

KILLIAN PACIFIC BORA

EA 20-194404
DESIGN ADVICE REQUEST
WELBY



With this project, we aspire to provide a sustainable housing option that is integrated into the neighborhood, driven by wellness, and designed to stand for generations to come.

SUSTAINABILITY

We are committed to continuous innovation that supports a more **environmentally-friendly approach to development**. We believe building with mass timber is the most sustainable path forward. Once complete, Welby will be the tallest mass timber building in Portland.

CREATIVE EXPRESSION

Art is an essential component of community, culture, and placemaking. We will engage art consultants and arts organizations early in our process to best integrate art moments into the design. We will design for activation opportunities early on in order to participate and engage the community in arts-inspired events like ‘First Thursday.’

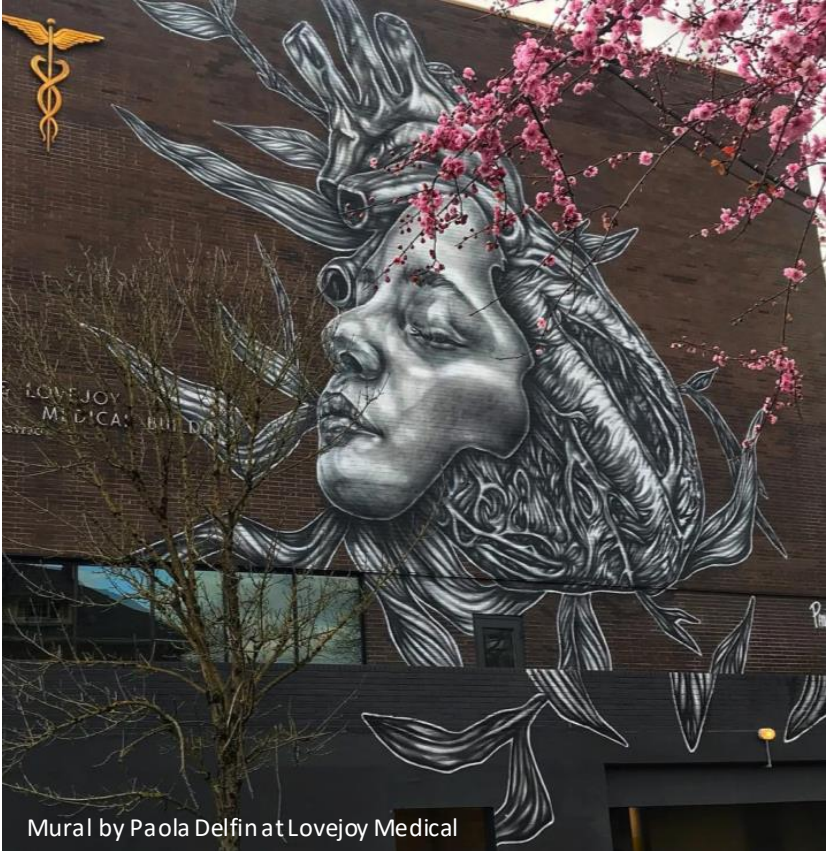
DIVERSITY EQUITY & INCLUSION

Throughout the design process **we will include varying perspectives, abilities, demographics, and cultural backgrounds** to ensure we are arriving at inclusive and equitable design solutions. We will solicit ongoing feedback and engage a DEI consultant to help hold us accountable to our goals. **Inclusionary housing will be provided within the project, focusing on larger unit types per City goals.**

ART PRECEDENTS



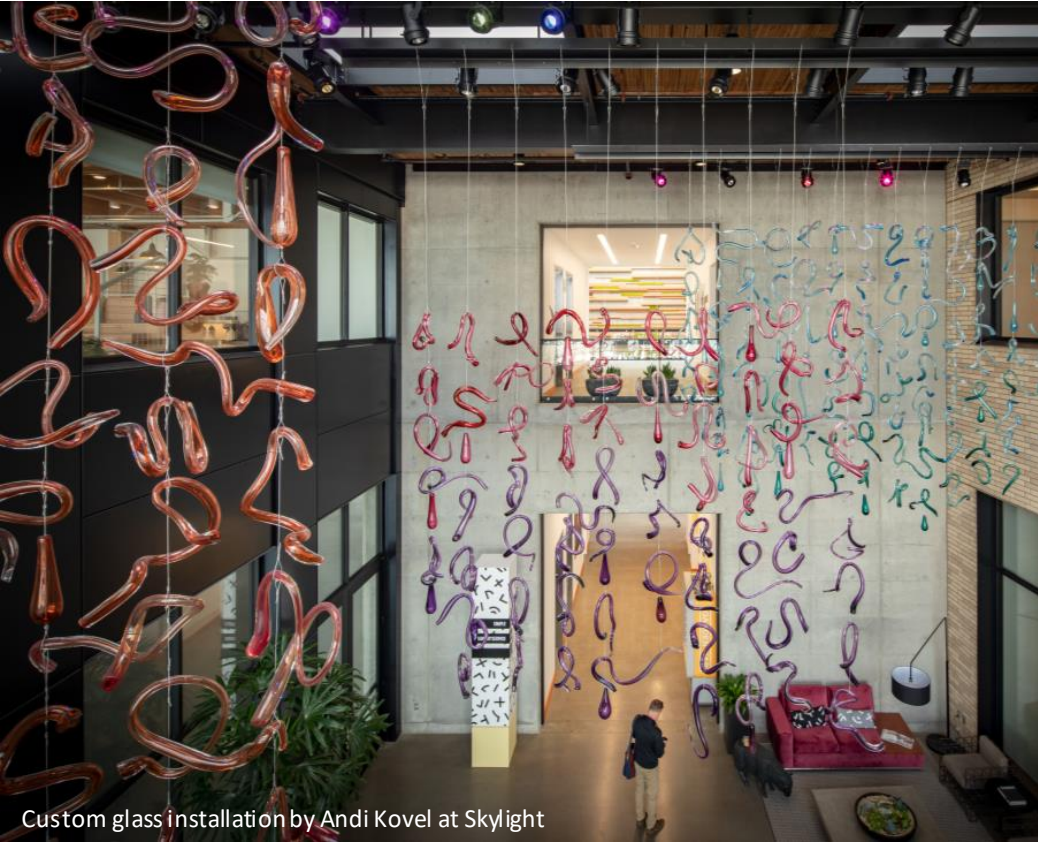
Ladies Up mural partnership with PSAA at Morrison Place



Mural by Paola Delfin at Lovejoy Medical



Mural by Derek Wu at Nova



Custom glass installation by Andi Kovel at Skylight



Ladies Up mural partnership with PSAA at Morrison Place



Graffiti gallery partnership with PSAA at the Electric Blocks

TEAM INFORMATION AND TABLE OF CONTENTS

WELBY

TEAM INFORMATION

Owner

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Contact: Tommy Solomon
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Phone: 503.226.1575

Civil Engineer

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Portland, OR 97214
Contact: David Humber
Phone: 503.946.6690

General Contractor

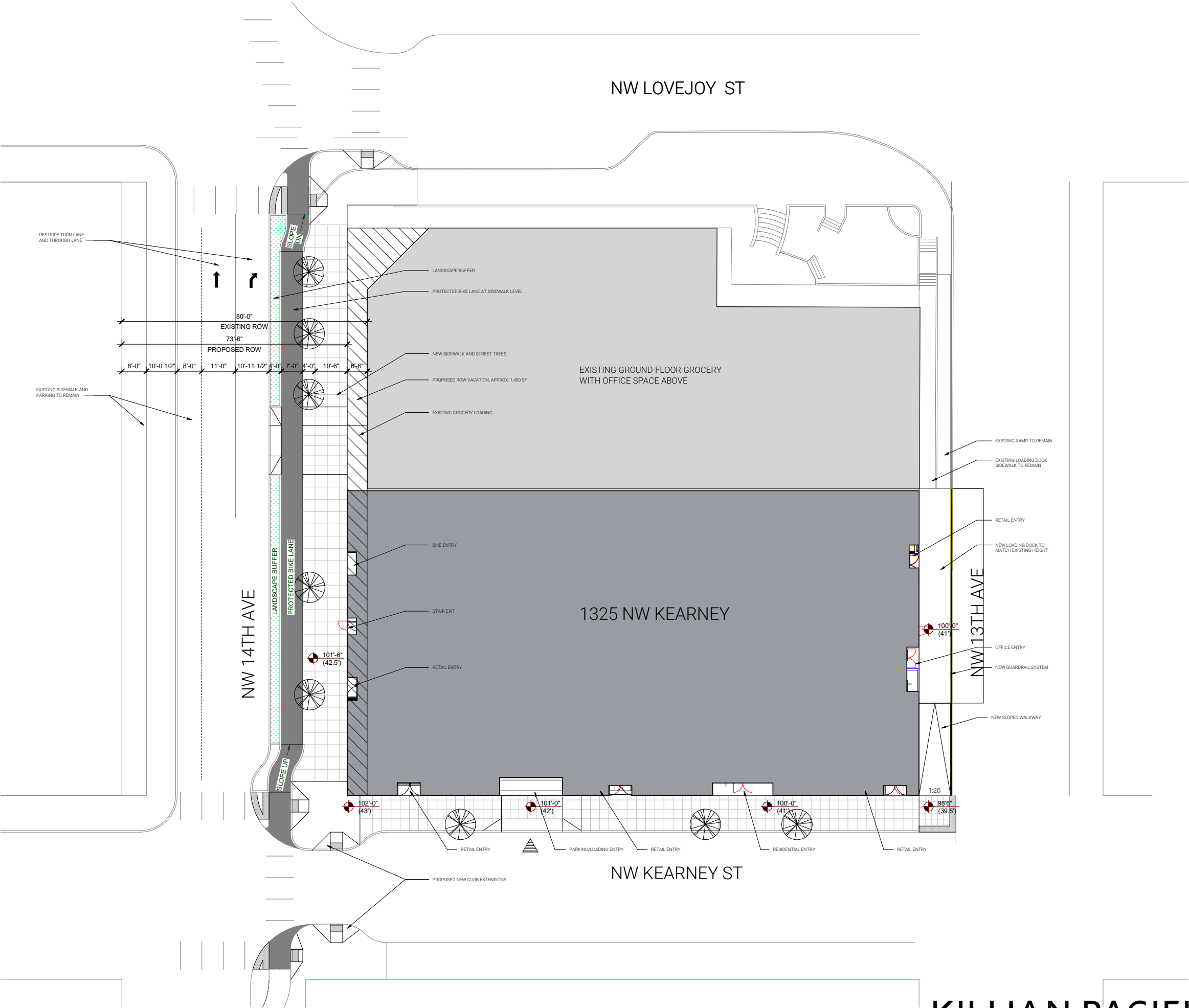
Turner Construction
1155 SW Morrison Street, Suite 600
Portland, OR 07205
Contact: Brian Saborn
Phone: 503.226.9825

Structural Engineer

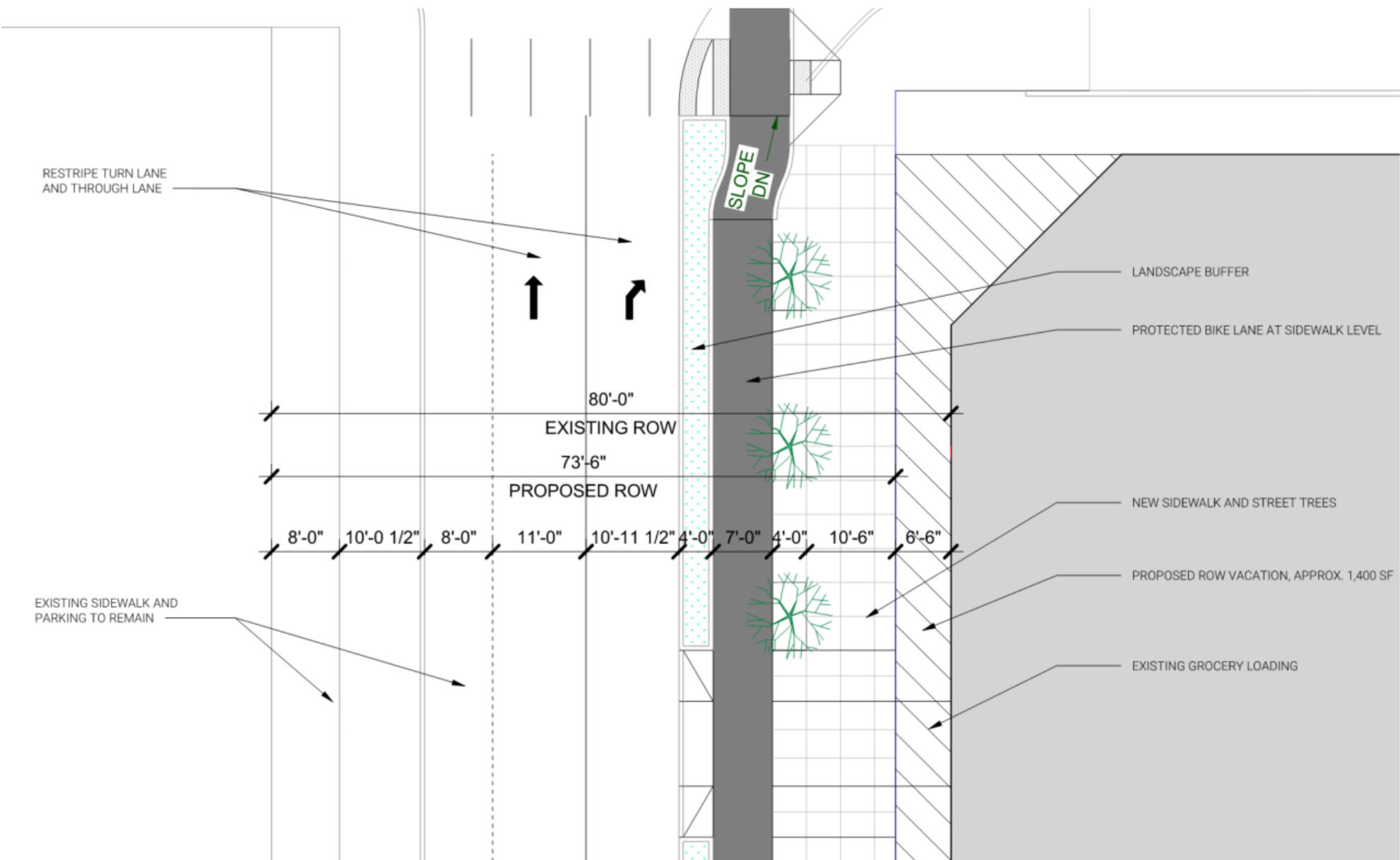
Holmes Structure
555 SE MLK Blvd, Suite 602
Portland, OR 97214
Contact: Eric McDonnell
Phone: 503.850.9132

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STREET VACATION



1.3.1 Typical Existing River District Streets	1.3.2 Typical New or Redeveloped River District Streets
60 ft.	60 ft.
36 ft.	34 ft.
12 ft. both sides	13 ft. both sides
May be extended at corners	May be extended at corners
One or two-way Two lanes	One or two-way Two lanes
Allowed both sides	Allowed both sides

TABLE FROM PORTLAND RIVER DISTRICT ROW
STANDARDS - PROPOSED DRAFT 01/29/2020

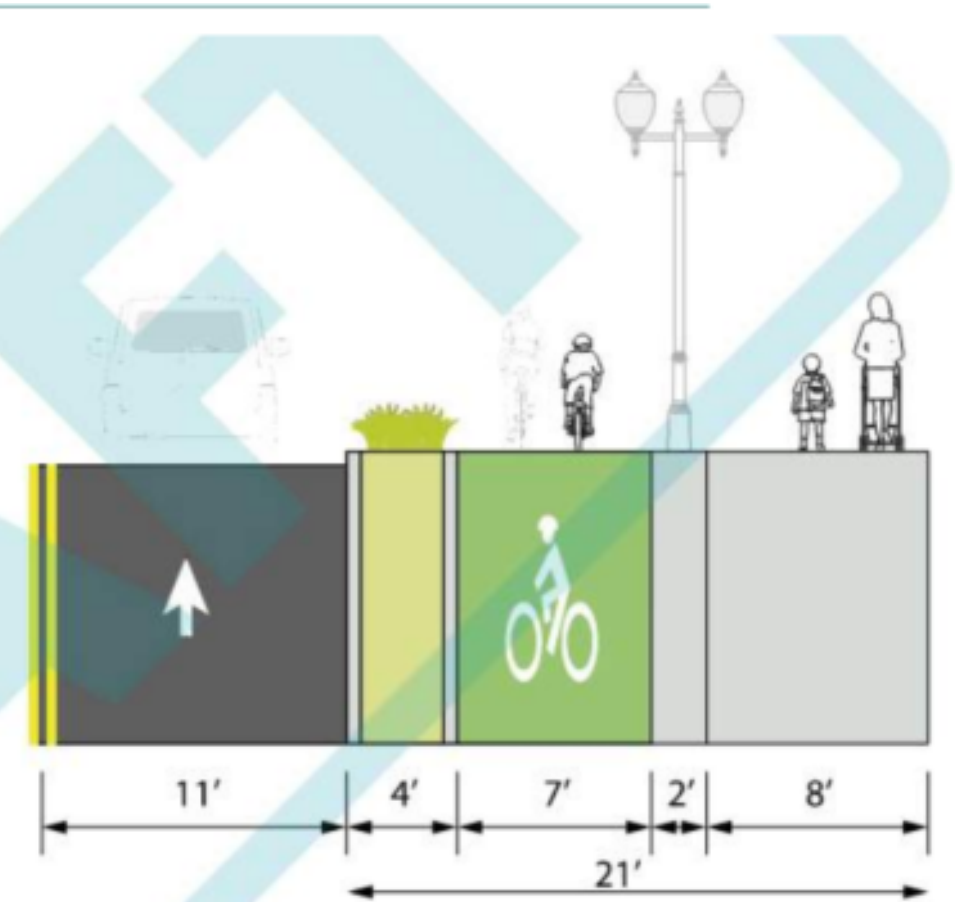
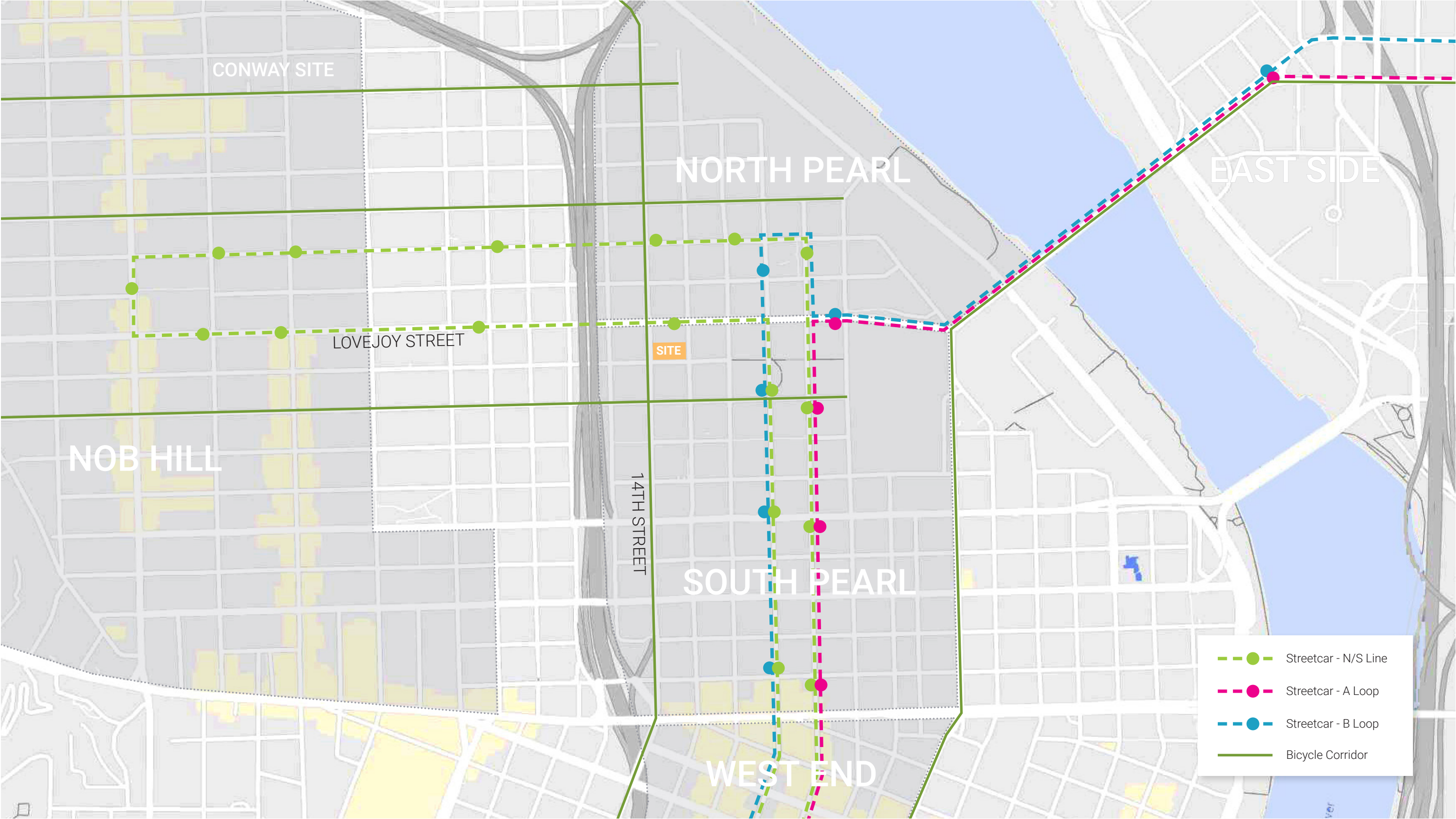


DIAGRAM FROM PORTLAND PROTECTED
BICYCLE LANE DESIGN GUIDE DRAFT

Section A

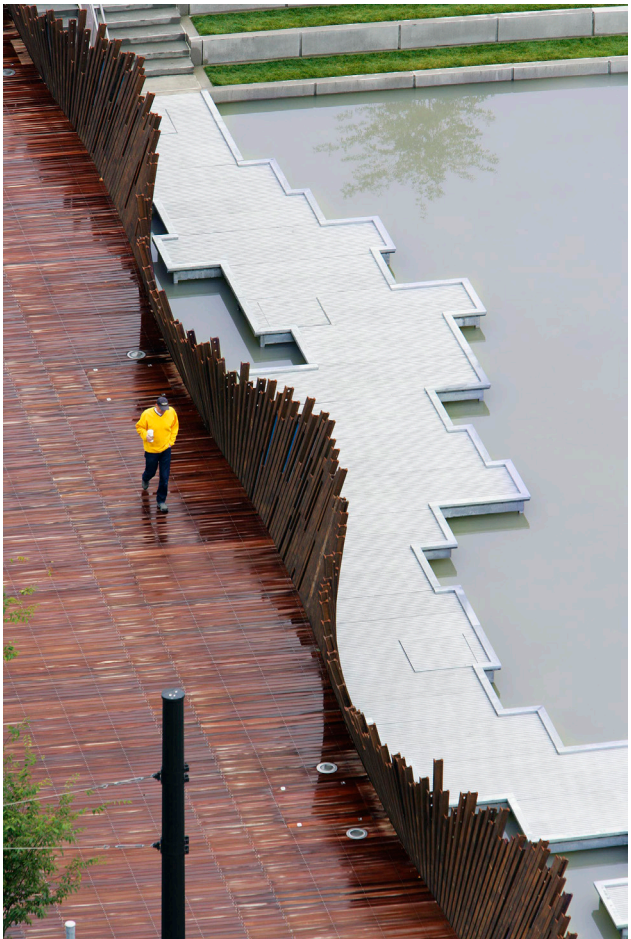
Context Study



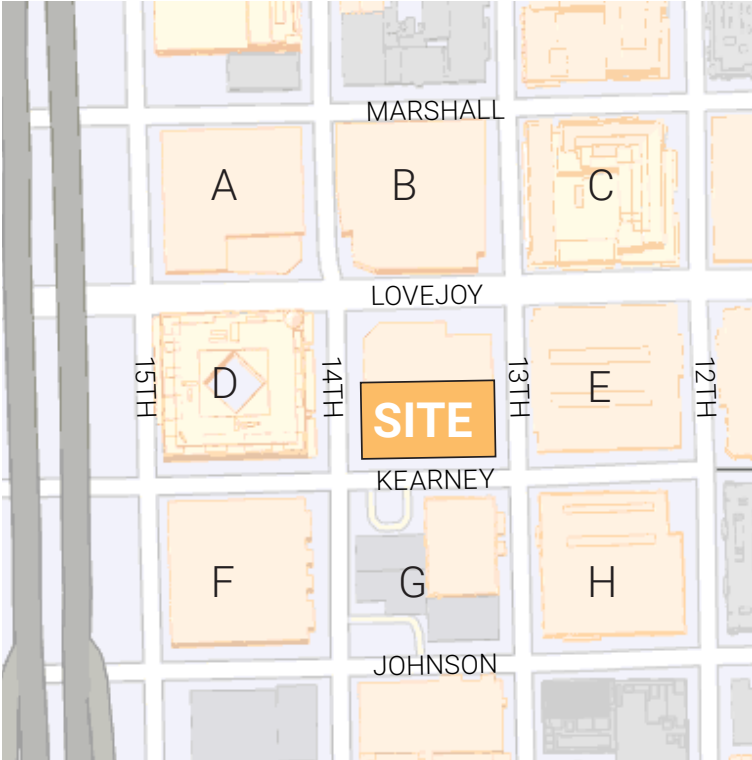
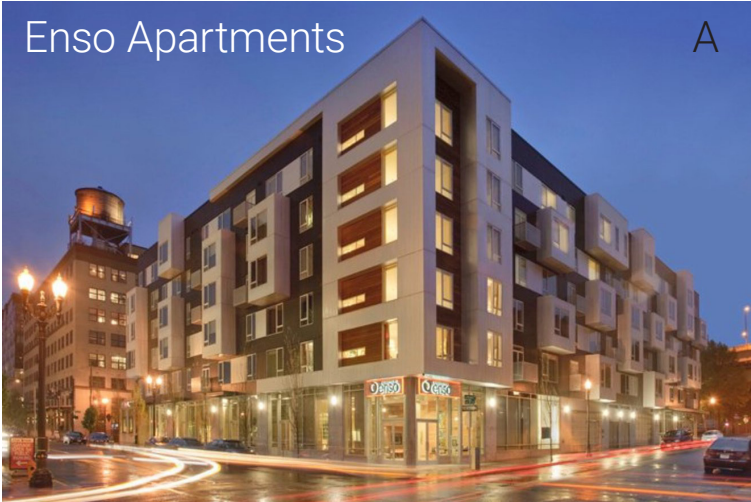
- Historic Context
- Revitalized Industrial
- Vibrant Arts Scene
- Active Public Space
- Convenient Transit Options
- Close to Everything



Site frontage on 13th provides an opportunity for Welby to enhance the active urban experience on the former loading docks.



SITE CONTEXT



Relation to Adjacent Buildings

The adjacent buildings provide an eclectic setting of old and new buildings which use a variety of building materials.

EXISTING CONDITIONS

VIEW EAST ON KEARNEY



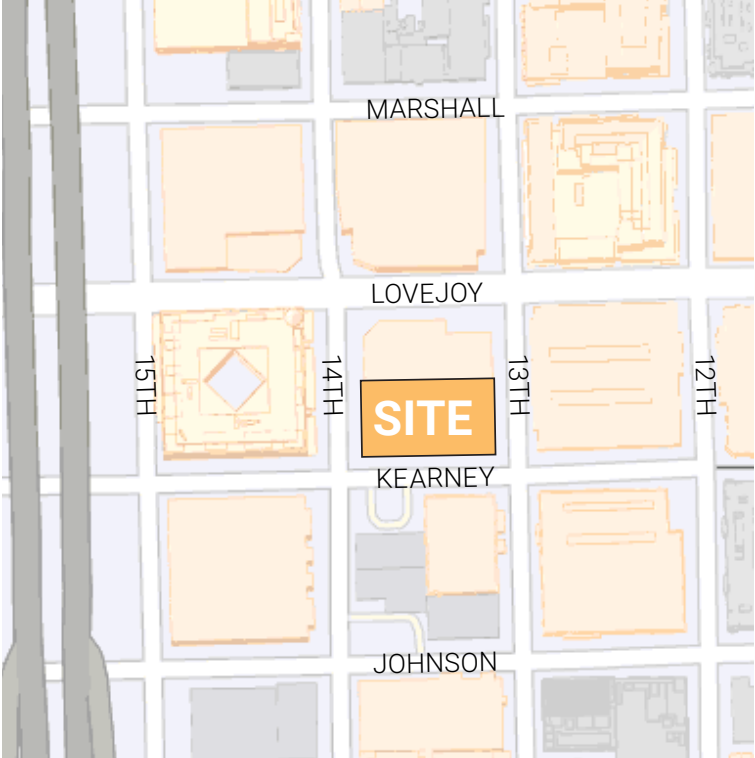
VIEW NE ON 14TH



VIEW WEST ON KEARNEY



VIEW NORTH ON 13TH

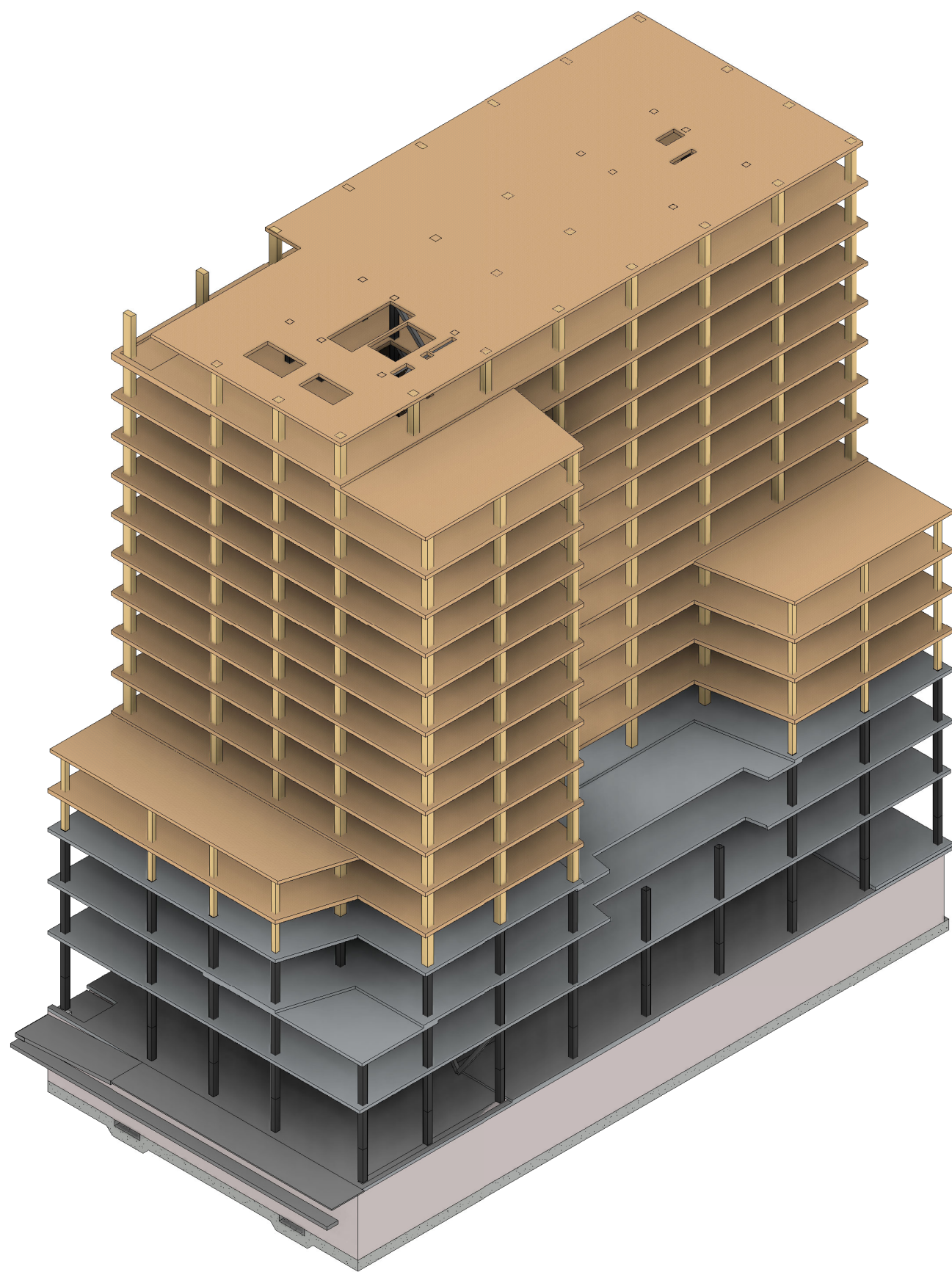


Section B

Design Concept



We imagine a building that celebrates sustainability, embraces nature, and creates indoor and outdoor experiences for everyone. This project moves the local point of view into a global one both culturally and artfully - and influences a new standard for wellness-inspired design in Portland. Here, the traditional white box apartment will take on texture, warmth, and light.

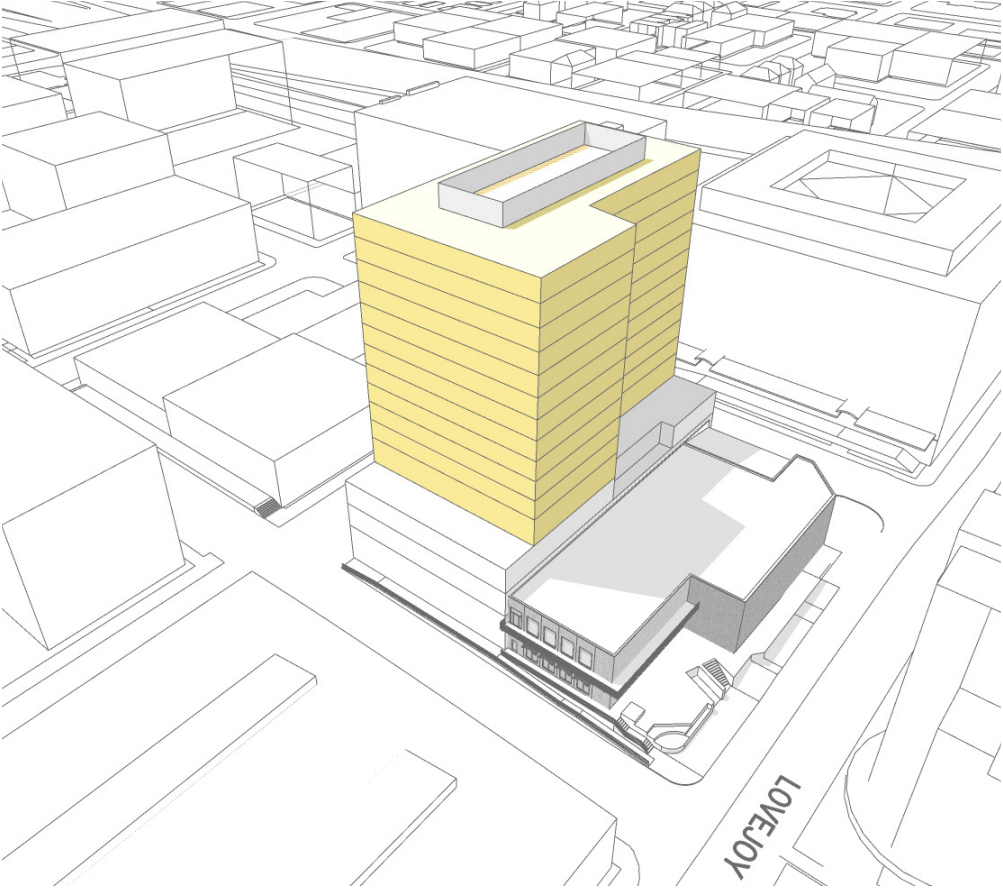


Welby celebrates mass timber as a sustainable and innovative building structure, reflects the Pearl District's identity and community, thoughtfully integrates indoor and outdoor space, inspires wellness, and progresses Portland forward.

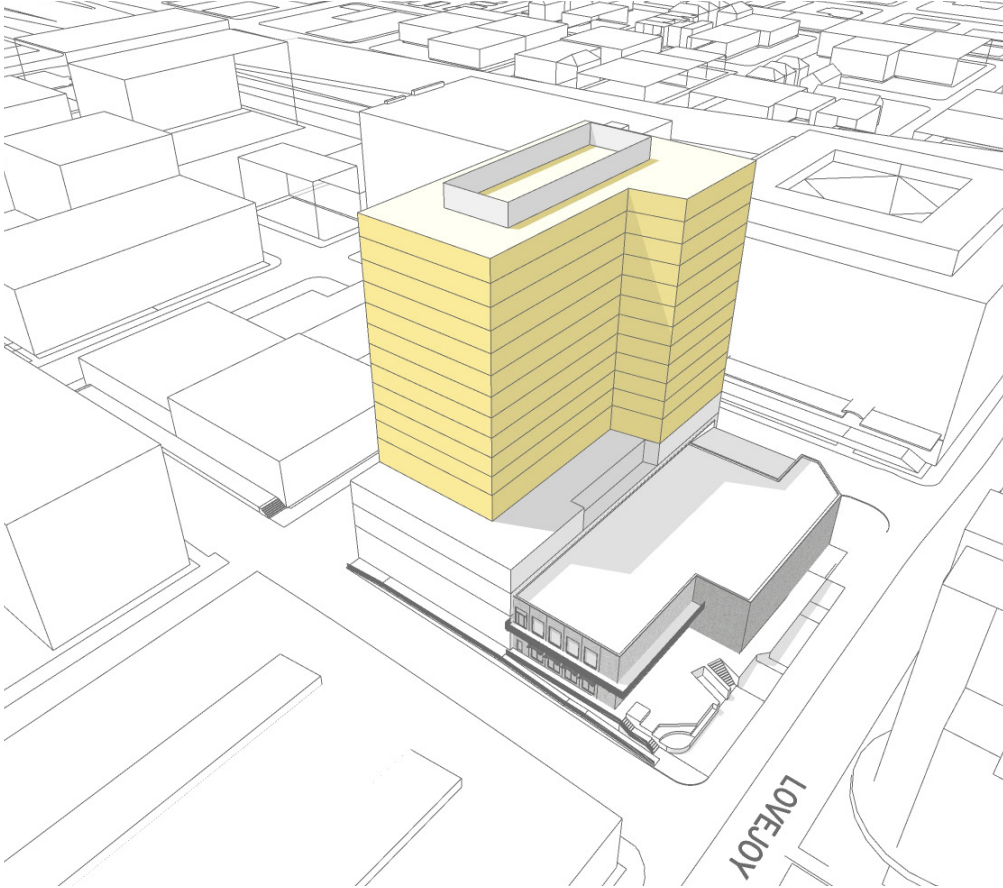




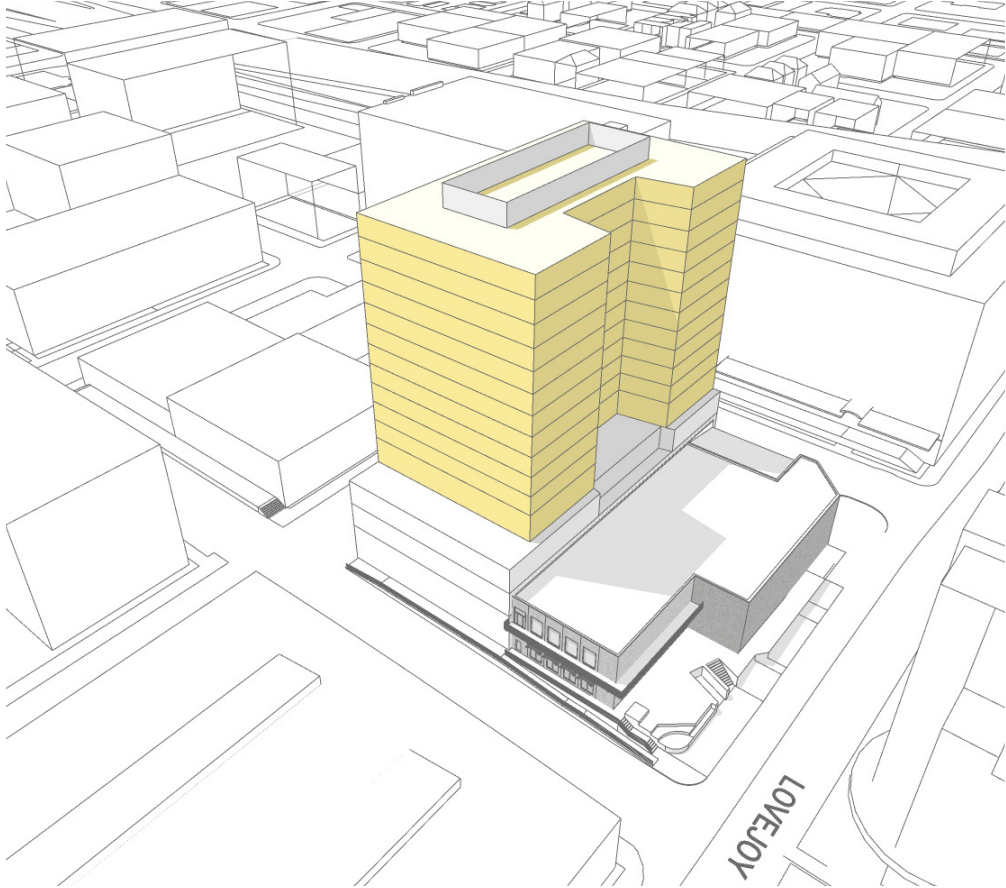
INITIAL MASSING EXPLORATIONS



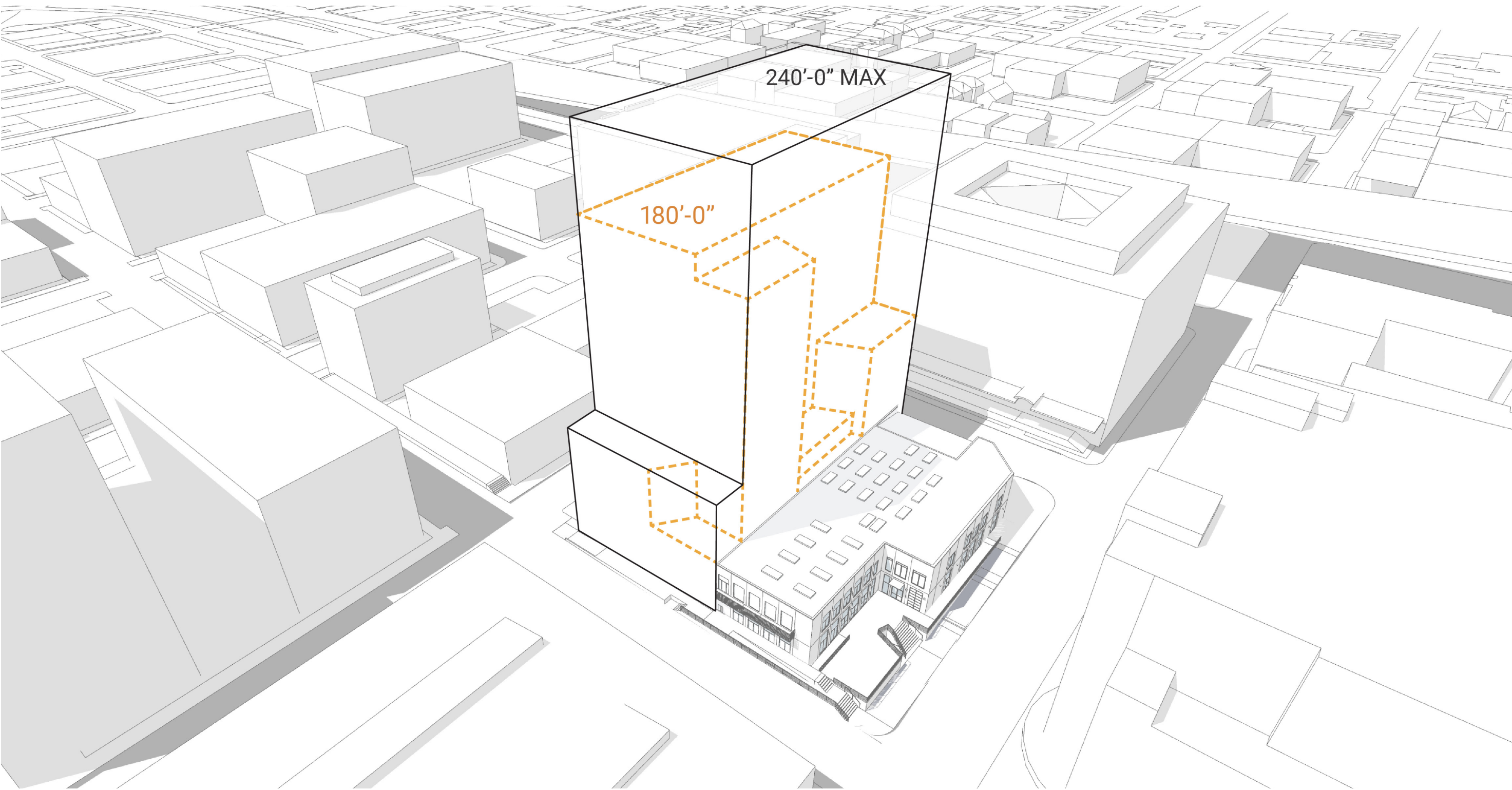
L-East



L-West

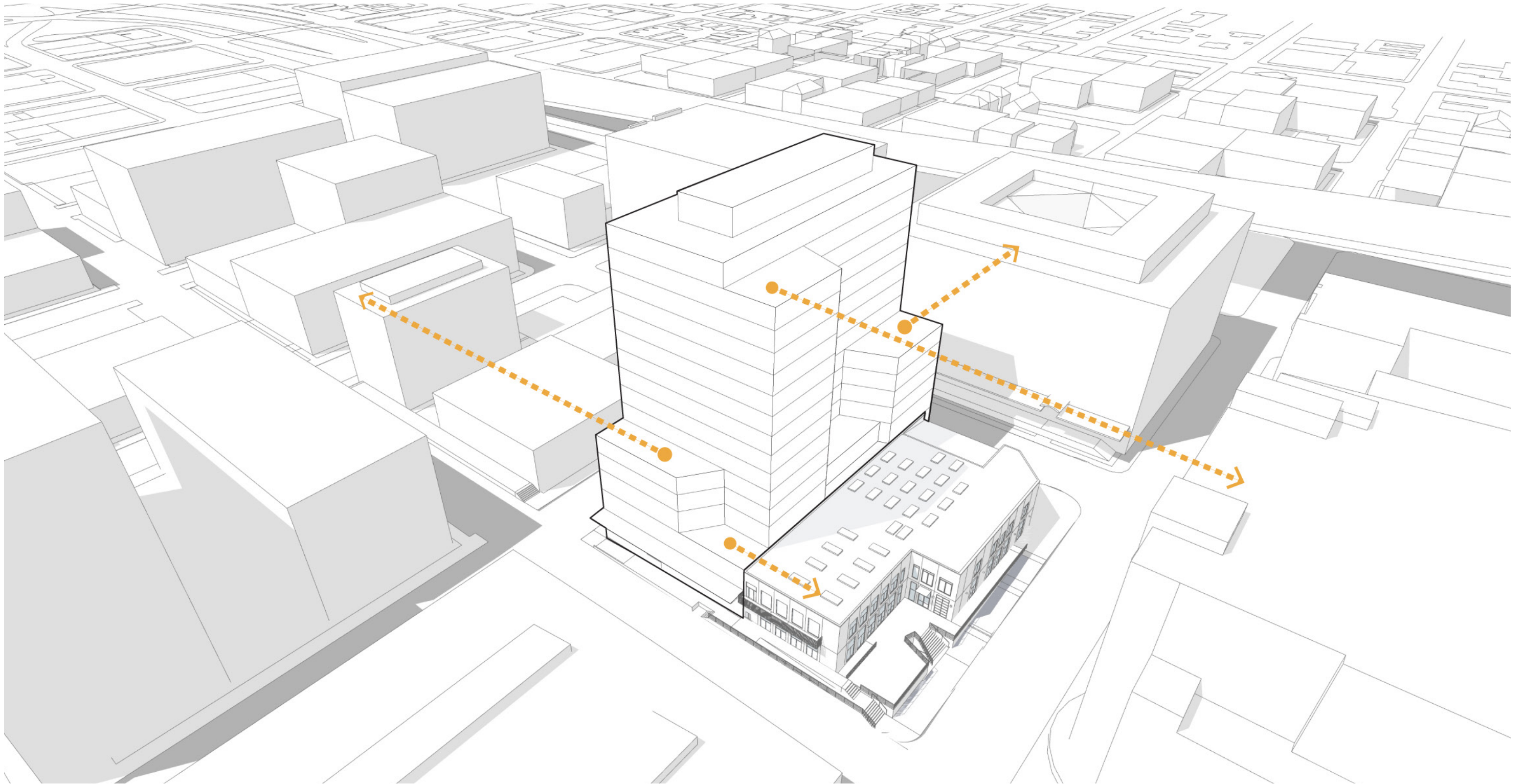


U-Shape



Responsive to Pearl District Scale

The building massing purposefully stays below the maximum building height and away from envelope boundaries to minimize mass and take advantage of mass-timber construction allowed below 180'-0".



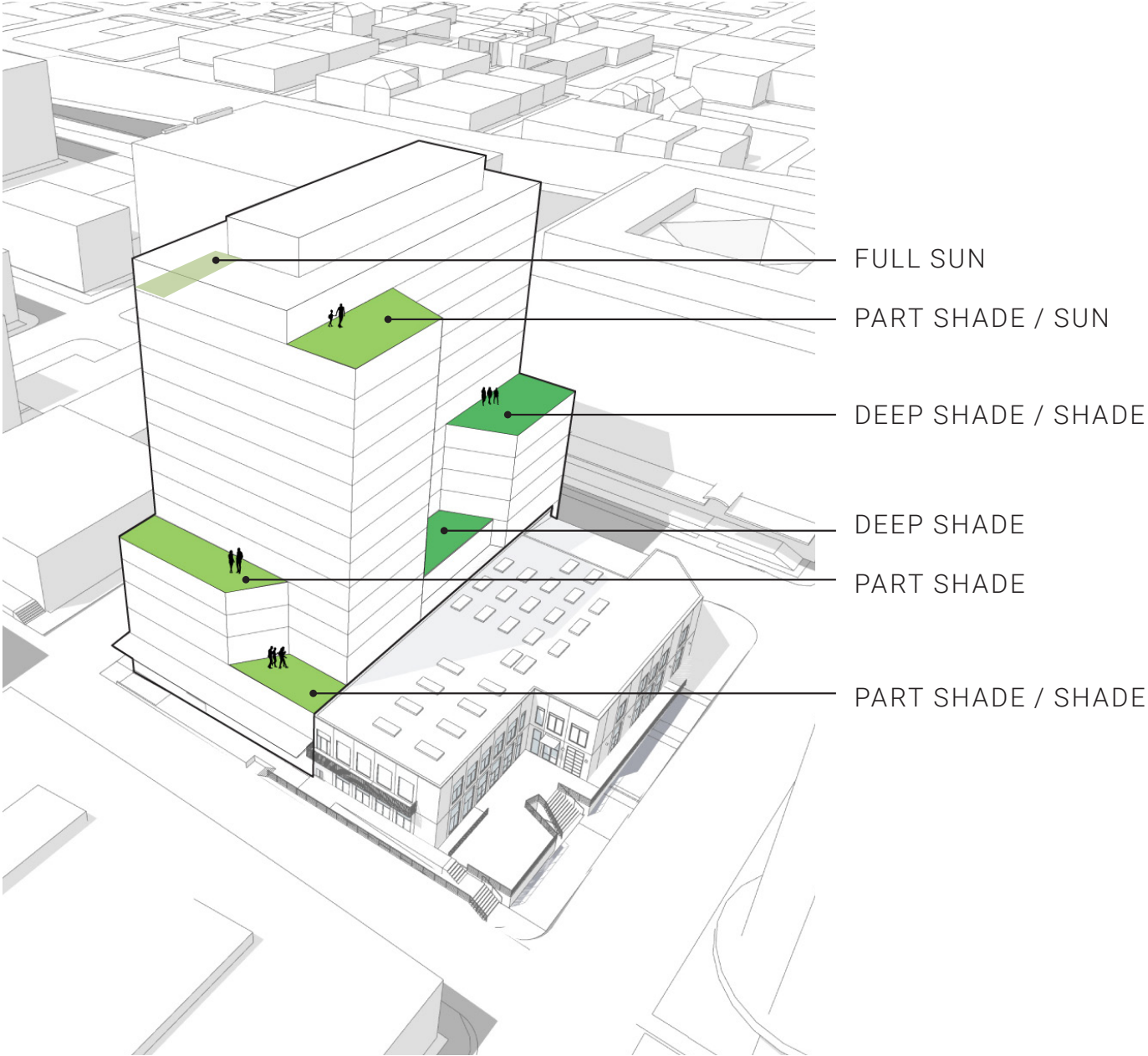
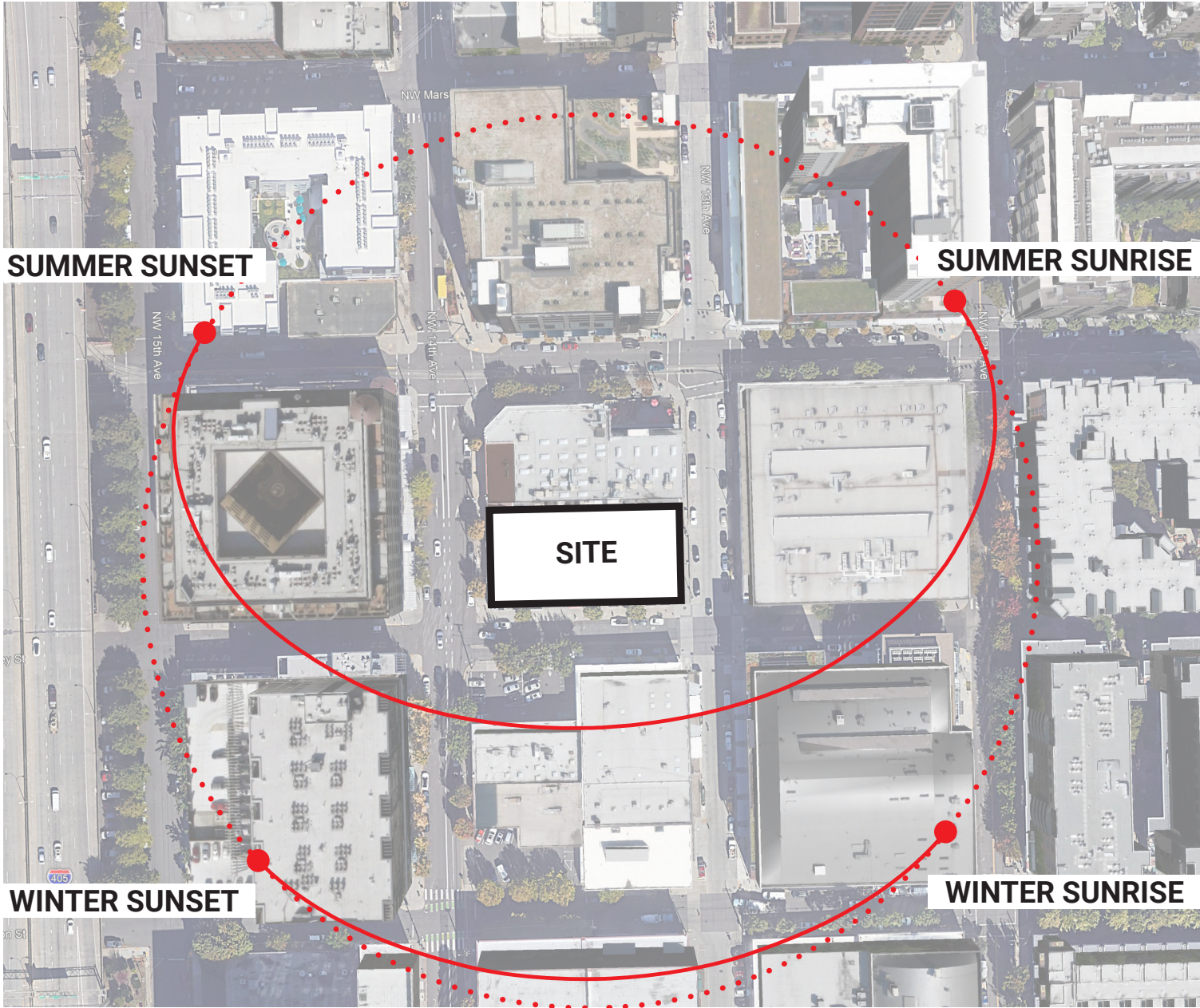
Responsive to Immediate Neighbors

The building steps down to meet adjacent buildings and the low-rise building it shares its site with to the north.



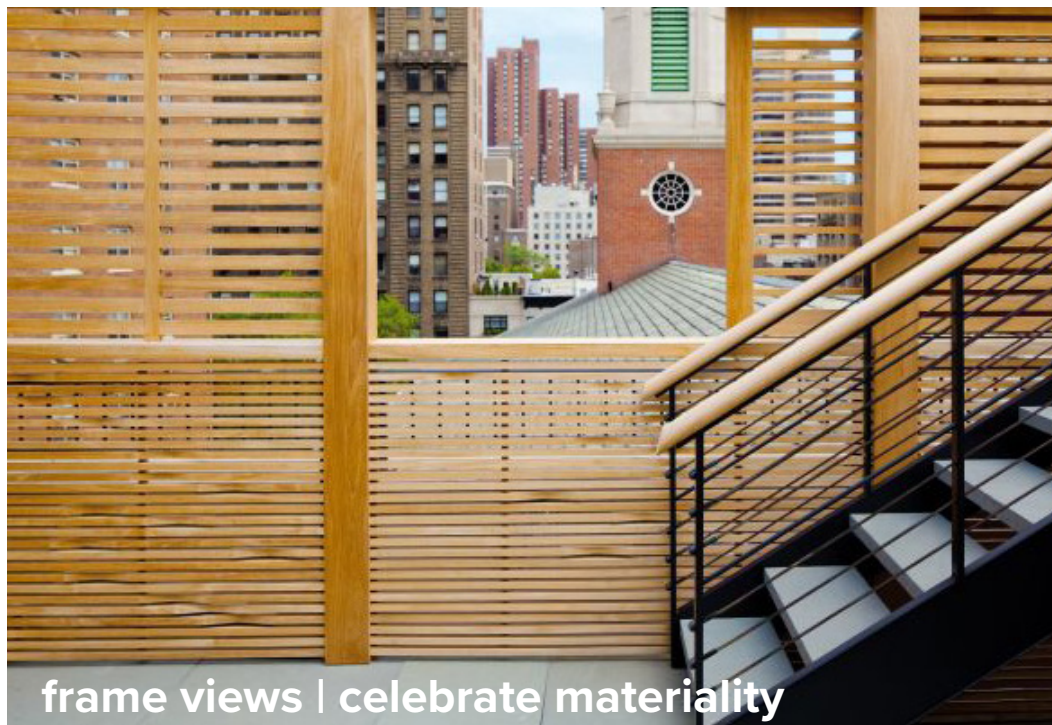
Hyper Responsiveness

Like the tree canopy in the forest, the design for Welby looks to be responsive to its environment.



Responsive to Natural Setting of Portland Vicinity

The stepped terraces create places to bring nature into the site in the form of multiple discrete gardens for gathering. These gardens receive differing amounts of sunlight throughout the day creating a diverse range of microclimates as the gardens step up the tower and across the site.



Section C

Building Plans

ZONING INFORMATION + PROGRAM SUMMARY

WELBY

ZONING SUMMARY

1325 NW Kearney

EXd – Central Employment

CC – Central City Fundamental Guidelines – River District

Parking Sector – River District 2

Pearl Development Transfer Opportunity Area

Site area	18,000 sf
ROW increase	650 sf
Total Proposed Site Area	18,650 sf
FAR 5:1 Base	93,250 sf
Inclusionary Housing Bonus – 3:1	55,950 sf (10% of bedrooms at 60% AMI)
Total FAR 8:1	149,200 sf

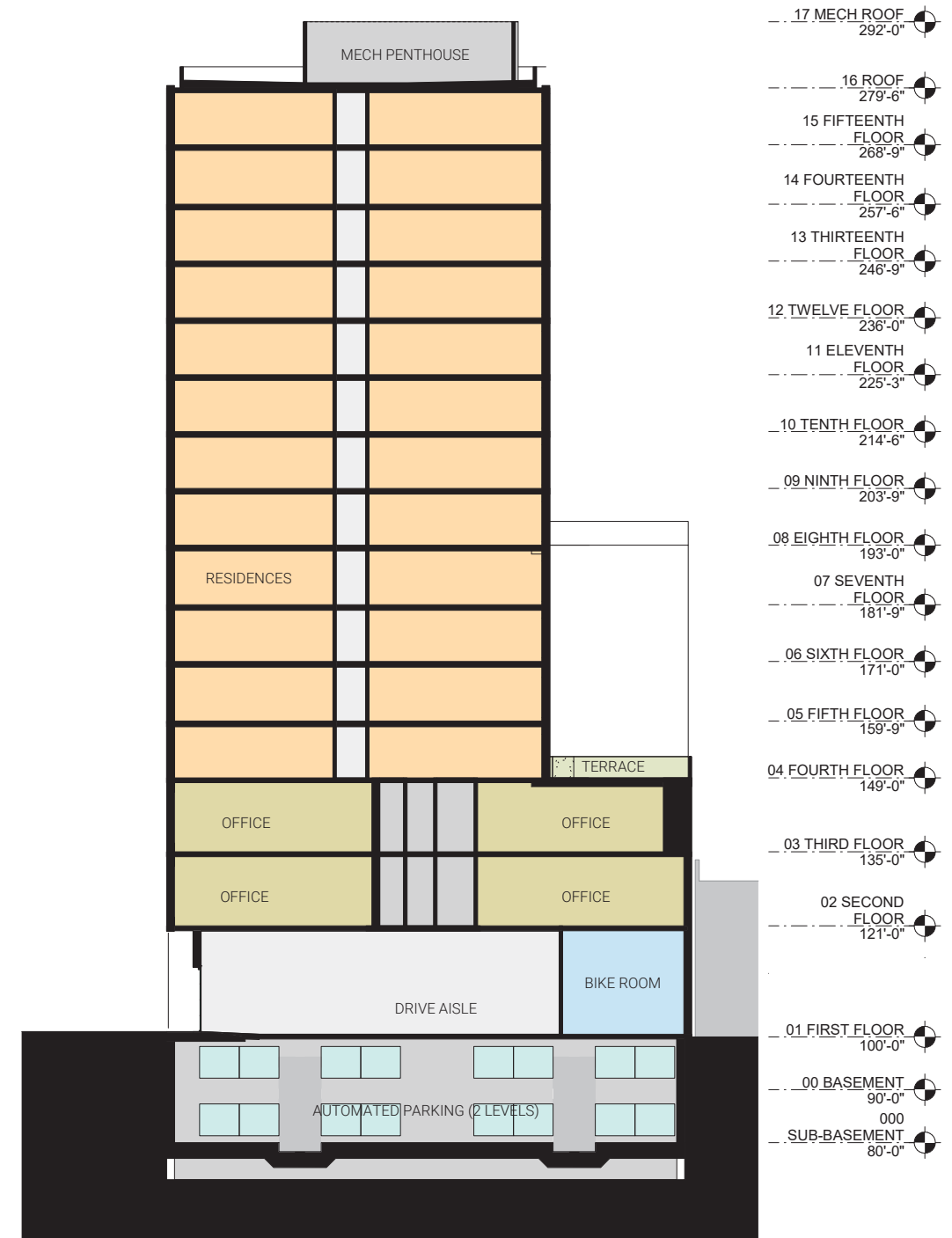
Proposed building FAR	224,497 sf (see program summary)
FAR transfer required	75,297 sf

Proposed building Height	180’ (12 levels Type IV-B over Type 1-A)
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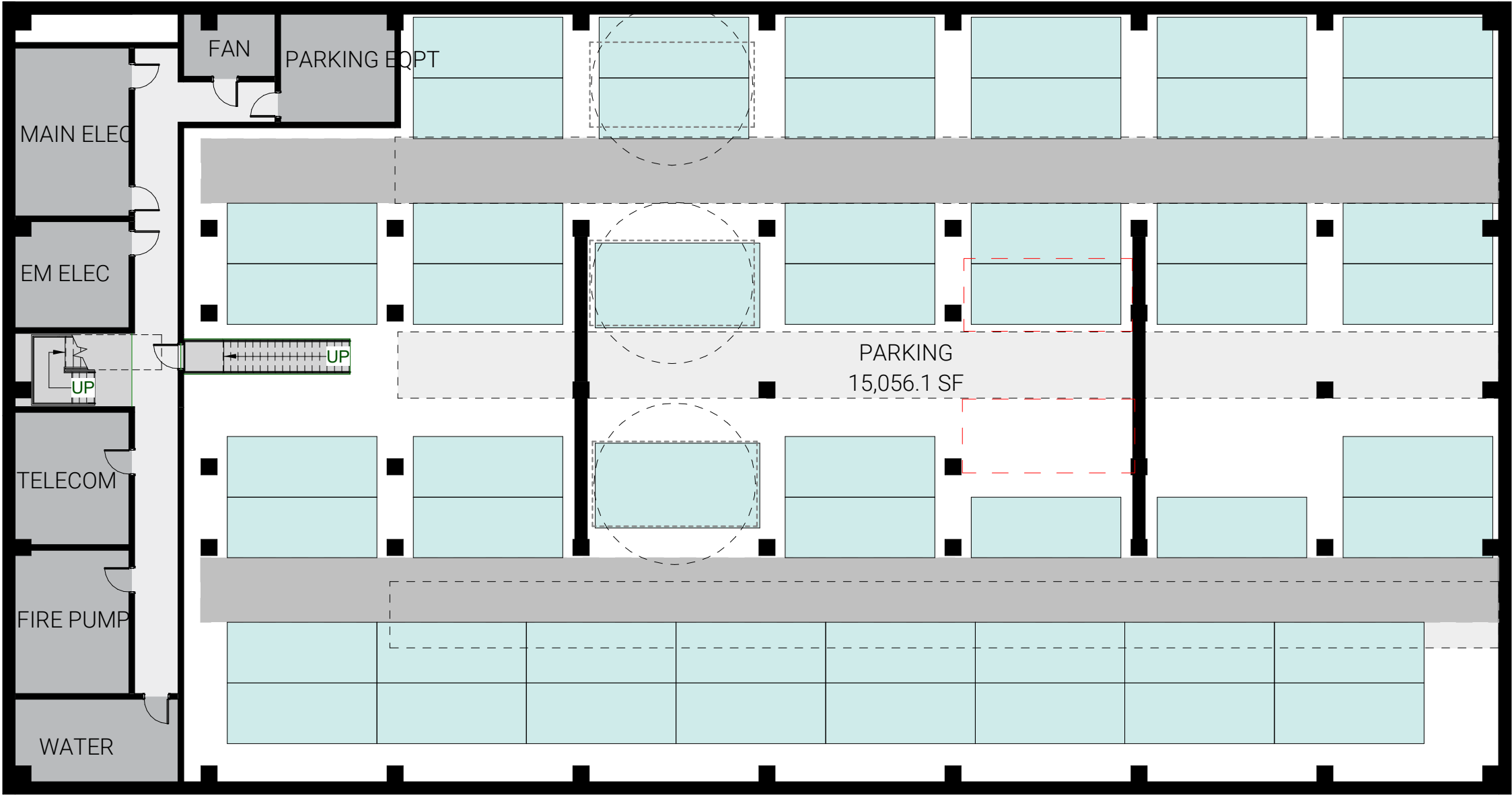
PROGRAM SUMMARY

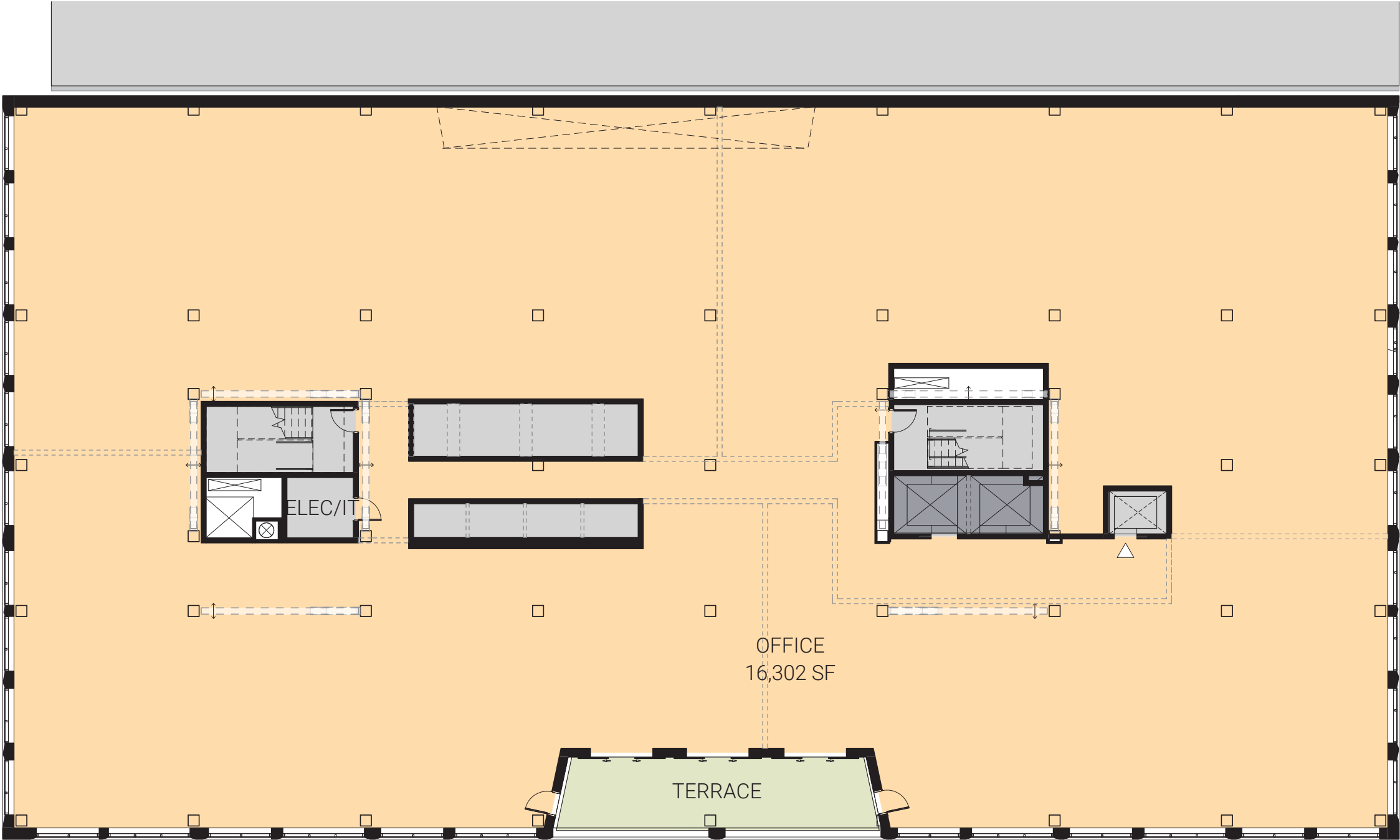
LEVEL	#	Ext Terrace	GSF	FAR	TOTAL GSF	NOTES
Sub-Basement	1		18,277		18,277	Not incl in FAR
Basement	1		2,606		2,606	Not incl in FAR
Level 1	1		18,089	437	18,089	covered entries
Level 2 (Office)	1	454	18,071	454	18,071	covered terrace
Level 3 (Office)	1	593	17,623		17,623	
Level 4	1	1,318	16,305		16,305	
Level 5	1	284	16,022	284	16,022	covered terrace
Level 6	1	1,394	14,913		14,913	
Level 7	1		14,913		14,913	
Level 8	1	1,408	13,492		13,492	
Level 9 -14	6		13,492		80,952	
Level 15	1	1,919	11,542		11,542	
Roof	1		1,400		1,400	
TOTAL PROPOSED		18			244,205	
TOTAL FAR PROPOSED			7,370	1,175	224,497	
Site						18,650
Base FAR			5 :1		93,250	
Inclusionary housing bonus max FAR			3 :1		55,950	
					149,200	
FAR transfer required					75,297	

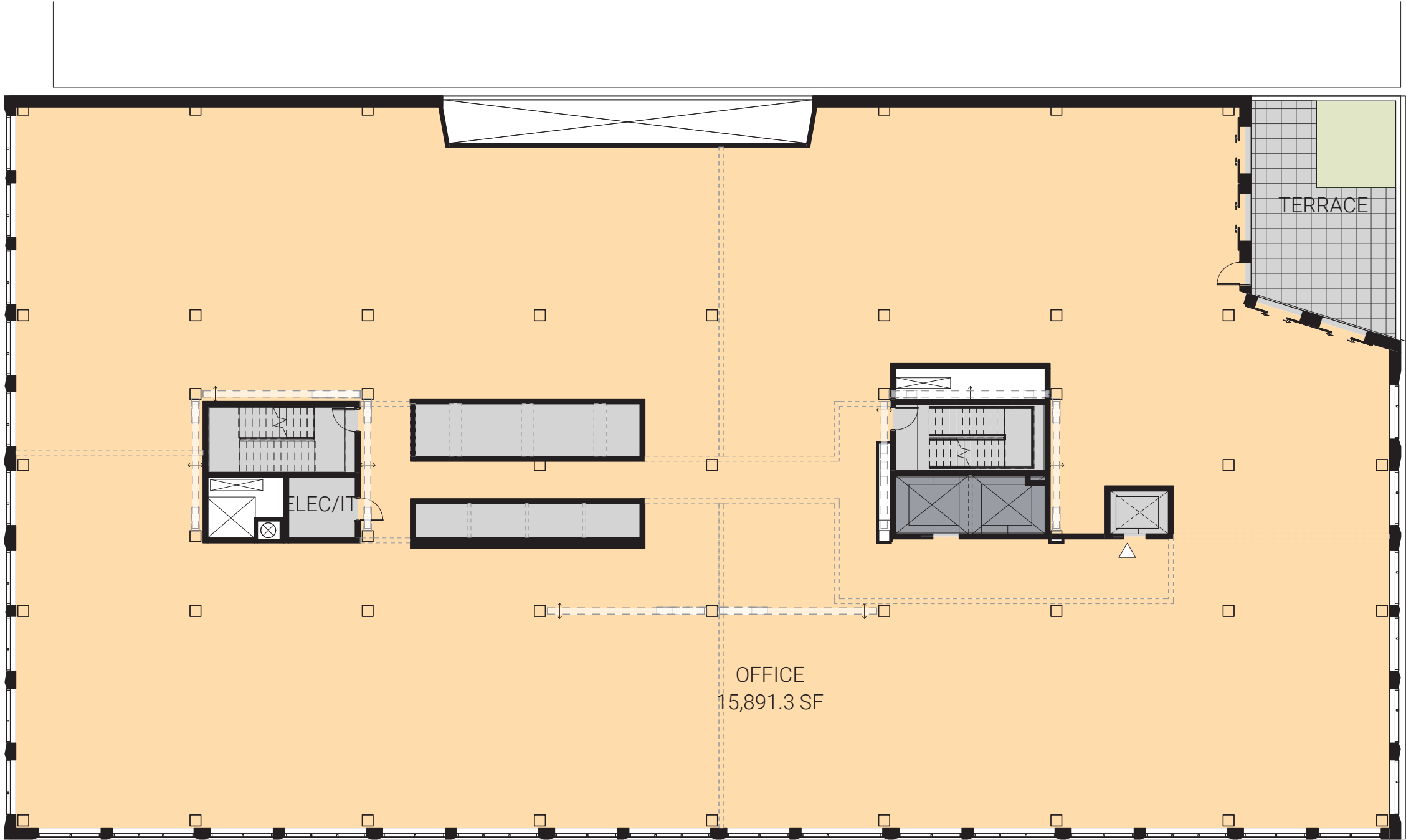


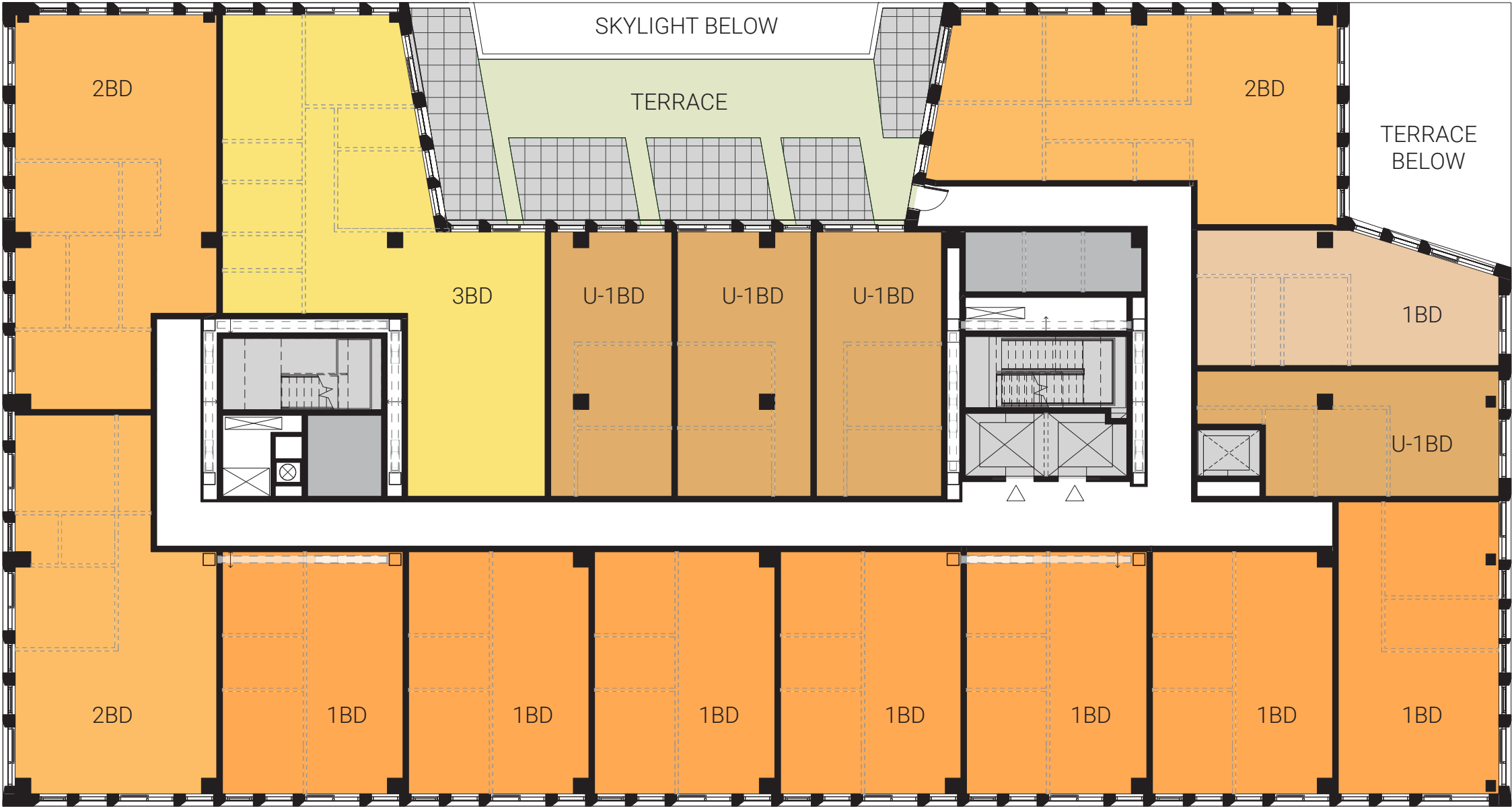


12345 10 15 25





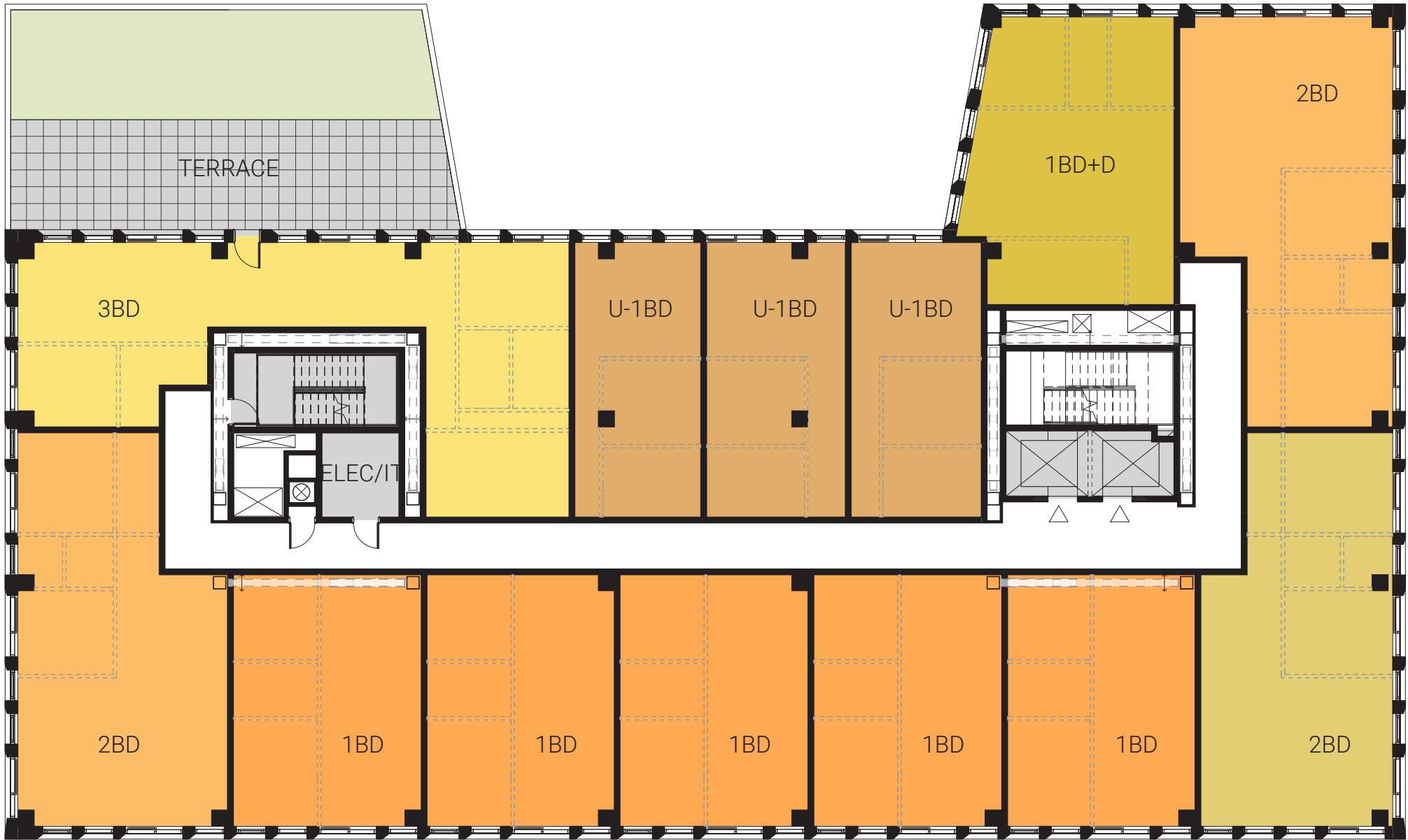






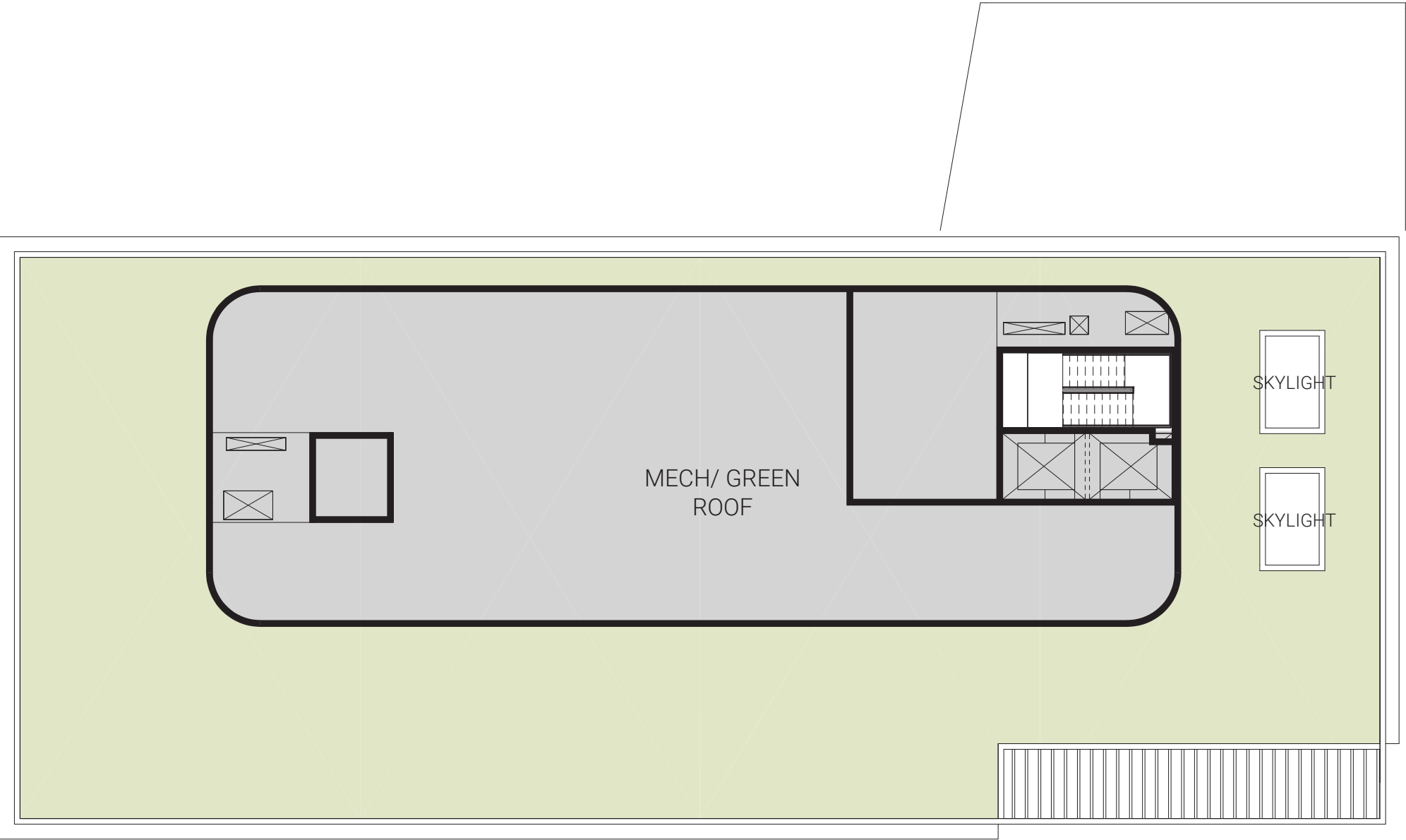






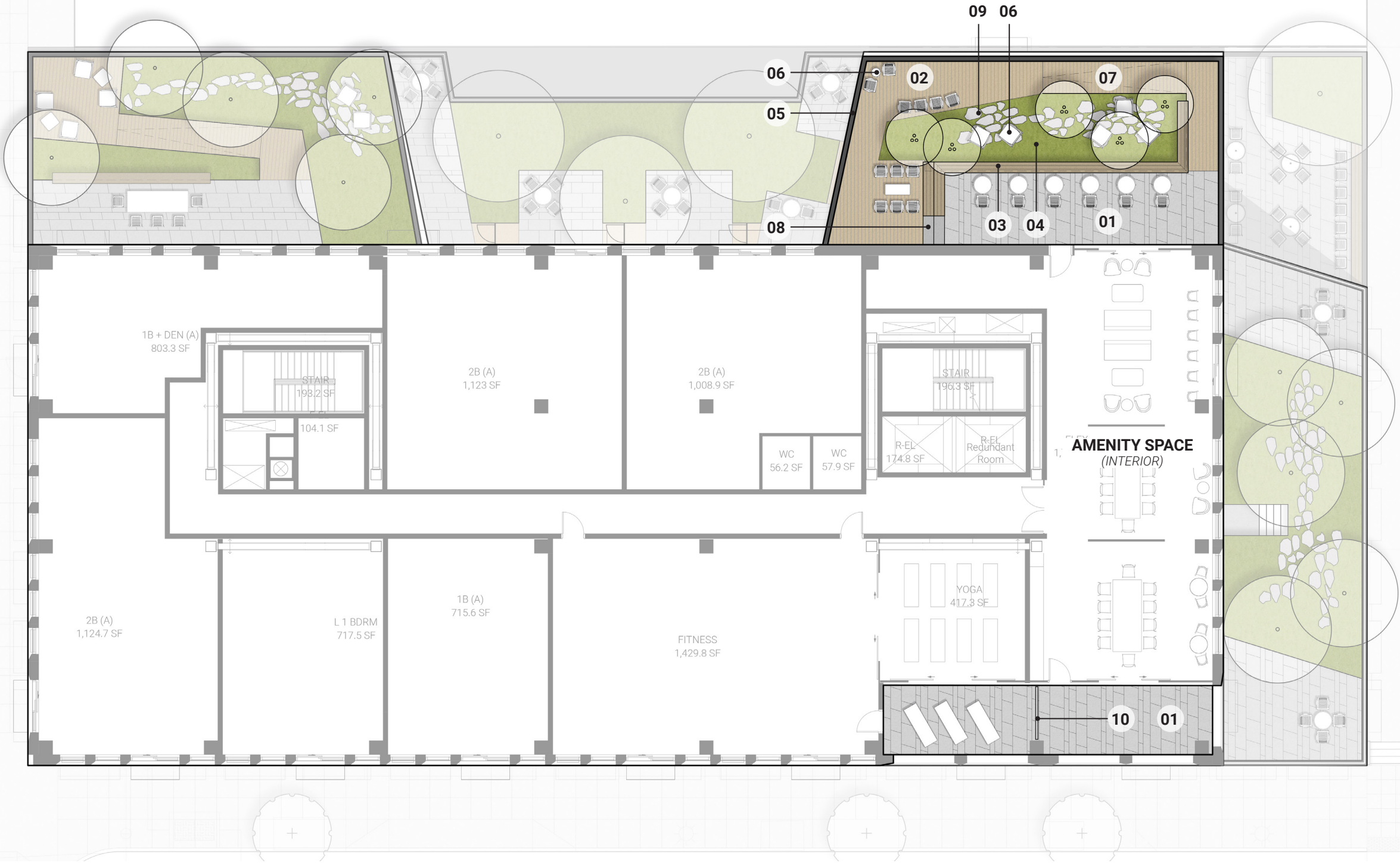






Section E

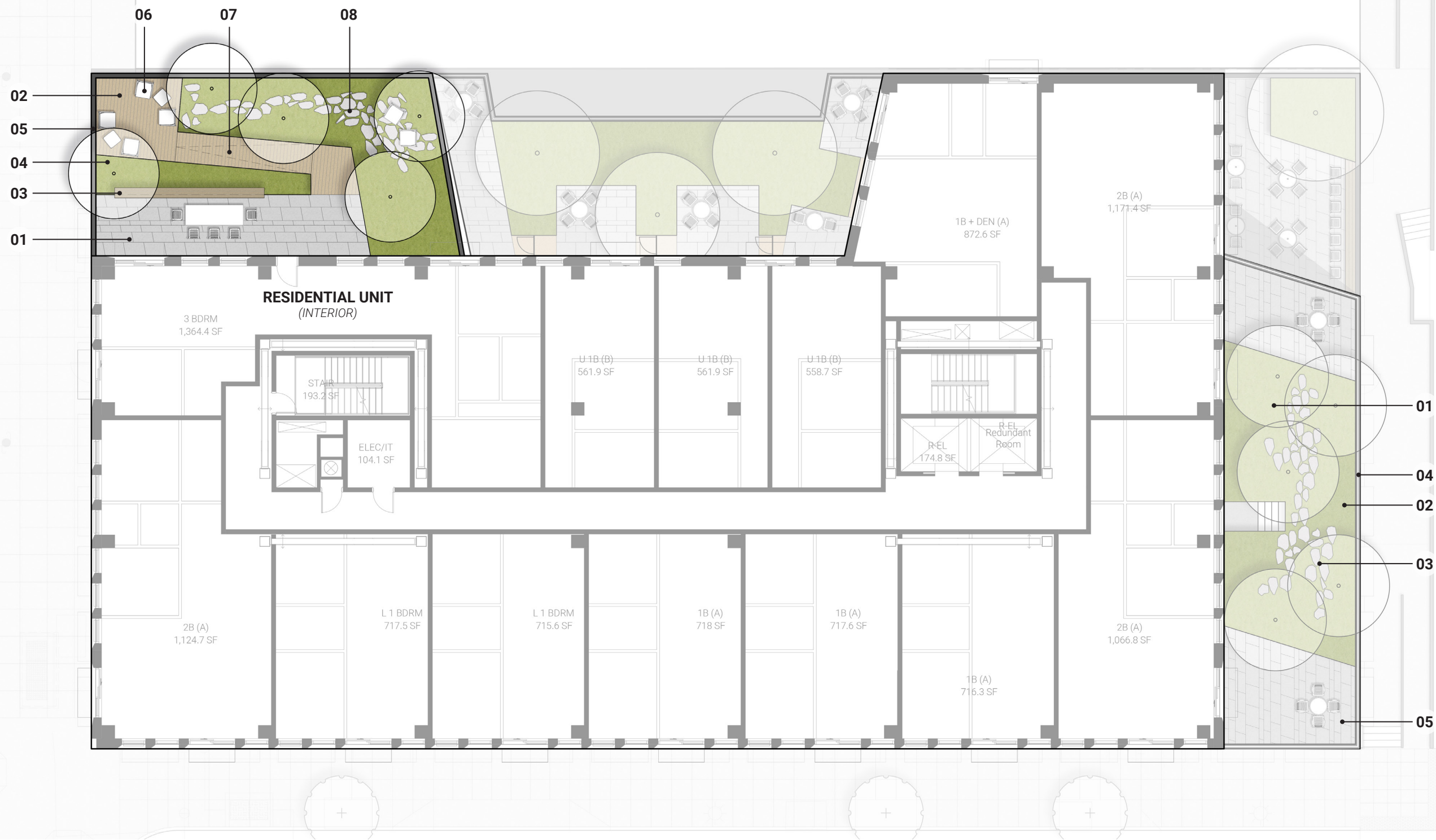
Landscape Plans



LEGEND

- 01 Paver Terrace
- 02 Decking Terrace
- 03 Custom Wood Bench
- 04 Planting Area
- 05 Parapet/Guardrail
- 06 Movable Furnishings

- 07 Shallow Ramp
- 08 Steps
- 09 Stepping Stone Garden Nooks
- 10 Privacy Screen

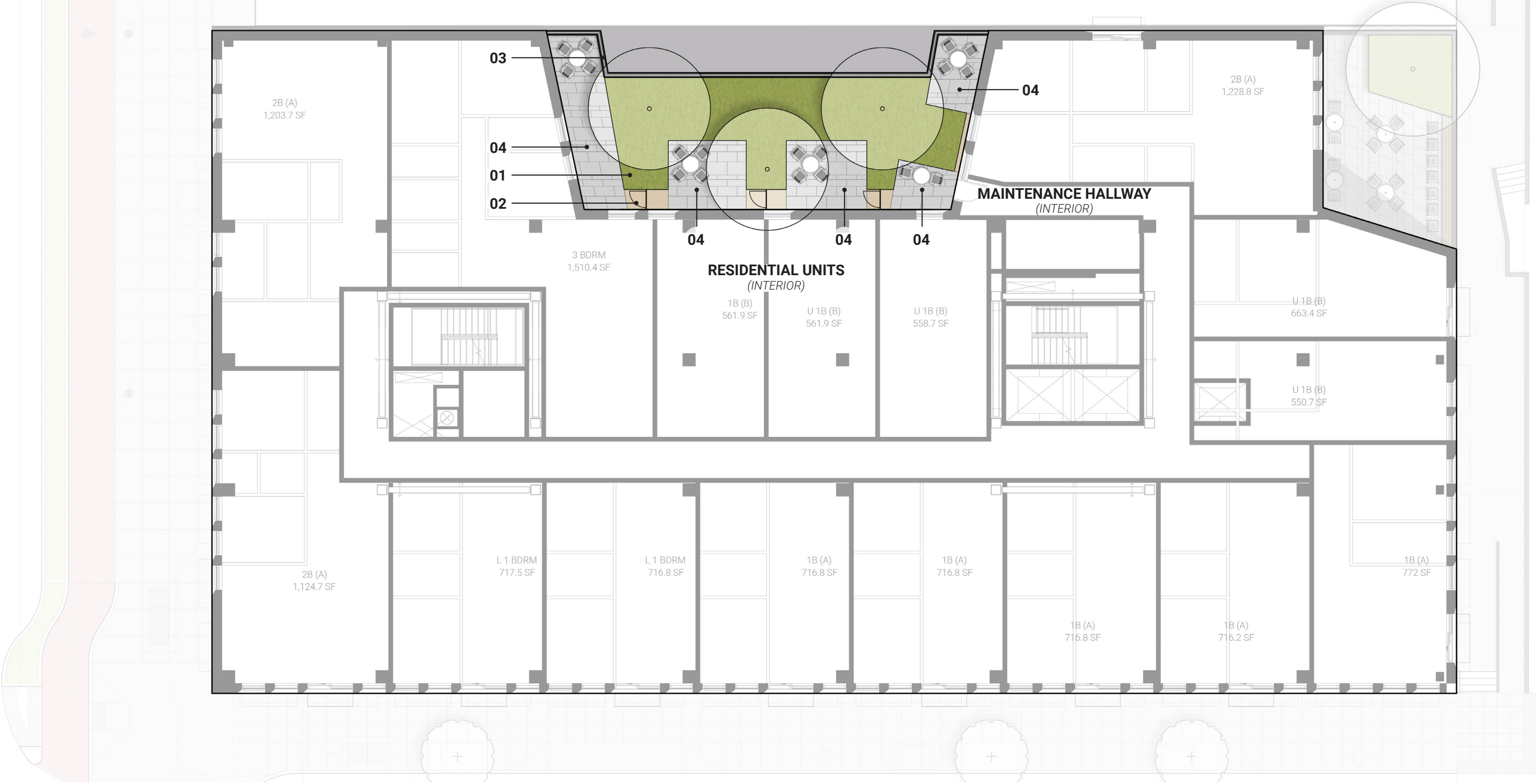


LEGEND

- 01 Paver Terrace
- 02 Decking Terrace
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- 06 Movable Furnishings

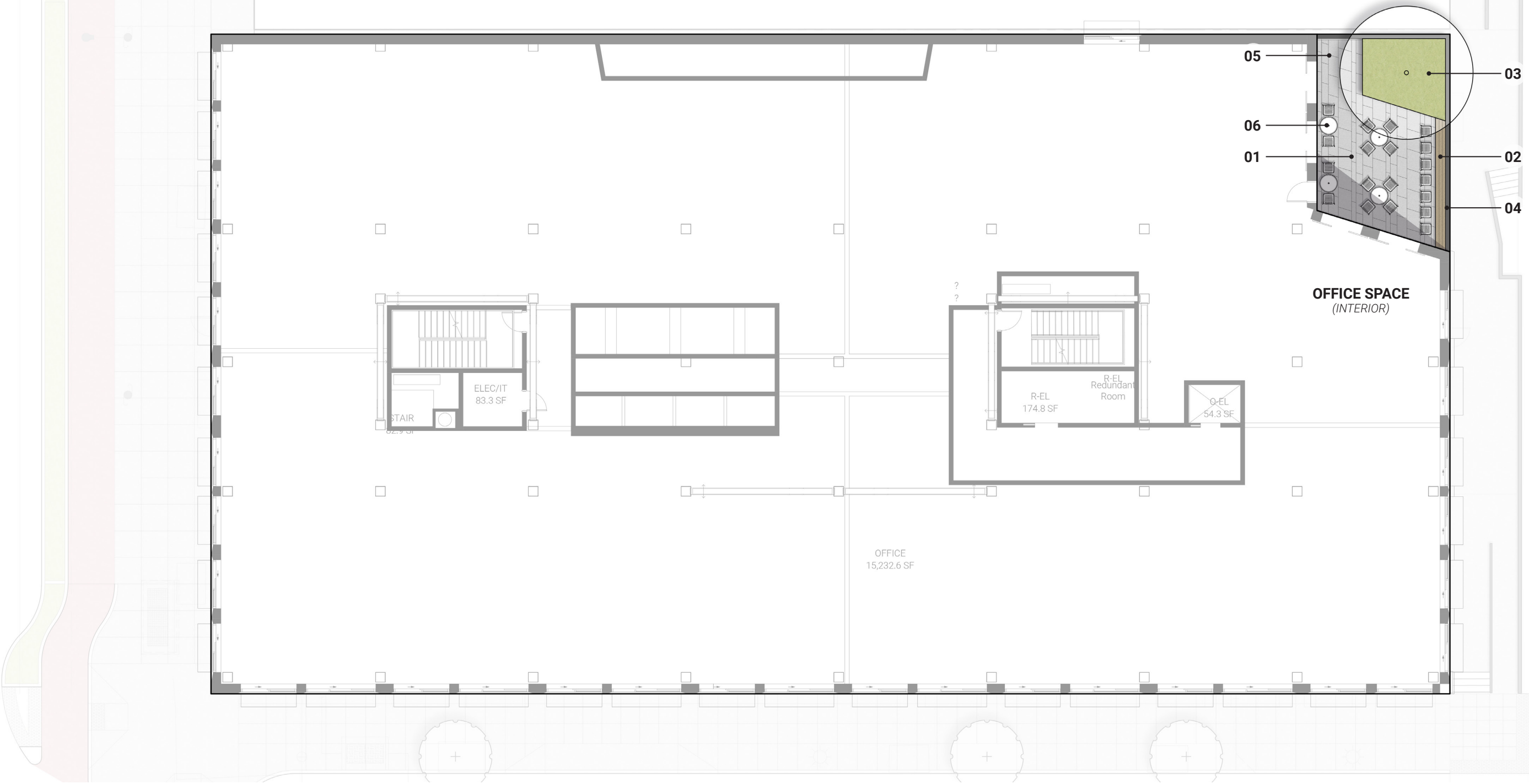


- LEGEND**
- 01 Maintenance Stair
 - 02 Raised Planting Area
 - 03 Stepping Stone Maintenance Path
 - 04 Parapet/Guardrail
 - 05 Private Unit Terrace



LEGEND

- 01 Raised Planting Area
- 02 Low Screen and Gate
- 03 Parapet/Guardrail
- 04 Private Unit Terrace



LEGEND

- 01 Paver Terrace
- 02 Custom Bar Top Table
- 03 Raised Planter
- 04 Parapet/Guardrail
- 05 Overlook
- 06 Movable furnishings

LEGEND

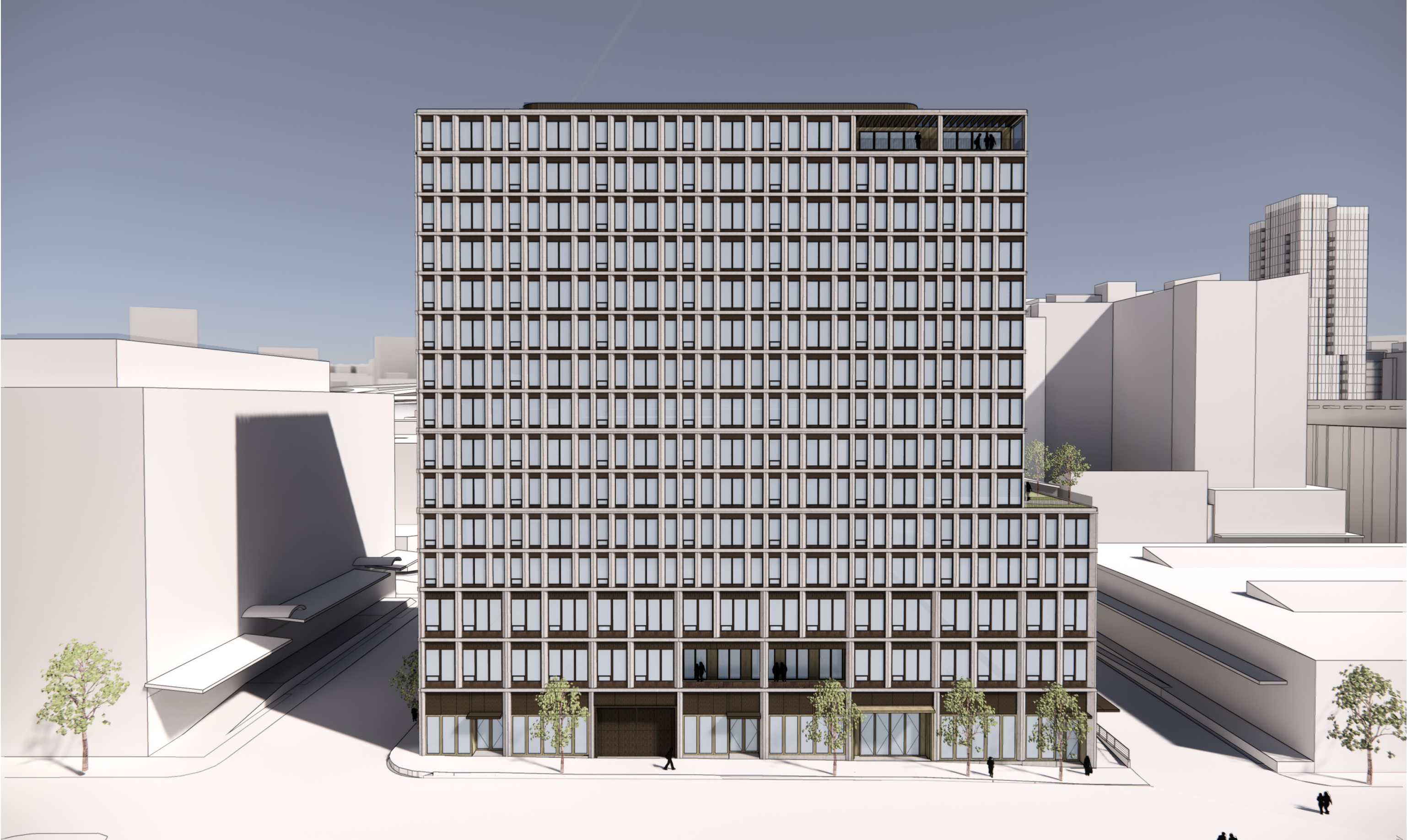
- 01 Public Sidewalk
- 02 Separated Bike Lane
- 03 Planting Strip
- 04 Street Tree
- 05 Garage Entry
- 06 Residential Lobby Entry
- 07 Loading Dock Terrace
- 08 Existing Adjacent Building
- 09 Existing Loading Curb Cut to Remain



Section D

Building Exterior







Fiber Cement Panel



Metal Panel



Wood at Ground Level



Punched Windows and Juliette Balconies



Canopy



Fiber Cement Panel

Operable Slider

Office Terrace

Metal Panel Accent

Loading Dock Canopy

Wood Accent

Residential Entry





South Elevation



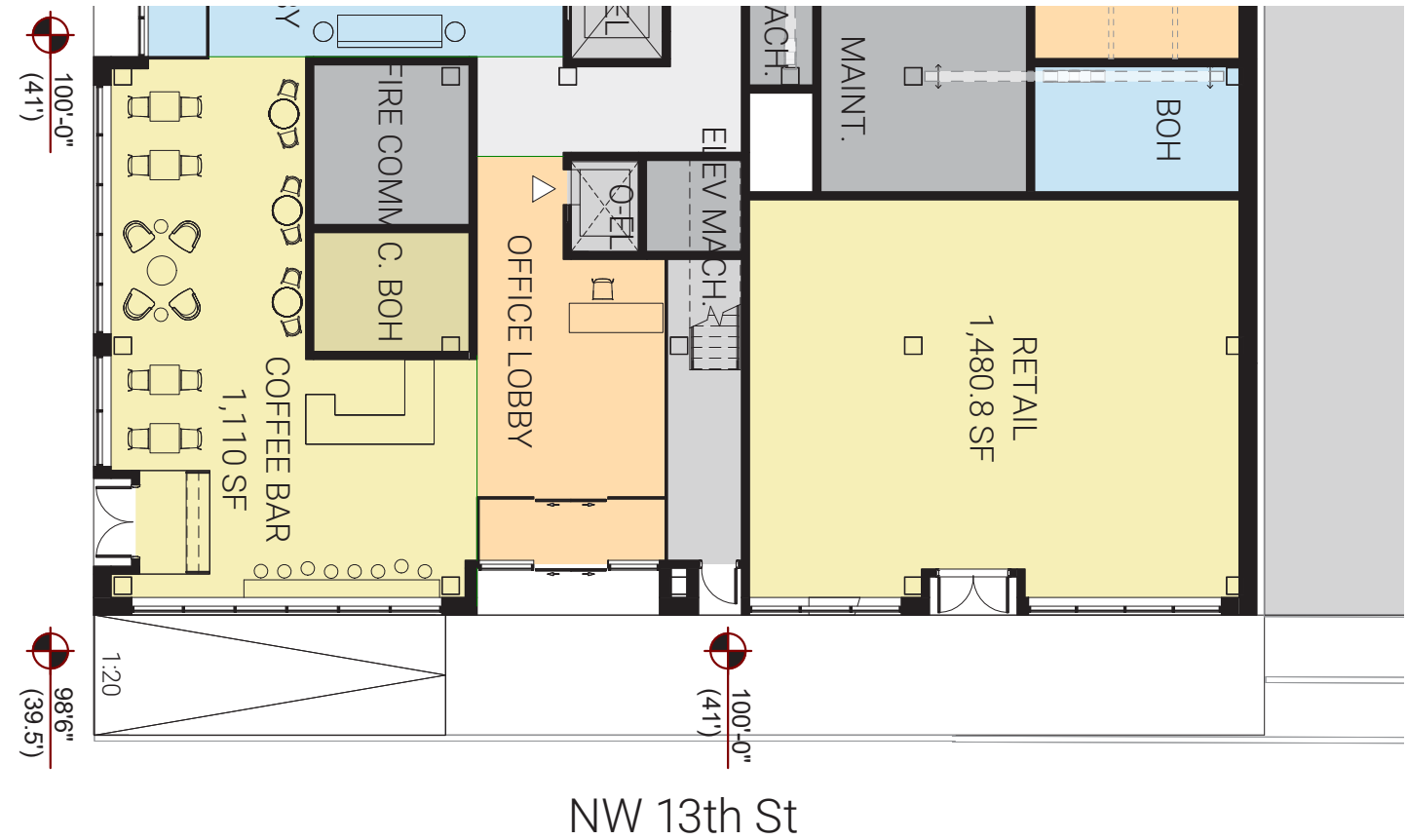
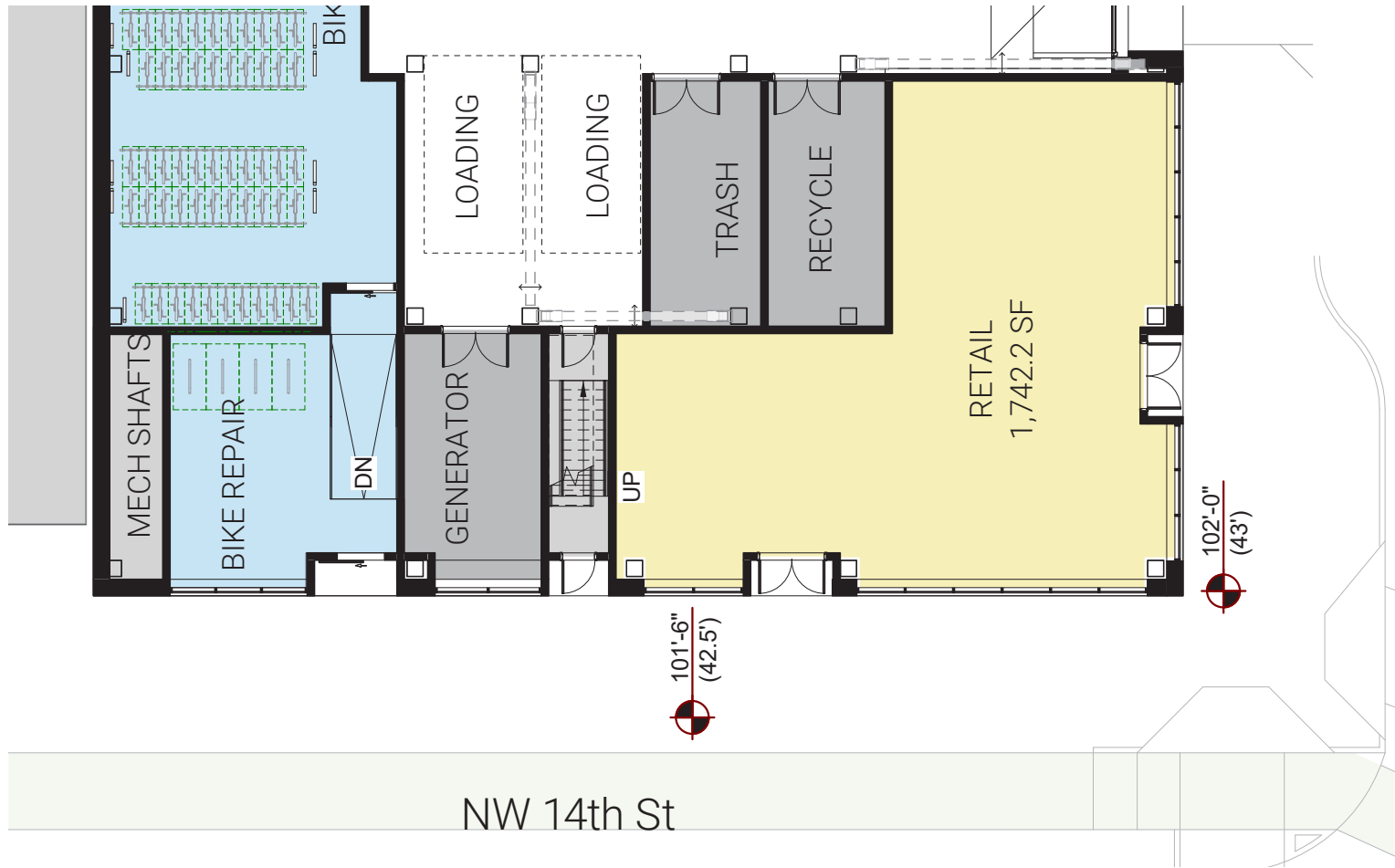


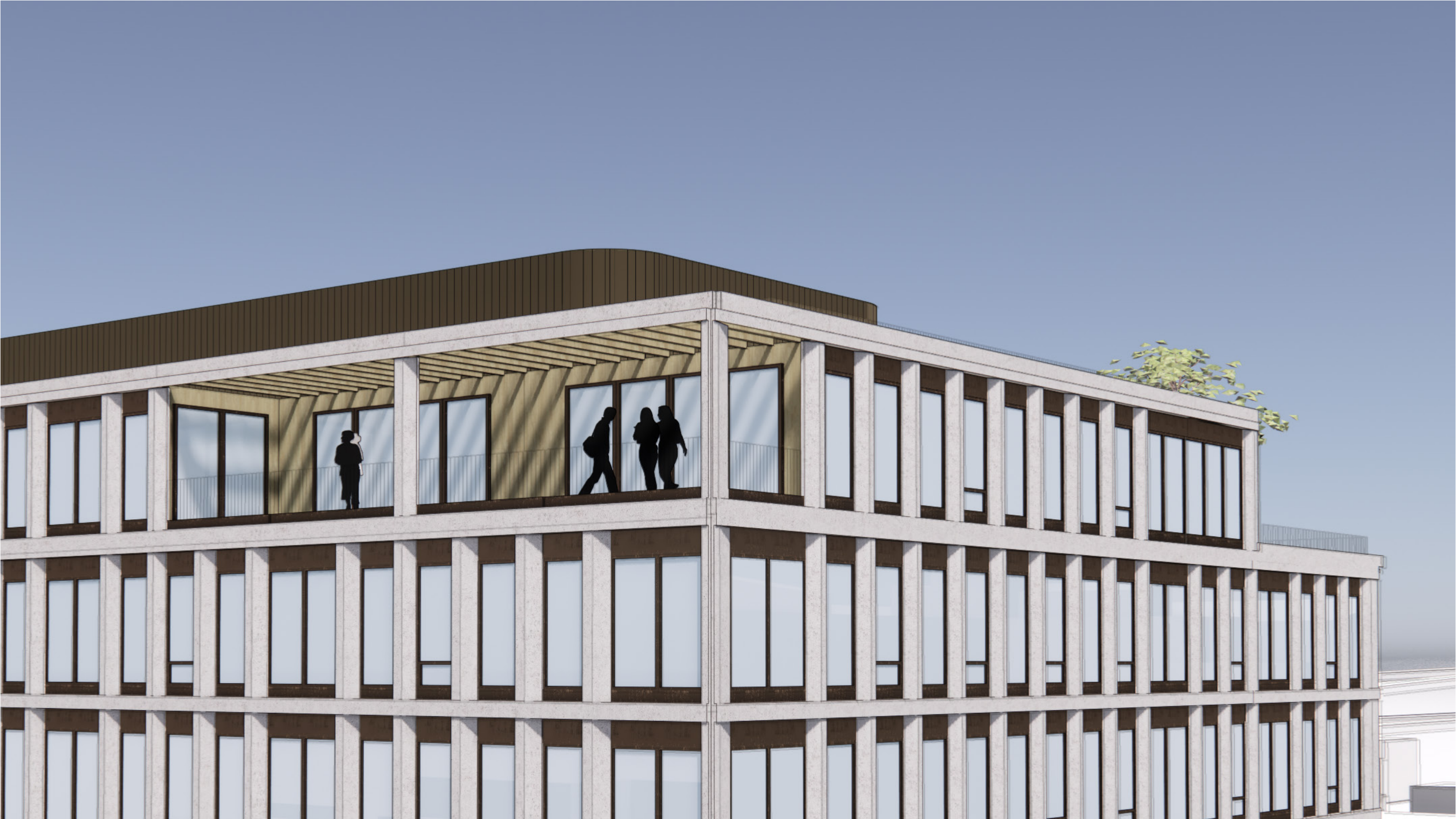


West Elevation



East Elevation



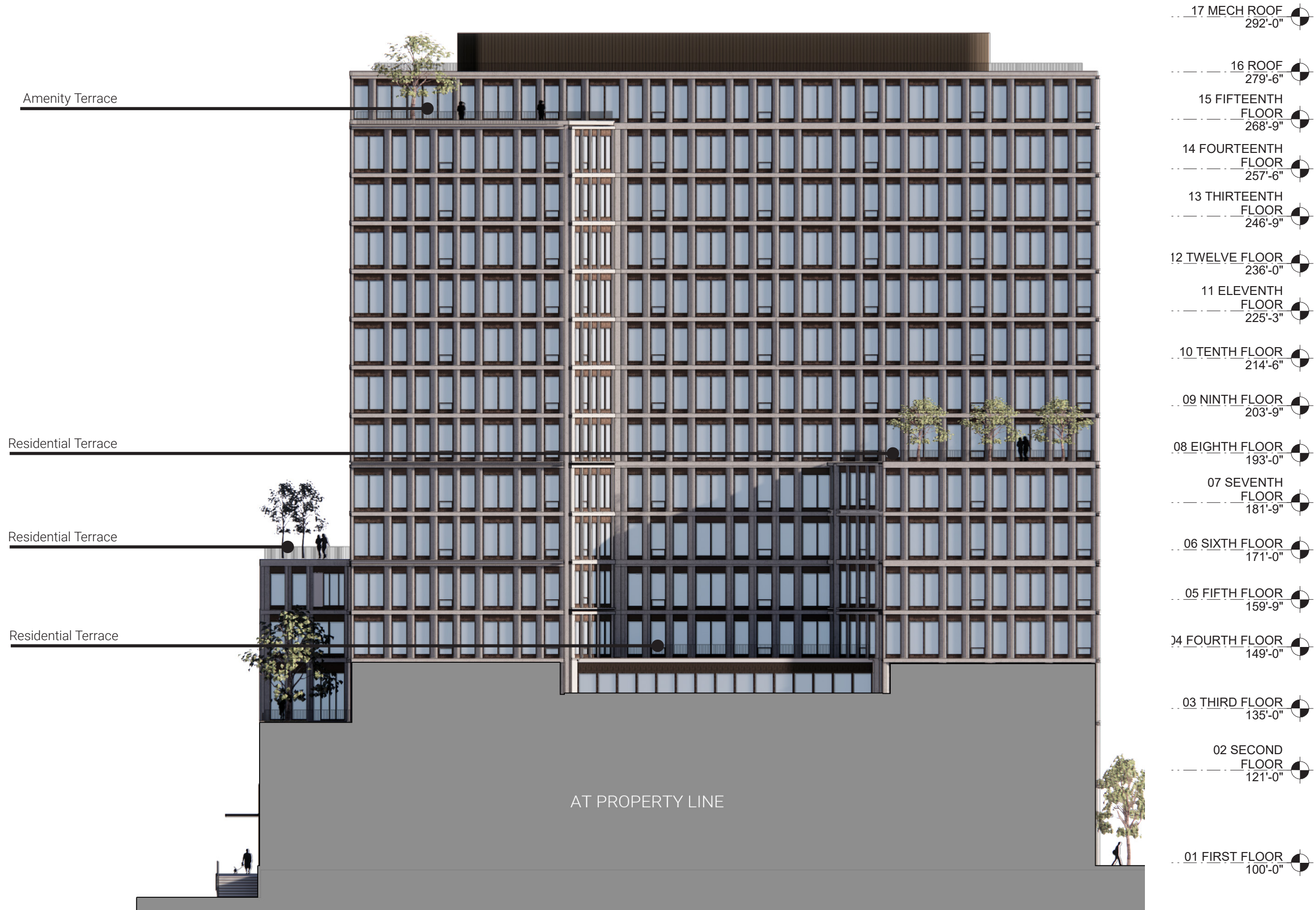


Section D

Building Elevations and Sections







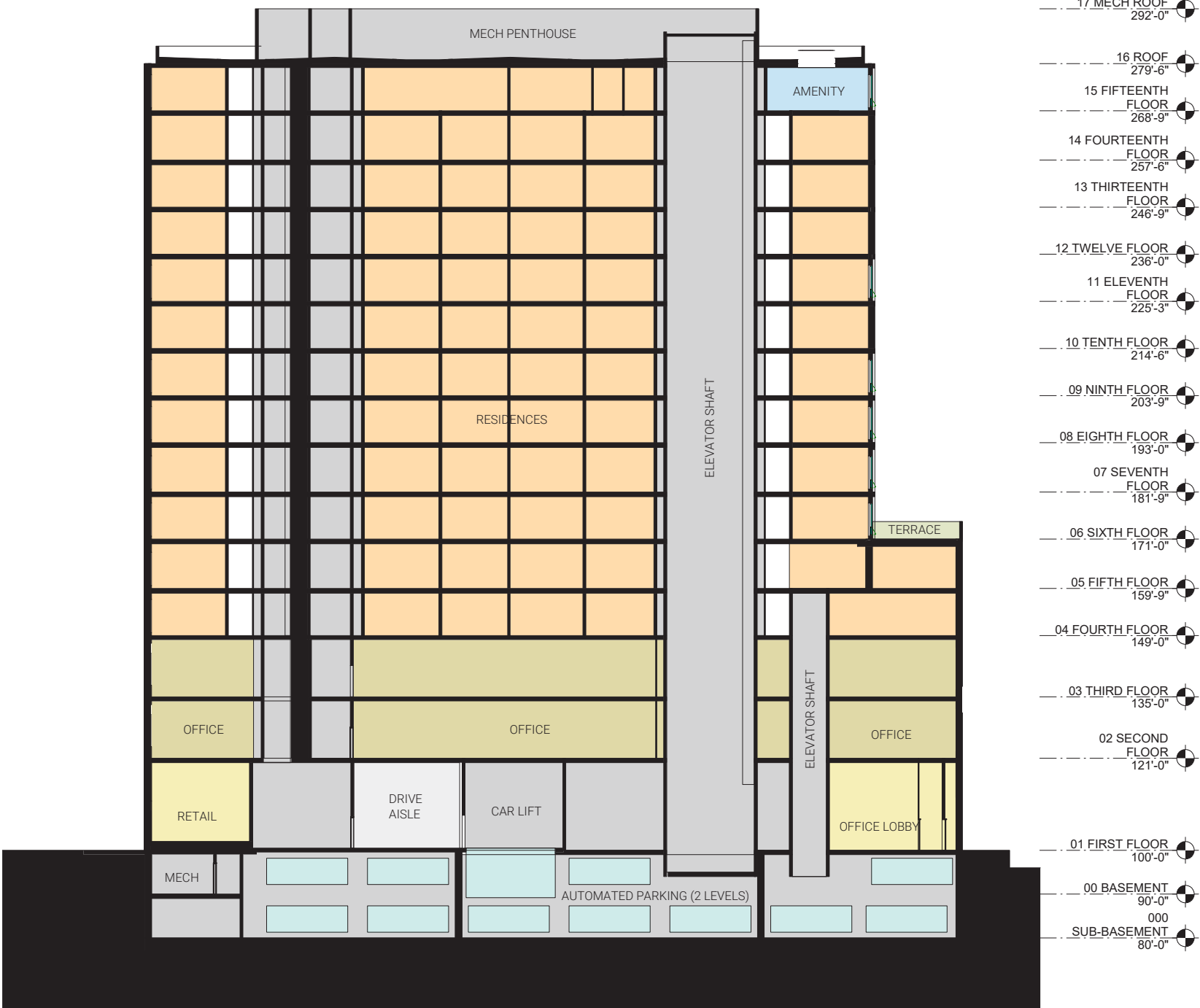
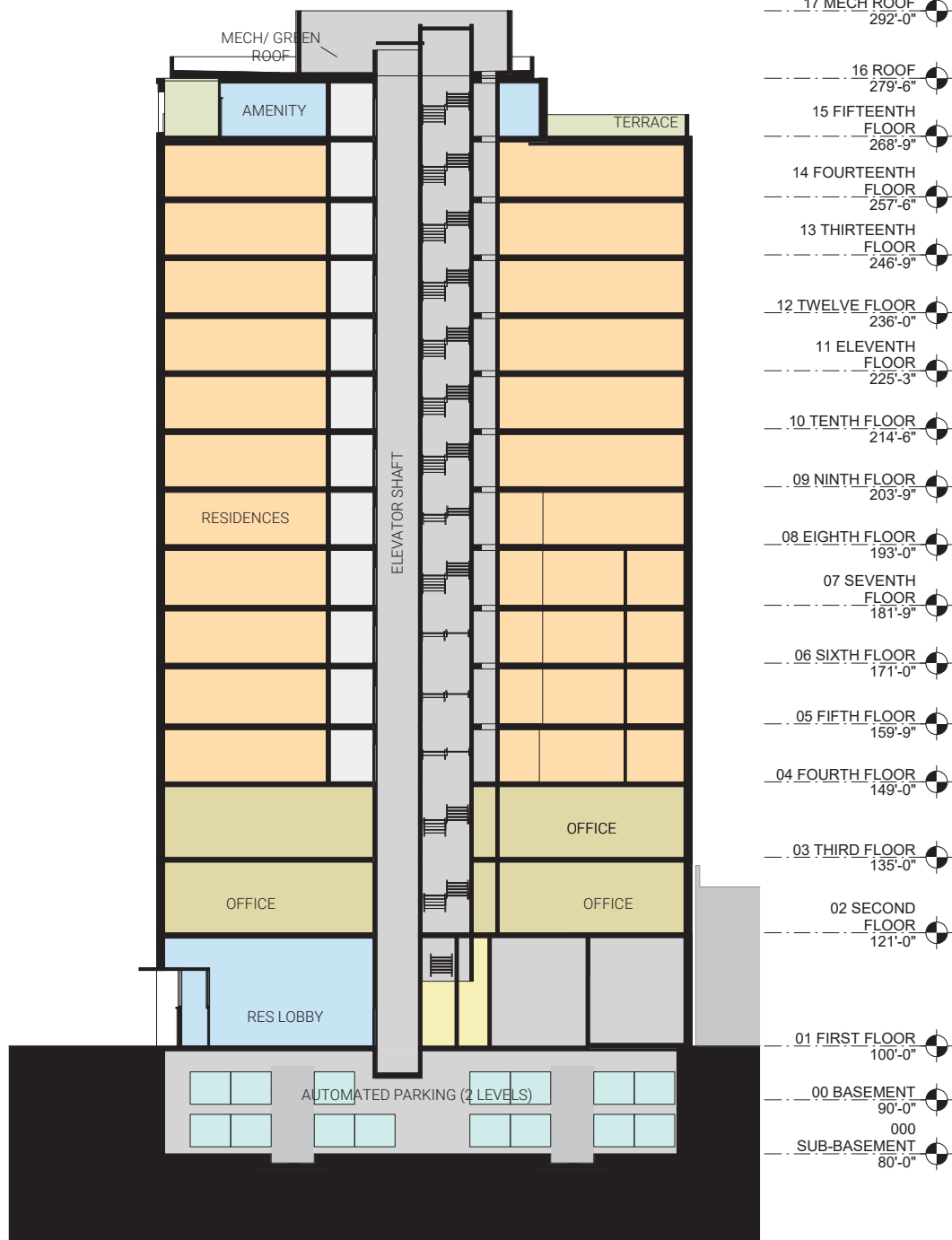
Amenity Terraces

Residential Terrace

Office Terrace

Office Entry Retail Entry

- 17 MECH ROOF
292'-0"
- 16 ROOF
279'-6"
- 15 FIFTEENTH FLOOR
268'-9"
- 14 FOURTEENTH FLOOR
257'-6"
- 13 THIRTEENTH FLOOR
246'-9"
- 12 TWELVE FLOOR
236'-0"
- 11 ELEVENTH FLOOR
225'-3"
- 10 TENTH FLOOR
214'-6"
- 09 NINTH FLOOR
203'-9"
- 08 EIGHTH FLOOR
193'-0"
- 07 SEVENTH FLOOR
181'-9"
- 06 SIXTH FLOOR
171'-0"
- 05 FIFTH FLOOR
159'-9"
- 04 FOURTH FLOOR
149'-0"
- 03 THIRD FLOOR
135'-0"
- 02 SECOND FLOOR
121'-0"
- 01 FIRST FLOOR
100'-0"



12 3 4 5 10 15 25

With this project, we aspire to provide a sustainable housing option that is integrated into the neighborhood, driven by wellness, and designed to stand for generations to come.

BORA

Bora Architects
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Like a montane ecosystem, each occupied terrace from bottom to top will convey a subtle shift in plant communities, providing distinction at every level.

