

# OPPOSE PROPOSAL

## BACK BRIDGE LOFTS PROPOSAL

N WILLIAMS & NE FREMONT LU 13-109305 CP ZC

IF YOU WISH TO SPEAK TO CITY COUNCIL, PRINT YOUR NAME, ADDRESS, AND EMAIL.

NAME (print)

ADDRESS AND ZIP CODE

Email

✓ Polvan Order	52 NE Fremont St Portland	Prossicles@gmail.com
✓ Ray Culi	70 " " " "	
✓ Alise Munson	72 " " " "	alise@pacifier.com
✓ Kevin RETALIA	72 " " " "	KRETALIA@GMAIL.COM
✓ Allan Rudwick	228 NE Morris St 97212	arudwick@gmail.com

**SUPPORT  
PROPOSAL****BACK BRIDGE LOFTS PROPOSAL****N WILLIAMS & NE FREMONT LU 13-109305 CP ZC**

IF YOU WISH TO SPEAK TO CITY COUNCIL, PRINT YOUR NAME, ADDRESS, AND EMAIL.

NAME (print)	ADDRESS AND ZIP CODE	Email
✓ Lee Por (man)	512 McArnsey, 97212	
✓ STEPHEN JUDKINS	416 N BEECH ST 97227	STEPHEN.JUDKINS @GMAIL.COM

Submitted by  
Lee Perlman  
6/27/2013

Eliot Neighborhood Association Land Use Committee Position on Proposed Fremont and Williams Development

The Eliot Neighborhood Association Land Use Committee agrees by consensus on the following points regarding this project:

- \*We wish to see this property developed as multi-family housing at an appropriate density.
- \*There is no zone in the current code which, as written, adequately meets the needs of the Eliot neighborhood and the developer.  
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- \*We are opposed to the rezoning of this property to EXD or any other non-residential zone as this would not residential development.
- \*We would like to see commercial uses as part of this project as a way to provide employment and commercial services to our neighborhood.
- \*We want to see parking as part of this project to protect existing residents from parking congestion, and are pleased to see underground parking proposed. We recognize the developer's needs to amortize this expensive feature.
- \*We feel that a building over 65 feet tall at this location is in appropriate due to its proximity to existing single family homes.
- \*We feel there is a need for a setback on the east side of the project sufficient to protect the livability of adjacent homes, and greater than is provided in the RX code requirements.
- \*We feel there should be a step down in height on the project's eastern end for the same reason. There is not a clear consensus that the height limit should be as low as 30 feet.
- \*We are gratified by Mr. Kaiser's promise to forgo the Community Design Standards and pursue true design review, and request that this be made a condition of the zone change.

It is our hope that a compromise can be reached that would allow this project to proceed while protecting the livability of existing homes.

**Moore-Love, Karla**

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**From:** Destin Ferdun [dferdun@lunabridge.com]  
**Sent:** Thursday, June 27, 2013 12:10 PM  
**To:** Moore-Love, Karla; Hardy, Douglas  
**Subject:** LU 13-109305 CP CZ  
**Importance:** High  
**Attachments:** LU 13-109305 CP CZ - Applicants Consultant.pdf

Karla / Douglas:

Could you forward this testimony to Council as appropriate.

Destin Ferdun  
Lunabridge  
3575 NE Shaver  
Portland, Oregon 97212  
<http://www.lunabridge.com>  
[dferdun@lunabridge.com](mailto:dferdun@lunabridge.com)  
Tel. 971-998-7156

6/27/2013

June 27, 2013

Destin Ferdun, Consultant  
Lunabridge  
3575 NE Shaver Street  
Portland, Oregon 97212

**RE: Case File LU-13109305 CP CZ**

Dear Mayor and Members of the City Council:

Thank you for your time and consideration of the application for Comprehensive Plan Map Amendment and Zone Map Amendment LU13-109305 CP ZC. Per recommendation of Council the Applicant has reviewed a series of zoning code issues and considered them in cooperation with and with the input of the neighbors and the identified principal opponent. The Elliot Land Use and Transportation Committee (LUTC) has also been instrumental in adding to and hosting the discussion. As outlined by Council the discussion was to cover these areas of possible condition or adjustment including:

1. Design Advice Request
2. Design Review Process
3. Traffic Signals installation
4. Maximum Heights further restricted from Rx zoning
5. Parking
6. Setbacks
7. Additional Commercial Space

The applicant's representative (Destin Ferdun) contacted Staff, the principal opponent, and LUTC on Friday June 14<sup>th</sup> a day after council hearing. LUTC hosted a meeting to discuss the issues on Monday June 17<sup>th</sup> and Monday June 24<sup>th</sup>. The applicant met with staff on Tuesday June 18<sup>th</sup> to verify and clarify possible conditions as well as technical and wording issues, and Staff hosted a meeting that included LUTC members, and neighbors on June 24<sup>th</sup>. Timing of the Applicant's (Ben Kaiser) vacation unfortunately meant that he was out of town during most all that time, however, the applicant's representative was in near constant communication with the Applicant and his organization's staff.

It is our understanding that there is consensus on the issues 1 through 3, issue 5 (parking) was barely if not at all discussed, issue 6 (setbacks) appears to have minor differences of understanding and opinion, and issue 4 (max Heights) was where the vast majority of the time, effort and discussion occurred. Issue 7 (additional Commercial Space) appeared to be acceptable to all parties however Staff was quick to point out that there was no vehicle to allow for additional commercial to be added as a condition of approval. A Conditional Use Permit Process, an expensive, risky and time consuming Land Use process, would be the only vehicle to consider additional commercial space.

The applicant is satisfied with the conditions as outlined in draft by staff on June 24th but would request fee waivers for the additional Land Use applications required to complete the additional requirements including Design Advice Request, Design Review, and Conditional Use.

It is unfortunate to report that the additional time did not support a greater cohesiveness of understanding in the group, it had just the opposite effect. I would characterize the time/effect on the group as being one of wanting more specificity in the design for consideration and a widely varying and personalized viewing of the implications of the proposed zoning code conditions. These issues can be roughly broken down into:

1. Lack of trust in the Design Review process.
2. Difficulty in understanding the cross implications of Max Height, Setbacks, and FAR compounded by the fact that deferring these discussions was found to be scary due to the lack of trust in the design review process.

Over the two weeks, the discussion got so contorted that previous proponents argued against, and previous opponents argued for items they had previously held the reverse opinion. You are likely to hear some of this in the discussion before Council. Given the option of discussing the issues more thoroughly many of the most vocal members felt compelled to re-trench, hearing in Council's wording exactly as they personally desired to hear, and in the applicant's words the worst of possible outcomes. The response from neighbors and LUTC got ever more restrictive with every passing meeting. To say it simply, the additional time appeared to stoke additional fear and distrust despite the group largely concurring on the majority of issues.

This ad hoc process of ongoing neighbor-applicant deliberations has been especially frustrating given the applicant's early outreach to the neighborhood association and the applicant's agreement to request the residential RX zone, rather than the applicant's preferred commercial EX zone, only to have the group call for *significant* reductions to the parameters, primarily height limits, the RX zone permits. The time, cost and uncertainty of efforts like this is significant and has long lingering effects in the economic and neighborhood development community.

Development is beholden to two distinct phases of review. It is critical that, for sustainable and sensitive development to occur, the most flexible of *design* development standards are used under the condition of a set of maximized allowable *zoning* parameters. Our current proposal attempts to address only the latter. The concept of FAR was specifically developed for this purpose. Everyone may have personal experience with a building that is too short and bulky or one that is too tall and skinny, but it is only the implementation of the design that specifically makes a particular building favorable or unfavorable to a neighborhood. By implementing what we feel are exceedingly specific and rigid zoning conditions on this request, designers subject to such conditions are left with limited opportunity and flexibility to respond to a given neighborhood's context and also follow financially sound development practices. We fear that such a move would result in a rash of future projects resembling their zoning envelopes, a characteristic poorly regarded by residents and architects alike and widely denounced in the planning community.

The Comp Plan / Zone Change requires that the applicant show, through an extensive evaluation process, that the requested designation is equally or more supportive of the *Comprehensive Plan*. The applicant has done this clearly and completely with the review and concurrence of Planning Staff and the Hearings Officer. It is our position that the zoning code is the most appropriate level of detail for controlling

development at this stage of the process. The Design Advice Request and Design Review are the most appropriate tools for the next step of design compatibility. These processes provide substantially similar public input and substantially better tools to effect the detail of the design. In this case, the two stages of land use review and design have been conflated with discussions of height, massing and building design prematurely deterring the actual decision in question, the comp plan / zone change. This blurring of processes has led to greater confusion and complexity than is beneficial of a Comp Plan / Zone Change request.

As Staff discussed at the June 24<sup>th</sup> staff hosted neighborhood meeting, the Design Advice Request meeting can be attended by the public and the Design Committee can establish parameters *prior* to any project design being done. The Committee can then put in place neighborhood design guidelines, expectations, additional parameters including solar and step-down considerations, and neighborhood details. The Design Committee has the specific skills, knowledge, and experience to best develop and place these parameters at the most appropriate level of flexibility. With these items established prior to the Design Review process they can then be referred to by the Design Committee during that process, in effect better allowing the Design Committee to weigh the effectiveness of the design proposals and support the design desires of the neighborhood. This ability to combine the two Land Use design review processes should substantially improve the overall Design Review process and provide additional surety to the neighbors that the activity will respond to their comments and concerns.

If the Conditions are accepted this will be one of the most conditioned projects that Staff or the applicant has ever seen. It effectively creates a new zoning designation initiated on the fly by the applicant, neighbors, the council, and staff. While the applicant is ready and willing to accept the conditions as presented prior to the hearing by staff, we would ask that the Height Diagram and Setback standards be kept at the potential as we have submitted them. It seems clear that actual building heights and design should be concluded in the Design Advice Request and Design Review phase when

1. specific project details and concerns can better be analyzed;
2. neighbors have a better ability to understand the constructed reality of a sensitive and measured architectural design; and
3. the skills of the design review committee can best be utilized.

Thank you for your time and your careful consideration.

Sincerely,

Destin Ferdun

Applicant's representative



**Moore-Love, Karla**

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**From:** Commissioner Fritz  
**Sent:** Wednesday, June 26, 2013 10:34 PM  
**To:** 'Megan Robles'  
**Cc:** Bizeau, Tom; Moore-Love, Karla  
**Subject:** RE: Rezoning

Dear Megan,

Thank you for your message. Since this is a quasi-judicial case, I cannot comment outside the public hearing. I will consider your input, and I appreciate your advice.

Sincerely,

Amanda

Amanda Fritz

Commissioner, City of Portland

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**From:** Megan Robles [mailto:megin3@yahoo.com]  
**Sent:** Tuesday, June 25, 2013 7:54 PM  
**To:** Commissioner Saltzman  
**Cc:** Commissioner Fish  
**Subject:** Rezoning

Dear Commissioner,

It has come to my attention that some serious changes may be coming to my neighborhood and I am concerned. I live in the Eliot Neighborhood and am concerned about the Back Bridge Lofts request for excessive development rights at N Williams and NE Fremont Street. Building 10 stories on this lot would change our zoning from R1 to Central City high density. This is a major concern for me and my family. There is already huge development occurring, which is great, we are very excited about New Seasons, although concerned about the traffic this will cause. There is a problem with the already existing traffic and lack of parking in the areas. New apartments are being built with nowhere for the residents to park, and visitors to our neighborhood are unable to find parking as well. I am also concerned because this is very close to where my daughter goes to school, Boise Eliot Humboldt. My husband and I walk her to school and pick her up everyday and even using the crosswalks we worry about the safety of crossing busy N Williams and N Vancouver. For the safety of children and keeping our neighborhood as peaceful as possible please do not allow for the rezoning of our neighborhood and reinforce traffic safety, for pedestrians, cyclists and drivers.

Sincerely,  
Megan Tessandori

6/27/2013



**Moore-Love, Karla**

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**From:** Commissioner Fritz  
**Sent:** Wednesday, June 26, 2013 10:27 PM  
**To:** 'Phil Conti'  
**Cc:** Bizeau, Tom; Moore-Love, Karla  
**Subject:** RE: Back Bridge Lofts zone change public hearing June 27;

Thank you for your message, Phil. Since this is a quasi-judicial case, I cannot comment outside the public hearing. I will consider your input, and I appreciate your advice.

Sincerely,

Amanda

Amanda Fritz

Commissioner, City of Portland

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**From:** Phil Conti [mailto:pconti@lwocorp.com]  
**Sent:** Wednesday, June 26, 2013 9:55 PM  
**To:** Commissioner Fritz  
**Subject:** Back Bridge Lofts zone change public hearing June 27;

Dear Commissioner Fritz:

I am writing to support the Eliot Neighborhood's position on the conditions that should be attached to the RX zone change request for the SE corner of N.E. Fremont and N. Williams Ave. I am a supporter of the compromise conditions the neighborhood has submitted to Mr. Kaiser re: setbacks, commercial use and max building height. The compromise provides new allowed uses of retail and office commercial development along with significantly higher housing density. It also enables Back Bridge to build structures to a height of 65' which is an additional 20' of development height over the existing R1 45' maximum. I am vehemently opposed to the Back Bridge request for an 85' development maximum. I believe allowing this 85' height would be a highly destructive precedent for both building development & neighborhood relationships along the emerging Boise Eliot Commercial Corridor.

Lastly, I would like to thank the City Council for deferring the decision for 2 weeks with the goal of trying to encourage the neighborhood and Back Bridge to find some common ground. Unfortunately it feels the neighborhood has not found willing partner in Back Bridge Lofts. I believe the neighborhood has made a sincere effort to find a win-win solution. I think the council will also agree when it sees how much the neighborhood was willing to change from the original R1 zoning regulations.

Sincerely,

Phil Conti (Eliot Neighborhood resident since 1978)  
 3107 NE Rodney Ave.

6/27/2013

**Moore-Love, Karla**

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**From:** Commissioner Fritz  
**Sent:** Wednesday, June 26, 2013 9:46 PM  
**To:** 'Cathy Galbraith'  
**Cc:** Bizeau, Tom; Moore-Love, Karla  
**Subject:** RE: LU - 13 - 109305 CP ZC - - N Williams Avenue & NE Fremont - Council Agenda 6/27/13

Thank you for your message, Cathy. Since this is a quasi-judicial case, I cannot comment outside the public hearing. I will consider your input, and I appreciate your advice.

Sincerely,

Amanda

Amanda Fritz

Commissioner, City of Portland

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**From:** Cathy Galbraith [mailto:cathyg@visitahc.org]

**Sent:** Wednesday, June 26, 2013 4:20 PM

**To:** Hales, Mayor; Fish, Nick; Commissioner Fritz; Commissioner Saltzman; Commissioner Novick

**Cc:** 'Warwick, Mike'; 'Paul Van Orden'; 'Laurie'

**Subject:** LU - 13 - 109305 CP ZC - - N Williams Avenue & NE Fremont - Council Agenda 6/27/13

**Importance:** High

To Mayor Hales and City Council –

I am writing to express my concern for the proposed development at N Williams Avenue and NE Fremont, the “Back Bridge Lofts” project. Unfortunately, I’m unable to attend the 6/27/13 Council meeting in person. I support the concerns expressed by the Eliot neighborhood Association, its Land Use members, and the concerns already expressed by neighbors who will bear the brunt of this development.

I have the following specific concerns:

Both the current and the proposed zoning include the “D” design overlay which was established to provide the mechanism for examining development proposals according to the community design guidelines. Among those guidelines is some degree of compatibility - - the expectation that at least some effort will be focused on the context of the surroundings. While compatibility may be considered a subjective issue, this project is proposed with a decidedly modern design that is more fitting for an area near a Portland freeway, or in a suburban area where these developments have proliferated. The design has *no precedent* in the nearby surrounding neighborhood, in terms of massing and scale and volume. It is inappropriate to compare the sheer mass and size and scale of this proposed project to Emanuel Hospital buildings; the hospital is a specific institutional use with its own master plan requirements and its own regrettable development-related past.

For the Back Bridge application, the deliberate overtly modern design and its sheer size, particularly an unprecedented height, will make certain this new project stands out, and not in a positive way. The "D" overlay zone was stressed as the means *"to make sure new projects fit with the neighborhood"* during the long deliberation for the zoning adopted as part of the Albina Community Plan. While much has been made of the "aspirational" aspects of much of that plan, the implementation tools, including the overlay zone, need to have some meaning.

This project cannot and should not be found to be compatible, in application of the community design guidelines, since it has no context with any aspects of the surrounding area. At the minimum, the exterior materials should be closely reviewed and revised to better reflect principles of sustainability, and do something (however minimal) to soften the project's ultimately hard and massive appearance.

At the least, it should be reduced by at least three full stories in height with some height transition down to the adjacent R2 zoned properties.

The requested zone change is to allow ground floor commercial uses, which are desired by the neighborhood. However, the owner/developer is providing nothing in return for that substantially greater return on investment. An 8 story building will more than tower over and overwhelm this fragile area, which has been subjected to much more than any neighborhood's *"fair share"* of overly large and incompatible new and very modern developments. Many long-time residents have suffered gentrification from the over-abundance of new projects. When does the proliferation of these developments become too much in one area?

This oversized development cannot occur - - to the height and size as proposed - - without the granted zone change. City Council has the authority to impose conditions in any granting of a zone change and should limit the project's height as one condition.

The project in its entirety is a poor fit for this area of the Eliot neighborhood, given its large and very modern projects that further erode the established neighborhood character. This project is the most deliberate design effort, to date, to turn its back on the neighborhood and its historic character.

The application should not be approved as proposed.

Submitted:

Cathy Galbraith, Executive Director

Bosco-Milligan Foundation/Architectural Heritage Center

Cathy Galbraith, Executive Director  
Bosco-Milligan Foundation/Architectural Heritage Center  
701 SE Grand Avenue  
Portland, OR 97214

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[www.VisitAHC.org](http://www.VisitAHC.org)  
Portland Preservation Blog  
<http://portlandpreservation.wordpress.com/>

**Moore-Love, Karla**

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**From:** Commissioner Fritz  
**Sent:** Monday, June 24, 2013 11:13 PM  
**To:** 'KATHLEEN HAAPALA'  
**Cc:** Moore-Love, Karla  
**Subject:** RE: VOTE NO on Elliot Community zoning change june 27th !

Thank you for your message. As this is a quasi-judicial process, I cannot comment outside of the public hearings. I appreciate your participation in the review of this application.

Sincerely,

Amanda  
Amanda Fritz  
Commissioner, City of Portland

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**From:** KATHLEEN HAAPALA [mailto:k2haapala@msn.com]  
**Sent:** Monday, June 24, 2013 10:08 PM  
**To:** Hales, Mayor; Commissioner Fritz; Commissioner Fish; Commissioner Saltzman; steve@portlandoregon.gov  
**Subject:** VOTE NO on Elliot Community zoning change june 27th !  
**Importance:** High

TO: Portland City Council Members

RE: City Council vote on Thursday June 27

We urge you to vote NO on the proposed zoning request change for the "Back Bridge Lofts" site located in the Elliot Community. The current 45' height restriction for this property zoned R1 (medium density, multi-dwelling) is an appropriate scale for this low-rise residential and mixed use area. Approving a change to an RX zoning designation for this site (allowing an 85' structure) is completely inconsistent with the character of the Vancouver/Williams corridor and adjacent neighborhoods.

If this zoning change is approved, it will set a dangerous precedent for the many vacant lots along this corridor. As both bike and auto travelers along this route, it is clear how over-taxed this infrastructure is already. Increasing the allowable density in these areas will quickly accelerate this problem to a tipping point.

We urge you to recognize that this site was zoned R1 for good reason; because it is the

6/25/2013

appropriate zoning for this community. The scale of the existing fabric, and the shape of the residential blocks are not an appropriate location for "pearl district" scale structures. Certainly this corridor can be developed with an appropriate density of 4-story buildings that are more in-line with the current fabric. This has been proven viable by recent developments and should continue to be the respectful standard.

Thank you for taking the time to consider our opinions.

Sincerely,  
Kurt and Kathleen Haapala  
Architects / Piedmont Conservation District Residents  
106 N Jessup St  
Portland, Oregon 97217  
503.735.9903

**Moore-Love, Karla**

---

**From:** Commissioner Fritz  
**Sent:** Saturday, June 15, 2013 10:04 PM  
**To:** 'polly kreisberg'  
**Cc:** Moore-Love, Karla  
**Subject:** RE: Williams/Fremont development vote today!

Thank you for your response. The application under consideration isn't an exception or a waiver. It is a Comprehensive Plan zone change and map amendment, a process that takes over a year to complete. Other property owners would have to go through a similarly arduous process, which includes a mandatory hearing before City Council. Most applicants would find it easier and therefore more profitable to use the existing zoning, and build whatever that zone allows. The applicant in this case stated the reason for the proposed zone change is to allow ground floor retail, which the current zoning does not allow. The Neighborhood Association supports and the Albina Community Plan envisioned increased employment in this area, in addition to more intense residential development.

Amanda

Amanda Fritz

Commissioner, City of Portland

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**From:** polly kreisberg [mailto:pkreisberg@spiritone.com]  
**Sent:** Friday, June 14, 2013 6:34 AM  
**To:** Commissioner Fritz  
**Subject:** Re: Williams/Fremont development vote today!

Dear Amanda Fritz,

I appreciate your reply. I understand that applicants only have to give notice to property owners within a 1000' ft of the site, and that might have been adequate for the current zoning. However, a larger building leaves a larger footprint and will definitely have a strong visual impact, not to mention traffic and other livability effects, from my home's windows and yard. As you state this is a neighborhood, it is not the appropriate place for high rise condos or apartments. We are close in but not downtown. Due to the history of bulldozing blocks of homes during the construction of Emanuel there are many large empty lots. For example, almost the whole block between Fargo and Cook is empty lots. I am afraid that making exceptions will open the door to many more requests for tall buildings. There are zoning regulations for a reason and I would ask, and hope, that the city commissioners hold to those as development escalates in Eliot and not open the door to waivers.

Polly Kreisberg

6/18/2013

On Jun 13, 2013, at 11:19 PM, Commissioner Fritz wrote:

Dear Polly,

Thank you for your message. Since this is a quasi-judicial proceeding, I am not allowed to comment outside of the public hearings. The hearing was continued to June 27 at 2 p.m., at which time more testimony will be heard in addition to that received in writing in between. The issues in your email were raised at the hearing, and the Council asked staff, neighbors, and the applicant to work to develop Conditions of Approval that address them. I appreciate your engagement in this land use review.

Applicants are generally only required to give notice directly to property owners within 1000' or less of the site, depending on the type of review. To make sure you are aware of all developments in your neighborhood, please consider participating in your Neighborhood Association, which receives notices of all land use reviews. The applicant said he visited the Eliot Neighborhood Association to discuss this proposal, and that he will do so again if the development proceeds to the design phase. I agree that neighbors' input is important in guiding appropriate development, especially in a historic neighborhood like Eliot.

Sincerely,

Amanda  
Amanda Fritz  
Commissioner, City of Portland

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**From:** polly kreisberg [mailto:pkreisberg@spiritone.com]

**Sent:** Wednesday, June 12, 2013 10:21 PM

**To:** Commissioner Fritz

**Subject:** Williams/Fremont development vote today!

Dear Amanda Fritz,

I live in the Eliot neighborhood and have lived here for the past 17 years. I just heard today that there is a request being made to change the community zoning map to allow a 10 story building to go up on the corner of Fremont and Williams. I have multiple concerns.

1. I only live two blocks from this development yet I did not hear about this hearing and waver request until today, the day before the council will vote! How can the council make a significant zoning change without adequately informing the residents of the neighborhood and having local meetings. I went to many Williams redesign meetings and a huge concern was how the residents were included in the process. This timeline is not adequate.
2. A ten story building is totally out of character with the neighborhood and inappropriate to

6/18/2013



back up against houses. A development of this size has a major impact not just on the homes on the surrounding blocks but on traffic and livability of the citizens in the surrounding blocks.

3. The original design for a 47 unit property with 3 to 4 stories is much more in keeping with the current developments and neighborhood homes.

4. Traffic and congestion for the Fremont Bridge, bikes, and buses is already a major issue. Parking in the neighborhood is more and more difficult. On my street there are many nights I can no longer find a space when I get home from work. Additionally, there are many children and speeding cut through traffic is a serious danger.

**I oppose allowing a change to the zoning for this project and urge you to NOT move ahead with this change!!!**

Polly Kreisberg  
51 NE Fargo St.  
Portland, OR. 97212

## Moore-Love, Karla

---

**From:** Commissioner Fritz  
**Sent:** Thursday, June 13, 2013 9:05 PM  
**To:** 'Rachel Elizabeth'  
**Cc:** Moore-Love, Karla  
**Subject:** RE: Today's city council meeting and RX zoning on the Williams Vancouver corridor (rethinking code)

Thank you for your message. Since this is a quasi-judicial hearing, I am not allowed to comment outside of the public hearings. The hearing was continued to June 27 at 2 p.m. The issues in your comments were raised at the hearing, and the Council asked staff, neighbors, and the applicant to work to develop Conditions of Approval that address them. I appreciate your engagement in this land use review.

Sincerely,

Amanda

Amanda Fritz  
Commissioner, City of Portland

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-----Original Message-----

**From:** Rachel Elizabeth [mailto:r.elizabeth@comcast.net]  
**Sent:** Thursday, June 13, 2013 7:54 PM  
**To:** Hales, Mayor; Commissioner Saltzman; Commissioner Fish; Commissioner Fritz; Commissioner Novick; Benjamin Kaiser  
**Subject:** Re: Today's city council meeting and RX zoning on the Williams Vancouver corridor (rethinking code)

To the Mayor and City Council Members,

First, I want to thank you all for your thoughtful comments and approach to Ben Kaiser's request for RX zoning on his upcoming development project on N. Williams/Vancouver. I live in the Overlook neighborhood and own a mixed-use commercial building on N. Mississippi Ave. in the Boise neighborhood.

I was taken by surprise today when my friend and neighbor, Angela Goldsmith, called to tell me about today's city council meeting and the request for a zoning change for Ben Kaiser's project. While I applaud Ben for engaging in a thoughtful dialogue with the neighbors of his future development, I am still perplexed by the leadership of the Eliot neighborhood in their approach or conclusions about refusing EX zoning and supporting RX zoning for this development.

The other question I have is, if a developer chooses to go the route of design review, why would the opinions of the leadership of a neighborhood association play such a heavy role in the developers decisions regarding zoning code changes?

It was clear to me from the comments of the neighbors opposing the RX zoning change that their concern is about the mass and scale of the building (RX zoning 100 ft height potential) relative to the 1 and 2 story

existing structures.

Everyone agrees that the zoning code and the community design standards are outdated. Designating RX zoning (with or without contingencies or exceptions) opens the floodgates of the next wave of development to the full 100 ft. which is incongruent with the existing infrastructure and architecture.

100% commercial use on the ground floor and office and residential zoning on the remaining floors with a height cap of 65 feet is closer to EX (with exceptions or variances ) than RX.

There are many more development projects being planned on the Williams / Vancouver corridor and this decision will set a precedence for future developments. I hope that rather than penalize Ben Kaiser, if he and the city rethink the coding designation, that all parties will work together for the best design and the best design parameters for the north Williams/Vancouver corridor.

Thank you,

Rachel Elizabeth

i

**Moore-Love, Karla**

**From:** Commissioner Fritz  
**Sent:** Thursday, June 13, 2013 9:07 PM  
**To:** 'Sally Mays'  
**Cc:** Moore-Love, Karla  
**Subject:** RE: NE Fremont and Williams proposal

Thank you for your message. Since this is a quasi-judicial proceeding, I am not allowed to comment outside of the public hearings. The hearing was continued to June 27 at 2 p.m., at which time more testimony will be heard in addition to that received in writing in between. The issues in your email were raised at the hearing, and the Council asked staff, neighbors, and the applicant to work to develop Conditions of Approval that address them. I appreciate your engagement in this land use review.

Sincerely,

Amanda  
 Amanda Fritz  
 Commissioner, City of Portland

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**From:** Sally Mays [mailto:left\_sally@hotmail.com]  
**Sent:** Thursday, June 13, 2013 7:29 PM  
**To:** Hales, Mayor; Commissioner Saltzman; Commissioner Fish; Commissioner Fritz; novic@portlandoregon.gov  
**Subject:** NE Fremont and Williams proposal

Dear City Council,

It has recently come to my attention that the proposed development on the SE corner of Fremont and Williams has been changed to allow 100 units in a 10 story building. This is a terrible proposal and I vehemently oppose such high density development. I have lived in the Elliot neighborhood for 24 years and it has always been a very livable neighborhood. Recently new high density housing has been built or is being built on almost every vacant lot in the area; most of which had little or no off street parking. Adding yet another huge development is totally out of character with the neighborhood of one and 2 story vintage houses. Currently I can always park in front of my house. If these trends continue Elliot will be just like NW Portland, Hawthorne, Alberta and Mississippi streets where parking is impossible. This is NOT what we need in NE Portland.

I stand totally opposed to the high density you are allowing in Elliot and especially a 10 story building with 100 units. It is simply unacceptable.

Sincerely,  
 Robert Head  
 127 NE Morris St.

6/14/2013

**Moore-Love, Karla**

**From:** Commissioner Fritz  
**Sent:** Thursday, June 13, 2013 9:13 PM  
**To:** 'Matthew Weigert'  
**Cc:** Moore-Love, Karla  
**Subject:** RE: Proposed zoning changes at N Fremont and Williams

Dear Matt,

Thank you for your message. Since this is a quasi-judicial proceeding, I am not allowed to comment outside of the public hearings. The hearing was continued to June 27 at 2 p.m., at which time more testimony will be heard in addition to that received in writing in between. The issues in your email were indeed raised at the hearing, and the Council asked staff, neighbors, and the applicant to work to develop Conditions of Approval that address them. I appreciate your engagement in this land use review.

Sincerely,

Amanda  
 Amanda Fritz  
 Commissioner, City of Portland

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**From:** Matthew Weigert [mailto:matthew.weigert@gmail.com]  
**Sent:** Thursday, June 13, 2013 1:01 PM  
**To:** Hales, Mayor; Commissioner Fritz; Commissioner Fish; steve@portlandoregon.gov; City Auditor Griffin-Valade; Commissioner Saltzman  
**Subject:** Proposed zoning changes at N Fremont and Williams

Honorable Mayor Hales and City Commissioners,

As a resident near the proposed development in North/Northeast Portland, I feel it is my responsibility as a concerned citizen to write you in opposition to the zoning change being requested by Path Architecture/Back Bridge Lofts LLC for their property at the SE corner of NE Fremont and N Williams. I can not be present at a day time hearing as I have work obligations.

There are a wide range of complications and issues that I'm sure will be well voiced at the hearing today, 6/13/13 at Portland City Hall. Ultimately, I think that a zoning change of such magnitude will alter the urban landscape and community social fabric in unprecedented, drastic, and potentially overwhelmingly negative ways. The potential massing of the building at this proposed site is out of character with the existing conservation district protected homes in Elliot neighborhood. I do not feel it is reasonable or good urban planning to see more then three stories approved at the point the project interfaces the existing fabric of homes on Fremont and on NE Ivy.

In speaking to the traffic concerns that were raised by Code Hearing Officer Greg Frank, it is clear that the project has raised concerns that the transit trips that this building will bring to the community will far exceed the capacity of the existing infrastructure. The Hearings Officer's decision is to require or tie the ability of the project to have higher density to the completion of the improvement of two separate intersections to help alleviate traffic problems. This is the first time one has ever seen the Hearings Office make such strong statement that the traffic corridor is in desperate need of improvement. I disagree with the Hearing Officer that the improved intersections

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will be adequate. Clearly, the trepidation expressed by the Hearing Officer of the impact on transit flow needs of the community make it clear that the project is too big and should not be allowed to reach 100 units.

I am happy that we currently have a balanced and logical set of members on City Council and I am looking forward to your support to say no to this out of scale proposal. At a minimum, I would ask that you place notable limitations on this excessive Zoning and Comprehensive Plan change request and limit the height to no more than 55 feet along N Williams and no more than 30 feet at the interface with existing residential properties. A reduction in the over all number of units to 58 units will help minimize the impact on the traffic as noted in the Hearings Officers decision.

Sincerely,

Matt Weigert

## Moore-Love, Karla

---

**From:** Commissioner Fritz  
**Sent:** Thursday, June 13, 2013 9:40 PM  
**To:** Moore-Love, Karla  
**Subject:** FW: 10 story development on Williams and Fremont!

For the record.

Amanda Fritz  
Commissioner, City of Portland

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-----Original Message-----

From: Angela [mailto:rostonelit@yahoo.com]  
Sent: Thursday, June 13, 2013 12:47 PM  
To: Hales, Mayor; Commissioner Saltzman; Commissioner Fish; Commissioner Fritz; Commissioner Novick  
Subject: Re: 10 story development on Williams and Fremont!

- > To city council members,
- > Do not pave the way for RX (super high density) development on the Vancouver/Williams corridor, by changing the zoning to accommodate the 10 story development on Williams and Fremont!
- >
- > This is not downtown. This is a neighborhood with many single family
- > and historic homes. What is more is that the infrastructure for such a
- > huge development is non-existent. Further, it will stick out like a
- > sore thumb due to the single story structures that the city already
- > approved across the street ( which was a mistake in that it does not
- > have residences or office space above it , New Seasons)
- >
- > Why wasn't the neighborhood duly informed about this huge potential change until almost too late? This is the final hearing, yet there has been no notification of previous hearings, nor mailers.
- > It is imperative to the character of any neighborhood that this kind of huge deviation from the norm not be allowed.
- >
- > Vote NO!
- >
- > Regards,
- > Angela D. Goldsmith
- > Commercial and residential property owner and resident
- > Williams/Vancouver/Mississippi Avenues
- >
- >



**Moore-Love, Karla**

---

**From:** Commissioner Fritz  
**Sent:** Thursday, June 13, 2013 9:42 PM  
**To:** 'Phil Conti'  
**Cc:** Moore-Love, Karla  
**Subject:** RE: Backbridge lofts zone change public hearing June 13

Dear Phil,

Thank you for your message. Since this is a quasi-judicial proceeding, I am not allowed to comment outside of the public hearings. The hearing was continued to June 27 at 2 p.m., at which time more testimony will be heard in addition to that received in writing in between. The issues in your email were raised at the hearing, and the Council asked staff, neighbors, and the applicant to work to develop Conditions of Approval that address them. I appreciate your engagement in this land use review.

Sincerely,

Amanda  
Amanda Fritz

Commissioner, City of Portland

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[http://www.portlandonline.com/ADA\\_Forms](http://www.portlandonline.com/ADA_Forms)

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**From:** Phil Conti [mailto:pconti@lwocorp.com]  
**Sent:** Thursday, June 13, 2013 11:35 AM  
**To:** Commissioner Fritz  
**Subject:** Backbridge lofts zone change public hearing June 13

Dear Commissioner Fritz:

I am writing today to express my opposition to the requested zone change at the SE corner of NE Fremont and N. Williams. The change from R1 to RX would permit development that could significantly change the character of this corridor. The potential for a 10 story building and development without setbacks next to the adjacent residential zones that RX permits is in sharp contrast to the EXd zoned blocks to the north and to the west. I am supportive of mixed use for this area, however it is my opinion the RX zone is not appropriate for this site and too significant a change. EXd would a more acceptable change. I believe EXd would allow for a variety of mixed uses consistent with the type of development that is occurring. It also would provide enough restrictions to adequately protect the quality of the existing residential areas. Allowing a RX zone change is not suitable for this part of the Eliot neighborhood. Additionally, it sets a bad precedent for other Portland neighborhood commercial/residential areas.

Lastly, I would like to point out that there has been very little discussion within the neighborhood about what is appropriate zoning for this block. It is my opinion that this hearing is occurring without adequate input from residences in the area. I just learned about this request last night.

Sincerely,

Phil Conti (Eliot neighborhood resident since 1978)  
3107 NE Rodney Ave

6/14/2013

**Moore-Love, Karla**

---

**From:** Commissioner Fritz  
**Sent:** Thursday, June 13, 2013 9:45 PM  
**To:** 'J N'  
**Cc:** Moore-Love, Karla  
**Subject:** RE: 10 stories 100 units on N Williams at Fremont

Thank you for your message. Since this is a quasi-judicial proceeding, I am not allowed to comment outside of the public hearings. The hearing was continued to June 27 at 2 p.m., at which time more testimony will be heard in addition to that received in writing in between. Issues of concern to neighbors were raised at the hearing, and the Council asked staff, neighbors, and the applicant to work to develop Conditions of Approval that address them. I appreciate your engagement in this land use review.

Sincerely,

Amanda  
Amanda Fritz

Commissioner, City of Portland

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**From:** J N [mailto:stopmo\_junk@yahoo.com]  
**Sent:** Thursday, June 13, 2013 11:37 AM  
**To:** Commissioner Saltzman; Commissioner Fish; Commissioner Fritz; Commissioner Novick  
**Subject:** 10 stories 100 units on N Williams at Fremont

Hello,

I am strongly against this proposal. Very sad to see that it is even being considered.

John Nolan  
Alberta Arts Resident

## Moore-Love, Karla

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**From:** Commissioner Fritz  
**Sent:** Thursday, June 13, 2013 9:46 PM  
**To:** 'francb@damnrat.com'  
**Cc:** Moore-Love, Karla  
**Subject:** RE: proposed development at s.e. corner of n.e. fremont and n. williams

Dear Clay,

Thank you for your message. Since this is a quasi-judicial proceeding, I am not allowed to comment outside of the public hearings. The hearing was continued to June 27 at 2 p.m., at which time more testimony will be heard in addition to that received in writing in between. The issues in your email were raised at the hearing, and the Council asked staff, neighbors, and the applicant to work to develop Conditions of Approval that address them. I appreciate your engagement in this land use review.

Sincerely,

Amanda

Amanda Fritz  
Commissioner, City of Portland

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-----Original Message-----

From: francb@damnrat.com [mailto:francb@damnrat.com]  
Sent: Thursday, June 13, 2013 10:56 AM  
To: Hales, Mayor; Commissioner Saltzman; Commissioner Fish; Commissioner Fritz; Commissioner Novick  
Subject: proposed development at s.e. corner of n.e. fremont and n. williams

dear members of the city council,

my name is clay connally, and i have lived at the corner of n. michigan and n. fremont for 17 years. as a citizen of the neighborhood, i am greatly concerned about the proposed change to the zoning of the neighborhood, with regards to the property at the s.e. corner of n.e. fremont and n. williams. a change of this scope will set an unwelcome precedent for future development of the neighborhoods in this area. while i welcome development and density growth in the neighborhood, an increase in density from 47 units to 100 units is an unrealistic request for a lot that size in a neighborhood of this kind. this isn't downtown portland.

unfortunately, this sort of rezoning isn't just affecting this location but seems to be the new standard operating procedure for new, high density construction around the city. i feel the city of portland has been rolling over to developers at the expense of the citizens who actually live in the neighborhoods of this city.

please take a stand, consider the actual residents of the neighborhood and either deny this new request (leaving it as it was originally granted), or at the very least, place realistic development limitation on this project.

thank you for your time and consideration clay connally

**Moore-Love, Karla**

**From:** Commissioner Fritz  
**Sent:** Thursday, June 13, 2013 9:46 PM  
**To:** 'David Jahns'  
**Cc:** Moore-Love, Karla  
**Subject:** RE: Proposed rezoning/development in N/NE

Dear David,

Thank you for your message. Since this is a quasi-judicial proceeding, I am not allowed to comment outside of the public hearings. The hearing was continued to June 27 at 2 p.m., at which time more testimony will be heard in addition to that received in writing in between. The issues in your email were raised at the hearing, and the Council asked staff, neighbors, and the applicant to work to develop Conditions of Approval that address them. I appreciate your engagement in this land use review.

Sincerely,

Amanda  
 Amanda Fritz  
 Commissioner, City of Portland

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**From:** David Jahns [mailto:jahns@mac.com]  
**Sent:** Thursday, June 13, 2013 10:49 AM  
**To:** Hales, Mayor; Commissioner Saltzman; Commissioner Fish; Commissioner Fritz; noick@portlandoregon.gov  
**Subject:** Proposed rezoning/development in N/NE

Hello City Council.

I am resident near the new development area at N Fremont & N Williams.

I understand that change is a part of life in a vibrant city, and a re-developing area like the N Williams corridor. I am not opposed to most of the higher density developments that are going up in that area. I support higher density & transit and all of those Portland philosophies.

But I am not too keen on the idea of a zoning change to allow 10 story development at the corner of Fremont and Williams. The four story developments are a pretty drastic change from the character of the 100 year old neighborhood - and most of us in the area are fine with this type of change and high density zoning, but a 10 story building seems a step (or 6) too far - much more suited for the downtown core (or possibly the inner East Side Convention Center area than the proposed location in N/NE.

I do not think the city should be rezoning property and deviating from long rang planning by giving away additional development rights because a developer wants to make more of a profit. We are far from out of land to build on. Maybe in another 10-20 years, we will have to consider something like this, but it currently is a poor fit for the area.

6/14/2013

Thank you for your time.

David Jahns  
84 NE Failing St.  
Portland

6/14/2013

**Moore-Love, Karla**

**From:** Commissioner Fritz  
**Sent:** Thursday, June 13, 2013 9:47 PM  
**To:** 'Chariti Montez'  
**Cc:** Moore-Love, Karla  
**Subject:** RE: Proposed zoning changes at N Fremont and Williams

Dear Chariti,

Thank you for your message. Since this is a quasi-judicial proceeding, I am not allowed to comment outside of the public hearings. The hearing was continued to June 27 at 2 p.m., at which time more testimony will be heard in addition to that received in writing in between. The issues in your email were raised at the hearing, and the Council asked staff, neighbors, and the applicant to work to develop Conditions of Approval that address them. I appreciate your engagement in this land use review.

Sincerely,

Amanda  
 Amanda Fritz

Commissioner, City of Portland

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**From:** Chariti Montez [mailto:charitili@gmail.com]  
**Sent:** Thursday, June 13, 2013 7:20 AM  
**To:** Hales, Mayor; Commissioner Fritz; Commissioner Fish; steve@portlandoregon.gov; City Auditor Griffin-Valade; Commissioner Saltzman  
**Subject:** Proposed zoning changes at N Fremont and Williams

Honorable Mayor Hales and City Commissioners,

As a resident near the proposed development in North/Northeast Portland, I feel it is my responsibility as a concerned citizen to write you in opposition to the zoning change being requested by Path Architecture/Back Bridge Lofts LLC for their property at the SE corner of NE Fremont and N Williams. I can not be present at a day time hearing as I have work obligations.

There are a wide range of complications and issues that I'm sure will be well voiced at the hearing today, 6/13/13 at Portland City Hall. Ultimately, I think that a zoning change of such magnitude will alter the urban landscape and community social fabric in unprecedented, drastic, and potentially overwhelmingly negative ways. The potential massing of the building at this proposed site is out of character with the existing conservation district protected homes in Elliot neighborhood. I do not feel it is reasonable or good urban planning to see more than three stories approved at the point the project interfaces the existing fabric of homes on Fremont and on NE Ivy.

In speaking to the traffic concerns that were raised by Code Hearing Officer Greg Frank, it is clear that the project has raised concerns that the transit trips that this building will bring to the community will far exceed the capacity of the existing infrastructure. The Hearings Officer's decision is to require or tie the ability of the project to have higher density to the completion of the improvement of two separate intersections to help

6/14/2013



alleviate traffic problems. This is the first time one has ever seen the Hearings Office make such strong statement that the traffic corridor is in desperate need of improvement. I disagree with the Hearing Officer that the improved intersections will be adequate. Clearly, the trepidation expressed by the Hearing Officer of the impact on transit flow needs of the community make it clear that the project is too big and should not be allowed to reach 100 units.

I am happy that we currently have a balanced and logical set of members on City Council and I am looking forward to your support to say no to this out of scale proposal. At a minimum, I would ask that you place notable limitations on this excessive Zoning and Comprehensive Plan change request and limit the height to no more than 55 feet along N Williams and no more than 30 feet at the interface with existing residential properties. A reduction in the overall number of units to 58 units will help minimize the impact on the traffic as noted in the Hearings Officers decision.

Sincerely,  
Chariti Montez

--

Let the beauty we love be what we do.  
There are hundreds of ways to kneel and kiss the ground.  
-Jalal-ad-Din Muhammed Rumi

**Moore-Love, Karla**

---

**From:** Commissioner Fritz  
**Sent:** Thursday, June 13, 2013 11:14 PM  
**To:** 'Lance Gilbert'  
**Cc:** Moore-Love, Karla  
**Subject:** RE: concerned citizen - NE Fremont and N Williams: \*Oppose Zoning Change\*

Dear Lance,

Thank you for your message. Since this is a quasi-judicial proceeding, I am not allowed to comment outside of the public hearings. The hearing was continued to June 27 at 2 p.m., at which time more testimony will be heard in addition to that received in writing in between. The issues in your email were raised at the hearing, and the Council asked staff, neighbors, and the applicant to work to develop Conditions of Approval that address them. I appreciate your engagement in this land use review.

Sincerely,

Amanda

Amanda Fritz

Commissioner, City of Portland

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**From:** Lance Gilbert [mailto:lance.j.gilbert@gmail.com]

**Sent:** Wednesday, June 12, 2013 12:25 PM

**To:** Hales, Mayor; Commissioner Fritz; Commissioner Fish; Novick, Steve; Commissioner Saltzman

**Cc:** williamsvancoverpdx@gmail.com

**Subject:** concerned citizen - NE Fremont and N Williams: \*Oppose Zoning Change\*

Dear Sirs and Madame,

As a resident of the Elliot Neighborhood in Northeast Portland, I feel it is my responsibility as a concerned citizen to write you in support of the opposition to the zoning change being requested by Path Architecture/Back Bridge Lofts LLC for their property at the SE corner of NE Fremont and N Williams.

There are a wide range of complications and issues that I'm sure will be well voiced at the hearing on 6/13/13 at Portland City Hall. Ultimately, I think that a zoning change of such magnitude will alter the urban landscape and community social fabric in unprecedented, drastic, and potentially overwhelmingly negative ways.

There are proven methods and practices to achieve harmony and balance in urban development, growth sectors, and economic vitality. A zoning change of this type is not a wise choice, in my humble opinion.

Sincerely,  
 Lance

6/14/2013

**Moore-Love, Karla**

---

**From:** Commissioner Fritz  
**Sent:** Thursday, June 13, 2013 11:15 PM  
**To:** 'Alice'  
**Cc:** Moore-Love, Karla  
**Subject:** RE: Do NOT support ten-story Back Bridge Lofts in NE Portland

Dear Alice and William,

Thank you for your message. Since this is a quasi-judicial proceeding, I am not allowed to comment outside of the public hearings. The hearing was continued to June 27 at 2 p.m., at which time more testimony will be heard in addition to that received in writing in between. The issues in your email were raised at the hearing, and the Council asked staff, neighbors, and the applicant to work to develop Conditions of Approval that address them. I appreciate your engagement in this land use review.

Sincerely,

Amanda  
Amanda Fritz

Commissioner, City of Portland

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**From:** Alice [mailto:[alichelchang@comcast.net](mailto:alichelchang@comcast.net)]  
**Sent:** Wednesday, June 12, 2013 11:40 PM  
**To:** Hales, Mayor; Commissioner Saltzman; Commissioner Fish; Commissioner Fritz; Commissioner Novick  
**Cc:** [wijsmithrn@gmail.com](mailto:wijsmithrn@gmail.com)  
**Subject:** Do NOT support ten-story Back Bridge Lofts in NE Portland

Dear Commissioners and Mayor Hales,

Please vote NO to the Back Bridge Lofts real estate developer's request to build a ten story building in our neighborhood (SE Corner of NE Fremont and N. Williams).

A building of this height and size is out of place and inappropriate in a neighborhood primarily of historic, single-family homes. It would also exacerbate an already dangerously congested traffic intersection and create parking nightmares for local residents. The small, narrow lanes of NE Fremont can barely sustain the existing high traffic, much less another 100+ residents if this building were to come to fruition.

While we support dense and affordable housing in Portland, a ten-story building is simply out of place in our neighborhood of one and two-story homes.

Thank you for considering the quality of life and safety of your constituents over the financial interests of one real estate developer.

Kind regards,

Alice Chang and William Smith  
3223 NE Rodney Ave.  
Portland 97212

6/14/2013

**Moore-Love, Karla**

---

**From:** Commissioner Fritz  
**Sent:** Thursday, June 13, 2013 11:20 PM  
**To:** 'Wendy Rudman'  
**Cc:** Moore-Love, Karla  
**Subject:** RE: development concerns

Dear Wendy,

Thank you for your message. Since this is a quasi-judicial proceeding, I am not allowed to comment outside of the public hearings. The hearing was continued to June 27 at 2 p.m., at which time more testimony will be heard in addition to that received in writing in between. The issues in your email were raised at the hearing, and the Council asked staff, neighbors, and the applicant to work to develop Conditions of Approval that address them. I appreciate your engagement in this land use review.

Sincerely,

Amanda  
Amanda Fritz  
Commissioner, City of Portland  
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[http://www.portlandonline.com/ADA\\_Forms](http://www.portlandonline.com/ADA_Forms)

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**From:** Wendy Rudman [mailto:werud@msn.com]  
**Sent:** Wednesday, June 12, 2013 8:16 PM  
**To:** Commissioner Fritz  
**Subject:** development concerns

Dear Councilwoman Fritz,

I live in the Eliot neighborhood about 2 blocks from the New Seasons going in on N.E. Fremont and N. Williams. It is my understanding that there is to be an apartment complex built on the lot directly east of New Seasons. Although my neighbors and I have long known there would be development on the empty lots in our area, we were happy that a comprehensive plan had been developed and that the community zoning would not allow development that was unsuitable to the area.

I now understand that you are considering making amendments that would potentially allow a ten-story building of 100 units to be built on the aforementioned lot.

I urge you to vote no to these amendments. Ten stories are too high for an area that has long had single, one and two story historic homes. I applaud the desire to add more housing to our area and believe higher density is better than urban sprawl, but there need to be controls so the livability of the neighborhood is not destroyed. We are already concerned about the effect New Seasons and the changes from two to one lane on N.Williams will bring to the traffic in our area. One hundred plus new residents on one corner would add an even greater burden to N.Williams.

We have worked hard to bring our neighborhood from a violent, run down area to the safe and stable place it is. Please do not make these changes that we will open the door to over building.

Thank you for your consideration,

Wendy Rudman  
36 NE Fargo St

6/14/2013

**Moore-Love, Karla**

---

**From:** Commissioner Fritz  
**Sent:** Thursday, June 13, 2013 11:21 PM  
**To:** 'Beverly Frazier'  
**Cc:** Moore-Love, Karla  
**Subject:** RE: Proposed 10 Story Building @ N Fremont and N Williams

Dear Beverly,

Thank you for your message. Since this is a quasi-judicial proceeding, I am not allowed to comment outside of the public hearings. The hearing was continued to June 27 at 2 p.m., at which time more testimony will be heard in addition to that received in writing in between. The issues in your email were raised at the hearing, and the Council asked staff, neighbors, and the applicant to work to develop Conditions of Approval that address them. I appreciate your engagement in this land use review.

Sincerely,

Amanda  
Amanda Fritz

Commissioner, City of Portland

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**From:** Beverly Frazier [mailto:beverlyf62@gmail.com]  
**Sent:** Wednesday, June 12, 2013 7:22 PM  
**To:** Commissioner Saltzman; Commissioner Fish; Commissioner Fritz; Commissioner Novick  
**Subject:** Re: Proposed 10 Story Building @ N Fremont and N Williams

This is to urge you to vote no to the developer wanting to build a 10 story building with 100 units with no parking at the above mentioned location.

My family has lived across the street from the lot where the proposed building would be located for almost 53 years and at this time traffic and parking is already a problem and parking in front of my own home can sometimes be a challenge. Family and friends don't visit as they have in the past because of the parking situation.

It's hard to imagine that the city is even considering allowing such a monstrosity to be built among 1-2 story residential homes.

Please consider not only the parking problems but the traffic and the size of such a big building at this location.

Thank you a very concerned neighbor,

Beverly Frazier

6/14/2013

**Moore-Love, Karla**

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**From:** Commissioner Fritz  
**Sent:** Thursday, June 13, 2013 11:21 PM  
**To:** 'Helen Kilber'  
**Cc:** Moore-Love, Karla  
**Subject:** RE: Tomorrow's land use hearing - Williams Vancouver change request LU 13-109305

Dear Helen,

Thank you for your message. Since this is a quasi-judicial proceeding, I am not allowed to comment outside of the public hearings. The hearing was continued to June 27 at 2 p.m., at which time more testimony will be heard in addition to that received in writing in between. The issues in your email were raised at the hearing, and the Council asked staff, neighbors, and the applicant to work to develop Conditions of Approval that address them. I appreciate your engagement in this land use review.

Sincerely,

Amanda  
 Amanda Fritz  
 Commissioner, City of Portland

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**From:** helen.kilber@gmail.com [mailto:helen.kilber@gmail.com] **On Behalf Of** Helen Kilber  
**Sent:** Wednesday, June 12, 2013 2:24 PM  
**To:** mayorcharleshailes@portlandoregon.gov; Commissioner Saltzman; Commissioner Fish; Commissioner Fritz; Commissioner Novick  
**Subject:** Tomorrow's land use hearing - Williams Vancouver change request LU 13-109305

RE: LU 13-109305  
 City Land Use Hearing 2 PM June 13, 2013

Dear Mayor Hales and City Commissioners,

I've lived in the Elliot neighborhood for nearly 10 years and have watched the changes in the neighborhood with a mostly happy eye. But I must protest the zoning change being requested by Path Architecture/Back Bridge Lofts LLC for their property at the SE corner of NE Fremont and N Williams. I can't be present at tomorrow's hearing due to work obligations, so I am sending you this email.

**A potentially 10-storey building in this neighborhood would be grossly out of scale with the heritage two story homes in our neighborhood.** The Legacy Emanuel's children's hospital which is several blocks away from any houses is only 9 stories and yet it looms over the landscape. I'm appalled to think that an even taller building might be placed directly adjacent to a large area of one and two story homes. Imagine how it would look to have a building taller than Legacy Emanuel right next door to your 2 story home. Imagine how it would feel. A three story limit makes much more sense immediately next to such homes. I find it hard to imagine that the Council would agree to such a ridiculous juxtaposition of building scales. And doing so would set a precedent for similar development in this and other areas.

6/14/2013

**Where has been the public consultation on this matter?** I've searched on the Bureau of Development Services and Bureau of Planning websites and I can find nothing about these planned changes other than the record of the permit. I am shocked that a major change like this could be slipped through without serious engagement with neighborhood residents. Was nothing learned from the controversy spawned by the Williams bike lane proposals - which led to extended public consultation? This is a neighborhood populated by real people raising families in a neighborhood of one and two story homes. It is not just a bike commuter zone or a convenient place to mass some apartments.

**Parking and traffic implications.** Speaking of the Williams bike lane proposals, is there really no implication for traffic and parking from adding up to 100 units to this busy street? I find it hard to believe that there are "no concerns" as seems to be stated on the permit status report I viewed.

Knowing what a balanced and sensible group of individuals you are I feel almost silly writing these points as I am sure they will seem as obvious to you as they do to me. I very much hope that you will vote against the requested zoning change.

Sincerely,

Helen and Aaron Kilber  
3133 NE Rodney Ave  
Portland, OR 97212

6/14/2013

**Moore-Love, Karla**

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**From:** Lance Gilbert [lance.j.gilbert@gmail.com]  
**Sent:** Friday, June 14, 2013 9:23 AM  
**To:** Commissioner Fritz  
**Cc:** Moore-Love, Karla  
**Subject:** Re: concerned citizen - NE Fremont and N Williams: \*Oppose Zoning Change\*

Dear Amanda,

Thank you for your update to and explanation of the proceeding. I appreciate the feedback to me as an individual citizen as it speaks to your merits as commissioner and the professional standards of Portland City Council.

Kind Regards,

Lance

On Thu, Jun 13, 2013 at 11:14 PM, Commissioner Fritz <[amanda@portlandoregon.gov](mailto:amanda@portlandoregon.gov)> wrote:

Dear Lance,

Thank you for your message. Since this is a quasi-judicial proceeding, I am not allowed to comment outside of the public hearings. The hearing was continued to June 27 at 2 p.m., at which time more testimony will be heard in addition to that received in writing in between. The issues in your email were raised at the hearing, and the Council asked staff, neighbors, and the applicant to work to develop Conditions of Approval that address them. I appreciate your engagement in this land use review.

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Amanda

Amanda Fritz  
Commissioner, City of Portland

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6/14/2013



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**From:** Lance Gilbert [mailto:[lance.j.gilbert@gmail.com](mailto:lance.j.gilbert@gmail.com)]

**Sent:** Wednesday, June 12, 2013 12:25 PM

**To:** Hales, Mayor; Commissioner Fritz; Commissioner Fish; Novick, Steve; Commissioner Saltzman

**Cc:** [williamsvancouverpdx@gmail.com](mailto:williamsvancouverpdx@gmail.com)

**Subject:** concerned citizen - NE Fremont and N Williams: \*Oppose Zoning Change\*

Dear Sirs and Madame,

As a resident of the Elliot Neighborhood in Northeast Portland, I feel it is my responsibility as a concerned citizen to write you in support of the opposition to the zoning change being requested by Path Architecture/Back Bridge Lofts LLC for their property at the SE corner of NE Fremont and N Williams.

There are a wide range of complications and issues that I'm sure will be well voiced at the hearing on 6/13/13 at Portland City Hall. Ultimately, I think that a zoning change of such magnitude will alter the urban landscape and community social fabric in unprecedented, drastic, and potentially overwhelmingly negative ways.

There are proven methods and practices to achieve harmony and balance in urban development, growth sectors, and economic vitality. A zoning change of this type is not a wise choice, in my humble opinion.

Sincerely,

Lance

6/14/2013

**Moore-Love, Karla**

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**From:** helen.kilber@gmail.com on behalf of Helen Kilber [hkilber@uw.edu]

**Sent:** Friday, June 14, 2013 11:03 AM

**To:** Commissioner Fritz

**Cc:** Helen Kilber; Moore-Love, Karla

**Subject:** Re: Tomorrow's land use hearing - Williams Vancouver change request LU 13-109305

Many thanks for your update Commissioner Fritz! I appreciate your responsiveness and engagement. I will certainly look to engage in the process leading up to the June 27th hearing.

Helen

On Thu, Jun 13, 2013 at 11:21 PM, Commissioner Fritz <[amanda@portlandoregon.gov](mailto:amanda@portlandoregon.gov)> wrote:

Dear Helen,

Thank you for your message. Since this is a quasi-judicial proceeding, I am not allowed to comment outside of the public hearings. The hearing was continued to June 27 at 2 p.m., at which time more testimony will be heard in addition to that received in writing in between. The issues in your email were raised at the hearing, and the Council asked staff, neighbors, and the applicant to work to develop Conditions of Approval that address them. I appreciate your engagement in this land use review.

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Commissioner, City of Portland

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**From:** helen.kilber@gmail.com [mailto:[helen.kilber@gmail.com](mailto:helen.kilber@gmail.com)] **On Behalf Of** Helen Kilber

**Sent:** Wednesday, June 12, 2013 2:24 PM

**To:** [mayorcharleshailes@portlandoregon.gov](mailto:mayorcharleshailes@portlandoregon.gov); Commissioner Saltzman; Commissioner Fish; Commissioner Fritz;

6/14/2013

Commissioner Novick

**Subject:** Tomorrow's land use hearing - Williams Vancouver change request LU 13-109305

RE: LU 13-109305

City Land Use Hearing 2 PM June 13, 2013

Dear Mayor Hales and City Commissioners,

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**Where has been the public consultation on this matter?** I've searched on the Bureau of Development Services and Bureau of Planning websites and I can find nothing about these planned changes other than the record of the permit. I am shocked that a major change like this could be slipped through without serious engagement with neighborhood residents. Was nothing learned from the controversy spawned by the Williams bike lane proposals - which led to extended public consultation? This is a neighborhood populated by real people raising families in a neighborhood of one and two story homes. It is not just a bike commuter zone or a convenient place to mass some apartments.

**Parking and traffic implications.** Speaking of the Williams bike lane proposals, is there really no implication for traffic and parking from adding up to 100 units to this busy street? I find it hard to believe that there are "no concerns" as seems to be stated on the permit status report I viewed.

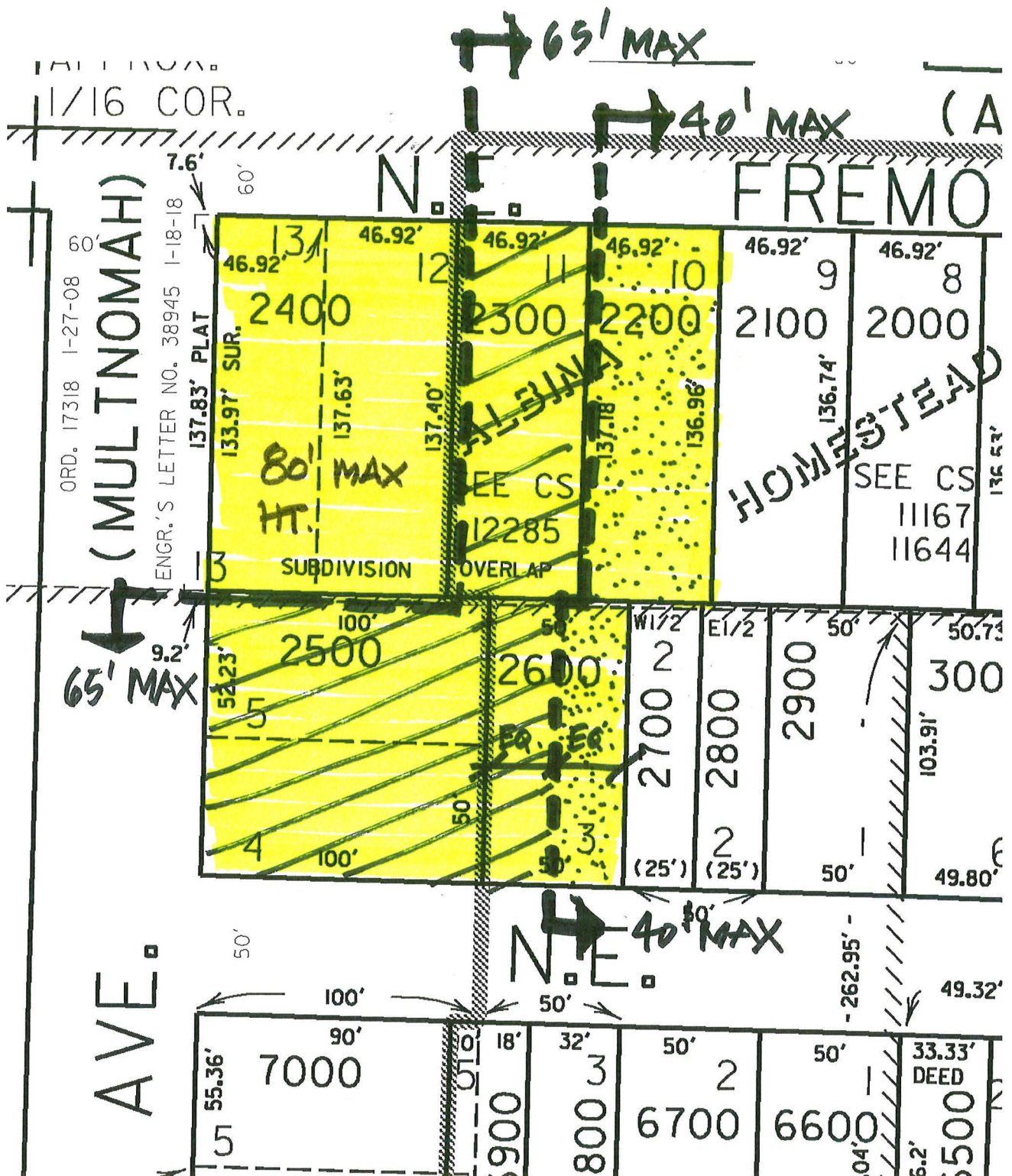
Knowing what a balanced and sensible group of individuals you are I feel almost silly writing these points as I am sure they will seem as obvious to you as they do to me. I very much hope that you will vote against the requested zoning change.

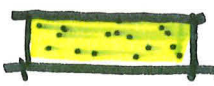

Sincerely,

Helen and Aaron Kilber

3133 NE Rodney Ave  
Portland, OR 97212

6/14/2013



40' HEIGHT LIMIT   
 65' HEIGHT LIMIT 



# OPPOSE PROPOSAL

## BACK BRIDGE LOFTS PROPOSAL

N WILLIAMS & NE FREMONT LU 13-109305 CP ZC

IF YOU WISH TO SPEAK TO CITY COUNCIL, PRINT YOUR NAME, ADDRESS, AND EMAIL.

NAME (print)

ADDRESS AND ZIP CODE

Email

1 ✓ ANGELA GOLDSMITH	N. VANCOUVER AVE, WILLIAMS AVE - MISSISSIPPI AVE 97227	rosetoneli@yahoo.com
<del>2 ✓ [REDACTED]</del>	<del>2111 [REDACTED] ST B. [REDACTED], OR 97217</del>	<del>r. [REDACTED]@comcast.net</del>
2 ✓ ERIN HOWELL	52 NE Fremont PDX OR 97212	erinhowell@yahoo.com
Paul Van Orden	52 NE Fremont PDX OR 97212	
4 ✓ HOZIE HOWELL <sup>Howell</sup>	2050 213 NE COOK ST.	
3 ✓ PAUL REGAN	68 NE IVY ST PDX 97212	P
6 ✓ RAY CULI	70 NE Fremont, PDX 97212	
Paul van Orden	52 NE Fremont PDX 97212	
✓ CHRISTOPHER NEPPER	3736 NE Cleveland Ave 97212	

**SUPPORT  
PROPOSAL****BACK BRIDGE LOFTS PROPOSAL****N WILLIAMS & NE FREMONT LU 13-109305 CP ZC**IF YOU WISH TO SPEAK TO CITY COUNCIL, **PRINT** YOUR NAME, ADDRESS, AND EMAIL.

NAME (print)

ADDRESS AND ZIP CODE

Email

✓ Mike Warwick	535 NE Thompson	MIKE.WARWICK@PNL.GOV
✓ Lee Perlmutter		
✓ Ben Kaiser (APPLICANT)	5229 NE MLK JR.	ben@kaisergroupinc.com

**Moore-Love, Karla**

---

**From:** Commissioner Fritz  
**Sent:** Wednesday, June 12, 2013 12:09 AM  
**To:** 'Kevin Retalia'  
**Cc:** Bizeau, Tom; Moore-Love, Karla  
**Subject:** RE: REJECT Back Bridge Lofts Request

Dear Kevin,

Thank you for your message. If you haven't already, please send it to all members of the Council.

I am not allowed to comment before the public hearing process on Thursday. I appreciate receiving your comments in advance, and I will consider your views when I make my decision on how to vote.

Amanda

Amanda Fritz

Commissioner, City of Portland

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**From:** Kevin Retalia [mailto:kretalia@gmail.com]  
**Sent:** Tuesday, June 11, 2013 9:45 AM  
**To:** Commissioner Fritz  
**Subject:** REJECT Back Bridge Lofts Request

Hello,

My name is Kevin Retalia, and I live at 72 NE Fremont street, and I am vehemently opposed to Back Bridge Lofts proposed 10-story residence at the corner of Williams and Fremont streets.

I feel, along with all of my neighbors, that this building would ruin not only the aesthetic of the neighborhood, but would greatly increase an already growing traffic problem on the Williams street corridor. We have yet to witness the impact the new New Seasons Market will also have on the neighborhood. These streets are an over congested nightmare to navigate during morning and evening rush hours, and a 100 unit building would only add to this problem.

How can the Developer even think this area could be zoned as Central City super high density? This is a highly unrealistic project and would set a poor precedent for building these massive structures in mine, and other historic neighborhoods. We are NOT downtown, Pearl District or South Waterfront! We are an established single family dwelling neighborhood.

I purchased my 1900 Victorian in 2001 and have seen many positive changes in the Boise-Eliot neighborhood, and am proud to live here. I love the fact I can see beautiful sunsets from my front porch and backyard. This behemoth would end those views and cast a shadow of greed and insouciance over the entire neighborhood.

6/12/2013

I feel it was also a deliberate and devious move by the developer to schedule a hearing at a time that is inconvenient for residents, most of whom will be working at this time, myself included.

There are so many things wrong with this proposal, and I hope you will see that through our eyes. Just ask yourself (or better yet the Developer) if you would accept this structure on your street. Please help us keep our historic neighborhood free from such monstrosities, and set a precedent for the future of livability throughout our great city.

I ask you to oppose the Back Bridge Lofts project.

Thank you for your consideration,

Kevin Retalia  
72 NE Fremont st.



Erick A. Hess  
57 NE Ivy St  
P.O. Box 12112  
Portland, Or. 97212

AUDITOR 06/12/13 AM 11:36

June 12, 2013

Re: Case File LU-13 109305 CPCZ  
Bureau of Development Services

Dear City Council Review Members:

Unfortunately I can not attend the Final Public Hearing scheduled June 13, 2013 at 2:00pm Portland City Hall due to my work schedule. My primary concern and objection to Back Bridge Lofts being granted the "Green Light" to obtain a change from the existing R1 zoning currently in place to the Type III comprehensive Plan Amendment including a Type III Zoning map change. 33.810.050 & 33.855.050.

I understand Back Bridge Lofts was approved to build 47 units and now requests permission to increase the plan to as many as a 100 units and potentially build a 10 story structure!! I could understand if this proposal were for the vacant lot on Fremont between NE Williams & Vancouver Ave but NE Ivy St. I think is absolutely ludicrous. NE Ivy Street is narrow enough where would these people park? Parking can be a real issue as it is. With New Seasons soon to open I'm sure we should expect to see an increase of traffic driving through NE Ivy Street. Also how is a building of that size going to blend with the existing homes some 100 years old or even more? If granting Back Bridge Lofts permission to do this is what can be expected, I strongly object to granting the existing zoning to High Super Density.

Respectfully  
Erick Hess (Home Owner)