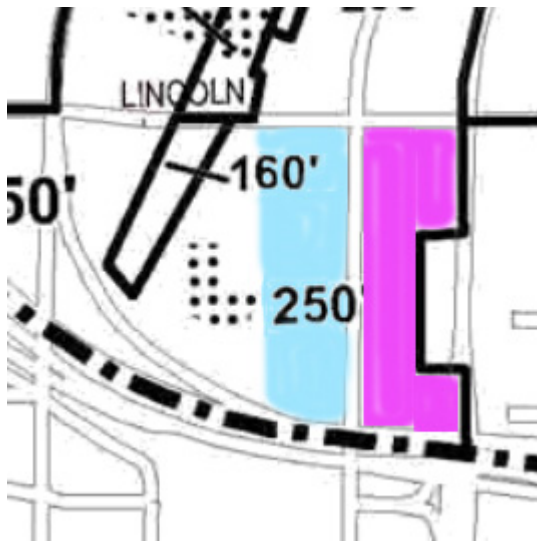


From: Ray Fields [mailto:fields@raf.us]
Sent: Monday, August 08, 2016 11:25 PM
To: Planning and Sustainability Commission <psc@portlandoregon.gov>
Subject: [User Approved] CC2035 Plan Testimony

I live in the area high lighted in light blue, American Plaza Towers Condominium (APTC) complex located on the block bounded on the North by SW Lincoln, on the East by Southwest First Ave, on the South by I405 and on the West by Portland State University Place. My apartment is on the 19th floor of Grant Tower, 2221 SW 1st Avenue, with an unobstructed view of Portland to the East including Mt. Hood from within the unit and unobstructed views to the North and South from my terrace. (see pictures below)

According to the section of Map 510-4 Map 3 of 3, the area (in pink) immediately across 1st Avenue from me between the intersection of SW 1st and Lincoln on the North and the overpass going over I405 on the South is an area proposed to have a maximum bonus height of 250'.



If such a building height is authorized in that specific area, it would allow for construction of building(s) across from the APTC complex taller than any of the buildings at APTC and specifically Grant Tower which is the tallest of all the Towers at 26 floors and would result in extreme decrease in value of all of the properties at APTC. One of the main selling features of the apartments at APTC are the views from ALL of the units in the complex.

It seems to me that part of the city's responsibility at the very least is to help maintain the value of a landowner's property. In order to protect the values of the current properties at APTC, the current height limit of 75' should be retained under any circumstances. It is interesting that the area in pink is zoned commercial while the area in light blue is zoned residential.

It is also interesting that there is a notch on the east edge of the pink area that is NOT included in the 250' zone. It seems that it would be very easy to exclude the entire pink area from the 250' zone and perhaps either include it in the 150' zone or reduce the 150' zone to 125' so as not to affect the views of the APTC property as much which is one of the key values of the APTC property if it is not possible to retain the current 75' height limit.

Here are images of the views from ALL units that will be entirely lost should buildings 250' high be allowed to be built across SW 1st Ave from the APTC property . Please note that the view of the beautiful Tillicum Bridge would be lost.





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