



Design Elements of The Allison Accentuate Great Wines, Clean Lines and Green Vines

Newberg, OR - (June 1, 2009) - Seattle-based architectural firm GGLO has taken its design cues for The Allison Inn & Spa from the values of Oregon itself. As a result, the 85-room property opening September 2009 appears to have sprung organically from its environment. With family roots tracing to the 1850's Oregon Trail, owner Joan Austin envisioned a low-profile property naturally matching Oregon's existing way of life, as opposed to one that imposed itself on the region. The Austins charged GGLO with the directive of building a property with core values of authenticity, environmental sensitivity, casual comfort, high quality and vision for the future. "These 'Oregon' values have driven every decision during the property's development process," notes GGLO's Carol Schaefer. "The end result is a modern Inn that is timeless, environmentally-conscious and takes its cues and views from the expansive countryside that is home to Oregon's most prized vineyards."

The first step in the design process was the siting of the Inn on the property. Placed on 35 acres, The Allison Inn & Spa has a footprint of only 154,000 square feet and its position, nestled in the foothills of the Chehalem Mountains, enables it to take full advantage of rolling hills, adjacent vistas, meadow and vineyard views.



"Much has been made of the sense of arrival in the design process - namely, what is seen first - how the Inn peeks out between the rows of trees in front and in back - appearing and disappearing in its partial reveal as guests drive up and around the site towards the property's entrance," comments Alan Grainger, GGLO Principal. Elements seen upon approach are polished, finished woods on the exterior, generous uses of metal and glass - specifically a prominent four-story circular glass stairwell - an extraordinary amount of

stone on the walls of the buildings and around the expansive gardens, the generous lawn garden adjacent to the pool area, abundant mature trees, and of course, The Allison's estate vineyards. Perhaps the most striking architectural feature is the sedum roof over the meeting facility which makes a strong statement about the property's commitment to lessening impact on the land - slowing rainwater runoff and preserving the existing ecosystem. "Decisions that reflect honesty and integrity abound in every aspect of the architectural plan," notes GGLO's Senior Associate, Pamela Trevithick.

Exterior

Ultimately, GGLO's design has resulted in a single four-story structure with two wings built into the hillside itself, gently rising from the ground level. The Allison is an 'outward facing' design intended to take full advantage of pristine vistas available on all sides of the property. The resort is designed to be a contemporary wine country 'estate' with numerous areas to roam and explore, including various gardens and sites. The extensive use of stone walls that extend from all sides of the structure enclosing numerous gardens are perhaps the ultimate expression of this 'estate' concept. The singular structure also reinforces the idea of a hospitality venue which has various wings built to service different purposes.

Notable is the main entry on the property's third floor. Traditionally, a property would stand four stories tall above the ground floor lobby. In the case of The Allison, even first floor rooms are elevated far above the main road below and provide expansive views. The third floor of the property is known as the 'Main Level' of the Inn. The 'Suite Level' occupies the top floor while the 'Spa Level' is located on the second floor and the 'Terrace Level' completes the ground floor.

GGLO did not attempt to define a 'Northwest' architectural style per se, but there was great intention to avoid specific elements, specifically anything too 'precious' and anything that resembled a 'lodge.' One good example of this effort is the total lack of exposed joint fasteners in any of the design or construction which would be iconic of a lodge. The result is something exceptionally contemporary, in keeping with the Austin family's sensibilities for honest use of materials and lowest possible impact on the land.

Roof forms and materials were designed to take full advantage of the site as well, including the maximization of solar access so that the property's roof panels can maximize sun capture throughout the day.



The materials were chosen in careful consideration of Oregon's weather climate. The use of indigenous wood was considered but does not hold up well over time. Oregon wood is found extensively throughout property's interior where it can be seen and touched by guests. Other wood products were considered, including wood siding, but again, maintenance concerns and the ability for the project to exist beautifully over time eliminated options that would necessitate frequent painting. The wood selected for the exterior is a Prodema (engineered, sealed and polished fine wood product) designed to last as long as possible in Oregon's variable climate with low maintenance. Premiums were placed on applications that would provide maximum durability and longevity with an eye for practical maintenance costs and low environmental impacts. The use of Montana mossy rock, metal and glass entrances as opposed to timbers is a good example of the emphasis on the practical and timeless.

Local culture played a major role in influencing the design. The Austin family's vision for The Allison was one of a 'feast for the senses' and the bounty of the Willamette Valley is expressed not only through its connection to the adjacent vineyards but also to the abundant crops of hazelnuts, blueberries, olive trees, flower and herb gardens. Even the materials - wood and natural stone - are meant to reinforce the 'feast' that is the Willamette Valley and the generous use of glass is intended to bring the outside 'in' so there is no need to 'theme' the property - and the result is a timeless expression as opposed to a property created to address a fad of the moment. The fact that this is a 'legacy' project necessitated a design that anticipated the needs and tastes of future generations.

Entrances for the spa, the restaurant and the meeting facilities were designed so that guests would not need to locate the hotel lobby to gain access to their destinations - thus eliminating the notion of having to go into 'a hotel' when attending a function, enjoying a day spa visit or dining at Jory.

Jory Restaurant

Jory is informal in its nature and it is distinguished by an exceptionally large number of dining options it provides, from a Chefs Table to private dining room for intimate parties to options indoors, outdoors, in the adjacent Living Room or at the Open Kitchen's bar. Guests who enter the restaurant will sense that this is a place that celebrates the joy of cooking, openly and in a contemporary, authentic fashion where fresh ingredients are the star. The name Jory reinforces the miracle of Willamette Valley's fertile soil and the crops that it produces, including its prized Pinot Noir, prominently displayed in various open wine closets. The restaurant was designed to be flexible enough to host cooking classes, wine tastings and be able to expand and contract as necessary. It also is unusual that room service throughout the property at all hours of day and night would reflect the same menu as the property's signature restaurant, but this is very much the design of the restaurant at The Allison.

Interior Design

Interior features of the restaurant and Living Room lobby are very much in keeping with the values imbedded in each of the guest rooms at The Allison - an emphasis is on casual warmth and comfort knowing guests are likely to spend much time in the accommodations and require exceptionally comfortable features. Spacious guest rooms, with a minimum of 490 square feet, feature gas fireplaces, deep-set window seats with custom bolster and fabrics by Henry Calvin (Medford OR). Luxurious five-fixture bathrooms boast double sinks, separate showers and six-foot soaking tubs with a 'sliding wall' that can be drawn to expose the outdoor views. Bedroom fabrics include rich and sumptuous chenilles, cottons and velvets in the color palate of Oregon's Wine Country - Umbria, Green Apple, Mint, Mocha, Gold, Toast, Cayenne, Heat, Bloody Mary, Chestnut, Amber, Platinum and Chai - so that the indoors and outdoors are a harmonious vision.



Built-in features include a wet bar, dining table made from Oregon Walnut, television cabinet and clothing closet complete with built-in ironing board. The image of curling up in the inviting window seat with an afghan blanket while reading a book and admiring the vistas alongside the working fireplace was very much a driving vision.

Interior items that guests won't see but have been included to create a more luxurious experience include the extraordinary HVAC system, acoustical issues and lighting options. Three good examples of luxury are found in decisions around room shades, room service and the dining table. It was decided not to have any form of manual shades but rather have all the room shades operated electronically. In-room dining menus are paperless and accessed and ordered electronically through television controls. Every item in the room has the feeling of been custom crafted, worked and turned by hand. Examples include copper fireplace tiles, the stylish metal table leg, the highly fashioned desk chair, metal knobs and pulls. The dark bronze custom metal table leg, forged by international ironworks, is particularly noteworthy - an homage to the renowned interior designer Clodagh whose approach and inspiration for a table lamp could be re-imagined and reinterpreted on a larger scale for this unique application. Much thought was taken to ensure each and every room's seating and furniture maximize views and privacy. Each room also features a balcony or terrace designed for seclusion, outfitted with premium teak outdoor furniture from Janus et cie. Original art by Oregon artists is also featured in each of the rooms.

Two members of the Austin family have lent their extraordinary artistic expertise so that The Allison could be as authentic an expression of Oregon as possible - all original art throughout the Inn is curated and coordinated by daughter Loni Austin Parrish, an accomplished artist in her own right, who will be showcasing Oregon artists to fulfill the property's needs. The extensive use of wood in the public areas and the dining tables in the restaurant are made possible by son Ken Austin III, whose particular Oregon woodworking skills enable the Inn to pay tribute to the state's single greatest identity - trees.

Artistic details are found not only in the rooms but also are located throughout all public spaces, including the 12,000 square feet of function space. Above elevator banks and around corners are refined artistic and crafted solutions and applications providing a 'feast for the senses' and demonstrating the touch of human expertise found in every piece of furniture and design element. The extraordinary 'cloud' light fixtures in the Ballroom Reception Foyer are examples of this artistry and a central staircase that could have been mundane is, instead, a four-story circular staircase entirely encased with glass. Vicki Simon of San Francisco has created the custom rugs that appear in the Living Room to resemble the cultivated fields of the Willamette Valley, reflecting the rich colors of nature in a one-of-a-kind design. All of the function spaces feature large terraces and oversized picture windows to capture Willamette Valley views. The Living Room lobby boasts a massive stone hearth and its balcony features an outdoor fire pit.

The Allison Spa

Many spas are strictly 'internally-focused' spaces but The Allison Spa takes full advantage of its setting and brings the outdoors inside in keeping with the same approach offered in the public areas. Private lounges with outdoor gardens and fire pits add to the sense of luxury and reinforce Oregon's renown qualities including the clean air and water. Rapidly renewable Aspen fiber flooring enriches the spa while reducing the demand on old growth timber. The largest architectural feature of the Spa area is the vanishing edge indoor swimming pool with floor-to-ceiling folding glass doors enabling swimmers to enjoy sunny days in the Valley. A curtain of copper draping on the curved circular wall provides heightened drama for the entrance.

Landscaping and Gardens

The extensive use of stone on the building's exterior and in its expansive gardens is also a tribute to the namesake of The Allison. During the Ice Age (15,000 years ago), massive glacial flooding (known as the Missoula floods) released Montana waters at such a volume that the entire Willamette Valley was covered by a body of water known as Lake Allison. All of the stone at The Allison has been brought in from Montana as the ultimate expression of the birthplace of the Willamette Valley. "The hotel's front entrance, cascading water features, and a visual 'lake' are designed to pay homage to the lore of Lake Allison," notes GGLO's landscape architect Mark Sindell. The pool area will feature the most dramatic treatment available in an indoor design - a vanishing edge that appears flush with the decking and is made even more dramatic by highlighting bluestone used on the bottom of the pool.



Outdoor venues at The Allison have been fashioned to reflect four distinct areas and themes - the vineyards, the woodlands, the estate gardens and parklands, each designed for group events and quiet enjoyment. Guests are encouraged to walk the extensive trail system and experience the different sections of the estate. The formal gardens are in the east wing and are distinguished by extensive hedges. These are four-season gardens and will always have something interesting to experience. The one-acre Chef's garden is on the west side of the site. Both the Spa and the Restaurant will be able to utilize products from these gardens on a daily basis. The Meadow Garden is a good example of an area that would be ideal for an informal picnic. Wedding couples can select from numerous venues including Estate Garden, the expansive lawn that serves as the inn's largest formal garden event space.

More than 70,000 plants and trees have been brought onto the property. This is noteworthy both because of the size, quality and quantity of trees being brought onto the site and provides a sense of 'instant forest,' bringing a net positive in terms of agriculture and vegetation to a site that was formerly unproductive field land inside the city limits of Newberg.

Wildflowers will be abundant and visual on the site and, of course, the Inn features a five-acre working vineyard on an extraordinary parcel of land that includes all three of Oregon's major soil types - Jory, Willa-Kenzie and Woodburn. The vineyard is being managed by famed Oregon vintner David Adelsheim and the first vintage from The Allison vineyard is expected in 2011.

Green Design Features

GGLO is recognized for expertise in sustainable building and The Allison represents the company's most significant hospitality project to date. GGLO has positioned a team member dedicated specifically to address The Allison's LEED certification goals and a five-page LEED Project Narrative lists more than 30 sustainable features of the property grouped into water efficiency, energy efficiency, materials and operations. The previously-noted sedum roof works in tandem with a series of photovoltaic solar panels across the remaining roof area that will generate a full seven percent of the property's energy needs.

Green building practices were decided upon not to be trendy, but rather, out of a desire for good, authentic, honest, common sense design and a long term commitment to the community. The management team is pursuing LEED certification as the ultimate expression of this value.

Currently, there are only thirteen properties worldwide that have achieved LEED certification. In essence, past policy has subsidized insensitive building practices in this industry segment. LEED is all about receiving a Green 'seal' - certifying the operational practices.

So much about 'Green' building has to do with hydrology and minimizing the human impact of the building on the natural ecosystem (i.e. working to ensure the building is built in a way to slow down and remove potential pollutants from storm water run-off). The planted roof filters are designed to do this and the planted roof and low sloped roofing materials reject solar heat buildup to minimize the building's microclimate impact.

'The Allison demonstrates that luxury, comfort and quality do not have to be compromised for energy efficiency and sustainability,' notes GGLO's LEED specialist Alicia Daniels Uhlig.

As a leader in this area, GGLO has been in a position to make myriad recommendations to the family with regards to every aspect of the project, from building materials to operations. A good example of this teamwork is the solution crafted for irrigation whereby the equipment was installed to accept future City of Newberg reclaimed water supply which will eliminate potable water use for landscaping going forward. This is information GGLO was able to bring to the table and coordinate in conjunction with construction.

Alternate transportation for guests, carpools and preferred parking for low-emitting vehicles all are part and parcel of the environmental design plan. The plan also calls for The Allison to be active in 'Green' education. The property will serve as a case study for future developers. Staff will be provided details on the building's features so that they can share the distinguishing characteristics with guests.

One of the features that best demonstrates the developer's ingenuity is a 9 foot tall weather station on The Allison's west side. This is designed to monitor and provide predictive information to management and ultimately can be used to impact everything from water disbursement to harvesting decisions. In essence, underneath its rural exterior and behind the simple creature comforts that make The Allison Inn & Spa a haven for relaxation is a complex, immaculate and intensely modern structure sporting the most efficient and state-of-the-art environmental features available today.

There were relatively few challenges with the site, particularly when compared with other projects GGLO has addressed. It is notable that very few trees needed to be cleared for the project as the parcel was primarily under-developed, unplanted land within Newberg's limits.

GGLO's team approach to architecture is considered a novel one for the industry inasmuch as there is no 'lead' or 'principal' architect on the project. There is a 'lead' for interiors, a 'lead' for exterior and a 'lead' for landscape, as GGLO is structured, and there is true collaboration throughout the process where each segment informs the other. The result is tremendous value added to the project and an end product with superior integration and integrity. This is a visionary way of operating in architectural environments, but it is expected more firms will move toward this organizational structure in the future. "I give much credit to the functionality of the GGLO team approach in terms of our ability to keep the development on time and on budget," notes Pierre Zreik, Managing Director of The Allison.

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