

RHODODENDRON HOUSE LTD.

2165 S.W. MAIN STREET
PORTLAND, OREGON 97205
(503) 222-3673

October 16, 2014

Portland Planning and Sustainability Commission
Comprehensive Plan Update
1900 SE 4th Ave, Suite 7100
Portland, OR 97201

To Whom It May Concern:

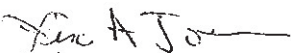
This testimony is to express full support of the proposed zone change from "Residential 5,000 (R5)" to "Office Commercial 1 (CO1)" along Main Street between King Avenue and St Clair Avenue.

Rhododendron House, Ltd. has owned the building, known as the Rhododendron House, at 2165 SW Main Street since 1985. For decades, this office building has been utilized by a variety of professionals such as certified public accountants, investment advisors, consultants, medical professionals, and lawyers. The building has been in use as an office since 1985 and has become a part of the community and function of the neighborhood.

The proposed changes to zoning would result in no physical change and character to the current use and provides for the efficient use of the building. The building and its tenants have a low impact on the neighborhood. Onsite parking provides for the majority of the tenants needs. Nearby residents have even been known to use the office parking outside of normal business hours. While the impact is low, the tenants provide professional family wage jobs and services available to the local neighborhood residents. These professionals in turn seek other services in the community helping to make it vibrant and sustainable.

The zone change would be positive for Rhododendron House, Ltd, by providing clarity on the buildings continued viability. Please approve the zone change from "Residential 5,000 (R5)" to "Office Commercial 1 (CO1)" along Main Street between King Avenue and St Clair Avenue. We are looking forward to decades more of providing jobs, and services as part of a complete neighborhood.

Respectfully,



Lisa Joerin POA for
Jacqueline Simpson
2165 SW Main Street
Rhododendron House, Ltd.