



SIMPSON & COMPANY
A PROFESSIONAL CORPORATION
CERTIFIED PUBLIC ACCOUNTANTS

February 12, 2015

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

To Whom It May Concern:

This letter is to express support of the revised proposed comprehensive plan designation change from “High Density Single-Dwelling” to “Multi-Dwelling 2,000 (R2)” along Main Street between King Avenue and St Clair Avenue.

Our firm, Simson & Company, P.C. has been an integral part of the neighborhood since 1979, renting office space at the Rhododendron House, 2165 SW Main Street. Simpson & Company, P.C. is a Professional Accounting firm that has served the Portland area since its inception. We have had numerous clients from within the neighborhood. The firm is made up of 5 professionals, all of which earn a family wage.

My firm has no retail component, has relatively few visitors, with the advent of the internet, interaction between clients and staff has become increasingly virtual, reducing traffic and parking demands. By maintaining standard business hours, we do not compete with residential parking or that of the Providence Park stadium during events. We have been, and are an integral part of the neighborhood by providing tax, accounting and notary services.

The Rhododendron House and the surrounding historic neighborhood is part of Simpson & Company’s identity. The current zoning has created a cloud of uncertainty for our continued presence in the neighborhood. While it is our strongest desire to remain in the neighborhood, to keep our options open, in 2013 we opened a satellite office in Vancouver on Officers Row within the Historic Fort Vancouver.

The proposed changes in the comprehensive plan would result in no physical change to the current use. It would allow the historic preservation incentive review to legalize the office use. This designation will be good for our business by creating a path to remain in the neighborhood, allowing us to better plan how to meet our firms future needs. However, as proposed, uncertainty will remain until the permitted use which allows my business to be located on Main Street is fully legalized.

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. Please approve the comprehensive plan designation change from “High Density Single-Dwelling” to “Multi-Dwelling 2,000 (R2)” along Main Street between King Avenue and St Clair Avenue.

Respectfully,

Lisa Joerin, CPA