



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

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MEMORANDUM

Date: January 2, 2018
To: Patrick Gilligan, Lincoln Property Company; Clayton Taylor, West of West Architecture + Design; Bill Poulos, SERA Architects
From: Tanya Paglia, Development Review
503-823-4989
Re: 17-249524 DA – Wells Fargo Center Alterations
Design Advice Request Summary Memo November 30, 2017

Thank you for taking advantage of the opportunity to hold a Design Advice Request regarding your project. I hope you find it informative and valuable as you continue with your project development. Attached is a summary of the comments provided by the Design Commission at the November 30, 2017 Design Advice Request. This summary was generated from notes taken at the public meeting and a subsequent review of the public meeting recordings. To review those recordings, please visit:

http://efiles.portlandoregon.gov/webdrawer/search/rec?sm_class=uri_7547&count&rows=50

These Design Commission comments are intended to guide you in further design exploration of your project. These comments may also inform City staff when giving guidance over the course of future related land use reviews. It should be understood that these comments address the project as presented on November 30, 2017. As the project design evolves, the comments, too, may evolve or may no longer be pertinent.

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Please keep in mind that the formal Type III land use review process [which includes a pre-application, a land use review application, public notification, a Staff Report and a public hearing] must be followed once the Design Advice Request meetings are complete, if formal approval for specific elements of your project is desired.

Please continue to coordinate with me as you prepare your formal land use application, or if you desire another Design Advice Request meeting with the Commission.

Encl:
Summary Memo

Cc: Design Commission
Respondents

This memo summarizes **Design Commission** design direction provided on November 30, 2017.

Commissioners in attendance on November 30, 2017: Chair Livingston, Commissioner Molinar, Commissioner Rodriguez, Commissioner Vallaster.

Executive Summary:

- 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.

Summary of Comments organized by the six discussion topics outlined in the DAR Staff Memo to Commission

A. Comments relating to the Tower

- **Changes relating to the 5th Ave Entry (noted as “Character Defining Canted Base of Tower” in the memo)**
 - Guideline A6 (Reuse/Rehabilitate/Restore Buildings) was not felt to be met by the proposal. Commissioners noted that the proposed design needs to honor the original architecture more and suggested that perhaps the whole concept should be reconsidered.
 - Generally, commissioners were sympathetic to the desire to improve the SW 5th Ave entry to the building but felt there was not a clear relationship between the proposed entry and the existing building's architecture. The new element was too different and the relationship was not apparent. The large shroud/canopy/brim element in particular, was felt to be too much of a different thing.
 - It was noted that any intervention that distracts from the strength of the verticality of the building does not respond to guideline A6. The proposal needs to respond to the strengths of the existing building which include its verticality and the strong lines of the white marble buttresses.
 - The commission suggested an exploration to find other ways of achieving the lighter, brighter, bigger entry desired by the applicant with a design that works better with the building's existing strengths.
 - While all commissioners expressed that they could be supportive of the introduction of clearer glass at the entry, the design presented was felt to be unsympathetic to the existing architecture.
 - A commissioner noted that the form of the existing glass panels at the base define the lower form and public realm of the tower and was not sure there was a great reason to

change the architecture at the building's base. Less is more and would better meet guidelines.

- While not yet a designated historic resource, due to its construction in 1972, the building is close to being able to qualify for a National Register Nomination in 2022 (50 years from the date of construction). Because the building was designed by a notable architect, Charles Luckman, and is important for Oregon, it's not infeasible that at some point it might be nominated. An issue raised by the letter received from the City of Portland Historic Landmarks Commission and echoed by the design commissioners present 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.
- One commissioner noted that even a significant intervention for the entry would be okay, however this design did not work because it should be done in a more compatible way. Because the building is an incredibly tall and powerful building, the intervention should be strong.
- In response to commission comments, the applicant suggested the possibility of replacing the existing canopy with a larger glass canopy that would allow views above to the piers and allow a grander sense of entry. Commissioners present were favorable to that direction.
- Changes to the sunken plaza were not controversial and were not the subject of discussion except for the fire pit. Several commissioners felt that the fire pit seemed completely inappropriate for a public plaza and could also be a liability.

B. Comments relating to the Data Processing (DP) Building

• Preservation of Data Processing Building's Plaza Space

- Overall, the commissioners present supported the enclosure of the plaza space with glass. While some reservations were noted during the discussion, in the end the consensus was in support of the proposed change.
- Commissioners had mixed feelings about the existing plaza space. Some felt the building was so forbidding that the public could not engage with the existing space. Others had visited the plazas and noted them to be an amazing and highly unique space in the city with impressive architecture.
- Several commissioners wondered if there were ways to retain some of the character of the outdoor plazas while still enclosing the majority of the space proposed. One commissioner noted that the views of the city out through the pilasters provide a unique experience and felt the corners would be the best place to try to save plaza space and preserve some of these views.
- Another wondered if some plaza space at the southwest corner could be retained as part of the solution for the ADA ramp integration issue (discussed below under section on "Coherency of DP Building entry stair sequence").
- Commissioners all agreed that bringing glass walls forward towards the street would be a tasteful approach to making the space usable. The proposed glass walls appear light and would allow views into the structure. These alterations would generally make the building more pedestrian friendly which would better meet guidelines.
- The discussion concluded that not retaining plaza spaces would not be a deal breaker for the project with the commission and that the transparency of the glass is going to be critical. The enclosure should be done with "super clear glass," with little to no tint applied.

- **Preservation of marble core walls and the grid they define**

- Commissioners generally agreed that preserving as much of the original white marble as possible would be critical. The priority would be on what could be seen through the glazed façade of the SW 4th Ave frontage. Due to the existing building's configuration, this might involve moving some of the original marble from other areas towards the 4th Ave side of the building.

- **Quality of storefront glazing and detailing critical**

- Having the new ground level glazing match the patterning of the upper stories was supported by the commission. There was consensus that the pattern being carried down was sympathetic to the building.

- **Symmetry of roof plan**

- The commission noted that the roof of the Data Processing building is very visible from surrounding buildings because it is not tall (5 stories) and its roof is a significant part of the two-building composition of the Wells Fargo site.
- Commissioners agreed that any new addition should be a different architectural expression from the rest of the building and be clearly differentiated so that it does not distract from the characteristics of the existing DP building. At the same time it should be sympathetic to the building's architecture.
- Commissioners were unanimous that any new roof element should not be *fully* enclosed space. However, there was also some concern on whether a new unenclosed but covered roof area of any kind could work. Most commissioners were open to a covered area as long as the height of a new canopy would remain lower than the penthouse (as was the case in the DAR proposal) and be a lightweight, well-integrated element.
- There were also some concerns on the question of symmetry. Because the DP building is very symmetrical, some felt a new covered roof area should also be symmetrical in order to be cohesive with the building, and even if the canopy wrapped a corner, it should do so in a symmetrical way. At the same time, an uncovered, open air deck area would not have to be symmetrical. In contrast, at least one commissioner felt that even a covered area did not have to be symmetrical and was happy with the direction shown in the DAR proposal.

- **Coherency of Data Processing Building entry stair sequence**

- The commission noted that the ramp area as shown in the proposal, segregated in the corner of the site, was an ADA solution that is very dated. It was equal but not equitable. Commissioners were favorable to the applicant's response that there are ways to elongate the ramp and blend it with the stairs, and that these would be explored prior to a Type III submittal.

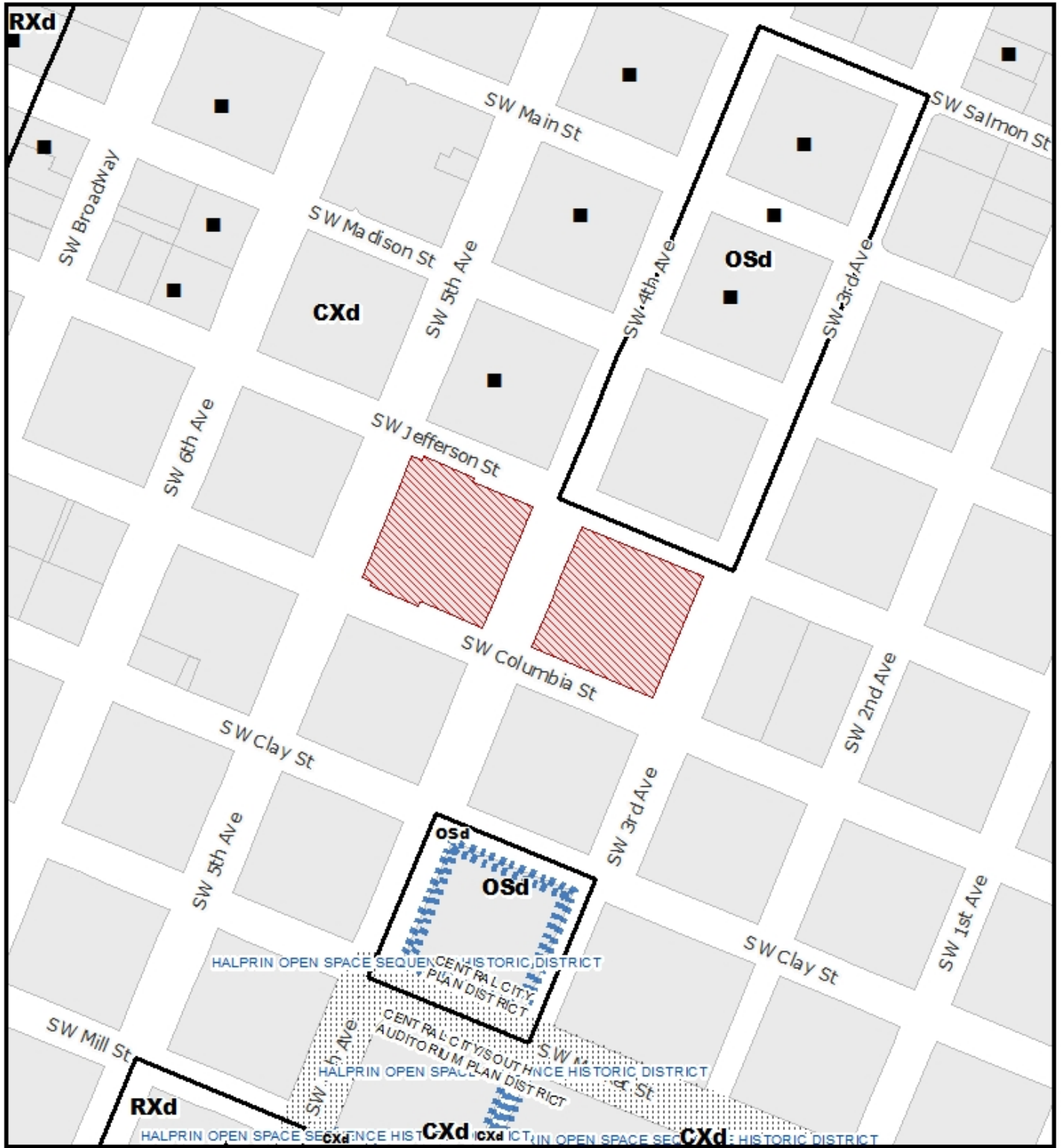
C. Comments relating to both buildings

- **Materiality**

- The applicant asked for more clarity on materiality. Commissioners felt that the use of wood might be out of place as there is a formal, clean, hard simplicity to the buildings. Given the existing limited material palette, any new materials will really stand out so it would be good to weigh them carefully.

Exhibit List

- A. Applicant's Submittals
 - 1. Original drawing set
- B. Zoning Map
- C. Drawings
 - 1. Drawing Set submitted to the Design Commission for 11/30/2017 DAR (Attachments: pages 1.1, 2.4, 4.2, 4.6, 5.0)
- D. Notification
 - 1. Posting instructions sent to applicant
 - 2. Posting notice as sent to applicant
 - 3. Applicant's statement certifying posting
 - 4. General information on DAR process included with e-mailed posting/notice
- E. Service Bureau Comments
 - 1. None
- F. Public Testimony
 - 1. Letter from DoCoMoMo Oregon Chapter written by Logan Cravens, dated 11/29/2017
 - 2. Letter from Portland Historic Landmarks Commission written by Commissioner Maya Foty, dated 11/30/2017
- G. Other
 - 1. Application form
 - 2. Staff Memo to Commission, dated 11/16/2017
 - 3. Staff Presentation, dated 11/30/2017
 - 4. Applicant Presentation, dated 11/30/2017



ZONING

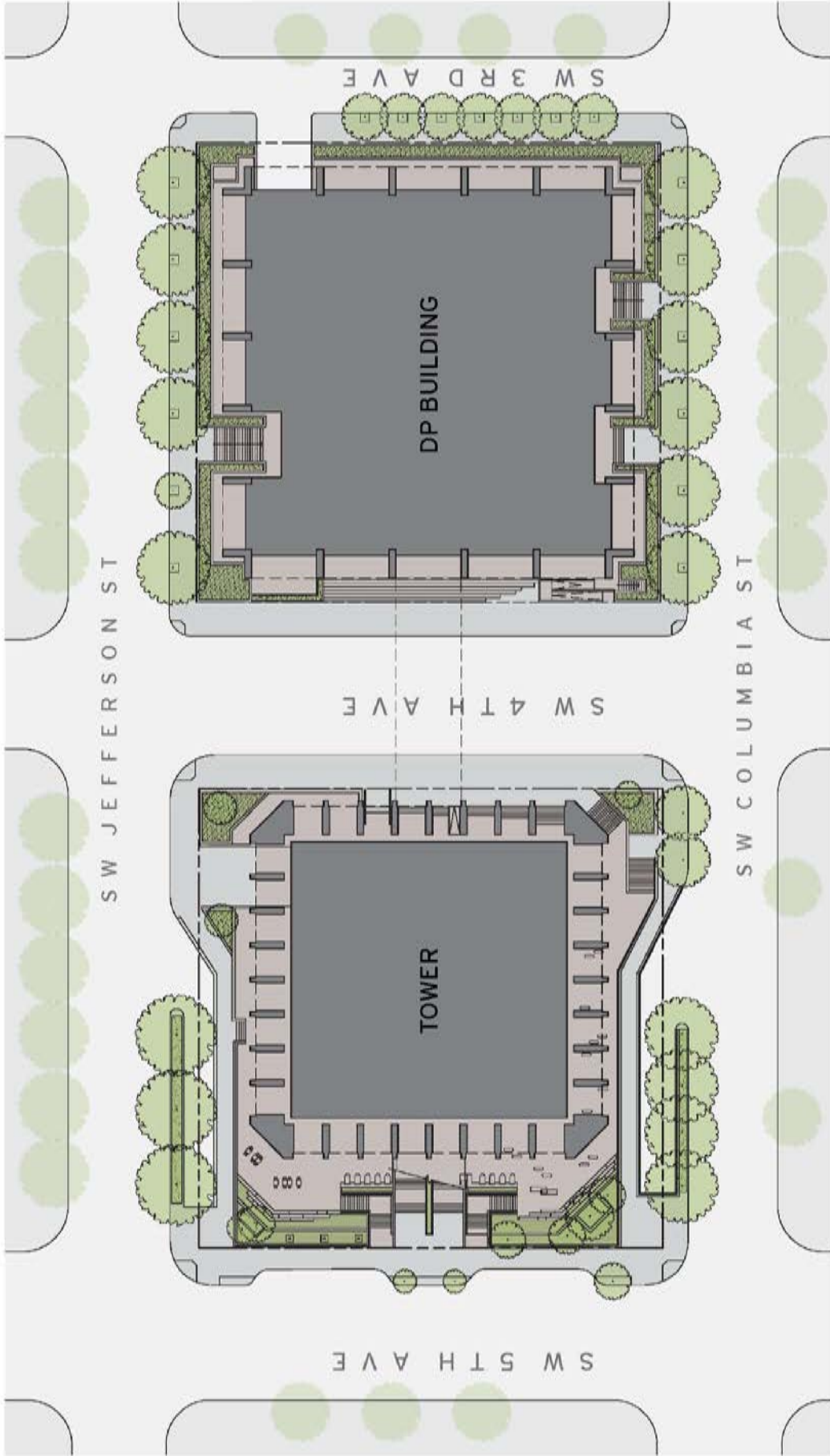


THIS SITE LIES WITHIN THE:
CENTRAL CITY PLAN DISTRICT
DOWNTOWN SUBDISTRICT



■ Historic Landmark

File No.	EA 17-249524 DA
1/4 Section	3129
Scale	1 inch = 200 feet
State ID	1S1E03BC 1800
Exhibit	B Oct 05, 2017



1:1

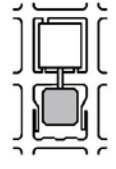
WELLS FARGO CENTER
 1000 5TH AVENUE & 200 SW JEFFERSON STREET
 PORTLAND, OREGON

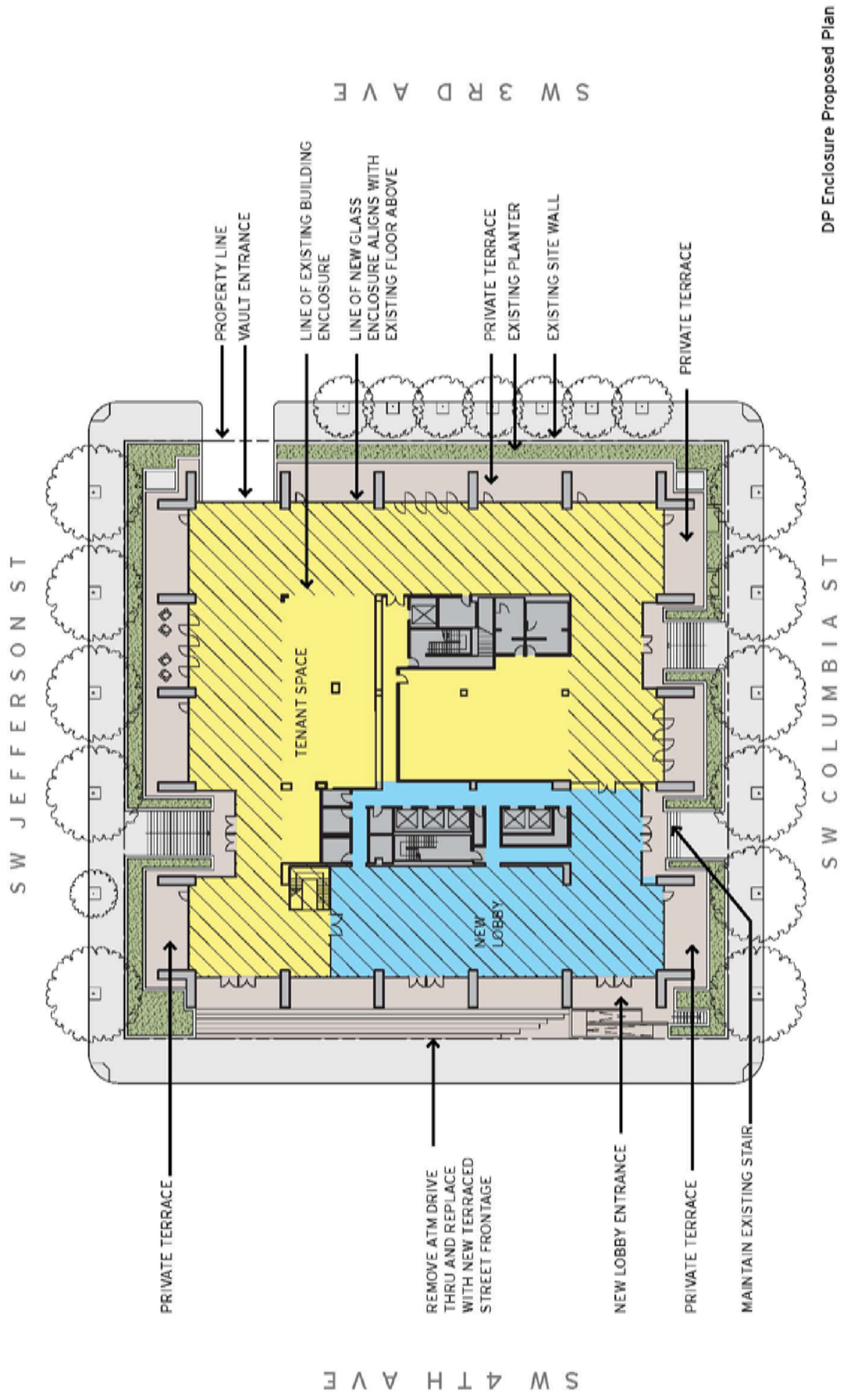
WEST OF WEST
 ARCHITECTURE + DESIGN

LINCOLN
 PROPERTY
 COMPANY



Site Plan





SW 3RD AVE

SW 4TH AVE

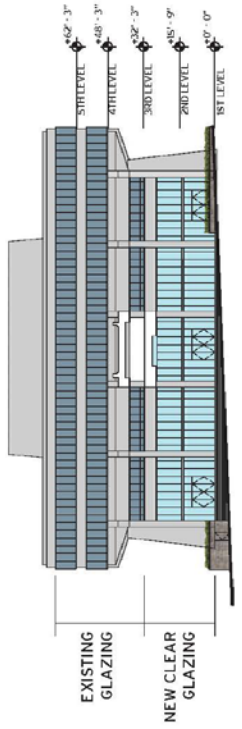
SW JEFFERSON ST

DP Enclosure Proposed Plan

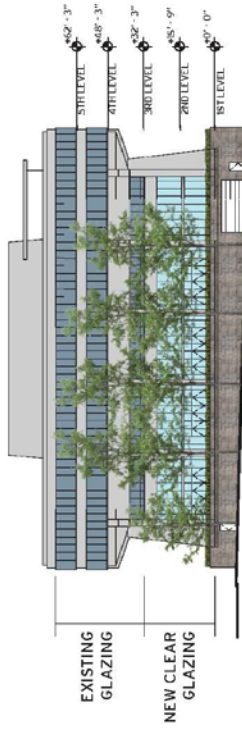


LINCOLN
PROPERTY
COMPANY

WEST OF WEST
ARCHITECTURE + DESIGN



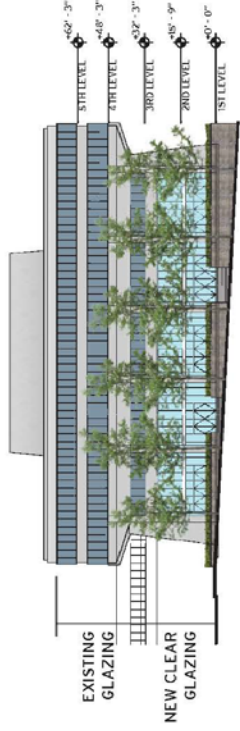
4TH AVE ELEVATION WEST



3TH AVE ELEVATION EAST



JEFFERSON ST ELEVATION NORTH



COLUMBIA ST ELEVATION SOUTH

