

Dan Craver

#309672 | May 12, 2021

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

The Nite Hawk is for sale - please add the Centers Main Streets (m) overlay to d-overlay zones in Arbor Lodge to preserve walk-able neighborhoods! The selling agent's marketing materials are entirely focused on 100% residential development as we have seen everywhere along the N Interstate corridor that does not require ground floor active use space such as this Nite Hawk property. Yes the Commercial Mixed Use 3 zone would allow 100% residential development. So we may easily end up with another large apartment building with no parking and a loss of places to walk to. Within a half mile radius of the Nite Hawk there have been 265 new residential units constructed in the last 4 years and another 1231 units are either under construction, permitting, or early assistance. We need housing, but we need it balanced with services and amenities that support car-less residents and provides for a great livable City. See the marketing materials here: <https://www.hfore.com/nite-hawk-land>

Testimony is presented without formatting.