

From: Michael Crofut <mcrofut@gmail.com>
Sent: Thursday, July 28, 2016 6:48:25 AM
To: Dabbs, Eden
Subject: Lloyd Center Theater and Parking Lot Proposal

Planning and Sustainability Commission

1900 SW 4th, Suite 7100

Portland, OR 97201

ATTN: CC 2035 Testimony

Commissioners:

I am a resident adjacent to the boundary of the Central City Plan. I am writing to request that you change the height limit along the eastern edge of the Central City Plan on what is NE 16th Drive (Holladay St extended) and the curved portion of NE 15th/NE 16th Avenues to NE Weidler by limiting height there to accommodate not more than a six story (five-over-one) building. I request that this height limit be extended south of Multnomah to the Interstate. This would limit development of the theater blocks to five-over-one as well (which is what the developer is currently proposing). I propose that this limit run from the park east to the Sullivan's Gulch neighborhood.

This change would limit height of buildings on what is now the cinema theater and the Sears parking blocks. The portion of this area which is east of NE 15th/NE 16th is the AXcess apartments which is already at a height of less than 6 stories. The curved portion of NE 15th/NE 16th was originally a "ring boulevard" around Lloyd Center.

This change would support the proposal for a general downsizing of Lloyd Center buildings at its edge. A similar lower height limit is proposed along Broadway in the area facing the Irvington neighborhood.

The proposed FAR for this area is already at 4:1 which seems reasonable.

Thank you. Please feel free to ask clarifying questions and place me on your list of persons to be informed of progress on the Central City Plan.

Michael Crofut

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