From:	Lum, Leslie
To:	Planning and Sustainability Commission
Cc:	Manning, Barry
Subject:	Fw: Mixed Use at Interstate Lanes & 5009 Interstate
Date:	Thursday, July 14, 2016 12:45:41 PM

FYI. Considered as a Comp Plan comment? I'm also sending down to BDS.

Please note that I work Tuesday through Friday.

Leslie Lum
North Portland District Liaison
Bureau of Planning and Sustainability
503) 823-7896
leslie.lum@portlandoregon.gov

From: Gabriele Hayden <gabriele.hayden@gmail.com>
Sent: Friday, July 8, 2016 1:28 PM
To: Lum, Leslie
Subject: Mixed Use at Interstate Lanes & 5009 Interstate

Hi Leslie,
I'm very concerned that two Early Assistance proposals have gone in for apartments along Interstate near Killingsworth that do not include commercial/mixed uses. Given the Comp Plan's emphasis on creating walkable neighborhoods and transit oriented design, it seems hugely irresponsible to allow large buildings to go in with no ground floor retail. The Interstate Lanes development is particularly concerning because with no ground floor retail it would create a "dead zone" for pedesterians a block long. And although the 5009 Interstate proposal is for a much smaller building, it would remove an existing neighborhood amenity (a neighborhood cafe) and replace it with the worst of all worlds--ground floor parking. Please encourage TVA Architects to eliminate parking in favor of ground floor retail. Given the low ROI on parking, I find it hard to believe that the financers/investors would prefer parking to retail. I suspect that the retail along this part of Interstate has shown low absorption rates recently, but this is clearly a short term problem. The creation of these two buildings, as well as the 1510 Sumner building and the proposed 5237 Interstate development, should create the necessary density for a more vibrant, walkable cityscape that will discourage cars in favor of people walking. But if long stretches of the main drag are windows covererd by blinds, that walkable, economically vibrant, safe space will be much less likely to develop.
Many thanks,
Gabriele Hayden,

homeowner and longtime Portlander
1624 N Emerson St