
TO: **URBAN DESIGN COMMITTEE & HISTORIC PRESERVATION COMMISSION**

FROM: Stacey Hageman

RE: Joint Meeting of September 5, 2017

DATE: August 29, 2017

ITEM 1: Haymarket Streetscapes

City staff has been working with Sinclair Hille on streetscape designs (attached) in Historic Haymarket. This effort will improve sidewalks (especially corners) throughout Haymarket, in coordination with a “mill & overlay” street project. It is not a major redesign but rather a combination of repair, plus a re-emphasis on a distinctive Haymarket streetscape. As this is public project that impacts the urban design quality of Haymarket, the City is seeking both UDC and HPC advice on these improvements.

This project will include the full design and construction of priority intersections and 30% design of nodes for future construction as funding is available or redevelopment occurs

The focus of this project is to make Haymarket sidewalks safe and accessible, creating clear paths that meet ADA. Temporary repairs were made in 2016 to reduce tripping hazards caused by settled bricks while design work was being initiated. The intent is to replace the recycled street-paver bricks (with their worn, uneven edges) with concrete unit paver/bricks on a concrete base so a flat, even surface can be achieved.

Another consideration was for consistency. Recent projects have incorporated streetscape installations with a piecemeal approach. These projects have had to vary from the typical Haymarket node design in order to meet ADA standards.

In general curb lines will remain where they are today with two exceptions—the northeast corners of 7th & P and 7th & Q.

This project includes a package of street furniture: benches, planters, bike racks, and trash/recycling receptacles. It also includes repainting light poles and replacing their globes.

ITEM 2: Lumberworks Block Streetscapes

The City is also working with Clark Enersen on a nearby project (see attached) to upgrade the public spaces around the block bounded by N Street, 8th Street, O Street, and Canopy Street, including improvements to the LES substation screening. As this project is both within and adjacent to Haymarket, the City would appreciate the advice of both UDC and HPC.

Both boards have been involved with review of various projects on this block (as well as projects that influence the designs being proposed) over the past few years. These projects include:

- HPC/UDC review of West Haymarket Streetscapes (2/2012)
- UDC review of previous LES substation screen wall (8/2013)
- HPC review of Schwarz redevelopment (4/2014 & 4/2015)
- HPC review of streetscape at Schwarz (6/2016)
- HPC/UDC review of Lumberworks Liner Buildings (10/2016 & 11/2016)

The intention of this project is to create a unified design for the block that relates to its surroundings.

The West Haymarket streetscape concept is extended to this block by installing the remaining sections of restored canopy south of O Street and infilling unpaved areas with concrete unit paver/bricks.

Designs for the O Street side are greatly influenced by the completed streetscape at Schwarz where the line between the sidewalk and the building's outdoor space is carried west. Landscaping beds and seat-wall-style benches reinforce this line. The combination of benches/landscape beds and railings create a more permanent solution to resolving grading issues at the northwest corner of the Liner Building (an issue that was brought to UDC for advice in June).

On 8th Street, plans include a canopy structure that relates to the docks in Haymarket but also screens the LES building along the street frontage. The existing landscape area is planned for an enhanced planting bed that includes a variety of native flowers and grasses. A brick seat wall along the sidewalk relates back to Schwarz and the O Street streetscape. The LES building and existing brick substation wall are planned for enhancements as well, removing the barbed wire from the wall and painting the top portion of the building.

Plans for N Street would enhance the pedestrian environment by increasing the width of the sidewalk and screening the substation. The primary material for the screen wall is proposed to be extruded metal, an enhancement over the existing chain link. Further enhancement of the wall would be provided in 5 columns along N Street. These two-sided columns would relate to both Historic Haymarket (brick) and West Haymarket (perforated metal) and would provide lighting along the street. Sections of the screen wall would also be enhanced with perforated metal panels that could illustrate historic imagery relating to the surrounding area. Substation equipment is shown to be lit by colored sources on the back of the N Street columns.

An architectural feature is shown at the corner of 8th & N that incorporates materials of the screen wall to provide a distinctive "entryway" into Haymarket.

This block falls within the South Haymarket Design Standards area which includes standards for streetscape design. It should be noted that plans for this block are not based solely on these standards as it is a transitional block from Historic Haymarket to South Haymarket. The South Haymarket Design Standards for streetscapes are meant to organize the spaces along the street with a particular focus on residential development that provide on-street parking and planting areas for street trees. The south side poses particular challenges as the very wide N Street is a strong divider of the two neighborhoods and the frontage is composed almost entirely of LES substation. Although the South Haymarket Neighborhood Plan calls for enhanced streetscapes along this portion of N Street that include street trees and on-street parking to provide greater separation between the pedestrian and the street, without a larger project and budget that addresses all of N Street it will be very difficult to do more than what is being shown.

The unified Lumberworks Block streetscape design draws features from its surrounding in an appropriate way and is recommended for your approval.

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