

Portland Planning and Sustainability Commission,
Hello Planning Commission,

10/14/2014

I write this letter in regards to the Property at 2348 SE Ankeny. I am requesting a designation change of our building from a residential nonconforming commercial use to conforming mixed use building.

Our building is on the south side of Ankeny with a restaurant, The Slide Inn and Jade Lounge, with two, 2 bedroom apartments up above and a garage alongside. The building is located on SE Ankeny at the corner of SE 24th and SE Ankeny.

I understand that the designation and zoning reevaluation presents itself every 30 years; hence we are hoping that you reconsider our situation.

We have officially been tenants of the building at 2348 SE Ankeny since 1994. My husband and I saw the potential in the neighborhood and opened our restaurant, Il Piatto. Locals thought we were crazy to house our business at this location. The neighborhood is changing and buildings and rental units are in demand. There are commercial and mixed use buildings up and down SE Ankeny east of our location. Recently developed mixed use buildings are currently being built within 1 block on SE Ankeny.

Our zoning has been grandfathered in, due to the fact that the space was zoned commercial until the 1980's and has been a grocery store or restaurant since 1914. Our current zoning is R-2.5. Technically we have always been a mixed use building and thus we are requesting the status be changed to a conforming mixed use building.

We purchased the building in 2005. We have an unfinished top floor attic with 10 foot high ceilings that would make an amazing penthouse. My husband and I tried to see if we could make these improvements and we were told it could be \$20,000 to investigate the possibility. We do not have this type of money to ask a question and be possibly denied.

Our building is on the West Side of 24th at the corner. Our neighbor who is on the corner across the street is equally in the Grey Zone. We are not in the middle of the block. We would not be any problem for the neighborhood.

A conforming mixed use zoning and designation change would allow us to continue to have our business and we could additionally create a new tenancy in our building. In a city that is promoting high density living, this would be a positive community addition.

Enclosed is a small map,
Sincerely,

Lenore Bingham
~~503-341-4276~~

Eugen Bingham
~~503-341-1381~~