



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

Ted Wheeler, Mayor
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: 4/10/2019
To: Interested Person
From: Tanya Paglia, Land Use Services
503-823-4989/Tanya.Paglia@portlandoregon.gov

NOTICE OF A TYPE II PROPOSAL IN YOUR NEIGHBORHOOD

Development has been proposed in your neighborhood. The proposed development requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Because we must publish our decision within 28 days, **we need to receive your written comments by 5 p.m. on 5/1/2019**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 19-135882 DZ, in your letter. It also is helpful to address your letter to me, Tanya Paglia. You can also e-mail your comments to me at my e-mail address identified above. Please note that all correspondence received will become part of the public record.

CASE FILE NUMBER: LU 19-135882 DZ – WELLS FARGO ALTERATIONS

Applicants: Bill Poulos, SERA Architects
338 NW 5th Ave, Portland, OR 97201
503.445.7890

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

Owner: Aaron Van Dyke and Patrick Gilligan, Lincoln Property Company
1211 SW 5th Ave., Suite 700, Portland, OR 97204

Owner of record: 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
State ID No.: 1S1E03BC 01600, 1S1E03BC 01800
Quarter Section: 3129

Neighborhood: Portland Downtown, contact Rani Boyle at 503-725-9979.
Business District: Downtown Retail Council, contact at lfrisch@portlandalliance.com
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Central City - Downtown

Zoning: **CXd**, Central Commercial with Design Overlay
Case Type: **DZ**, Design Review
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant requests Design Review approval for a change to an already approved project. The project was approved by the Design Review Commission through a previous Type III Design Review, LU 18-119030 DZ, in May 2018 and construction is underway. The Wells Fargo Center, located at 1300 SW 5th Ave, is comprised of an existing forty-story tower with an adjacent five story building referred to as the Data Processing building or DP Building. In this current Type II Design Review, the applicant requests to change the previously approved design for the SW 4th Ave frontage of the Data Processing building. The frontage’s entry sequence cannot be built as previously designed due to a subterranean vault. The current proposal will also change the design of the tower’s below grade plaza located along SW 5th Ave, removing previously proposed concrete benches from the scope and select lighting design updates.

Design review is required because the proposal is for exterior alterations to a new building previously approved in LU 18-119030 DZ in a design overlay zone.

Relevant Approval Criteria:

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

- Central City Fundamental Design Guidelines
- Oregon Statewide Planning Goals

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 submitted, provided that the application is complete at the time of submittal, or complete within 180 days. This application was submitted on March 21, 2019 and determined to be complete on April 4, 2019.

DECISION MAKING PROCESS

The Bureau of Development Services will make a decision on this proposal.

After we consider your comments we will do one of the following:

- Approve the proposal;
- Approve the proposal with conditions; or
- Deny the proposal.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

The file and all evidence on this case are available for your review by appointment by making a request online or contacting me.

- Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. Copies of all information in the file can be obtained for the cost of making copies during the appointment.
- If you would like to request a copy of the file online, please visit <https://www.portlandoregon.gov/bds/54732>. The fee for this service varies based on the size of the case file and how long it would take to scan or copy documents.
- I can provide some information over the phone or through email.

Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandoregon.gov.

APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Design Commission. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

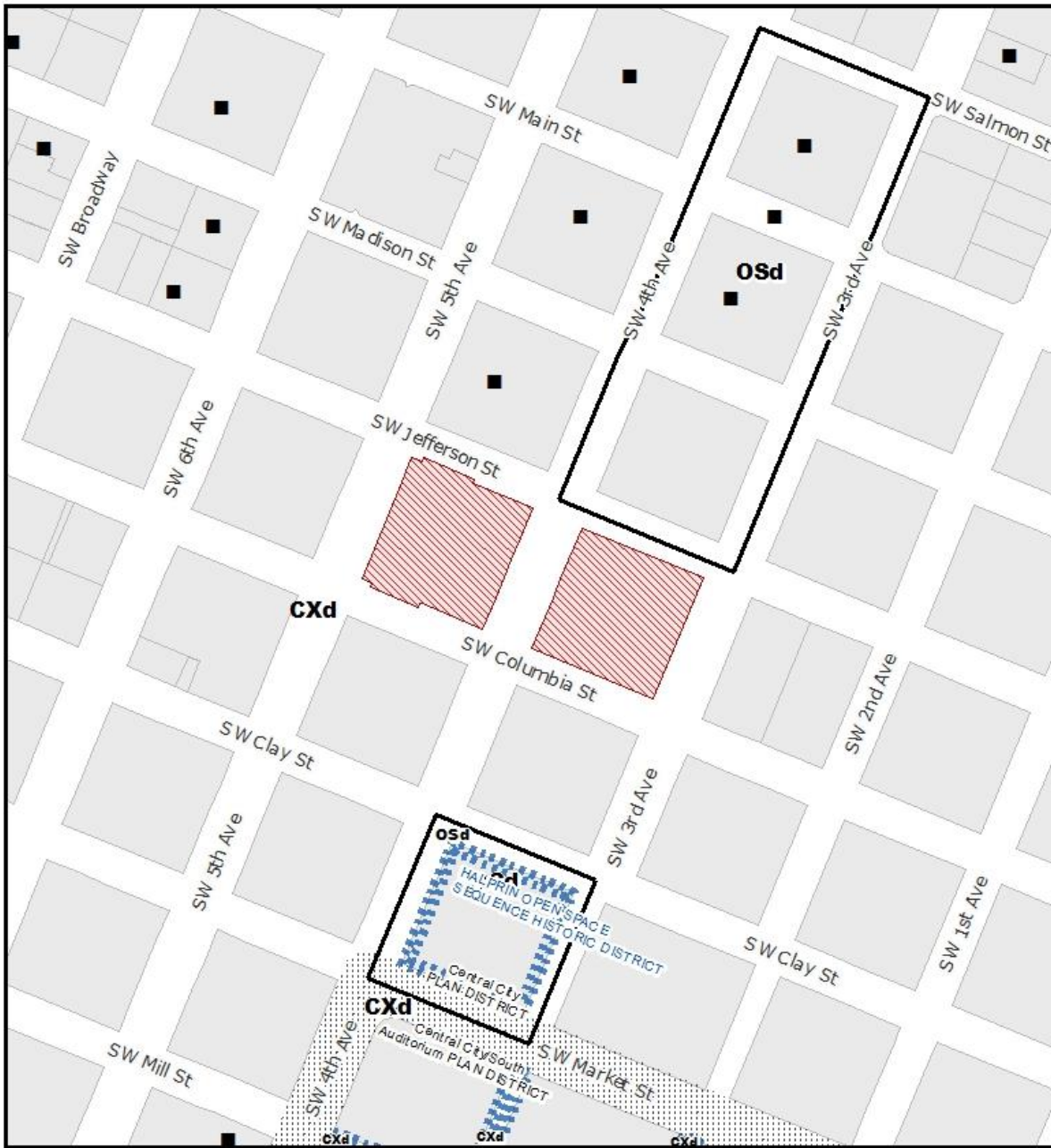
There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.


APPEAL OF THE FINAL CITY DECISION

After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also preclude an appeal to LUBA on that issue.

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

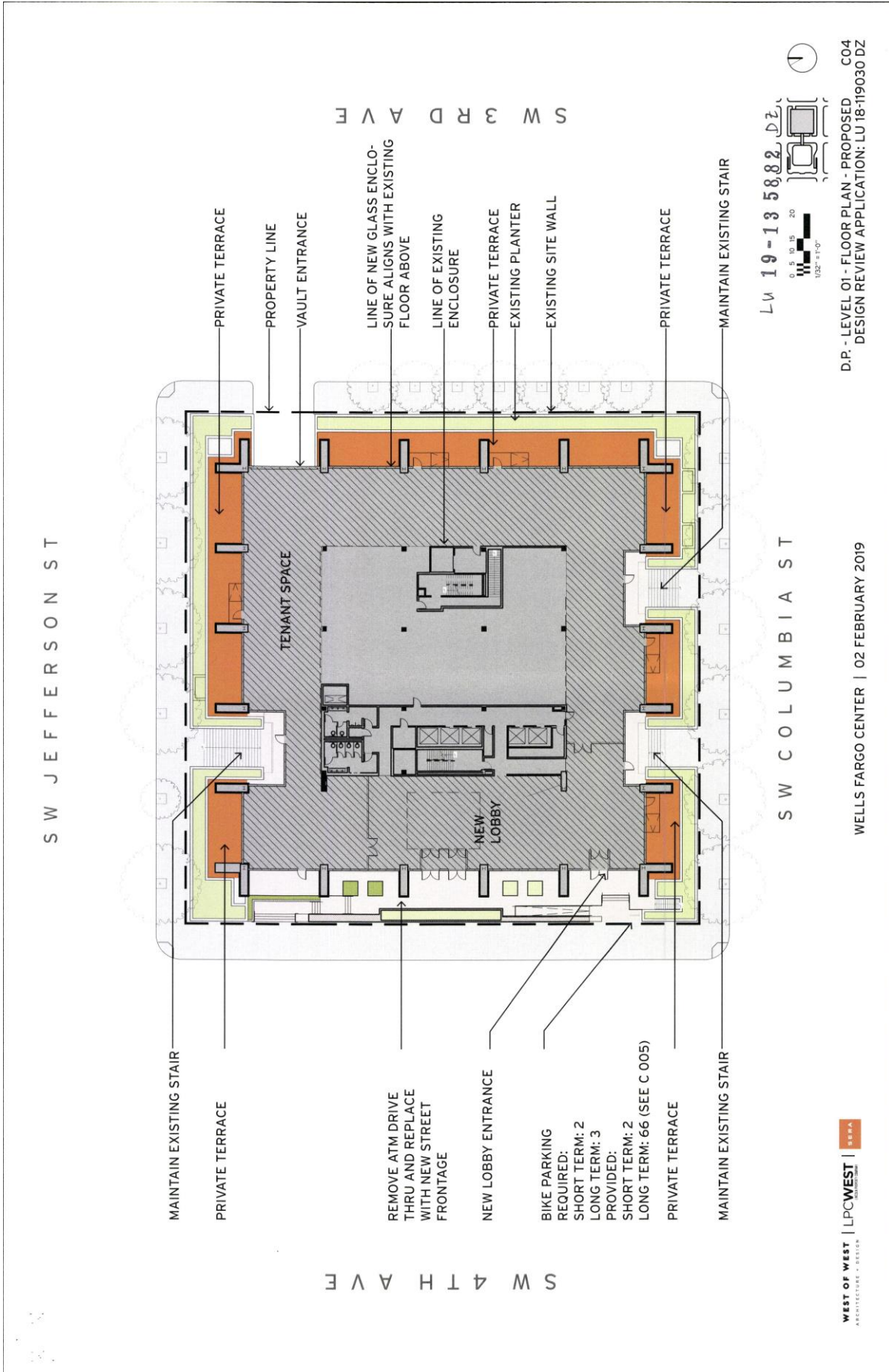
Enclosures: Zoning Map, DP Building Site Plan, Tower Site Plan, DP Entry – Previously Approved and New Proposal

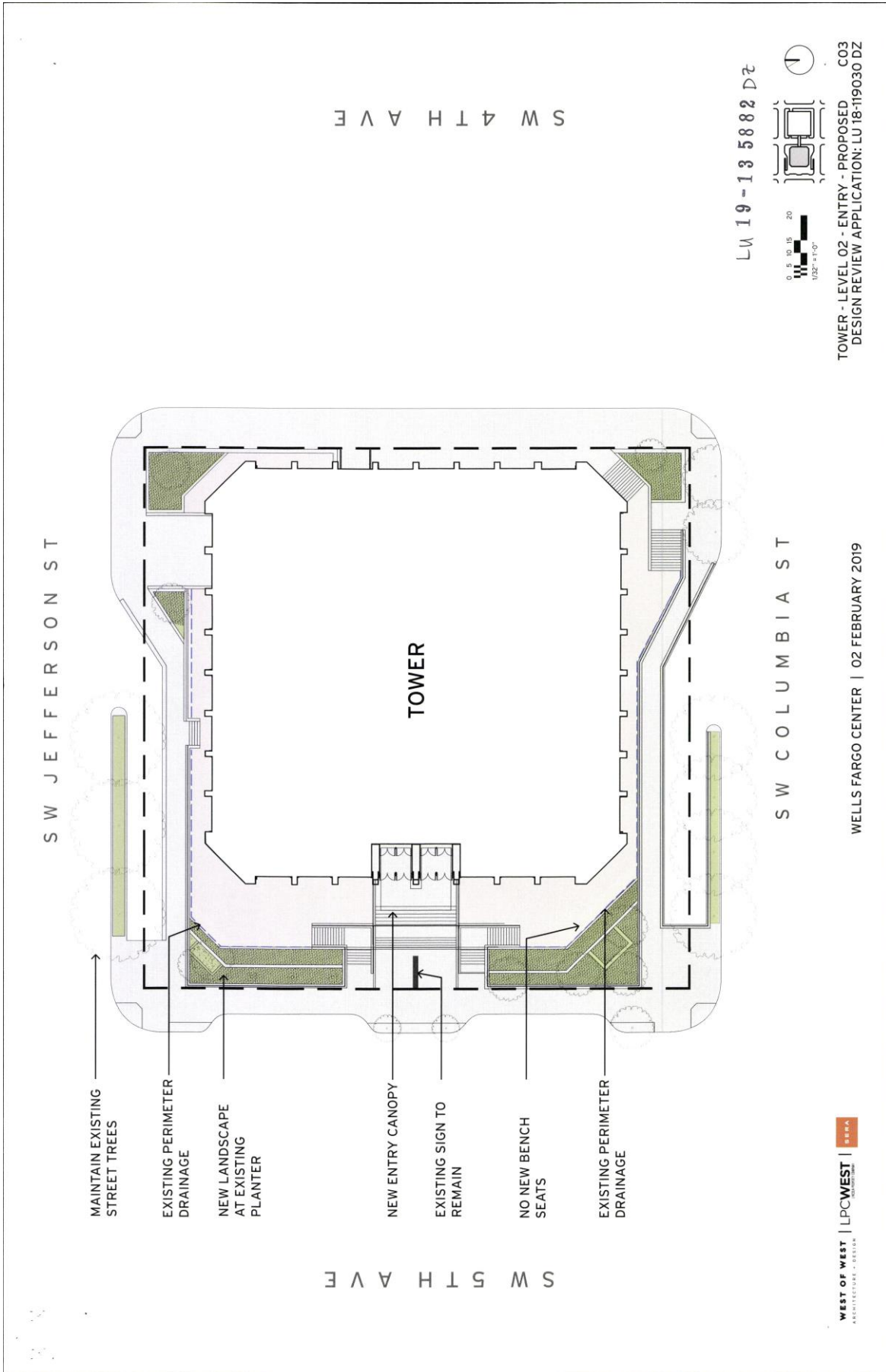


ZONING 
 NORTH
 THIS SITE LIES WITHIN THE:
 CENTRAL CITY PLAN DISTRICT
 DOWNTOWN SUBDISTRICT

 Site
 Historic Landmark

File No.	LU 19-135882 DZ
1/4 Section	3129
Scale	1 inch = 200 feet
State ID	1S1E03BC 1800
Exhibit	B Mar 25, 2019





SW 4TH AVE

SW JEFFERSON ST

TOWER

SW COLUMBIA ST

SW 5TH AVE

MAINTAIN EXISTING STREET TREES

EXISTING PERIMETER DRAINAGE

NEW LANDSCAPE AT EXISTING PLANTER

NEW ENTRY CANOPY

EXISTING SIGN TO REMAIN

NO NEW BENCH SEATS

EXISTING PERIMETER DRAINAGE

LU 19-135882 DZ



TOWER - LEVEL 02 - ENTRY - PROPOSED C03
DESIGN REVIEW APPLICATION: LU 18-119030 DZ

WELLS FARGO CENTER | 02 FEBRUARY 2019



NEW - PROPOSED - DP ENTRY



DR - PROPOSED - DP ENTRY



LU 19-135882 DZ

DIAGRAMS - D.R. RESPONSE - 03_APP.601
DESIGN REVIEW APPLICATION: LU 18-119030 DZ