



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

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MEMORANDUM

Date: November 16, 2017
To: Portland Design Commission
From: Tanya Paglia, Development Review
 503-823-4989, tanya.paglia@portlandoregon.gov
Re: November 30, 2017 Design Commission Hearing – Design Advice Request (DAR)
 EA 17-249524 DA – Wells Fargo Center Alterations

Attached is a drawing set for a Design Advice Request (DAR) for alterations to the 2-block Wells Fargo site located in the Central City Plan District.

Development Team Bio.

Architect/Developer	Valuation	Approximate Gross SF	Site Area (SF)
West of West Architecture + Design; SERA Architects; Lincoln Property Company	\$4,000,000	877,000 (approximate SF of the 2 existing buildings)	80,075 SF

Proposal.

The proposal is for 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 focus will be on alterations to the Data Processing Building which is located on 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. Changes to the Tower Building, the western block, will focus on alterations at the main entry on SW 5th Ave as well as ground plane changes at the sunken plaza.

Zoning. Central Commercial (CX) with Design overlay, and located in the Downtown Subdistrict of the Central City Plan District.

FAR. Maximum base FAR is 12:1 for tower and 9:1 for DP building. This results in base square footage allowed of 840,900 SF. Max bonus FAR is 3:1 which allows 240,225 SF of bonus square footage. Both blocks combined, Max square footage allowed with bonus is 1,081,125 SF.

Height. Max height allowed for Block 147 (data processing building) per Map 510-3 (3 of 3) for northern half: 150'; for Southern half: 325'. Max height allowed for Block 148 (tower) per Map 510-3 (3 of 3) for NW, SW, SE quadrants: 325'; for NE quadrant: 150'

Approval criteria of Title 33, Portland Zoning Code (PZC) are *Central City Fundamental Design Guidelines*

Required Reviews Type III Design Review.

Key discussion points

Staff advises you to consider the following among your discussion items on November 30, 2017:

1. Character Defining Canted Base of Tower

- Window system encircling base of tower has a character defining tilt - proposal would alter by squaring off some windows as part of alterations to main entry on 5th Avenue.
- Existing tower design is a very pure form and the new entry design would disrupt it.
- Canopy shown at entry does not appear to have enough depth to provide weather protection.

Relevant Guidelines: CCFDGs A5 – Enhance, Embellish, and Identify Areas, A6 – Reuse/Rehabilitate/Restore Buildings, A8 – Contribute to a Vibrant Streetscape, B6 – Develop Weather Protection, C3 – Respect Architectural Integrity, and C5 – Design for Coherency.

2. Preservation of Data Processing Building’s Plaza Space

- The Data Processing building’s covered plaza is a unique architectural space in the City’s downtown defined by giant marble piers, high ceilings, and a raised stone podium which together create an outdoor room that is both secluded and grand.
- The current proposal will reduce the size and change the nature of the plaza space a great deal by extending glass walls out to the piers.
- Located in close proximity to the some of the City’s most important civic buildings and open spaces, such as City Hall, the Portland Building, Terry Schrunk Plaza, Chapman and Lowndale Squares, the Halperin Open Space Sequence, and Keller Auditorium.
- If the entire plaza space cannot be maintained in its current expanse, could at least one of the three plaza spaces (North Plaza, East Plaza, and South Plaza) be fully retained as an open air, non-enclosed space.

Relevant Guidelines: CCFDGs A5 – Enhance, Embellish, and Identify Areas, A6 – Reuse/Rehabilitate/Restore Buildings, A8 – Contribute to a Vibrant Streetscape, C1 – Enhance View Opportunities, C3 – Respect Architectural Integrity, C5 – Design for Coherency, and C6 – Develop Transitions between Buildings and Public Spaces.

3. Preservation of marble core walls and the grid they define

- Sheltered by the building’s piers and plazas, the interior space of the DP building’s first level is enclosed by a core of large, solid Italian marble walls.
- Marble walls are one of the character defining architectural features of the building and represent the history of the building as a “fortress” for the bank’s back-of-house processes as well as its vault.
- An exploration of ways to maintain a certain amount of this marble core as part of the remodeling and glassing-in of this level of the building should be considered.
- As the glass will make this level of the building transparent, the interior structure should reflect the existing layout of where the marble walls are currently located.

Relevant Guidelines: CCFDGs A5 – Enhance, Embellish, and Identify Areas, A6 – Reuse / Rehabilitate / Restore Buildings, A8 – Contribute to a Vibrant Streetscape, and C3 – Respect Architectural Integrity.

4. Quality of storefront glazing and detailing critical

- Glazing system proposed for the outward floor expansion of the DP Building should not to distract from the architecture of the existing building.
- Windows enclosing the plaza shown in the current proposal are designed to match the mullions of the 3rd floor windows and be in-line with those windows. Carrying this pattern down to the ground could be successful with the right detailing.

Relevant Guidelines: CCFDGs C2 – Promote Quality and Permanence in Development, C3 – Respect Architectural Integrity, and C5 – Design for Coherency.

5. Symmetry of roof plan

- Given the overall symmetry of the building, rooftop additions should maintain a symmetrical form.

Relevant Guidelines: CCFDGs C11 – Integrate Roofs and Use Rooftops.

6. Coherency of DP Building entry stair sequence

- Placement of ramp in the south corner of the frontage on SW 4th might be a little awkward and take away from the coherency of the new entry sequence.
- Alternative options for integrating the ramp should be explored.
- Some of the original stone from the 4th Avenue wall (to be removed for the grand stair) should be considered as material for walls of the new ramp, rather than building the ramp out of solid concrete.

Relevant Guidelines: CCFDGs A5 – Enhance, Embellish, and Identify Areas, A6 – Reuse/Rehabilitate/Restore Buildings, A8 – Contribute to a Vibrant Streetscape, B1 – Reinforce and Enhance the Pedestrian System, B4 – Provide Stopping and Viewing Places, C2 – Promote Quality and Permanence in Development, C3 – Respect Architectural Integrity, C4 – Complement the Context of Existing Buildings, C5 – Design for Coherency, C6 – Develop Transitions between Buildings and Public Spaces, C7 – Design Corners that Build Active Intersections, and C9 – Develop Flexible Sidewalk-Level Spaces.

Please contact me with any questions or concerns.

Attachments: Drawings dated 11.20.2017
Central City Fundamental Design Guidelines Matrix