

CITY OF PORTLAND, OREGON



**Bureau of  
Development  
Services** FROM CONCEPT  
TO CONSTRUCTION

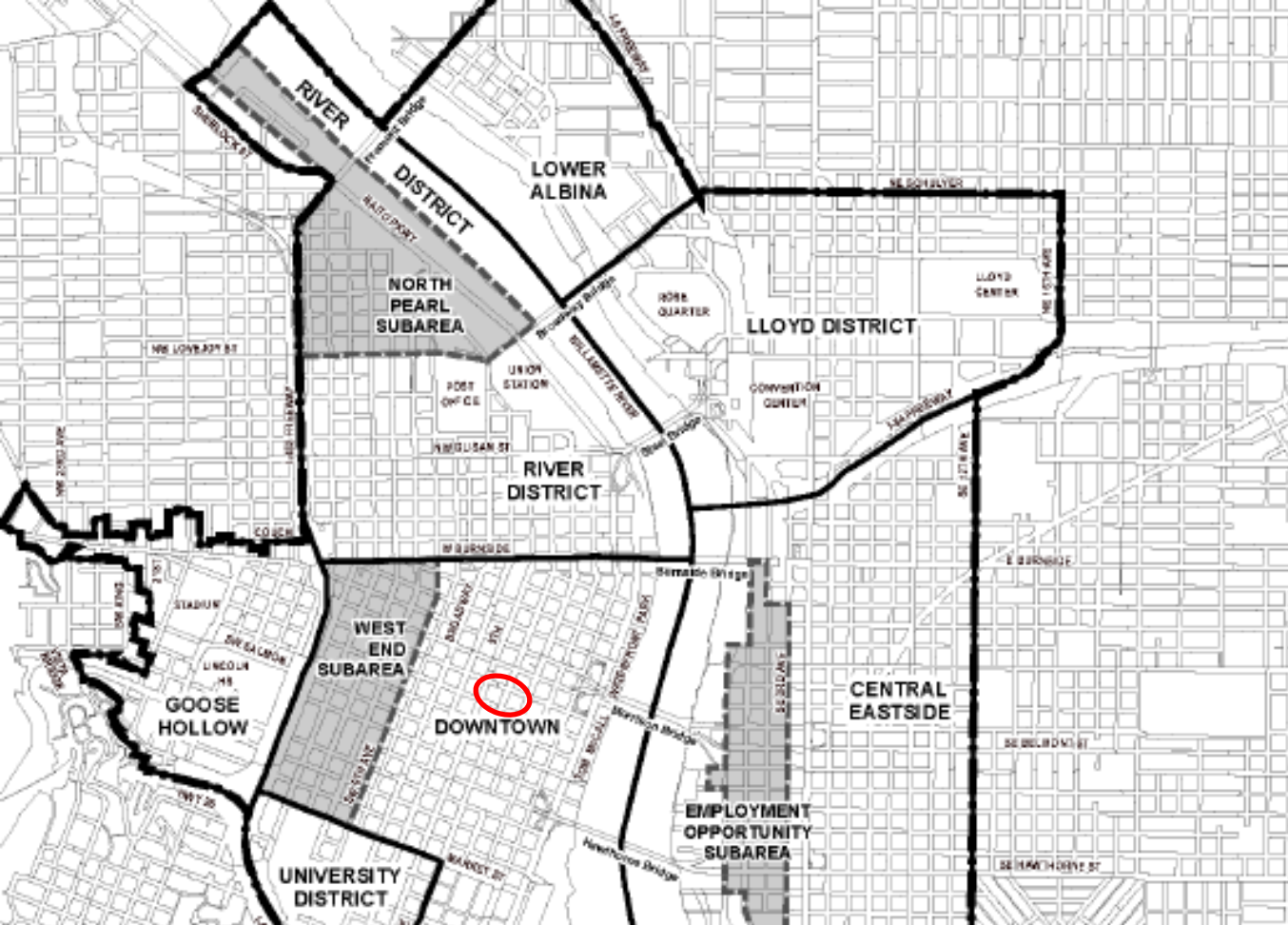
Staff Presentation to the  
**Portland Design Commission**

**Design Advice Request Hearing**

**EA 17-249524 DA**

**1300 SW 5th Ave  
Wells Fargo Center**

**November 30, 2017**



## The SITE

### Site Area

80,075 square feet

### Existing Condition

2 City Blocks:

- 5 story Data Processing Building on Eastern Block
- 40 story Wells Fargo Tower on Western Block

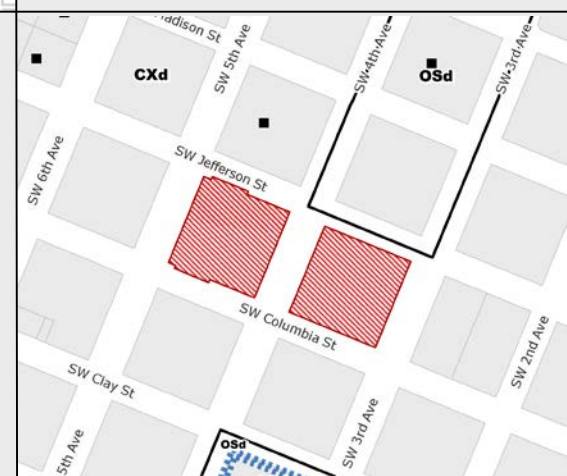
### Site Frontages

- SW Columbia St (400') – S
- SW Jefferson St (400') – N
- SW 3<sup>rd</sup> Ave (200') – E
- SW 5<sup>th</sup> Ave (200') – W
- SW 4<sup>th</sup> Ave (200') – bisects site

## Plan Districts / Approval Criteria:

*Central City Plan District, Downtown Subdistrict*

*Central City Fundamental Design Guidelines*



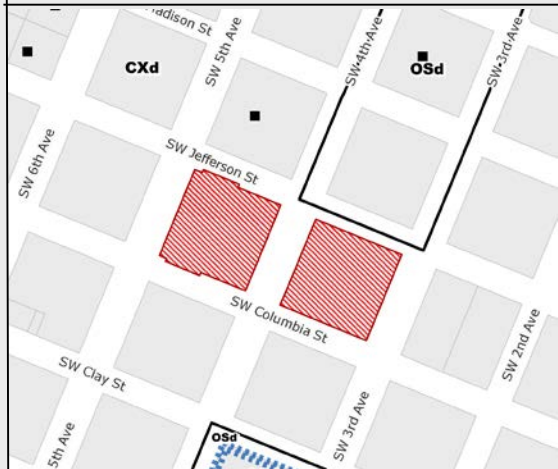
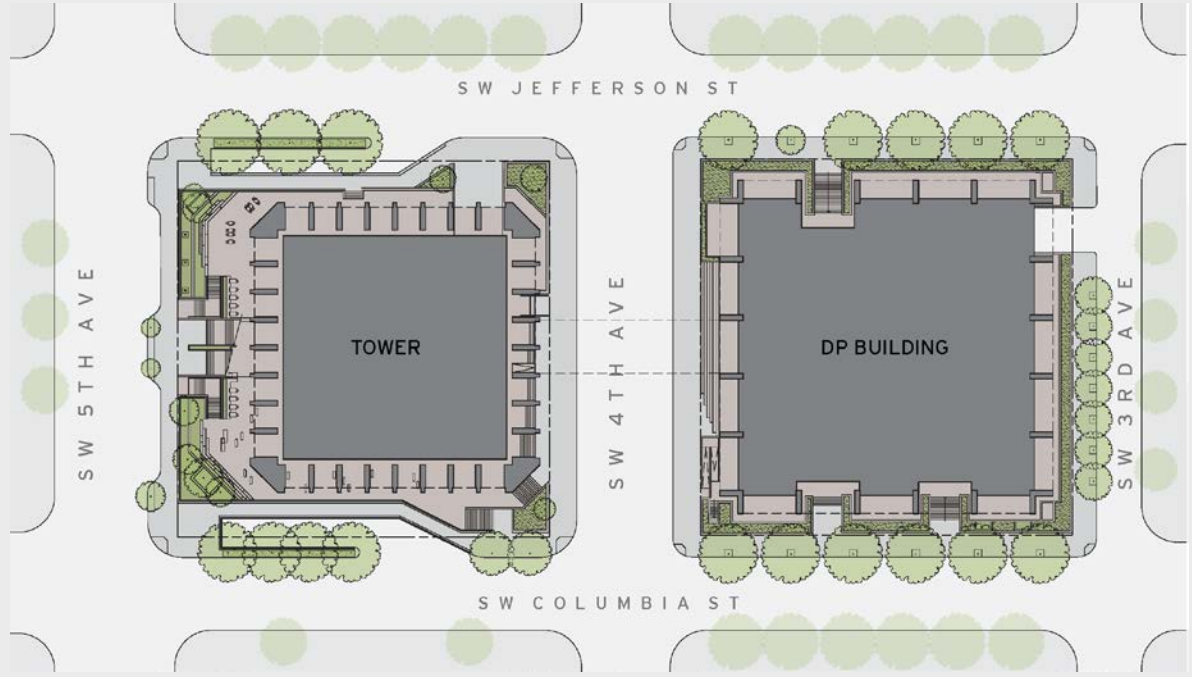


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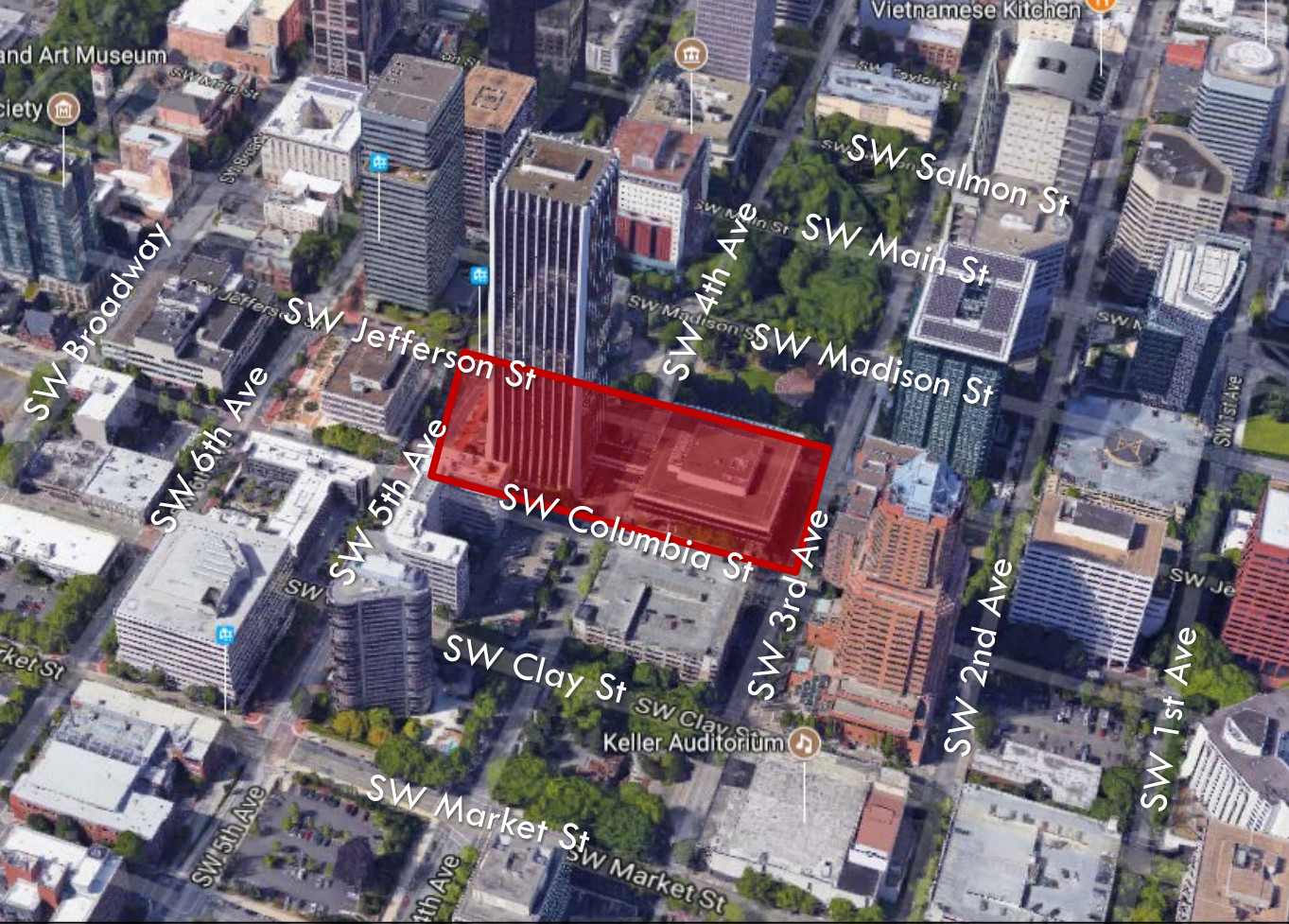
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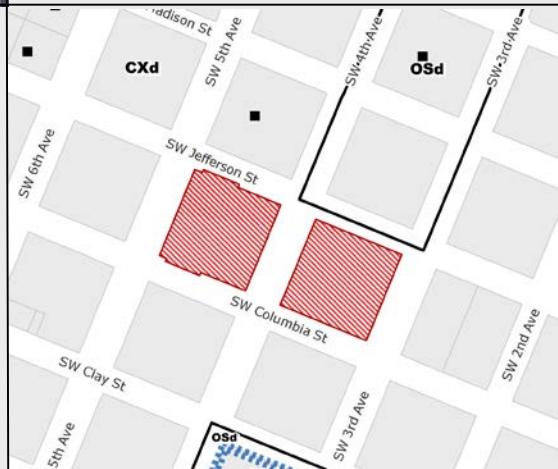
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- Central City Plan District, Downtown Subdistrict, West End Subarea
- Central City Fundamental Design Guidelines







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View: **From N** (along SW 4<sup>th</sup>)

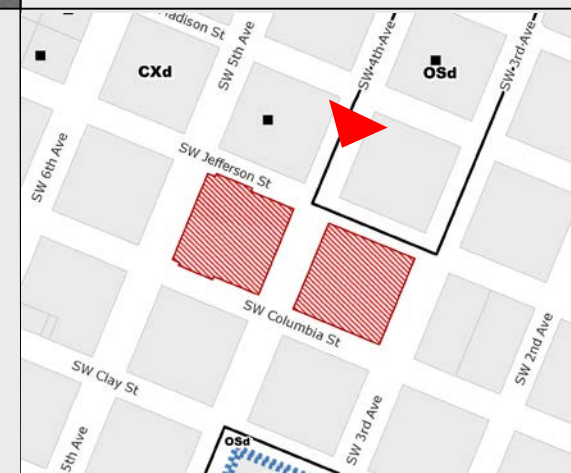
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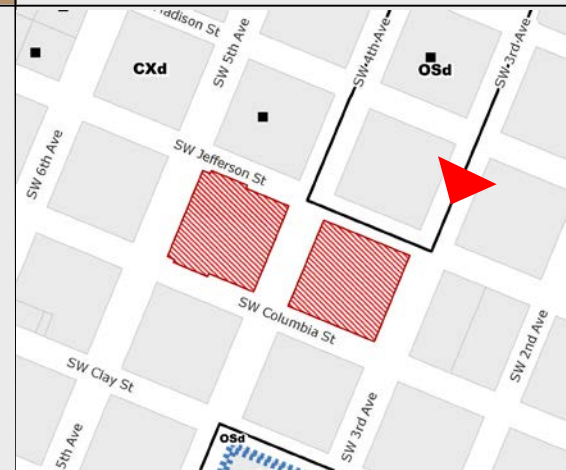
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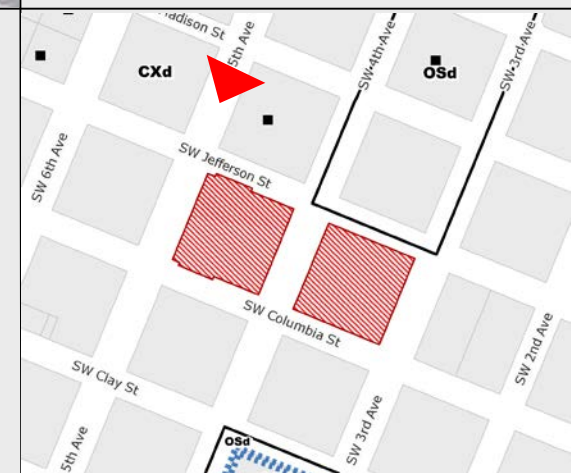
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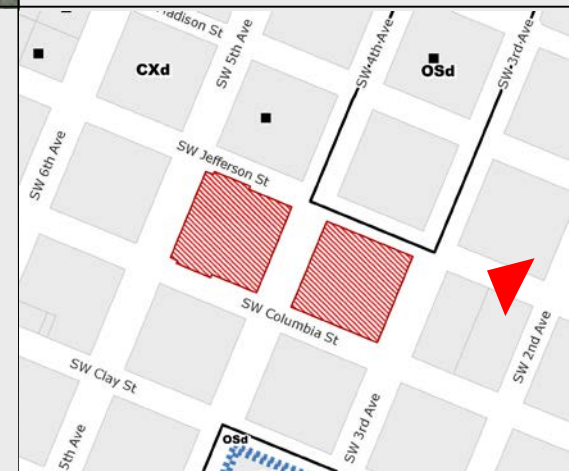
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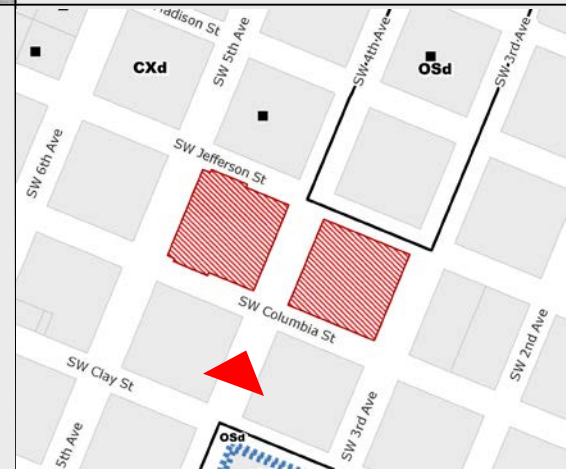
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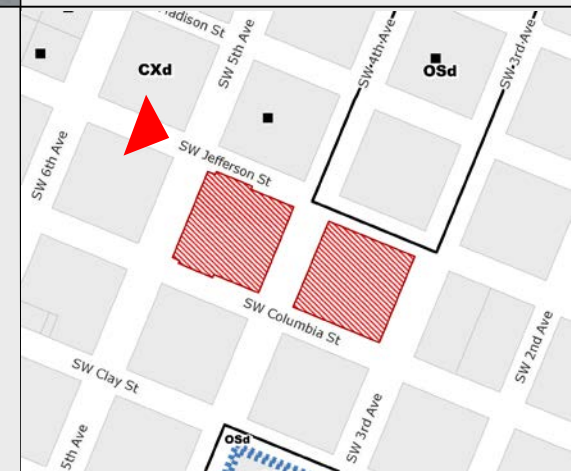
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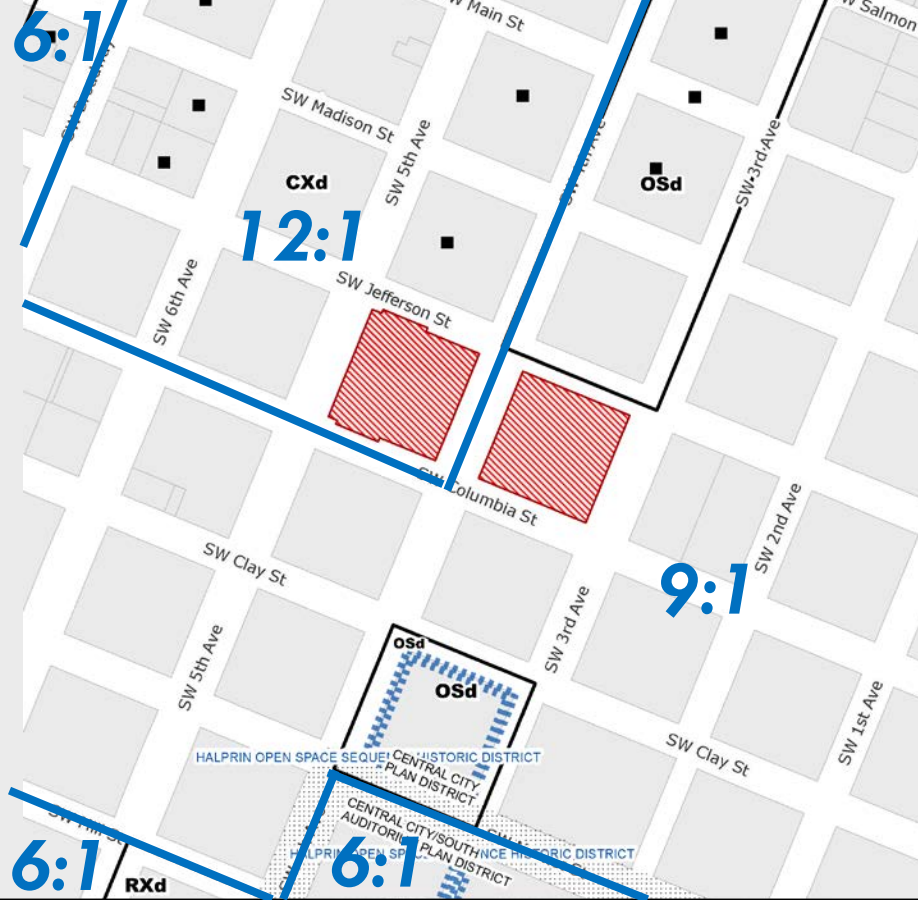
View: From S (along SW 4<sup>th</sup>)

View: **From W** (along SW Jefferson)









## Portland Zoning Code

ZONING

FAR

HEIGHT

### Data Processing Building

Base FAR 9:1 = 360,000 SF

Max Bonus 3:1 + = 120,000 SF

Max FAR 12:1 = 480,000 SF

### Tower

Base FAR 12:1 = 480,900 SF

Max Bonus 3:1 + = 120,225 SF

Max FAR 15:1 = 601,125 SF

### Combined

SF Allowed by Base FAR 360,000 + 480,900 = **840,900 SF**

SF Allowed by Max Bonus 120,000 + 120,225 = **240,225 SF**

**Max SF with bonus = 1,081,125 SF**





Tower Entry Existing



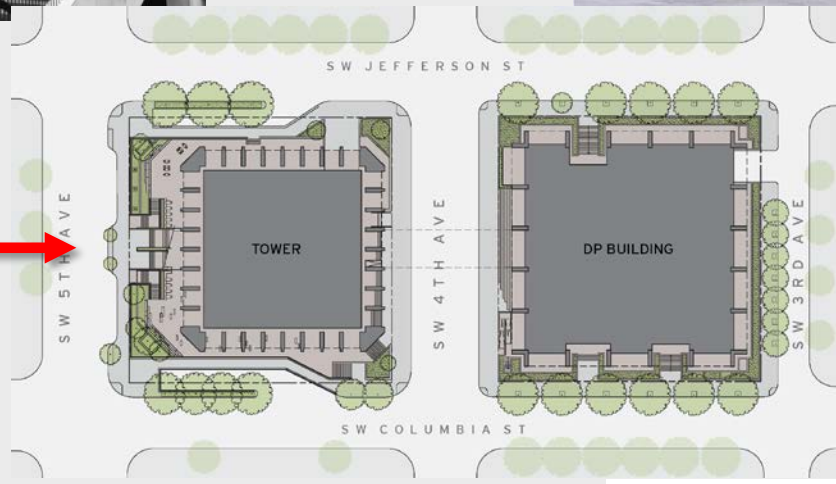
Tower Entry Proposed



# PROJECT OVERVIEW

## Tower Building

- Remodel of main entry on SW 5th Ave including:
  - \* Addition of a new projecting metal entry portico with removal of existing canopy and building signage
  - \* Alteration of tilted glass panels at the base of the tower.
  - \* New planter dividing entry staircase.
- Alterations to the sunken plaza including new seating and landscaping.



## Data Processing Building

- Enclosure with clear glazing of first floor / covered plaza area.
- Extension of building frontage out to SW 4th Ave with new entry and terraced street frontage. Includes removal of existing drive-through.
- Addition of covered and open rooftop areas.

Tower Plaza Existing



Tower Plaza Proposed





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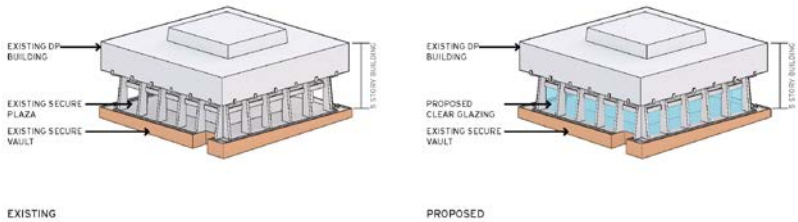
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Existing Data Processing Building

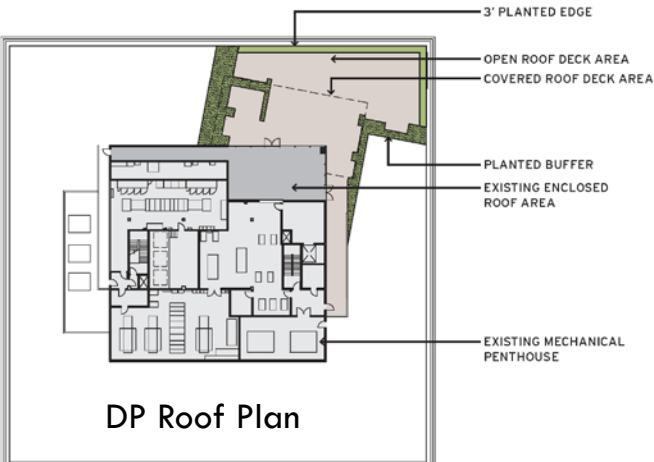


Proposed Data Processing Building

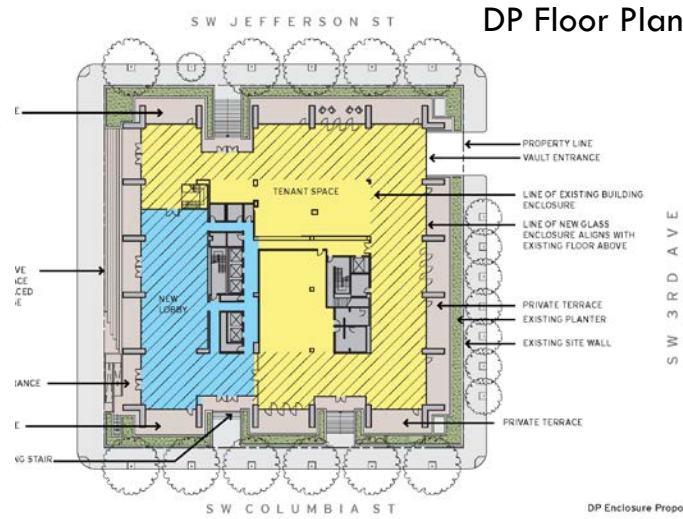


EXISTING

PROPOSED

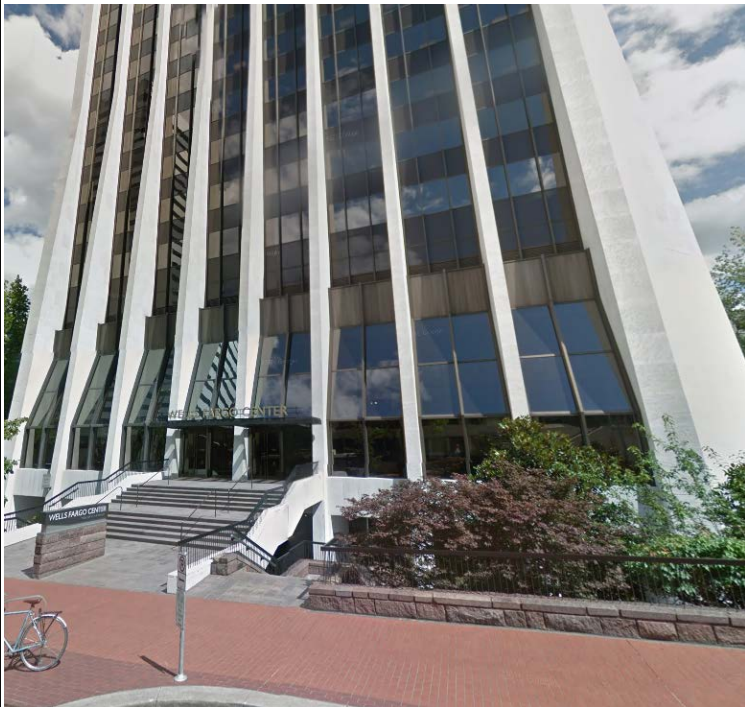


DP Roof Plan



DP Enclosure Proposed

Tower Entry Existing



Tower Entry Proposed



## The **ISSUES** (per Memo)

**ISSUE #1:** Character Defining Canted Base of Tower

**ISSUE #2:** Preservation of Data Processing Building's Plaza Space

**ISSUE #3:** Preservation of marble core walls and the grid they define

**ISSUE #4:** Quality of storefront glazing and detailing critical

**ISSUE #5:** Symmetry of roof plan

**ISSUE #6:** Coherency of DP Building entry stair sequence



Tower Entry 1972





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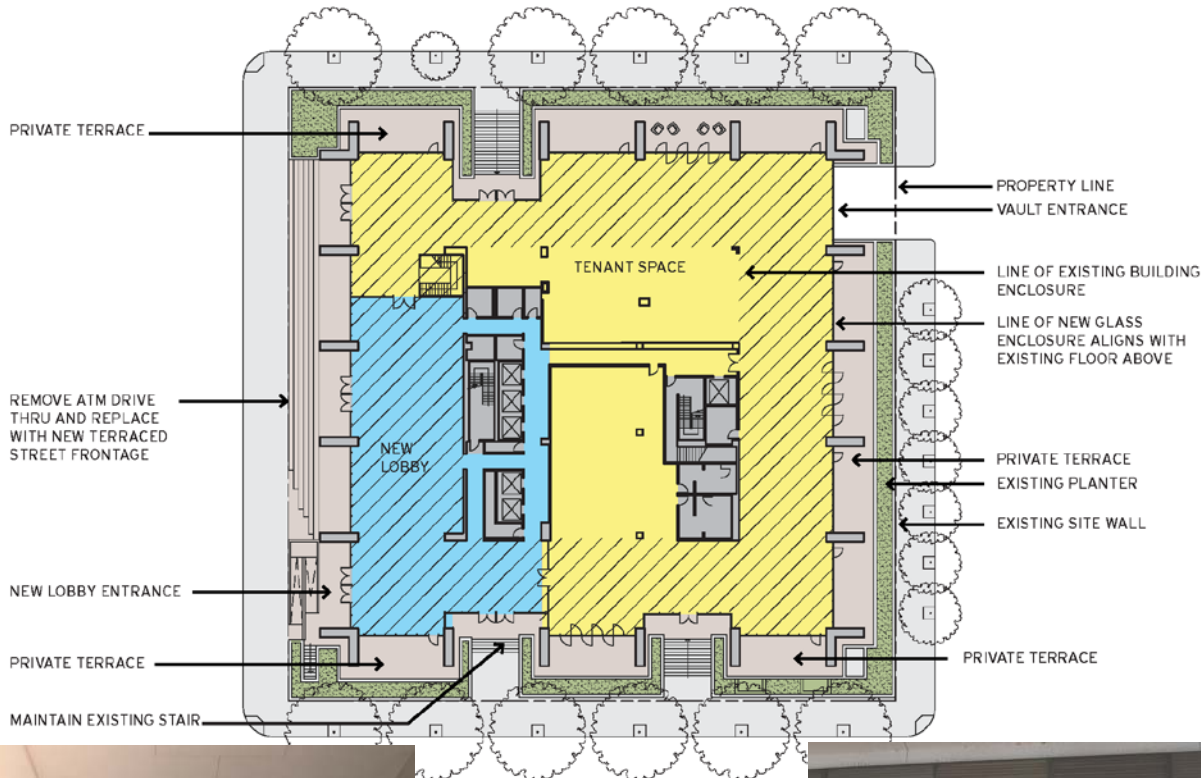
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SW JEFFERSON ST



SW 3RD AVE

SW COLUMBIA ST

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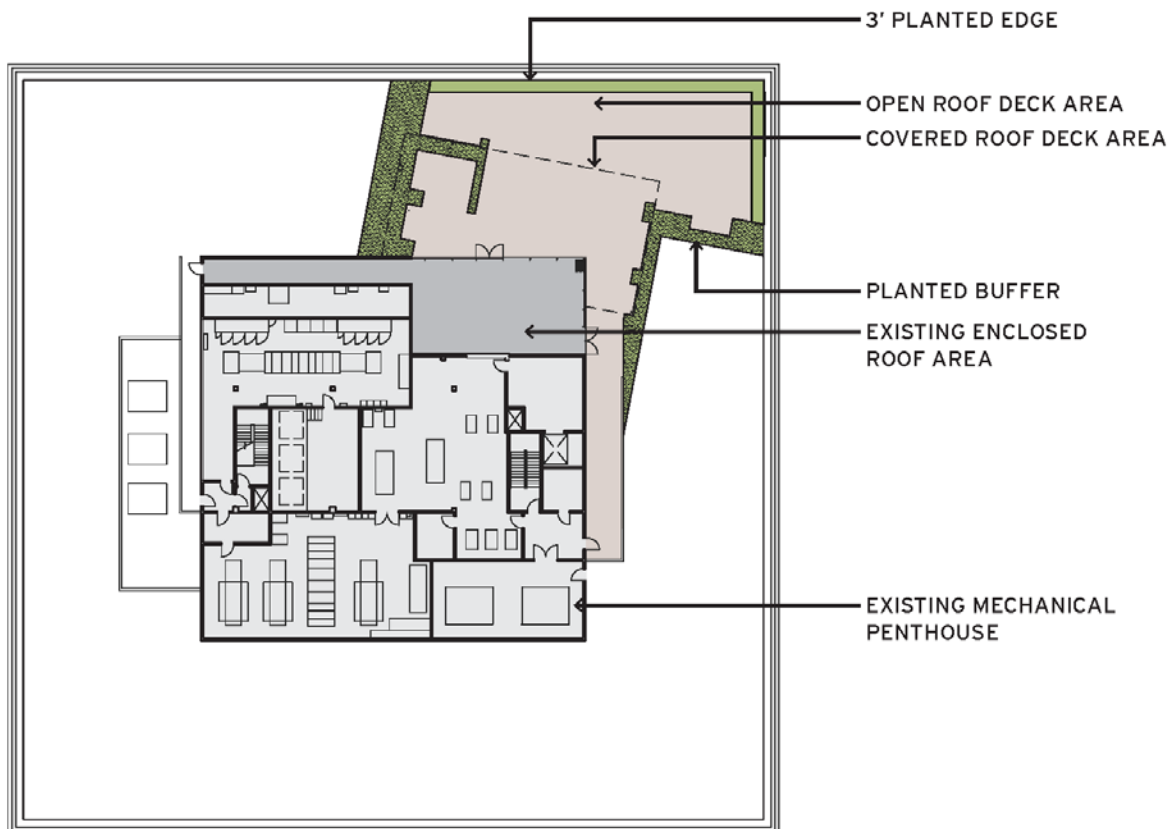
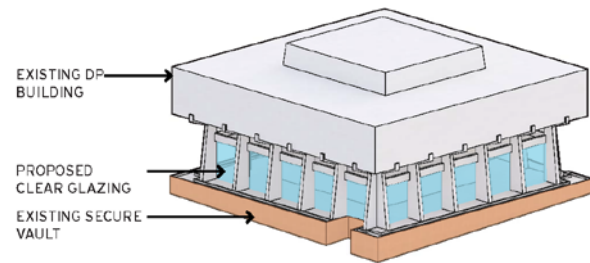
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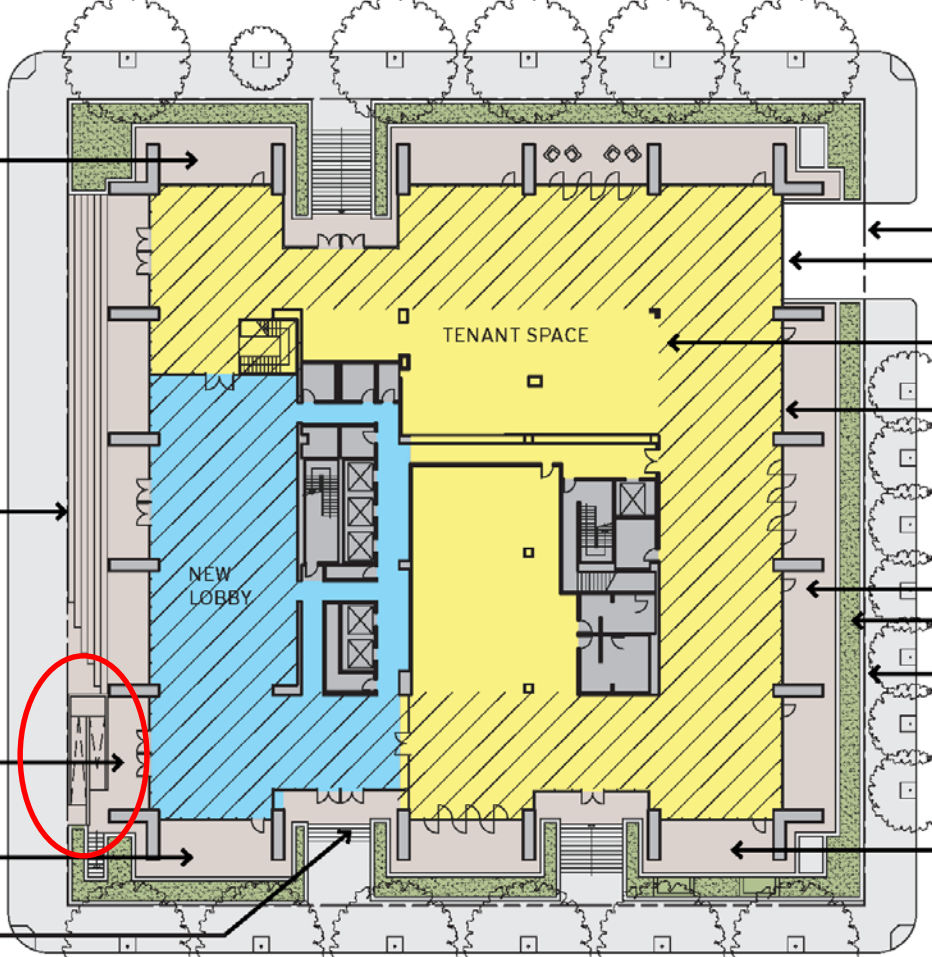
S  
W  
4  
T  
H

REMOVE ATM DRIVE THRU AND REPLACE WITH NEW TERRACED STREET FRONTAGE

NEW LOBBY ENTRANCE

PRIVATE TERRACE

MAINTAIN EXISTING STAIR



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End



Questions?

