

# Jon Berkner

**#329829 | June 9, 2021**

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

I am in favor of DOZA amendment #7 to require ground floor active use on Interstate Ave in CM3 zones in the Arbor Lodge neighborhood. Our neighborhood is actively becoming denser (more than 1,000 units under construction/permitting/early assistance within 1/2 mile of Rosa Parks light rail station), has recently reduced parking (improved bike lanes on Rosa Parks), and has lost key active use locations to 100% residential (Interstate Lanes Bowling Alley; Recycling center on Rosa Parks and Denver where the other 3 corners are currently active use), and we don't want to risk losing more active use (Nite Hawk is currently for sale on Rosa Parks and Interstate and is a key active use location in our neighborhood). Existing retail space in Arbor Lodge on Interstate Ave does not stay vacant long, even during the pandemic (Revolver Bikes, Button Consignment, and Black Bird Pizza have all closed in the past two years and all of those retail spaces have new businesses. When the owner Strandz Hair Salon retired her business was immediately purchased). The neighborhood has repeatedly shown up to developer meetings asking for active use space so that we can have a walkable neighborhood that can support the increasing residential units and developers have repeatedly chosen 100% residential in key locations (Arlo on the site of the former Interstate Lanes, and former site of the Recycling Center on Rosa Parks & Denver). To allow Arbor Lodge to become a strong walkable and livable neighborhood we cannot rely on the hopes that a developer will want the best for the neighborhood when they often simply build then sell the property. Please listen to those that live in the neighborhood, I have lived in Arbor Lodge for the past 13 years and prior to that lived just outside, and frequently walked through, Arbor Lodge for 20 more years. Amendment 7 will improve Arbor Lodge, having a walkable neighborhood will allow reduce auto use and lower residential turnovers.

Testimony is presented without formatting.