

# SPECS

**CATEGORY:** Intensive Residential

**PROJECT:** ASA Flats + Lofts, Portland, Oregon; 5,410-square-foot

**AWARD RECIPIENT:** GGLO, Project Landscape Architect & Interior Designer, Seattle, Washington

**CLIENT:** Unico Properties Inc.

**DESIGN TEAM:**

**Architect**  
GGLO

**Structural Engineer**  
DCI Engineers

**Interior Designer**  
Jennifer Ross, GGLO

**Civil Engineer**  
KPFF

**General Contractor**  
Anderson Construction

**Irrigation Designer**  
Design 2426

**COST:** USD \$28 per square foot/\$151,564 total

WE DESIGNED THE SPACES TO BE FLEXIBLE – PROGRAMMED FOR GATHERING AND TO INSTILL A SENSE OF COMMUNITY IN A VERY URBAN LOCATION. THE FORMS WERE INSPIRED BY THE SITE’S HISTORY AND INDUSTRIAL CHARACTER, YET RENDERED TO ENCOURAGE HUMAN INTERACTION.

Marieke Lacasse, GGLO



Images courtesy of GGLO

## CREATING COMMUNITY

FROM VEGGIE GARDENS TO A FIRE PIT, THESE GREEN ROOFS CULTIVATE PEOPLE-FRIENDLY SPACES THROUGH THEIR ELEGANT DESIGN

**D**rawing its inspiration from the surrounding context of warehouse loading docks and the concrete and steel of Portland, Oregon’s Pearl district, Asa Flats + Lofts and its sister building the Lovejoy covers a full city block. The Asa building was able to add one floor of residential through the City of Portland’s incentive Floor Area Ratio (FAR) bonus, given when green roofs are installed and cover a large percentage of the building.

Above retail and parking, the fourth-level 5,413-square-foot green roof opens up to a common space complete with sitting terrace, community gardens and potting bench, compost bins and rainwater collection. The planting palette is complex, rich and diverse, but also sustainable. It is low maintenance, drought-tolerant and high in production of flowers, fruits and nuts to encourage use by humans as well as birds, butterflies and bees in the aim of building stronger ecosystems and encouraging food gathering and pollination.

The raised community garden planters were designed and sited to maximize views from above and create an interesting pattern, reminiscent of *parterres*. They are 30” height, to make gardening easier and to allow the sun to warm up the soil faster for maximum growing potential. The level 4 community roof gardens are non-irrigated, though residents can use rainwater collected in recycled whiskey barrels for their vegetable gardens.

Residents have used the community gardens over two summer seasons now, and they have proven to be extremely popular. Residents appreciate the possibility of gardening in an urban setting, with all the conveniences such as compost bins, rainwater and hosebibs, a potting bench and seating to enjoy the space. Three Italian plum trees were also planted on the eastern edge of the planters, for harvest and enjoyment by all.

The 16th level sunset terrace opens up to the common recreation room and has a sitting lounge and fire pit to extend the enjoyment of the space into the evening.

Judges were particularly impressed by the focus on creating community as well as this project’s “elegant design.”