

THINK OUTSIDE THE BIG BOX

**Preserve Neighborhood
Livability**

**SAVE MADISON SOUTH & ROSEWAY
NEIGHBORHOODS IN NE PORTLAND**

Did you know that the large piece of land (former gravel pit, land fill and golf driving range) located at NE 82nd & Siskiyou (across from Madison High School) is being slated for development as a “Big Box” shopping center?

Currently, the proposed plans don’t identify an anchor tenant, but do include 240,000 square feet of retail space, and 900 parking spaces. This exceeds the current zoning regulation, which is 60,000 square feet. The developer, Smart Centres, has a track record of developing Wal-Mart stores in their shopping centers, with a majority of their projects ending up being Wal-Marts.

How will this affect the surrounding neighborhoods and businesses? What about traffic issues including cut-through traffic, speeding, on-street parking and congestion? What will be the impact on property values and how will this affect our local businesses? What will the pile-driving, which needs to be done to build on a landfill, do to my home?

Are you concerned? We are. That is why a coalition has been formed, Save Madison South and Save Roseway, to oppose the proposed development as it is currently planned. Whether or not the anchor tenant is Wal-Mart, the affect this size of development would have on the surrounding neighborhoods and businesses would be detrimental. We are not opposed to development of the land that complies with current zoning regulations and fits with the long-term goals of the neighborhood.

Now is the time to join the Save Madison South / Save Roseway coalition. Your participation will make the difference in our fight. Participation could be signing a future petition, writing a letter to the Portland City Council after the developer’s final plans are submitted, or joining one of the Save Madison South / Save Roseway committees. **The bottom line is we need you!!**

To get involved, contact us at 503-539-3954 or email us at SaveMadisonSouth@yahoo.com, or visit us at www.SaveMadisonSouth.org.

Together we **ARE** making a difference

Please read the reverse side of this flyer to learn how to write your letter expressing your views on this proposed development.

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