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February 10, 2015

Portland Planning and Sustainability Commission
C/O Barry Manning
1900 SW 4th Ave
Portland, OR 97201

SUBJECT: Testimony for Zoning Property in Hillsdale

Dear Mr. Manning,

We have spoken by telephone on two occasions and we have spoken in person once during the public workshops your organization has sponsored. Our discussions have led me to providing you with this testimony regarding the proposed zoning for my property in the Hillsdale neighborhood.

I am the owner of Rachel Properties, LLC, that owns a one-story office building in Hillsdale, with the legal address of 6680 SW Vermont St. This building has five office suites, each with their own address: 6680, 6682, 6684, 6686, 6688, SW Vermont. This complex is nicknamed by the tenants and the neighborhood as the Jewish Center building because its tenants are all Jewish social and religious organizations that serve the Jewish neighborhood around the property.

The current zoning is designated CN2d, which works for today, but which may not work for the future. I have been informed by one of my tenants that they wish me to consider a remodel for their space and add a dome on the roof to accommodate a prayer space on the property, in accordance with their religious custom and tradition. Another of my tenants suggested that we consider a partial second level to the building to accommodate two apartments that would be available for kosher observant Jews who visit Portland, as there is currently no kosher living space for rent for travelers who are in the city just for a few days. So, as you can see there is valid need for my zone designation request, as it will provide an adequate height allowance for these building improvements, and assist faith based institutions that are valued in our city of Portland.

For these reasons, I give testimony that I would like my property to be zoned CM2 in the new zoning matrix and on the new comprehensive planning scheme the city is developing for future land use designations. This will give me, my tenants and my immediate neighbors, height flexibility of 45ft to enhance our properties. Since my property is currently in a commercial zone and abuts other commercial buildings, and since it is within a block of other, larger commercial buildings of higher scale, and since my

southern neighbors are a new three story low-income government supported apartment complex, I believe my request for zoning my property as CM2 is reasonable and consistent with the current neighborhood development and building heights. Further, we are on a public transit route and a main street for the neighborhood, so the requested zone of CM2 is justifiable.

Please enter this testimony and request that my property and the three others who share my current zoning space, be zoned CM2 on the new comprehensive plan and on the new zoning matrix for the neighborhood.

I have spoken with both the Multnomah Village and Hillsdale neighborhood committees and they do not object to my request.

Thank you for your kind attention to his matter.

Sincerely yours,


Richard Matza
Managing Partner