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Testimony to **Portland City Council** on the **Design Overlay Zone Amendments, Recommended Draft**

I have lived in Portland for 20 years, and Arbor Lodge neighborhood specifically for 8. The recent development trend has been imbalanced with the City's goals of reduced vehicular traffic and walkable neighborhoods - which I completely support. We are primarily witnessing development that maximizes profitability by exploitation of every opportunity allowable per zoning code based on short term market influences and without regard for community needs. Right now this trend is solely for high numbers of small residential units. While we need housing we also need amenities and services to walk to. A remedy toward balance, and my recommendations are the following: Please apply the Centers Main Street (m) overlay zone to sites within the d-overlay zone in Arbor Lodge Neighborhood. Though the zoning code along these corridors (mostly CM3 or RM3) allows ground floor active use space, it is not required, and the recent rapid development trend has been almost entirely residential (e.g., the Interstate Bowling Lanes were replaced with a 175 unit apartment building). The absence of parking at these new developments further increases the need for walkable neighborhoods, however, we are ending up with long stretches with no place to walk to. Please also extend the d and m-overlay to include the intersection of N Rosa Parks Way and N Denver Ave. The current map applies the d-overlay along the RM3 zoned N Rosa Parks Way west of Interstate but stops just prior to the CE and CM1 zoned sites at this intersection; this seems like a map error or an oversight. The spirit of the d-overlay, and dire need for required ground floor active use space (the m-overlay) to balance our rapid residential development would be more appropriate at a commercially zoned intersection like this than only along the RM3 zoned section. Thank you.

Testimony is presented without formatting.