

February 12, 2015

City of Portland, Oregon  
Bureau of Planning and Sustainability  
1900 SW 4<sup>th</sup> Avenue, Suite 7100  
Portland, Oregon 97201-5380

Re: Proposed Comprehensive Plan Map Change  
Staff recommendation to change from R5 to R2

To Whom It May Concern:

As an owner of one the properties on the north side of SW Main Street, between SW King Avenue and SW St Clair Avenue, previously expressed my support of the original proposed zone change from “Residential 5,000 (R5)” to “Office Commercial 1 (CO1)” for these properties.

I have reviewed the revised staff recommendation for changing the zoning from “Residential 5,000 (R5)” to “Multi-Dwelling 2,000 (R2)” and want to express my continued support of this revised proposed zone change. I encourage the City acknowledge the historic uses on SW Main between Clair and King as identified in the staff report and as part of this Comprehensive plan review, legalize the permitted offices as an existing historic use.

Rhododendron House, Ltd. has owned the building at 2165 SW Main Street since 1985. It was converted to office use by a prior owner in the late 1960s. This building has been used discretely by its owners and tenants as their professional offices for 40 or more years. Mostly, the occupants have been CPAs, medical professionals, lawyers and investment advisors. This is consistent with the other buildings in the block on north side of the street.

Currently, the zoning does not encourage investment beyond maintenance in the property. The building has been in use as an office since 1972 and has become a part of the community and function of the neighborhood. Converting the building back to a single family residence would be extraordinarily expensive and not a wise use of the existing office infrastructure.

The building and its tenants have a low impact on the neighborhood. Onsite parking provides for the majority of the tenants needs. Residents have even been known to use the office parking outside of normal business hours. While the impact is low, 15 professionals earn family wage jobs at this location. These professionals in turn seek other services in the community helping to make it vibrant and sustainable.

The proposed revised change to zoning would result in no physical change to the current use and provide for the efficient use of the building. The zone change would be positive for Rhododendron LLC house and other buildings in the block, by providing the opportunity to apply for a historic preservation incentive review which would eliminate the need to maintain a conditional use permit, and provide clarity on the buildings continued viability. Please approve the zone change from “Residential 5,000 (R5)” to “Multi-Dwelling 2,000 (R2)” along Main Street between King Avenue and St Clair Avenue. However, as proposed a cloud of uncertainty will remain until there is a positive finding associated with a “historic preservation incentive review”.

In summary I support the proposed zone change from R5 to R2, and encourage the existing permitted historic office uses be legalized as part of the Comprehensive plan update. Thank you for considering our views on your proposed zone change.

Respectfully,



Jacqueline Simpson  
2165 SW Main Street  
Rhododendron House, Ltd