

The Leftbank Project Backgrounder

Overview	<p>The Leftbank Project reflects a new model for sustainable mixed-use development. The project repurposed a trio of neglected structures, including the historic Hazelwood building designed by prominent Portland architect A.E. Doyle, at the head of the Broadway Bridge. Once slated for demolition, the joined edifices now offer more than 50,000 square feet of leasable vital, diverse space. Leftbank includes the Hive, a 22-desk co-working community for independent professionals; traditional offices with inspiring city views; creative studio spaces, industrial space for light production; an abundance of community gathering spaces; an in-house café; ample bike parking; showers; and a lactation room for nursing mothers.</p> <p>Brought to life by a small but dedicated group of architects, craftspeople, entrepreneurs and artists, Leftbank is already drawing a rich cross-section of Portland's culture, showing its promise as a magnet for passionate, thoughtful people and potential for bringing new vitality to Portland's Eastside.</p>
Mission	<p>Leftbank is a place where mission-focused people who are dedicated to transforming the world come together and work. Its spaces are honed for thoughtful engagement, contributing to a culture of collaboration and exchange.</p>
Place	<p>At the east head of the Broadway Bridge Leftbank promises to be a new physical and spiritual anchor connecting the city's Rose Quarter, Burnside Bridgehead, Lloyd Center District, Pear District and NE Portland. It's located at 240 N. Broadway adjacent to the Rose Garden in the heart of the Oregon Convention Center Urban Renewal Area.</p>
Accessibility	<p>Leftbank is situated at the intersection of four major bicycle routes as well as public transportation, including two Max Light Rail stops and three bus stops. The future Eastside Streetcar, to be running in 2011 will stop directly in front of Leftbank. The building also sits at the intersection of major city access points, including Interstates 5 and 84.</p>
Sustainability	<p>Leftbank is a new model of urban renewal and sustainable development. The project contributes to Portland's economic, social and environmental viability by helping to revitalize a neighborhood, encourage multimodal transportation and support local business, in addition to its green building practices.</p> <p>The project transformed a trio of connected buildings once slated for demolition, preserving as much of the integrity of the original structures as possible. Using a sensitive and site-specific design/build process of adaptive reuse, Alora Development and its subsidiary DAO LLC employed deconstruction techniques that allowed the highest possible yield of reusable materials that were then reincorporated into the building. Roughly seven tons of steel were recycled. In addition the building's design incorporated extensive reuse. Windows were salvaged, water damaged beams were milled into stair treads and benches, original</p>

details were uncovered and restored, old growth ceiling beams exposed, floors were salvaged, and new floors were crafted from old floor boards. When new systems were necessary, the most efficient systems were installed including a super high efficiency zoned HVAC system and ultra-efficient LED lights, sustainable hardware, fixtures and other elements were provided by local artisans, such as Eleek, Inc. and Stardust Glass. The result is a unique space rich in character where new, energy efficient systems are merged with old growth ceiling beams, exposed brick and original windows.

History

Leftbank is composed of three joined buildings steeped in history. The main brick structure was originally built in 1923 by famed Portland architect A.E. Doyle for the Hazelwood Creamery. Doyle is known for Portland architectural landmarks such as the Multnomah County Central Library, the Meier & Frank building, the Benson Hotel and Reed College. The Hazelwood building was home to a confectionary, creamery and restaurant. In 1945, the Hazelwood Building became home to a cowboy bar called the Dude Ranch, which evolved into Portland's greatest jazz club, hosting jazz heroes Louis Armstrong, Thelonius Monk, and Lester Young, among others. The rich history of the building and the Dude Ranch has been captured in *Jumptown*, a book by Robert Dietsche. Since then the building has housed several industrial enterprises, including a drug company and plastics warehouse.

Tenants

Leftbank has already attracted a rich cross-section of Portland culture, including the Portland Farmers Market, Upright Brewing, The GreenVille Project, gallopowell, ORANGEWALL studios, JHL design, intelligent design, SOLIDCORE, Blue Tree Strategies and Upstream Public Health.

Office Space

Leftbank offers a diverse collection of spaces with 8-17-foot ceilings, original maple floors, exposed masonry walls, heavy timber post and beams. Spatial character ranges from ornamental and refined to raw and industrial.

SPACE: Leftbank totals 53,094 leasable square feet. Available spaces range from 370-12,000 square feet, including ready-to-move-in studio spaces.

COST: Leases range from \$12-\$18 per square foot per year, NNN.

Co-Working:

A 22-desk, 3,500-square-foot co-working community called the Hive at Leftbank offers freelancers and small business owners a dedicated, lockable desk crafted from salvaged hardwood, a book shelf and access to a kitchenette, printer/copier room, internet and two conference rooms. The Hive offers a unique co-working experience where tenants are committed to their space and community. Leftbank tenants gain the advantage of additional capacity with the flexibility to place contractors and interns in the Hive. Located in the center of Leftbank, the Hive will have access to a diverse business community for inspiration and potential collaboration.

Leftbank Cafe As the centerpiece and living-room of Leftbank’s ground floor lobby, the Leftbank Café shares a deep commitment to the Leftbank mission. Managed by the award-winning Bon Appetit Management Company, the Café will serve local beer, provided by Leftbank tenant Upright Brewing, local wine, Stumptown Coffee and regionally and sustainably sourced food. As the first of its kind in the neighborhood, the Café will offer a gathering place to brainstorm, collaborate and network in a central location. The Leftbank Café is slated to June 1, 2009.

Amenities The Leftbank Café, the Hive – a 22-desk co-working community, and an event space adjacent to Leftbank, provide community gathering spaces for Leftbank tenants. In addition, about 20 percent of the building is dedicated to common spaces intended for informal and organic tenant gatherings. Leftbank offers extensive outdoor and indoor bicycle parking, auto parking, showers, locker room, a lactation room and meeting rooms to its tenants. The Hive will be available this summer for lease.

Community Leftbank aims to attract Portland’s thriving entrepreneurial, creative, purposeful and sustainable business community. Providing the infrastructure for collaboration and cross-hibernation, Leftbank designers hope to create a diverse community of tenants who are inspired by common passions. Designed to spark innovation by bringing its tenants together, Leftbank’s living room-like lobby exemplifies the communal spaces offered throughout the building. A commitment rarely found in commercial buildings, Leftbank dedicates nearly 20 percent of the building to community space.

Leftbank Annex To further foster community and exchange, developers are renovating a 20,000-square-foot warehouse adjacent to Leftbank at 101 N. Weidler, open to Leftbank tenants and Portland at large. The versatile event space fills a void for mid-sized event venues, offering an industrial interior that provides a blank canvas for events. The space will be available for event rental this fall.

The building will provide space for events ranging from trade shows to concerts. The centerpiece is an open room of nearly 8,000 square feet on the main floor and 1,000 square feet of mezzanine space. The bottom level includes a 6,000-square-foot room that can be divided into two 1,000-square-foot rooms and a 4,400-square-foot event space.

Developer Leftbank was developed by Alora Development, a real estate development and investment firm in Portland, Ore.

Design A deeply collaborative process, Leftbank was developed by Daniel Deutsch of Alora Development, Andy Powell of gallopowell studio, DiLoreto Architecture as well as various other builders, artists and craftspeople.

General Contractor: Alora Development and its subsidiary DAO LLC.

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