

## Hartinger, Kathryn

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**From:** Pdxmatza@aol.com  
**Sent:** Thursday, July 07, 2016 8:25 PM  
**To:** Planning and Sustainability Commission  
**Cc:** pdxrenee@aol.com; cslevy@comcast.net; Pdxmatza@aol.com  
**Subject:** Composite Zoning Testimony

Dear PSC,

RE: Commercial Building located at 6680 - 6688 SW Capitol Hwy, Portland, OR 97219  
Owner: Rachel Properties, LLC, (Richard Matza, Managing Member.) 503-318-3732. PO Box 4643, Portland, OR 97208

The proposed zoning for the property is CM1. I hereby request the zoning be designated as CM2. The availability of additional height will be beneficial to my property and the future development of the neighborhood. It may have direct benefit to the Jewish community located in the neighborhood.

My property is located on a thoroughfare street, Capitol Hwy. It is positioned on the western side of the Hillsdale town center area and is a short walk to Multnomah Village, giving good proximity to businesses, shopping and human services. Road conditions are good. Tri Met has 24 hour bus service on the street and the bus stop is immediately in front of the property. Accessibility for the disabled is excellent as it is a flat lot with a ground level building which houses five office suites.

The neighborhood has experienced a robust rejuvenation in the last decade. It is a highly desirable part of west side living for residents and businesses alike. It will continue to grow and develop and therefore, a CM2 zoning designation will be helpful to the neighborhood, allowing business of more variety to enhance the neighborhood and serve the public.

The neighborhood has become a hub for the Jewish community of Portland. My building presently serves four Jewish agencies, including the Jewish Federation of Portland which is the communal administration arm for the Jewish community. Other tenants include a synagogue -- Congregation Ahavath Achim, a retail store -- Everything Jewish, specializing in Jewish merchandise, and a Jewish Education Center -- Portland Kollel.

Future plans include expanding the synagogue and adding a dome to the roof, in accordance to the practices of Sephardic Jews from the Mediterranean region. This will require a height variation that is compatible within the CM2 zone, but not in the CM1 zone. Further, future plans call for two apartments to be constructed on a new second level that will be used to lodge orthodox Jews who visit Portland and need to stay in an orthodox neighborhood during the Sabbath so they can walk to synagogue and observe Kosher laws for travel, food, and lodging. Portland does not presently have any facilities that meet these religious requirements. Orthodox Jews who travel to Portland must now seek out families who are willing lodge and feed them for the Sabbath and holidays. There are no hotels in the neighborhood. The addition of two second story apartments may require a CM2 zoning.

We have widespread support from our neighbors for this zone change request. There is no opposition at all.

Finally, several of the surrounding buildings are three stories. The Middleman Jewish Community Center is diagonally across the street from my property, the HUD apartments directly behind my building are three stories, and the zoning for the vacant land across the street is for greater height. My request for CM2 zone will not interfere with the view or enjoyment of the neighborhood for any nearby property owner.

Therefore, I hereby submit this testimony for zone designation to CM2 for my property.

Respectfully,  
Richard Matza  
For Rachel Properties, LLC