

DA: Wednesday, March 6, 2013

TO: Christine Caruso, City Planner
City of Portland Bureau of Development Services
1900 SW 4th Ave, Suite 5000
Portland, OR 97201

FR: KURT MCGREW
Fosler Portland Architecture LLC

RE: PLANET GRANITE PORTLAND
PERMIT #12-204811 LU

PG: 2 (including this Sheet)

Chris:

Per our email conversations and meetings with the Design Commission, FPA is providing a revised Design Review Application Set. Below is an outline of the major changes made to the project in response to the Design Commission comments that are reflected in this updated Design Review Application Set:

1. Simplify the base:

We have changed the block style and pattern to be simpler, one-color, more interesting, and "less CMU-like". The wall will look more like a smooth stone wall with slight variations in color and texture due to the natural variation in the material itself. The running bond pattern coursing will be alternating 8" and 4" block height providing a subtle pattern.

2. Large south wall at flow-through planter inset:

We are adding vertical greenwall elements to enhance the greenspace and to provide shadows and patterns of light on the upper wall. We show three vertical landscape 'trellises' made of Greenscreen 3" thick wire panels in white painted tubular steel frames. These trellises are located between the south wall overhead doors and windows, emphasizing these openings and allowing views into the space. We are simplifying the flow-through planter plantings plan to eliminate the large and tall plantings thereby allowing views into the glazed openings.

The planter will be designed with more of a 'garden' layout than a 'swale' layout so it has more formal planting patterns. The planter wall will be fairly low (varies from 15" to 45" high due to slope of site) so that it is more visually connected to the street without providing an invitation to walk into the planter. Plantings will be about 18" below sidewalk level so it won't be inviting to walk in to.

We will add bike racks parallel to the planter wall to provide not only additional bike parking but also leaning rails. We have changed to a more artistic bike rack look. We have also removed the single steel railing from the top of the wall, so that the wall can be a sitting space.

3. SW building corner:

We are adding simple awnings, on the south ground floor windows and on about 25' of the west windows detailed to be identical to the upper yoga awning details; shade awnings, not glass.

4. Upper clerestory:

The owner has agreed to change the clerestory from Polygal acrylic to a translucent glass and aluminum storefront frame system. It is important that the clerestory remain a continuous element, not a series of spaced windows, as this preserves an essential element that maintains the building's massing that the majority of the Commission endorsed

5. Bike Racks

As mentioned above, we have changed the bike rack style to a more creative style and have added bike racks to the green street areas as allowed by the Greenstreet Standards to address the public's expressed concerns about sufficient bike parking.

6. We have studied options for reducing the number of colors from 3 to 2 for the metal panels but we do not feel it helps the project to move toward a single or only two colors, it is our opinion that the massing suffers doing this. We will bring our studies with us to the Design Commission meeting on February 21st for discussion. We have reduced the number of CMU base colors from 2 to 1 which we agree improves the cohesiveness of the design.

7. The February 21, 2013 memo to the Portland Design Commission requested that the following information be included in the packets provided for the next hearing:

- Stormwater planter and railing section and details - the railing has been deleted; details are located on Sheet DR.11.
- Vertical section through CMU base, window, metal wall panel - see Sheet DR.6h detail C1.
- Vertical section through CMU base and metal panel at SW corner - see Sheet DR.6h/C2.
- Metal awning connection plates and canopy support posts - see Sheet DR.6n.

In addition to the changes reflected in this revised application set, FPA and Planet Granite are also developing ideas to address customizing awning details perhaps in conjunction with adjusting building colors. We intend to present these options to the Design Commission in the meeting on March 21, 2013 and get feedback and resolution on a best approach to satisfying the Commission's input and opinions. We will continue to develop these in preparation for the meeting on 3/21 and will bring drawings with us to illustrate these options. We reviewed the Arthouse Apartments drawings that you sent us to see if we could apply custom details to the metal panel system. In doing so we acknowledge that Arthouse is a different building type and system and has much more freedom to play with the metal panels. Our insulated panel system is using the upgraded extruded corners and edge pieces where shown, and we feel that keeping this building envelope system intact is necessary. For this reason we are focusing on the awnings and canopy treatments to express an elevated use of materials that reflect the building interior activities and community.

Please let me know if you have any questions or concerns, or if we need to provide anything else. We will be delivering 10 sets of revised application documents prior to 9AM on March 11 per your request.

Thank you,

Kurt McGrew
Senior Associate
Fosler Portland Architecture