

**Request:**

The Commission is requested to review and comment upon a redevelopment proposal for the Lumberworks Garage, outside but adjacent to Haymarket District at 7<sup>th</sup> and Canopy Streets. Because of its proximity to a historic district, HPC is asked to assist in this review, which in other locations would be the jurisdiction of Urban Design Committee.

A specific issue to be addressed is the height of the proposed building. The zoned height limit in this portion of the B-4 district is 75 feet. The zoning code (27.63.250) allows consideration of additional height in several commercial districts, stating "*A permitted use exceeding the maximum height permitted in the district may be allowed by special permit in the O-1, B-4, H-2, H-3, H-4, I-1, and I-2 zoning districts in conformance with the restrictions, if any, of the zoning district.*" We have not yet received a special permit application for this project but anticipate that we will, and the agenda includes Argent's description of the reasons for their request, as well as preliminary design information on the building.

The proposed building is seven stories tall on Canopy Street, except at the center of the west side where an additional story is requested above a cantilevered, curved central projection. The highest habitable portion of the building would be approximately 90 feet tall, while additional height above that level would be occupied by mechanical appurtenances, as is customarily allowed by 27.72.110(b):

***Necessary Mechanical Appurtenances.*** *All necessary mechanical appurtenances located on top of a building are exempt from the height regulations contained in this title as follows:*

- (1) No such appurtenances may exceed twenty feet in height above the maximum permitted in the district in which they are located;*
- (2) All of said appurtenances must be set back a minimum of fifteen feet from all faces of a building when said faces are adjacent to a street.*

Zoned heights in the downtown B-4 district range widely from 57 feet adjacent to the Capitol and in portions of the Capitol Environs District, to 275 feet in the core downtown area. Most of the area west of 9<sup>th</sup> Street has a height limit of 75 feet, but a portion of the area west of Canopy near the Arena has a 100 foot limit.

The proposed building will become a new visual entry point to downtown for eastbound travelers on Harris Overpass, at either 75 feet or 90 feet. As Mr. Groesbeck suggests, the taller central element strengthens the design and creates a more dynamic west façade. The project as a whole finishes the design vision for the Lumberworks Garage of "wrapping" that utilitarian building in a more active, interesting uses, and the provision of senior housing broadens the opportunities in Haymarket and its environs.

In addition to advising the Planning Commission and the City administration on the requested additional height (by Special Permit), HPC is asked to advise on the overall appearance of the project, which will be addressed in the redevelopment agreement and subject to City consent. Recognizing that this building is not in Haymarket, but closely adjacent, the district preservation guidelines do not apply, but rather a more general

standard of compatibility or good urban design “neighborliness.” Project representatives will attend the Sept. 18<sup>th</sup> meeting and can address ideas about materials and other details. In general, it appears to staff that the project makes a positive impact on a challenging, narrow site and would create a strong urban edge for downtown.

The proposal includes a two-story wing of the project on the O Street face of the garage, extending east to the iconic stair/elevator tower. This portion will have limited visibility from the Overpass but will improve the ground-level pedestrian experience, and help create a transition between the housing building and the garage, and the key Haymarket intersection of 8<sup>th</sup> & O Streets. The design for the two-story portion along O Street appears to be less fully developed at this time.

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THE ARGENT GROUP  
4501 N. WINCHESTER AVE.  
CHICAGO ILLINOIS 60640

September 10, 2014

Mr. Ed Zimmer  
City of Lincoln, Planning Department  
Historic Preservation Commission  
555 S 10th St, Ste 213  
Lincoln, NE, 68508 USA

VIA E-MAIL

Re: Height Variance Request for the Lumberworks Garage Liner Building Development

Dear Mr. Zimmer:

The Argent Group on behalf of Senior Living at the Haymarket Team, ("JSLH"), consisting of The Argent Group, Speedway Properties and RPM Management, is hereby requesting that the City of Lincoln Historic Preservation Commission give consideration to allowing a building height variance to the building height restriction of 75' established for the Historic Haymarket, for the JDLH proposed development along Canopy Street south of the O Street Overpass extending to N Street. The Canopy Street Liner Building RFP response by JSLH requested a height variance of approximately 15' above the 75' height restriction, designated for the Haymarket Historic District for habitable space. JSLH respectfully requests consideration for a height variation of 19' over the 75' height restriction for habitable space and an additional consideration for the elevator override and mechanical penthouse of approximately 15'. This will allow the First Floor to achieve the 18-20' of height required for retail tenants while giving the JSLH team flexibility to set the First Floor elevation above the Flood Plain level.

JSLH will surround the Lumberworks Garage along O Street extending east to the Garage's North Elevator and Stair Tower, ( across from Burkholder Alley); extending along the east side of Canopy Street to N Street; and returning east 103' along the north side of N Street. The proposed structure will be seven stories in height along Canopy Street, (extending 51' along O Street and 103' along N Street). A Partial Eighth, (Penthouse), Amenity Floor will be approximately centered on Canopy Street. The JSLH approach to the development is contextual and respects the architectural vocabulary of the Haymarket Historic District.

The structure will feature a projecting bay from the Second Floor to the Eighth Floor extending over a portion of the public right of way, (sidewalk only). This architectural device is used to connect the structure around the West Garage Pedestrian Entrance, Stair and Elevator Tower, while creating a hierarchical feature implying entry at the First Floor. At the Eighth Floor the project bay will be the center of a Penthouse consisting Community and Dining Rooms which will open up to a Roof Deck facing south. Pages 7, 8, 9 of the attached Plans, Sections and Elevations illustrate the 75' Height Limit in relation to the proposed building.

The Salt Creek Flood Plain encroaches upon the Lumberworks Site, precluding development of subterranean levels, (basements) which might have housed the majority of the HVAC and Switchgear equipment; provided other maintenance and activity spaces which are necessary to successful implementation of a project. This moves building infrastructure into the above grade building enclosure – requiring space which would otherwise be devoted to the Senior and Independent Living amenities and residential units.

The Lumberworks Site is not within the Capital View Corridor; the Zoning Map, (below), reveals that height restrictions along the O Street corridor climb to 275' between 8<sup>th</sup> and 9<sup>th</sup> Streets –extending to 14<sup>th</sup> Street. At N Street a climb to 150' begins at 9<sup>th</sup> Street and within a half block climbs to the 275' allowable height Limit for Downtown Lincoln - exclusive of the Capital View Corridor.

Approaching Downtown Lincoln via the O Street Overpass presents an opportunity for an architectural statement addressing entrance into Downtown Lincoln. Development of the Haymarket District south of O Street is beginning to become a reality. We believe that raising the height limitation for the Lumberworks Site will allow us to produce a more significant contribution to the architectural presence of the Haymarket and Downtown. We do not believe that it will create a precedence impacting future development of the Haymarket Historic District north of the O Street Overpass. Rather we believe that this feature will address the significance of the O Street overpass as a gateway to Downtown Lincoln.

### B-4 LINCOLN CENTER BUSINESS DISTRICT HEIGHT REGULATIONS

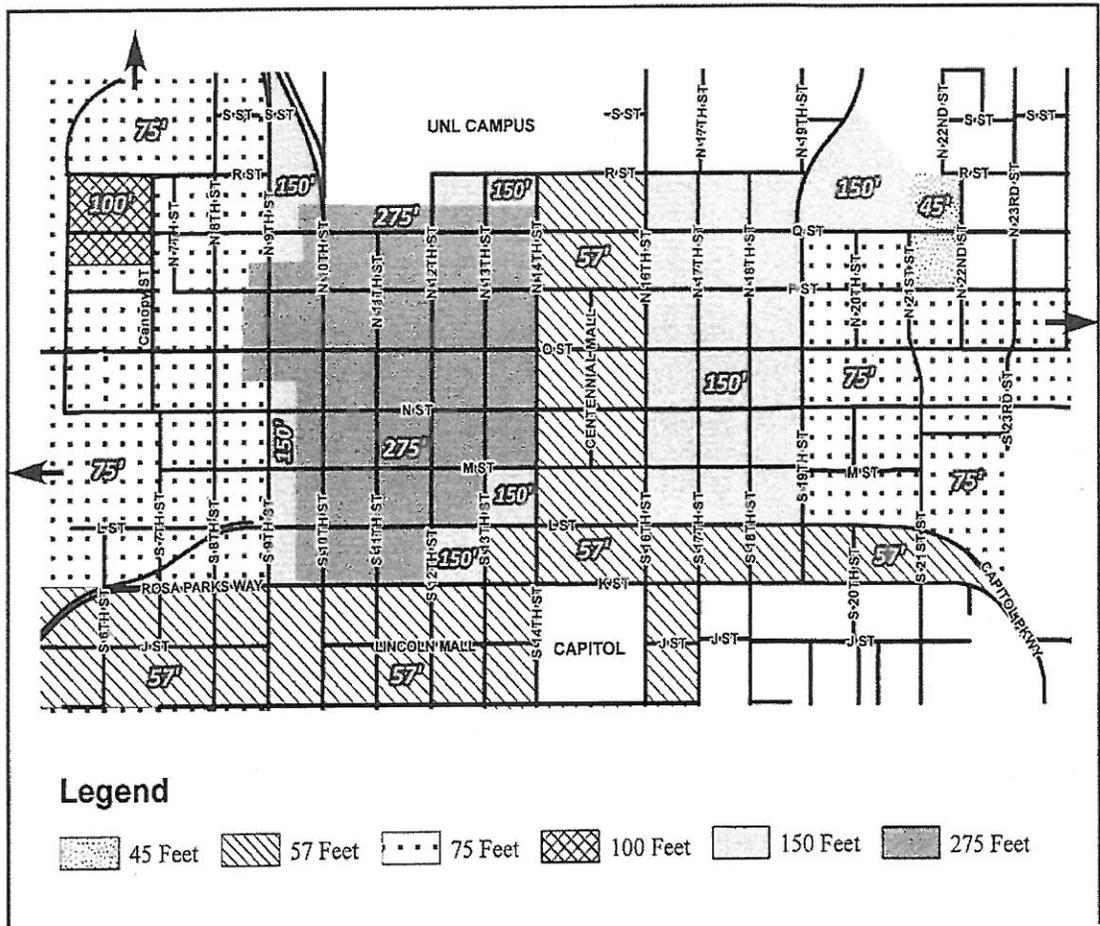


Figure 27.72.030(a)

(Ord. 19827 §31; February 25, 2013).

We are seeing a trend in urban planning that taller, less blocky building structures are allowing more light – less shadow – into urban streets and allow for more consideration for green space. While the JSLH Lumberworks site straddles the Lumberworks garage, it is a very narrow site and the additional height will allow for a fully developed program leading to a diversification of Downtown residential opportunities and will give significant focus to the development of the Haymarket south of O Street.

JSLH looks forward to the opportunity to present our project to the Historic Preservation Commission and answer any concerns which the Commission may have regarding our proposed development of the Lumberworks Liner Buildings. Thank you for your consideration in this matter. Please feel free to contact me at (312)-320-2688 should you require any additional information.

Sincerely,

**THE ARGENT GROUP**

A handwritten signature in black ink, appearing to read 'Carl Groesbeck', with a stylized flourish at the end.

Carl Groesbeck

Cc: David Landis  
Dallas McGhee  
Hallie Salem  
Craig Smith  
Mark Hunzeker  
Ed Gaussein  
Mark Matthews  
Mary Herres  
Justin Hernandez  
Jeff Renterghem  
Michael Henning  
Tim Gergen

# Journey Senior Living at the Haymarket

Canopy & O Street,  
Lincoln, Nebraska



Journey Senior Living at the Haymarket



Site Location



**ARGENT GROUP**

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**Retail & Residential Support**  
Gross: 15,378 sf.

1st Floor Plan - Retail & Lobby



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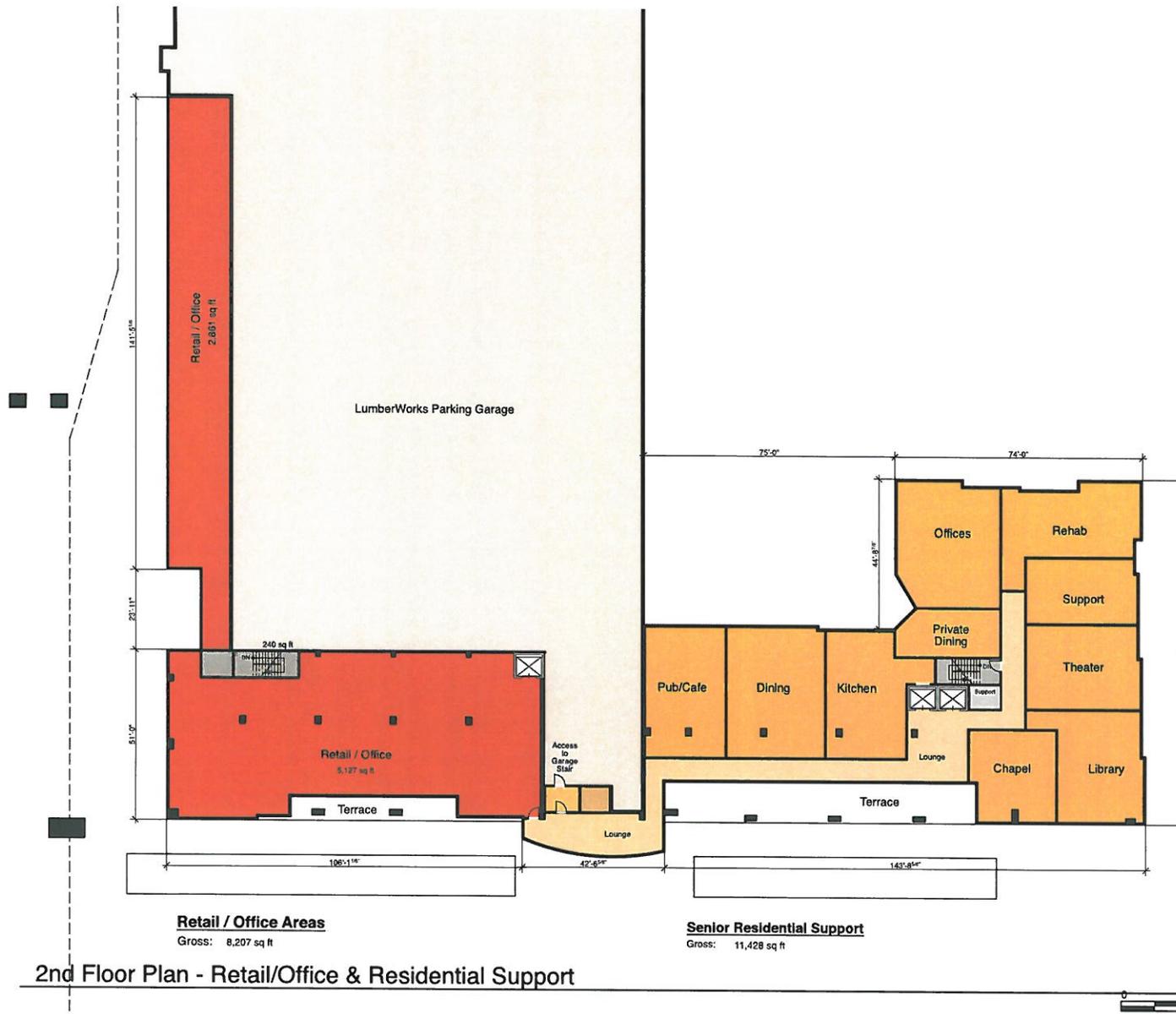
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2nd Floor Plan



**Retail / Office Areas**

Gross: 8,207 sq ft

**Senior Residential Support**

Gross: 11,428 sq ft

2nd Floor Plan - Retail/Office & Residential Support



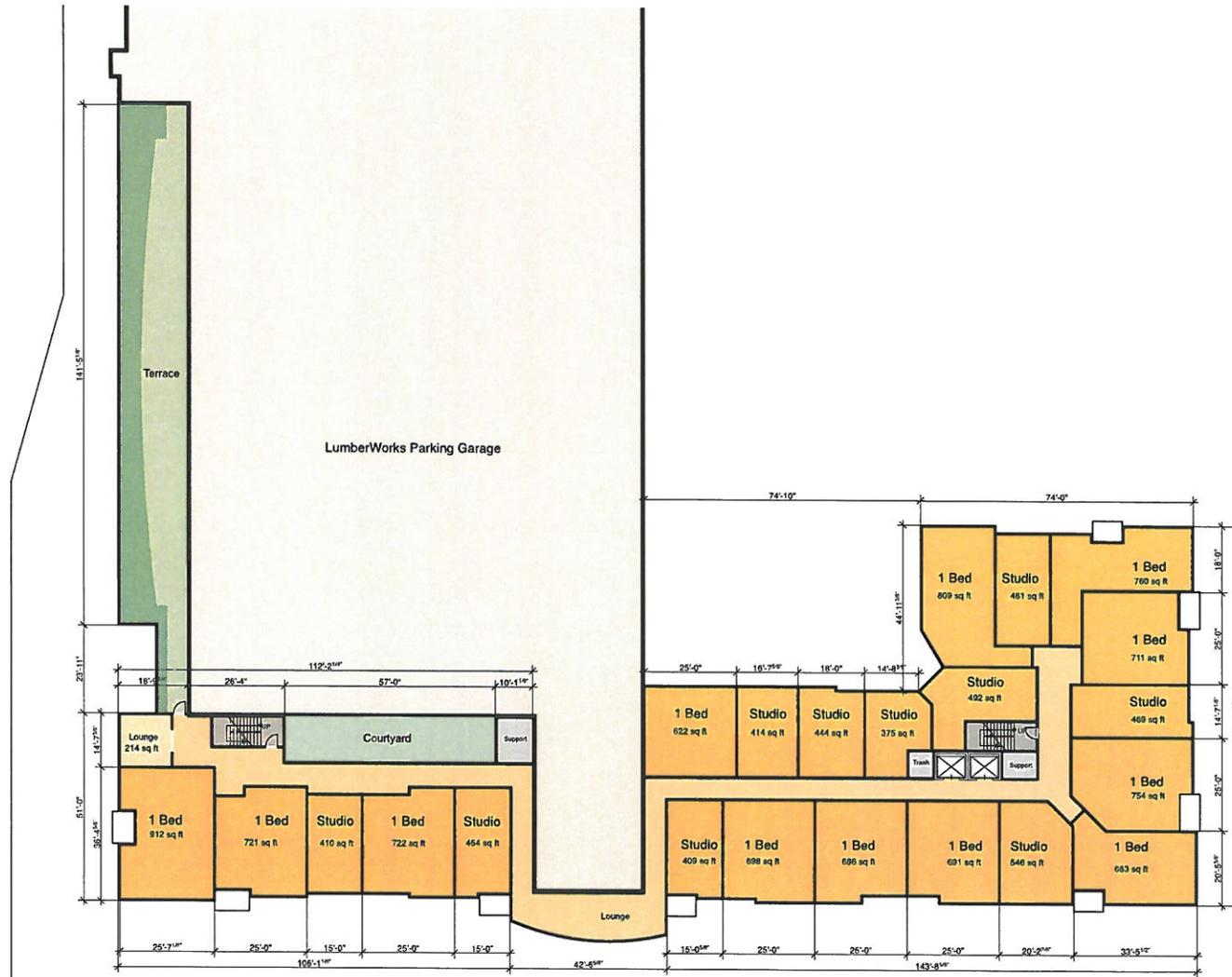
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**Senior Assisted Living Units**

Gross: 17,079 sf.  
Net: 13,243 sf.

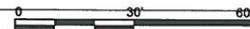
3rd Floor Plan - Senior Assisted Living Units



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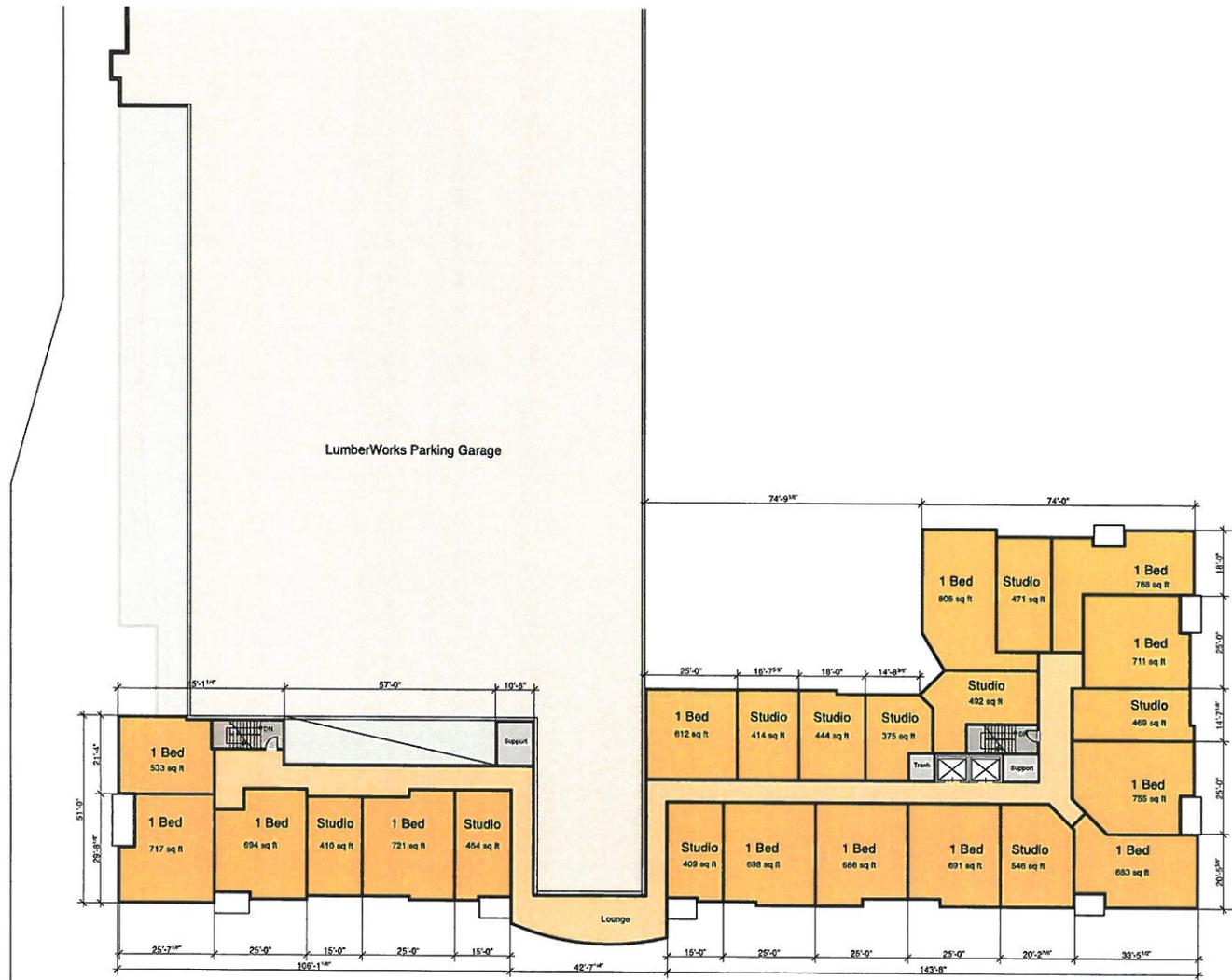
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**Senior Assisted Living Units**  
Gross: 17,079 sf.  
Net: 13,559 sf.

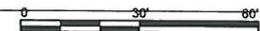
4th - 5th Floor Plans - Senior Assisted Living Units



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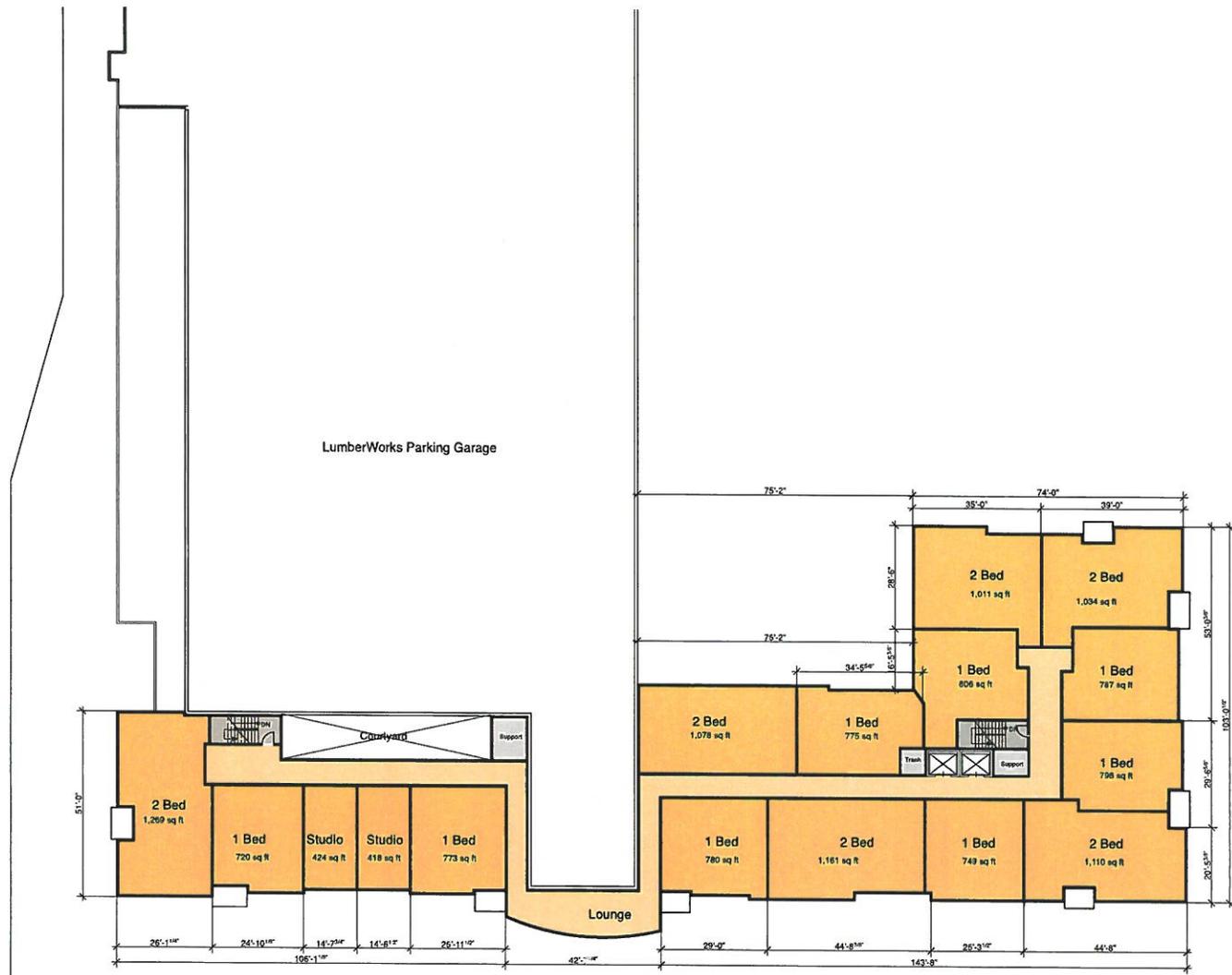
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6th - 7th Floor Plan



LumberWorks Parking Garage

Canopy

Support

Lounge

Trunk

Support

**Senior Independent Living Units**

Gross: 17,163 sf.  
Net: 13,693 sf.

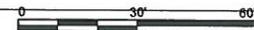
6th - 7th Floor Plans - Independent Living Units



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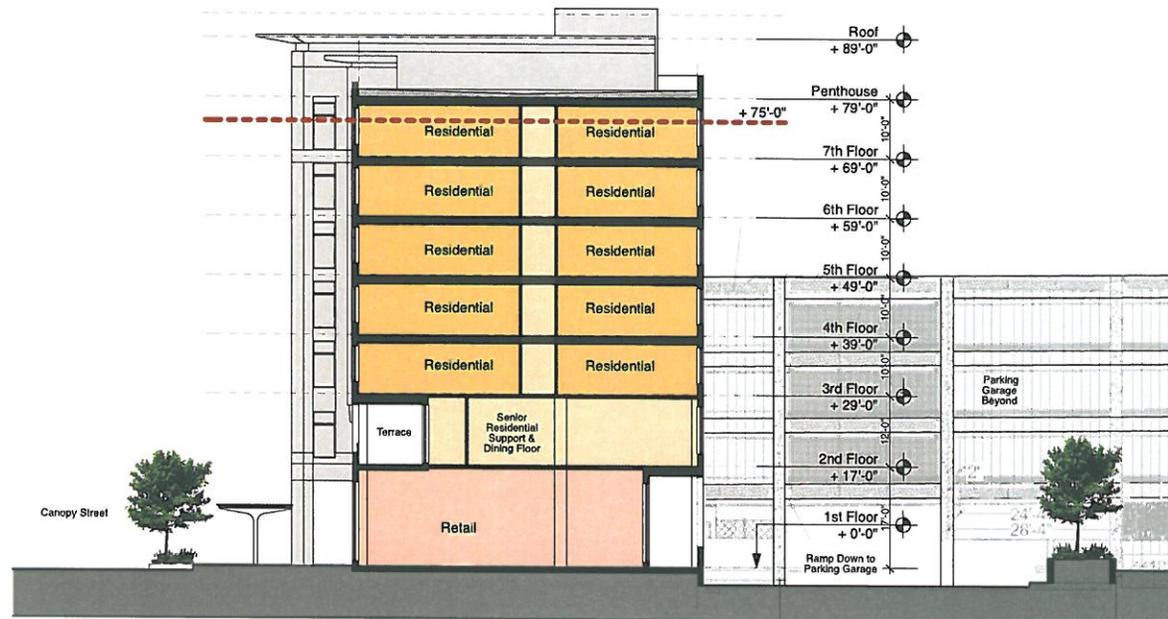
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Building Section



Building Section



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Journey Senior Living  
at the Haymarket  
Canopy St. & O St.  
Lincoln, Nebraska

Street View - Canopy & N



View From Canopy & 'N' Street



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Lincoln, Nebraska

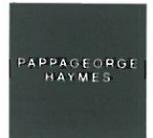


Aerial View-NW

Aerial View from NW Above 'O' Street



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Journey Senior Living  
at the Haymarket  
Canopy St. & O St.  
Lincoln, Nebraska

Aerial View-NW 2



Aerial View from NW Above 'O' Street



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Journey Senior Living  
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Lincoln, Nebraska

Street View @ Canopy



Street View at Canopy Street



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Journey Senior Living  
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Street View @ Canopy & N



Street View at Canopy & 'N' Streets



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Journey Senior Living  
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Canopy St. & O St.  
Lincoln, Nebraska

Street View @ Canopy NW



Street View from Canopy & 'O'



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