

May 5<sup>th</sup>, 2016

To: The Planning and Sustainability Commission, Mixed Use Zoning Project,

The population is increasing on N. Interstate Ave. and the bordering neighborhoods. We are seeing increased traffic and other livability challenges that come with residential density. We need public space, retail space to provide residents with services and support pedestrian use. We would ask that the new Mixed Use Zones project require commercial uses on the ground level of all new development on the N. Interstate Corridor to support these goals.

We will soon lose a long time neighborhood establishment, The Interstate Lanes Bowling Alley (6049 N. Interstate Ave.), to new development. Fairfield Residential will build 175 apartments with limited parking and no mixed use, commercial or public space on the ground floor. This is a great concern for the neighborhood. We will gain a new population of residents, while we lose a community gathering space. The developer is not required at this time to include any mixed use or any green space, or public use area in this building.

N. Interstate Ave. is a major connecting street, bringing people to the Moda Center, Kaiser Permanente, Providence Health Clinic; bringing tourists and visitors from the airport to downtown. With the MAX line and transit center located on N. Interstate Ave. and its central location close-in to downtown and easy access to I-5, it is a city corridor ready to support a variety of new businesses and community services.

**We ask for new Mixed Use Zones project to require developers to:**

**Provide commercial space on the ground levels to allow for new retail and basic community services.**

**Provide some parking in residential buildings.**

**Use sustainable and environmentally friendly building practices.**

**Include natural and green space, public space, trees, and public use amenities at the street.**

As a city we must be active in our actions to deal with urban growth. We want to see immediate intervention by city zoning agencies to address the buildings being built today. Without the zoning that will require mixed use space in new development we are very concerned N. Interstate Ave. will become a densely populated major street with no space to hold the basic services that would support the coming population.

As the population increases with high density development we hope to see the city provide developers with incentives which support public use amenities like pocket parks, public benches, water features, space for trees, community gardens, farmer's markets and other amenities for public use. We hope Portland's inner city streets can develop in a way that will provide for future generations, safe sustainable, pedestrian friendly community centers.

Deborah and Bill Kalapsa

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Residents of the Overlook Neighborhood since 1985.