



City of Portland Design Commission

Design Advice Request

SUMMARY MEMO

Date: October 8, 2021
To: Leslie Cliffe, BORA Architects
From: Hannah Bryant, Design Review
503.865.6520 | Hannah.Bryant@portlandoregon.gov
Re: EA 20-216759 DAR – 1325 NW Kearney | Welby
Design Advice Request Commission Summary Memo – September 23, 2021

Thank you for taking advantage of the opportunity to hold a second Design Advice Request regarding your project. I hope you find it informative and valuable as you continue with your project development. Following, is a summary of the comments provided by the Design Commission at the September 23, 2021 Design Advice Request. This summary was generated from notes taken at the public meeting and a subsequent review of the public meeting recordings. To review those recordings, please visit: <https://efiles.portlandoregon.gov/Record/14627818/>.

These Design Commission comments are intended to guide you in further design exploration of your project. These comments may also inform City staff when giving guidance over the course of future related land use reviews. It should be understood that these comments address the project as presented on September 21, 2021. As the project design evolves, the comments, too, may evolve or may no longer be pertinent.

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Please keep in mind that the formal Type III land use review process [which includes a land use review application, public notification and a Final Decision] must be followed once the Design Advice Request meetings are complete, if formal approval for specific elements of your project is desired.

Please continue to coordinate with me as you prepare your Type III Land Use Review Application.

Encl:
Summary Memo

Cc: Design Commission
Respondents

Executive Summary. The Commission celebrated a strong response to the comments received at the November 5, 2020 DAR. The massing, height, ground floor program, loading dock, parking/loading entry are all working well. Commission is enthusiastic about the green metal, provided it is well articulated. Combining art and water features into a single response may be supportable.

Commissioners Present. Commissioners Livingston, Vallaster, Santner, Rodriguez, McCarter and Molinar were present. Commissioner Robinson was absent.

Summary of Comments. Following is a general summary of Commission comments by design tenet.

A previous DAR for this project was held on November 5, 2020. At the September 23, 2021 DAR, two people testified. David Dysert (PDNA) – Noted the proposed color necessitates a lot of building articulation and detailing to avoid creating a flat, compromised building. Reza Farhoodi (PDNA) – Concerned about the impact of substantial below grade parking on housing affordability. Urges the applicant to consider moving the curb on NW 14th to improve bike safety.

The Commission appreciates the applicant's strong response to comments received at the first DAR. The proposal has improved greatly, and the proposal will be a strong addition to the neighborhood.

CONTEXT

1. **Massing.** The step backs from the south and from NW 13th Avenue are working. They provide the appropriate building scale abutting NW 13th Ave.
2. **Fenestration.** The proposed fenestration pattern is clearly derived from the warehouse window bays, but with a fresh interpretation, and is supported. The Starline system will need customization to achieve the landmark architecture that your precedent images convey. The Juliet material should disappear as much as possible – clear glass panel or minimal pickets will be more successful than metal mesh, so the Juliet reads as part of the wider window bay. The Juliet panel should be flat, and not introduce any fussy details.

PUBLIC REALM

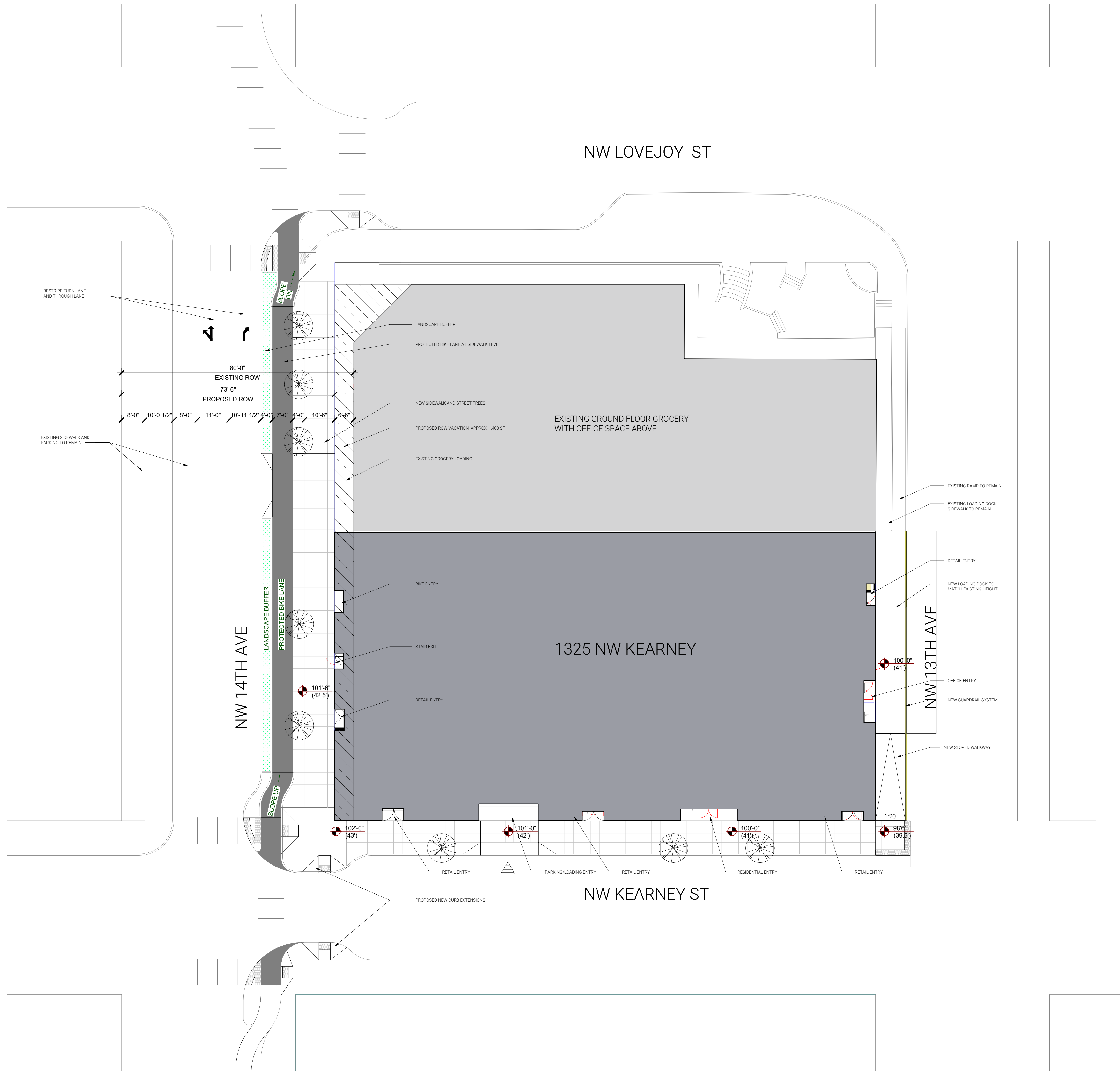
1. **Water Feature.** Commissioners support a water feature integrated with the loading dock if PBOT supports it.
2. **Art Feature.** Commissioners are open to an art element on the underside of the canopy, given that the proposal is built to the property lines and has no on-site space to locate an art feature outside the building. Notably, Commissioners are open to combining the water feature and the art feature, provided the single element is clearly responding to both of the Art and Water Feature guidelines. See the recently approved Hyatt hotel for an example of a recently approved project that combined art and water into a single element.
3. **Canopies.** Commissioners are pleased to see such extensive canopy coverage.
4. **Entries.** Two Commissioners noted that the entry should be further celebrated within the façade.
5. **Gasket.** The gasket should recede from view as much as possible – set back from the public realm, and not drawing attention to itself.

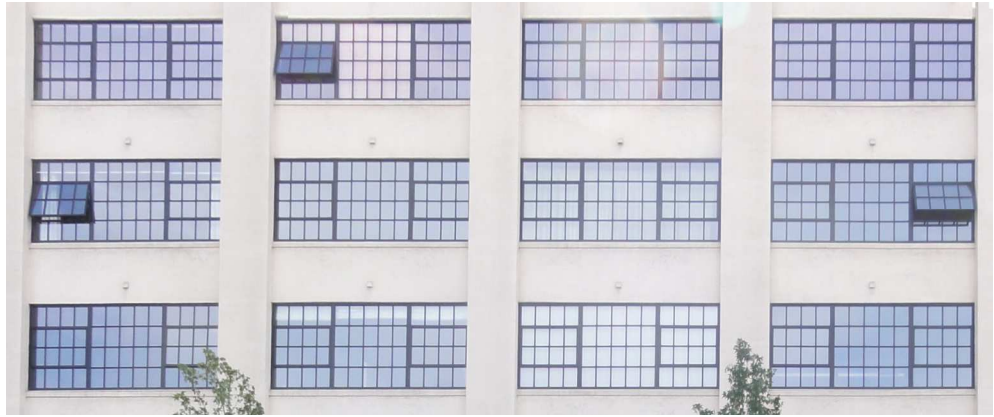
QUALITY & PERMANENCE

1. **Exterior materials.** Strong support for the color, provided the building is very well detailed, with lots of articulation, and some contrasting color/material. The distinctive color will not be successful if the necessary detailing and articulation are value engineered out of the final construction or if the color appears flat.
2. **Rooftop Screening.** Screening around the entire roof edge is a strong move.
3. **Quality.** Metal panel needs to be a heavy gauge to avoid oil-canning, denting or waviness.
4. **Concrete Base.** The concrete base is working well, and the height is sufficient. The height should not be reduced in future iterations.
5. **Glass.** It is critical that the glass does not appear green and is not reflective. The clear, non-reflective glass contrasting with the green metal cladding is what makes the green cladding successful.

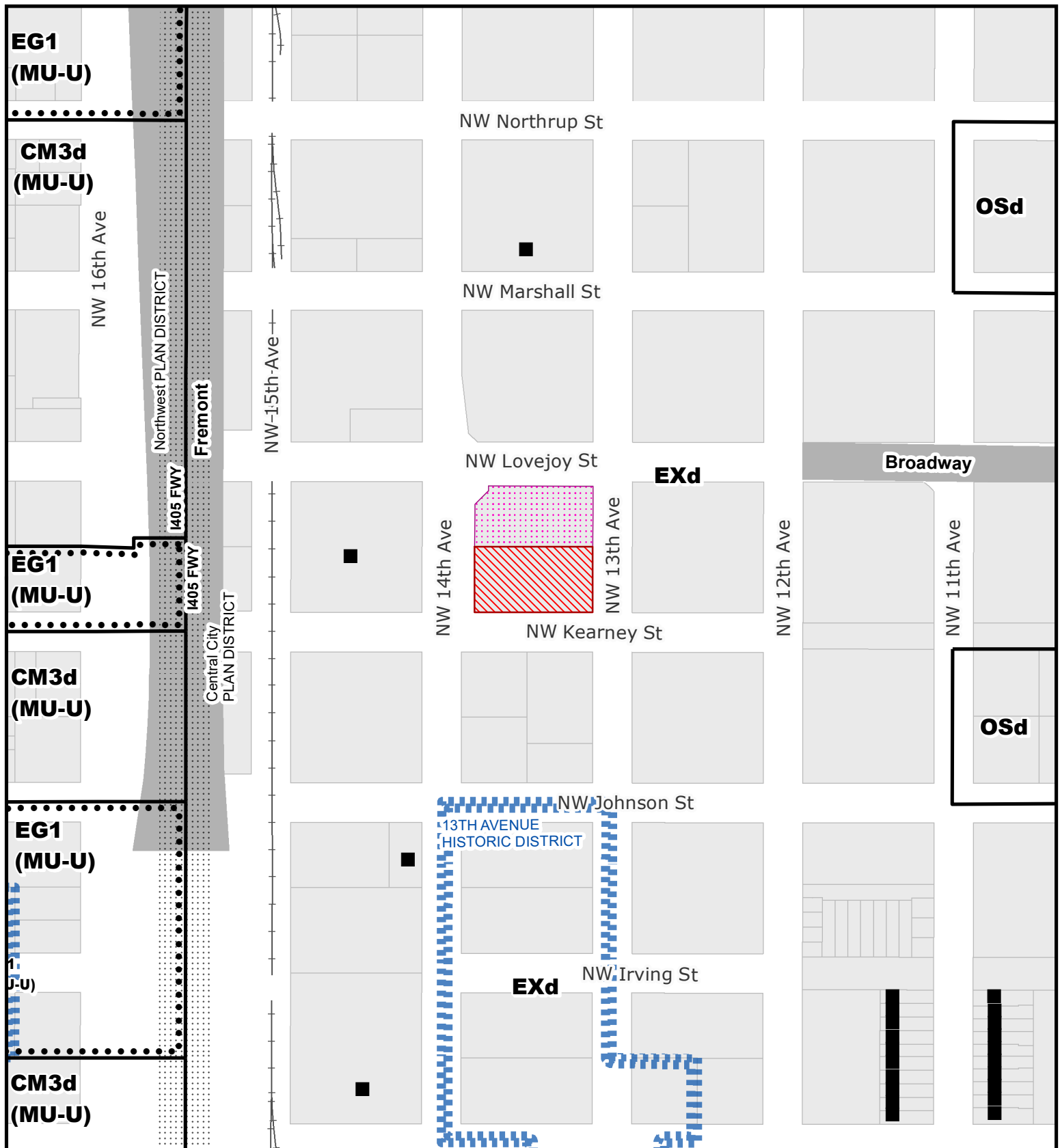
Exhibit List

- A. Applicant's Submittals
 1. Original Submittal
- B. Zoning Map
- C. Drawings
 1. DAR Submittal (42 pages)
- D. Notification
 1. Posting instructions sent to applicant
 2. Posting notice as sent to applicant
 1. Applicant's statement certifying posting
 2. General information on DAR process included with e-mailed posting/notice
- E. Service Bureau Comments: None
- F. Public Testimony
 1. David Dysert, PDNA
 2. Reza Farhoodi, PDNA
- G. Other
 1. Application form
 2. Staff memo to Design Commission, dated September 16, 2021








FACADE STUDY DESIGN



ZONING 
CENTRAL CITY PLAN DISTRICT
PEARL SUB DISTRICT

-  Site
-  Also Owned Parcels
-  Historic Landmark

File No.	EA 20 - 216759 DA
1/4 Section	2928
Scale	1 inch = 200 feet
State ID	1N1E33AD 400
Exhibit	B Nov 23, 2020

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 in designing the building in a way that allows for people to be better versions of themselves – and that demands focusing on wellness.

CREATIVE EXPRESSION

Art is an essential component of community, culture, and place-making. 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.

TEAM INFORMATION AND TABLE OF CONTENTS

WELBY

TEAM INFORMATION

Owner

Killian Pacific
1615 SE 3rd Ave. Suite 100
Portland, OR 97214
Contact: Michi Slick
Phone: 503.746.9171

Landscape Architect

Groundworkshop
5744 E. Burnside St., Suite 103
Portland, OR 97215
Contact: Tommy Solomon
Phone: 971.544.7418

Architect

Bora Architects & Interiors
720 SW Washington, Suite 800
Portland, OR 97205
Contact: Leslie Cliffe
Phone: 503.226.1575

Civil Engineer

Humber Design Group
117 SE Taylor, Suite 001
Portland, OR 97214
Contact: David Humber
Phone: 503.946.6690

General Contractor

Andersen Construction
6712 N Cutter Circle
Portland, OR 97217
Contact: Brad Nile
Phone: 503.283.6712

Structural Engineer

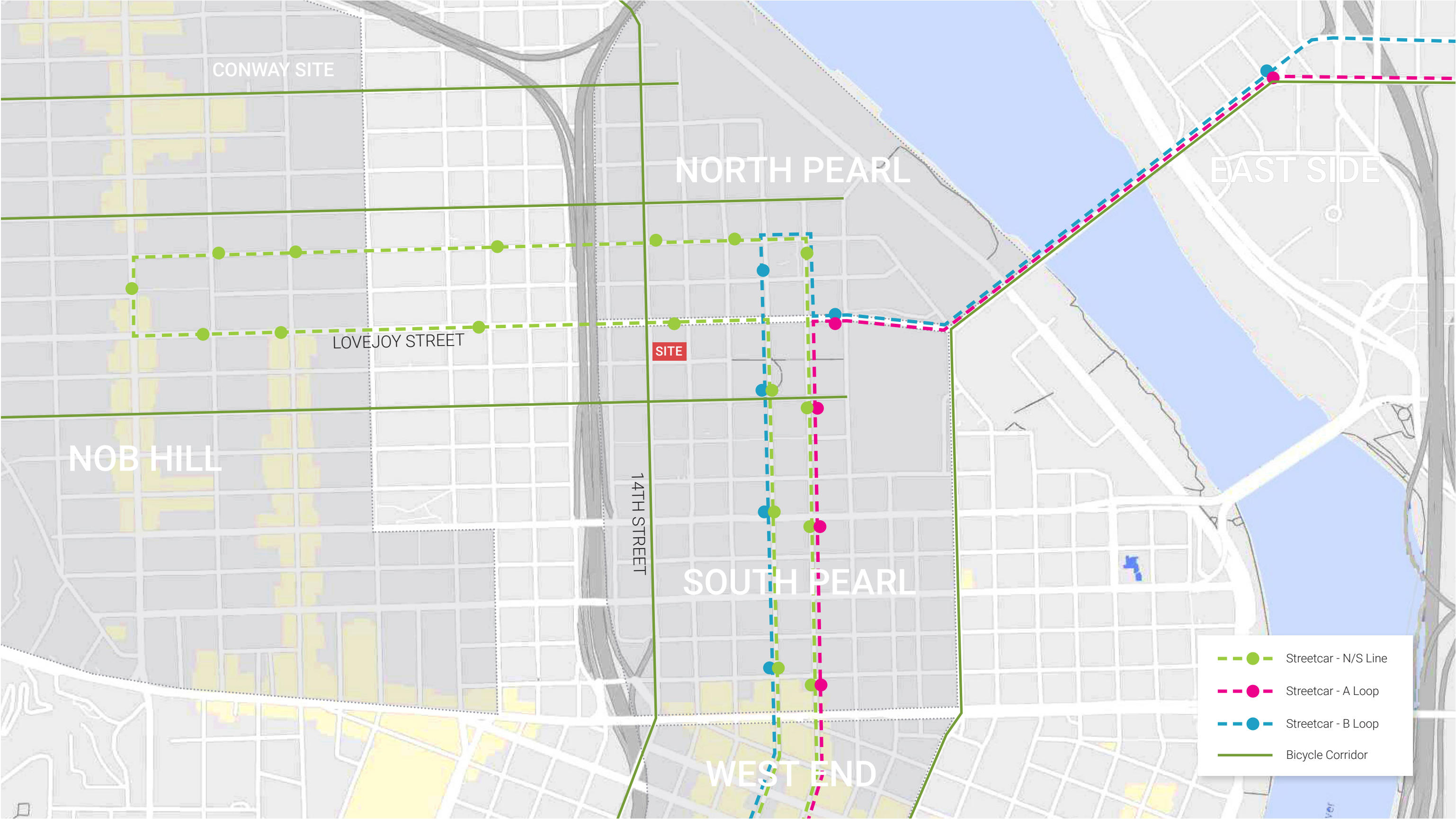
Holmes Structure
555 SE MLK Blvd, Suite 602
Portland, OR 97214
Contact: Eric McDonnell
Phone: 503.850.9132

TABLE OF CONTENTS

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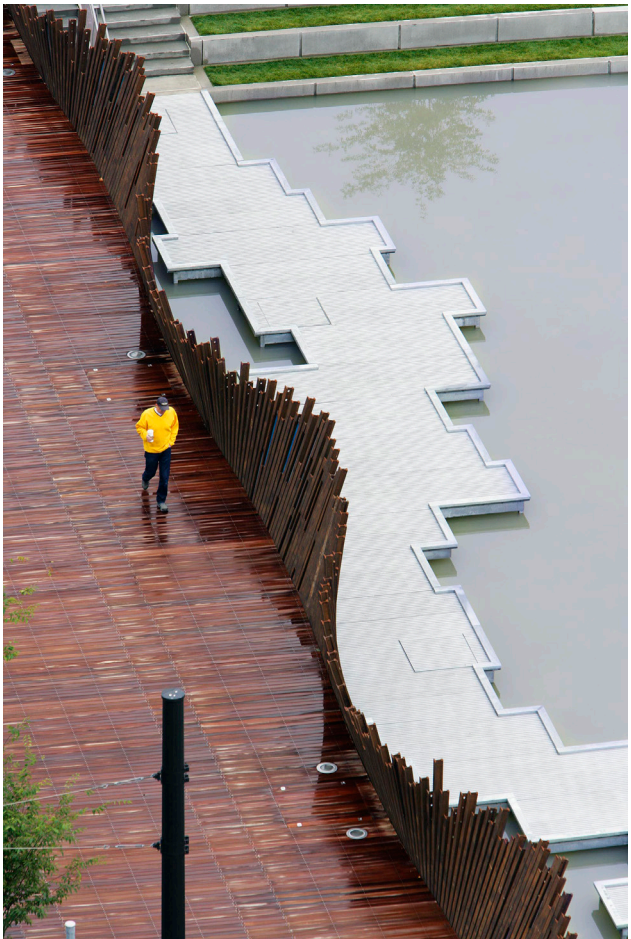
Section A

Context Study



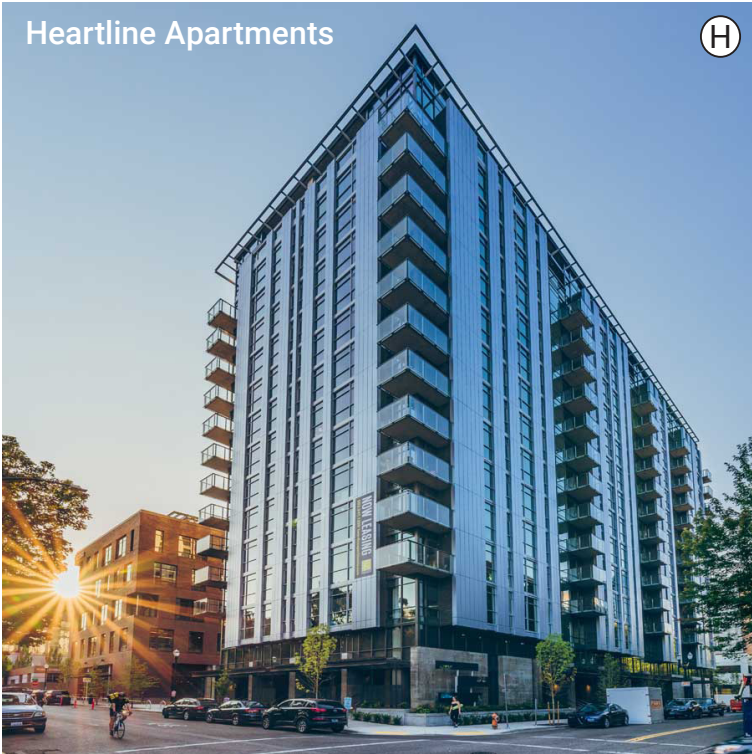
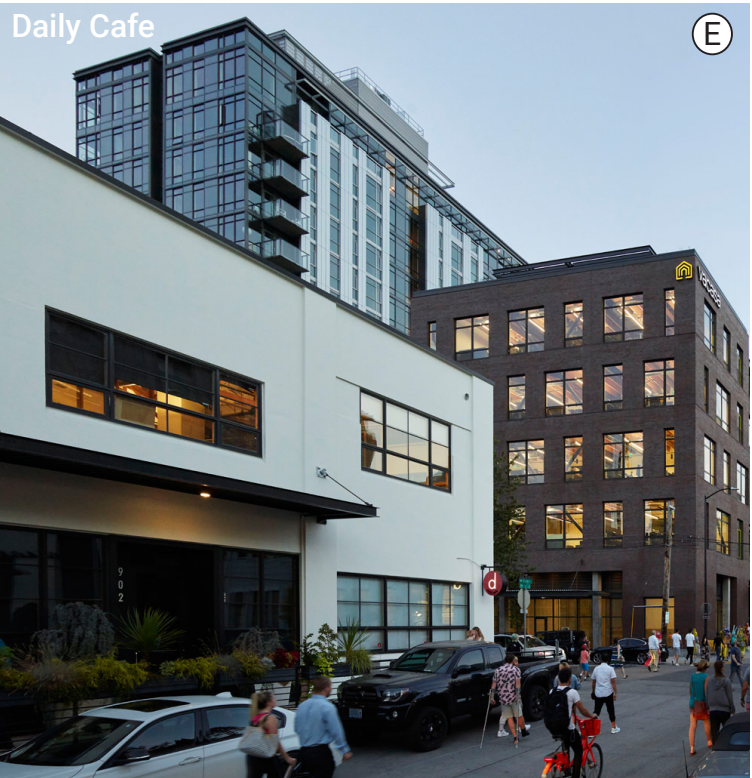
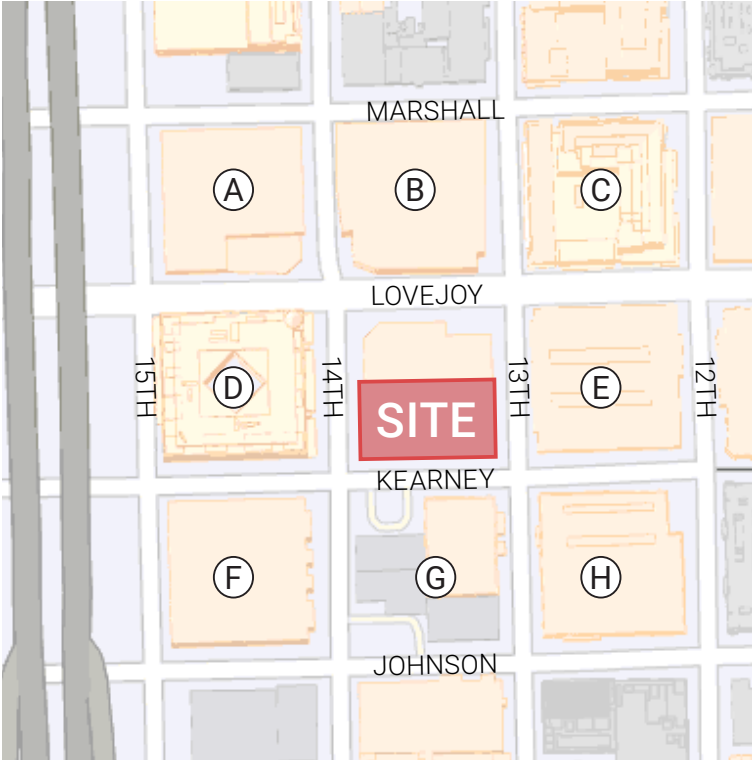
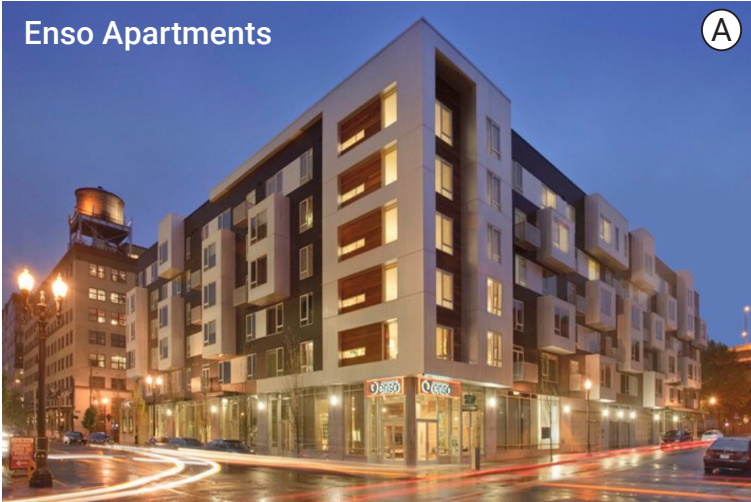
PEARL DISTRICT

- 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



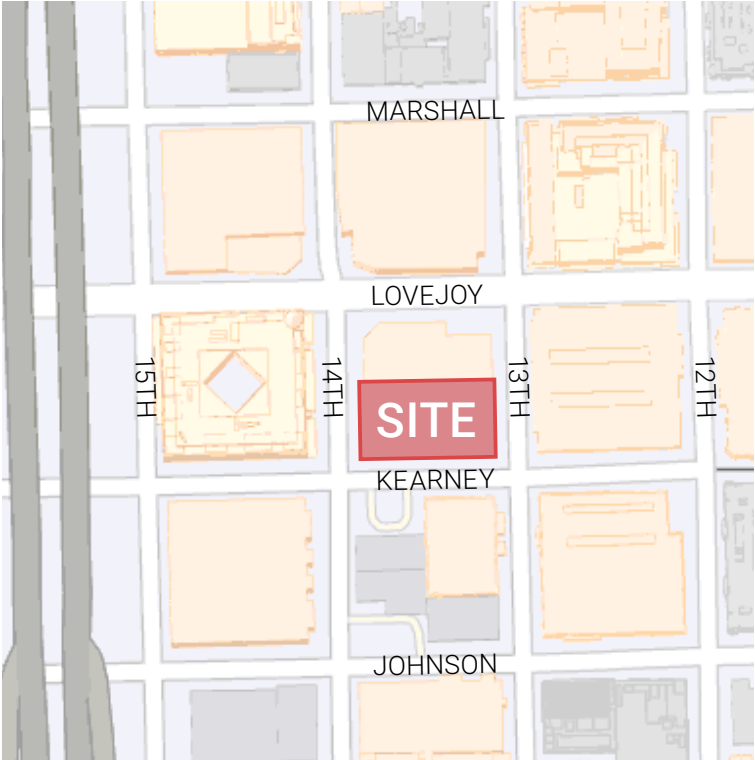
EXISTING CONDITIONS



View East on Kearney



View NE on 14th st.



View West on Kearney



View North on 13th st.

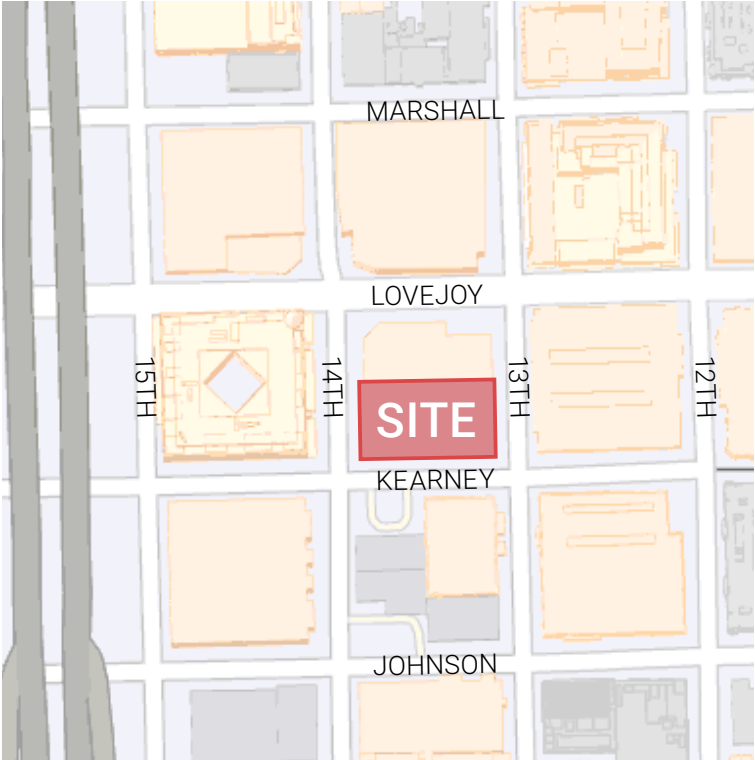
SITE VIEWS



North View on Floor 16



East View on Floor 16



SW View on Floor 16



West View on Floor 16

Section B

Design



Height - 180'-0"

15 Levels

2 Levels of Office

12 Levels of Housing

224,205 SF

What we heard:

CONTEXT

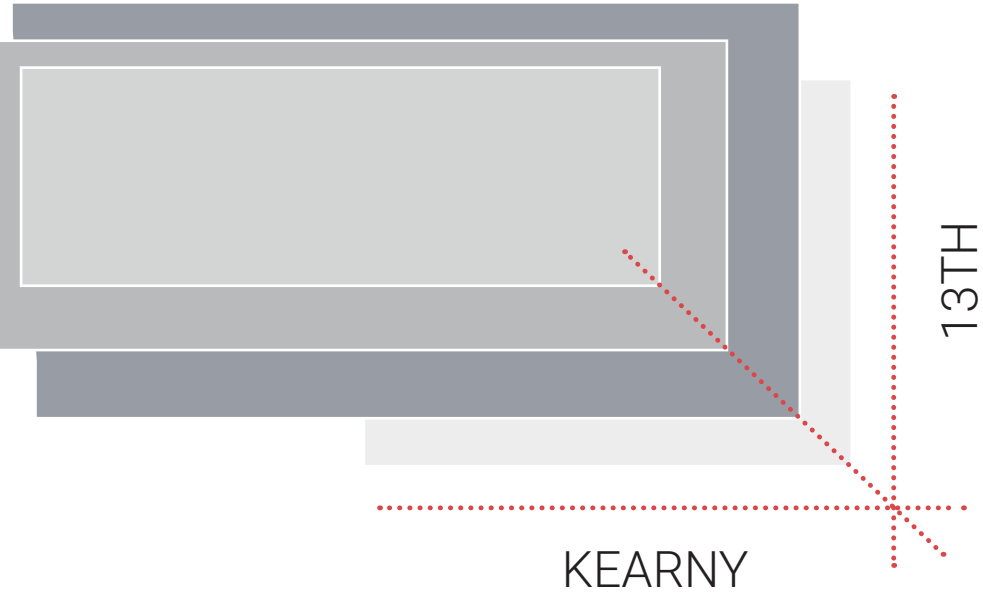
- Massing** – Step back the Kearney façade
- Façade Articulation** – Articulation is too busy and not contextual
- Terraces** – Locate terraces on the south side with active interior program
- Art and Water Features** – Guidelines to be responded to separately, indicate proposed locations

PUBLIC REALM

- Ground Level** – Taller windows at ground floor. Communicate the mass timber structure at the street level
- Canopies** – Provide a nearly continuous canopy on all frontages
- Residential Entry** – Larger entrance area with deeper canopy and more unique detailing
- Landscaping** – Need a stronger street tree response
- Ground Floor Program** – Supported consolidating loading and parking entry. Suggest adding a large operable at SE corner

QUALITY & PERMANENCE

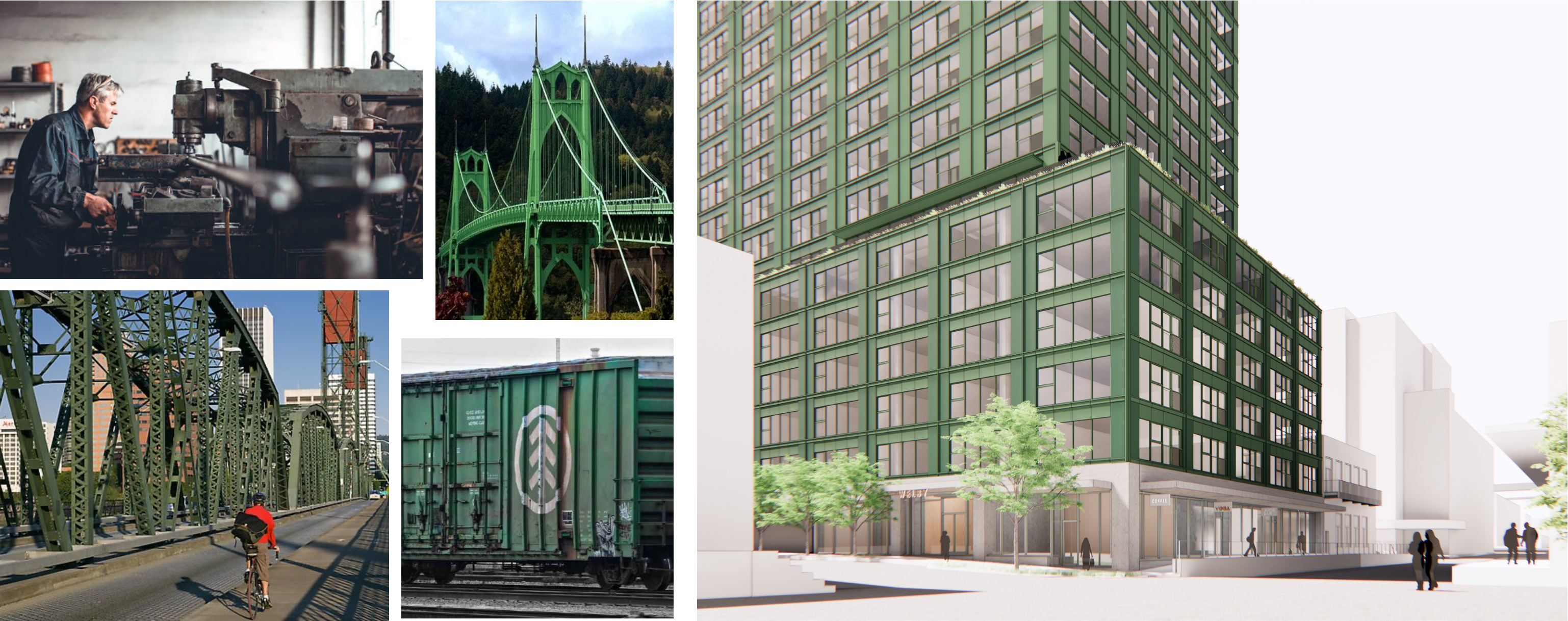
- Exterior Materials** – Wood at the ground level is prone to damage. Explore more permanent materials like concrete. Cementitious panels at upper levels may be difficult to detail to meet context guidelines.



The Massing of Welby is conceived as a series of stacked forms stepping to the Northwest as the building grows taller. This allows for more daylit exterior spaces along the south facade and gestures to the historic importance of 13th with its loading docks.



The Facade of Welby pays homage to the character of the “frame-like” expression of the former industrial buildings along 13th and elsewhere in the Pearl District.



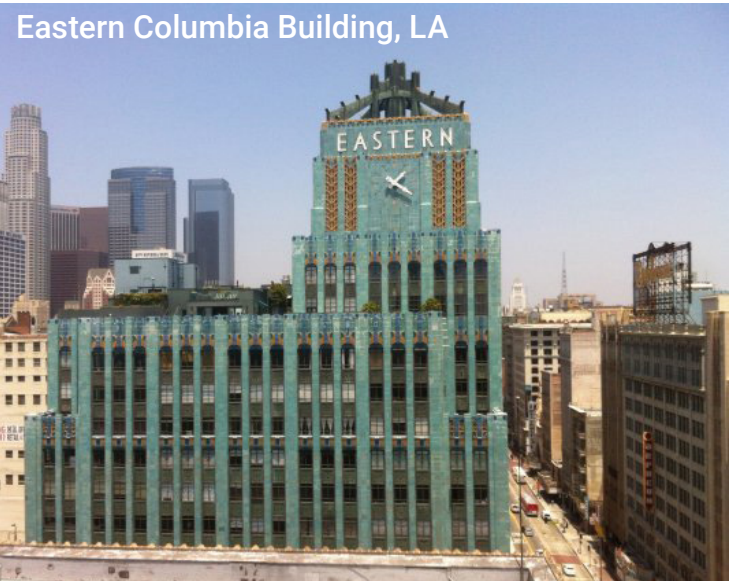
The unique color of Welby is inspired by the **industrial tones of green** on the steel bridges along the Willamette and in the Machine Shops and Rail Yards still functioning today.

WELBY COLOR OPTIONS



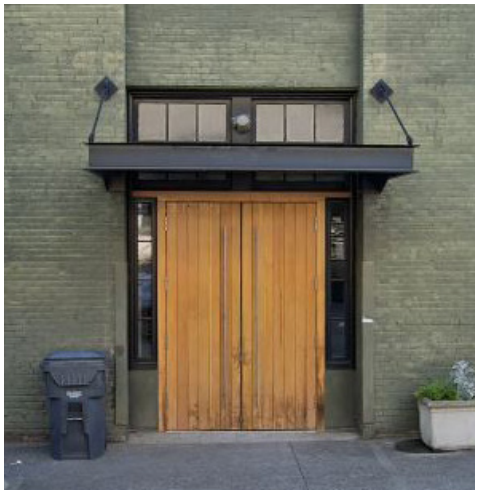
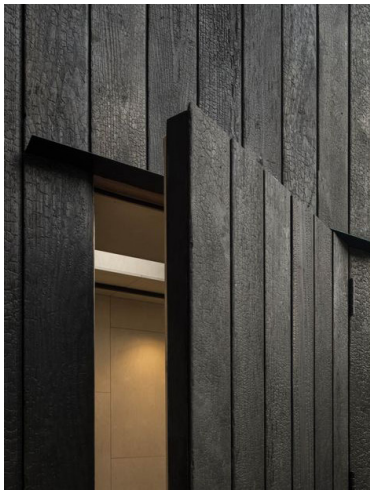
The exact color of green has yet to be decided. Through a process of site specific studies and sample reviews we will determine the best green for Welby.

GREEN FACADE PRECEDENTS



Historical and modern examples of facade materials convey the quality, timelessness, and permanence of the color green.

ADDITIONAL EXTERIOR MATERIALS



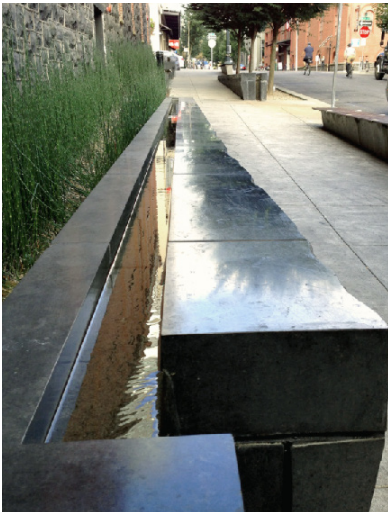
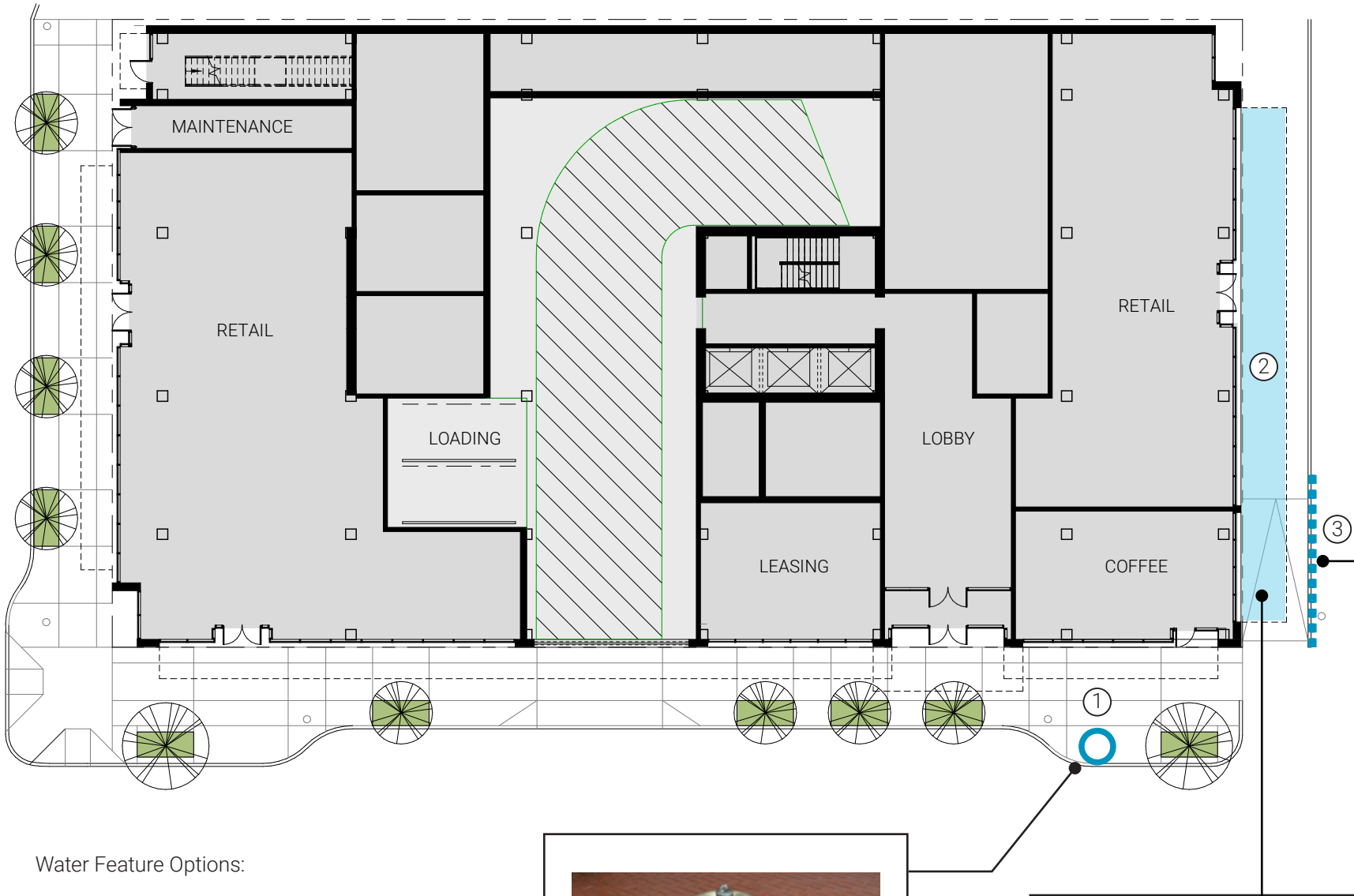
Carbonized Wood at Building Entry



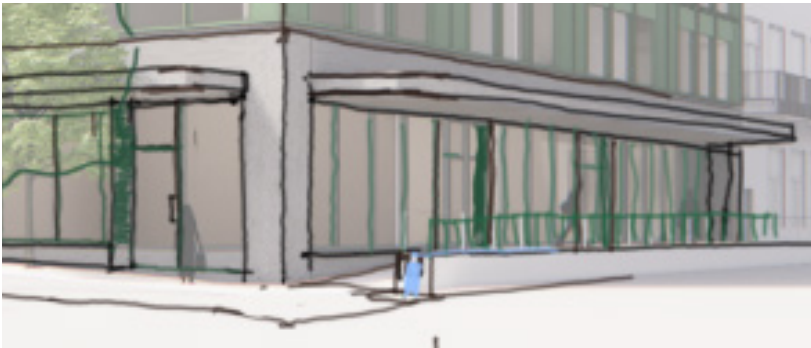
Concrete Base

The concrete base condition of Welby references the structural system within while echoing the industrial character and durability of neighboring buildings. The carbonized wood accents at the lobby entry reference the wood of railroad cross-ties.

WATER FEATURE OPTIONS



Water trough at the Armory



Water Trough at the Loading Dock

Water Feature Options:

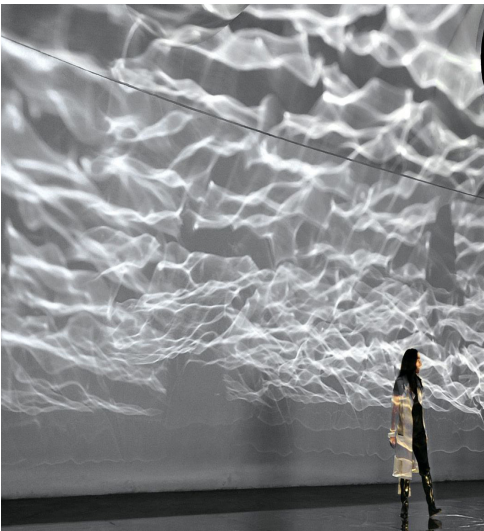
- ① Benson Bubblers
- ② Water Projection under Canopy
- ③ Water Trough at Loading Dock



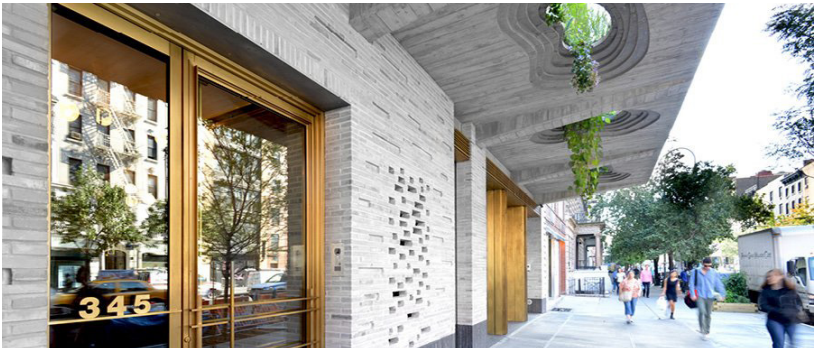
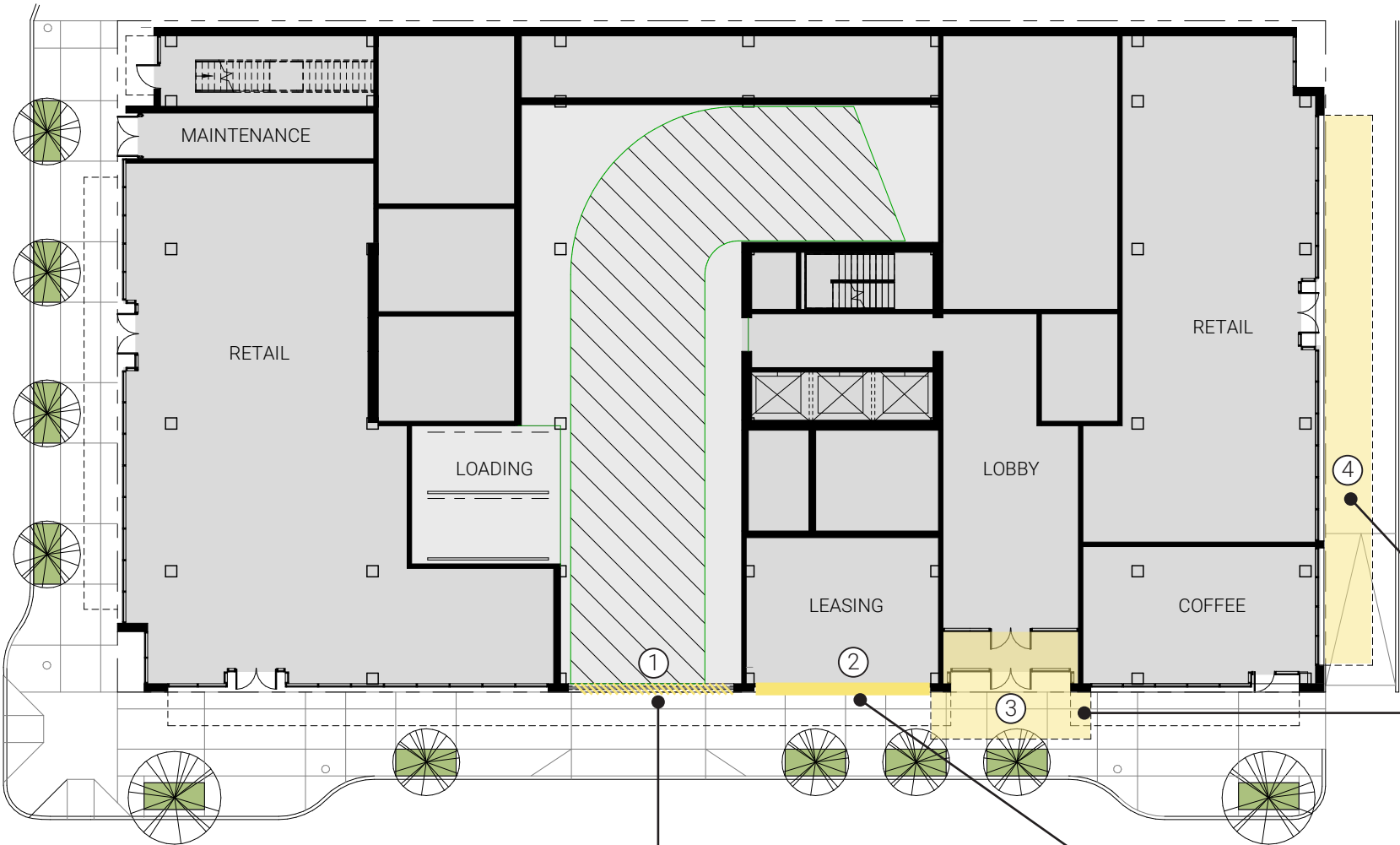
Benson Bubblers



Water Projection under Canopy



PUBLIC ART OPTIONS



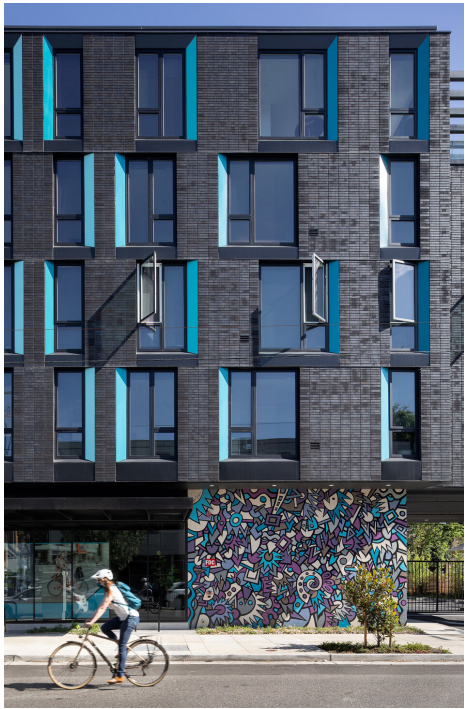
Underside of Canopy

Public Art Options:

- ① Garage Door Panel
- ② Wall Mural at Entry
- ③ Underside of Entry Canopy
- ④ Underside of Loading Dock Canopy



Garage Door Panel



Wall Mural at Entry



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

FAR 5:1 Base 90,000 sf
Inclusionary Housing Bonus – 3:1 54,000 sf (10% of bedrooms at 60% AMI)
Total FAR 8:1 144,000 sf

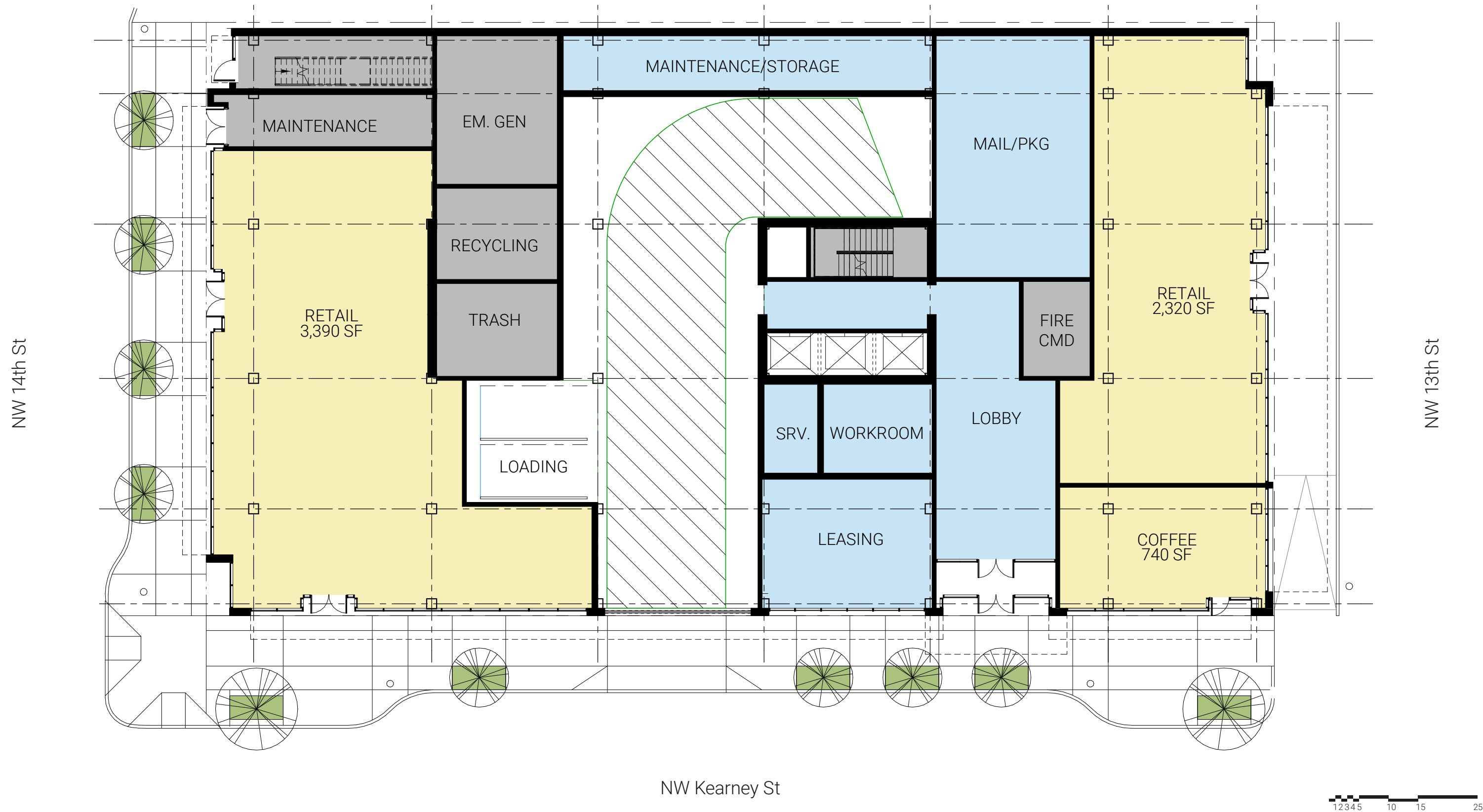
Proposed building FAR 291,044 sf
FAR transfer required 147,044 sf

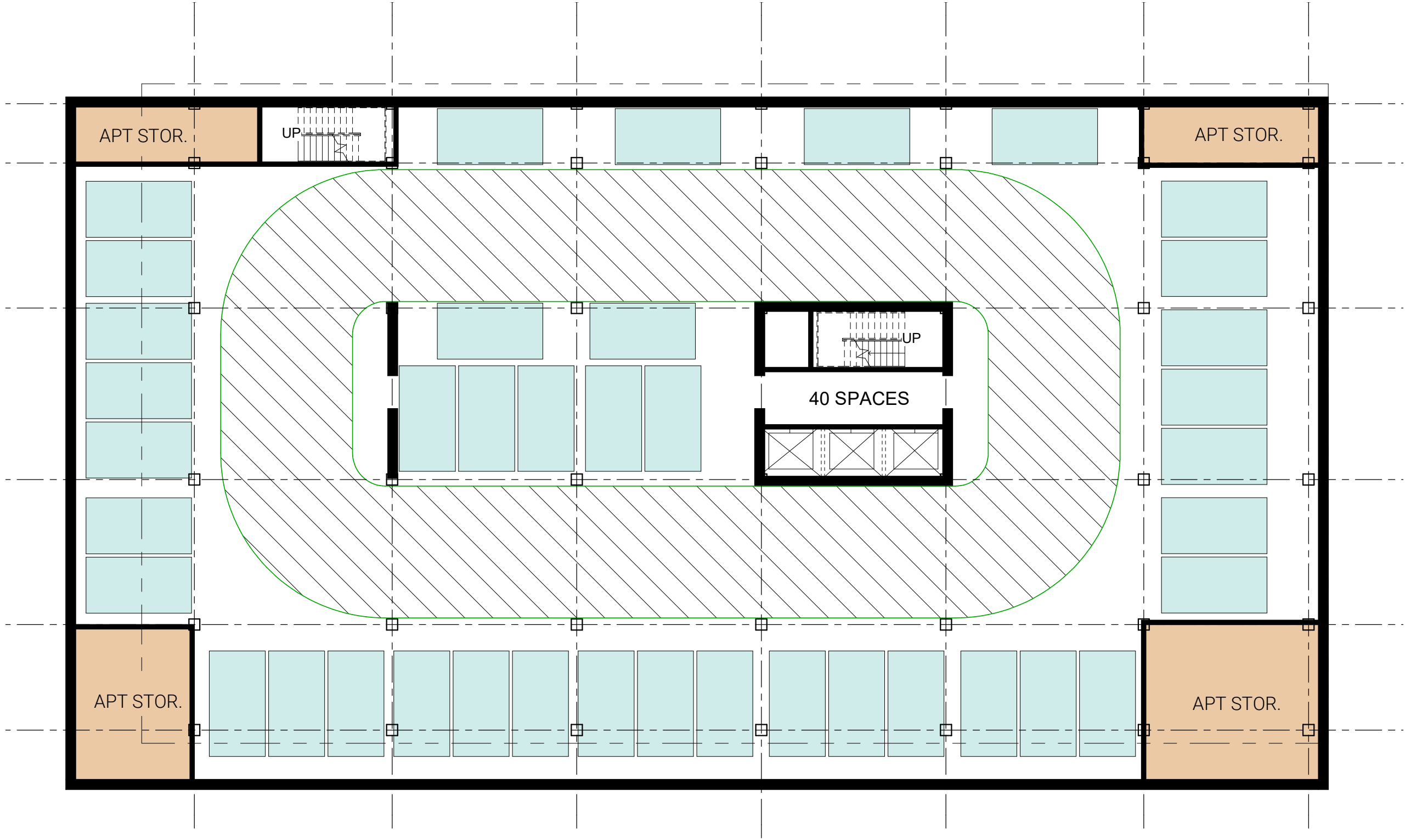
Proposed building height 234'-0"
(MAX allowable building height 250'-0")

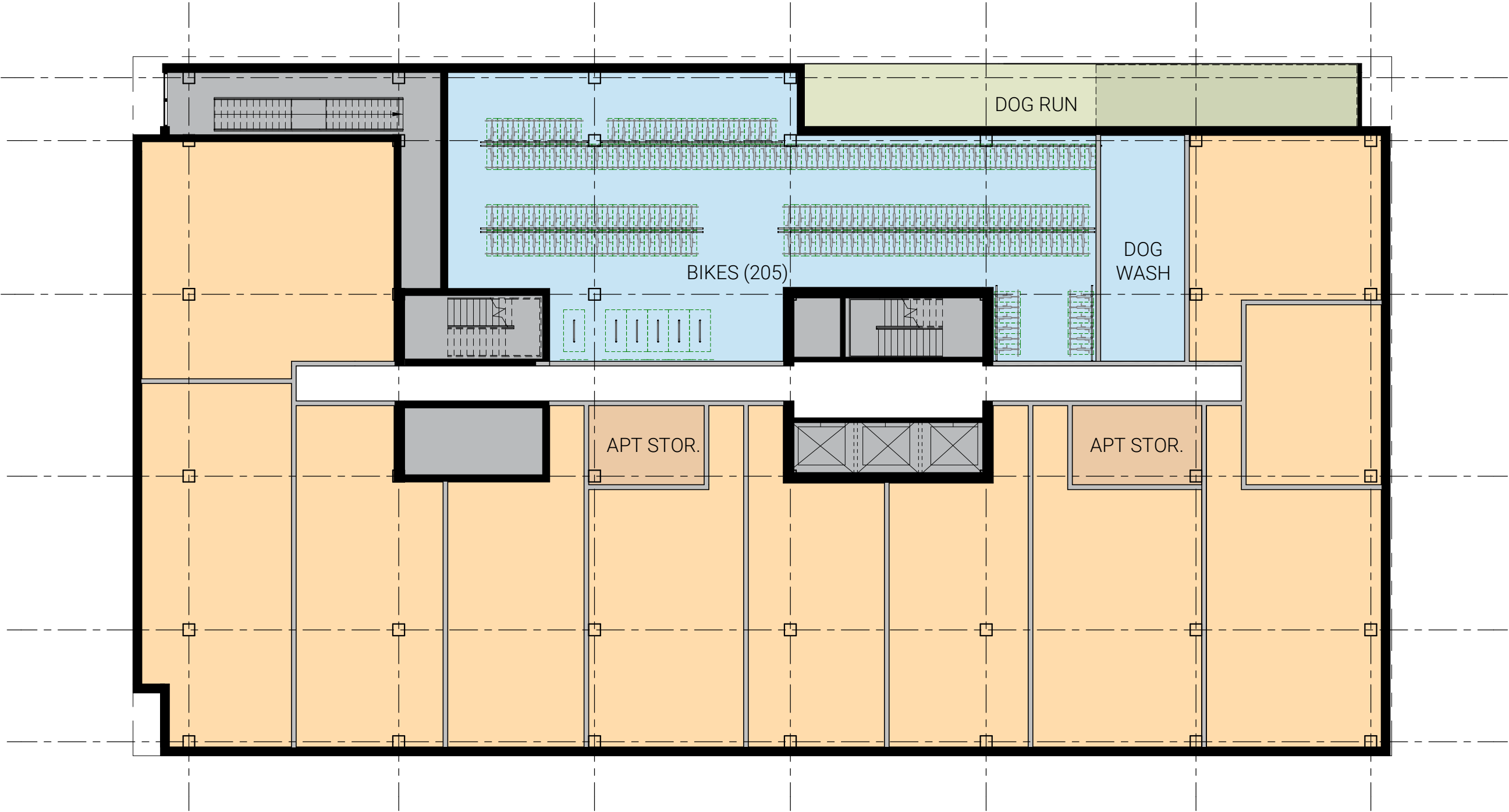
PROGRAM SUMMARY

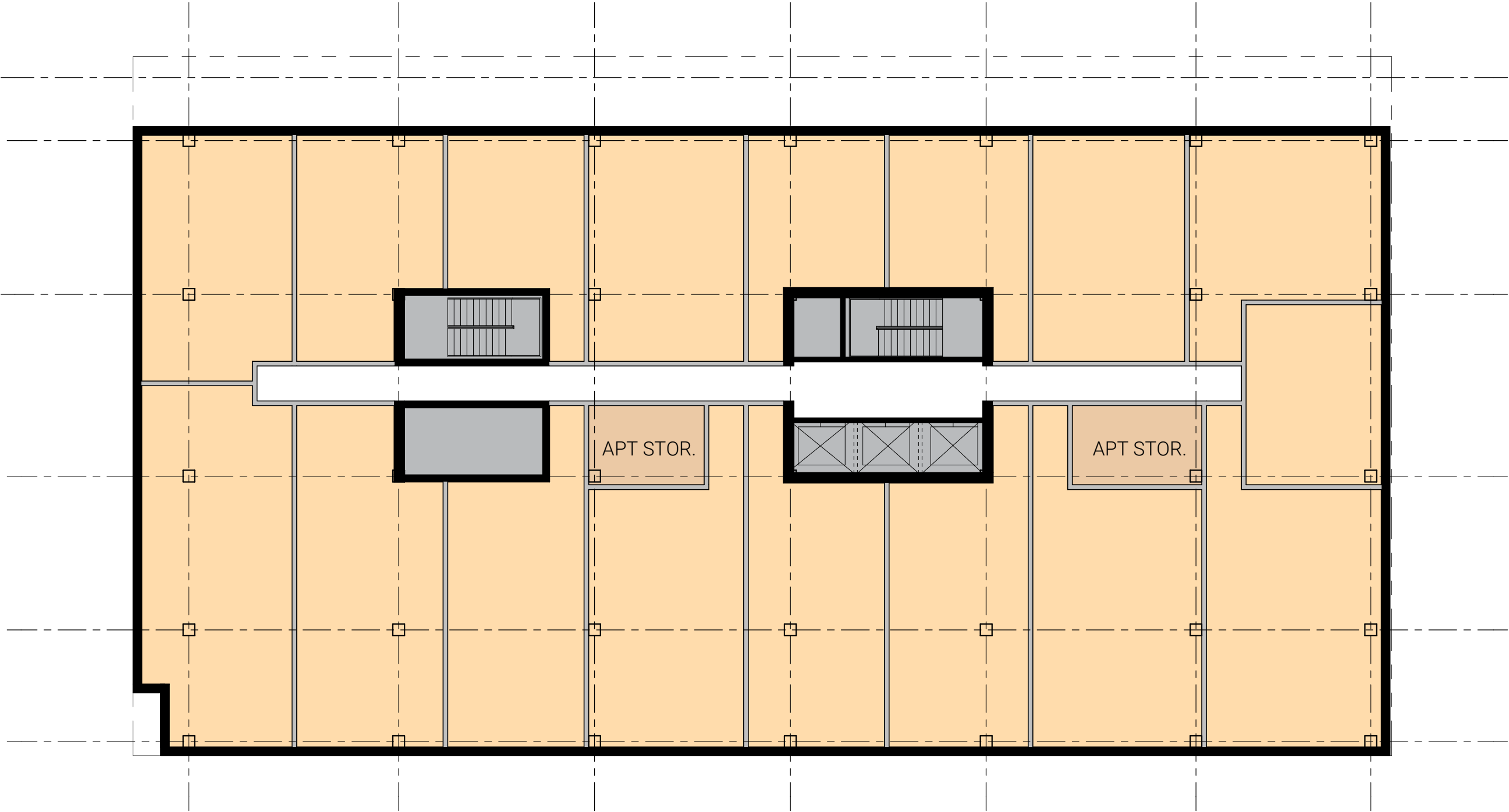
LEVEL	#	GSF		TOTAL GSF	NOTES
Sub-Basement	3	20,063		60,189	Not incl in FAR
Basement	1	20,033		20,033	Not incl in FAR
Level 1	1	17,676		17,676	
Level 2	1	17,320		17,320	
Level 3 - 6	4	16,542		66,168	
Level 7	1	12,000		12,000	
Level 8 - 20	13	12,800		166,400	
Level 21	1	10,080		10,080	
Roof Mechanical	0	1,400		1,400	
TOTAL PROPOSED		25		371,266	
TOTAL FAR PROPOSED				291,044	

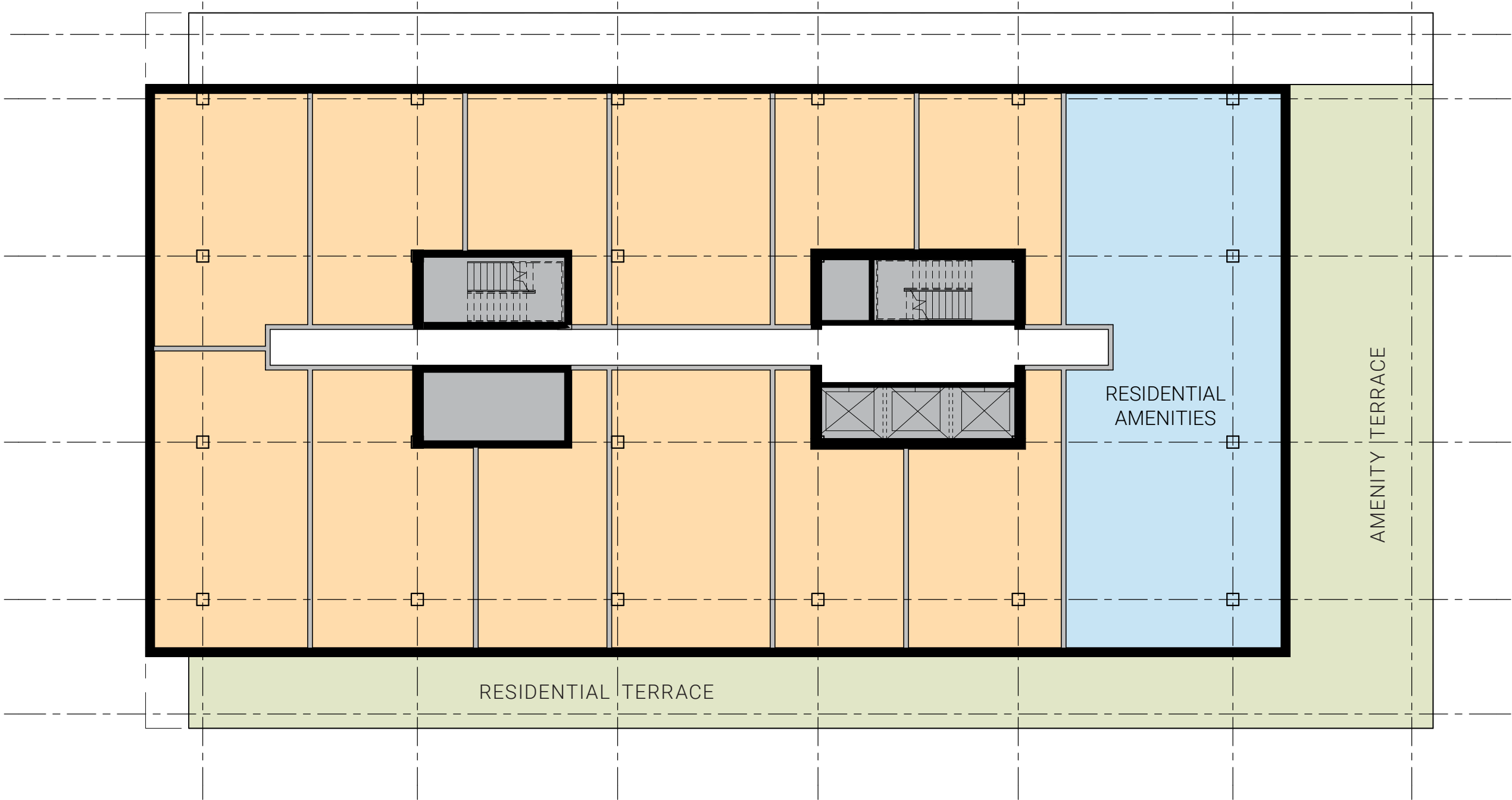
GROUND FLOOR PLAN

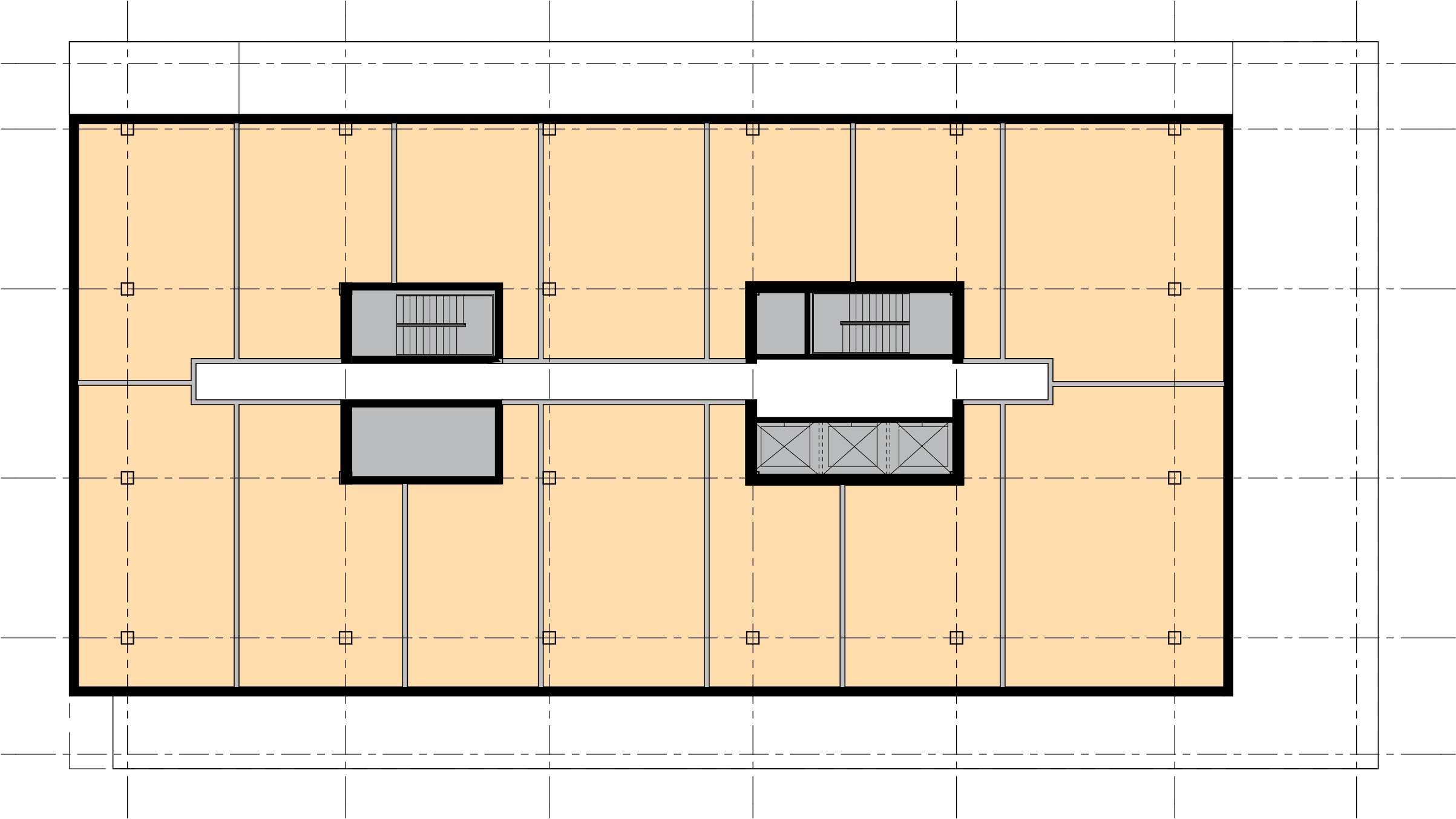


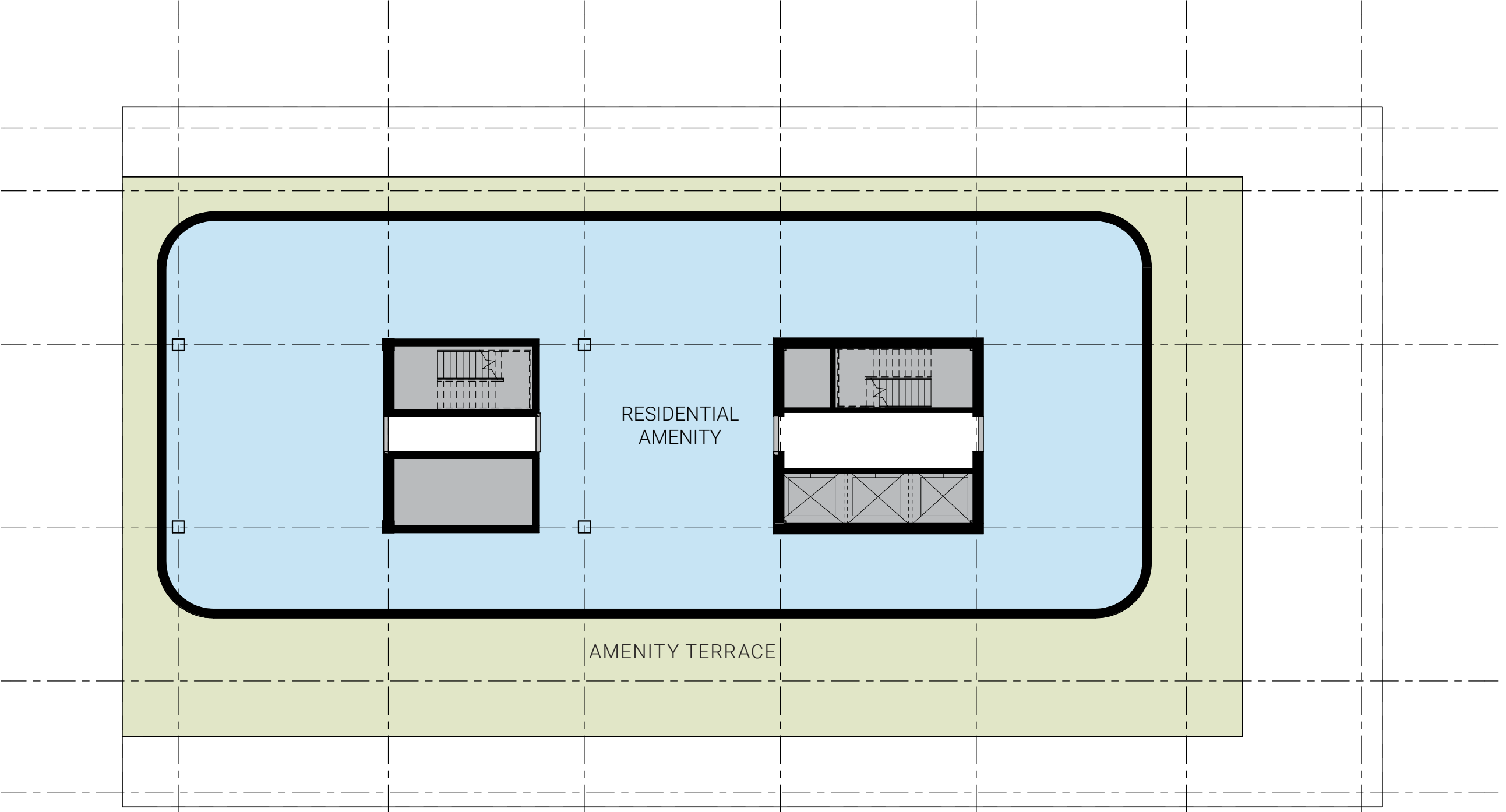












Section D

Building Exterior



South Birdseye View



SE Birdseye View



NW Birdseye View



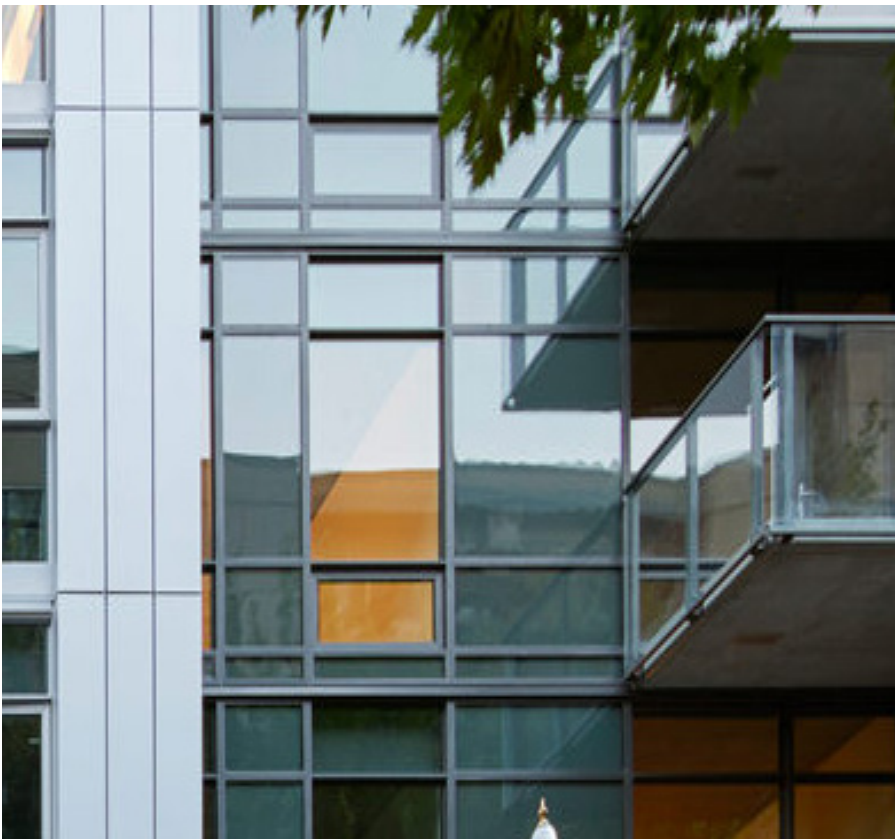
Concrete Base



Wood



Metal Panel



Starline Window Wall



Canopy Finish Canopy



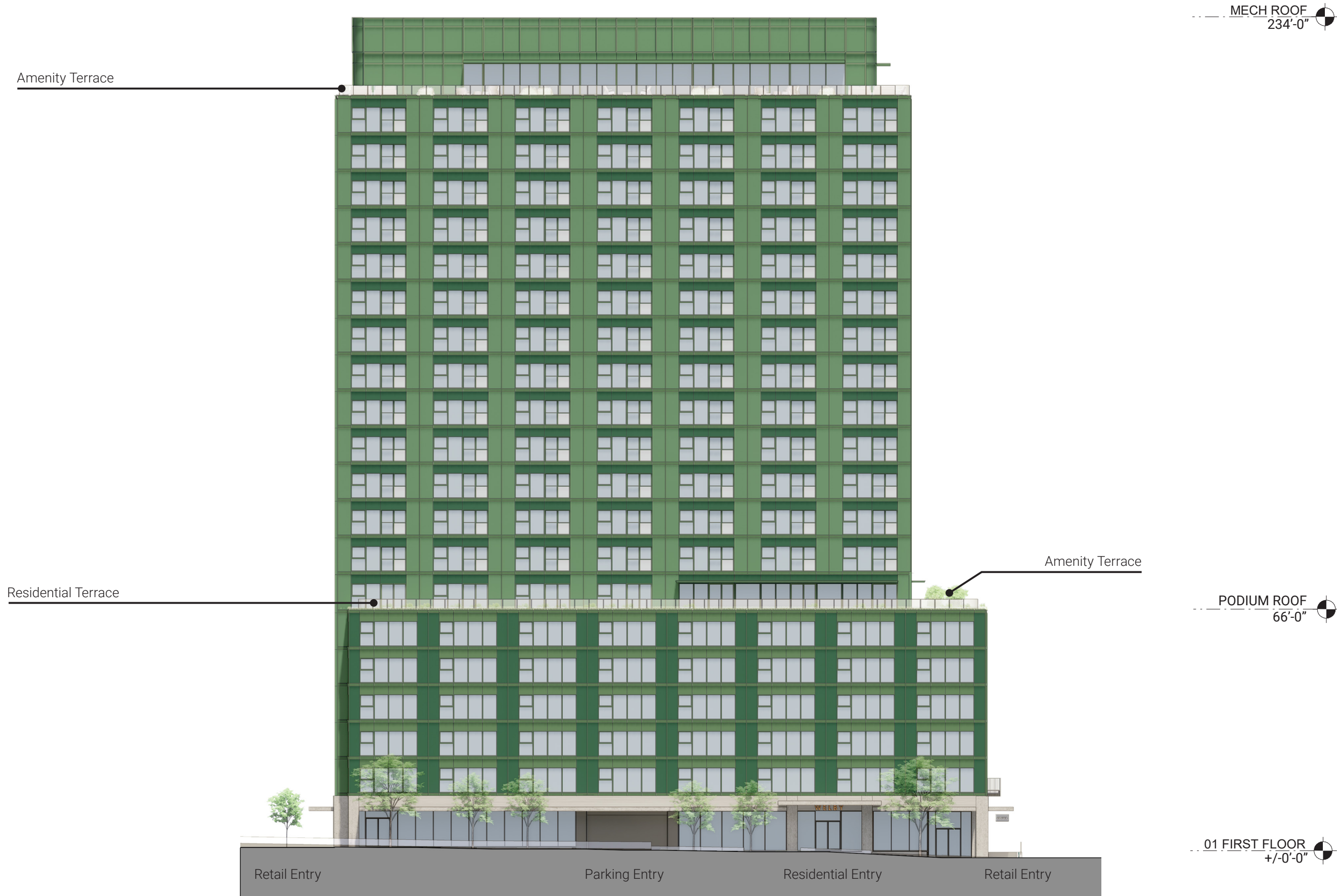


SE Street View

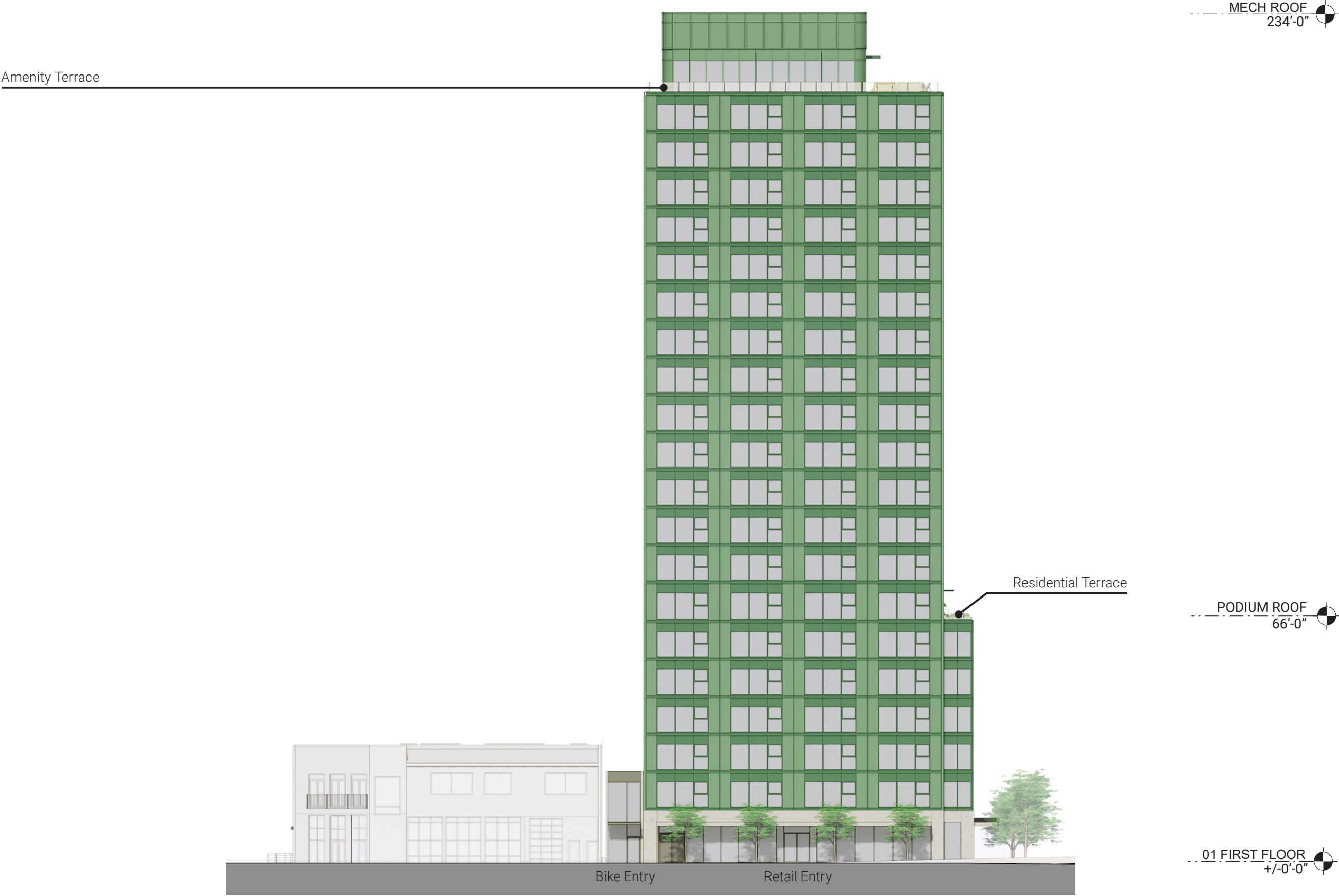
Section E

Building Elevations

SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

Amenity Terrace

Amenity Terrace

MECH ROOF
234'-0"

PODIUM ROOF
66'-0"

AT PROPERTY LINE

01 FIRST FLOOR
+/-0'-0"

EAST ELEVATION



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.

Thank you

BORA

Bora Architects
720 SW Washington, Suite 800
Portland, Oregon 97205



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Dan Ryan, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portland.gov/bds

Date: August 26, 2021

To: BORA ARCHITECTS *LESLIE CLIFFE*

From: Hannah Bryant, Land Use Services, Hannah.Bryant@portlandoregon.gov

RE: Design Advice Request posting for EA 20-216759 DA

Dear BORA ARCHITECTS *LESLIE CLIFFE*:

I have received your application for a Design Advice Request (DA) at 1325 NW KEARNEY ST. Your case number is given above. The first meeting with the Design Commission is scheduled for **January 7, 2021**. I am the planner handling your case, and can answer any questions you might have during the process.

You are required to post notice on the site of your proposal 21 days before the hearing. The information below will help you do this. Posting boards are now ready for you to pick up from the BDS Reception Desk, 5th Floor. The BDS Reception Desk is open Monday-Friday 8AM to 4:30PM. I am enclosing the notice that should be placed on the signs.

- A. You must post one of these signs every 600 feet, or fraction thereof, on each street frontage of the property. Because you have approximately **100** feet of street frontage on NW 14th Avenue, you should post 1 sign. Because you have approximately **200** feet of street frontage on NW Kearney, you should post 1 sign. Because you have approximately **100** feet of street frontage on NW 13th Avenue, you should post 1 sign.
- B. These signs must be placed within 10 feet of the street frontage line, and must be visible to pedestrians and motorists. You may not post in the public right-of-way.
- C. Because the meeting with the Design Commission for your case is scheduled for **September 23, 2021**, you must post the notice by September 2, 2021, 21 days before the hearing.
- D. A certification statement is enclosed, which you must sign and return. The statement affirms that you posted the site. It also confirms your understanding that if you do not post the notice by the date above, your hearing will be automatically postponed. You must return this statement to us by September 9, 2021, 14 days before the hearing.
- E. You should not remove the notice before the meeting, but it must be taken down within two weeks after the meeting. You may want to save the posting boards to use for the required site posting during the Type III land use review.

Encls: Posting Notice
Statement Certifying Posting

cc: Application Case File

BORA ARCHITECTS *LESLIE CLIFFE*
720 SW WASHINGTON, STE 800 PORTLAND OR 97205-3510

DATE: _____

TO: Hannah Bryant
Bureau of Development Services
1900 SW Fourth Ave., Suite 5000
Portland, Oregon 97201

APPLICANT'S STATEMENT CERTIFYING DESIGN ADVICE REQUEST POSTING

Case File EA 20-216759 DA

This certifies that I have posted notice on my site. I understand that the meeting with the Design Commission is scheduled for **September 23, 2021** at 1:30PM, and that I was required to post the property at least 21 days before the hearing.

The required number of poster boards, with the notices attached, were set up on _____(date). These were placed within 10 feet of the street frontage line so that they were visible to pedestrians and motorists.

I understand that this form must be returned to the Bureau of Development Services no later than September 9, 2021, 14 days before the scheduled meeting. I also understand that if I do not post the notices by September 2, 2021, or return this form by September 9, 2021, my meeting will automatically be postponed.

In addition, I understand that I may not remove the notices before the meeting, but am required to remove them within two weeks of the meeting.

Signature

Print Name

Address

City/State/Zip Code

GENERAL INFORMATION ABOUT THE DESIGN ADVICE REQUEST PROCESS

Purpose of a Design Advice Request

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Purposes served by Design Advice Requests might include the following:

- Early feedback on atypical building types or configurations unable to draw on other prior project approvals to assess approval potential.
- Projects which, for various reasons, anticipate including elements that do not appear to conform to design guidelines, and which may require a waiver of one or more design guidelines.
- Unique urban design schemes for which interest or support is sought prior to approaching other agencies.

Process

The Portland Zoning Code affords the opportunity for parties interested in bringing matters before the Design Commission outside of other prescribed regulatory or legislative processes. The relevant Code chapter reads as follows:

33.730.050 F. Other pre-application advice.

An applicant may request advice from the Design Commission or Historical Landmarks Commission prior to submitting a land use request that would be heard by these commissions. These requests are known as "Design Advice Requests". These requests do not substitute for a required pre-application conference with the BDS staff and other City urban service or technical representatives.

The general order of appearance for those attending the meeting is as follows: Bureau of Development Services introduction, applicant presentation, clarifying questions about the proposal by the Commission, public comment, informal discussion about the proposal between the Commission and the applicants, and Design Commission final comment. There will be no final decision about this proposal during this Design Advice Request process. At the request of the Commission, a submittal for a Design Advice Request may be continued to a future date for further discussion.

Opportunity for Public Comment

The neighborhood association may take a position on the proposed development and may have scheduled an open meeting prior to providing comment to the Design Commission. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting. The public meeting with the Design Commission will provide an opportunity for parties to submit oral and written comment on this matter

Design Advice Request Results

Design Advice Requests will provide informal, advisory response only. Responses received at the meeting may inform City staff when processing future land use reviews, but will not be considered a formal directive from the Commission. The Commission may offer future procedural or design direction, and may also offer a preliminary assessment against approval criteria that would apply were the proposal to be reviewed formally through the land use review process. Comment provided at the meeting will be documented by City staff, and will be available for further and future reference.

Design Advice Request

WELBY – 1325 NW Kearney

CASE FILE

EA 20-216759 DA



WHEN

Thursday, September 23 @ 1:30 PM

(This is the hearing start time –see Commission agenda for estimated project start time.)

WHERE

ONLINE: Link to drawings is available at
www.portlandoregon.gov/bds/dcagenda

HOW

TO COMMENT: Follow instructions on the Design Commission agenda or email the planner at Hannah.Bryant@portlandoregon.gov

REVIEW BY

DESIGN COMMISSION

PROCESS

A **Design Advice Request** is a voluntary review process that allows the Commission to provide early feedback on a development proposal, prior to the required land use review

PROPOSAL

A 21-story mixed-use building on a half-block site in the River District, with ground level commercial and housing above. A loading dock is proposed for the NW 13th Avenue frontage, with access to loading and below-grade parking proposed from NW Kearney. Materials include a concrete base and metal panel cladding on upper levels. Roof terraces are proposed for the 7th and 21st floors.

REVIEW
APPROVAL
CRITERIA

Central City Fundamental Design Guidelines + River District Design Guidelines

SITE ADDRESS

1325 NW Kearney Street

ZONING/
DESIGNATION

Exd – Central Employment with a ‘Design’ overlay

FURTHER INFO

Available online at www.portlandoregon.gov/bds/dcagenda or contact the planner listed below at the Bureau of Development Services.

QUESTIONS?
BDS CONTACT

Hannah Bryant, City Planner
(503) 865-6520 / Hannah.Bryant@PortlandOregon.gov
Bureau of Development Services, 1900 SW 4th Ave, Suite 5000, Portland, OR 97201

Traducción e interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Turjumida ama Fasiraadda | 翻訳または通訳 | ການແປພາສາ ຫຼື ການອະທິບາຍ
Письменный или устный перевод | Traducere sau Interpretare | 번역및통역 | الترجمة التحريرية أو الشفوية | Письмовий або усний переклад



503-823-7300



BDS@PortlandOregon.gov



www.PortlandOregon.gov/bds/translated

TTY: 503-823-6868
Relay Service: 711

BORA ARCHITECTS *LESLIE CLIFFE*
720 SW WASHINGTON, STE 800 PORTLAND OR 97205-3510

DATE: 08/31/2021

TO: Hannah Bryant
Bureau of Development Services
1900 SW Fourth Ave., Suite 5000
Portland, Oregon 97201

APPLICANT'S STATEMENT CERTIFYING DESIGN ADVICE REQUEST POSTING

Case File EA 20-216759 DA

This certifies that I have posted notice on my site. I understand that the meeting with the Design Commission is scheduled for **September 23, 2021** at 1:30PM, and that I was required to post the property at least 21 days before the hearing.

The required number of poster boards, with the notices attached, were set up on 08/31/2021 (date). These were placed within 10 feet of the street frontage line so that they were visible to pedestrians and motorists.

I understand that this form must be returned to the Bureau of Development Services no later than September 9, 2021, 14 days before the scheduled meeting. I also understand that if I do not post the notices by September 2, 2021, or return this form by September 9, 2021, my meeting will automatically be postponed.

In addition, I understand that I may not remove the notices before the meeting, but am required to remove them within two weeks of the meeting.



Signature

Leslie Cliffe, Bora Architects

Print Name

720 SW Washington, Suite 800

Address

Portland, OR 97205

City/State/Zip Code

2257 NW RALEIGH ST.
PORTLAND, OR 97210



503.823.4288
WWW.PEARLDISTRICT.ORG

November 2, 2020

To; Portland Design Commission, Hannah Bryant, BDS
Re: EA 20-194404 DA

The PDNA Planning and Transportation Committee has reviewed the initial plans provided by the applicant for the Welby (formerly Lovejoy Square) ahead of its scheduled DAR. We are familiar with this site as we have reviewed two previous proposals by the applicant for this same location. We wish to state the applicant in each iteration has engaged the Committee early in the process and provided a high level of transparency and an openness to our input. In addition we have recently reviewed and voted to support the vacation requested on NW 14th Avenue provided all the proposed right of way enhancements are paid for and completed by the applicant as currently designed.

Since this is a DAR, we will provide some initial thoughts in a few key areas:

Program

- Mass timber construction: We applaud the innovation as it would be the tallest of its kind in Portland, but one wouldn't know it's a mass timber building because it's hidden behind the current facade treatment. Instead, it should be celebrated with larger windows that would allow the mass timber elements to be seen while achieving a more contextual facade
- We would prefer more office space to achieve greater mixed use at the site. This would also help differentiate the expression of the base of the building, creating a natural modulation at the level of the terrace at 13th and Kearney that creates the setback.
- We would like to see more variety in unit size and bedroom count to support more diversity and permanent residency to foster community. We also support the inclusion of affordable housing units at this site, particularly family-sized (2- and 3-bedroom units) units.

We appreciate these efforts in the Program:

- Mass timber high rise signifies dedication to sustainability
- Generous glazing ordered in a rational arrangement
- Next-level mechanized parking with electric outlet capability for charging
- Bike amenity space on the 14th Avenue ground floor and substantial bike parking
- COVID-influenced health initiatives--touchless elevator operation, enhanced ventilation
- Commitment to equity in all aspects of the building
- Restored cobblestone treatment on Kearney Street
- World-class bicycle facility and pedestrian safety upgrades on 14th Avenue (see our letter on support for 14th Ave vacation)



Public Realm

- Providing a setback from 13th Avenue is critical, and we would support an additional setback to respect the context of the nearby historic district.
- Terraces placed around the building are interesting but there is a missed opportunity to not have a more active program in the large space overlooking 13th Avenue. Currently it is proposed as a private terrace for only two units. A common amenity could be relocated to the level to allow for more activation of this large terrace and create a dialogue between it and 13th Avenue. This is especially important as we are losing a significant rooftop amenity when the existing building is replaced.
- The loading dock as proposed is designed as more of an elevated sidewalk, and we would encourage a more robust design.

Context

- Facade articulation is more a blend of cast iron and even a hint of modernism's cellular facades than the Pearl context and specifically 13th Avenue. The DC has set the precedent that the Pearl is an eclectic mix, but as this site is on 13th, we believe context should be addressed in a more narrow frame, taking direct cues from those buildings in the historic district and adjacent to it. Hacker's Pearl West and Mithun's Heartline building both do a good job of respecting context without pretending to be old buildings. We suggest the applicants look to those examples to address context.
- The floor plan with equal width units allows a rational larger format window array that is more in keeping with context
- The Kearney facade is too monolithic and needs more relief. We suggest perhaps differentiating the lower floors.

Materials

- The use of cement panels is not contextual. The fastening of the pieces may be challenging and detract from the appearance of a solid form.
- The window mullions must be thin and not clunky, and we emphasize the need for larger windows.
- Metal panels should be minimized. The system proposed should be able to allow for solid forms with punched glazing without "filler" material.
- We are unsure if use of wood facade pieces on the ground floor is an honest expression .

Respectfully,

David Dysert
Vice President / Planning & Transportation Co-Chair
Pearl District Neighborhood Association

2257 NW RALEIGH ST.
PORTLAND, OR 97210



503.823.4288
WWW.PEARLDISTRICT.ORG

PEARL DISTRICT
NEIGHBORHOOD ASSOCIATION
EST. 1991

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PORTLAND, OR 97210



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September 21, 2021

To: Hannah Bryant, BDS; Design Commission; Bob Haley and Zef Wagner, PBOT
Re: EA 20-216759 DA

The Pearl District Neighborhood Planning and Transportation Committee reviewed the latest iteration for the Welby project at its September 7, 2021 meeting in advance of the Design Advice Request on September 23. This is now the fourth land use proposal for this site in the last 4 years; the Committee reviewed the three prior proposals at this location and in all previous cases the applicant has engaged the Committee early in the process and provided a high level of transparency and an openness to our input.

Given that this new project is proposing to almost maximize the available zoning allowance on this site, it is imperative that there is a sufficient giveback to the neighborhood. At this point, there is work left to do before the Committee is able to take a stance on the project.

The following is a summary of thoughts reflecting the conversation at the committee meeting:

Program

- We were excited at the prospects of a signature mass timber framed building and are disappointed that the project no longer has this construction, nor does it have a mix of residential and office as previously proposed; however, we understand the current economic realities in explaining why they were both removed
- It is not clear from where the project will be receiving the Floor Area Ratio transfer to achieve the proposed height and FAR; while Central City 2035 allows any transfer within Sector 1, the Committee places a higher value on protecting historic buildings within the neighborhood
- Appreciate the project's commitment to inclusionary housing and family-sized units, and request that the regulated affordable units include 2- and 3-bedroom apartments
- Support concentrating retail along the 13th Ave loading dock and at the 14th/Kearney corner
- A separate bicycle access is needed that does not rely on bicycle users entering through the main garage entrance - this is due to the presence of cobblestones on Kearney and the potential for conflicts between modes

Public Realm

- We applaud the applicant's decision to make the outdoor terraces communal amenity spaces for residents rather than private spaces; while we are disappointed that we are losing a vibrant retail rooftop space, this change will help with street activation
- Support decision to add setback on the south facade with terracing
- Support commitment to expanding the pedestrian streetscape on 14th Avenue to help calm traffic and reduce crossing distance for pedestrians for the benefit of the community and this project's future tenants
- However, the bicycle treatment on 14th currently remains unresolved - we support a sidewalk-level bike lane design and signal modifications that minimize or eliminate conflicts with the right turn lane at Lovejoy and on-street parking (similar to what was proposed by the applicant in 2017 and 2020) and

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do not think this concept would have a major financial impact if the project is committed to moving the curb

- Support commitment to restore cobblestones on Kearney Street
- We have some concerns about the scope of parking proposed due to the potential for an expensive four-level underground garage to decrease housing affordability, as well as the impact of 200 additional vehicles on local traffic circulation and whether it may degrade the pedestrian environment on 13th and other streets
- We support an open public realm and vibrant ground floor activation, such as windows that open out onto the loading dock and other frontages along with outdoor seating

Context

- The Committee praised the fenestration of the facade with its rational arrangement of large windows eliciting the historic warehouse character of buildings such as the Marshall Wells
- Providing a setback from 13th Avenue is critical, and we would support an additional setback to respect the context of the nearby historic district
- There were questions if the materials chosen (metal panel with concrete base) respect the surrounding context, as nearby historic buildings are predominantly made of brick and generally use one material for the entire facade
- As the project is no longer pursuing a partial street vacation on 14th to expand the footprint of the parcel, there were concerns from some members that the massing/volume of the new design may lack scale due to its relatively large height and FAR; we encourage additional sculpting of the mass given the significant increase
- The presence of glazing on the north facade (with a 10 foot setback from property line) makes it seem likely that a tower would not be feasible on the other half of the block, prompting confusion from some members as to why the applicant would not transfer the FAR from that portion

Materials

- Metal panels are an interesting choice for the facade material; while there isn't precedent for the material in the historic district, it can potentially work if they are well-executed, although there was disagreement about whether the panels should extend down to ground level (as opposed to the strong concrete base shown in the design)
- The green color chosen for the panels elicited a mixed reaction from the Committee based on the specified references lacking a strong relationship at the immediate site or even within the greater Pearl District; there was also uncertainty about how the green would contrast with other colors around the site, although it received praise from some members for its distinct tone
- The window mullions must be thin as shown in the renderings, and seams in the metal panels should be minimized

Respectfully,

Reza Farhoodi and David Dysert
Co-Chairs, Planning and Transportation Committee
Pearl District Neighborhood Association



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portlandoregon.gov/bds



Early Assistance Application

File Number: EA 20-216759 DA

Appt Date/Time:

FOR INTAKE, STAFF USE ONLY

Date Rec 11/20/20 by ejd

LU Reviews Expected DZ

☐ Required ☐ Optional see EA 20-194404 DA

☐ [Y] ☒ [N] Unincorporated MC

☐ [Y] ☐ [N] Flood Hazard Area (LD & PD only)

☐ [Y] ☐ [N] Potential Landslide Hazard Area (LD & PD only)

☐ [Y] ☒ [N] 100-year Flood Plain

☐ [Y] ☒ [N] DOGAMI

Qtr Sec Map(s) 2928 Zoning EXd

Plan District CC - PEARL

Historic and/or Design District CC

Neighborhood PEARL DISTRICT

District Coalition NW/NW

Business Assoc. PEARL DISTRICT

Neighborhood within 400/1000 ft NW DIST ASSOC

APPLICANT: Complete all sections below that apply to the proposal. Please print legibly.

Development Site

Address 1325 NW Kearney Cross Street NW 13th and 14th Site Size/Area 18,000 sf + 6,500 pending ROW vacation

Tax account number(s) R 140764 R _____ R _____

Adjacent property in same ownership R _____ R _____ R _____

Short Project Description – include proposed stormwater disposal methods. Attach additional sheets for a more detailed description, if needed.

Demolition of existing building. New high-rise apartment building with 2 levels of office, ground floor retail and below grade automated parking. Mass timber construction over a concrete podium.

Design & Historic Review (New development: give project valuation. Renovation: give exterior alteration value)

\$ 85m

APPLICANT: Select an Early Assistance Type and check boxes for desired meeting/written notes options:

Early Assistance Type	City Reviewers	On-line MS Teams meeting & written notes provided ¹	No meeting, written notes provided
<input type="checkbox"/> Pre-application Conference² required for Type III and IV land use reviews	BDS Land Use Services, Transportation, Environmental Services, Water, Parks, others as needed	<input type="checkbox"/>	
<input checked="" type="checkbox"/> Design Advice Request² Public Zoom meeting or written notes only with Design Commission or Historic Landmarks Commission	BDS Land Use Services and Design Commission or Historic Landmarks Commission		
<input type="checkbox"/> Early Assistance - Zoning and Infrastructure Bureaus (including initial bureau responses for street vacations)	BDS Land Use Services, Transportation, Environmental Services, Water, Parks	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Early Assistance - Zoning Only	BDS Land Use Services	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Pre-Permit Zoning Plan Check <input type="checkbox"/> 1-2 housing units <input type="checkbox"/> All other development	BDS Land Use Services		<input type="checkbox"/>
<input type="checkbox"/> Public Works Inquiry for 1-2 housing units No land use review or property line adjustment expected	Transportation, Environmental Services, Water		<input type="checkbox"/>

¹Where a meeting is optional, an additional fee applies for the meeting in addition to written notes. Please see the Land Use Services fee schedule for detailed fee information: <http://www.portlandoregon.gov/bds/34184>.

²Public notice (email and internet posting) provided for Pre-application conferences and Design Advice Requests.

Applicant Information For Early Assistance options that include a meeting, indicate who should be invited by BDS staff. A legible email address must be provided. Include separate sheet for additional names if needed.

PRIMARY CONTACT, check all that apply ☒ Applicant ☐ Owner ☐ Other _____
Invite to MS Teams Meeting?: ☐ Yes ☐ No
Name Leslie Cliffe Company Bora Architects
Mailing Address 720 SW Washington, Suite 800
City Portland State OR Zip Code 97205
Day Phone 503-226-1575 (cell 503-310-4639) email cliffe@bora.co

Check all that apply ☐ Applicant ☒ Owner ☒ Other Owner's Agent
Invite to MS Teams Meeting?: ☐ Yes ☐ No
Name Michi Slick Company Killian Pacific
Mailing Address 1615 NE 3rd Ave, Suite 100
City Portland State OR Zip Code 97214
Day Phone 203-507-8949 email michi@killianpacific.com

Check all that apply ☐ Applicant ☐ Owner ☐ Other _____
Invite to MS Teams Meeting?: ☐ Yes ☐ No
Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip Code _____
Day Phone _____ email _____

**Please submit this application via email with the following materials to
LandUseIntake@portlandoregon.gov:**

- ☒ Written project description
- ☒ Site plans drawn to a measurable scale, with scale and scale bar identified
- ☒ Building elevations drawn to a measurable scale (if appropriate), with scale and scale bar identified

Once the application is received, staff will contact you regarding payment and scheduling a date and time for your meeting.

Questions to be discussed:

Please include on a separate sheet of paper all questions you wish to be addressed.

Note:

1. Only material submitted with the original application will be addressed by City staff; we are unable to address any additional material that is submitted after the application is received.
2. For some proposals, such as those using the Community Design Standards, you will receive more detailed information if you provide full-sized plans.
3. Estimates for System Development Charges (SDCs) are not be provided at Early Assistance Meetings. Refer to SDC information on the BDS website.
4. Plans examiners do not participate in Early Assistance meetings and they do not provide written comments. For life/safety and building code questions, consult with a plans examiner in the Permit Center or schedule a Life Safety Preliminary Meeting (<http://www.portlandoregon.gov/bds/article/94545>).

Following a pre-application conference, the summary report with web links to forms and handouts will be e-mailed to you. If you prefer to receive paper copies, please check this box. ☐

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	

Welby is a 15 story, half block, mixed-use project in the Pearl District. It includes 12 levels of apartments over two levels of office with ground level retail, lobbies and building services.



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Dan Ryan, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portland.gov/bds

Design Advice Request

DISCUSSION MEMO

Date: September 16, 2021
To: Portland Design Commission
From: Hannah Bryant, Design Team
(503) 865-6520 | Hannah.Bryant@portlandoregon.gov
Re: EA 20-216759 – Welby
Design Advice Request Memo – September 23, 2021

This memo is regarding the upcoming DAR on September 23, 2021 for Welby. The following supporting documents are available as follows:

- Drawings – accessed here (<https://efiles.portlandoregon.gov/record/14627818>). Note, Commissioners who requested hard copies will receive the drawing set by courier.
- Prior DAR documents can be found here:
<https://efiles.portlandoregon.gov/Record?pagesize=200&sortBy=recCreatedOn&q=194404>
(this project had a prior DAR on November 5, 2020 under EA 20-194404)

I. PROGRAM OVERVIEW

DAR for a proposed 22-story mixed-use building in the River District sub-district of Central City. The ground level is proposed to have three retail spaces, lobby and leasing office, and access to below-grade parking, storage, and service areas. Upper levels are proposed to be entirely housing. Proposed exterior materials include metal panel and window wall systems, with a concrete base and curtainwall at the ground level. The proposed massing is built to the street lot lines on floors 1-6; floors 7-21 are set back at the south and east sides with roof terraces at level 7 and level 22.

II. DEVELOPMENT TEAM BIO

Architect	Leslie Cliffe Bora Architects
Owner's Representative	Michi Slick Killian Pacific
Project Valuation	\$ 85 million

III. FUTURE DESIGN REVIEW APPROVAL CRITERIA: Central City Fundamental Design Guidelines + River District Design Guidelines (see attached matrix)

IV. PREVIOUS DAR FEEDBACK

A prior DAR on a different proposal at this site was held on November 5, 2020. At that time, the applicant was generally directed to address the monolithic massing to break up the shear building wall facing south; to orient more outdoor amenity spaces to the south, and to simplify the fenestration

pattern to better reflect the historic warehouse context. The applicant summarized the prior DAR feedback and explained their resulting design changes are included on pages C.12-C.14. Additional changes include eliminating office levels and the office-only lobby at the ground level, eliminating wood at the ground level, consolidating loading and parking entries, eliminating the mass timber framing, replacing cementitious panel cladding with metal cladding. (To view the staff Summary of the prior DAR, you can go to

<https://efiles.portlandoregon.gov/Record?pagesize=200&sortBy=recCreatedOn&q=194404>).

V. STAFF ANALYSIS & RECOMMENDED DAR DISCUSSION TOPICS

Staff advise you consider the following among your discussion items on September 23, 2021:

Generally, the proposed design is a strong, clear response to feedback received at the prior DAR. The program shifting toward exclusively housing at all upper levels simplifies the ground level by eliminating a lobby, but results in additional bike parking requirements that add complexity.

CONTEXT

1. **Policy.** The following summarizes key policy context as it applies to the subject site.
 - a. **Development Standards – EX (Central Employment) Zone / Central City Plan District/ Pearl Subdistrict.** *Based on the proposed drawings, no Modifications/Adjustments to Code regulations are required.*
 - b. **Streets/Area – The site is in the Pearl bicycle district and the Central City pedestrian district.**
 - **NW 14th Avenue** – *City bikeway, City walkway, Transit access street, Major emergency response street,*
 - **NW Kearney Street** – *Neighborhood walkway, Local service street*
 - **NW 13th Avenue** – *Major city walkway, Neighborhood main street, Local service street*
2. **Built.** *While color is not typically reviewed, numerous public comments in previous years have noted the lack of color and abundance of gray and black buildings. Staff appreciates the green color proposed and particularly supports the more industrial green tones shown on page C.15, as these have a stronger relationship to the historic and current context of the North Pearl and adjacent industrial areas, as well as some of Portland's iconic bridges.*
3. **Bike Parking.** *The site is located on a City Bikeway (NW 14th Avenue) in Central City. It is realistic that many residents may use bikes as the primary form of transport, thus accessing their bicycles multiple times each day. Staff has concerns about exclusively storing bikes at the second level, as pushing a bike up a full floor runnel is physically challenging, particularly for those with non-standard bicycles (i.e., electric bicycles, cargo bikes, bicycle trailers for children, training wheels, etc.). Staff seeks Commission's feedback on whether limited bicycle storage at the ground level is necessary to meet the purpose of the recently updated Bicycle Parking Development Standards (33.266.210.A). Staff does not support locating all non-standard bicycles in units, since these bikes tend to be larger and heavier, and therefore less feasible to be stored within units. See pages C.23 and C.25 for further detail on proposed bike parking.*

PUBLIC REALM

1. **Circulation System.** *Staff strongly supports the alignment of the loading dock to connect with the adjacent dock to the north of this site. This provides a continual pedestrian path with ADA*

connections to the sidewalk at both ends. This element should be maintained through design development.

2. **Art and Water Feature.** *The applicant continues to explore options and locations for a water feature (Guideline A5-3) and art (Guideline A5-4). Property is built to all lot lines, therefore coordination with PBOT would be necessary if the applicant chooses to explore one or both features in the loading dock or pedestrian right-of-way. The applicant has initiated conversations with both PBOT and RACC and can provide updates at the DAR.*

QUALITY & PERMANENCE

1. **Exterior materials.** *At the first DAR the Commission expressed concern about the durability, detailing and contextual response of cementitious panel. The applicant now proposes metal panel with window walls and Juliet balconies. Limited information or details are provided, but the material may be more contextually appropriate. Please see notes above, under context, regarding color.*
2. **Coherency.** *Staff notes that the two-level gasket on the north side needs additional consideration. The gasket should recede from view and not draw attention to itself. Simplifying datum lines to align with the primary building may help. On the East elevation, a thicker top to the gasket and thinner datum line between levels one and two may enhance the element.*
3. **Rooftop Mechanical.** *Upon careful consideration, staff supports the proposed rooftop mechanical screening. While elevations make this mechanical level appear quite tall, the perceived height will be less when viewed from the pedestrian realm. The proposed rooftop mechanical screening does not exceed the allowable height. Notably, the proposed perimeter screening is integrated with the architecture and fully encloses all rooftop mechanical and will allow for future reconfiguration and replacement without triggering additional design reviews. Staff questions whether a different color for this mechanical screening might be warranted to reduce its perceived bulk.*