

# Back Bridge Lofts

June 27, 2013



# Where this began



2005

**Back Bridge Lofts:** Approval of a U-shaped 39-unit residential condominium building surrounding a surface 46-space parking lot that will be 5 feet below grade and partially covered by an eco-roofed carport; Approval of Modification to 33.120.215.B, Maximum Height - to increase the allowed 25-foot height within 10-feet of the street property line to 35-feet in height at 8'-6" from the N Williams Street property line; Approval of Adjustment to 33.120.200.B, Maximum Density - to increase the allowed density of 38 units to 39 units total.

“[Ben] Kaiser said he chose to call his dual projects ‘BackBridge’ to reflect the neighborhood, which serves as a bridge between the freeway and the popular Irvington community.”

2007

*Bakery rises again* - Portland Business Journal

# Entire project is tabled.

Eliot Neighborhood Association's minutes:

"At the Eliot Neighborhood Fall General Membership meeting October 8th it was announced the Backbridge Lofts and Backbridge Station projects are on hold.

Kirsten Jenkins reported that Ben Kaiser has placed the two neighborhood projects on hold for up to 3 years."

**2007**

*Occupancy was sent for spring 2008*

# Music Venue + Garden

Stage built on property to host outdoor concerts and donated fruit trees frame the lots

2011

*Three complaints were reviewed*

- Noise (Concert)
- Noise (Variance)
- Commercial Violation

# New Life in 2012

“Ben Kaiser of the Kaiser Group is seeking a rezone from R1d to EXd of the currently vacant lot at the southeast corner of Fremont and Williams for a revived Backbridge Station. The Pre-application intake states that the conceptual design includes a 52,000 square foot, 65 foot tall apartment building with ground floor retail/office and a 15,000 square foot, 45 foot tall building with the same mix. These two building represent another substantial development on the street.”

**2012**

***Williams Rising* - Building Portland (blog)**

**65-foot-tall apartment building with ground floor retail/office**

# Where we sit

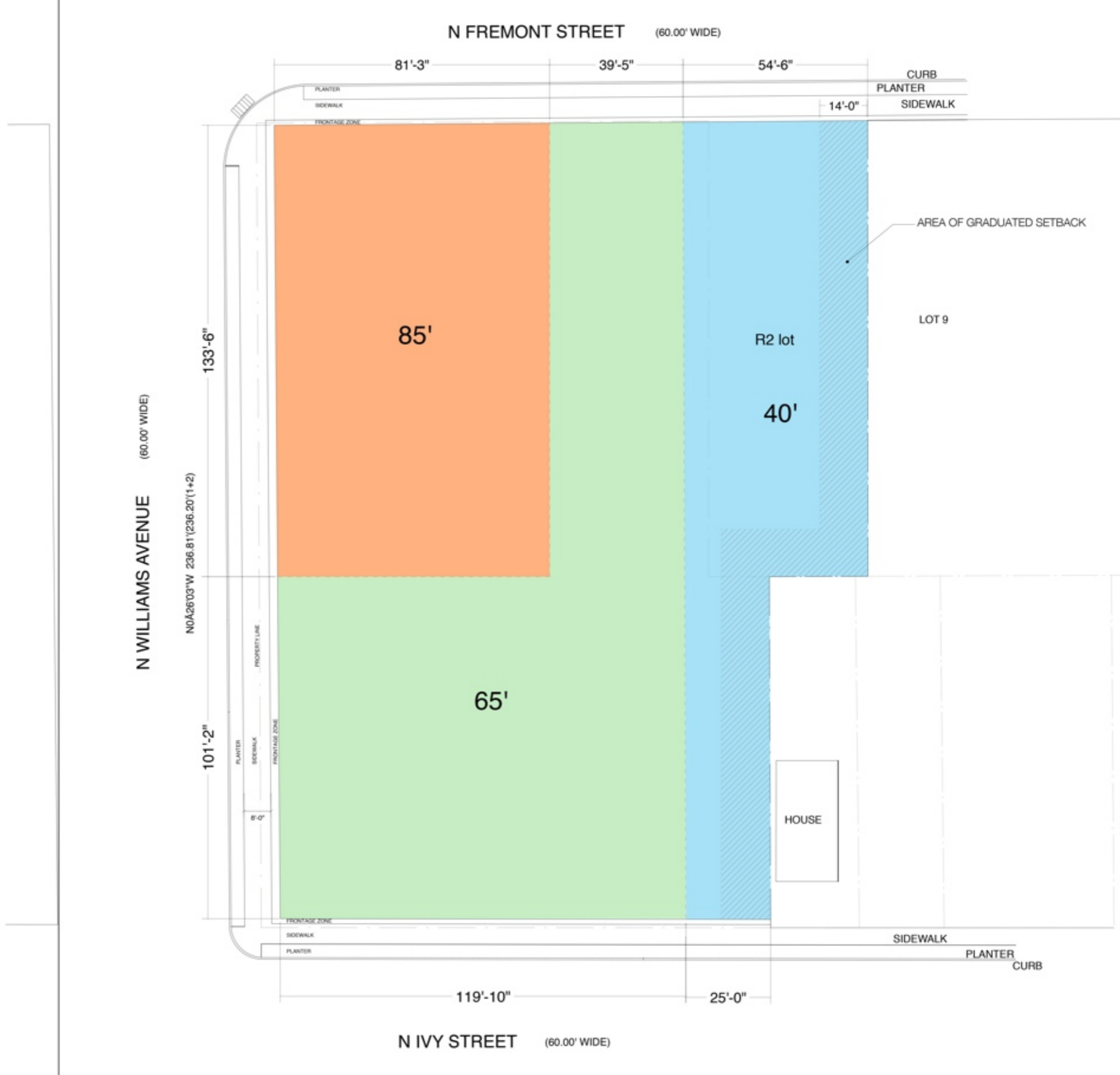
## PENDING:

Approval of a Comprehensive Plan Map Amendment from Medium Density Multi-Dwelling to Central Residential; and Approval of a Zoning Map Amendment from Multi-Dwelling Residential 1,000 (R1) with a Design overlay zone to Central Residential (RX) with a Design overlay zone;

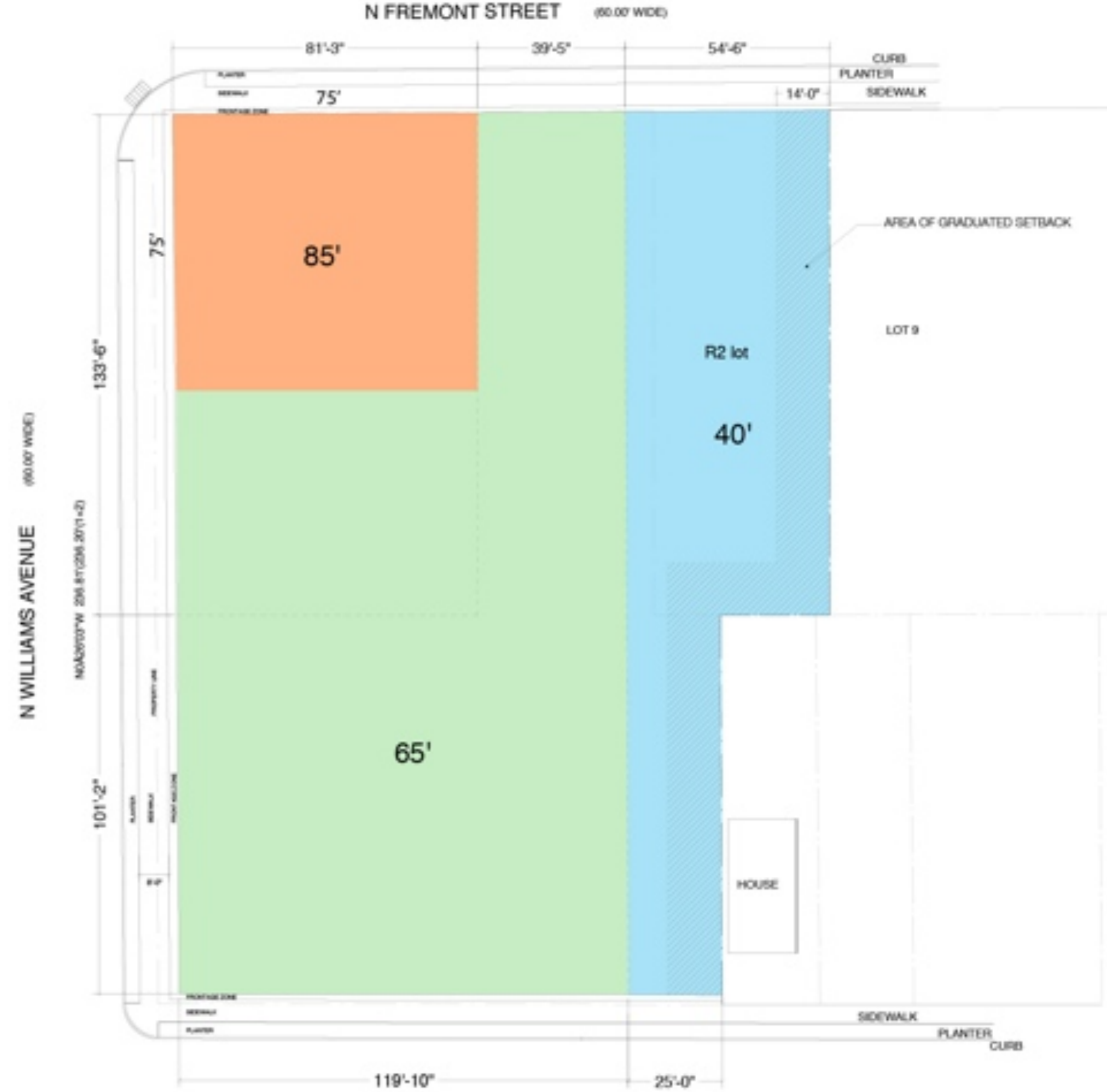
**2013**

*In one year, the overall vision of the project jumped in scope.*

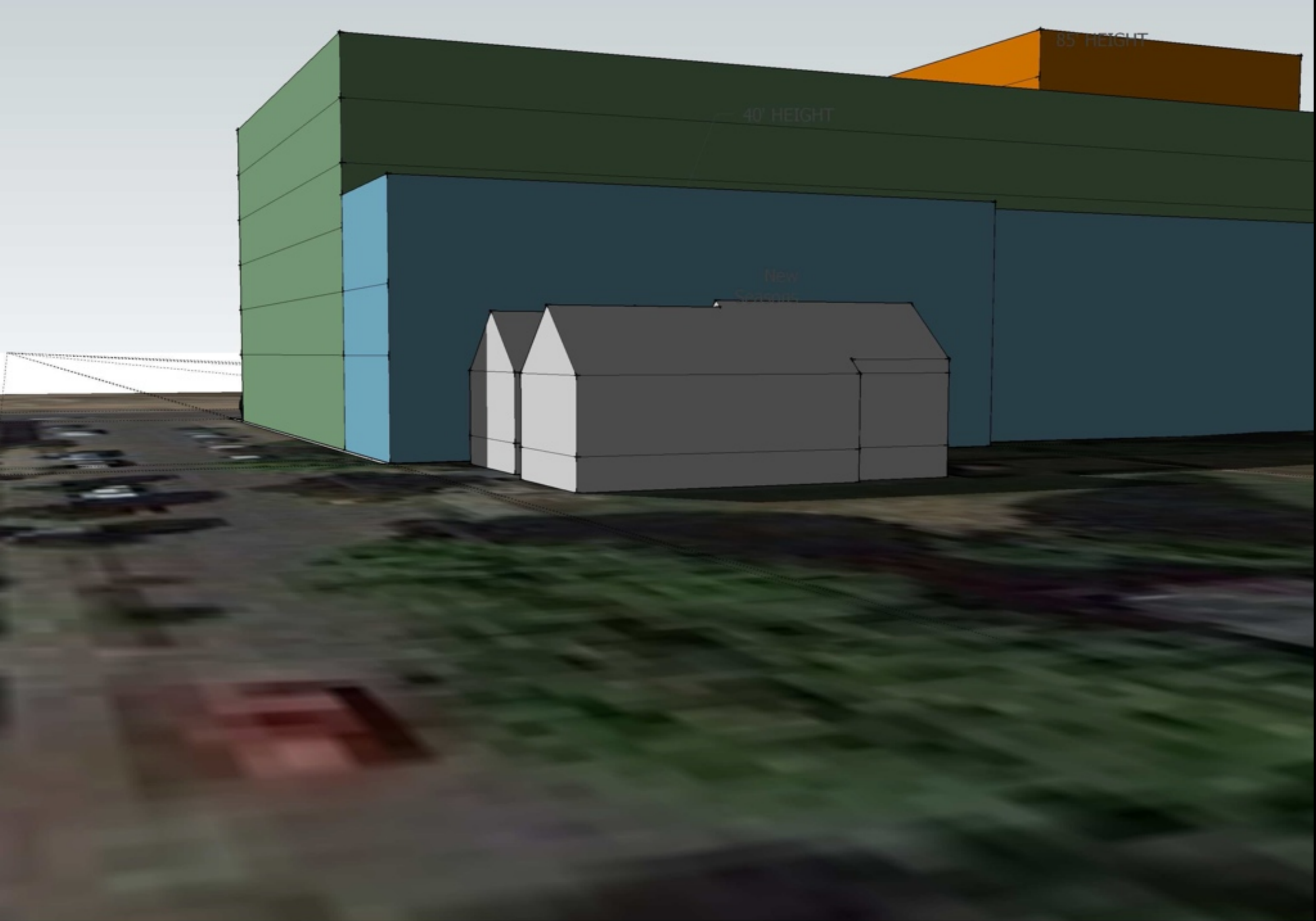
# Version 1



Version 2



A 3D look at Ben Kaiser's  
proposed structure



MASSING STUDY - Developer's proposal - View of Ivy Street looking West



85' HEIGHT

65' HEIGHT

40' HEIGHT

New  
Seasons



85' HEIGHT

65' HEIGHT

40' HEIGHT

The Albert  
(portion)



85' HEIGHT

65' HEIGHT

40' HEIGHT

New  
seasons

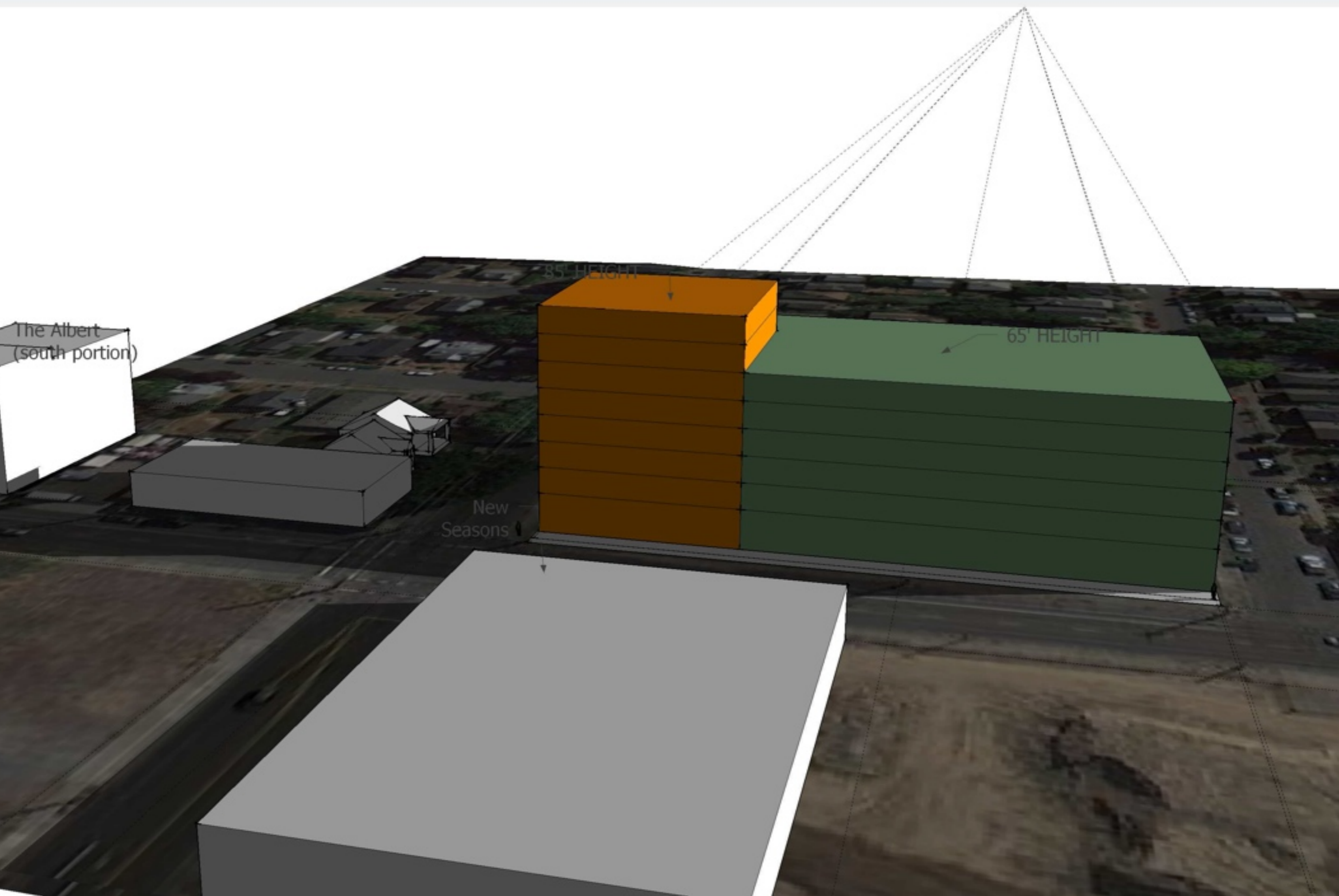


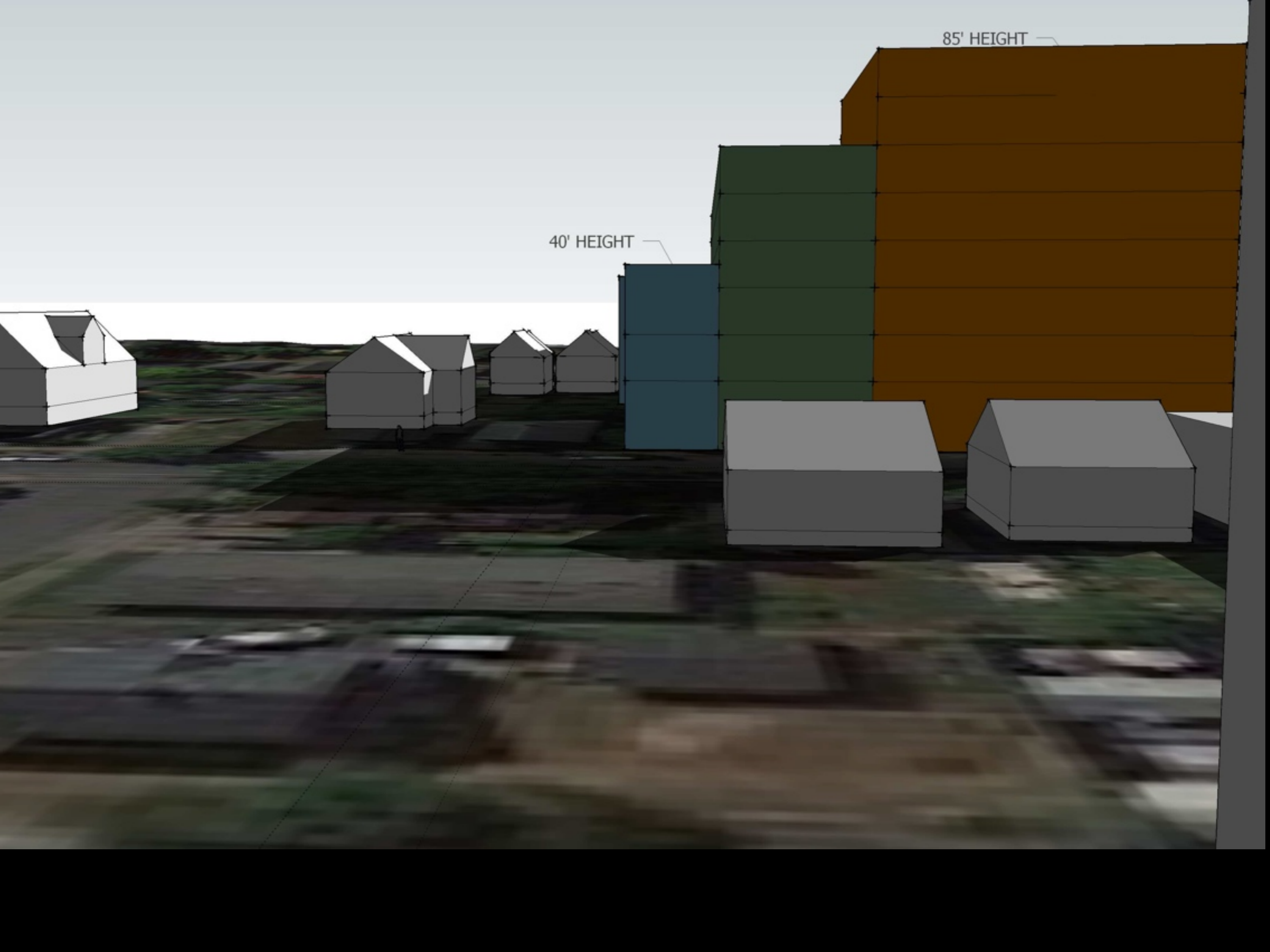
The Albert  
(south portion)

85' HEIGHT

65' HEIGHT

New  
Seasons





# Negotiation

Mike Warwick, the chair of the Eliot Land Use and Transportation Committee:

"We had no idea you would deviate from prior practice to propose the tallest structure north of Broadway except for the Emanuel campus, which as you know is tied to a development and design compact with Eliot in addition to being an institution with a public benefit mission," Warwick wrote.

"I fear you [Kaiser] have gotten intoxicated by a literal reading of the (central residential) code," he continued, "and forgotten that this change **isn't a right but a negotiation.**"

WED

In yesterday's *Willamette Week*

## Ben Kaiser on massing

“NW Portland, which has one of the most varied and interesting mixes of architecture and massing in the city, has 5,6,10,12 story buildings immediately adjacent to single family homes.

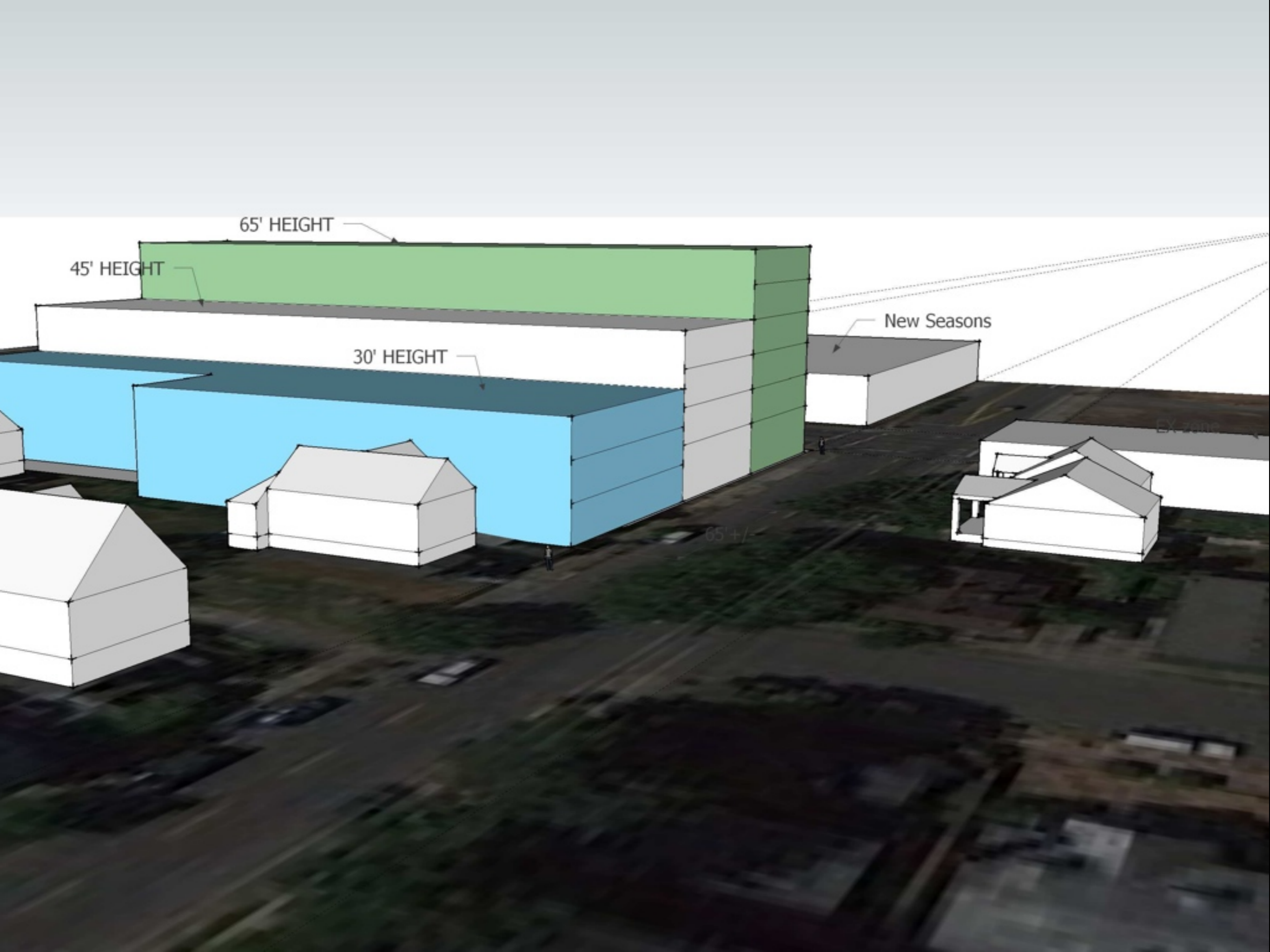
“I appreciate that in the past that area wasn't dictated by the odd demands of single family home owners.

“Downtown used to be single family homes.  
This corridor is downtown, or will certainly soon be...”

**Tues**

***Email was sent at 10:23 am on June 25, 2013***

Compromise - Suggested Proposal  
An Odd Demand



65' HEIGHT

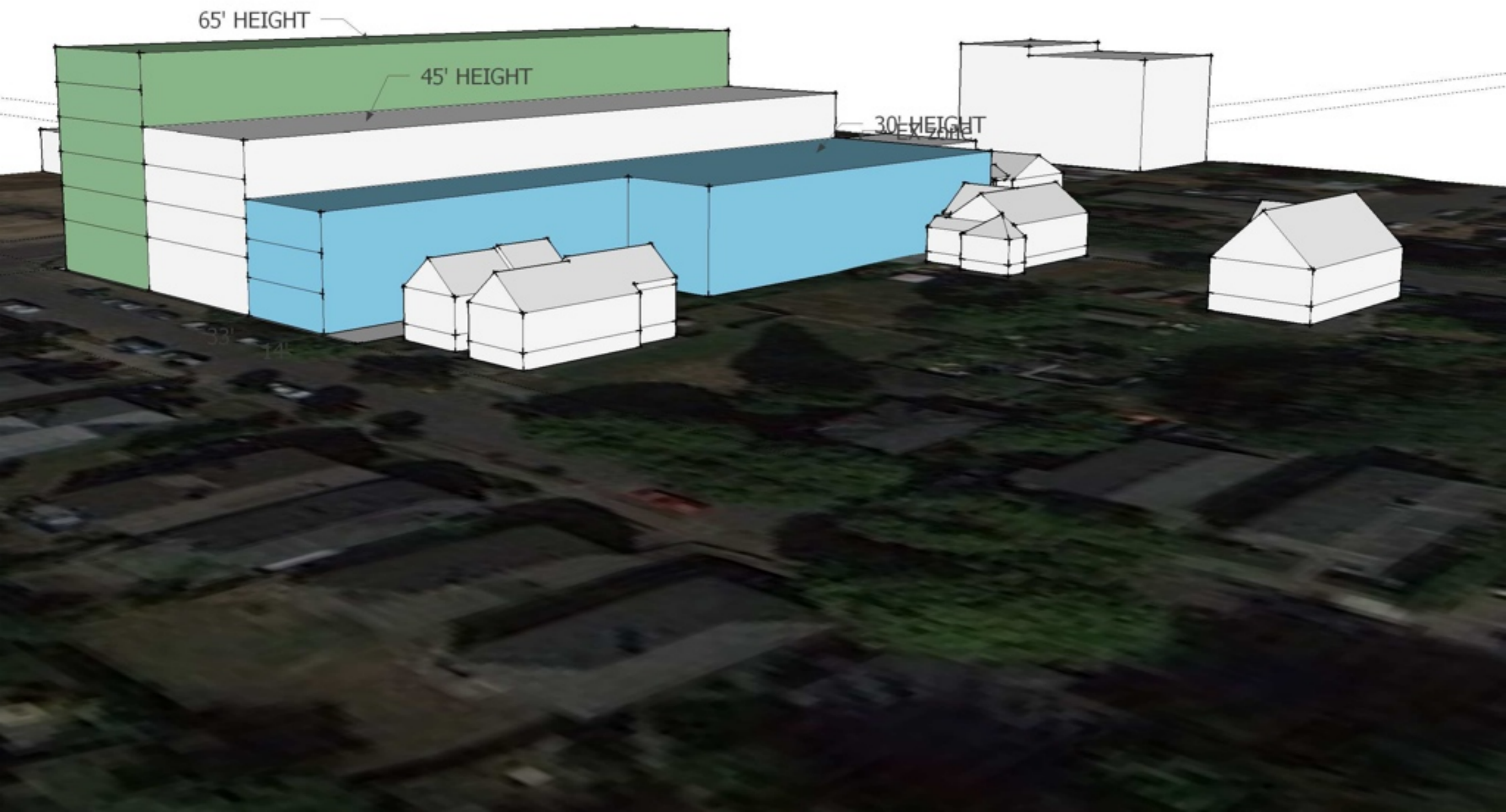
45' HEIGHT

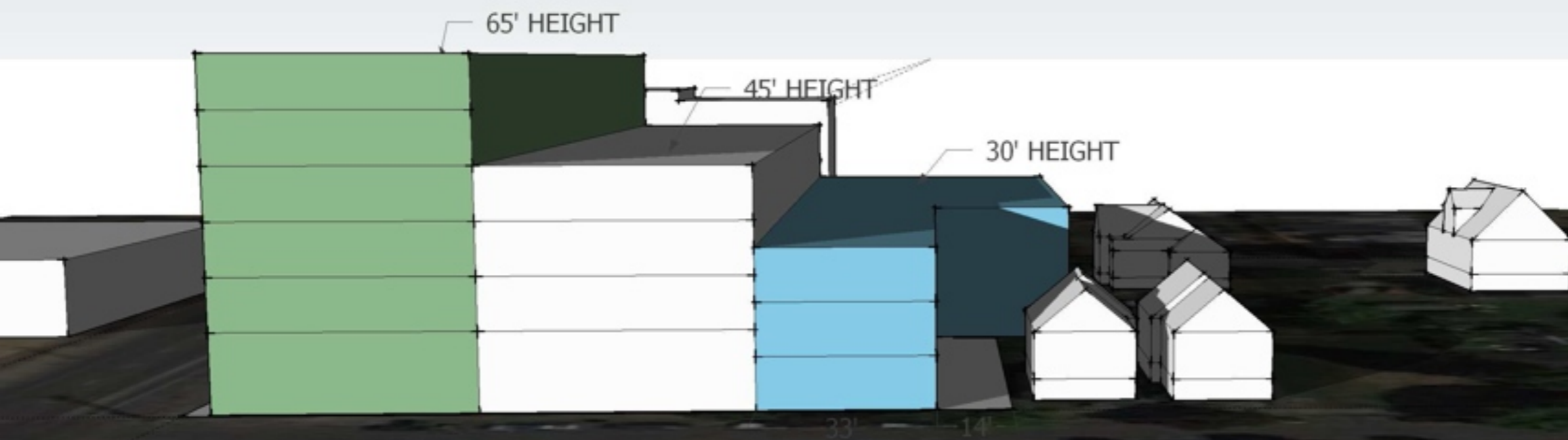
30' HEIGHT

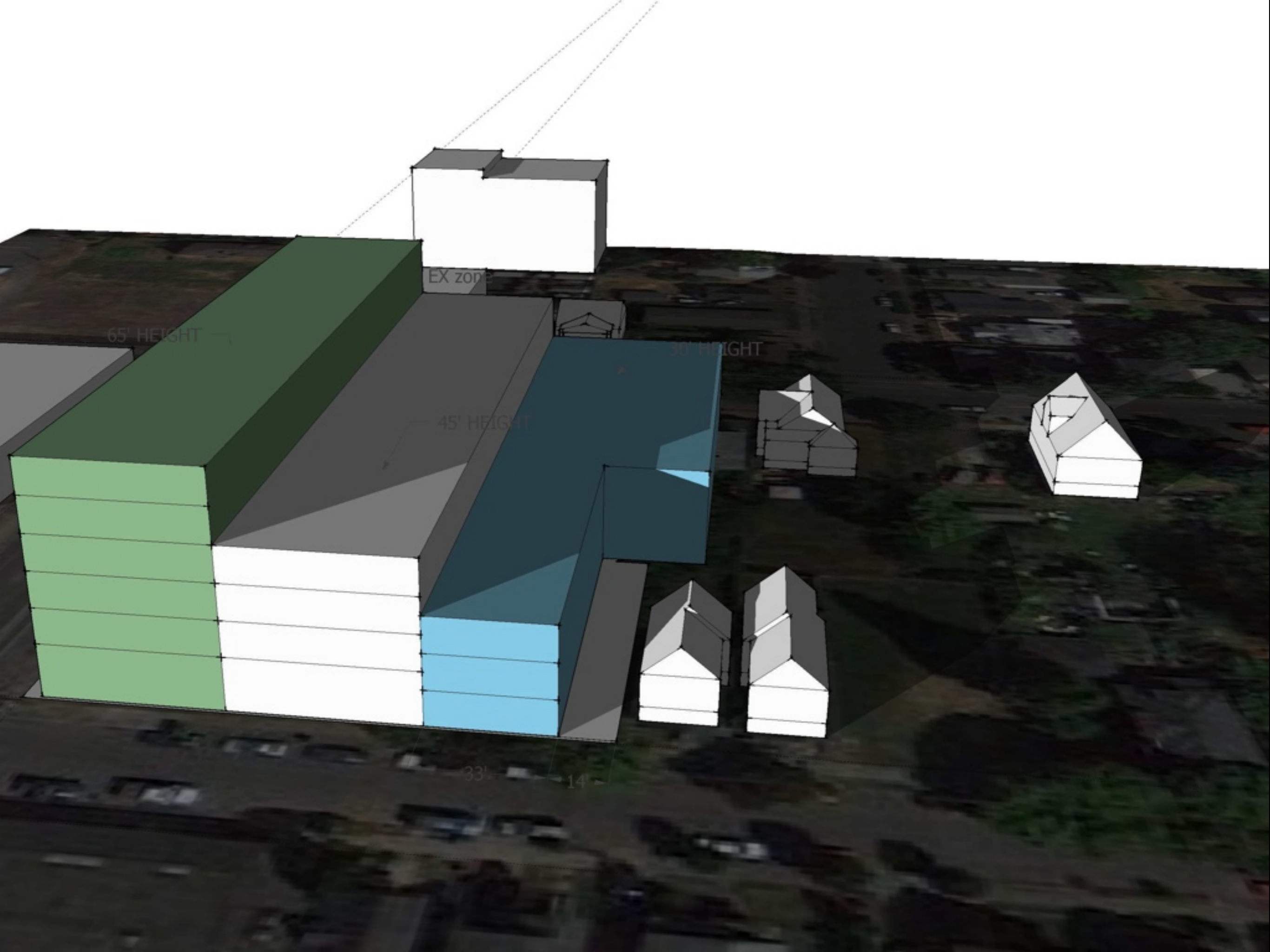
New Seasons

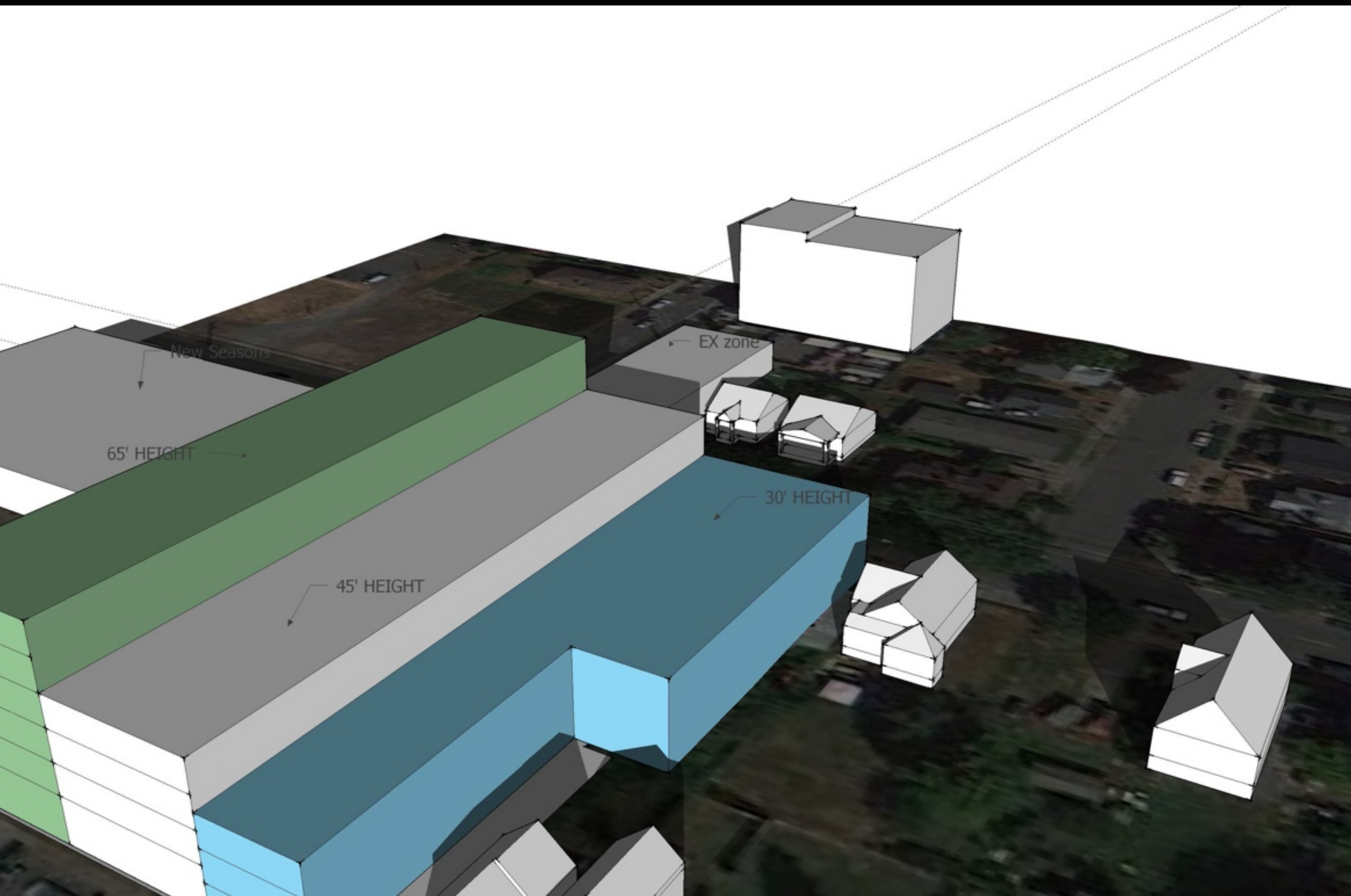
EX zone

65' +/-









## Compromise: What the neighbors gave

- Ground-floor retail addition
- Height and Mass increase from 40-45 feet to a notable volume at 65-feet plus additional units
- Meeting accountability and availability
- Sincere willingness to compromise

## What Ben Kaiser offered

- A building in volume larger than originally proposed in 2005 and then in 2012