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

Please extend the d-overlay to include the four parcels that are the commercial district at the intersection of N Rosa Parks Way and N Denver Ave and include the Centers Main Street (m) overlay as well. This intersection is a centrally located and a unique commercial pocket and community gathering spot in the Arbor Lodge neighborhood - we call it our neighborhood's "downtown" - it is different and more neighborhood characteristic in feel and function than the ground floor active use along our "commuter corridors" N Interstate and N Lombard. Currently, the map applies the d-overlay along N Rosa Parks Way from N Interstate west through the RM3 zoned section but stops just short of the CE and CM1 zoned parcels at this intersection; this seems like a map error or an oversight as the d-overlay would be more appropriate at a commercially zoned intersection like this, than only along the RM3 zoned section. Further, the d-overlay is of little value without preserving ground floor active use space to apply design to. The property at the northwest corner of this intersection (6545 N Denver) was a recycling center for many years that provided a community service in collaboration with the businesses on the other three corners, and now has a building permit approved-to-issue for a 66 unit residential apartment building with no ground floor active use nor parking; on a site zoned for Commercial Employment (CE). The developer like many, has shown zero interest in listening to our community needs and remains solely focused on maximizing profit by exploiting all possibilities within the allowable code. So our neighborhood is facing more car-less residents and less services to walk to. Please help this intersection maintain its public amenities and services, and therefore a balanced contribution to current and future residents of our neighborhood by adding the Centers Main Street (m) overlay where the d-overlay zone exists in Arbor Lodge Neighborhood and extend through this intersection.

Testimony is presented without formatting.