



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

Chloe Eudaly, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

STAFF REPORT AND RECOMMENDATION TO THE DESIGN COMMISSION

CASE FILE: LU 18-119030 DZ
PC # 17-249519
Wells Fargo Center Alterations
REVIEW BY: Design Commission
WHEN: Thursday, May 3, 2018, 1:30 PM
WHERE: 1900 SW Fourth Ave., Room 2500B
Portland, OR 97201

Bureau of Development Services Staff: Tanya Paglia 503-823-4989 /
Tanya.Paglia@portlandoregon.gov

Note: Outstanding issues are boxed for ease.

GENERAL INFORMATION

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

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

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

Interested Party: 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

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 Design Review approval for exterior alterations to the Wells Fargo Center (WFC) in the Downtown Subdistrict of the Central City Plan District. The project features significant alterations to the Data Processing (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 new public facing lobby and entrance on SW 4th Avenue. Two options to the DP Building's 4th Ave frontage are proposed. Another proposed alteration to the DP Building is the addition of a roof terrace to the north side of the existing roof to include a covered area that extends from the existing penthouse.

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. They include a new entry canopy at the primary entrance, an updated exterior lighting scheme, and new seating in the plaza space. The proposal includes four options for the canopy alterations.

Floor Area Ratio (FAR): Should any bonus floor area be required by the building expansion proposed in the Design Review because the project floor area exceeds the base FAR allowed on the site, the applicant has indicated that they will either acquire bonus FAR via a Historic FAR transfer or by paying into the Inclusionary Housing Fund at the time of building permit.

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

Relevant Approval Criteria:

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

- 33.420, Design Overlay
- 33.825, Design Review
- Central City Fundamental Design Guidelines

ANALYSIS

Site and Vicinity: The Wells Fargo Center is comprised of an existing forty-story tower with an adjacent five story building referred to as the Data Processing building or DP

Building. The project occupies two full blocks in the Downtown Subdistrict of the Central City Plan District and has an existing skybridge over SW 4th avenue. The site's two-block area is bounded by SW 3rd & 5th Avenues, Jefferson & Columbia Streets and is bisected by SW 4th Ave. Both blocks slope downward from south to north.

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, 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. Built in 1970, both buildings feature white marble piers which flare into buttresses at the base, and both are set on podiums with pink granite walls. The tower, located on the western block of the WFC, originally named the First National Bank Tower, is listed on the City of Portland's Historic Resource Inventory (HRI). The DP Building located on the eastern block contains a secured vault in the base, an elevated private terrace, and office space. Initially this building was used for large computers and other equipment supporting bank processing functions and was designed with no prominent pedestrian entrance. The development caused a great deal of upset at the time it was built and was the impetus for many of Portland's development standards. In particular, the tower's height raised concerns about new buildings blocking views of Mount Hood and led to height and floor area ratio (FAR) restrictions for subsequent development. While the Wells Fargo Center is not yet listed on the National Register of Historic Places, it has the potential to receive such designation.

The surrounding downtown area contains a variety of uses, including civic, offices, retail storefronts, restaurants, cafés, hotels, theaters, public plazas, and parking lots/parking structures, and various cultural and religious institutions. SW 5th Avenue serves as one of the City's major transit arteries with regular MAX and bus service. Multiple bus lines are also located on SW 4th, Main and Madison.

The Wells Fargo Center is located at the center of a roughly 10-block microcosm of significant local architecture. To the north across SW Jefferson is Portland City Hall which has been the seat of the city government since it was constructed in 1895. It was individually listed on the National Register of Historic Places on November 11, 1974. One block north of City Hall, across SW Madison is the individually listed Portland Building built in 1982 in the post-modern style with the 1909 Multnomah County Courthouse, a Historic Landmark, to its north across SW Main. Across SW 5th Ave from City Hall is the PacWest Center built in 1984 made up of two interconnected office towers sitting on top of a two-story retail podium, with the 1962 Standard Plaza building to its north and the 1980 Congress Center one block further north. Across SW Jefferson from the DP building is Terry Shrink Plaza, a federally owned park. North of Terry Shrink Plaza and across from the Portland Building is Chapman Square, established in 1852 and a Local Landmark. A block to the north of Chapman Square is Lownsdale Square, also established in 1852 and also a Local Landmark. To the south of the Tower across SW Columbia is the State Office Building, built in 1951 and listed on the City's HRI.

Zoning: The Central Commercial (CX) zone is intended to provide for commercial development within Portland's most urban and intense areas. A broad range of uses is allowed to reflect Portland's role as a commercial, cultural and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape.

The "d" overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of

community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

The Central City Plan District implements the Central City Plan and other plans applicable to the Central City area. These other plans include the Downtown Plan, the River District Plan, the University District Plan, and the Central City Transportation management Plan. The Central City plan district implements portions of these plans by adding code provisions which address special circumstances existing in the Central City area. The site is within the Downtown Subdistrict of this plan district.

Land Use History: City records indicate that prior land use reviews and early assistance appointments include:

- 5593 ZC – Approval of a zone change from M3 to C1 in conjunction with the South Auditorium Urban Renewal site.
- LU 69-003152 CU / LU 69-003151 CU (CU 083-69) – Approval with conditions of a 1969 Conditional Use review of off-street parking in a structure, off-street loading, and drive-in banking facilities.
- LU 78-002301 CU (CU 056-78) – Approval of a 1978 Conditional Use and Downtown Plan Review for modification to off-street loading for the First National Bank Building.
- LU 78-002065 (CU 049-78) – Approval with conditions of a 1978 Conditional Use review for a transmitter/antenna disc and shielding fence.
- LU 78-002065 (CU 049-78) – Conditional Use Approval with conditions in 1978, an antenna facility on the roof of the First National Bank Building.
- LU 84-004424 DZ (DZ 16-84) – Approval of a 1984 Design Review for planters around the tower.
- LU 90-004165 DZ (DZ 105-90) – Design Review Approval in 1990 for HVAC replacement at the penthouse level.
- LU 91-008391 DZ (LUR 91-00137) – Approval with conditions of a 1991 Design Review for remodeling of penthouse.
- LUR 97-00135 CU, DZ (97-014181) – Approval of a 1997 Conditional Use review for a rooftop wireless communications facility (antennas and satellite dish).
- LU 00-006645 DZ (LUR 00-00090) – Design Review Approval with conditions in 2000 to re-clad mechanical penthouse with a white metal panel system.
- LU 00-006556 DZ (LUR 00-00001) – Approval of a 2000 Design Review for addition of exterior canopies at the 4th Ave, Jefferson St, and 5th Ave entries, change of exterior entrance doors, new hand rails and removal of ramp.
- LU 02-124329 DZ – Approval of a 2002 Design Review to replace double doors.
- LU 04-064183 DZ – Design Review Approval in 2004 for two new light poles near the southwest corner frontage, three new down lights attached to the ATM canopy fascia, and six replacement fixtures attached to the ceiling of the ATM canopy.
- LU 08-168105 DZ – Approval of a 2008 Design Review for a monument sign in the raised landscape planter in the northeast corner of the site.
- EA 17-224106 APPT – Early assistance appointment for the current proposal.

- EA 17-249519 PC – Pre-application conference for the current proposal.
- EA 17-249524 DA – Design Advice Request (DAR) hearing for the current proposal.

Agency Review: A “Notice of proposal in Your Neighborhood” was mailed on **April 12, 2018**. The following five Bureaus, Divisions and/or Sections responded with no objections and four of these included comments found in Exhibits E1-E4:

- Bureau of Environmental Services (Exhibit E.1)
- Fire Bureau (Exhibit E.2)
- Bureau of Transportation Engineering and Development Review (Exhibit E.3)
- Life Safety Division of the Bureau of Development Services (Exhibit E.4)
- Site Development Review Section of Bureau of Development Services

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **April 12, 2018**. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

Project History: A Design Advice Request (DAR) - EA 17-249524 DA - was held on November 30, 2017. Feedback from the Portland Design Commission included:

- The Design Commission was unanimous in feeling that the entry alterations proposed for the 5th Ave side of the tower were not compatible with the building and therefore not yet supportable.
- The largest changes to the Data Processing Building - including eliminating the drive-through along 4th Ave and bringing glass walls forward along all four frontages - were generally supported.
- Commissioners were generally supportive of the creation of a roof deck so long as it was not a fully enclosed space, and most would like to see a symmetrical approach to any covered areas introduced.
- The proposed ADA ramp on the 4th Ave entry to the Data Processing building shown in the DAR submittal was not supported, but commissioners were favorable to the applicant’s willingness to explore elongating the ramp and blending it with the stairs prior to the Type III submission.

ZONING CODE APPROVAL CRITERIA

Chapter 33.825 Design Review

Section 33.825.010 Purpose of Design Review

Design review ensures that development conserves and enhances the recognized special design values of a site or area. Design review is used to ensure the conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district or area. Design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area. Design review is also used in certain cases to review public and private projects to ensure that they are of a high design quality.

Section 33.825.055 Design Review Approval Criteria

A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design guidelines for the area.

Findings: The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because of the site's location, the applicable design guidelines are the Central City Fundamental Design Guidelines.

Central City Fundamental Design Guidelines

These guidelines provide the constitutional framework for all design review areas in the Central City.

The Central City Fundamental Design Guidelines focus on four general categories. **(A) Portland Personality**, addresses design issues and elements that reinforce and enhance Portland's character. **(B) Pedestrian Emphasis**, addresses design issues and elements that contribute to a successful pedestrian environment. **(C) Project Design**, addresses specific building characteristics and their relationships to the public environment. **(D) Special Areas**, provides design guidelines for the four special areas of the Central City.

Central City Plan Design Goals

This set of goals are those developed to guide development throughout the Central City. They apply within all of the Central City policy areas. The nine goals for design review within the Central City are as follows:

1. Encourage urban design excellence in the Central City;
2. Integrate urban design and preservation of our heritage into the development process;
3. Enhance the character of the Central City's districts;
4. Promote the development of diversity and areas of special character within the Central City;
5. Establish an urban design relationship between the Central City's districts and the Central City as a whole;
6. Provide for a pleasant, rich and diverse pedestrian experience for pedestrians;
7. Provide for the humanization of the Central City through promotion of the arts;
8. Assist in creating a 24-hour Central City which is safe, humane and prosperous;
9. Ensure that new development is at a human scale and that it relates to the scale and desired character of its setting and the Central City as a whole.

Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project.

A1. Integrate the River. Orient architectural and landscape elements including, but not limited to, lobbies, entries, balconies, terraces, and outdoor areas to the Willamette River and greenway. Develop accessways for pedestrians that provide connections to the Willamette River and greenway.

A2. Emphasize Portland Themes. When provided, integrate Portland-related themes with the development's overall design concept.

A3. Respect the Portland Block Structures. Maintain and extend the traditional 200-foot block pattern to preserve the Central City's ratio of open space to built space. Where superblock exist, locate public and/or private rights-of-way in a manner that reflects the 200-foot block pattern, and include landscaping and seating to enhance the pedestrian environment.

A4. Use Unifying Elements. Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.

A5. Enhance, Embellish, and Identify Areas. Enhance an area by reflecting the local character within the right-of-way. Embellish an area by integrating elements in new development that build on the area's character. Identify an area's special features or qualities by integrating them into new development.

A9. Strengthen Gateways. Develop and/or strengthen gateway locations.

C4. Complement the Context of Existing Buildings. Complement the context of existing buildings by using and adding to the local design vocabulary.

Findings for A1, A2, A3, A4, A5, A9, and C4: The Wells Fargo Center has been an iconic building in the Portland skyline for almost fifty years, contributing to the character of downtown as well as the city as a whole. Except for the addition of a roof deck to the DP building, the two buildings will change very little above the first few floors as a result of the proposed project. They thus retain their existing role as unique, iconic buildings in the city's fabric when viewed from several blocks away or further afield. Preserving the nearly fifty-year-old buildings and revamping them for new uses enhances the area's character by maintaining an important connection to its history and architectural richness.

DP Building Alterations

The expansion of the DP building's ground floor footprint using glass walls that extend the building envelope out closer to the sidewalk will build on the walkable character of downtown by greatly improving the ground level experience for pedestrians. The existing private terrace that wraps all sides of the DP Building is currently underutilized and under programmed. This proposal reutilizes this space and removes the auto-oriented existing drive-through that currently dominates the building's 4th avenue frontage. The enlivened ground floor program and frontages proposed will better connect the DP building with its surroundings which includes many of the city's key civic and commercial buildings and open spaces.

The proposed roof deck on the DP Building is positioned to allow views of the river as well as the adjacent park blocks. The addition of the outdoor roof space reflects the local enthusiasm and desire for outdoor gathering and will act as a unifying element with other buildings throughout the downtown where rooftop activation is becoming more and more common. Proposed lighting will embellish the area's identity by drawing attention to the unique architecture while not damaging any of the existing materials.

Tower Alterations

Proposed changes to the tower are limited to the lower area of the building's western frontage along 5th Ave. While inconsistencies with the architectural integrity of the building are discussed in the next group of findings, keeping the alterations to a relatively small area of the tower exterior helps prevent a diminishment of the area character. Proposed alterations to the sunken plaza at the base of the tower will bring increased activation to that space, building on the area's character which features numerous outdoor spaces with seating. The proposed Wells Fargo Center alteration utilizes a consistent material palette across both blocks which is drawn from the buildings' existing materials. This attention to materiality connects to the history of the buildings and retains the distinctive character of both blocks.

These guidelines are met.

A6. Reuse/Rehabilitate/Restore Buildings. Where practical, reuse, rehabilitate, and restore buildings and/or building elements.

C2. Promote Quality and Permanence in Development. Use design principles and building materials that promote quality and permanence.

C3. Respect Architectural Integrity. Respect the original character of an existing building when modifying its exterior. Develop vertical and horizontal additions that are compatible with the existing building, to enhance the overall proposal's architectural integrity.

C5. Design for Coherency. Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.

C11. Integrate Roofs and Use Rooftops. Integrate roof function, shape, surface materials, and colors with the building's overall design concept. Size and place rooftop mechanical equipment, penthouses, other components, and related screening elements to enhance views of the Central City's skyline, as well as views from other buildings or vantage points. Develop rooftop terraces, gardens, and associated landscaped areas to be effective stormwater management tools.

C12. Integrate Exterior Lighting. Integrate exterior lighting and its staging or structural components with the building's overall design concept. Use exterior lighting to highlight the building's architecture, being sensitive to its impacts on the skyline at night.

Findings for A6, C2, C3, C5, C11 and C12: While not yet a designated historic resource, due to its construction in 1970, the Wells Fargo Center is close to being able to qualify for a National Register Nomination in 2020 (50 years from the date of construction). Because the buildings were designed by a notable architect, Charles Luckman, and are important for Oregon, it's not infeasible that at some point they might be nominated. While the development caused some concerns at the time it was built, it plays an important role in the City of today's urban fabric and contributes to a unique sense of place in Downtown Portland.

DP Building Alterations

The proposed changes to the DP building will be in character with the existing building. The proposal is an opportunity for a building that contributes historic context and identity to the Central City to be preserved and modernized for contemporary use while retaining its character and significant architectural features. It is an opportunity to repurpose a building whose original use as an inward-oriented fortress occupied by a vault and a bank data processing center is evolving with the times to transform into a public-facing creative office use.

While the proposed changes are significant, they will respect the original architecture of the building. Enclosing the existing private terrace with glass allows the building walls to move toward the street while using a transparent glazing that will not distract from the DP building's completely unique architecture. The clear glazing creates an indoor/outdoor experience which maintains views of the grandeur of the terrace space from the vantage point of the sidewalk.

The proposed enclosure around the DP building will serve as a natural extension of the building's existing massing. This new glazed envelope aligns with the third level allowing the existing marble clad piers to stand proud of the glazing maintaining the monolithic expression of the building's base. By locating the new glazing line to the backside of the existing marble piers the original expression of the sidewalk-level massing is retained and further enhanced.

The experience of the building's existing marble core walls located towards the center of the terrace will be maintained only along the 4th Ave side of the building.

As the primary pedestrian level façade and the location of the main entrance, this frontage was given higher priority for the preservation of the marble walls. Due to structural issues, marble panels will be relocated from other parts of the core and used to clad the core wall facing 4th Ave and will be visible from the street along the building's primary frontage. As the intact movement of the existing marble pieces may not be possible, if not successful, the interior wall facing 4th Ave will be clad with marble to exactly match existing marble.

The proposed glass walls will match the material and design of the existing upper windows, carrying down the fenestration pattern set by the upper stories. Vertical mullions are expressed and align with the existing mullion pattern on level three. Horizontal mullions are suppressed behind the glazing system. This fenestration allows for a monumental vertical expression which matches the character of the existing space. The enclosure will preserve the coherent composition found in the full block building's original form and architecture.

Removing the drive-through from the 4th Ave side of the building will not detract from the building's architectural integrity while vastly improving the building's relationship with the street. *While the DP building's new frontage along 4th Ave reuses some portion of the existing stone blocks to tie in better with the existing site wall and utilizes a combination of hardscape and landscape to smooth the steep north-south grade change along the building's frontage, the frontage does not yet form a cohesive composition with the building. Staff finds that there should be a stronger relationship between the building's architectural language and the proposed design.*

In response to Commission feedback from the DAR, the site's ramp was elongated to better blend with the entry sequence rather than being balkanized on one side of the building. While the main entrance to the lobby is centered on the 4th Ave elevation, the primary entry stairs are not centered. This is due to constraints posed by the building's existing subterranean vault. Given the very symmetrical nature of the building, Staff would have preferred a symmetrical frontage, but understand that this cannot be achieved under the current site conditions. *While the significant constraints posed by the vault and the ramp as well as the grade change along 4th Ave are understood realities, staff feels that a balanced, if not a symmetrical, design can be achieved to create a cohesive frontage. Staff also believes a more orthogonal solution should be explored to better relate to the building's strong symmetrical design. The applicant has recently introduced such a design as "Alt-1" (C44, APP.123) in response to staff concerns. Staff finds that this alternative design loses some of the openness and welcoming expressed in the other proposed frontage, and believes there might be some middle way that fuses both approaches to reach a fully cohesive composition.*

A new occupiable roof deck proposed on the north side of the existing DP building roof is orthogonal to the existing mechanical penthouse, integrates planting and occupiable zones as a unified landscape experience, and is visually pleasing from adjacent structures. The proposed roof deck canopy is minimal and kept below the height of the existing mechanical penthouse. It is located to take advantage of views to the north over the adjacent park blocks and down SW Jefferson Street towards the river. The addition of a roof deck allows the roof to become active space with relatively little visual impact to the building from the ground. The addition of a roof deck will activate the building's roof and capitalize on the building's location in the heart of downtown.

The rooftop element materials will provide a visually quiet and straightforward backdrop that complements the existing building without competing with it or adding visual clutter. The materials will be durable and will withstand the effects

of weather. In alignment with stormwater management goals, the design provides equal portions of occupiable areas with green roof. Soft and hardscape areas are integrated to provide a consistent visual experience from adjacent buildings.

Creating a new rooftop amenity will allow the building to fully realize the potential of its view opportunities while bringing a contemporary addition to the vintage building promoting its adaptive reuse as creative office space. The creation of a rooftop deck will provide an outdoor space and make it more competitive with newer buildings that are built with roof amenity space included.

Tower Alterations

As the tallest building in the City of Portland and the State of Oregon, the Wells Fargo tower is a very high-profile building that plays a key role in defining the character of downtown. Proposed alterations must be compatible with- and derive from- the same architectural language established by the original building. At the project's DAR, the unanimous opinion of the Design Commission was that the entry alterations proposed for the 5th Ave side of the tower were not compatible with the building and therefore not yet supportable.

Following the DAR, the awning design progressed a great deal to become more sympathetic to the building's architecture. *Staff feels that despite the positive direction, the proposed canopy configuration is not yet approvable. The entry's scale and expression have moved closer to the Commission's clear direction to honor the original architecture of the building; however, the proposal will remove part of the building's character-defining sloped windows, replacing them with vertical glazed panels. In addition, the existing canopy better aligns with a meaningful datum in the base expression than does the proposed which interrupts the verticality of the building and interrupts the sloped window expression. Further, the illumination proposed within the canopy results in a canopy design that not fit the character of the building. The proposed canopy has the characteristics of an internally illuminated sign cabinet and thus lacks the lightness and elegance found in many canopies around the City. The proposed design has a chunky aesthetic that would distract from the building's existing vertical architectural expression and would not allow views up along the piers as would a transparent option.*

In response to staff feedback, the applicant's plan set includes the applicant's preferred canopy option (C11-15, APP.101-104) as well as an additional three options: Alt-1 (C16-17, APP.105-108), Alt-2 (C18-19, APP.109-112), Alt-3 (C20-21, APP.113-116). Of them, only the second option, "Alt-2", preserves the tilted glass feature of the building, however, despite the transparency introduced in "Alt-1" and "Alt-2", staff finds that the canopy framing of these options is too chunky and incompatible. While "Alt-3" is moving towards being a compatible canopy design, the current configuration still removes the building's character defining tilted windows and does not maintain the lower datum. Staff believes it is essential to retain the building's unique base expression and thus the retention of slanted glass must be part of the final design. An issue raised in a letter from the City of Portland Historic Landmarks Commission in response to the Design Advice Request held for the proposal and echoed by the design commissioners during that hearing, is that retaining the building's original character would be possible only if any changes made are reversible. The removal of the tilted/canted windows may not be an easily reversed alteration.

Materials proposed for alterations to the tower entry and the sunken plaza are compatible with the building and are quality, permanent materials. The formal, clean, and restrained choice of materials set forth by the existing building carries through to the proposed alterations. The canopy on 5th Ave is comprised of steel

with a dark bronze tint to match the existing mullions and glass of the tower. Benches in the lower terrace are proposed to be a dark concrete to match the darker stone walls that encase all planters and site walls. New exterior lighting proposed for both buildings will be well integrated into the site and highlight the buildings' unique architectural features.

Because of outstanding issues of compatibility and architectural integrity with the DP building's 4th Ave frontage and the Tower's 5th Ave entry sequence, guidelines A6. Reuse/Rehabilitate/Restore Buildings, C3. Respect Architectural Integrity, C5. Design for Coherency are not yet met

A7. Establish and Maintain a Sense of Urban Enclosure. Define public rights-of-way by creating and maintaining a sense of urban enclosure.

A8. Contribute to a Vibrant Streetscape. Integrate building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical connections into buildings' active interior spaces from adjacent sidewalks. Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.

B1. Reinforce and Enhance the Pedestrian System. Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed. Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb. Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks.

B2. Protect the Pedestrian. Protect the pedestrian environment from vehicular movement. Develop integrated identification, sign, and sidewalk-oriented night-lighting systems that offer safety, interest, and diversity to the pedestrian. Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment.

B3. Bridge Pedestrian Obstacles. Bridge across barriers and obstacles to pedestrian movement by connecting the pedestrian system with innovative, well-marked crossings and consistent sidewalk designs.

B4. Provide Stopping and Viewing Places. Provide safe, comfortable places where people can stop, view, socialize and rest. Ensure that these places do not conflict with other sidewalk uses.

B5. Make Plazas, Parks and Open Space Successful. Orient building elements such as main entries, lobbies, windows, and balconies to face public parks, plazas, and open spaces. Where provided, integrate water features and/or public art to enhance the public open space. Develop locally oriented pocket parks that incorporate amenities for nearby patrons.

B6. Develop Weather Protection. Develop integrated weather protection systems at the sidewalk-level of buildings to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the pedestrian environment.

B7. Integrate Barrier-Free Design. Integrate access systems for all people with the building's overall design concept.

C1. Enhance View Opportunities. Orient windows, entrances, balconies and other building elements to surrounding points of interest and activity. Size and place new buildings to protect existing views and view corridors. Develop building façades that create visual connections to adjacent public spaces.

C6. Develop Transitions between Buildings and Public Spaces. Develop transitions between private development and public open space. Use site design features such as movement zones, landscape element, gathering places, and seating opportunities to develop transition areas where private development directly abuts a dedicated public open space.

C7. Design Corners that Build Active Intersections. Use design elements including, but not limited to, varying building heights, changes in façade plane, large windows, awnings, canopies, marquees, signs and pedestrian entrances to highlight building corners. Locate flexible sidewalk-level retail opportunities at building corners. Locate stairs, elevators, and other upper floor building access points toward the middle of the block.

C8. Differentiate the Sidewalk-Level of Buildings. Differentiate the sidewalk-level of the building from the middle and top by using elements including, but not limited to, different exterior materials, awnings, signs, and large windows.

Findings for A7, A8, B1, B2, B3, B4, B5, B6, B7, C1, C6, C7, and C8: The two existing buildings are of a monumental scale with a quasi-fortress-like relationship with the sidewalk across much of their combined frontage. The tower is in large part ringed by a sunken plaza while the DP building has an elevated terrace with large stone walls below that occupy much of its sidewalk frontage. Despite their fortified stance, the buildings create a highly interesting visual landscape for pedestrians due to their unique designs and their employment of high quality, tactile materials. The proposed changes will build on this positive quality while also making improvements that will contribute to a vibrant streetscape by reducing some of the fortress like qualities.

DP Building Alterations

The proposed DP design will preserve of some of the original pink granite wall along 4th Ave which helps it maintain continuity with the other three frontages as the stone wall wraps around the building. The proposal includes the removal of an existing ATM drive aisle and curb cuts from the DP building, creating a more continuous pedestrian experience along 4th Avenue. A new lobby and entry sequence for the DP building facing 4th Ave will accompany the removal of the drive-through along the building's western frontage, creating a whole new pedestrian oriented front of building. New entrances along 4th Ave provide multiple options for visitors to enter the building, providing permeability that will bring additional activity and interest along the street.

The enclosure of the existing private terrace and ATM drive aisle that surround the DP building will create new and vibrant opportunities of use making the area more active. The proposed glazing system that surrounds the lower two levels of the DP building is clear to provide visual access to the new building spaces on 4th Avenue. Clear glazing enhances visual connection to interior activity and animates the adjacent public spaces. The proposed lobby along 4th Ave will be a very visible hive of activity that provides a welcoming front door to the existing building which presently lacks a discernable front entry.

Bringing all four sides of the DP building closer to the street with highly glazed walls will help activate the site's key urban block frontages. The project will emphasize the building's existing unique architecture which is interesting for pedestrians, while also creating more visible active interior space visible from the sidewalk approaches. While the east, north and south frontages will continue to present large stone walls along the sidewalk, the new glass building above the walls will allow views into a more active interior space for pedestrians walking near the building.

The new entrances to the DP building are sheltered from the elements as they sit underneath the line of the existing building's upper floors. No additional canopies are needed to provide weather protection and the building's architecture would be diminished by their addition. The proposed frontage along 4th Ave will combine planting, a grand stair, and a sloped surface to form an approachable frontage and provide access for all. The elimination of the drive-through on 4th Ave and the introduction of stairs and a ramp opens up the western frontage and creates a transition area into the building. The new entry sequence along 4th Ave provides space for pedestrians to gather and socialize. The proposed alterations will also provide equitable access for those of all mobility types. The new entrance into the DP building has an integrated sloped surface providing equal access to the main entrance while also being integrated into the frontage rather than pushed to the side. The proposed lobby configuration of DP starts in the middle of the block on 4th Avenue and wraps the corner of 4th Avenue and Columbia Street. This corner has the best connection to adjacent sidewalk grade and contains a secondary lobby entrance.

The rooftop addition to the DP building will be minimally visible from the public right-of-way and will not diminish the building's aesthetic from a pedestrian vantage point or from the vantage point of other buildings. The roof deck is positioned to look over downtown, various parks and the river. These rooftop alterations will allow for increased use of the rooftop space thus enhancing the duration and frequency that the rooftop's view is available to building users. Viewed from other buildings, the location of this roof deck extends the greenery onto the DP parcel supporting the multi-block park narrative and creates activity.

Tower Alterations

The new entry along 5th Ave will call greater attention to the tower's main entrance. With new clear glazing and doors, this entrance will provide more visibility to the interior. A larger canopy will extend out from the building to create a protected area that supports social activity and provides shelter from weather. New exterior lighting will increase pedestrian safety and aid wayfinding as well as add visual interest to the buildings by highlighting their architectural features. Adding seating to the sunken plaza area will bring increased activation and enhance the vibrancy to the streetscape.

These guidelines are met.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all requirements of Title 11 can be met, and that all development standards of Title 33 can be met or have received an Adjustment or Modification via a land use review, prior to the approval of a building or zoning permit.

CONCLUSIONS

The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the city with special scenic, architectural, or cultural value.

The proposed alterations to the Wells Fargo Center present an opportunity for a set of buildings that contribute identity, historic context and craftsmanship to the Central

City to be modernized for ongoing use while retaining their character and significant architectural features. The elimination of the DP Building's drive-through and bringing glass walls forward along all four frontages will greatly improve the pedestrian realm and bring renewed energy to the area. The majority of the detailing and materials of the proposed alterations are compatible with the building and neighborhood. The rooftop addition will contribute to the building's adaptive reuse while being minimally visible from the public way.

However, as is noted above, due to outstanding concerns about the 5th Ave entry and the 4th Ave frontage zone, staff does not believe the following Central City Fundamental Design Guidelines are yet met:

CCFDG A6. Reuse/Rehabilitate/Restore Buildings.

CCFDG C3. Respect Architectural Integrity.

CCFDG C5. Design for Coherency.

TENTATIVE STAFF RECOMMENDATION

(May be revised upon receipt of new information at any time to the Design Commission decision)

Due to the outstanding issues noted above, Staff cannot yet recommend approval of the Design Review, and must therefore recommend Denial at this time.

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Procedural Information. The application for this land use review was submitted on February 7, 2018, and was determined to be complete on March 23, 2018.

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. Therefore this application was reviewed against the Zoning Code in effect on February 7, 2018.

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 waived or extended at the request of the applicant. In this case, the applicant waived the 120-day review period, as stated with Exhibit G.7.

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the recommendation of the Bureau of Development Services with input from other City and public agencies.

This report is not a decision. The review body for this proposal is the Design Commission who will make the decision on this case. This report is a recommendation to the Design Commission by the Bureau of Development Services. The review body may adopt, modify, or reject this recommendation. The Design Commission will make a decision about this proposal at the hearing or will grant a continuance. Your comments to the Design Commission can be mailed, c/o the Design

Commission, 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201 or faxed to 503-823-5630.

You will receive mailed notice of the decision if you write a letter received before the hearing or testify at the hearing, or if you are the property owner or applicant. You may review the file on this case by appointment at our office at 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201. Please call the file review line at 503-823-7617 to schedule an appointment.

Appeal of the decision. The decision of the Design Commission may be appealed to City Council, who will hold a public hearing. If you or anyone else appeals the decision of the Design Commission, City Council will hold an evidentiary hearing, one in which new evidence can be submitted to them. Upon submission of their application, the applicant for this land use review chose to waive the 120-day time frame in which the City must render a decision. This additional time allows for any appeal of this proposal to be held as an evidentiary hearing.

Who can appeal: You may appeal the decision only if you write a letter which is received before the close of the record for the hearing, if you testify at the hearing, or if you are the property owner/applicant. **Appeals must be filed within 14 days of the decision. An appeal fee of \$5,000 will be charged.**

Additional information on how to file and the deadline for filing an appeal will be included with the decision. Assistance in filing the appeal and information on fee waivers are available from the Bureau of Development Services in the Development Services Center, 1900 SW Fourth Ave., First Floor. Neighborhood associations recognized by the Office of Neighborhood Involvement may qualify for a waiver of the appeal fee provided that the association has standing to appeal. The appeal must contain the signature of the Chair person or other person authorized by the association, confirming the vote to appeal was done in accordance with the organization's bylaws.

Neighborhood associations, who wish to qualify for a fee waiver, must complete the Type III Appeal Fee Waiver Request for Organizations Form and submit it prior to the appeal deadline. The Type III Appeal Fee Waiver Request for Organizations Form contains instructions on how to apply for a fee waiver, including the required vote to appeal.

Applying for your permits. A building permit, occupancy permit, or development permit must be obtained before carrying out this project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed here.
- All applicable development standards, unless specifically exempted as part of this land use review.
- All requirements of the building code.
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the city.

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).

Tanya Paglia
April 20, 2018

EXHIBITS – NOT ATTACHED UNLESS INDICATED**A. Applicant's Submittal**

1. Applicant's Project Narrative, Zoning Summary, and Response to Approval Criteria, 2/7/2018
2. Original plan set – NOT APPROVED/reference only 2/2/2018
3. Second plan set – NOT APPROVED/reference only 2/23/2018
4. Memo from Applicant in response to Incomplete letter, 3/23/2018
5. Third plan set – NOT APPROVED/reference only 4/13/2018
6. Plan set Appendix:
 - a. TOWER - 5TH ST. ENTRY - EXISTING APP.100
 - b. TOWER - 5TH ST. ENTRY - PROPOSED - RENDER 01 APP.101
 - c. TOWER - 5TH ST. ENTRY - PROPOSED - RENDER 01 - NIGHT APP.102
 - d. TOWER - 5TH ST. ENTRY - PROPOSED - RENDER 02 APP.103
 - e. TOWER - 5TH ST. ENTRY - PROPOSED - RENDER 03 APP.104
 - f. TOWER - 5TH ST. ENTRY - ALT 1 - RENDER 01 APP.105
 - g. TOWER - 5TH ST. ENTRY - ALT 1 - RENDER 01 - NIGHT APP.106
 - h. TOWER - 5TH ST. ENTRY - ALT 1 - RENDER 02 APP.107
 - i. TOWER - 5TH ST. ENTRY - ALT 1 - RENDER 03 APP.108
 - j. TOWER - 5TH ST. ENTRY - ALT 2 - RENDER 01 APP.109
 - k. TOWER - 5TH ST. ENTRY - ALT 2 - RENDER 01 - NIGHT APP.110
 - l. TOWER - 5TH ST. ENTRY - ALT 2 - RENDER 02 APP.111
 - m. TOWER - 5TH ST. ENTRY - ALT 2 - RENDER 03 APP.112
 - n. TOWER - 5TH ST. ENTRY - ALT 3 - RENDER 01 APP.113
 - o. TOWER - 5TH ST. ENTRY - ALT 3 - RENDER 01 - NIGHT APP.114
 - p. TOWER - 5TH ST. ENTRY - ALT 3 - RENDER 02 APP.115
 - q. TOWER - 5TH ST. ENTRY - ALT 3 - RENDER 03 APP.116
 - r. TOWER - PLAZA LEVEL - EXISTING APP.117
 - s. TOWER - PLAZA LEVEL - PROPOSED - RENDER 01 APP.118
 - t. TOWER - PLAZA LEVEL - PROPOSED - RENDER 01 - NIGHT APP.119
 - u. D.P - SW 4TH AVE. - EXISTING APP.120
 - v. D.P - SW 4TH AVE. - PROPOSED - RENDER 01 APP.121
 - w. D.P - SW 4TH AVE. - PROPOSED - RENDER 01 - NIGHT APP.122
 - x. D.P - SW 4TH AVE. - ALT 1 - RENDER 01 APP.123
 - y. D.P - ROOF LEVEL - PROPOSED - RENDER 01 APP.124
 - z. D.P - ROOF LEVEL - PROPOSED - RENDER 01 - NIGHT APP.125
 - aa. D.P - LEVEL 01 - EXISTING APP.126
 - bb. SITE - CONTEXT MAP APP.200
 - cc. SITE - VICINITY MAP APP.201
 - dd. SITE - VEHICULAR CIRCULATION DIAGRAM APP.202
 - ee. SITE - PEDESTRIAN ACCESS DIAGRAM APP.203
 - ff. DIAGRAMS - D.P. MARBLE RELOCATION AAP.300
 - gg. DIAGRAMS - D.P. ENCLOSURE AAP.301
 - hh. DIAGRAMS - D.P. ENTRY AAP.302
 - ii. DIAGRAMS - ALT 1 - D.P. ENTRY AAP.303
 - jj. DIAGRAMS - FAR APP.400
 - kk. DIAGRAMS - FIRE LIFE SAFETY MEETING NOTES APP.401

- ll. DIAGRAMS - D.A.R. RESPONSE - 01 APP.600
- mm. DIAGRAMS - D.A.R. RESPONSE - 02 APP.601
- nn. DIAGRAMS - D.A.R. RESPONSE - 03 APP.602
- oo. DIAGRAMS - D.A.R. RESPONSE - 04 APP.603
- 7. Request for Evidentiary Hearing and Waiver of Right to Decision within 120 Days, 2/28/2018
- B. Zoning Map (attached)
- C. Plan & Drawings
 - 1. COVER
 - 2. TABLE OF CONTENTS C02
 - 3. TABLE OF CONTENTS CONT. C03
 - 4. TABLE OF CONTENTS CONT. C04
 - 5. SITE PLAN C05 **(attached)**
 - 6. TOWER - LEVEL B1 - BIKE PARKING - PROPOSED C06
 - 7. TOWER - LEVEL 02 - ENTRY - EXISTING C07
 - 8. TOWER - LEVEL 02 - ENTRY - PROPOSED C08
 - 9. TOWER - EXISTING - 5TH ST - ELEVATION C09
 - 10. TOWER - EXISTING - 5TH ST - ELEVATION - NO COLOR C10
 - 11. TOWER - PROPOSED - 5TH ST - ELEVATION C11
 - 12. TOWER - PROPOSED - 5TH ST - ELEVATION - NO COLOR C12 **(attached)**
 - 13. TOWER - CANOPY - AXONOMETRIC DIAGRAM C13
 - 14. TOWER - CANOPY - ENLARGED DRAWINGS C14
 - 15. TOWER - CANOPY - DETAIL C15
 - 16. TOWER - CANOPY - ALT 1 - ENLARGED DRAWINGS C16
 - 17. TOWER - CANOPY - ALT 1 - DETAIL C17
 - 18. TOWER - CANOPY - ALT 2 - ENLARGED DRAWINGS C18
 - 19. TOWER - CANOPY - ALT 2 - DETAIL C19
 - 20. TOWER - CANOPY - ALT 3 - ENLARGED DRAWINGS C20
 - 21. TOWER - CANOPY - ALT 3 - DETAIL C21
 - 22. TOWER - MATERIAL PALETTE C22
 - 23. TOWER - PLAZA LEVEL - LANDSCAPE PLAN - PROPOSED C23
 - 24. TOWER - LIGHTING PLAN - PROPOSED C24
 - 25. TOWER - LIGHTING PLAN - POLE LIGHT C25
 - 26. TOWER - LIGHTING - LANDSCAPE C26
 - 27. TOWER - LIGHTING - ILLUMINATED BENCHES C27
 - 28. TOWER - LIGHTING - CANOPY BACK-LIGHT C28
 - 29. TOWER - LIGHTING - SIGN ILLUMINATION C29
 - 30. TOWER - LIGHTING - POLE LIGHT C30
 - 31. TOWER - LIGHTING - HANDRAIL LIGHT 1 C31
 - 32. TOWER - LIGHTING - HANDRAIL LIGHT 2 C32
 - 33. TOWER - LIGHTING - HANDRAIL LIGHT 3 C33
 - 34. TOWER - LIGHTING - HANDRAIL LIGHT 4 C34
 - 35. TOWER - CIVIL - LEVEL 01 - STORM WATER MITIGATION C35
 - 36. TOWER - CUT SHEET - KAWNEER CURTAIN WALL 01 C36
 - 37. TOWER - CUT SHEET - KAWNEER CURTAIN WALL 02 C37
 - 38. TOWER - CUT SHEET - GLAZING C38
 - 39. TOWER - CUT SHEET - CANOPY GLAZING C39
 - 40. TOWER - CUT SHEET - ALUCOBOND C40
 - 41. D.P. - LEVEL 01 - FLOOR PLAN - EXISTING C41
 - 42. D.P. - LEVEL 01 - FLOOR PLAN - PROPOSED C42 **(attached)**
 - 43. D.P. - ENLARGED - ENTRY PLAN - PROPOSED C43
 - 44. D.P. - ENLARGED - ALT 1 - ENTRY PLAN - PROPOSED C44
 - 45. D.P. - ROOF LEVEL - FLOOR PLAN - PROPOSED C45
 - 46. D.P. - PENTHOUSE ROOF LEVEL - FLOOR PLAN - PROPOSED C46

- 47. D.P. - NORTH ELEV. - SW JEFFERSON ST. - EXISTING C47
- 48. D.P. - NORTH ELEV. - JEFFERSON ST. - PROPOSED C48
- 49. D.P. - NORTH ELEV. - SW JEFFERSON ST. - PROPOSED - UNOBSURED C49
- 50. D.P. - NORTH ELEV. - SW JEFFERSON ST. - PROPOSED - NO COLOR C50
- 51. D.P. - EAST ELEV. - SW 3RD AVE. - EXISTING C51
- 52. D.P. - EAST ELEV. - SW 3RD AVE. - PROPOSED C52
- 53. D.P. - EAST ELEV. - SW 3RD AVE. - PROPOSED - UNOBSURED C53
- 54. D.P. - EAST ELEV. - SW 3RD AVE. - PROPOSED - NO COLOR C54
- 55. D.P. - SOUTH ELEV. - SW COLUMBIA ST. - EXISTING C55
- 56. D.P. - SOUTH ELEV. - SW COLUMBIA ST. - PROPOSED C56
- 57. D.P. - SOUTH ELEV. - SW COLUMBIA ST. - PROPOSED - UNOBSURED C57
- 58. D.P. - SOUTH ELEV. - SW COLUMBIA ST. - PROPOSED - NO COLOR C58
- 59. D.P. - WEST ELEV. - SW 4TH AVE. - EXISTING C59
- 60. D.P. - WEST ELEV. - SW 4TH AVE. - PROPOSED C60
- 61. D.P. - WEST ELEV. - SW 4TH AVE. - PROPOSED - NO COLOR C61 **(attached)**
- 62. D.P. - WEST ELEV. - SW 4TH AVE. - PROPOSED - ENLARGED C62
- 63. D.P. - WEST ELEV. - SW 4TH AVE. - PROPOSED - ENLARGED C63
- 64. D.P. - WEST ELEV. - SW 4TH AVE. - PROPOSED - ENLARGED - NO COLOR C64
- 65. D.P. - WEST ELEV. - SW 4TH AVE. - PROPOSED - ENLARGED - NO COLOR C65
- 66. D.P. - SW 4TH AVE. - PROPOSED - ENTRY SECTION - PLANTER C66
- 67. D.P. - SW 4TH AVE. - PROPOSED - ENTRY SECTION - STAIR C67
- 68. D.P. - SW 4TH AVE. - PROPOSED - ENTRY SECTION - PLANTER C68
- 69. D.P. - SW 4TH AVE. - PROPOSED - ENTRY SECTION - SLOPED SURFACE C69
- 70. D.P. - STREET SECTION - PROPOSED C70
- 71. D.P. - GLAZING SYSTEM - PROPOSED C71
- 72. D.P. - GLAZING DETAIL - PROPOSED C72
- 73. D.P. - ROOF LEVEL - SIGHT LINE - SW 3RD AVE. C73
- 74. D.P. - ROOF LEVEL - SIGHT LINE - SW JEFFERSON ST. C74
- 75. D.P. - LEVEL 01 - MATERIAL PALETTE C75
- 76. D.P. - ROOF LEVEL - MATERIAL PALETTE C76
- 77. D.P. - LEVEL 01 - LANDSCAPE PLAN - PROPOSED C77
- 78. D.P. - ROOF LEVEL - LANDSCAPE PLAN - PROPOSED C78
- 79. D.P. - LIGHTING PLAN - PROPOSED C79
- 80. D.P. - LIGHTING - 4TH ST ENTRY STAIR LIGHTS C80
- 81. D.P. - LIGHTING - 4TH ST PLANTER LIGHTING C81
- 82. D.P. - LIGHTING - 4TH ST ENTRY LIGHTING C82
- 83. D.P. - LIGHTING - 4TH ST CURTAIN WALL LIGHTING C83
- 84. D.P. - LIGHTING - 4TH ST COLUMN LIGHTS C84
- 85. D.P. - LIGHTING - 4TH ST COLUMN LIGHTS C85
- 86. D.P. - LIGHTING - ROOF TERRACE C86
- 87. D.P. - CIVIL - ROOF LEVEL - STORM WATER MITIGATION C87
- 88. D.P. - CUT SHEET - KAWNEER CURTAIN WALL 01 C88
- 89. D.P. - CUT SHEET - KAWNEER CURTAIN WALL 02 C89
- 90. D.P. - CUT SHEET - GLAZING C90
- 91. D.P. - CUT SHEET - ALUCOBOND C91
- 92. D.P. - CUT SHEET - HANOVER C92
- 93. D.P. - CUT SHEET - LOUVER C93
- 94. D.P. - CUT SHEET - FRESH AIR BOX C94

D. Notification information:

- 1. Request for response
- 2. Posting letter sent to applicant
- 3. Notice to be posted
- 4. Applicant's statement certifying posting

5. Mailed notice
6. Mailing list
- E. Agency Responses:
 1. Bureau of Environmental Services
 2. Fire Bureau
 3. Bureau of Transportation Engineering and Development Review
 4. Life Safety Division of the Bureau of Development Services
- F. Letters: None received
- G. Other
 1. Original LUR Application
 2. Pre-Application Conference notes, EA 17-249519 PC, 10/25/2017
 3. DAR Summary Memo, EA 17-249524 DA, 1/2/2018
 4. Early Assistance Meeting notes, EA 17-224106 APPT, 9/1/2017
 5. Request for Completeness with BES, and PBOT responses, 2/13/2018
 6. Incomplete letter, 2/28/2018
 7. Request for Evidentiary Hearing and Waiver of Right to Decision within 120 Days, 2/28/2018
 8. Oregon Historic Site Record

ZONING



NORTH

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

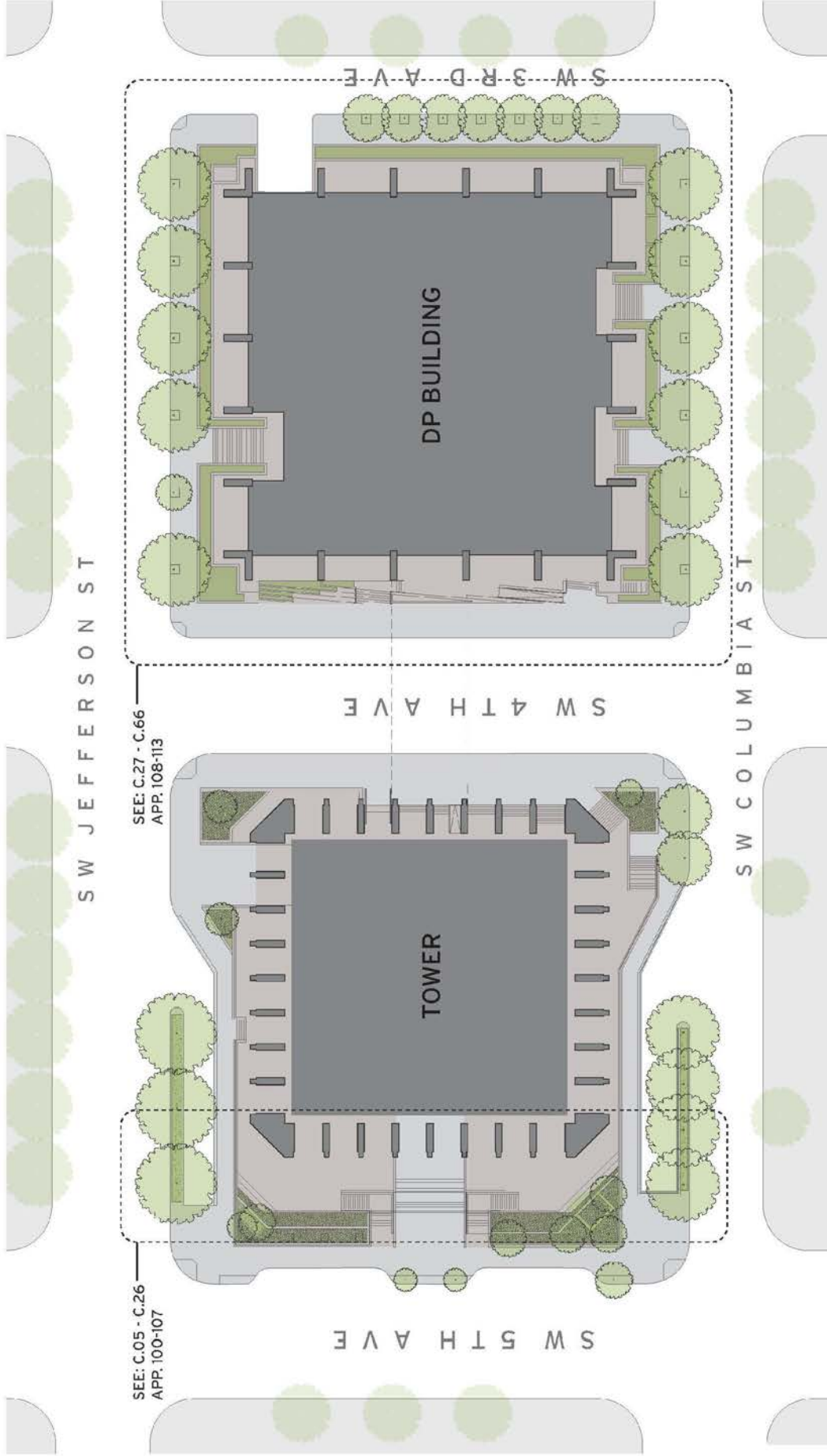


Site



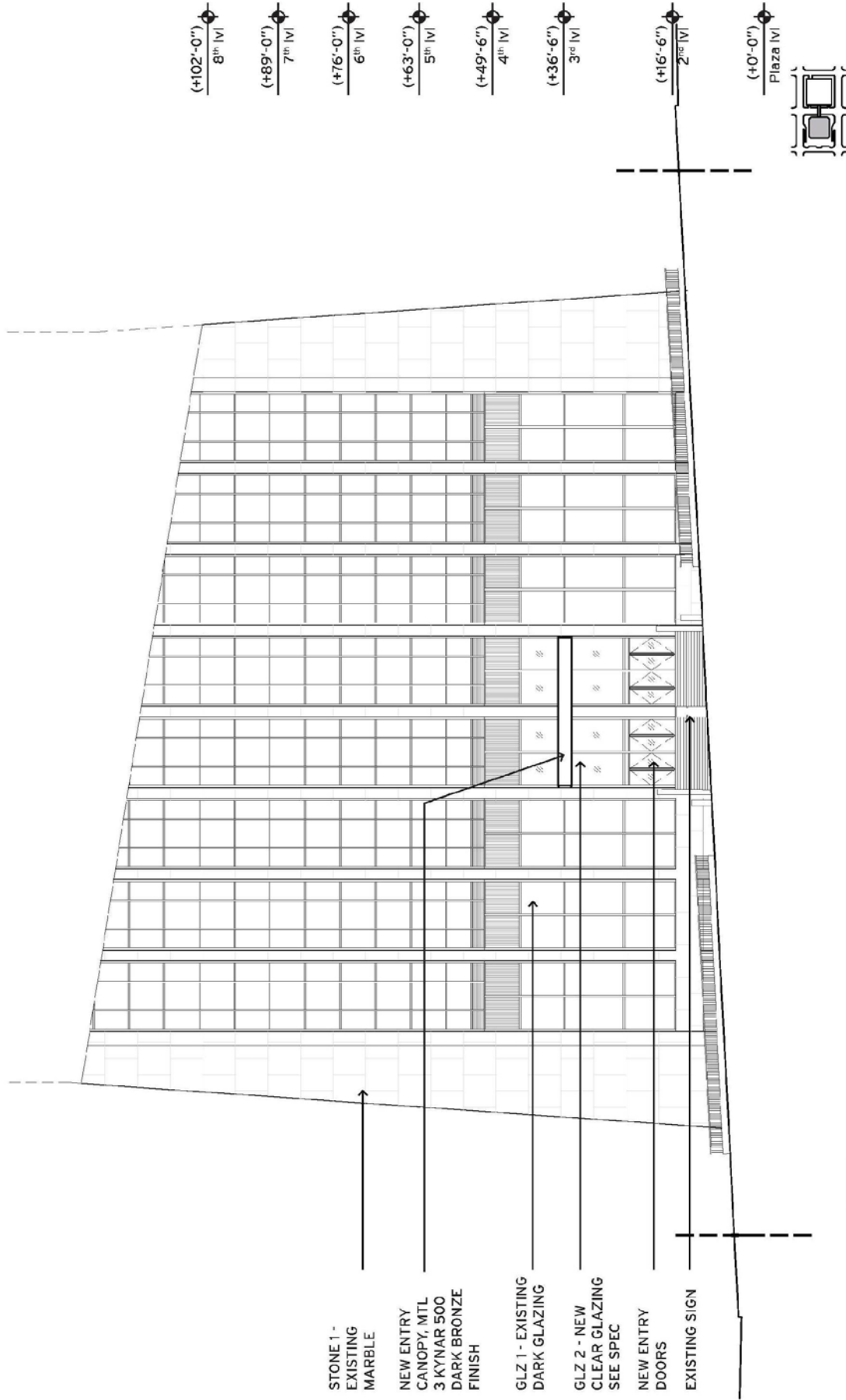
Historic Landmark

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



DESIGN REVIEW APPLICATION: LU 18-119030 DZ
 SITE PLAN C05

WELLS FARGO CENTER | 02 FEBRUARY 2018



TOWER - PROPOSED - 5TH ST - ELEVATION - NO COLOR C12
 DESIGN REVIEW APPLICATION: LU 18-119030 DZ

WELLS FARGO CENTER | 02 FEBRUARY 2018

