

Daniel Craver

#329812 | June 9, 2021

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

On behalf of the Arbor Lodge Neighborhood Association we urge you to vote yes on proposed amendment # 7 to require 25% ground floor active use space for development of Commercial Mixed-Use Parcels on N Interstate. This furthers Portland's investment in the N Interstate Corridor and makes good on delivering the vision of safe, quality, connected and walkable neighborhoods, keeping Portland a place people want to live. We appreciate that the original designation of the Centers Main Street m-overlay which has the 25% requirement was not applied to the entire N Interstate corridor (e.g., area surrounding the N Rosa Parks and N Skidmore MAX stations were left out) for a concern of over-requiring active use space that would then remain vacant and unneeded to serve residents of the community, however, the greatest housing development along this corridor is happening within blocks of the N Rosa Parks MAX station in Arbor Lodge neighborhood. Many of these apartments are being built on streets just-off N Interstate (N Greenwich, N Maryland, N Montana) and not seen as much in the other neighborhoods on N Interstate that do have the 25% requirement (per the m-overlay). Even more dire is the development that is happening on N Interstate (ARLO apartments where the bowling alley used to be, the Zelkova apartments at the corner of N Dekum, and the Nite Hawk is for sale with marketing aimed at solely residential development). We can't afford to lose anymore developable space zoned for mixed use to not be mixed use. Housing development on N Interstate has not been curtailed by the requirement for ground floor active use space in CM3 lots. Kenton neighborhood has recently seen construction of the Northwood apartments with the MayFly taproom on the groundfloor, and Overlook neighborhood has recently seen several mixed use projects such as the Slogan apartments with Sacred Moon Salon on the ground floor. We want this for the high density residential in Arbor Lodge - there is a big difference between walking a few blocks or taking the MAX a few stops when it comes to quality City living. Finally, we have support of businesses. Our recent vacant retail spaces along N Interstate (e.g., former Button consignment, Revolver Bicycles, and Blackbird Pizza) were quickly filled in spite of COVID, and expectation is for business to thrive with all our new neighbors moving in.. Thank you again for voting yes on proposed amendment #7.

Testimony is presented without formatting.