

From: Jim & Amy Carpenter [mailto:carpjam@comcast.net]
Sent: Tuesday, May 10, 2016 5:59 PM
To: Planning and Sustainability Commission <psc@portlandoregon.gov>
Subject: PSC Mixed Use Zones Testimony

Dear Planning and Sustainability Commission (PSC):

Sellwood Moreland needs a design overlay for SE 13th Avenue and SE Milwaukie Avenue to protect the heritage and future of these main streets in our community. These two streets and their surrounding areas make up the neighborhood's "town center", which has been cherished as a pedestrian centered community for over a hundred years. This is a unique and historic area, not one that investors with no stake in the community should be allowed to blot with cookie cutter development unsuited to the neighborhood.

Many neighborhoods have design overlay protections, whereby a developer has to make sure the building fits the neighborhood. It is clear there is and will be a lot of development in Sellwood Moreland, more than planners expected. Area residents and its representative neighborhood organization, SMILE, deserve to be given significant say in discussing the design of new development so that we can keep this a distinctly pedestrian friendly, attractive and uncluttered community. Acknowledging our future growth potential, we would like to encourage thoughtful building rather than one day find ourselves amidst canyons of excessively tall unattractive apartment buildings that lack adequate parking.

Please allow the existing residents a say in our future so that Sellwood Moreland can remain a livable, walkable, safe community for the families who live here, as well as the individuals hoping to move here.

Amy Carpenter
5845 SE 22nd Ave
Portland, OR 97202