

Agenda Item 651

TESTIMONY

2:00 PM TIME CERTAIN

**SUPPORT
APPEAL**

**APPEAL OF KEGAN FLANDERKA, WORKS PARTNERSHIP ARCHITECTURE
AGAINST DESIGN COMMISSION DECISION, JUPITER HOTEL LU 15-276553 DZM**

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

NAME (print)	ADDRESS AND ZIP CODE	Email
✓ KELSEY BUNKER	800 E. Burnside 97214	bunkerkelsey@gmail.com
✓ JOHN RASUNG	3131 N. Columbia Blvd	JRASUNG@makkyroady.com
✓ JOHN KAUBA	3131 N. Columbia Blvd	JKauba@makkyroady.com

Moore-Love, Karla

From: Kelsey Bunker <bunkerkelsey@gmail.com>
Sent: Tuesday, June 07, 2016 12:45 PM
To: Council Clerk – Testimony
Subject: Case File LU 15-276553 DZM Jupiter Hotel Expansion
Attachments: City Council Appeal.docx

To Whom It May Concern,

Attached is a letter I would like to have included in the above Case File testimony.

Thank you,

Kelsey Bunker
Jupiter Hotel, Portland OR
503.230.9200
503.230.9300 fax
503.880.6068 cell



www.jupiterhotel.com

Follow us online at the social media sites below :

Contact Me   
Chat  [""]
 [""]
 ["]]

Want a signature like mine? [Click here.](#)

Jupiter Hotel
800 E. Burnside Street
Portland, Or 97214

June 6, 2016

Re: Appeal for Use of Asphalt Shingles on Jupiter Hotel Expansion

Case File: LU 15-276553DZM

Esteemed City Council Members,

As a private citizen I, along with my business partner, Tod Breslau, have created a successful small business with over 100 employees on property, that has been used by the City and the State as an icon of what it means to be Portland and in the last year alone added over \$500,000 tax dollars to the city coffers. We have done this without asking for tax breaks, loans or other compensation from the city.

We are appealing our Design Review Approval because we feel that the requirement to use metal shingles instead of asphalt shingles imperils our business.

As a brand the Jupiter Hotel represents the willingness to do things differently, to take chances, to make the extraordinary from the ordinary. When we commissioned the internationally award winning Works Partnership Architecture, LLC (Works) to design our expansion, these were the tenets that we gave them. We wanted a building that would further our iconic reputation and uniquely represent the inner eastside. With input from the Design Review Commission at our design advice request meeting (DAR) and our requests, Works develop the current building that has been fully approved by the Design Review Commission. However they chose an alternate exterior cladding material which we presented at their earlier request.

I must admit that when I first heard that the architects wanted to clad the exterior in black asphalt shingles I was a bit skeptical, but I kept an open mind and asked to see a mock up. Once I saw the shingles and how they were able to make the soft angles without breaking, and how the material absorbed the light to create a soft seemingly touchable skin I knew this was THE exterior for our new building.

At our second Design Review hearing, we brought mock ups of both the asphalt shingle and the metal shingles. It was clear to everyone in the room that the asphalt shingle was the superior choice in this application. What was so frustrating is that during the hearing, four out of five commissioners said that they preferred the asphalt shingles but they could not vote for it because it would set a "precedent." After the meeting one of the commissioners even came up to me and said that she preferred the asphalt shingles but could not vote for it because not everyone would hire such a talented architecture firm and she feared they (the commission) would be opening the door for lesser applications.

This fear of setting a precedent or that somebody might in the future do it poorly, is not a good reason to shut down an innovative use of a common material to create an extraordinary building.

In our presentation, you will see how:

- the asphalt shingles really are the superior product in this very specific application,
- the design of the building was in direct response to Central Eastside Design Guidelines,
- we continue to partner with local businesses known for sustainable methods and partnerships with the City of Portland, and
- the design of the building with the asphalt shingles is an opportunity for Portland to further it's "brand" as a city of innovation and creativity.

The type of shingle may seem like a small issue but in the design sense it is this attention to detail that can make the difference between a mediocre building and an iconic building. We feel very strongly that the asphalt shingle is this detail.

As the City Council, we are asking you to allow our business to continue what it has done so well for the past twelve years and that is to show our innovative, quirky, creative self to locals and visitors alike, providing a unique glimpse at what makes Portland special.

Respectfully,

Kelsey Bunker
Owner, Jupiter Hotel