

**From:** [Karen McElravy](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Testimony for #21-098835/Hearings Office Case #4220004  
**Date:** Thursday, October 6, 2022 1:12:12 PM

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Dear City Council,

I am writing to oppose the rezoning of the property at 4928 NE 11th Ave from Residential 2.5 to Commercial Mixed Use. I live at 4927 NE 11th Ave, directly across the street from this property. The proposed change will negatively affect my family's quality of life and will not support a livable neighborhood. Changing the zoning is unnecessary to support business and economic development on Alberta Street.

I see that the Applicant has stated in a previous hearing that they reached out to the residents of the street to gauge support for the proposal and reported positive feelings about the new vibrancy of the neighborhood. The construction project manager did approach my son and I in June and ask us if we liked the project now. (We have never expressed support for or approval of the hotel project.) We told him we still did not. The applicant's lawyer has conveniently left that out of their statements about the neighbors. We do expect our experience to change for the worse with the addition of a new commercial building.

The proposal to convert the property to commercial mixed use will increase the economic pressure to maximize the value of the property with uses that reduce the livability for people trying to sleep directly next to it, uses such as a restaurant serving drinks and playing music on an outdoor patio until 2 am. The previous residents of 4928 NE 11th often and bitterly complained about the restaurant noise and drunk patrons exiting from the bar patio at 1036 NE Alberta. If a restaurant with outdoor space opens at 4928 NE 11th, directly facing our house, we will be in exactly the same situation. The commercial property at 1130 Alberta will face toward Alberta. Customers will enter and exit through a lobby on Alberta Street or come up through the parking garage. The building elevations show that the 11th Ave side of the building will be windows and the parking garage entrance. Making 4928 NE 11th a separate commercial building will significantly increase the intensity and amount of commercial activity on 11th Ave and reduce the livability of the street for the existing and future residents. The hearing officer and the applicant seem to be arguing that the addition of this lot to the commercial space will not be a big deal and will just round out the space that the Applicant is already using for commercial purposes. Being adjacent to the back corner of a commercial building is a completely different experience than directly facing a commercial building. This contradicts Policy B that says to ensure the compatibility of new development with nearby housing.

Changing the zoning will not significantly increase housing density in the area and will remove sound housing. Policy B states "Promote increases in residential density without creating economic pressure for the removal of sound housing." The existing house at 4928 NE 11th is sound housing and changing the zoning will create economic pressure to remove it in favor of non-residential use. The proposal to change the zoning has been stipulated that the property owner create three residential units. With the addition of an ADU, allowed with the existing zoning, the property will have two residential units. It could even potentially have three residential units like the property at 4919 NE 11th Ave without the removal of the existing sound housing. Therefore, this proposal contradicts Policy B and I oppose it.

11th Ave is a very narrow residential street. The additional construction traffic has negatively impacted our comfort and safety travelling on the street. A permanent commercial use of property on 11th Ave would continue increased traffic and parking demand and make this problem for years to come. The property is very close to multi-modal transportation such as a frequent service bus line and a neighborhood greenway. However, people still drive and park in the neighborhood. The facilities on 11th Ave are very limited. Parking is allowed on only one side of the street leaving one narrow travel lane. The Comprehensive Plan states "Insufficient parking can negatively affect neighborhood livability." (page GP9-20) People may park in the underground parking at the hotel if they are dining at the proposed restaurant, but first they will drive around the block several times looking for a free spot. You can reduce parking impacts on our neighborhood by denying this zoning change. Please refer to Policy 9.53 (New development), Policy 9.55 (Parking management), and Policy 9.57 (On-street parking) in the transportation section of the Comprehensive Plan.

When I ride my bike on 11th Ave and a car approaches, there's no room to pass safely and I have to go up on the sidewalk or into an empty parking spot. A commercial property directly on NE 11th will increase car traffic and this user mode conflict. Policy 9.55 says "Reduce parking demand . . . to improve pedestrian, bicycle, and transit mode share." A residential zoning will maintain current demand and even reduce it once the construction on the hotel is finished. Policy 9.20 says to "Create conditions that make bicycling more attractive than driving." 11th Ave should be one of those small low-traffic residential streets that's attractive for bicycling. Bicyclists travel on the Going Greenway and use the numbered streets to get to their destination on Alberta Street since Alberta Street has bike parking but not bike lanes or shoulders. Extending the commercial zone down a numbered street will make it busier and less attractive and more prone to intermodal conflicts.

There are already twelve restaurants on Alberta Street between NE 9th and NE

14th. There is plenty of existing restaurant, retail and medical commercial space on Alberta Street to meet Goal 6A of the Comprehensive Plan (Prosperity) without adding this property. The opportunity for the Applicant to grow their business is not outweighed by your duty to protect the livability of the neighborhood for vulnerable residents and people of color who live across from and next door to the property. That is the spirit of the Comprehensive Plan.

I have a vision that my son with disabilities could inherit the house where he's lived his whole life. His Black great-grandparents fought redlining, financial exclusion, and de facto segregation to buy and keep this house. Passing down our home would preserve their legacy and some of the history, culture and character of Albina. The potential development of a commercial building across the street threatens that inheritance by increasing noise pollution, reducing livability, increasing parking impacts, and negatively affecting my son's mental health. Keeping the property residential will increase the probability of homeownership retention by my son, who has many of the qualities of the people you seek to prioritize in your Comprehensive Plan in Policy 5.14 (Preserve communities), 5.15 (Gentrification/displacement risk), and 5.18 (Rebuild communities).

Thank you for your consideration of my opposition to the rezoning of the property at 4928 NE 11th Ave.

--Karen McElravy

**From:** [Mitchell White](#)  
**To:** [Council Clerk – Testimony](#)  
**Date:** Thursday, October 6, 2022 2:49:34 PM

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I am very much so against re zoning the residential street of NE 11th Ave and NE Alberta St it's my understanding that a 45 unit apartment with a Bar and restaurant is planned for this area by the City who has purchased this property. As bad as the City needs low income residential apartments this is a perfect project for our City Council to show that they are truly doing what is needed to address the homeless issue which is plaguing our Portland. Let's show that our priority is in the right place.

**City Council Meeting - Thursday October 6, 2022 2:00 p.m.**

<b>Agenda No.</b>	<b>First Name</b>	<b>Last Name</b>
838-S.01	Sean	Woodard
838-O.01	Debbie	Frank
838-O.02	Karen	McElravy
838-O.03	Allen	Sanders