7535 N. Mississippi Avenue
Portland, Oregon 97217
January 4, 2013

City Council
1221 SW Fourth Avenue
Portland, Oregon 97201

Dear Ladies and Gentlemen:

We are responding to the proposed zoning as outlined in case file LU 12-160096 CP ZC. We have lived at 7535 N. Mississippi Avenue just one block north of Lombard for 37 years and are therefore very familiar with the neighborhood, its changes over the years and resulting traffic flow, which will be the focus of this letter.

We believe we understand the proposed land use, although the enclosed site plan is extremely difficult to read. Our attention is drawn to the proposed location of the parking lot on the Northwest corner of the site. On the enclosed map we have marked with an orange highlighter the bus stops for Tri-Met bus #75 going east and west. These already congest the traffic flow, especially given the traffic exiting I-5 to proceed east on Lombard. The closest traffic light is one block east at Albina and Lombard, on the Northeast corner of the site.
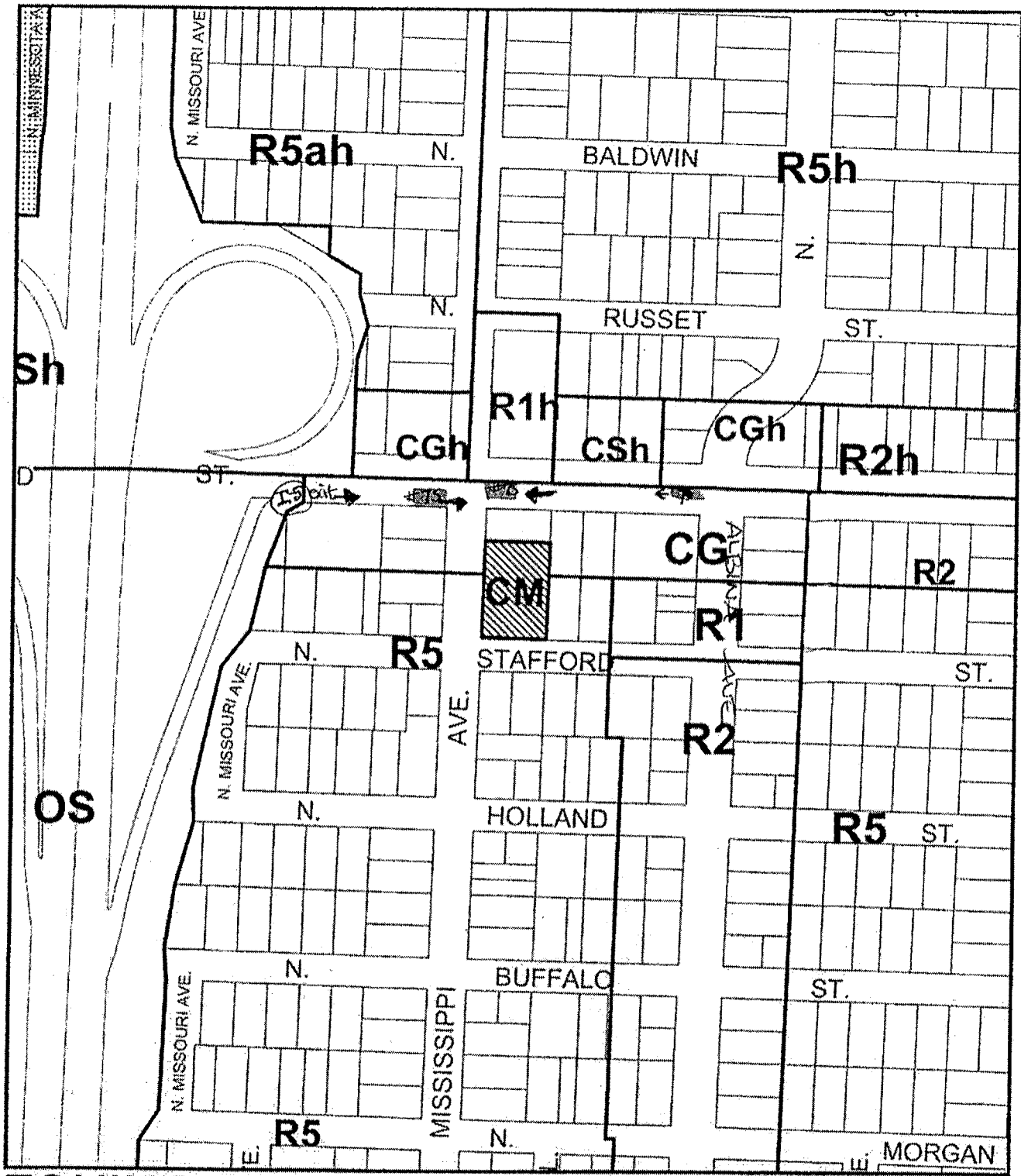
The existing traffic at Mississippi and Lombard is such that pedestrians take their lives in their hands to cross Lombard. Basically, if you can't run you won't make it, and you need to go to Albina to cross with the light. This gives you some idea of the dangerous congestion at the intersection of Mississippi and Lombard, especially when vehicles speed around stopped buses. To add in more traffic turning south off Lombard on to Mississippi in order to enter this proposed parking lot for several businesses will increase the danger of this intersection. Even more dangerous will be the vehicles leaving the parking lot attempting to turn west on to Lombard (very likely, given the proximity of I-5 to the west).

For safety reasons we ask that either the parking lot on this site not be located on the Northwest corner or that a traffic light be installed at Lombard and Mississippi.

Thank you for your serious consideration of this matter.
James G. and Michele L. Stemler

ZONING ▨ Site

PROPOSED

↑
NORTH