



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

Chloe Eudaly, Commissioner
Rebecca Esau, Director
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Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: 4/2/2018

From: Tanya Paglia, Land Use Services
503-823-4989 / Tanya.Paglia@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 18-119030 DZ – Wells Fargo Center Alterations
Pre App: PC # 17-249519

This notice is being sent to all service and technical review agencies for their input on the proposal described below. Neighborhood Associations also receive this advance notice via e-mail. Your timely response, as indicated below, will help the assigned planner determine if applicable approval criteria can be met, or what conditions might be required.

- The approval criteria are listed below. Although we are interested in any comments you may have, please consider your response in terms of these criteria.
- All agencies are encouraged to use this as an opportunity to inform the applicant of any additional requirements that may be imposed by your agency during building permit phase – especially those that would significantly affect the proposal.
- Please note in your response which requirements are specifically associated with the applicable land use review approval criteria, and which requirements you have the independent authority to impose at time of building permits.
- Neighborhood Associations are encouraged to submit comments by the deadline noted below. To comment, you may write to Tanya Paglia at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You can also e-mail your comments to me at my e-mail address identified above. After the staff report is published, please submit your comments to the Design Commission at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201 and fax them to 503-823-5630.

The Bureau of Development Services recommendation will be published ten days before the scheduled hearing date. You will also receive a Notice of Public Hearing for this proposal, with hearing date and time confirmed, mailed twenty days prior to the hearing.

- **Please send your response to BDS no later than: 4/20/2018** (If I receive comments after this date, I may not have enough time to include them in the staff report).
- **We must publish our report by: 4/23/2018**
- **A public hearing before the Design Commission is tentatively scheduled for May 3, 2018, 1:30 PM**

Applicants: Bill Poulos
Sera Architects
338 NW 5th Ave
Portland, OR 97201

Clayton Taylor
West Of West Architecture & Design
333 NE Hancock St. #14
Portland, OR 97212

Patrick Gilligan
Lincoln Property Company
1211 SW 5th Ave., Suite 700
Portland, OR 97204

Sof-Xi WFP Owner LLC
591 W Putnam Ave
Greenwich, CT 06830

Site Address: **1300 SW 5TH AVE**

Legal Description: BLOCK 147 TL 1600, PORTLAND; BLOCK 148 TL 1800, PORTLAND
Tax Account No.: R667714710, R667714820, R667714710, R667714710, R667714710
State ID No.: 1S1E03BC 01600, 1S1E03BC 01800, 1S1E03BC 01600, 1S1E03BC 01600, 1S1E03BC 01600, 1S1E03BC 01600
Quarter Section: 3129

Neighborhood: Portland Downtown, contact Rani Boyle at 503-725-9979.
Business District: Downtown Retail Council, contact Sandra McDonough at 503-552-6762.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Central City - Downtown
Other Designations: Listed on Portland's Historic Resource Inventory

Zoning: **CXd**, Central Commercial with Design Overlay

Case Type: **DZ**, Design Review
Procedure: Type III, with a public hearing before the Design Commission. The decision of the Design Commission can be appealed to City Council.

Proposal:
The applicant seeks Type III Design Review approval for exterior alterations to the Wells Fargo Center, a site that occupies a 2-block area bounded by SW 3rd & 5th Avenues, Jefferson & Columbia Streets, in downtown Portland. The site is occupied by two buildings built in 1972, a forty-story tower connected by skybridge to a four-story building known as the Data Processing (DP) building. The site has special significance in both the City and the State, featuring the tallest tower in Oregon as well as the work of a significant architect, Charles Luckman, who designed both buildings and is also known for designing buildings such as Madison Square Garden in New York City, the Prudential Tower in Boston, and the Aon Center in Los Angeles. The project features significant alterations to the DP Building which is the eastern block of the site. The proposal includes the addition of a glass building enclosure around the existing covered terrace, and removal of an existing drive-through on SW 4th Ave, to be replaced with extended interior ground floor space and a terraced street frontage. Another proposed alteration to the DP Building is the addition of a roof terrace to include a covered (but not

enclosed) area. Changes to the Tower Building, the western block, include alterations to the building's primary entry along SW 5th Ave, and to the sunken plaza along this same frontage.

Design review is required because the proposal is for exterior alterations in the Central City Plan District.

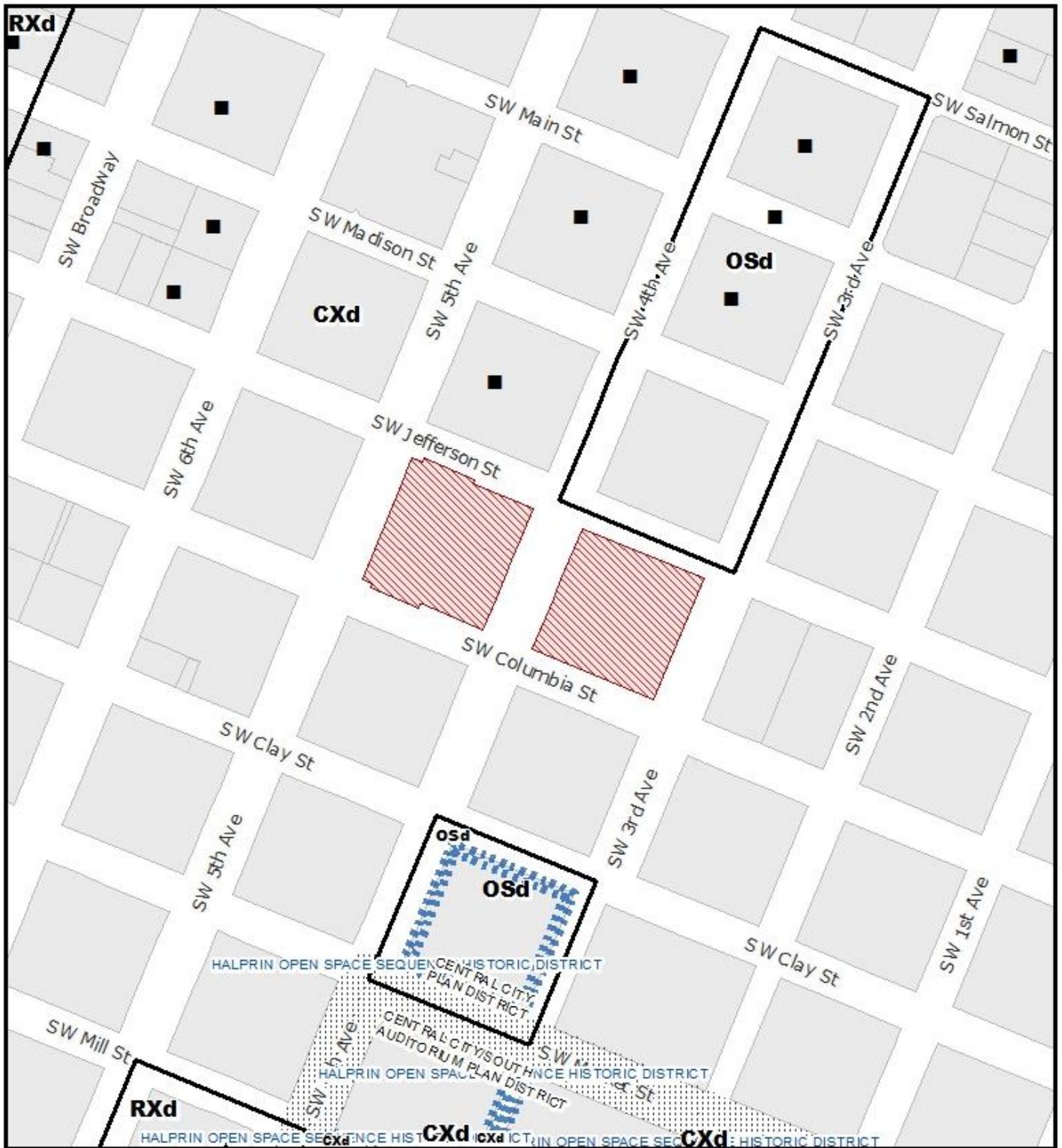
Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- Central City Fundamental Design Guidelines

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was filed, provided that the application is complete at the time of filing, or complete within 180 days. This application was filed on February 7, 2018 and determined to be complete on March 23, 2018.

Enclosures: Zoning Map, Site Plan, Tower Proposed West Elevation, DP Building Proposed West Elevation, DP Building Proposed South Elevation

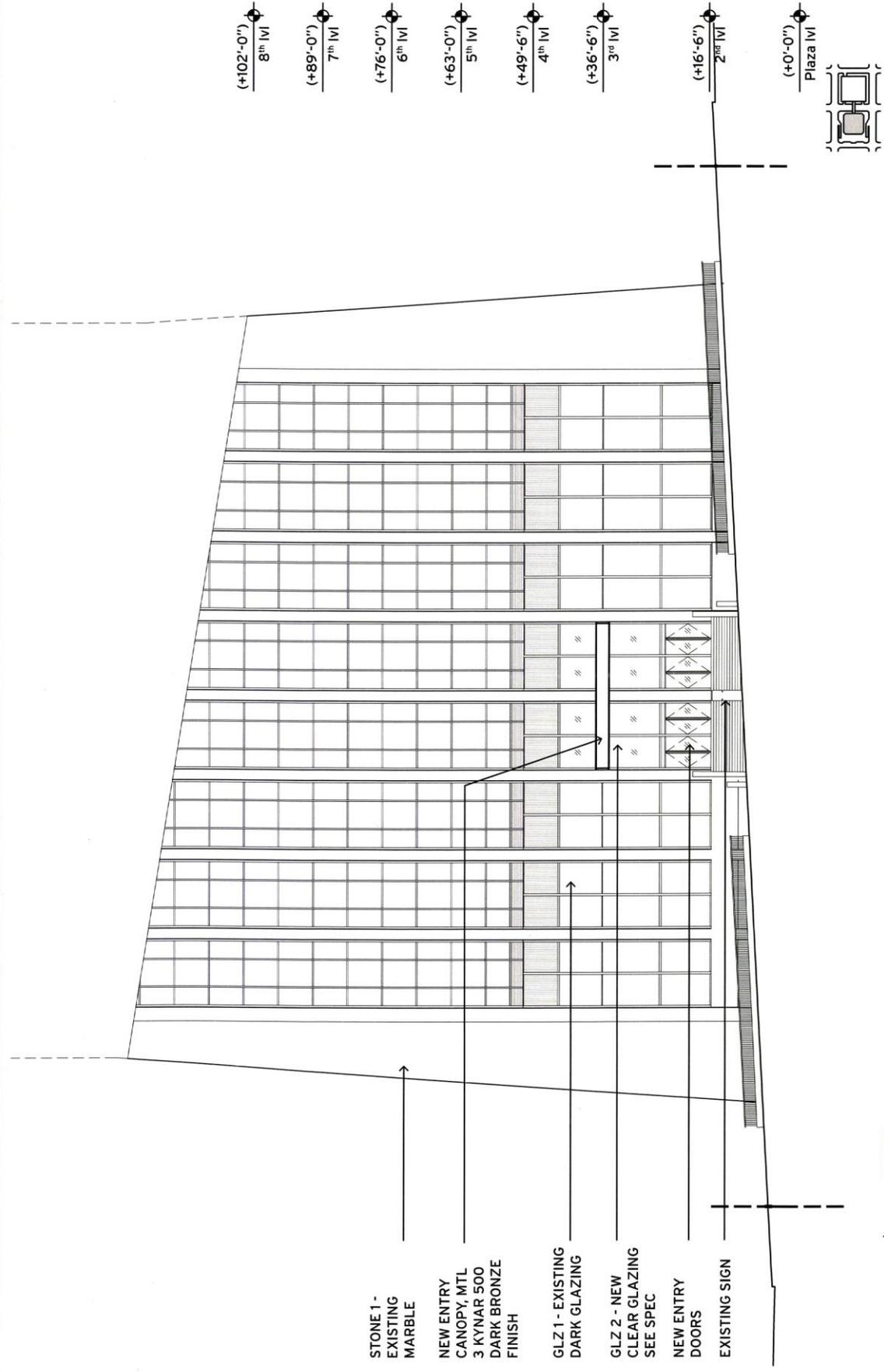


ZONING

THIS SITE LIES WITHIN THE:
CENTRAL CITY PLAN DISTRICT
DOWNTOWN SUBDISTRICT

-  Site
-  Historic Landmark

File No.	LU 18-119030 DZ
1/4 Section	3129
Scale	1 inch = 200 feet
State ID	1S1E03BC 1800
Exhibit	B Feb 11, 2018



STONE 1 - EXISTING MARBLE

NEW ENTRY CANOPY, MTL 3 KYNAR 500 DARK BRONZE FINISH

GLZ 1 - EXISTING DARK GLAZING

GLZ 2 - NEW CLEAR GLAZING SEE SPEC

NEW ENTRY DOORS

EXISTING SIGN

(+102'-0") 8th IV

(+89'-0") 7th IV

(+76'-0") 6th IV

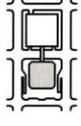
(+63'-0") 5th IV

(+49'-6") 4th IV

(+36'-6") 3rd IV

(+16'-6") 2nd IV

(+0'-0") Plaza IV



TOWER - 5TH ST - ELEVATION - NO COLOR C09
 DESIGN REVIEW APPLICATION: LU 18-119030 DZ
 LU 18-119030 DZ

WELLS FARGO CENTER | 02 FEBRUARY 2018

WEST OF WEST ARCHITECTURE + DESIGN

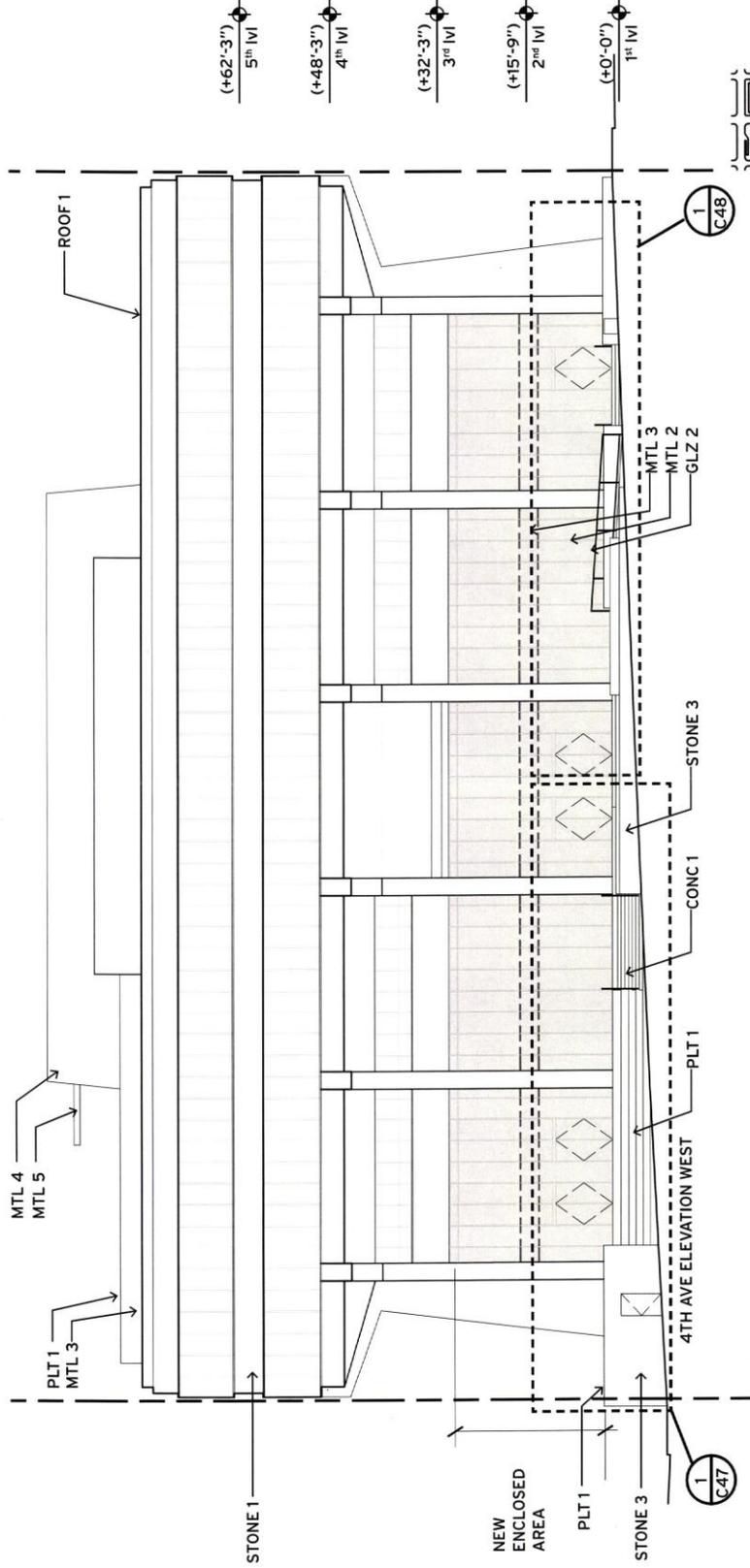
LINCOLN PROPERTY COMPANY

SERA

MATERIAL KEYNOTES

GLZ 2 - (N) CLEAR GLAZING	MTL 2 - (N) KAWNEER MULLION	STONE 1 - (E) MARBLE CLADDING
GLZ 4 - (N) SPANDREL GLAZING	MTL 3 - (N) POWDER COATED METAL	STONE 3 - (E) STONE WALL
PLT 1 - (N) NEW PLANTING SEE LScape	MTL 4 - (E) PENTHOUSE METAL	CONC 1 - (N) CONCRETE ENTRY
	MTL 5 - (N) ALUCOBOND METAL PANEL	ROOF 1 - (E) GRAVEL ROOF

NOTE: SEE SHEET C58-59 FOR FINISH DETAIL



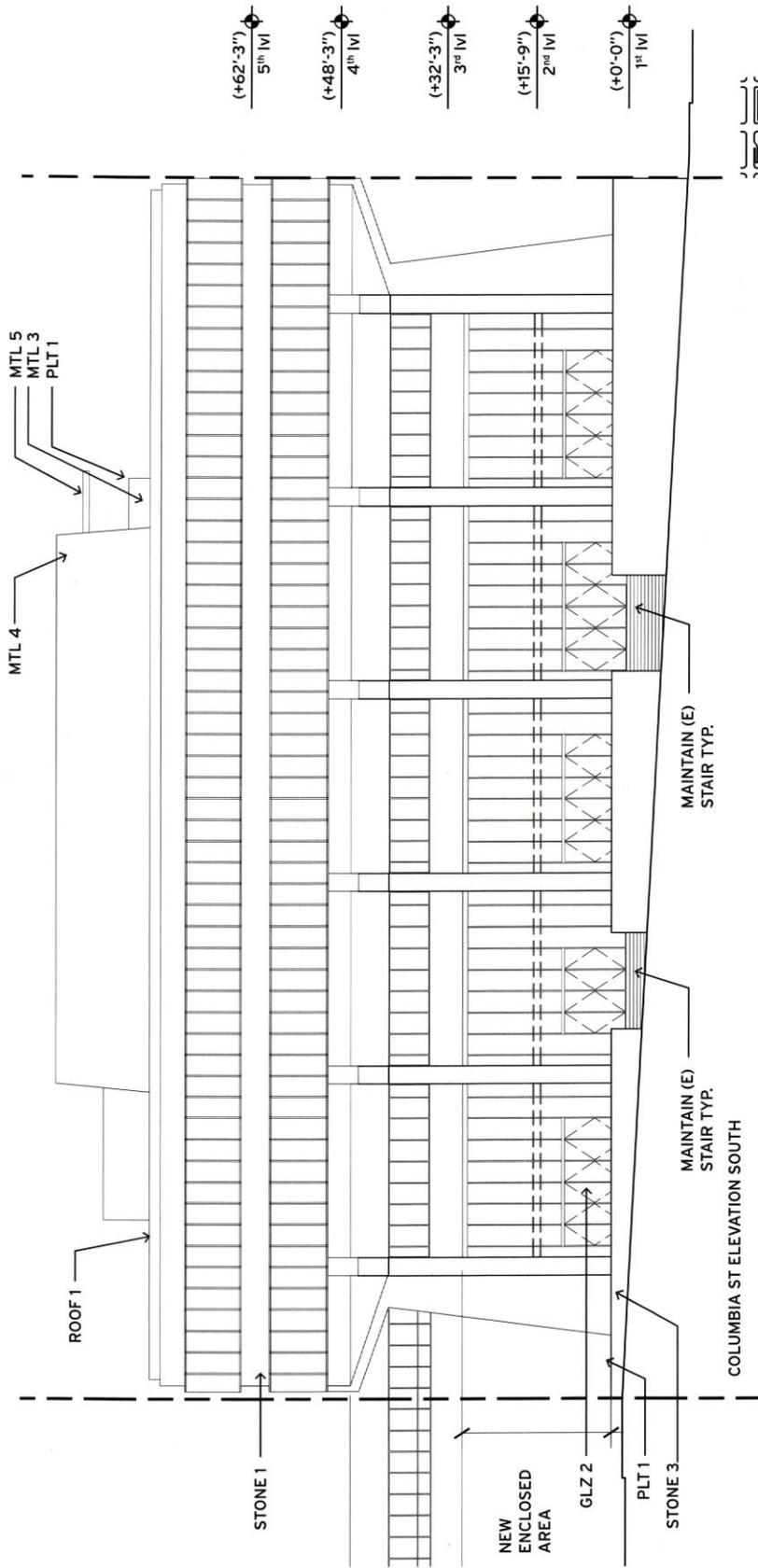
D.P. - WEST ELEV. - SW 4TH AVE. - PROPOSED - NO COLOR C44
 DESIGN REVIEW APPLICATION: LU 18-119030 DZ
 LU 18 - 119030 DZ

WELLS FARGO CENTER | 02 FEBRUARY 2018



MATERIAL KEYNOTES

- GLZ 2 - (N) CLEAR GLAZING
- GLZ 4 - (N) SPANDREL GLAZING
- PLT 1 - (N) NEW PLANTING SEE LSCAPE
- NOTE: SEE SHEET C58-59 FOR FINISH DETAIL
- MTL 2 - (N) KAWNEER MULLION
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- CONC 1 - (N) CONCRETE ENTRY
- ROOF 1 - (E) GRAVEL ROOF




WEST OF WEST LINCOLN PROPERTY COMPANY
 ARCHITECTURAL • SERIA

WELLS FARGO CENTER | 02 FEBRUARY 2018

D.P. - SOUTH ELEV. - SW COLUMBIA ST. - PROPOSED - NO COLOR C41
 DESIGN REVIEW APPLICATION: LU 18-119030 DZ
 LU 18-119030 DZ