:

97. The Lents Town Center is a designated METRO 2040 Town Center and Portland designated pedestrian district. Revitalization of an important regional multi-modal transportation center immediately adjacent to I205 freeway supports state, regional and local transportation objectives consistent with Policy 6.1 (Intergovernmental Transportation).
98. The changes in zoning from General Commercial (CG) to Central Employment (EXd), and Medium Density Multi-Dwelling to Urban Commercial (CM) is in compliance with the provisions of the State Transportation Planning Rule. EXd and CM are transit-oriented mixed-use zones that will accommodate development that encourages transit ridership. The EXd and the CM zones are identified by the transportation policy as an appropriate zone to be placed near transit streets. These proposals comply with Policy 6.6 (Urban Forum),
99. Transportation facilities are available which serve the rehabilitated facility. Plan transportation projects support and stimulate the revitalization and redevelopment of currently vacant, underutilized or blighted commercial property in the area. Improving the utility infrastructure and character of the street will stimulate new mixed-use and residential development. Recommended Central Employment and Urban Commercial designations and EXd and CM zones encourage

new development which is pedestrian-friendly and transit-supportive.

The Lents Town Center is a METRO designated 2040 Town Center and is located at a regional multi-nodal transportation node.

- SE Foster and the SE Foster/SE Woodstock couplet are the major east-west streets in the area, cutting through the heart of the Lents Town Center and serving a variety of industrial, commercial, transit, and neighborhood purposes. Portions of SE Foster Road are classified by the City of Portland as a Major City Traffic Street, Major City Transit Street, City Bikeway, City Walkway and Major Truck Street.

It is a primary objective of the Urban Renewal Plan that SE Foster Road play a significant and supportive role in revitalization of area commercial and neighborhood districts.

- SE 82nd Avenue is the main north-south traffic corridor in the Area and serves a variety of transit, commercial and neighborhood purposes. Portions of SE 82nd Avenue are classified by the City of Portland as a Major City Traffic Street, Major City Transit Street, City Walkway, and Major Truck Street.
- SE 92nd Avenue between SE Powell and SE Holgate is a heavily traveled, mainly residential street impacted by cut-through commercial and freeway traffic. The Streets lack sidewalks, curbs, gutters, and improved intersections. These conditions contribute to the blight appearance of this stretch of the neighborhood, as well as higher speed traffic flow presenting conflicts

and difficulties for pedestrian and bicycle traffic.

Portions of SE 92nd Avenue are classified as a Neighborhood Collector Street, Minor City Transit Street, City Walkway, and City Bikeway.

Planned improvements are grouped under the following headings: intersection improvements, traffic calming projects, pedestrian improvements; bicycle improvements, and parking facilities. Estimated investments over the life of the plan-\$17,000,000.

100. Recommended plan map amendments and zone changes facilitate a land use pattern that promotes an environment where neighborhood, business, and civic activities are within accessible distance for walking, bicycling, and using carpools and mass transit consistent with Policy 6.2 (Regional and City Travel Patterns)..
101. The application of the mixed-use Central Employment (EXd) and Urban Commercial (CM) designations and zones in areas served by a multi-modal transportation system is consistent with Policy 6.6 (Urban Form).
102. The application of the mixed-use transit oriented Central Employment (EX) and Urban Commercial (CM) designations and zones in areas served by a multi-modal transportation system is consistent with Policy 6.7 (Public Transit) and 6.9 (Transit-Oriented Development).
103. The Lents Town Center is in a Portland designated pedestrian District. Targeted urban renewal transportation projects address the upgrading and enhancement of area pedestrian, bicycle, transit, greenway, and trail facilities. These planned expenditures implement Policies 6.11 (Pedestrian

Transportation), 6.12 (Bicycle Transportation) and 6.19 (Multimodal).

104. A study of parking in the Lents Town Center to address multi-modal transportation connectivity issues and accessibility is consistent with Policy 6.15 (On-Street Parking Management) and Policy 6.16 (Off-Street Parking). The study will consider both on-street and off-street parking. Commercial activities will require off-street parking to lessen the impact on parking in the surrounding neighborhood. On-street parking also needs to be maintained while not detracting from area reinvestment plans and the competitive attractiveness of the business climate.
105. The Lents Town Center transportation system and network are adequate to support the redevelopment of the sites with recommended applications of the Central Employment and Urban Commercial designations and EXd and CM zones.

Policy 7, Energy calls for promoting a sustainable energy future by increasing energy efficiency in all sectors of the city by ten percent by the year 2000. The Town Center Comprehensive Plan Map amendments and zone changes enhance the City's compliance with this goal for the following reasons:

106. The plan map amendments and zone changes support land use development patterns which encourage business districts in locations accessible to neighborhoods by walking and bicycling. These designation and zone changes are located in the heart of the METRO 2040 designated Town Center. Both these means will promote a reduction in average vehicle miles traveled per capita consistent with Policy 7.4 (Energy Efficiency Through Land Use Regulations) and Policy 7.6 (Energy Efficient Transportation).

107. The plan map amendments and zone changes encourage re-adaptive use and/or rehabilitation of existing structures, urban infill, and development of vacant land by increasing the development options available and maximizing site utilization. These actions are consistent with Policy 7.5 (Energy Efficiency in Commercial and Industrial Facilities).
108. The targeting of public infrastructure and transportation improvements within the Lents Town Center is consistent with Policy 7.8 (Energy Supply) which promotes conservation as the energy resource of first choice.

Policy 8, Environment calls for the maintenance and improvement in the quality of Portland's air, water and land resources and protection of neighborhoods and business centers from detrimental noise pollution. The Urban Renewal Plan and plan map amendments and zone changes are consistent with this policy for the following reasons:

109. The Lents Town Center Plan provisions and recommended plan map amendments and zone changes implement Policy 8.4 (Ride Sharing, Bicycling, Walking, and Transit). The new designations and zones support land use and transportation patterns of development and growth which actively encourage use of alternatives to the single-occupant car and placement of community services and destinations which are accessible by transit, bicycling, and walking.
110. Creating a neighborhood location where the service, community, and recreational needs of the neighbors can be met will, in turn, reduce auto and noise pollution in the surrounding neighborhoods. Reduction in auto pollution will aid in reducing storm water runoff pollution. Plan provisions which include assistance to commercial and industrial on-site utility improvements and Johnson Creek Watershed stormwater and

floodwater management investments support Policy 8.5 (Interagency Cooperation- Water Quality), Policy 8.6 (Wastewater Systems), Policy 8.7 (Land Use and Capital Improvements Coordination) and Policy 8.8 (Groundwater Protection).

111. Lents Town Center estimated expenditures over the life of the urban renewal plan identify \$3,000,000 in Open Space improvements including \$500,000 for land acquisition, \$2,000,000 for park development, \$250,000 for Greenway improvements and \$250,000 for Trail improvements. These proposed projects implement Policy 8.9 (Open Space).
112. The Urban Renewal Plan provisions and programs comply with Policy 8.11 (Special Areas) by identifying strategies and projects that can address ways to protect the Johnson Creek Watershed and surrounding residential areas from the detrimental environmental impacts of commercial, industrial, and mixed-use activities within the Lents Town Center and adjacent neighborhoods. Objective D calls for the protection and preservation of the Johnson Creek Basin through application of environmental overlay zones and implementation of the Johnson Creek Basic Protection Plan. Planned Lents Town Center Urban Renewal Plan provisions, programs and projects exceed compliance requirements of this objective with targeted watershed improvements totaling an estimated \$5,000,000.
113. Policy 8.14 (Natural Resources) calls for the conservation of significant natural and scenic resource sites and values through a combination of programs which involving zoning and other land use controls, purchase, preservation, intergovernmental coordination, conservation, and mitigation. The Urban Renewal Plan balances the needs for conservation with the need for other urban uses and activities and creates a strategic framework and list of targeted projects which use

each of the programs listed above to address blight, support community development, and forward economic activity and residential growth in the area, consistent with this policy.

114. The protection of the Johnson Creek Watershed and other area wetlands are protected through targeted stormwater/floodwater management programs and on-site infrastructure for industrial/commercial activities consistent with Policies 8.15 (Wetlands/Riparian/Water Bodies Protection) and 8.17 (Wildlife). The Planning Commission is urging the City Council to target additional public funds and resources to address Johnson Creek stormwater issues and bolster Lents revitalization efforts.

Policy 9, Citizen Involvement calls for improving the method for citizen involvement in the on-going land use decision-making process and providing opportunities for citizen participation in the implementation, review, and amendment of the adopted Comprehensive Plan. The Lents Town Center Urban Renewal Plan and accompanying plan map amendments and zone changes public hearing notification procedures meet the requirements of this policy for the following reasons:

115. The Lents Town Center Urban Renewal Area Plan and plan map amendment and zone change processes have met and exceeded the requirement of this goal, because numerous opportunities have been provided for citizens to consider and participate in meetings and hearings concerning the future of the Lents Town Center Urban Renewal Plan boundaries, goals, implementation strategies, and designation and zone changes.
116. Land use planning and community development efforts began more than 20 years ago with Multnomah County's Comprehensive Framework Plan public involvement planning processes in the middle of the 1970s and adoption of the Multnomah County Framework Plan and

Powellhurst and Errol Heights Community Plans in April 1979.

117. The area within the proposed Lents Town Center Urban Renewal Area was annexed to the City of Portland in the 1980s. Agreements between Portland and Multnomah County led to the assignment of the City's closest equivalent designations and zones to those established by Multnomah County's Framework Plan in 1979 and revision of existing County Community Plans for consistency with Portland's acknowledged Comprehensive Plan designations and zones. Community, business, and neighborhood advisory groups, meetings, and workshops encouraged a full range of citizen involvement activities.
118. Portland began its comprehensive land use planning efforts within the urban renewal area with formulation and adoption of the Brentwood-Darlington Neighborhood Plan (formerly Errol Heights) in 1992 (Ordinance No. 165071). The public process used to create and adopt the Brentwood-Darlington Neighborhood Plan were found to be consistent with Statewide Planning Goals, METRO Urban Growth Management Function Plan, and acknowledged Portland Comprehensive Plan citizen involvement goals and policies.
119. METRO designated the area around the intersection of SE Foster Rd. with I205, a 2040 Town Center in 1995. The public involvement procedures implemented by METRO have been found to be consistent with Oregon Statewide Land Use Planning Goals.
120. Comprehensive planning efforts in Outer Southeast Portland began in 1992 with the Planning Commission's approval, following community workshops and public hearings, of the Outer Southeast Community Plan (OSE) process document which summarized the goals of the

process, identified products to be formulated, and detailed the citizen involvement process. The Lents Town Center Urban Renewal Plan Area is located within the Outer Southeast Community Plan area.

121. The Outer Southeast Community and Business Plans and applicable neighborhood plans were adopted by the Portland City Council on January 31, 1996 (Ordinance No. 169763 and Resolution No. 35491). The Lents Neighborhood and portions of the Brentwood-Darlington, Foster-Powell, Mt. Scott-Arleta, and Powellhurst-Gilbert Neighborhoods are located within the Lents Town Center Urban Renewal Plan boundary. Two OSE business associations are located within the Urban Renewal boundary: 82nd Avenue and Foster Area. Public involvement procedures which encouraged citizen involvement in all phases of the OSE planning process were found to exceed the criteria established for public involvement under Statewide Goal 1 and acknowledged Portland Comprehensive Plan Policy 9 - Citizen Involvement. OSE Plan action charts met the City's Community Planning benchmarks with more than 50% of the listed implementors being community-based organizations, associations, and institutions.

122. An initial step in the development of the Lents Town Center Urban Renewal Plan was the appointment of an advisory committee made up of neighborhood residents, business and property owners, and representatives from applicable neighborhood and business associations and community development corporations. A parallel group of public service providers was also convened to identify and evaluate opportunities for public investments and public-private project partnerships within the urban renewal boundary.

Committee Chair
Foster Area Bus. Assoc.
82nd Avenue Bus. Assoc.
Lents Neigh. Assoc.

Kathleen Lansing
Gail Nonneman
Paul Ellison
Judy Welch

Powellhurst-Gilbert Neigh. Assoc.	Glenn Taylor
Foster-Powell Neigh. Assoc.	Cindy Peek
Mt. Scott-Arleta Neigh. Assoc.	Bill Whitmore
Brentwood-Darlington Neigh. Assoc.	Mary Davis
ROSE Comm. Dev. Corp.	Nick Sauvie
Marshall Caring Community	Denise Sweitzer
SEUL/Outer Southeast Comm. Project	Ginny Peckinpaugh
Freeway Land Company	Fred Michael
Foster Auto Parts	Ray Koistinen
Eastport Plaza	Ken Turner
Bitar Brothers, Inc.	Bill Bitar
Lents Body Shop, Inc.	Randy Dage
Lents Resident	Louis Martinez

123. Renewal Plan ongoing public processes, Goal 1 (Public Involvement) and Title IX (Property Disposition Policies and Procedures) ensure that community members, stakeholders, and other interested parties will have a full range of participation opportunities available to them in decision-making regarding future projects, resource uses, and amendment options.
124. The Urban Renewal Advisory Committee, studied urban renewal plan goals, policies and programs, proposed urban renewal area boundaries, potential development options and selected future development, public infrastructure, and amenity proposals. A limited number of proposals for Comprehensive Plan Map amendments and zone changes in the Lents downtown were examined to weigh opportunities to stimulate private reinvestment within the Town Center meeting Urban Plan goals and policies.
125. The following public forums and community meetings have been held in 1998 to discuss and review Plan proposals:

January 8, 1998	82nd Avenue Business Assoc. Board meeting
January 22, 1998	Lents area real estate brokers
January 27, 1998	Lents Neigh. Assoc.
January 29, 1998	Lents Target Area Coord. Comm.
February 10, 1998	Foster Area Bus. Assoc.
February 17, 1998	Foster Area Bus. Assoc. Board meeting
February 18, 1998	Lents Target Area Coord. Comm.
February 24, 1998	Lents Neigh. Assoc.
February 25, 1998	Lents Target Area Coord. Comm.
March 10, 1998	Foster Area Bus. Association
March 19, 1998	Lents Urban Renewal discussion group
April 6, 1998	Lents Urban Renewal discussion group
April 8, 1998	Masonic Lodge Board
April 13, 1998	Lents Urban Renewal discussion group
April 14, 1998	Foster Area Bus. Assoc.
April 27, 1998	Urban Renewal Advisory Comm.
April 28, 1998	Lents Neigh. Assoc.
May 11, 1998	Powellhurst-Gilbert Neigh. Assoc.
May 12, 1998	Foster Area Bus. Assoc.
May 14, 1998	Urban Renewal Advisory Comm.
May 26, 1998	Lents Neigh. Assoc.
May 27, 1998	Lents Target Area Coord. Comm.
June 4, 1998	Urban Renewal Advisory Comm.
June 29, 1998	Urban Renewal Advisory Comm.
July 7, 1998	Urban Renewal Advisory Comm. (Topics: jobs and housing density)
July 9, 1998	Foster Area Bus. Assoc.
July 9, 1998	Urban Renewal Advisory Comm.
July 13, 1998	Brentwood-Darlington Neigh. Assoc.
July 14, 1998	Foster Area Bus. Assoc.
July 14, 1998	Urban Renewal Advisory Comm.
July 29, 1998	Urban Renewal Advisory Comm.
August 5, 1998	Urban Renewal Advisory

August 10, 1998	Comm. Powellhurst-Gilbert Neigh. Assoc.
August 11, 1998 House (Direct mail)	Lents Revitalization Open invitations to 10,500 addresses in the area)
August 13, 1998	Urban Renewal Advisory Comm.

126. The Portland City Council will be holding public hearings on the Lents Town Center Urban Renewal Plan, District Boundary, and recommended Comprehensive Plan Map amendments and zone changes based on the following schedule.

September 2, 1998	Portland City Council 1 st hearing on the Renewal Plan
September 9, 1998	Portland City Council 2 nd hearing on the Renewal Plan
September 23, 1998	Portland City Council Hearing on the Lents Town Center Recommended Comprehensive Plan Map Amendments and Zone Changes

127. The Portland Development Commission held a public hearing on August 19, 1998 to take testimony on the recommended Lents Urban Renewal Plan, Boundary, and accompanying Comprehensive Plan Map amendments and zone changes. The Portland Development Commission unanimously recommended City Council adoption of the plan, boundary and amendments as amended.

128. The Urban Renewal Plan was amended by the

Portland Development Commission to add the following section to both the Plan (Section XI(C)(3) and the Report (Section VII)

No additional indebtedness would be incurred under the Plan when either (1) the maximum indebtedness is reached, (2) the urban renewal area no longer has indebtedness or any plan to incur indebtedness within the next year, or (3) on October 1, 2015, whichever comes first.

129. The Portland Planning Commission held a public hearing on August 23, 1998 to hear public testimony and consider the proposed Town Center Urban Renewal Plan, Boundary and Comprehensive Plan Map amendments and zone changes. The Portland Planning Commission unanimously recommended City Council adoption of the Urban Renewal Plan as amended, the District Boundary, and the Comprehensive Plan Map amendments and zone changes. The amendment unanimously recommended for adoption by the City Council adds a 5th objective to the Plan's Environmental Goal 5 in Section III (Goals and Objectives):

Invest urban renewal plan tax increment funds only in development projects that represent a prudent use of these funds after considering the risks of flood damage to the property involved.

130. Forty-five day notice of the proposed Comprehensive Plan Map amendment was sent to the Oregon Department of Land Conservation and Development on August 10, 1998. This notice announced the final public hearing before City Council on the Lents Town Center Comprehensive Plan Map amendments and zone changes, scheduled for September 23, 1998.
131. The Portland Planning Commission held a public hearing on the Urban Renewal Plan and

Comprehensive Plan Map Amendments and Zone Changes on August 25, 1995. The Portland Development Commission sent out a 30-day public notice that satisfied the Portland Zoning Code notification requirements for legislative matters. The notice was also mailed to all property owners within 400 feet of the site. This satisfied the requirements of the Type III Quasi-Judicial Procedure.

132. Notice was mailed to all those who participated in the Planning Commission's hearing process announcing the day, time, and location of the City Council hearing recommended Comprehensive Plan Map amendments and rezoning. Participants notified included those who testified to the Planning Commission in person, in writing, or through a representative.

Policy 10, *Plan Review and Administration* calls for a periodic review of Portland's Comprehensive Plan to assure that it remains an up-to-date and workable framework for land use development. The Plan will be implemented in accordance with State law and the Goals, Policies and Comprehensive Plan Map contained in the adopted Comprehensive Plan. Lents Town Center Urban Renewal Plan and plan map amendments and zone changes are consistent with this goal for the following reasons:

133. The Portland Comprehensive Plan was adopted on October 16, 1980 by Ordinance No. 150580 and acknowledged for compliance with Statewide Planning Goals on May 3, 1981.
134. Oregon Revised Statutes (ORS) 197.640 require cities and counties to review their comprehensive plans and land use regulations periodically and make changes necessary to keep plans and regulations up-to-date, in compliance with the statewide planning goals and coordinated with the

plans and programs of state agencies. The Town Center Urban Renewal Plan programs and map amendments and zone changes support the implementation of the Lents Town Center Urban Renewal Plan consistent with Policies 10.2 (Comprehensive Plan Map Review).

135. The Town Center plan map amendments and zone changes are consistent with the timely and orderly provision of urban resources, public services, and long range planning in the City of Portland. The plan map amendments and zone changes will facilitate efficient use of land and resources and timely redevelopment of public facilities, consistent with Policy 10.3 (Long Range Planning Framework).
136. The Planning Commission must review and make recommendations to the City Council on all legislative amendments to the Comprehensive Plan Map. The Lents Town Center plan map amendments and zone changes were reviewed by the Planning Commission at a public hearing on August 25, 1995. The Town Center proposals are a refinement of the adopted Outer Southeast Community Plan. The refinement of this zoning is consistent with and implements the vision statements of the OSE Community, Business and Neighborhood Plans, consistent with Policy 10.6 (Amendments to the Comprehensive Plan Goals, Policies, and Implementing Measures) and Policy 10.7 (Amendments to the Comprehensive Plan Map).
137. The plan map amendments and zone changes to the EXd and CM zones meet the intent of the Central Employment and Urban Commercial designations consistent with Policy 10.5 (Corresponding Zones and Less Intense Zones). The Central Employment and Urban Commercial designations are intended for more developed parts of the city served by multi-modal transportation network adjacent to developed residential neighborhoods.

138. The Town Center is a METRO 2040 designated Town Center and Portland designated Pedestrian District. A full range of retail, service, and business uses are allowed serving a local and a larger market area. Development should have a strong orientation to pedestrians. It is also intended to allow commercial development in some areas while maintaining housing opportunities. This is consistent with Policy 10.8 (Zone Changes).
139. Lents Town Center Urban Renewal Plan and accompanying plan map amendments and zone changes are consistent with Policy 10.9 (Land Use Approval Criteria and Decisions). Plan provisions and Comprehensive Plan Map amendments and zone changes meet the approval criteria in Title 33 (33.810.050 B. Approval Criteria for Comprehensive Plan Map Amendments, Legislative) and (33.855.050 A. and B. Approval Criteria for Base Zone Changes A. Compliance with the Comprehensive Plan Map and B. Adequate public services).
140. The application of the Design 'd' Overlay Zone to sites receiving the Central Employment designation and EX zone is consistent with Policy 10.13 (Design Review). Infill and redevelopment sites are located within a designated Town Center and Pedestrian District where the use of pedestrian-friendly and transit-supportive designs will be important to the improvement of areas now classified as 'blighted'.

Goal 11, *Public Facilities* calls for the provision of timely, orderly, and efficient arrangement of public facilities and services that support existing and planned land use patterns and densities. The Lents Town Center Urban Renewal Plan and plan map amendments and zone changes implement this goal for the following reasons:

141. The Community and Neighborhood Planning Program and Amendments call for comprehensive

and coordinated plans for land use and the provision of public facilities and services. The Lents Town Center Comprehensive Plan Map amendments and zone changes are a fine-tuning of the zoning pattern established as part of the Outer Southeast Community Plan.

142. The Lents Town Center plan map amendments and zone changes are in the center of a designated Town Center and Pedestrian District at a regional multi-modal transportation node. The targeted transportation improvements with an estimated value of \$17,000,000 can fund the streets and roads projects needed to support area redevelopment and plan map amendments and zone changes consistent with Policies 11.1 (Service Responsibility), 11.2 (Orderly Land Development), and Policy 11.4 (Capital Efficiency). Associated traffic calming, pedestrian, bicycle, transit, and parking facilities projects are designed to improve within and between area connectivity, encourage use of alternative transportation modes, and mitigate off-site negative impacts in surrounding neighborhoods from redevelopment within the designated Town Center.
143. Development will be provided with services at levels appropriate for the needs and requirements of the areas to be served consistent with Policies 11.6 (Public Facilities System Plan) and 11.7 (Capital Improvement Program). The Lents Town Center Urban Renewal Plan goals, policies, programs, and associated plan map amendments and zone changes are consistent with this goal. Urban services will be available and adequate to meet area redevelopment and enhanced livability proposals.
144. Transportation facilities are available, within Lents Town Center Urban Renewal Plan boundary to support and stimulate the revitalization and redevelopment of currently vacant, underutilized or blighted commercial property consistent with Goal 11B (Public Rights-Of-Way Goal and Policies).

Improving the utility infrastructure and character of the street will stimulate new mixed-use and residential development. Recommended Central Employment and Urban Commercial designations and EXd and CM zones encourage new development which is pedestrian-friendly and transit-supportive.

The Lents Town Center is a METRO designated 2040 Town Center and is located at a regional multi-nodal transportation node.

- SE Foster and the SE Foster/SE Woodstock couplet are the major east-west streets in the area, cutting through the heart of the Lents Town Center and serving a variety of industrial, commercial, transit, and neighborhood purposes. Portions of SE Foster Road are classified by the City of Portland as a Major City Traffic Street, Major City Transit Street, City Bikeway, City Walkway and Major Truck Street.

It is a primary objective of the proposed Plan that SE Foster Road play a significant and supportive role in revitalization of area commercial and neighborhood districts.

- SE 82nd Avenue is the main north-south traffic corridor in the Area and serves a variety of transit, commercial and neighborhood purposes. Portions of SE 82nd Avenue are classified by the City of Portland as a Major City Traffic Street, Major City Transit Street, City Walkway, and Major Truck Street.
- SE 92nd Avenue between SE Powell and SE Holgate is a heavily traveled, mainly residential street impacted by cut-through commercial and freeway traffic. The Streets lack sidewalks, curbs, gutters, and improved intersections. These conditions

contribute to the blight appearance of this stretch of the neighborhood, as well as higher speed traffic flow presenting conflicts and difficulties for pedestrian and bicycle traffic.

Portions of SE 92nd Avenue are classified as a Neighborhood Collector Street, Minor City Transit Street, City Walkway, and City Bikeway.

Planned improvements are grouped under the following headings: intersection improvements, traffic calming projects, pedestrian improvements; bicycle improvements, and parking facilities. Estimated investments over the life of the plan-\$17,000,000.

145. Recommended plan map amendments and zone changes facilitate a land use pattern that promotes an environment where neighborhood, business, and civic activities are within accessible distance for walking, bicycling, and using carpools and mass transit.
146. The development of public facilities and spaces is a key element in the development of a revitalized and healthy Lents Town Center that is attractive to future private investment and supportive of a stable neighborhood and residential character. Facilities are planned which serve to integrate resident and public uses with commercial and economic development activities which maximizing utility of existing and planned public infrastructure. Planned Urban Renewal Plan projects address existing sanitary and stormwater issues consistent with Goal 11 C (Sanitary and Stormwater Facilities Goal and Policies).
 - a. Four types of programs, estimated value \$4,000,000, are in the Community/Public Facilities planning and program sections of the Plan:

- Community/Public Service Center
 - Workforce Training Center
 - Public Square/Plaza
 - Area Gateways Projects
- b. Environmental projects, estimated value \$8,000,000, address Johnson Creek Watershed stormwater/flood water management issues and future industrial/commercial site infrastructure needs.
- c. Lents Town Center Plan projects, estimated value \$3,000,000, include Open Space land acquisition, park development and improvements to the Greenway and area trails.
147. Urban Renewal Plan projects include proposals for Open Space land acquisition, park development, and greenway and trail improvements. These provisions and plans for amenities in the Lents Town Center implement Goal 11F (Parks and Recreation Goals and Policies).

Goal 12, *Urban Design* calls for enhancing Portland as a livable city, attractive in its setting and dynamic in its urban character by preserving its history, and building a substantial legacy of quality private developments and public improvements for future generations. The Lents Town Center Urban Renewal Plan and accompanying plan map amendments and zone changes implement this goal for the following reasons:

148. The area within the Lents Town Center Urban Renewal Plan meets the State of Oregon criteria for blight ((ORS 457.085). Plan programs and projects address the area's existing physical and economic problems with strategies specifically designed to improve livability, stimulate private investment, and

provide the necessary infrastructure to remove barriers to future community development.

149. Targeted urban renewal projects will be important to the re-establishment of a positive identity for the Lents and surrounding area neighborhoods within the boundary consistent with Policy 12.1 (Portland's Character).
150. The application of the Central Employment and Urban Commercial designations and EXd and CM zones will increase the number of development options within the designated Lents Town Center while encouraging development which is pedestrian-friendly and transit-supportive consistent with Policy 12.2 (Enhancing Variety).
151. The Urban Renewal Plan housing and economic/commercial programs and resource allocations will stimulate site redevelopment while supporting the preservation and adaptive use of existing buildings consistent with Policy 12.3 (Historic Preservation).
152. The application of the EXd and CM zone development standards within a designated Pedestrian District and Town Center implements Policy 12.4 (Provide for Pedestrians).
153. Promotion of the arts is forwarded by urban area renewal projects which include acquisition and improvement of area open spaces, parks, recreational opportunities, and amenity investments such as a Town Center public square/plaza and area gateways consistent with Policies 12.5 (Promotion of the Arts) and 12.7 (Design Quality). The application of the EXd and CM zones, with their applicable development standards, reinforces this strategy.
154. The implementation of urban renewal project proposals and application of the EXd and CM zones will remove existing barriers to area redevelopment

consistent with Policies 12.6 (Preserve
Neighborhoods) and 12.8 (Community Planning).

IV. Findings of Fact for Consistency with Applicable Outer Southeast Community Plan Policies

Policy 1 ECONOMIC DEVELOPMENT: Improve the vitality of outer southeast business districts and employment centers. Ensure that they grow to serve the needs of outer southeast residents, attract customers from throughout the region, and generate family wage jobs for residents. The Urban Renewal Plan, boundary and proposed Comprehensive Plan Map amendments and zone changes implement this policy.

155. The revitalization of the Lents 'downtown' is a critical factor in the redevelopment of the Lents neighborhood and adjacent neighborhoods. Urban renewal plan projected expenditures address the needs for investments in infrastructure, transportation, housing, economic development, open space and the environment. Increasing the development opportunities through the application of the Central Employment and Urban Commercial designations and EXd and CM zones improves the attractiveness of the area for public/private partnerships and private reinvestment.

Policy 2 Transportation: Ensure that streets in outer southeast form a network that provides for efficient travel throughout the community and to other parts of Portland and the region. Reduce congestion and pollution caused by the automobile by creating land use patterns that support transit, bike, and pedestrian travel. Reduce the amount of automobile driving done by area residents by making it more convenient to use public transit. The Urban Renewal Plan, boundary and recommended Comprehensive Plan Map amendments and zone changes implement this policy.

156. The Urban Renewal Plan projects potential transportation-related expenditures within the District boundary at \$17,000,000 over the life of

the plan. Planned investments include improvements to the area's major streets; traffic calming, and pedestrian, bicycle, transit and parking facilities.

157. The application of pedestrian-friendly and transit-supportive designations and zones reinforces METRO's designation of the Lents Town Center and Portland's pedestrian district.
158. The Lents Town Center is a multi-modal node on the region's transportation system. The transportation network and facilities in the Lents Town Center are adequate to support development at densities allowed by the recommended Comprehensive Plan Map amendments and zone changes.

Policy 3 Housing: Provide a variety of housing choices for outer southeast community residents of all income levels by maintaining the existing sound housing stock and promoting new housing development. The Urban Renewal Plan, boundary and recommended Comprehensive Plan Map amendments and zone changes implement this policy.

159. The boundary for the urban renewal district encompasses all of the Lents Neighborhood and edges of the Brentwood-Darlington, Foster-Powell, Mt. Scott-Arleta, and Powellhurst-Gilbert Neighborhoods. The contained area meets the State definition of 'blighted'. Plan provisions and recommended designations and zones open the area for mixed-use housing development, supportive retail activities, and reinforcing amenity investments.
160. Housing programs address homeowner and rental property repair, home purchasing, and housing development financing. Investments in needed public infrastructure will stimulate new housing investment within the urban renewal area.

161. The housing market in the Lents Town Center and surrounding urban renewal neighborhoods will be dramatically altered with the implementation of housing and associated urban renewal programs and projects. Recommended Comprehensive Plan Map amendments and zone changes will encourage and stimulate investment to meet growing demand for housing in the area as revitalization occurs.

Policy 4 Open Space and Parks: Provide parks and open spaces to meet projected recreational needs of outer southeast residents. Create a sense of connection with the natural environment. Protect natural resources by reducing the impact of development on them. The Urban Renewal Plan, boundary and recommended Comprehensive Plan Map amendments and zone changes implement this policy.

162. Planned open space expenditures, estimated value \$3,000,000 and environmental projects (\$8,000,000) will provide the basic foundation needed to improve livability, increase the amount of open space, and provide an attractive environment in which to live, work, play, shop, and visit.

Policy 5 Urban Design: Foster a sense of place and identity for the Outer Southeast Community Plan area by reinforcing existing character-giving elements and encouraging the emergence of new ones as envisioned in the Vision Plan. The Urban Renewal Plan, boundary and recommended Comprehensive Plan Map amendments and zone changes implement this policy.

162. The development standards for the EX zone with the 'd' overlay zone and the CM zone are based on the creation of pedestrian-friendly and transit-supportive site development. These zones have been classified as appropriate applications to use in METRO designated town centers and Portland classified pedestrian districts.

Policy 6 Public Safety: Apply CPTED principles to both public and private development projects. Encourage land use arrangements and street patterns that provide more eyes on the street. Encourage site layouts and building designs that encourage proprietary attitudes and natural surveillance over shared and public spaces. The Urban Renewal Plan, boundary and recommended Comprehensive Plan Map amendments and zone changes implement this policy.

163. Planned urban renewal investments and new zoning will create an environment which has the necessary infrastructure and amenities to support the creation of a 24-hour neighborhood where development oriented towards the streets, trails, and gathering places.
164. The application of the Central Employment and Urban Commercial designations and EXd and CM zones encourages the use of designs where mixed-use development and building orientations contribute to increased public safety and activity.

Subarea Policy I Traditional Urban Neighborhoods:

Preserve the fabric of these traditional residential neighborhoods and streetcar era commercial districts. Promote construction of new housing on or near transit streets and "Main Street" development on portions of Foster Road, Stark, and Glisan Streets. Encourage infill development. The Urban Renewal Plan, boundary and recommended Comprehensive Plan Map amendments and zone changes implement this policy.

165. The Lents 'downtown' was a gathering point for surrounding farms in the mid 1880's. With the coming of the streetcar era this area became a multi-modal stop with a burgeoning transit ridership. The activity center became a small downtown with buildings that reached to the street, were multi-story and in mixed-use. The application of the EXd and CM zones encourages the preservation of existing buildings and the

construction of mixed-use multi-story buildings that are both transit oriented and pedestrian-friendly.

166. Urban renewal programs provide infrastructure for new development, homeowner and rental property repair, and housing development financing. Planned amenities will upgrade the area and result in a changed public image.

Subarea Policy II 82ND Avenue/I-205 Corridor:

Promote the revitalization of 82nd Avenue. Increase the number and variety of jobs provided in these areas. Enlarge the market for local retail and service businesses by increasing housing opportunity. The Urban Renewal Plan, boundary and recommended Comprehensive Plan Map amendments and zone changes implement this policy.

167. Eight-second Avenue from north of SE Powell to SE Clatsop Avenue is within the Urban Renewal District boundary. Planned transportation improvements include this segment of SE 82nd Avenue.
168. Targeted economic development and housing renewal programs provide technical and fiscal assistance for the development of mixed-use housing, supportive retail and business services, and the expansion of entrepreneurial and job opportunities. These are key factors in the revitalization strategy for the renewal district.

Subarea Policy 3 Lents Town Center: Foster the development of a Lents Town Center that attracts employment opportunities, residential density, and recreational activities while reducing adverse environmental impacts.

- Ensure that Plan designations and zoning are flexible enough to allow a wide range of:

- Commercial and residential uses in the historic downtown portion of the Town Center.
- Commercial, industrial, and higher density residential uses, including business parks, high-tech centers, institutions, and destination activities, east of I-205.
- Employment opportunities throughout the area.
- Focus public resources on the development of the Town Center as a commercial, residential and employment center.
- Address flood plain and other environmental issues so that industrial and commercial uses do not have an adverse impact on Johnson Creek and surrounding wetlands.
- Ensure a wide range of housing in terms of structure, ownership, rental patterns, and price.
- Provide a coordinated pedestrian, bicycle, automobile, and transit infrastructure that will support increased economic and residential development.

The Lents Town Center Urban Renewal Plan, boundary, and recommended Comprehensive Plan Map amendments and zone changes implement this policy and its objectives.

169. Outer Southeast Community, Business, and Neighborhood Plans are implemented by the Lents Urban Renewal Plan action and resource allocation framework. The applications of the EXd and CM zones and accompanying urban renewal public facilities and transportation investments will reinforce the redevelopment of the Lents Town

Center core; provide parking for existing older and future development; improve intraregional multi-modal access; and spur new housing reinvestment and development within adjacent neighborhoods.

170. Development of the area's only industrial sanctuary property will bring jobs and new business investment into the area. Planned investments on-site and in the Johnson Creek Watershed ensure that area open space, habitat, and recreational opportunities will be enhanced while mitigating potential negative impacts of new more intense development.

Subarea Policy VI Suburban Neighborhoods: Enhance established suburban neighborhoods by improving connections to transit and shopping, reinforcing transit, providing new open space and focusing development on infill and opportunity sites. The Urban Renewal Plan, boundary and recommended Comprehensive Plan Map amendments and zone changes implement this policy.

171. The application of pedestrian-friendly and transit supportive designations and zones in one of the area's major activity centers and regional transportation nodes increases the viability of this area to attract new development and activities as defined in the Outer Southeast Community, Business, and Neighborhood vision statements.

Subarea Policy VII Mixed-Era Neighborhoods: Provide for the orderly development of new housing at urban densities and ensure that residential areas are served by convenient neighborhood commercial centers and transit. The Urban Renewal Plan, boundary and recommended Comprehensive Plan Map amendments and zone changes implement this policy.

172. The EXd and CM zones are mixed-use zones. The Lents 'downtown' has been a center of activity in outer southeast Portland since the mid 1800's. The application of zones reinforce historic development

patterns of mixed-use buildings and activities while encouraging new development which complements existing neighborhood patterns. These zones support urban forms which are transit-supportive.

Subarea Policy VIII Mt. Scott/Johnson Creek: Protect the natural character of the area while providing for orderly urban development. Provide for the recreational needs of this newly developing area and locate new housing opportunity near Powell Butte. The Urban Renewal Plan, boundary and recommended Comprehensive Plan Map amendments and zone changes reinforce the implementation of this policy.

173. Urban Renewal Plan targeted investments include \$3,000,000 for open space acquisition, park improvements, and greenway and trail upgrades. The plan also proposes \$5,000,000 in Johnson Creek Watershed stormwater/flood management, utilities, and industrial/commercial site infrastructure. These planned expenditures will dramatically increase the area's livability, amenities, and recreational opportunities without sacrificing environmental quality and protection. The Planning Commission has urged the City Council to target additional monies and other resources to address Johnson Creek stormwater management issues and support area revitalization efforts.

V. Findings for Consistency with Applicable Outer Southeast Business Plan Policies

PROMOTION & REVITALIZATION OF BUSINESSES

AND INSTITUTIONS: Encourage expansion and revitalization of existing businesses and institutions in order to create an environment attractive to new development. (Adopted as part of Portland's Comprehensive Plan). The application of the Central Employment and Urban Commercial designations and EXd and CM zones along with accompanying planned urban renewal plan investments implement this policy.

174. The application of these designations and zones expands the types of development permitted within the Lents Town Center. Together with planned transportation, infrastructure, and economic development investments, a new more positive business area and climate will emerge which attracts public/private partnership and private sector investment. Necessary public and community infrastructure are in place to support Town Center recommended designations and zones.

CRIME AND PUBLIC SAFETY: Provide a safe environment for residents, businesses, employees and shoppers in Outer Southeast business areas. (Adopted as part of Portland's Comprehensive Plan) The application of the Central Employment and Urban Commercial designations and EXd and CM zones along with accompanying planned urban renewal plan investments implement this policy.

175. The current town center is an area filled with underutilized and vacant sites, development patterns with parking between buildings and sidewalks, and minimal street amenities for pedestrians. New transportation improvements, public area amenities, and sidewalk oriented development will revitalize this area while creating new patterns of activity in the area and on the

streets. Encouraging mixed-use development through technical and financial assistance and the application of the EXd and CM zones will generate a neighborhood setting within the town center and support the expansion of activities.

176. Creation of a town center where businesses and residential developments are oriented to the street, high levels of public and community amenities are available, and transportation improvements support transit, bicycle, and pedestrian modes of travel will create a safer Town Center where individuals are drawn to gather.

TRAFFIC AND TRANSPORTATION: Provide a safe, efficient and attractive, full-service transportation system to serve Outer Southeast business areas. (Adopted as part of Portland's Comprehensive Plan) The application of the Central Employment and Urban Commercial designations and EXd and CM zones along with accompanying planned urban renewal plan investments implement this policy.

177. The Lents Town Center is a designated Town Center and Pedestrian District at an important node within the multi-modal regional transportation network. New development encouraged by urban renewal programs and public investments will support greater utilization of alternative modes of transportation.

TARGET AREAS¹: Provide an effective business environment by providing opportunities for established businesses to expand or reinforce their uses at existing

¹ The Coalition has identified the following Target Areas as having particularly great economic development potential: (1) Lents Town Center, (2) 82nd Avenue south of Foster, (3) Foster Road from Powell to 82nd, (4) Division St. from 82nd to 122nd. The Coalition feels these Target Areas deserve study and attention and want an emphasis put on these areas. Each contains Action items to achieve that potential within the timeframe of this plan. Check also Policy 3 and Appendix B for Traffic and Transportation issues which might be relevant to a particular Target Area.

locations. (Adopted as part of Portland's Comprehensive Plan) The application of the Central Employment and Urban Commercial designations and EXd and CM zones along with accompanying planned urban renewal plan investments implement this policy.

178. The Lents Town Center and surrounding arterials provide ample opportunities for new development on vacant sites and redevelopment of underutilized properties. The Lents Town Center is one of the areas targeted in the Outer Southeast Community Plan for redevelopment and revitalization. The application of the EXd and CM zones in the Town Center, Outer Southeast Plan zoning in place elsewhere, and targeted new public investments in infrastructure and amenities will spur new investment in the area and reinvestment by existing business, home, and property owners.

VI. Findings for Consistency with Applicable Lents Neighborhood Plan Policies

CRIME AND PUBLIC SAFETY: Reduce the frequency of crime and provide a safe environment for residents, businesses and visitors in the Lents neighborhood. (Adopted as part of Portland's Comprehensive Plan). Planned urban area plan public investments and new Town Center designations and zones are consistent with this policy.

179. The provisions and programs of the Lents Town Center Urban Renewal Plan together with development opportunities made available through the application of the EXd and CM zones will create new development patterns favoring pedestrian, bicycle, and transit movement. The revitalization of the business center will create a neighborhood atmosphere reinforced by new retail, business service, and mixed-use development.

ECONOMIC DEVELOPMENT: Preserve and enhance the commercial viability of existing businesses within the Lents area. (Adopted as part of Portland's Comprehensive Plan) The refinement of Outer Southeast Community Plan zoning in the Lents Town Center is consistent with this policy.

180. The proposed map amendments and zone changes will facilitate re-development and re-use of the Lents downtown and associated areas which meet the State's criteria of blight but contain substantial opportunities for community revitalization and infill.
181. Successful redevelopment of the Lents Town Center, planned new public infrastructure and community investments, and identified tax increment financing projects will facilitate

revitalization for the southern portion of the Outer Southeast Community Plan area.

182. The rehabilitated area will include a variety of uses on a centrally located site designated as a 2040 Town Center. These uses are either not now available or limited these Outer Southeast Neighborhoods. These uses can theater expansion, siting of both regional and local retail goods and facilities, development on the Outer Southeast's only industrial sanctuary, improved community and recreational facilities, a workforce center, and realization of a substantial number of opportunities for mixed-use commercial/residential development.
183. The above expanded and new commercial and industrial enterprises will create wealth opportunities for residents, businesses, and property owners while providing needed employment opportunities to the area's workforce.
184. The City Council acknowledges its role as a coordinator and implementor of the area revitalization and neighborhood stabilization strategies of the Outer Southeast Community Plan and accompanying Neighborhood Plans, including the Lents, Brentwood-Darlington, Foster-Powell, Mt. Scott-Arleta, and Powellhurst-Gilbert Neighborhood Plans. The Lents Town Center has been underdeveloped and underutilized for more than 40 years and is seen as the cornerstone of revitalization for this area of the Outer Southeast Plan Community.
185. Market studies of the area suggest additional commercial and mixed-use activities within this geographical area are in demand. Lents Town Center revitalization will create job opportunities in a part of Portland which is troubled by high levels of unemployment and underemployment.

TRAILS, PARKS, OPEN SPACE, AND THE

ENVIRONMENT: Promote recreational opportunities in and around Lents while preserving and protecting the environment. (Adopted as part of Portland's Comprehensive Plan) The refinement of Outer Southeast Community Plan zoning in the Lents Town Center is consistent with this policy.

186. Planned environmental (estimated value \$8,000,000) and open space (estimated value \$3,000,000) projects address longstanding issues of stormwater/flood water management in the Johnson Creek Watershed, habitat reclamation, and expansion of recreational opportunities. The application of the EXd and CM zones will provide the neighborhood activity and population foundation needed to support area revitalization and gradual realization of the Lents Neighborhood vision statement.

HISTORIC PRESERVATION: Preserve historic and cultural resources within the Lents Neighborhood and promote awareness of historic people, places and events in Lents. (Adopted as part of Portland's Comprehensive Plan) The refinement of Outer Southeast Community Plan zoning in the Lents Town Center is consistent with this policy.

187. Urban renewal plan provisions and application of the EXd and CM zones provides technical and financial assistance and the spatial opportunities needed to encourage homeowner and rental property repair and new development compatible with surrounding Town Center and neighborhood historic patterns.

URBAN DESIGN: Use urban design concepts and amenities to preserve and enhance neighborhood livability and to maintain a sense of place. (Adopted as part of Portland's Comprehensive Plan) The refinement of Outer

Southeast Community Plan zoning in the Lents Town Center is consistent with this policy.

188. The development standards of the EX zone, 'd' overlay zone, and the CM zone encourage new developments, expansions, and rehabs which are transit-supportive, pedestrian-friendly, and compatible with surrounding area development.
189. Urban renewal programs create opportunities for area residents and business people to reinvestment in their homes, businesses, and properties. These efforts are reinforced by planned public improvements in area transportation, open space, streets, and community facilities.

HOUSING: Encourage a sense of community pride in Lents by maintaining, restoring and rehabilitating existing homes and taking advantage of opportunities to build a variety of new housing. (Adopted as part of Portland's Comprehensive Plan) The refinement of Outer Southeast Community Plan zoning in the Lents Town Center is consistent with this policy.

190. Lents and the edges of surrounding neighborhoods within the renewal district boundary meet the State's definition of blighted. The urban renewal housing programs together with Community Development Block Grant programs for which much of the area is eligible, provide the technical and financial tools needed by existing households to reinvest in their homes and properties. Similar rental property programs ensure that the beneficial effects of revitalization captured by single detached dwelling houses will be matched by that in multi-dwelling and mixed-use development areas.
191. Ten sites within Cluster A are subject to the No Net Loss Housing Policy provisions. Total area involved is 77,213 sq. ft. The 9 sites designated Medium Density Multi-Dwelling Residential and zoned R1

account for 65,237 sq. ft. The site designated Urban Commercial with a Commercial/Residential CM zone accounts for 11,981 sq. ft. The Central Employment designation and EX zone are recommended for all of the above sites. The EX zone allows but does not require the construction of housing.

Housing density in the R1 and CM zones is 1 unit per 1,000 sq. ft. of site area. The minimum density requirement is 1 unit per 2,000 sq. ft. of site area. Housing potential in the R1 and CM zones is calculated at 1 unit per 1,000 sq. ft. of site area (rounded up). Conversion of these 10 sites results in a lost housing potential of 78 residential units.

Minimum density requirements (1 unit per 2,000 sq. ft. of site size) are used when calculating the counterbalancing number of built housing units on land with zoning not requiring the construction of residential units. In this latter case, 39 housing units would offset the housing potential lost on the R1 and CM sites.

The housing provisions of the Lents Town Center Urban Renewal Plan calls for the following either singularly or in combination:

- a. Building 39 housing units (calculated at 1 unit per 2,000 sq. ft. of site area) on land without zoning which requires the construction of housing;
- b. Increasing the housing potential within the Urban Renewal Plan area by 78 housing units (calculated at 1 unit per 1,000 sq. ft. of site area) by securing approval for Comprehensive Plan Map amendments and zone changes. These shifts can result by replacing non-residential zoning with residential zoning or increasing the allowed densities on residentially zoned land.

- c. Combination of 1 and 2 above.

These changes must be made before the year 2015 or closure of the plan, whichever comes first.

- 192. Proposed housing programs, estimated value of \$15,000,000, will establish a homeowner repair program homebuyer program, rental property repair program, and housing development finance.
- 193. Application of the EXd and CM zones expands development options in the Lents Town Center. The development standards of these zones are consistent with area revitalization goals and the vision of the Lents Neighborhood Plan.

NEIGHBORHOOD LIVABILITY: Restore Lents identity as a friendly, safe, attractive neighborhood for everyone in our historic community. (Adopted as part of Portland's Comprehensive Plan) The refinement of Outer Southeast Community Plan zoning in the Lents Town Center and implementation of the Urban Renewal Plan are consistent with this policy.

- 194. Planned urban renewal plan investments in area amenities, transportation, and environment will bolster the area's connectivity and upgrade existing and build new gathering and focal points in the area. The CM and EXd zones reinforce a pattern of street and neighborhood safety by encouraging developments that are pedestrian-friendly and transit-supportive.

TRANSPORTATION: Improve access to and through Lents using a variety of modes while reducing noise, pollution and safety hazards. (Adopted as part of Portland's Comprehensive Plan) The refinement of Outer Southeast Community Plan zoning in the Lents Town Center and implementation of the Urban Renewal Plan are consistent with this policy.

195. Applications of the Central Employment and Urban Commercial designations and EXd and CM zones encourages rehabilitation and new construction which encourages urban forms in the center of the designated Town Center and Pedestrian District which support these classifications. Planned transportation and public infrastructure investments support the rebuilding of the Town Center and urban infill within the center and surrounding residential neighborhoods.

V. Findings of Consistency with Applicable Brentwood-Darlington Neighborhood Plan Policies

The eastern edge of the Brentwood-Darlington Neighborhood is contained within the southwestern edge of the Lents Town Center Urban Renewal Plan. While provisions of the urban renewal plan have direct consequences for a portion of this neighborhood, recommended Comprehensive Plan Map amendments and zone changes are in the Lents Neighborhood.

NEIGHBORHOOD IDENTITY: Strengthen the identity of Brentwood-Darlington and enhance its desirability as a place to live and work. The Urban Renewal Plan reinforces this neighborhood policy. The zone changes are for areas outside this neighborhood.

196. The boundary of the Brentwood-Darlington neighborhood, SE 82nd Avenue, is located within the renewal district boundary. Planned improvements to SE 82nd Avenue and Johnson Creek Watershed investments will result in dramatic improvements in this area of the neighborhood improving area livability and desirability.

LIVABILITY AND SAFETY: Foster a diverse, stable, and safe community. The Urban Renewal Plan reinforces this neighborhood policy. The zone changes are for areas outside this neighborhood.

197. The re-establishment of a strong mixed-use Town Center in the Lents Neighborhood contributes to the attractiveness and stability of the entire Outer Southeast Community. The zone changes create this opportunity at a regional multi-modal transportation node. Rehabilitation of the area's transportation, infrastructure, and environmental areas, which in turn, stimulates housing and community development, strengthens area livability

and competitive attractiveness.

EDUCATION, RECREATION AND CULTURE: Promote educational, recreational and cultural opportunities and make Brentwood-Darlington citizens aware of them. The Urban Renewal Plan reinforces this neighborhood policy. The zone changes are for areas outside this neighborhood.

198. Planned community investments with an estimated value of \$4,000,000 include community/public service center(s), workforce training center, and area gateways. These reinforce Brentwood-Darlington's identity and provide needed public services for area residents, property owners, and businesses.

HOUSING: Preserve and improve existing housing while providing opportunities for new housing for people of all ages and income levels. The Urban Renewal Plan reinforces this neighborhood policy. The zone changes are for areas outside this neighborhood.

Net housing potential loss will occur with the shifts to the Central Employment designation and zone. This loss is counterbalanced by the urban area plan provisions that call for the construction of 39 new housing units in areas with zoning that does not require housing or by future shifts in existing designations and zones which do require housing development.

199. Housing development and financing programs will be available to the portion of the Brentwood-Darlington neighborhood that is within the urban renewal district boundary. The use of these programs will lead to the rehabilitation of neighborhood housing and a stimulus for new housing construction.

LAND USE: Maintain and improve the predominantly residential character of Brentwood-Darlington while promoting compatibility among the residential, commercial and industrial land uses of the neighborhood. The Urban Renewal Plan and accompanying designation and zone changes are consistent with this policy.

200. The shifts in designations and zones are within the Lents Neighborhood only. However, these changes will create new opportunities for commercial, mixed-use, and industrial development within a 2040 designated Town Center. Growth in these activities in the Town Center will reinforce and conserve this neighborhood's residential areas.

BUSINESS AND INDUSTRY: Support the retention and expansion of existing businesses and encourage new commercial uses when compatible with the surrounding neighborhood. The Urban Renewal Plan and accompanying designation and zone changes are consistent with this policy.

201. Strengthening the development opportunities in the core of the Lents Town Center and providing transportation and infrastructure improvements within the eastern edge of the Brentwood-Darlington neighborhood creates expansion and new development opportunities for businesses and creates new employment opportunities for area residents.

TRAFFIC AND TRANSPORTATION: Support a system of streets that is efficient, safe and affordable while minimizing the impact of traffic on residential areas and business operations. The Urban Renewal Plan and accompanying designation and zone changes are consistent with this policy.

202. An estimated \$17,000,000 will be spent over the life of the Urban Renewal Plan in transportation system improvements affecting pedestrians, bicyclists,

transit-users, and vehicular movement.

PUBLIC SERVICES: Develop an economical program for the development of sewers and other public services in Brentwood-Darlington. The Urban Renewal Plan and accompanying designation and zone changes are consistent with this policy.

203. Urban renewal plan proposals include \$8,000,000 for stormwater/flood water management within the Johnson Creek Watershed as well as utilities and site infrastructure for industrial and commercial properties.

VIII. Findings of Consistency with Applicable Foster-Powell Neighborhood Plan Policies

The eastern edge of the Foster-Powell Neighborhood Neighborhood forms the northerly portion of the western boundary of the Urban Renewal District. While provisions of the urban renewal plan have direct consequences for a portion of this neighborhood, recommended Comprehensive Plan Map amendments and zone changes are in the Lents Neighborhood.

PARKS AND OPEN SPACE: Improve and maintain Foster-Powell's parks and the 72nd Avenue park blocks so that they can better serve the needs of neighborhood residents. (Adopted as part of Portland's Comprehensive Plan) The Urban Renewal Plan and accompanying designation and zone changes are consistent with this policy.

204. Improvements to the transportation system planned for SE 82nd Avenue implement action items of the Foster-Powell Neighborhood Plan. Improving area connectivity and expanding the attractiveness of the area for pedestrians, bicyclists, and transit-users enhances the achievement of this policy.

NEIGHBORHOOD LIVABILITY: Improve the appearance and livability of the Foster-Powell Neighborhood. (Adopted as part of Portland's Comprehensive Plan) The Urban Renewal Plan and accompanying designation and zone changes are consistent with this policy.

205. Housing and economic development programs available to the portion of the neighborhood within the Urban Renewal Plan District can be used for home acquisition, homeowner and rental property rehabilitation, and housing development financing. These will strengthen the residential neighborhoods within the District boundary includes Foster-Powell.

PUBLIC SAFETY: Involve residents and business owners in efforts to reduce crime and vandalism in the neighborhood. (Adopted as part of Portland's Comprehensive Plan) The Urban Renewal Plan and accompanying designation and zone changes are consistent with this policy.

206. Planned renewal plan investments in public infrastructure, community facilities such as the work force and community and public service centers, and expansions in area recreation create new opportunities for residents and businesses to invest in their neighborhoods, secure job training and placement, and structure discretionary time.

HOUSING: Ensure an adequate supply of housing at a variety of prices and rents by promoting new home ownership opportunities, improvement of the existing housing stock, responsible rental property ownership, and the development of compatible infill housing. (Adopted as part of Portland's Comprehensive Plan) The Urban Renewal Plan and accompanying designation and zone changes are consistent with this policy.

207. Net housing potential loss will occur with the shifts to the Central Employment designation and zone. This loss is counterbalanced by the urban area plan provisions that call for the construction of 39 new housing units in areas with zoning that does not require housing or by future shifts in existing designations and zones which do require housing development.

208. Housing development and financing programs will be available to the portion of Foster-Powell neighborhood which is within the urban renewal district boundary. The use of these programs will led to the rehabilitation of neighborhood housing and a stimulus for new housing construction.

HISTORIC PRESERVATION Protect existing historic

resources and identify new ones. (Adopted as part of Portland's Comprehensive Plan) The Urban Renewal Plan and accompanying designation and zone changes are consistent with this policy.

209. Town Center Urban Renewal housing and commercial/industrial programs encourage building rehabilitation, expansion, and new construction. Accompanying infrastructure, environmental, and transportation improvements will support these new development opportunities.

TRANSPORTATION: Reduce the speed and volume of traffic on local streets so that they are safe for pedestrians and bicyclists. Provide safe access across the arterials that surround the neighborhood. (Adopted as part of Portland's Comprehensive Plan) The Urban Renewal Plan and accompanying designation and zone changes are consistent with this policy.

210. Planned transportation programs including traffic calming, pedestrian and bicycle improvements (estimated value of \$5,000,000 over the life of the plan) are designed to provide connectivity between and within neighborhoods, encourage greater use of alternative transportation modes, and stimulate the siting and growth of retailers and business services meeting the needs of residents and businesses.

COMMERCIAL AREAS: Improve the Foster Road and 82nd Avenue commercial areas. Encourage businesses that serve Foster-Powell and surrounding neighborhoods to locate in these areas. Create a better pedestrian environment. (Adopted as part of Portland's Comprehensive Plan) The Urban Renewal Plan and accompanying designation and zone changes are consistent with this policy.

211. Major improvements in transportation and public infrastructure are planned for the portions of SE Foster Road and SE 82nd Avenue which are within

the urban renewal boundary. These improvements will increase connectivity, stimulate new pedestrian-oriented development, and encourage new business development meeting the daily and weekly shopping needs of area residents, workers, and businesses.

IX. Findings of Consistency with Applicable Mt. Scott-Arleta Neighborhood Plan Policies

The eastern edge of the Mt. Scott-Arleta Neighborhood forms a central portion of the western boundary of the Urban Renewal District. SE Foster Road cuts diagonally through the northern portion of the neighborhood. SE 82nd Avenue defines the eastern edge of the neighborhood. While provisions of the urban renewal plan have direct consequences for a portion of this neighborhood, recommended Comprehensive Plan Map amendments and zone changes are in the Lents Neighborhood.

URBAN DESIGN: Improve the physical image and character of the Mt. Scott-Arleta Neighborhood through emphasizing its historic heritage and diverse culture. (Adopted as part of Portland's Comprehensive Plan) The Urban Renewal Plan and accompanying designation and zone changes are consistent with this policy.

211. Planned transportation improvements (estimated value \$17,000,000) include improvements to SE 82nd Avenue and SE Foster Road. These will directly benefit transportation circulation within the portions of the neighborhood within the renewal district boundary.

212. Pedestrian, bicycle, transit, and traffic calming investments will improve the physical image of the area. The Plan's housing and economic/commercial programs will provide residents and businesses with technical and resource assistance needed to take advantage neighborhood changes created through the above public and community investments in the area.

HOUSING: Improve Mt. Scott-Arleta's supply of housing by protecting existing homes and encouraging the construction of a variety of attached housing types on infill lots. New housing should blend into the

neighborhood and meet the needs of residents of various ages, income levels, and backgrounds. (Adopted as part of Portland's Comprehensive Plan) The Urban Renewal Plan and accompanying designation and zone changes are consistent with this policy.

213. Net housing potential loss will occur with the shifts to the Central Employment designation and zone. This loss is counterbalanced by the urban area plan provisions that call for the construction of 39 new housing units in areas with zoning that does not require housing or by future shifts in existing designations and zones which do require housing development.

214. Housing development and financing programs will be available to the portion of Mt. Scott-Arleta neighborhood which is within the urban renewal district boundary. The use of these programs will lead to the rehabilitation of neighborhood housing and a stimulus for new housing construction.

PARKS, RECREATION AND OPEN SPACE: Focus on the Mt. Scott Community Center and Park as the neighborhood's heart and primary attraction. At the same time, encourage additional recreational choices in the neighborhood. (Adopted as part of Portland's Comprehensive Plan) The Urban Renewal Plan and accompanying designation and zone changes are consistent with this policy.

215. Investments in community/public services center(s), a workforce training center, area gateways, and environmental and infrastructure and open space will expand dramatically the habitat, recreational, and open space opportunities available to neighborhood households, businesses, property owners, and visitors.

ECONOMIC DEVELOPMENT: Improve commercial viability for business districts in the neighborhood, to

provide a full range of goods and convenient neighborhood services. (Adopted as part of Portland's Comprehensive Plan) The Urban Renewal Plan and accompanying designation and zone changes are consistent with this policy.

216. SE 82nd Avenue and SE Foster Rd. transportation improvements, industrial/commercial site infrastructure, and economic/commercial development programs available within the urban renewal boundary will stimulate new investment in commercial activities, industrial development, and housing. Urban infill, new development, and redevelopment will provide the stable and supportive foundation needed to encourage expansion in the range and types of goods and services available within the area.

TRANSPORTATION: Ensure that transit and traffic move safely and smoothly within the Mt. Scott-Arleta Neighborhood. Improve transportation facilities to encourage pedestrian and bicycle use, as well as to accommodate physically challenged persons. (Adopted as part of Portland's Comprehensive Plan) The Urban Renewal Plan and accompanying designation and zone changes are consistent with this policy.

217. Planned transportation programs including traffic calming, pedestrian and bicycle improvements (estimated value of \$5,000,000 over the life of the plan) are designed to provide connectivity between and within neighborhoods, encourage greater use of alternative transportation modes, and stimulate the siting and growth of retailers and business services meeting the needs of residents and businesses.

PUBLIC SAFETY: Create an environment of communication and citizen involvement, with the objective of keeping the neighborhood a safe place to live and conduct business. (Adopted as part of Portland's

Comprehensive Plan) The Urban Renewal Plan and accompanying designation and zone changes are consistent with this policy.

218. Urban Renewal Plan citizen involvement and public involvement goals, policies and procedures ensure that the public will have opportunities to be involved in all future phases of plan implementation, evaluation, and change. Improving connectivity, reinforcing neighborhood and area identity, creating new jobs, and supporting entrepreneurial activities strengthen neighborhoods and neighborhood safety.

IX. Findings of Consistency with Applicable Powellhurst-Gilbert Neighborhood Plan Policies

The northwestern and western edges of the Powellhurst-Gilbert Neighborhood form the northeastern and northerly western boundaries of the Urban Renewal District. While provisions of the urban renewal plan have direct consequences for a portion of this neighborhood, recommended Comprehensive Plan Map amendments and zone changes are in the Lents Neighborhood.

TRANSPORTATION: Ensure that the neighborhood is accessible by a variety of transportation modes including walking, bicycling, public transit, auto, and truck, while reducing noise, pollution and safety hazards. (Adopted as part of Portland's Comprehensive Plan) The Lents Town Center Urban Renewal Plan, boundary and projected expenditures implement this policy.

219. SE 122nd is an important north-south arterial within the neighborhood. SE Powell and Holgate are important linking east-west roads. I205 cuts across the northwestern corner of the neighborhood. Planned improvements to all transportation nodes within the urban renewal district will directly improve this neighborhood's connectivity both intra and inter-regionally. Neighborhood households and businesses will be able to take advantage of transit, pedestrian, and bicycle improvements within the Lents Town Center and surrounding area.

TRAILS, PARKS, OPEN SPACES & THE ENVIRONMENT: Ensure that the parks, green spaces, open spaces and other recreational and cultural opportunities of the Powellhurst-Gilbert neighborhood meet the needs of area residents and improve the neighborhood's appearance. (Adopted as part of Portland's Comprehensive Plan) The Lents Town Center

Urban Renewal Plan, boundary and projected expenditures implement this policy.

220. Estimates of projected expenditures within the urban renewal plan area include \$3,000,000 for open space and park acquisition and greenway and trail improvements. Combining this with an estimated allocation of \$5,000,000 for Johnson Creek Watershed storm water/flood water management will dramatically upgrade and expand area open spaces and recreational opportunities.
221. Projected expenditures also include \$4,000,000 for community/public service centers, workforce training center, and area gateways.

PUBLIC SAFETY: Reduce crime and reinforce a sense of security for those living and working in Powellhurst-Gilbert. (Adopted as part of Portland's Comprehensive Plan) The Lents Town Center Urban Renewal Plan, boundary and projected expenditures implement this policy.

222. Housing rehabilitation and ownership programs, planned community/open space investments, and an expanding business market with new job opportunities available will contribute to improvements in area security and sense of neighborhood for those who live and work there.
223. Linkages between the Caring Community, public schools, and workforce labor center with area employers and entrepreneurs and unions will create new connections and opportunities for the area's workforce and students.

HOUSING AND NEIGHBORHOOD LIVABILITY: Improve the neighborhood and encourage and allow for diversity in the type and density of housing within the neighborhood. (Adopted as part of Portland's Comprehensive Plan) The

Lents Town Center Urban Renewal Plan, boundary and projected expenditures implement this policy.

224. Net housing potential loss will occur with the shifts to the Central Employment designation and zone. This loss is counterbalanced by the urban area plan provisions that call for the construction of 39 new housing units in areas with zoning that does not require housing or by future shifts in existing designations and zones which do require housing development.

225. Housing development and financing programs will be available to the portion of Powellhurst-Gilbert neighborhood that is within the urban renewal district boundary. The use of these programs will lead to the rehabilitation of neighborhood housing and act as a stimulus for new housing construction.

HISTORIC PRESERVATION & URBAN DESIGN:

Preserve, restore and enhance Powellhurst-Gilbert's historic resources. (Adopted as part of Portland's Comprehensive Plan) The Lents Town Center Urban Renewal Plan, boundary and projected expenditures implement this policy.

226. Housing programs encourage rehabilitation and maintenance of homeowner and rental properties. These will add to the viability and longevity of the neighborhood's housing stock. Upgrades of existing properties will also encourage new private sector reinvestment in housing and urban infill within the neighborhood.

ECONOMIC DEVELOPMENT: Improve, support and create businesses that enhance the neighborhood and provide needed goods and services to residents. (Adopted as part of Portland's Comprehensive Plan) The Lents Town Center Urban Renewal Plan, boundary and projected expenditures implement this policy.

227. Transportation, infrastructure, workforce center, and economic/commercial programs and investments will generate a new market climate within the area and provide a foundation for new development stimulating business investment and expansion.

172671

EXHIBIT E

Portland Planning Commission

Report to the City Council



CITY OF

PORTLAND, OREGON

Planning Commission

Telephone No. 823-7708 TDD 823-6868 FAX 823-7800
c/o Bureau of Planning, Rm. 1002, 1120 S.W. Fifth Ave. 97204

August 23, 1998

Honorable Vera Katz, and Members of the Portland City Council
Portland City Hall
1221 SW 4th Avenue
Portland, Oregon 97204-1966

Dear Mayor Katz and Members of the Council:

The Portland Planning Commission has completed its review of the Lents Town Center Urban Renewal Plan and District Boundary. On August 23, 1998 the Planning Commission held a public hearing on the proposed plan and boundary. Notice of this hearing was provided and those interested were invited to testify. The Commission unanimously recommends City Council adoption of the urban renewal plan and district boundary.

The Lents Town Center Urban Renewal Plan is the culmination of more than 3 decades of planning by the community to address longstanding conditions of economic and social blight. The factors needed for success are all present. The Plan's goals are clear and concise. They are the same as those adopted in 1996 with the vision statements and policies of the Outer Southeast Community, Business, and Neighborhood Plans. The Plan's implementation framework is comprehensive, strategic, and realistic. The plan has the active support of the Lents Town Center Urban Renewal Advisory Committee and Community. Tax increment financing provides a stable funding source for the implementation of the City's plans for the Lents Renewal Area.

The Planning Commission amended the proposed plan by adding a 5th objective to the Plan's Environmental Goal. This objective directs that careful consideration be given to the potential for reoccurrence of

Page 2
August 23, 1998

flood damage before tax increment funds are spent on property development. The Commission also encourages the City Council target additional revenues to the Renewal Area to address Johnson Creek stormwater and other revitalization efforts.

The Urban Renewal Plan is an action plan. It is an instrument for positive change in Outer Southeast. Ongoing community commitment and plan processes and policies ensure that the plan will continue to reflect community goals and priorities.

Recommendation

The Portland Planning Commission unanimously recommends the City Council approve the Lents Town Center Urban Renewal Plan and District Boundary as amended by the following addition:

Addition of Objective 5. to Section III. Goals and Objectives, Goal F. Environment

Invest urban renewal plan tax increment funds only in development projects that represent a prudent use of these funds after considering the risks of flood damage to the property involved.

Sincerely,



Steve Abel, President
Portland Planning Commission

SA,/CGA/cga

CC: Steve Abel, President, and Members of the Planning Commission
David C. Knowles, Planning Director
Michael S. Harrison, AICP, Chief Planner
Colleen Greer Acres, PhD, AICP, Senior Planner

Report to the Portland City Council

RECOMMENDED

**LENTS TOWN CENTER
URBAN RENEWAL PLAN**

AND

**COMPREHENSIVE PLAN
MAP AMENDMENTS AND
ZONE CHANGES**

BY

THE PORTLAND CITY PLANNING COMMISSION

**August 24, 1998
Bureau of Planning
Portland, Oregon**

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Acknowledgments

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Background information on Ballot Measure 50 and
the renewal district findings included in this report
are primarily the work of Jeffrey Tashman of
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Exhibits Under Separate Cover

Exhibit A: *Lents Town Center Urban Renewal Plan* and Portland Development Commission Report

Exhibit B: Findings of Fact for Consistency with Applicable State, Regional, and Portland Goals and Policies

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RECOMMENDATIONS

The Portland Planning Commission unanimously recommends adoption of the following recommendations by the Portland City Council:

1. **Lents Town Center Urban Renewal Plan as amended to add Objective 5 to Goal F. Environment, Section III.**
Goals and Objectives:

Objective 5
Invest urban renewal plan tax increment funds only in development projects that represent a prudent use of these funds after considering the risks of flood damage to the property involved.

2. **Urban Renewal District Boundary (Map 1)**
3. **Portland Development Commission Report and Accompanying Exhibits**
4. **Portland Planning Commission Report and Accompanying Exhibit D**
5. **Lents Town Center Comprehensive Plan Map Amendments and Zone Changes**

Recommendations 1-4 are scheduled to be heard in public hearings before the City Council on September 2 and September 9, 1998. Recommendation #5, Lents Town Center Comprehensive Plan Map Amendments and Zone Changes, is scheduled to be heard before the Portland City Council on September 23, 1998.

A summary of the Lents Town Center Urban Renewal Plan, Boundary, and Comprehensive Plan Map amendment and zone change recommendations follows. Information on the State's Urban Renewal Authority is presented in the Background Section of this Report. Title 33, Planning and Zoning, approval criteria

and their applicability to recommended Comprehensive Plan Map amendments and zone changes are given in the last section of this report.

Findings of compliance for the Lents Town Center Urban Renewal Area Plan and Boundary with Oregon Urban Renewal requirements are found in Exhibit D. Findings of compliance for recommended Comprehensive Plan Map amendments and zone changes with State Planning Goals, METRO Urban Growth Management Functional Plan Titles and adopted City of Portland Plans are also found in Exhibit D.

SUMMARY

The Lents Town Center Urban Renewal Plan area is located in the heart of the Portland's Outer Southeast Community. It is bound on the north by SE Powell Boulevard and on the south primarily by SE Clatsop Street, SE Knapp, and SE Foster Road. A combination of SE 80th, 81st, and 82nd Avenues form the western boundary. SE 122nd Avenue, north of SE Foster Rd., frames the urban renewal area on the northeast and SE Foster and SE Knapp on the southeast. (Map 1).

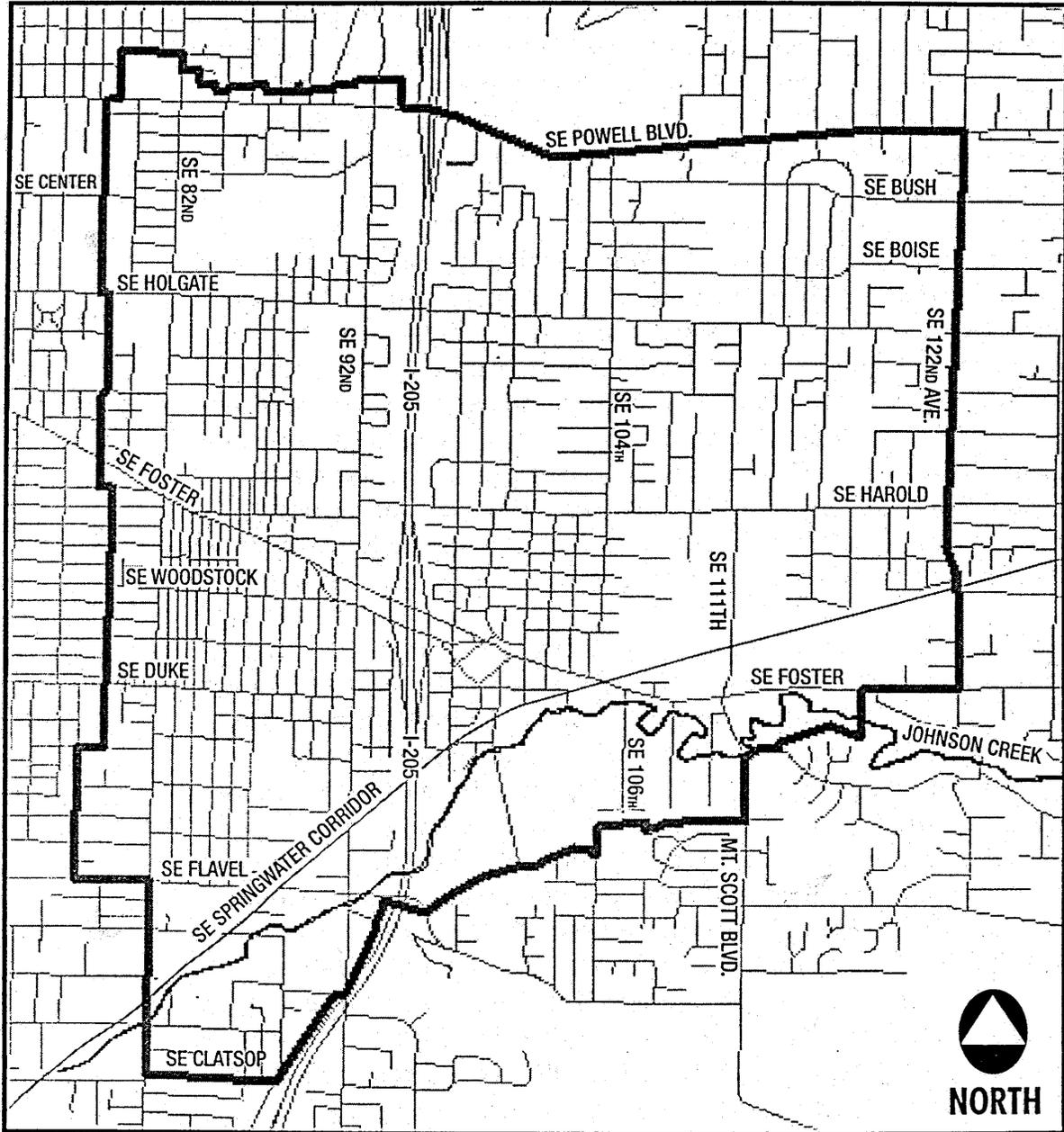
Five *Outer Southeast Community Plan* neighborhoods are included totally or partially within the *Lents Town Center Urban Renewal Plan* boundaries. The Lents neighborhood is at the center of the renewal area. Small segments of four abutting neighborhoods define the outer north, west and eastern edges of the renewal area: Foster-Powell, Mt. Scott-Arleta, and Brentwood-Darlington on the west and Powellhurst-Gilbert on the north and east. South of SE Foster Road and east of SE 112th Avenue is an area located between the urban renewal area boundary and the Pleasant Valley Neighborhood where there is no active neighborhood association.

The proposal to create an urban revitalization area in the Outer Southeast is the result of more than 20 years of effort on the part of the residents, businesses, property owners, institutions, and governments of this area. It began with *Multnomah County Framework Plan* adopted in 1977 and concludes with this proposal. Within that time frame, the area now known as the Outer Southeast Community was annexed to Portland during the 1980s and the City adopted the *Outer Southeast Community, Business and Neighborhood Plans* in January 1996 (Ordinance No. 169763 and Resolution No. 35491). In 1995 METRO designated the area around the I-205/SE Foster Road interchange as a Town Center and the Freeway Land Company site (the largest undeveloped industrial property in the OSE Plan area) as a Mixed-Use Employment Center in the 2040 *Growth Concept Plan*.

Through the continuum of community-based planning exercises a vision for this area emerged that forms the cornerstone of the urban renewal plan and future development of the Lents Town Center and surrounding neighborhoods. The urban renewal plan's

LENTS TOWN CENTER

Urban Renewal Area



LEGEND

— AREA BOUNDARY

PDC
PORTLAND
DEVELOPMENT
COMMISSION

goals, objectives and projects provide a framework for overcoming the physical and economic conditions of blight existing today in this area and the realization of visions for the future adopted during the Outer Southeast Community Plan process.

The urban renewal plan's strategic framework is organized around 4 major community issues which are addressed in the plan:

JOBS -- a growing source of employment for area residents

WEALTH -- an opportunity for local residents, businesses, and property owners to participate in and benefit from economic redevelopment

LIVABILITY -- Stable and safe neighborhoods with affordable housing

COMMUNITY-- A healthy environment that supports a more livable community, characterized by:

- A strong neighborhood residential environment surrounding a revitalized central town center business district that integrates the neighborhoods into its purposes and functions.
- A network of connections and supportive transportation systems that help reconnect Lents and surrounding neighborhoods and create a vibrant town center.

URBAN RENEWAL PLAN GOALS, OBJECTIVES, AND PROJECTS

The urban renewal plan centers around the establishment and implementation of nine goals and associated objectives:

- A. Public Involvement
- B. Neighborhood Revitalization
- C. Revitalization of Commercial Areas
- D. Housing
- E. Employment
- F. Environment
- G. Transportation

- H. Parks, Recreation and Open Space
- I. Community Identity

The urban renewal plan's projects and programs are designed to help achieve these goals by providing the infrastructure and community foundation needed to attract private sector investment. Ongoing public involvement committees and procedures ensure that area residents, businesses, property owners, institutions, associations, and public service providers will continue to play a crucial role in plan implementation and project selection.

- A. Public Improvements -- construction, reconstruction, repair or replacement of sidewalks, streets, transit systems, parking, parks, pedestrian amenities, water, sanitary sewer and storm sewer facilities and other public infrastructure and other public infrastructure deemed appropriate for the achievement of plan goals and objectives
- B. Rehabilitation, Development and Redevelopment Assistance --The Portland Development Commission will undertake loans and grant programs to assist property owners in rehabilitating or redeveloping property within the area to achieve the goals of the urban renewal plan. This may include residential, commercial, or industrial loans or grants; financial assistance to improve older buildings to meet current code standards; assistance to remediate environmental conditions, or other programs to eliminate blight in the area.
- C. Land Acquisition, Improvement and Disposition for Redevelopment --The Portland Development Commission may acquire, improve and dispose of property for redevelopment in conformance with the *Portland Comprehensive Plan*, Title 33 (Planning and Zoning) and specific urban renewal plan objectives. The plan does not include a proposal to acquire any land within the boundary using condemnation procedures. Any such potential acquisition would be a minor plan amendment with approval contingent upon

the use of evaluation and public involvement procedures as specified in the plan.

- D. Planning -- The Portland Development Commission may undertake planning projects related to achieving plan goals such as the future feasibility project on the D-coupling of SE Foster and SE Woodstock.
- E. Administration -- The Portland Development Commission will administer all aspects of the *Lents Town Center Urban Renewal Plan*.

RECOMMENDED AMENDMENT TO THE URBAN RENEWAL PLAN

The Portland Planning Commission unanimously recommended approval of the Lents Town Center Urban Renewal Plan with the following amendment:

Add: Section III, Goals and Policies, Goal F, Environment, Objective 5

Objective 5

Invest urban renewal plan tax increment funds only in development projects that represent a prudent use of these funds after considering the risks of flood damage to the property involved.

The Planning Commission is also urging the City Council to target additional public resources and funds to address Johnson Creek stormwater management issues and support renewal revitalization efforts.

RECOMMENDED COMPREHENSIVE PLAN MAP AMENDMENTS AND ZONE CHANGES

Two clusters of property located in the core of the 2040 Lents town center and pedestrian district are proposed for to receive Comprehensive Plan Map amendments and zone changes. All are

located within the Lents neighborhood and Foster Area Business Association area. (Maps 2 and 3)

CLUSTER A

Cluster A is a T-shaped collection of properties bound by SE Reedway Avenue on the north, SE Woodstock on the south, SE 87th on the west, and the eastside of SE 91st Avenue on the east. The proposal calls for the replacement of existing designations and zones with the Central Employment designation and EX zone with the design 'd' overlay zone.

Eleven sites are currently designated General Commercial and zoned CG with the buffer 'b' overlay zone applied to the four sites fronting on SE Reedway Avenue. The majority of these sites front on SE Foster with all but one located on the north side of the street.

Nine sites are currently designated Medium Density Multi-dwelling Residential and zoned R1a (one unit per 1,000 sq. ft. of site area). The tenth is designated Urban Commercial with a Commercial/Residential (CM) zone. An estimated 77,218 sq. ft. of land are involved in the proposed conversions of these 10 sites. Recommended designation and zone shifts create a potential net housing loss of 78 residential units. No net housing loss procedures allow for this potential to be made up through the construction of 39 units of housing on land where zoning does not require housing or through the amendment of existing designations and housing to recapture the 78 lost housing potential. Urban renewal plan provisions require the replacement of this lost housing potential by 2015 or the successful completion of the plan, whichever comes first.

Options of rebalancing lost housing potential through either option or combination of options is possible because of the future implementation of urban renewal plan community development and housing incentives. Without the presence of the urban renewal plan this approach would not be feasible or practical.

CLUSTER B

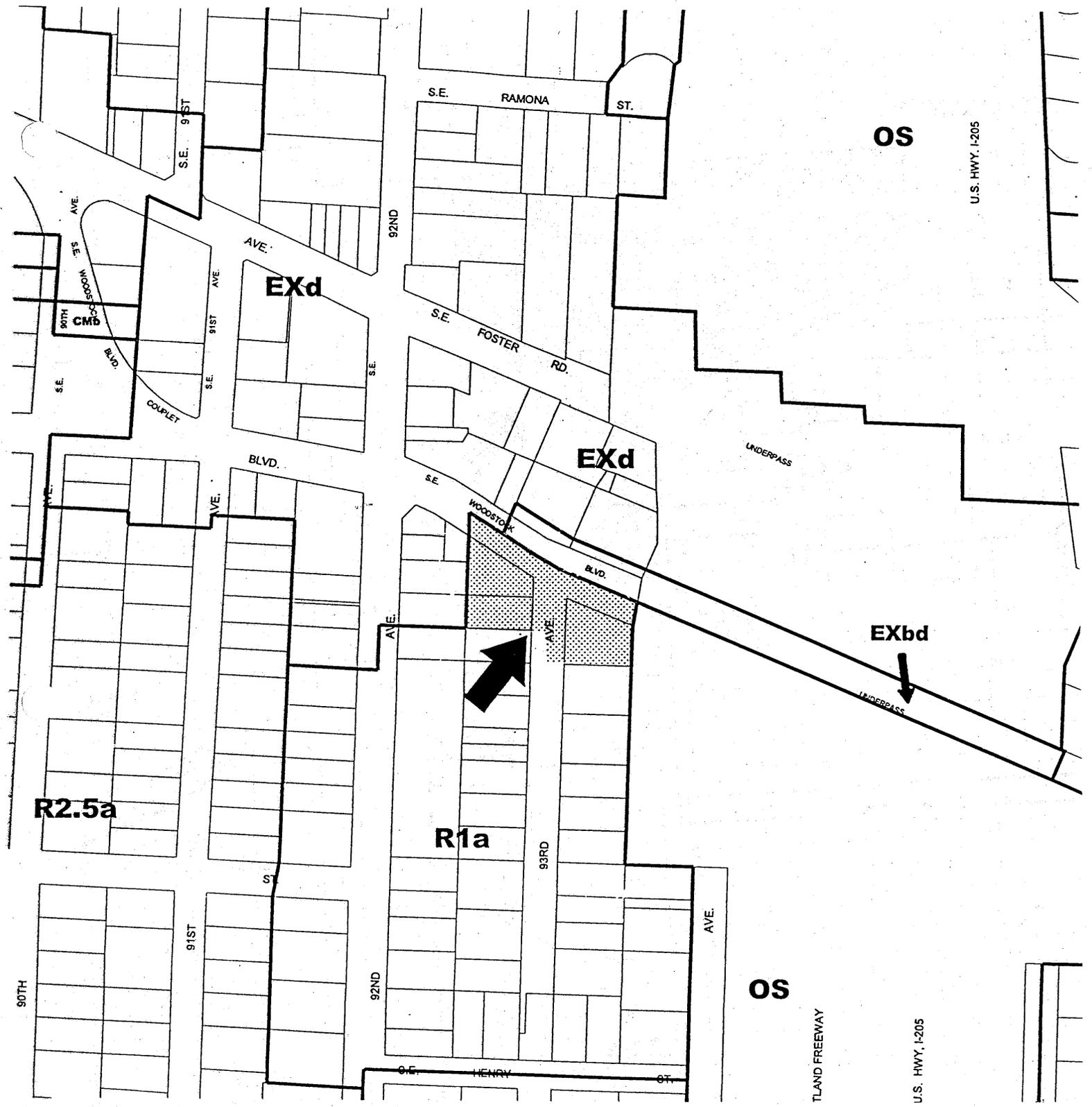
The two cluster B sites are located on the southwest and southeast corners of the intersection of SE Foster Road and SE 93rd Avenue. The Urban Commercial designation and Commercial/Residential zone are proposed to replace the existing Medium Density Multidwelling Residential designation and R1a zone. There is no potential loss of housing on these sites as the CM zone requires 50 percent or more of all new floor area construction to be residential.

FINDINGS OF CONSISTENCY

The recommended *Lents Town Center Urban Renewal Plan*, boundaries, and *Comprehensive Plan* map amendments and zone changes are consistent with applicable state, regional, and Portland goals, and adopted plans and implementing ordinances:

- *Oregon Statewide Planning Goals*
- *Metro Urban Growth Management Functional Plan*
- *Portland Comprehensive Plan*
- *Outer Southeast Community Plan*
- *Outer Southeast Business Plan*
- *Lents Neighborhood Plan*
- *Brentwood-Darlington Neighborhood Plan*
- *Foster-Powell Neighborhood Plan*
- *Mt. Scott-Arleta Neighborhood Plan*
- *Powellhurst-Gilbert Neighborhood Plan*

Recommended Comprehensive Plan Map amendments are also consistent with Title 33.810.050 Approval Criteria for Comprehensive Plan Map Amendments B. Legislative including required no net loss provisions. Recommended zone changes are consistent with Title 33.855.050 Approval Criteria for Base Zone Changes. The recommended zones are consistent with the recommended Comprehensive Plan Map designations. Public services are capable of supporting the uses allowed by the recommended zones.



LEGEND



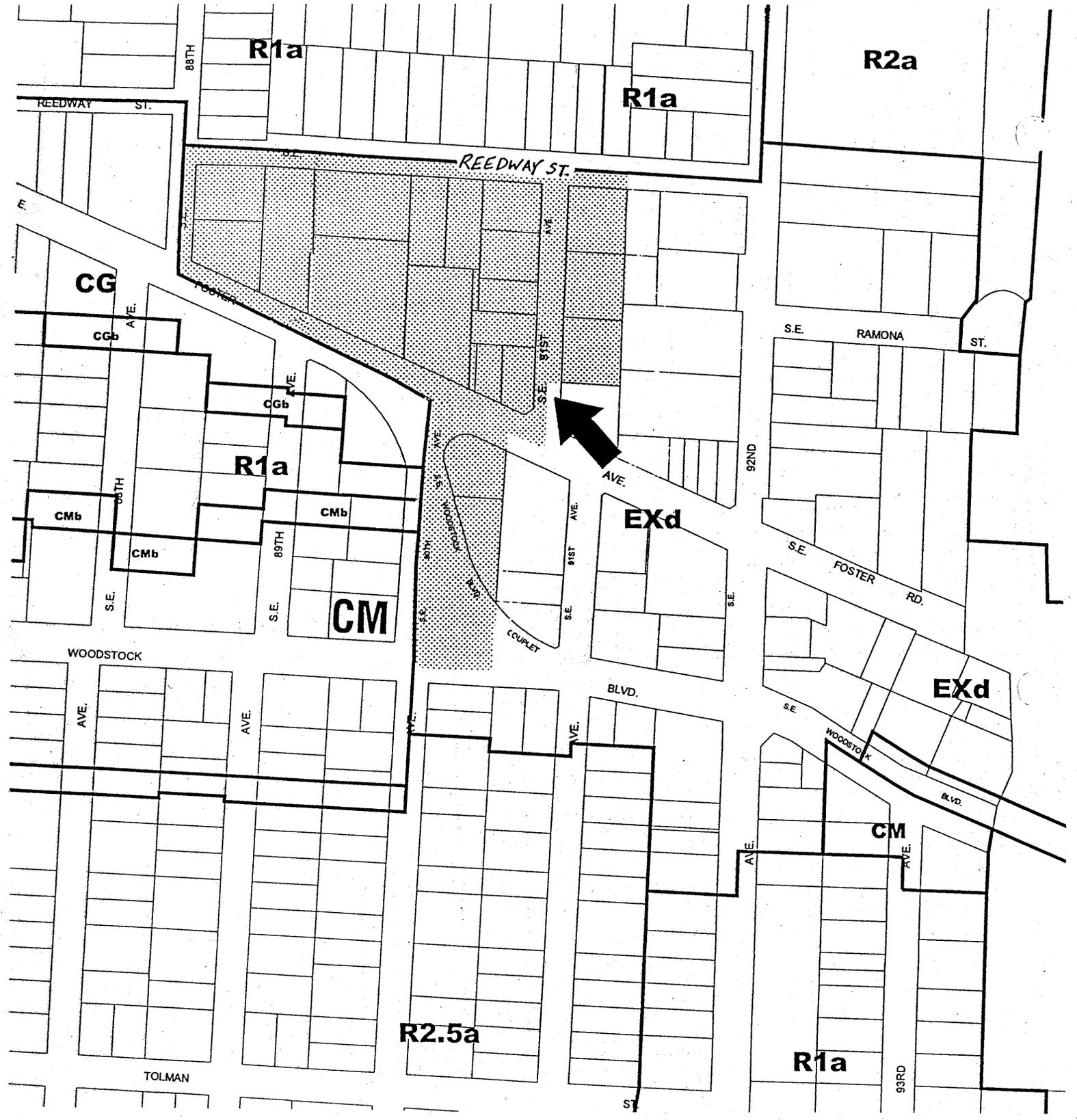
Sites Proposed for Change

- R1 - Medium Density Multi-Dwelling Designation and R1 Zone (1 unit per 1,000 sq. ft. of site area)
- a - Alternative Density Overlay Zone

Scale 1" = 200'



EXISTING COMPREHENSIVE PLAN DESIGNATIONS AND ZONES



LEGEND

 Sites Proposed for Change

EX - Central Employment Designation and Zone
 d - Design Overlay Zone

Scale 1" = 200'



PROPOSED COMPREHENSIVE PLAN MAP DESIGNATIONS AND ZONES



LEGEND

-  Sites Proposed for Change
- CM - Urban Commercial Designation and Commercial/Residential Zone

Scale 1" = 200'



PROPOSED COMPREHENSIVE PLAN DESIGNATIONS AND ZONES

BACKGROUND

Urban Renewal Plan Authority

Authority for the use of urban renewal was established by the Oregon Legislature and codified as Chapter 457 of the *Oregon Revised Statutes* (ORS). The statutes include criteria for the establishment of an urban renewal district; the development of eligible urban renewal areas; and the content of an urban renewal plan and urban renewal plan report.

Chapter 15, Article 1 of the Portland City Charter assigns all "general powers and duties" to the Portland Development Commission. The commission is designated as the body that will serve as the City's urban renewal and redevelopment agency. They are responsible for carrying out all urban renewal functions. Proposed urban renewal plans and urban renewal plan amendments are prepared by the Development Commission staff and approved by the Portland Development Commission prior to their submission to the Portland City Planning Commission and Portland's City Council.

The Portland Development Commission will hold a public hearing August 19, 1998 to consider the establishment of the Lents Town Center Urban Renewal Plan and proposed boundary. The Portland Development Commission is expected to approve the proposed plan and PDC report. The eligibility of the Town Center neighborhoods for Community Development Block Grant programs and resources combined with planned tax increment project expenditures means that long standing community and livability issues will be addressed and can be resolved.

Overview of ORS 457.085 Requirements

ORS 457 requires that the City's Planning Commission must review urban renewal plans and amendments to urban renewal plans. The Planning Commission's recommendations on such renewal plans or renewal plan amendments are submitted to the Portland City Council for consideration in their decision on the plan or plan amendment.

Portland's City Council has final review and approval authority over urban renewal plans and urban renewal plan amendments. Such plans and amendments may be approved only after a public notice, a public hearing, consideration of public testimony, and consideration of the recommendations of the Planning Commission. Approval of the renewal plan or renewal plan amendment must be by a nonemergency ordinance that incorporates the plan by reference and includes determinations and findings of compliance with the requirements of ORS 457.095.

The *Oregon Revised Statutes* requirements for urban renewal plans and urban renewal plan amendments are in two parts. The ORS requires specific content the renewal plan is to include. The statutes also require specific content to be included in the renewal plan report. There are eight elements that must be included in urban renewal plans. There are nine elements that must be included in an urban renewal plan report.

Required Urban Renewal Plan Contents

An urban renewal plan must include the following eight elements:

1. A description of each urban renewal project to be undertaken;
2. An outline of the development, redevelopment, improvements, land acquisition, demolition and removal of structures, clearance, rehabilitation or conservation of the urban renewal areas of the plan;
3. A map and legal description of the urban renewal areas of the plan;
4. An explanation of the plan's relationship to local objectives, land uses, traffic and other public improvements;
5. A description of proposed land use densities and building requirements;
6. A description of relocation methods for persons or businesses;

7. An indication of the property which may be acquired and its proposed disposition; and
8. A description of the type of future amendments that are so substantial as to require notice, hearing and approval.

Required Urban Renewal Plan Report Contents

An urban renewal plan report must include the following nine elements:

1. A description of physical, social and economic conditions, including expected impacts and fiscal impacts;
2. The reasons for selection of the area;
3. The relationship between the plan's projects and existing conditions;
4. The estimated total cost of each project and sources of monies to pay such costs;
5. The estimated completion date for each project;
6. The estimated monies required and the anticipated year indebtedness will be retired;
7. A financial analysis sufficient to determine feasibility;
8. A fiscal impact statement estimating the impact of tax increment financing; and
9. A relocation report.

Impact of Ballot Measure 50

Ballot Measure 50's (M50) changes to Oregon's property tax system are implemented under the terms of Senate Bill (SB)1215. The following summarizes the provisions of Measure 50 and SB1215 as they relate to urban renewal.

Overview: Measure 50 and Urban Renewal

Measure 50 replaced Oregon's levy-based property tax system with a rate-based system. Under this system, new urban renewal plans function in a simple, understandable manner.

New urban renewal plans are financed by:

- A. Separating out the ad valorem property taxes raised on increases in property values within a defined urban renewal area;
- B. Allocating these taxes to the urban renewal agency; and
- C. Urban renewal agency use of these taxes to finance urban renewal projects.

However, the Measure 50 system of raising urban renewal taxes results in 50-60 percent less revenue than under Measure 5. Because existing urban renewal plans were based on much higher revenue projections, in many cases these plans could not be carried out under the new financing system. For this reason, Measure 50 contains specific provisions to allow existing urban renewal plans to complete their projects.

As a result of Measure 50, the Oregon Constitution - Article XI, Section 11(16) - states:

The Legislative Assembly shall enact laws that allow collection of ad valorem property taxes sufficient to pay, when due, indebtedness incurred to carry out urban renewal plans existing on the effective date of this section. These collections shall cease when the indebtedness is paid. Unless excepted from limitation under section 11b of this section, nothing in this subsection shall be construed to remove ad valorem property taxes levied against the increase from the dollar limits in paragraph (h) of subsection (11) of this section.

This section is critical. It "grandfathers" urban renewal plans that were in place as of December 5, 1996 (the effective date of Measure 47), and requires the legislature to allow for the collection of revenues to carry out the plan. This collection of revenues is still subject to the Measure 5 property tax limits. Because of this

section, the implementation issues are divided into those for "new" urban renewal plans - adopted after December 5, 1996 - and "existing" urban renewal plans that were adopted before December 6, 1996.

SB1215 does not specifically define "indebtedness" and the requirement to use urban renewal taxes for payment of indebtedness is the same as before M50, and is stated in ORS 457.440(6)(b). Note that this refers to any indebtedness, and not specifically bonded indebtedness. (Assessors will require agencies to certify the amount of the total urban renewal taxes used for bonded indebtedness. This is to allow them to calculate a "supplemental reduction percentage" as part of the M50 process.)

Urban Renewal Taxes for New Urban Renewal Plans

SB1215 does not require a vote to establish a new urban renewal plan area and raise urban renewal taxes.

Under Measure 50, urban renewal taxes for new urban renewal plans (adopted after December 5, 1996) are raised exactly as described in Article IX, Section 1(c): the property taxes levied against the increase in value within an urban renewal area will be used to carry out urban renewal plans.

Compliance with ORS Plan and Report Requirements

The urban renewal report and plan for the Lents Town Center district complies with the content provisions of the ORS 457.085. This report includes findings that show consistency between the proposed renewal plan and *Oregon's Statewide Goals for Land Use Planning*, *Metro Urban Growth Management Functional Plan*, and the *Portland Comprehensive Plan* and adopted area plans. The findings will be part of the adopting ordinance presented to the Portland City Council. The Portland Development Commission will consider the *Lents Town Center Urban Renewal Plan* at a public hearing on August 19, 1998, prior to the consideration of the proposal at the Planning Commission's public hearing on August 25, 1998.

URBAN RENEWAL PLAN COMPREHENSIVE PLAN MAP AMENDMENT AND ZONE CHANGE TITLE 33 FINDINGS

Title 33, Planning and Zoning, have specific criteria for the approval of Comprehensive Plan Map amendments and zone changes. Below is a list of Title 33 approval criteria, discussion of zoning considerations, and conclusions and findings regarding the proposed changes.

33.810.050 Approval Criteria for *Comprehensive Plan Map* Amendments

- B. Legislative.** Amendments to the *Comprehensive Plan* map which are legislative must be found to be consistent with the goals and policies of the *Comprehensive Plan*, *Metro Urban Growth Management Functional Plan*, the *Statewide Planning Goals*, and any relevant area plans adopted by the City Council.

The Portland Bureau of Planning is proposing changes in *Comprehensive Plan* maps and zone changes in two clusters located in the heart of the Lents town center urban renewal area. Existing designations and zones and proposed shifts are displayed on report maps two and three.

1. The Central Employment designation and EX zone with the design 'd' overlay zone are proposed for the properties in **Cluster A**. Sites in cluster A are currently designated and zoned General Commercial (CG), Urban Commercial (CM), or Medium Density Multi-dwelling Residential (R1). Provisions in the urban renewal plan call for the replacement of potential housing by the construction of 39 housing units on zoned land where regulations do not require housing or the creation of 78 potential housing units through designation and zone changes or combination of the above methods by

2015. This potential could be lost by the proposed changes from the Multi-Dwelling Residential designation and R1 zone and the Urban Commercial Commercial/Residential CM zone to Central Employment (EXd). The adoption of the Lents Town Center Urban Renewal Plan, with its housing programs, projects, and development financing will stimulate new reinvestment in housing repair, maintenance, and development. Lost potential will be replaced through planned housing projects by nonprofit community development corporations such as Rose and investors interested in new mixed-use opportunities.

2. The Urban Commercial designation and Commercial/Residential (CM) zone are proposed application to properties in **Cluster B**. Sites in Cluster B have the Medium Density Multi-Dwelling Residential designation and R1 zone. This proposed shift does not create a potential loss in housing units due to the required housing provisions of the CM zone.

These changes, reinforced by the housing provisions in *the Lents Town Center Urban Renewal Plan*, are consistent with the *Oregon Statewide Planning Goals*, *Metro Urban Growth Management Functional Plan*, *Portland Comprehensive Plan*, the *Outer Southeast Community and Business Plans* and the *Lents Neighborhood Plan*. The urban renewal plan provides the strategic framework for overcoming the physical and economic conditions of blight present within the Lents neighborhood and adjacent neighborhood plan areas. Proposed shifts in designations and zones on properties located at the heart of the town center at a regional multi-modal transportation node create the foundation for area economic and community revitalization efforts.

33.855.050 Approval Criteria for Base Zone Changes

- A. Compliance with the Comprehensive Plan Map.** The recommended zoning must be consistent with the *Comprehensive Plan* map's designation for the site.
- B. Adequate public services.** Public services for water supply, transportation system structure and capacity, and police and fire protection are capable of supporting the uses allowed by the zone or will be capable by the time

development is complete, and proposed sanitary waste disposal and stormwater disposal systems are or will be made acceptable to the Bureau of Environmental Services.

Clusters A and B are located within the Metro 2040 designated town center at a regional multi-modal transportation node. Shifts in designations and zoning on these sites are necessary to create redevelopment opportunities at the core of this blighted area and attract new private sector investment.

Existing public service facilities and capacities are adequate to support the recommended *Comprehensive Plan* map amendments and zone changes. However, urban renewal plan objectives and programs will address service upgrades such as the construction of sidewalks and amenity enhancement in the town center and within the urban renewal boundary.

- A. Public Improvements -- construction, reconstruction, repair or replacement of sidewalks, streets, transit systems, parking, parks, pedestrian amenities, water, sanitary sewer and storm sewer facilities and other public infrastructure and other public infrastructure deemed appropriate for the achievement of plan goals and objectives
- B. Rehabilitation, Development and Redevelopment Assistance -
-The Portland Development Commission will undertake loans and grant programs to assist property owners in rehabilitating or redeveloping property within the area to achieve the goals of the urban renewal plan. This may include residential, commercial, or industrial loans or grants; financial assistance to improve older buildings to meet current code standards; assistance to remediate environmental conditions, or other programs to eliminate blight in the area.

Zoning Considerations and Conclusions

Cluster A and B properties are located in the very heart of the *Lents Town Center Urban Renewal Plan* area in the old Lents business district at a 2040 designated regional multimodal transportation node. Interstate 205 freeway entrances and exits link this area to the national and regional transportation system. Major north-south and east-west arterials (82nd, 122nd, SE Foster, and SE Powell) provide

intraregional vehicular, transit, and alternative mode access to the Central City, Portland International Airport, and 2040 designated regional commercial and employment centers. The presence of a substantial number of vacant and redevelopment sites provide a wide range of economic and community development opportunities within the plan area. Planned public services and amenity investments, elaborated in the urban renewal plan, provide the necessary infrastructure and livability improvements needed to stimulate new private development. Proposed designation and zoning changes create the opportunity to support private sector activity siting and expansion of a wide range of new investment options: commercial, mixed-use, industrial, and residential.

The 'd' overlay zone promotes the conservation, enhancement, and continued vitality of older urban centers and abutting residential neighborhoods by requiring design review or compliance with the community design standards. Standards address the compatibility of new development, surrounding area livability, and the transition areas between commercial and industrial activity centers and surrounding residential neighborhoods (Chapter 33.420 Design Overlay Zone).

The urban renewal plan proposes to redevelop the Metro 2040 designated town center and surrounding neighborhoods. Plan provisions comply with the Transportation Element that identifies the EXd and CM zones appropriate zones to be placed near existing or future transit streets. SE Foster Road is classified as a major city traffic street, major city transit street and a minor truck street west of the I205 freeway. SE Woodstock Blvd. is a neighborhood collector street to the west and a major transit and major city traffic street in the area around the proposed designation amendments and zone changes. A designated pedestrian district surrounds the sites proposed for Plan Map designation amendments and zone changes. The EXd zone parking standards allow a smaller number of on-site parking spaces. The CM zone allows from zero to a limited maximum amount of off-street parking (Chapter 33.266 - Parking and Loading).

The renewal plan is the result of over 20 years of community-based planning beginning with the creation and subsequent adoption of the Multnomah County *Comprehensive Plan* in 1977. This was followed by annexation to Portland in the 1980s, METRO's designation of the Lents Town Center in 1995 and adoption of the *Outer Southeast Community and Business Plans* and neighborhood plans on

January 31, 1996 (Ordinance No. 169763 and Resolution No. 35491). The proposed urban area plan implements the vision statements, policies, and objectives of the latter plans by providing a strategic framework and identifying the specific projects needed to stimulate community redevelopment. Urban renewal area plan provisions ensure that citizen involvement and participation will continue to be a crucial element in plan implementation and evaluation and project selection.

The recommended zones must accommodate be appropriate for the site should this development not occur.

Amendments to the *Comprehensive Plan* map must be found to be consistent with the goals and policies of the *Statewide Planning Goals*, *METRO Urban Growth Management Functional Plan*, *Portland Comprehensive Plan* and any relevant area plans adopted by the City Council (*Outer Southeast Community and Business Plans* and the *Lents Neighborhood Plan*).

After the following consideration of appropriate zones, the Portland Bureau of Planning is proposing the application of the Central Employment designation and the EX zone with the 'd' design overlay zone for cluster A properties. The Commercial/Residential (CM) zone and Urban Commercial designation are proposed for application to Cluster B properties.

A. Cluster A Properties

- The EXd zone (Chapter 33,140 Employment and Industrial Zones) allows industrial, business, service activities, institutional uses, and mixed-used activities which need a central location. Residential uses are allowed, but are not intended to predominate or set development standards for other uses in the area. The development standards are intended to allow new development that is similar in character to existing development.
- Development standards are intended to preserve and enhance older industrial, commercial and mixed-use areas that have a storefront character. The zone allows a full range of manufacturing, warehousing, and retail, service and business uses with a local and regional market area. There are no maximum lot coverage or setback requirements for new

development in this zone. Development is intended to be pedestrian-oriented and buildings with a pedestrian friendly and transit orientation are encouraged.

- Housing potential lost through a shift from a designation and zone which require housing are subject to the replacement provisions of the no net loss housing policy (Portland *Comprehensive Plan* Policy 4.8 - Maintaining Housing Potential). The housing potential loss of 78 units can be counterbalanced by either the construction of 39 houses in the urban renewal plan area on sites with zoning which does not require housing or by *Comprehensive Plan* map amendments and zone changes which recapture 78 units of housing opportunity. Plan implementors may use a combination of these two methods. Urban Renewal Plan provisions call for the actual construction of needed housing units or reestablishment of lost housing potential prior to the successful completion of the urban renewal plan or the year 2015, whichever comes first. These alternatives for meeting no net housing loss policies are feasible because of the housing incentives and programs that are being adopted as part of the Urban Renewal Plan.
- The EXd zone complies with the Transportation Element that identifies the EX zone as an appropriate zone to be placed near existing or future transit streets. Southeast Foster is classified as a major city traffic street and major city transit street. Southeast Woodstock is a neighborhood collector street to the west, a major transit street and a major city traffic street in the area around the recommended designation amendments and zone changes. The designated pedestrian district extends from SE 82nd Avenue on the west to SE 92nd Avenue, SE Reedway on the north, SE Woodstock on the south, and SE 92nd on the east as far as SE Foster Road and I-205 on SE Foster. Southeast Foster Road is also classified as a minor truck street west of the I-205 freeway. The EXd zone allows lower maximum amounts of off-street parking (Chapter 33.266 - Parking and Loading).
- The EXd development standards do not allow parking between the building and the street. In a situation such as this where the sites together can range from a single property up to a full block, the parking cannot be between the building and two of the streets. Off-street parking can not be located between the

building and an arterial or transit street, such as SE Foster Road and SE Woodstock.

- The EXd zone promotes a full range of desirable commercial, mixed-use, residential and industrial development that is called for in the *Outer Southeast Community and Business Plans* and the *Lents Neighborhood Plan*.
- The EXd zone allows more development options for the siting and redevelopment of Cluster A properties. By adding more development options the ability to redevelop is enhanced.

1. Sites Zoned R1a or CM and Subject to No Net Loss Housing Policies

Ten sites within cluster A are subject to the no net loss housing policy provisions. Total area involved is 77,218 sq. ft. The nine sites designated Medium Density Multi-Dwelling Residential and zoned R1 account for 65,237 sq. ft. The site designated Urban Commercial with a Commercial/Residential CM zone accounts for 11,981 sq. ft. The Central Employment designation and EXd zone are recommended for application to all of the above sites. The EXd zone allows but does not require the construction of housing.

Housing density in the R1 and CM zones is one unit per 1,000 sq. ft. of site area. The minimum density requirement is one unit per 2,000 sq. ft. of site area. Potential housing loss in the R1 and CM zones is calculated at one unit per 1,000 sq. ft. of site area (rounded up). Replacement of the existing R1 and CM zoning on the 10 Cluster A properties will create a net lost housing potential of 78 residential units.

No Net Loss Housing policies and procedures allow losses in housing potential to be recaptured by three methods:

1. Replacement of existing designations and zones in the renewal area with zones that will create 78 units of housing potential to offset the loss. This can be done either by the application of designations and zones on sites where existing zoning does not require housing or through conversion of residential zones to ones allowing higher residential densities. Housing potential is calculated at 1 unit per 1,000 sq. ft. of site area.
2. Construction of 39 new housing units on sites with zoning where residential development is not required. Compensating housing density is calculated at 1 unit per 2,000 sq. ft. of site area.
3. A combination of the two using the appropriate density calculations.

The housing provisions of the *Lents Town Center Urban Renewal Plan* call for the use of the above methods, either singularly or in combination, to recapture housing potential lost through proposed Comprehensive Plan Map amendments and zone changes. These changes must be made before the successful completion of the urban renewal plan or the year 2015, whichever comes first.

Below is a list of the 10 sites subject to the no net loss housing policy provisions. Recommended changes to remaining sites in Cluster A and all sites in Cluster B will not result in lost housing potential so are not subject to the provisions of the no net loss housing policy .

Site 1: 8924 SE Reedway Street

Proposal: Replace the existing Medium Density Multi-residential designation and R1 Zone (one unit per 1,000 sq. ft. of site area) with the Central Employment designation and EX zone and design 'd' overlay zone.

Location: South side of SE Reedway Street midblock between SE 88th and SE 91 Avenues.

Quarter Section: 3639

Site Size: 7,645 sq. ft.

Existing Use: House and detached garage

Surrounding Land Uses: Single dwelling detached houses occupy the north side of SE Reedway. Land to the east is a mixture of uses with single and Multi-Dwelling residential uses as far as SE 91st and a church and related uses on SE 91st Avenue. To the west are single and Multi-

Dwelling houses, a church and commercial and industrial uses.

Legal Description: Bernhard Park Addition, Block 3, Lot 13, excluding east 55 feet

State Ident. No. 1S2E16CA 7800

Property A & T No. R072401030

Property Owner ROSE Community Development Corporation
Address: 7211 SE 62nd Avenue
Portland, OR 97206

Associations

Neighborhood: Lents (LNA)
Business: Foster Area (FABA)

History: House and detached garage were built in 1902. Multnomah County Assessment and Taxation places the 1997/98 market value of the land at \$43,900 and on-site improvements at \$75,500.

Site 2: 8930 SE Reedway Street

Proposal: Replace the existing Medium Density Multi-residential designation and R1 Zone (one unit per 1,000 sq. ft. of site area) with the Central Employment designation and EX zone and design 'd' overlay zone.

Location: South side of SE Reedway Street midblock between SE 88th and SE 91st Avenues

Quarter Section: 3639

Site Size: 7,562 sq. ft.

Existing Use: House and detached garage

Surrounding Land Uses: Single dwelling detached houses occupy the north side of SE Reedway. Land to the east is a mixture of uses with single and Multi-Dwelling residential uses as far as SE 91st Avenue. A church and related uses are located on SE 91st Avenue. To the west are single and Multi-Dwelling houses, a second church, and commercial and industrial uses.

Legal Description: Bernhard Park Addition, Block 3, East 55 ft. of Lot 13

State Ident. No. 1S2E16CA 7900

Property A & T No. R072401010

Property Owner P. McFarlin
Address: 8930 SE Reedway
Portland, OR

Associations

Neighborhood: Lents (LNA)
Business: Foster Area (FABA)

History: House and detached garage are located on site. Multnomah County Assessment and Taxation places the 1997/98 market value of the land at \$42,300 and on-site improvements at \$44,700.

Site 3: 9010-8912 SE Reedway Street/SE 91st Avenue

Proposal: Replace the existing Medium Density Multi-residential designation and R1 Zone (one unit per 1,000 sq. ft. of site area) with the Central Employment designation and EX zone and design 'd' overlay zone.

Location: Southwest corner of intersection of SE Reedway Street and SE 91st Avenue

Quarter Section: 3639

Site Size: 6,795 sq. ft.

Existing Use: One story four-plex

Surrounding Land Uses: Single dwelling detached houses occupy the north side of SE Reedway. Land to the east is a mixture of uses with single and Multi-Dwelling residential uses as far east as SE 91st Avenue with a church and related uses on the eastside of SE 91st Avenue. To the west are single and Multi-Dwelling houses, a church, and commercial and industrial uses. Fronting on the north side of SE Foster Road to the south are Hogan's Electric, One Fine Machine Cars, Plaza 9000 Video and vacant property. From SE 92nd east to the freeway exist ramp are a two-story antiques store, Jensen & Associates Fabricating, A U-Haul Center and the Postal Express Center.

Legal Description: Carlyle Addition, North 25 ft. of Lot P and Lot Q

State Ident. No. 1S2E16CA 8800

Property A & T No. R137700220

Property Owner Saveth. and Thida P. Sath
Address: 12290 SE 105th Drive
Portland, OR 97266

Associations
Neighborhood: Lents (LNA)
Business: Foster Area (FABA)

History: Multi-Dwelling one-story four-plex is located on site. Multnomah County Assessment

and Taxation places the 1997/98 market value of the land at \$36,000 and on-site improvements at \$76,30000.

Site 4: 5719 SE 91st Avenue

Proposal: Replace the existing Medium Density Multi-residential designation and R1 Zone (one unit per 1,000 sq. ft. of site area) with the Central Employment designation and EX zone and design 'd' overlay zone.

Location: West side of SE 91st Avenue midblock between SE Reedway Street and SE Foster Road

Quarter Section: 3639

Site Area: 6,795 sq. ft.

Existing Use: One-story house with basement and attic and detached garage

Surrounding Land Uses: Single dwelling detached houses occupy the north side of SE Reedway. Land to the east is a mixture of uses with single and Multi-Dwelling residential uses a church and related uses on the east side of SE 91st Avenue. To the west are single and multi-dwelling houses, another church, and commercial and industrial uses.

Legal Description: Carlyle Addition Lot O and south 20 ft. of P

State Ident. No. 1S2E16CA 8700

Property A & T No. R137700200

Property Owner Address: Portland Development Commission
1900 SW 4th
Portland, OR 97201

Associations

Neighborhood: Lents (LNA)
Business: Foster Area (FABA)

History: House and detached garage were built in 1924. Multnomah County Assessment and Taxation places the 1997/98 market value of the land at \$42,400 and on-site improvements at \$67,000.

Site 5: SE 91st Avenue

Proposal: Replace the existing Medium Density Multi-residential designation and R1 Zone (one unit per 1,000 sq. ft. of site area) with the Central Employment designation and EX zone and design 'd' overlay zone.

Location: West side of SE 91st Avenue midblock between SE Reedway Street and SE Foster Road

Quarter Section: 3639

Site Area: 4,530 sq. ft.

Existing Use: Vacant

Surrounding Land Uses: This vacant site is two lot lines from SE Foster Road. To the north are single and Multi-Dwelling residential uses. A church and related uses occupy sites immediately to the east across SE 91st Avenue. To the west are single and Multi-Dwelling houses, a church, and commercial and industrial uses. A single-detached house separates this lot from commercial and industrial uses on SE Foster Boulevard. On the north side of SE Foster Road are Hogan's Electric, One Fine Machine Cars, Plaza 9000 Video and vacant property. From SE 92nd east to the

freeway exist ramp are a two-story antiques store, Jensen & Associates Fabricating, a U-Haul Center and the Postal Express Center.

Legal Description: Carlyle Addition, Lot N

State Ident. No. 1S2E16CA 8600

Property A & T No. R137700190

Property Owner Portland Development Commission
Address: 1900 SW 4th Avenue
Portland, OR 97201

Associations

Neighborhood: Lents (LNA)

Business: Foster Area (FABA)

History: Property is vacant.

Site 6: 5809 SE 91st Avenue

Proposal: Replace the existing Medium Density Multi-residential designation and R1 Zone (one unit per 1,000 sq. ft. of site area) with the Central Employment designation and EX zone and design 'd' overlay zone.

Location: West side of SE 91st Avenue midblock between SE Reedway Street and SE Foster Road

Quarter Section: 3639

Site Area: 5,030 sq. ft.

Existing Use: Small 768 sq. ft. house

Surrounding Land Uses: To the north are vacant, single detached and Multi-Dwelling residential uses. A church and related uses are located immediately to the east across

SE 91st Avenue. To the west are single and Multi-Dwelling houses, a church, and commercial and industrial uses. Fronting on the north side of SE Foster Road to the south are Hogan's Electric, One Fine Machine Cars, Plaza 9000 Video and vacant property. From SE 92nd east to the freeway exist ramp are a two-story antiques store, Jensen & Associates Fabricating, A U-Haul Center and the Postal Express Center.

Legal Description: Carlyle Addition Lot M

State Ident. No. 1S2E16CA 8500

Property A & T No. R137700170

Property Owner Steven and Kristine O'Neill
Address: 1807 Manchester Ct.
West Linn, 97068-3682

Associations

Neighborhood: Lents (LNA)
Business: Foster Area (FABA)

History: Multnomah County Assessment and Taxation places the 1997/98 market value of the land at \$29,300 and value of the improvements at \$1,000.

Site 7: SE Reedway Street/SE 91st Avenue (with 5808 SE 91st Avenue)

Proposal: Replace the existing Medium Density Multi-residential designation and R1 Zone (one unit per 1,000 sq. ft. of site area) with the Central Employment designation and EX zone and design 'd' overlay zone.

Location: Southeast corner of the intersection of SE Reedway Street and SE 91st Avenue

Quarter Section: 3639

Site Area: 8,960 sq. ft.

Existing Use: Primarily vacant and church related uses

Surrounding Land Uses: Single dwelling detached houses occupy the north side of SE Reedway. Land to the west, across SE 91st Avenue, is a mixture of uses with single and Multi-Dwelling residential uses. To the east are single and Multi-Dwelling houses, vacant land, and commercial and industrial uses. Fronting on the north side of SE Foster Road to the south are Hogan's Electric, One Fine Machine Cars, Plaza 9000 Video and vacant property. From SE 92nd east to the freeway exist ramp are a two-story antiques store, Jensen & Associates Fabricating, A U-Haul Center and the Postal Express Center.

Legal Description: Carlyle Addition Lots A and B

State Ident. No. 1S2E16CA 8900

Property A & T No. R137700010

Property Owner Address: Western Oregon Conference
13455 SE 97th Avenue
Clackamas, OR 97015-8644

Associations
Neighborhood: Lents (LNA)
Business: Foster Area (FABA)

History: This property is part of a larger site owned by the Western Oregon Conference, Association of Seventh Day Adventists and used for religious activities. Multnomah County Assessment and Taxation places the

1997/98 market value of the land at \$36,300 and improvements at \$16,700.

Site 8: 5808 SE 91st Avenue

Proposal: Replace the existing Medium Density Multi-residential designation and R1 Zone (one unit per 1,000 sq. ft. of site area) with the Central Employment designation and EX zone and design 'd' overlay zone.

Location: East side of SE 91st Avenue midblock between SE Reedway Street and SE Foster Road

Quarter Section: 3639

Site Area: 8,960 sq. ft. with 1,280 built sq. ft. of improvements

Existing Use: One-story house with basement and attic

Surrounding Land Uses: This is one of three abutting properties owned by the Western Oregon Conference, Association of Seventh Day Adventists. The church is located on the parcel immediately to the south. Land to the west, across SE 91st Avenue, is a mixture of uses with single and Multi-Dwelling residential uses. To the east are single and Multi-Dwelling houses, vacant land, and commercial and industrial uses. Fronting on the north side of SE Foster Road to the south are Hogan's Electric, One Fine Machine Cars, Plaza 9000 Video and vacant property. From SE 92nd east to the freeway exist ramp are a two-story antiques store, Jensen & Associates Fabricating, A U-Haul Center and the Postal Express Center.

Legal Description: Carlyle Addition, Lots C & D

State Ident. No. 1S2E16CA 9000

Property A & T No. R137700050

Property Owner Western Oregon Conference
Address: Association of Seventh Day Adventists
13455 SE 97th Avenue
Clackamas, OR 97015-8644

Associations

Neighborhood: Lents (LNA)

Business: Foster Area (FABA)

History: The three bedroom house, 1,280 sq. ft. of finished space, was built in 1923. Multnomah County Assessment and Taxation places the 1997/98 market value of the land at \$63,900 and improvements at \$48,600.

Site 9: 5808 SE 91st Avenue

Proposal: Replace the existing Medium Density Multi-residential designation and R1 Zone (one unit per 1,000 sq. ft. of site area) with the Central Employment designation and EX zone and design 'd' overlay zone.

Location: East side of SE 91st Avenue midblock between SE Reedway Street and SE Foster Road

Quarter Section: 3639

Site Area: 8,960 sq. ft. with 3,467 built sq. ft. of improvements

Existing Use: Church

Surrounding This is one of three abutting properties

Land Uses: owned by the Western Oregon Conference, Association of Seventh Day Adventists. Land to the west, across SE 91st Avenue, is a mixture of uses with single and multi-dwelling residential uses. To the east are single and Multi-Dwelling houses, vacant land, and commercial and industrial uses. Fronting on the north side of SE Foster Road to the south are Hogan's Electric, One Fine Machine Cars, Plaza 9000 Video and vacant property. From SE 92nd east to the freeway exist ramp are a two-story antiques store, Jensen & Associates Fabricating, A U-Haul Center and the Postal Express Center.

Legal Description: Carlyle Addition, Lots E and F, (with Lot 8 above)

State Ident. No. 1S2E16CA 9100

Property A & T No. R137700050

Property Owner Western Oregon Conference
Address: Association of Seventh Day Adventists
13455 SE 97th Avenue
Clackamas, OR 97015-8644

Associations

Neighborhood: Lents (LNA)
Business: Foster Area (FABA)

History: The wood framed church was built in 1926. Multnomah County Assessment and Taxation places a 1997/98 market value of \$36,300 on the land and \$107,900 on the church.

Site 10: SE Woodstock

Proposal: Replace the existing General Commercial designation and CG zone on lots 10, 11,

and south 10 feet of Lot 12 with the Central Employment designation and EX zone and Design 'd' Overlay Zone. Remove the buffer 'b' overlay zone from Lot 10.

Replace the existing Urban Commercial Designation and Commercial/Residential (CM) zone on historical lots 7 and 8 and portions of lot 9 in either private and public ownership with the Central Employment designation and EX zone and design 'd' overlay zone.

This portion of the site (11,981 sq. ft.) zoned CM is subject to the no net loss housing provisions. This loss in housing potential within the urban renewal area plan boundary can be counterbalanced by the construction of houses on properties whose zoning does not requiring housing or by recapturing housing potential through comprehensive plan map amendments and zone changes to zoning which requires housing. In either case urban renewal plan housing provisions require the construction of housing or amendment of existing designations and zones to recapture housing potential before the successful completion of the urban renewal plan or the year 2015, whichever comes first.

Location: East side of the junction of SE 90th and SE Woodstock and south of SE Foster Road

Quarter Section: 3639

- Site Area:
1. 6,200 sq. ft. Lots 10, 11 and south 10 ft. of Lot 12
 2. 11,981 sq. ft. (Historical Lots 7 and 8 and portions of Lot 9 in public and private ownerships)

Lot 9 is 5,000 sq. ft. with 997 sq. ft. in private ownership.

Historical Lot 8 is 5,000 sq. ft. all in public ownership.

Historical Lot 7 is 1,981 sq. ft. all in public ownership.

Existing Use: Vacant with roadway and two landscaped islands within the publicly owned portion of lot 9 and historical lots 7 and 8

Surrounding Land Uses: This parcel is part of a historically larger site made up of Lots 7, 8, 9, 10, 11, 12, and 13. Lots 7, 8 and most of 9 are now in the public right-of-way. The auto-garage occupies all remaining privately held land on the east side of SE 90th Avenue. Vacant land and residential uses occupy the west side of SE 90th Avenue.

To the east on SE Foster are the Ant Trucks, and Rattan Furniture. Commercial and industrial uses occupy SE Woodstock Avenue to the south (Kay and Ray's Furniture, RIX Lumber, a commercial use, restaurant, Muscle Car, and Tidee Didee Diapers.

Legal Description: Mt. Scott Park Addition, Lots 9 (portion in private ownership), 10, 11, and south 10 ft. of Lot 12

State Ident. No. 1S2E16CA 11500

Property A & T No. R587500490

Property Owner Portion of Lot 9 (997 sq. ft.) and Lots 10, 11, and south 10 ft. of Lot 12
Randy Dagele
8530 SE Foster Road
Portland, OR 97266

Historical Lots 7 and 8 and Majority of Lot 9
(excluding 997 sq. ft. in private ownership)
City of Portland
General Services, Property Management
1120 SW 5th Avenue, 12th Floor
Portland, OR 97204

Associations

Neighborhood: Lents (LNA)
Business: Foster Area (FABA)

History:

This site, together with Lots 7, 8, and all of 9 and tax lots 12, and 13 to the north, were in private ownership until the construction of I-205 and the acquisition and construction of public improvements for SE Woodstock/Foster Road couplet and SE 90th Avenue. Lots 7 and 8 and most of lot 9 are now in public ownership as part of the public right-of-way.

No net loss housing provisions apply to Lots 7, 8, and 9. The *Lents Town Center Urban Renewal Plan* provisions propose to make up the lost housing potential lost through application of proposed designation amendments and zone changes in either of two ways or combination of both methods

Housing units can be built on properties where zoning does not require housing production or lost housing potential recaptured through the future application of designations and zones requiring housing or allowing greater on-site residential densities. Either action will need to be completed by the year 2015.

2. Listing of Cluster A Properties Where No Housing Potential is Lost

Replacement of the existing General Commercial designation and CG zone with the Central Employment designation and EX zone with the design 'd' overlay zone are proposed for the remaining 13 sites in cluster A. The removal of the existing buffer 'b' overlay zone is also proposed for the four lots located along SE Reedway (Bernhard Park Addition, Block 3, Lots 11 and 12 and Block 4, Lots 1 and 2).

A listing of the legal descriptions for these cluster A properties follows. More specific lot information can be found in Appendix C of this report (under separate cover).

Bernard Park Addition, Block 3, Lots 8-12
Bernard Park Addition, Block 4, Lots 1-4
Carlyle Addition, Lots K and L

B. Cluster B Properties

- The recommended Mixed Commercial/Residential CM zone promotes development which combines commercial and housing uses in a single building. Industrial uses existing at the time of placement of the CM zone which are less than 10,000 sq. ft. of floor area are allowed in this zone. CM allows increased development on busier streets without fostering a strip commercial appearance. Development will consist primarily of businesses on the ground floor with housing on upper stories (Chapter 33.130 - Commercial Zones).
- The CM zone, as defined by the zoning code, is intended to preserve and enhance older commercial areas that have a storefront character. The zone allows a full range of retail, service, mixed-use business uses with a local and regional market area.
- The CM zone requires that 50 percent or more of all newly built floor area, be residential. These provisions accommodate both mixed-use and totally residential uses according to the demands of the marketplace. Development is intended to be

pedestrian-oriented and buildings with a storefront character are encouraged.

- Allowed housing density in the CM Zone is the same as the R1 zone (one unit per 1,000 sq. ft. of site area). Replacing the existing R1 zone with CM will not result in any potential net housing loss.
- The CM zone complies with the Transportation Element that identifies the CM zone as an appropriate zone to be placed near existing or future transit streets. The CM does not require the construction of off-street parking but regulates where it can be located on the site.
- The CM development standards prohibit parking between the building and the street. In a situation such as this where the sites together can range from a single property up to a full block, the parking cannot be between the building and two of the streets. Off-street parking cannot be located between the building and an arterial or transit street, such as SE Foster Road and SE Woodstock.
- The CM zone complies with the Transportation Element that identifies the CM zone as an appropriate zone to be placed near existing or future transit streets. SE Foster is classified as a major City Traffic Street and Major City Transit Street. SE Woodstock is a neighborhood collector street to the west, a major transit street and a major city traffic street in the area around the proposed designation amendments and zone changes. The designated pedestrian district extends from SE 82nd Avenue on the west to SE 92nd Avenue, SE Reedway on the north, SE Woodstock on the south, and SE 92nd on the east as far as SE Foster Road and I-205 on SE Foster. Southeast Foster Road is also classified as a minor truck street west of the I-205 freeway. The CM zone allows from zero to a limited maximum amount of off-street parking (Chapter 33.266 - Parking and Loading).
- The CM zone promotes a full range of desirable commercial, mixed-use, and residential development that is called for in *the Outer Southeast Community and Business Plans* and the *Lents Neighborhood Plan*.

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- Allowed housing density in the CM Zone is the same as the R1 zone (one unit per 1,000 sq. ft. of site area). Replacing the existing R1 zone with CM will not result in any potential net housing loss.
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- The CM zone promotes a full range of desirable commercial, mixed-use, and residential development that is called for in *the Outer Southeast Community and Business Plans* and the *Lents Neighborhood Plan*.

- The CM zone allows more development options for the siting and redevelopment of cluster B properties. By adding more development options the ability to redevelop is enhanced.

Listing of Cluster B Sites (Where No Housing Potential is Lost)

Site 1: SE Woodstock Boulevard/ 6103 SE 93rd Avenue

Proposal: Replace the existing Medium Density Multi-residential designation and R1 Zone (one unit per 1,000 sq. ft. of site area) with the Urban Commercial designation and Commercial/Residential (CM) zone

Location: Southwest corner of the intersection of SE Woodstock and SE 93rd Avenue

Quarter Section: 3640

Site Size: Total - 11,095 sq. ft. (Lot 1 - 6,095 sq. ft. and Lot 2 - 5,000 sq. ft.)

Existing Use: Lot 1 vacant, Lot 2 small house

Surrounding Land Uses: This site fronts on SE Woodstock at the entrance to SE 93rd Avenue. Southeast 93rd south of SE Woodstock Boulevard is a residential street with a combination of single detached and Multi-Dwelling housing units. Slide Construction is located on the abutting westerly site with a Multi-Dwelling apartment building and the Slavic Pentacostal Church located to the west and south on SE 92nd Avenue. Immediately to the north across SE Woodstock Boulevard are the Pantheon Banquet Hall and NCP Family Restaurant and their parking lots. To the east is a combination of vacant land and industrial, commercial, and residential uses.

Legal Description: Town of Lents Addition, Block 4, Lots 1 and 2

State Ident. No. 1S2E16DC 10000 and 10100

Property A & T No. R839101090 and R839101110

Property Owner Aurel and Maria Pop
Address: 11735 SE Ankeny St.
Portland, OR 97216

Associations

Neighborhood: Lents (LNA)
Business: Foster Area (FABA)

History: Lot 1, the more northerly of the two, is vacant. Multnomah County Assessment and Taxation places a 1997/98 market value of \$27,300 on the land. The one-story three-bedroom house with attic on Lot 2 was built in 1898. The 1997/98 market value of Lot 2 land is \$33,400 and improvements, \$31,200.

Site 2: 9316 SE Woodstock Boulevard/SE 93rd Avenue

Proposal: Replace the existing Medium Density Multi-Dwelling Residential designation and R1 Zone (one unit per 1,000 sq. ft. of site area) with the Urban Commercial designation and Commercial/Residential (CM) zone

Location: Southeast corner of the intersection of SE Woodstock Boulevard and SE 93rd Avenue

Quarter Section: 3640

Site Area: 9,200 sq. ft.

Existing Use: One and one-half story house with basement

Surrounding
Land Uses:

This site fronts on SE Woodstock. SE 93rd south of SE Woodstock Boulevard is a residential street with a combination of single detached and Multi-Dwelling housing units. Immediately to the north across SE Woodstock Boulevard are the Pantheon Banquet Hall and NCP Family Restaurant and their parking lots. To the east is the I-205 public landscaped right-of-way and freeway.

Legal Description: Town of Lents Addition, Block 5, Tax Lot 1, Lots 16 and 17

State Ident. No. 1S2E16DC 12500

Assessment &
Taxation No. R839101870

Property Owner Bruce and Eunice Gendvil
Address: 25115 S Dianne Drive
Beavercreek, OR 97004

Associations

Neighborhood: Lents (LNA)

Business: Foster Area (FABA)

History:

The 1906 house has 1,736 sq. ft. of finished floor area and 400 sq. ft. of unfinished space. Multnomah County Assessment and Taxation places a 1997/98 market value of \$39,400 on the land and \$62,700 on the improvements.