



Legislation Text

File #: PC 17-124, **Version:** 1

HR 17-08 for a New Office Building in the McLoughlin Conservation District at 415 Center Street

RECOMMENDED ACTION (Motion):

Staff recommends conditional approval of this application.

BACKGROUND:

The application was previously approved as HR 15-03, which has expired. The plans and application have not changed from the previous submittal. The associated Site Plan and Design Review approval deadline to submit building permits was extended to August 25, 2018. The applicant missed the deadline for extension for the HR application, which requires the proposal to be resubmitted and reviewed by the HRB as a new application.

The proposed project consists of the development of a new professional office building on an existing vacant lot located on the west side of Center Street, between 41h and 51h Streets. The lot is between the existing Entheos Health and Wellness Center at 419 Center Street and the Temple of Justice Office Building at 409 Center Street. An alley runs between Center and High immediately south of the lot and a parking lot is located on the lot to the west.

The proposed two story building will be for the use of a single tenant. The building will be 1,249 sf on the main level and 1,185 sf on the upper level for a total area of 2,434 sf. The style of the building will be residential, Queen Anne Victorian, similar to numerous other structures in the immediate vicinity. The exterior will consist of painted fiber-cement lap siding and trim with patterned shingle accents and stick style trim at the wraparound porch, one-over-one fiberglass single hung and fixed windows, fiberglass entry doors and composition roof shingles.

BUDGET IMPACT:

Amount:

FY(s):

Funding Source: