TO: Urban Design Committee & Historic Preservation Commission

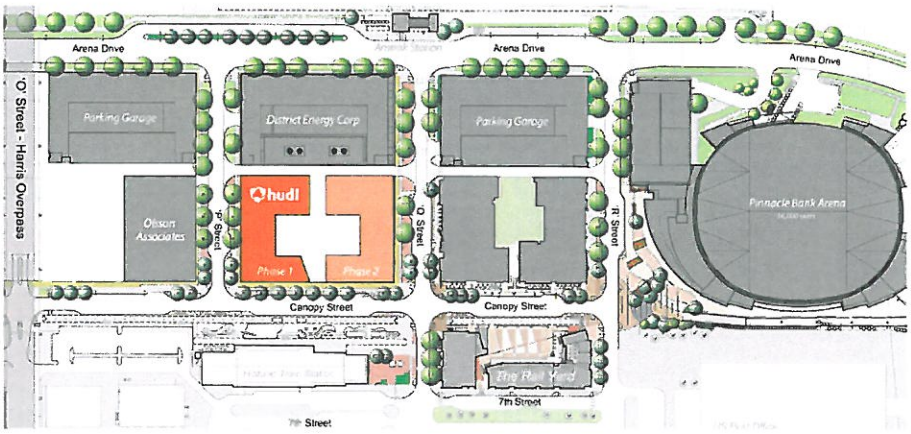
FROM: Ed Zimmer

RE: Joint UDC/HPC Meeting of October 20, 2016

DATE: October 13, 2016

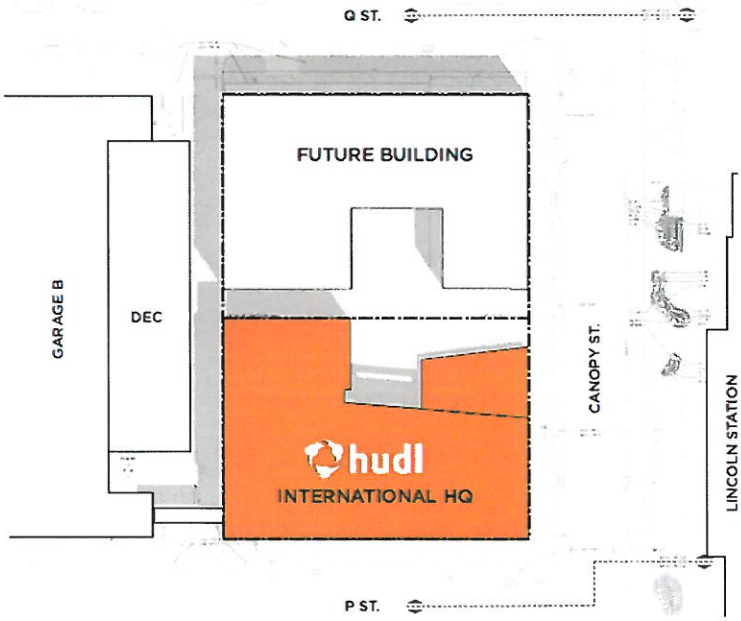
Item #1: Hudl Building Courtyard

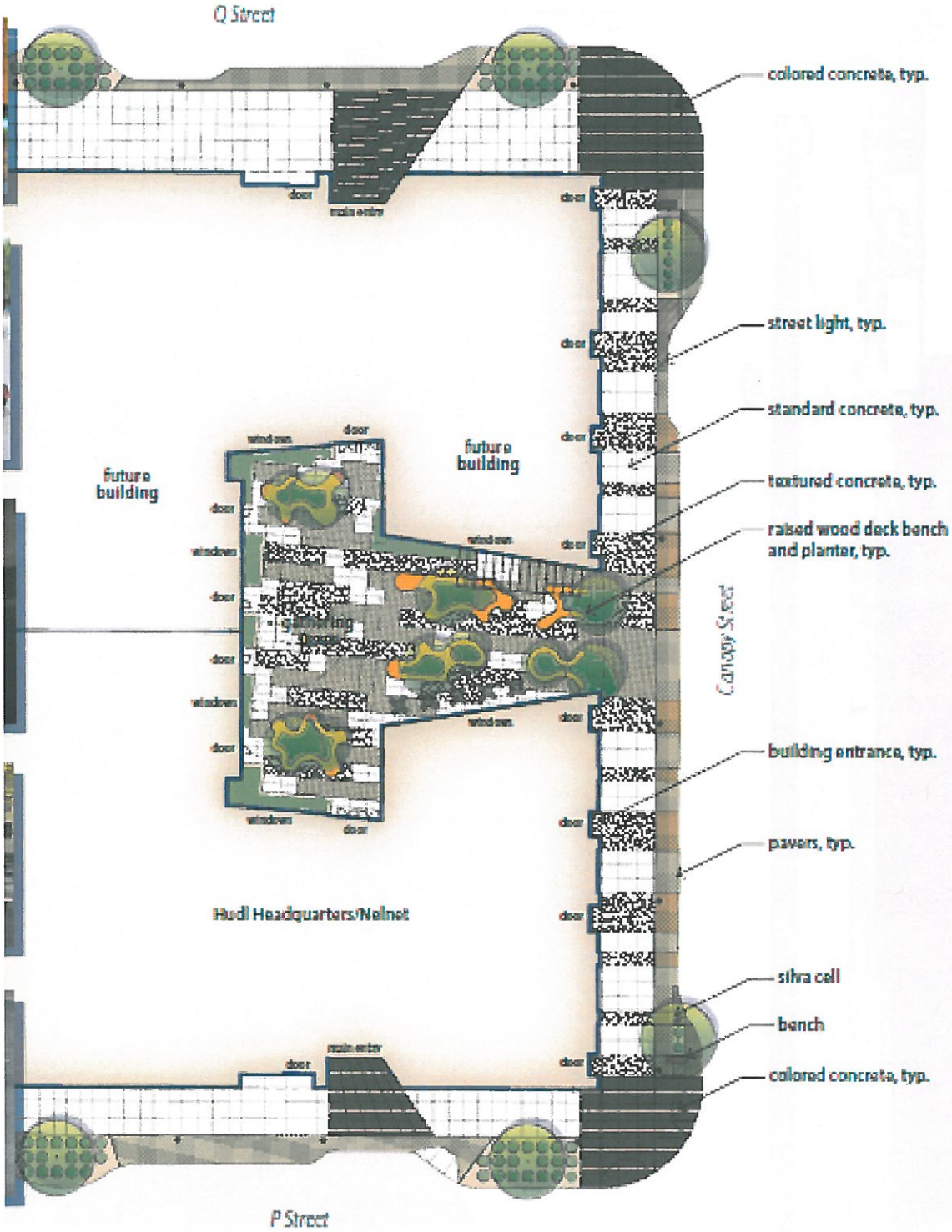
The design boards are asked to review the design for the courtyard off Canopy Street associated with the Hudl Building (Canopy and P Streets).



BLOCK B SOUTH
WEST HAYMARKET DEVELOPMENT - HUDL HQ

You reviewed the building currently under construction at P and Canopy Streets in June of 2015 and February of 2016. The Hudl Building has a roughly C-shaped footprint, with an opening to the east on Canopy Street into a courtyard on the north side of the building. When the north portion of the block is improved, it is anticipated that an equivalent (or greater) space will be incorporated into that building's footprint to complete the courtyard, which will be private space with a public access easement.





Funds are reserved in the Hudl Building redevelopment agreement to complete the south half of the permanent courtyard improvement when the north building is completed, with the expectation that

matching funds will be generated through that project. Until that time a simple, temporary improvement to the south half will consist of turf and access sidewalks to entrances within that space.

07/13/16

Hudl Courtyard
North Building/Courtyard Concept

OLSSON ASSOCIATES SINCLAIR hille architects

The City wishes to confirm a design for a desirable improvement to the permanent courtyard at this time and will seek your advice on the attached design. (Larger images are attached and project representatives will attend the meeting.)

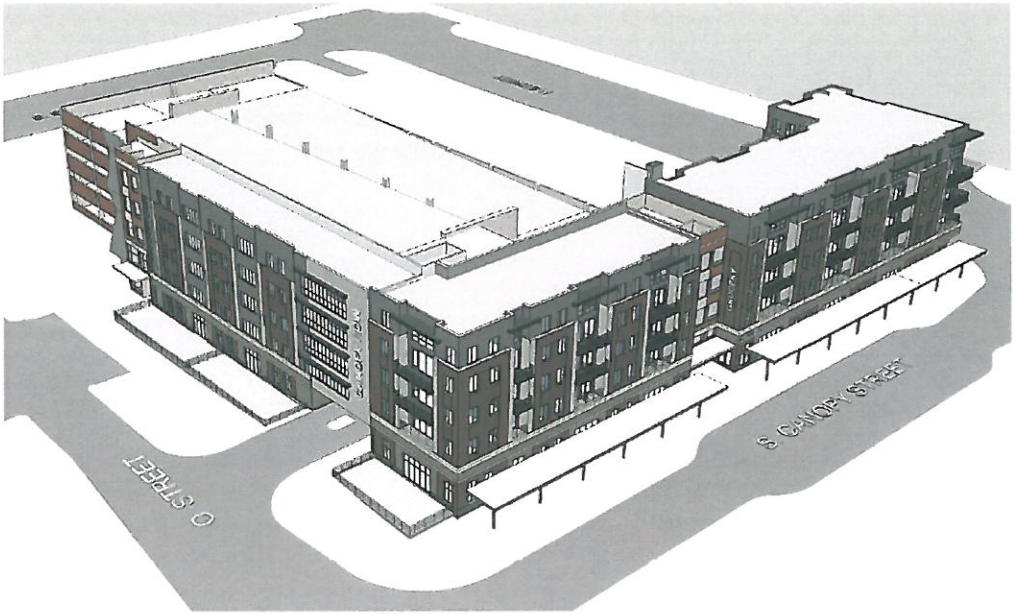
The intention is to have a design in hand prior to future discussions of the north half of the block, while reserving to the City the opportunity to consider and approve an alternative design if developed in conjunction with the owners when both buildings are completed.

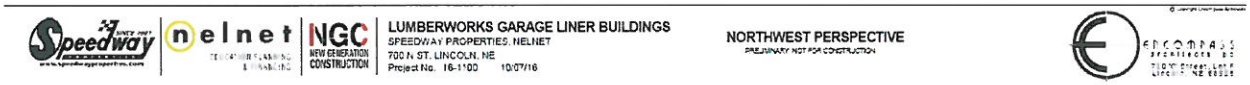
Item #2: Lumberworks Garage liner buildings, Canopy St., N-O Streets

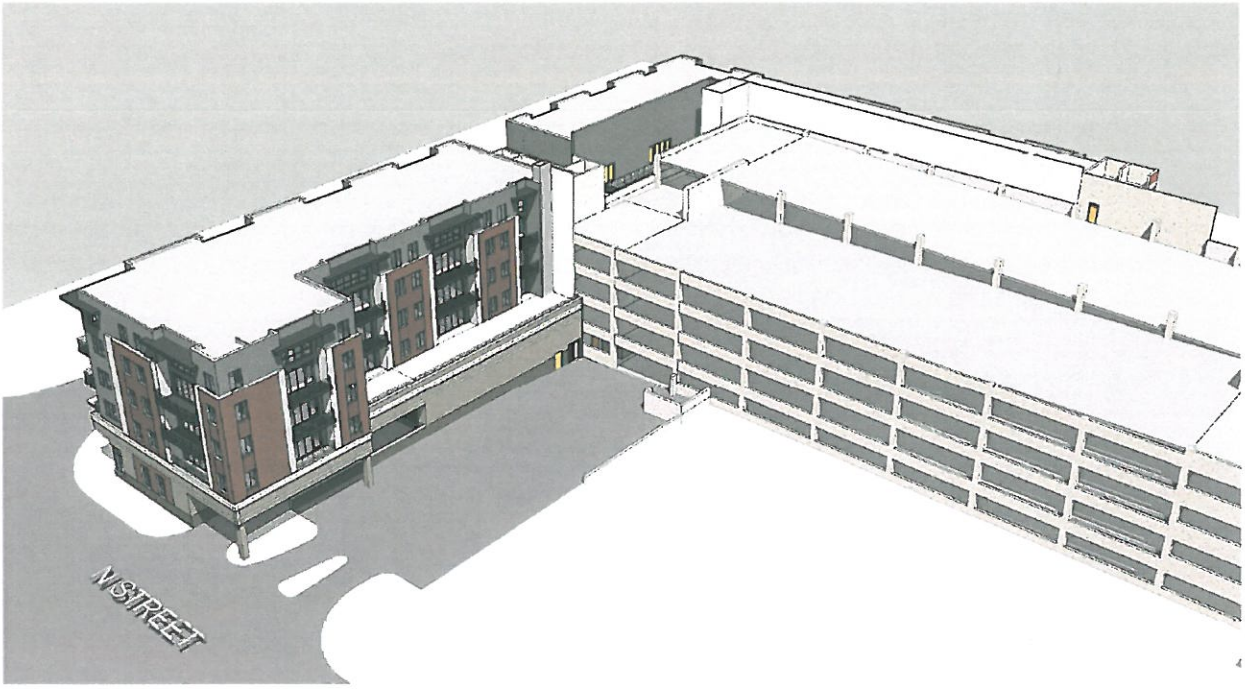
Speedway Properties and Nelnet have proposed a redevelopment project for buildings attached to the west and north sides of the public Lumberworks Garage at Canopy and O-to-N Streets. The City is negotiating a redevelopment agreement for the project and is seeking the input of Urban Design Committee and Historic Preservation Commission on the attached design concepts.

The overall development concept is for three mixed-use buildings, five stories each, with retail spaces on the first floor. The west buildings would flank the existing elevator/stair tower on the west side of the

garage and would offer apartments on the upper floors. The north building would extend west from the O Street elevator/stair tower of the garage and would have office space above the first story.







Details of the design are still evolving and I expect we will see revisions at the time of the meeting. If we received them in advance, we will endeavor to distribute them to you electronically.

The proposed building materials are dark brick (as used on McKinney's Pub on P St. adjacent to the Burkholder Project at 719 P St.); concrete masonry units (aka CMU's or concrete blocks) especially on the ground floor, shown as dark gray and lighter gray on the drawings: and two tones of horizontal metal panels on the upper stories. We hope to see sample materials at the meeting.

Among the changes we anticipate are modifications to the ground floor to meet the transparency requirements of the Downtown Design Standards (a minimum of 70% between 4'&9' above the sidewalk on Canopy St., and 50% on N and O Streets). Plain or painted CMU's are also not allowed, while more textured or decorative times may be allowed on a case-by-case basis.

Perspective from SW of Canopy St. entrance.

Perspective from Harris Overpass, looking east-southeast at Canopy St. façade

Perspective from Harris Overpass, looking southeast at O St. (left) & Canopy St. (right) façades

West (Canopy St) elevation

The City has also raised two broader questions about the design with the developers. The first concerns the two existing elevator/stair towers, which will serve as the principal entrance to the apartments on the west facade;

North (O St.) elevation

and as the principal entrance to the office floors on the north façade. The proposed design need not be regulated by those existing features, but we have questioned the degree to which the design seems to ignore those elements altogether. We are interested in the design boards' perspectives and suggestions on this issue.

The second question concerns the north façade, which closely follows the materials and window patterns of the west buildings, even though its uses (office rather than residential), very narrow floor plate (20'), and resulting elimination of the rhythm of projections and recesses, make it significantly different from the west buildings. The question is whether the site and overall urban design are better served by similar appearing buildings on the whole site, or whether differentiating the north building, perhaps to better integrate with its block-face, would be more desirable. The City administration, including the Mayor, are interested in your feedback on the design as a whole and on these questions in particular.

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