

# TENNANT INVESTORS

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June 28, 2016

Portland Planning and Sustainability Commission,  
Central City 2035 Plan Testimony  
1900 SW 4<sup>th</sup> Avenue, Suite 7100  
Portland, OR 97201

psc@portlandoregon.gov

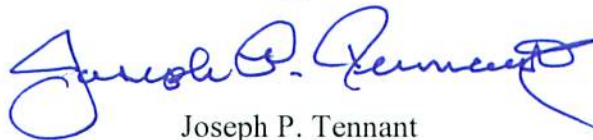
Re: PSC Central City 2035 Plan Testimony

We own the following property located at the corner of SW 14th & Salmon Streets:

937 SW 14th Ave.  
State ID # 1N1E33DC 4400  
State ID # 1N1E33DC 4500

First of all, I would like to mention that we are in favor of the rezoning of the property from RX to CX. Secondly, in looking at the attached maps that include our property, that address both the proposed height and proposed floor area ratios, the proposed maximum floor area ratio for our property (which is located on the NW Corner of SW 14th and Salmon, across from Lincoln High School, and immediately west of 405), the ratio is indicated as 6:1. The map with the proposed base heights (250') for some reason does not show the "hash marks" on our property. I would ask that you consider making our property consistent with those properties adjacent to ours (by including the "hash marks") as I do not think the possibility of a higher building than the 250' level would impact any view corridors. Thanks for considering.

Sincerely,



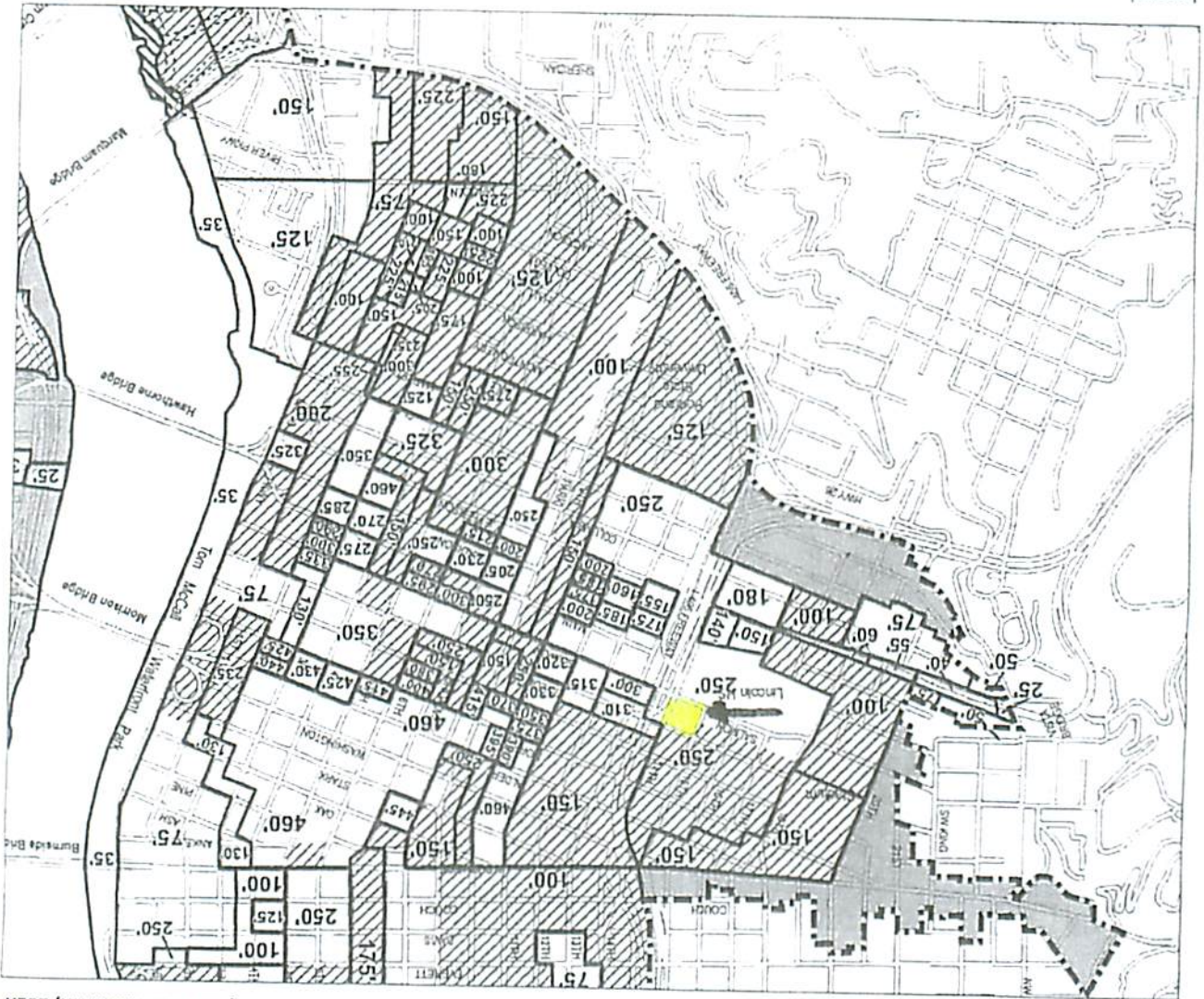
Joseph P. Tennant

# Proposed Base Heights

## Map 510-3

Map 3 of 3

Map Revised xxxxx XX, 201X



Legend



Central City Plan District boundary



Base building height



Areas where height is determined by base zone

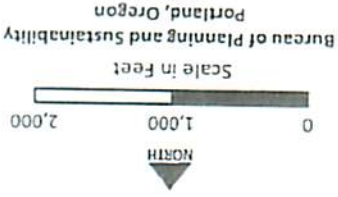


Area eligible for height increase

Base height limit of 75' for first 125 feet from top of bank

6/20/2016

Proposed Draft Central City 2035 Plan  
Chapter 33.510, Central City Plan District



Bureau of Planning and Sustainability  
Portland, Oregon

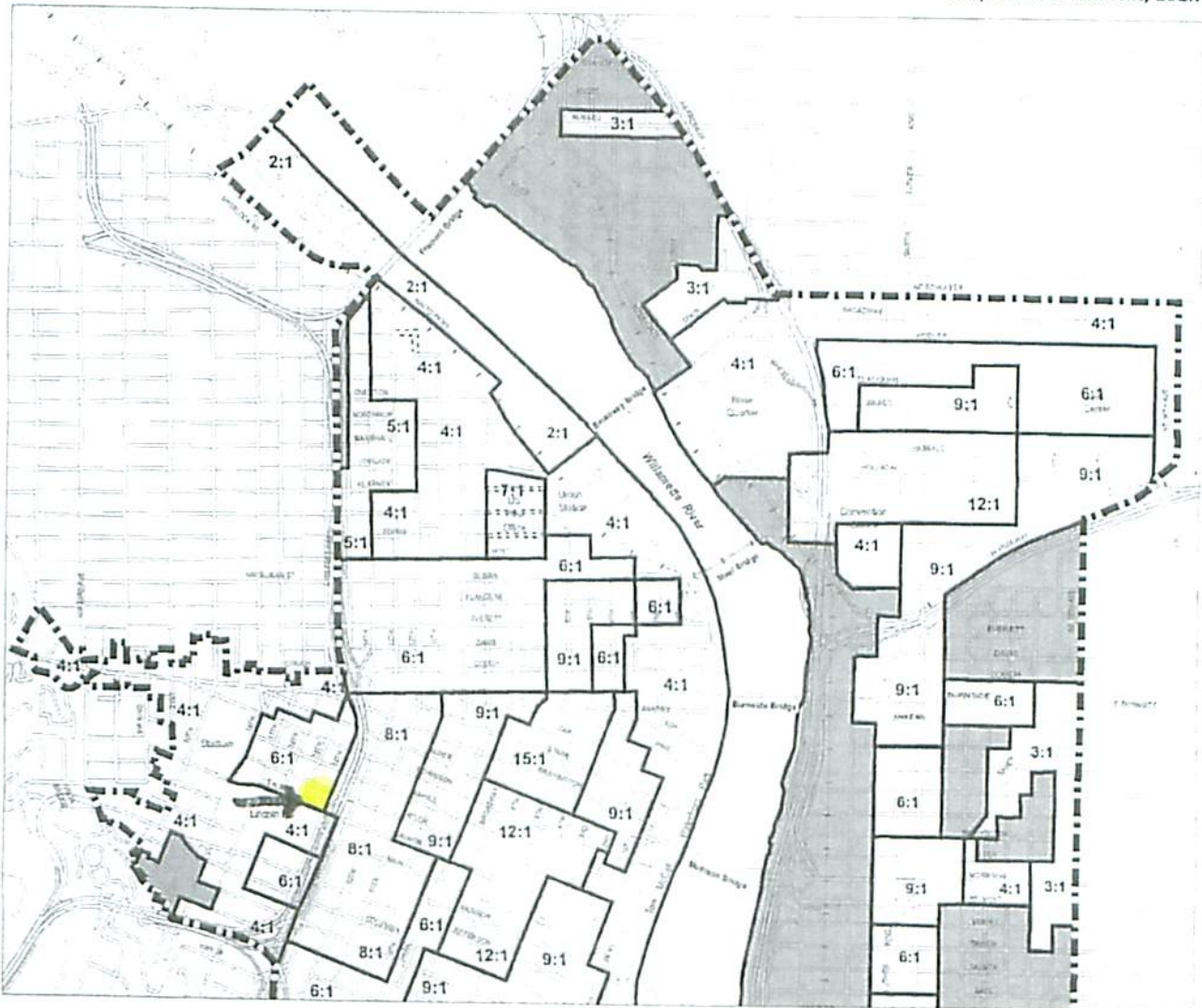


# Proposed Maximum Floor Area Ratios






# Map 510-2

Map 1 of 2

Map Revised XXXX XX, 201X



### Legend

-  Central City Plan District boundary
-  Maximum FAR area boundary
-  Area where floor area ratio (FAR) is determined by base zone
-  Proposed right-of-way
-  Proposed accessway

X:Y Maximum FAR  
 X = Gross square foot of building  
 Y = Square foot of site



Scale in Feet

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