



August 8, 16

To: Planning and Sustainability Commission  
City of Portland Bureau of Planning and Sustainability  
1900 SW 4th Ave, Suite 7100, Portland, OR 97201

Subject: CC2035 Plan Testimony

Dear Planning and Sustainability Commission,

On July 12, 2016, the Sullivan's Gulch Neighborhood Association (SGNA) discussed the Central City 2035 proposal for maximum building heights of 150' for the area of the Lloyd District bordering Sullivan's Gulch (NE 15<sup>th</sup>/16<sup>th</sup> Avenue from Holladay to Weidler Streets), as shown in Maps 510-3 and 510-4. SGNA Board of Directors voted 8 to 3 (with 3 abstentions) to recommend a maximum building height of 75', inclusive of any bonus provisions, consistent with the adopted version of the N/NE Quadrant plan that includes a step-down in building heights for the Lloyd District as it borders the Eliot and Irvington neighborhoods.

To avoid any confusion, we feel it is important to mention an earlier letter submitted to Karl Lisle, BPS, on July 9, 2012 from a previous chair of our Land Use and Transportation Committee requesting that the Sullivan's Gulch area noted above be excluded from the step-down protections originally included in the draft of the N/NE Quadrant Plan. Unfortunately, this letter had neither SGNA Board approval nor even Board discussion. Whether or not that letter influenced the final plan, step-down protections provided for adjacent neighborhoods were removed for Sullivan's Gulch.

Consistent with the N/NE Quadrant Plan, the Central City 2035 proposal retains the 50' maximum building height between NE Broadway and Weidler Streets from 7<sup>th</sup> to 16<sup>th</sup> Avenue (the Lloyd District), and 75' for the same area between NE Broadway and Schuyler. However, NE 15<sup>th</sup>/16<sup>th</sup> Avenue from Holladay to Weidler Streets received no such protection. We note that the proposed transition along the northern edge of the Lloyd District spans a commercial corridor, whereas no such corridor separates the Lloyd District from Sullivan's Gulch. Also, with two high-rise buildings (Holladay Park Plaza and The Fontaine) already in this area, facing them with 150' to 225' buildings would create a deep corridor, a necessary feature in areas centrally located, but overwhelming for neighbors bordering the edge of the central city.

We respectfully request a maximum building height of 75' for the area along the eastern edge of the Lloyd District (NE 15<sup>th</sup>/16<sup>th</sup> Avenue from Holladay to Weidler Streets) to provide a step-down in building heights facing Sullivan's Gulch. This would create a sensitive neighborhood transition and is consistent with both the proposal for 50' and 75' heights along the northern edge of the Lloyd District facing the Eliot and Irvington neighborhoods *and* the Comprehensive Plan policy to provide transitions from more intense development in centers and corridors to adjacent neighborhoods. We very much appreciate the Commission's consideration of this request in making its final determination.

Sincerely,

Christine A. Tanner  
Chair, Sullivan's Gulch Neighborhood Association



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## **SGNA Board Action**

### **Meeting**

July 12, 2016

### **Motion**

The Board of Directors for the Sullivan's Gulch Neighborhood Association shall send a letter on Central City 2035 to the Portland Sustainability Commission requesting a step-down of allowable building heights in the plan for the Lloyd District along its eastern border with Sullivan's Gulch (NE 15th/16th Avenue from Holladay to Weidler Streets). We request a maximum building height of 75' that is consistent with the proposed step-down in heights along the northern edge of the Lloyd District bordering the Eliot and Irvington neighborhoods.

### **Vote Count**

8 in favor; 3 opposed; 3 abstained.

### **Minority position**

We are concerned that opposing greater allowable building heights in this area does not consider all the other important factors related to planning new development. Thoughtfully and sensitively designed tall buildings have the potential to be architecturally significant, and they may contribute to increased social and cultural activity in the area as well as to the image of Portland as a dynamic and architecturally interesting American city.