

From: [MICHAEL KIMBERLY BOTTER](#)
To: [Planning and Sustainability Commission](#)
Subject: Proposed Zoning
Date: Tuesday, July 12, 2016 3:26:58 PM

To whom it may concern,

I am the current Land Use Chair for Madison South Neighborhood Association. I would like to take this time to express support for the current proposed zoning of Commercial Mixed Use 2 along NE 82nd Avenue from NE Siskiyou to around NE Beech. We would like to see a more pedestrian-oriented (vs. car dependent) development than what the current commercial zone provides. The added Centers Main Street overlay (Neighborhood Center) also supports this vision and I would like to see that it makes it to the final draft of the Comprehensive Plan. This area is between two neighborhoods, Madison South and Roseway, with transit use and in need of pedestrian focused improvements and neighborhood friendly/community building businesses. As it is now it encourages blight and neglect. I would like to add that I would like to see that the CM2 and Centers Main Street overly to extend south of NE Siskiyou and to include the property at 2800 NE 82nd Ave. This piece of property, which is a former landfill, has the potential to turn this area around and if developed properly could end the blight and neglect that has plagued this area for decades. Keeping it as General Employment would be a mistake and a missed opportunity for Madison South. It is an expensive piece of property to build on due to being a landfill which makes it unlikely and unprofitable to be an office type building/center. This area is in need of infrastructure, such as grocery store and retail mixed use businesses (sit down coffee shop, etc) that would be a benefit to the surrounding communities. Having it (2800 NE 82nd Ave) as General Employment and limiting retail opportunities would be in opposition to neighborhood vision for this area.

Thank you for this opportunity to provide testimony.

Sincerely,

Kimberly Botter
MSNA Land Use Chair &
Madison South Resident

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