

**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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