

Dale Crawford

#329796 | June 8, 2021

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

Portland City Council, I'm contacting you in support of the Design Overlay Zone Amendments (DOZA) for the Arbor Lodge neighborhood as a resident and property owner of Arbor Lodge. The vital importance of active use space was made crystal clear over the last year and a half as we all turned to the public and private active uses available in our neighborhoods during the ongoing pandemic. The requirement for 25% Active Use space on the ground floor of future developments is critical to the future viability of the Arbor Lodge neighborhood. Significant swaths of our neighborhood are being redeveloped from existing single-family to multi-family residential to provide future housing of our city. This change will create the demand for more active space than currently exists and future business opportunities. The proposed DOZA will allow the physical space needed for those opportunities to become reality. As the Arbor Lodge neighborhood recently experienced, the Interstate Lanes Bowling Alley, a privately owned public amenity/active use, was purchased and demolished to make room for the ARLO Apartments on +/-600' of Interstate Ave frontage. While in operation, the Interstate Lanes provided family oriented, privately operated recreation space with a variety of activities. That amenity/active use space is now permanently lost while family oriented activity options are sorely lacking in this area. Due to the apartment development, which occurred without any requirement to provide active use space this entire corner is now privatized and inaccessible to the public. Without the Active Use space requirement, the pending sale of the Nite Hawk Café & Lounge at N Rosa Parks Ave and Interstate Ave, a MAX Yellow Line station location, will put another public gathering space in jeopardy. Again, without the 25% requirement, the corner will likely become just another apartment building with no community value. Without this DOZA, this pattern will just repeat until it is too late to correct. Throughout the last year with the COVID 19 pandemic, we all learned the value of community and accessible open space and active use spaces. We have supported our local restaurants and shops, visited our local parks, walked and cycled throughout the neighborhood. A walkable neighborhood which includes the privately owned amenities such as restaurants, entertainment venues, shops, support services, etc. is necessary for a vital neighborhood. Please support the Design Overlay Zone Amendments (DOZA), which updates the rules and processes for the design overlay zone and ensures that new development builds on social, natural, and architectural context; contributes positively to the public realm; and promotes quality and resilience in the built environment. Thank you for your consideration and time. Respectfully, Dale V Crawford

Testimony is presented without formatting.

