

# 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.

For nearly 50 years, Killian Pacific has thoughtfully delivered positive, meaningful, and lasting places that bring people together.

We are long-term investors in our properties and communities.



## Social Impact

# We champion sustainability

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



## Social Impact

# We fuel creative expression

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

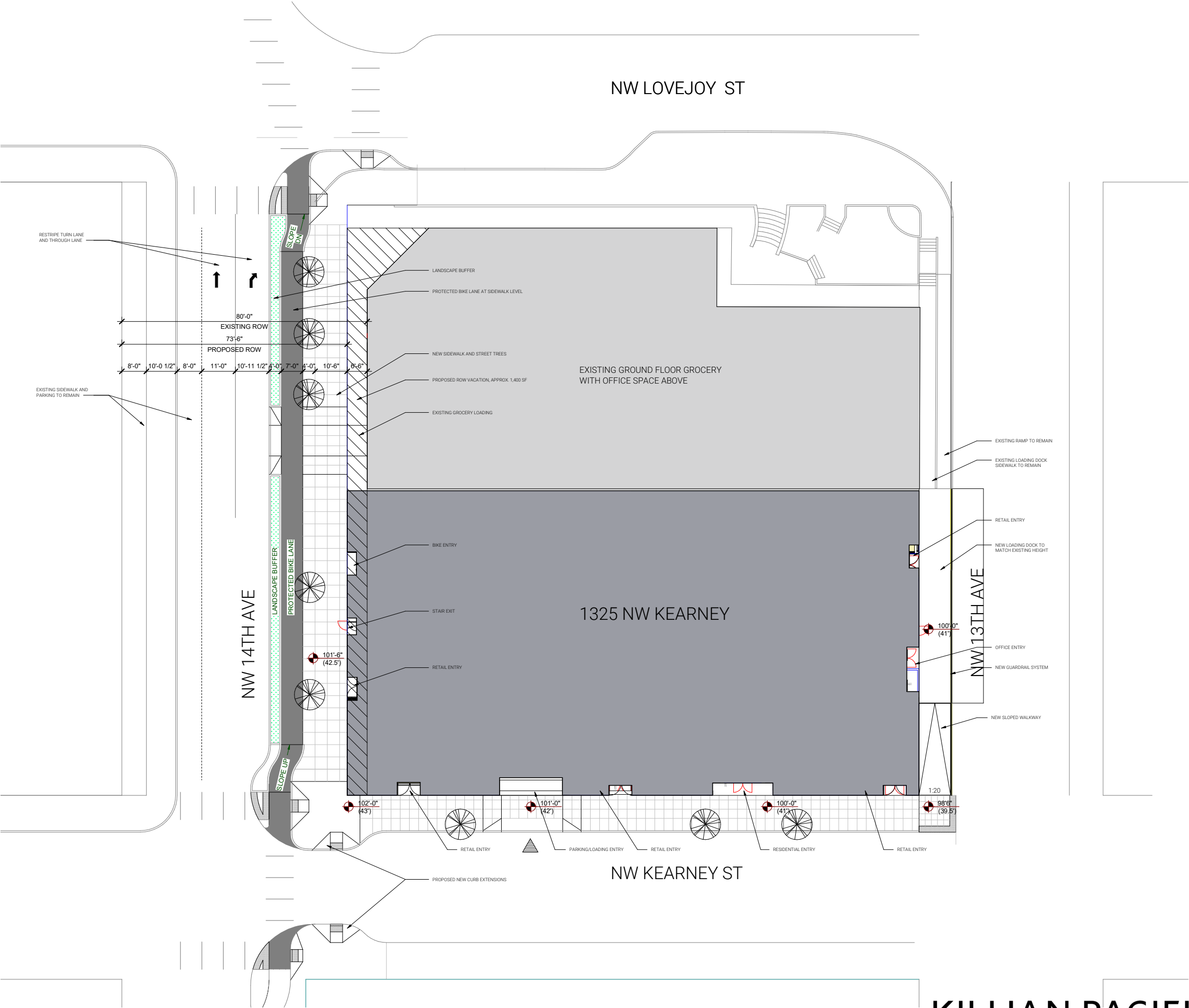


## Social Impact

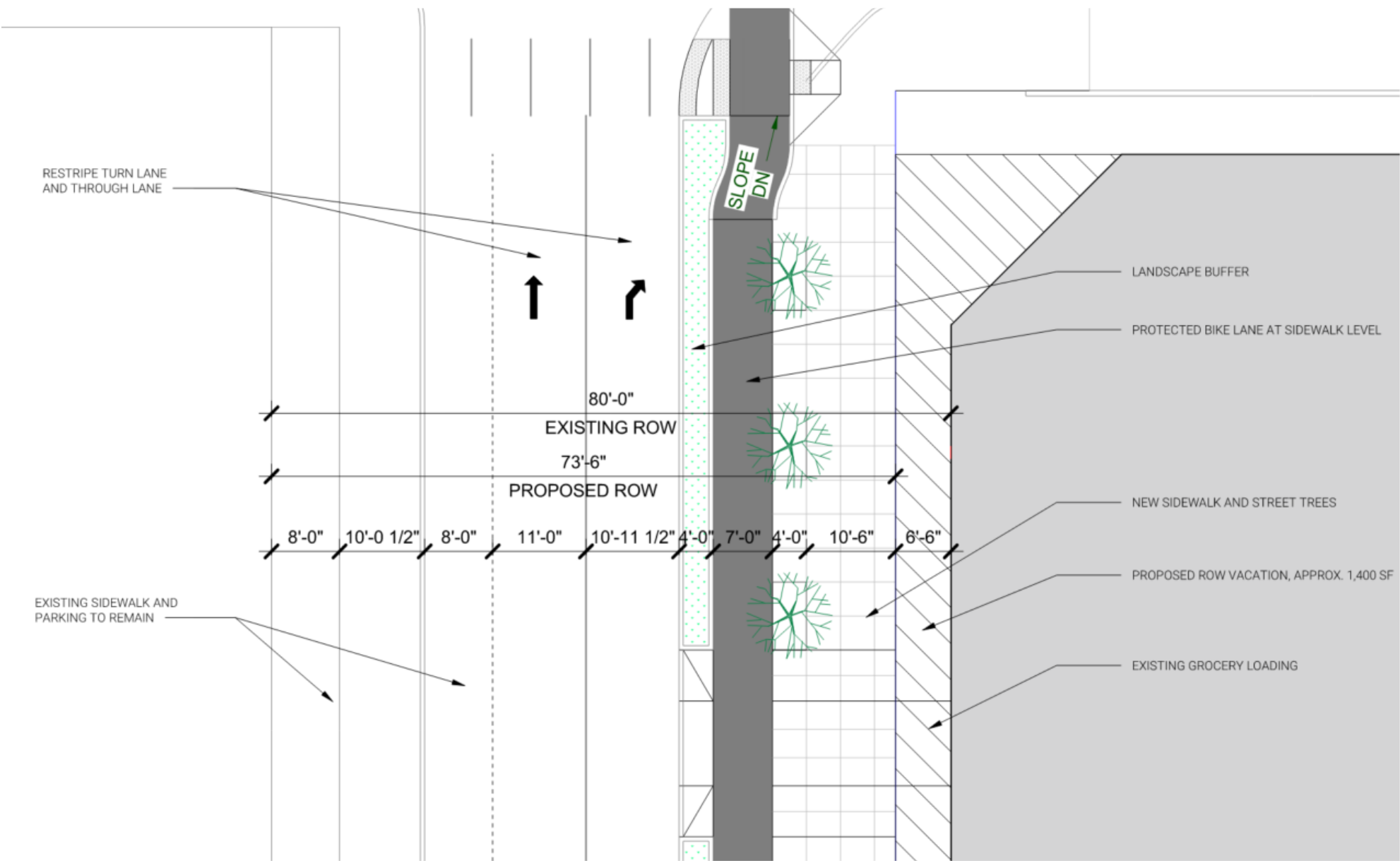
# We uphold diversity, equity, and inclusion

Throughout the design process, we include varying perspectives, abilities, and backgrounds to ensure we are arriving at inclusive and equitable design solutions. We have adopted a zero-tolerance policy toward discriminatory behavior and are working to ensure our construction process provides opportunities for underrepresented communities. Inclusionary housing will be provided within the project, focusing on larger unit types.





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

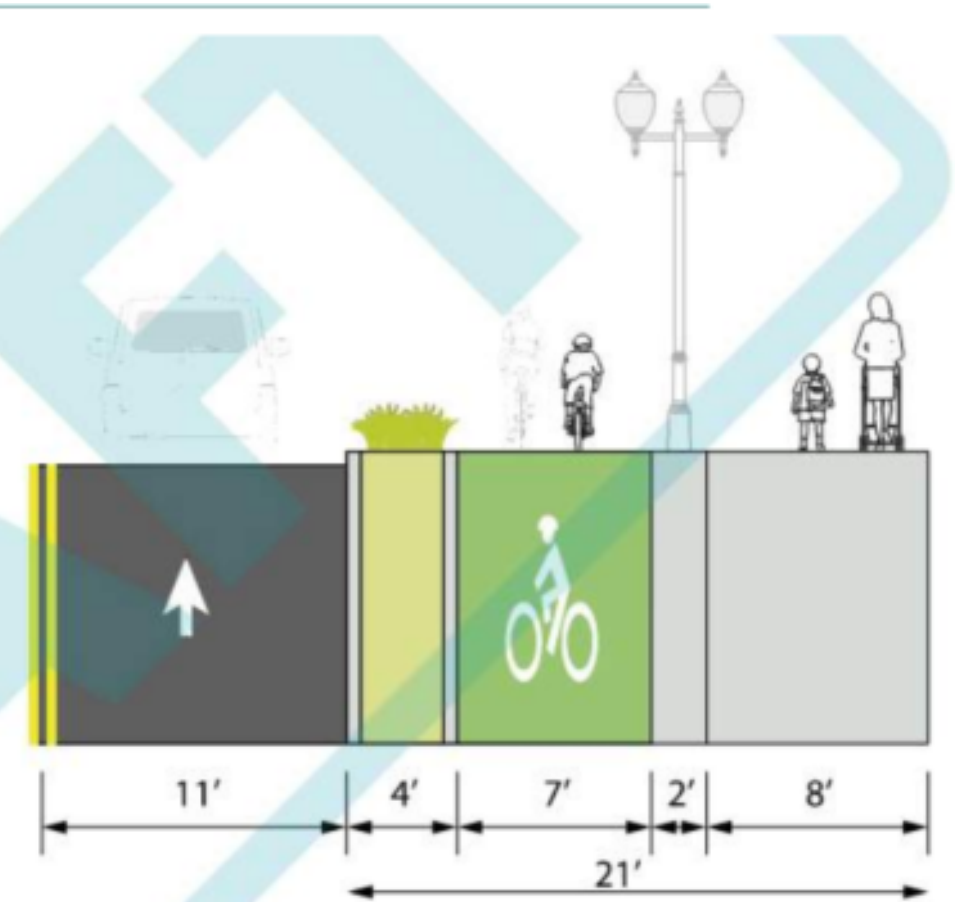
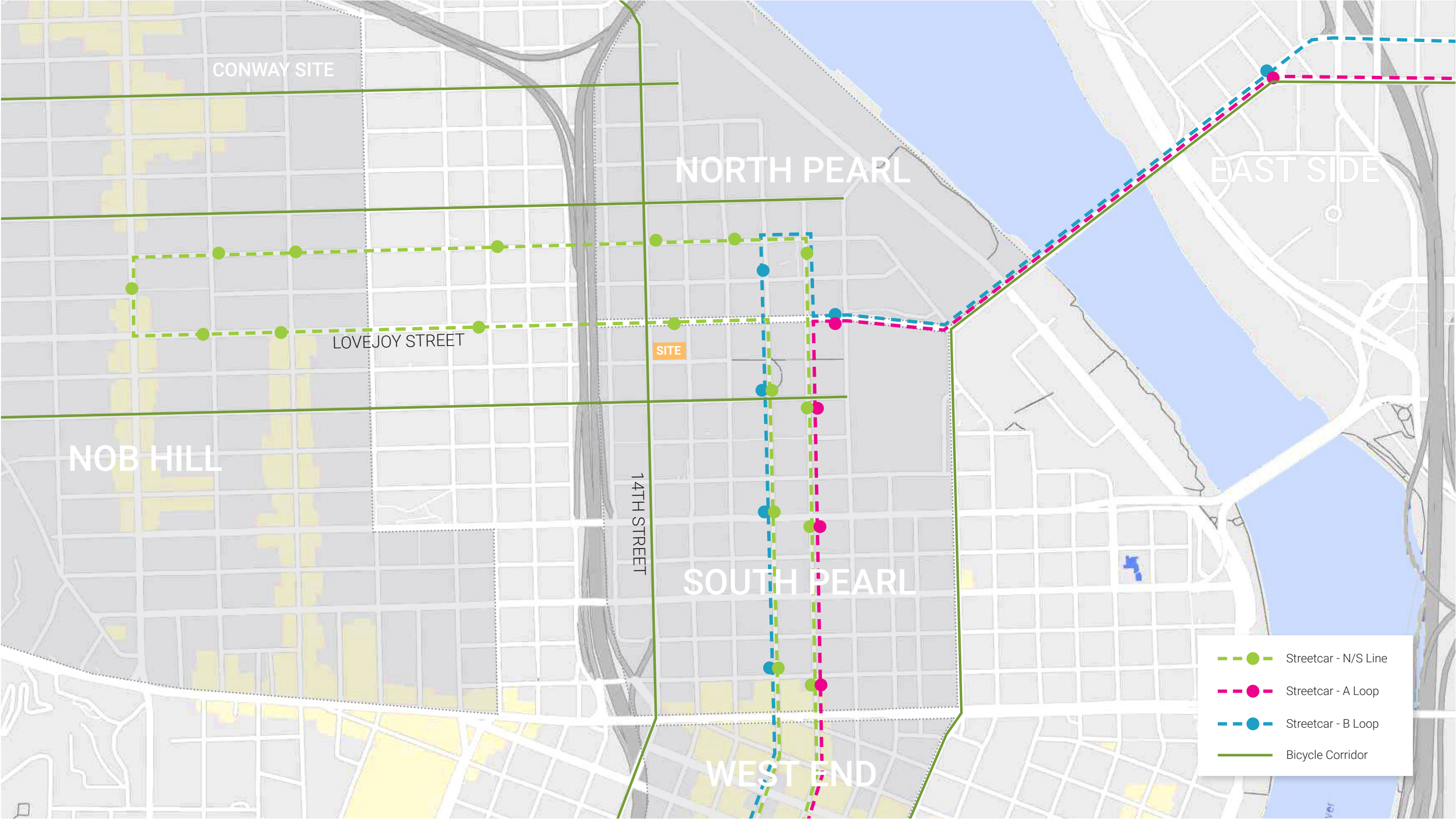


DIAGRAM FROM PORTLAND PROTECTED  
BICYCLE LANE DESIGN GUIDE DRAFT

Section A

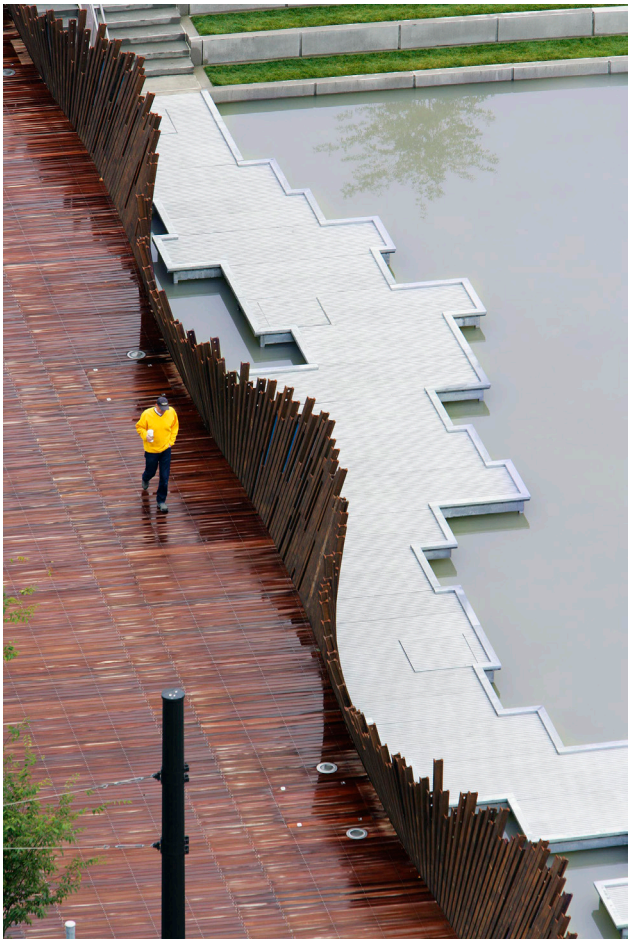
# Context Study



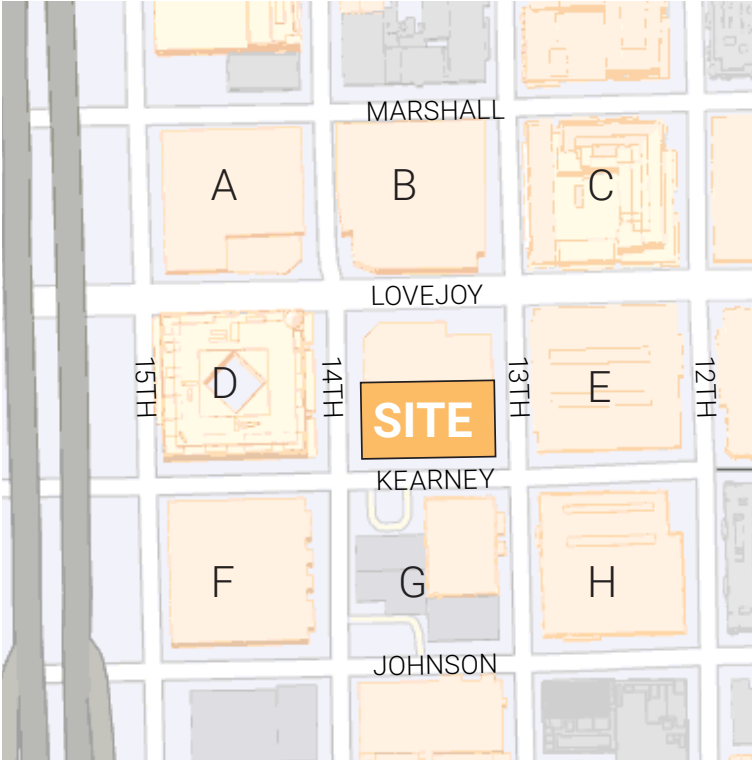
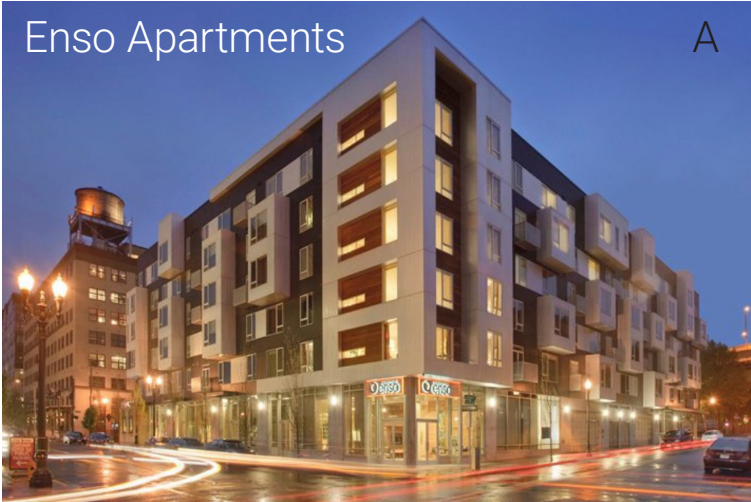
- Historic Context
- Revitalized Industrial
- Vibrant Arts Scene
- Active Public Space
- Convenient Transit Options
- Close to Everything



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



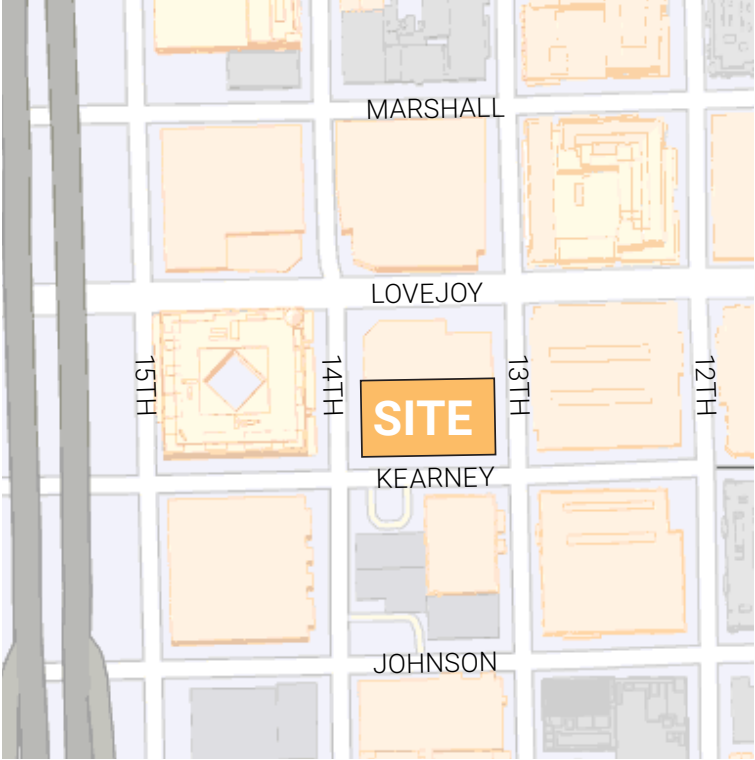
VIEW NE ON 14TH



VIEW WEST ON KEARNEY



VIEW NORTH ON 13TH

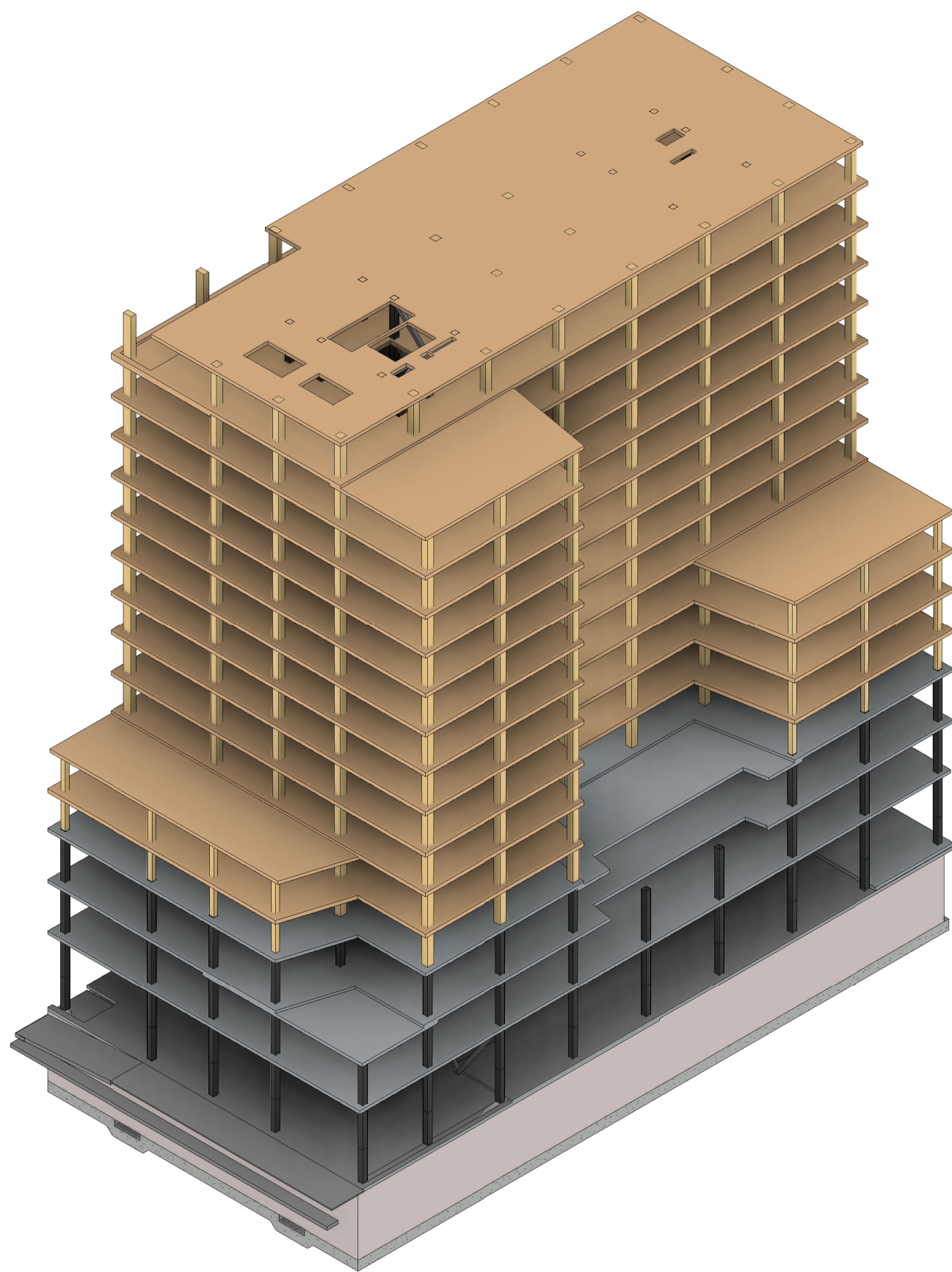


Section B

# 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.

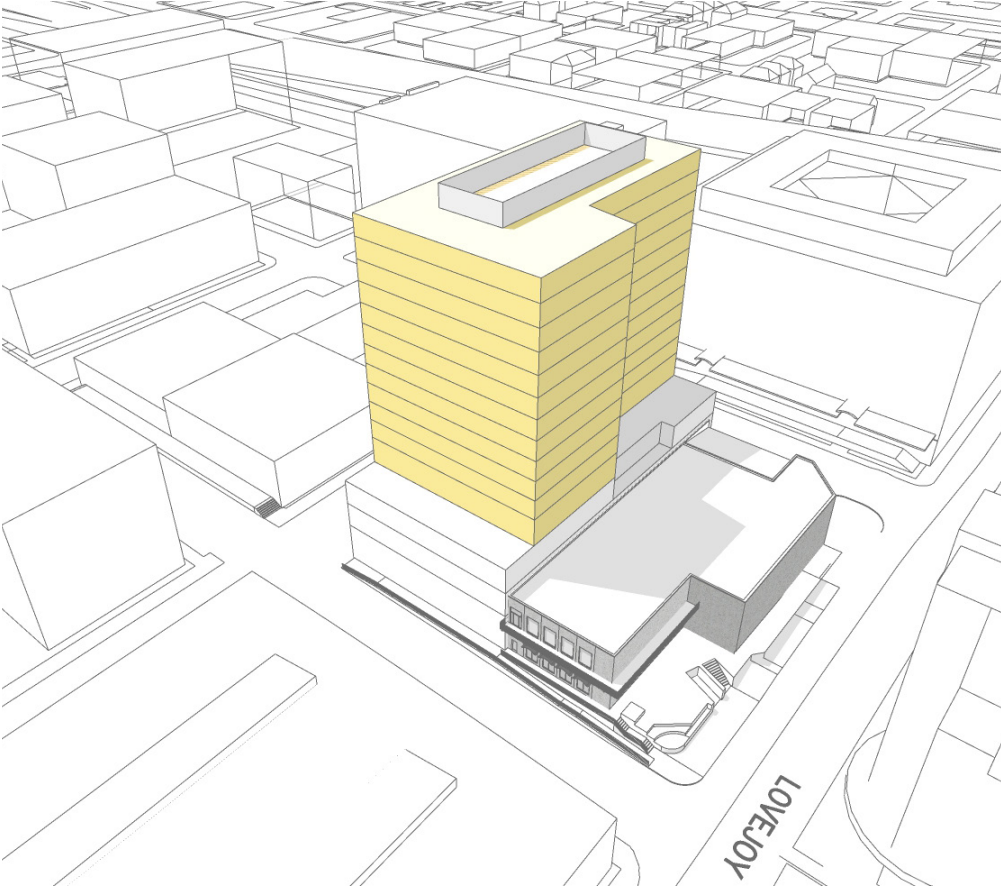


Welby celebrates mass timber as a sustainable and innovative building structure, reflects the Pearl District's identity and community, thoughtfully integrates indoor and outdoor space, inspires wellness, and progresses Portland forward.

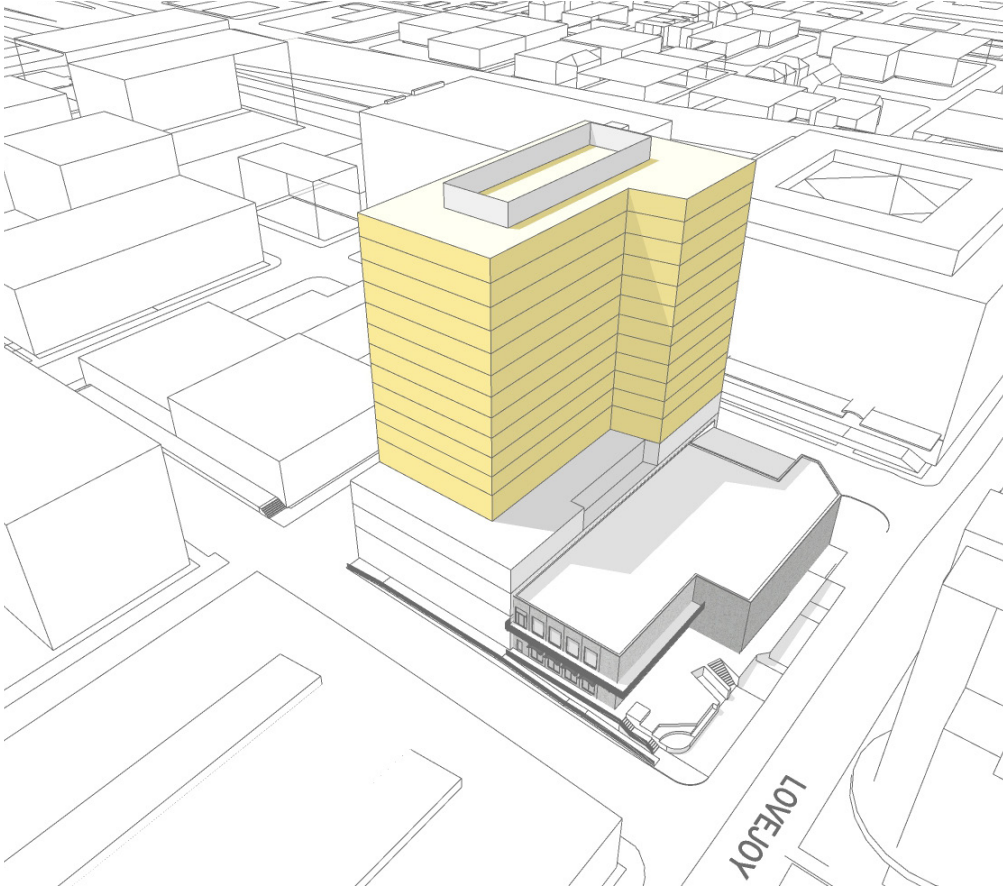




INITIAL MASSING EXPLORATIONS



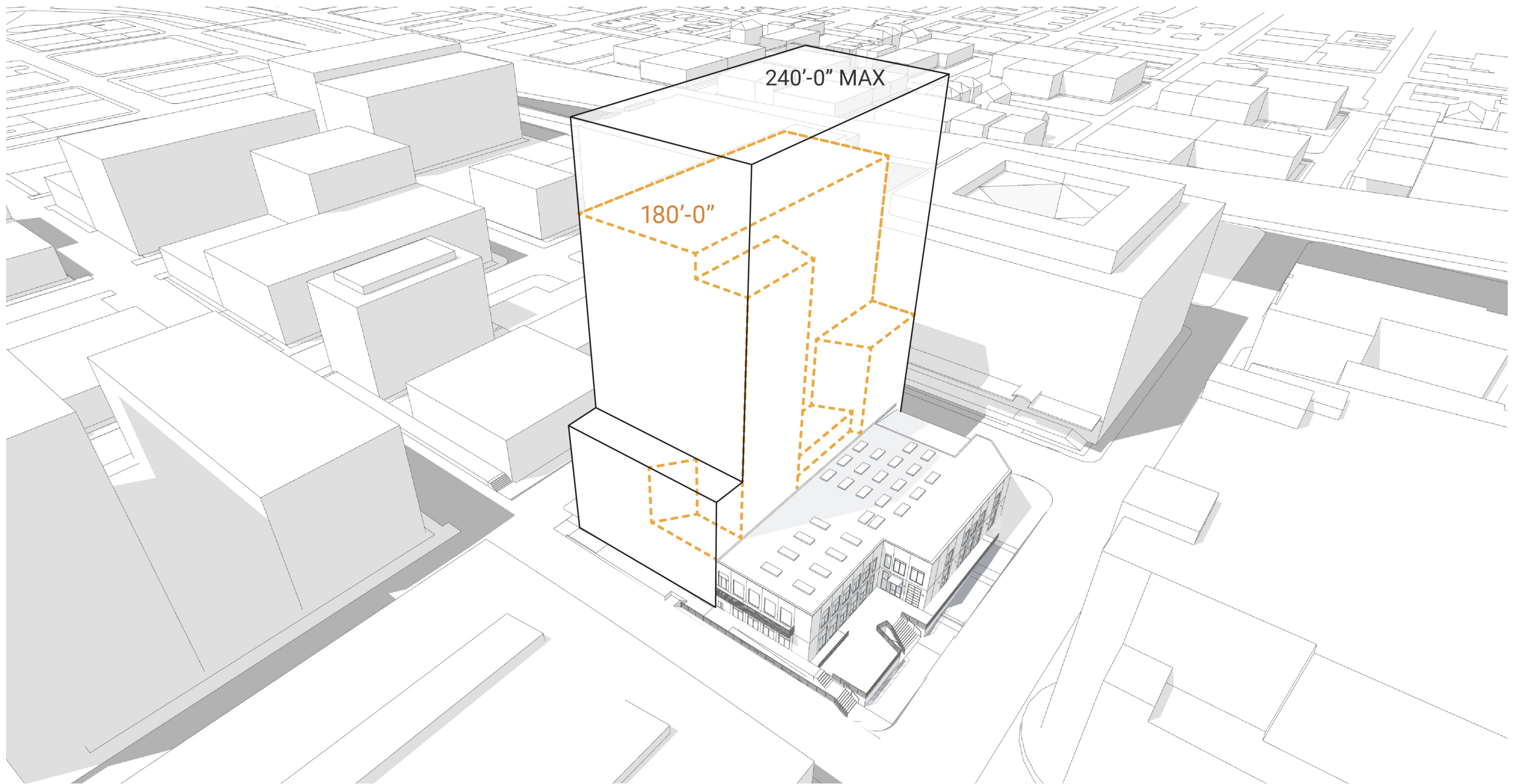
L-East



L-West

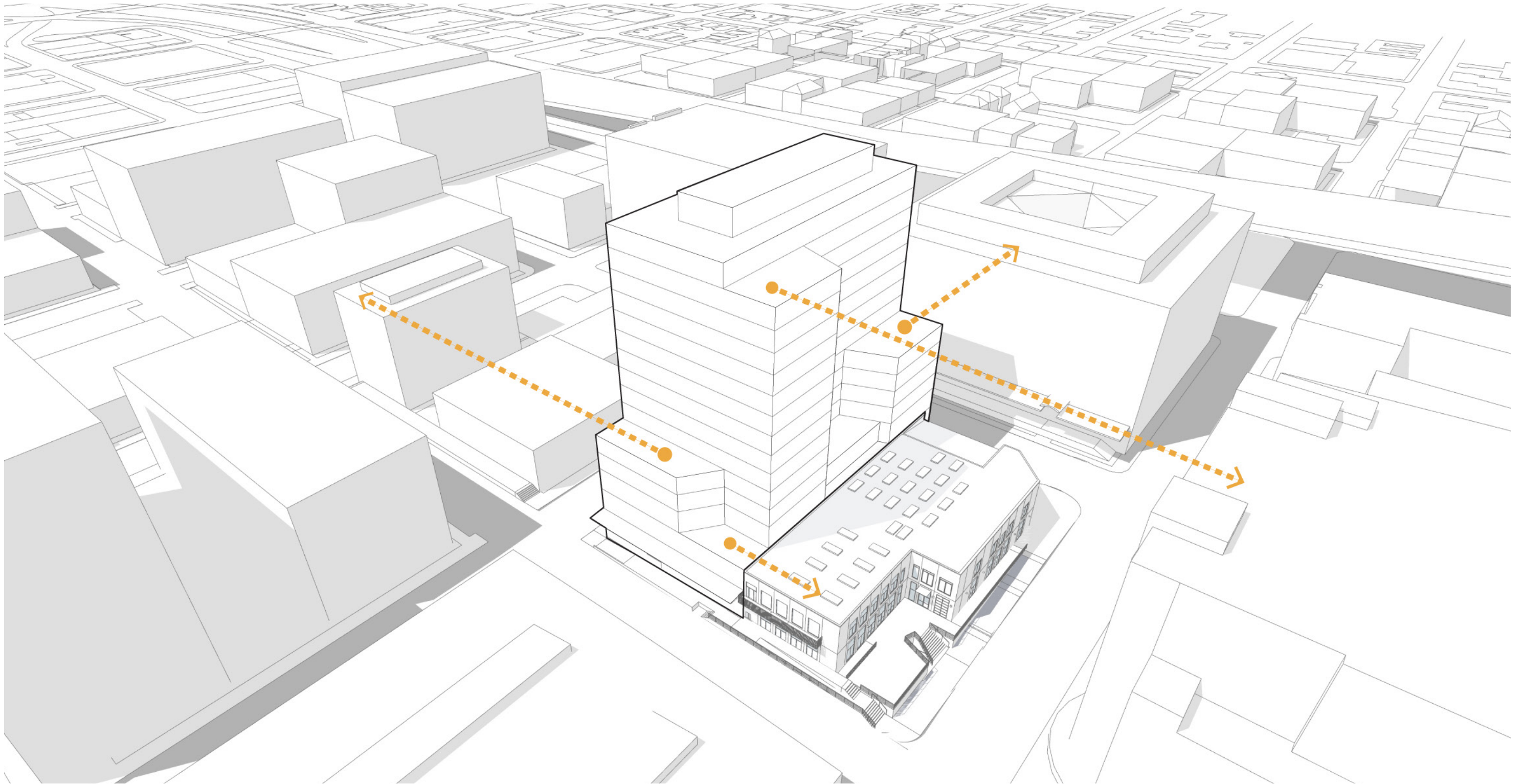


U-Shape



### 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\"/>



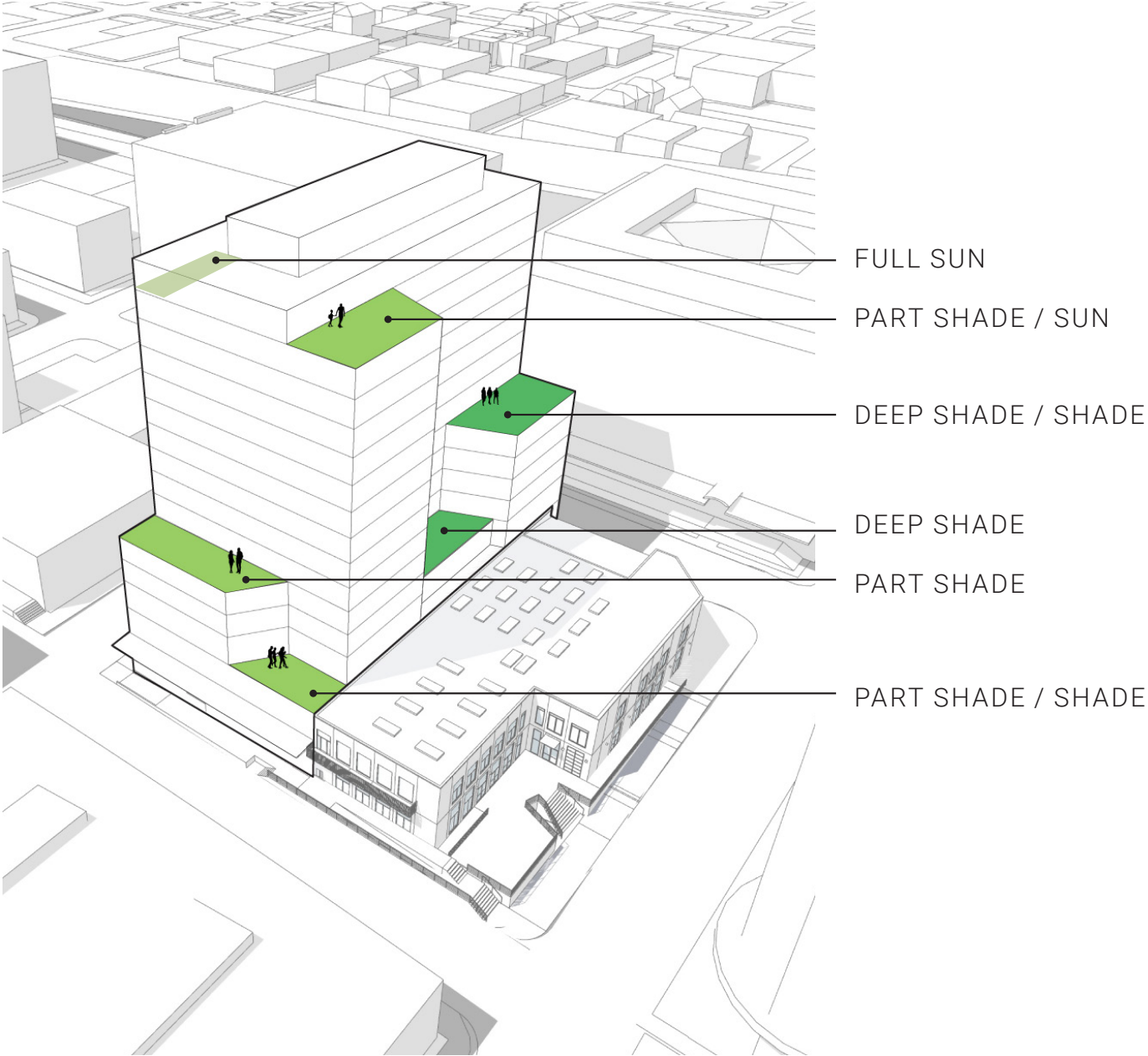
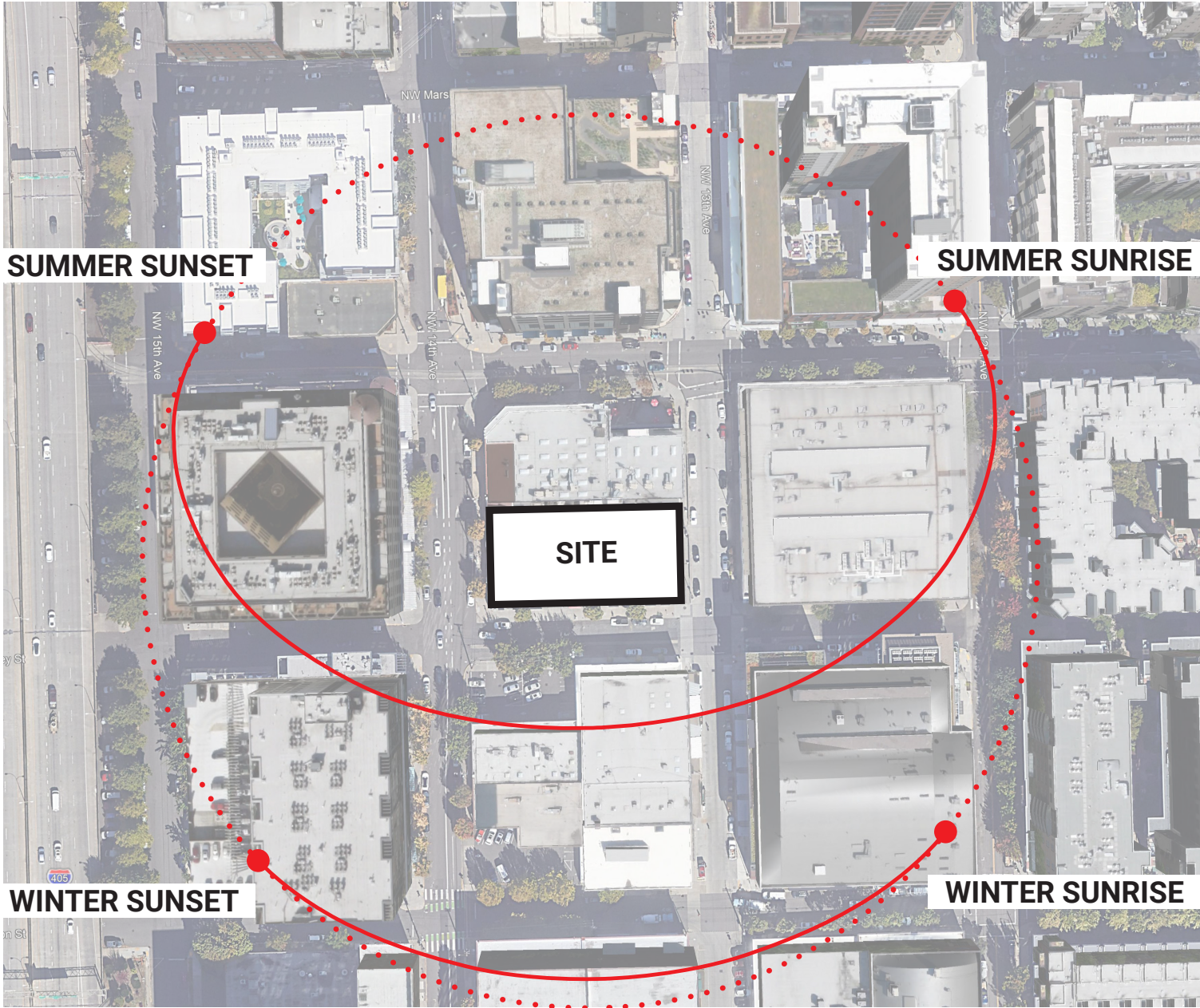
## Responsive to Immediate Neighbors

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



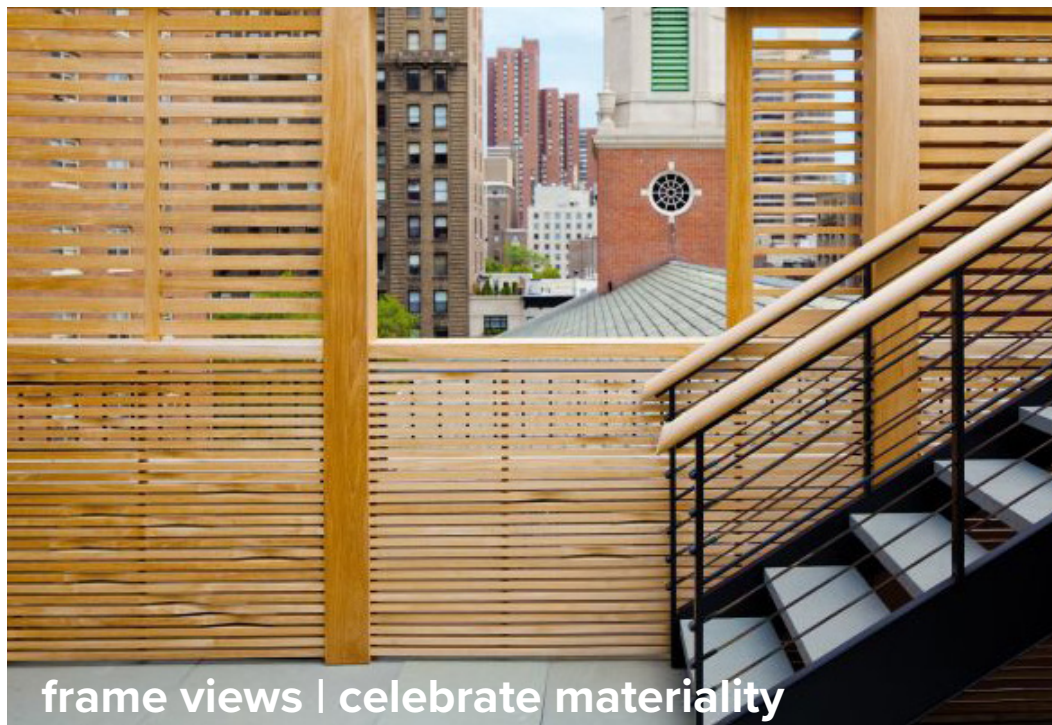
Hyper Responsiveness

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.

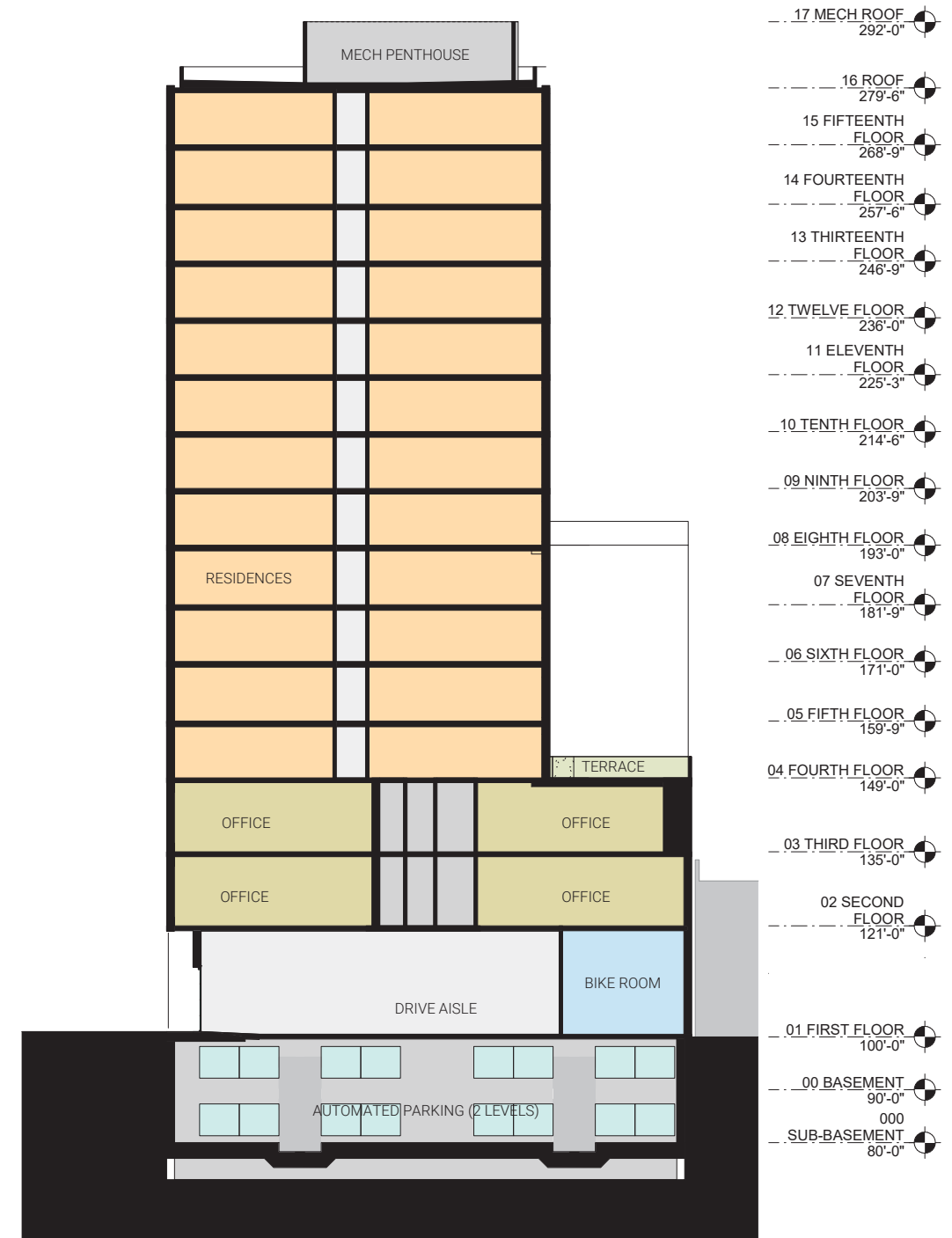


Section C

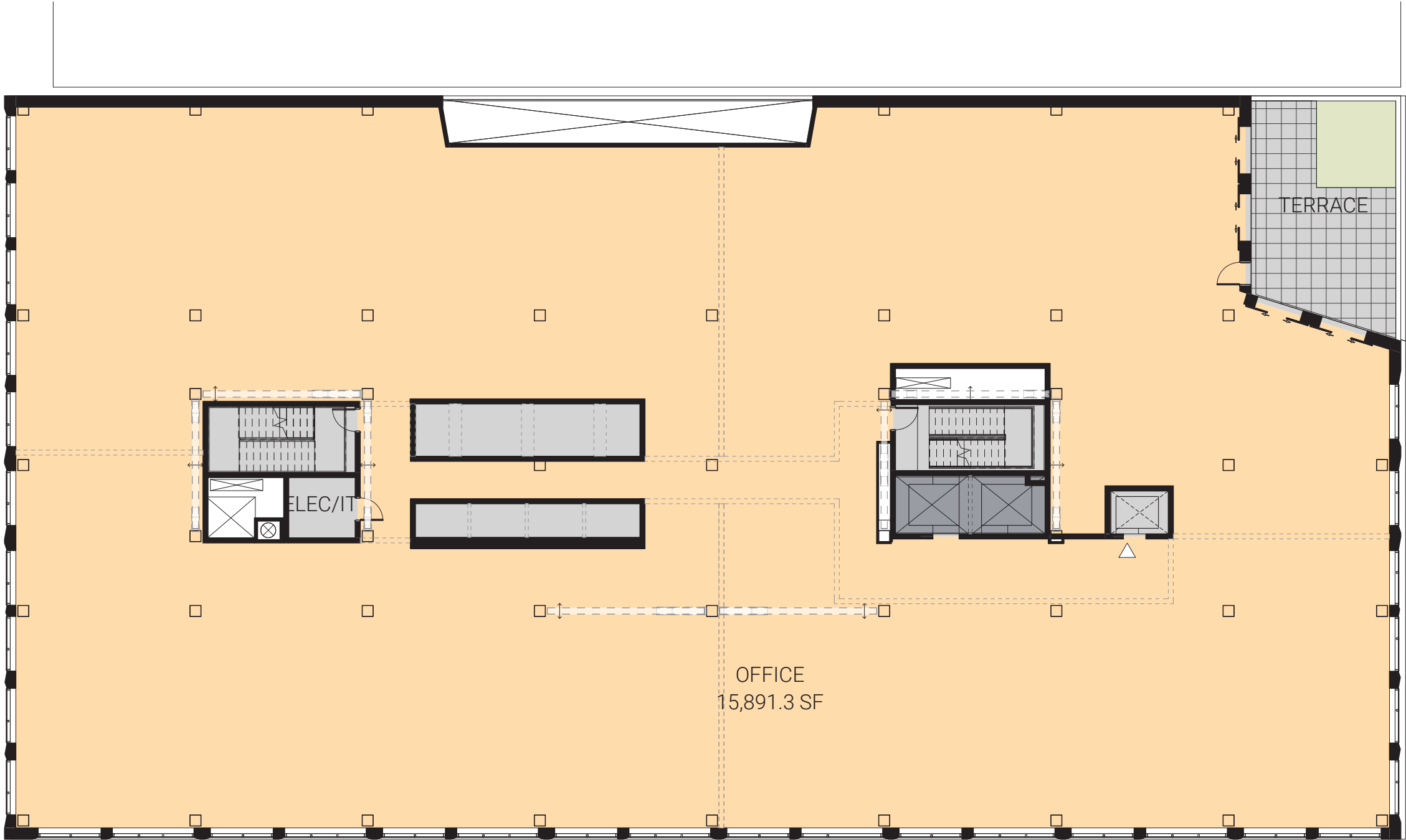
# Building Plans

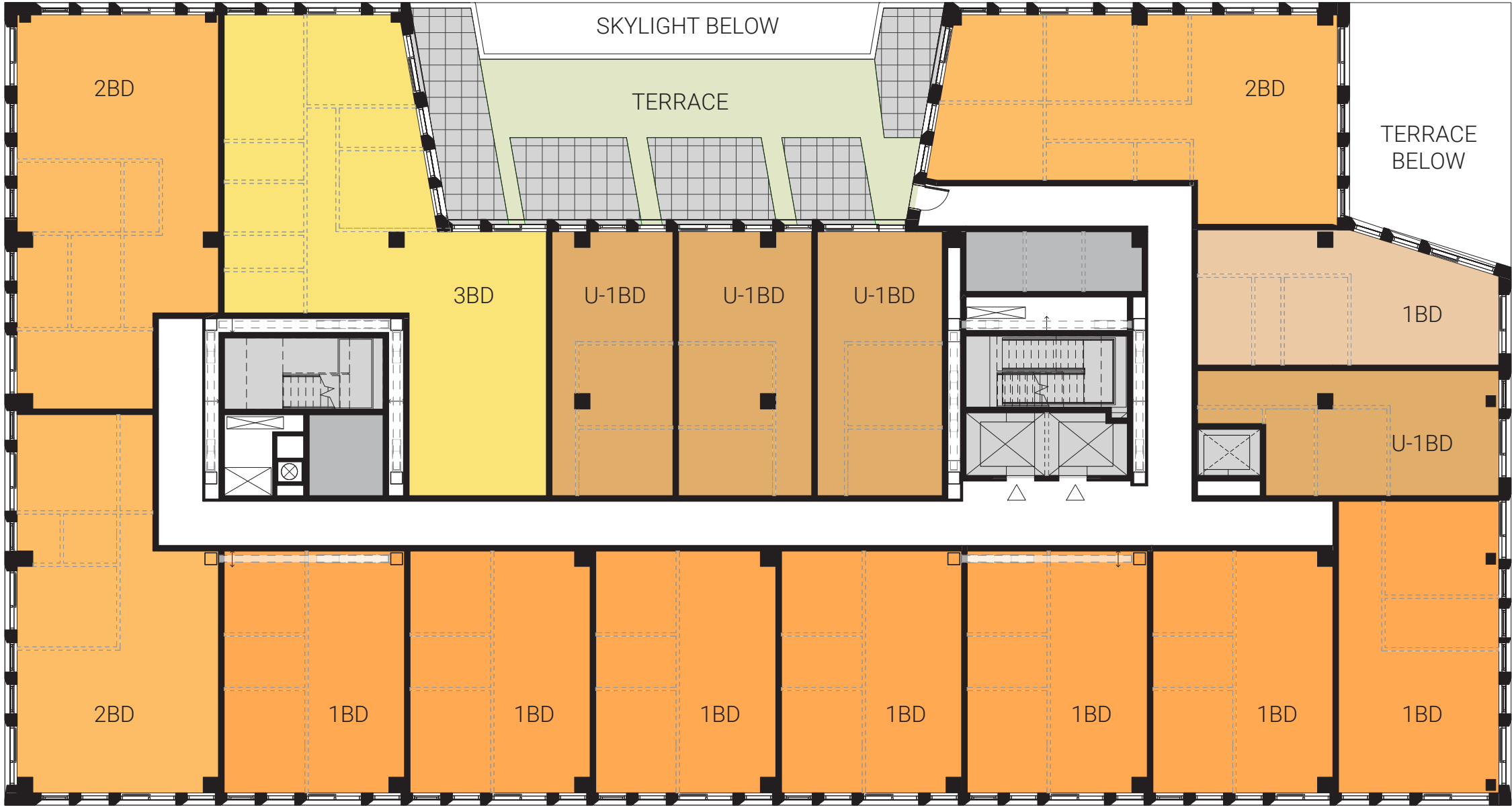
## GROUND FLOOR PLAN





12345 10 15 25





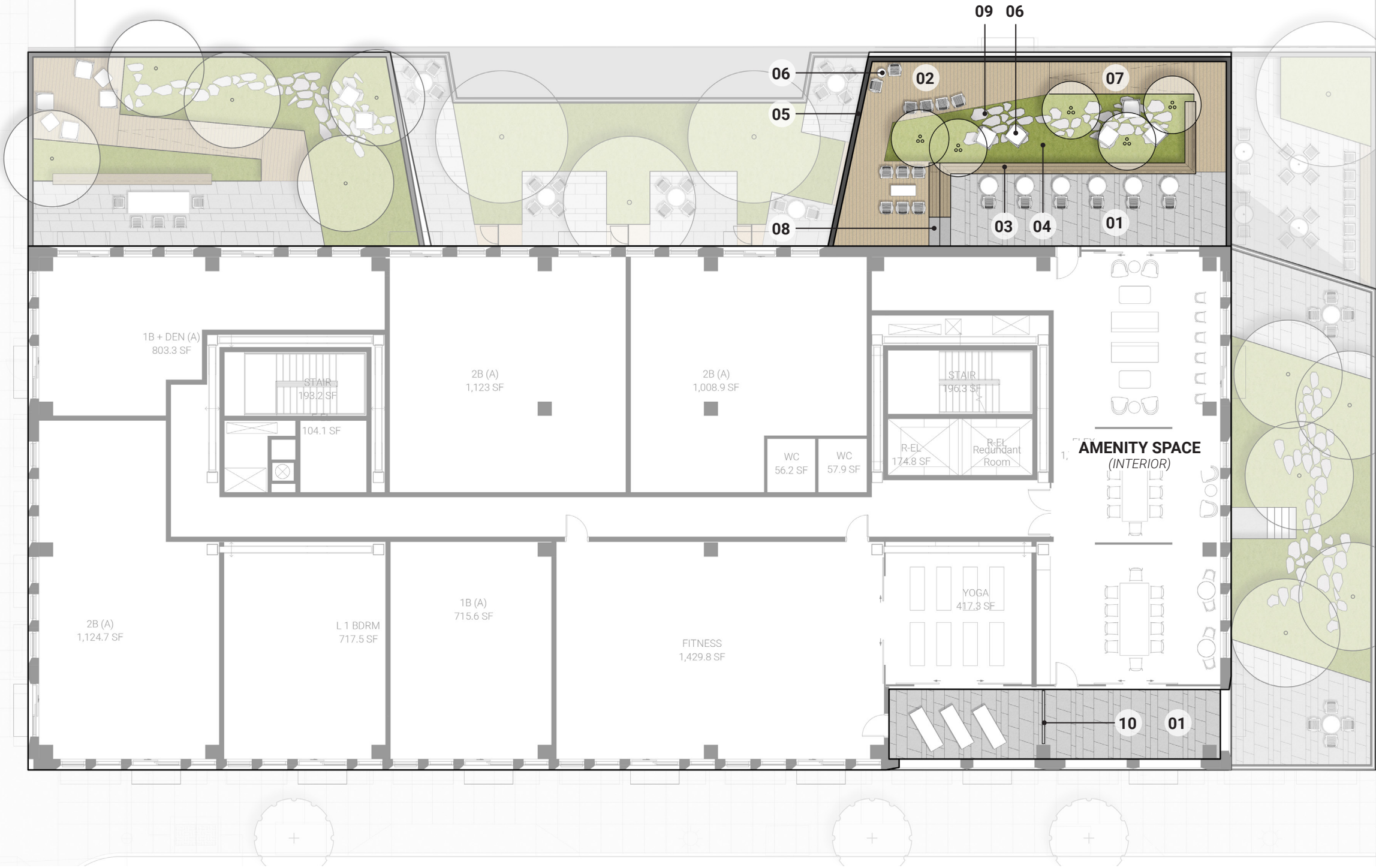






Section E

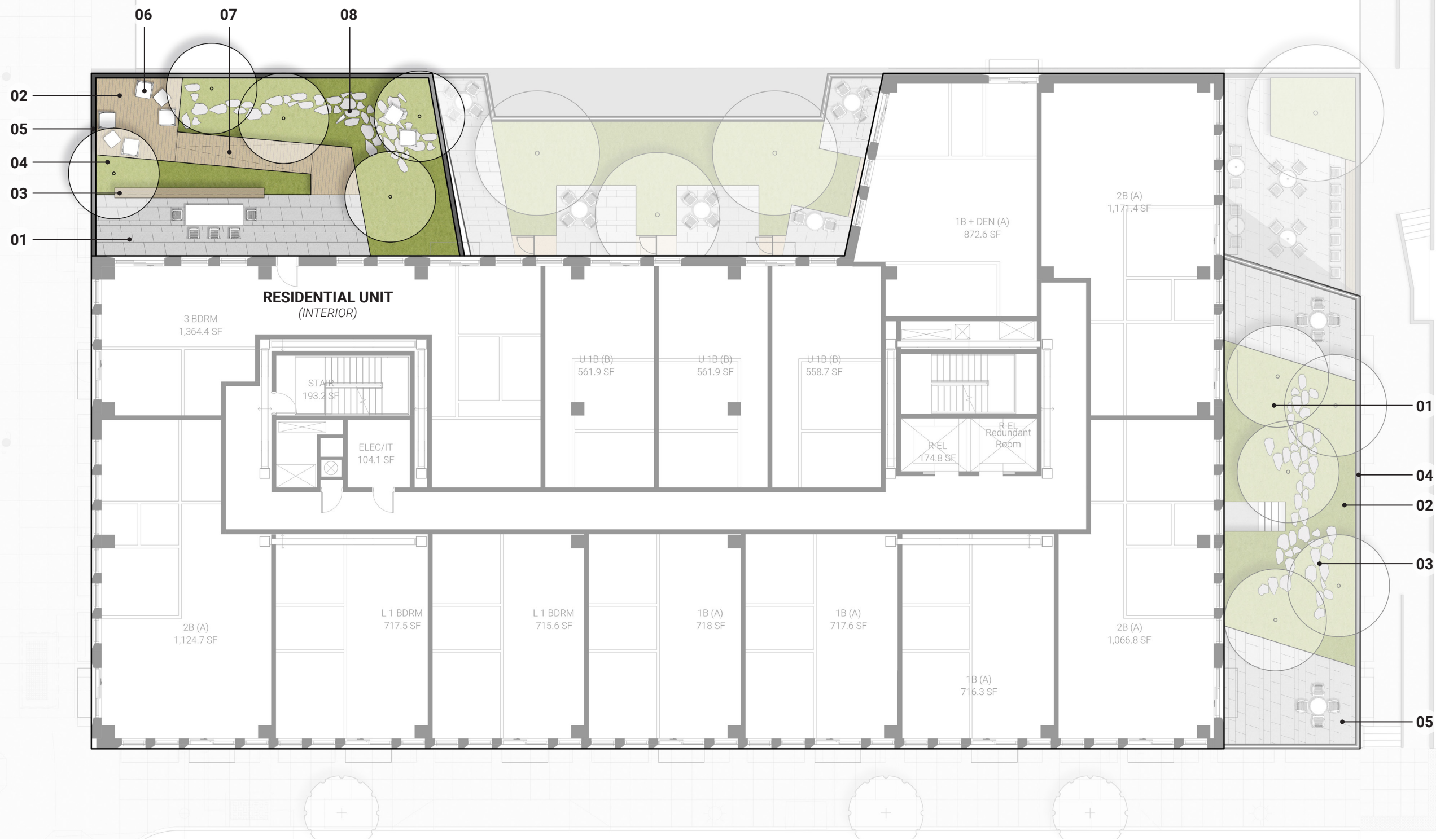
# Landscape Plans



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



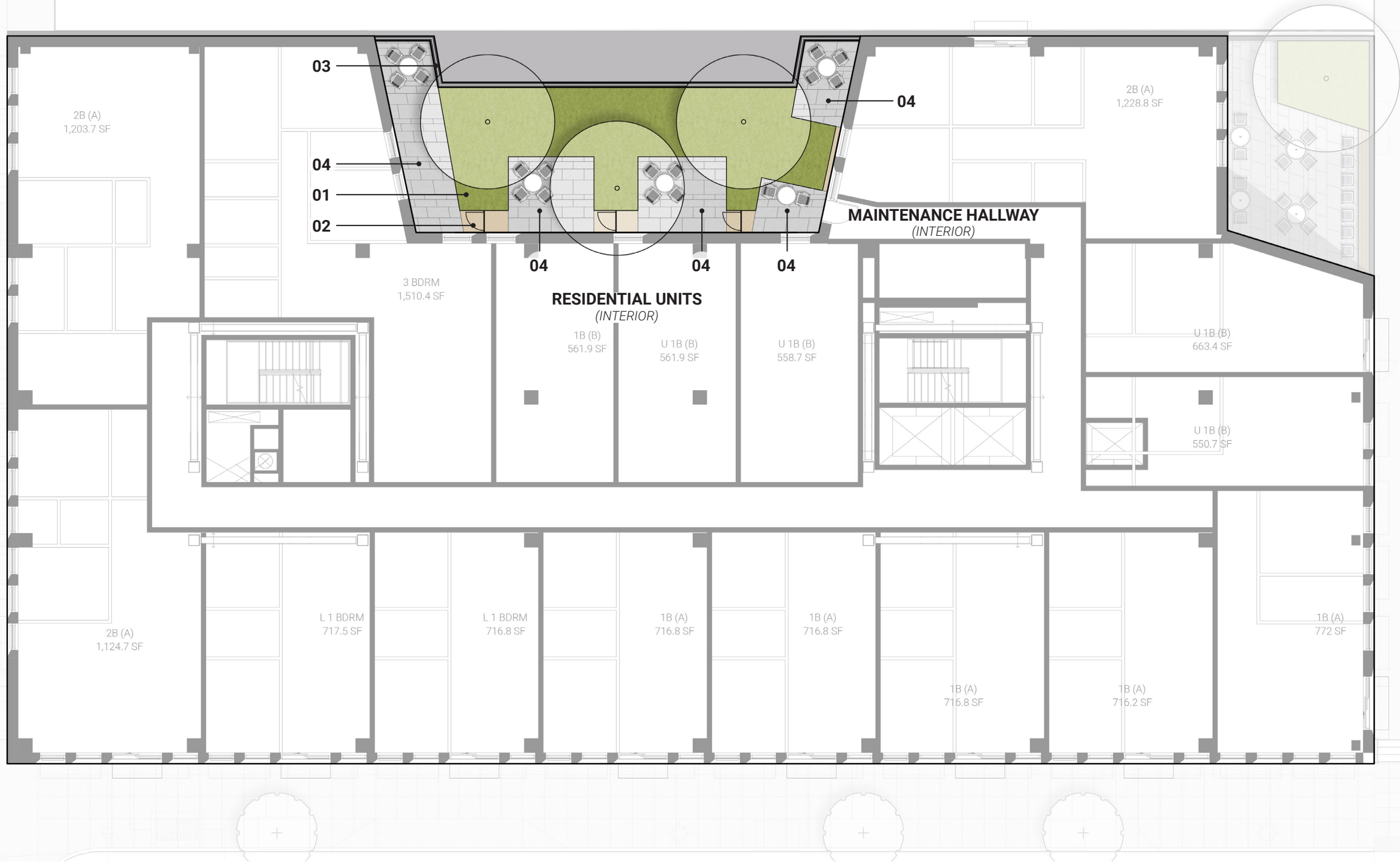
LEGEND

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

- 07 Shallow Ramp
- 08 Stepping Stone Garden

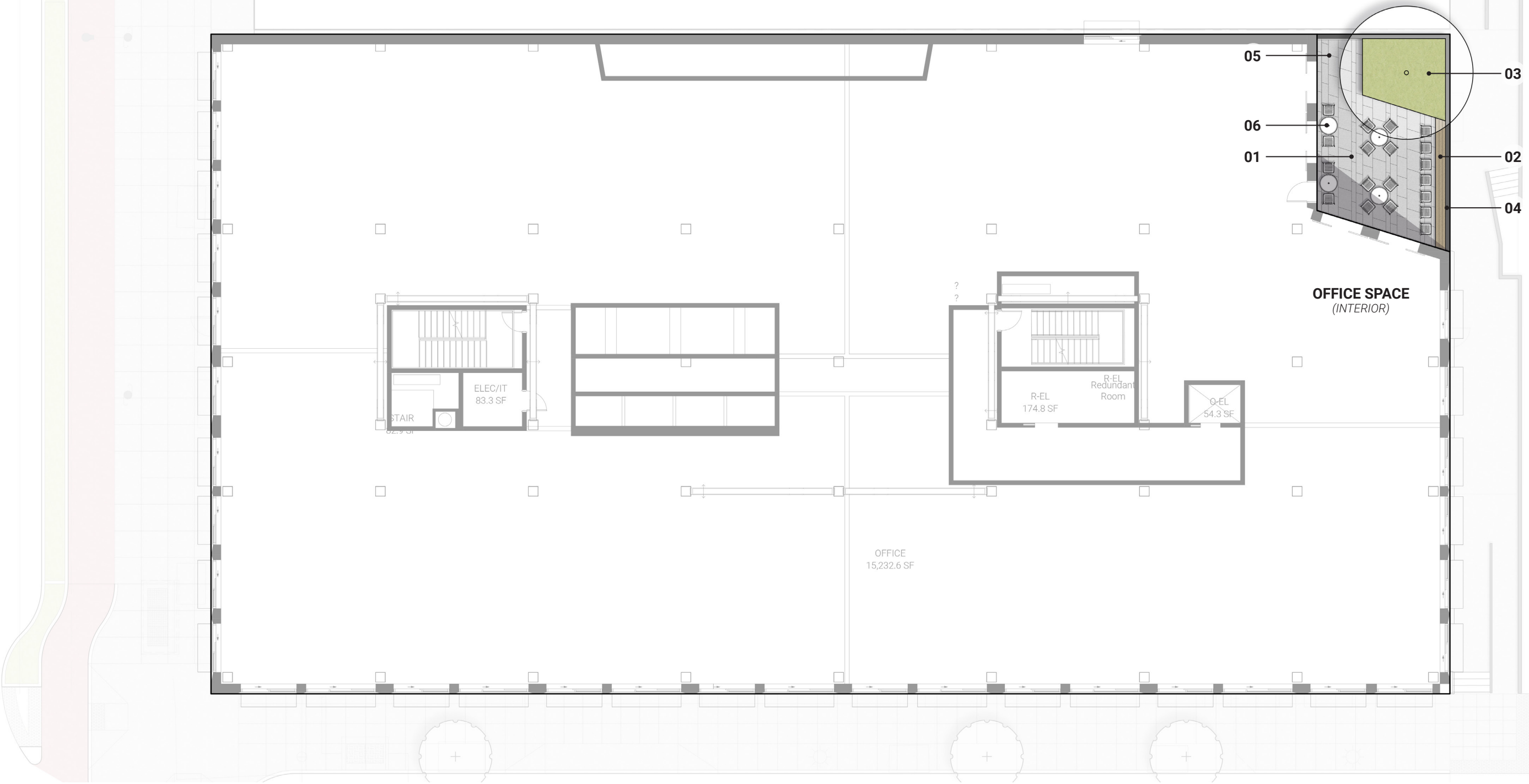


- LEGEND**
- 01** Maintenance Stair
  - 02** Raised Planting Area
  - 03** Stepping Stone Maintenance Path
  - 04** Parapet/Guardrail
  - 05** Private Unit Terrace



LEGEND

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



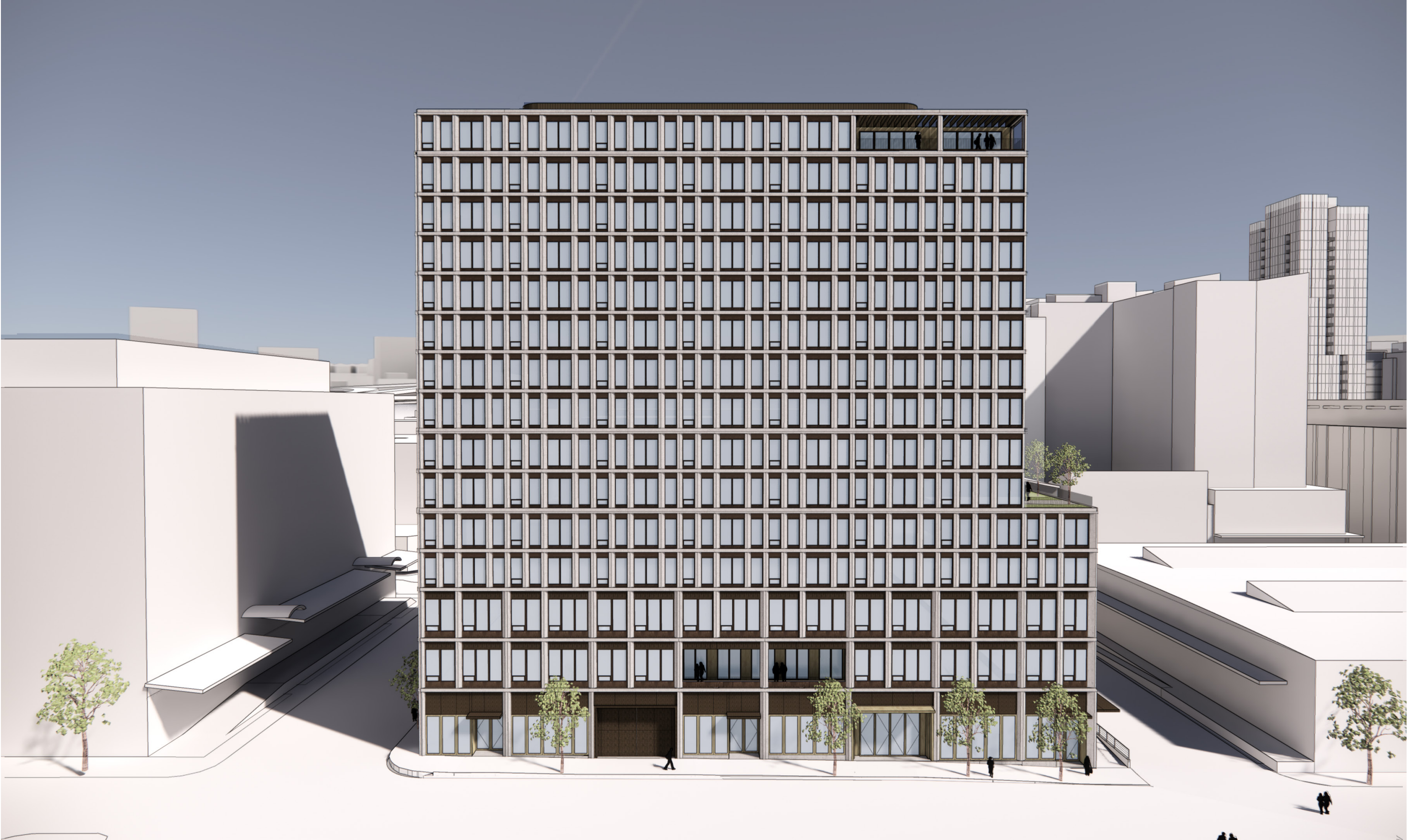
LEGEND

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

Section D

# Building Exterior







Fiber Cement Panel



Metal Panel



Wood at Ground Level



Punched Windows and Juliette Balconies



Canopy



Louisa



Edge Lofts



Fiber Cement Panel

Operable Slider

Office Terrace

Metal Panel Accent

Loading Dock Canopy

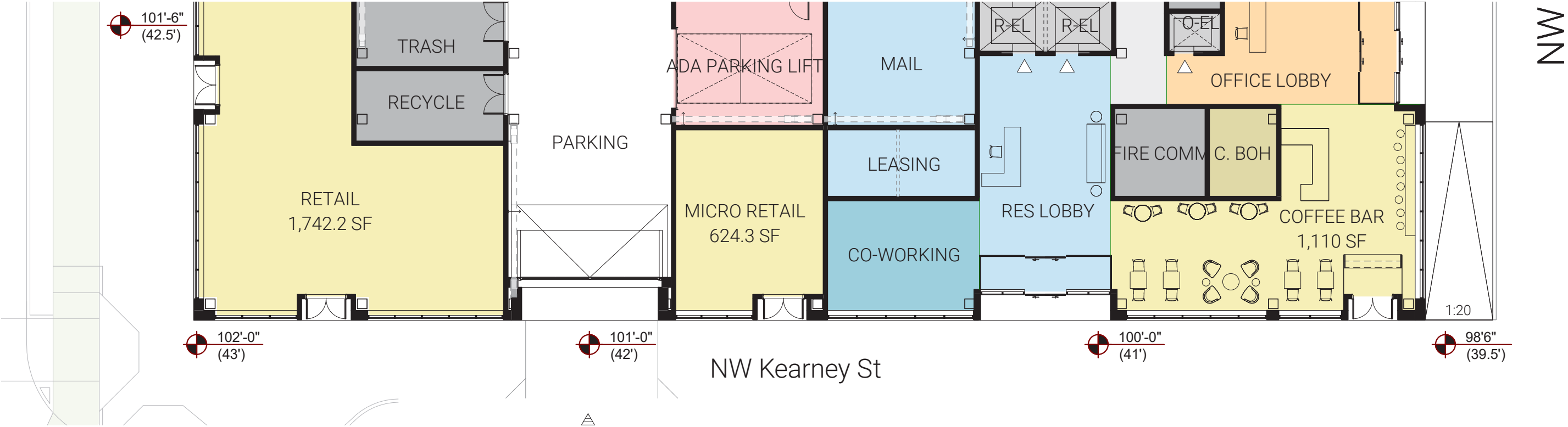
Wood Accent

Residential Entry





South Elevation



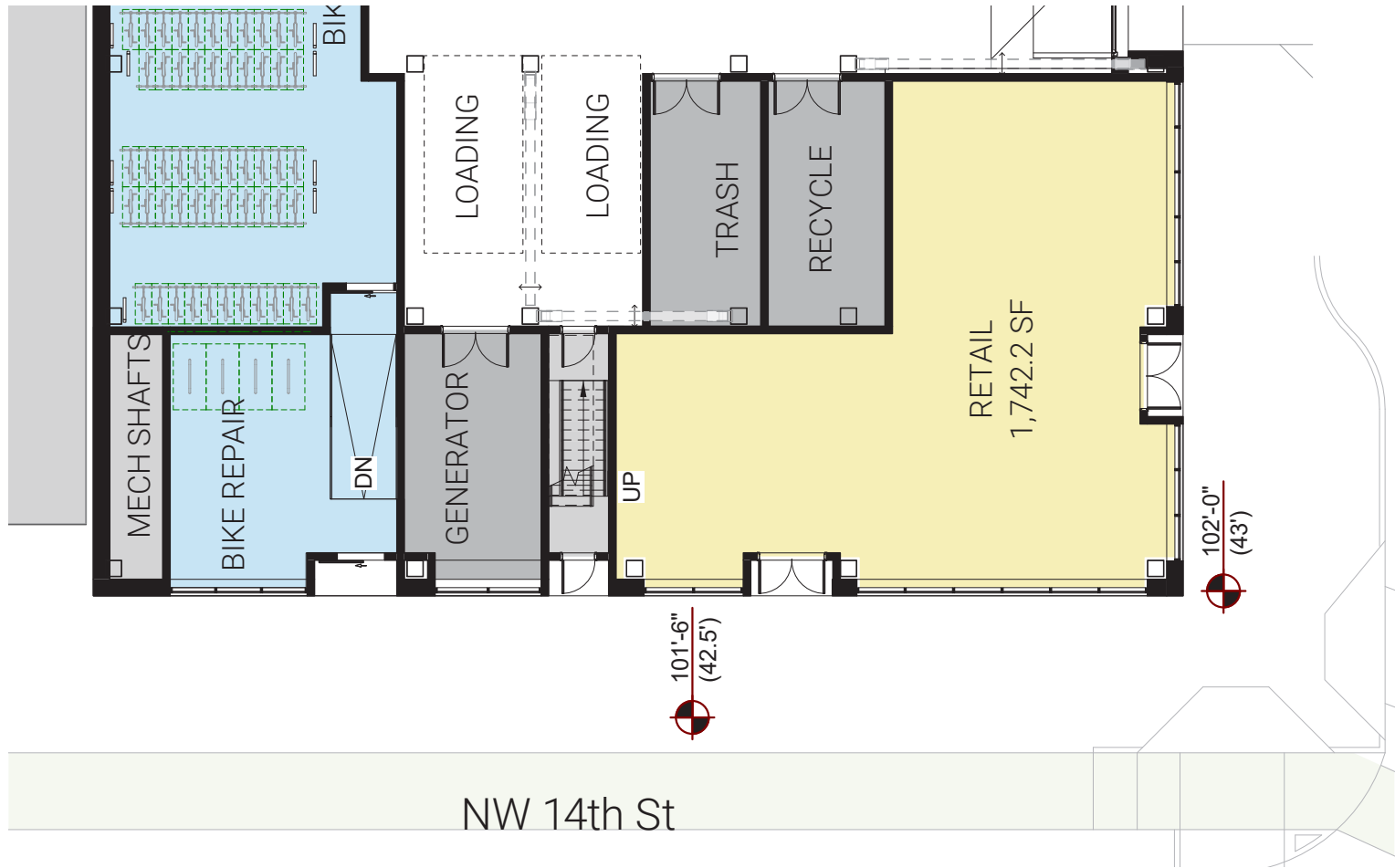


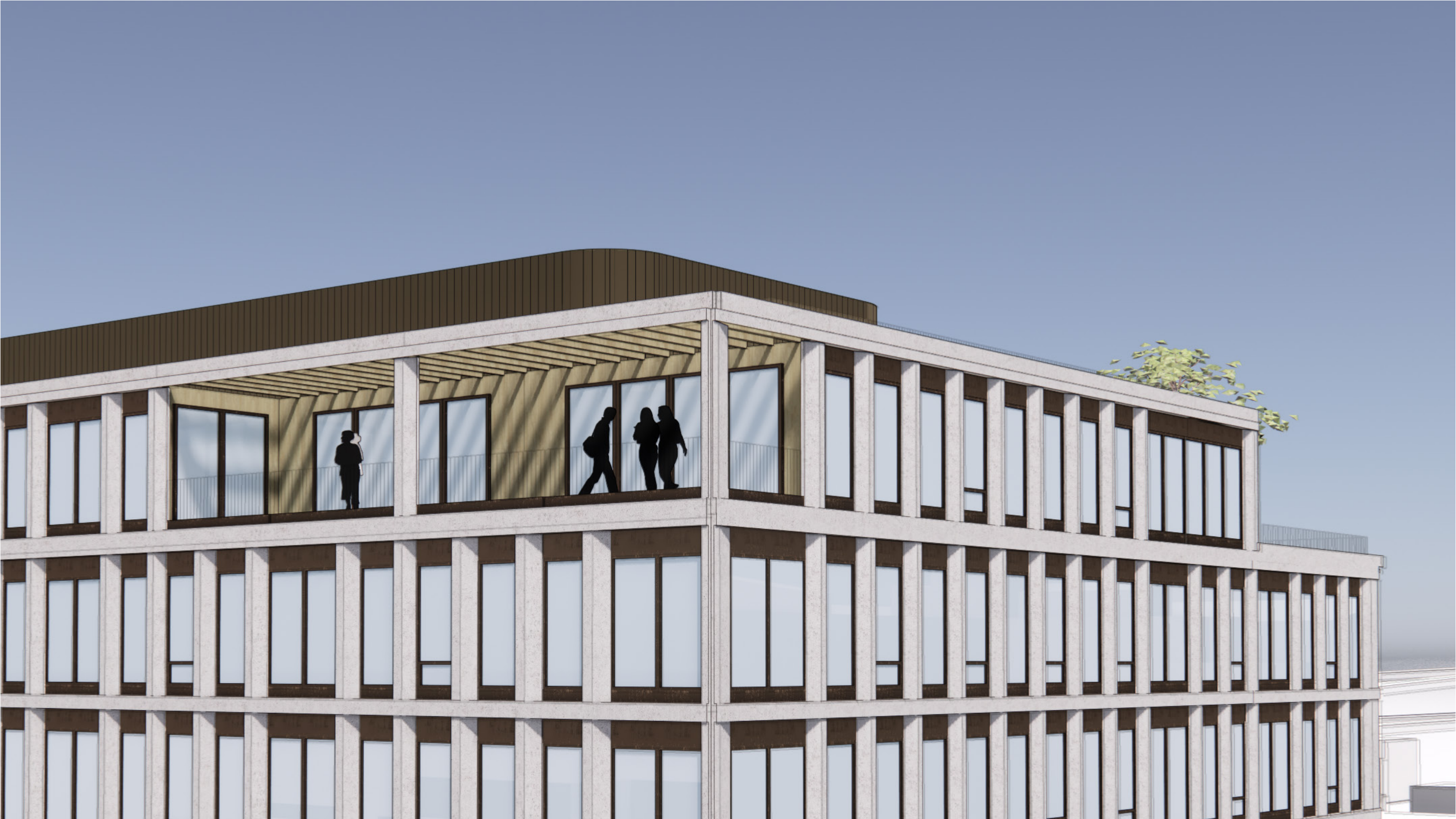


West Elevation



East Elevation







Hyper Responsiveness

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

BORA

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



CURRENT DESIGN



CURRENT DESIGN



FACADE STUDY DESIGN

Section D

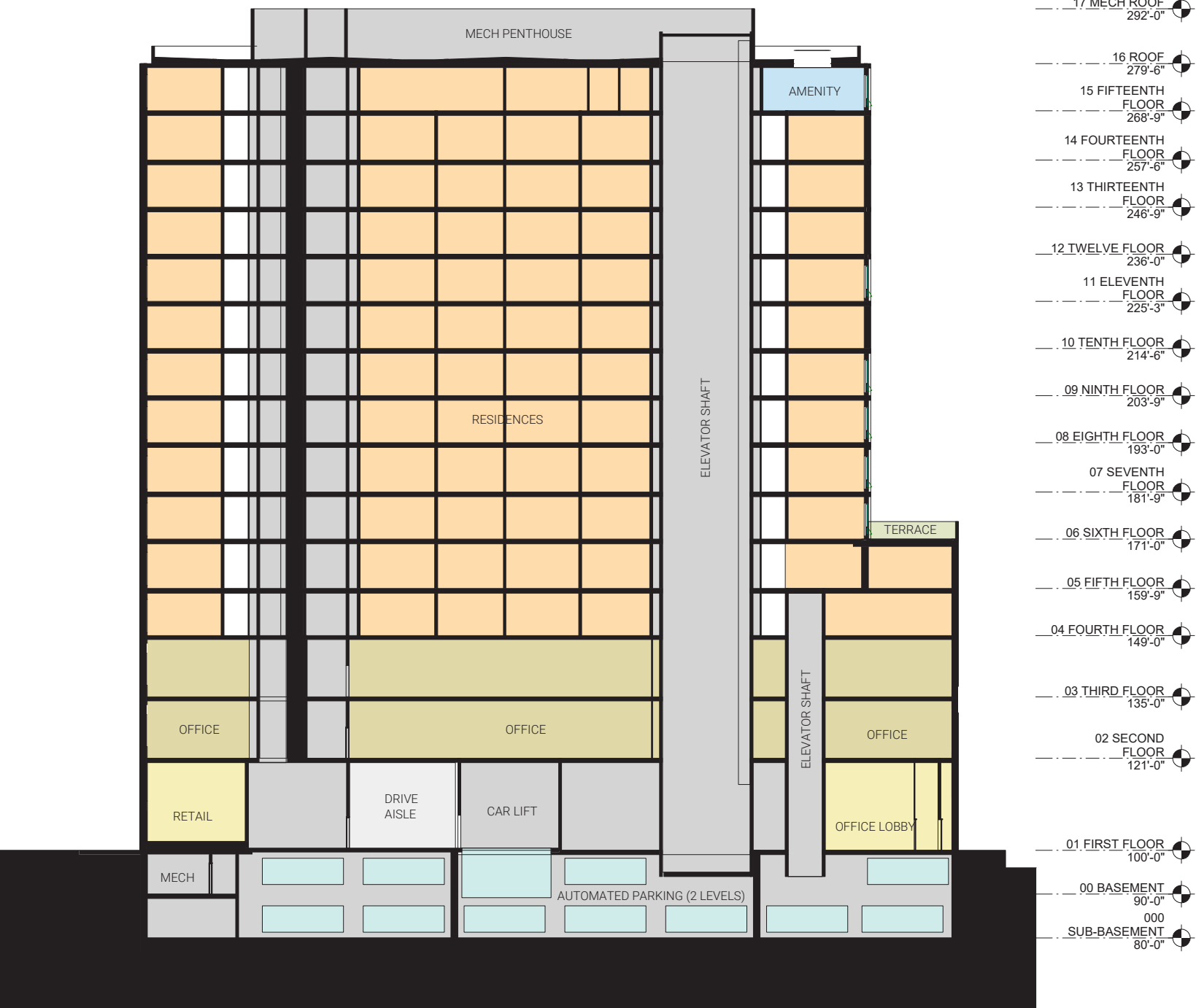
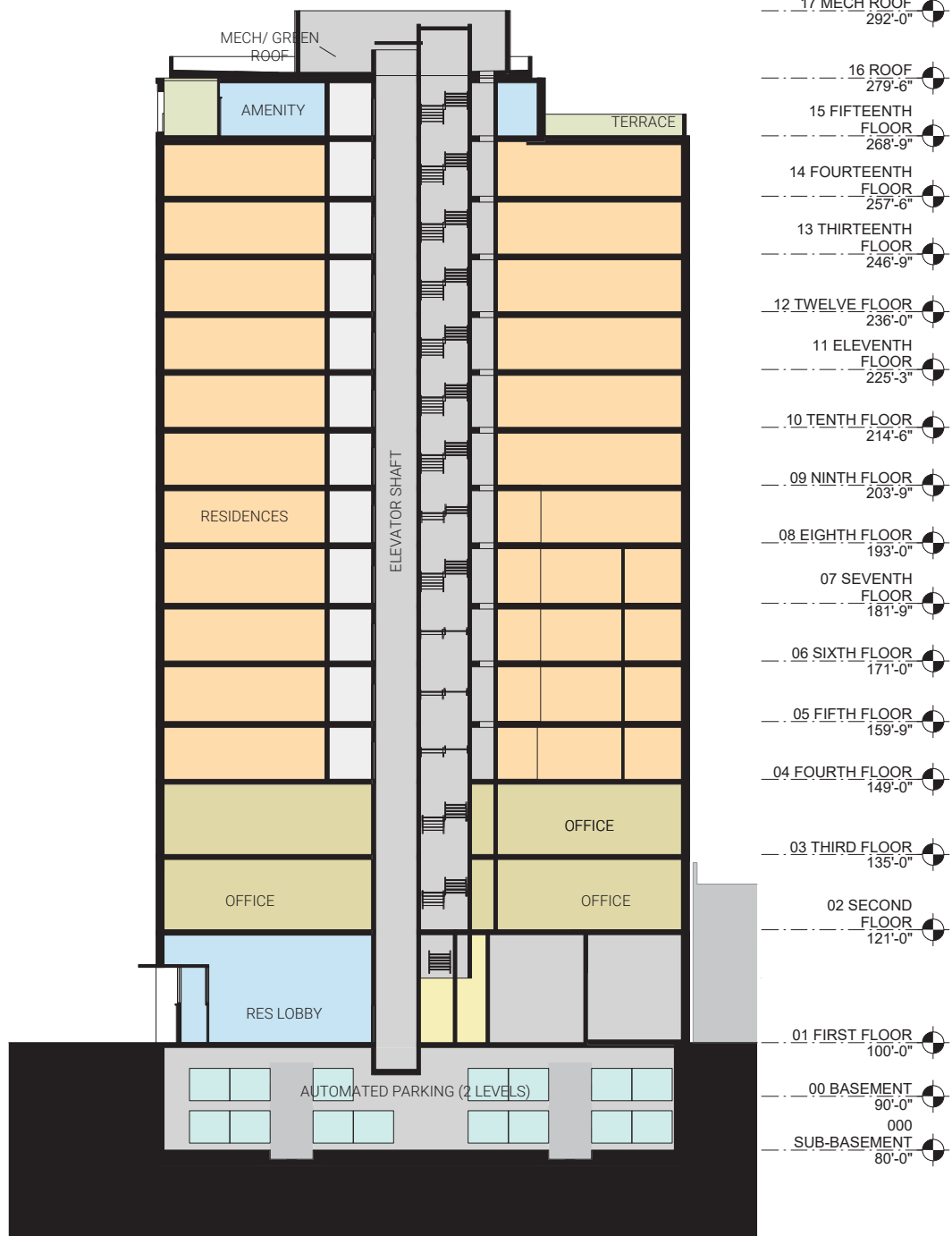
# Building Elevations and Sections











12345 10 15 25

ART PRECEDENTS



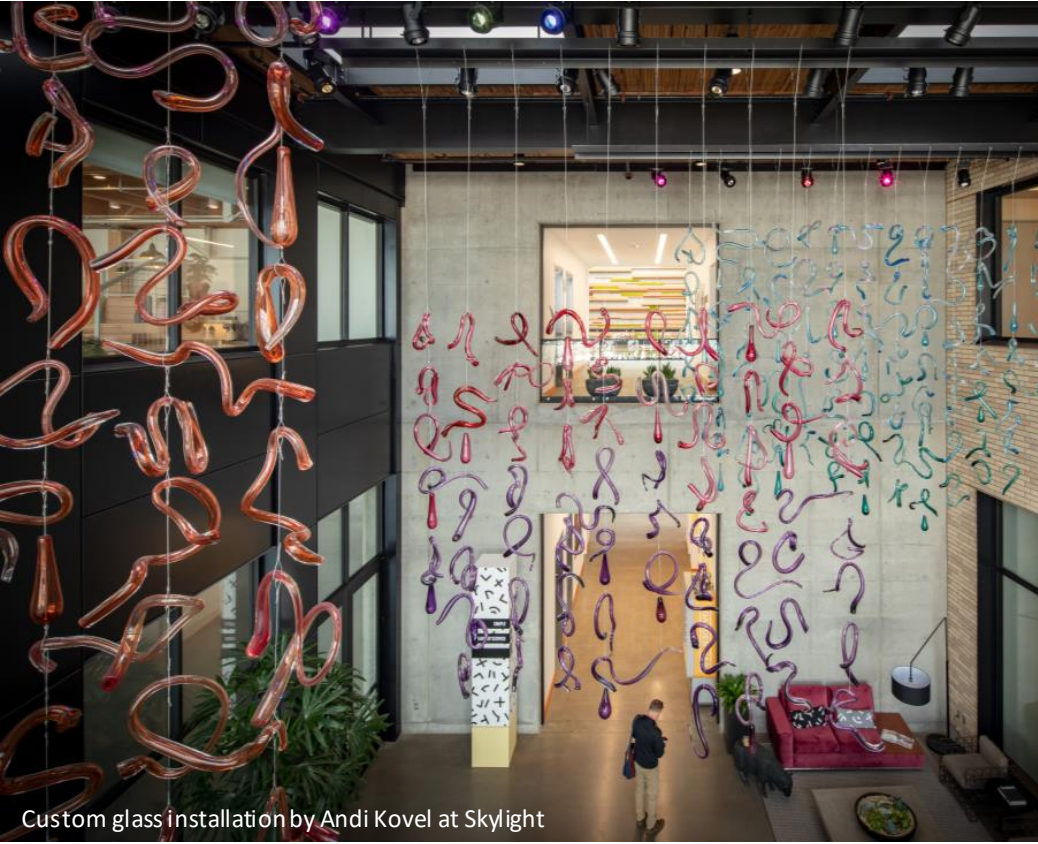
Ladies Up mural partnership with PSAA at Morrison Place



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

